

20020140 "A"

supplemental



BALTIMORE COUNTY
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

B 786754

A 654786

SIGN USE PERMIT

The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC

Initials ML

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 2501 Cleanleigh Dr.

ZIP CODE 21234

BUSINESS NAME Home Depot

ZONING

OWNER'S NAME AMCB Perring LLC

PHONE NO.

HISTORIC DISTRICT: ☐ Yes ☐ No

MAILING ADDRESS 1311 Manaroneck Ave White Plains NY 10605

APPLICANT/OWNER'S AGENT Jeff Labrier

PHONE NO. 301 384 1300

SIGN COMPANY NAME ARK Sign Services, Inc.

PHONE NO. 301 384 1300

TYPE OF SIGN: ☐ Window Sign

TAX ACCOUNT NO. 240 / 000 / 1379

☐ Temporary - Including Real Estate/Construction/Event

Temporary Sign(s) in the Last Year: ☐ Yes ☐ No

☒ Permanent

☐ Changeable Copy

☒ Wall

☐ Face Change Only

☐ Non-Illuminated

☐ Freestanding

☐ Pylon

☐ Monument

☐ Illuminated (separate electrical permit required)

Size: 5 feet X 58 feet = 290 square feet Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4.1.I- An Electronic Changeable Copy Sign may only have a maximum frequency of one instantaneous message change per 15 second cycle.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or government property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound.

450.6.B.3 Changeable copy must operate at a constant and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating or alternating lights.

Work Description (including number of signs, special conditions, materials, locations, and size):

Remove existing 299 # THD sign and install Permitted per 2002-0140 SPHA new 290 # THE HOME DEPOT sign.

1st Wall = 507 LF

No 5th Required per WCR.

CORNER LOT ☐

OWNER/AGENT CERTIFICATION

I hereby certify, under penalty of law, that the proposed sign will be located so as not to violate any codes and that the information supplied is true, complete and correct.

Signature

Date

Print/Type Name

Copies: White - Office; Yellow - Applicant (keep this copy for your permanent records)

REV 8/09

Authority under Section 500.4, BCZR

PDM APPROVAL (SIGN ONLY)

Signature

Initials

Date

SIGN 1 EXISTING

46'-0"

THE HOME DEPOT
MARYLAND'S HOME IMPROVEMENT WAREHOUSE

2'-5" 4'-0"

Existing THD 4'-0" Illuminated (Neon) Channel Letterset w/ Tagline

SIGN 1 PROPOSED

THE HOME DEPOT

THD 5'-0" Illuminated (LED) Channel Letterset

58'-0"

12'-9 3/16"

3'-1"

18'-6"

3'-1"

20'-6 1/2"

6" 2 1/4"

THE

HOME DEPOT

1" Fabricated Retainer

Stencil Cuts Are Part of Aluminum Retainer

SIDE VIEW

HD-60CL - 5'-0" 'THD' ILLUMINATED CHANNEL LETTERSET - Sq.Ft. 290.0

QTY: 1

COLORS

☐	Letter Faces = .150 Sheffield	☐	Inside Letter = White (Akzo Nobel Epoxy
☐	Polycarbonate LD - 2119 Orange	☐	Primer White 4.6) or Pre-finished
☐	Letter Retainer = Fabricated Aluminum	☐	LED's = GE Terra Max (GE Part: GERCXXWL6)
☐	Retainer's Gloss Black (Akzo Nobel B-15)	☐	Wide Angle LED - Red/Orange
☐	Letter Returns = Gloss Black		
☐	(Akzo Nobel B-15) or Pre-finished		

RECOMMENDATIONS

Address: 2501 Cleanleigh Dr.
City, St. Parkville, MD
Zip 21234

PROJECT #:

933

SUBMITTAL IS:

☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISED AND RESUBMIT

CLIENT CONTRACTOR

DATE

FILE PATH:

K:\ActiveAccounts\H Home Depot\LOCATIONS 2012\

DATE:

04/07/12

Rev. 1:

00/00/00

Rev. 2:

00/00/00

Rev. 3:

00/00/00

Rev. 4:

00/00/00

Rev. 5:

00/00/00

SCALE:

1/8" = 1'-0"

DRAWN BY:

JF

PAGE #:

2

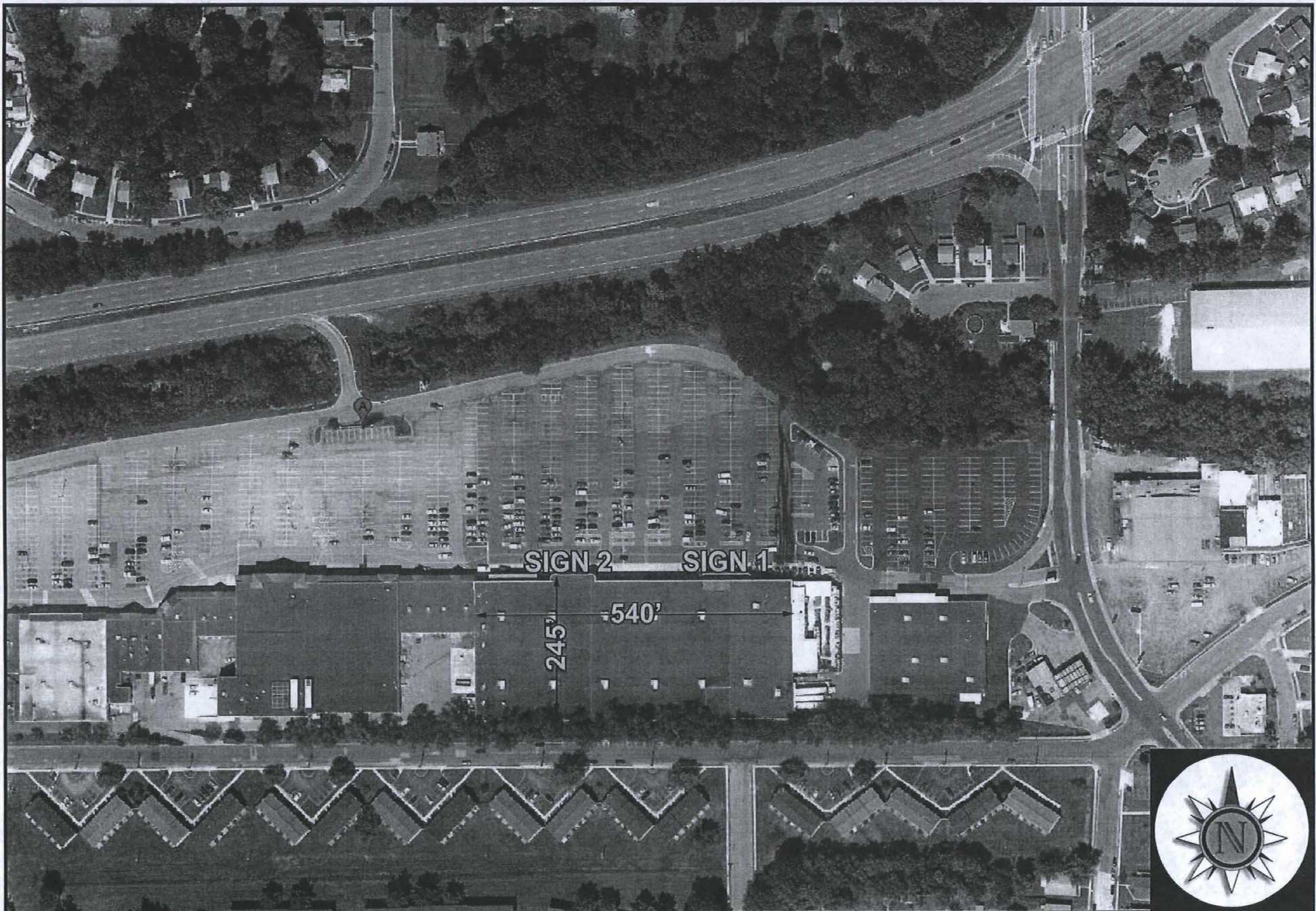
REVISION NOTES:

DRAWINGS PREPARED BY

The Iron Companies[®]icon[®]ims

Iron History Solutions

Inspection Maintenance Services



	SITE PLAN		PROJECT #: 933	SUBMITTAL IS: ☐ APPROVED ☐ APPROVED AS NOTED ☐ REVISED AND RESUBMIT	DATE: 04/07/12 Rev. 1: 00/00/00 Rev. 2: 00/00/00 Rev. 3: 00/00/00 Rev. 4: 00/00/00 Rev. 5: 00/00/00	REVISION NOTES:	SCALE: N.T.S.	The Icon Companies®  
	Address: 2501 Cleanleigh Dr. City, St. Parkville, MD Zip 21234		LOCATION #: 2577	FILE PATH: K:\Active\ACCOUNTS\H\Home Depot\LOCATIONS 2012\ 933-2577_Parkville_MD.cdr	CLIENT CONTRACTOR _____ / ____ / ____ DATE	DRAWN BY: JF	PAGE #: 1	

Drawings are the exclusive property of Icon Identity Solutions Inc. Any unauthorized use or duplication is not permitted.

IN RE: PETITIONS FOR VARIANCE AND
SPECIAL HEARING

S/S Perring Parkway, 450' W
centerline of Oakleigh Road
9th Election District
4th Councilmanic District
(2501 Cleanleigh Drive)

Bethel Park Limited Partnership,
Legal Owner and
The Home Depot, *Contract Purchaser*
Petitioners

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 02-140-~~A~~

SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as Petitions for Variance and Special Hearing filed by the legal owners of the subject property, Bethel Park Limited Partnership and the lessee of the site, The Home Depot. The Petitioners are requesting a variance to allow 3 wall-mounted signs on a building in lieu of the permitted 1 wall-mounted sign and one canopy sign. In addition, a special hearing is requested to amend the site plan which was previously approved in Case No. 00-431-A.

Appearing at the hearing on behalf of the zoning request were Rosalyn Holderfield and Keith Johnston, appearing on behalf of Home Depot, Iwona Rostek-Zarska, appearing on behalf of BLDG, the engineering firm who prepared the site plan of the property and Patricia Malone, attorney at law, representing Home Depot. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance and special hearing request, is the Parkway Crossing Shopping Center located on the south side of Perring Parkway, between McClean Boulevard and Oakleigh Road, in the Parkville area of Baltimore County. The subject shopping center is the site of a Home Depot home improvement warehouse which is being constructed at this time. The Home Depot has taken over a large portion

COPIES OF THIS DOCUMENT
Date 12/13/01
By R. Gennaro

IN RE: PETITIONS FOR VARIANCE AND
SPECIAL HEARING

S/S Perring Parkway, 450' W
centerline of Oakleigh Road
9th Election District
4th Councilmanic District
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* CASE NO. 02-140-~~A~~
* SPHA

* * * * *

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DATE 12/13/01 BY R. J. JONES

of the center and is renovating the existing building into a new Home Depot warehouse. The construction of the Home Depot warehouse on this property was the subject of Case No. 00-431-A which approved that project. The Petitioner now comes before me to request permission to construct their signature signage that is seen at all of their Home Depot warehouses. The Petitioner wishes to install 3 separate signs on the façade of this building. One identifies the store as "The Home Depot – Maryland's Home Improvement Warehouse". This is their primary sign which is constructed above the main entrance to the store. In addition, The Home Depot also installs a sign over the area that is set aside for contractor pick-up. Finally, a nursery sign is installed on the side of the building at the area where the garden and landscape supplies are kept. These are signs that are commonly found on Home Depot warehouses. However, in order to proceed with the installation of 3 separate signs on this building the variance request is necessary.

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

12/5/01
R. G. Mason

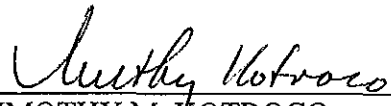
this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance and special hearing requests should be granted.

THEREFORE, IT IS ORDERED this 5th day of December, 2001, by this Deputy Zoning Commissioner, that the Petitioner's request for variance to allow 3 wall-mounted signs on a building in lieu of the permitted 1 wall-mounted sign and one canopy sign, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the Petitioner's request for special hearing to amend the site plan which was previously approved in Case No. 00-431-A, be and is 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

CASE NO. 00-431-A
Date 12/5/01
By R. J. [signature]



Baltimore County
Zoning Commissioner

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

December 5, 2001

Patricia A. Malone, Esquire
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, Maryland 21204

Re: Petitions for Variance & Special Hearing
Case No. 02-140-SPHA
Property: 2501 Cleanleigh Drive

Dear Ms. Malone:

Enclosed please find the decision rendered in the above-captioned case. The Petitions for Variance and Special Hearing have 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,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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

Copies to:

Iwona Roste-Zarska
c/o BLDG
222 Schilling Circle, Suite 105
Hunt Valley, MD 21031

Keith Johnston
c/o The Home Depot
265 Davidson Avenue
Somerset, New Jersey 08733



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2501 Cleanleigh Drive

which is presently zoned BM-CCC / D.R.-5.5"

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 Section 450.4.I.5(d) of the Baltimore County Zoning Regulations to permit three (3) wall-mounted signs on a premises in lieu of the permitted one (1) wall-mounted sign and one (1) canopy sign.

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 the 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:

THE HOME DEPOT

Name - Type or Print

By:

Signature Thomas F. Gallagher, Real Estate Manager

3096 Hamilton Boulevard (732) 926-3665

Address

Telephone No.

South Plainfield, NJ 07080

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) 494-6200

Address

Telephone No.

Towson

Maryland

21204

City

State

Zip Code

Legal Owner(s):

Bethel Park Limited Partnership

c/o Lamer Companies, Agent

Name - Type or Print

Signature Cory D. Boss

Executive Vice President

Name - Type or Print

Signature

365 South Street (973) 285-0660

Address

Morristown

NJ

Telephone No.

07960

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue

(410) 494-6200

Address

Towson

Maryland

Telephone No.

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BN Date 10/3/01

Case No. 02-140-SPHA

REV 9/15/98



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2501 Cleanleigh Drive
which is presently zoned BM-CCC / D.R.-S.S.

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Special Hearing to amend the site plan previously approved in
Case No. 00-431-A.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

THE HOME DEPOT
Name - Type or Print
By Thomas F. Gallagher
Signature Thomas F. Gallagher, Real Estate Manager
3096 Hamilton Boulevard (732) 926-3665
Address Telephone No.
South Plainfield, NJ 07080
City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print
Signature [Signature]
Venable, Baetjer and Howard, LLP
Company
210 Allegheny Avenue (410) 494-6200
Address Telephone No.
Towson Maryland 21204
City State Zip Code

Legal Owner(s):

Bethel Park Limited Partnership
c/o Lamer Companies, Agent
Name - Type or Print
Signature Cory D. Boss
Executive Vice President
Name - Type or Print
Signature
365 South Street (973) 285-0660
Address Telephone No.
Morristown NJ 07960
City State Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name
210 Allegheny Avenue (410) 494-6200
Address Telephone No.
Towson Maryland 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BK Date 10/3/01

ORDER RECEIVED FOR FILING

Date 12/5/01
By [Signature]

Case No. 02-140-SPH A

REU 9/15/98

Survey Services, LLC.

5506 Calvert Road
Baltimore, Md. 21207
410-944-0900
Fax: 410-944-0960

Description to Accompany Zoning Petition
Parkway Crossing Shopping Center
Part of 12352/533
Containing 30.6746 Ac.+/-

3-15-00
Page 1 of 2

Beginning for the same at an iron pipe found on the north side of Perring Manor Road (50 feet wide), said point of beginning also being on the easterly side of McClean Boulevard (80 feet wide), said point of beginning also being on the division line between Baltimore City, Maryland and Baltimore County, Maryland, said point of beginning also being designated 158, all shown on a Plat entitled "PARKWAY CROSSING SHOPPING CENTER" dated July, 1998, recorded among the Plat Records of Baltimore County, Maryland in Plat Book 71 folio 49, running thence leaving said point of beginning, binding on the westerly outline of said Plat, the three following courses:

1) northwesterly by a curve to the left having a radius of 1040.00 feet for an arc length of 190.55 feet, said curve being subtended by a chord bearing North 20°44'43" West 190.28 feet to a P.K. nail found designated 146 on said Plat,

2) North 25° 59'44" West 127.24 feet to a bar and cap found designated 139 on said Plat, and

3) North 12°54'24" West 44.15 feet to a bar and cap found designated 138 on said Plat, running thence leaving said westerly outline and binding on the northerly outline of said Plat, the sixteen following courses:

4) North 64°00'16" East 76.98 feet to a bar and cap found designated 137 on said Plat,

5) North 26°58'27" East 129.02 feet to a bar and cap found designated 136 on said Plat,

6) North 70°18'33" East 96.51 feet to the point designated 135 on said Plat,

7) North 74°30'13" East 96.60 feet to the point designated 134 on said Plat,

8) North 76°51'33" East 111.59 feet to the point designated 133 on said Plat,

9) North 80°38'38" East 1084.71 feet to the point designated 132 on said Plat,

10) South 75°36'28" East 54.63 feet to the point designated 131 on said Plat,

11) South 88°51'31" East 52.71 feet to the point designated 130 on said Plat,

12) North 79°50'52" East 52.42 feet to the point designated 129 on said Plat,

13) North 78°20'35" East 52.46 feet to the point designated 128 on said Plat,

14) North 73°34'18" East 52.47 feet to the point designated 127 on said Plat,

15) North 58°13'46" East 32.94 feet to the point designated 126 on said Plat,

16) South 12°55'58" West 102.95 feet to the point designated 125 on said Plat,

17) South 77°04'02" East 178.51 feet to the point designated 124 on said Plat,

18) southeasterly by a curve to the left having a radius of 45.00 feet for an arc length of 30.73 feet, said curve being subtended by a chord bearing South 77°04'02" East 30.14 feet to the point designated 122 on said Plat and

19) South 77°04'02" East 185.87 feet to a bar and cap found designated 121 on said Plat, running thence leaving said northerly outline and binding on the easterly outline of said Plat the sixteen following courses:

20) South 00°53'00" East 16.40 feet to the point designated 120 on said Plat,

Survey Services, LLC.

5506 Calvert Road
Baltimore, Md. 21207
410-944-0900
Fax: 410-944-0960

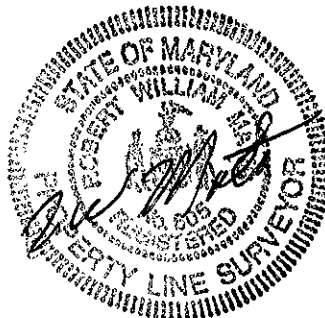
**Description to Accompany Zoning Petition
Parkway Crossing Shopping Center
Part of 12352/533
Containing 30.6746 Ac. +/-**

**3-15-00
Page 2 of 2**

- 21) South 89°07'00" West 18.00 feet to the point designated 119 on said Plat,
- 22) South 00°53'00" East 67.00 feet to the point designated 118 on said Plat,
- 23) North 89°07'00" East 12.37 feet to a bar and cap found designated 117 on said Plat,
- 24) South 00°51'23" East 127.80 feet to the point designated 116 on said Plat,
- 25) South 15°34'58" West 19.49 feet to the point designated 115 on said Plat,
- 26) North 73°37'48" East 4.03 feet to the point designated 114 on said Plat,
- 27) northeasterly by a curve to the left having a radius of 10.00 feet for an arc length of 13.01 feet, said curve being subtended by a chord bearing North 36°22'24" East 12.11 feet to the point designated 112 on said Plat,
- 28) South 00°53'00" East 72.66 feet to the point designated 111 on said Plat,
- 29) northwesterly by a curve to the left having a radius of 10.00 feet for an arc length of 9.18 feet, said curve being subtended by a chord bearing North 27°10'33" West 8.86 feet to the point designated 109 on said Plat,
- 30) Southeasterly by a curve to the left having a radius of 429.06 feet for an arc length of 33.13 feet, said curve being subtended by a chord bearing South 07°41'15" East 33.12 feet to the point designated 107 on said Plat,
- 31) South 00°53'00" East 107.82 feet to a bar and cap found designated 106 on said Plat,
- 32) South 41°41'11" East 112.30 feet to the point designated 105 on said Plat,
- 33) southeasterly by a curve to the left having a radius of 492.06 feet for an arc length of 51.38 feet, said curve being subtended by a chord bearing South 36°48'42" East 51.36 feet to the point designated 103 on said Plat,
- 34) South 06°46'44" West 17.85 feet to the point designated 102 on said Plat and
- 35) southwesterly by a curve to the right having a radius of 102.14 feet for an arc distance of 73.93 feet, said curve being subtended by a chord bearing South 69°15'47" West 72.33 feet to an x-cut now set at the point designated 100 on said Plat, running thence leaving said easterly outline, binding on the south outline of said Plat and binding on part of the division line between Baltimore City, Maryland and Baltimore County, Maryland;
- 36) South 90°00'00" West 2048.23 feet to the point of beginning.

Containing 30.6746 Acres of land more or less.

The above description is for Zoning Purposes only and should not be used for conveyance purposes.



#140

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 06605

DATE 10/3/01 ACCOUNT 12001-006-6150
AMOUNT \$ 500.00

RECEIVED FROM: Venable Baetjer & Howard

FOR: Special Hearing & Variance

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item #140

PAID RECEIPT

PAYMENT ACTUAL TIME
0/03/2001 10/03/2001 11:05:52

REF W504 CASHIER DECL DND DRIVER 2

>> RECEIPT # 158843 OFLN

Dept 5 528 ZONING VERIFICATION

CK NO. 006605

Recpt Tot 500.00

500.00 CK .00 CA

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. #02-140-SPHA
2501 Cleanleigh Drive
S/S Perring Parkway, 450' W centerline Oakleigh Road
9th Election District - 4th Councilmanic District
Legal Owner(s): Cory D. Boss, Bethel Pk Ltd Partnership
Contract Purchaser: Thomas F. Gallagher, The Home Depot

Special Hearing: to amend the site plan previously approved in Case No. 00-431-A. **Variance:** to permit three (3) wall-mounted signs on a premises in lieu of the permitted one (1), wall-mounted Sign and one (1) canopy sign.

Hearing: Monday, December 3, 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.

11/197 Nov. 15

C506356

CERTIFICATE OF PUBLICATION

11/15/, 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 11/15/, 2001.

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

J. Wilkinson

LEGAL ADVERTISING

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/neighbor 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: 02-140-SPH A

Petitioner: Home Depot

Address or Location: 2501 Cleanleigh Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dantell

Address: 210 Allegheny Ave.

Towson, MD. 21204

Telephone Number: 410-494-6200

Revised 2/10/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 15, 2001 Issue – Jeffersonian

Please forward billing to:

Amy Dontell
Venable Baetjer & Howard LLP
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: 02-140-SPHA
2501 Cleanleigh Drive
S/S Perring Parkway, 450' W centerline Oakleigh Road
9th Election District – 4th Councilmanic District
Legal Owner: Cory D Boss, Bethel Pk Ltd Partnership
Contract Purchaser: Thomas F Gallagher, The Home Depot

Special Hearing to amend the site plan previously approved in Case No 00-431-A. Variance to permit three (3) wall-mounted signs on a premises in lieu of the permitted one (1) wall-mounted Sign and one (1) canopy sign.

HEARING: Monday, December 12, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G.D.Z.
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

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

November 8, 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: 02-140-SPHA
2501 Cleanleigh Drive
S/S Perring Parkway, 450' W centerline Oakleigh Road
9th Election District – 4th Councilmanic District
Legal Owner: Cory D Boss, Bethel Pk Ltd Partnership
Contract Purchaser: Thomas F Gallagher, The Home Depot

Special Hearing to amend the site plan previously approved in Case No 00-431-A.
Variance to permit three (3) wall-mounted signs on a premises in lieu of the permitted one (1) wall-mounted Sign and one (1) canopy sign.

HEARING: Monday, December 12, 2001 at 10:00 a.m. in Room 407, County Courts
Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon 672
Director

C: Robert A Hoffman, Venable Baetjer & Howard LLP, 210 Allegheny Avenue,
Towson 21204
Cory D Boss, Bethel Park Limited Partnership, 365 South Street, Morristown
NJ 07960
Thomas F Gallagher, The Home Depot, 3096 Hamilton Blvd, South Plainfield
NJ 07080

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, NOVEMBER 17, 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.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 30, 2001

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

Dear Mr. Hoffman:

RE: Case Number: 02-140-SPHA, 2501 Cleanleigh Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 3, 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.
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Cory D Boss EVP, Bethel Park Limited Partnership, 365 South Street, Morristown
NJ 07960
Thomas F Gallagher, The Home Depot, 3096 Hamilton Boulevard, South Plainfield
NJ 07080
People's Counsel

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 30, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For November 13, 2001
Item Nos. 136, 137, 138, 139, ~~140~~, 141,
142, 143, 144, 145, 146, 147, 148, 149,
and 160

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**

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

November 8, 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 November 5, 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:

136, 137, 138, 139, ~~140~~ 141, 143,
144, 145, 146, 147, 148, 149, 150, 160

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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 30, 2001

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

SUBJECT: Parkway Crossing Shopping Center

INFORMATION:

Item Number: 02-140

Petitioner: The Home Depot

Zoning: BM-CCC and DR 5.5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the requested special hearing and variance provided that a landscape plan for the area involving Home Depot is submitted to Avery Harden for review and approval prior to the issuance of any building permits.

Prepared by: Marla A. Cunniff

Section Chief: Jeffrey W. Long

AFK:MAC:



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 11.9.01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 140

BR

Dear Mr. Zahner:

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 SPECIAL HEARING
PETITION FOR VARIANCE
2501 Cleanleigh Drive, S/S Perring Pkwy,
450' W of c/l Oakleigh Rd
9th Election District, 4th Councilmanic

Legal Owner: Bethel Park L.P.
Contract Purchaser: The Home Depot
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-140-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**



PETER MAX ZIMMERMAN
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 30th day of November, 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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Patricia A. Malone

210 Allegheny Avenue Towson

Iwona Rostek-Zarska

222 Schilling Circle, Ste 105; Hunt

Rosalyn Hobleyfield

4255 Poplar Field, Dithman, AC Valley

KEITH JOHNSTON

265 DAVIDSON AVE. SOMERSET, NJ 08733





45'-11 1/16"

4'-0" **THE HOME DEPOT.**

2'-6" **MARYLAND'S HOME IMPROVEMENT WAREHOUSE**

4'-0" Channel Letters (183.67 Total Sq. Ft.)

- returns and backs to be black
- black Jewelite trim
- #2119 orange Lexan faces
- internally illuminated

2'-6" Single Face Tagline (114.8 Total Sq. Ft.)

- cabinet and retainers to be black
- panned and embossed Lexan faces
- background to match #2119 orange, copy white with black outline
- internally illuminated

12'-3" **NURSERY**

1'-8" Inset Fabric Graphics; white (20 Total Sq. Ft.)

25'-6" **CONTRACTOR PICK-UP**

2'-0" Flat Aluminum Panel with vinyl graphics, single faced (51 Total Sq. Ft.)



The Home Depot Signage
Not to Scale

369.47 Total Square Feet

COLLINS SIGNS



4255 Napier Field Road
Dothan, Alabama 36303
334.983-8000 Telephone
334.983-1379 Fax



The Home Depot
Parkville, Maryland

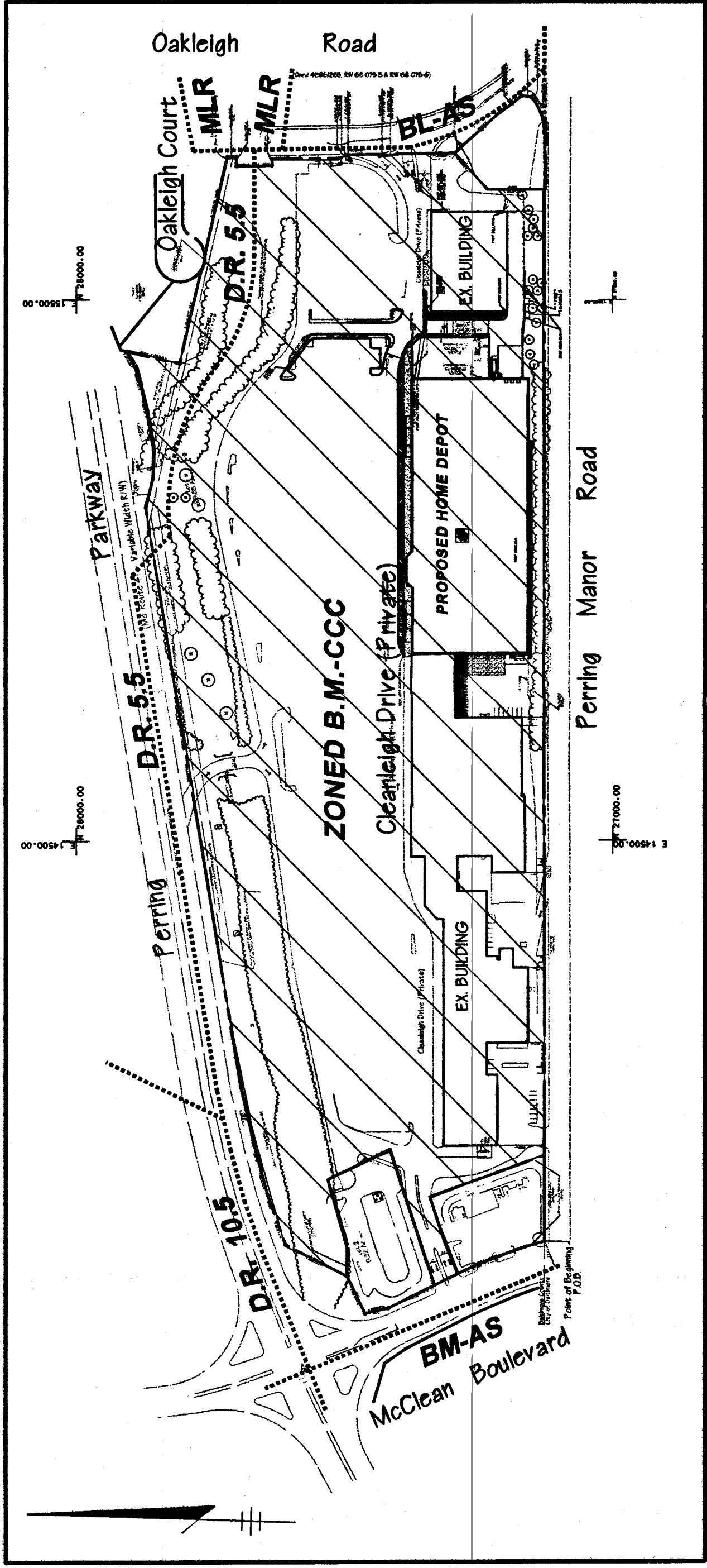
THD-Parkville MD-JS2001
Created: 08/15/2001
Revised:

This is an original unpublished drawing created by Collins Signs, Inc. It is submitted for your personal use in connection with a project being planned for you. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without written consent of Collins Signs, Inc. This proposal remains the exclusive property of Collins Signs, Inc. until approved and accepted thru purchase by the client named above.

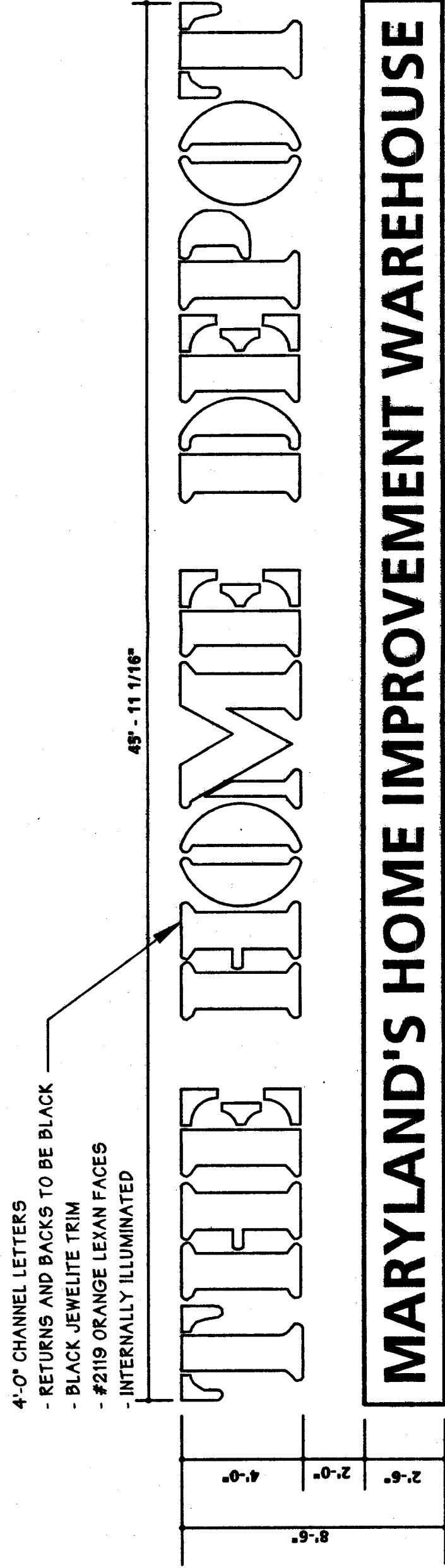
#140

SIGN DATA

1. FRONT FACADE - LENGTH 507'-1"
SQUARE FEET ALLOWED - 2 X 507'-1" = 1014'-2" S.F.
SQUARE FEET PROPOSED - SIGN #1 - 51.00 S.F.
SIGN #2 - 390.34 S.F.
SIGN #3 - 20.40 S.F.
TOTAL = 461.74 S.F. (THREE SIGNS)
2. MAXIMUM NUMBER OF SIGNS ON PREMISES
- ALLOWED - ONE WALL MOUNTED ENTERPRISE SIGN & ONE CANOPY SIGN
- PROPOSED - THREE WALL MOUNTED ENTERPRISE SIGNS



ZONING MAP
SHEET NE-7C
SCALE: 1"=200'



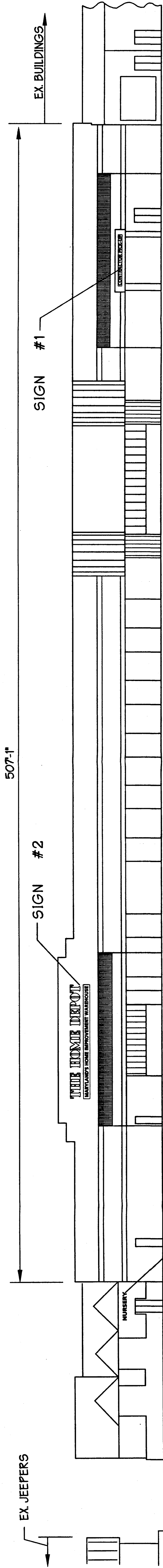
12'-3"
NURSERY

SIGN #3
SCALE: NTS
1'-0" INSET FABRIC GRAPHICS; WHITE (20.4 TOTAL S.F.)

SIGN #2
SCALE: NTS
390.34 TOTAL S.F.

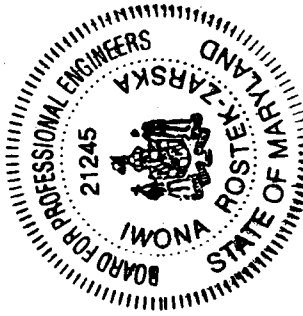
SIGN #1
SCALE: NTS
2'-0" FLAT ALUMINUM PANEL WITH VINYL
GRAPHICS; SINGLE FACED (51 TOTAL S.F.)

24'-
25'-6"
CONTRACTOR PICK-UP



FRONT ELEVATION

BLDG
Baltimore Land Design Group Inc.
Consulting Engineers
22 SCHILLING CIRCLE SUITE 105 • HUNT VALLEY, MARYLAND 21039
PHONE: 410.229.9351 • FAX: 410.229.9865 • BLDGRC@WINSTARMAIL.COM



thava baskar-anale
10/6/01

OWNER
BETHEL PARK LIMITED PARTNERSHIP
365 SOUTH ST.
MORRISTOWN, NJ 07960-7339
PHONE: 1-973-285-0660

DEVELOPER
THE HOME DEPOT, USA, INC.
2455 PACES FERRY ROAD
ATLANTA, GEORGIA 30339
PHONE: 1-770-384-2740

SIGN DETAILS PDM # IX-690
FLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE AND SPECIAL HEARING
FOR
HOME DEPOT
PARKWAY CROSSING SHOPPING CENTER
2501 CLEANLEIGH DRIVE
PARKVILLE, MD
BALTIMORE COUNTY
SCALE: AS SHOWN
SHEET: 2 OF 2
ELECTION DIST. NO. 09, C4
DATE: AUGUST 21, 2001

1. SITE AREA: - AREA OF TRACT = 30.97 +/- ACRES
STREAM EASEMENT = 5.5 +/- ACRES
NET DEVELOPMENT AREA = 25.17 +/- ACRES
NET AREA ZONED BM-COC = 29.43 ACRES
NET AREA SHOPPING CENTER EXCLUDING FUEL SERVICE STATIONS = 29.43 ACRES
NET AREA SHOPPING CENTER ZONED DM-CCO = 28.13 ACRES
NET AREA SHOPPING CENTER ZONED DR-3.5 = 1.22 ACRES

2. OWNER: BETHEL PARK LIMITED PARTNERSHIP
365 SOUTH ST.
MORRISTOWN, NJ 07960-7139

3. DEED REF. LIBER S.E.B. JR. D13312, FOLIO 313 (08-25-97)
TITLE EXCEPTIONS: TITLE COMMITMENT NO: 98 MD-07-007
SECOND PLAT: 71149

4. TAX ACCOUNT NO: LOT 1: 9097411340
LOT 2: 2100082732
TAX MAP 80. GRID 5.6J.11, & 12. PARCEL 172

5. PAVING:
EXISTING = 1337 P.S. (INCLUDING 43 B.C.)
REQUIRED = 282,304 S.F. @ .5 SPACES/1000 S.F. = 1412 SPACES
PROVIDED = 1251 SPACES (INCL. 46 IDCP)

NOTE: ALL PARKING SPACES ARE 8.5' X 18'. UNLESS OTHERWISE NOTED.

20. ANY SIGNS SHALL COMPLY WITH SECTION 430 OF THE B.C.Z.R. AND ALL ZONING POLICIES.

21. THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.

22. THERE ARE NO WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENVIRONMENTAL SENSITIVE AREAS OR OTHER REGULATED AREAS ON THIS SITE.

23. BASED ON THE FLOOD STUDY PREPARED BY MARLANT SURVEYING AND ENGINEERING CO. FOR BALTIMORE COUNTY ENTITLED "HERRING RUN WATER FLOOD STUDY" DATED MARCH 1982.

24. BASED ON THE FLOOD STUDY PREPARED BY MARLANT SURVEYING AND ENGINEERING, JOHN MAPLE FOR STUDY.

33. DEVELOPMENT APPROVALS:
LIMITED EXEMPTION DEVELOPMENT PLAN APPROVED ON 7/16/98
(DMC #11247 E)
FIRST AMENDED DEVELOPMENT PLAN APPROVED ON 6/19/00
(DMC # 030600B)
SECOND AMENDED DEVELOPMENT PLAN APPROVED ON 6/12/01
(DMC #06250 L)

34. ZONING HISTORY FOR SHOPPING CENTER:
CASE NO. 66-163-A
VARIANCE FROM SECTION 113 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW A SIGN WITH A HEIGHT OF 18 FEET AND AN AREA OF 325 SQUARE FEET IN LIEU OF THE PERMITTED SIGN WITH A HEIGHT OF 25 FEET AND AN AREA OF 100 SQUARE FEET.
GRANTED ON JANUARY 4, 1966

CASE NO. 98-478-X
A SPECIAL CIRCUMSTANCE TO APPROVE AN ARCADE ON THE SUBJECT PROPERTY (GRANTED IN AUGUST 1998)

Petitioner's Statement:
Patricia A. Milburn, Esq.,
210 Maryland Avenue,
Towson, Maryland 21286-5517
June 8, 2001

Site Plan:
The site plan shows the proposed development, including parking spaces, access roads, and existing structures. The site is located at the intersection of Parkway Crossing Shopping Center, Zoning Spelt and Inset, 9th Edition District, and Parkway Crossing Shopping Center, Zoning Spelt and Inset, 9th Edition District.

Hand-Delivered:
Attest: John R. Blanton,
Department of Permitting and Development Management
City of Baltimore
111 West Light Street
Towson, Maryland 21204
June 8, 2001

Rec: Hans Dept. Railway Crossing Shopping Center
2401 Channing Drive, Patuxent, Maryland
9th Edition District, 9th Quinlanville District

6. ELECTION DISTRICT - 9TH

7. COUNCILMANIC DISTRICT: 4TH

8. CENSUS TRACT: 4931.02

9. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE C - AREAS OF MINIMAL FLOODING, AND ZONE A - AREAS OF 100-YEAR FLOOD, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM-FLOOD INSURANCE RATE MAPS FOR BALTIMORE COUNTY MARYLAND (UNINCORPORATE AREAS). COMMUNITY PANEL NUMBER 240101 0405 B AND COMMUNITY PANEL NUMBER 240101 0410 B EFFECTIVE DATE MARCH 2, 1981.

10. A VARIANCE FROM SECTION 409.6.4.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW 1324 SPACES IN LIEU OF THE REQUIRED 1489 SPACES A VARIANCE OF 265 SPACES (17.8%) HAS BEEN REQUESTED ON JUNE 4, 2009.

11. ASSESSOR: Murray

12. DEED NO. 90-431-4

13. CASE NO. 90-431-4

14. Dear Mr. Johnson:

15. Very truly yours,

16. [Signature]

17. On client, Home Depot U.S.A., Inc., is proposing to construct a new Home Depot store in the Parkway Crossing Shopping Center in the location of the Calder building. In June of last year, Behlert Park Limited Partnership, the owner of the center, obtained a variance for the Home Depot store from Section 409.6.A.2 of the Baltimore

18. VIGNITY MAP

19. SCALE: 1"=1000'

20. BENCHMARK

Zoning Review

CITY OF BALTIMORE
JUNE 9, 2006

HAND DELIVERED ON JUNE 9, 2006.

9. WATERSHED: 22

10. SUBWatershed: 10

11. ZONING: BM-CCDD. S.1 (MAP NO. NE-7-C)

12. EXISTING USE: RETAIL SHOPPING CENTER PROPOSED USE: RETAIL SHOPPING CENTER

23. THE FOREST BUFFER SHALL EXTEND ALONG THE STREAM FROM THE EDGE OF THE PAVING ON THE NORTH SIDE OF THE PARKING LOT DOWN SLOPE TO THE PROPERTY LINE ADJOINING THE STATE HIGHWAY ADMINISTRATION PROPERTY ALONG FERRING PARKWAY

24. THE FOREST BUFFER IS RECORDED AMONG THE LAND RECORDS WITH BALTIMORE COUNTY IN LIBER L1574, FOLIO 417 IN ACCORDANCE WITH

33. ZONING HISTORY FOR FUEL STATIONS:

BALTIMORE COUNTY DEPARTMENT OF ZONING DETERMINED THAT THE PROPOSED CHANGES SHOWN ON THIS 2ND AND INTENDED DEVELOPMENT PLAN ARE WITHIN THE SPIRIT AND MEANT OF THE BCZR AND ZONING CASE 00-431-A. DETERMINATION WAS MADE ON JUNE 25, 2001.

THEREFORE, IT IS ORDERED that, on _____ day of June, 2006, by the Planning Zoning Commission, that the Petitioner's request for variances from Section 489A(4) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit 1724 parking spaces in lieu of the required 1489 parking spaces for a shopping center, be said to hereby GRANTED; subject, however, to the following conditions:

1. BALTO. CO. 14697 N. 27080.03; E13760.14 ELEV. 303.96 1/2" BAR IN SEAM BETWEEN CURB & WALK SOUTH SIDE FERRING MAJOR RD.

2. BALTO. CO. X-21433 N. 27078.56; E 14218.08 ELEV. 307.50 CUT A 9' N. OF ED WALK, SOUTH SIDE FERRING MAJOR RD.

Homes Depot propose to reduce its store to 111,131 sqft utilizing the existing building footprint and construct approximately 1724 parking spaces in lieu of the required 1489 parking spaces. In place of the Calder store, Homes Depot proposed to construct 110,078 square foot retail space. I have attached a copy of the Planning Commissioner's Order in Case No. 00-431-A for your convenience and have also included a copy of the approved site plan and the First Amendment Development Plan. With the proposed Homes Depot, the total square footage for the Shopping Center would now have been 271,057 square feet.

Homes Depot propose to reduce its store to 111,131 sqft utilizing the existing building footprint and construct approximately 1724 parking spaces in lieu of the required 1489 parking spaces.

WITH PROP. HOME DEPOT STORE.
 13. SETBACK REQUIREMENTS
 FRONT: NOT LESS THAN 15' FROM PROPERTY LINE AND NOT LESS THAN 40' FROM BALTIMORE COUNTY MAINLINE OF STREET
 SIDE: NONE REQUIRED
 REAR: NONE REQUIRED
 SEE BALTIMORE COUNTY ZONING REGULATIONS, SECTION 233 AND 233.4 FOR ADDITIONAL CRITERIA.
 27. A WAIVER TO FOREST CONSERVATION REGULATIONS WAS GRANTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT ON JULY 14, 1998
 28. THERE SHALL BE NO GRADING, GRADING CONSTRUCTION, OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EXCEPT AS PERMITTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
 29. THE REQUIREMENTS OF SECTION 14.340 OF THE BALTIMORE COUNTY CODE BECAUSE OF THE INDEPENDENT REQUIREMENTS FOR PULP SERVICE STATIONS. SERVICE STATIONS ARE NOT INCLUDED AS BEING WITHIN THE SHOPPING CENTER OR PROVIDED. BOTH PULP SERVICE STATIONS ARE PERMITTED BY SPECIAL PERMIT. THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION WAS APPROVED UNDER CASE NO. 140N-24, AND THE STATION AT THE CORNER OF MCLEAN AND PERRIN MAJOR WAS APPROVED UNDER CASE NOS. 83-82, 83PH, 84-314-2SPHA, AND 91-499-5PHZA.

N/A 06/08/96

**DENSITY ZONING COMMISSIONER
FOR BALTIMORE COUNTY**

Second Annual Development Plan, with its reduction in total square footage for the shopping center, is within the spirit and intent of the retail granted in Case No. 00-01-1-A.

I have enclosed a check in the amount of \$40.00 made payable to Baltimore County to cover the administrative costs associated with this review.

29. A WAIVER OF STORM WATER QUANTITY AND QUALITY MANAGEMENT HAS BEEN GRANTED ON 7/1/00

30. A VARIANCE HAS BEEN GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT TO THE MIN. PERMITTED - 6.2

MIN. PERMITTED - 6.2

00 00591

11-1-2006

If you need any further information regarding this request, please feel free to give me a call. I will appreciate your assistance with this matter.

REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS, AND FLOODPLAINS ON JUNE 12, 2006.

PROVIDED: 284,350 S.F. / 297,437 S.F. = 1.02

16. BUILDING COVERED (SHOPPING CENTER AREA, BM-CCC ZONE):
EXISTING = 71,341 SQUARE FEET
PROPOSED = 282,394 SQUARE FEET (INCLUDING SEASONAL SALES AREA)

31. LIGHTING SHALL BE DIRECTED AS NOT TO SHINE UPON ANY ADJACENT PROPERTY AND NOT ON PUBLIC ROAD

33. ALL EXISTING TREES, HERONS ARE BARN OR BATHHOUSE COLONY

17. FLOOR AREA RATIO (SHOPPING CENTER AREA, BM+CCC ZONE):
PROPOSED: 282,394 (A.D.I. GROSS) / 1,232,748 = 0.229
X PERMITTED: 0

[illegible][illegible]

A detailed black and white map of the Lehigh Valley area. The map shows the Lehigh River flowing through the center, with the Delaware River to the east. The Lehigh Valley is labeled, and the map includes various geographical features, roads, and infrastructure. The map is oriented with North at the top.

[illegible]

The site plan for the Home Depot Garden Center shows a large rectangular building footprint with a smaller section on the right. To the left of the main building is a large parking lot area. The plan is bounded by Boulevard 160 to the north and Boulevard 161 to the south. A street named 'Boulevard 160' is shown at the top, with a '160' label. A street named 'Boulevard 161' is shown at the bottom, with a '161' label. A '160' label is also present near the bottom left. The plan includes a north arrow pointing towards the top right. The text 'THE HOME DEPOT' is written vertically on the left side. The text 'GARDEN CENTER' is written vertically on the right side. The text 'Existing Buildings' is written vertically on the left side. The text 'Existing Buildings' is written vertically on the right side. The text 'Boulevard 160' is written horizontally at the top. The text 'Boulevard 161' is written horizontally at the bottom. The text '160' is written horizontally near the top left. The text '161' is written horizontally near the bottom left.

Perring P.O.B.
 Perring Manor
 (50' R/W)
 Perring Manor Apartments
 Road
 SPECIAL HEARING REQUESTED
 I. To amend the site plan previously approved in case No. 00-431-4.

(Residential)
 Balto. City

\$ 21000.00	\$ 21000.00
-------------	-------------

VARIANCE REQUESTED
I. Variance from B.C.Z.R. Section 450.4.1.5 (d) to permit three wall mounted enterprise signs on a premises

Maura Daskal-Gundak
 PDM # IX-690
 in lieu of the allowed one wall mounted enterprise sign and one canopy sign.

	BIDG	
	OWNER BETHEL PARK LIMITED	DEVELOPER HOME DEPOT

DB
Baltimore Land Design Group Inc.
Consulting Engineers

PARTNERSHIP
THE HOME DEPOT, USA, INC.
2455 PACES FERRY ROAD
PARKVILLE, MD
365 SOUTH ST.
2501 CLEAINE DRIVE

PARKWAY CROSSING SHOPPING CENTER

THE PROPERTY LINE SHOWN HEREON IS BASED
ON A SURVEY BY
JAMES H. KIRK, JR.
REGISTERED PROFESSIONAL SURVEYOR
STATE OF MARYLAND
NO. 10000

ON THE SURVEY PREPARED BY SURVEY SERVICES, LLC IN FEBRUARY, 2000.

722 SCHILLING CIRCLE SUITE 105 • HUNT VALLEY, MARYLAND 21039
PHONE: 410.229.9851 • FAX: 410.229.9845 • BLDG@CW@WINSTARMAIL.COM

ATLANTA, GEORGIA 30339
PHONE: 1-770-384-2740

BALTIMORE COUNTY
SCALE: 1" = 100'
SHEET: 1 OF 2

ELECTION DIST. NO. 09, C4
DATE: AUGUST 21, 2001

[illegible]