IN RE: PETITION FOR VARIANCE SE/Corner Scott Moore Way and Honeygo Boulevard, N/S Joppa Road **(9400 Scott Moore Way and 5000-5009 Honeygo Center Drive)** 11th Election District 5th Council District	* * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 04-500-A
Honeygo Village Center, LLC Petitioners	*	

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by Lawrence M. Macks, Managing Member of the Honeygo Village Center, LLC, owners of the subject property, through their attorney, Robert A. Hoffman, Esquire. The Petitioners request a series of variances from the sign regulations set forth in Sections 450.4.5.d and 259.9.D of the Baltimore County Zoning Regulations (B.C.Z.R) in accordance with the attachment to the Petition for Variance (marked as Exhibit A) and a series of documents submitted at the hearing. They include the revised five-page site plan submitted at the hearing and marked into evidence as Petitioner's Exhibits 1A through 1E, a schematic drawing of the Honeygo Village Center marked as Petitioner's Exhibit 2, the proposed building and sign elevation drawings marked as Petitioner's Exhibit 8, and the Honeygo Village Center Design Guideline Manual marked as Petitioner's Exhibit 7.

As required by the B.C.Z.R., the Petition for Variance was scheduled for a public hearing at which testimony was received on the requested relief. Appearing at the hearing on behalf of the Honeygo Village Center, LLC, were Jonathan Mayers, and Scott Simon, a proprietor of the Center. Also appearing in support of the request were Jim Hermann, Gary Getz, and William Monk, representatives of Morris & Ritchie Associates, Inc., the consultants who prepared the site plan for this property, and Robert A. Hoffman, Esquire, attorney for the Petitioners.

ORDER RECEIVED FOR FILING
Date 8/4/04
By

William Libercci appeared as an interested citizen on behalf of the Perry Hall Improvement Association.

At the onset of the hearing, Counsel for the Petitioners indicated that the Petition for Variance need be amended. The nature of the amendment was twofold. First, the number of signs proposed for the Baltimore County Savings Bank building has been reduced from four to two. As shown on the plan, that building is a freestanding pad site located on the frontage of the property facing Honeygo Boulevard. Secondly, the Petitioners seek an amendment to the signage proposed for the rears of Buildings 1, 2, 3 and 4. In this regard, Buildings 1 and 2 are located on the north side of Honeygo Center Drive, an access road that leads to the interior of the site from Honeygo Boulevard. Buildings 3 and 4 are located immediately across from Buildings 1 and 2 on the south side of Honeygo Center Drive. Due to the proposed layout, the rears of these buildings face large parking fields. Section 450.4.5.d of the B.C.Z.R. allows signage on the rear façade, only if there is an access/entrance door on that side. Although some of the individual stores in Buildings 1, 2, 3 and 4 may have doors/entrances on their rear side, some of the stores may not. The Petitioners originally sought relief to allow identification signs on the rears of all of the stores. The Petitioners have amended their request and for those stores that do not have a rear entrance, seek relief to allow a sign 75% in area of what would be allowed if there were a rear entrance. Mr. Libercci indicated that the Perry Hall Improvement Association does not object to the current proposal (Petitioner's Exhibit 4).

In support of the requested relief, testimony indicated that the Honeygo Village Commercial Center is part of a large, integrated plan of residential and commercial development to be known as the Honeygo Village and that the project was designed to promote a pedestrian-friendly and small-town type appeal. It was indicated that individuals who patronize the commercial establishments contained within the Center would arrive both on foot and by automobile. The overall sign package proposed is contemplated to provide direction and identification of the various commercial tenants. Additionally, several monument signs will be

ORDER RECEIVED FOR FILING
Date 3/4/04
By

located at key access points entering the property. These monument signs will be located at each side of the entrance and at the internal roundabout located within the interior of the property.

Testimony was also offered regarding the proposed signage on the Weis Grocery Store. This is the largest single commercial establishment proposed within the center. It was indicated that variance relief is necessary for that building in that there will be multiple entrances and that signage is proposed to advertise both food and pharmacy services offered by the store.

As noted above, the Perry Hall Improvement Association does not object to the amended relief. Additionally, a Zoning Advisory Committee comment was received from the Office of Planning which indicates their support of some of the variance requests and the amendments offered at the hearing. However, that agency is opposed to the proposed sign package for the Weis Grocery Store.

Based upon the testimony and evidence offered, I am persuaded to grant the variance requests, as amended. The testimony and evidence presented was sufficient at law to meet the standards set forth in Section 307 of the B.C.Z.R. The property is clearly unique by virtue of its configuration and proposed development, which appears to be a high quality project with enhanced design elements. I believe that the sign package proposed under the amended petition meets the spirit and intent of the regulations and should be approved.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of August 2004 that the Petition for Variance seeking relief, as amended, from Sections 450.4.5.d and 259.9.D of the Baltimore County Zoning Regulations (B.C.Z.R), in accordance with Petitioner's Exhibit A, the five-page site plan marked Petitioner's Exhibits 1A through 1E; the schematic drawing of the Honeygo Village Center marked Petitioner's Exhibit 2; the proposed building and sign elevation drawings marked Petitioner's Exhibit 8; and, the

ORDER RECEIVED FOR FILING
Date 8/4/04
By

Honeygo Village Center Design Guideline Manual marked Petitioner's Exhibit 7, be and the same is hereby GRANTED, subject to the following restrictions:

1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) Only two wall-mounted signs shall be permitted on the Baltimore County Savings Bank Building.

3) For those stores in Buildings 1, 2, 3 and 4 that do not have rear entrances, a sign equaling 75% of what would be allowed if there was an entrance shall be permitted.

4) When applying for a building/sign permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 8/4/04
By

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9400 Scott Moore Way, 5000-5009 Honeygo Center Dr. –
which is presently zoned BL-H

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED

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

To be determined at hearing.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Honeygo Village Center, LLC.

Name - Type or Print

Signature

Lawrence M. Macks, Managing Member

Name - Type or Print

Signature

4750 Owings Mills Boulevard

Address — Telephone No.

Owings Mills, Maryland 21117

City — State — Zip Code

Attorney For Petitioner:

Venable LLP

Name - Type or Print By: Robert A. Hoffman

Signature

Company

210 Allegheny Avenue (410)494-6200

Address — Telephone No.

Towson, Maryland 21204

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

ORDER RECEIVED FOR FILING
Date 9/9/04
By

Case No. 04-520A

RBY 9/15/98

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING
Reviewed By Date 4·30·04

PETITION FOR VARIANCE
9400 Scott Moore Way, 5000-5009 Honeygo Center Drive

1. **Building Nos. 1, 2, 3 and 4 (Front Facades)**

Variance from Sections 450.4.5.d and 259.9.D of the Baltimore County Zoning Regulations ("BCZR") to allow wall-mounted enterprise signage on the front facades of Building Nos. 1 through 4 as follows:

Building No. 1
a maximum of 7 signs, a total of no more than 283 square feet in lieu of the permitted 262 square feet (maximum of 7 tenants/minimum of 2 tenants).

Building No. 2
a maximum of 7 signs, a total of no more than 324 square feet in lieu of the permitted 262 square feet (maximum of 7 tenants/minimum of 3 tenants).

Building No. 3
a maximum of 7 signs, a total of no more than 342 square feet in lieu of the permitted 262 square feet (maximum of 7 tenants/minimum of 3 tenants).

Building No. 4
a maximum of 8 signs, a total of no more than 345 square feet in lieu of the permitted 288 square feet (maximum of 8 tenants/minimum of 3 tenants).

2. **Building Nos. 1, 2, 3 and 4 (Side and Rear Facades)**

Variance from BCZR Sections 450.4.5.d and 259.9.D to allow wall-mounted enterprise signage on the side and rear facades of Building Nos. 1 through 4 (that may or may not provide separate exterior customer entrances) as follows:

Building No. 1
a maximum of 12 signs, a total of 303 square feet.

Building No. 2
a maximum of 12 signs, a total of 276 square feet.

Building No. 3
a maximum of 12 signs, a total of 342 square feet.

Building No. 4
a maximum of 13 signs, a total of 322 square feet.

ORDER RECEIVED FOR FILING
Date 8/4/04
By

3. **Building No. 5**

Variance from BCZR Sections 450.4.5.d and 259.9.D to allow wall-mounted enterprise signage for Building No. 5 as follows:

Front Facade (first and second floors)
a maximum of 27 signs, a total of no more than 1391 square feet in lieu of the permitted 902 square feet (maximum of 21 tenants/minimum of 9 tenants).

Rear and Side Facades
a maximum of 17 signs, a total of 833 square feet (on facades that may or may not have separate exterior customer entrances).

4. **Baltimore County Savings Bank Building**

Variance from BCZR Sections 450.4.5.d and 259.9.D to allow ~~4~~ 2 wall-mounted enterprise signs in lieu of the permitted 1 wall-mounted sign and 1 canopy sign for a building with 1 customer entrance.

5. **Weis Grocery Store**

Variance from BCZR Sections 450.4.5.d and 259.9.D to allow 3 wall-mounted enterprise signs in lieu of the permitted 1 wall-mounted and 1 canopy sign on a facade with one customer entrance (Front/West Facade).

Variance from BCZR Sections 450.4.5.d and 259.9.D to allow a wall-mounted enterprise sign on a facade without a separate customer entrance (Side/South Facade).

6. **Free-Standing Enterprise Signage**

Variance from BCZR Sections 450.4.5.d and 259.9.D to allow 5 monument enterprise signs in lieu of the 0 signs permitted.

TO1DOCS1/DHK01/#183304v1

ORDER RECEIVED FOR FILING
Date 8/4/04
By

CORRECTED 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: #04-500-A
9400 Scott Moore Way, 5000-5009 Honeygo Center Drive
N/side of Joppa Road, and east side of Honey Boulevard
11th Election District 5th Councilmanic District
Legal Owner(s): Honeygo Village Center, LLC, Lawrence Macks, Managing Member

Variance: to permit Nos. 1,2,3 and 4 (front facades) wall-mounted enterprise signage as follows: Building 1 - a maximum of 7 signs, a total of no more than 283 sq. ft. in lieu of the permitted 262 sq. ft. Buildings 2 & 3 - a maximum of 7 signs, total of no more than 324 sq. ft. in lieu of the permitted 262 sq. ft. Building 4 - maximum of 8 signs, total of no more than 345 sq. ft. in lieu of the permitted 288 sq. ft. Buildings 1-4 (Side and Rear facades) to allow wall-mounted enterprise signage on facades that may or may not provide separate exterior customer entrances as follows: Buildings 1-4 - maximum of 13 signs, a total of no more than 342 sq. ft. Building 5 - to allow wall-mounted enterprise signage as follows: Front Facade (1st & 2nd floors) a maximum of 27 signs, a total of no more than 1391 sq. ft. in lieu of the permitted 902 sq. ft. Rear and Side facades - maximum of 17 signs, total of 833 sq. ft. (on facades that may or may not have separate exterior customer entrances). Bank Building - to allow 4 wall-mounted enterprise signs in lieu of the permitted 1 wall mounted sign and 1 canopy sign. Grocery Store to allow 3 wall-mounted enterprise signs in lieu of the permitted 1 wall-mounted and 1 canopy sign (Front/West Facade). To allow a wall-mounted enterprise sign on a facade without a separate exterior customer entrance (Side/South Facade). Free-Standing enterprise signage to allow 5 monument enterprise signs in lieu of the 0 signs permitted.

Hearing: Friday, June 15, 2004 at 1:00 p.m., Room 106, County Office Building, 111 W. Chesapeake Avenue

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

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

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

JT 6/644 June 1 7563

CERTIFICATE OF PUBLICATION

6/2/, 2004

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 6/1/, 2004.

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

S. Wilkinson

LEGAL ADVERTISING

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: #04-500-A
9400 Scott Moore Way, 5000-5009 Honeygo Center Drive
N/side of Joppa Road, and east side of Honey Boulevard
11th Election District 5th Councilmanic District
Legal Owner(s): Honeygo Village Center, LLC, Lawrence Macks, Managing Member

Variance: to permit Building Nos. 1,2,3 and 4 (front facades) wall-mounted enterprise signage as follows: Building 1 - a maximum of 7 signs, a total of no more than 283 sq. ft. in lieu of the permitted 262 sq. ft. Buildings 2 & 3 - a maximum of 7 signs, total of no more than 362 sq. ft. in lieu of the permitted 262 sq. ft. Building 4 - maximum of 8 signs, total of no more than 345 sq. ft. in lieu of the permitted 288 sq. ft. Buildings 1-4 (Side and Rear facades) to allow wall-mounted enterprise signage on facades that may or may not provide separate exterior customer entrances as follows: Buildings 1-4 - maximum of 13 signs, a total of no more than 342 sq. ft. Building 5 - to allow wall-mounted enterprise signage as follows: Front Facade (1st & 2nd floors) a maximum of 27 signs, a total of no more than 1391 sq. ft. in lieu of the permitted 902 sq. ft. Rear and Side facades - maximum of 17 signs, total of 833 sq. ft. (on facades that may or may not have separate exterior customer entrances). Bank Building - to allow 4 wall-mounted enterprise signs in lieu of the permitted 1 wall mounted sign and 1 canopy sign. Grocery Store to allow 3 wall-mounted enterprise signs in lieu of the permitted 1 wall-mounted and 1 canopy sign (Front/West Facade). To allow a wall-mounted enterprise sign on a facade without a separate exterior customer entrance (Side/South Facade). Free-Standing enterprise signage to allow 5 monument enterprise signs in lieu of the 0 signs permitted.

Hearing: Tuesday, July 6, 2004 at 9:00 a.m., Room 107, County Courts Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 6/752 June 15

9374

CERTIFICATE OF PUBLICATION

6/17/, 2004

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 6/15/, 2004.

- [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

No. 36076

DATE 4-30-04 ACCOUNT 001-006-6150

AMOUNT $ 325.00

RECEIVED FROM: Honeygo Village — Venable

FOR: VAR.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
4/30/2004	4/30/2004	14:13:25	2

REG HS04 WALKIN HOL HWD
RECEIPT # 264191 4/30/2004 DFLR
Dept 5 528 ZONING VERIFICATION
TR NO. 036076
Rcpt Tot $325.00
$325.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 04-500-A

Petitioner/Developer: HONEYGO VILLAGE CENTER

Date of Hearing/Closing: JULY 6, 2004

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

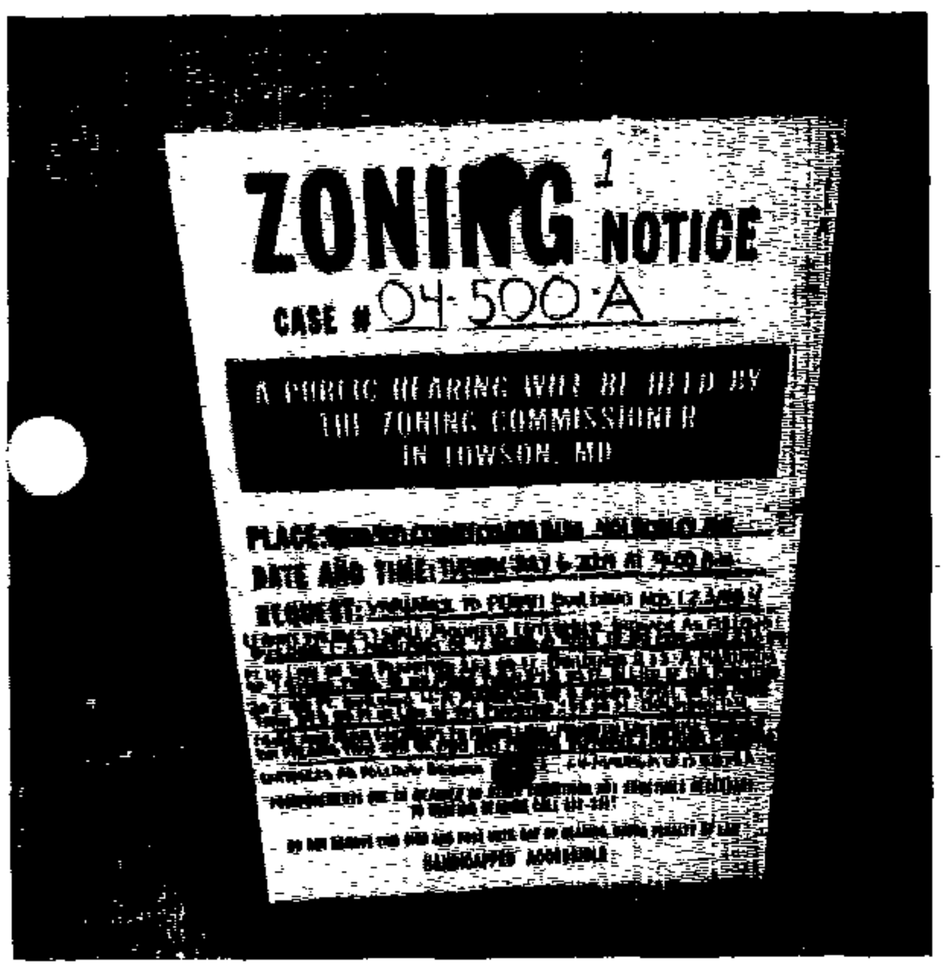
ATTN: Kristen Matthews {(410) 887-3394}

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: 9400 SCOTT MOORE WAY, 5000-5009 HONEYGO CENTER DRIVE

The sign(s) were posted on 6/21/04
(Month, Day, Year)

Sincerely,



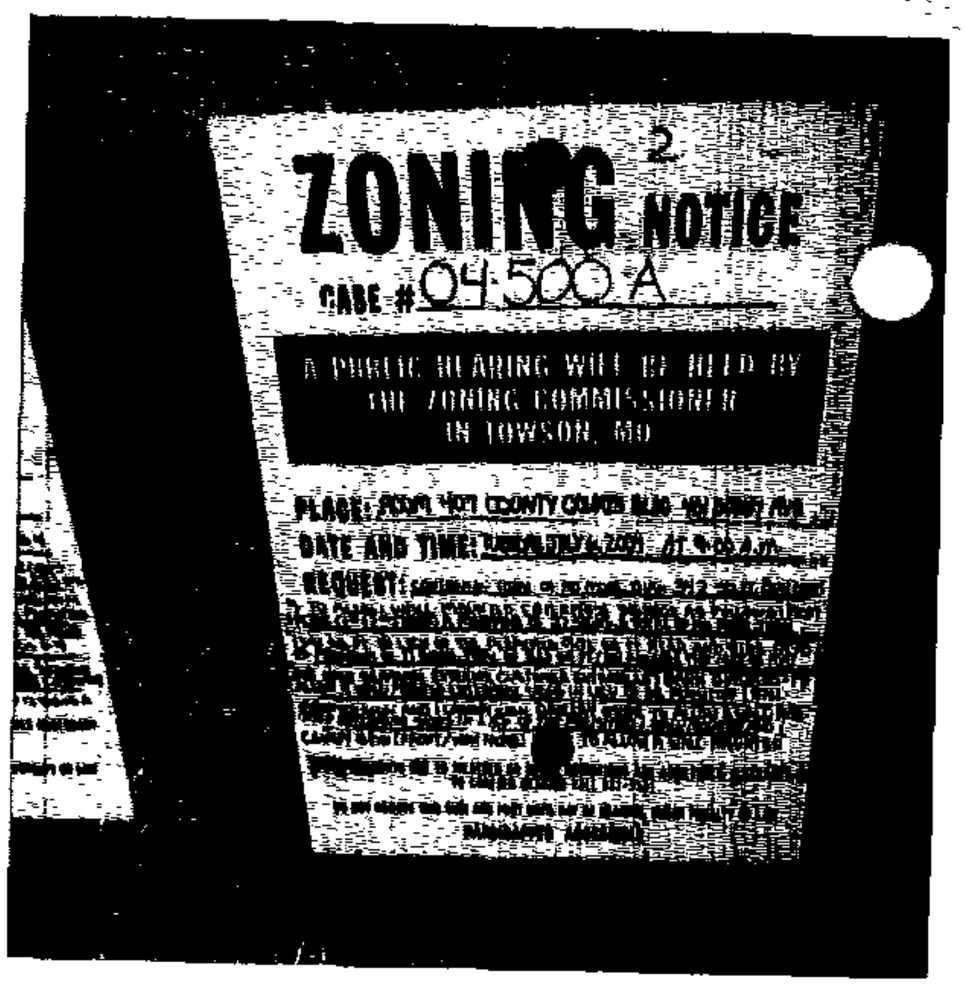
Robert Black 6/23/04
(Signature of Sign Poster) (Date)

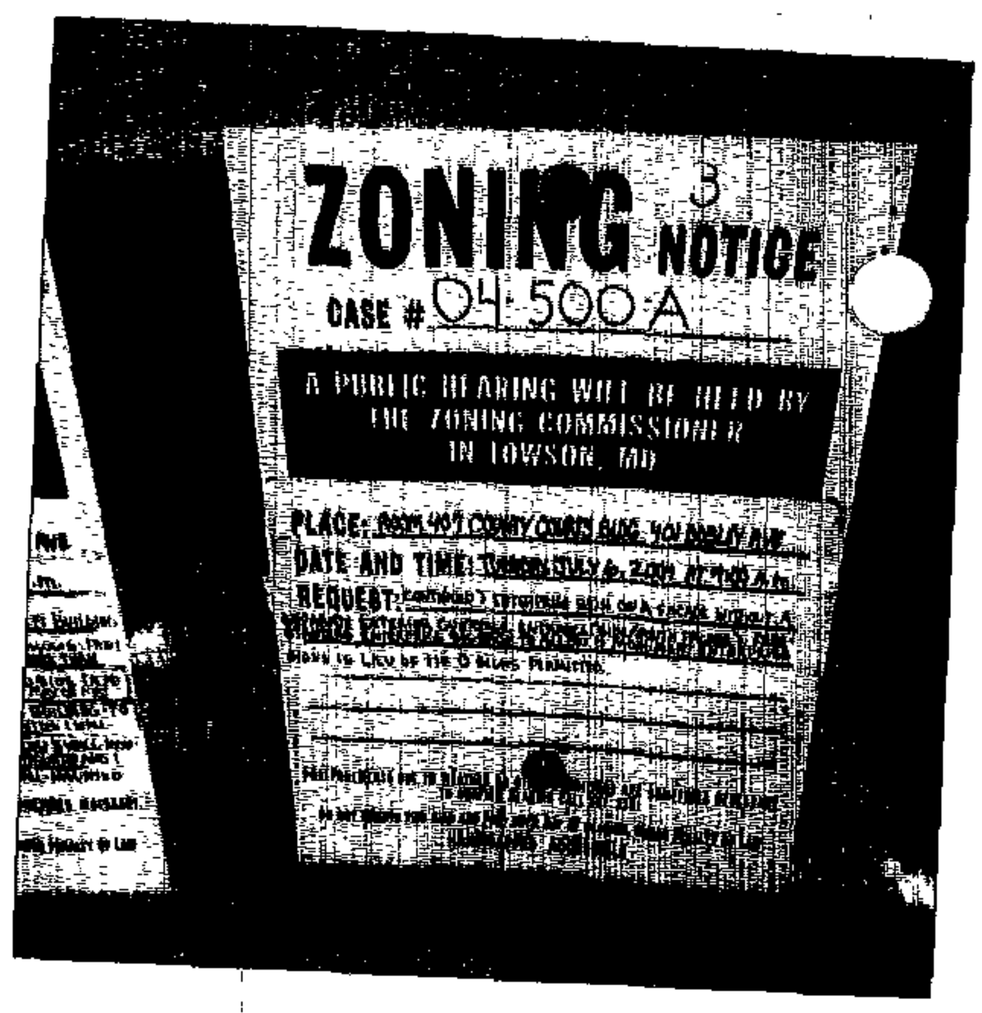
SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)


2
ZONING NOTICE
CASE # 04-500-A
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD
PLACE:
DATE AND TIME:
REQUEST:


3
ZONING NOTICE
CASE # 04-500-A
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD
PLACE:
DATE AND TIME:
REQUEST:

CERTIFICATE OF POSTING

RE: Case No.: 04-500-A

Petitioner/Developer: HONEYGO VILLAGE CENTER, LLC, LAWRENCE MACKS, MANAGING MEMBER

Date of Hearing/Closing: JUNE 15, 2004

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

ATTN: Kristen Matthews {(410) 887-3394}

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: HONEYGO BLVD

The sign(s) were posted on 5/29/04
(Month, Day, Year)

Sincerely,

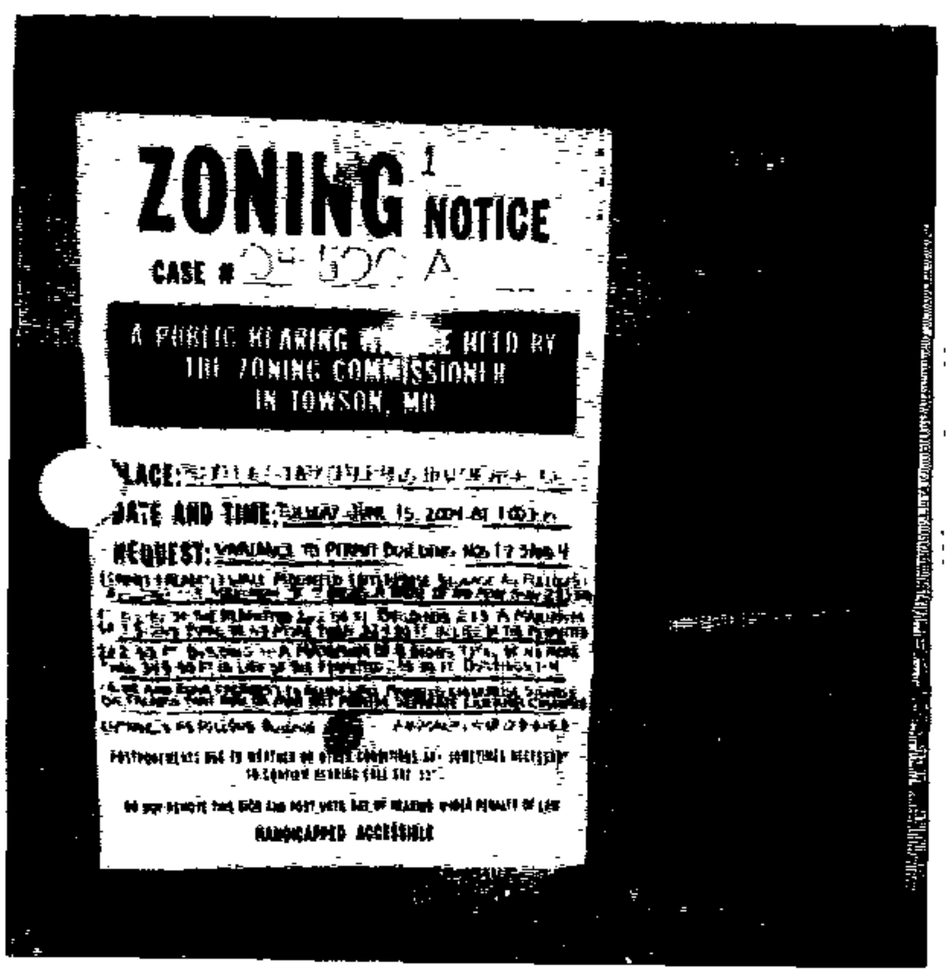
Robert Black 5/29/04
(Signature of Sign Poster) (Date)

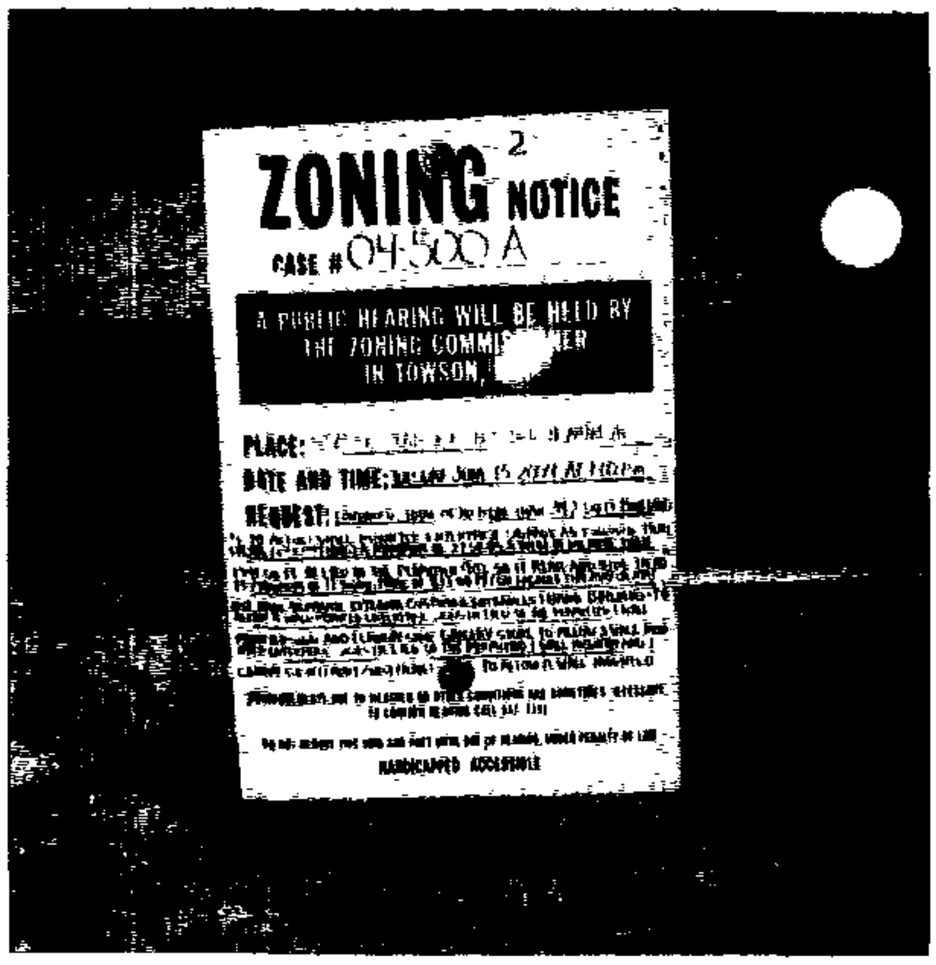
SSG Robert Black
(Print Name)

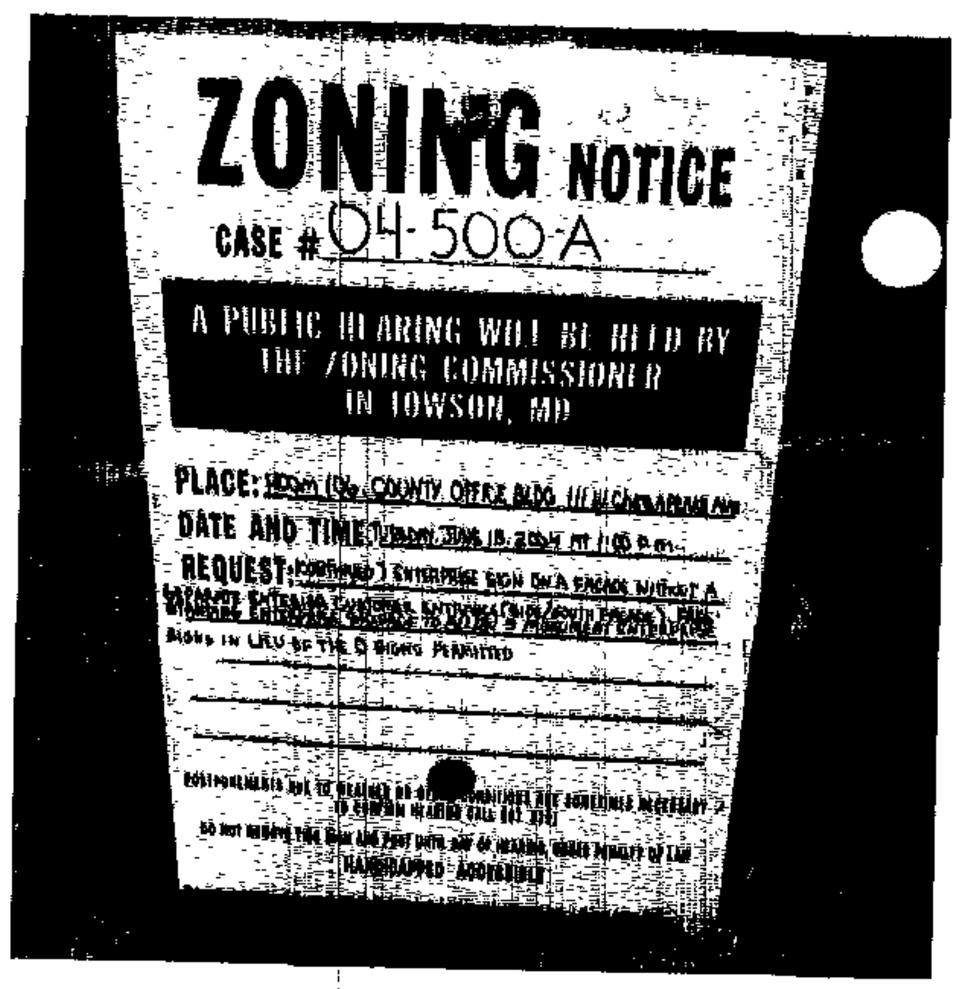
1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)




ZONING NOTICE
CASE # 04-500 A
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON,
PLACE:
DATE AND TIME:
REQUEST:
HANDICAPPED ACCESSIBLE


ZONING NOTICE
CASE # 04-500 A
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD
PLACE:
DATE AND TIME:
REQUEST:
HANDICAPPED ACCESSIBLE

Department of Permits and Development Management

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

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

June 4, 2004

CORRECTED 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: 04-500-A
9400 Scott Moore Way, 5000-5009 Honeygo Center Drive
N/side of Joppa Road, and east side of Honey Boulevard
11th Election District – 5th Councilmanic District
Legal Owner: Honeygo Village Center, LLC, Lawrence Macks, Managing Member

Variance to permit Building Nos. 1,2,3 and 4 (front facades) wall-mounted enterprise signage as follows: Building 1 – a maximum of 7 signs, a total of no more than 283 sq. ft. in lieu of the permitted 262 sq. ft. Buildings 2 & 3 – a maximum of 7 signs, total of no more than 344 sq. ft. in lieu of the permitted 262 sq. ft. Building 4 – maximum of 8 signs, total of no more than 345 sq. ft. in lieu of the permitted 288 sq. ft. Buildings 1-4 (Side and Rear facades) to allow wall-mounted enterprise signage on facades that may or may not provide separate exterior customer entrances as follows: Buildings 1-4 – maximum of 13 signs a total of no more than 342 sq. ft. Building 5 – to allow wall-mounted enterprise signage as follows: Front Façade (1st & 2nd floors) a maximum of 27 signs, a total of no more than 1391 sq. ft. in lieu of the permitted 902 sq. ft. Rear and Side facades – maximum of 17 signs, total of 833 sq. ft. (on facades that may or may not have separate exterior customer entrances). Bank Building – to allow 4 wall-mounted enterprise signs in lieu of the permitted 1 wall-mounted sign and 1 canopy sign. Grocery Store to allow 3 wall-mounted enterprise signs in lieu of the permitted 1 wall-mounted and 1 canopy sign (Front/West Façade). To allow a wall-mounted enterprise sign on a façade without a separate exterior customer entrance (Side/South Façade). Free-Standing enterprise signage to allow 5 monument enterprise signs in lieu of the 0 signs permitted.

Hearing: Tuesday, July 6, 2004, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Rob Hoffman, 210 Allegheny Avenue, Towson 21204
Honeygo Village Center, LLC, 4750 Owings Mills Blvd., Owings Mills 21117

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 21, 2004.**
(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 on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Tuesday, ~~June 18~~, 2004 Issue - Jeffersonian

Please forward billing to:
Amy Dontell 410-494-6244
210 Allegheny Avenue
Towson, MD 21204

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: 04-500-A
9400 Scott Moore Way, 5000-5009 Honeygo Center Drive
N/side of Joppa Road, and east side of Honey Boulevard
11th Election District – 5th Councilmanic District
Legal Owner: Honeygo Village Center, LLC, Lawrence Macks, Managing Member

Variance to permit Building Nos. 1,2,3 and 4 (front facades) wall-mounted enterprise signage as follows: Building 1 – a maximum of 7 signs, a total of no more than 283 sq. ft. in lieu of the permitted 262 sq. ft. Buildings 2 & 3 – a maximum of 7 signs, total of no more than 324 sq. ft. in lieu of the permitted 262 sq. ft. *Building 4 – maximum of 8 signs, total of no more than 345 sq. ft. in lieu of the permitted 288 sq. ft.* Buildings 1-4 (Side and Rear facades) to allow wall-mounted enterprise signage on facades that may or may not provide separate exterior customer entrances as follows: Buildings 1-4 – maximum of 13 signs, a total of no more than 342 sq. ft. Building 5 – to allow wall-mounted enterprise signage as follows: Front Façade (1st & 2nd floors) a maximum of 27 signs, a total of no more than 1391 sq. ft. in lieu of the permitted 902 sq. ft. Rear and Side facades – maximum of 17 signs, total of 833 sq. ft. (on facades that may or may not have separate exterior customer entrances). Bank Building – to allow 4 wall-mounted enterprise signs in lieu of the permitted 1 wall-mounted sign and 1 canopy sign. Grocery Store to allow 3 wall-mounted enterprise signs in lieu of the permitted 1 wall-mounted and 1 canopy sign (Front/West Façade). To allow a wall-mounted enterprise sign on a façade without a separate exterior customer entrance (Side/South Façade). Free-Standing enterprise signage to allow 5 monument enterprise signs *in lieu of the 0 signs permitted.*

Hearing: Tuesday, July 6, 2004, at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 1, 2004 Issue - Jeffersonian

Please forward billing to:
Amy Dontell
210 Allegheny Avenue
Towson, MD 21204
410-494-6244

Corrected **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: 04-500-A
9400 Scott Moore Way, 5000-5009 Honeygo Center Drive
N/side of Joppa Road, and east side of Honey Boulevard
11th Election District – 5th Councilmanic District
Legal Owner: Honeygo Village Center, LLC, Lawrence Macks, Managing Member

Variance to permit Building Nos. 1,2,3 and 4 (front facades) wall-mounted enterprise signage as follows: Building 1 – a maximum of 7 signs, a total of no more than 283 sq. ft. in lieu of the permitted 262 sq. ft. Buildings 2 & 3 – a maximum of 7 signs, total of no more than 324 sq. ft. in lieu of the permitted 262 sq. ft. Building 4 – maximum of 8 signs, total of no more than 345 sq. ft. in lieu of the permitted 288 sq. ft. Buildings 1-4 (Side and Rear facades) to allow wall-mounted enterprise signage on facades that may or may not provide separate exterior customer entrances as follows: Buildings 1-4 – maximum of 13 signs, a total of no more than 342 sq. ft. Building 5 – to allow wall-mounted enterprise signage as follows: Front Façade (1st & 2nd *floors) a maximum of 27 signs, a total of no more than 1391 sq. ft. in lieu of the* permitted 902 sq. ft. Rear and Side facades – maximum of 17 signs, total of 833 sq. ft. (on facades that may or may not have separate exterior customer entrances). Bank Building – to allow 4 wall-mounted enterprise signs in lieu of the permitted 1 wall-mounted sign and 1 canopy sign. Grocery Store to allow 3 wall-mounted enterprise signs in lieu of the permitted 1 wall-mounted and 1 canopy sign (Front/West Façade). To allow a wall-mounted enterprise sign on a façade without a separate exterior customer entrance (Side/South Façade). Free-Standing enterprise signage to allow 5 monument enterprise signs in lieu of the 0 signs permitted.

Hearing: Tuesday,June 15, 2004, at 1:00 p.m. in Room 106, County Office Building, 111. West Chesapeake Avenue.

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

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

Baltimore County

James T. Smith, Jr., County Executive
Timothy M Kotroco, Director

May 27, 2004

CORRECTED 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: 04-500-A
9400 Scott Moore Way, 5000-5009 Honeygo Center Drive
N/side of Joppa Road, and east side of Honey Boulevard
11th Election District – 5th Councilmanic District
Legal Owner: Honeygo Village Center, LLC, Lawrence Macks, Managing Member

Variance to permit Building Nos. 1,2,3 and 4 (front facades) wall-mounted enterprise signage as follows: Building 1 – a maximum of 7 signs, a total of no more than 283 sq. ft. in lieu of the permitted 262 sq. ft. Buildings 2 & 3 – a maximum of 7 signs, total of no more than 324 sq. ft. in lieu of the permitted 262 sq. ft. Building 4 – maximum of 8 signs, total of no more than 345 sq. ft. in lieu of the permitted 288 sq. ft. Buildings 1-4 (Side and Rear facades) to allow wall-mounted enterprise signage on facades that may or may not provide separate exterior customer entrances as follows: Buildings 1-4 – maximum of 13 signs, a total of no more than 342 sq. ft. Building 5 – to allow wall-mounted enterprise signage as follows: Front Façade (1st & 2nd floors) a maximum of 27 signs, a total of no more than 1391 sq. ft. in lieu of the permitted 902 sq. ft. Rear and Side facades – maximum of 17 signs, total of 833 sq. ft. (on facades that may or may not have separate exterior customer entrances). Bank Building – to allow 4 wall-mounted enterprise signs in lieu of the permitted 1 wall-mounted sign and 1 canopy sign. Grocery Store to allow 3 wall-mounted enterprise signs in lieu of the permitted 1 wall-mounted and 1 canopy sign (Front/West Façade). To allow a wall-mounted enterprise sign on a façade without a separate exterior customer entrance (Side/South Façade). Free-Standing enterprise signage to allow 5 monument enterprise signs in lieu of the 0 signs permitted.

Hearing: Tuesday,June 15, 2004, at 1:00 p.m. in Room 106, County Office Building, 111. West Chesapeake Avenue.

Timothy Kotroco
Director

TK:klm

C: Rob Hoffman, 210 Allegheny Avenue, Towson 21204
Honeygo Village Center, LLC, 4750 Owings Mills Blvd., Owings Mills 21117

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 29, 2004.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 1, 2004 Issue - Jeffersonian

Please forward billing to:
Amy Dontell
210 Allegheny Avenue
Towson, MD 21204

410-494-6244

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: 04-500-A
9400 Scott Moore Way, 5000-5009 Honeygo Center Drive
N/side of Joppa Road, and east side of Honey Boulevard
11th Election District – 5th Councilmanic District
Legal Owner: Honeygo Village Center, LLC, Lawrence Macks, Managing Member

Variance to permit Building Nos. 1,2,3 and 4 (front facades) wall-mounted enterprise signage as follows: Building 1 – a maximum of 7 signs, a total of no more than 283 sq. ft. in lieu of the permitted 262 sq. ft. Buildings 2 & 3 – a maximum of 7 signs, total of no more than 324 sq. ft. in lieu of the permitted 262 sq. ft. Building 4 – maximum of 8 signs, total of no more than 345 sq. ft. in lieu of the permitted 288 sq. ft. Buildings 1-4 (Side and Rear facades) to allow wall-mounted enterprise signage on facades that may or may not provide separate exterior customer entrances as follows: Buildings 1-4 – maximum of 13 signs, a total of no more than 342 sq. ft. Building 5 – to allow wall-mounted enterprise signage as follows: Front Façade (1st & 2nd floors) a maximum of 27 signs, a total of no more than 1391 sq. ft. in lieu of the permitted 902 sq. ft. Rear and Side facades – maximum of 17 signs, total of 833 sq. ft. (on facades that may or may not have separate exterior customer entrances). Bank Building – to allow 4 wall-mounted enterprise signs in lieu of the permitted 1 wall-mounted sign and 1 canopy sign. Grocery Store to allow 3 wall-mounted enterprise signs in lieu of the permitted 1 wall-mounted and 1 canopy sign (Front/West Façade). To allow a wall-mounted enterprise sign on a façade without a separate exterior customer entrance (Side/South Façade). Free-Standing enterprise signage to allow 5 monument enterprise signs in lieu of the 0 signs permitted.

Hearing: Tuesday,June 15, 2004, at 1:00 p.m. in Room 106, County Office Building, 111. West Chesapeake Avenue.

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

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

Baltimore County

James T Smith, Jr., County Executive
Timothy M Kotroco, Director

May 10, 2004

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: 04-500-A
9400 Scott Moore Way, 5000-5009 Honeygo Center Drive
N/side of Joppa Road, and east side of Honey Boulevard
11th Election District – 5th Councilmanic District
Legal Owner: Honeygo Village Center, LLC, Lawrence Macks, Managing Member

Variance to permit Building Nos. 1,2,3 and 4 (front facades) wall-mounted enterprise signage as follows: Building 1 – a maximum of 7 signs, a total of no more than 283 sq. ft. in lieu of the permitted 262 sq. ft. Buildings 2 & 3 – a maximum of 7 signs, total of no more than 324 sq. ft. in lieu of the permitted 262 sq. ft. Building 4 – maximum of 8 signs, total of no more than 345 sq. ft. in lieu of the permitted 288 sq. ft. Buildings 1-4 (Side and Rear facades) to allow wall-mounted enterprise signage on facades that may or may not provide separate exterior customer entrances as follows: Buildings 1-4 – maximum of 13 signs, a total of no more than 342 sq. ft. Building 5 – to allow wall-mounted enterprise signage as follows: Front Façade (1st & 2nd floors) a maximum of 27 signs, a total of no more than 1391 sq. ft. in lieu of the permitted 902 sq. ft. Rear and Side facades – maximum of 17 signs, total of 833 sq. ft. (on facades that may or may not have separate exterior customer entrances). Bank Building – to allow 4 wall-mounted enterprise signs in lieu of the permitted 1 wall-mounted sign and 1 canopy sign. Grocery Store to allow 3 wall-mounted enterprise signs in lieu of the permitted 1 wall-mounted and 1 canopy sign (Front/West Façade). To allow a wall-mounted enterprise sign on a façade without a separate exterior customer entrance (Side/South Façade). Free-Standing enterprise signage to allow 5 monument enterprise signs in lieu of the 0 signs permitted.

Hearing: Tuesday, July 6, 2004, at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

Timothy Kotroco
Director

TK:klm

C: Rob Hoffman, 210 Allegheny Avenue, Towson 21204
Honeygo Village Center, LLC, 4750 Owings Mills Blvd., Owings Mills 21117

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 21, 2004.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 22, 2004 Issue - Jeffersonian

Please forward billing to:
Amy Dontell
210 Allegheny Avenue
Towson, MD 21204

410-494-6244

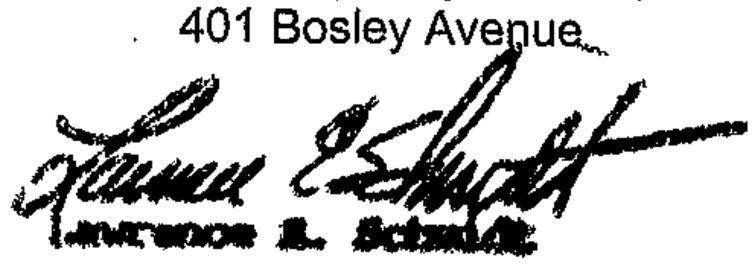
NOTICE OF ZONING HEARING

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: 04-500-A
9400 Scott Moore Way, 5000-5009 Honeygo Center Drive
N/side of Joppa Road, and east side of Honey Boulevard
11th Election District – 5th Councilmanic District
Legal Owner: Honeygo Village Center, LLC, Lawrence Macks, Managing Member

Variance to permit Building Nos. 1,2,3 and 4 (front facades) wall-mounted enterprise signage as follows: Building 1 – a maximum of 7 signs, a total of no more than 283 sq. ft. in lieu of the permitted 262 sq. ft. Buildings 2 & 3 – a maximum of 7 signs, total of no more than 324 sq. ft. in lieu of the permitted 262 sq. ft. Building 4 – maximum of 8 signs, total of no more than 345 sq. ft. in lieu of the permitted 288 sq. ft. Buildings 1-4 (Side and Rear facades) to allow wall-mounted enterprise signage on facades that may or may not provide separate exterior customer entrances as follows: Buildings 1-4 – maximum of 13 signs, a total of no more than 342 sq. ft. Building 5 – to allow wall-mounted enterprise signage as follows: Front Façade (1st & 2nd floors) a maximum of 27 signs, a total of no more than 1391 sq. ft. in lieu of the permitted 902 sq. ft. Rear and Side facades – maximum of 17 signs, total of 833 sq. ft. (on facades that may or may not have separate exterior customer entrances). Bank Building – to allow 4 wall-mounted enterprise signs in lieu of the permitted 1 wall-mounted sign and 1 canopy sign. Grocery Store to allow 3 wall-mounted enterprise signs in lieu of the permitted 1 wall-mounted and 1 canopy sign (Front/West Façade). To allow a wall-mounted enterprise sign on a façade without a separate exterior customer entrance (Side/South Façade). Free-Standing enterprise signage to allow 5 monument enterprise signs in lieu of the 0 signs permitted.

Hearing: Tuesday, July 6, 2004, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



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: 500

Petitioner: Honeygo Village Center, LLC

Address or Location: 9400 Scott Moore Way, 5000-5009 Honeygo Center Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy L. Dontell

Address: 210 Allegheny Avenue
Towson, Maryland 21204

Telephone Number: 410-494-6244

Revised 2/20/98 - SCJ

Department of Permits and Development Management

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

Baltimore County

James T. Smith, Jr., County Executive
Timothy M Kotroco, Director

June 28, 2004

Robert A. Hoffman
Venable, LLP
210 Allegheny Avenue
Towson, Maryland 21204

Dear Mr. Hoffman:

RE: Case Number:04-500-A, 9400 Scott Moore Way, 5000-5009 Honeygo Center Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 30, 2004.

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: clb

Enclosures

c: People's Counsel
Honeygo Village Center, LLC. Lawrence Macks 4750 Owings Mills Blvd, Owings Mills 21117

Printed 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

May 10, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: May 10, 2004

Item No.: 472, 488, 490-501 (500)

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.

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

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

cc: File

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley JDO/RBS

DATE: May 18, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of May 3, 2004

__X__ The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-472
04-488
04-489
04-490
04-491
04-493
04-494
04-496
04-496
04-497
04-498
04-499
04-500
04-501

Reviewers: Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

SHA
State Highway Administration
Driven to Excel

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5·11·04

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

RE: Baltimore County
Item No. 500 JCM

Dear. Ms.Matthews:

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: May 18, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For May 17, 2004
Item Nos. 472, 488,489, 490, 492, 494,
496, 497, 498, 499, 500 and 501

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

RWB:CEN:jrb

cc: File

ZAC-01-17-2004-NO COMMENT ITEMS 472 AND 488-501-05182004

Ls 7/6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: June 11, 2004

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

RECEIVED
JUN 14 2004
ZONING COMMISSIONER

SUBJECT: 9400 Scott Moore Way

INFORMATION:

Item Number: ~~4-520~~ 04-500-A

Petitioner: Honeygo Village Center, LLC

Zoning: BL-H

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and provides the following:

1. **Buildings No. 1,2,3 and 4 (front facades):**
   Variance from Sections 450.4.5.d and 259.9D of the BCZR to allow wall-mounted enterprise signage on the front facades of Buildings Nos. 1 through 4:
   a. Building # 1 – a maximum of 7 signs, not to exceed a total of 283 square feet in lieu of the permitted 262 square feet. Staff does not oppose the requested variances.
   b. Building # 2 and 3 – a maximum of 7 signs, not to exceed a total of 324 square feet in lieu of the permitted 262 square feet. Staff does not oppose the requested variances.
   c. Building # 4 – a maximum of 8 signs, not to exceed a total of 345 square feet in lieu of the permitted 288 square feet. Staff does not oppose the requested variances.

2. **Buildings No. 1,2,3 and 4 (Side and Rear Facades):**
   In regard to the request to allow signs at the side and rear façade:
   a. Staff does not oppose signage on the side façades.
   b. Staff <u>does not</u> support the request germane to the rear façade signage.

3. **Building No. 5:**
   Variance from BCZR Sections 450.4.5.d and 259.D to allow wall-mounted enterprise signage for Building No. 5

   a. Front Façade (first and second floor):

      Staff does not oppose the request to allow a maximum of 27 signs, not to exceed 1,391 square feet in lieu of the permitted 902 square feet.

   b. Rear and Side Façade:

      Staff does not oppose a maximum of 17 signs, not to exceed a total 833 square feet (on facades that may or may not have separate exterior entrances).

4. **Baltimore County Savings Bank Building:**
   Variance from BCZR Sections 450.4.5.d and 259.9 D to allow 4 wall-mounted enterprise signs in lieu of the permitted 1 wall-mounted sign and 1 canopy sign for a building with 1 customer entrance (Side/South Façade).

   Staff only supports two (2) signs as discussed with the Perry Hall Improvement Association (see attached).

5. **Weis Grocery Store:**

   Variance from BCZR Sections 450.4.5.d and 259.9.D to allow 3 wall-mounted enterprise signs in lieu of the permitted 1 wall-mounted and 1 canopy sign for a building with 1 customer entrance.

   Staff does not support this variance request.

   Variance from the BCZR Sections 450.4.5.d and 259.9.D to allow a wall-mounted enterprise sign on a façade without a separate customer entrance (side/south façade).

   Staff does not oppose this variance request.

6. **Free-Standing Enterprise Sign:**
   Variance from the BCZR Sections 450.4.5.d and 259.9D to allow 5 monument enterprise signs in lieu -of the 0 signs permitted.
   Staff does not oppose this request.

Prepared by: Mark A Cummings

Division Chief: Lynn Lochner

AFK/LL:MAC:

Attachment:

Jon Mayers

From: libercci [libercci@bcpl.net]
Sent: Friday, June 04, 2004 9:19 AM
To: Jon Mayers; karin brown planning; Vincent Gardina
Subject: Sign Variances at the Village Center

Jonathan: The Perry Hall Improvement Association's Board of Directors(Board) considered your request for variances to the sign regulations at the Village Center at its regularly scheduled meeting on June 3, 2004.

After some discussion, during which I informed them that you had agreed to modify your request for the bank building from 4 signs to 2 signs, the Board voted not to oppose any of your requested variances.

As you can see, I have taken the liberty to notify the Department of Planning and the Councilman of this decision.

Bill Libercci,Chairman
Zoning and Development Committee
Perry Hall Improvement Association

RE:	PETITION FOR VARIANCE 9400 Scott Moore Way, 5000-5009 Honeygo Ctr Dr; N/side Joppa Rd & E/side Honeygo Blvd* 11th Election & 5th Councilmanic Districts Legal Owner(s): Honeygo Village Center, LLC, Lawrence M. Macks Managing Member Petitioner(s)	* * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 04-500-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 12th day of May, 2004, a copy of the foregoing Entry of Appearance was mailed to, Robert A Hoffman, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED
MAY 12 2004
Per.....

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

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER
DATE 7/6/04

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
BILL MONIK	MRA	TOWSON 21286	wmonk@mragta.com
SCOTT SIMON	5107 CRYSTAL PARK LANE	ELLICOTT CITY, MD 21043	SCOTT@MARYLANDCLIPS.COM
GARY GETZ	MRA	TOWSON, MD 21286	GGETZ@MRAGTA.COM
DAVID GOLDBLOOM	GREENBERG COMMERCIAL	OWINGS MILLS, MD 21117	DGOLDBLOOM@Elgreenberg.com
JIM HERMANN	1895 EDEN MILL ROAD	PIKESVILLE, MD 21132	jhermann@MRAGTA.com
Rob Hoffman	210 Allegheny Ave	Towson, 21204	RAHoffman@Venable.com
Jonathan Mayers	4750 Owings Mills Blvd.	Owings Mills, MD 21117	Jon@Mackts.com

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 4-500-A
DATE 7-6-04

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Wm LIBERCCI	19 SHAWN CT	BALTO. Md. 21236	LIBERCCI@BCPL.net

Hoffman, Robert A.

From: Jon Mayers [JON@macks.com]
Sent: Tuesday, June 29, 2004 10:15 AM
To: Hoffman, Robert A.
Subject: *FW: Sign Variances at the Village Center*

Jonathan C. Mayers
Chesapeake Realty & Development, Inc.
4750 Owings Mills Boulevard
Owings Mills, MD 21117
(410) 356-9900 ext.# 234

-----Original Message-----
From: libercci [mailto:libercci@bcpl.net]
Sent: Tuesday, June 29, 2004 10:01 AM
To: CHMcGRAW@co.ba.md.us; Jon Mayers
Cc: karin brown planning; tim; Vincent Gardina
Subject: FWD: Sign Variances at the Village Center

Mr. McGraw: This is the e-mail I sent, on behalf of the Perry Hall Improvement Association (PHIA), to Mr. Mayers regarding the Village Center's request for variances to the sign regulations. We are planning to appear at the Zoning Commissioner's hearing on July 6, 2004 and put this position on the record. Since the order from a prior hearing regarding signage at the the Village Center says the PHIA must comment on all signage at the Center, please let this serve to inform you and any other interested County agency that the PHIA supports any signage at the Center which is permitted as a matter of right.

Hopefully, this will enable the tenants at the Center and the County to proceed on signs that are permitted by right, without further delay.

William M. Libercci. Sr.
Chairman, Zoning and Development Committee
Perry Hall Improvement Association
>===== Original Message From libercci <libercci@bcpl.net> =====
Jonathan: The Perry Hall Improvement Association's Board of Directors(Board)
considered your request for variances to the sign regulations at the Village Center at its regularly scheduled meeting on June 3, 2004.

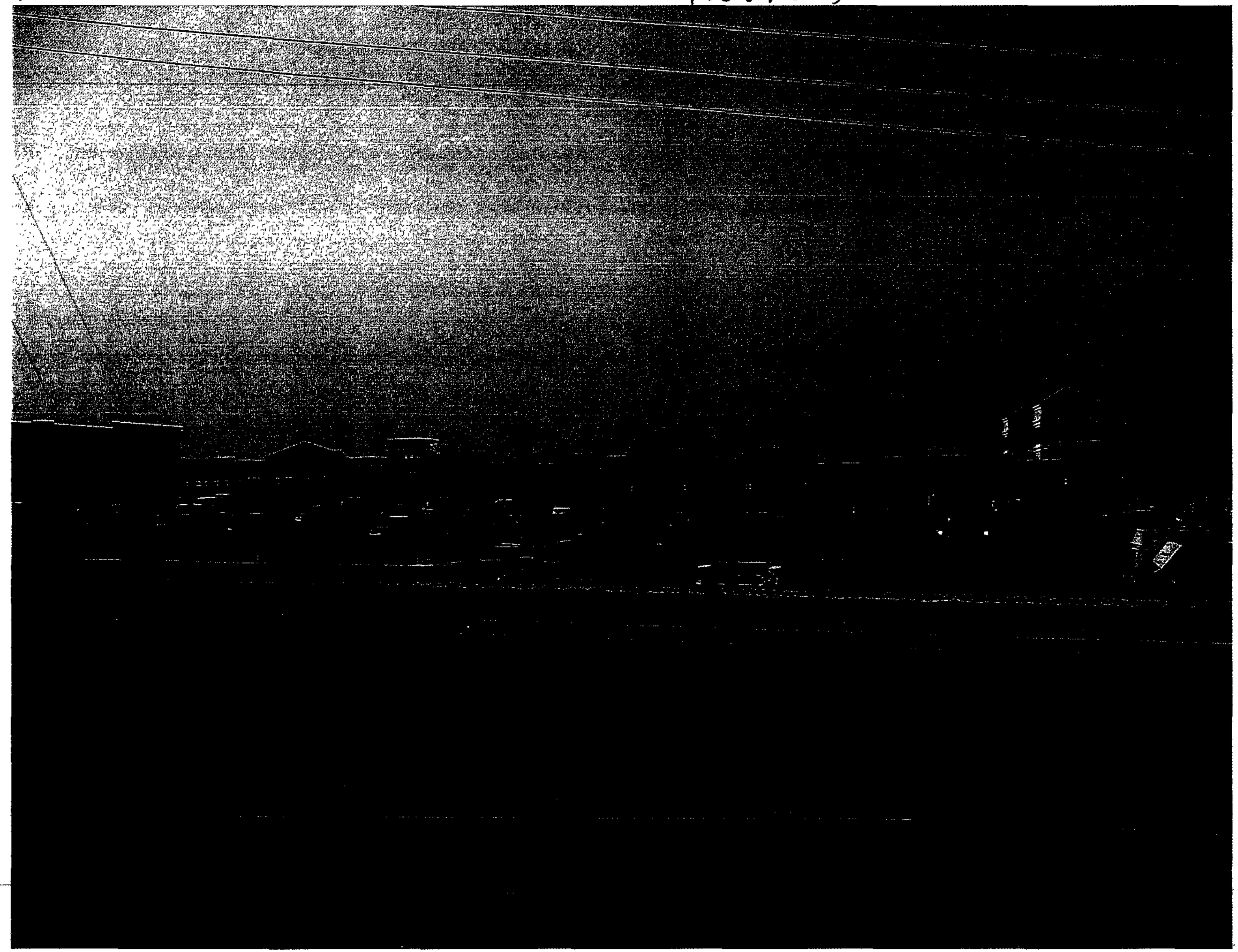
After some discussion, during which I informed them that you had agreed to modify your request for the bank building from 4 signs to 2 signs, the Board voted not to oppose any of your requested variances.

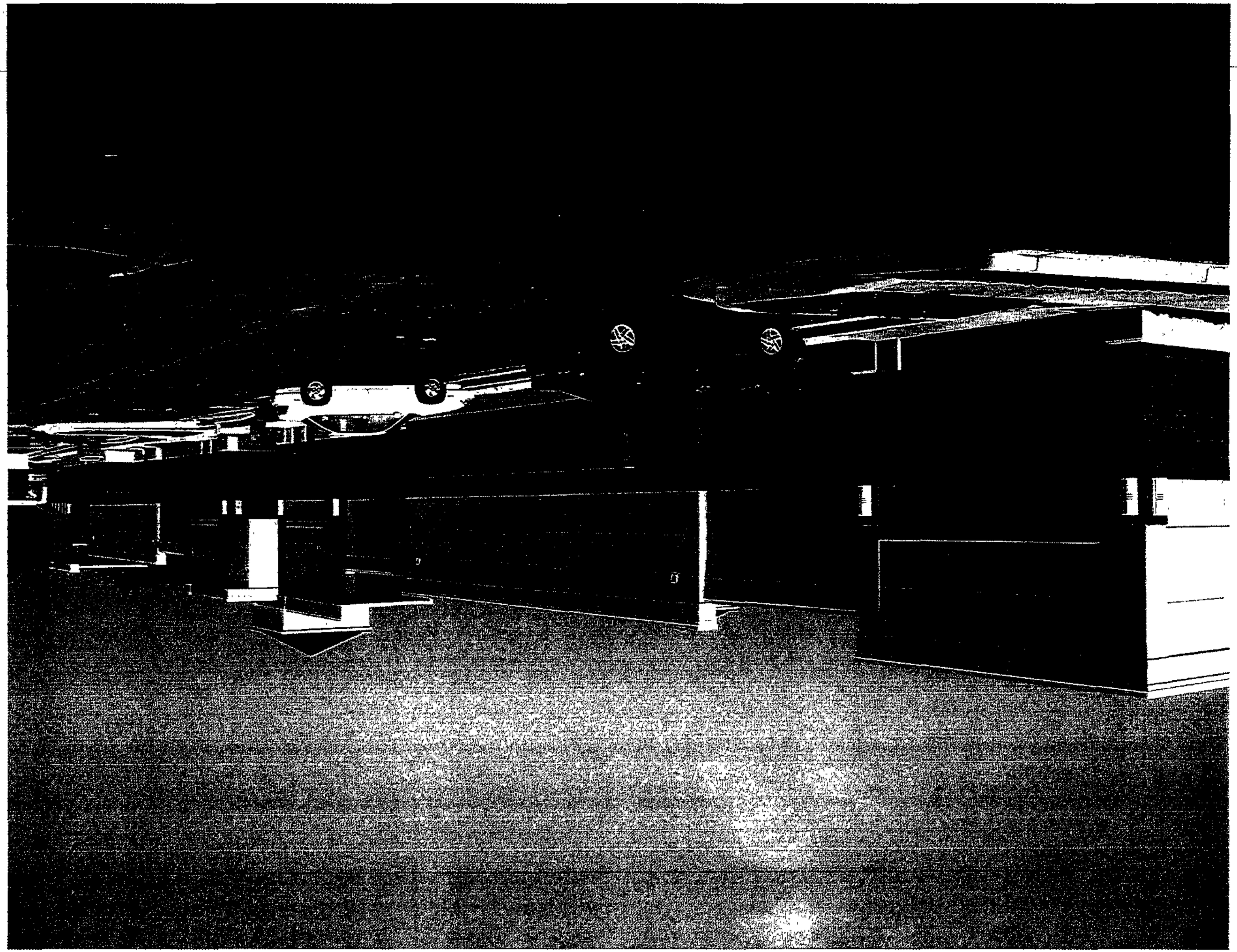
As you can see, I have taken the liberty to notify the Department of Planning and the Councilman of this decision.

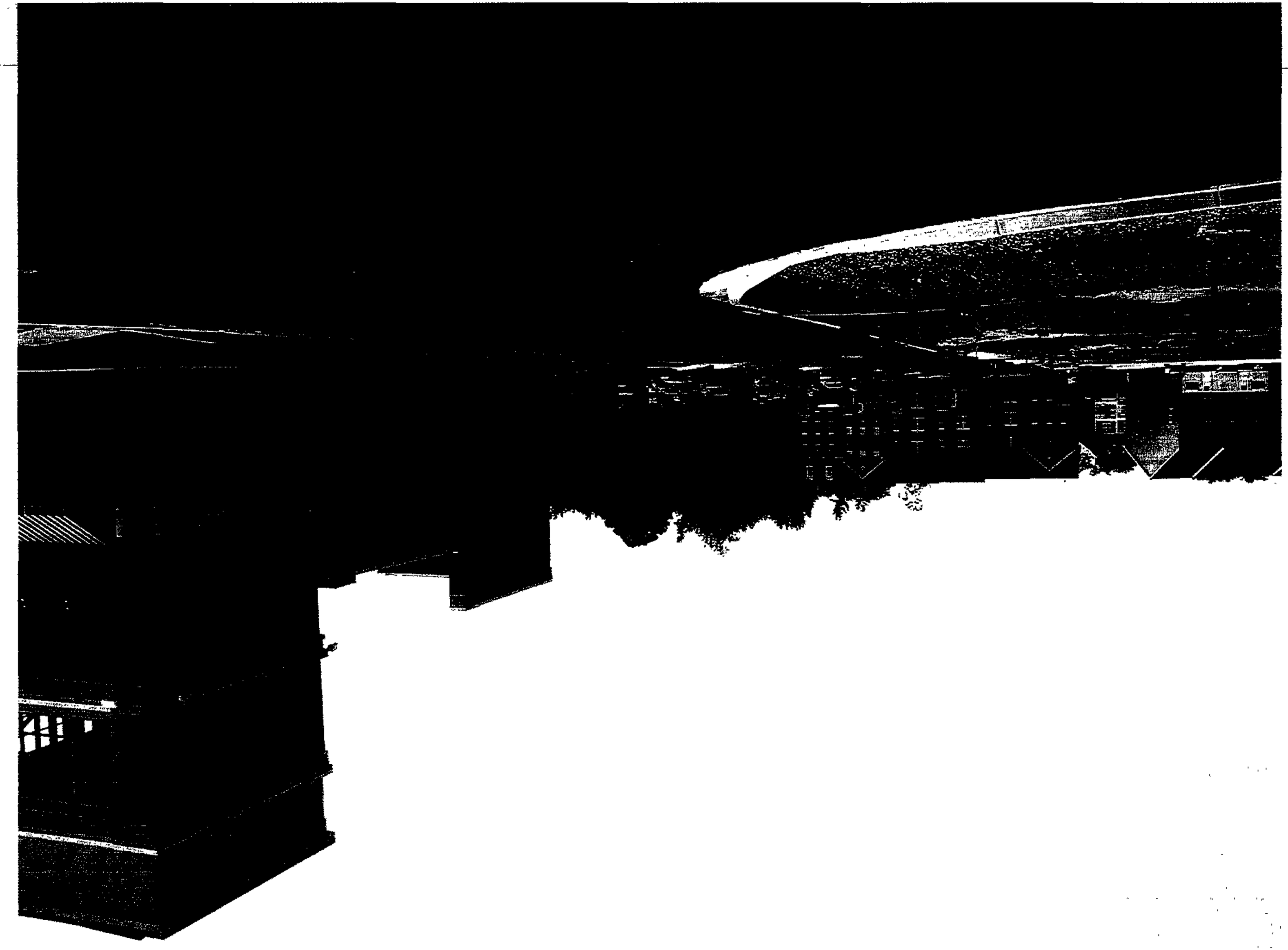
Bill Libercci,Chairman
Zoning and Development Committee
Perry Hall Improvement Association

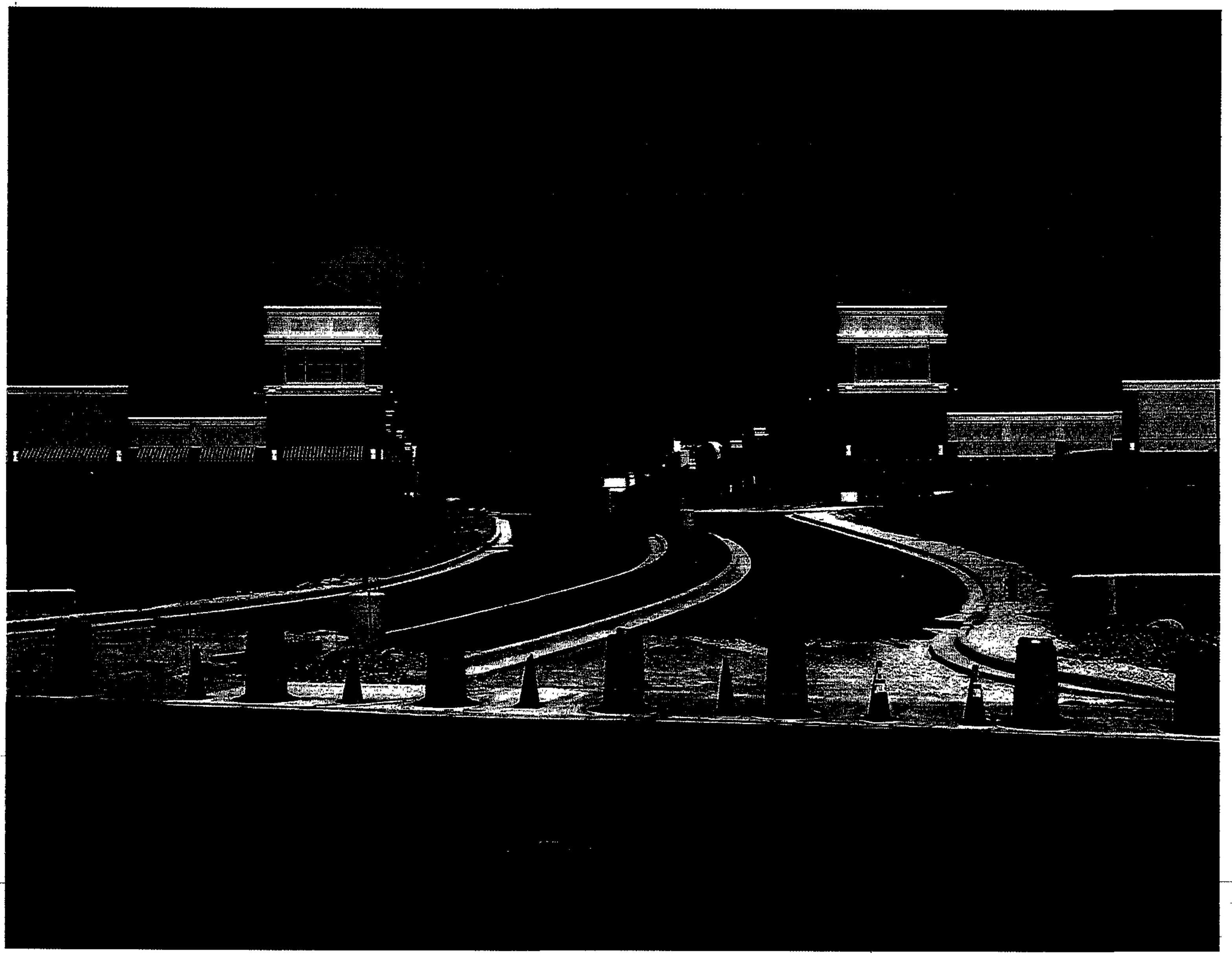
Pet No 4

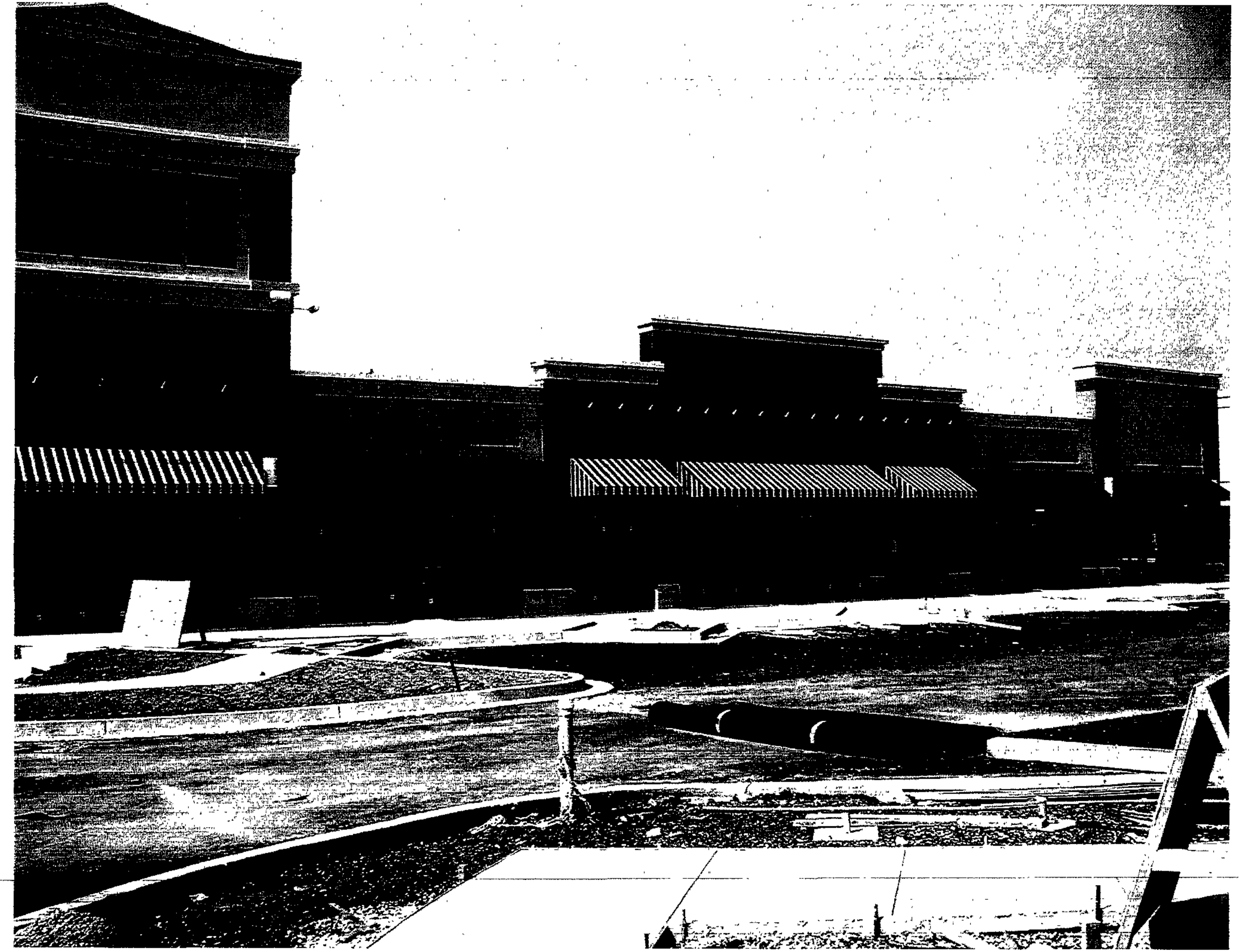
Pet No 5

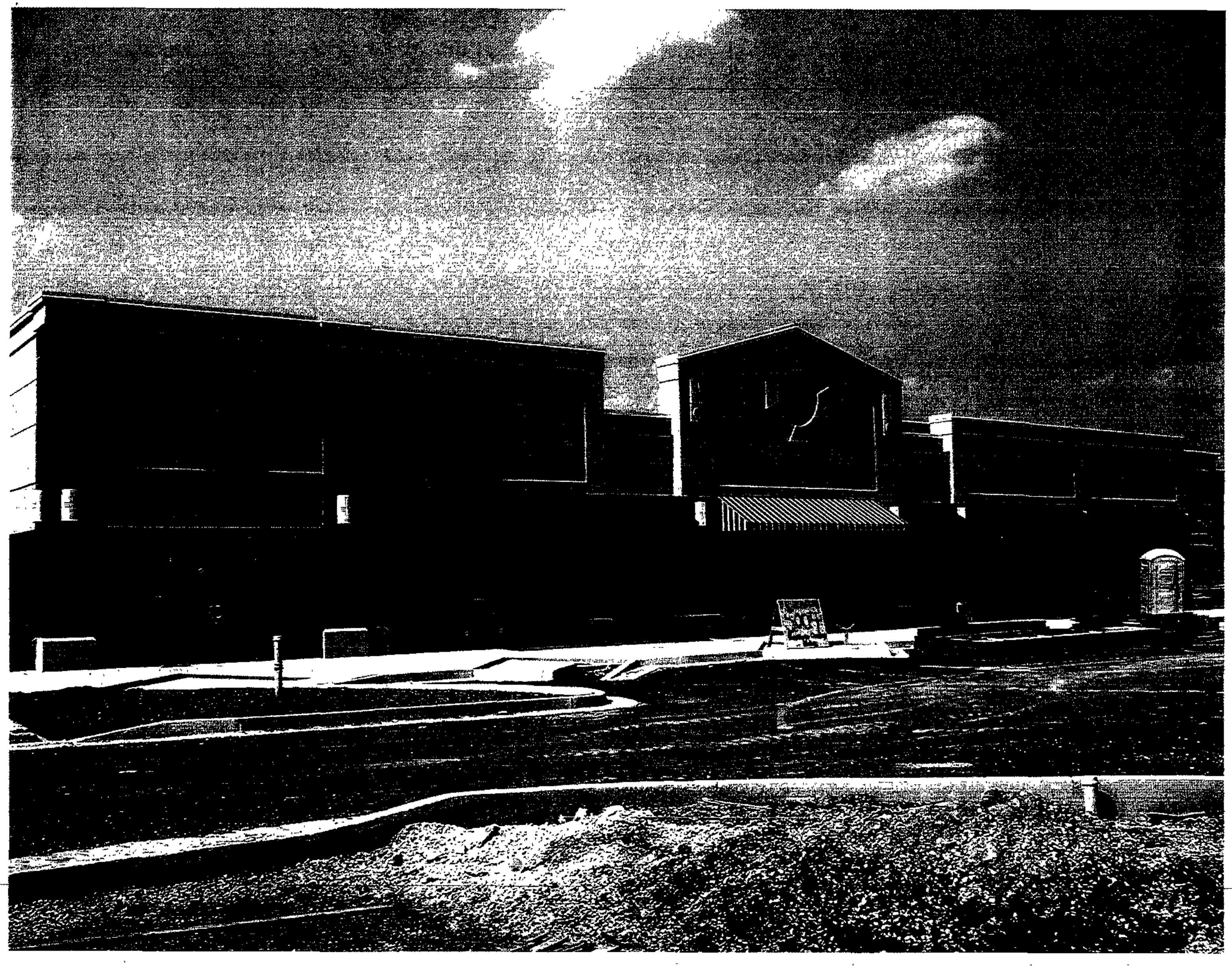


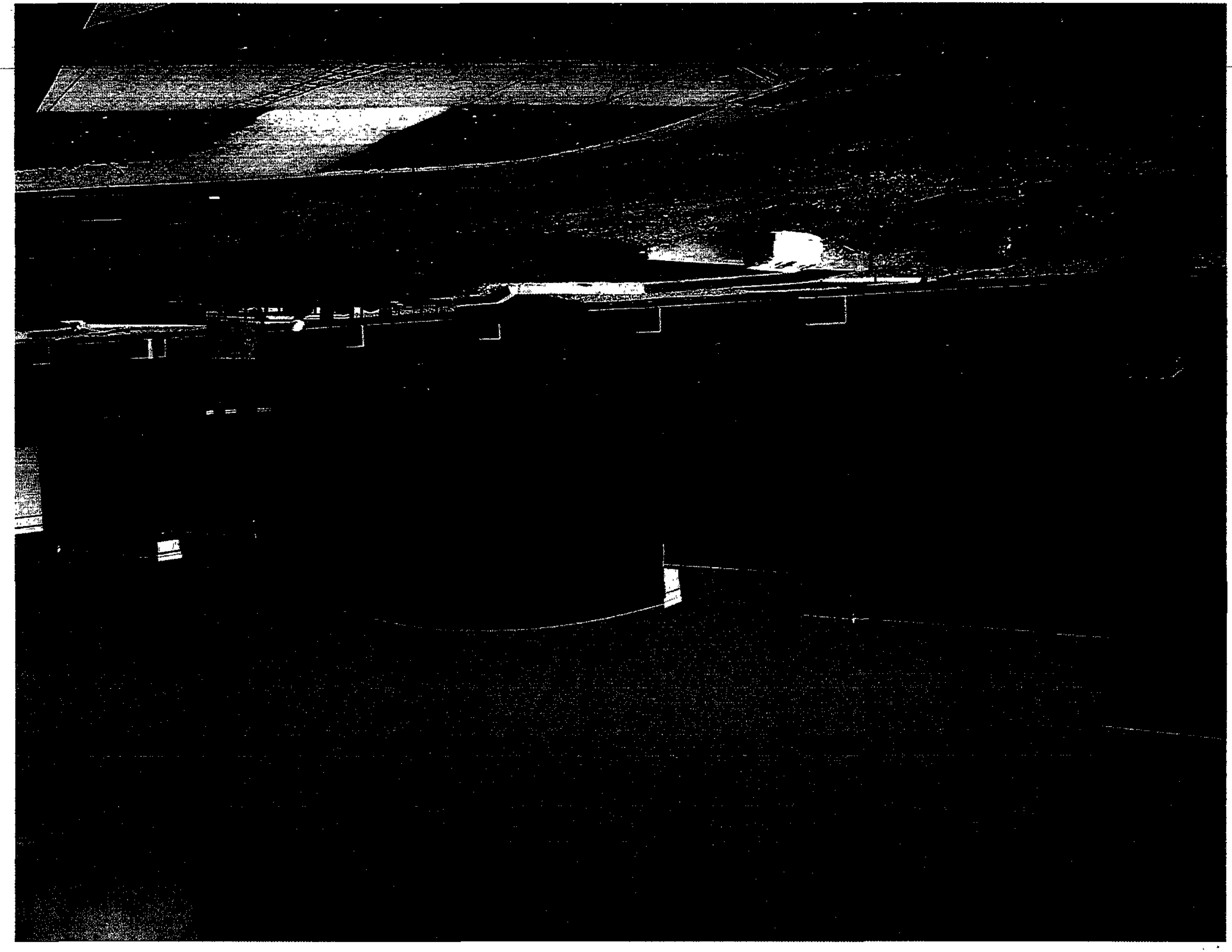


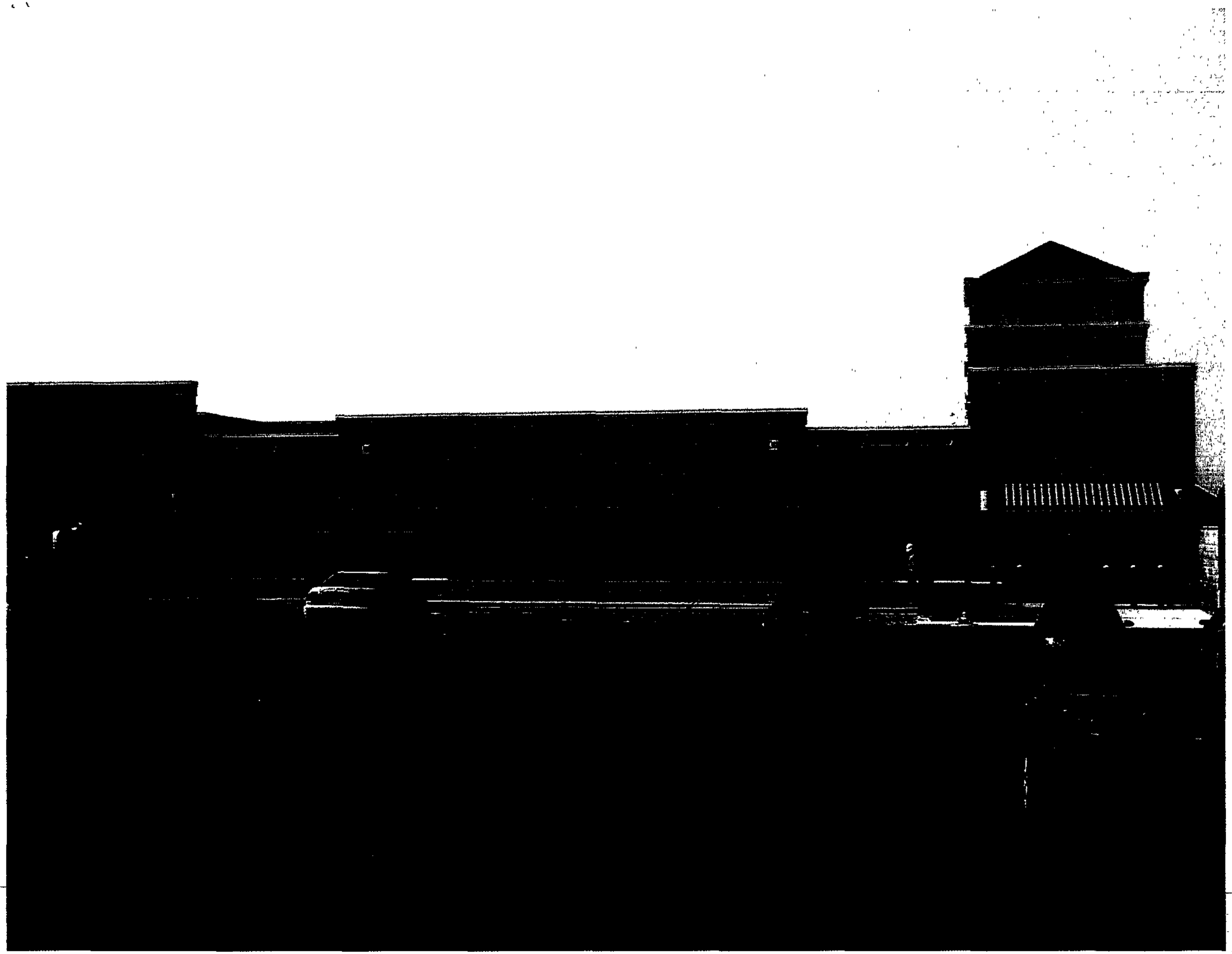












Pet No 7

HONEYGO VILLAGE CENTER

Design Guideline Manual

Prepared by:
Robinson & Tebay, LLC
Landscape Architecture & Design

Table Of Contents

Introduction ..... Page 2
Overview Plan 3
Commercial Graphics:
- Typical Commercial Elevation 5
- Honeygo Boulevard - Commercial Streetscape 6
- Retail Streetscape and Pedestrian Mall 7
- Commercial Plaza 8
- Secondary Commercial Entrance 9
- Primary Commercial Entrance off Honeygo Blvd - Plan 10
- Primary Commercial Entrance off Honeygo Blvd - Sketch 11
- Commercial Gateway Entrance Feature - Detail 12
- Circle Park 13

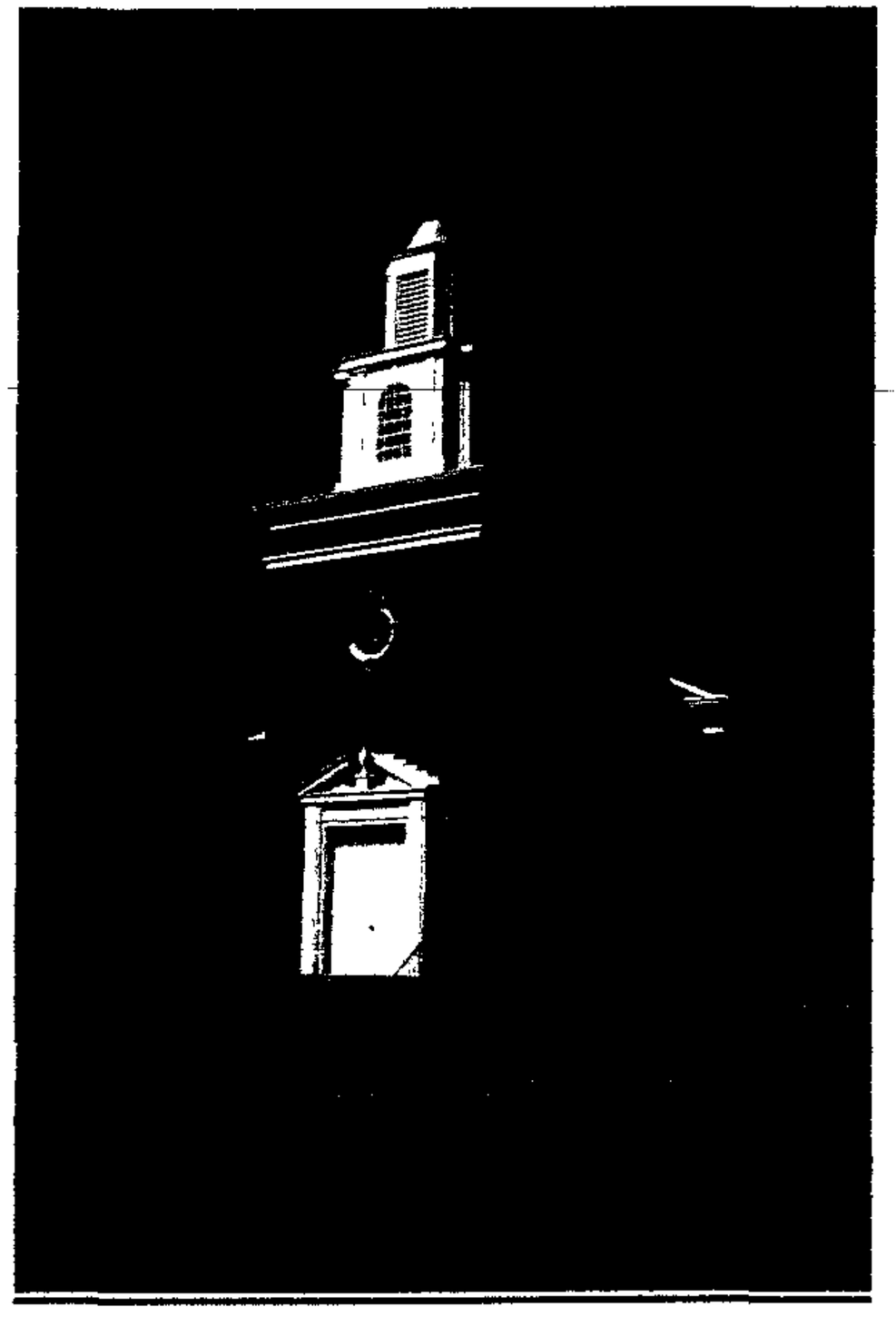
Residential Entry Graphics:
- Scott Moore Way Entrance at Honeygo Blvd 14
- Scott Moore Way Entrance at Joppa Road 15
- Community Entrance Feature and Typical Fencing - Detail 16
- Primary Residential Entrance - Lot #7 17
- Primary Residential Entrance - Lot #8 18
- Primary Residential Entrance - Lot #9 19
- Minor Residential Lot Entrance 20
- Residential Entrance Column - Detail 21

Residential Streetscape Graphics:
- Joppa Road - Residential Streetscape 22
- Joppa Road - Residential Streetscape Section 23
- Honeygo Blvd - Residential Streetscape 24

Residential Architecture Graphics:
- NVHomes Introduction 25
- NVHomes - Elevation Front Townhome Units 26
- NVHomes - Exterior Color Schemes 27
- NVHomes - Elevation Back Townhome Units 28
- NVHomes - Elevation Side Townhome Units 29
- Typical Deck Detail Plan - 22' Unit 30
- Ryan Homes Introduction 31
- Ryan Homes - Elevation Front Townhome Units 32
- Ryan Homes - Exterior Color Schemes 33
- Ryan Homes - Elevation Back Townhome Units 34
- Ryan Homes - Elevation Side Townhome Units 35
- Typical Utility Plan 36
- Typical Garden & Walk 37
- Typical Townhome Facing Side/Rear Façade 38

Parks & Open Space Graphics:
- Amenity Park 'A' 39
- Amenity Park 'B' 40
- Amenity Park 'B'- Sketch 41
- Amenity Park 'C' 42
- Honeygo Village Park 43
- Church Expansion - Concept Plan 44

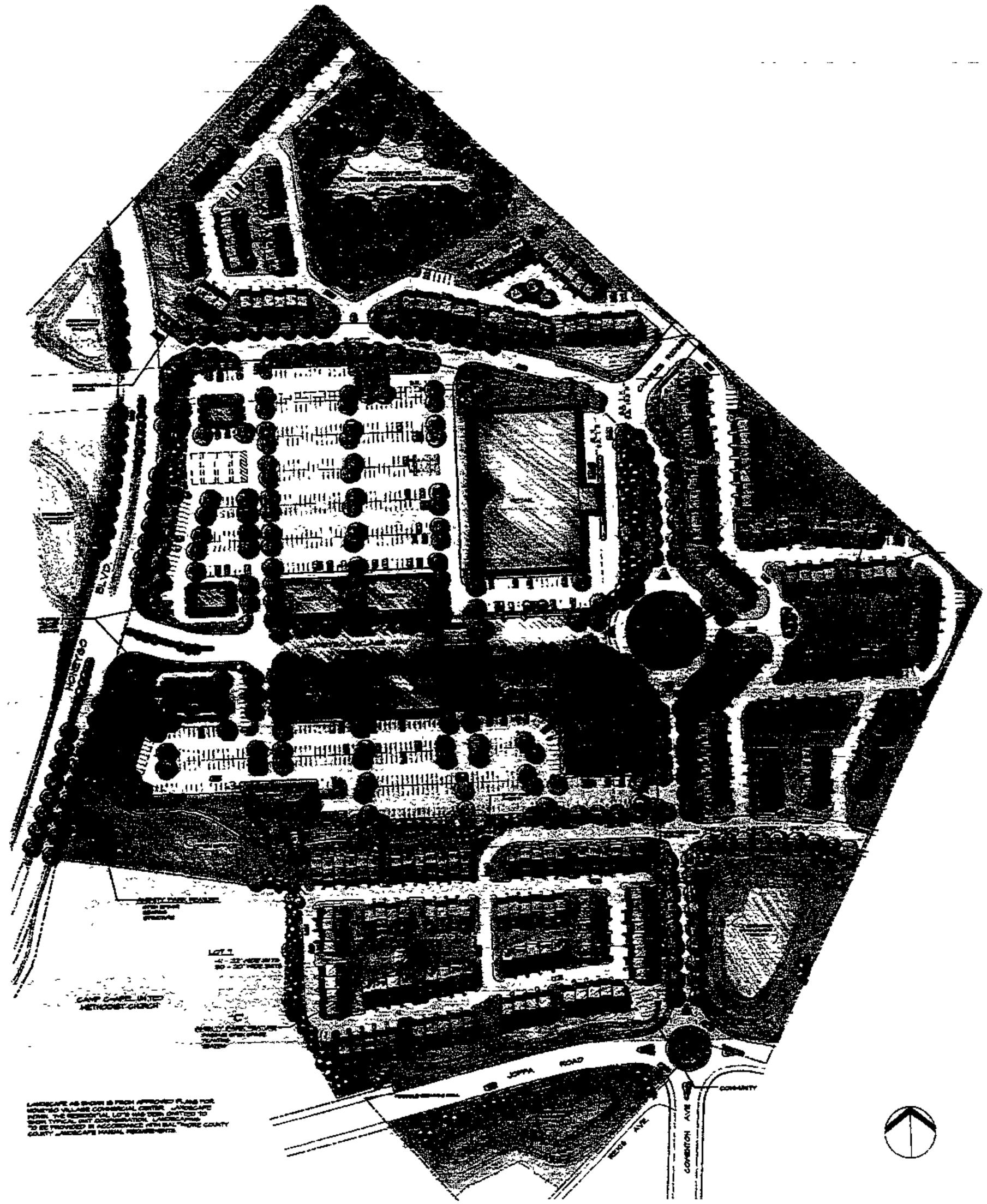
Details Graphic:
- Typical Site Amenities 45



Introduction

Significance of Honeygo Village Center To County Planning Effort:
This plan is unique in that we are committed to following the concept set down by Baltimore County for the Honeygo Master Plan. The design consists of an interconnected network of streets and open spaces that connect the neighborhoods with each other and the core of the town center. This is done with a series of streets, walks and pathways landscaped to create a pedestrian friendly natural environment.

Coming from the south, arrival at Honeygo Village Center is announced first by the Camp Chapel Methodist Church. This Federal-style brick church and the preceding stucco chapel, anchor the Joppa Road and Honeygo Boulevard intersection. These structures are an integral part of the community and we have worked with the church leaders to establish a park and buffer area that connect to Honeygo Village neighborhoods. Just north of the church property, Honeygo Village Park has been designed to serve the surrounding community as both a transition between uses and as a junction for shared interests. It will serve as an informal amphitheater for community events. The orientation of this feature and the overall planting design also address the Camp Methodist Church's future expansion plans and its continuing role in the surrounding area. We have also named several of the major streets after prominent Methodist leaders.



The information in this manual is intended to acquaint those individuals involved in the development of Honeygo Village Center with the level of quality expected. These guidelines establish design and implementation standards in accordance with the design intent of the development of the community. This document is for informational and illustrative purposes only. All plans for facilities or land uses are designs in progress and are subject to change. Actual details of materials, dimensions and locations may vary slightly but will remain within the intent of the design.

Commercial Center Concept

Honeygo Village Center is made up of several types of commercial buildings, varying in scale, user potential and location. It is primarily made up of three scenarios:

- The Shops at Honeygo: a main shopping corridor made up of multiple storefront vendors and services
- The Market at Honeygo: one major grocery retailer
- Independent tenant, freestanding building pad sites

Design coordination for all commercial buildings will include:

- Use of building and site materials to visually tie the elements together
- Quality and types of building materials
- Approval of signage for individual retail shops

Site Details will reinforce character of this shopping district, such as:

- Brick entrance features at main entrances
- Centrally located plaza & gathering area as intimate focal point
- Signage with Commercial emblem will be coordinated throughout the site
- Insignia carried through streetscape to unify separate vendors under a single place
- Site furnishings of high quality & coordinated materials such as benches, trash receptacles, bollards
- Upper & low level lighting for intimate effect & safety
- Potential outdoor dining and/or informal gathering locations

Within the commercial center property there will be a variety of outdoor spaces for customer and community enjoyment. The more urban of these range from the informal seating arrangements that take place along the shopping area sidewalks to larger gathering spaces that have been placed at important junctions.

Community Entrances & Signage

Arrival at major entrances will be denoted by similarly detailed entrance features. The signage will have a continuous thematic approach for both the commercial center and residential neighborhoods. These entrance features include:

- Large scale signage at the primary commercial entrance from Honeygo Boulevard. This will be incorporated into the brick retaining walls that flank the entrance road.
- Gateway Entrance Feature at secondary commercial entrance onto Honeygo Village Drive
- Community Entrance Features located at two entrances onto Scott Moore Way
- Residential Entrance Columns to identify primary & secondary entrances into residential neighborhoods

Residential Concept:

The architectural design and residential community layout work together to create a traditional sense of community and neighborhood. The residential townhomes will have Georgian style facades that front onto public streetscapes as well as, private amenity parks & walks. The majority of these townhomes will be three stories in the front, except where topography limits them to two stories. These units will present themselves well along the streetscape, with all garages located in the rear. Simple facade designs and a limited palette of material choices will visually organize the overall look of the community. These townhomes will be sold as condominium units with all exterior upkeep & maintenance to be managed by the condominium association.

Residential Landscape

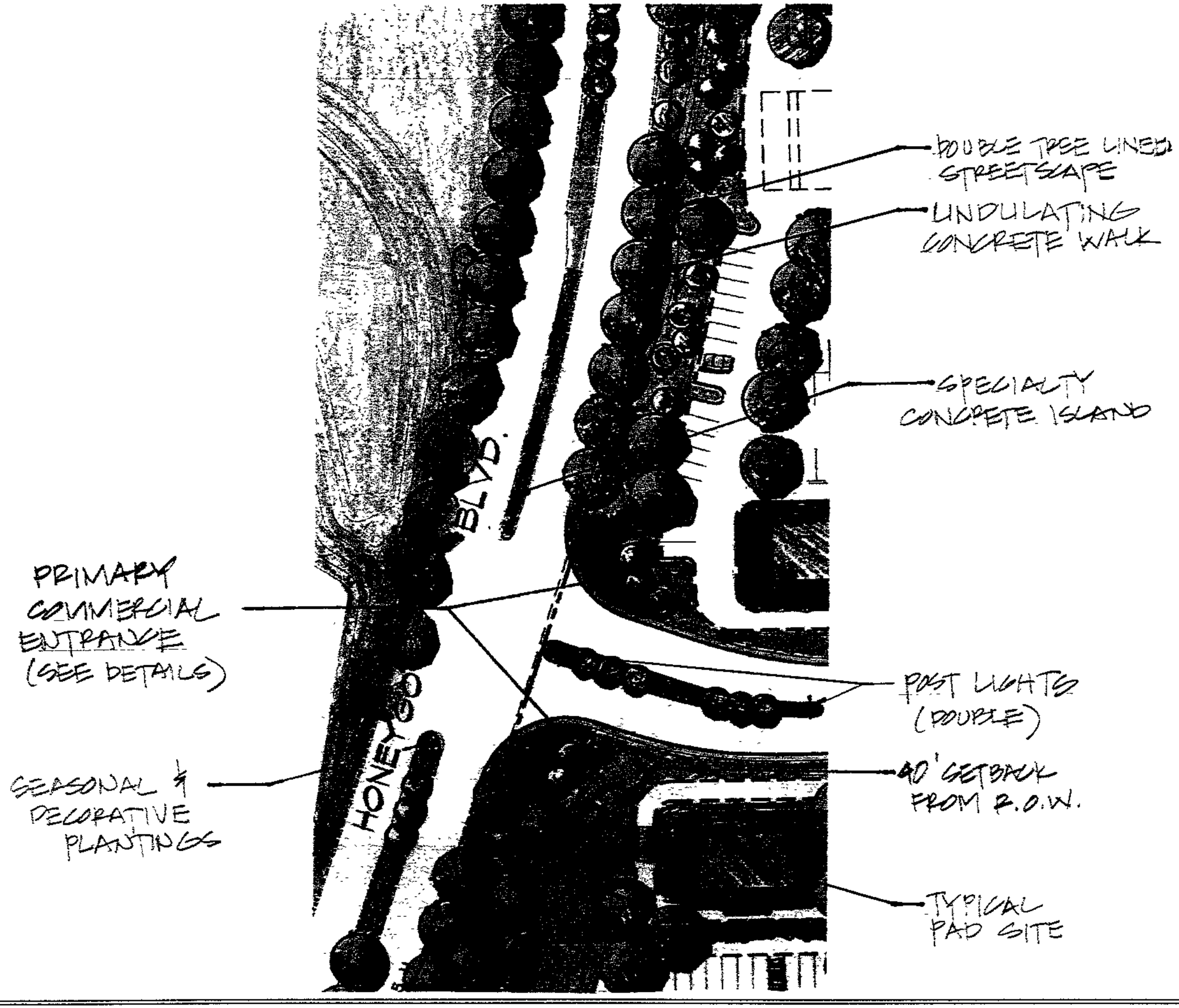
The entire residential community will be professionally designed for a coordinated look and style. Three amenity parks will provide garden environments within the neighborhoods. All landscaping will be professionally installed and maintained by the condominium association. A Front Entrance Garden will be provided for the exterior of each townhome. This area will be entirely made up of decorative walks and plant beds. Lawn will be very limited in these areas and provided only for units with certain limiting site conditions.

Shared Plazas & Parks

In addition to the commercial areas, two larger parks include a passive open space along Honeygo Boulevard and the formal garden space within the circular roundabout west of the commercial center. Each of these areas will offer a different outdoor experience with varying levels of design and finishing touches. Both will be more planted and passive in comparison to the "built" character of the shopping district spaces.

An informal path network will connect directly form Honeygo Village Park to the southern residential area (lot #7). The path will be a 5' concrete walk with specialty paving to denote important junctions. It will be more casual in appearance than the urban sidewalks in the commercial and residential community. This path network will have undulating movements suitable for the terrain it occupies.

Circle Park and its roundabout serve as a major transition from the commercial to the residential areas. It will be treated like an urban park, being primarily defined through walks and plant beds. Site furnishings will carry over from the commercial area while plantings will tie it into the surrounding streetscape. The park as a whole will direct vehicular and pedestrian traffic patterns. A more lush formal garden effect will be directed toward the pedestrian experience.

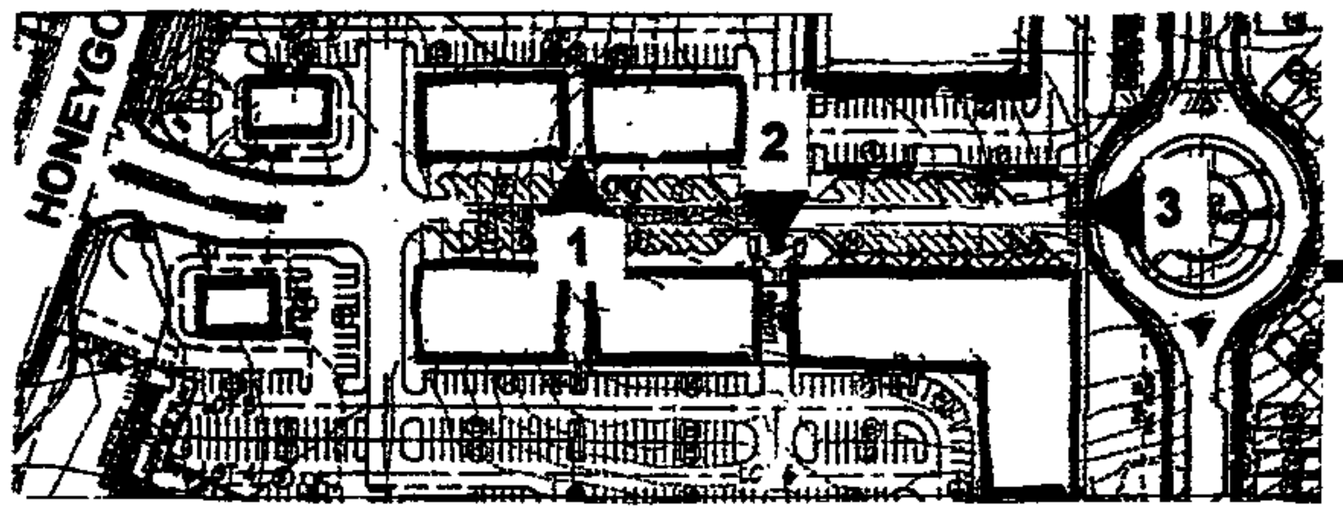


HONEYGO VILLAGE CENTER

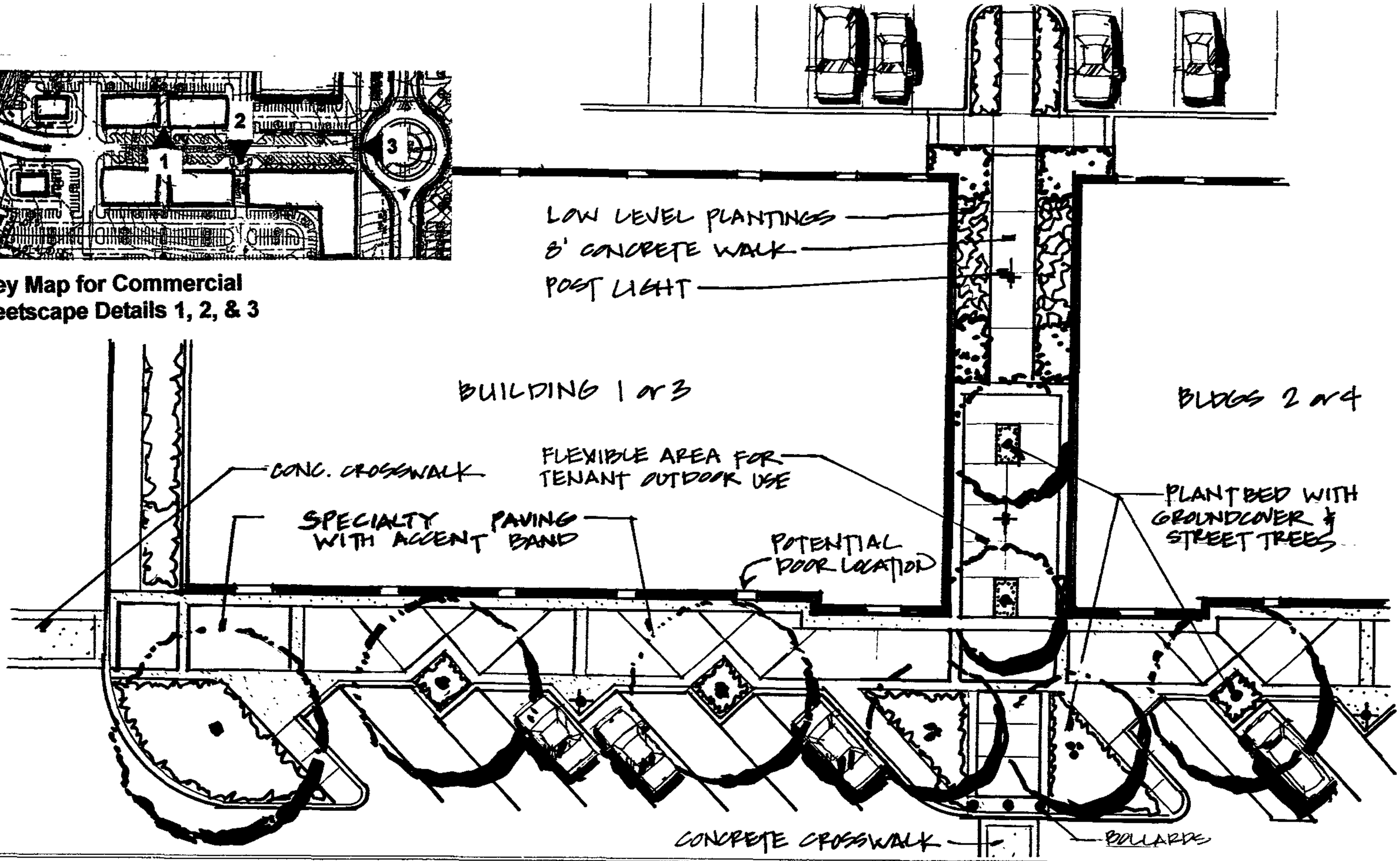
Honeygo Boulevard - Commercial Streetscape

HONEYGO VILLAGE CENTER

Typical Commercial Elevation

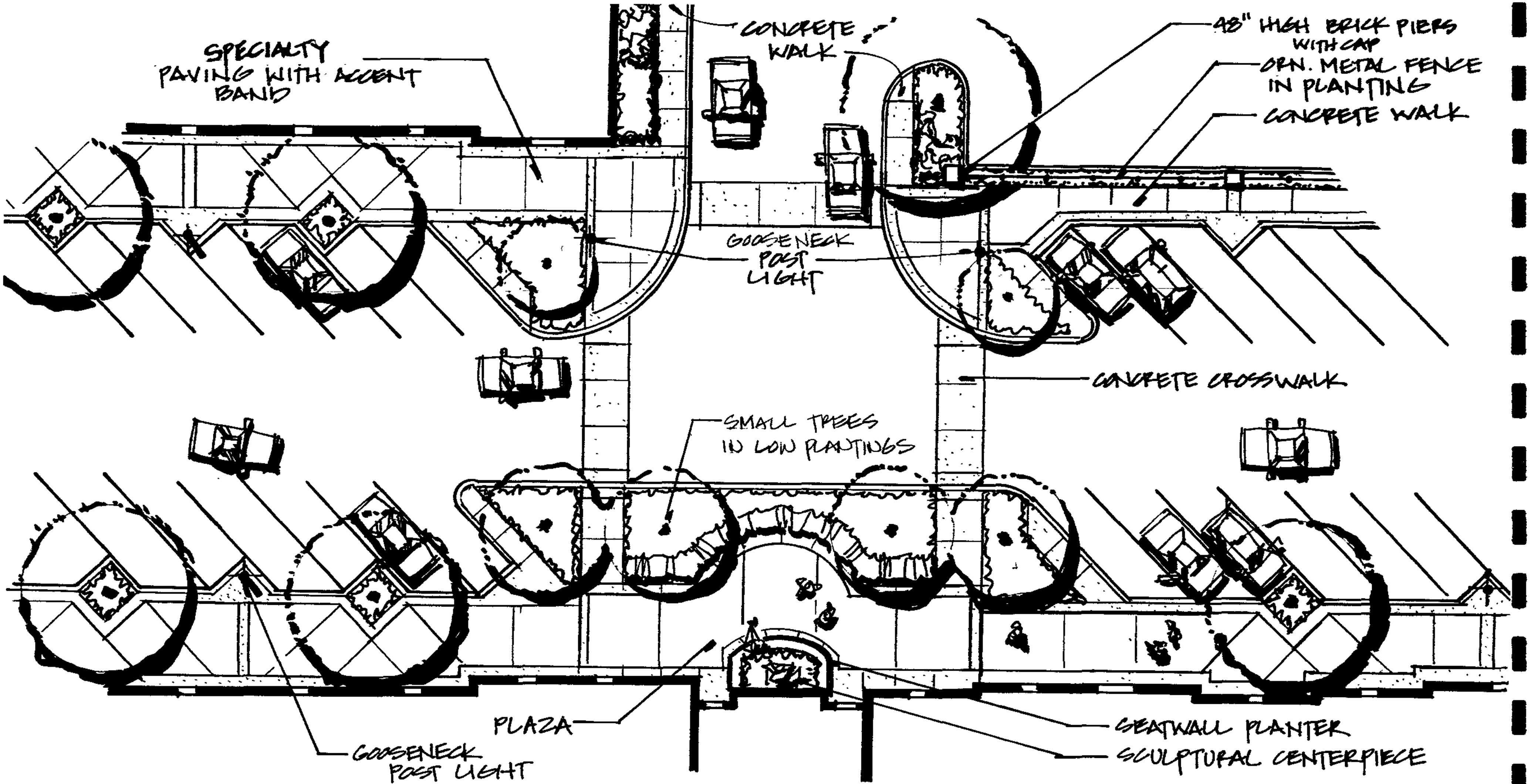


Key Map for Commercial Streetscape Details 1, 2, & 3



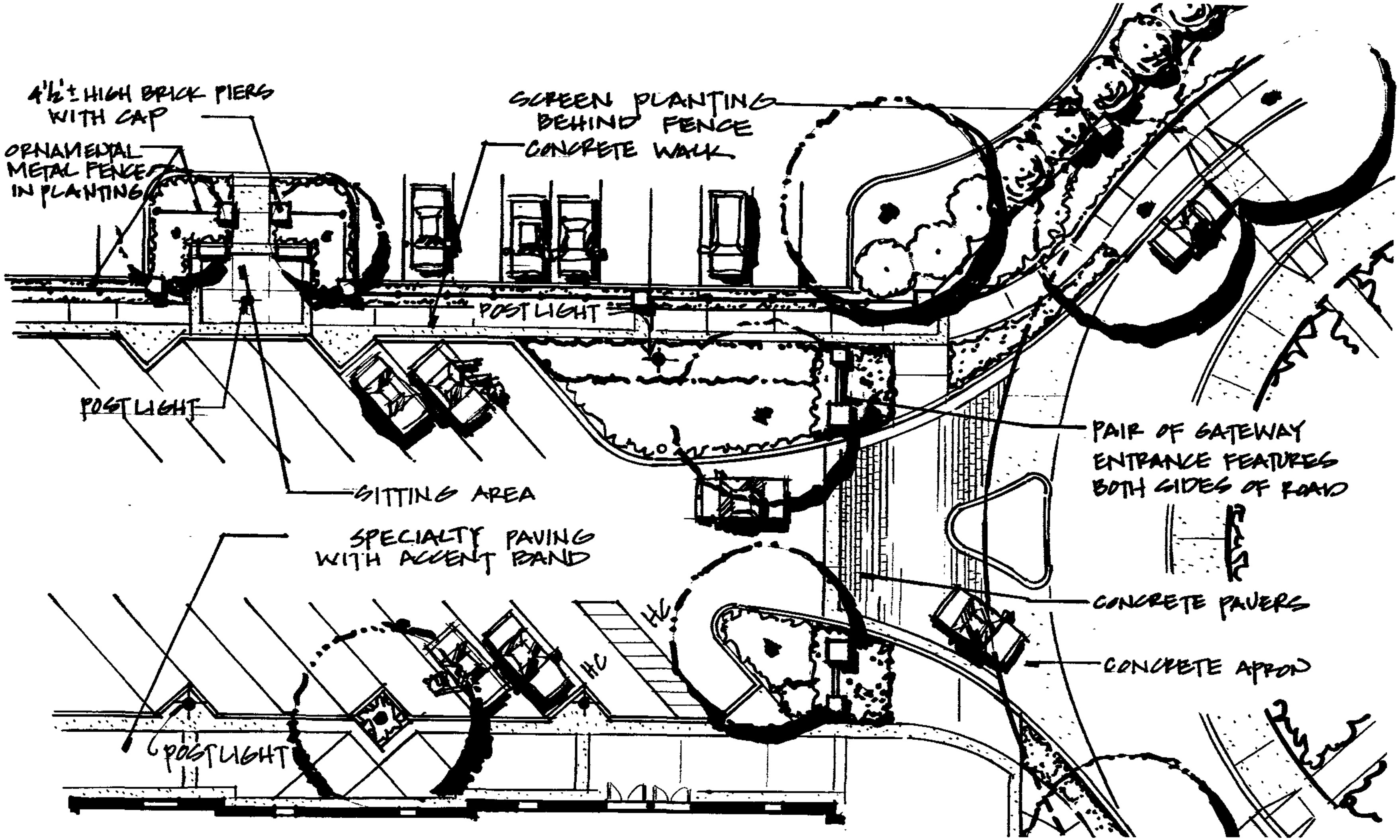
HONEYGO VILLAGE CENTER

Retail Streetscape and Pedestrian Mall **(1)**



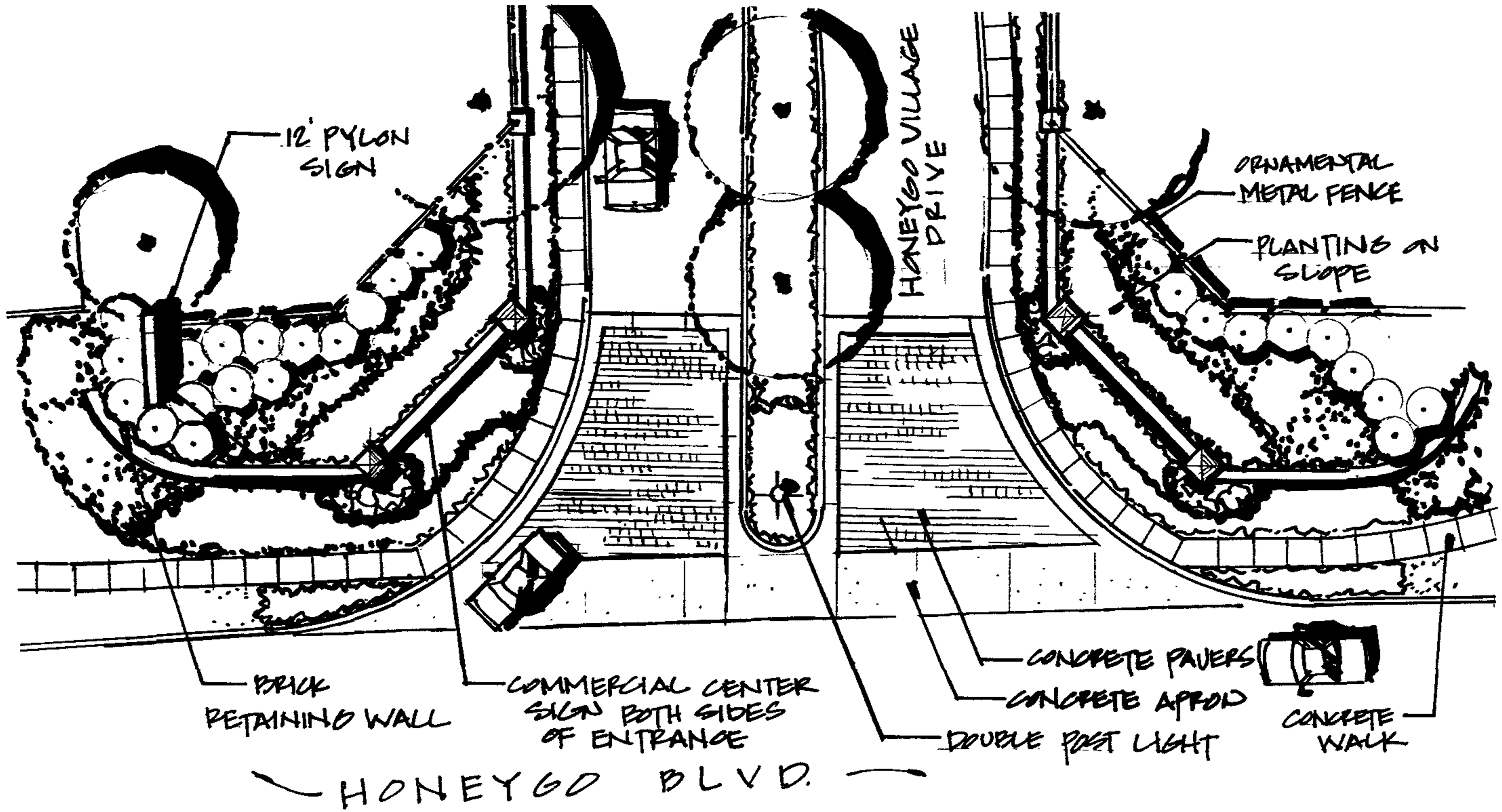
HONEYGO VILLAGE CENTER

Commercial Plaza (2)



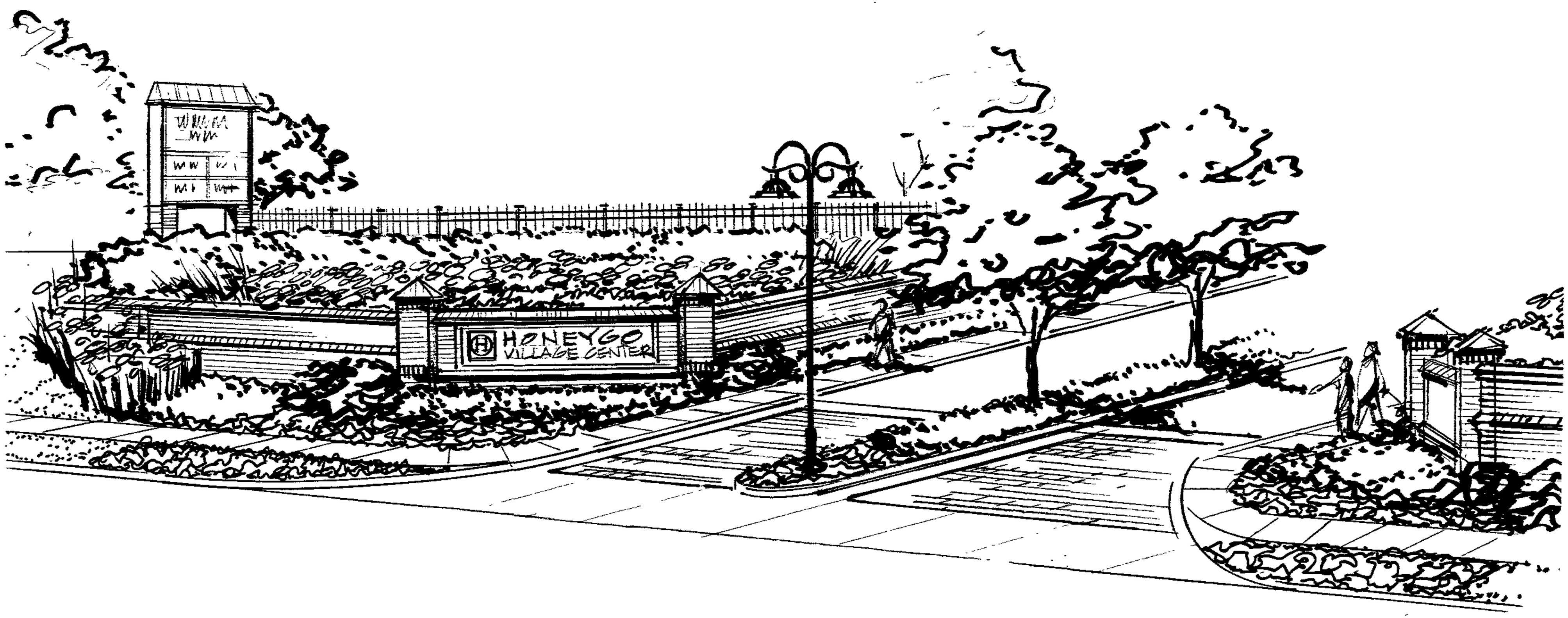
HONEYGO VILLAGE CENTER

Secondary Commercial Entrance (3)

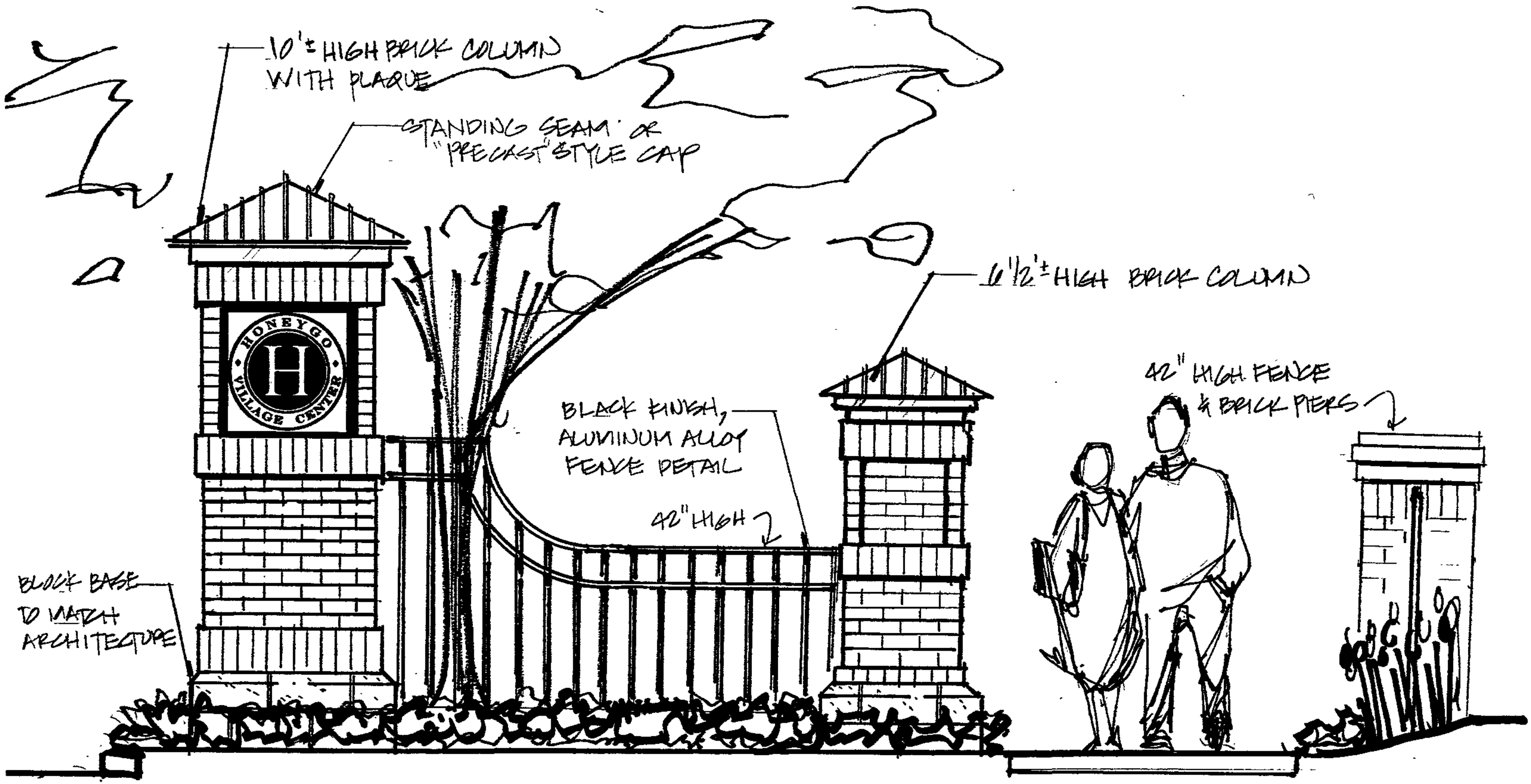


HONEYGO VILLAGE CENTER

Primary Commercial Entrance at Honeygo Blvd

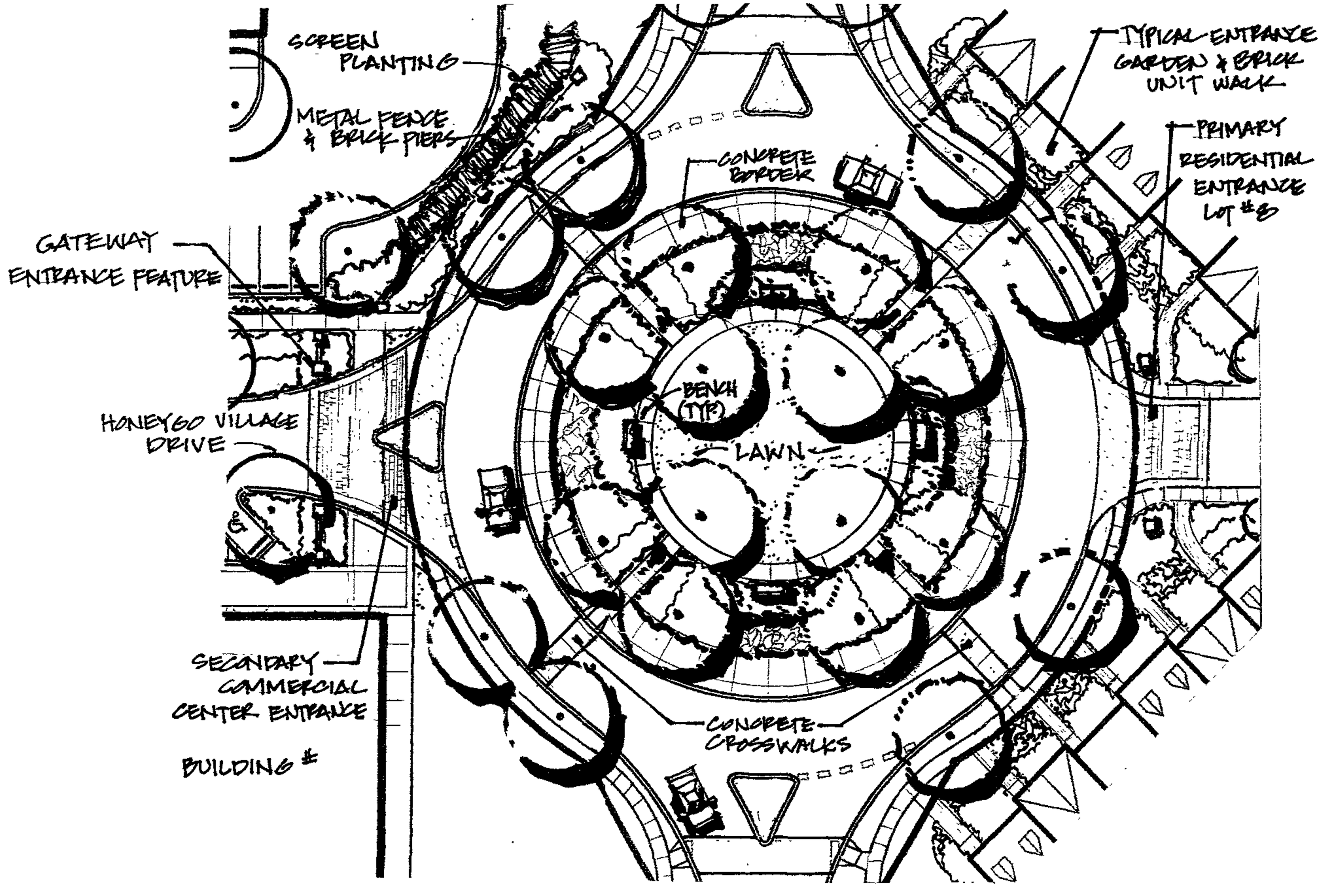


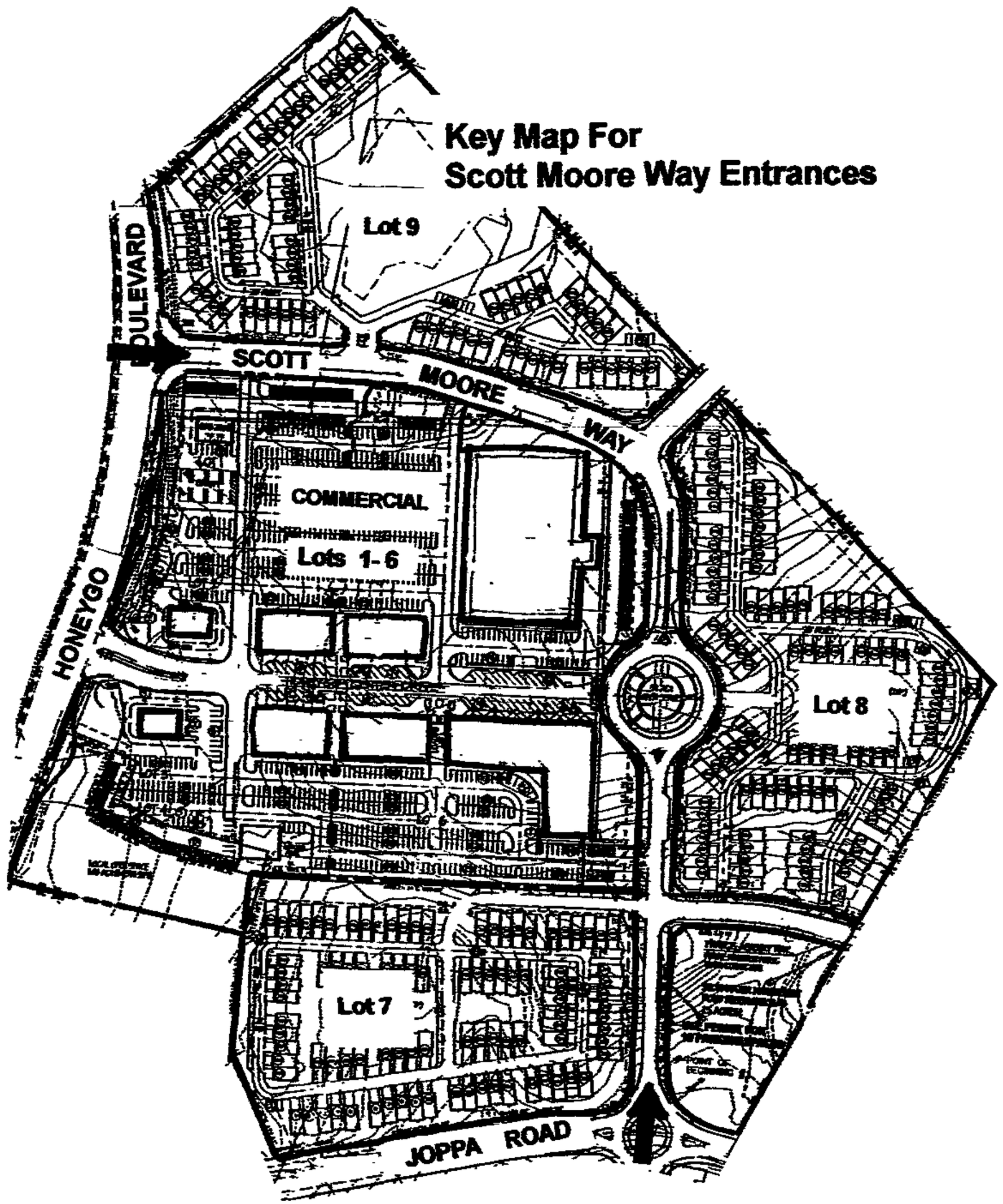
HONEYGO VILLAGE CENTER Primary Commercial Entrance off Honeygo Boulevard

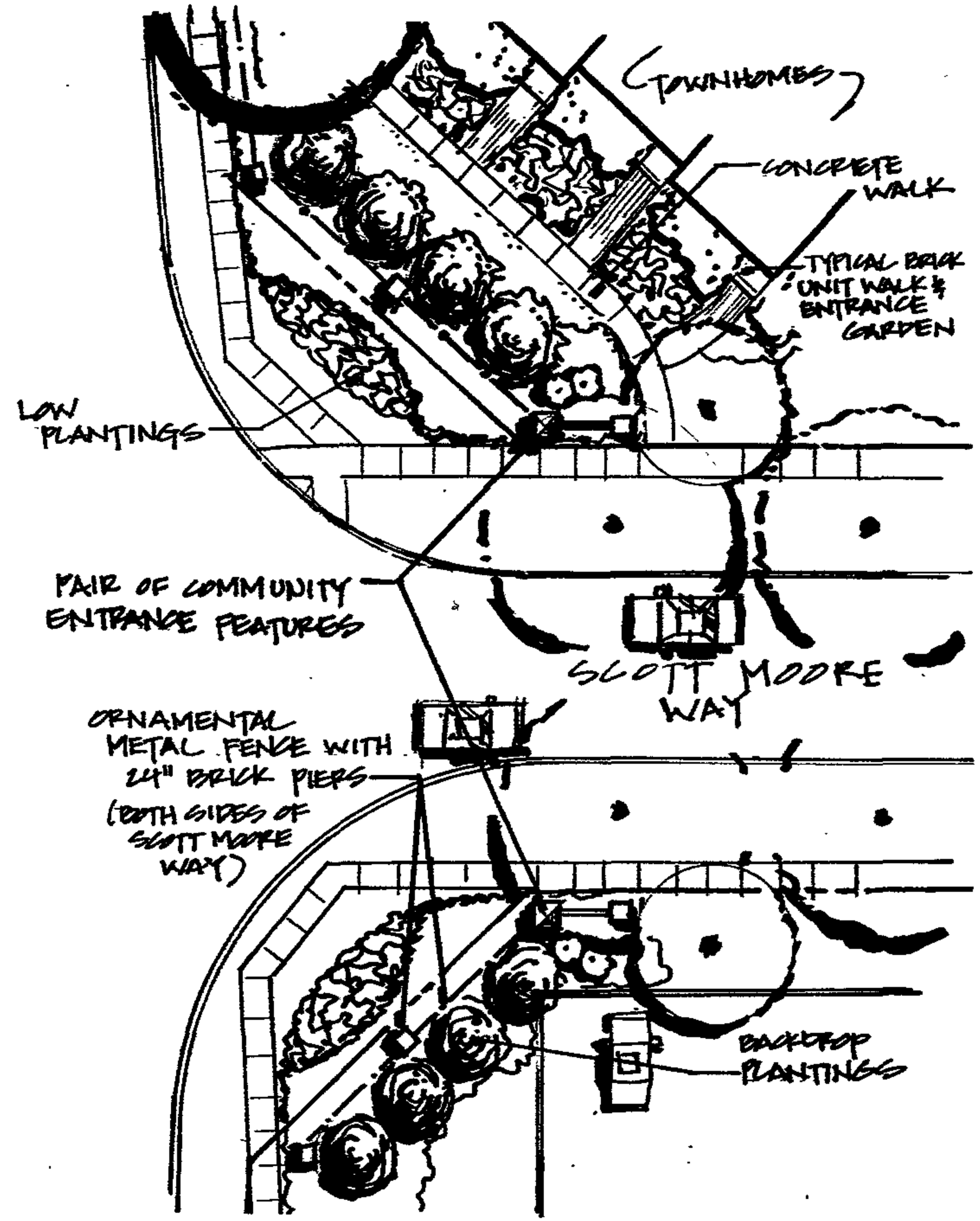


HONEYGO VILLAGE CENTER

Commercial Gateway Entrance Feature

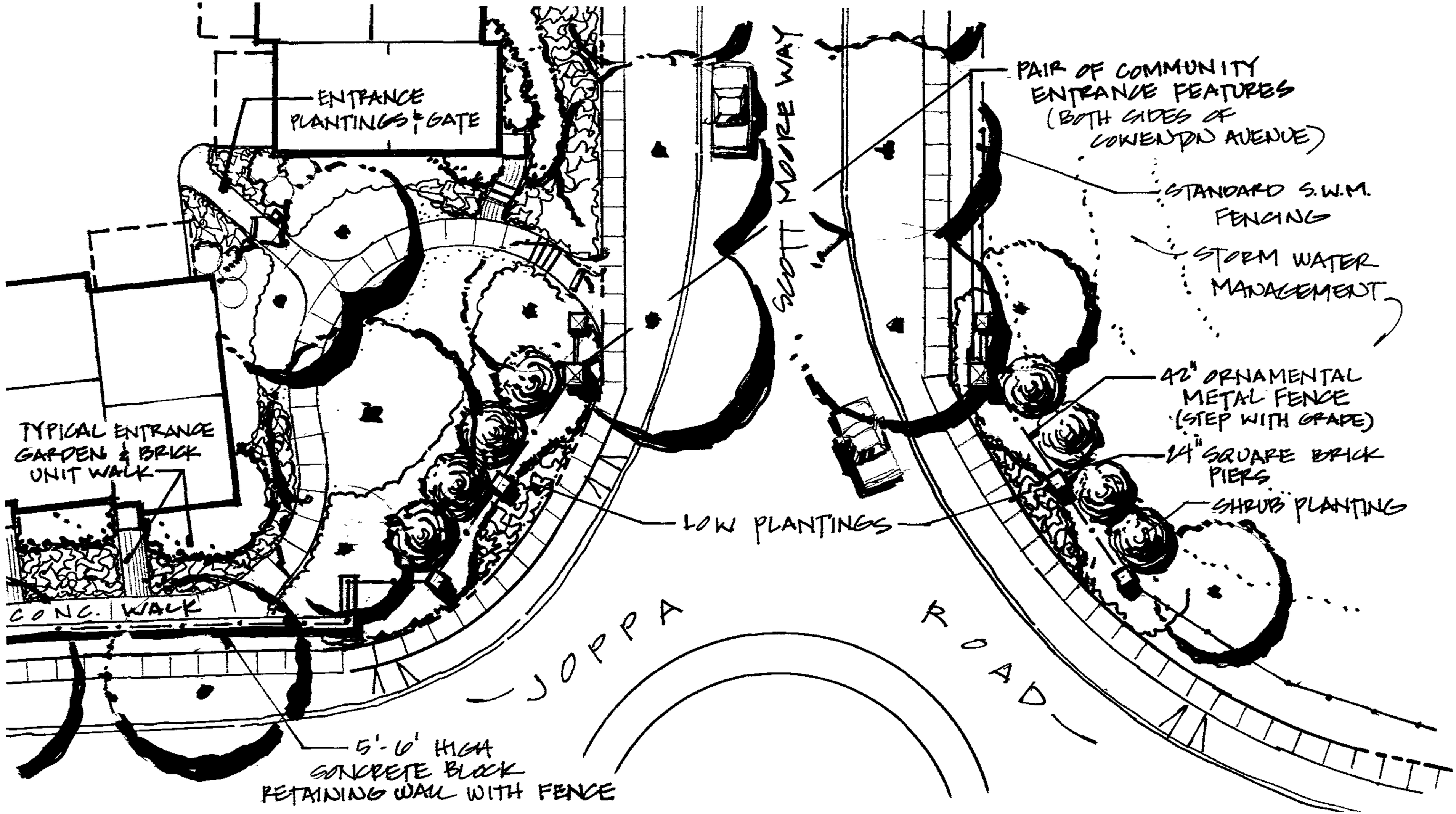

SCREEN PLANTING
METAL FENCE & BRICK PIERS
TYPICAL ENTRANCE GARDEN & BRICK UNIT WALK
PRIMARY RESIDENTIAL ENTRANCE LOT #8
CONCRETE BORDER
GATEWAY ENTRANCE FEATURE
BENCH (TYP.)
HONEYGO VILLAGE DRIVE
LAWN
SECONDARY COMMERCIAL CENTER ENTRANCE
BUILDING #
CONCRETE CROSSWALKS





HONEYGO VILLAGE CENTER

Scott Moore Way Entrance at Honeygo Boulevard

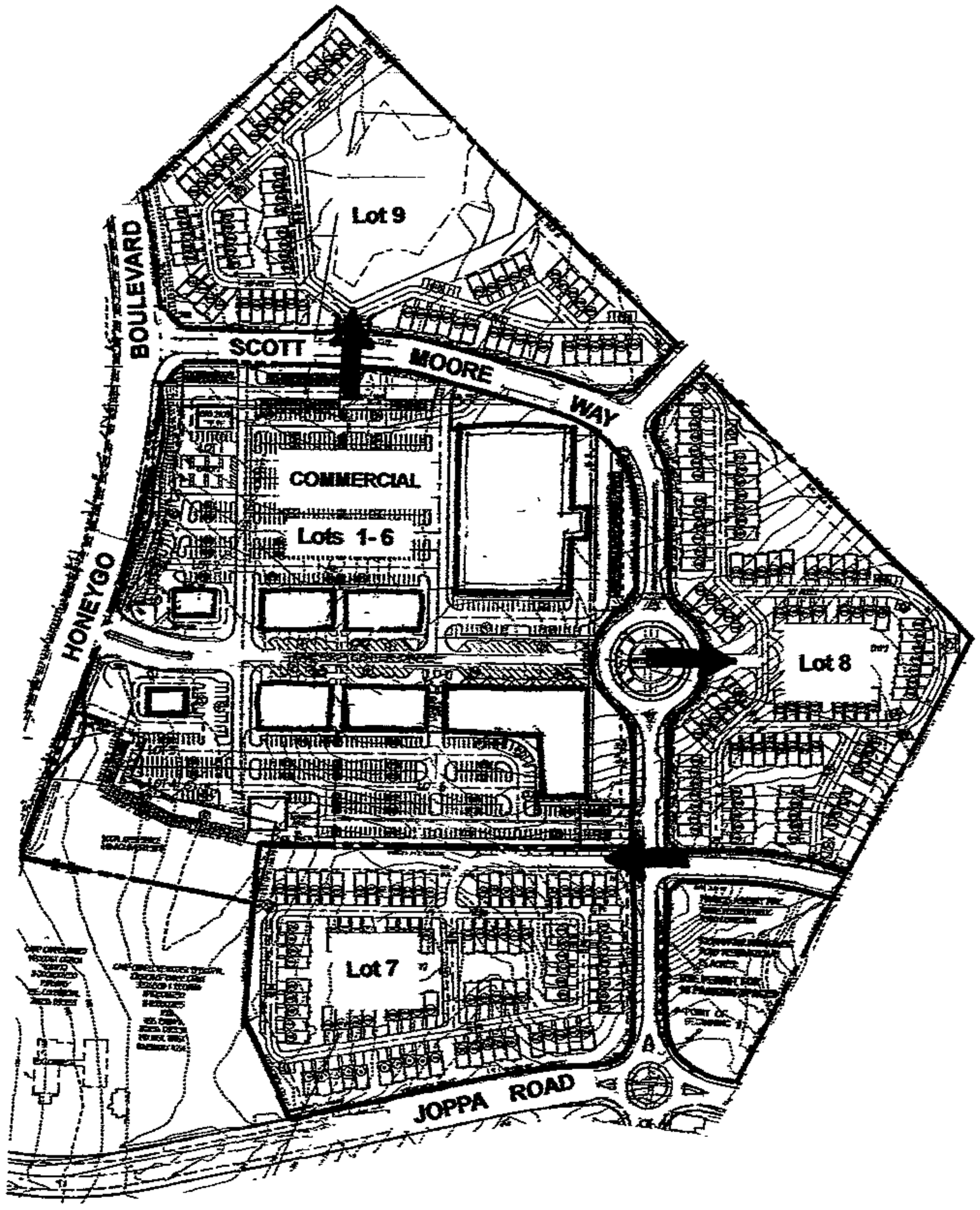


HONEYGO VILLAGE CENTER

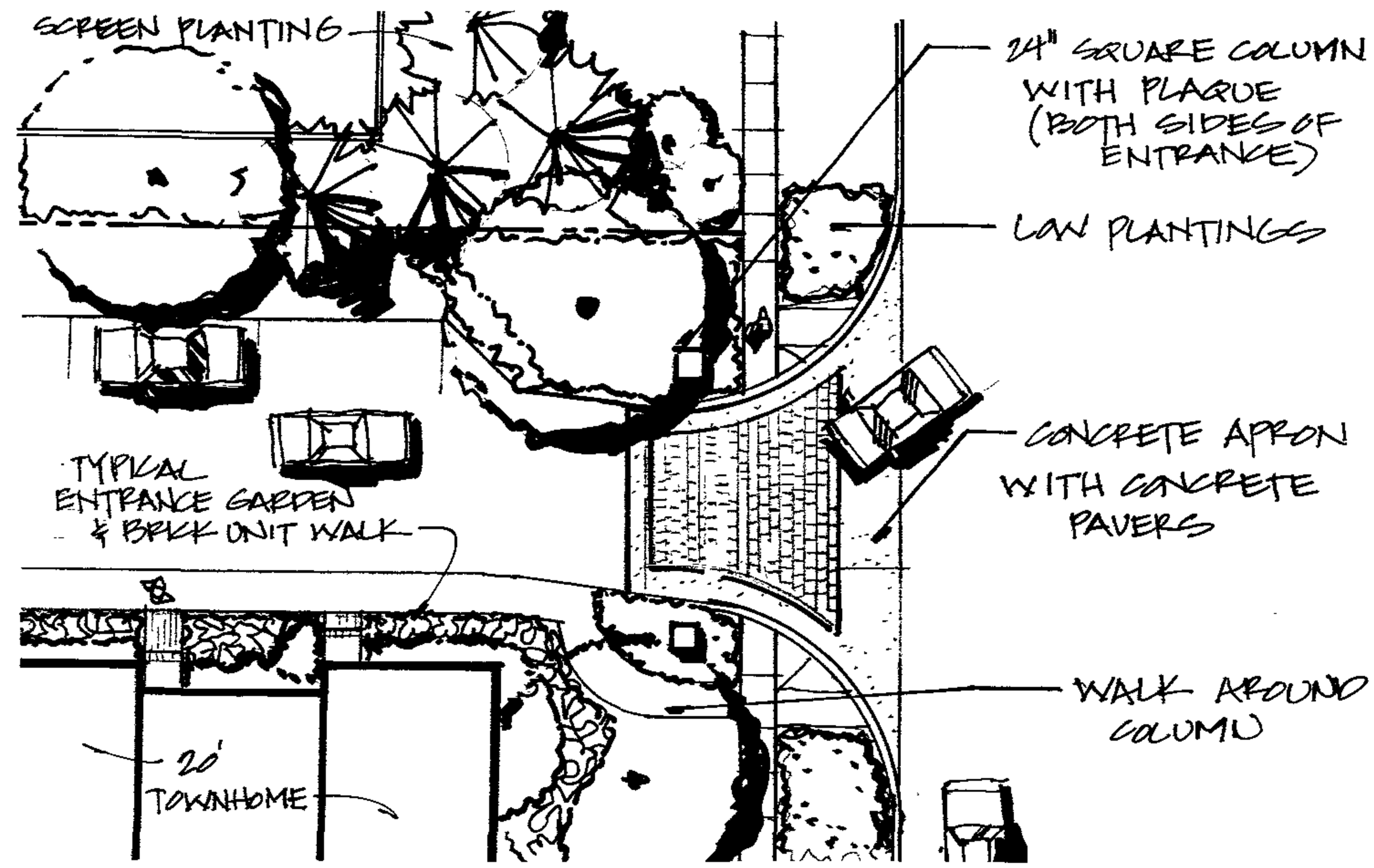
Scott Moore Way Entrance at Joppa Road

HONEYGO VILLAGE CENTER

Community Entrance Feature & Typical Fencing

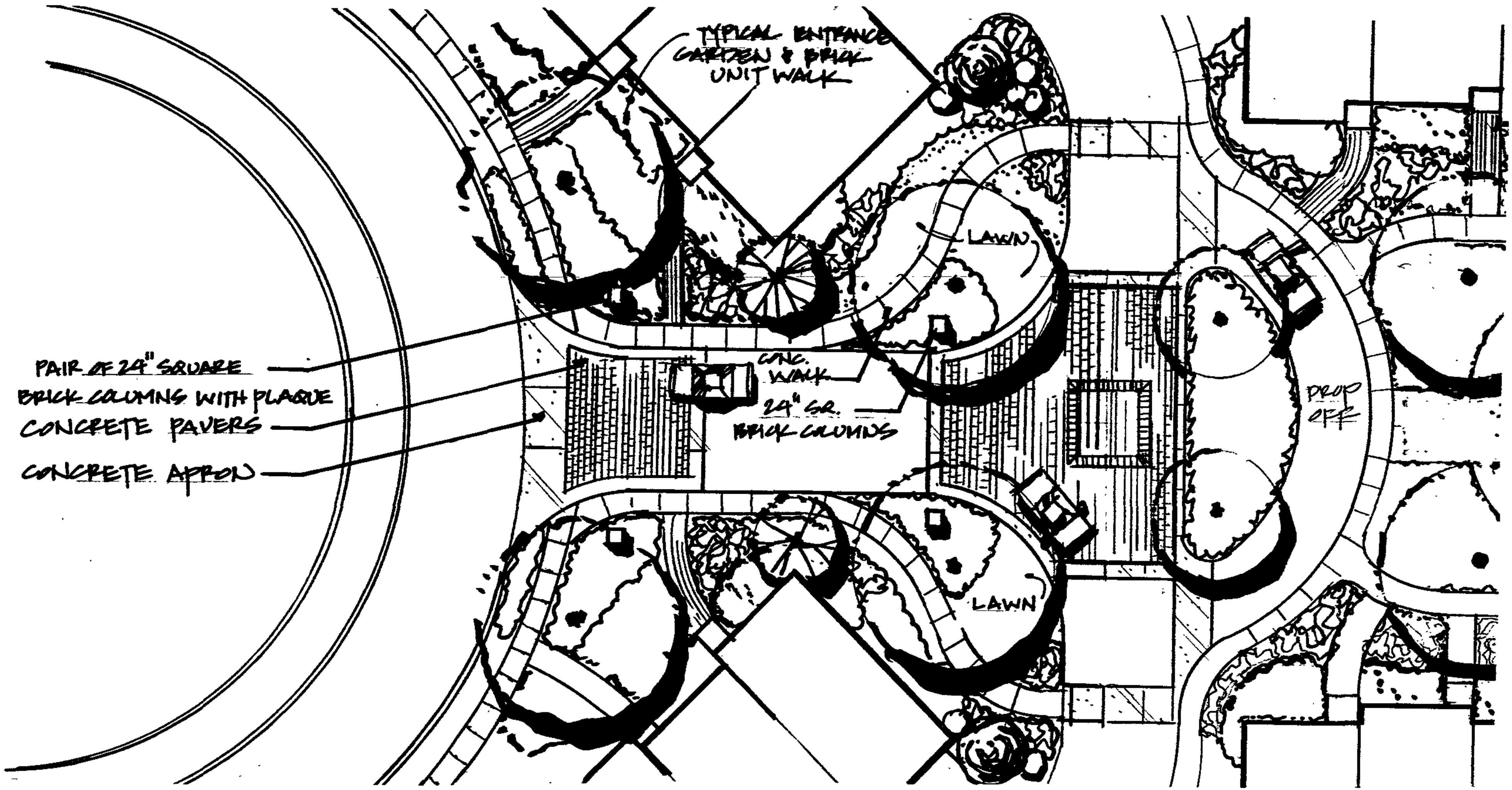


Key Map for Lots 7, 8, & 9



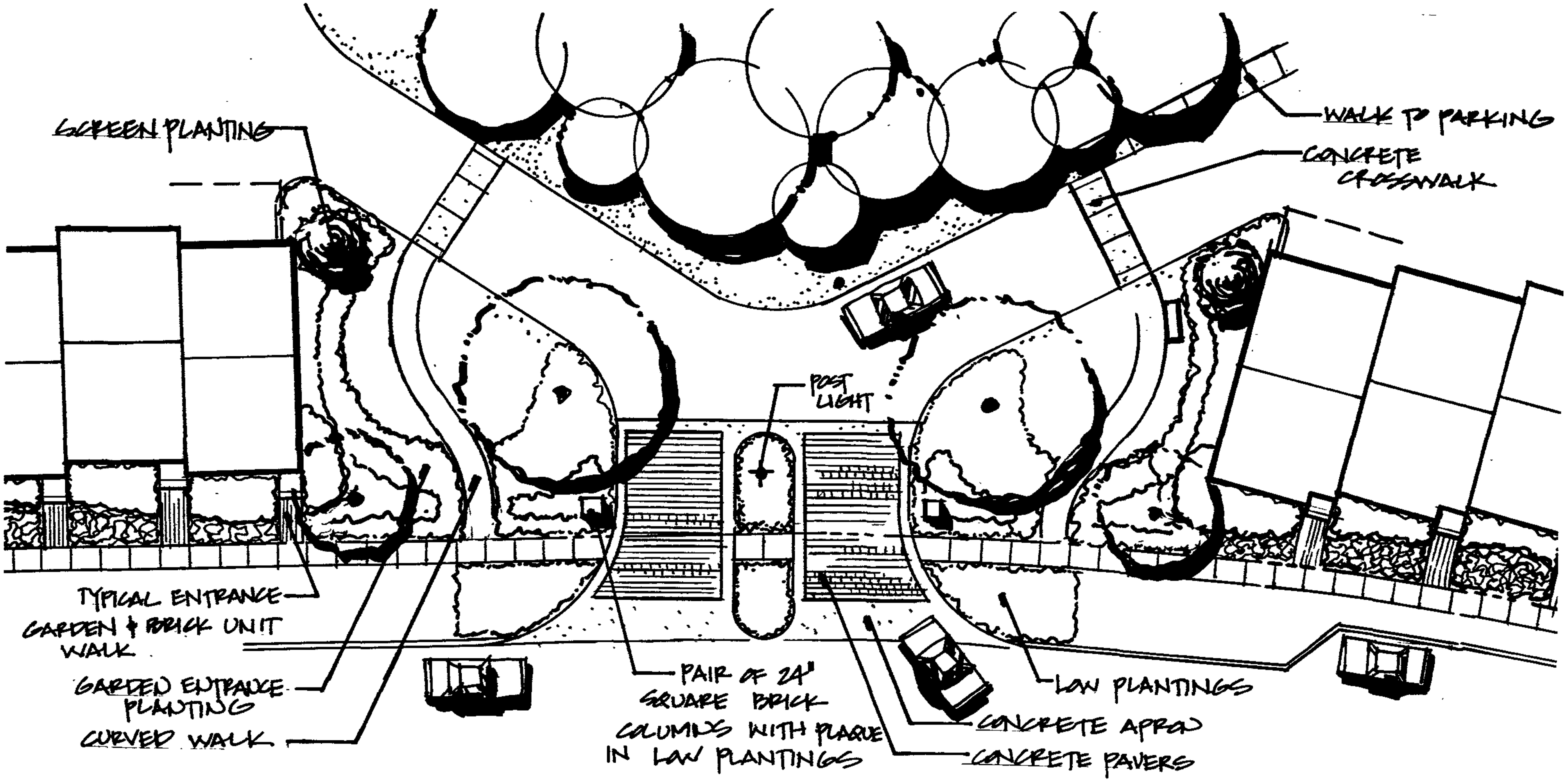
HONEYGO VILLAGE CENTER

Primary Residential Entrance - Lot #7



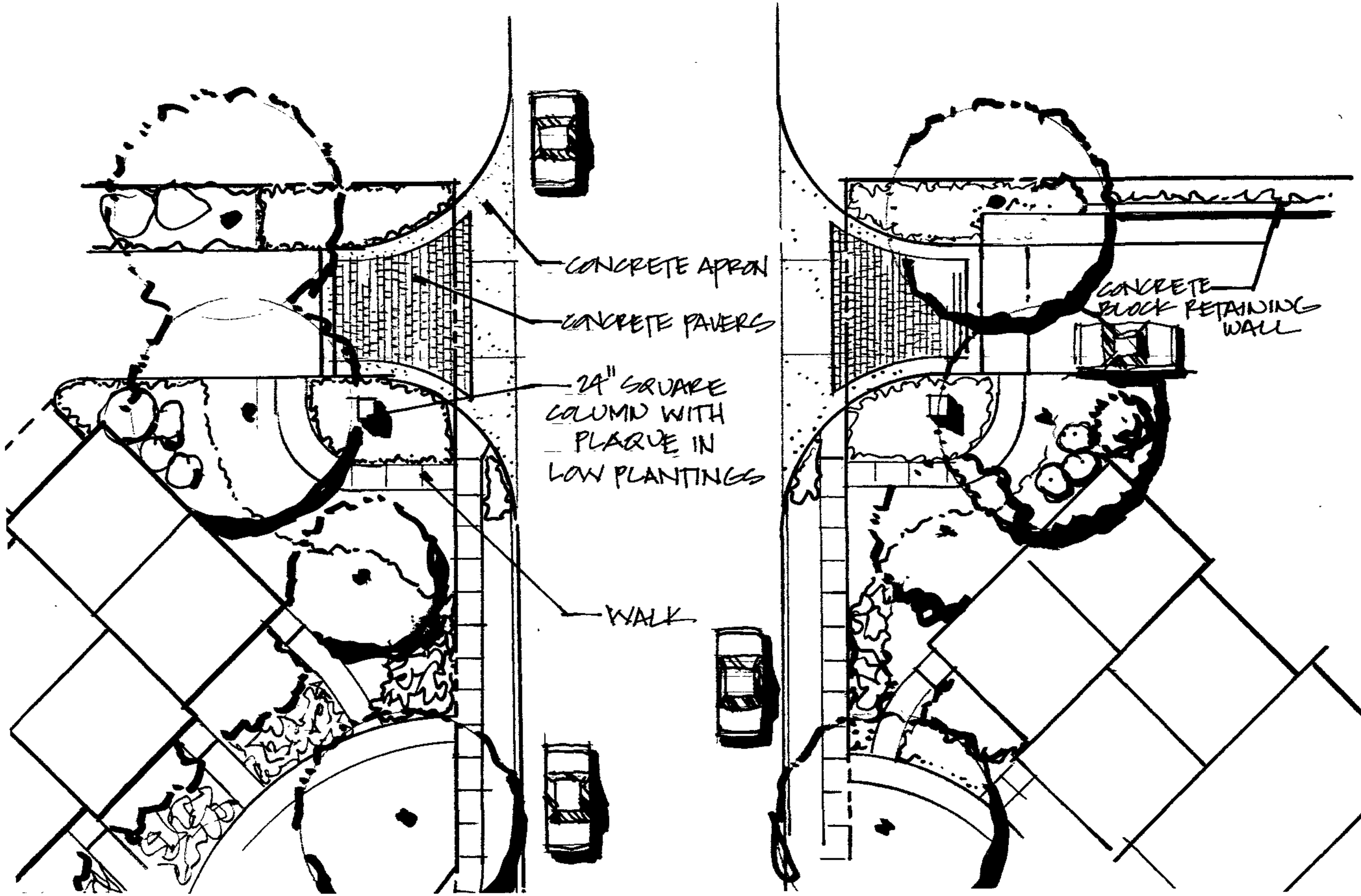
HONEYGO VILLAGE CENTER

Primary Residential Entrance - Lot #8



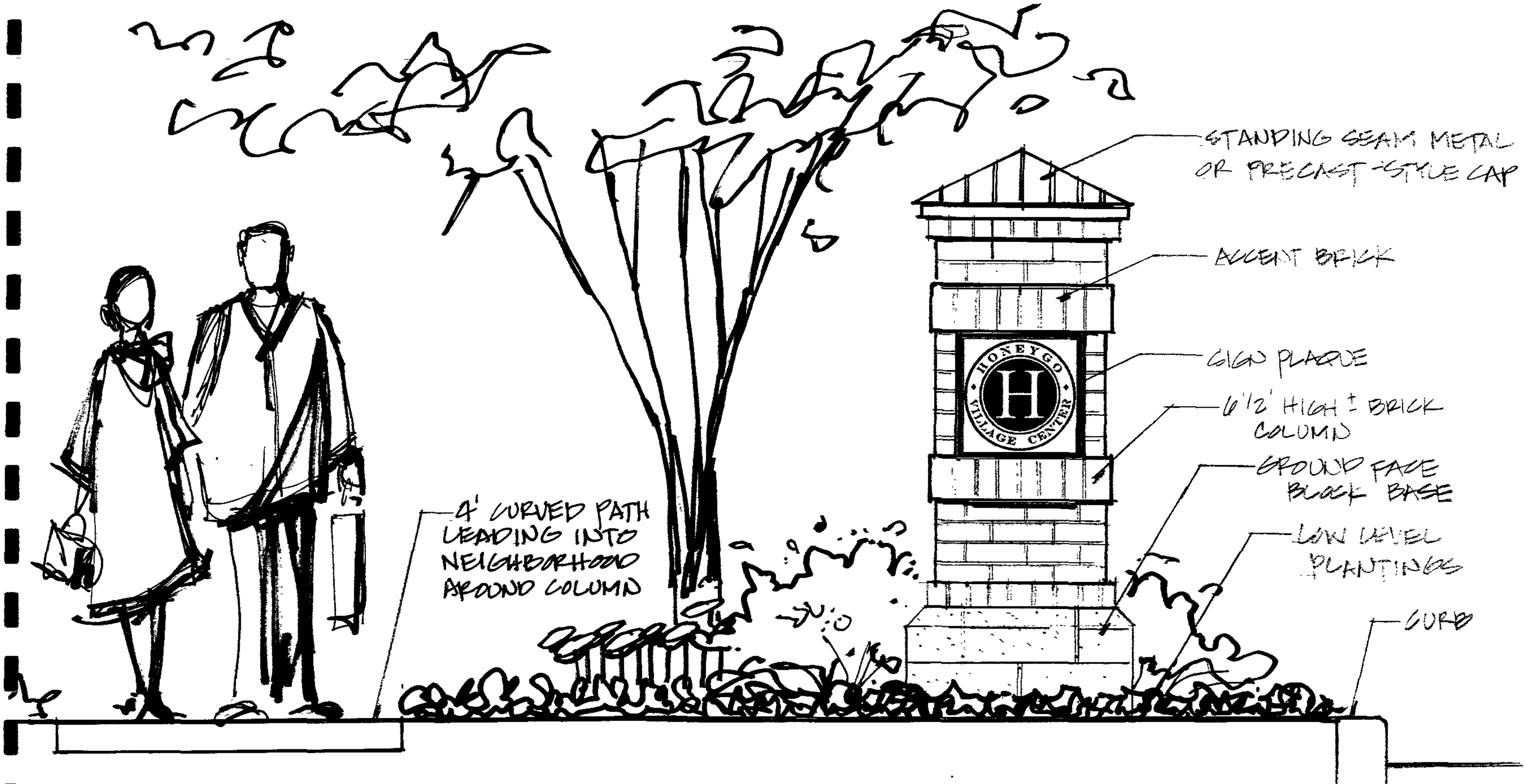
HONEYGO VILLAGE CENTER

Primary Residential Entrance - Lot #9



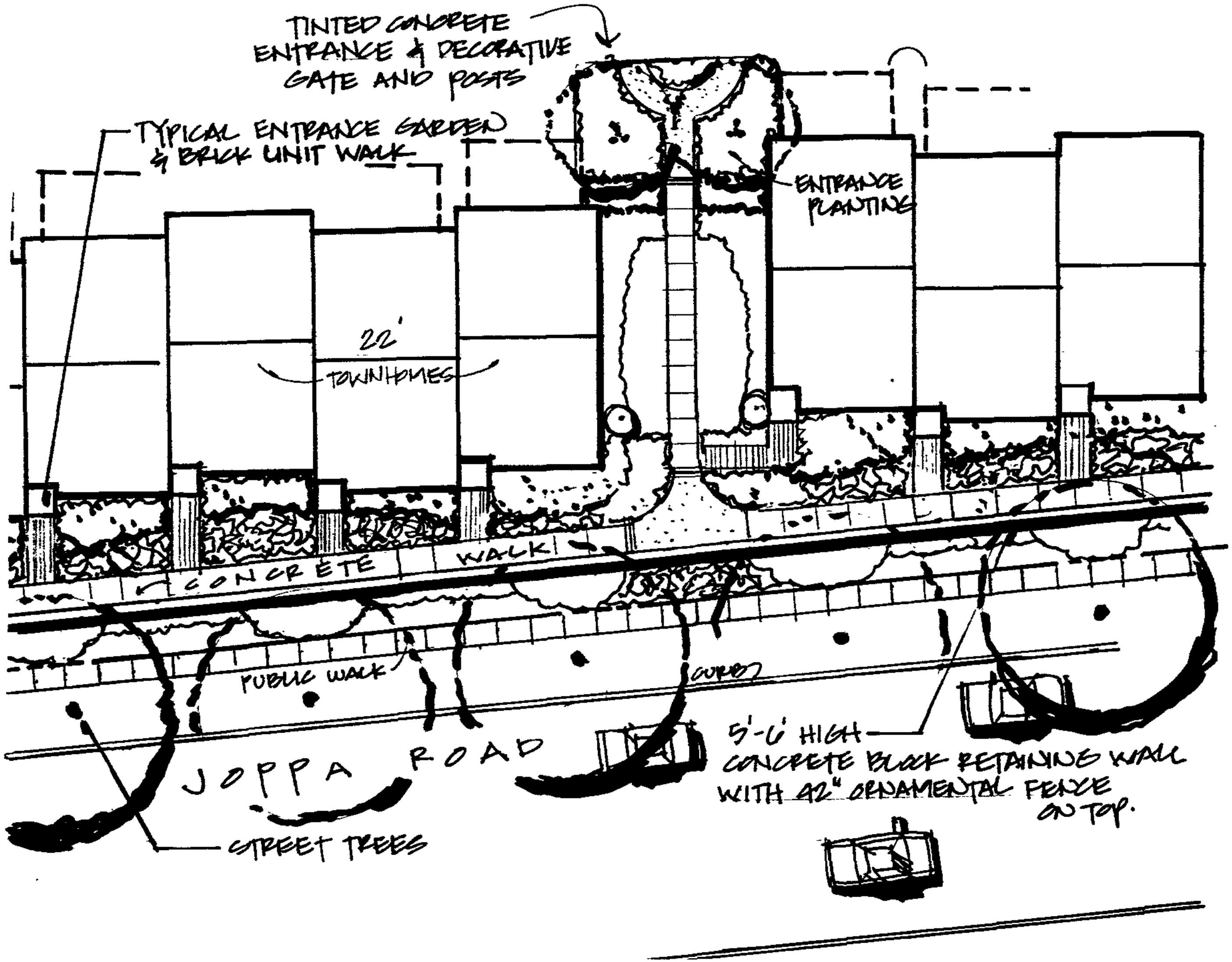
HONEYGO VILLAGE CENTER

Minor Residential Lot Entrance



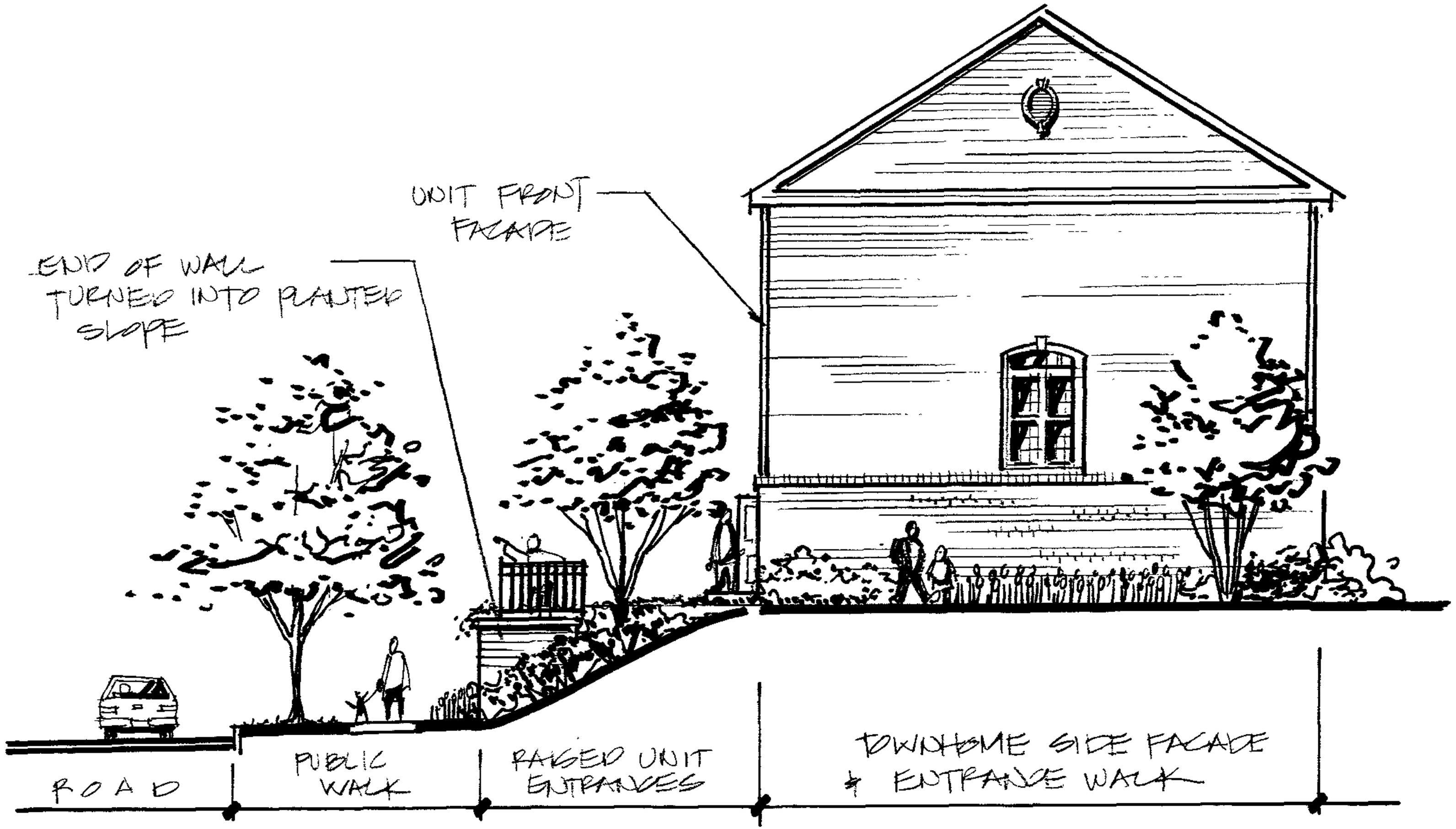
HONEYGO VILLAGE CENTER

Residential Entrance Column



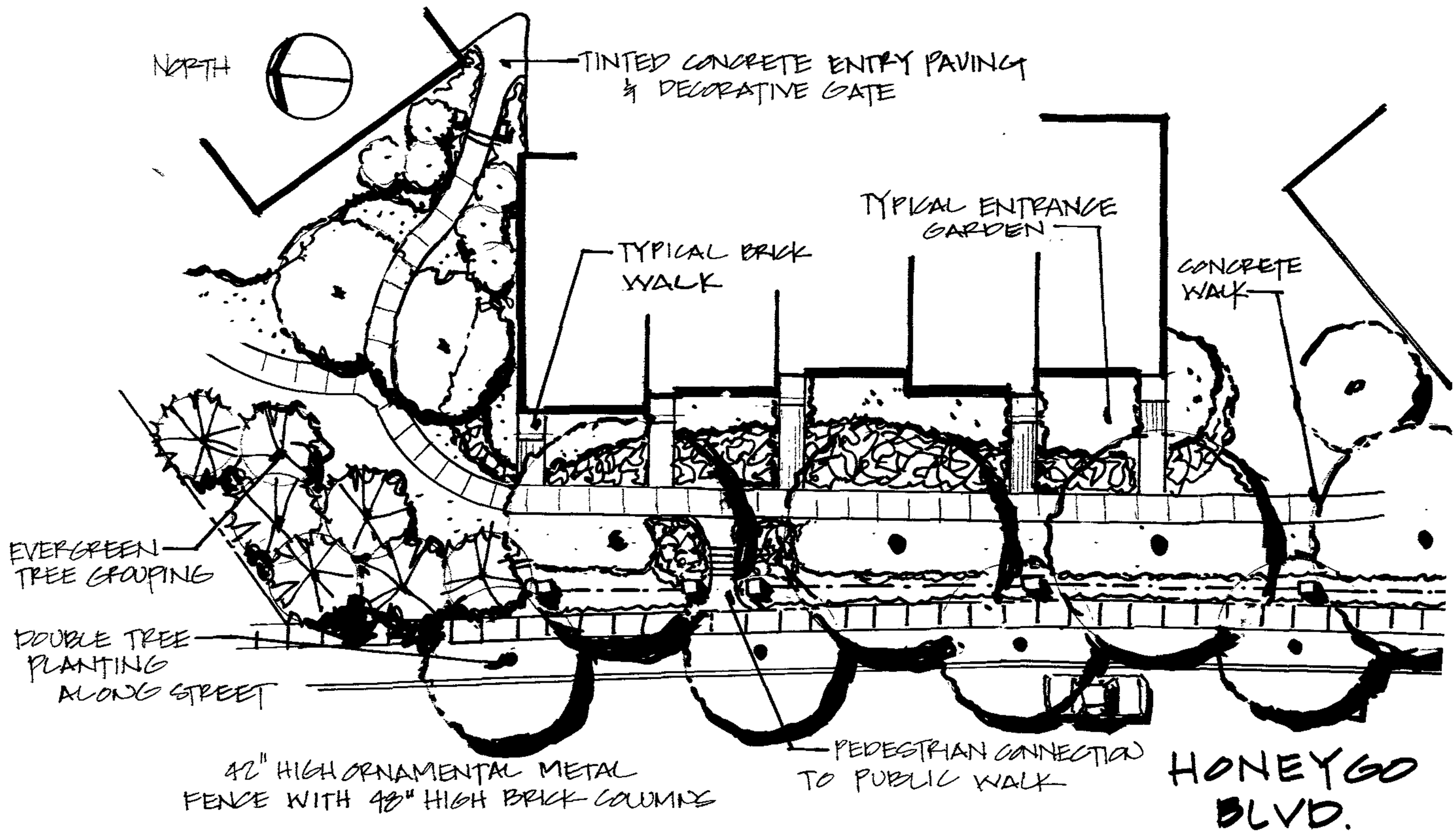
HONEYGO VILLAGE CENTER

Joppa Road - Residential Streetscape



HONEYGO VILLAGE CENTER

Joppa Road - Residential Streetscape Section



HONEYGO VILLAGE CENTER

Honeygo Boulevard - Residential Streetscape

NV Homes at Honeygo Village Center
The Astor

At NV Homes, we have always felt that creating the home of your dreams means building it in a place you would love to call home. That's why our neighborhoods have always been nestled in prime locations: near schools, shopping, and course, fresh air. We are excited to be a part of Baltimore County's newest prime neighborhood.

We have designed a new town home for Honeygo Village Center. It is a home of old fashioned quality designed for timeless living. The Astor features three full levels of luxury living. The two car garage is intelligently located in the back of the home to allow to allow a streetscape that brings you back to the classic homes of the past. Exteriors combine the best Colonial and Georgian architecture. The exterior materials mix Virginia brick with Colonial beaded siding. Elevations are highlighted with distinctive window features, soldier courses, rowlocks, and dentil moldings.

The interiors of our homes are spacious using twenty-two feet of width combined with thirty-eight feet of depth. Three bedrooms and two one-half baths are included along with a two story foyer. The spacious family room and kitchen can accommodate the lifestyle of a newly wed couple or growing family. The lower level includes a private study. If more space is needed, we also offer an optional finished loft.

At NV Homes, listening to the homebuyer's needs and desires and then providing the highest quality home possible has been our steadfast goal and the cornerstone of our work. We're a known and respected leader in residential building. Our full-service approach and classic architecture that began the NV tradition lives on today and will continue to live for generations.

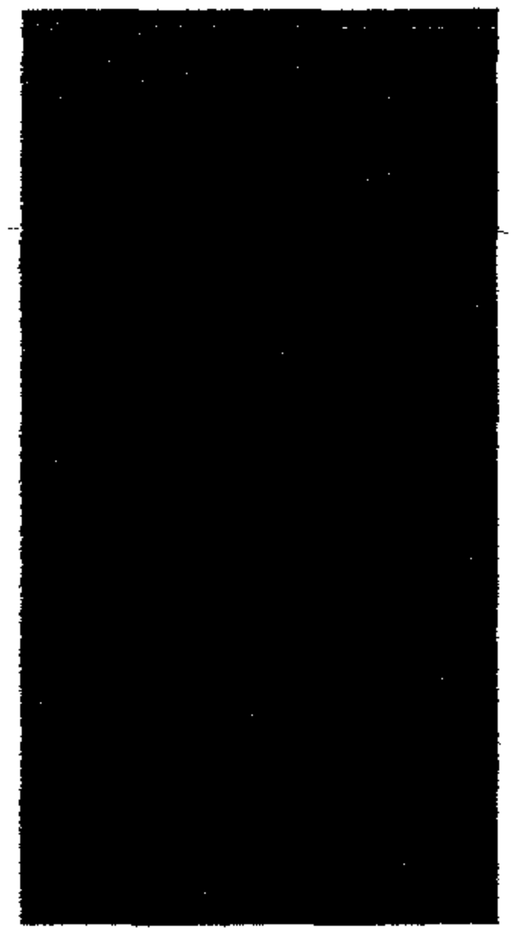
NVHomes®

HONEYGO VILLAGE CENTER

NV Homes - Elevation Front Townhome Units

NVHomes

Scheme VTH-5



Siding:
Natural Clay

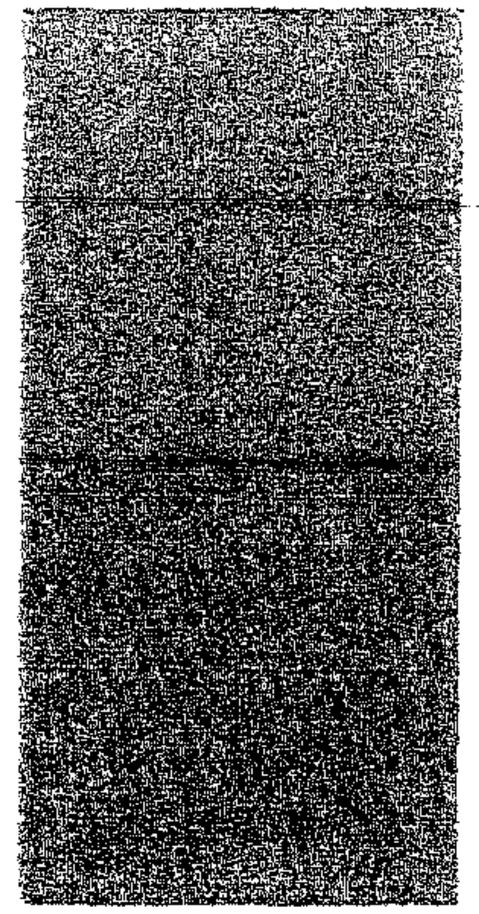
Trim:
Almond

Shutter:
Foxhall Green

Front Door:
Cobblestone Grey

NVHomes

Scheme VTH-6



Siding:
Desert Tan

Trim:
Cameo

Shutter:
Georgetown Green

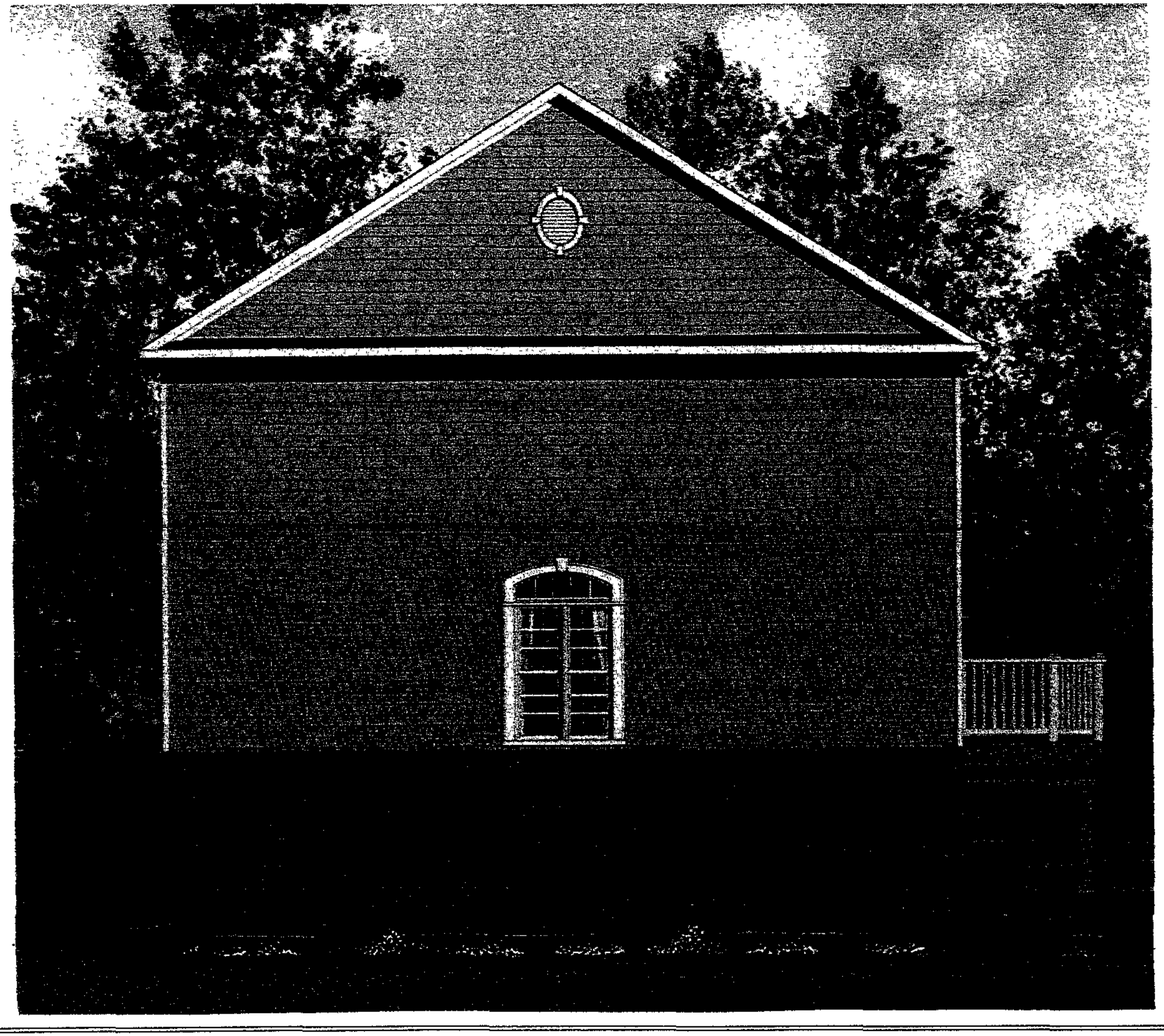
Front Door:
Georgetown Green

HONEYGO VILLAGE CENTER

NV Homes- Townhome Exterior Color Schemes

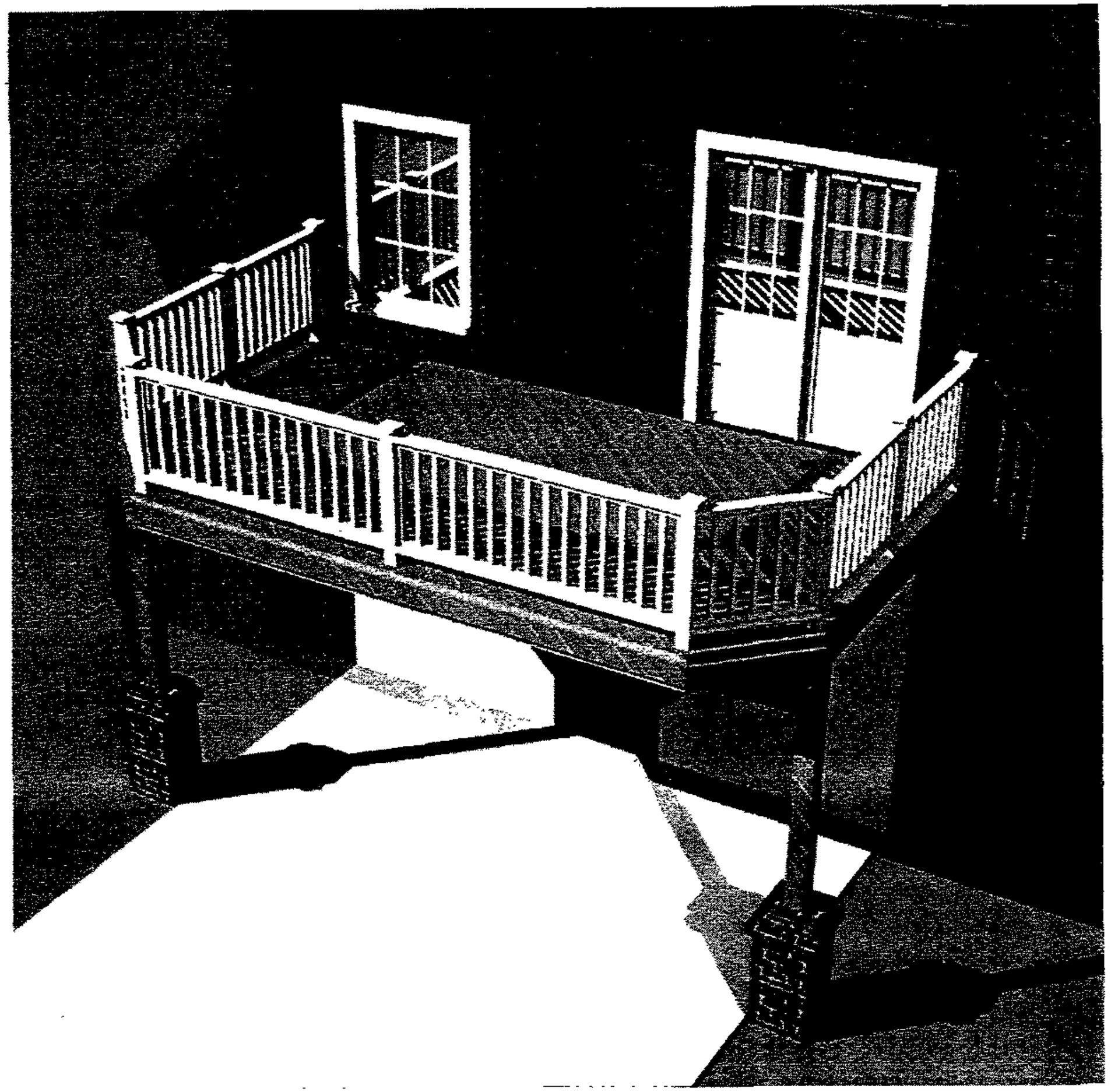
HONEYGO VILLAGE CENTER

NV Homes - Elevation Rear Townhome Units



HONEYGO VILLAGE CENTER

NV Homes - Elevation Side Townhome Units



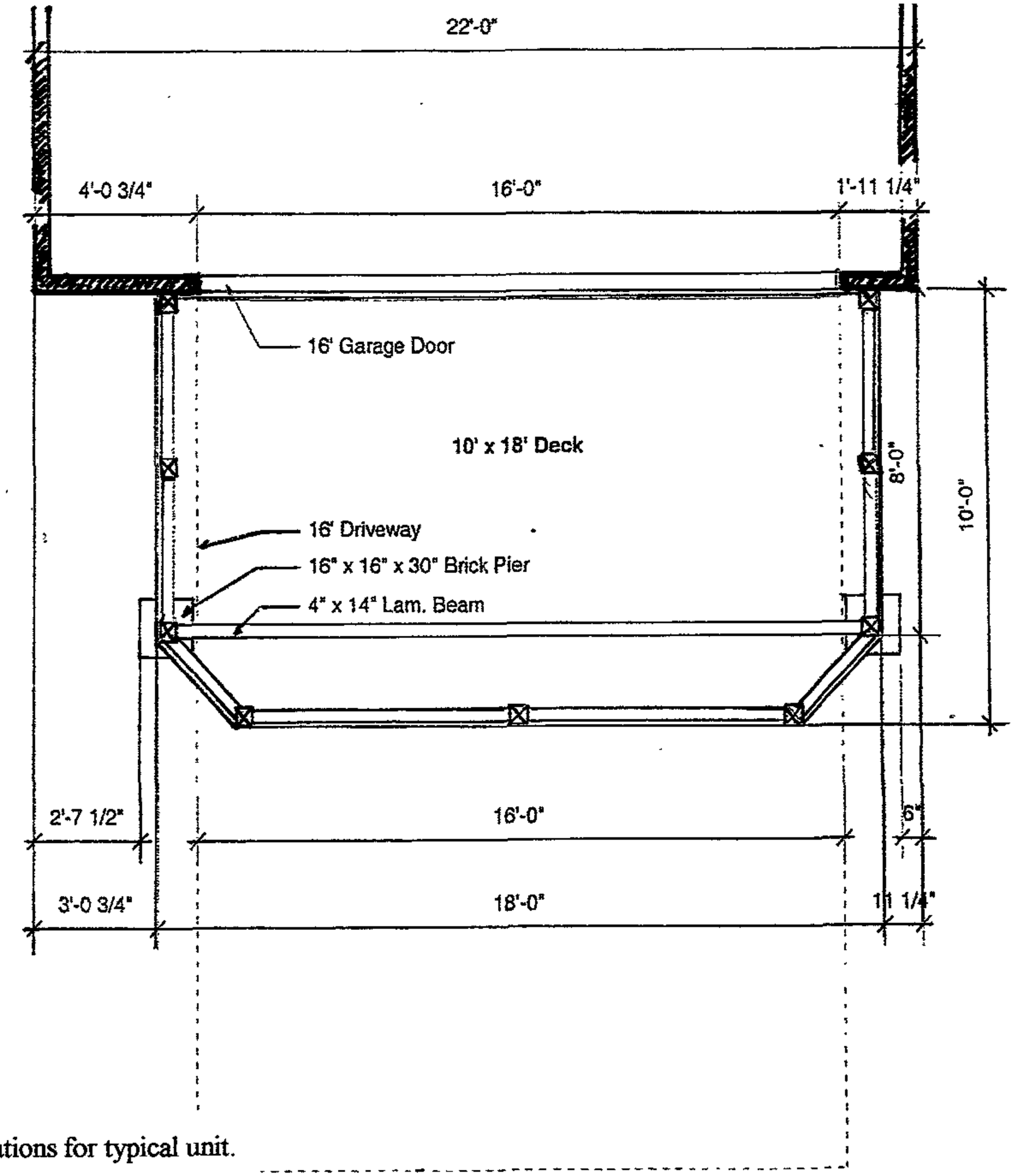


*Diagram as shown represents image of deck as it relates to typical unit. Refer to actual Builder elevations for typical unit.

HONEYGO VILLAGE CENTER

Typical Deck Detail Plan - 22' Unit

Ryan Homes

ryanhomes.com

Ryan Homes At Honeygo Village Center
The Fairgate

At Ryan Homes we have always felt that creating the home of your dreams means building it in a place you would love to call home. With our neighborhoods nestled in prime locations; near schools, shopping and major transportation routes, we give you the best value for your money. We are excited to be part of Baltimore County's newest prime neighborhood - Honeygo Village Center.

We have chosen our best designed town homes model for Honeygo Village Center. The Fairgate is a three full level two-car rear garage townhome. You have the choice of adding an additional level with a loft and dormers.

The Fairgate is twenty (20) feet in width by forty (40) feet in depth with almost 2,000 square feet of living space. There are many options and designs, which enables you to customize your home with your taste and style to enjoy the luxury and comfort you desire.

You can be sure that Ryan Homes, Baltimore's number one builder will give you the quality and service that you have come to expect and a home for you to enjoy for a long time.

HONEYGO VILLAGE CENTER

Ryan Homes - Elevation Front Townhome Units

Ryan Homes

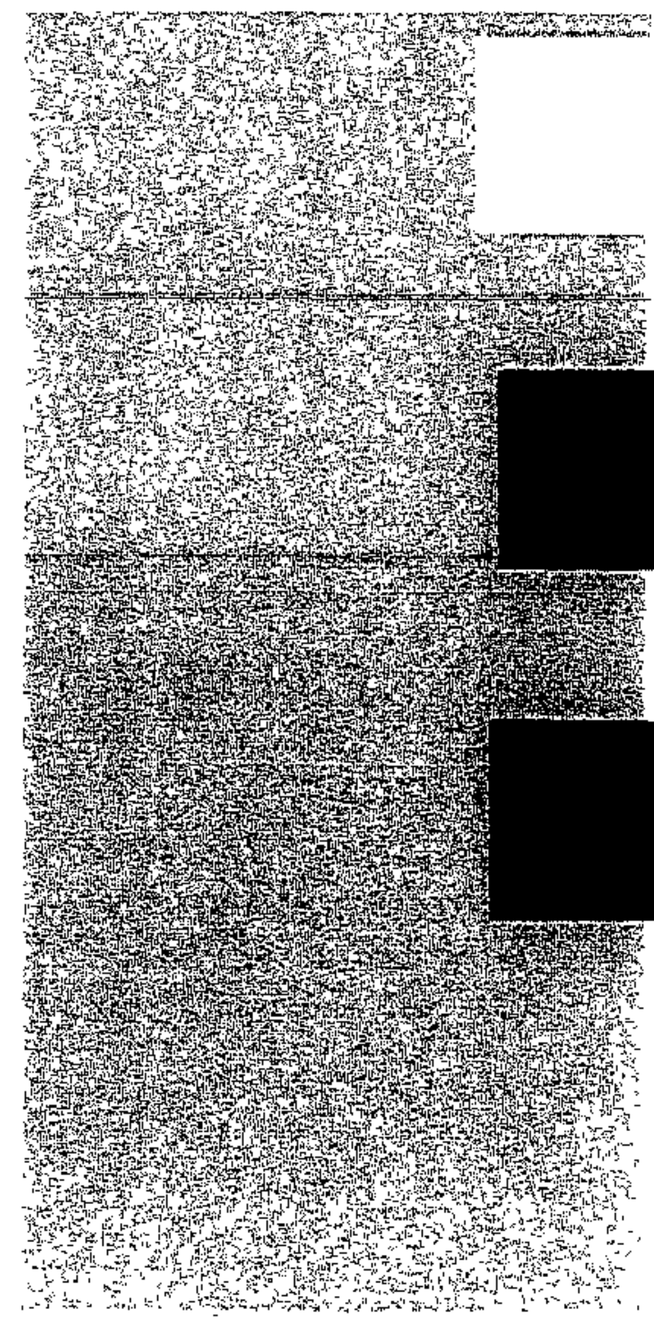
Townhome Exterior Color Schemes

Accent Trim: Almond

Front Door: Farm House Red

Shutters: Farm House Red

Siding: Pebblestone Clay
Brick: Northern Rose/Victorian



Accent Trim: Almond

Front Door: Georgetown Green

Shutters: Georgetown Green

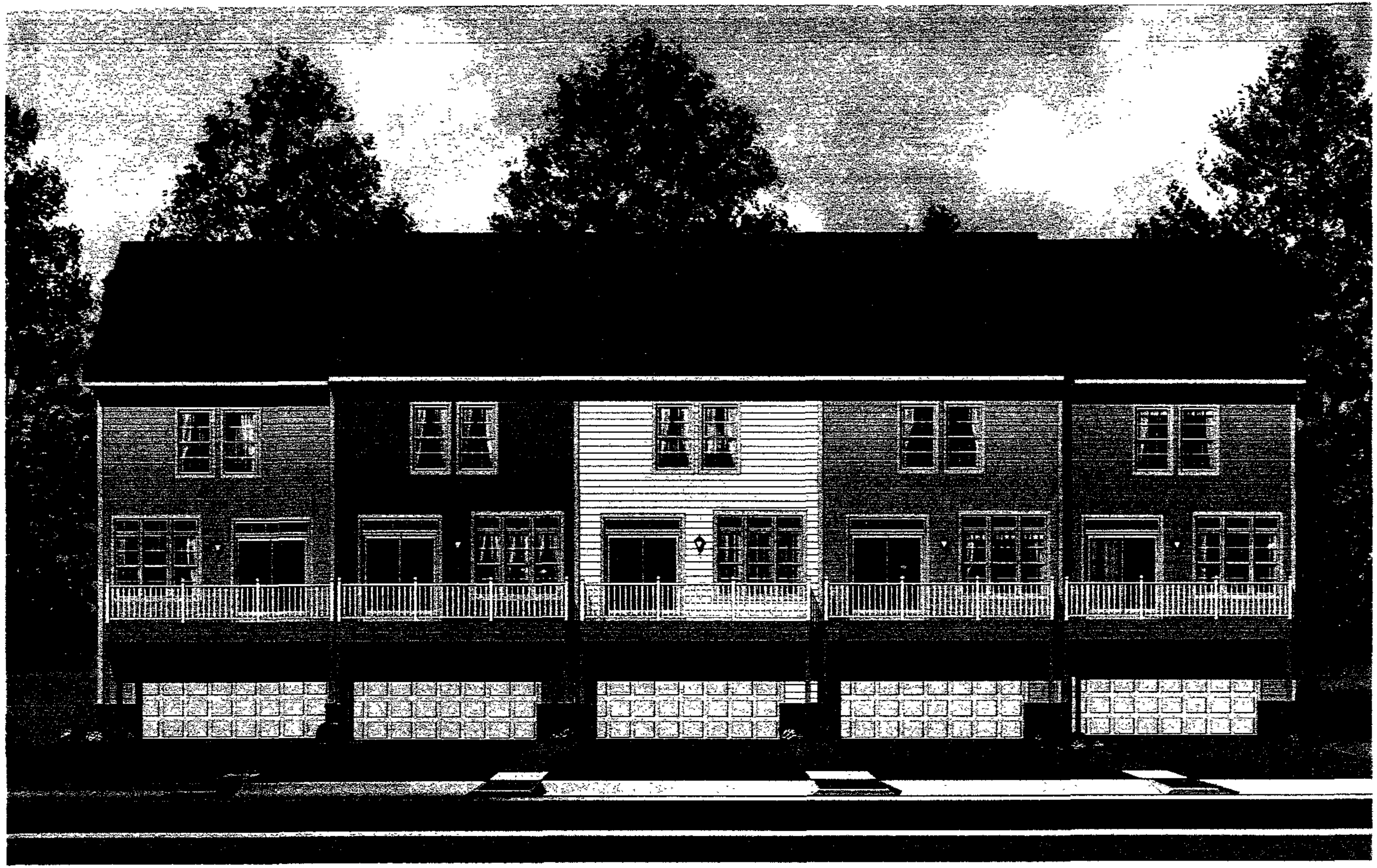
Siding: Desert Sand
Brick: Hampton Hill/Hancock

Accent Trim: Almond

Front Door: Carolina Slate

Shutters: Carolina Slate

Siding: Cameo
Brick: Northern Rose/Victorian

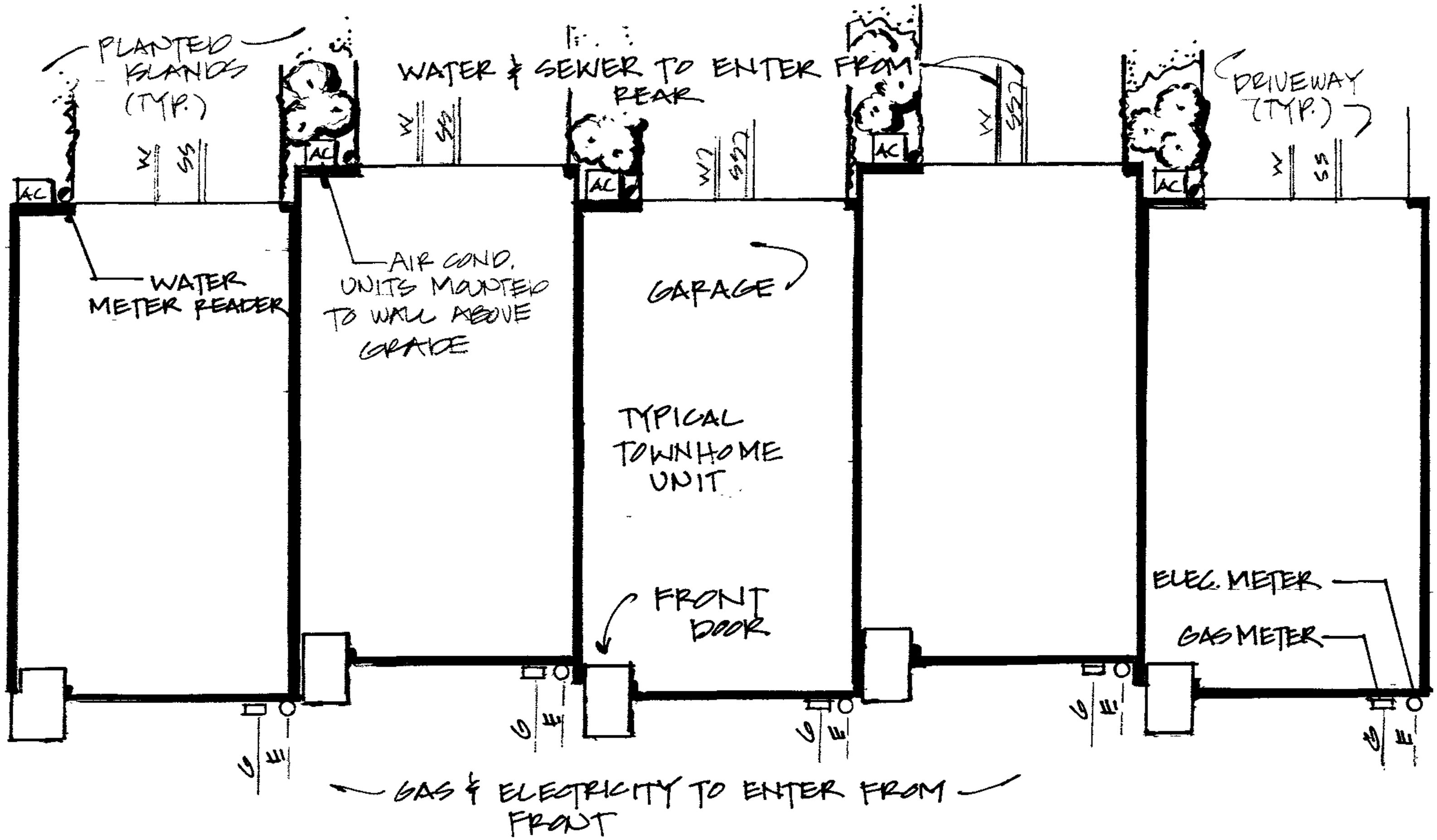


HONEYGO VILLAGE CENTER

Ryan Homes - Elevation Rear Townhome Units

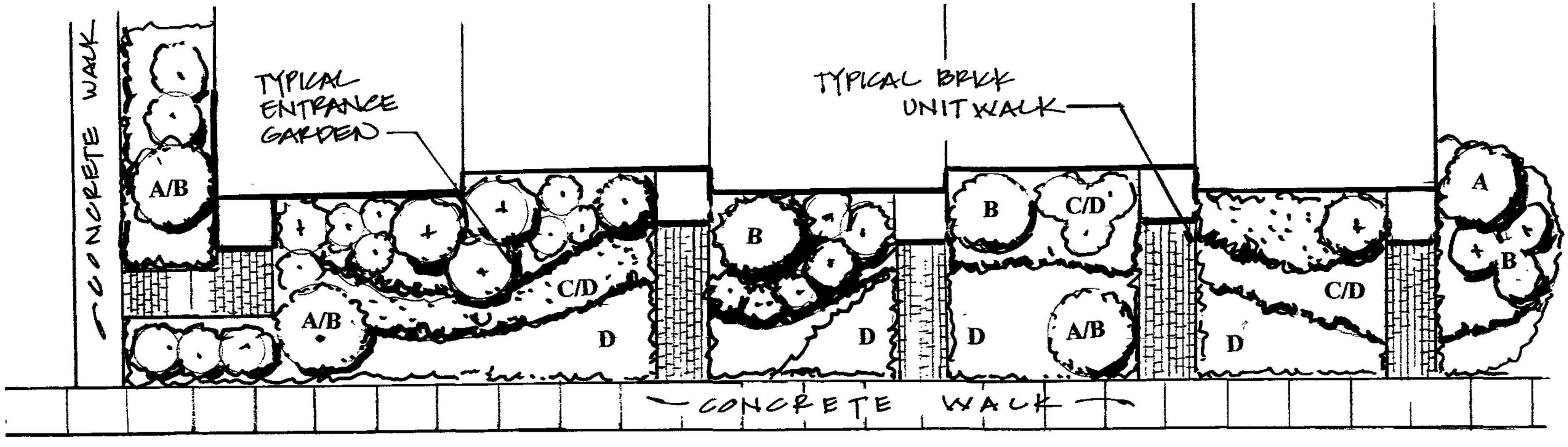
HONEYGO VILLAGE CENTER

Ryan Homes - Elevation Side Townhome Units



HONEYGO VILLAGE CENTER

Typical Utility Plan



Schematic Unit Plant List

A. Large shrubs/Small Accent Trees:
Crepe Myrtle - Lagerstroemia (hardy varieties for this area)
Korean Spice Viburnum - Viburnum carlesii
Winterberry Holly
Ilex - Foster Holly

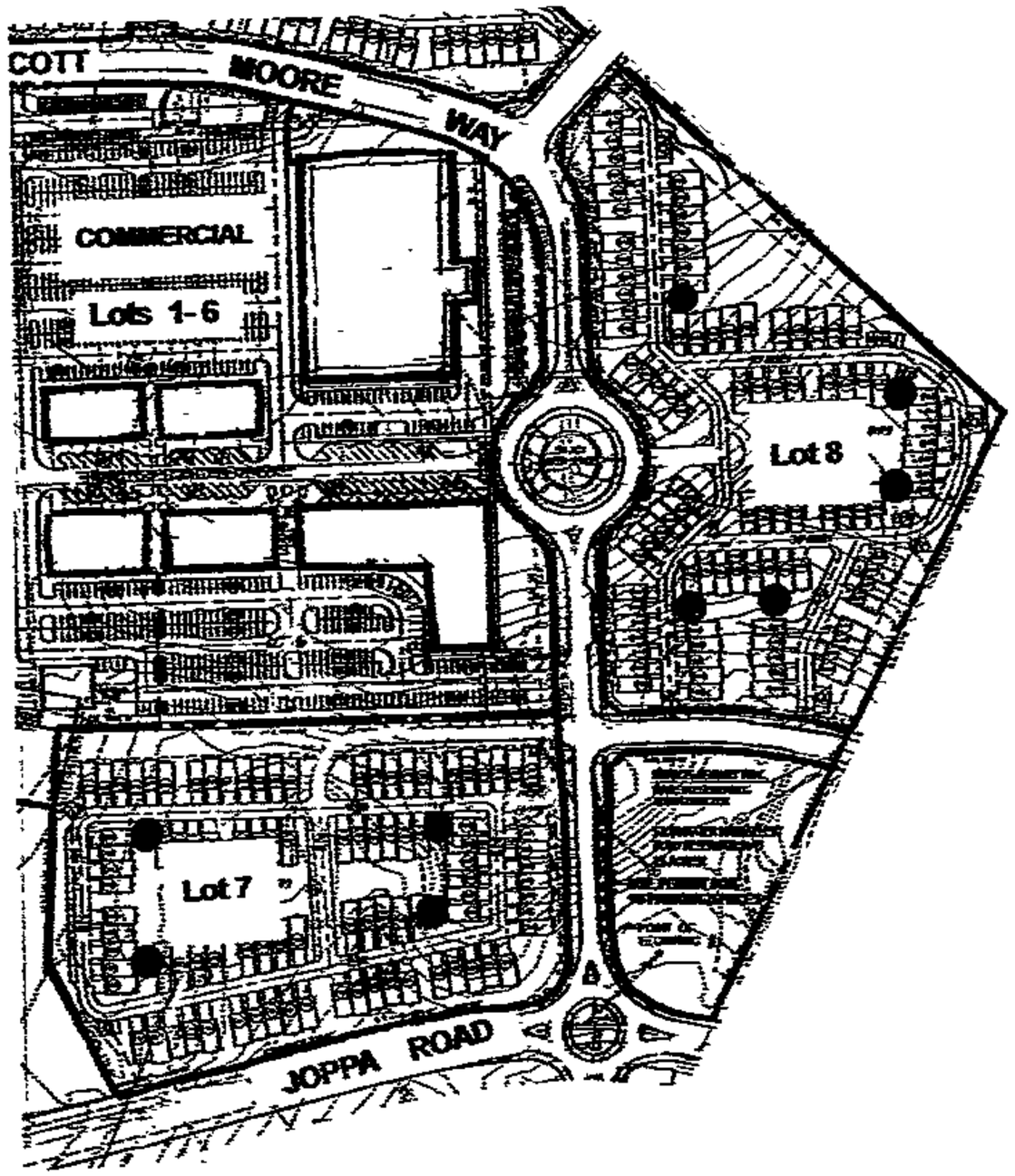
B. Medium Hedge & Accent Shrubs:
Abelia 'Edward Goucher'
Chamaecyparis obtuse 'Nana Gracilis'
Dwarf Burning Bush - Euonymus alatus 'Compactus'
Leatherleaf Mahonia
Spirea 'Gold Flame'/ 'Anthony Waterer'
Korean Boxwood - Buxus microphylla 'Winter Gem'
Cherry Laurel - Prunus laurocerasus 'Otto Luyken'
Nandina domestica
Viburnum 'Conoy'

C. Low Shrubs:
Caryopteris 'First Choice'
Cotoneaster 'Royal Beauty'
Hydrangea 'Pia'
Itea 'Little Henry'
Juniper conferta 'Blue Pacific'
Abelia 'Little Richard'
Japanese Holly - Ilex crenata 'Helleri'/ 'Soft Touch'
Nandina domestica 'Moonbay'
Potentilla
Spirea - 'Little Princess'/ 'Alpina'/ 'Goldmound'
Spreading English Yew

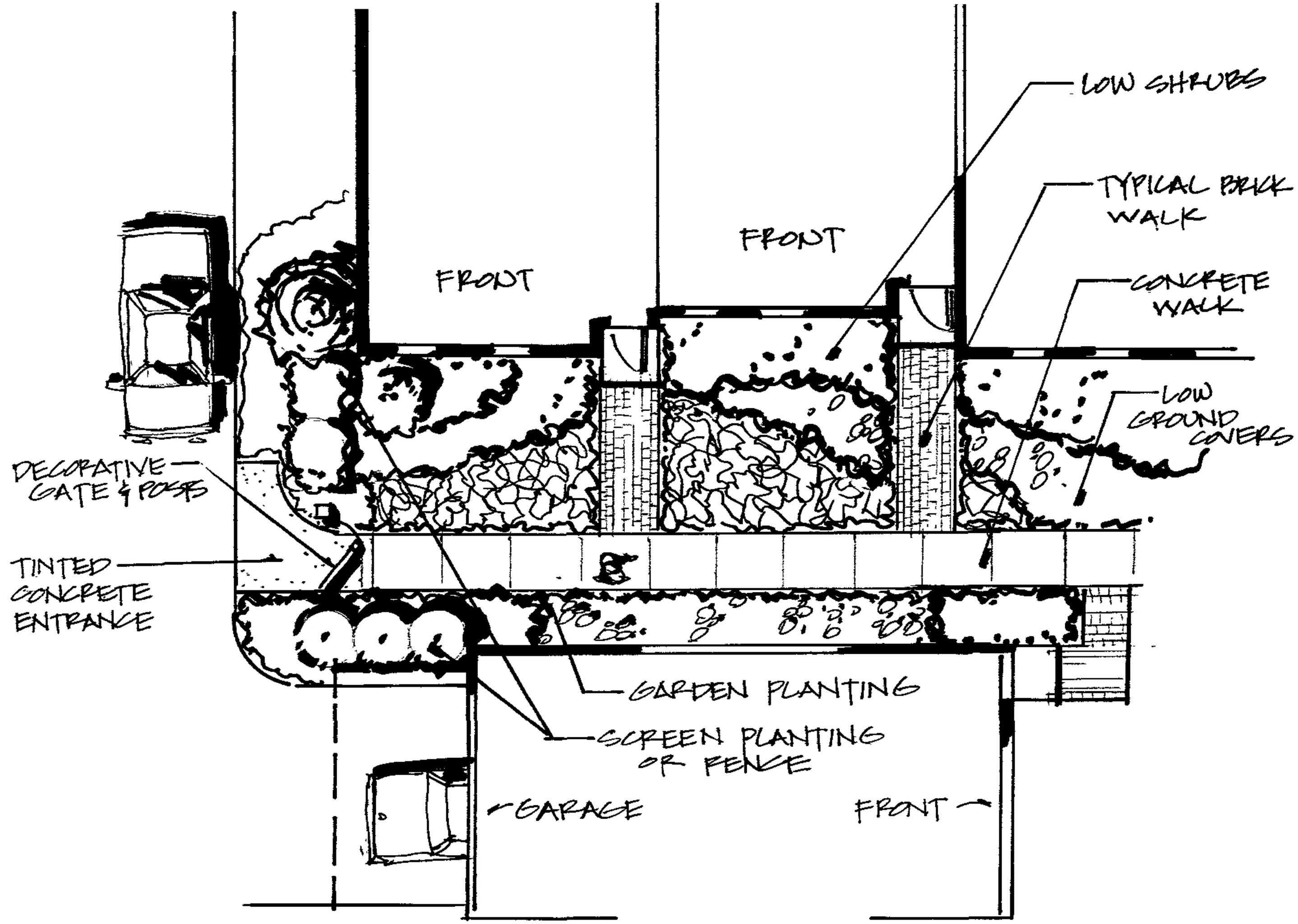
D. Ornamental Grasses, Perennials & Groundcover:
Hypericum calycinum
Liriope muscari 'Variegata' / 'Big Blue'
Dwarf Fountain Grass - Pennisetum 'Hameln'
Euphorbia Robbie (shade only)
Euonymous coloratus
Hemerocallis 'Stella d'Oro / 'Happy Returns'
Pachysandra terminalis
Miscanthus gracillimus
Miscanthus 'Morning Lights'/ 'Yaku Jima'
Rudbeckia/ Black Eyed Susans

HONEYGO VILLAGE CENTER

Typical Townhome Walk and Garden

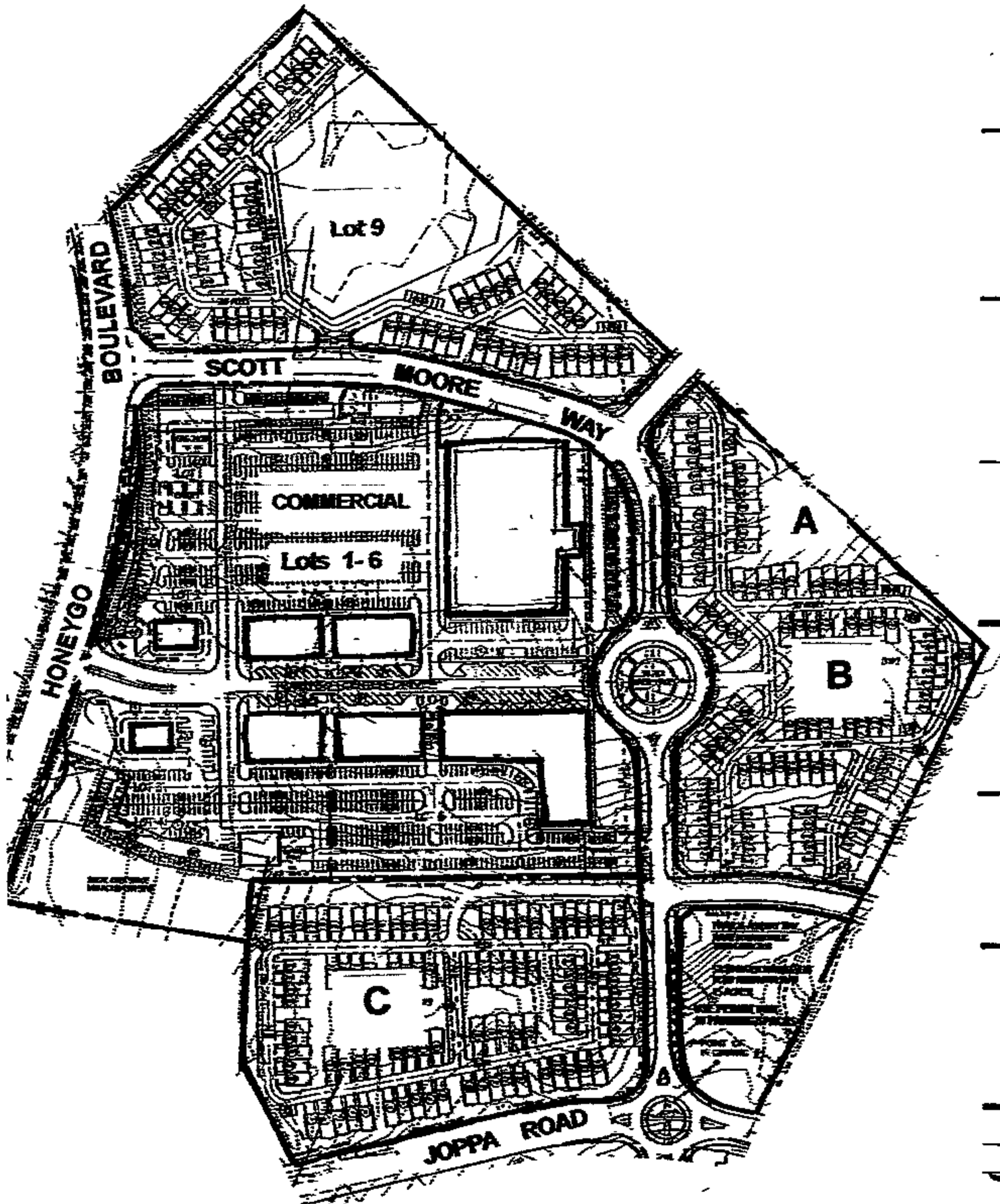


Key Map for Side/Rear Facing Townhomes

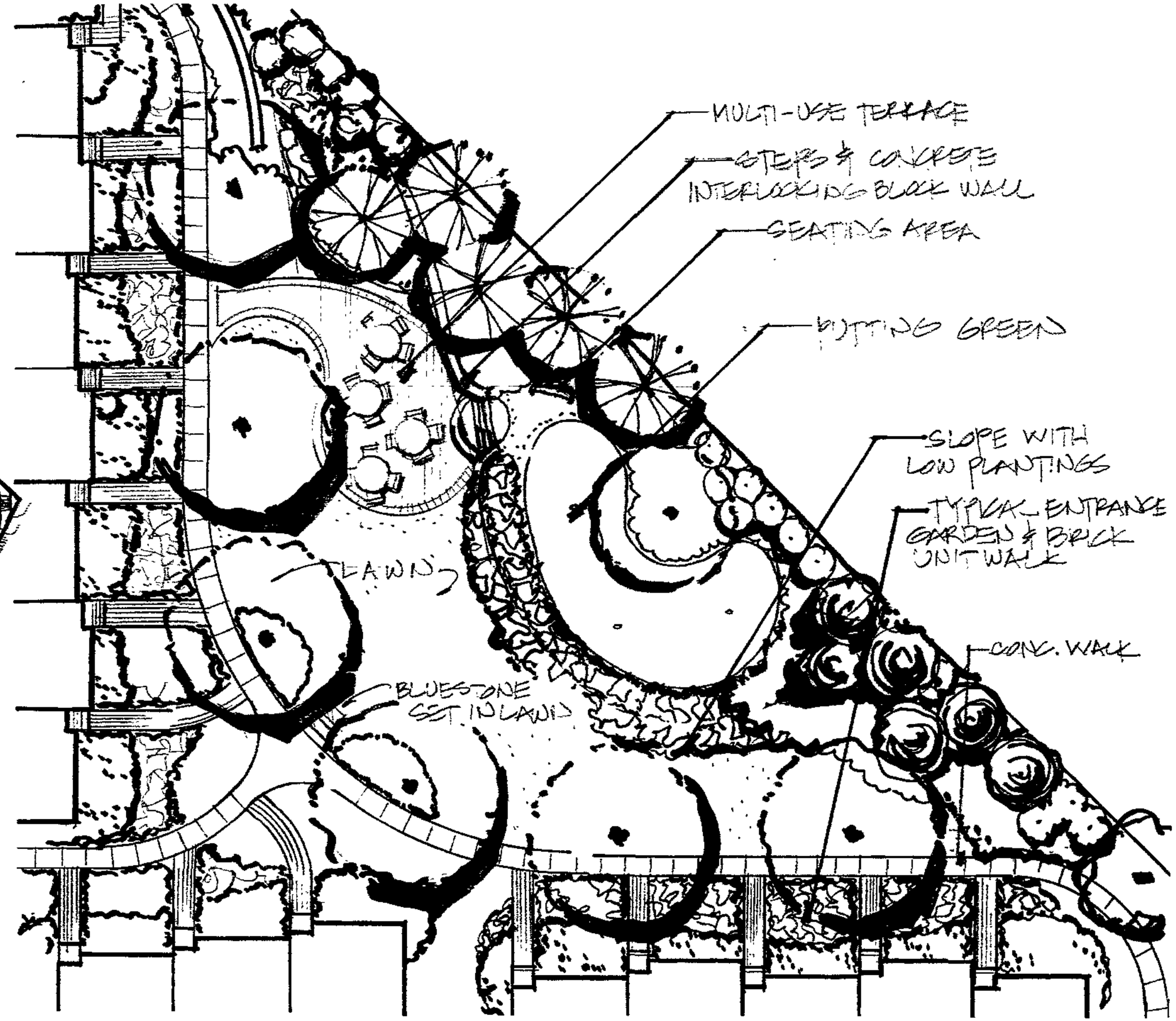


HONEYGO VILLAGE CENTER

Typical Townhome Facing Side/Rear Facade

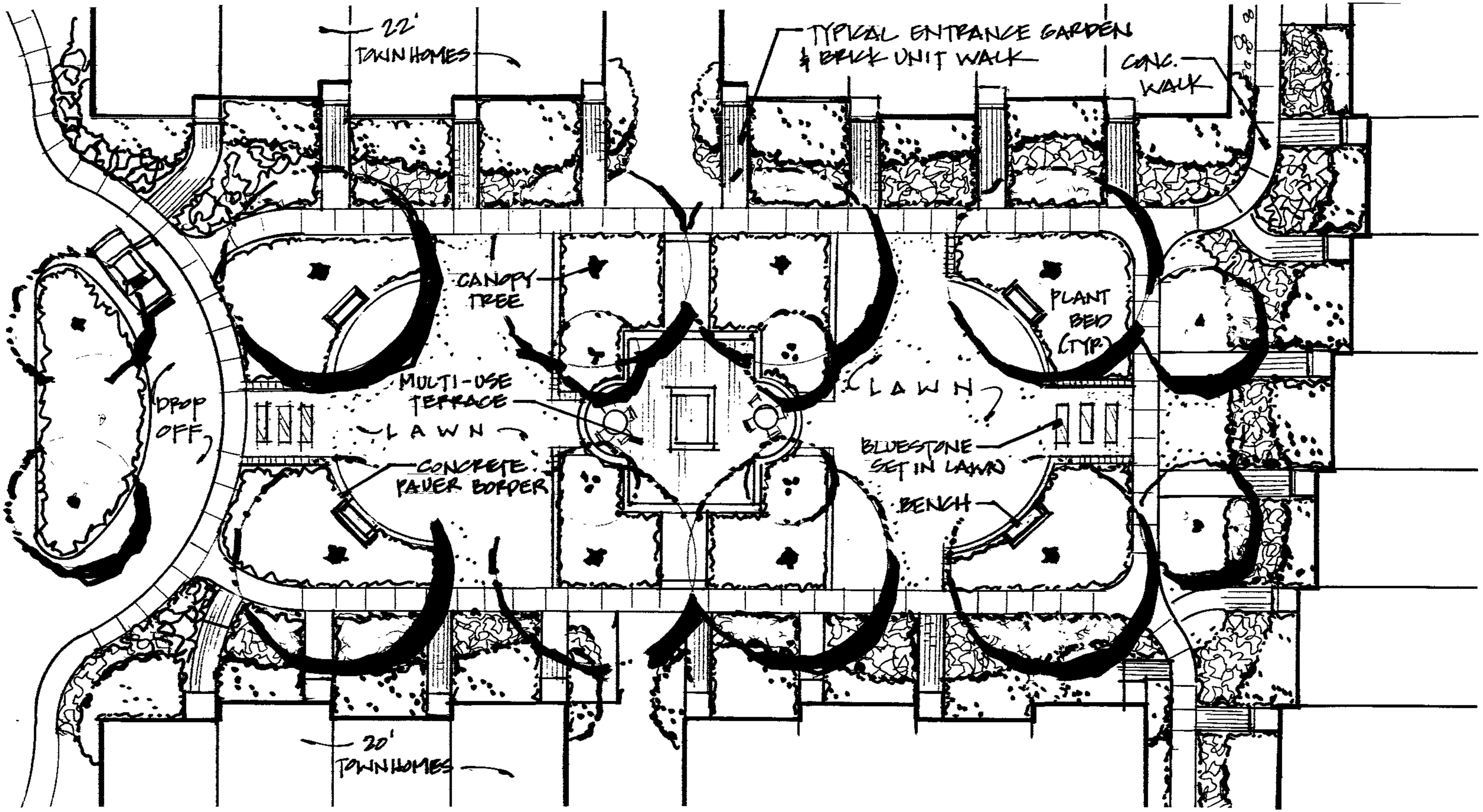


Key Map for Amenity Parks A, B, & C



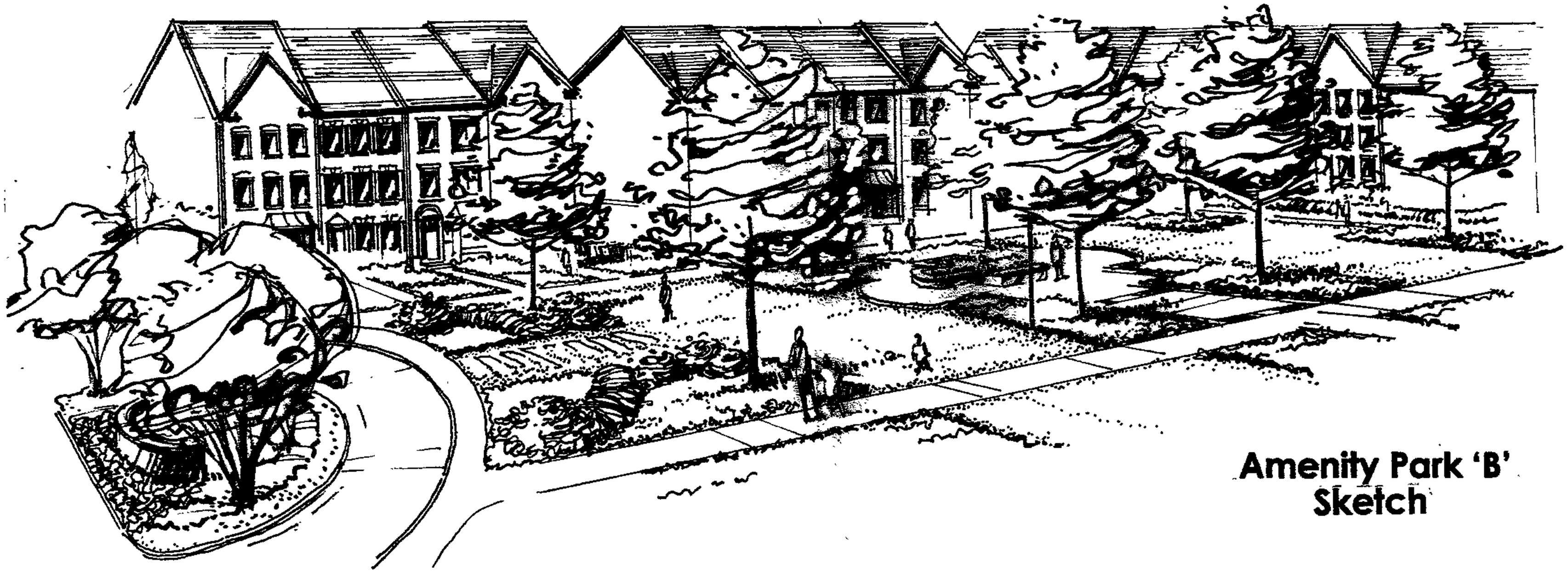
HONEYGO VILLAGE CENTER

Amenity Park 'A'

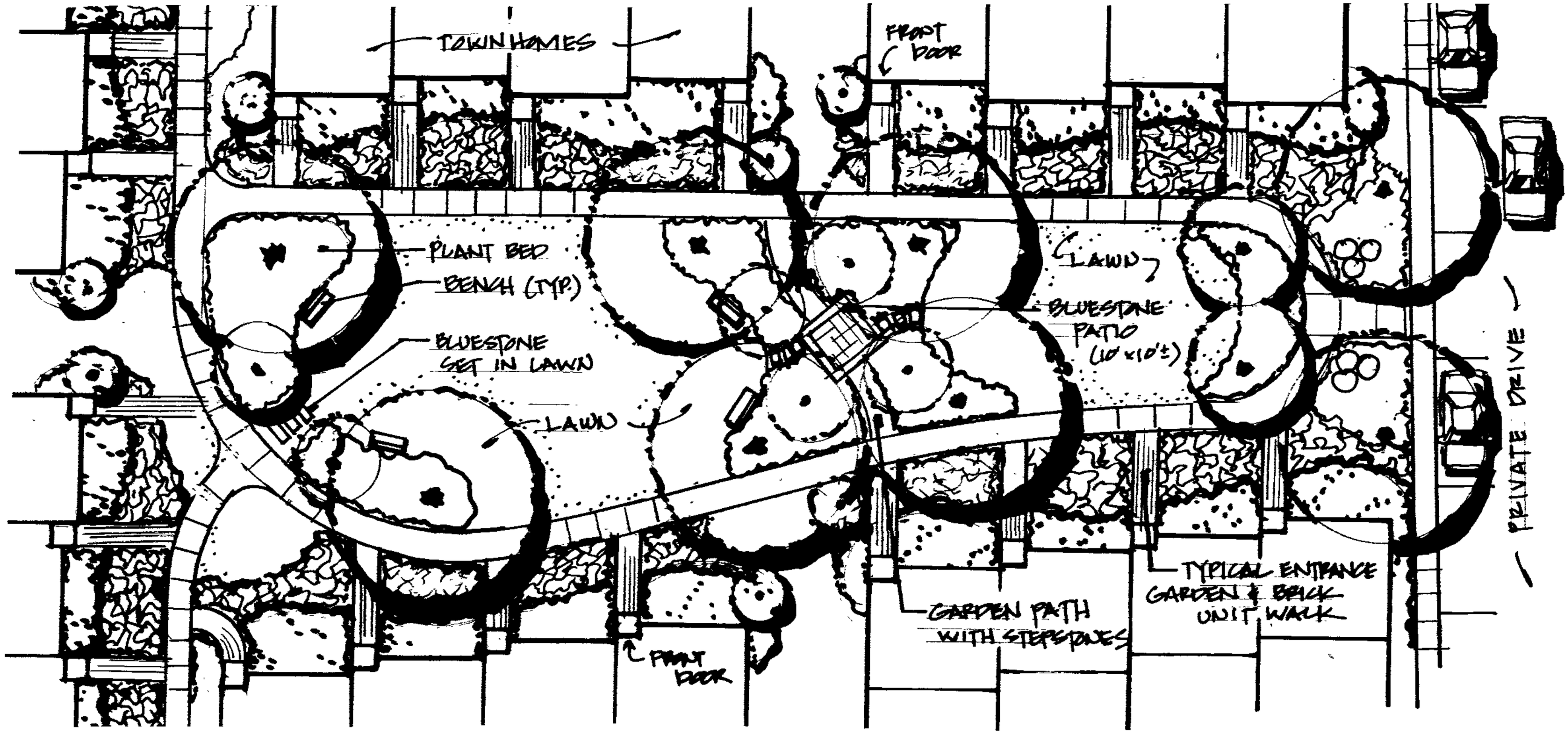


HONEYGO VILLAGE CENTER

Amenity Park 'B'

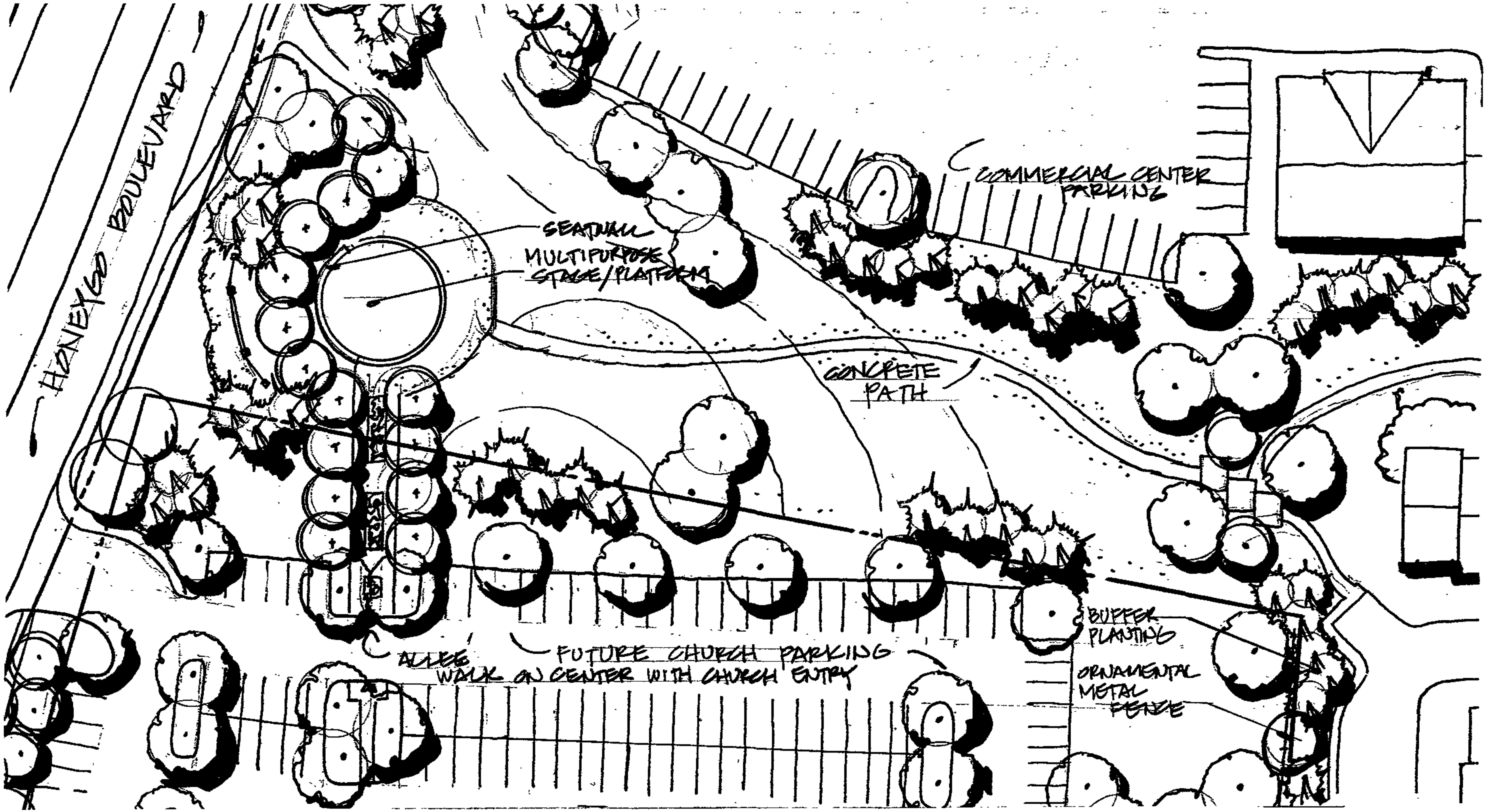


Amenity Park 'B'
Sketch



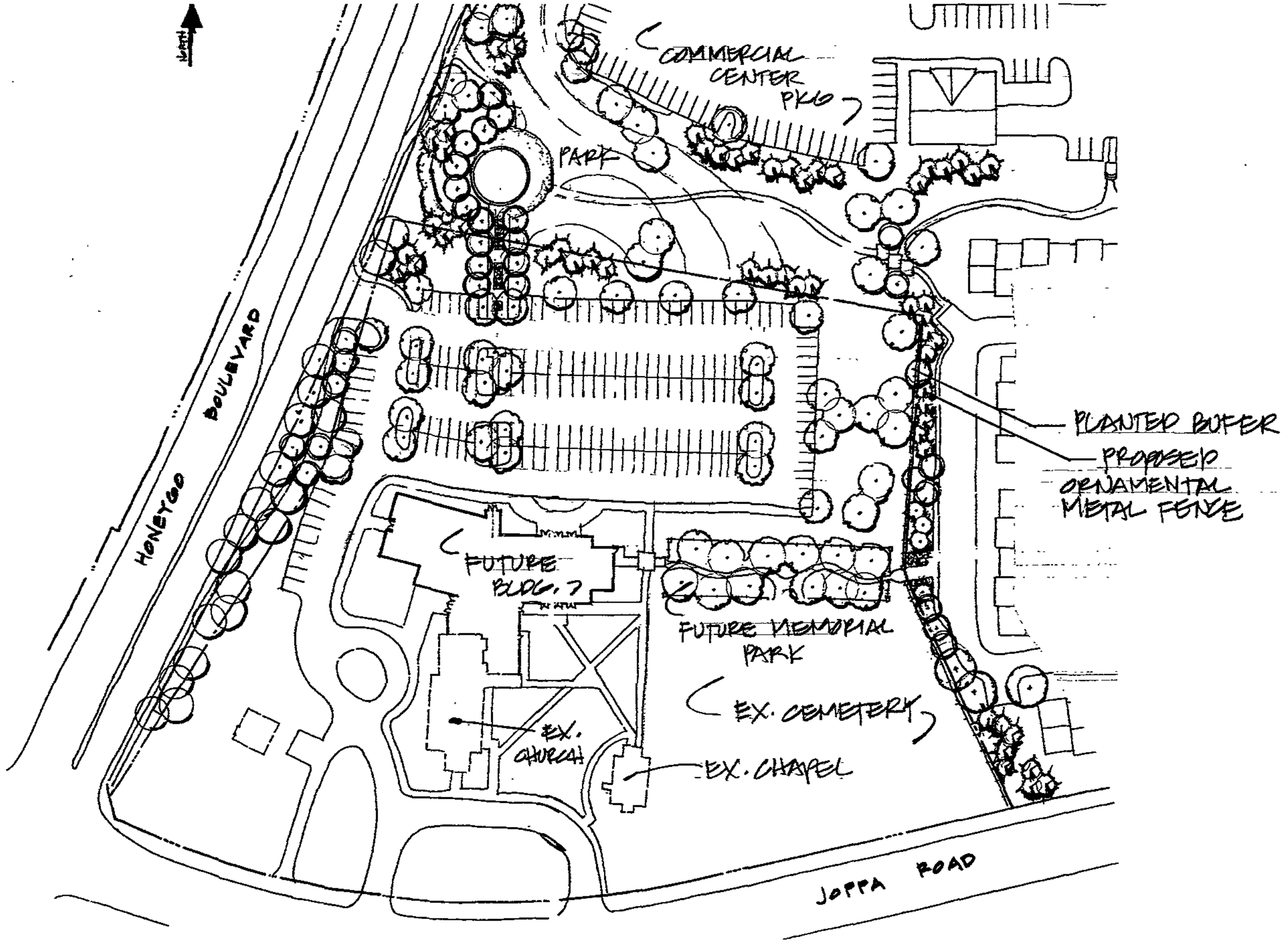
HONEYGO VILLAGE CENTER

Amenity Park 'C'



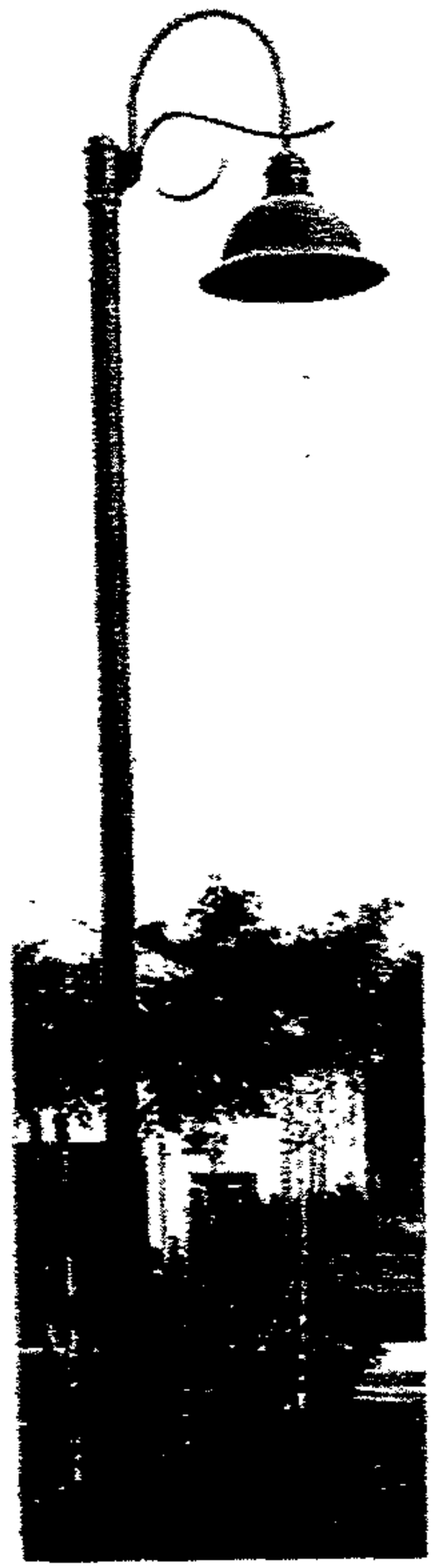
HONEYGO VILLAGE CENTER

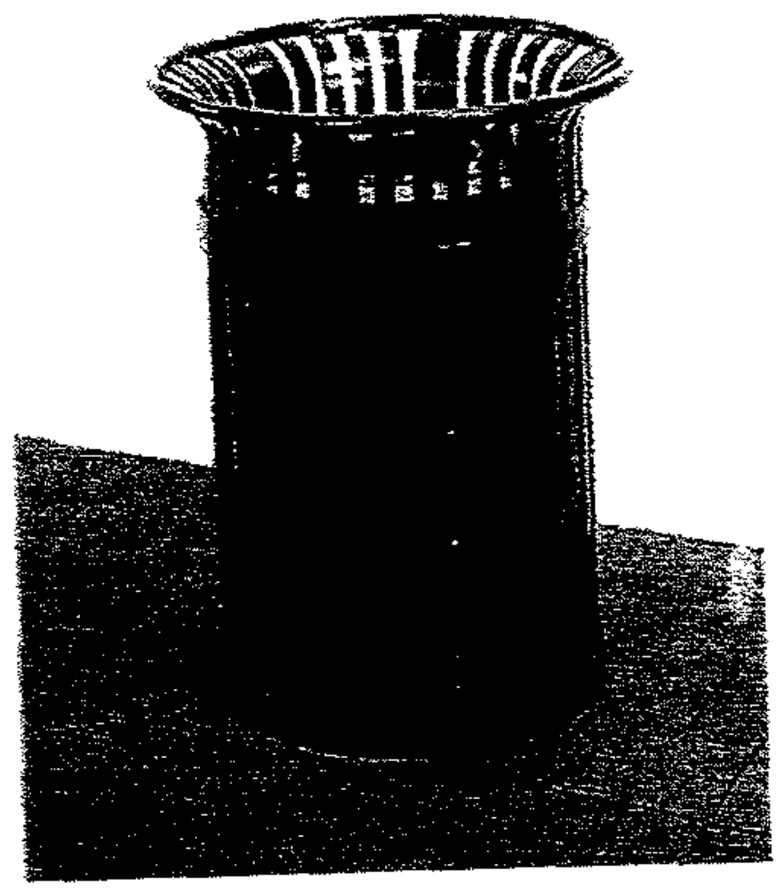
Honeygo Village Park

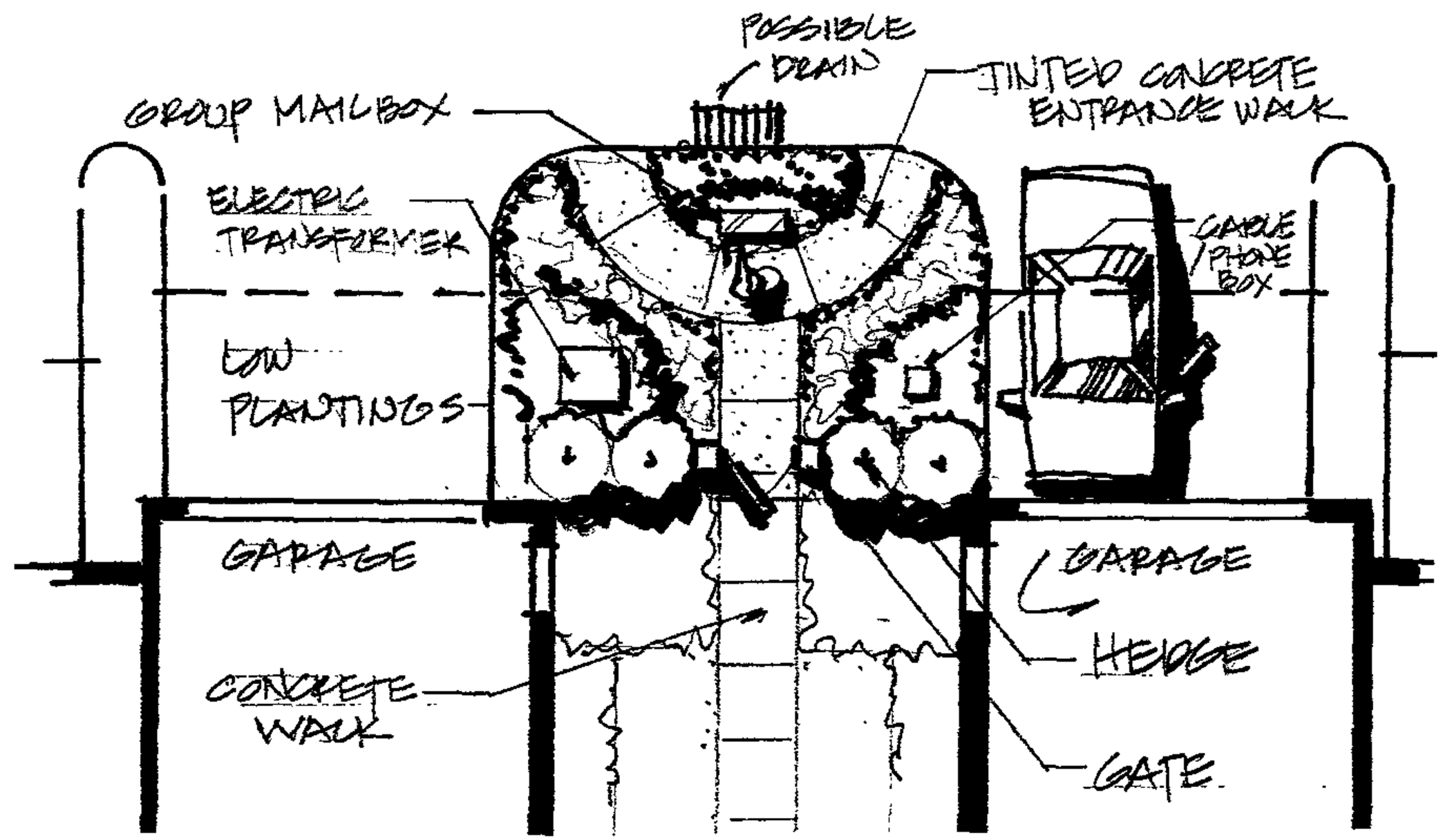


HONEYGO VILLAGE CENTER

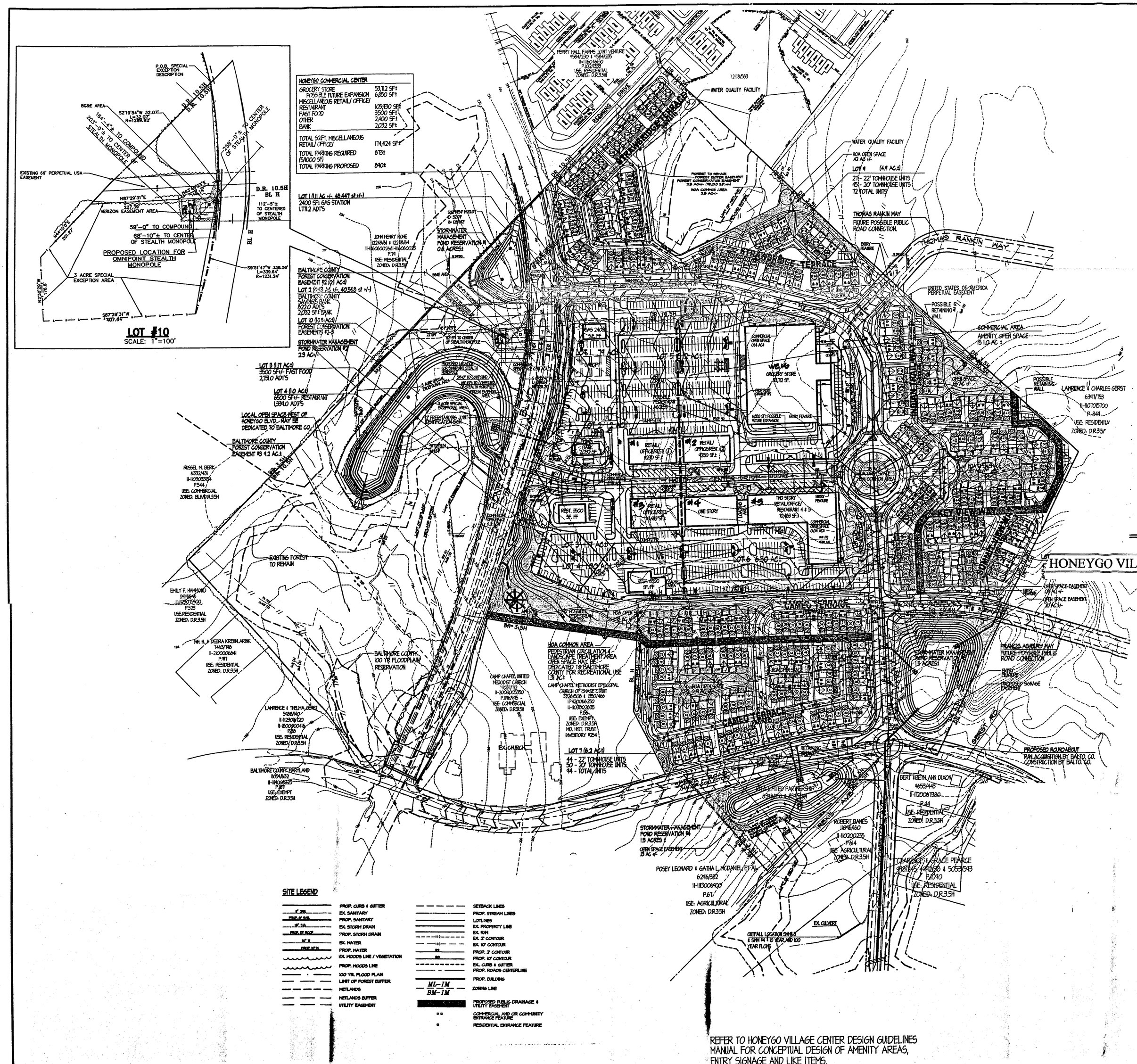
Church Expansion - Concept Plan



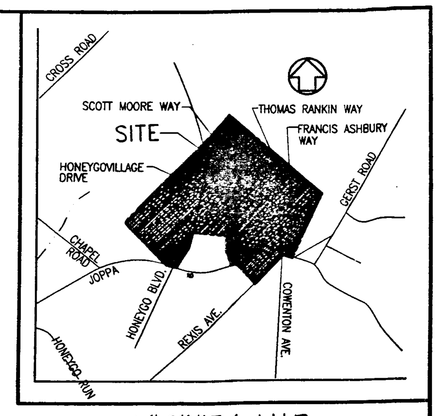




Typical Group Mailbox and Utilities



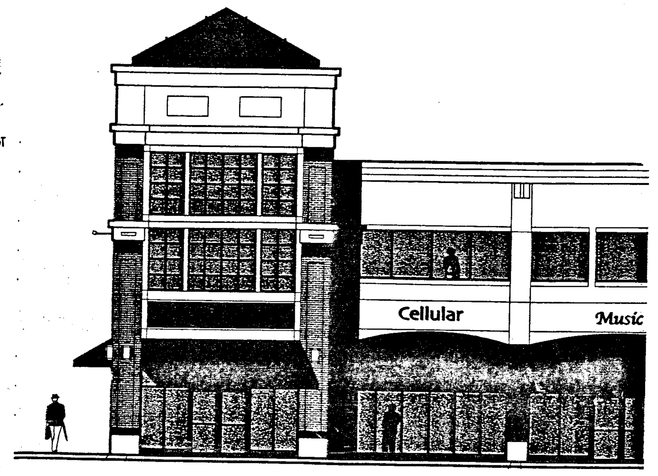
REFER TO HONEYGO VILLAGE CENTER DESIGN GUIDELINES MANUAL FOR CONCEPTUAL DESIGN OF AMENITY AREAS, ENTRY SIGNAGE AND LIKE ITEMS.



VICINITY MAP

SCALE: 1" = 1000'

BEARINGS AND COORDINATES SHOWN ON THE PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:
HBD NO. 12256 N. 39834.7 E. 415455.55
HBD NO. 12257 N. 39450.8 E. 415284.05



HONEYGO VILLAGE CENTER

Typical Commercial Elevation

DRC# 060203I
DRC# 091503H
DRC# 042803F
DRC# 070802G
DRC# 080700I PDM # XI-843

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
110 WEST ROAD SUITE 245
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

PLAT TO ACCOMPANY VARIANCE REQUEST

HONEYGO VILLAGE CENTER

A.K.A. CRESWELL PROPERTY

EX. #1 A

11 TH ELECTION DISTRICT BALTIMORE COUNTY, MD

DATE	REVISIONS
10/25/02	REVISIONS PER COUNTY COMMENTS
06/06/03	REVISIONS TO REFLECT THE REDLINE DRC CHANGES
08/18/03	REVISIONS TO REFLECT THE REDLINE DRC CHANGES
03/18/04	REVISIONS TO ADD CELL TOWER DRC INFORMATION

JOB NO.: 9440.01
SCALE: 1" = 100'
DATE: 11/06/02
DRAWN BY: BLG
DESIGN BY: JVH
REVIEW BY: JVH
SHEET: 1 OF 5

GENERAL NOTES

1. Owner: Rita Limited Partnership
4750 Owings Mills Blvd.
Owings Mills, Maryland 21117
(410) 356-9100
Attn: Jonathan Meyers

2. Plan Prepared By: Morris & Ritchie Associates, Inc.
10 West Road, Suite 245
Towson, MD 21204
(410) 821-1690
Attn: James V. Ferraro, RLA, ASLA

3. Site Data
A. Location: ACC Map 24, Grid 6-5A & 11-5B
B. Election District: 11th
C. Councilmanic District: 5th
D. Baltimore County Soils Survey Maps: 30, 31, 36 & 37
E. Tax Map: 72 Grid 8
Tax Account: p. 23 19-802069 Map p. 23 19-802069 TSOO
p. 202 19-8020002 741 19-8020970
F. Deed References: 8470 / 360, 8746/191
8398 / 729, 8278 / 672
6. Census Tract: 4024
H. Watershed: Honeygo Run
I. Subwatershed: Honeygo Run
J. Sewage Plan Designation: S-1 Map S-1B
K. Water Supply Plan Designation: W-1 Map W-1B
L. Site Area Gross: 62.45 Ac.±
M. Existing Zoning: Map 32, 37-41, D-1, E-1
DR - 16: 31 Ac.
DR - 3.5H: 8.4 Ac.
DR - 10.5H: 51.25 Ac.
BL-IR - 11.9 Ac.

N. Property Address: East side of Honeygo Run Blvd., North side of Joppa Road
O. Residential Lot Areas
Lot #1: 6.2 Ac±
Lot #2: 6.5 Ac±
Lot #3: 4.9 Ac±

4. Schematic Condominium Townhouses w/2 Car Garage (3 story)
A. DR Zones
Building face to rear prop. line: 50 feet
Rear building face to rear building of condominium lines: 60 feet
Front building setback not adjacent to public or private street, alley right-of-way: 25 feet
Building face to public or private street, alley right-of-way: 10 feet
Side building face to side building face: 25 feet
Building face to front boundary: 50 feet
Front or rear building face: 50 feet
Side building face: 30 feet
Building face to front boundary adjacent to Joppa Road (Major Collector): 50 feet
Building adjacent to major or minor arterial or Collector roadways: 40 feet
B. BL Zones - Commercial Buildings
Building face to front property line: 10 feet
Building face to centerline of street: 40 feet
Side building face: 0 feet
Rear building face: 0 feet

5. Proposed Densities
DR - 16: 310 Ac. 310 units allowed
DR - 3.5H: 8.40 Ac. 29.40 units allowed
SUB - 10.5H 51.25 Ac. 537.11 units allowed 1.187+ DU
* 24.61 TOTAL DENSITY ALLOWED

* 35 Ac. of the Amenity Open Space within the BL-IR Zone, of which 5 is excess above the overall requirement shall be used for density within the DR 10.5 Zone (35 x 10.5 = 1.187 DU). Total Density allowed within the DR 10.5 Zone per agreement with Baltimore County shall not exceed 600 density units.

BL-IR: 11.9 Ac. 30 FAR allowed 25 FAR proposed

6. Proposed Site
A. Commercial
3,000 s.f. Bank
10,192 s.f. Grocery Store
8,850 s.f. Possible Future Grocery Store Expansion
6,500 s.f. Restaurant
19,400 s.f. Retail / Office / Restaurant
3,000 s.f. Fast Food
2,600 s.f. Other
114,04 s.f. TOTAL COMMERCIAL
B. Residential
262 Condo 2-car garage Condominium Townhome

7. Average Daily Trips Proposed
A. Commercial
3,000 s.f. Bank (4,600/KSF) = 8,020 ADT's
2,600 s.f. Conv. Store (24.18 x 1,000/KSF) = 1,732 ADT's
6,500 s.f. Restaurant x 2,000/KSF = 13,000 ADT's
19,400 s.f. Retail x 2,000/KSF = 3,880 ADT's
10,192 s.f. Grocery Store x 1,000/KSF = 10,192 ADT's
8,850 s.f. Possible Future Grocery Store Expansion x 1,000/KSF = 8,850 ADT's
3,000 s.f. Fast Food x 2,000/KSF = 6,000 ADT's
TOTAL COMMERCIAL ADT'S PROPOSED = 56,654 ADT's
B. Residential
262 Condo Townhouses x 6.5 = 1,703
TOTAL RESIDENTIAL ADT'S PROPOSED = 1,703 ADT's
G. TOTAL PROPOSED ADT'S = 58,357 ADT's

8. Local Open Space Requirements
Residential
Required (850 lots x .250 ea) = 3.40 Ac.
Commercial
Required (7.5 x 15.8 acres) = 0.95 Ac.
TOTAL OPEN SPACE REQUIRED = 4.35 Ac.
Proposed Open Space:
Within residential areas = 5.03 Ac.±
Within Commercial areas = 1.0 Ac.±
TOTAL OPEN SPACE PROVIDED = 6.0 Ac.±

9. Parking Requirements
Residential
Total Required (262 Units x 2.3 spaces) = 602.6 p.s.
Total Proposed
Proposed parking spaces (2 per garage) = 524
Proposed good parking space = 85
Total Proposed = 609

Commercial Shopping Center Greater Than 100,000 SF.
3,000 s.f. Bank
10,192 s.f. Grocery Store
8,850 s.f. Possible Future Grocery Store Expansion
10,500 s.f. Miscellaneous Retail/ Office/Restaurant
3,000 s.f. Fast Food
2,600 s.f. Other
114,042 SF/ Total x 5 Parking Spaces/1000SF = 570 Required Parking Spaces
(Required handicapped: 2% total = 11.4 p.s.)
Total Parking Spaces Proposed including handicap spaces = 640.0 p.s.
(Proposed handicap spaces = 20.0 p.s.)

TOTAL PARKING HONEYGO VILLAGE CENTER = 1,499 p.s.

Note: A special Hearing was requested and approved pursuant to section 409.8.D of the BCZR for permit commercial parking within a residential zoned district. (No.03-026-SPHA)

10. Landscape Requirements:

A Final Landscape Plan will be prepared in conformance with the Baltimore County Landscape Manual.

Landscape Calculations
3,000 U.S. Bank/Joppa Road = 762 p.s.
1,960 U.S. Marter Road / 30 = 3960 p.s.
4,340 U.S. Public Road / 40 = 108.5 p.s.
1,005 Parking Spaces/10 = 100.5 p.s.
236 U.S. Parking Adjacent to Road / 40 = 5.9 p.s.
420 U.S. Parking Adjacent to Residential / 30 = 14 p.s.
240 U.S. Loading Area Adjacent to Street = 6 p.s.
1,440 U.S. DWI Perimeter of Cell = 36 p.s.
85 U.S. DWI Perimeter of Fill = 54.5 p.s.
1,050 U.S. DWI Mb Existing Woods = -1,050 p.s.

TOTAL PSs REQUIRED = 4,964 p.s.w/-

11. Plan was approved at the Development Plan Hearing No. 03-026-SPHA Petition for Special Hearing No. 03-026-SPHA. See Order Sh. Sheet 3 of 4
12. Reason for First Amended ERC: 4/30/2002A
Revised for New Commercial and Residential layout and Road revisions Honeygo Run Blvd. and E. Scott Moore Way. PDM # 843
13. Reason for Alternate Development Plan ERC: 4/30/2002A
Revised Residential Product. Proposed 262 Condominium Townhomes with 2 car garages in lieu of 375 apartments and 25 Elderly Housing Units.
14. Reason for 2nd Amended Development Plan ERC: 10/28/2002
Revised grocery store layout, revised the size of the commercial/retail/office buildings, revised the parking, and revised the commercial open space.
15. Reason for 3rd Amended Development Plan ERC: 10/15/2002
Revised layout, building size, parking, and let lines for proposed fast food pad, revised fast food restaurant on lot #2.
16. Reason for 4th Amended Development Plan ERC: 10/30/2002
added cell tower alternative to lot # 10.
17. Proposed Signage
The quantity, height, surface area, and locations of the proposed signs comply with Sections 450.4 and 450.5.4 of the BCZR for free-standing signage, and with Sections 450.4 and 450.5.4 of the BCZR for wall-mounted signage. The signage will also comply with Section 259.10 of the Honeygo Plan Regulations. Elevations of the proposed signs for commercial and residential areas will be submitted to the Office of Planning for review and approval prior to the application for building permit. Each signage package will stand alone for the specified use/Signage for the commercial areas will include a 12' pole identification sign along Honeygo Blvd. and wall mounted signs on each establishment. A free-standing 12' monument/pole/ pole identification sign for the overall "Honeygo Village Center" may be located along Honey Run Blvd. frontage. Other signs will be located at the intersections of Honey Run Blvd. and E. Scott Moore Way, of the intersection of Honey Run Blvd. and Honey Run Village Way, and on Mirror Joppa Road Residential and E. Scott Moore Way. Signage may also be located at the entrance to the site and the possible future roads Francis Anthony Way and Thomas Rankin Way on the east of the site. (See the Development Plan for actual locations.)

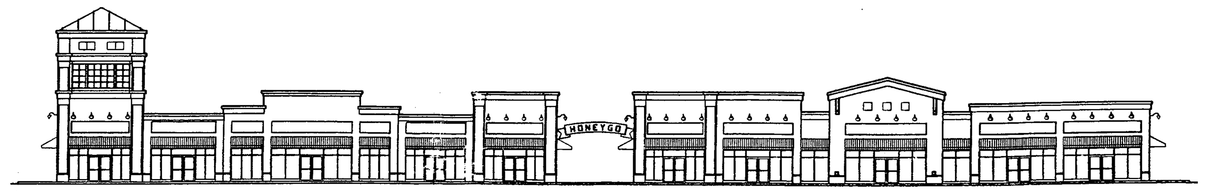
12. Additional Notes:
A. Outlines shown hereon are based on Morris & Ritchie Associates Inc. surveys dated 6/14/01 and 12/5/01.
B. Topography shown hereon is based on a field run topographical survey by Orwig & Associates, supplemented with Baltimore County GIS topography. Baltimore County topography appears to be two feet higher vertically than field run topography from Orwig & Associates.
C. There are no known hazardous materials on the development site.
D. There are no known threatened or endangered species on the site.
E. All wells, septic systems and underground tanks have been removed, pumped and/or abandoned in accordance with state and local regulations. Well abandonment reports have been submitted to DEPRM.
F. All wetlands and floodplain areas approved, as shown on this plan.
G. The former building structures on this property were removed under razing permit # 882978.
H. No previous commercial permits or zoning applications have been obtained for this site.
I. Prior to Record Plat all trash, junk and debris has been removed from the property.
J. All building materials shall be in accordance with the Honeygo Plan guidelines. Heights of the proposed buildings are as follows:
3-story townhouse condominiums = 50' / 4-story retail = 50' (and exits = 56')
2-story office/retail = 30' / grocery/fire retail = 30'
K. The developer is responsible for cost to be designed and provided for sewer Hampshire line and extension from the proposed terminus at Honeygo Run to the site.
L. Any pumping stations if desired by the developer shall be designed, constructed, and maintained at his sole cost and expense. Rights to utilize these facilities at-it 1. maintained until such time as the county notifies the developer that gravity feed sewer lines are available to the property.
M. Baltimore County shall make its best efforts to cause the actual construction of the entire Honeygo sewer Hampshire from the Bird River pumping station to begin/ Line to commence as soon as possible and will proceed expeditiously to complete the improvement.
N. All water lines shall be 8" unless otherwise noted.
O. All sanitary sewer lines shall be 8" unless otherwise noted.
P. Honeygo Boulevard improvements including landscaping and sidewalks a- 1 be done by others.
Q. Lighting shown on the Schematic Landscape Plan is purely conceptual and shall be redesigned for final improvement drawings.
R. Open space in the condo townhouse area shall be reviewed and approved by the Office of Planning prior to the issuance of Building Permits.
S. Streetscapes will incorporate additional areas of planting, crosswalk variety design, seating areas and special design lighting all where appropriate and as approved by the Office of Planning prior to the issuance of building permits.
T. Streetlights will be in accordance with Bill No. 32-72
U. Four (4) sidewalks will be provided on both sides of all Public Streets to conform to Baltimore County standards. Handicap ramps will be provided at all crosswalks and intersections.
V. A variance in accordance with Article IV Section 14-2254 has been requested for the removal of the existing farm pond. Note: " A variance was granted by the Baltimore County Department of Environmental Protection and Resource Management from Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains. The Forest Buffer Easement and building setback shown hereon are reflective of the fact that this variance was granted. Conditions were placed on this variance to reduce water quality impacts." this variance granted by letter dated January 18, 2000.
W. All public utilities shall have a 20' minimum easement.
X. Should the Applicant and the Office of Planning disagree on any issue requiring Planning approval, any final decision shall be made by the Hearing Officer.
Y. The Applicant intends to modify certain standards in the Honeygo Design Guidelines subject to approval of the Office of Planning.
Z. Stormwater Management
1. In accordance with the Honeygo Overlay District Regulations storm water management slopes shall not exceed a slope ratio of greater than 3:1 slope.
2. Storm water Management Calculations.
This site lies within The Bird River Watershed.
Two and One Year Quality Management is required.
Water Quality Requirement :
Total proposed impervious area (building, parking and walks) = 13.72 Ac.
Storage for the first half inch runoff = 12 Ac. Ft.
AA. The exact location of curb cuts for driveway or parking pad entrances to be determined by owner when exact building models become available but prior to installation of street curbs.
BB. If drainage, utility and walkway easements are forced, then at least 5 feet must remain open for pedestrian access.
CC. A special exception will be required to permit a gas station to be located within 100 feet of residential zone.
DD. The floodplain reservation as shown was approved on November 5, 1991.
EE. The developer shall be responsible for the design of Joppa Road through this development. The road improvements on the North side of Joppa Road to include curb, gutter, and tree improvements shall be the responsibility of the Developer. Right-of-Way acquisition, paving, curb, and gutter for the remaining portions of Joppa Road and the construction of the proposed traffic circle shall be the responsibility of Baltimore County.
FF. Refer to Honeygo Village Center Design Guidelines Manual for conceptual design of amenity areas, entry signage and site items.

PERMANENT PROTECTION AGREEMENT FOR FOREST CONSERVATION/FOREST BUFFER AREAS:
Forest retention areas shall be placed in Forest Conservation easement in accord with Baltimore County. Then in these areas will be limited by the Baltimore County Forest Conservation and Forest Buffer Regulations.

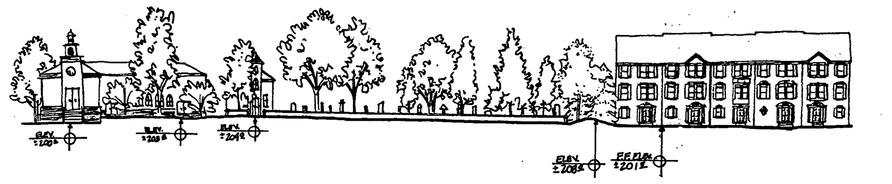
STANDARD NON-DISTURBANCE NOTE:
There shall be no clearing, grading, construction, or disturbance of vegetation in the Forest Buffer Easement or Forest Conservation Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.

PROTECTIVE COVENANTS NOTE:
Any Forest Conservation Easement or Forest Buffer Easement shown hereon is subject to protective covenants which may be found in the land records of Baltimore County and which restricts disturbance and use of these areas.

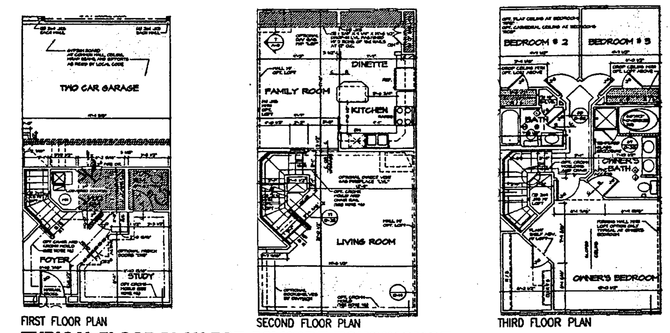
PRELIMINARY TWO-STORY OFFICE ELEVATION
NOT TO SCALE



PRELIMINARY ONE-STORY RETAIL ELEVATION
NOT TO SCALE

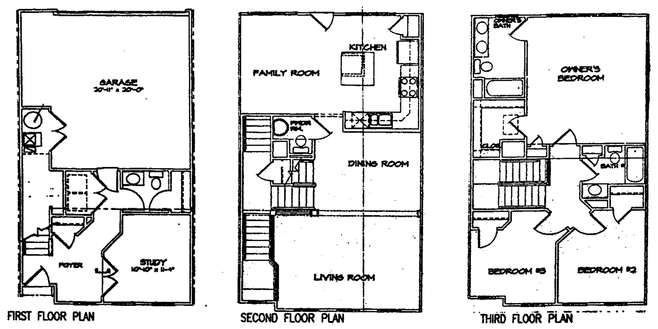


JOPPA ROAD ELEVATION
CAMP CHAPEL CHURCH & CONDOMINIUM TOWNHOMES
SCALE: 1"=40'



FIRST FLOOR PLAN SECOND FLOOR PLAN THIRD FLOOR PLAN

TYPICAL FLOOR PLAN FOR 20' WIDE TOWNHOUSE
THESE FLOOR PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE
NOT TO SCALE



FIRST FLOOR PLAN SECOND FLOOR PLAN THIRD FLOOR PLAN

TYPICAL FLOOR PLAN FOR 22' WIDE TOWNHOUSE
THESE FLOOR PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE
NOT TO SCALE

Use Permit Approved

From BCZR Section 409.8.B to approve a use permit to allow business parking in a residential zone. The following areas are affected by the variance request:

1. Forty-nine (49) parking spaces located in DR 10.5-H zone, south of proposed Scott Moore Way.
2. Thirty-four (34) parking spaces located in DR 10.5-H zone, east of Honeygo Boulevard, and adjacent to Lots 3 & 4.
3. Twenty-five (25) parking spaces located in DR 1-H zone, west of proposed Scott Moore Way, and east of proposed grocery store.
4. Ten (10) parking spaces located in DR 1-H zone, west of proposed Scott Moore Way and south east of proposed retail office building adjacent to the Francis Anthony Way intersection.

IN RE: DEVELOPMENT PLAN HEARING
NS Joppa Road/25' W of
Intersection of Gwen Road
11th Election District
5th Councilmanic District
(Honeygo Village Center)

Rita Limited Partnership
Petitioner/Developer

* BEFORE THE
* HEARING OFFICER
* OF BALTIMORE COUNTY
* Case Nos. XI-843 & #00-203-SPH
*
* * * * * * * * * * *

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN ORDER

THEREFORE, IT IS ORDERED by this Deputy Zoning Commissioner/Hearing Officer for Baltimore County this 4th day of January, 2000, that the Development Plan submitted into evidence as Developer's Exhibits 1A and 1B, be and it is hereby APPROVED and the Special Hearing Request to allow commercial parking within the residential zone shall also be APPROVED. The relief granted herein is contingent upon the following conditions and restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) The Developer shall be responsible for the cost and installation of the traffic signal located at the intersection of Honeygo Boulevard and Honeygo Village Avenue. The Developer shall not be responsible to pay for the cost and installation of the traffic light at the intersection of Honeygo Boulevard and Joppa Road.

3) The Developer shall be required to submit to the Department of Public Works a vertical study of the design of Joppa Road between its intersection with Honeygo Boulevard and Cowesons Avenue. This vertical study must be submitted to the Department of Public Works within the time frame required by that office.

4) The Developer shall be required to appropriate $60,000 for the purpose of constructing a pavilion/amphitheme within the open space located on the subject site. The final design of this pavilion/amphitheme shall be at the discretion of the Department of Recreation & Parks working in conjunction with the officers of the Perry Hall Improvement Association. In addition to the pavilion/amphitheme, the Developer shall also provide seven furniture elsewhere in the open space areas located within this development.

5) The Developer shall be permitted to utilize a portion of the commercially zoned property not necessary for open space calculations to allow enough density to meet the 600 apartment units proposed.

6) Prior to the recordation of a record plat for the subject development, the Developer shall be required to revise the grading around the Bower conservation and forest buffer areas shown on the plan to the satisfaction of the Department of Environmental Protection and Resource Management. In addition, the Developer shall provide revisions to the Forest Conservation Plan in accordance with the requirements of DEPRM. Finally, the Developer shall follow through with their forest buffer variance request to allow a pond to be filled in on the subject property.

7) In accordance with the request of the Perry Hall Improvement Association (PHIA), the Developer shall perform the following:
a. The Developer shall be required to install all proposed signages for the property to the PHIA for their review and comment. The Developer shall be required to consult with the PHIA on the design of all improvements to the open space areas within this development. In addition, the Developer shall continue to work with the PHIA regarding the design and construction of the roundabout at the intersection of Joppa Road, Cowesons Avenue and Kenla Avenue. In the event the parties are unable to agree on an appropriate design for these amenities, then either party may request a special hearing before this Deputy Zoning Commissioner/Hearing Officer for final resolution of their dispute.
b. The Developer shall protect and preserve the natural vegetative buffer along Joppa Road to the extent possible, to provide natural screening to the proposed development. The Developer shall be required to provide and install the landscape berm and plantings around the Camp Chapel United Methodist Church as it shows on the landscape plan submitted at the hearing. Said landscaping shall be installed at the next appropriate planting season or at a time mutually agreed upon by the Developer and the Camp Chapel United Methodist Church.
c. The Developer must strictly adhere to the Honeygo Design Guidelines regarding the design of the structures to be built on the subject property. Any modifications to these Honeygo Guidelines must first be approved by the Office of Planning, the Perry Hall Improvement Association and the Design Review Panel, if necessary.
4. The Developer proposes to construct 600 apartment units on the subject property. Assessors were made that these apartments would be of high quality and design. This Hearing Officer looks upon, with disfavor, the construction of additional apartment units in Baltimore County. Older, poorly maintained and uncaged apartment complexes have contributed to the problems plaguing our older communities. However, in this instance, the zoning of this property does permit apartments to be constructed. To ensure that these apartment units will be of high quality and design, the Developer shall submit, prior to the issuance of any building permits, elevation drawings of the apartment buildings (hereinafter), specific floor plans, square footage, number of bedrooms per unit, and the building materials to be used in the construction of the buildings (hereinafter), to the Office of Planning for their review and approval. In addition, each apartment building must contain at least one elevator to serve the residents thereto.
5) The Developer shall not impede the base level flow of water that currently enters into the pond on the property owned by Patrick Dudek. The Dudek estate agrees that pond to irrigate his stock in his landscaping business. Therefore, the base level flow of water entering the Dudek pond shall not be reduced by this Developer.
6) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.

TIMOTHY M. KOTROCO

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE - S/S Joppa Road,
N/S Joppa Road, 75' W of Gwen Road
(Honeygo Village Center)
11th Election District
5th Council District

Rita Limited Partnership
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 03-026-SPHA
*
* * * * * * * * * * *

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 Lo Zoning Commissioner for Baltimore County this 16th day of October, 2002 that the Petition for Special Hearing to approve a modification of standards, pursuant to the Comprehensive Manual of Development Policies (C.M.D.P.); to amend the locations of business parking in a residential zone, previously approved in Case No. 00-202-SPH; and, to amend the latest approved development plan for Honeygo Village, Lots 7 and 8 thereof, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) in accordance with the Schedule (Exhibit 1) attached to the Petition for Variance, a copy of which is attached hereto and made a part hereof, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) Building elevation drawings for both the residential and commercial development for this site shall be submitted to the Office of Planning for review and approval prior to the issuance of any permits.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

PETITION FOR A VARIANCE

1. Variance from Section 259.9.B.4.b of the Baltimore County Zoning Regulations ("BCZR") to allow a minimum distance of 20 feet between residential dwellings and the right-of-way of a major collector road (Joppa Road) in lieu of the required 40 feet for Unit Nos. 1-20 and a minimum distance of 30 feet between residential dwellings and the right-of-way of a major arterial road (Honeygo Boulevard) in lieu of the required 40 feet for Unit Nos. 227-232.
2. Variance from BCZR Section 259.9.B.4.a to allow a minimum distance of 4 feet between residential dwellings and the right-of-way of an alley in lieu of the required 15 feet for Unit Nos. 19, 40, 41, 51, 56, 57, 65, 73, 132, 142, 150, 154, 163, 172, 183, 191, 193, 195, 198, 200, 202, 204, 207, 208, 217, 220, 234, 235, 237, 260, and 262.
3. Variance from BCZR Section 259.9.B.4.a to allow a minimum distance of 34 feet from rear building face to rear property line in lieu of the required 50 feet for Unit Nos. 65, 124, 150, 151, 154-156, 184-191, if necessary.
4. Variance from BCZR Section 259.9.B.4.a to allow a minimum distance of 16 feet from rear building face to rear building face in lieu of the required 100 feet for Unit Nos. 1-63, 72-149, 156-206, 208-243, 250-255, and 262, if necessary.
5. Variance from BCZR Section 259.9.C.10 to allow a 20-foot width for end of group townhouses in lieu of the required 22 feet for Unit Nos. 21, 28, 29, 34, 35, 39, 40, 43, 70, 73, 74, 77, 78, 81, 88, 89, 94, 95, 101, 102, 107, 150, 156, 157, 160, 161, 164, 165, 168, 169, 172, 173, 177, 178, 185, 186, 190, 218, 223, 224, 227, 228, 232, 233, 218, 219, 244, 245, 249, 250, 254, 255, 258, 259, and 262.
6. Variance from BCZR Section 1B01.2.C.1.c and Division II, Section A, p. 19 of the Comprehensive Manual of Development Policies ("CMDP") to allow a minimum distance of 21 feet from building face to tract boundary in lieu of the required 50 feet for Unit Nos. 1-4.
7. Variance from BCZR Section 1B01.2.C.1.c and Division II, Section A, p. 19 of the CMDP to allow a minimum distance of 20 feet from side building face to front building face in lieu of the required 37.5 feet for Unit Nos. 45-72, 64-74, 131-135, 149-152, 154-157, 177, and 179-186.
8. Variance from BCZR Section 1B01.2.C.1.c and Division II, Section A, p. 19 of the CMDP to allow a minimum distance of 16 feet from side building face to rear building face in lieu of the required 43.5 feet for Unit Nos. 1-5, 16-20, 28-36, 45, 46, 51, 52, 65, 73, 89-94, 99-108, 110-116, 132-134, 142, 157-159, 164-170, 172-175, 178, 184, 185, 192-196, 201-205, 208, 209, 216-228, 230-240, 250, 251, 253-256, 261, and 262.
9. Variance from BCZR Section 1B01.2.C.1.c and Division II, Section A, p. 19 of the CMDP to allow a minimum distance of 20 feet from front building face to rear building face in lieu of the required 75 feet for Unit Nos. 1-5, 16-19, 28-30, 33-37, 43-47, 50-54, 62-67, 71-74, 89-93, 98-103, 106-109, 112-117, 129-132, 142, 149-152, 154-158, 164-171, 175-188, 191-195, 202-205, 208, 217-226, 233-241, 250, 251, 254-257, 261, and 262.
10. Variance from BCZR Section 1B01.2.C.1.c and Division II, Section A, p. 19 of the CMDP to allow a minimum distance of 20 feet from front building face to front building face in lieu of the required 50 feet for Unit Nos. 40-53, 63-74, 130-136, 148-158, 173-177, 179-190, 220-254, and 256-262.
11. Variance from BCZR Section 301.1 to allow open projections (decks) for Unit Nos. 11-17, 19, 22, 24, 26, 28-30, 34, 35, 37, 39, 41, 43, 45, 47, 49, 51-53, 65-73, 75, 77, 78, 80, 82, 84, 86, 88, 89, 91, 93, 95, 97, 99, 101, 104, 106, 107, 109, 111, 114, 116, 118, 124, 125, 127, 129, 131-134, 137-141, 143, 145, 146, 148-152, 155, 156, 158, 160, 162, 164-166, 168, 169, 171, 172, 174, 176, 178, 180, 182, 184-209, 211, 214, 216-219, 221, 223-233, 235, 237, 239, 241, 243 246, 248, and 250-262 to extend into the rear yard a maximum of 100% of the required rear yard depth in lieu of the permitted 25%.
12. Variance from BCZR Section 1B01.2.C.1.c and Division II, Section A, p. 19 of CMDP to allow a minimum distance of 23 feet from building face to tract boundary in lieu of the required 50 feet for Unit No. 141.
13. Variance from BCZR Section 1B01.2.C.1.c and Division II, Section A, p. 19 of the CMDP to allow a minimum distance of 16 feet from side building face to side building face in lieu of the required 25 feet for Unit Nos. 227 and 228 and 232 and 233.

And to approve any additional variance relief deemed necessary by the Zoning Commissioner pursuant to the building (and unit) locations as shown and indicated on the site plan filed in this case.

TOD:DCC:LS:MMN:MS:SSM:-0

ORDER

THEREFORE, IT IS THIS 7th day of May, 2002 by the Board of Appeals of Baltimore County

ORDERED that Petitioner's request for special hearing to obtain an interpretation of BCZR § 1B02.2.C.1 to authorize without page-line and it is further

ORDERED that the proposed amendments to Petitioner's special exception request are approved, and that the amendments to the approved special exception are depicted on Petitioner's Exhibit 1; and it is further

ORDERED that the signal filed by the office of People's Counsel is withdrawn; and it is further

ORDERED, that as a further condition of this approval, any variance to be located on the subdivision/condominium facility that is the subject of this approval should be reviewed finally at the DRC meeting.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

SOILS CHART

Soil Series	Septic System Limitations	Excessive Limitations: Wet Basement	Without Basement	Limitations - Stores and Parking Lots	Hydric Soils	Soil Group	Soil Erodibility K Factor	Slopes > 15%
Collington (CoB)	Severe: Seasonally perched water table	Moderate: Seasonally perched water table	Slight	Moderate: Seasonally perched water table	No	C	.02	3-8%
Baltimore (BaA)	Severe: Seasonally perched water table	Moderate: Seasonally perched water table	Slight	Moderate: Seasonally perched water table	No	C	.02	0-3%
Baltimore (BaB)	Severe: Seasonally perched water table	Moderate: Seasonally perched water table	Slight	Severe: Slope	No	C	.02	3-8%
Chillum (ChB)	Slight: Moderate permeability	Slight	Slight	Moderate: Slope	No	B	.28	3-8%
Chillum (ChC)	Slight: to Moderate: Moderate permeability	Slight	Slight	Severe: Slope	No	B	.28	8-15%
Chillum-Urban Land Complex (CuB)	Slight: to Moderate: Moderate permeability	Slight	Slight	Moderate: Slope	No	B	.28	3-8%
Chillum-Urban Land Complex (CuC)	Moderate: Moderate permeability	Slight	Slight	Severe: Slope	No	B	.28	8 - 15%
Chillum-Urban Land Complex (CuD)	Moderate: Moderate permeability, slope	Moderate	Moderate	Severe: Slope	No	B	.28	15-25%
Croom (CrB)	Severe: Slow permeability	Severe: Subsoil drainage & wetness	Severe: Subsoil drainage & wetness	Severe: Subsoil drainage & wetness	No	C	.02	3-8%
Fallsington (Fa)	Severe: High water table, poor outlets, poor percolation	Severe: High water table, poor outlets, poor percolation	Severe: High water table, poor outlets, poor percolation	Severe: High water table, poor outlets, poor percolation	Yes	B/D	.28	Variable
Galestown (GaB)	Slight	Slight	Slight	Moderate: Slope	No	A	.17	0-8%
Leonard (LeB)	Moderate: Slow	Moderate: Slow	Moderate: Slow	Severe: Slope	No	B	.28	0-8%
Leonard (LeC)	Severe: Poor outlets, slow percolation, slope, seasonally perched water table	Severe: Poor outlets, high water table, slow percolation	Severe: Poor outlets, high water table, slow percolation	Severe: Poor outlets, high water table, slow percolation	Yes	D	.02	variable
Leonard (LeD)	Severe: Slow permeability	Severe: Subsoil drainage & wetness	Severe: Subsoil drainage & wetness	Severe: Subsoil drainage & wetness	No	B/D	.28	8-15%
Mattapex (MtB)	Slight	Slight	Slight	Moderate: Slope	No	B	.28	3-8%
Sassafras (SaB)	Slight	Slight	Slight	Moderate: Slope	No	B	.28	0-8%
Widdington (WdA)	Severe: High water table, poor outlets, poor percolation	Severe: High water table, poor outlets, poor percolation	Severe: High water table, poor outlets, poor percolation	Severe: High water table, poor outlets, poor percolation	Yes	D	.02	0-3%

CERTIFICATION AS TO DELINQUENT ACCOUNTS

THIS CERTIFICATION IS SUBMITTED IN CONNECTION WITH THE DEVELOPMENT KNOWN AS "PARTIAL FINAL DEVELOPMENT PLAN -LOT 7 HONEYGO VILLAGE" AND IS GIVEN IN ACCORDANCE WITH THE PROVISIONS OF SECTION 32-4-421 OF THE BALTIMORE COUNTY CODE, 1978, AS AMENDED.

I, SCOTT D. ROOK CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL RECEIVE PECUNIARY OR FINANCIAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

AFFIANT

I HEREBY CERTIFY THAT ON THIS ___ DAY OF NOVEMBER, 2001, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED SCOTT D. ROOK AND MADE OATH IN DUE FORM OF LAW THAT THE MATTERS AND FACTS HEREINABOVE SET FORTH ARE TRUE.

AS WITNESS MY HAND AND NOTARIAL SEAL.

Commission expires

ZONING CERTIFICATION

THIS IS TO CERTIFY THAT THERE ARE NO KNOWN ZONING VIOLATIONS ON ANY PROPERTIES WITHIN BALTIMORE COUNTY OWNED OR CONTROLLED BY THE UNDERSIGNED PROPERTY OWNER(S) AND OR DEVELOPER(S) OF THE DEVELOPMENT KNOWN AS "HONEYGO VILLAGE CENTER."

THE UNDERSIGNED ACKNOWLEDGES THAT SHOULD ANY ZONING VIOLATIONS BE DISCOVERED DURING PROCESSING OF THIS DEVELOPMENT, THE PROVISIONS OF TITLE 23, BILL 18-90, MAY PREVENT THE COUNTY FROM GRANTING APPROVALS AT ANY STAGE OF THE PROCESS.

ROY DAVIS PARTNERSHIP
JONATHAN MEYERS
GENERAL MANAGER

DRC# 060203I
DRC# 091503H
DRC# 070802G DRC# 042803F
DRC# 080700I PDM # XI-843

MRA

MORRIS & RITCHIE ASSOCIATES, IN
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
110 WEST ROAD SUITE 245
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

STATE OF MARYLAND
JAMES VINCENT FERRARO
11944
PROFESSIONAL ENGINEER
This plan is not valid without the signature and original raised seal of a professional engineer and the signature of the Hearing Officer in accordance with Baltimore County Zoning Regulations.
Order and all approval comments.

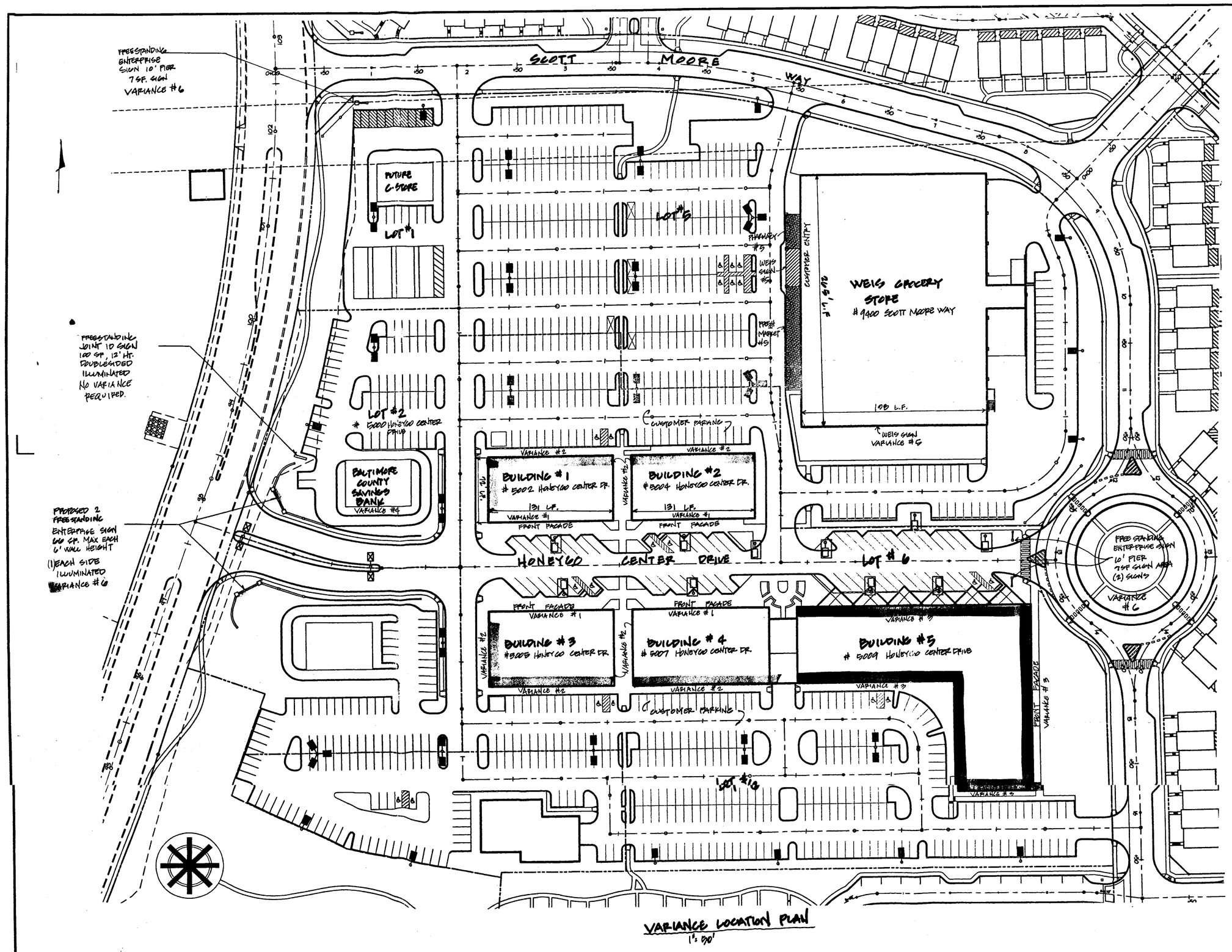
PLAT TO ACCOMPANY VARIANCE REQUEST

HONEYGO VILLAGE CENTER
A.K.A. CRESWELL PROPERTY
EXHIBIT # 1 B
11 TH ELECTION DISTRICT BALTIMORE COUNTY, MD

DATE	REVISIONS
12/23/02	REVISIONS PER COUNTY COMMENTS
08/08/03	REVISIONS TO REFLECT THE REDLINE DRC CHANGES
08/18/03	REVISIONS TO REFLECT THE REDLINE DRC CHANGES
03/18/04	REVISIONS TO CELL TOWER DRC INFORMATION

JOB NO.:	9440.01
SCALE:	AS NOTED
DATE:	11/06/02
DRAWN BY:	BLG
DESIGN BY:	JVH
REVIEW BY:	JVH
SHEET:	2 OF 5

65



VARIANCE LOCATION PLAN
1" = 80'

PETITION FOR VARIANCE
9400 Scott Moore Way,
5000-5009 Honeygo Center Drive

1. **Buildings Nos. 1, 2, 3 and 4 (Front Facades)**

Variance from Sections 450.4.5.d and 259.9.D of the Baltimore County Zoning Regulations ("BCZR") to allow wall-mounted enterprise signage on the front facades of Building Nos. 1 through 4 as follows:

Building No. 1

a maximum of 7 signs, a total of no more than 283 square feet in lieu of the permitted 262 square feet (maximum of 7 tenants/minimum of 2 tenants).

Building No. 2

a maximum of 7 signs, a total of no more than 324 square feet in lieu of the permitted 262 square feet (maximum of 7 tenants/minimum of 3 tenants).

Building No. 3

a maximum of 7 signs, a total of no more than 342 square feet in lieu of the permitted 262 square feet (maximum of 7 tenants/minimum of 3 tenants).

Building No. 4

a maximum of 8 signs, a total of no more than 345 square feet in lieu of the permitted 288 square feet (maximum of 8 tenants/minimum of 3 tenants).

[redacted]

Variance from BCZR Sections 450.4.5.d and 259.9.D to allow wall-mounted enterprise signage on the side and rear facades of Building Nos. 1 through 4 (that may or may not provide separate exterior customer entrances) as follows:

[redacted]

a maximum of 12 signs, a total of 303 square feet.

[redacted]

a maximum of 12 signs, a total of 276 square feet.

[redacted]

a maximum of 12 signs, a total of 342 square feet.

[redacted]

a maximum of 13 signs, a total of 322 square feet.

[redacted]

Variance from BCZR Sections 450.4.5.d and 259.9.D to allow wall-mounted enterprise signage for Building No. 5 as follows:

[redacted]

a maximum of 27 signs, a total of no more than 1391 square feet in lieu of the permitted 902 square feet (maximum of 21 tenants/minimum of 9 tenants).

[redacted]

a maximum of 17 signs, a total of 833 square feet (on facades that may or may not have separate exterior customer entrances).

4. **Baltimore County Savings Bank Building**

Variance from BCZR Sections 450.4.5.d and 259.9.D to allow 2 wall-mounted enterprise signs in lieu of the permitted 1 wall-mounted sign and 1 canopy sign for a building with 1 customer entrance.

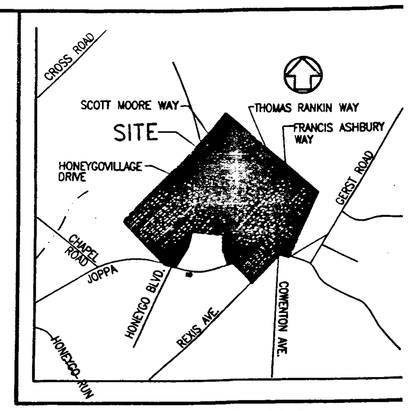
[redacted]

Variance from BCZR Sections 450.4.5.d and 259.9.D to allow 2 wall-mounted and 2 canopy enterprise signs in lieu of the permitted 1 wall-mounted and 1 canopy sign on a facade with one customer entrance (Front/West Facade).

Variance from BCZR Sections 450.4.5.d and 259.9.D to allow a wall-mounted enterprise sign on a facade without a separate customer entrance (Side/South Facade).

[redacted]

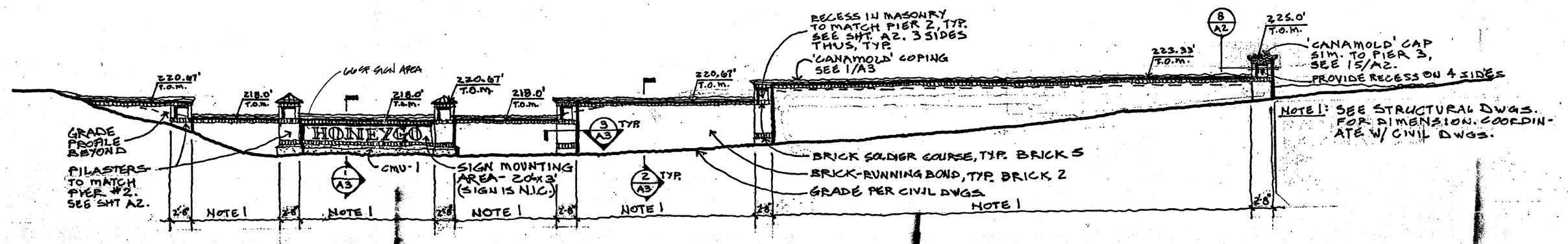
Variance from BCZR Sections 450.4.5.d and 259.9.D to allow 5 monument enterprise signs in lieu of the 0 signs permitted.



VICINITY MAP
SCALE: 1" = 1000'

BEARINGS AND COORDINATES SHOWN ON THE PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS
HLB NO. 12256 N. 39094.71E. 4456.55
HLB NO. 12251 N. 39480.66E. 4128.05

DRC# 060203I
DRC# 091503H
DRC# 042803F
DRC# 070802G
DRC# 080700I PDM # XI-843



4 TYP. NORTH & SOUTH WALL ELEVATION
NOT TO SCALE

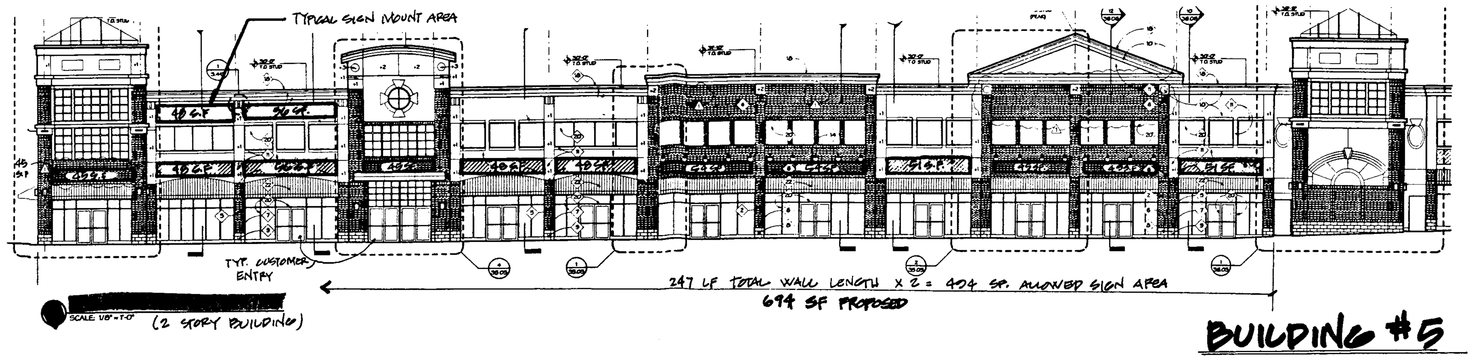
FREE STANDING ENTERPRISE SIGN
TOTAL SIGNAGE PROPOSED 66 S.F., 6' MAXIMUM HEIGHT
SIGN PROPOSED SINGLE SIDED, ILLUMINATED

NOTE: ALL PROPOSED SIGNAGE TO BE ILLUMINATED

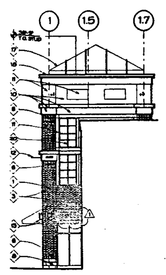
MRA
MORRIS & RITCHIE ASSOCIATES, INC
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
110 WEST ROAD SUITE 245
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

PLAT TO ACCOMPANY VARIANCE REQUEST
HONEYGO VILLAGE CENTER
A.K.A. CRESWELL PROPERTY
EXHIBIT #1 C
11 TH ELECTION DISTRICT BALTIMORE COUNTY, MD

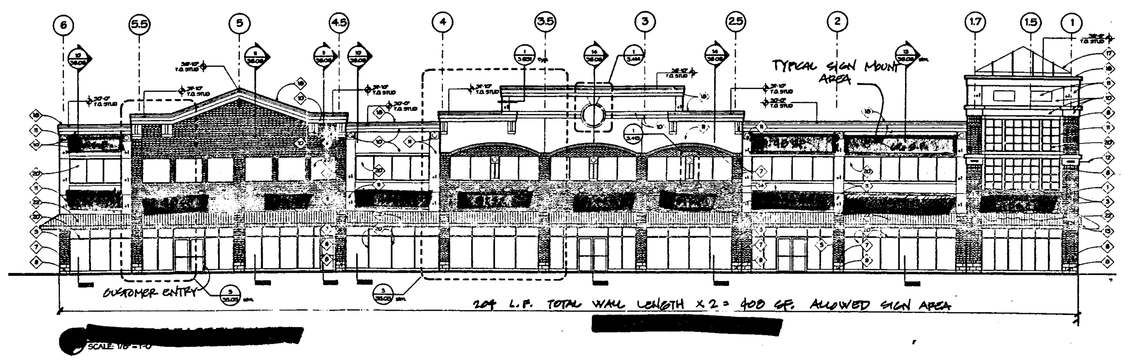
DATE	REVISIONS	
		JOB NO.: 9440.01
		SCALE: 1" = 100
		DATE: 11/08/02
		DRAWN BY: BLG
		DESIGN BY: JWI
		REVIEW BY: JVH
		SHEET: 3 OF 5

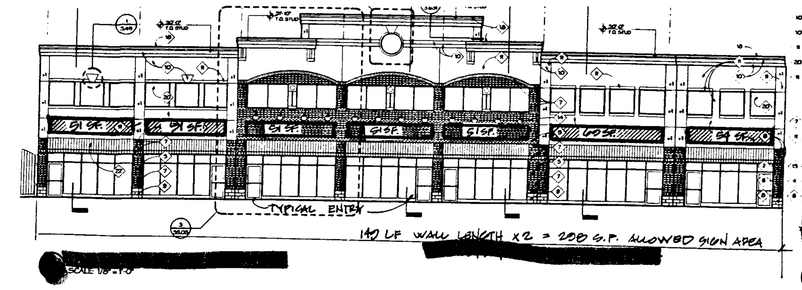


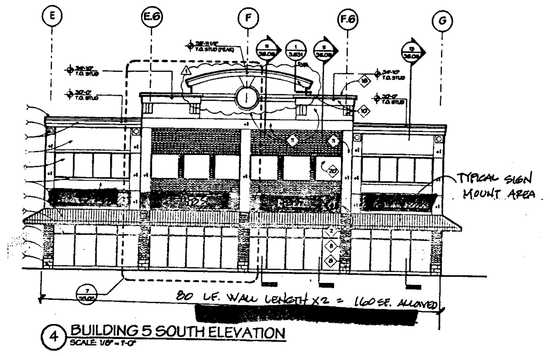
BUILDING #5



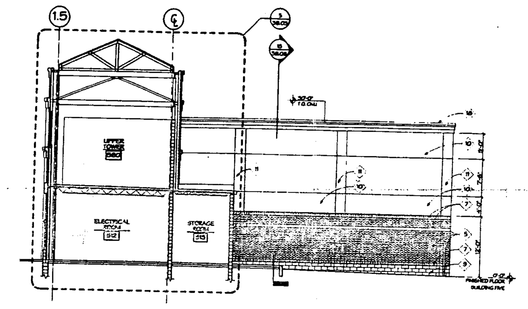
BUILDING 5
1A PARTIAL WEST ELEVATION
SCALE: 1/8" = 1'-0"





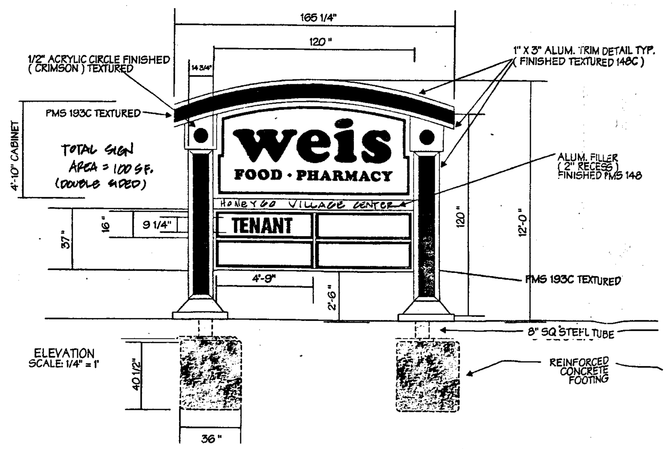


4 BUILDING 5 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



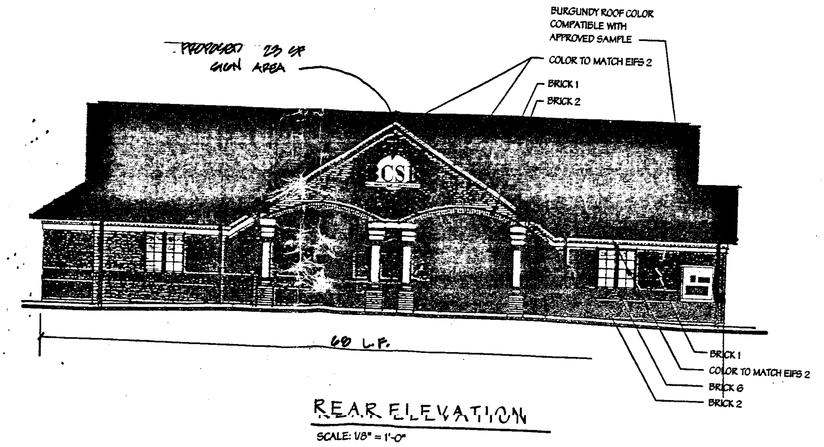
5 BUILDING 5 PARTIAL WEST ELEVATION
SCALE: 1/8" = 1'-0"

YGO VILLAGE CENTER • DOUBLE-FACED MONUMENT SIGN
TITY: ONE (1)

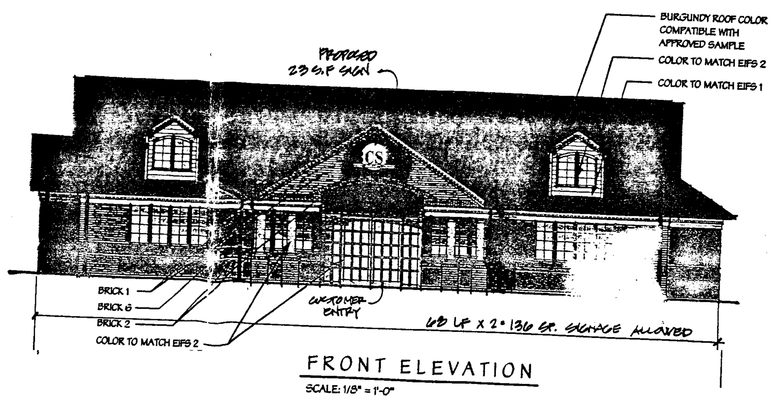


FREESTANDING JOINT IDENTIFICATION SIGN NO VARIANCE REQUESTED

TOTAL SIGNAGE ALLOWED 100S.F., 12' MAXIMUM HEIGHT
TOTAL SIGNATURE PROPOSED 100 S.F. , DOUBLE SIDED, ILLUMINATED



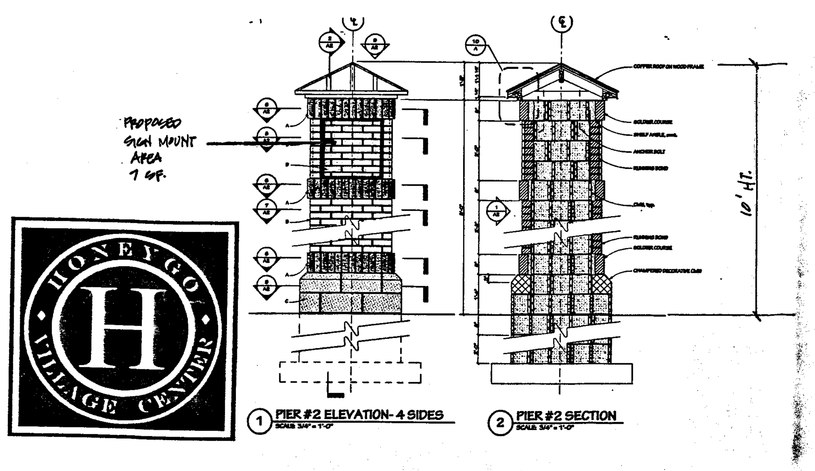
REAR ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

BALTIMORE COUNTY SAVINGS BANK

TOTAL SIGNAGE ALLOWED 136 S.F., ONE CUSTOMER ENTRANCE
TOTAL SIGNAGE PROPOSED 92 S.F. ON FOUR BUILDING SIDES



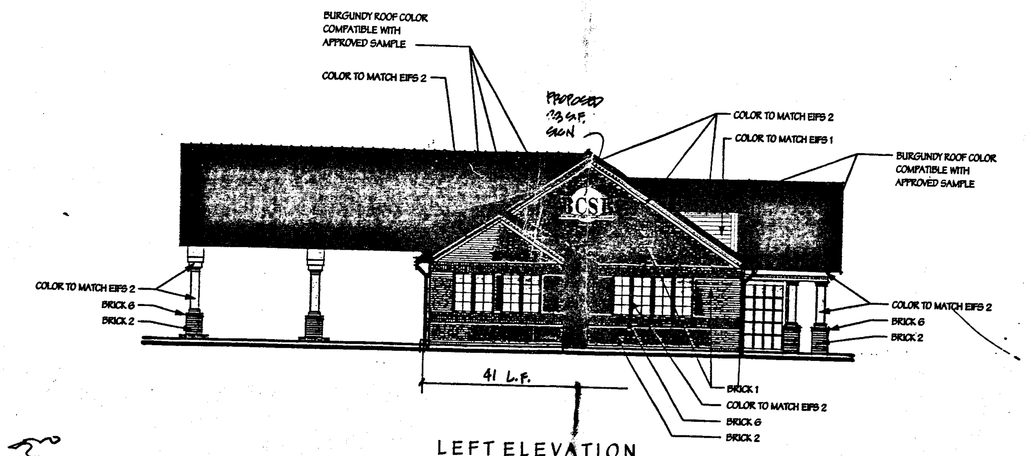
1 PIER #2 ELEVATION- 4 SIDES
SCALE: 3/4" = 1'-0"

2 PIER #2 SECTION
SCALE: 3/4" = 1'-0"

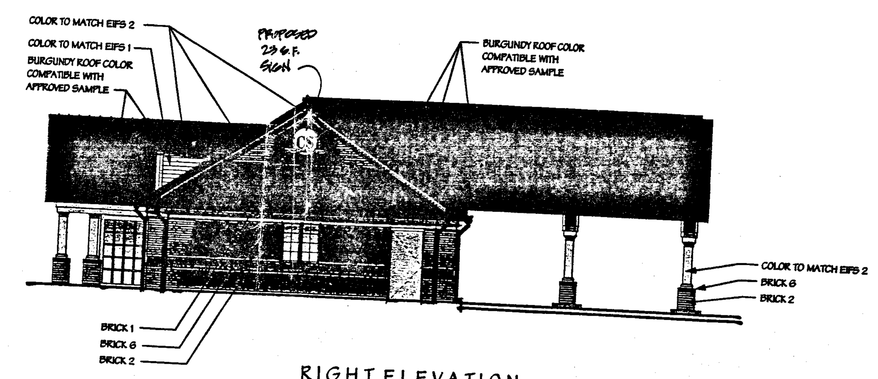
FREESTANDING ENTERPRISE SIGN

TOTAL SIGNAGE PROPOSED 7 S.F. , 10' MAXIMUM HEIGHT
3 SIGNS PROPOSED SINGLE SIDED, ILLUMINATED

HONEYGO VILLAGE CENTER Community Entrance Feature & Typical Fencing



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

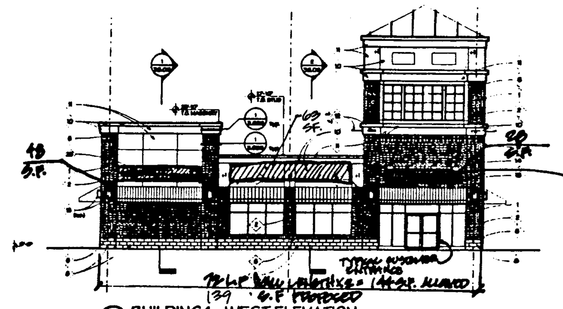
MRA
Getz Taylor Architects
MORRIS & RITCHIE ASSOCIATES, INC.

Owner/Limited Drive
Site Limited Partnership
4330 Orange Mills Boulevard
Orange Mills, Maryland 21157

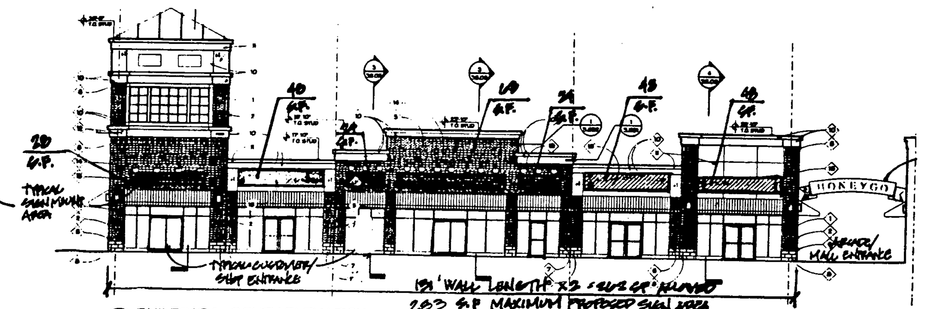
Honeygo Village Center
5002 - 5009 Honeygo Village Drive
Perry Hall, Baltimore County, Maryland 21128

PLAT TO ACCOMPANY VARIANCE REQUEST
BUILDING ELEVATIONS AND DETAILS
SHEET 4 OF 5

EXHIBIT #1 D

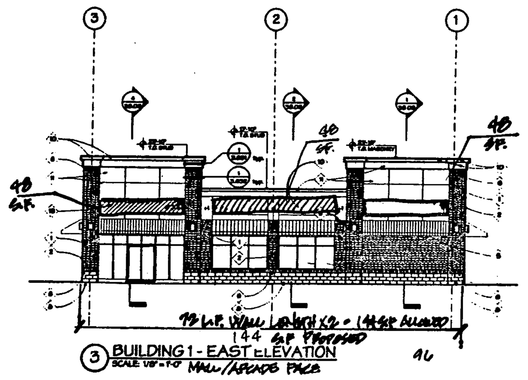


1 BUILDING 1 - WEST ELEVATION
SCALE 1/8"=1'-0"
Honeygo Boulevard Face

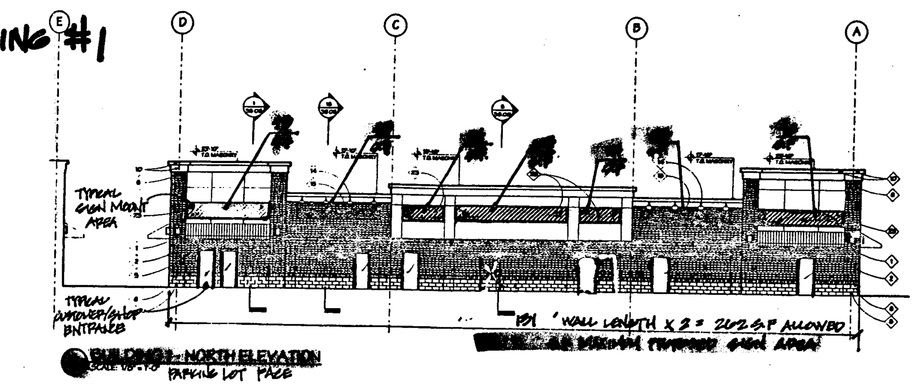


2 BUILDING 1 - SOUTH ELEVATION
SCALE 1/8"=1'-0"
Honeygo Center Drive Face

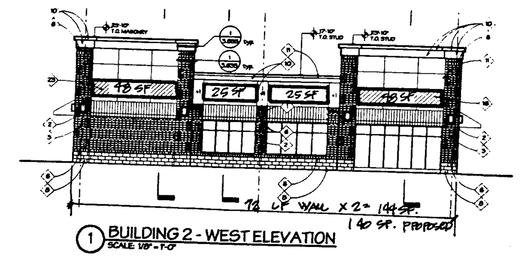
BUILDING #1



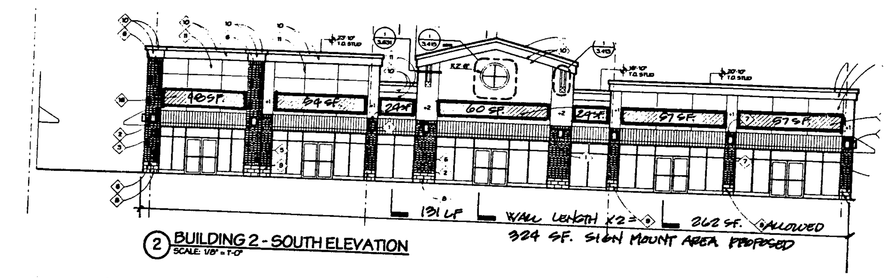
3 BUILDING 1 - EAST ELEVATION
SCALE 1/8"=1'-0"
Mall/Arcade Face



4 BUILDING 1 - NORTH ELEVATION
SCALE 1/8"=1'-0"
Parking Lot Face

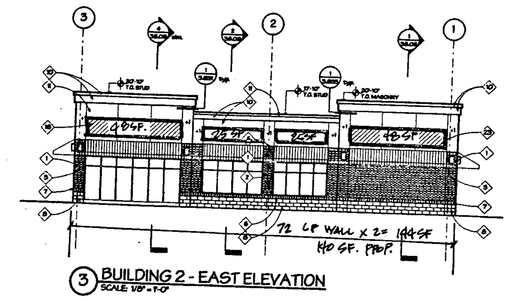


1 BUILDING 2 - WEST ELEVATION
SCALE 1/8"=1'-0"

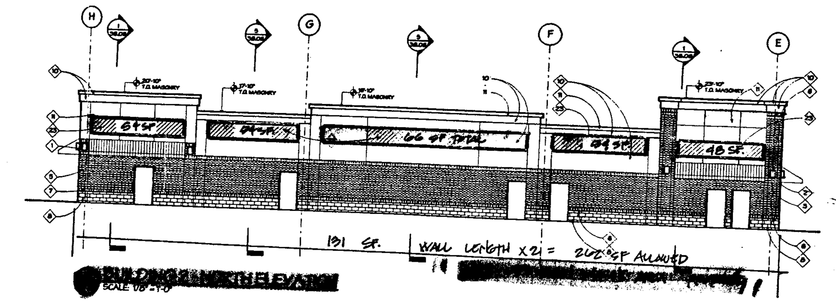


2 BUILDING 2 - SOUTH ELEVATION
SCALE 1/8"=1'-0"

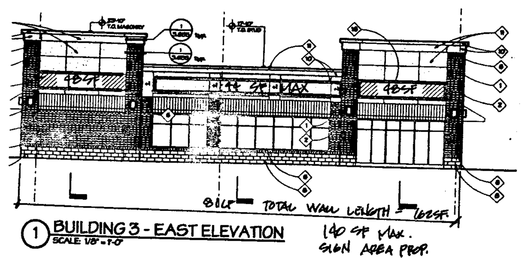
BUILDING #2



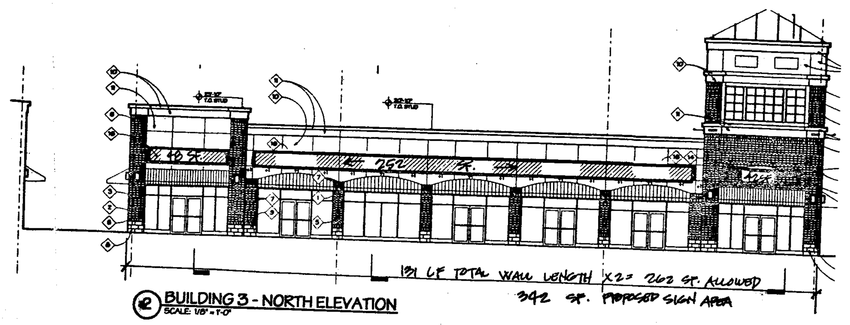
3 BUILDING 2 - EAST ELEVATION
SCALE 1/8"=1'-0"



4 BUILDING 2 - NORTH ELEVATION
SCALE 1/8"=1'-0"

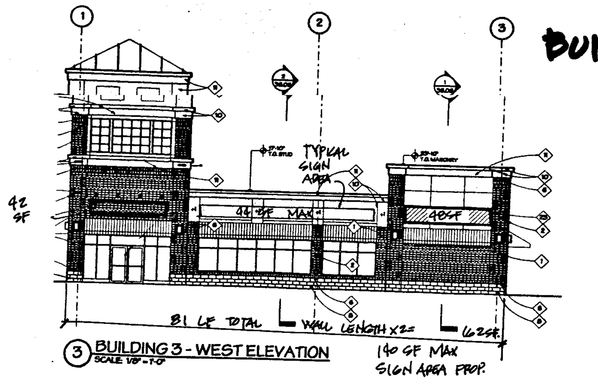


1 BUILDING 3 - EAST ELEVATION
SCALE 1/8"=1'-0"

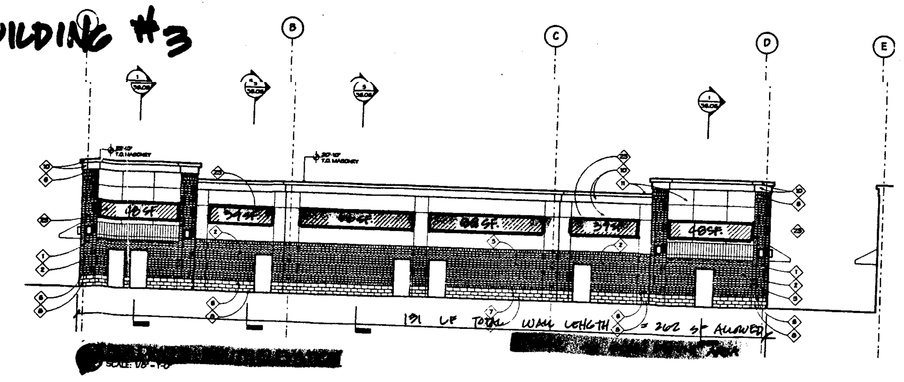


2 BUILDING 3 - NORTH ELEVATION
SCALE 1/8"=1'-0"

BUILDING #3



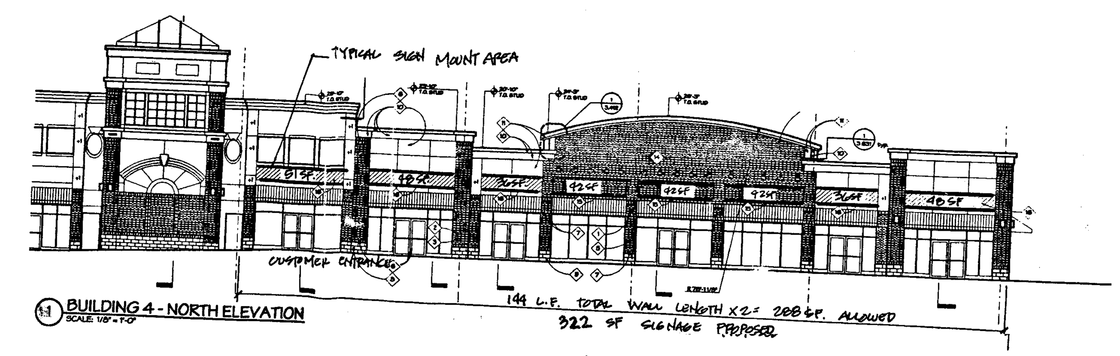
3 BUILDING 3 - WEST ELEVATION
SCALE 1/8"=1'-0"



4 BUILDING 3 - SOUTH ELEVATION
SCALE 1/8"=1'-0"

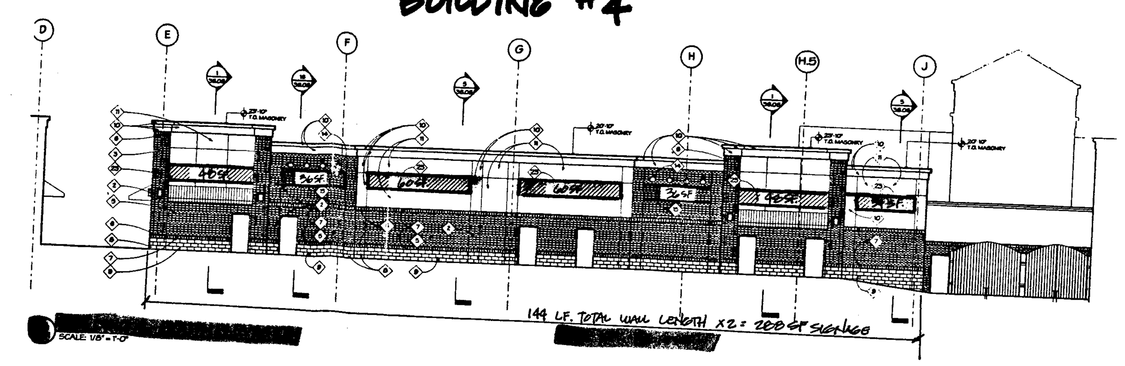
HONEYGO VILLAGE CENTER BUILDING SIGNAGE SUMMARY

Building/Face	S.F Signage Allowed	S.F. Requested Sign Mount Area	Sign Type	Min. No Customer Entry	Max. No. Customer Entry
BUILDING # 1-5002 Honeygo Center Dr.					
West Elevation Honeygo Blvd	144 s.f.	139 s.f.	Enterprise	1	1
South Elevation Honeygo Center Dr.	262 s.f.	283 s.f.	Enterprise	2	7
East Elevation Mall Face	144 s.f.	144 s.f.	Enterprise	1	1
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
BUILDING # 2-5004 Honeygo Center Dr.					
West Elevation Mall Face	144 s.f.	140 s.f.	Enterprise	1	1
South Elevation Honeygo Center Dr.	262 s.f.	324 s.f.	Enterprise	3	7
East Elevation Scott Moore Way	144 s.f.	140 s.f.	Enterprise	1	1
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
BUILDING # 3-5005 Honeygo Center Dr.					
West Elevation Honeygo Blvd	162 s.f.	140 s.f.	Enterprise	1	1
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
East Elevation Mall Face	162 s.f.	140 s.f.	Enterprise	1	1
North Elevation Honeygo Center Dr.	262 s.f.	342 s.f.	Enterprise	3	7
BUILDING # 4-5007 Honeygo Center Dr.					
West Elevation Mall Face	162 s.f.	111 s.f.	Enterprise	1	1
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]
North Elevation Honeygo Center Dr.	288 s.f.	345 s.f.	Enterprise	3	8

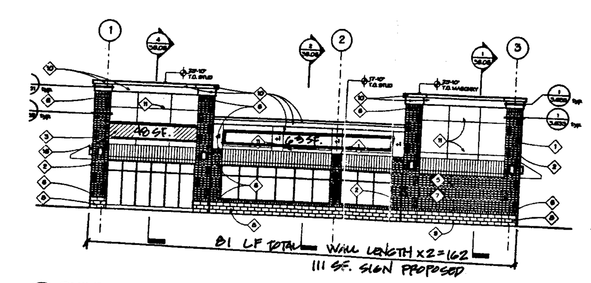


1-1 BUILDING 4 - NORTH ELEVATION
SCALE 1/8"=1'-0"

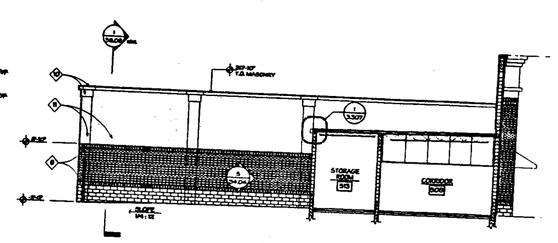
BUILDING #4



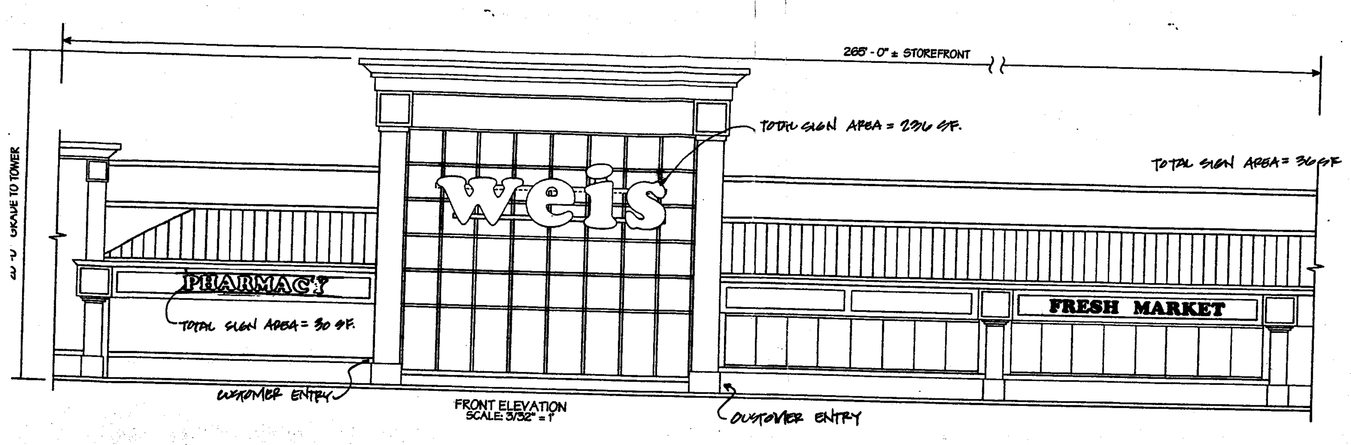
SCALE 1/8"=1'-0"



3 BUILDING 4 - WEST ELEVATION
SCALE 1/8"=1'-0"



4 BUILDING 5-LOADING DOCK WEST SECTION/ELEVATION
SCALE 1/8"=1'-0"



FRONT ELEVATION
SCALE: 1/32" = 1'

WEIS GROCERY STORE

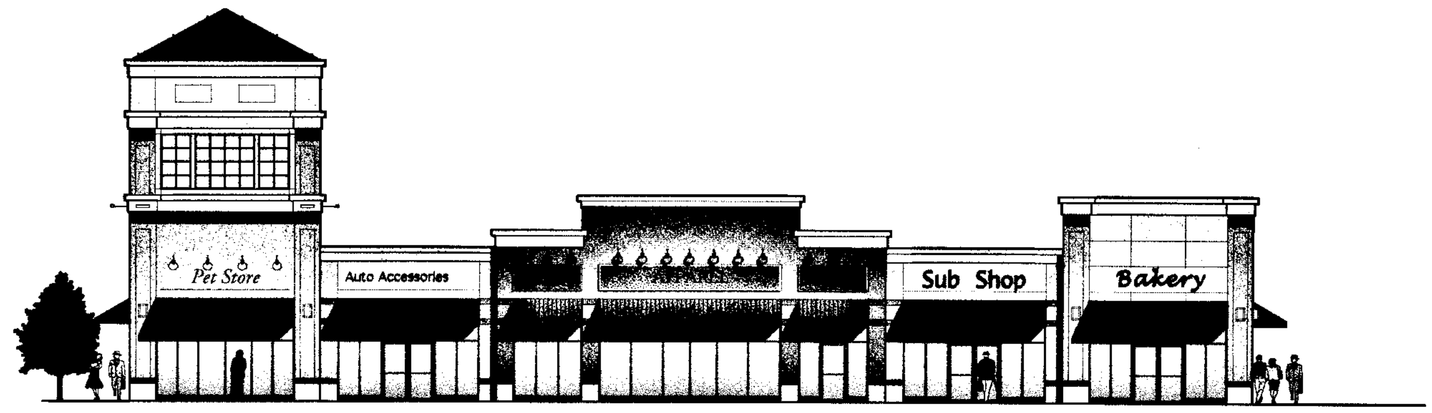
SOUTH SIDE ELEVATION
1/32" = 1'-0"

PLAT TO ACCOMPANY VARIANCE REQUEST
BUILDING ELEVATIONS AND DETAILS

SHEET 5 OF 5

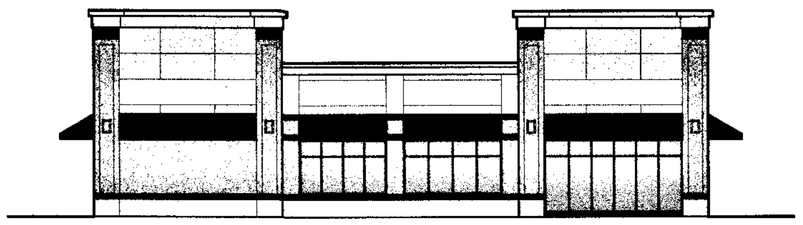
EXHIBIT # 1.E

BUILDING 1 - WEST ELEVATION
SCALE: 1/8" = 1'-0"



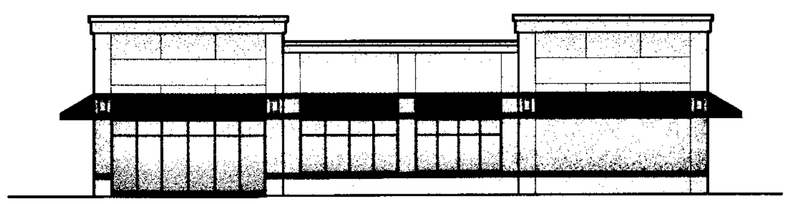
BUILDING 1 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Ref No 8

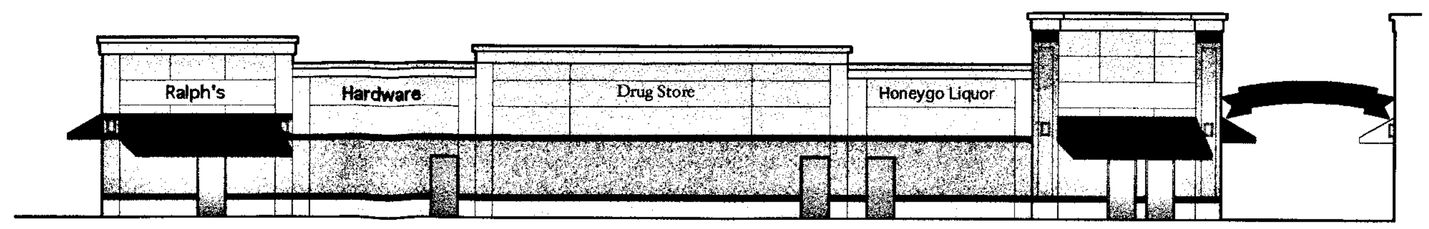


BUILDING 2 - WEST ELEVATION
SCALE: 1/8" = 1'-0"

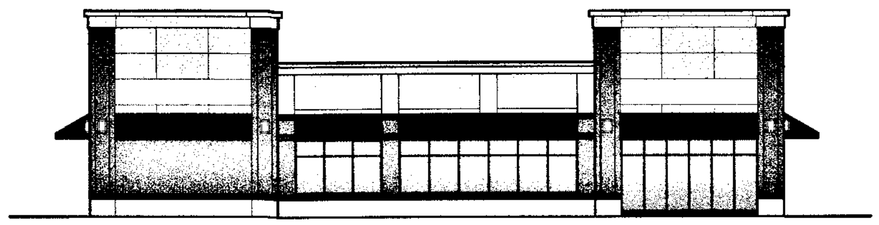
BUILDING 2 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



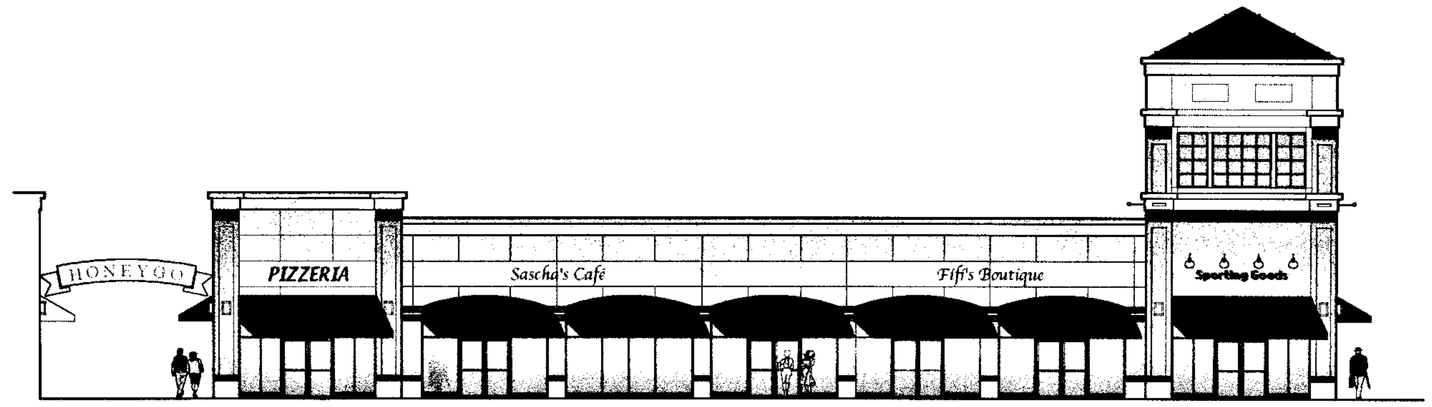
BUILDING 2 - EAST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 2 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

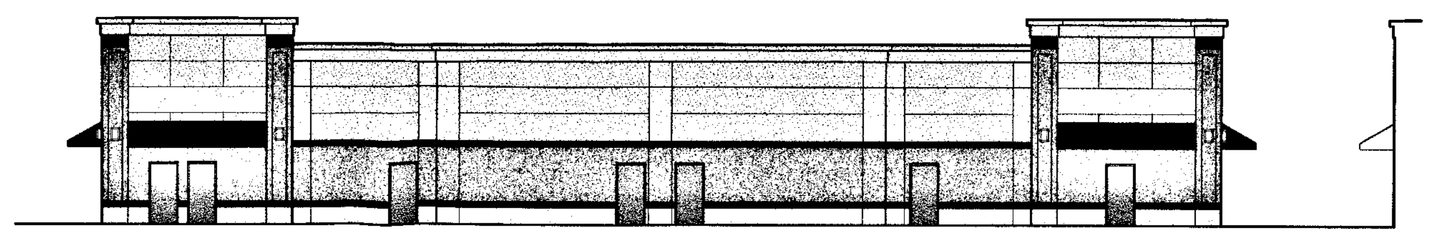


BUILDING 3- EAST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 3- NORTH ELEVATION
SCALE: 1/8" = 1'-0"

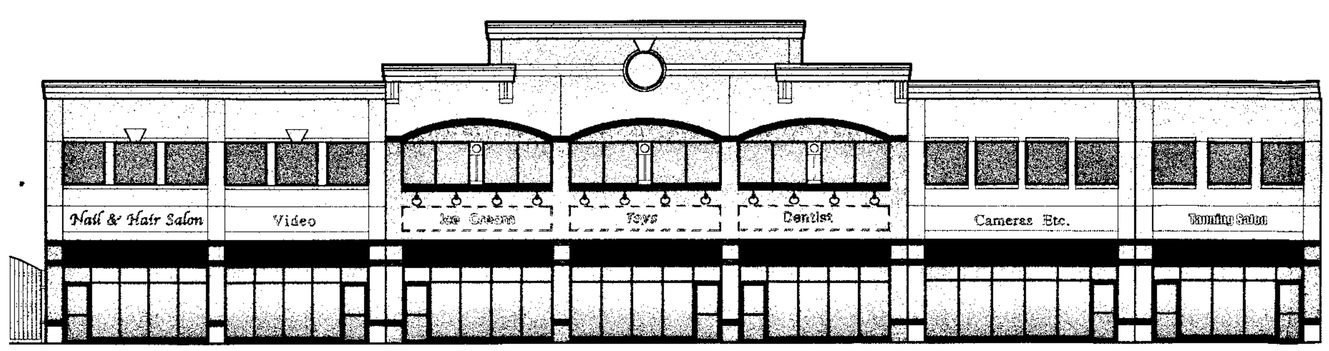
BUILDING 3- WEST ELEVATION
SCALE: 1/8" = 1'-0"



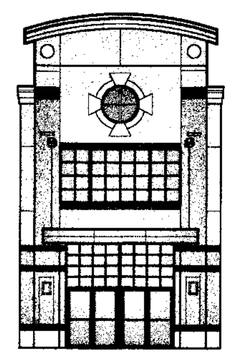
BUILDING 3- SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING 4 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

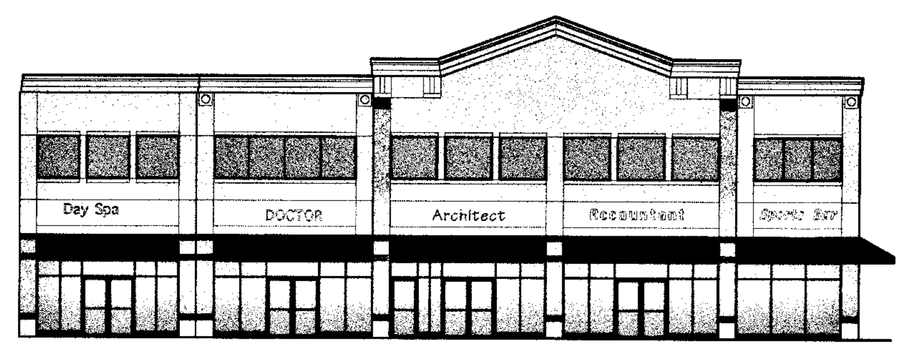
BUILDING 5 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



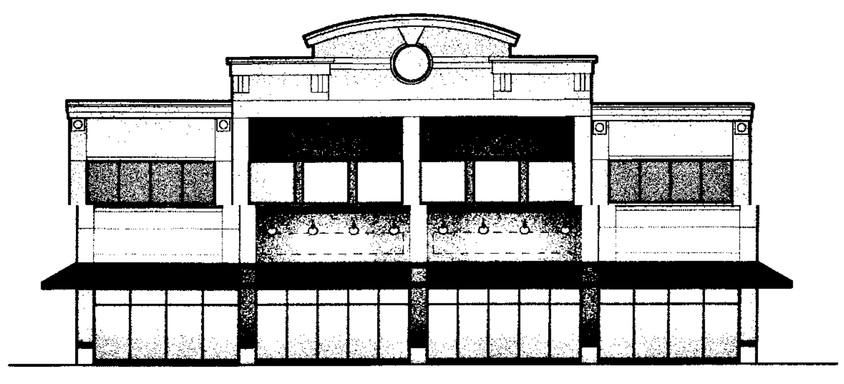
BUILDING 5 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



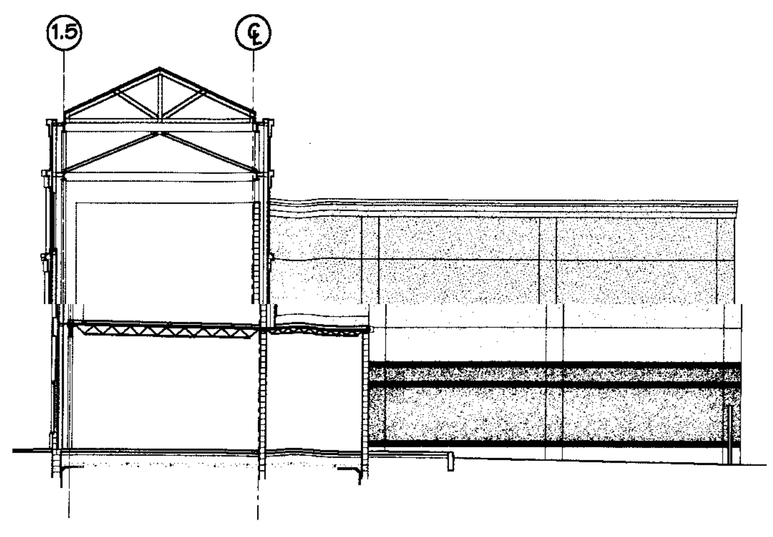
BUILDING 5
ENTRY ELEV.
SCALE: 1/8" = 1'-0"



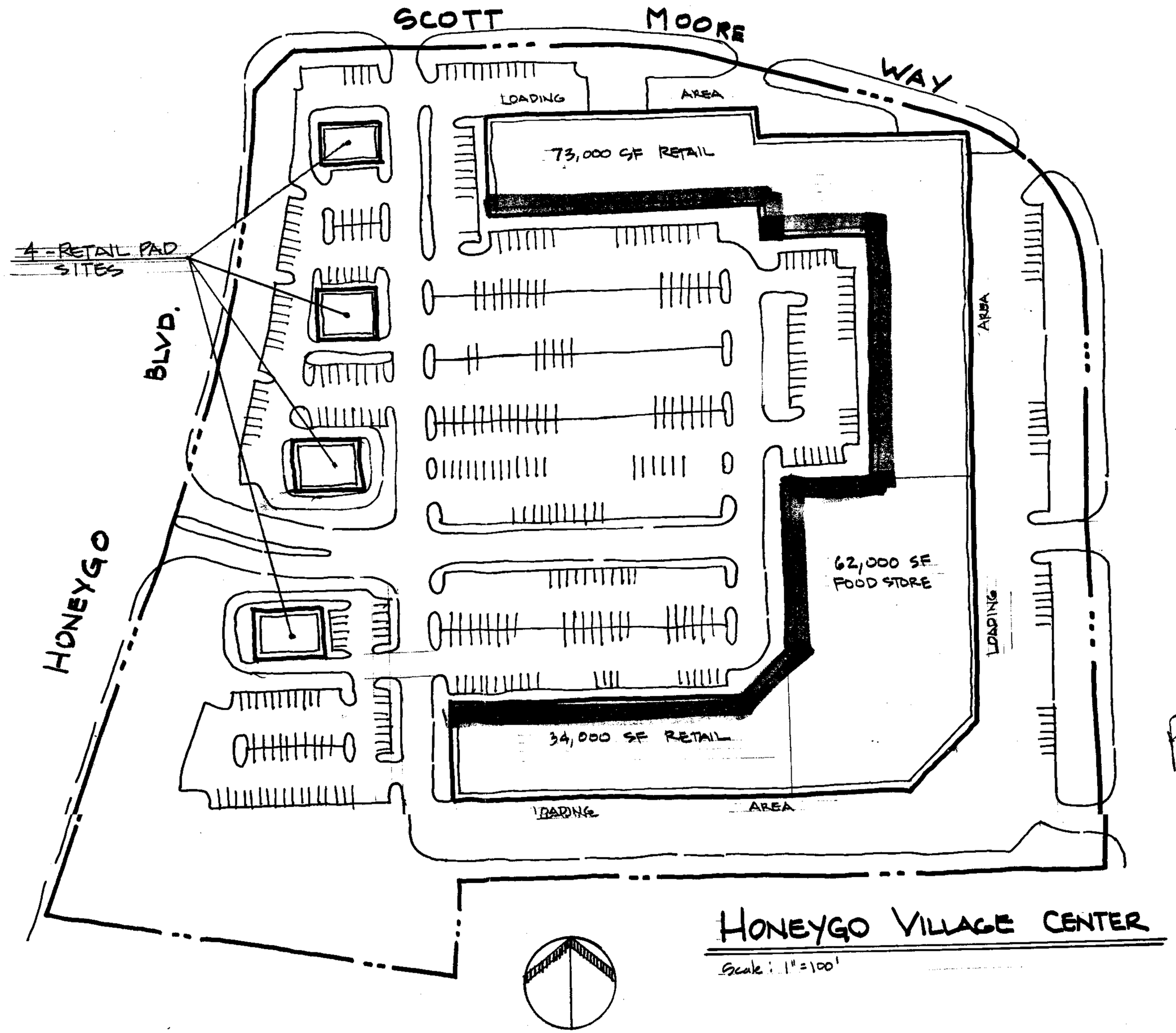
BUILDING 5 - WEST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 5 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



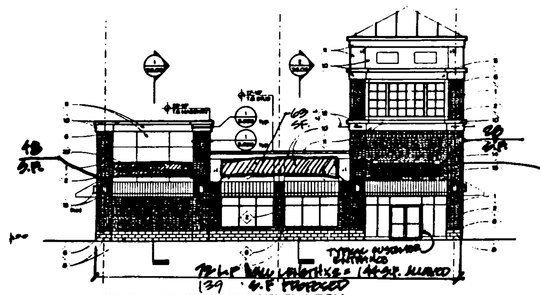
BUILDING 5 PARTIAL WEST ELEVATION
SCALE: 1/8" = 1'-0"



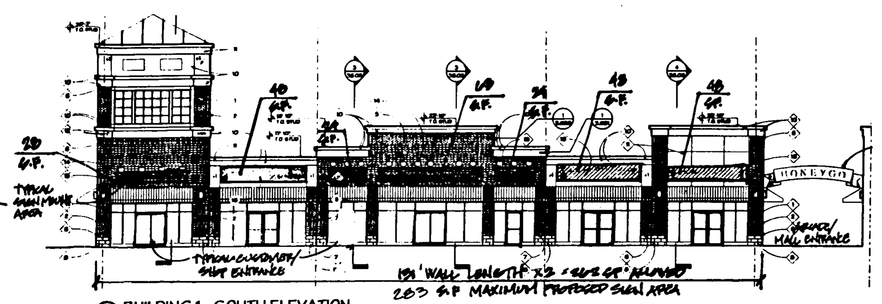
HONEYGO VILLAGE CENTER

Scale: 1" = 100'

Pet # 3

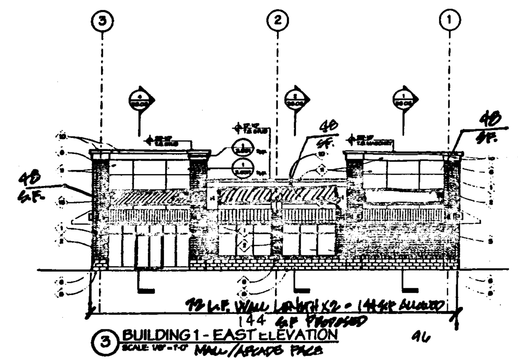


1 BUILDING 1 - WEST ELEVATION
SCALE 1/8"=1'-0"

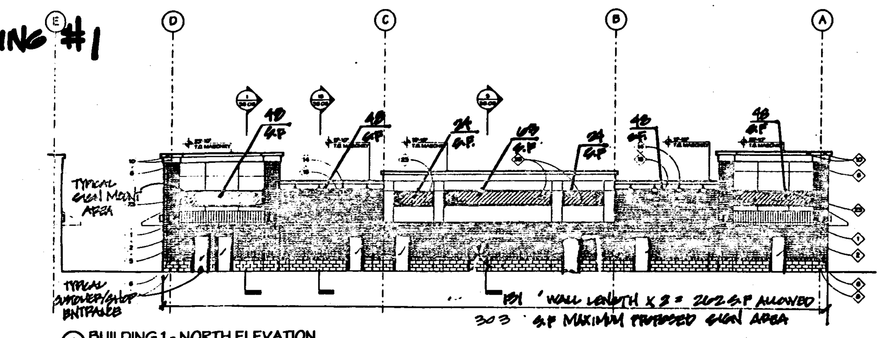


2 BUILDING 1 - SOUTH ELEVATION
SCALE 1/8"=1'-0"

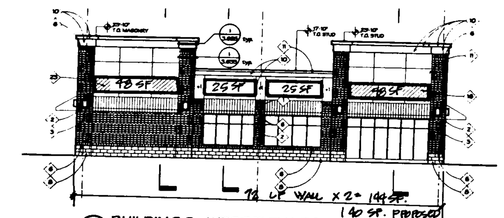
BUILDING #1



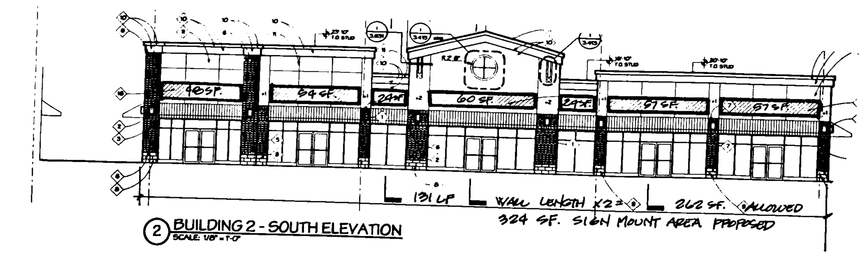
3 BUILDING 1 - EAST ELEVATION
SCALE 1/8"=1'-0"



4 BUILDING 1 - NORTH ELEVATION
SCALE 1/8"=1'-0"

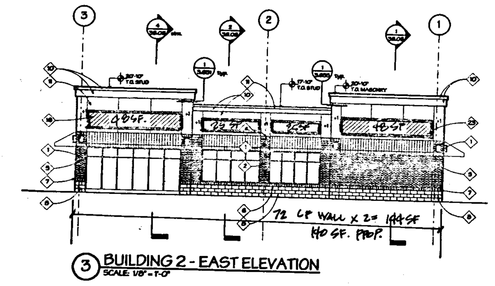


1 BUILDING 2 - WEST ELEVATION
SCALE 1/8"=1'-0"

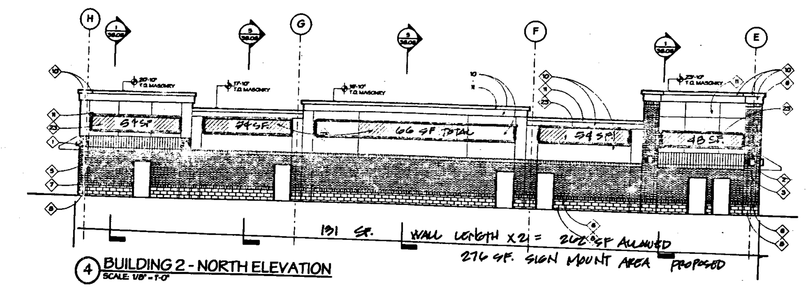


2 BUILDING 2 - SOUTH ELEVATION
SCALE 1/8"=1'-0"

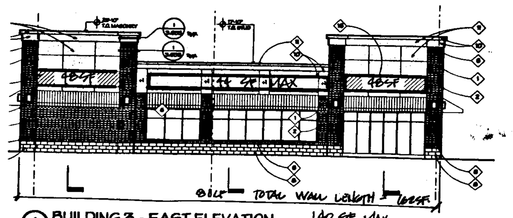
BUILDING #2



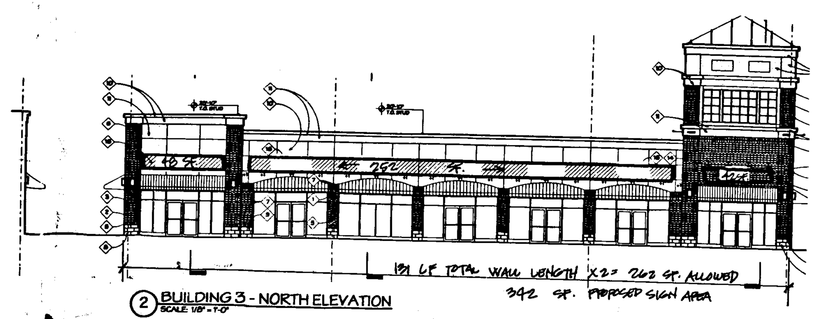
3 BUILDING 2 - EAST ELEVATION
SCALE 1/8"=1'-0"



4 BUILDING 2 - NORTH ELEVATION
SCALE 1/8"=1'-0"

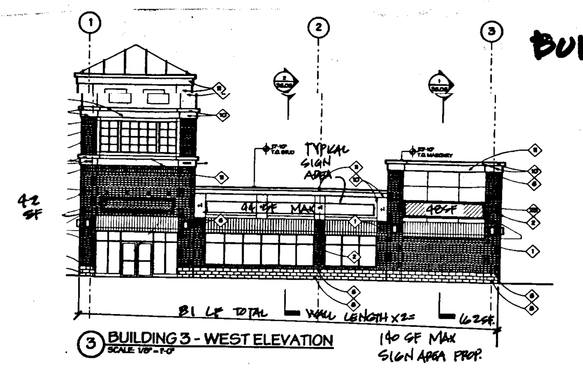


1 BUILDING 3 - EAST ELEVATION
SCALE 1/8"=1'-0"

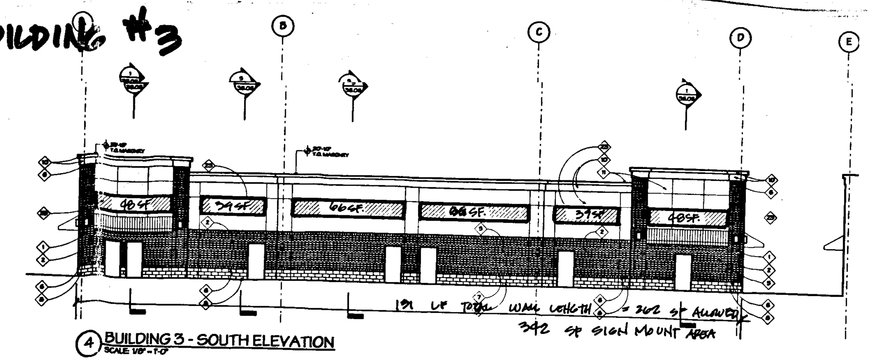


2 BUILDING 3 - NORTH ELEVATION
SCALE 1/8"=1'-0"

BUILDING #3



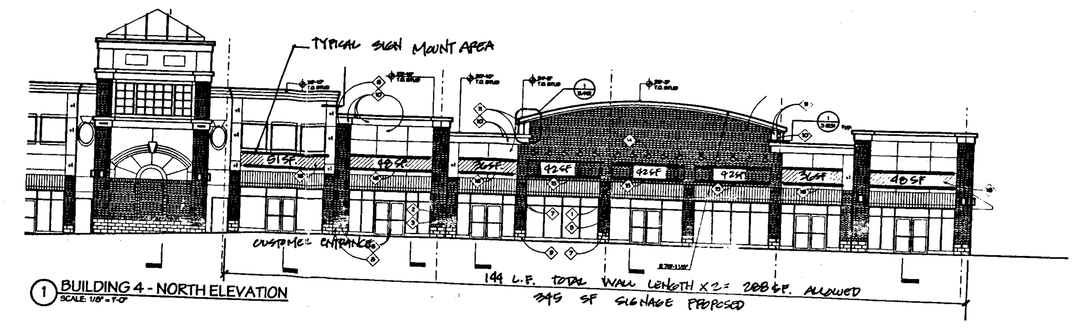
3 BUILDING 3 - WEST ELEVATION
SCALE 1/8"=1'-0"



4 BUILDING 3 - SOUTH ELEVATION
SCALE 1/8"=1'-0"

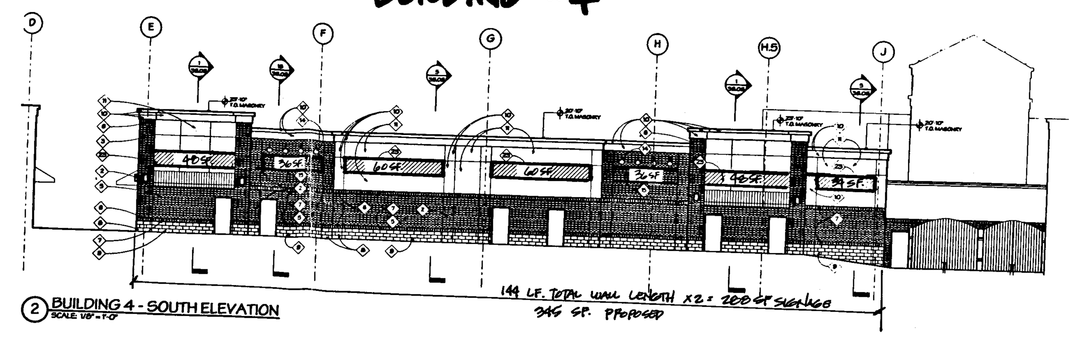
HONEYGO VILLAGE CENTER BUILDING SIGNAGE SUMMARY

Building/Face	S.F Signage Allowed	S.F. Requested Sign Mount Area	Sign Type	Min. No Customer Entry	Max. No. Customer Entry
BUILDING # 1-5002 Honeygo Center Dr.					
West Elevation Honeygo Blvd	144 s.f.	139 s.f.	Enterprise	1	1
South Elevation Honeygo Center Dr.	262 s.f.	283 s.f.	Enterprise	2	7
East Elevation Mall Face	144 s.f.	144 s.f.	Enterprise	1	1
North Elevation Parking Lot Face	262 s.f.	303 s.f.	Enterprise	2	7
BUILDING # 2-5004 Honeygo Center Dr.					
West Elevation Mall Face	144 s.f.	140 s.f.	Enterprise	1	1
South Elevation Honeygo Center Dr.	262 s.f.	324 s.f.	Enterprise	3	7
East Elevation Scott Moore Way	144 s.f.	140 s.f.	Enterprise	1	1
North Elevation Parking Lot Face	262 s.f	276 s.f	Enterprise	3	7
BUILDING # 3-5005 Honeygo Center Dr.					
West Elevation Honeygo Blvd	162 s.f.	140 s.f.	Enterprise	1	1
South Elevation Parking Lot Face	262 s.f.	342 s.f.	Enterprise	3	7
East Elevation Mall Face	162 s.f.	140 s.f.	Enterprise	1	1
North Elevation Honeygo Center Dr.	262 s.f.	342 s.f.	Enterprise	3	7
BUILDING # 4-5007 Honeygo Center Dr.					
West Elevation Mall Face	162 s.f.	111 s.f.	Enterprise	1	1
South Elevation Parking Lot Face	288 s.f.	322 s.f.	Enterprise	3	8
North Elevation Honeygo Center Dr.	288 s.f.	345 s.f.	Enterprise	3	8

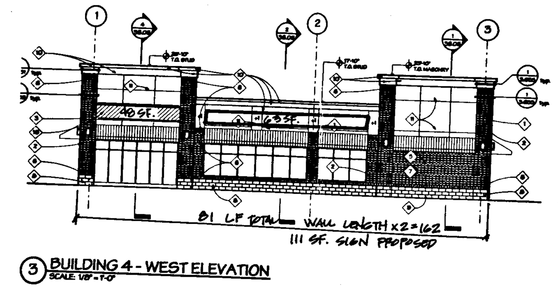


1 BUILDING 4 - NORTH ELEVATION
SCALE 1/8"=1'-0"

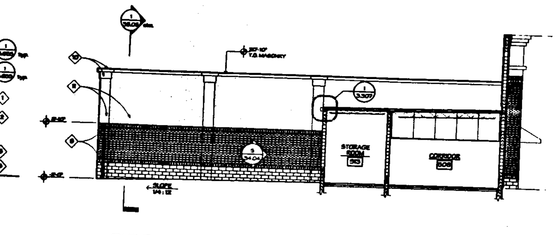
BUILDING #4



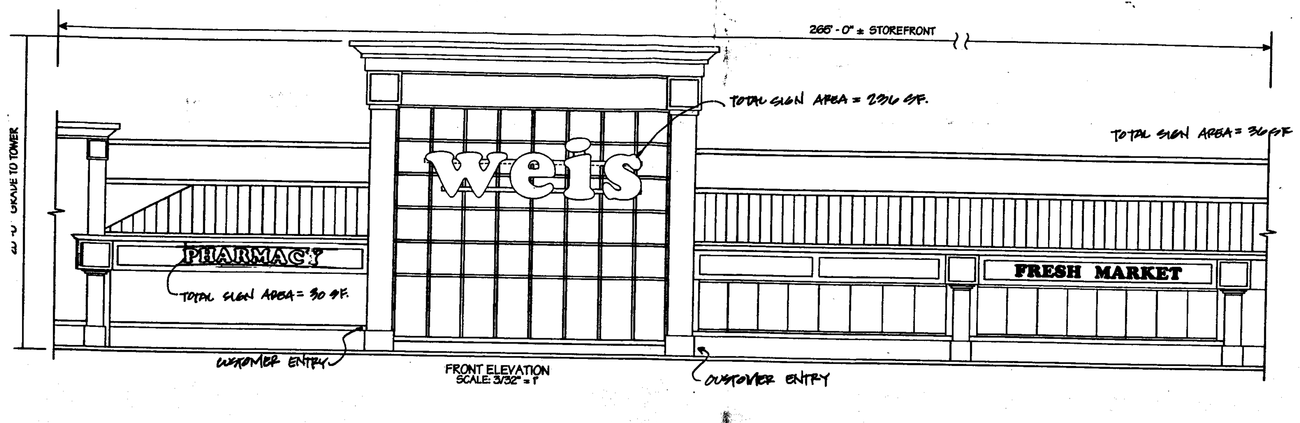
2 BUILDING 4 - SOUTH ELEVATION
SCALE 1/8"=1'-0"



3 BUILDING 4 - WEST ELEVATION
SCALE 1/8"=1'-0"



BUILDING 5-LOADING
4 DOCK WEST SECTION/ELEVATION
SCALE 1/8"=1'-0"



FRONT ELEVATION
SCALE 3/32" = 1'

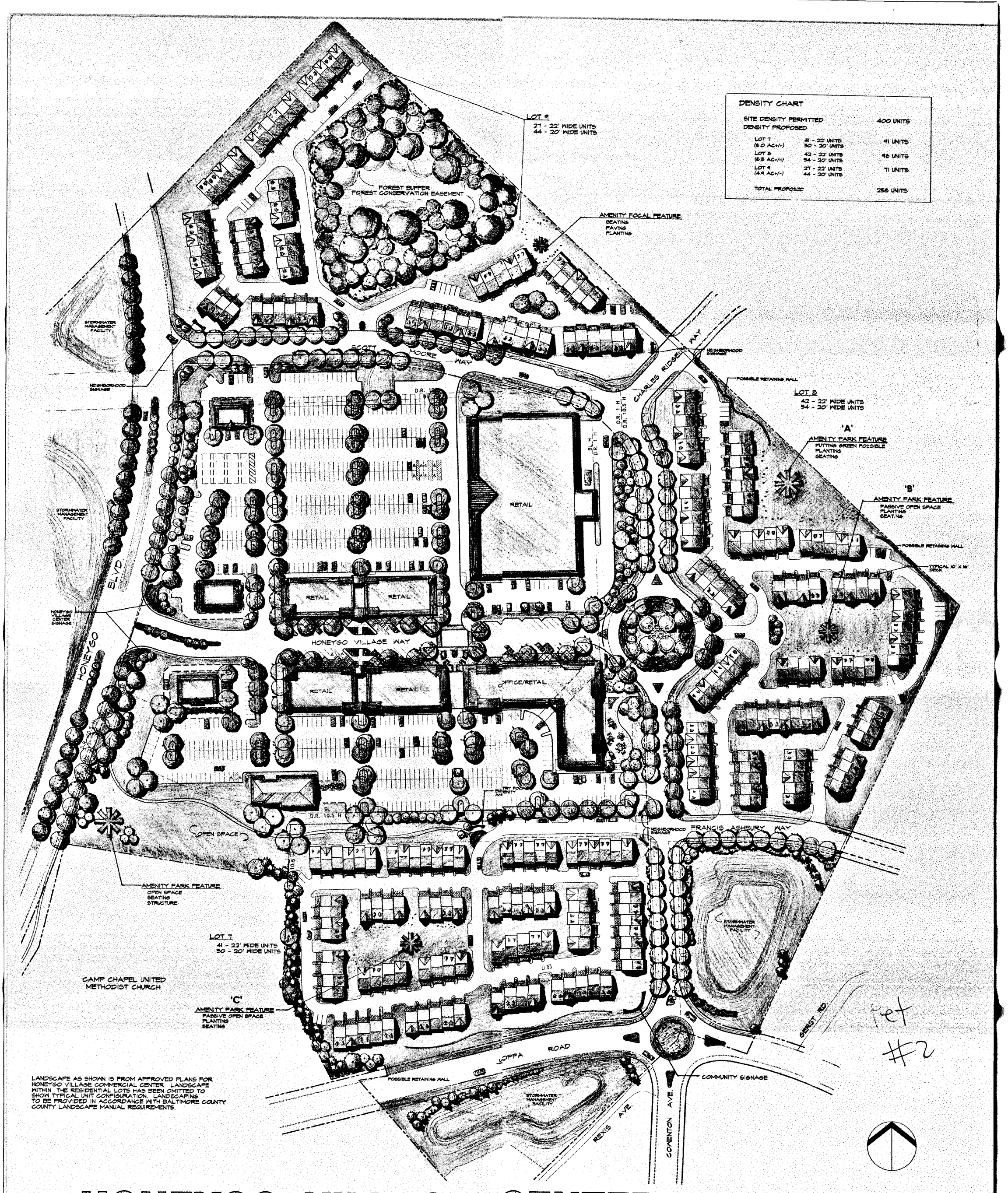
WEIS GROCERY STORE

SOUTH SIDE ELEVATION
3/32" = 1'-0"

Pet No 6

PLAT TO ACCOMPANY VARIANCE REQUEST
BUILDING ELEVATIONS AND DETAILS

SHEET 5 OF 5



HONEYGO VILLAGE CENTER

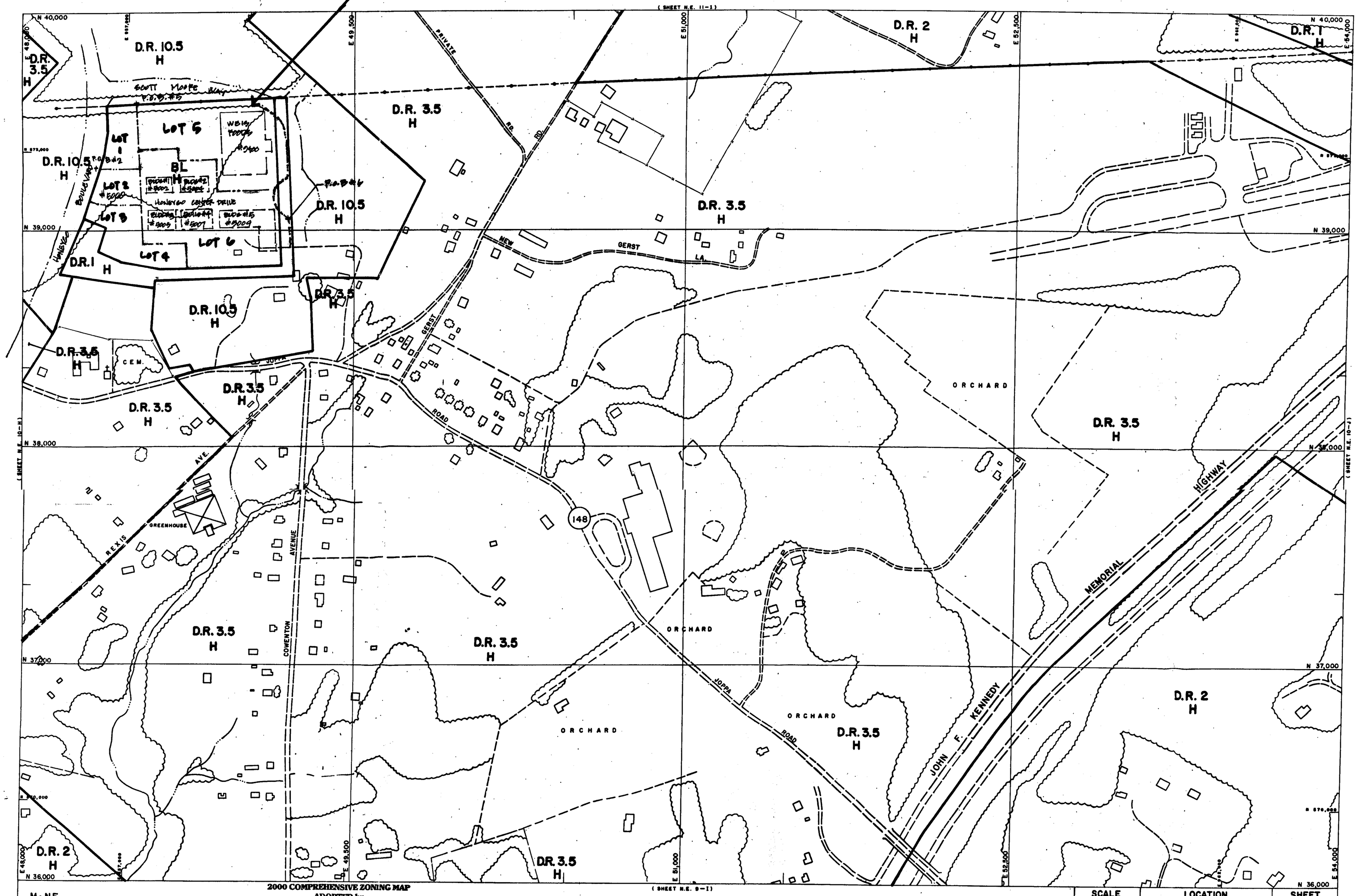
BALTIMORE COUNTY, MARYLAND

MRA MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
110 WEST ROAD SUITE 265
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

Rendering prepared by: ROBINSON & TEBAY, LLC
garden design landscape architecture site planning
10530 Burnside Farm Road
Stevenson, Maryland 21153
Phone/fax 410.486.1007

SCALE: 1" = 50'
0' 50' 100' 200'

SITE. HONEYGO VILLAGE CENTER



M-NE
Q-SE

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,

Chairman, County Council

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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'±	WHITE MARSH PERRY HALL VICINITY	N.E. 10-1
DATE OF PHOTOGRAPHY JANUARY 1986		

NE 10 I

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	00°27'21"	3771.72'	30.00'	N25°01'36"E	30.00'	15.00'
C2	07°02'00"	3777.72'	463.74'	N21°18'56"E	463.45'	232.16'
C3	07°29'21"	3861.72'	504.76'	N21°30'36"E	504.40'	252.74'
C4	15°48'19"	1231.24'	339.64'	N09°51'47"E	338.57'	170.91'
C5	15°48'17"	1315.24'	362.80'	N09°51'47"E	361.65'	182.56'
C6	12°55'33"	1289.92'	291.00'	N03°25'09"W	290.39'	146.12'
C7	01°06'19"	1260.28'	24.31'	N00°23'45"E	24.31'	12.15'
C8	06°48'48"	1260.28'	149.13'	S09°43'17"E	149.04'	74.65'
C9	00°10'28"	1238.24'	3.77'	N11°37'45"W	3.77'	1.88'
C10	02°14'18"	1308.24'	51.11'	S12°39'38"E	51.10'	25.56'
C11	15°19'59"	765.00'	204.72'	S83°51'26"E	204.11'	102.98'
C12	15°19'59"	705.00'	188.67'	S83°51'26"E	188.10'	94.90'
C13	12°51'06"	215.00'	48.23'	S69°46'53"E	48.12'	24.21'
C14	29°56'58"	215.00'	112.38'	S16°29'55"E	111.11'	57.51'
C15	74°40'01"	182.17'	237.40'	S38°51'26"E	220.95'	138.94'
C16	120°44'05"	100.00'	210.72'	S01°53'28"E	173.84'	175.80'
C17	119°15'53"	100.00'	208.16'	S01°53'28"E	172.56'	170.67'
C18	18°48'06"	675.00'	221.50'	S82°51'29"E	220.51'	111.75'
C19	18°06'33"	625.00'	197.54'	N83°12'14"W	196.72'	99.60'
C20	17°40'09"	130.00'	40.09'	S31°17'55"E	39.93'	20.21'
C21	09°40'13"	40.00'	6.75'	S44°58'05"E	6.74'	3.38'
C22	30°26'27"	130.00'	69.07'	S65°01'26"E	68.26'	35.37'
C23	02°54'07"	794.00'	40.22'	S78°47'36"E	40.21'	20.11'
C24	13°22'35"	130.00'	30.35'	S24°38'06"W	30.28'	15.24'
C25	35°27'43"	40.00'	24.76'	S49°03'14"W	24.36'	12.79'
C26	06°11'37"	100.00'	10.81'	S69°52'54"W	10.80'	5.41'
C27	11°58'18"	969.40'	202.55'	S81°45'51"W	202.18'	101.65'
C28	11°34'48"	899.40'	181.78'	S81°34'08"W	181.47'	91.20'
C29	11°39'23"	80.00'	16.28'	N71°48'47"W	16.25'	8.17'
C30	34°28'32"	40.00'	24.07'	N48°42'50"W	23.71'	12.41'
C31	19°17'22"	280.00'	94.27'	N81°52'45"W	93.82'	47.58'

DENSITY CALCULATIONS

ZONING	AREA	DU ALLOWED	DU PROPOSED		
			LOT 7	LOT 8	LOT 9
DR-1H	3.10 AC	3.1	0	0	0
DR-3.5H	8.40 AC	29.40	0	0	0
DR-10.5H	10.50 AC	392.17	94	96	72
TOTAL	22.00 AC	424.67*		262	

* 0.75 Ac. of the Amenity Open Space within the BL-H Zone which is excess of the overall requirement shall be used for density within the DR10.5 Zone (0.75 x 10.5=7.87 D.U.). Total Density allowed within the DR 10.5 Zone per agreement with Baltimore County shall not exceed 400 Density Units.

FOREST BUFFER LINE TABLE

LINE	BEARING	DISTANCE
FB1	N05°27'24"W	241.75'
FB2	N26°11'53"E	130.46'
FB3	N58°53'33"E	137.32'
FB4	N42°33'01"E	95.23'
FB5	N48°48'13"E	30.31'
FB6	N77°38'04"E	7.77'
FB7	N68°45'52"E	12.34'
FB8	N63°19'09"E	62.33'
FB9	R=25.00', L=26.59' CHD=S 83°54'52" E 27.06'	
FB10	S54°01'43"E	68.60'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S46°55'40"E	54.18'
L2	N79°37'39"E	48.18'
L3	N42°35'38"E	108.01'
L4	S42°35'38"W	108.01'
L5	S05°33'37"W	48.18'
L6	S31°31'26"E	40.00'
L7	S27°44'29"W	40.00'
L8	S47°15'31"E	28.28'
L9	N87°44'29"E	73.55'
L10	S87°44'29"W	73.55'
L11	S42°44'29"W	28.28'
L12	N71°32'59"W	128.74'
L13	S21°02'25"W	16.98'
L14	N81°15'14"E	52.34'
L17	N15°28'59"W	20.13'
L18	N15°28'59"W	6.28'
L19	N15°28'59"W	13.84'
L20	S32°15'31"E	40.00'
L21	S28°28'34"W	40.00'
L22	S01°31'26"E	128.08'
L23	N44°09'35"E	55.89'
L24	N29°15'17"E	80.00'
L25	N64°44'43"W	6.20'
L26	N30°43'06"E	73.12'
L27	N17°10'03"W	8.42'
L28	N22°07'59"E	73.00'
L29	N67°52'01"W	90.00'
L30	N67°52'01"W	81.03'
L31	N67°52'01"W	8.67'
L32	S22°07'59"W	73.00'
L33	S60°50'35"W	27.83'
L34	N28°15'17"E	77.35'
L35	S65°12'04"E	6.00'
L37	S72°14'04"E	88.54'
L38	N18°57'08"E	113.29'
L39	S72°14'04"E	88.29'
L40	N88°28'34"W	82.88'
L41	S01°31'26"E	80.00'
L42	S74°40'51"W	100.00'
L43	N27°18'24"W	16.98'
L44	N04°58'26"E	27.47'
L45	N57°13'59"W	76.58'
L46	S02°30'29"E	40.04'
L47	S46°15'15"E	20.71'
L48	N87°29'31"E	72.69'

100-YEAR FLOODPLAIN RESERVATION LINE TABLE

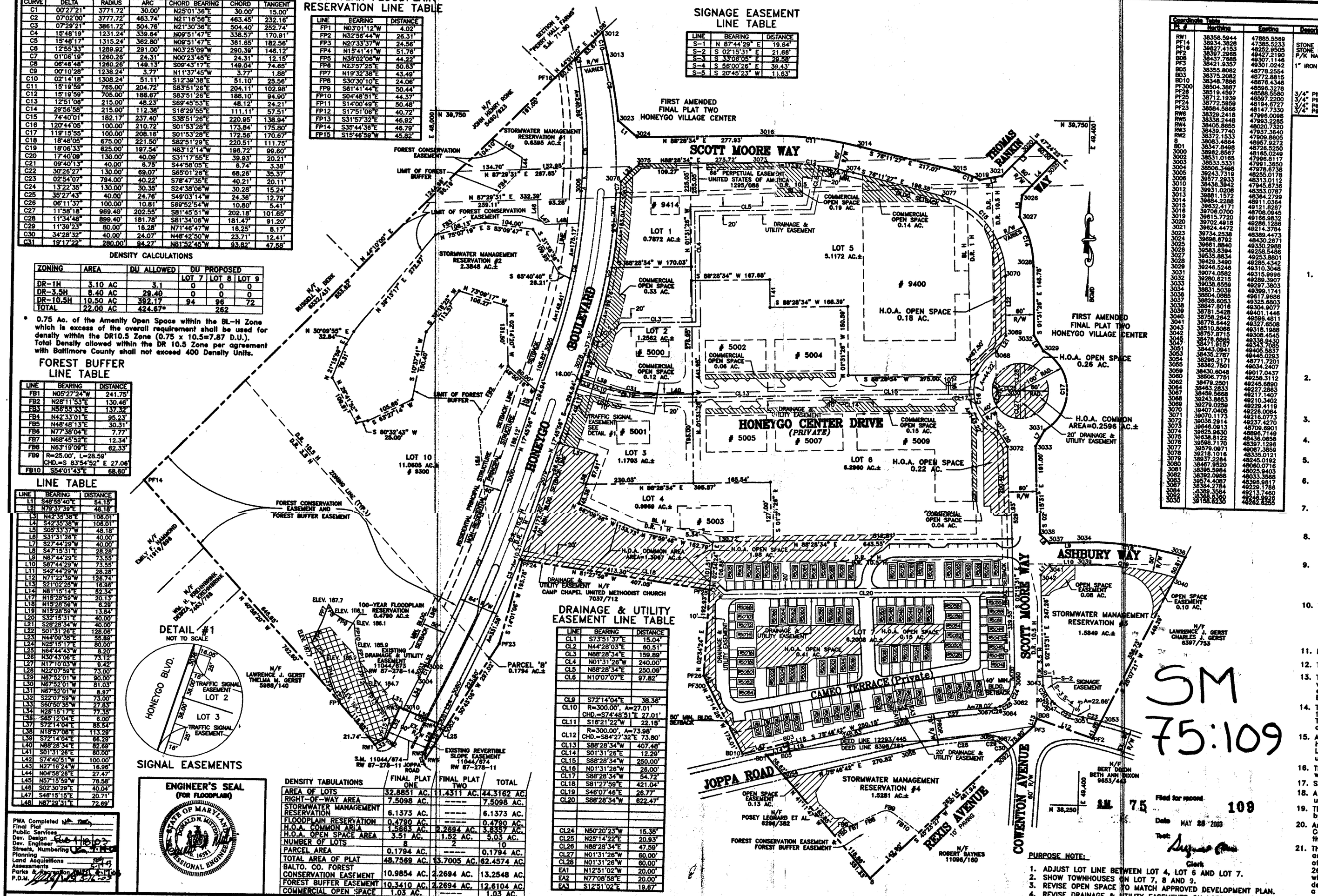
LINE	BEARING	DISTANCE
FP1	N03°01'12"W	4.02'
FP2	N32°58'44"W	26.31'
FP3	N20°33'37"W	24.56'
FP4	N15°41'41"W	51.76'
FP5	N39°02'06"W	44.22'
FP6	N23°57'25"E	50.63'
FP7	N19°32'38"E	43.49'
FP8	S30°30'10"E	24.06'
FP9	S61°41'44"E	50.44'
FP10	S04°48'51"E	44.37'
FP11	S14°00'49"E	50.48'
FP12	S17°51'06"E	40.72'
FP13	S31°57'32"E	46.92'
FP14	S35°44'36"E	46.79'
FP15	S15°46'59"W	45.82'

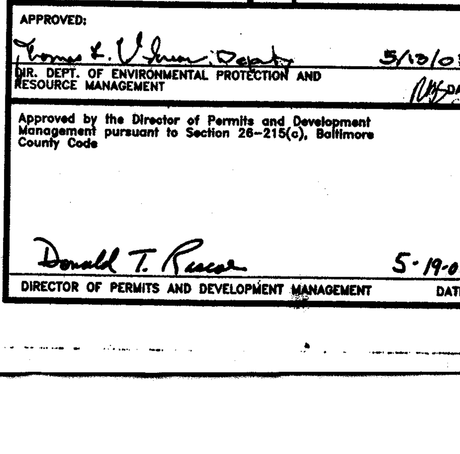
SIGNAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
S-1	N 87°44'29" E	19.64'
S-2	S 02°15'31" E	21.68'
S-3	S 33°08'05" E	28.58'
S-4	S 56°00'26" E	39.43'
S-5	S 20°45'23" W	11.63'

Coordinate Table

Pt. #	Northing	Easting	Description
RW1	38358.5944	47885.4589	
PF14	38934.3828	47565.5233	STONE FND.
PF18	38927.4153	48252.9505	STONE FND.
PF2	38837.2965	48427.2190	P/K NAIL FND.
BD5	38437.7685	48307.1146	
PF5	38421.6357	48301.0242	1" IRON BAR FND.
BD5	38355.8082	48778.2554	
BD3	38375.2082	48772.6815	
BD10	38348.7886	48876.4346	
PF300	38504.3887	48596.3276	
PF28	38519.4597	48588.5580	3/4" PIPE FND.
PF26	38712.1939	48597.2200	3/4" PIPE FND.
PF24	38772.5959	48194.6727	3/4" PIPE FND.
PF23	38584.5886	48147.7330	3/4" PIPE FND.
RW6	38339.2418	47995.0098	
RW5	38336.2448	47993.2285	
RW4	38405.8655	48020.7320	
RW3	38439.7740	47937.3640	
RW2	38372.1533	47909.8805	
8	39063.4864	48957.9272	
BD1	38347.8498	48726.5250	
3000	39957.8567	48165.0249	
3002	38531.0165	47996.8117	
3003	38533.5331	47991.3650	
3004	38506.2488	47978.6736	
3005	39243.7319	48255.0178	
3006	39577.2933	48313.0122	
3010	39436.3942	47945.6736	
3011	39931.9208	48383.0787	
3013	39881.1372	48344.2739	
3014	39884.2288	48811.0364	
3015	39632.4171	49121.8287	
3016	39706.0700	48706.0945	
3019	39615.7720	49166.9832	
3020	39702.4918	48286.1286	
3021	39624.4472	49214.3784	
3023	39734.2538	48389.4473	
3024	39698.8792	48430.2871	
3025	39561.8840	49330.2968	
3026	39583.8394	49258.5486	
3027	39535.9834	49253.8801	
3028	39429.3490	49285.4342	
3029	39248.5248	49310.3048	
3032	39074.0582	49315.9996	
3033	39280.6215	49289.3907	
3034	38936.6559	49297.3803	
3036	38631.5039	49399.1741	
3037	38804.0885	49617.9686	
3038	38928.5053	49325.8803	
3039	38947.8018	49304.9077	
3040	38781.5428	49401.1446	
3041	38758.2642	49596.4811	
3043	38778.6442	49327.6508	
3042	38510.8062	49318.1988	
3045	38757.8715	49308.4545	
3047	38479.5985	49338.9430	
3051	38453.0941	49343.7002	
3053	38436.2787	49405.5837	
3054	38296.2171	49445.0293	
3055	38362.7501	48771.7201	
3059	38430.6048	49054.2407	
3060	38506.7751	49017.0437	
3062	38479.2501	49236.3112	
3064	38443.2833	49245.6890	
3067	38459.5668	49227.2863	
3068	38243.5653	49217.1407	
3069	38279.0259	49210.3402	
3070	38407.0405	49229.4119	
3071	38070.1173	49228.0064	
3072	38036.2814	49216.0773	
3073	38046.0913	49237.4270	
3074	38025.9830	48709.6901	
3075	38038.8122	48995.7149	
3076	38398.7170	48436.0658	
3077	38579.0971	48397.1298	
3078	38218.1016	48067.3858	
3079	38937.2284	48335.0121	
3080	38467.9530	48245.0142	
3081	38395.5964	48060.0716	
3082	38392.0968	48025.9403	
3083	38374.4067	48033.3588	
3087	38384.2784	48398.9817	
3084	38369.3564	48229.1786	
3085	38368.3360	49217.7460	
3086	38168.6230	49246.9923	
3088		49262.6255	





SIGNAL EASEMENTS

DRAINAGE & UTILITY EASEMENT LINE TABLE

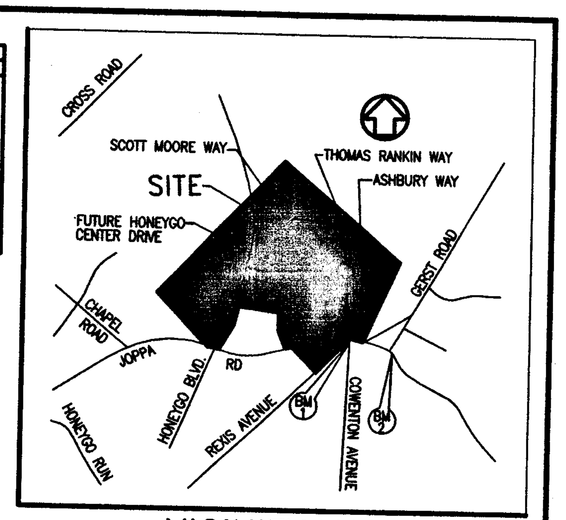
LINE	BEARING	DISTANCE
CL1	S73°51'37"E	15.04'
CL2	N44°28'03"E	60.51'
CL3	N88°28'34"E	159.89'
CL4	N01°31'26"W	240.00'
CL5	N88°28'34"E	250.09'
CL6	N10°07'07"E	97.82'
CL9	S72°14'04"E	38.36'
CL10	R=300.00', A=27.01' CHD.=S74°48'51"E	27.01'
CL11	S16°21'22"W	22.15'
CL12	R=300.00', A=73.98' CHD.=S84°27'32"E	73.80'
CL13	S88°28'34"W	407.48'
CL14	S01°31'26"E	12.29'
CL15	S88°28'34"W	250.00'
CL16	N01°31'26"W	28.00'
CL17	S88°28'34"W	54.72'
CL18	S81°27'59"E	421.04'
CL19	S46°07'46"E	28.77'
CL20	S88°28'34"W	822.47'
CL24	N50°20'23"W	15.35'
CL25	N25°14'22"E	20.93'
CL26	N88°28'34"E	47.59'
CL27	N01°31'26"W	60.00'
CL28	N01°31'26"W	60.00'
EA1	N12°51'02"W	20.00'
EA2	N77°08'58"E	20.00'
EA3	S12°51'02"E	19.67'

DENSITY TABULATIONS

	FINAL PLAT ONE	FINAL PLAT TWO	TOTAL
AREA OF LOTS	32.8851 AC.	11.4311 AC.	44.3162 AC.
RIGHT-OF-WAY AREA	7.5098 AC.	----	7.5098 AC.
STORMWATER MANAGEMENT RESERVATION	6.1373 AC.	----	6.1373 AC.
FLOODPLAIN RESERVATION	0.4790 AC.	----	0.4790 AC.
H.O.A. COMMON AREA	1.5863 AC.	2.2694 AC.	3.8557 AC.
H.O.A. OPEN SPACE AREA	3.51 AC.	1.52 AC.	5.03 AC.
NUMBER OF LOTS	8	2	10
PARCEL AREA	0.1794 AC.	----	0.1794 AC.
TOTAL AREA OF PLAT	48.7569 AC.	13.7005 AC.	62.4574 AC.
BALTO. CO. FOREST CONSERVATION EASEMENT	10.9854 AC.	2.2694 AC.	13.2548 AC.
FOREST BUFFER EASEMENT	10.3410 AC.	2.2694 AC.	12.6104 AC.
COMMERCIAL OPEN SPACE	1.03 AC.	----	1.03 AC.

VICINITY MAP

SCALE: 1" = 2000'



GENERAL NOTES

1. Highways and highway widenings, slope easements, drainage and utility easements, access easements, forest buffer or forest conservation areas in fee or easement, greenway areas in fee or easement, and stormwater management areas, no matter how entitled, shown hereon, are reserved unto the owner and, except for those indicated as private, are hereby offered for dedication to Baltimore County, Maryland. The owner, his personal representatives and assigns will convey said areas by deed, to Baltimore County, Maryland, at no cost. Until such time as said conveyance is accepted by Baltimore County, the owner authorizes Baltimore County, its agents and assigns, the right to enter upon the property for the purpose of installing, constructing, maintaining and repairing roads, utility lines and facilities, and stormwater management ponds and facilities.
2. Streets and/or roads shown hereon and mention thereof in deeds are for the purposes of description only, and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.
3. This plat may expire in accordance with the provisions of the Baltimore County Code, Section 26-216.
4. The recording of this plat does not guarantee the installation of streets or utilities by Baltimore County.
5. The information shown hereon may be superseded by a subsequent or amended plat.
6. Additional information concerning this plat may be obtained from the Baltimore County Department of Permits and Development Management and the Department of Public Works.
7. The recording of this plat does not constitute or imply acceptance by the county of any street, easement, park, open space or other public area shown on this plat.
8. The owner/developer will comply with the best management practices adopted by the Baltimore County Department of Environmental Protection and Resource Management.
9. Except as otherwise indicated, all building restriction lines shown hereon have been placed as the result of an interpretation only of currently applicable regulations and policies of the Baltimore County Department of Permits and Development Management. Exceptions to these restrictions may apply.
10. The approval of this plat is based upon a reasonable expectation that the water and sewer service which is planned for the development will be available when needed. However, building permits may not be issued until the planned water and sewer facilities are completed and determined to be adequate to serve the proposed development.
11. Deed References: 12293/445, 8078/672, 8398/761
12. This site is located in the Bird River watershed.
13. There shall be no clearing, grading, construction or disturbance of vegetation in the forest conservation easement and the forest buffer easement except as permitted by the Baltimore County Dept. of Environmental Protection and Resource Management.
14. The area designated as floodplain includes the area inundated by the 100-year frequency storm and a minimum of 1 foot vertical freeboard. The elevations shown on the floodplain sections are the 100-year design frequency surface elevations.
15. Any forest conservation easement and forest buffer easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas.
16. The Alternate Development Plan for the property shown on this plat was approved on 1/30/03.
17. Site Zoning: D.R. 1H, D.R. 3.5H, D.R. 10.5H, BL H
18. A 2 foot wide easement is reserved along all road r/w lines for utility services.
19. The roads and storm drains laid out on this plat have been designed by a Professional Engineer. (Donald N. Mitten P.E. No. 16561)
20. Any further amendments to this plat will require use of the Maryland Coordinate System (NAD '83/91) or such coordinate system as may then be required by Baltimore County.
21. The lots created by this subdivision plat are subject to a fee or assessment to cover or defray all or part of the developer's cost of installation of water and sewer facilities, pursuant to Section 26-246 of the Baltimore County Code. This fee or assessment, which runs with the land, is a contractual obligation between the developer and each owner of this property and is not an ad valorem tax or a fee or assessment of Baltimore County.

SM 75:109

Filed for record 75 109

Date MAY 28 2003

Test: Clerk

PURPOSE NOTE:

1. ADJUST LOT LINE BETWEEN LOT 4, LOT 6 AND LOT 7.
2. SHOW TOWNHOUSES ON LOT 7, 8 AND 9.
3. REVISE OPEN SPACE TO MATCH APPROVED DEVELOPMENT PLAN.
4. REVISE DRAINAGE & UTILITY EASEMENTS ON LOTS 5 AND 7.

PWA Completed
Final Plat
Public Services
Dev. Design
Dev. Engineer
Streets, Numbering
Planning
Land Aquisitions
Assessments
Parks & Recreation
P.D.M.

ENGINEER'S SEAL (FOR FLOODPLAIN)

STATE OF MARYLAND — DONALD N. MITTEN — No. 16561 — PROFESSIONAL ENGINEER

APPROVED:

DIR. DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT — DATE 5/12/03

Approved by the Director of Permits and Development management pursuant to Section 26-215(c), Baltimore County Code

DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT — DATE 5-19-03

NOTE:

NOTE: COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

HUB NO. 12256 N 38369.77 E 49565.55

HUB NO. 12257 N 38430.66 E 49284.05

OWNER

TAX ACCOUNT No. 2400002298 THRU 2400002307
HONEYGO VILLAGE CENTER, L.L.C.
4750 OWINGS MILLS BLVD.
OWINGS MILLS, MARYLAND 21117

RITA LIMITED PARTNERSHIP
4750 OWINGS MILLS BLVD.
OWINGS MILLS, MARYLAND 21117

TAX ACCOUNT NO. 2400002298 THRU 2400002312

BY: LAWRENCE M. BRONNER, (MANAGER)

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH INSOFAR AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

RITA LIMITED PARTNERSHIP

BY:

DREW DEVELOPMENT CORP. (GENERAL PARTNER)
LAWRENCE M. MACKS, PRESIDENT

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INSOFAR AS THE SAME CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

MICHAEL L. RAY PROF. LAND SURVEYOR #11041 — DATE 4/16/03

SURVEYOR'S SEAL

STATE OF MARYLAND — MICHAEL L. RAY — No. 11041 — PROFESSIONAL LAND SURVEYOR — 4/16/03

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED ALTERNATE DEVELOPMENT PLAN DATED 1/30/03 AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT PURSUANT TO THAT APPROVED DEVELOPMENT PLAN.

MRA

JOB NO.	9440.01
SCALE:	1"=100'
DATE:	1/17/03
DRAWN BY:	M.L.R.
REVIEW BY:	M.L.R.

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
110 WEST ROAD - SUITE 245
TOWSON, MARYLAND 21204
(410) 821-1690
Fax:(410) 821-1748

FIRST AMENDED FINAL PLAT ONE

HONEYGO VILLAGE CENTER

(PREVIOUSLY RECORDED AS PLAT S.M. 75-52)
11th ELECTION DISTRICT 5TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND