

IN RE: PETITION FOR VARIANCE

NE/S of I-695 between Route 50 & Route 7
(formerly known as Golden Ring Mall)
15th Election District
7th Councilmanic District
(6421 Petrie Way)

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 02-447-A

Barrettward Properties, LLC and
PDK Golden Ring Investors, LLC
Petitioners

*

* * * * *

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, Barrettward Properties, LLC and PDK Golden Ring Investors, LLC. The variance request involves property located at 6421 Petrie Way, which was formerly the site of the Golden Ring Shopping Mall. The subject property is zoned BM. The variance requests are as follows:

1. From Section 450.4.7.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a free-standing joint identification sign with a maximum of 206 sq. ft. per face in lieu of the maximum permitted 150 sq. ft. (Sign A1);
2. From Section 450.4.7.b of the (B.C.Z.R.), to permit 12 lines of text for tenant identification on a free-standing joint identification sign in lieu of the maximum permitted 5 lines (Sign #A1);
3. From Section 450-4.7.b of the B.C.Z.R., to permit a free-standing joint identification sign with a maximum of 206 sq. ft. per face in lieu of the maximum permitted 150 sq. ft. (Sign #A2); and
4. From Section 450.4.7.b of the B.C.Z.R., to permit 12 lines of text for tenant identification on a free-standing joint identification sign in lieu of the maximum permitted 5 lines (Sign #A2).

Appearing at the hearing on behalf of the variance requests were Phillip Ross, representing the owner of the property, Tim Madden and Pete Mellits, appearing on behalf of Morris & Ritchie Associates, the engineers who prepared the site plan of the property, and Patricia A. Malone, attorney at law, representing the Petitioners. There were no protestants or others in attendance.

RECEIVED FOR FILING

Date

By

6/26/02

P. J. Gannon

Testimony and evidence indicated that the Petitioners herein have recently purchased and redeveloped the site of the former Golden Ring Mall. The property has been redeveloped with a Walmart, Home Depot, Sam's Club and other big box national retail uses. The redevelopment of the property has been an extremely successful endeavor for the Golden Ring Community and has brought new life to the subject property. In order to advertise the businesses located on the property, the Petitioners are desirous of utilizing the same signs that existed on the property for the Golden Ring Mall. There currently exists 2 masonry structures, one of which is located at the entrance to the shopping complex along Pulaski Highway and the other at the entrance along Philadelphia Road. These structures have existed on the property for many years and formerly served as the marquis signs for the Golden Ring Mall. The Petitioners are simply requesting permission to reuse the same sign structures that have existed on the property for approximately 30 years. In order to proceed with the reutilization of the signs in question, the variance request is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the 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,
- 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.

THEREFORE, IT IS ORDERED this 26th day of June, 2002, by this Deputy Zoning Commissioner, that the Petitioners' requests for variance:

1. from Section 450.4.7.b of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a free-standing joint identification sign with a maximum of 206 sq. ft. per face in lieu of the maximum permitted 150 sq. ft. (Sign A1);
2. from Section 450.4.7.b of the (B.C.Z.R.), to permit 12 lines of text for tenant identification on a free-standing joint identification sign in lieu of the maximum permitted 5 lines (Sign #A1);
3. from Section 450-.4.7.b of the B.C.Z.R., to permit a free-standing joint identification sign with a maximum of 206 sq. ft. per face in lieu of the maximum permitted 150 sq. ft. (Sign #A2); and
4. from Section 450.4.7.b of the B.C.Z.R., to permit 12 lines of text for tenant identification on a free-standing joint identification sign in lieu of the maximum permitted 5 lines (Sign #A2),

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

UNDER RECEIVED FOR FILING
Date 6/26/02
By H. G. Johnson



Baltimore County
Zoning Commissioner

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

June 26, 2002

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

Re: Petition for Variance
Case No. 02-447-A
Property: 6421 Petrie Way

Dear Ms. Malone & Mr. Hoffman:

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,

A handwritten signature in black ink, which appears to read "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper

Copies to:

Phillip Ross
170 Jennifer Road
Annapolis, MD 21401

Tim Madden, P.E.
Pete Mellits, P.E.
Morris & Ritchie Associates, Inc.
9090 Junction Drive
Annapolis, MD 20701



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
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Very truly yours,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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9090 Junction Drive
Annapolis, MD 20701



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6421 Petrie Way (formerly known as Golden Ring Mall)
which is presently zoned BM

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.

Legal Owner: Parcel C

Golden Ring, LLC

By: PDK Golden Ring Investors, LLC
its Managing Member

Name - Type or Print

Signature Walter H. Petrie
Walter H. Petrie, Managing Member

170 Annapolis Road, Ste. 300 (410) 573-3000

Address

Telephone No.

Annapolis

Maryland

21401

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,

Md.

21204

City

State

Zip Code

Legal Owner(s): Parcel D

Barrettward Properties, LLC

Name - Type or Print

Signature Spencer Heine
Spencer Heine, President

Name - Type or Print

Signature

130 E. Randolph, Ste. 1300 (312) 467-6241

Address

Telephone No.

Chicago,

Illinois

60601

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue

(410) 494-6200

Address

Telephone No.

Towson

Md.

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR

UNAVAILABLE FOR HEARING

Reviewed By JK

Date

4/12/02

Case No. 02 447 A

200-9113/92

ORDER RECEIVED FOR FILING

Date 6/26/02

By R. Hoffman

Petition for Variance

1. Variance from Section 450.4.7.b of the Baltimore County Zoning Regulations to permit a free-standing joint identification sign with a maximum of 206 square feet per face in lieu of the maximum permitted 150 square feet. (Sign #A1)
2. Variance from Section 450.4.7.b of the Baltimore County Zoning Regulations to permit 12 lines of text for tenant identification on a free-standing joint identification sign in lieu of the maximum permitted 5 lines. (Sign #A1)
3. Variance from Section 450.4.7.b of the Baltimore County Zoning Regulations to permit a free-standing joint identification sign with a maximum of 206 square feet per face in lieu of the maximum permitted 150 square feet. (Sign #A2)
4. Variance from Section 450.4.7.b of the Baltimore County Zoning Regulations to permit 12 lines of text for tenant identification on a free-standing joint identification sign in lieu of the maximum permitted 5 lines. (Sign #A2)

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



AA1

Zoning Description

Beginning at a point located on the southeasterly side of Philadelphia Road (Maryland Route 7) which is a variable width road at the distance of 190 feet northeasterly of the centerline of the nearest improved intersecting street, Interstate I-695 (Baltimore Beltway) which is also a variable width highway. **Thence** the following courses and distances:

North 47 degrees 19 minutes 25 seconds East, 17.43 feet; North 47 degrees 20 minutes 36 seconds East, 300.17 feet; North 32 degrees 33 minutes 12 seconds East, 63.14 feet; South 47 degrees 18 minutes 13 seconds East, 267.42 feet; South 42 degrees 41 minutes 47 seconds West, 149.68 feet; North 47 degrees 18 minutes 13 seconds West, 39.05 feet; South 42 degrees 41 minutes 47 seconds West, 161.21 feet; North 47 degrees 18 minutes 13 seconds West, 19.73 feet; South 42 degrees 41 minutes 47 seconds West, 116.83 feet; North 39 degrees 33 minutes 06 seconds West, 161.26 feet; Northeasterly by a tangential curve to the right having a radius of 20.00 feet, an arc length of 32.43 feet, the chord of said arc bearing North 06 degrees 53 minutes 43 seconds East, 28.99 feet; North 42 degrees 42 minutes 07 seconds West, 46.65 feet to the point and place of beginning, and being all of Parcel C as shown on plat entitled "The Centre at Golden Ring" and recorded in Plat Book S.M. 73, folio 103.

Containing 2.2438 acres and being located in the Fifteenth election District of Baltimore County, Maryland.



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

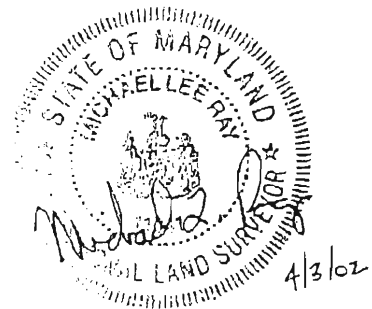


Zoning Description

Beginning at a point located on the northwesterly side of Pulaski Highway (U.S. Route 40) which is 150 feet wide at the distance of 690 feet northeasterly of the centerline of the nearest improved intersecting street, Interstate I-695 (Baltimore Beltway) which is a variable width highway. **Thence** the following courses and distances:

South 55 degrees 24 minutes 53 seconds West, 82.70 feet; South 82 degrees 08 minutes 33 seconds West, 109.86 feet; North 74 degrees 45 minutes 19 seconds West, 160.50 feet; North 42 degrees 42 minutes 59 seconds East, 265.11 feet; North 47 degrees 17 minutes 01 seconds West, 282.98 feet; North 42 degrees 42 minutes 59 seconds East, 472.00 feet; South 47 degrees 17 minutes 01 seconds East, 20.00 feet; North 42 degrees 42 minutes 59 seconds East, 271.74 feet; South 47 degrees 17 minutes 01 seconds East, 71.40 feet; North 42 degrees 42 minutes 59 seconds East, 75.00 feet; South 45 degrees 14 minutes 45 seconds East, 451.14 feet; South 44 degrees 42 minutes 59 seconds West, 528.74 feet to the point and place of beginning, and being all of Parcel D as shown on plat entitled "Amended Plat of Golden Ring Mall" and recorded in Plat Book E.H.K. Jr. 38, folio 35.

Containing 10.580 acres and being located in the Fifteenth Election District of Baltimore County, Maryland.



- ☐ 3435-A BOX HILL CORPORATE CENTER DRIVE, ABINGDON, MD 21009
- ☐ 110 WEST ROAD, SUITE 245, TOWSON, MD 21204
- ☐ 9090 JUNCTION DRIVE, SUITE 9, ANNAPOLIS JUNCTION, MD 20701

- ☒ 410-515-9000 ☒ FAX 410-515-9002
- ☒ 410-821-1690 ☒ FAX 410-821-1748
- ☒ 410-792-9792 ☒ FAX 410-792-7395

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 12712

DATE

4/12/02

ACCOUNT

001 006 6150

AMOUNT

\$ 250.00

RECEIVED
FROM:

VENABLE BAETJER + HOWARD,

FOR:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
4/15/2002 4/12/2002 15:25:52

REG 0303 WALKIN DIXIE DND DRAWER 2
>>RECEIPT # 239698 4/12/2002 OFLN
Dept. 5 528 ZONING VERIFICATION
CR NO. 012712

Recpt Tot \$250.00
250.00 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: #02-447-A

6421 Petrie Way

NE/S of I-695 between Route 40 & Route 7 (formerly known as Golden Ring Mall)

15th Election District - 7th Councilmanic District

Legal Owner(s): Walter H. Petrie Parcel C & Spencer Meine Parcel D

Variance: to permit a freestanding joint identification sign with a maximum of 206 square feet per face in lieu of the maximum permitted 150 square feet (sign #a1), to permit 10 lines of text for tenant identification on a free-standing joint identification sign in lieu of the maximum permitted 5 lines (sign #a1), to permit a free-standing joint identification sign with a maximum of 206 square feet per face in lieu of the maximum permitted 150 square feet (sign #a2), to permit 10 lines of text for tenant identification on a free-standing joint identification sign in lieu of the maximum permitted 5 lines (sign #a2).

Hearing: Wednesday, June 5, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

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

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

JTS/747 May 21

C539984

CERTIFICATE OF PUBLICATION

5/23/, 2002

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 5/21/, 2002.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

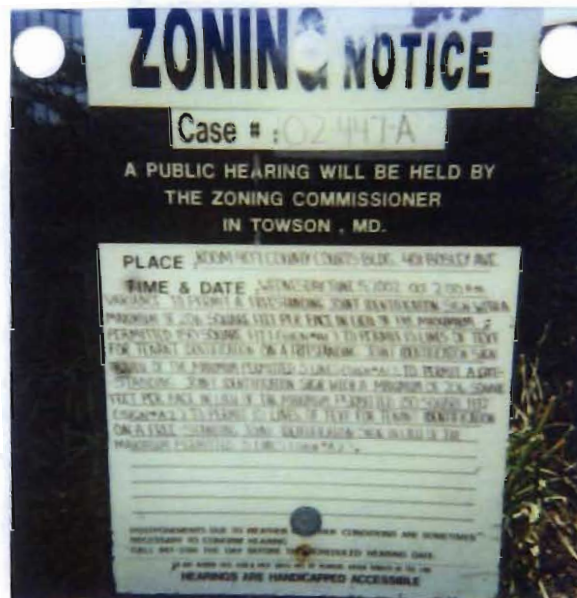
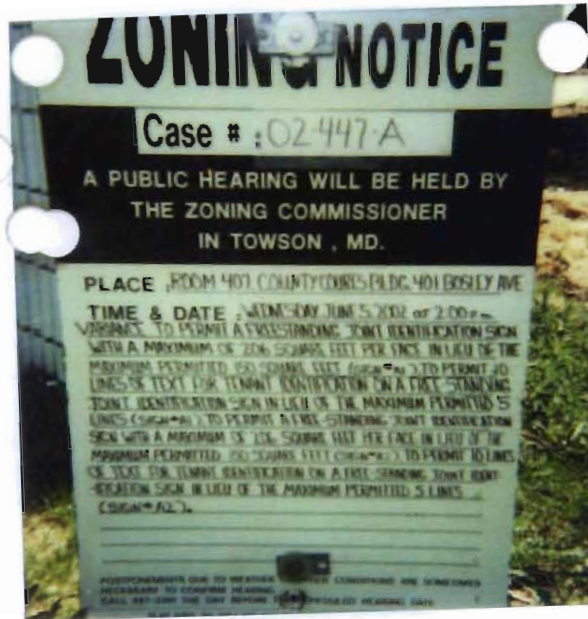
☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

J. Wilkinson

LEGAL ADVERTISING



CERTIFICATE OF POSTING

RE: Case No.: 02-447-A

Petitioner/Developer: WALTER H

PETRIE & SPENCER HEINE

Date of Hearing/Closing: 6/5/02

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 6421 PETRIE WAY

The sign(s) were posted on 5/20/02
(Month, Day, Year)

Sincerely,

TWO SIGNS WITH THE
SAME CASE NUMBER.

THEY ARE AT BOTH ENTRANCES
TO GOLDEN RING MALL:

SSC & S YAM

9/96
carl.doc

SSC ROBERT BLACK 5/20/02
(Signature of Sign Poster and Date)

SSC ROBERT BLACK

(Printed Name)

1508 Leslie Rd

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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/neighborhood 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: 02-447-A
Petitioner: Golden Ring, LLC, et al.
Address or Location: 6421 Petrie Way (fka. Golden Ring Mall)

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dontell
Address: 210 Allegheny Avenue
Towson MD 21204
Telephone Number: (410) 494-6200

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 21, 2002 Issue – Jeffersonian

Please forward billing to:

Amy Dontell
Venable Baetjer & Howard
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: 02-447-A

6421 Petrie Way

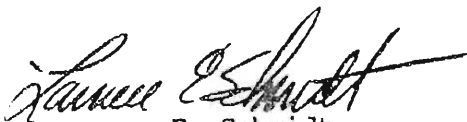
NE/S of I695 between Route 40 & Route 7 (formerly known as Golden Ring Mall)

15th Election District – 7th Councilmanic District

Leal Owner: Walter H Petrie Parcel C & Spencer Heine Parcel D

Variance to permit a freestanding joint identification sign with a maximum of 206 square feet per face in lieu of the maximum permitted 150 square feet (sign #a1), to permit 10 lines of text for tenant identification on a free-standing joint identification sign in lieu of the maximum permitted 5 lines (sign #a1), to permit a free-standing joint identification sign with a maximum of 20y square feet per face in lieu of the maximum permitted 150 square feet (sign #a2), to permit 10 lines of text for tenant identification on a free-standing joint identification sign in lieu of the maximum permitted 5 lines (sign #a2).

HEARING: Wednesday, June 5, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
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

May 1, 2002

NOTICE OF ZONING HEARING

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CASE NUMBER: 02-447-A

6421 Petrie Way

NE/S of I695 between Route 40 & Route 7 (formerly known as Golden Ring Mall)

15th Election District – 7th Councilmanic District

Leal Owner: Walter H Petrie Parcel C & Spencer Heine Parcel D

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Arnold Jablon G22
Director

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

Amy Dontell, Venable Baetjer & Howard, 210 Allegheny Avenue, Towson 21204

Barrettward Properties, Spencer Heine, 130 E Randolph, Suite 1300,
Chicago IL 60601

Golden Ring LLC, Walter H Petrie, 170 Annapolis Road, Suite 300,
Annapolis 21401

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 21, 2002.**
- (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

May 31, 2002

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

Dear Mr. Hoffman:

RE: Case Number: 02-447-A, 6421 Petrie Way (formerly known as Golden Ring Mall)

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 12, 2002

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:
Enclosures

c: Barrettward Properties, LLC, Spencer Heine, President, 130 E. Randolph, Ste. 1300, Chicago, IL 60601
Golden Ring, LLC Walter H. Petrie, Managing Member, 170 Annapolis Rd., Ste 300 Annapolis, MD 21401
People's Counsel

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





Baltimore County
Fire Department

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

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 26, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 29, 2002

Item No.: See Below

Dear Mr. Zahner:

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 at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

443-451, 453, 458 + 459

447

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

cc: File
{PRIVATE}

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



Jim
6/5

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 29, 2002

FROM: *RWB* Robert W. Bowling
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for April 29, 2002
Item No. 443, 444, 446, 447, 448, 449, 450, 451, 452, 453,
458 and 459

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

RWB:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS/BT*

DATE: June 5, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of April 29, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

447
445-448, 450, 451, 459

Sign
OK

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 3, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-447, & 02-514

FILED
JUN - 5 2002
ZONING COMMISSIONER

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Lynna Larkman

AFK/LL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: April 29, 2002

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

RE: Baltimore County
Item No. 447 (JL)
Golden Ring Mall
US 40
Mile Post 17.01

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval of the Variance. However, we will require the owner to obtain an access permit and as a minimum the following will be required:

- The construction of 5' wide concrete sidewalk along US 40.

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

As
6/5

RE: PETITION FOR VARIANCE
6421 Petrie Way (formerly known as Golden Ring Mall),
NE/S of I-695 betw Route 40 and Route 7
15th Election District, 7th Councilmanic

Legal Owner: Barrettward Properties, LLC
Contract Purchaser: Golden Ring, LLC (Parcel C)
Petitioner(s)

* BEFORE THE MAY 8 2002
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-447-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

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of May, 2002 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

PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

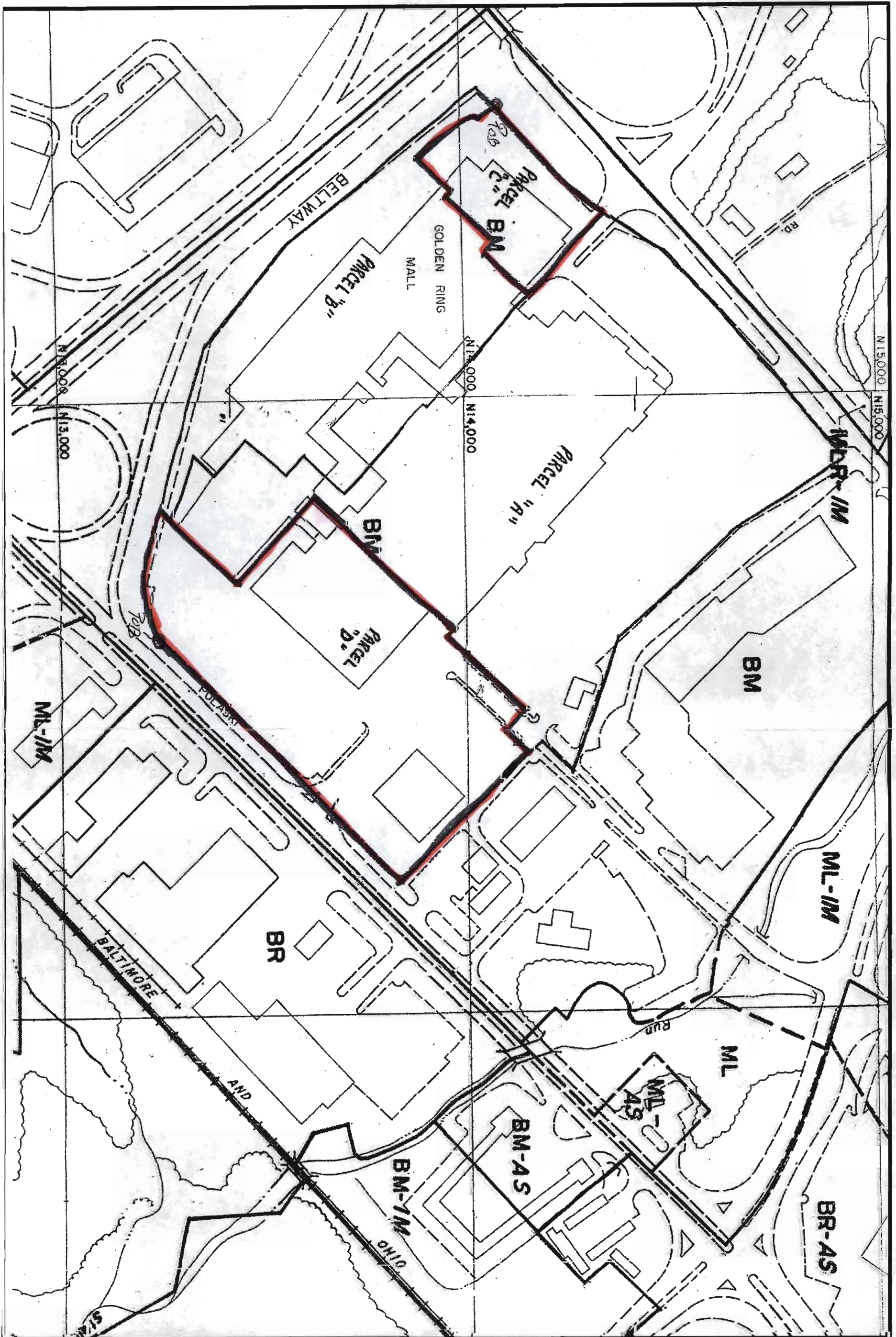
Phia A. Malone
Phillip Zoss

210 Alkshen Ave Towson
170 Jennifer Rd 21204
Baltimore, Md 21401

TIM MADDEN
PETE MEWITS

9090 JUNCTION DRIVE A.J. MD
20701
" " "





MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

9090 JUNCTION DRIVE, SUITE 9
ANNAPOLIS JUNCTION, MARYLAND 20701
(410) 792-9792 OR (301) 776-1690
FAX (410) 792-7395

PDM FILE NO. XV-192 / DRC# 091701F

ZONING MAP NE. 4-G + 4F
EXHIBIT TO ACCOMPANY PETITION FOR
ZONING VARIANCE FOR THE
CENTER AT GOLDEN RING

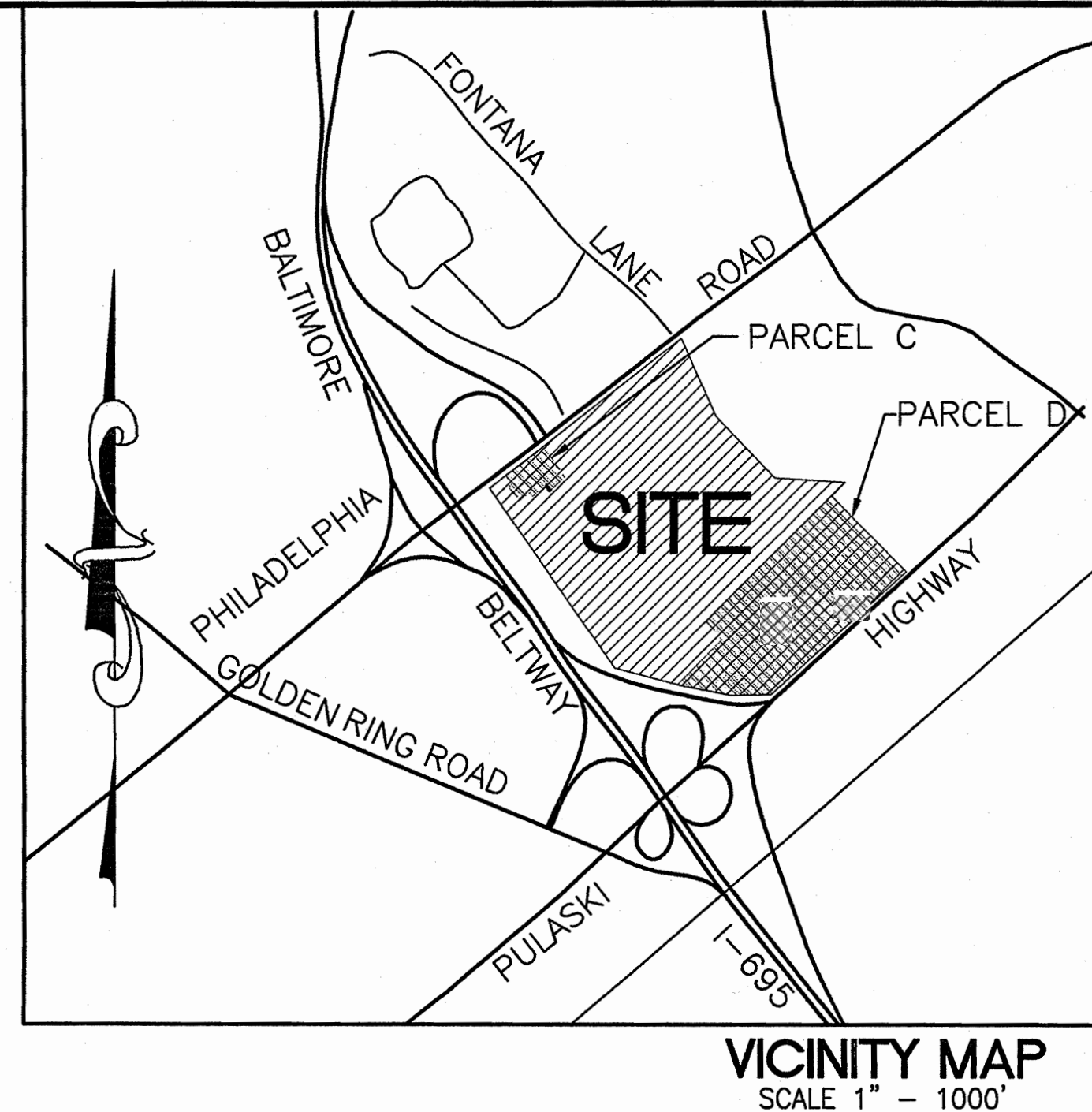
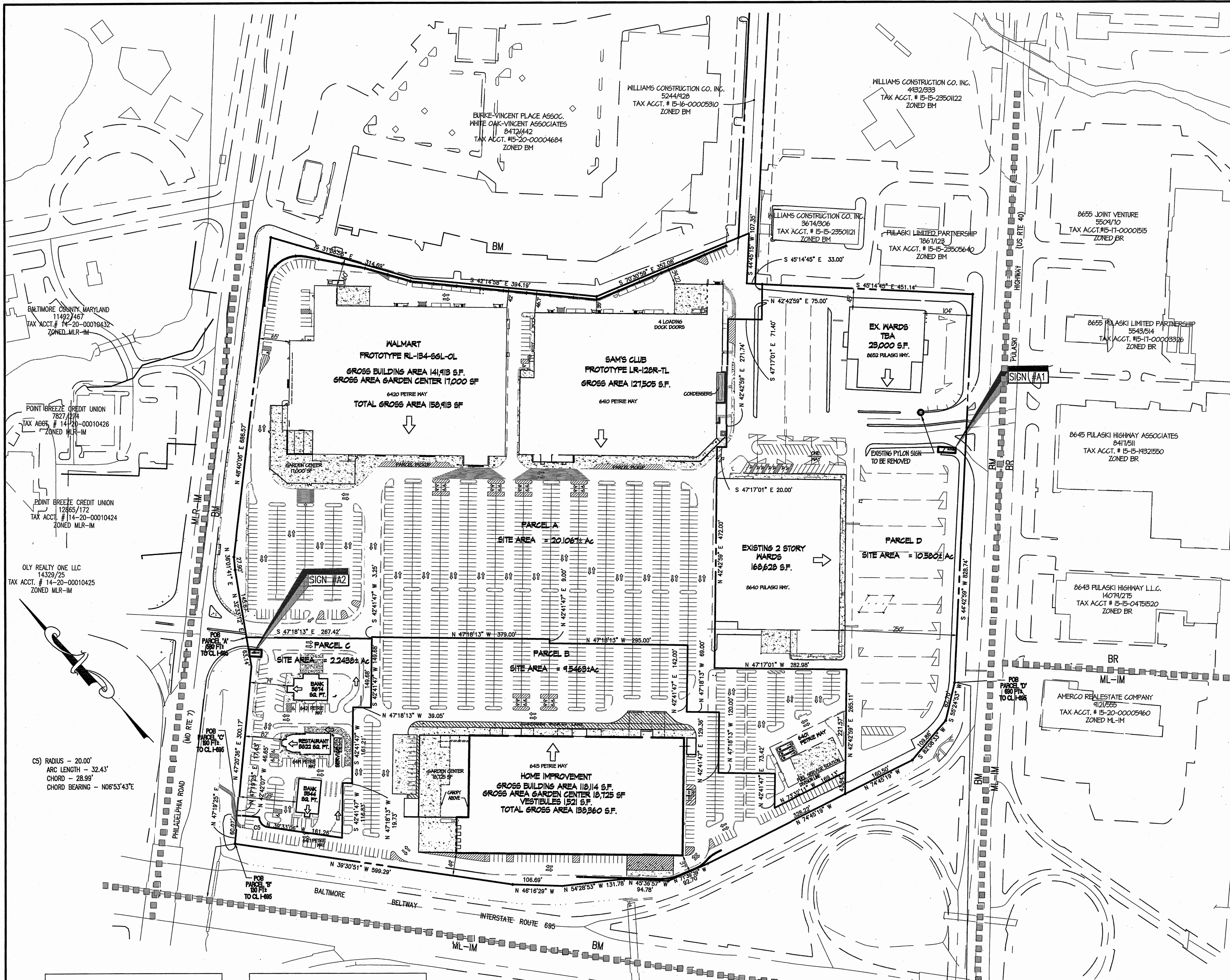
*it's suppose to be
200'*

JOB NO. 11452
SCALE: NONE
DATE: 04/08/02









SITE DATA

- SITE AREA = NET AREA PARCEL C= 97,574.4 S.F. OR 2.2438 AC.
PARCEL D= 460,429.2 S.F. OR 10.580 AC.
- PLAT REFERENCE: SM 73-103, PARCEL C
E.H.K., JR. 38-35, PARCEL D
- TAX ACCOUNT NO.: 15-2300011748, PARCEL C (PREVIOUS # 15-1700000334)
15-1600014412, PARCEL D
- TAX MAP 90 GRID 7, PARCELS C&D
- ELECTION DISTRICT: 15TH
- COUNCILMANIC DISTRICT: 7TH
- ZONING: BM (BUSINESS MAJOR) NE4G/NE4F
- EXISTING USE: EXISTING SHOPPING CENTER - GOLDEN RING MALL
PROPOSED USE: RETAIL
- ZONING HISTORY: #72-160-A
- PETITION FOR ZONING VARIANCE TO PERMIT A TOTAL OF 3,118 PARKING SPACES INSTEAD OF THE REQUIRED 3,840 PARKING SPACES. AMENDED PETITION CORPORATION TO ALLOW 3,263 SPACES IN LIEU OF THE REQUIRED 3,582 SPACES.
- PETITION GRANTED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY ON FEBRUARY 8, 1972. APPEAL TO BOARD OF APPEALS DISMISSED APPEAL ON OCTOBER 24, 1972.
- ALL SIGNS WILL COMPLY WITH BCZR SECTION 450 UNLESS PETITION FOR VARIANCE FOR SUCH IS GRANTED.
- A SIGN USE PERMIT HAS BEEN OBTAINED FOR 2 PERMANENT FREESTANDING JOINT IDENTIFICATION SIGNS IN COMPLIANCE WITH BCZR SECTION 450 (PERMIT #18476040). IF THE REQUESTED RELIEF IS GRANTED, THESE SIGNS WILL BE EXPANDED AS SHOWN ON SHEET 2 OF THESE PLANS.

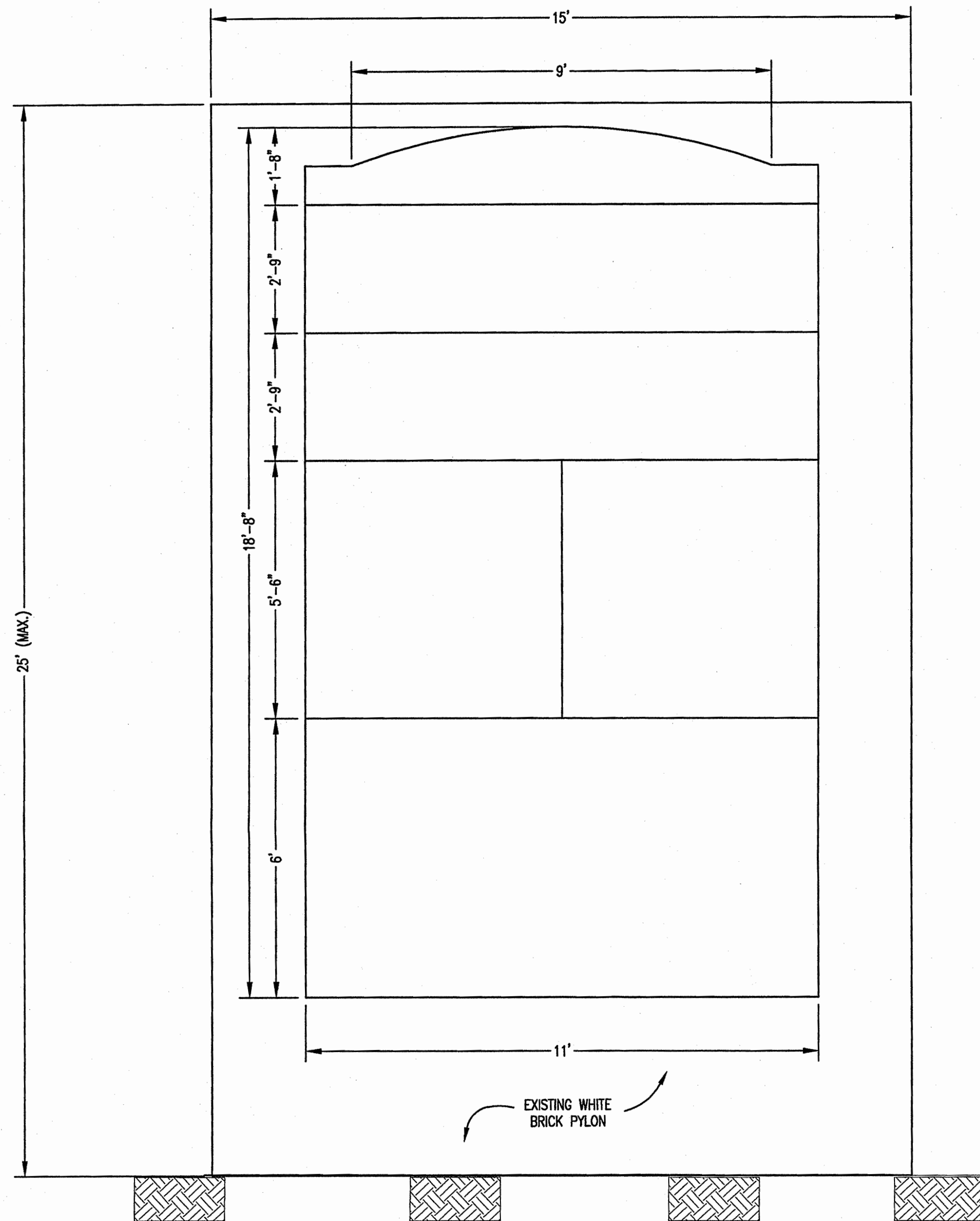
PETITION FOR VARIANCE

- VARIANCE FROM SECTION 450.4.7.b OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT FREE-STANDING JOINT IDENTIFICATION SIGN WITH A MAXIMUM OF 206 SQUARE FEET PER FACE IN LIEU OF THE MAXIMUM PERMITTED 150 SQUARE FEET (SIGN #A1).
- VARIANCE FROM SECTION 450.4.7.b OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A MAXIMUM OF 10 LINES OF TEXT FOR TENANT IDENTIFICATION ON A FREE STANDING JOINT IDENTIFICATION SIGN IN LIEU OF THE MAXIMUM PERMITTED 5 LINES. (SIGN #A1).
- VARIANCE FROM SECTION 450.4.7.b OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT FREE-STANDING JOINT IDENTIFICATION SIGN WITH A MAXIMUM OF 206 SQUARE FEET PER FACE IN LIEU OF THE MAXIMUM PERMITTED 150 SQUARE FEET (SIGN #A2).
- VARIANCE FROM SECTION 450.4.7.b OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A MAXIMUM OF 10 LINES OF TEXT FOR TENANT IDENTIFICATION ON A FREE STANDING JOINT IDENTIFICATION SIGN IN LIEU OF THE MAXIMUM PERMITTED 5 LINES. (SIGN #A2).

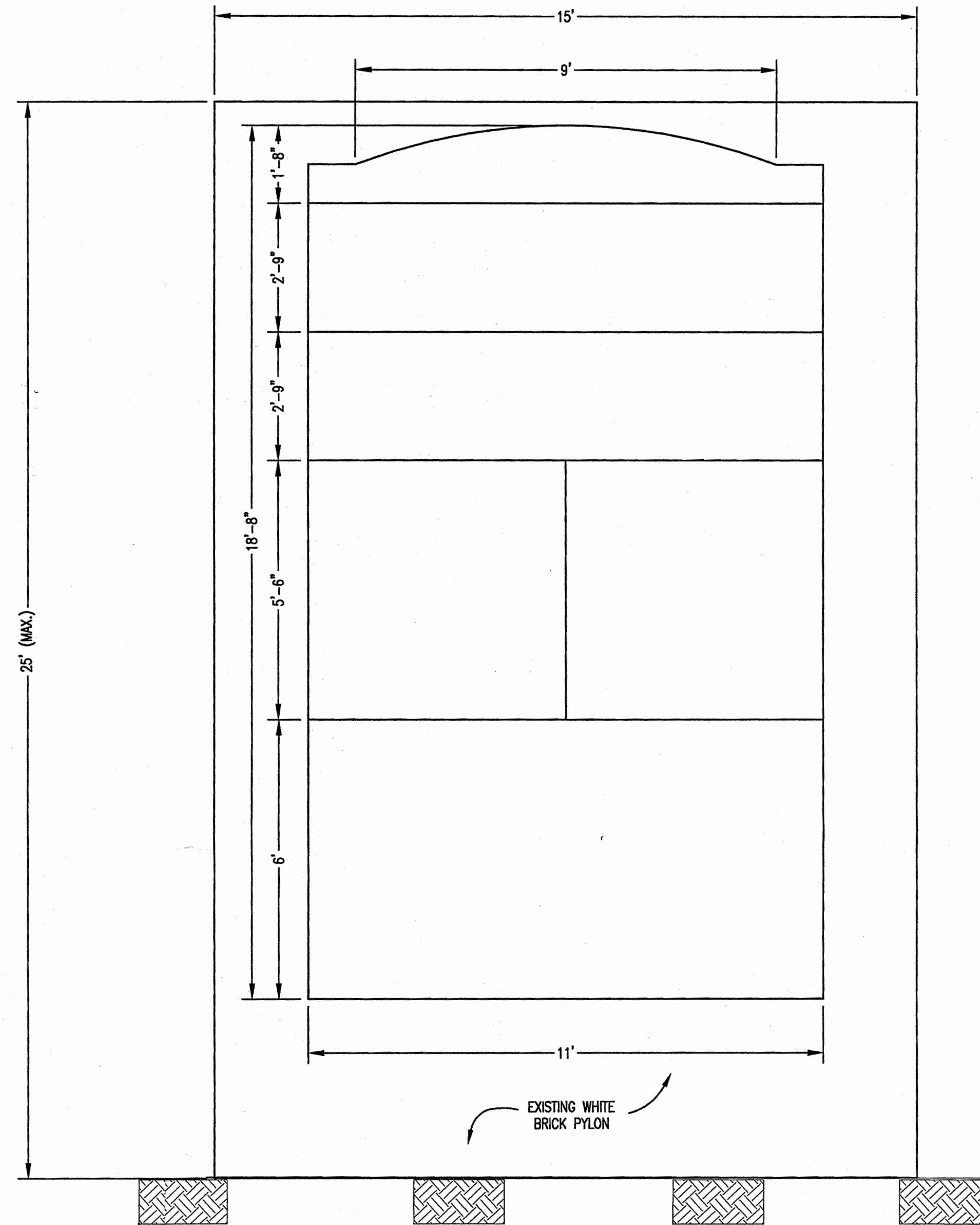
PV-1

		MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 8090 JUNCTION DRIVE, SUITE 9 ANNAPOLIS JUNCTION, MARYLAND 20701 (410) 792-9792 OR (301) 776-1690 FAX (410) 792-7395	
		PDM FILE NO. XV-192 / DRC# 091701F PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE FOR THE CENTRE AT GOLDEN RING. 15TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND	
DATE	REVISIONS	JOB NO.: 11452	
4/8/02	REV. PER ZONING FILING APT. COMMENTS.	SCALE: AS NOTED	
		DATE: 04/10/02	
		DRAWN BY: RLZ	
		DESIGN BY: RLZ	
		REVIEW BY: PWM	
		SHEET: 1 OF 2	

SITE PLAN
SCALE 1" = 100'



JOINT IDENTIFICATION SIGN AT ROUTE 40 ENTRANCE (#A1)



JOINT IDENTIFICATION SIGN AT ROUTE 7 ENTRANCE (#A2)

NOTE: MAXIMUM SIGN FACE AREA
206 S.F. (EACH SIGN)

LEGAL OWNER (PARCEL D)

BARRETTWARD PROPERTIES, LLC
130 EAST RANDOLPH, STE 1300
CHICAGO, IL 60601
PHONE: (312) 467-6241 FAX: (312) 467-6249

LEGAL OWNER (PARCEL C)

GOLDEN RING, LLC
C/O PDK GOLDEN RING INVESTORS, LLC
170 JENNIFER ROAD, STE 300
ANNAPOLIS, MD 21401
PHONE: (410) 673-3800 FAX: (410) 673-3801



Baltimore County
Department of Permits and
Development Management

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

September 11, 2000

Mr. William P. Monk
Morris & Ritchie Associates, Inc.
110 West Road, Suite 245
Towson, MD 21204

Dear Mr. Monk:

RE: Golden Ring Mall, Split & Intent Case No. 72-160-XA, 15th Election District

Having reviewed your submittal regarding the above referenced matter and facts presented, your request to provide 2,453 spaces in lieu of the required 3,119 spaces, with a reduced gross retail area from 742,741 sq. ft. to 623,896 sq. ft., is within the spirit and intent of the aforementioned parking variance. This of course is with the understanding that there will be no change in use, i.e., retail to retail; office to office, etc.

This letter must appear on all future site plans filed with this office for review.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-587-3381.

Very truly yours,

Joseph C. Merrey
Joseph C. Merrey
Planning II
Zoning Review

JCM:ggg



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



Baltimore County
Department of Permits and
Development Management

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

March 1, 2001

Piero V. Mellits, P.E.
Morris & Ritchie Associates, Inc.
110 West Road
Suite 245
Towson, Maryland 21204

Dear Mr. Mellits:

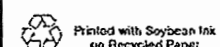
RE: Split and Intent Review for Golden Ring Mall, Case No. 72-160-XA, 15th Election District.

Your letter to Arnold Jablon dated January 16, 2001 was referred to me for reply on February 28, 2001. Having reviewed your request and the relief granted in the above referenced case, I am of the opinion that the proposed additions to the Mall property are still within the Spirit and Intent of said Order, provided cross easement agreements for shared parking between the various pad sites and the overall Mall property are executed, recorded among the land records of Baltimore County and referenced on the Development Plan and all future plans submitted to this Office for review. Please accept this correspondence as an amendment to my to my previous letter of September 11, 2000 concerning this matter.

A copy of this letter must be included on all future site plans submitted to this Office for review. If you need further information or have any questions, please do not hesitate to contact me at 410-687-3391.

Sincerely,

Joseph C. Merrey
Joseph C. Merrey
Planning II
Zoning Review



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

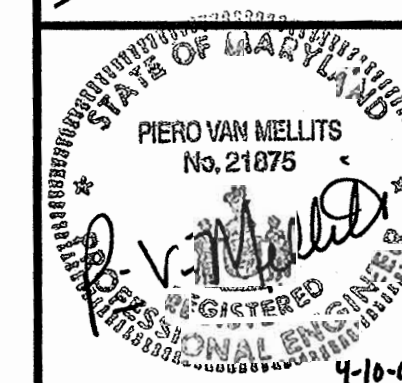
PV-2



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FAX (410) 792-7385



PDM FILE NO. XV-192 / DRC# 091701F

PLAN TO ACCOMPANY PETITION FOR
ZONING VARIANCE FOR THE CENTRE AT
GOLDEN RING.

15TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:
4/8/02	REV. PER ZONING FILING APT. COMMENTS.	11452
		SCALE: AS NOTED
		DATE: 04/10/02
		DRAWN BY: RLZ
		DESIGN BY: RLZ
		REVIEW BY: PVM
		SHEET: 2 OF 2