IN RE: PETITION FOR VARIANCE NW/S Pulaski Highway, 690' NE of the c/l I-695; S/S Philadelphia Rd. (8640 Pulaski Highway) 15th Election District 7th Council District	* * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 03-326-A
Golden Ring II, LLC, Property Owners; Office Depot, Inc., Contract Lessees	* *	

* * * * * * * * * * *

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, Golden Ring II, LLC, and the Contract Lessees, Office Depot, Inc., through their attorney, Francis X. Borgerding, Jr., Esquire. The Petitioners seek relief from Section 450.4.5.d of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an enterprise sign on the rear façade of the building on which no wall-mounted enterprise signs are permitted by right. 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 Ron Riddick, on behalf of Office Depot, Inc., Contract Lessees; Bruce E. Doak, who prepared the site plan for this property; and, Francis X. Borgerding, Jr., Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located between Philadelphia Road and Pulaski Highway, east of the Baltimore Beltway (I-695) and west of Rossville Boulevard in Rosedale. The property contains a gross area of 10.580 acres more or less, zoned B.M. and was formerly the site of the Golden Ring Mall. Much of the mall infrastructure has been razed and the parcel is being redeveloped with a series of "big box" tenants, including a Home Depot, Montgomery Ward, Sam's Club, and a Wal-Mart. Generally, the area is commercial/industrial/retail in character, owing to its location near major

ORDER RECEIVED FOR FILING
Date 3/15/03
By

arterial roads in this area of Baltimore County. Vehicular access to the center at large is by way of curb cuts in both Pulaski Highway to the east and Philadelphia Road (Maryland Route 7) to the west.

The undersigned Zoning Commissioner is familiar with the subject site by virtue of recent zoning Petitions filed for other tenants on this site. For example, variance relief was granted for a sign for the Wal-Mart store in prior Case No. 02-488-A. In companion Case No. 02-486-A, similar relief was requested and granted for the proposed Sam's Club warehouse store. In any event, the subject Petition is brought by Office Depot, Inc., which is relocating from across Pulaski Highway into a portion of an existing two-story building on the subject site. The large parking field that serves this center and the other tenants, including Sam's Club, Wal-Mart and Home Depot, is located to the rear of this two-story building. As shown on the site plan, the entrance to the Office Depot store will face Pulaski Highway and thus, will not be visible to the main parking area and the other tenants. The Petitioners propose placing a sign in approximately the center of the rear wall of the existing building facing the large parking field and the other big box tenants. The Petitioners testified that the sign is necessary to advise potential customers that the Office Depot store is located on the other side of the shopping center. A schematic representation of the sign is shown on the site plan.

An adverse Zoning Advisory Committee (ZAC) comment was received from the Office of Planning, indicating they do not support the request. The comment indicates that the proposed sign may be confusing in that the store will be located on the northeast corner of the building, on the opposite side from where the sign will be located. This comment was discussed at the hearing. The Petitioner recognizes that the sign is not proposed at the entrance to the store; however, believes that the sign is warranted in order to attract patrons of the other stores which face the primary parking field. Testimony indicated that the sign could be located further towards the northwestern corner of the rear of the building to direct patrons; however, it was neither feasible nor practical to have pole signs or other means of direction.

ORDER RECEIVED FOR FILING
Date 3/14/03
By

I have considered this issue carefully and although I am appreciative of the Office of Planning's comment, I believe that variance relief is warranted in this case. The uniqueness of this site is its significant area and the fact that it is accessed by two main roads. As noted above, the primary parking field is central to the site and located to the rear of the Office Depot store. A sign to advise customers of the store's location and entrance on Pulaski Highway is appropriate. It is clear that the proposal will not detrimentally impact adjacent properties in that the sign will face the parking lot and other businesses and will not be visible from public roads. Moreover, there are no residences that will be impacted.

Based upon the testimony and evidence offered, I am persuaded to grant the variance. It is clear that strict compliance with the regulations will result in a practical difficulty and unreasonable hardship for the Petitioners. Moreover, I find that there will be no detrimental impact to adjacent properties and that the relief requested meets the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of March 2003 that the Petition for Variance seeking relief from Section 450.4.5.d of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an enterprise sign on the rear façade of the building on which no wall-mounted enterprise signs are permitted by right, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their sign 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.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 3/18/03
By

Baltimore County
Zoning Commissioner

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

March 18, 2003

Francis X. Borgerding, Jr., Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
NW/S Pulaski Highway, 690' NE of the c/l I-695, S/S Philadelphia Road
(8640 Pulaski Highway)
15th Election District – 7th Council District
Golden Ring II, LLC, Property Owners; Office Depot, Inc., Lessees - Petitioners
Case No. 03-326-A

Dear Mr. Borgerding:

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,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Walter Petrie, Golden Ring II, LLC
170 Jennifer Road, Suite 300, Annapolis, Md. 21401
Mr. Tim Dearman, V.P. Real Estate, Office Depot, Inc.
2200 Old Germantown Road, Delray Beach, Fla. 33445
Mr. Ron Riddick, Office Depot, 1920 York Road, Timonium, Md. 21093
Mr. Bruce E. Doak, Gerhold Cross & Etzel, 320 E. Towsontown Blvd, Towson, Md. 21286
Office of Planning; People's Counsel; Case File

Printed with Soybean Ink
on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at ~~7420 Petrie Way~~ FKNV 8640 Pulaski Highway

which is presently zoned B.M.

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) 450.4.5.d to allow an Enterprise sign on the rear facade of the building, a facade on which no wall mounted Enterprise signs are permitted by right.

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

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:

Office Depot, Inc.
Name - Type or Print

By: Tim Dearman
Signature TIM DEARMAN - VP REAL ESTATE

2200 Old Germantown Road
Address — Telephone No.

Delray Beach — FL — 33445
City — State — Zip Code

Legal Owner(s): Goldfarb Ring II, LLC

~~Petrie Ventures, Inc.~~ FKNV
Name - Type or Print

By: [signature]
Signature ~~Marilyn Coolage~~ FKNV Walt Petrie member

Name - Type or Print

Signature

170 Jennifer Road, Suite 300 — (410) 246-6820
Address — Telephone No.

Annapolis — MD — 21401
City — State — Zip Code

Attorney For Petitioner:

[signature]
Name - Type or Print

Francis X. Borgerding, Jr.
Signature

Company

409 Washington Ave., Suite 600 — 410-296-6820
Address — Telephone No.

Towson — MD — 21204
City — State — Zip Code

Representative to be Contacted:

Francis X. Borgerding, Jr.
Name

409 Washington Ave., #600 — 410-296-6820
Address — Telephone No.

Towson — MD — 21204
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING —

Case No. 03 326 A

Reviewed By JL Date 1/15/03

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 3/18/03
By

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

December 4, 2002

ZONING DESCRIPTION
7420 PETRIE WAY

Beginning for the same at a point on the northwest side of Pulaski Highway, 690' more or less, northeast of the centerline of Interstate 695 and being known as Parcel "D" as shown on a plat titled "Amended Plat of Golden Ring Mall" and recorded among the Land Records of Baltimore County in Platbook E.H.K.,Jr. No. 38 folio 35.

Containing 10.580 Acres of land, more or less.

This description only satisfies the requirements of the Office of Zoning and should not be used for conveyance purposes.

Scott A. Lisch
No. 21331
12/4/02

326

X:\PERSONA\goldring\zonedesc.doc

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: #03-326-A
8640 Pulaski Highway
N/west side of Pulaski Highway 690 feet northeast of the center line off I-695
15th Election District - 7th Councilmanic District
Legal Owner(s): Golden Ring, II, LLC
Contract Purchaser: Office Depot, Inc.

Variance: to permit an Enterprise sign on the rear façade of the building, a facade on which no wall mounted Enterprise signs are permitted by right.

Hearing: Monday, March 10, 2003 at 9:00 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.

C588560
2/262 Feb 20

CERTIFICATE OF PUBLICATION

2/21/, 2003

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 2/20/, 2003.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT JL 526

No. 19227

DATE 1/15/03 ACCOUNT 001 006 6150

AMOUNT $ 325.00

RECEIVED FROM: Francis X Borgerding JR.

FOR: Non Res. Carwash
8640 PULASKI HWY

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone. (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE # 03-326-A
PETITIONER/DEVELOPER:
Office Depot, Inc.
DATE OF HEARING:
March 10 , 2003

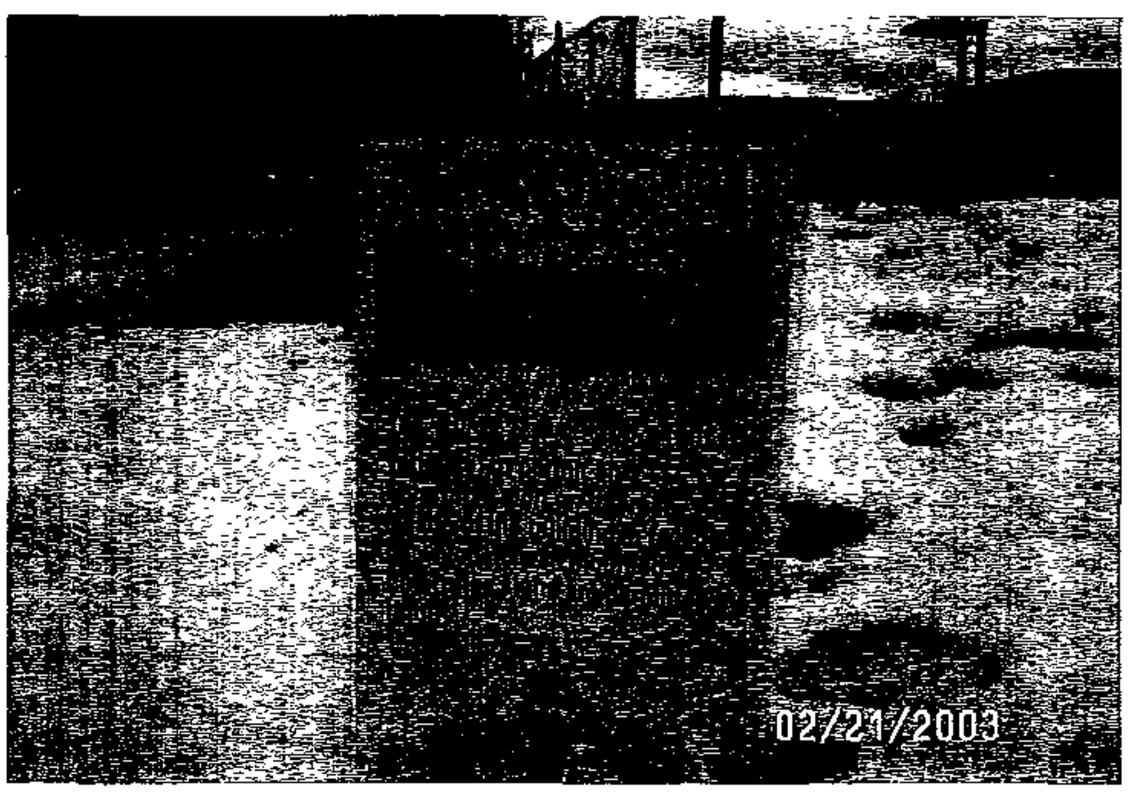
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: REBECCA HART

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

LOCATION:
8640 Pulaski Highway



POSTED ON : February 21, 2003

DATE:
February 25, 2003

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

Baltimore County
Department of Permits and
Development Management

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

January 28, 2003

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: 03-326-A
8640 Pulaski Highway
N/west side of Pulaski Highway 690 feet northeast of the center line off I-695
15th Election District – 7th Councilmanic District
Legal Owner: Golden Ring, II, LLC
Contract Purchaser: Office Depot, Inc.

Variance to permit an Enterprise sign on the rear façade of the building, a façade on which no wall mounted Enterprise signs are permitted by right.

Hearings: Monday, March 10, 2003 at 9:00 a.m. in Room 407, Co. Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

AJ:rlh

C: Francis X. Borgerding, Jr., 409 Washington Ave., Suite 600, Towson 21204
Golden Ring, II, LLC, Walt Petrie, Member, 170 Jennifer Road, Annapolis 21401
Office Depot, Inc., Tim Dearman, V.P. Real Estate, 2200 Old Germantown Road, Delray Beach, FL 33445

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, FEBRUARY 22, 2003.**
(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.

Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 20, 2003 Issue - Jeffersonian

Please forward billing to:
Office Depot c/o Persona, Inc. 800-843-9888
700 21st Street SW, P.O. Box 210
Watertown, South Dakota 57201-0210

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: 03-326-A
8640 Pulaski Highway
N/west side of Pulaski Highway 690 feet northeast of the center line off I-695
15th Election District – 7th Councilmanic District
Legal Owner: Golden Ring, II, LLC
Contract Purchaser: Office Depot, Inc.

Variance to permit an Enterprise sign on the rear façade of the building, a façade on which no wall mounted Enterprise signs are permitted by right.

Hearings: Monday, March 10, 2003 at 9:00 a.m. in Room 407, Co. Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 03-326-A

Petitioner: GOLDEN RING II L.L.C.

Address or Location: 8640 PULASKI HIGHWAY

PLEASE FORWARD ADVERTISING BILL TO

Name: OFFICE DEPOT c/o PERSONA INC. ATT: DAN PICKERING

Address: 700 21ST S.W. P.O. BOX 210

WATERTOWN, SOUTH DAKOTA 57201-0210

Telephone Number: 800. 843-9888

Revised 2/20/98 - SCJ

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

March 7, 2003

Francis X. Borgerding, Jr.
409 Washington Avenue, Suite 600
Towson, MD 21204

Dear Mr. Borgerding:

RE: Case Number: 03-326-A, 8640 Pulaski Highway

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 15, 2003.

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:klm

Enclosures

c: People's Counsel
Golden Ring II. LLC, Walt Petrie, Member, 170 Jennifer Road, Suite 300, Annapolis 21401
Office Depot, Inc., Tim Dearman, VP Real Estate, 2200 Old Germantown Rd.,
Delray Beach 33445

Printed with Soybean Ink
on Recycled Paper

Baltimore County
Fire Department

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

January 29, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: January 28, 2003

Item No.: 326-329, 331-338

Dear Ms. Hart:

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.

7. The Fire Marshal's Office has no comments at this time.

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

cc: File

Printed with Soybean Ink
on Recycled Paper

MARYLAND DEPARTMENT OF TRANSPORTATION
Robert L. Ehrlich, Jr., *Governor* • Michael S. Steele, *Lt. Governor* • Trent M. Kittleman, *Acting Secretary*

Date: 1·28·03

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

RE: Baltimore County
Item No. 326 JL

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to ~~MD~~/US 40.
are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

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

Very truly yours,

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS | TGT

DATE: February 27, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of January 28, 2003

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

298, 326, 328, 329, 331, 334-338

fs 3/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 3, 2003

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

RECEIVED
FEB 5 2003
ZONING COMMISSIONER

SUBJECT: 8640 Pulaski Highway

INFORMATION:

Item Number: 03-326

Petitioner: Golden Ring II, LLC

Zoning: BM

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the request to locate the proposed sign on the rear façade of the building. The proposed sign will be confusing to patrons, as the Office Depot retail space is located on the northeast corner of the building.

Prepared by: Marla A Cunningham

Section Chief: Lynn Lanham

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 24, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For February 3, 2003
Item Nos. 298, 326, 327, 328, 329,
330, 331, 332, 334, 335, 336, 337,
and 338

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

RWB:CEN:jrb

cc: File

ZAC-2-3-2003-NO COMMENT ITEMS-02242003

RE:	PETITION FOR VARIANCE 8640 Pulaski Highway; NW/side Pulaski Highway; 690ft NE of Ctrline of I-695 15th Election District 7th Councilmanic District Legal Owner(s): Golden Ring, LLC, Walt Petrie, Member Contract Purchaser(s): Office Depot, Inc., Tim Dearman, VP of Real Estate Petitioner(s)	* * * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 03-326-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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 31st day of Janaury, 2003, a copy of the foregoing Entry of Appearance was mailed to, Francis X. Borgerding, Jr., Esquire, 409 Washington Avenue, Suite 600, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

January 29, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Mail Stop # 1105
Towson MD 21204

Re: **Zoning Advisory Committee Agenda, 2/03/03 re: case numbers 03-298-SPH, 03-326-A, 03-327-X, 03-328-A, 03-329-SPH, 03-330-SPHX, 03-331-A, 03-332-SPH, 03-333-A, 03-334-A, 03-335-A, 03-336-A, 03-337-SPHA, 03-338-A**

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 01/28/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER _____
DATE _____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Ron Ridpick	1920 York Road	Timonium, Md 21094	ODS00614@ODSTORES.COM
Bruce E. Doak			
Gorrhold Cross & Etzel	320 E. Towsontown Blvd	Towson Md 21286	BDOAK@GCELIMITED.COM

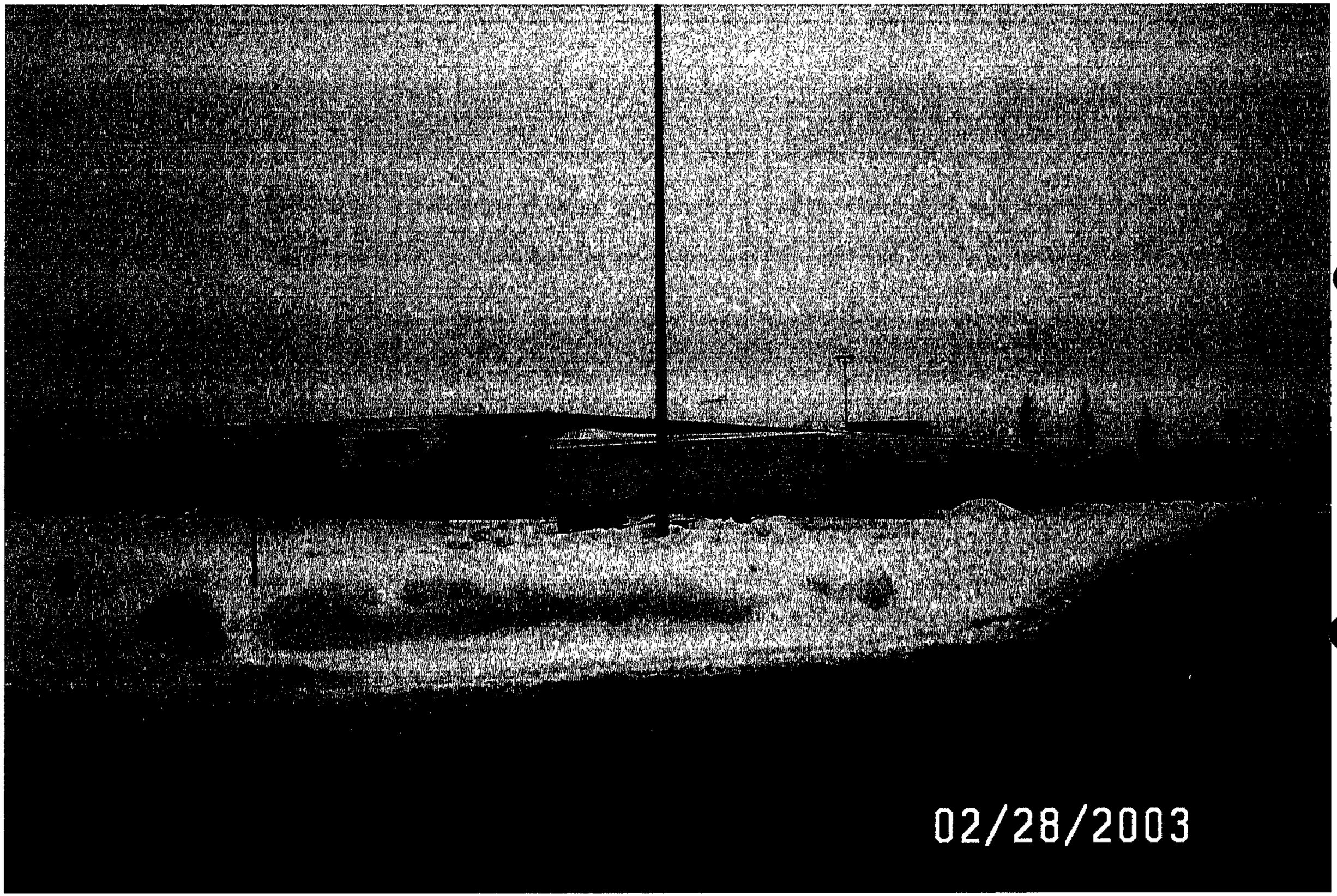
Ref No 2

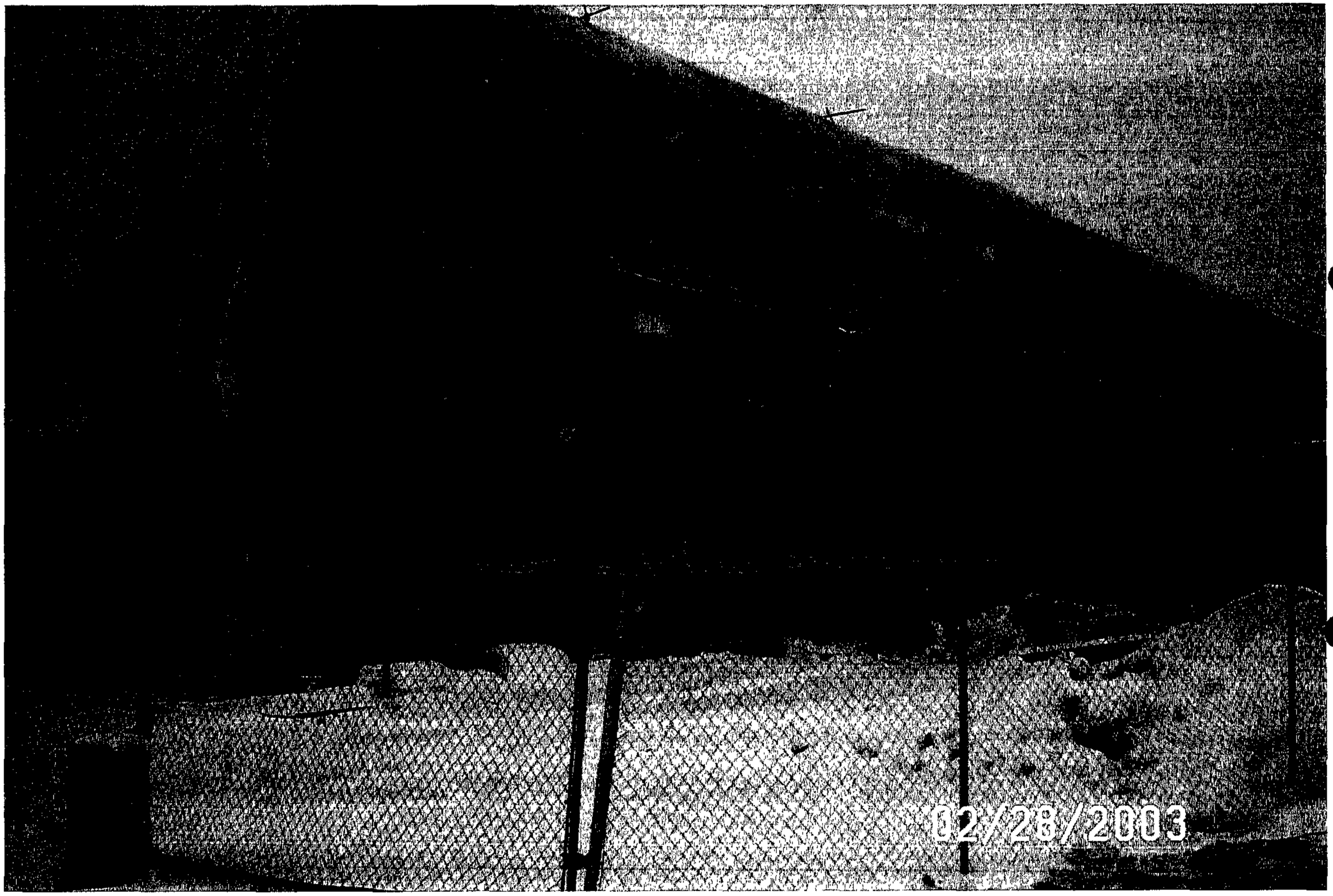
02/28/2003

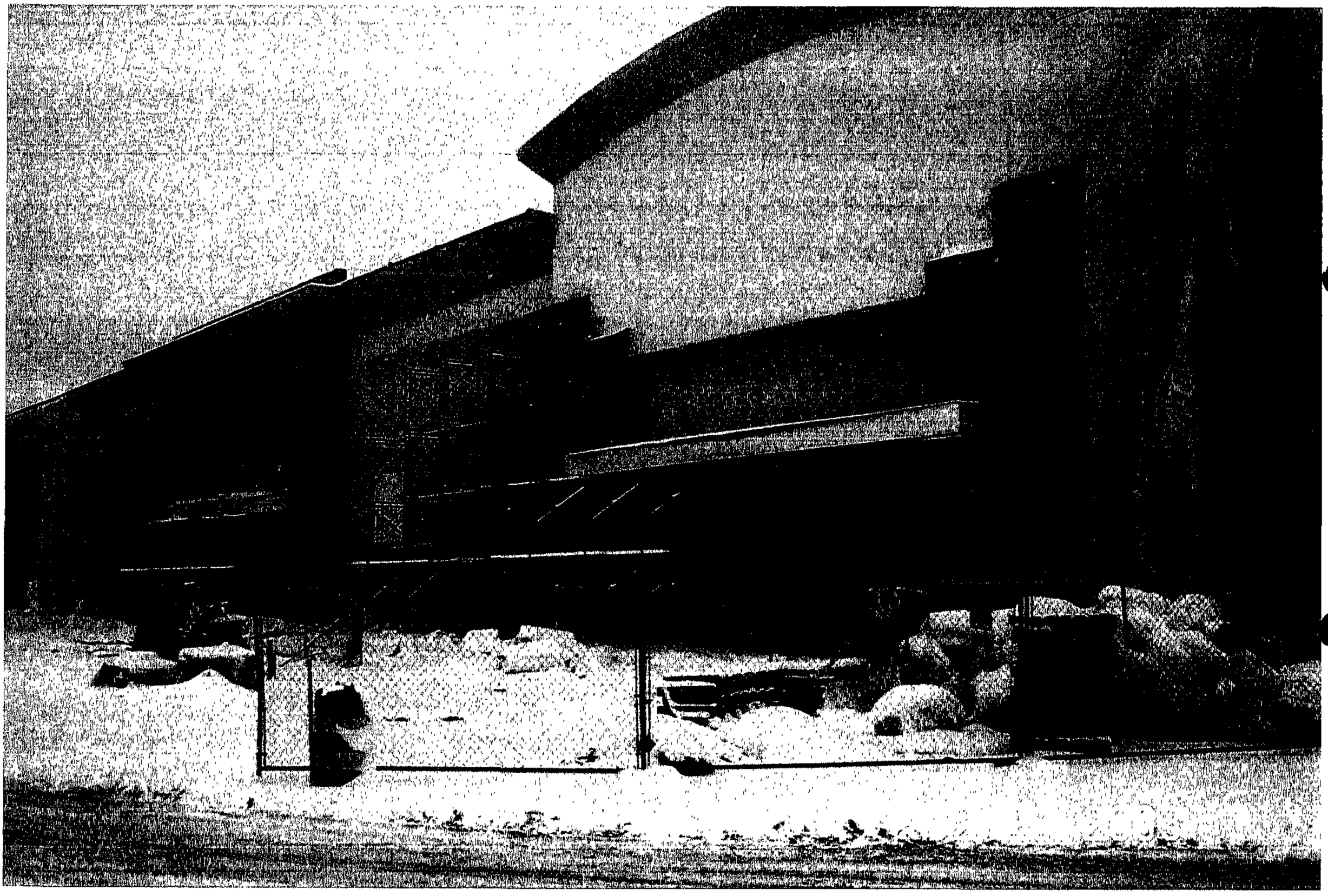
02/28/2003

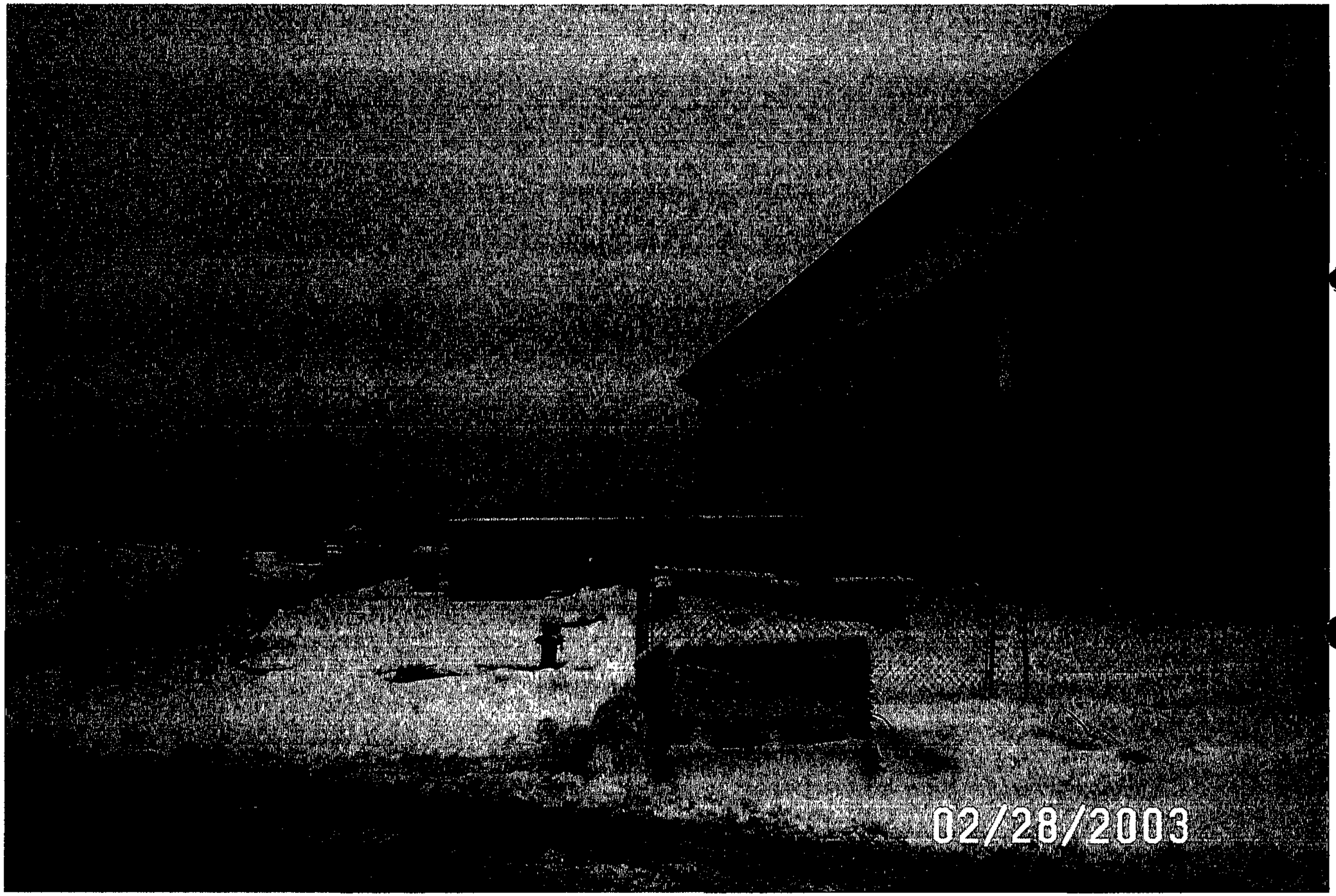
02/28/2003

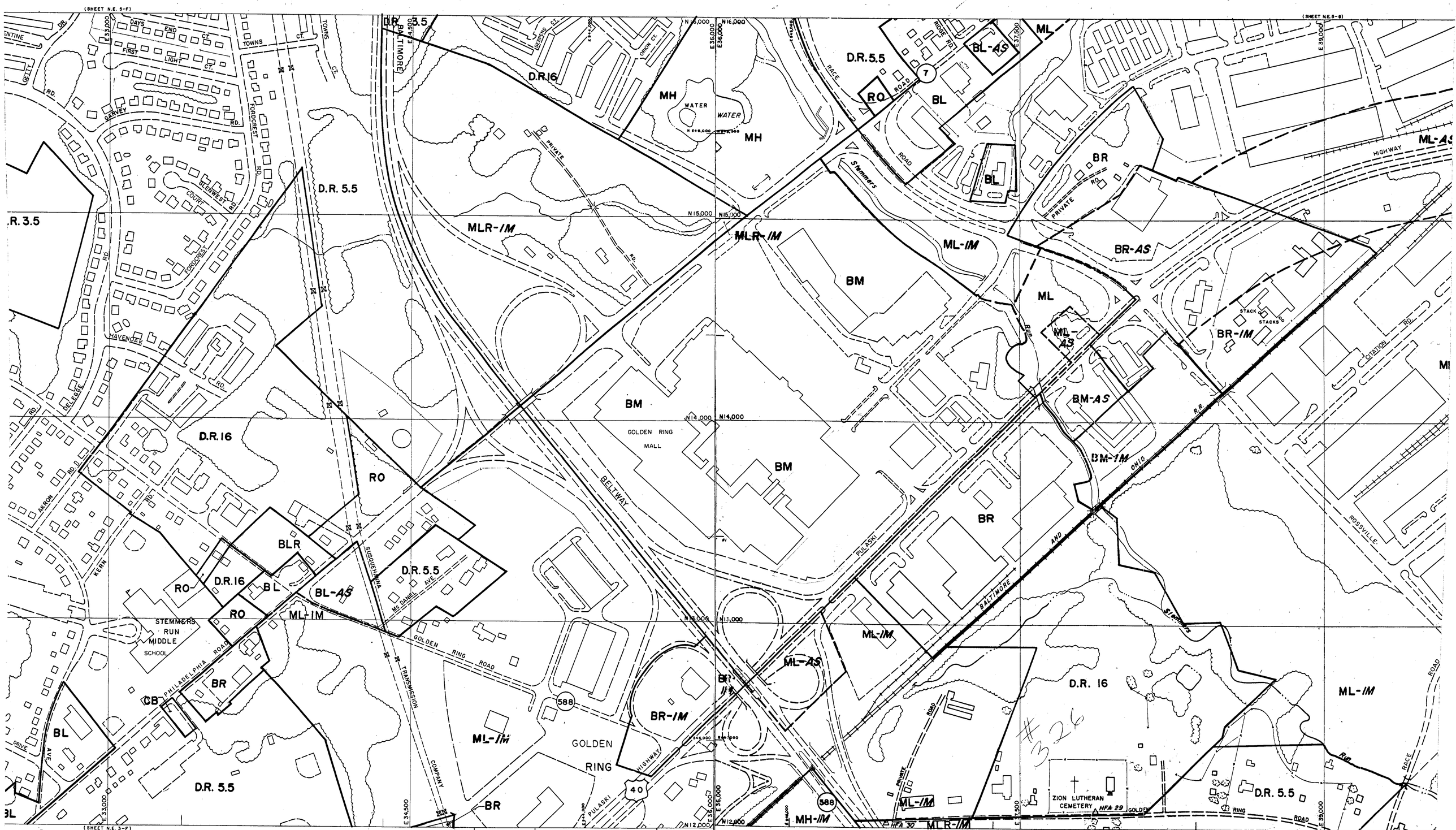
02/28/2003


02/28/2003


02/28/2003




02/28/2003



ALTIMORE COUNTY
OF PLANNING AND ZONING
CIAL ZONING MAP

NE 4 F

SCALE	LOCATION	SHEET
1" = 200'±	ROSSVILLE GOLDEN RING AREA	N. E. 4—F
DATE OF PHOTOGRAPHY JANUARY 1986		

1-NW

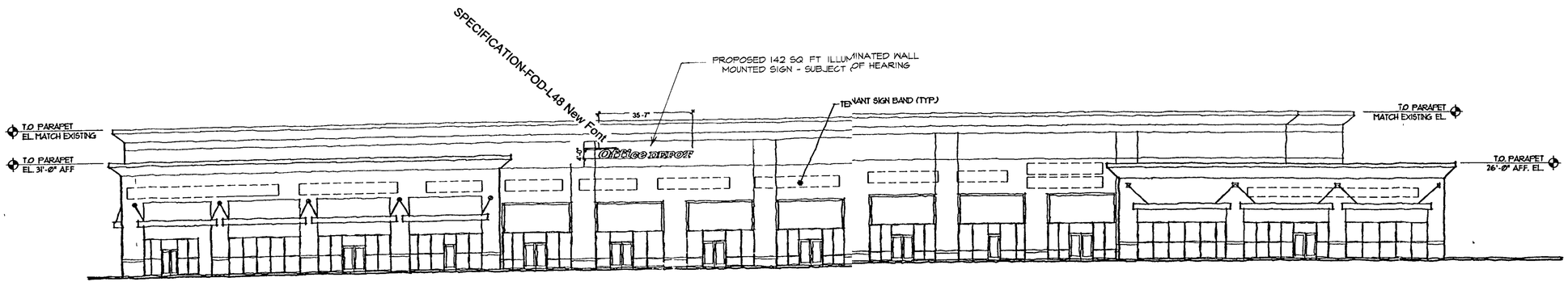
NE 4 G

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

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00.

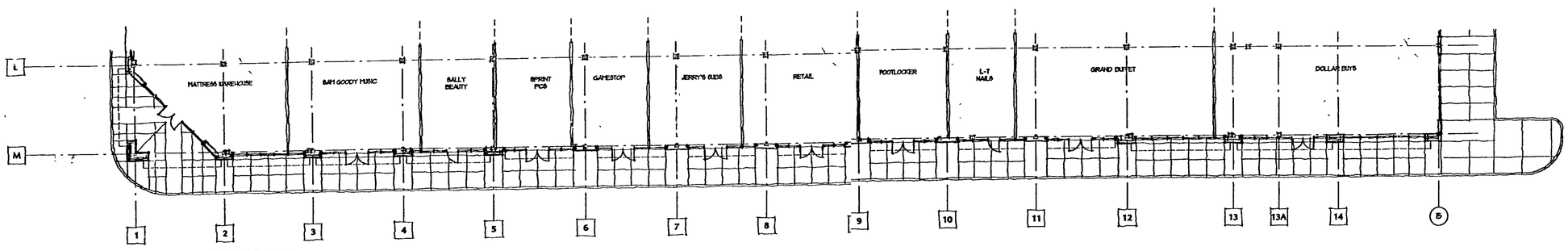
Joseph Bartenfelder
Chairman, County Council

BALTIMORE COUNT
OFFICE OF PLANNING AND
OFFICIAL ZONING



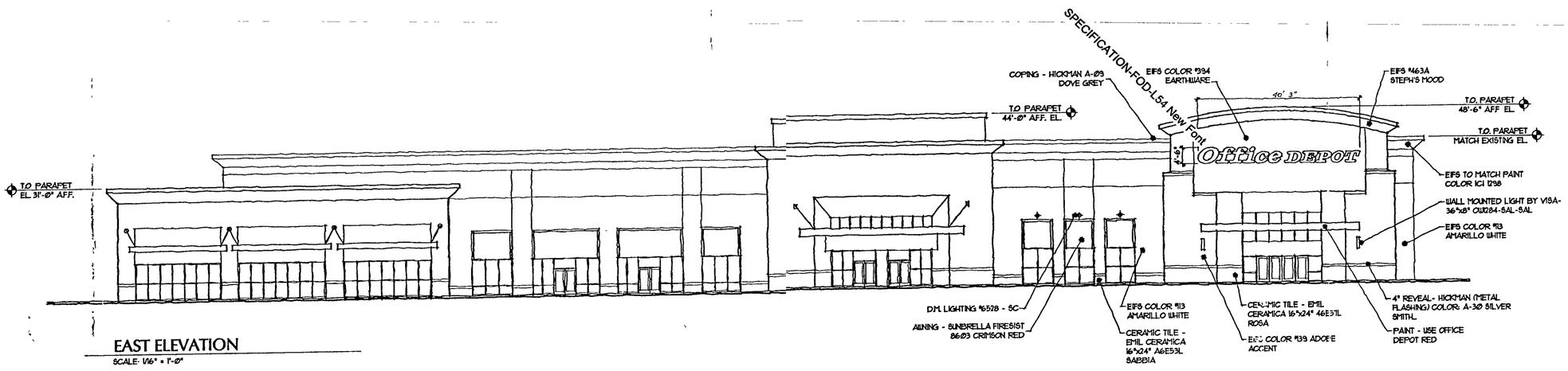
WEST ELEVATION

SCALE: 1/16" = 1'-0"



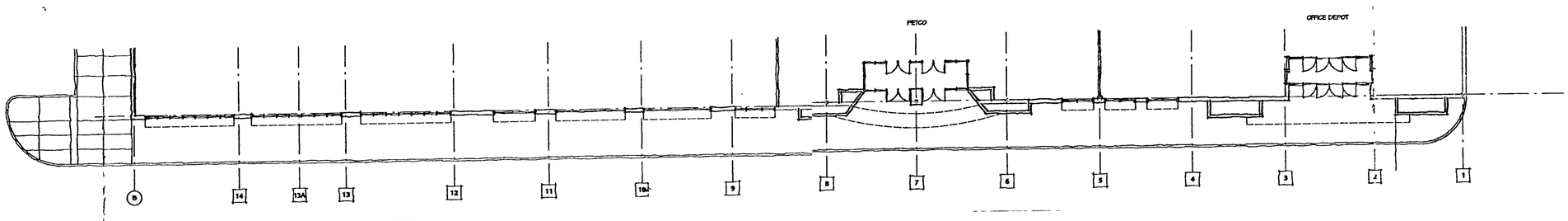
SIDE WALK PLAN

SCALE 1/16" = 1'-0"



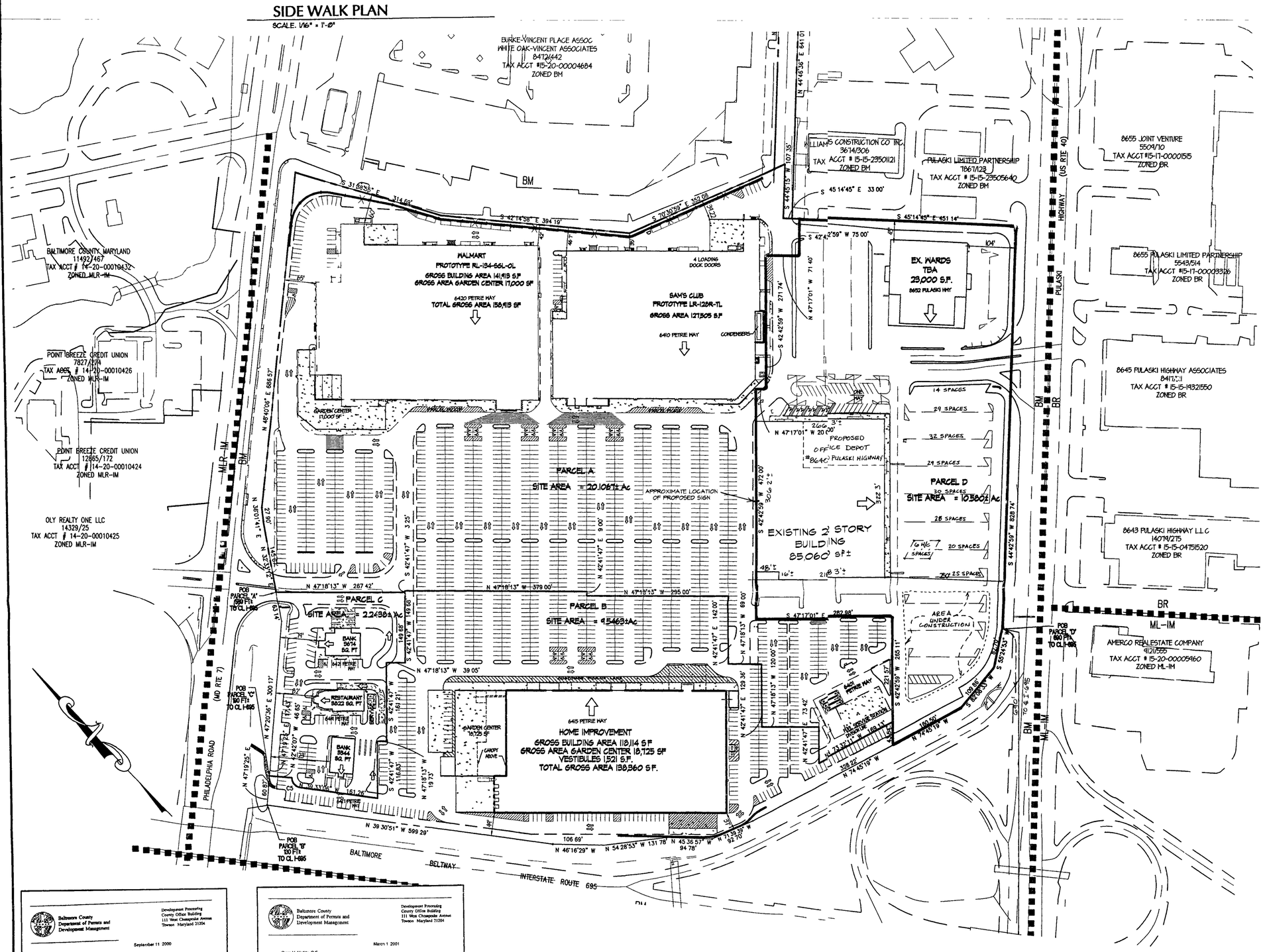
EAST ELEVATION

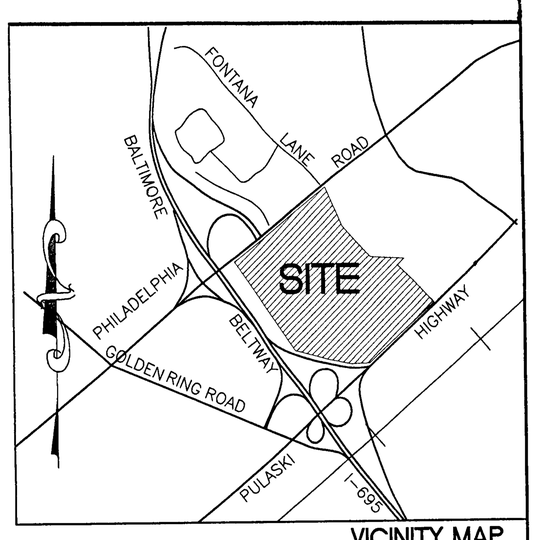
SCALE: 1/16" = 1'-0"



SIDE WALK PLAN

SCALE. 1/16" = 1'-0"





VICINITY MAP

SCALE 1" - 1000'

SITE DATA

1 SITE AREA = 10 580 AC +/-
2 PLAT REFERENCE PARCEL D AMENDED PLAT OF GOLDEN RING MALL' PLATBOOK E H K ,Jr No 38 folio 35
3 TAX ACCOUNT No 16-00-014412
4 TAX MAP 90, GRID 7, PARCEL 1083
5 ELECTION DISTRICT 15
6 COUNCILMANIC DISTRICT 7
7 ZONING BM (BUSINESS MAJOR)
8 EXISTING USE RETAIL
PROPOSED USE RETAIL
9 ZONING HISTORY
CASE No 72-160-A
NW CORNER OF PULASKI HIGHWAY AND RAMP TO THE BELTWAY PETITION FOR ZONING VARIANCE AND FROM AREA AND HEIGHT REGULATIONS TO PERMIT A TOTAL OF 3,118 PARKING SPACES INSTEAD OF THE REQUIRED 3,840 PARKING SPACES
LEGAL OWNERS MONTGOMERY WARD DEVELOPMENT CORP AMENDED PETITION FROM MONTGOMERY WARD DEVELOPMENT CORP TO ALLOW 3,263 SPACES IN LIEU OF THE REQUIRED 3,962
PETITION GRANTED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY ON FEBRUARY 8, 1972
APPEAL TAKEN LETTER OF DISMISSAL FROM PROTESTANT (PULASKI INDUSTRIAL PARK) RECEIVED BY THE BOARD OF APPEALS ON JULY 18, 1972
BOARD OF APPEALS DISMISSED APPEAL ON OCTOBER 24, 1972
CASE No 02-488-A
VARIANCE FOR WAL-MART STORE SIGNS GRANTED JULY 24, 2002
10 ALL SIGNS WILL COMPLY WITH BCZR SECTION 450 UNLESS PETITION FOR VARIANCE FOR SUCH IS GRANTED

326

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 Spirit & Intent Case No 72 160-XA 15th Election District

Having reviewed your submittal regarding the above referenced matter and zoning case number 72-160-XA, it is the opinion of this office that given the specific facts in 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 opinion 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 410-887-3391

Very truly yours

Joseph C Merney
Planner II
Zoning Review

JCM gps

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 Melita P.E
Morris & Ritchie Associates Inc
110 West Road
Suite 245
Towson Maryland 21204

Dear Mr Melita

RE Spirit 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 sh i with 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 Otherwise accept the consumption use as an amendment to my to my previous letter of September 11 2000 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 410-887-3391

Sincerely

Joseph C Merney
Planner II
Zoning Review

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

STATE OF MARYLAND
WILLIAM P. MONK
No. 21081
PROFESSIONAL LAND SURVEYOR
1/14/03

PETITION FOR VARIANCE

VARIANCE FROM SECTION 450 4 5 d TO ALLOW AN ENTERPRISE SIGN ON THE REAR FACADE OF THE BUILDING, A FACADE ON WHICH NO WALL MOUNTED ENTERPRISE SIGNS ARE PERMITTED BY RIGHT

LESSEE

OFFICE DEPOT, INC
2200 OLD GERMANTOWN ROAD
DELRAY BEACH, FLORIDA 33445

OWNERS

GOLDEN RING II, LLC
170 JENNIFER ROAD, SUITE 300
ANNAPOLIS, MARYLAND 21404

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE FOR THE OFFICE DEPOT SIGNAGE #8640 PULASKI HIGHWAY

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

Scale 1"=100' Date January 14, 2002

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

Set No 1