

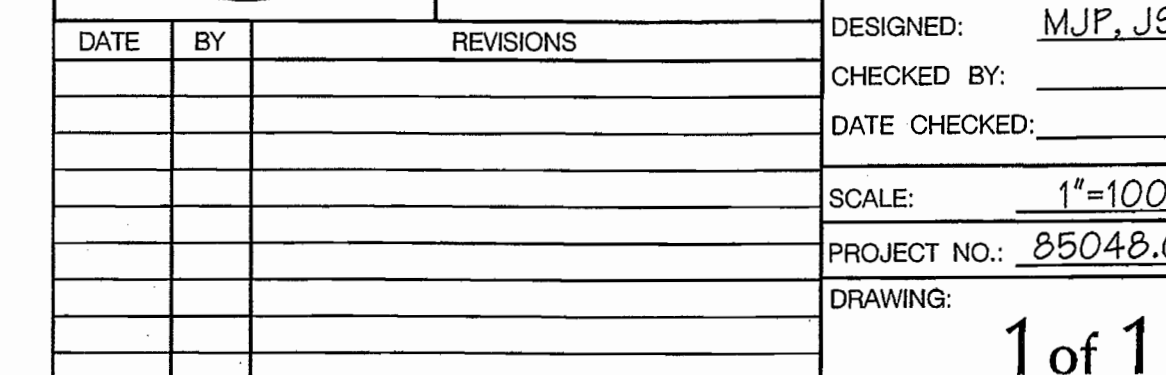


DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Ave.
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

*A Team of Land Planners
Landscape Architects
Golf Course Architects
Engineers, Surveyors &
Environmental Professionals*

OWINGS MILLS
TOWN CENTER

ILLUSTRATIVE PLAN



1 of 1

ZONING RELIEF REQUIRED:

VARIANCE TO PERMIT A WINDOW FACING A PROPERTY LINE TO BE AS CLOSE AS 6 FT IN LIEU OF 25FT; AND TO PERMIT THE MINIMUM DISTANCE BETWEEN THE CENTERS OF FACING WINDOWS OF DIFFERENT APARTMENTS ON THE SAME LOT TO BE AS CLOSE AS 10 FT IN LIEU OF 50FT. (3) (6)

VARIANCE TO PERMIT A MINIMAL HORIZONTAL SEPARATION OF BUILDINGS BETWEEN FACING ELEVATIONS OF AS LITTLE AS 10 FT IN LIEU OF 40 FT FOR APARTMENT GROUP HOUSES WITH HEIGHTS BETWEEN 30-40 FT AND A DISTANCE OF 65' FT IN LIEU OF 75 FT BETWEEN THE MID RISE APARTMENT BUILDING AND THE APARTMENT GROUP HOUSE. (4)

VARIANCE TO PERMIT FACING OPEN PROJECTIONS AS CLOSE AS 21 FT IN LIEU OF 37.5 FT AND AN OPEN PROJECTION TO PROPERTY LINE SETBACK OF 6 FT IN LIEU OF 10.75 FT. (5) (7)

VARIANCE TO PERMIT UP TO 3 SIGNS WITH A TOTAL AREA OF 133 SF IN LIEU OF THE 100 SF PERMITTED.

SPECIAL HEARING TO PERMIT APARTMENTS ON THE FIRST STORY OF A BUILDING AND TO MODIFY THE PLAN APPROVED IN (1) CASE # 97-516-SFHA.

SPECIAL EXCEPTION TO PERMIT A BUILDING LENGTH OF 650 FT IN LIEU OF 300 FT. (2)

NOTE: BUILDING NUMBERS ASSIGNED TO BUILDINGS ARE FOR ZONING HEARING ONLY.

GENERAL NOTES:

1. OWNER/DEVELOPER: TOWN CENTER ASSOC., LLC
C/O QUESTAR PROPERTIES, INC.
124 SLADE AVENUE SUITE 200
BALTIMORE, MD 21203

2. SITE ACREAGE: 15.0 AC.

3. SITE ZONING: DM-CT

4. COUNCILMANIC DISTRICT: 4

5. UNITS PROPOSED: 332

MIDRISE = 212

APARTMENT GROUP HOUSE = 120

6. THERE ARE NO HISTORIC BUILDINGS ON SITE AND THE SITE IS NOT WITHIN AN HISTORIC DISTRICT.

7. THIS LOT IS PART OF THE FOURTH AMENDED ORG PLAN FOR THE OWINGS MILLS TOWN CENTER APPROVED ON 5/22/90.

8. FAR = 1.07

9. AMENITY OPEN SPACE RATIO REQUIRED = 0.10

10. AMENITY OPEN SPACE RATIO PROVIDED = 0.10

11. PARKING REQUIRED: 332 (1 SPACE/UNIT)

PARKING PROVIDED: 332 (1 SPACE/UNIT) 753 (2.17 SP/BLK)

APARTMENT GROUP HOUSE GARAGES: 240 SPACES

(2) 2 SPACES PER GARAGE FOR EACH UNIT

SURFACE PARKING SPACES: 110 SPACES

MID RISE APARTMENT GARAGE FACILITY: 332 SPACES

TOTAL: 753 SPACES

ALL PARKING SPACES ARE A MINIMUM OF 0.9' X 10'.

12. THERE ARE NO HISTORIC BUILDINGS ON SITE AND THE SITE IS NOT WITHIN AN HISTORIC DISTRICT.

13. THIS SITE IS NOT WITHIN THE CBQA AND IS NOT WITHIN A 100 YEAR FLOODPLAIN.

SHA R.O.W. PLAT #40291 & 40290
ZONE DM-CT

LOCATION MAP

SCALE: 1" = 100'

DATE: 9/30/14

DATE: 9/30/14

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DATE: 9/30/14

DATE: 9/30/14

Zoning History:

Case No. 86-374-A, Granted 04-02-86, Variance to permit 4000 parking spaces instead of the required 5037 spaces.

Case No. 97-516-SFHA, Granted 07-28-97, Variance to permit 5464 parking spaces instead of the required 6835 spaces.

Case No. 99-44-SFHA, Granted 09-17-99, Variance to permit a total of 5 wall-mounted signs in lieu of the permitted 3, a north elevation sign area of 671 sf in lieu of the permitted 336 sf, and one sign on a wall with no exterior entrance.

Case No. 99-27-A, Granted 09-02-99, Variance to permit single wall mounted sign areas of up to 240 sf in lieu of the permitted 150 sf and permission to install 10 wall-mounted signs in lieu of the permitted 4 signs.

ZONING RELIEF LEGEND

SPECIAL HEARING FOR APARTMENTS ON FIRST FLOOR (ALL BUILDINGS)

SPECIAL EXCEPTION FOR MAXIMUM BUILDING LENGTH (MID RISE BUILDING)

DISTANCE BETWEEN WINDOWS

(1)

DISTANCE BETWEEN BUILDINGS

(4)

(2)

DISTANCE BETWEEN BALCONIES

(5)

(3)

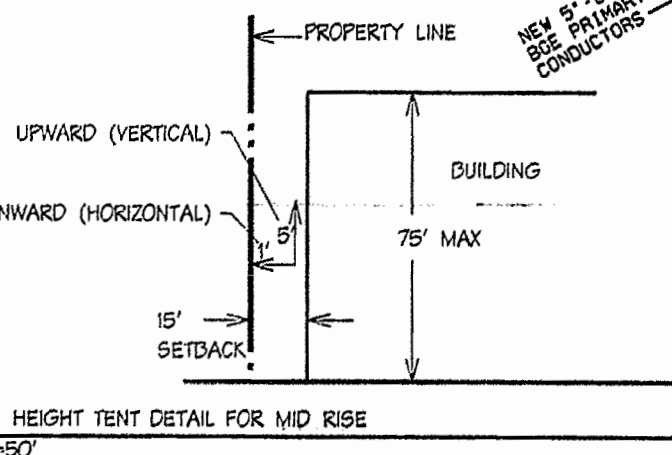
WINDOW TO PROPERTY LINE

(6)

(7)

BALCONY TO PROPERTY LINE

(7)



LEGEND

EX. CONTOUR
PROPERTY LINE
EX. PAVING
PROPOSED PAVING

8/30/14 REASON FOR REVISION
1. Review original setbacks of the apartment group house building from the ring road per the office of Planning
2. Corresponding parking deleted per office of Planning
3. Add screen walls per office of Planning.

DMW

Dan McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 295-3333
Fax 296-4700

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

**OWINGS MILLS TOWN CENTER
LOT 30**

**REVISED PLAN TO ACCOMPANY
PETITION FOR ZONING
VARIANCE, SPECIAL EXCEPTION
& SPECIAL HEARING**

4TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

DATE	BY	REVISIONS	ISSUE DATES
			REVIEW: 7/30/04
			PERMIT: 7/30/04
			CONSTRUCTION: 7/30/04
			DATE: 7/30/04
			DRAWN: JSH
			CHECKED BY: 7/30/04
			DATE CHECKED: 7/30/04
			SCALE: 1"=50'
			PROJECT NO.: 050404
			DRAWING: 1 OF 1

ZONING RELIEF REQUIRED:

VARIANCE TO PERMIT A WINDOW FACING A PROPERTY LINE TO BE AS CLOSE AS 6 FT IN LIEU OF 25FT AND TO PERMIT THE MINIMUM DISTANCE BETWEEN THE CENTERS OF FACING WINDOWS OF DIFFERENT APARTMENTS ON THE SAME LOT TO BE AS CLOSE AS 10 FT IN LIEU OF 30FT. (3) (6)

VARIANCE TO PERMIT A MINIMAL HORIZONTAL SEPARATION OF BUILDINGS BETWEEN FACING ELEVATIONS OF AS LITTLE AS 10 FT IN LIEU OF 40 FT FOR APARTMENT GROUP HOUSES WITH HEIGHTS BETWEEN 30-40 FT AND A DISTANCE OF 65 FT IN LIEU OF 75 FT BETWEEN THE MID RISE APARTMENT BUILDING AND THE APARTMENT GROUP HOUSE. (4)

VARIANCE TO PERMIT FACING OPEN PROJECTIONS AS CLOSE AS 2 FT IN LIEU OF 37.5 FT AND AN OPEN PROJECTION TO PROPERTY LINE DETACH OF 6 FT IN LIEU OF 10.75 FT. (5) (7)

VARIANCE TO PERMIT UP TO 3 STORES WITH A TOTAL AREA OF 133 SF IN LIEU OF THE 100 SF PERMITTED.

SPECIAL HEARING TO PERMIT APARTMENTS ON THE FIRST STORY OF A BUILDING AND TO MODIFY THE PLAN APPROVED IN (1) CASE # 87-516-SFHA.

SPECIAL EXCEPTION TO PERMIT A BUILDING LENGTH OF 650 FT IN LIEU OF 300 FT. (2)

NOTE: BUILDING NUMBERS ASSIGNED TO BUILDINGS ARE FOR ZONING HEARING ONLY. GENERAL NOTES:

1. OWNER: OWINGS MILLS TOWN CENTER ASSOC., LLC.

2. SITE ADDRESS: 224 SLAVE AVENUE, SUITE 200

3. PROJECT NAME: OWINGS MILLS TOWN CENTER

4. COMMERCIAL DISTRICT: 4

5. UNITS PROPOSED: 432

6. APARTMENT GROUP HOUSE: 20

7. THE ARE NO RESIDENTIAL BUILDING PERMITS ON THIS LOT THIS LOT WAS A PARKING AREA FOR THE

8. PARK: 407

9. APARTMENT OPEN SPACE RATIO REQUIRED: 0.10

10. APARTMENT OPEN SPACE RATIO PROVIDED: 0.10

11. PARKING REQUIRED: 332 (3 SPACE/UNIT)

12. PARKING PROVIDED: 332 (3 SPACE/UNIT)

13. 118 OF SPACES

14. 355 SPACES

15. 173 SPACES

16. 118 OF SPACES

17. 355 SPACES

18. 173 SPACES

19. 118 OF SPACES

20. 355 SPACES

21. 173 SPACES

22. 118 OF SPACES

23. 355 SPACES

24. 173 SPACES

25. 118 OF SPACES

26. 355 SPACES

27. 173 SPACES

28. 118 OF SPACES

29. 355 SPACES

30. 173 SPACES

31. 118 OF SPACES

32. 355 SPACES

33. 173 SPACES

34. 118 OF SPACES

35. 355 SPACES

36. 173 SPACES

37. 118 OF SPACES

38. 355 SPACES

39. 173 SPACES

40. 118 OF SPACES

41. 355 SPACES

42. 173 SPACES

43. 118 OF SPACES

44. 355 SPACES

45. 173 SPACES

46. 118 OF SPACES

47. 355 SPACES

48. 173 SPACES

49. 118 OF SPACES

50. 355 SPACES

12. THERE ARE NO HISTORIC BUILDINGS ON SITE AND THE SITE IS NOT WITHIN AN HISTORIC DISTRICT. 13. THIS SITE IS NOT WITH THE CDCA AND IS NOT WITHIN A 100 YEAR FLOODPLAIN.

SHA ROW PLAT #A0291 & A0280

ZONE DM-CT

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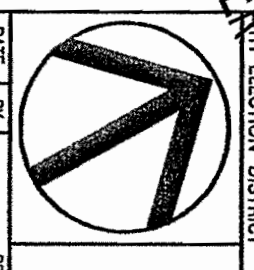
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56470251E

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SEP 2 2004
BALTIMORE COMMISSIONER

LEGEND
EX CONTOUR
EX PAVING
PROPOSED PAVING
PROPERTY LINE



DMW
2000 South Washington Avenue
Baltimore, Maryland 21205
Tel: 556-4785
Fax: 556-4785

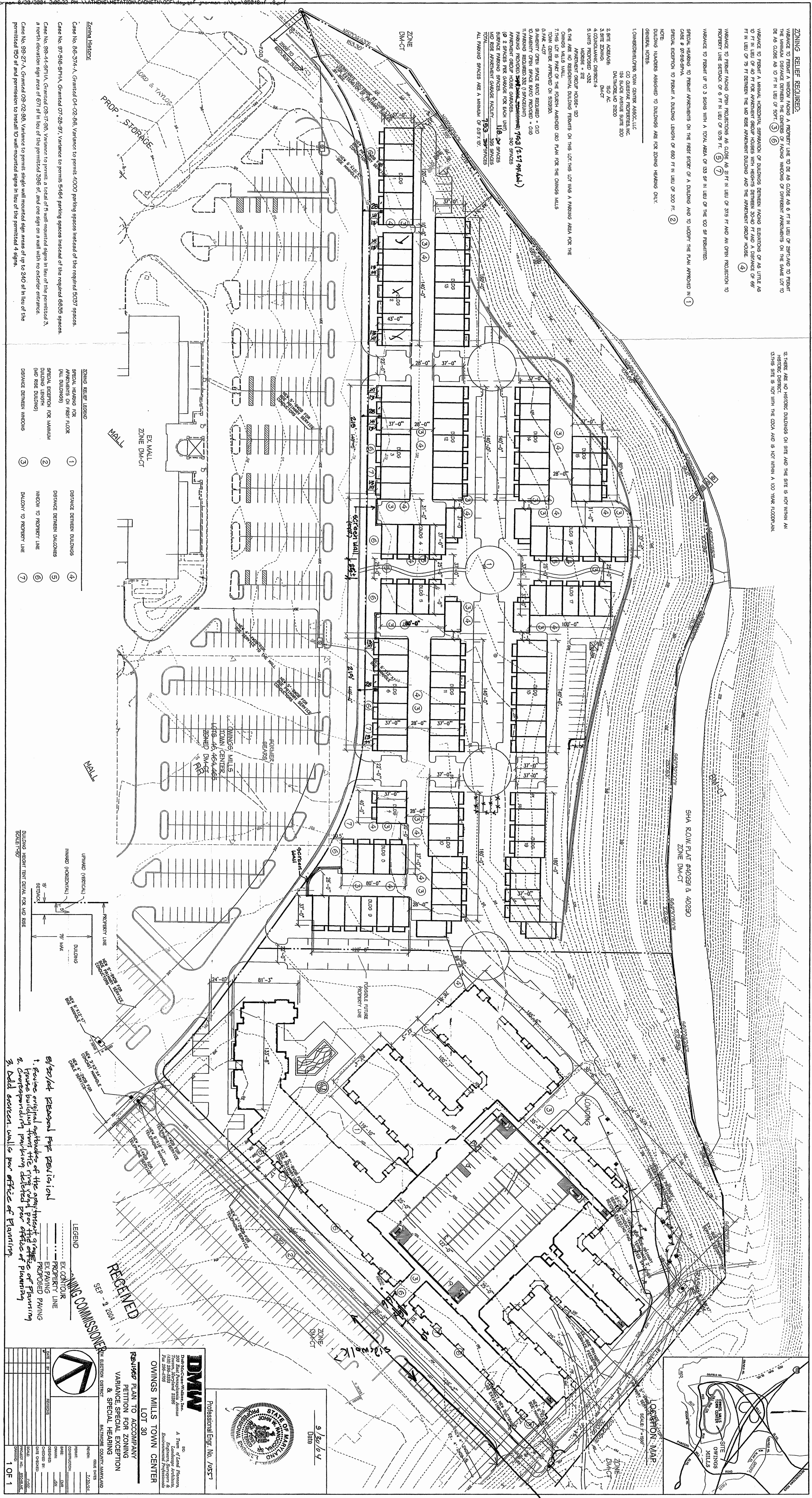
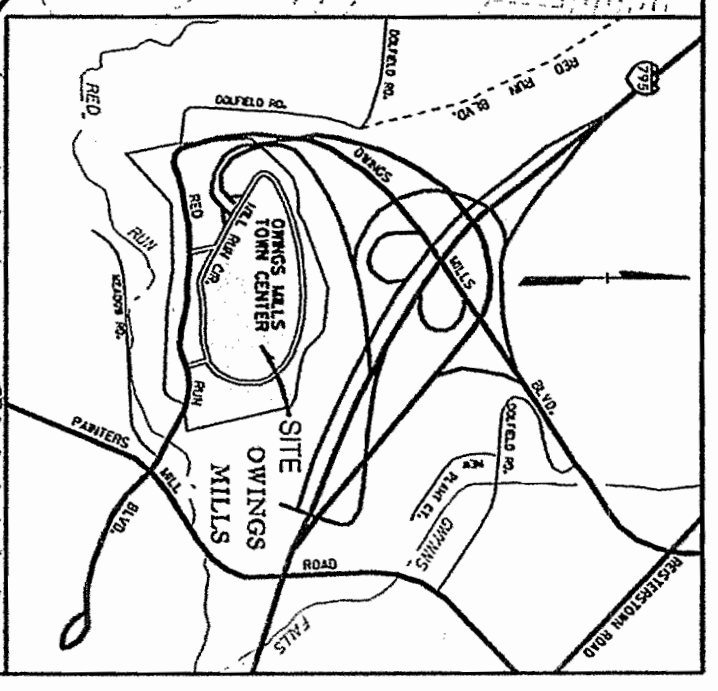
Professional Engr. No. 105571
Date 9/20/04

OWINGS MILLS TOWN CENTER
LOT 30
REVISOR PLAN TO ACCOMPANY
PETITION FOR ZONING
VARIANCE SPECIAL EXCEPTION
& SPECIAL HEARING
BALTIMORE COUNTY, MARYLAND

REVISIONS
DATE
BY
REASON

1. REVISION ORIGINAL SUBMITTER OF THE APPLICANT'S OFFICE OF PLANNING
2. REVISION ORIGINAL SUBMITTER OF THE APPLICANT'S OFFICE OF PLANNING
3. ADD CORRECTION WALLS PER OFFICE OF PLANNING

1 OF 1



IN RE: PETITIONS FOR SPECIAL HEARING,
SPECIAL EXCEPTION & VARIANCE -
N/S Mill Run Circle, 2300' N of the c/l
Red Run Blvd., S of I-795
(Lot 30, Owings Mills Town Center)
11th Election District
4th Council District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-058-SPHXA

Owings Mills L.P., the Rouse Company
At Owings Mills, LLC, Owners;
Town Center Associates, LLC, Contract Purchasers

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing, Special Exception and Variance filed by the owners of the subject property, Owings Mills Limited Partnership and the Rouse Company at Owings Mills, LLC, Owners, and the Contract Lessees, Town Center Associates, LLC, through their attorney, Deborah C. Dopkin, Esquire. The Petitioners request a special hearing, pursuant to Section 235B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit apartments on the first story of a building and to modify a previously approved site plan in Case No. 97-516-SPHA accordingly. In addition, special exception relief is requested, pursuant to Sections 302 and 1B01.2 of the B.C.Z.R. to permit a building length of 650 feet in lieu of the maximum allowed 300 feet. Lastly, amended variance relief is requested as follows: 1) From Section 235.B.2 of the B.C.Z.R. to permit a window facing a property line to be as close as 13 feet in lieu of the required 25 feet and to permit a minimum distance between the centers of facing windows of different apartments on the same lot to be as close as 10 feet in lieu of the required 50 feet; 2) from Section V.B.3.b of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a minimum horizontal separation of buildings between facing elevations of as little as 10 feet in lieu of the required 40 feet for apartment group houses with heights between 30 and 50 feet, and a distance of 65 feet in lieu of the required 75 feet between the midrise apartment building and the apartment group house; 3)

ORDER RECEIVED FOR FILING

Date

By

from Sections 301.1 and 235.B.2 of the B.C.Z.R. to permit facing open projections of as close as 21 feet in lieu of the required 37.5 feet and an open projection to property line setback of 6 feet in lieu of the required 18.75 feet; and, 4) from Section 413 to permit up to three signs with a total area of ^{133 sq. ft.} ~~13~~ sq.ft. in lieu of the maximum permitted 100 sq.ft. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were John B. Colvin, Principal of Town Center Associates, LLC, Contract Purchasers; Mitch Kellman and Michael Pieranunzi of Daft-McCune-Walker, Inc., the consultants who prepared the site plan; and, Deborah C. Dopkin, Esquire, attorney for the Petitioners. Appearing as an interested person was Larry Posner, a nearby resident. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located within the Owings Mills Town Center complex, just south of I-795 and north of Red Run Boulevard in Owings Mills. The parcel is also known as Lot 30 of Owings Mills Town Center, and contains approximately 15 acres in area zoned B.M.-C.T. The property is located on the southern perimeter of the Mall and a portion of the site is used as an internal loop road and for parking. The other remarkable feature of the parcel is that it is steeply sloped along the rear property line. The details of the current use and characteristics of the parcel are more particularly show in a series of photographs submitted at the hearing and marked as Petitioner's Exhibits 4A through 4Q.

Town Center Associates, LLC proposes a redevelopment of the subject parcel. The proposed redevelopment will be an innovative concept which has not yet been attempted in Baltimore County; however, is in place in the Columbia community of Howard County (see e.g. photographs marked as Petitioner's Exhibits 2A through 2D). Specifically, the Petitioners propose redeveloping the site with residential apartment units. As shown on the site plan, there will be 120 group apartment units clustered within 19 low-rise attached buildings. Additionally, there will be ²¹² ~~202~~ units within a larger, inter-connected mid-rise building. The intent of the proposal is to

provide potential residents who prefer an apartment dwelling within immediate proximity of the Mall and other amenities within the Owings Mills Town Center complex. These include access to transportation, retail shops, restaurants, etc.

Testimony was received from Mitch Kellman a zoning expert with Daft-McCune-Walker, Inc. He discussed each of the variances requested and also certain red-lined changes that had been made to the plan in response to the written Zoning Advisory Committee (ZAC) comment and meetings with the Office of Planning. In this regard, the first variance listed on the Petition for Variance as filed was amended to increase the setback distance between a window facing a property line from 6 feet as originally proposed to 13 feet. Additionally, the distance from the building face to the actual curb for these units has been extended to 28 feet. Mr. Kellman testified in detail regarding each variance requested. He opined that the variances were justified based upon the unique character of the site, including its unusual configuration with substantial grade to the rear of the property, and the innovative housing project proposed.

Testimony was also received from Mr. Pieranunzi of Daft-McCune-Walker, Inc. He discussed the overall theme of the development and the special exception and special hearing relief requested. Special exception relief is required for the mid-rise building to allow a greater building length than permitted. Under the B.C.Z.R., relief in this instance is required through a Petition for Special Exception and not by variance. Additionally, special hearing relief is requested to allow apartment units on the first floor of the apartment buildings and approve amendments to the previously approved plan to reflect the proposed redevelopment.

It is clear from the testimony and evidence offered that the proposal is an innovative concept in Baltimore County and does not fit existing regulations within the B.C.Z.R. Moreover, the property itself is unique, given its configuration and steep slopes to the rear. The Petitioners and the Office of Planning have apparently conducted substantial meetings to review the proposal and a lengthy ZAC comment was received from the Office of Planning, which included a series of attached "benchmark exhibits" which have been included within the case file. These benchmark exhibits include photos of similar housing types, architectural drawings, landscape proposals, etc.

The Office of Planning supports the proposal and relief requested with a series of conditions. These include such items as the architectural style, landscaping, the installation of screen walls, and the installation of a road connection to link the proposed main street for this site to the Metro Center. The Developer has agreed to these conditions, which are fully set forth within the ZAC comment submitted by the Office of Planning, dated September 1, 2004. Additionally, many of these conditions are satisfied by reference and incorporation of the benchmark exhibits.

Based upon the testimony and evidence presented, I am persuaded to grant the relief requested. Although the proposal is innovative and unusual for Baltimore County, it appears to be an appropriate use of the subject property and the relief requested is warranted. I specifically find that the Petitioners have satisfied the requirements of Section 502.1 of the B.C.Z.R. as it relates to special exception and special hearing relief and Section 307 as it relates to the requested zoning variances. As a condition of approval, however, I will incorporate the ZAC comment from the Office of Planning and benchmark exhibits attached thereto.

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

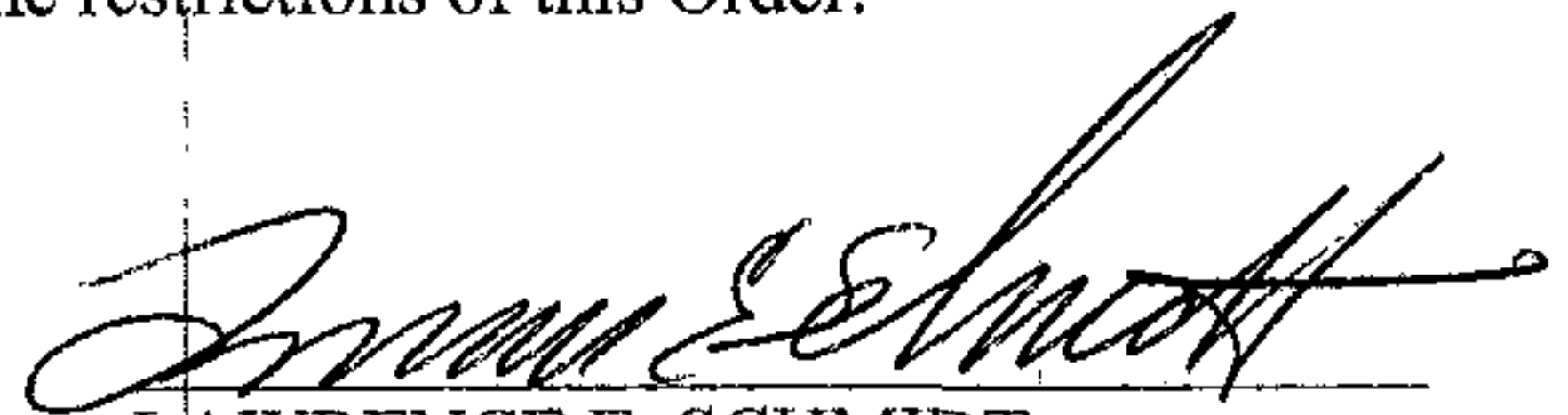
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of September 2004 that the Petition for Special Hearing seeking approval, pursuant to Section 235B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit apartments on the first story of a building and to modify the previously approved site plan in Case No. 97-516-SPHA, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception, seeking relief pursuant to Sections 302 and 1B01.2 of the B.C.Z.R. to permit a building length of 650 feet in lieu of the maximum allowed 300 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief, as amended, from the B.C.Z.R. as follows: 1) From Section 235.B.2 of the B.C.Z.R. to permit a window facing a property line to be as close as 13 feet in lieu of the required 25 feet and to permit a minimum

distance between the centers of facing windows of different apartments on the same lot to be as close as 10 feet in lieu of the required 50 feet; 2) from Section V.B.3.b of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a minimum horizontal separation of buildings between facing elevations of as little as 10 feet in lieu of the required 40 feet for apartment group houses with heights between 30 and 50 feet, and a distance of 65 feet in lieu of the required 75 feet between the mid-rise apartment building and the apartment group house; 3) from Sections 301.1 and 235.B.2 of the B.C.Z.R. to permit facing open projections of as close as 21 feet in lieu of the required 37.5 feet and an open projection to property line setback of 6 feet in lieu of the required 18.75 feet; and, 4) from Section 413 to permit up to three signs with a total area of ^{133 sq.}~~13~~ sq.ft. in lieu of the maximum permitted 100 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, 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) Compliance with the ZAC comment submitted by the Office of Planning and benchmark exhibits attached thereto, dated September 1, 2004.
- 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

ORDER RECEIVED FOR FILING
Date 9/16/04
By [Signature]
LES:bjs

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

September 16, 2004

Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 1000
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE
N/S Mill Run Circle, 2300' N of the c/l Red Run Boulevard, S of I-795
(Lot 30, Owings Mills Town Center)
11th Election District – 4th Council District
Owings Mills L.P., the Rouse Company at Owings Mills, LLC, Owners;
Town Center Associates, LLC, Contract Purchasers - Petitioners
Case No. 05-058-SPHXA

Dear Ms. Dopkin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing, Special Exception and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Alton J. Scavo, Executive Vice President, The Rouse Company at Owings Mills
10275 Little Patuxent Parkway, Columbia, Md. 21044
Mr. John B. Colvin, Town Center Associates, LLC
124 Slade Avenue, Suite 200, Baltimore, Md. 21208
Messrs. Mitch Kellman & Michael Pieranunzi, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue, Towson, Md. 21286
Mr. Larry Posner, 112 Thorden Road, Reisterstown, Md. 21136
Ms. Barbara Pash, 1020 Park Avenue, #200, Baltimore, Md. 21201
People's Counsel; Case File

Visit the County's Website at www.baltimorecountyonline.info





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Lot 30 Owings Mills Town Center
which is presently zoned BM-CT

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

SEE ATTACHED

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

Contract Purchaser/Lessee:

Town Center Associates, LLC

By: John B. Colvin

Name - Type or Print

Signature

124 Slade Avenue, Suite 200 410-486-1234
Address Telephone No.

Baltimore, Maryland 21208
City State Zip Code

Attorney For Petitioner:

Deborah C. Dopkin, Esquire

Name - Type or Print

Signature

Deborah C. Dopkin, P.A.

Company

409 Washington Avenue, #1000 410-821-0200
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

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

Legal Owner(s):

Owings Mills Limited Partnership

By: The Rouse Company at Owings Mills, LLC,
General Partner

Signature

By: Alton J. Scavo, Executive Vice President

Name - Type or Print

Signature

10275 Little Patuxent Parkway 410-992-6000
Address Telephone No.

Columbia, Maryland 21044
City State Zip Code

Representative to be Contacted:

Deborah C. Dopkin, Esquire

Name

409 Washington Avenue, #1000 410-821-0200
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 50 MIN EX

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 7-30-04

Case No. 05-058 XSPH A

REV 9/15/98

ORDER RECEIVED FOR FILING

Date

By

PETITION FOR SPECIAL HEARING

From Section 235B.1 of the Baltimore County Zoning Regulations to permit apartments on the first story of a building.

(To modify the plan approved in Case No. 97-516-SPHA.)

C:\docs\DCD\ZONING\owingsmill\Special Hearing

ORDER RECEIVED FOR FILING

Date

9/16/14

By

[Signature]

058



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at Lot 30 Owings Mills Town Center

which is presently zoned BM-CT

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

SEE ATTACHED

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bound 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:

Town Center Associates, LLC

By: John B. Colvin

Name - Type or Print

Signature

124 Slade Avenue, Suite 200 410-486-1234

Address

Telephone No.

Baltimore, Maryland

City

State

21208

Zip Code

Attorney For Petitioner:

Deborah C. Dopkin, Esquire

Name - Type or Print

Signature

Deborah C. Dopkin, P.A.

Company

409 Washington Avenue, #1000 410-821-0200

Address

Telephone No.

Towson, Maryland

City

State

21204

Zip Code

Legal Owner(s):

Owings Mills Limited Partnership,

By: The Rouse Company at Owings Mills, LLC,

General Partner

Signature

By: Alton J. Scavo, Executive Vice President

Name - Type or Print

Signature

10275 Little Patuxent Parkway 410-992-6000

Address

Telephone No.

Columbia, Maryland

City

State

21044

Zip Code

Representative to be Contacted:

Deborah C. Dopkin, Esquire

Name

409 Washington Avenue, #1000 410-821-0200

Address

Telephone No.

Towson, Maryland

City

State

21204

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2.00 hrs.
UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 7-30-04

Case No. 05-058 XSPHA

REV 09/15/98

ORDER RECEIVED FOR FILING

Date

By

PETITION FOR SPECIAL EXCEPTION

Pursuant to Section 302 and 1B01.2 to permit a maximum width of building length of 650 ft. in lieu of 300'.

C:\docs\DCD\ZONING\lowingsmill\Special Exception

ORDER RECEIVED FOR FILING

Date 9/16/04

By Rep

058



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at Lot 30 Owings Mills Town Center
which is presently zoned BM-CT

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)

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.

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:

Town Center Associates, LLC
By: John B. Colvin
Signature [Signature]
124 Slade Avenue, Suite 200 410-486-1234
Address Telephone No.
Baltimore, Maryland 21208
City State Zip Code

Attorney For Petitioner:

Deborah C. Dopkin, Esquire
Name - Type or Print
Signature [Signature]
Deborah C. Dopkin, P.A.
Company
409 Washington Avenue, #1000 410-821-0200
Address Telephone No.
Towson, Maryland 21204
City State Zip Code

Legal Owner(s):

Owings Mills Limited Partnership
By: The House Company at Owings Mills, LLC,
General Partner
Signature [Signature]
By: Alton J. Scavo, Executive Vice President
Name - Type or Print
10275 Little Patuxent Parkway 410-992-6000
Address Telephone No.
Columbia, Maryland 21044
City State Zip Code

Representative to be Contacted:

Deborah C. Dopkin, Esquire
Name
409 Washington Avenue, #1000 410-821-0200
Address Telephone No.
Towson, Maryland 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING See Sp. Ex

UNAVAILABLE FOR HEARING

Reviewed By [Signature]

Date 7-20-04

ORDER RECEIVED FOR FILING

Date 7/20/04
By [Signature]

PETITION FOR VARIANCES

From Section 235B.2 to permit a window facing a property line to be as close as ~~6~~ ^{13' per the} ft. in lieu of the 25 ft. required; and to permit the minimum distance between the centers of facing windows of different apartments on the same lot to be as close as 10 ft. in lieu of the 50 ft. required.

From CMDP Section V.B.3.b to permit a minimum horizontal separation of buildings between facing elevations of as little as 10 ft. in lieu of the required 40 ft. for apartment group houses with heights between 30 - 40 ft. and a distance of 65 ft. in lieu of the required 75 feet between the midrise apartment building and the apartment group house.

From Section 301.1 and 235.B.2. to permit facing open projections as close as 21 ft. in lieu of 37.5 ft. and an open projection to property line setback of 6 in lieu of 18.75 ft.

From Section 413 to permit up to 3 signs with a total area of 133 square ft. in lieu of the 100 square ft. permitted.

C:\docs\DCD\ZONING\owingsmill\Variance language

058

ORDER RECEIVED FOR FILING

Date

By

9/16/04
[Signature]

Description
To Accompany Petition for Special Exception,
Special Hearing and Zoning Variance
.15.00 Acre (more or less) Parcel
on a Portion of
OWINGS MILLS LIMITED PARTNERSHIP
Fourth Election District, Baltimore County, Maryland

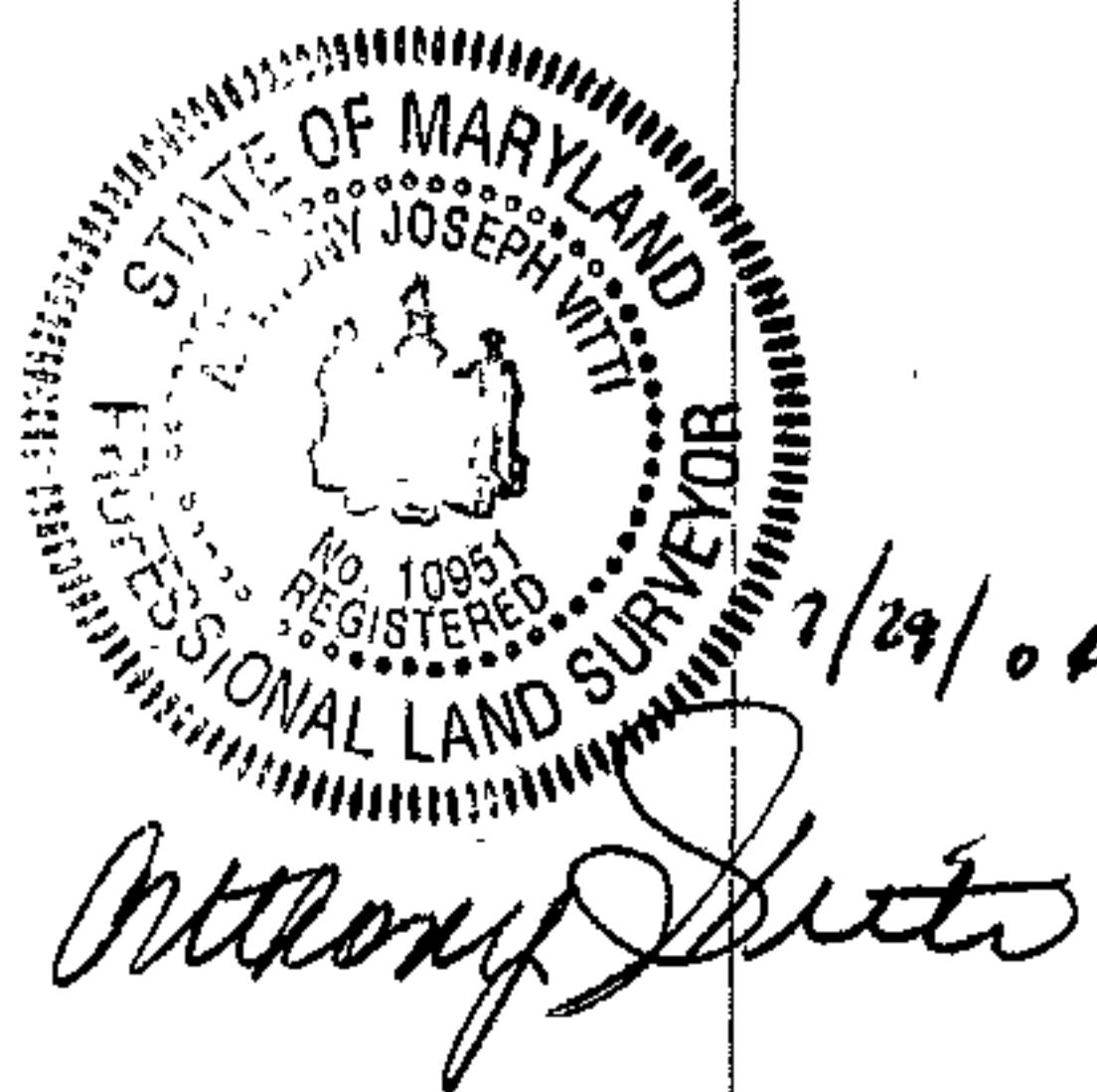
Beginning for the same on the northern side of the access road known as Mill Run Circle that runs through the OWINGS MILLS TOWN CENTER, at the end of the third of the three following courses and distances as measured from the point formed by the intersection of the centerline of the primary entrance road to OWINGS MILLS TOWN CENTER with Red Run Boulevard, viz: 1) northwesterly along the centerline of the primary entrance road 205 feet, more or less, to the centerline of Mill Run Circle, thence (2) northwesterly, northerly and northeasterly along the centerline of Mill Run Circle, 2360 feet, more or less, thence (3) leaving said centerline northerly 50 feet, more or less, to the point of beginning, thence leaving said point of beginning and running for the twenty-two following courses and distance, viz: (1) North 57 degrees 04 minutes 43 seconds East 153.38 feet, thence (2) North 85 degrees 49 minutes 54 seconds East 177.55 feet, thence (3) North 79 degrees 26 minutes 52 seconds East 195.49 feet, thence (4) North 84 degrees 10 minutes 32 seconds East 185.66 feet, thence (5) South 85 degrees 10 minutes 53 seconds East 91.11 feet, thence (6) South 67 degrees 20 minutes 55 seconds East 100.94 feet, thence (7) South 37 degrees 42 minutes 02 seconds East 111.71 feet, thence (8) South 58 degrees 32 minutes 00 seconds East 257.63 feet, thence (9) South 64 degrees 30 minutes 58 seconds East 102.90 feet, thence (10) South 68 degrees 24 minutes 24 seconds East 202.95 feet, thence (11) South 82 degrees 28 minutes 49 seconds East 104.40 feet, thence (12) South 62 degrees 55 minutes 07 seconds East 100.12 feet, thence (13) South 22 degrees 12 minutes 58 seconds East 320.92 feet, thence (14) South 74 degrees 05 minutes 36 seconds West 697.61 feet, thence (15) by a curve to the right having a radius of 11.75 feet for a distance of 18.46 feet, said curve being subtended by a chord bearing North 60 degrees 54 minutes 23

seconds West 16.62 feet, thence (16) North 15 degrees 54 minutes 22 seconds West 6.56 feet, thence (17) by a curve to the left having a radius of 408.25 feet for a distance of 68.15 feet, said curve being subtended by a chord bearing North 20 degrees 41 minutes 19 seconds West 68.07 feet, thence (18) North 25 degrees 28 minutes 15 seconds West 226.53 feet, thence (19) by a curve to the left having a radius of 336.96 feet for a distance of 195.82 feet, said curve being subtended by a chord bearing North 41 degrees 56 minutes 24 seconds West 193.08 feet, thence (20) North 60 degrees 32 minutes 45 seconds West 650.72 feet, thence (21) by a curve to the left having a radius of 268.25 feet for a distance of 187.15 feet, said curve being subtended by a chord bearing North 80 degrees 31 minutes 17 seconds West 183.37 feet, thence (22) North 82 degrees 27 minutes 34 seconds West 65.65 feet to the point of beginning; containing 15.00 acres, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

July 29, 2004

Project No. 85048.SM (L85048.SM)



058

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Check No. 39366
05

DATE 7-30-04 ACCOUNT R-001-006-6150

AMOUNT \$ 800. RE

RECEIVED FROM Weston Builders, LLC
(SP. EX. 07H & Variations)
FOR: MAXIMUM COMMERCIAL PCO.
117 H 30 Owings Mills Town Center

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTION TIME DAY

7/30/2004 7/30/2004 15:11:17 5

NEW BRID WALKIN NIEL NBI

> RECEIPT # 34496 7/30/2004 0FLH

DEPT 5 528 JIMING VERIFICATION

DP NO. 000000

Receipt Tot

800.00

800.00 0X

1.00 EA

Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #05-058-XSPHA

Lot 30, Owings Mills Town Center

N/side of Owings Mills Town Center, s/of 795 at the distance of 2,300 ft. n/of Red Run Blvd.

11th Election District - 4th Councilmanic District

Legal Owner(s): Owings Mills Limited Partnership, Rouse Co., Alton J. Scavo, Exec. V.P.

Contract Purchaser: John B. Colvin, Town Center Associates, LLC

Special Hearing: to permit apartments on the first story of a building. **Variance:** to permit a window facing a property line to be as close as 6 ft., in lieu of the 25 ft. allowed, to permit the minimum distance between the centers of facing windows of different apartments on the same lot to be as close as 10 ft., in lieu of the 50 ft. allowed, to permit a minimum horizontal separation of buildings between facing elevations of as little as 10 ft., in lieu of the required 40 ft., for apartment group houses with heights between 30-40 ft., and a distance of 65 ft., in lieu of the required 75 ft., between the midrise apartment building, and the apartment group house, to permit facing open projections as close as 21 ft. in lieu of 37.5 ft. and an open projection to property line setback of 6 ft. in lieu of 18.75 ft., and to permit up to 3 signs with a total area of 133 sq. ft. in lieu of the 100 sq. ft. permitted. **Special Exception:** to permit a maximum width of building length of 650 ft., in lieu of 300 ft.

Hearing: Friday, September 3, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

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

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

8/240 Aug. 19

17793

CERTIFICATE OF PUBLICATION

8/19/2004

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 8/19/2004.

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

S. Wilkins

LEGAL ADVERTISING

CASE # 05058-XCH-A

THE AMERICAN WHITE PAPER
ON ARAB COMMISSIONS
BY THOMSON, BOB

PLACE: INDIAN COUNTY CORP. PLAC. - 1000000000

DATE AND TIME: 20 SEP 2021 AT 9:00

附錄 1: 亞太地區主要出口產品

THE

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(continued)

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THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO PRESS

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Abstract

CASE # 05058XSPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWNSHIP, MD

PLACE: ROOM 907 COUNTY COURTS BLDG. 401 BENEY AV.

DATE AND TIME Friday, September 3, 2004 at 9:00 AM

REQUEST: LOT 30, DAINES MILLS TOWN CENTER GRAND

2. NAME THE LOCATION OF THE MADE OF CHINA MILA TOWN

100-443887-100

REMARKS:

100-443887-1000

[illegible][illegible]

CASE # 00171A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACED IN THE MAIL DATE 11-18-61

2004 10 19 10:00 AM

THE UNIVERSITY OF CHICAGO PRESS

THE UNIVERSITY OF CHICAGO

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THE UNIVERSITY OF CHICAGO PRESS

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1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

CERTIFICATE OF POSTING

RE: Case No.: 05-058-X3PHA

Petitioner/Developer: JOHN B. COLVIN

TOWN CENTER ASSOCIATES

Date of Hearing/Closing: SEPT. 3, 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: _____

RING RD

The sign(s) were posted on _____

8/19/04
(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

8/19/04
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 05-058-X3PHA

Petitioner/Developer: JOHN B. COLVIN

TOWN CENTER ASSOC.

Date of Hearing/Closing: SEPT 3, 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: _____

RED RUN BLVD AND RING RD.

The sign(s) were posted on 8/19/04
(Month, Day, Year)

Sincerely,

Robert Black
(Signature of Sign Poster)

8/19/04
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

**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

August 9, 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: 05-058-XSPHA

Lot 30, Owings Mills Town Center

N/side of Owings Mills Town Center, s/of 795 at the distance of 2,300 ft. n/of Red Run Blvd.

11th Election District – 4th Councilmanic District

Legal Owner: Owings Mills Limited Partnership, Rouse Co., Alton J. Scavo, Exec. V.P.

Contract Purchaser: John B. Colvin, Town Center Associates, LLC

Special Hearing to permit apartments on the first story of a building. Variance to permit a window facing a property line to be as close as 6 ft., in lieu of the 25 ft. allowed, to permit the minimum distance between the centers of facing windows of different apartments on the same lot to be as close as 10 ft., in lieu of the 50 ft. allowed, to permit a minimum horizontal separation of buildings between facing elevations of as little as 10 ft., in lieu of the required 40 ft., for apartment group houses with heights between 30-40 ft., and a distance of 65 ft., in lieu of the required 75 ft., between the midrise apartment building, and the apartment group house, to permit facing open projections as close as 21 ft. in lieu of 37.5 ft. and an open projection to property line setback of 6 ft. in lieu of 18.75 ft., and to permit up to 3 signs with a total area of 133 sq. ft. in lieu of the 100 sq. ft. permitted. Special Exception to permit a maximum width of building length of 650 ft., in lieu of 300 ft.

Hearing: Friday, September 3, 2004, at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Deborah Dopkin, 409 Washington Ave., #1000, Towson 21204
John Colvin, Town Center Assoc., LLC, 124 Slade Avenue, Ste. 200, Baltimore 21208
Alton Scavo, 10275 Little Patuxent Pkwy., Columbia 21044

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, AUGUST 20, 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.**

Visit the County's Website at www.baltimorecountyonline.info

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 19, 2004 Issue - Jeffersonian

Please forward billing to:
Deborah Dopkin
409 Washington Ave., Ste. 1000
Towson, MD 21204

410-821-0200

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: 05-058-XSPHA

Lot 30, Owings Mills Town Center

N/side of Owings Mills Town Center, s/of 795 at the distance of 2,300 ft. n/of Red Run Blvd.

11th Election District – 4th Councilmanic District

Legal Owner: Owings Mills Limited Partnership, Rouse Co., Alton J. Scavo, Exec. V.P.

Contract Purchaser: John B. Colvin, Town Center Associates, LLC

Special Hearing to permit apartments on the first story of a building. Variance to permit a window facing a property line to be as close as 6 ft., in lieu of the 25 ft. allowed, to permit the minimum distance between the centers of facing windows of different apartments on the same lot to be as close as 10 ft., in lieu of the 50 ft. allowed, to permit a minimum horizontal separation of buildings between facing elevations of as little as 10 ft., in lieu of the required 40 ft., for apartment group houses with heights between 30-40 ft., and a distance of 65 ft., in lieu of the required 75 ft., between the midrise apartment building, and the apartment group house, to permit facing open projections as close as 21 ft. in lieu of 37.5 ft. and an open projection to property line setback of 6 ft. in lieu of 18.75 ft., and to permit up to 3 signs with a total area of 133 sq. ft. in lieu of the 100 sq. ft. permitted. Special Exception to permit a maximum width of building length of 650 ft., in lieu of 300 ft.

Hearing: Friday, September 3, 2004, at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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:

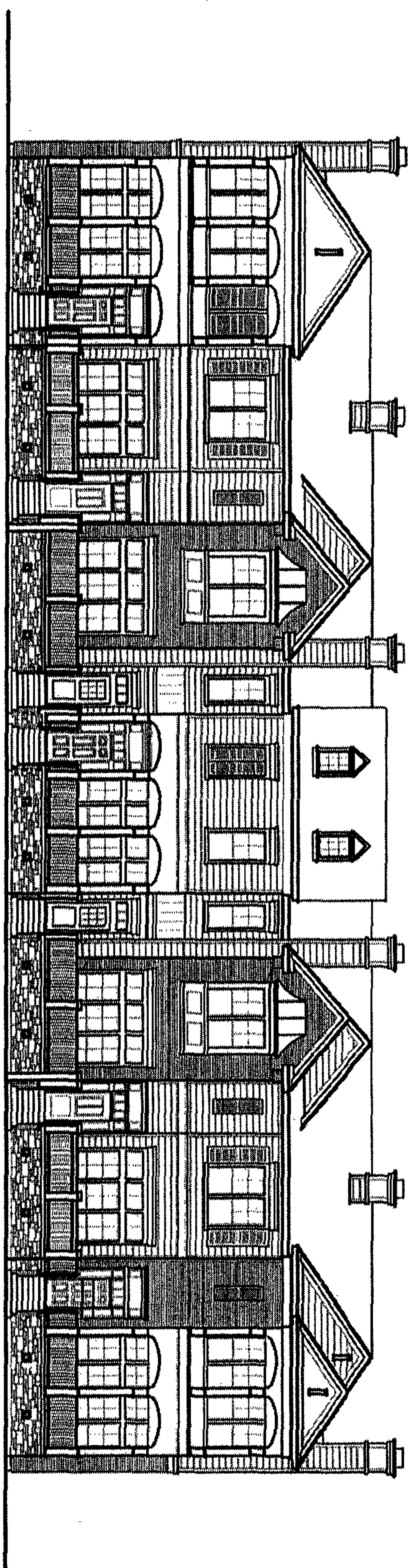
Item Number or Case Number: 05-058 XSPHA
Petitioner: Town Center Associates, LLC
Address or Location: LOT 30 OWINGS MILLS TOWN CENTER

PLEASE FORWARD ADVERTISING BILL TO

Name: DEBORAH C DOPKIN
Address: 409 WASHINGTON AVE ST 1000
TOWSON MD 21204
Telephone Number: 410 821-0200

Borchardt Exhibit Co.

9/2/04



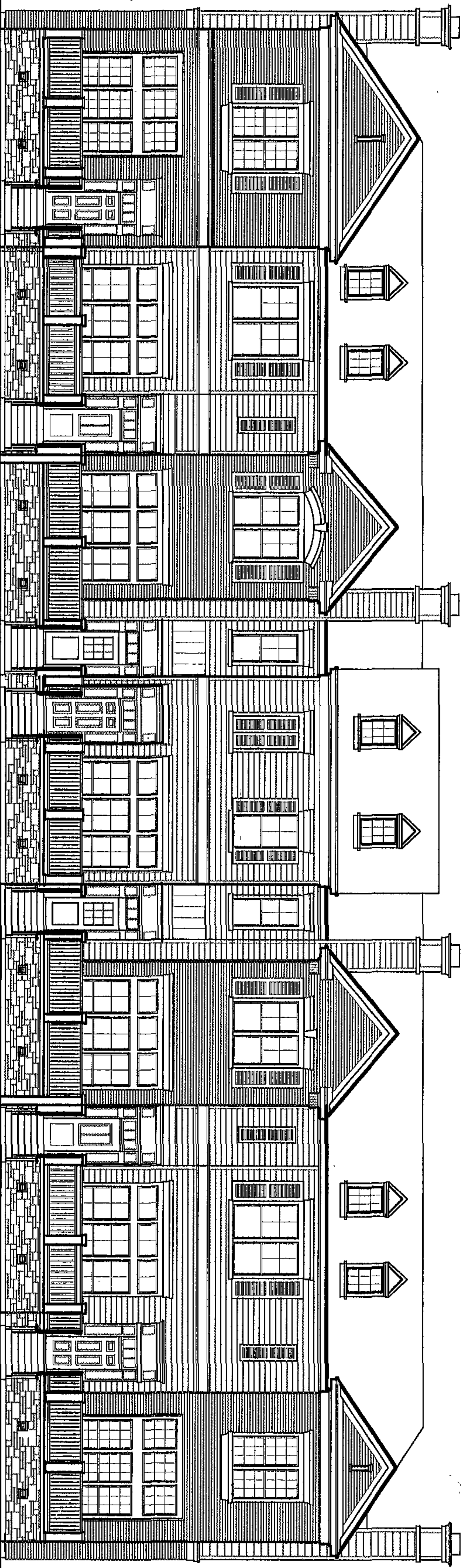
ALTERNATE CONCEPTUAL ELEVATION

O WINGS MILLS 08.3104

TOWNHOUSES 3/32" = 1'-0"



Bruckmole & Co., Ltd.
9/2/04



ALTERNATE CONCEPTUAL ELEVATION

O WINGS MILLS

08.31.04

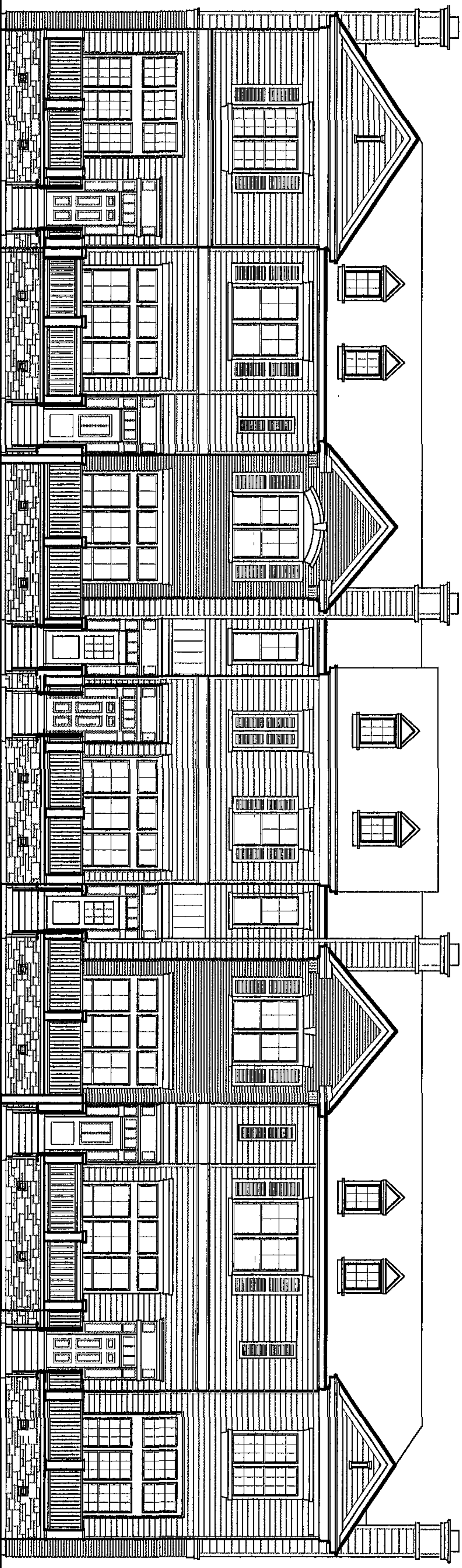
TOWNHOUSES

3/32" = 1' - 0"

Meeks + Partners



Buchmak Ed 11/24/9.
9/12/04



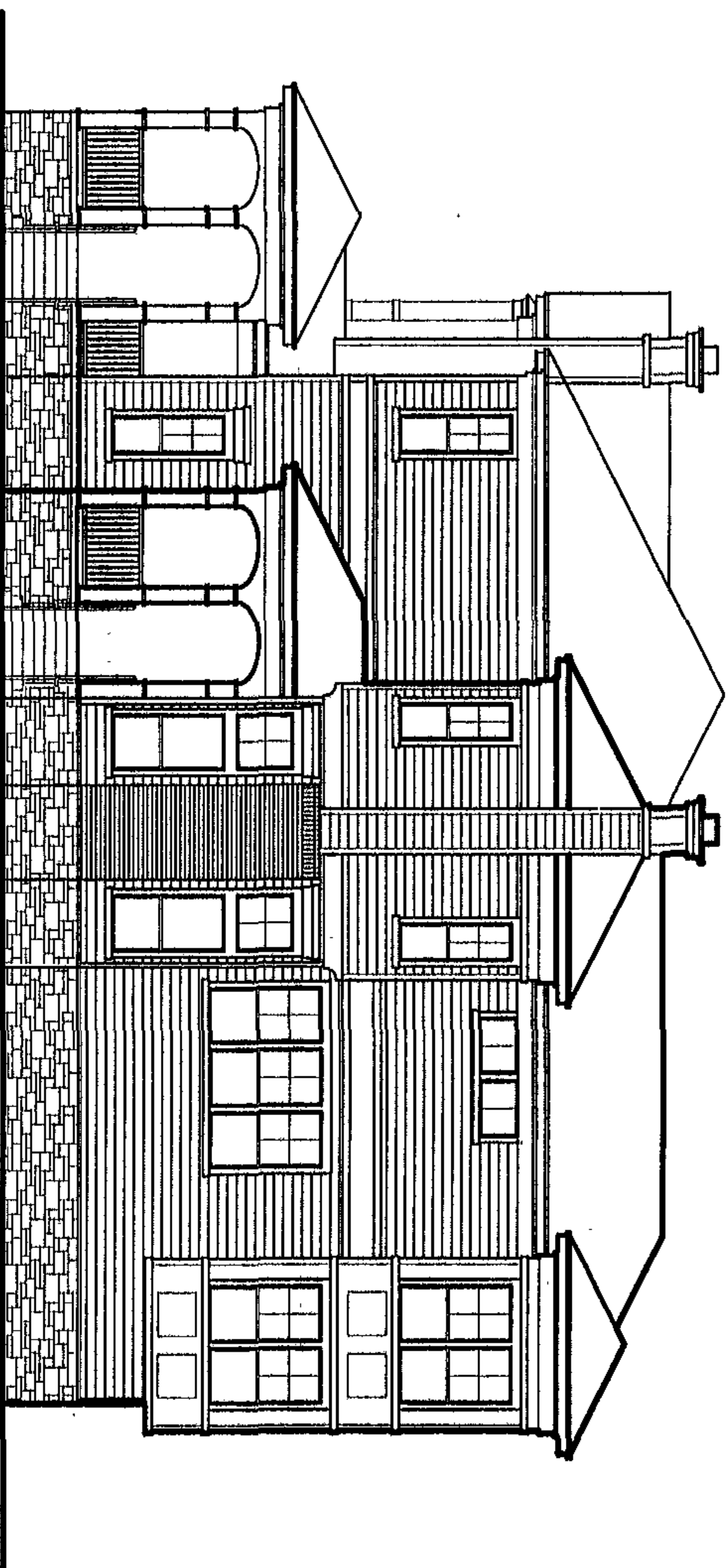
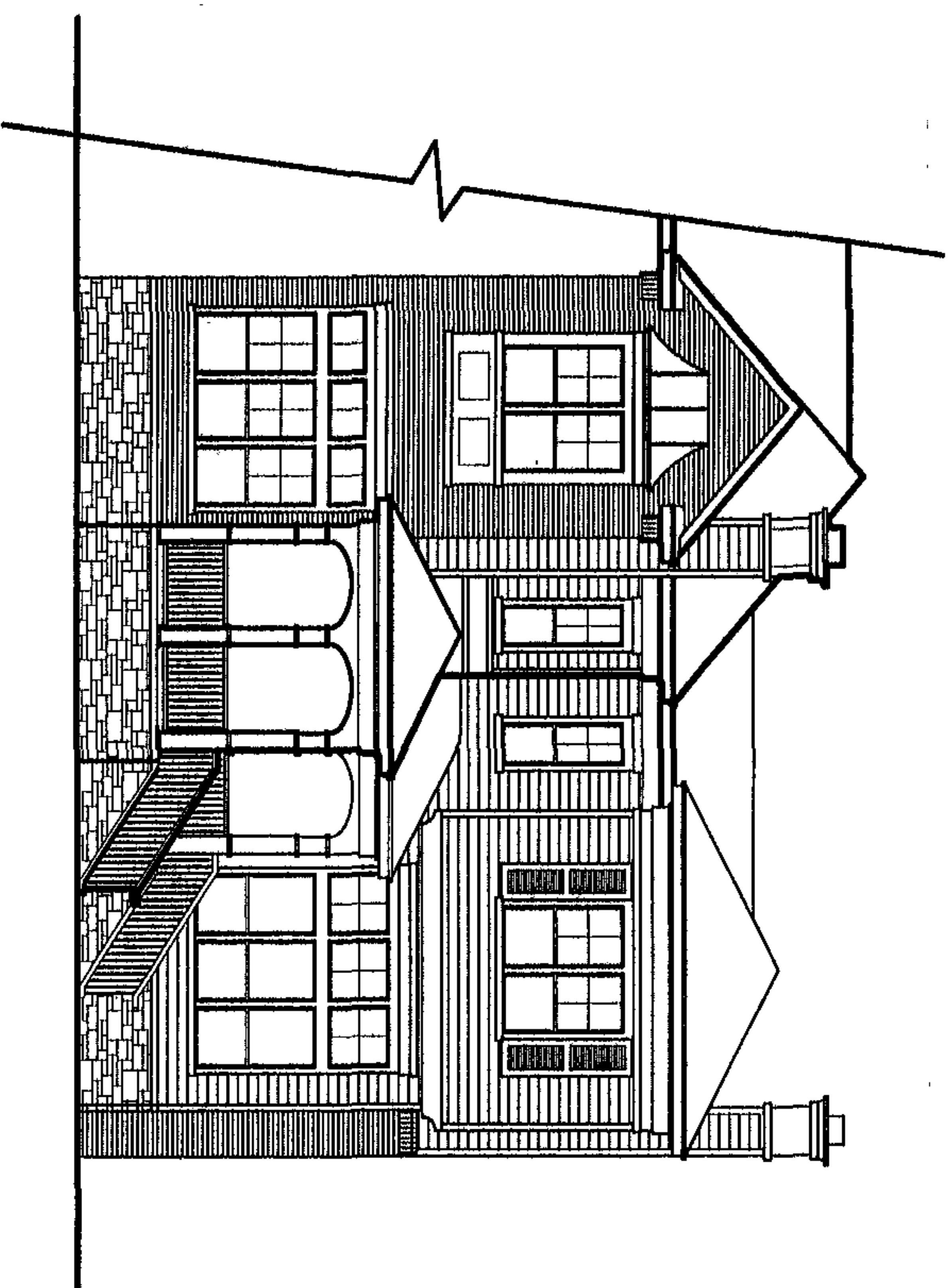
ALTERNATE CONCEPTUAL ELEVATION

O WINGS MILLS

08.31.04

TOWNHOUSES

3/32" = 1' - 0"



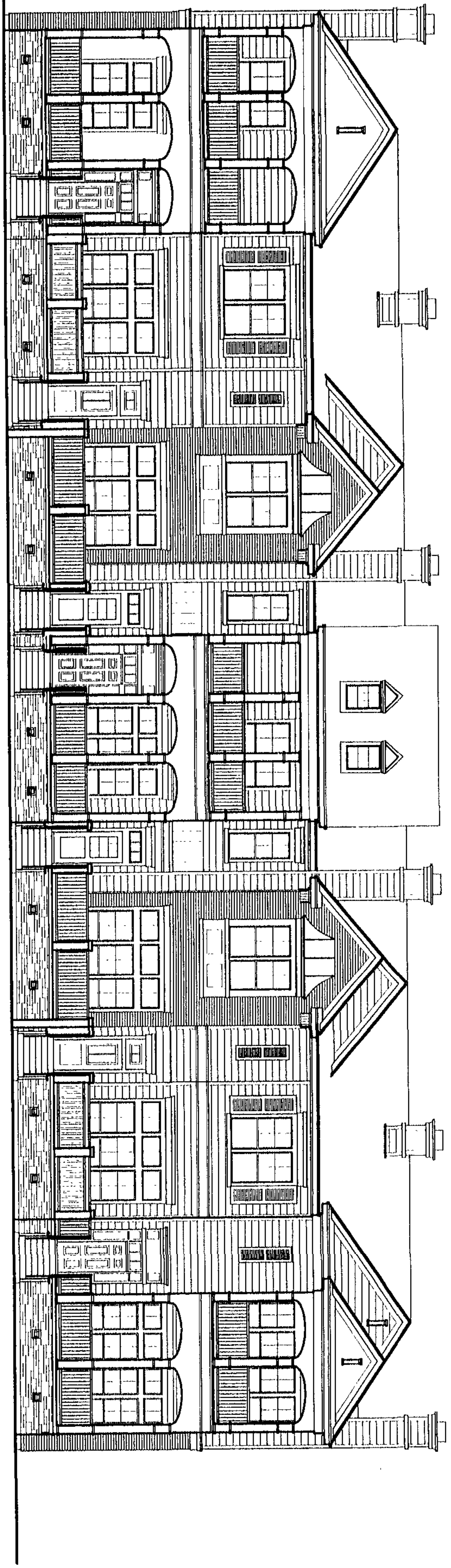
PARTIAL FRONT ELEVATION

END ELEVATION

O WINGS MILLS
TOWNHOUSES

08.30.04

3/32" = 1' - 0"



CONCEPTUAL ELEVATION

O WINGS MILLS
TOWNHOUSES

08.30.04

3/32" = 1' - 0"

**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*

August 25, 2004

Deborah C. Dopkin
409 Washington Avenue, # 1000
Towson, Maryland 21204

Dear Ms. Dopkin:

RE: Case Number: 05-058-SPHXA, Lot 30 Owings Mills Town Center

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

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Owings Mills Limited Partnership Ashton J. Scavo 10275 Little Patuxent Parkway
Columbia 21044
Town Center Associates John Colvin 124 Slade Avenue, Ste. 200 Baltimore 21208

Visit the County's Website at www.baltimorecountyonline.info



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 27, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For August 16, 2004
Item No. 058

The Bureau of Development Plans Review has reviewed the subject-zoning item.

Place a note on the plan that existing on-site streets will be private. They will never be taken over as public because of their access to the Owings Mills Mall loop road.

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr JDO

DATE: September 3, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 9, 2004

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

05-050

04-052

04-053

04-054

04-055

04-056

04-057

04-058

04-059

04-060

Reviewers: Sue Farinetti, Dave Lykens

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



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

Maryland Department of Transportation

Date: 8.6.04

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

RE: Baltimore County
Item No. 058 JJJ

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,

Steven D. Foster, Acting Chief
Engineering Access Permits Division



**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

August 5, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: August 9, 2004

Item No.: 050, 052-060

Pursuant to your request, the referenced plan(s) have been reviewed 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

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 1, 2004

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

RECEIVED

SEP - 2 2004

SUBJECT: Lot 30, Owings Mills Town Center

INFORMATION:

Item Number: 5-058

Petitioner: Owings Mills Limited Partnership
The Rouse Company at Owings Mills, LLC

Zoning: BM-CT

Requested Action: Special Exception/Variance/Special Hearing

SUMMARY OF RECOMMENDATIONS:

The applicant has petitioned for a Special Exception and Variances to allow the construction of a 212 unit multi-family dwelling building and 120 townhouses. The Special Exception is to allow the length of a building to exceed 300 feet (300 feet to 650 feet). Multiple variances are requested to accommodate the building type and building layout. Staff from this office has worked extensively with the applicant to obtain a high quality project that fits into the existing development pattern. The proposed project is designed to complement the proposed Metro Center project whose main street will connect to the frontage street of this proposed project. Planning staff supports the petitioner's request based only upon the following conditions and these are critical to assuring that the project reaches the objectives desired by the County.

CONDITIONS OF APPROVAL:

Architectural Elevations.

The applicant has proffered several key projects as benchmarks, which are attached as Benchmark Exhibits, see attached. A condition of approval should be required as follows:

Architectural elevations consistent in quality and design with the benchmark exhibits shall be provided to the Director of the Office of Planning prior to the application for building permits. If the Director reasonably determines that the architecture is not consistent in

quality and design with the benchmark exhibits, a hearing before the Zoning Commissioner will be required to resolve any disagreements.

Main Street.

It is important to link the main street for the project (i.e. the ring road in front of the project that also serves the Owings Mills Mall) with the Metro Center project. A condition of approval should be as follows:

The main street concept shall include a 6-foot planted area (including street trees) adjacent to the curb for the ring road in front of the project, a 6-foot wide sidewalk shall be provided, and street tree planting shall be provided adjacent to the proposed buildings along the ring road in front of the project.

Road connection to Metro Center project.

The road connection to the metro center project is critical. A condition of approval is as follows:

The road located between the proposed mid-rise multi-family building of the project and the movie center as shown on the attached variance plan of the application shall be completed to the property line, or in the alternative, an easement for this road connection to the Metro Center project shall be provided on the revised CRG Plan and recorded.

Screen walls.

Screen walls will be required in the locations shown on the attached variance plan to screen the parking lot areas located at the side and rear of the townhouses. A condition of approval should be as follows:

Prior to the application for building permits, the applicant shall provide the Director of the Office of Planning with elevations showing the design, materials, and landscaping of the screen walls. Materials shall be consistent with the materials used in the townhouses. If the Director reasonably determines that the screen walls do not meet these requirements, a hearing before the Zoning Commissioner will be required to resolve any disagreements.

Landscaping.

It is recognized that the landscaping may have to exceed current requirements. A condition of approval should be as follows:

A landscape plan may be required that exceeds the current Landscape Manual requirements. If the petitioner objects to the landscape requirements a hearing before the Zoning Commissioner may be requested in order to resolve any disagreements.

Prepared by:

Mark A. Cunningham

Division Chief:

Pat Keller, Director
of Planning

AFK/LL:MAC:

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
SPECIAL EXCEPTION & VARIANCE		
Lot 30 Owings Mills Town Ctr; N/side	*	ZONING COMMISSIONER
Owings Mills Ctr, S 795, 2,300' N Red Run Blvd		
11 th Election & 4 th Councilmanic Districts	*	FOR
Legal Owner(s): Owings Mills Ltd Pship,		
Alton J Scavo, Executive VP	*	BALTIMORE COUNTY
Contract Purchaser(s): Town Center		
Associates, LLC by John B. Calvin	*	05-058-SPHXA
Petitioner(s)		
* * * * *	*	* * * * *

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 9th day of August, 2003, a copy of the foregoing Entry of Appearance was mailed to Deborah C. Dopkin, Esquire, 409 Washington Avenue, St 1000, Towson, MD, 21204, Attorney for Petitioner(s).

RECEIVED

AUG 09 2004

Per.....

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

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

September 22, 2004

Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 1000
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE
(Lot 30, Owings Mills Town Center)
Case No. 05-058-SPHXA

Dear Ms. Dopkin:

In response to your recent telephone inquiry concerning the above-captioned matter and some typographical errors within the body of the Order issued on September 16, 2004, the following comments are offered. Since the errors are not of substance, this letter will serve to correct the Order administratively and will not affect the appeal period. Therefore, pursuant to your request, the errors have been duly noted and corrections made as follows:

- 1) On Page 2, Line 4, and Page 5, Line 10, the three signs total "133 sq.ft.," not 13 sq.ft.
- 2) Also on Page 2, Last Line, there will be "212" units in the mid-rise, not 202.

A copy of this letter shall be incorporated into the case file and made a part of the Order. I trust that this will resolve any discrepancies found within the Order. Should you need any further assistance in this regard, please do not hesitate to call me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Alton J. Scavo, Executive Vice President, The Rouse Company at Owings Mills
10275 Little Patuxent Parkway, Columbia, Md. 21044
Mr. John B. Colvin, Town Center Associates, LLC
124 Slade Avenue, Suite 200, Baltimore, Md. 21208
Messrs. Mitch Kellman & Michael Pieranunzi, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue, Towson, Md. 21286
Mr. Larry Posner, 112 Thorden Road, Reisterstown, Md. 21136
Ms. Barbara Pash, 1020 Park Avenue, #200, Baltimore, Md. 21201
People's Counsel; Case File

Visit the County's Website at www.baltimorecountyonline.info



**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

May 13, 2005

Mr. Mitchell Kellman
Zoning Specialist
Daft, McCune, Walker, Inc.
200 E. Pennsylvania Avenue
Towson, Maryland 21286

Re: Owings Mills Town Center, Lot 30
Spirit and Intent Letter, Zoning Case No. 05-058-SPHXA
4th Election District

Dear Mr. Kellman,

I am in receipt of your letter to Timothy Kotroco, Director of Permits and Development Management, dated May 5, 2005 and the accompanying copies of the zoning order and site plan in Case No. 05-058-SPHXA, the previous spirit and intent letter from Mr. John Lewis of this office Dated November 3, 2004 and a new plan that depicts the minor changes and illustrates compliance with the zoning hearing.

Per your letter, during the course of completing final architectural and construction drawings, our architect discovered that certain minor building additions and extensions are needed for the apartment group houses and other modifications are necessary for the mid-rise apartment building. Specifically for the apartment group houses, small additions are required for the storage and protection of water and gas meters and the sprinkler control systems, and minor extensions above the first floor are needed to provide adequate bathroom space. Specific to the mid-rise building, the community/leasing center will be shifted to the west due to the slight change in architecture to accommodate the porte-cochere (as approved in the spirit and intent letter signed by John Lewis on November 4, 2004. Also, due to final architecture and engineering, there will be some minor modifications to the building footprint, balconies, circulation and parking and a slight adjustment of the property line between the apartment group house and the mid-rise building.

With regard to the minor extensions of the apartment group houses, in all instances, the first floor distances between buildings remain the same or greater than as shown on the attached plan that accompanied the referenced zoning case. Although there is a slight change to the apartment group houses, in no event do any of the small additions and minor extensions project into the setbacks granted by the referenced zoning hearing. Therefore, the apartment group house modifications conform to the granted zoning relief.

Visit the County's Website at www.baltimorecountyonline.info

Although there are minor changes and shifts to the mid-rise building due to final architecture and engineering, the referenced variances and special exception will still be respected. It is your belief that all minor modifications to the mid-rise building result in a better design and are well within the scope of the granted zoning relief.

This matter has been reviewed by staff and it has been determined that the proposed revisions as stated in your letter and shown on the submitted site plan would be approved as being within the spirit and intent of Zoning Case No. 05-058-SPHXA. Submit three redlined copies of the revised plan referencing the Case number and John Lewis and my letters.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,



John J. Sullivan, Jr.
Planner II
Zoning Review

cc: Zoning Case No. 05-058-SPHXA
Microfilm
Letter file

05-052-SP HGA

VIA HAND DELIVERY

July 30, 2004

Timothy M. Kotroco, Esq.
Director Permits and Development Management
111 W. Chesapeake Avenue, Room 111
Towson, MD 21204

Re: Owings Mills Mall

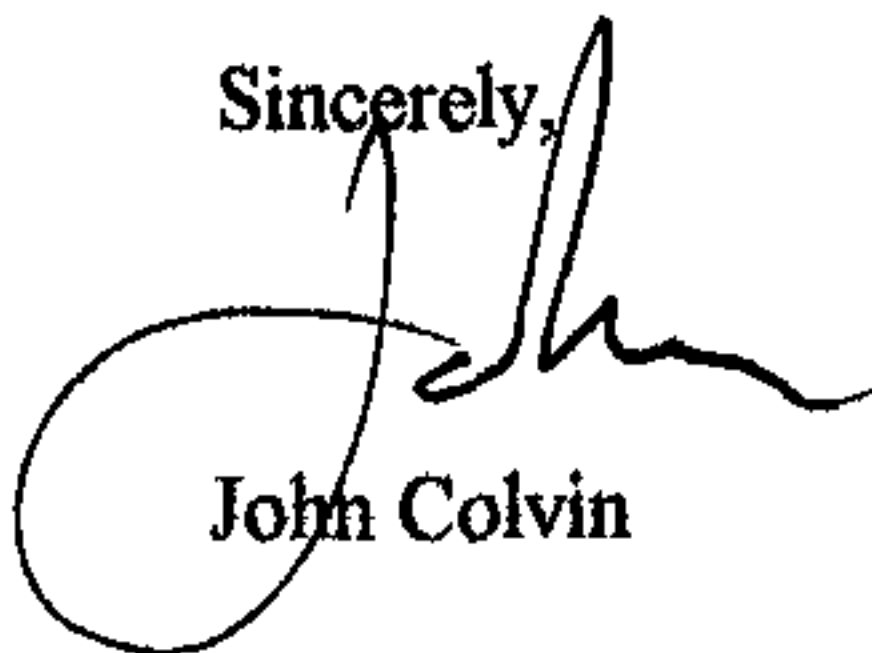
Dear Tim:

Hope all is well. Today we filed petitions for variances, special exceptions, and special hearings associated with the proposed multifamily development of 15 acres on the north side of the above referenced shopping center's parking lot. As you can imagine, the process to secure approvals both within the county and without is long and complicated. Initially the procedure commences with certain public acknowledgements and approvals. The hearing we have requested is such a demonstration and therefore the sooner we can advise all concerned the date has been established, the sooner we can commence this journey.

Therefore, we respectfully request a timely date be set and hope you might be inclined to assist the setting of same in as expeditious a time as possible. Because of the rear parking lot location on an existing shopping center parking lot backing up to the elevated Route 795 Northwest Expressway, no one, in the county to date, has indicated any objection to the requests nor do they believe there will be any citizen participation. Consequently, this issue should not burden the designated hearing officer's calendar for any appreciable amount of time.

Regards.

Sincerely,


John Colvin

*Please give me a
call - Thank you
John*

*Kristen:
Please set this
on expedited track.
T-*

DATE _____

DDopkin@Dopkinlaw.com

CASE NAME _____
CASE NUMBER _____
DATE _____

CITIZEN'S SIGN-IN SHEET

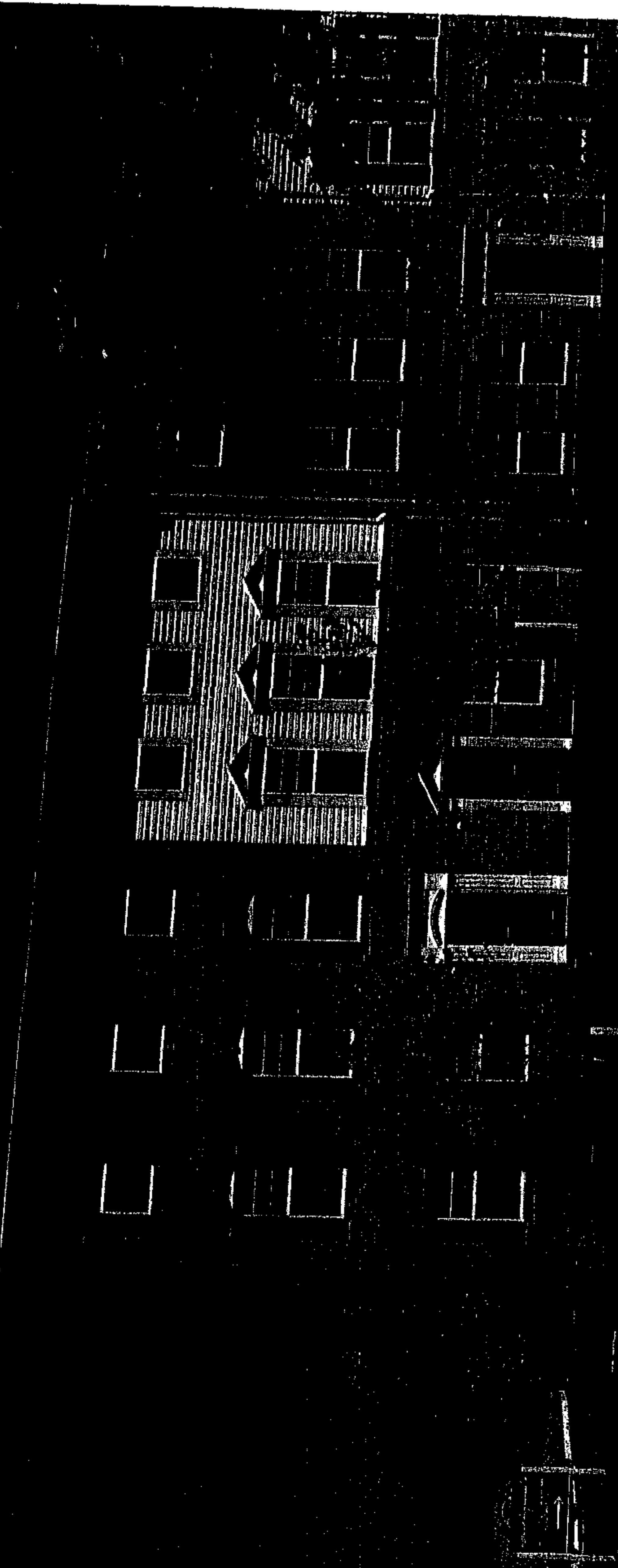
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Benchmark Exhibit 1.
9/26/04



CONCORD PARK AT RUSSETT
A DEVELOPMENT OF QUESTAR PROPERTIES

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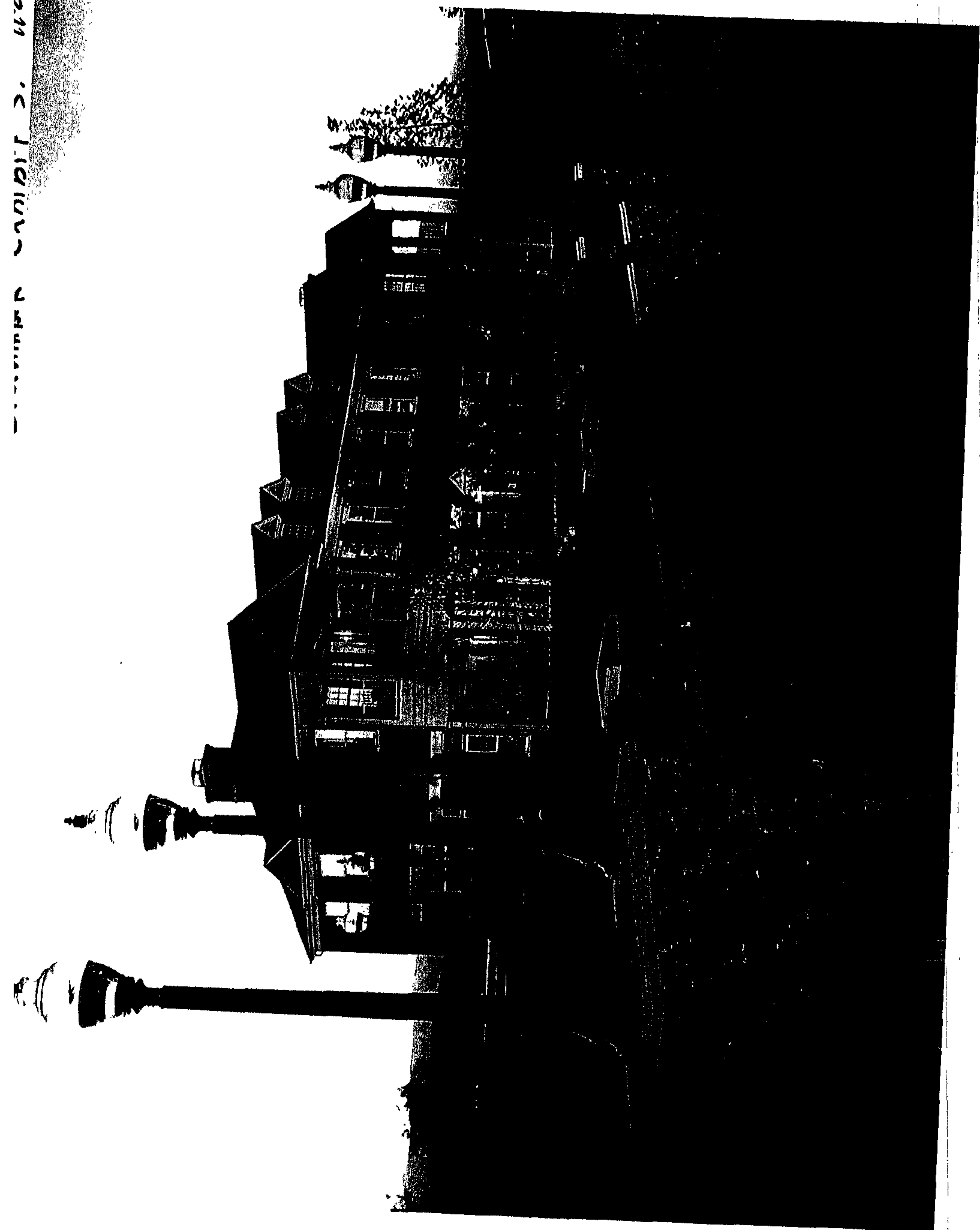
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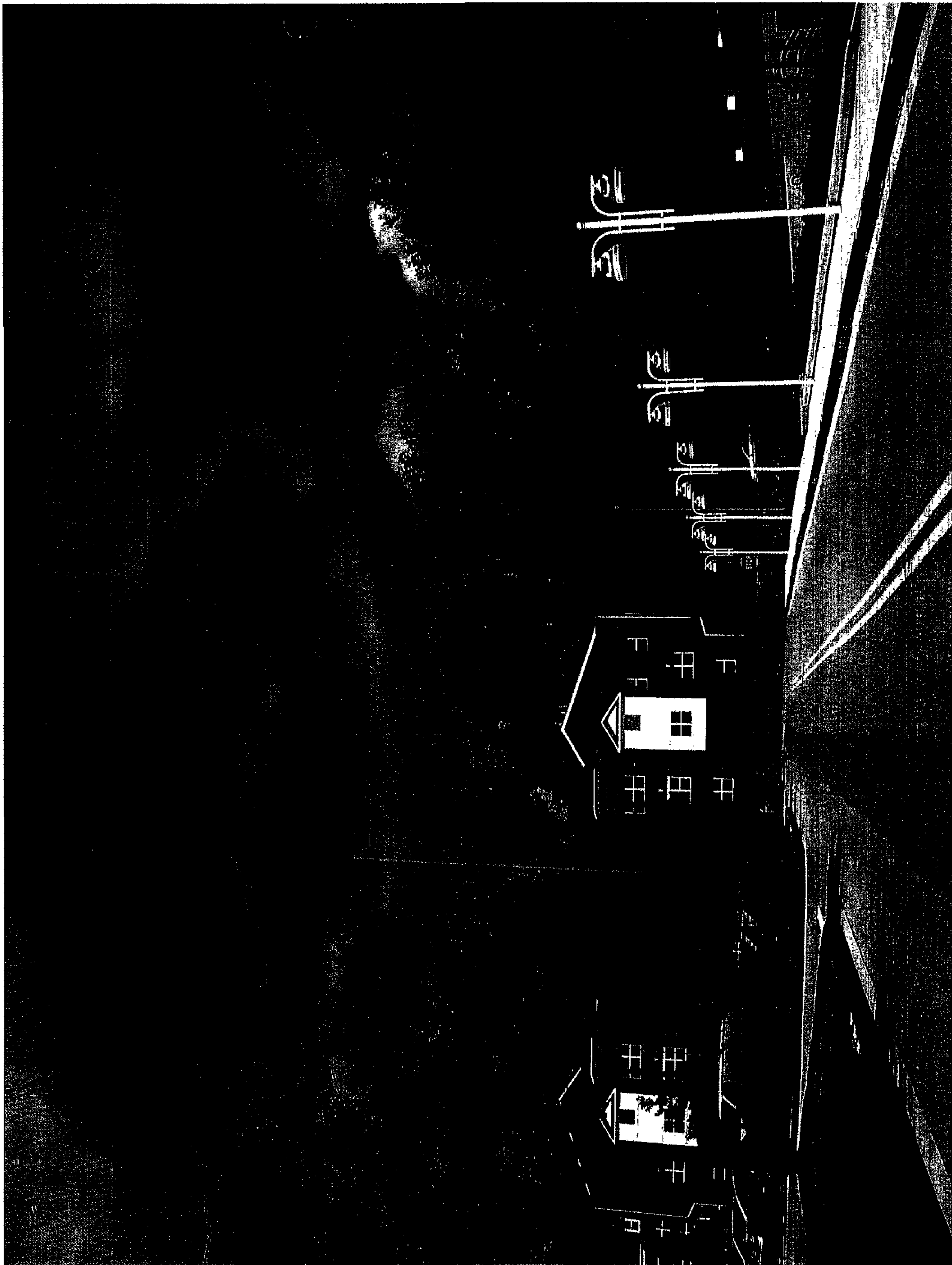
THE UNIVERSITY OF CHICAGO

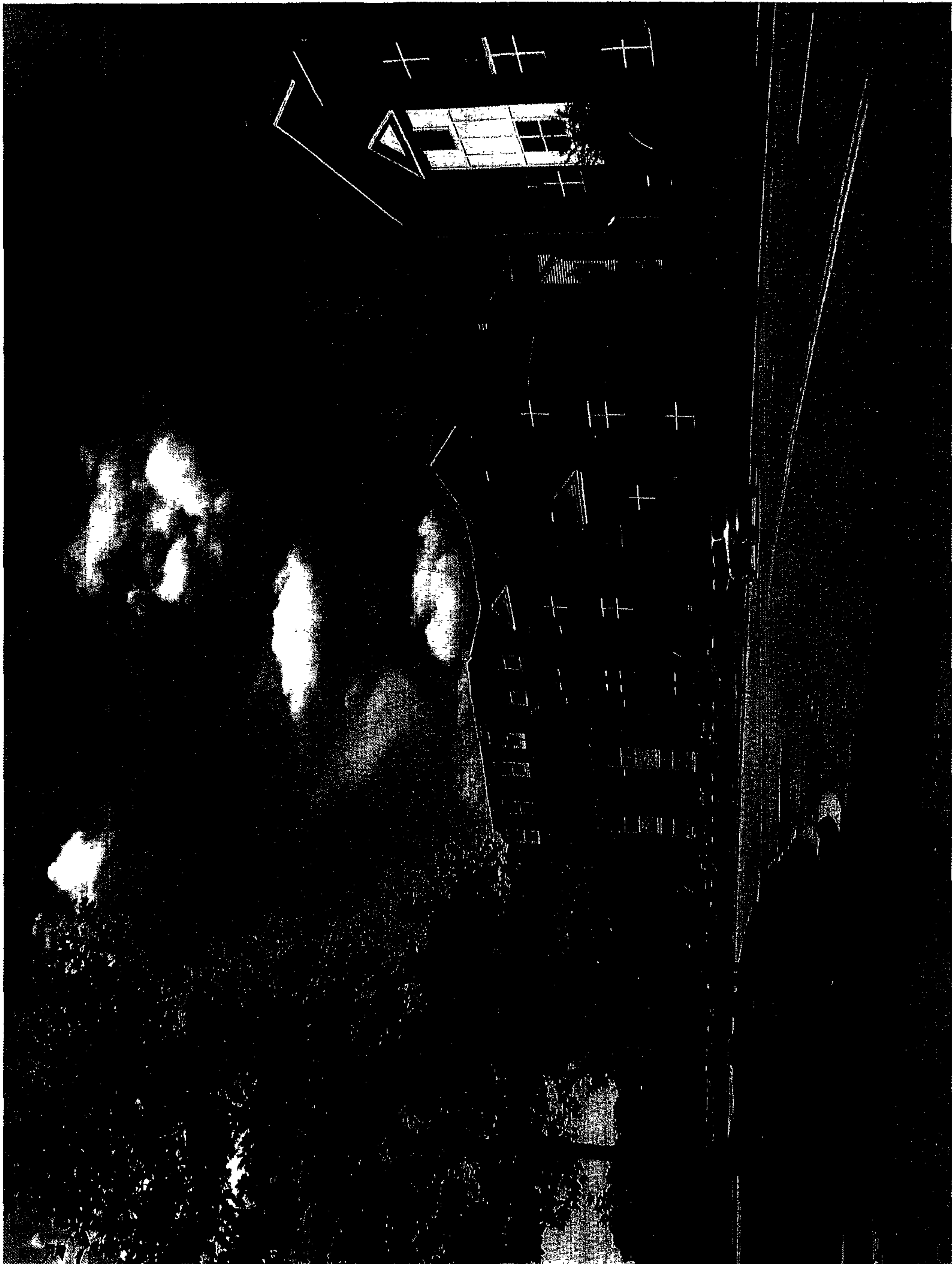


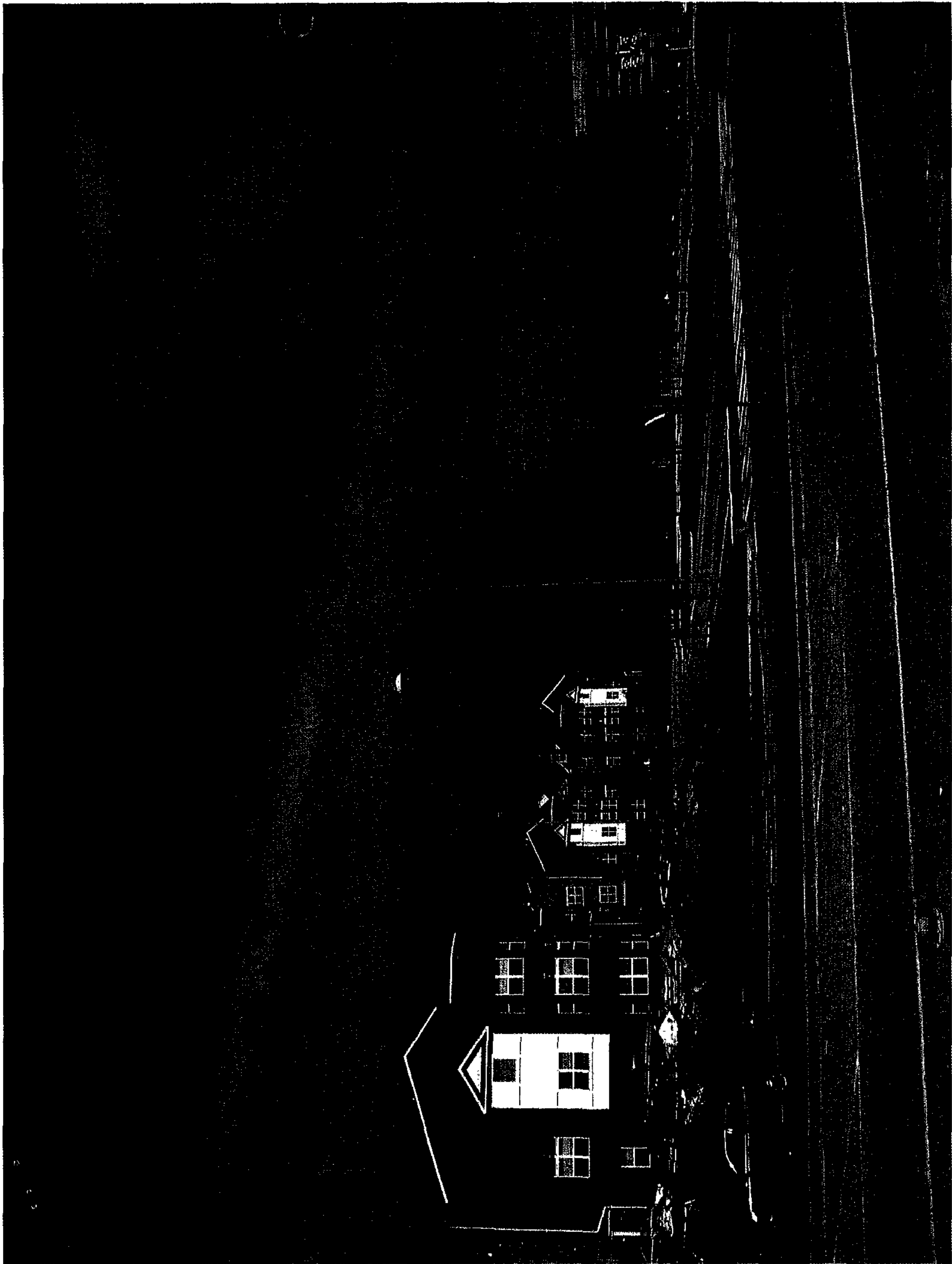
Ben. C. J. 19

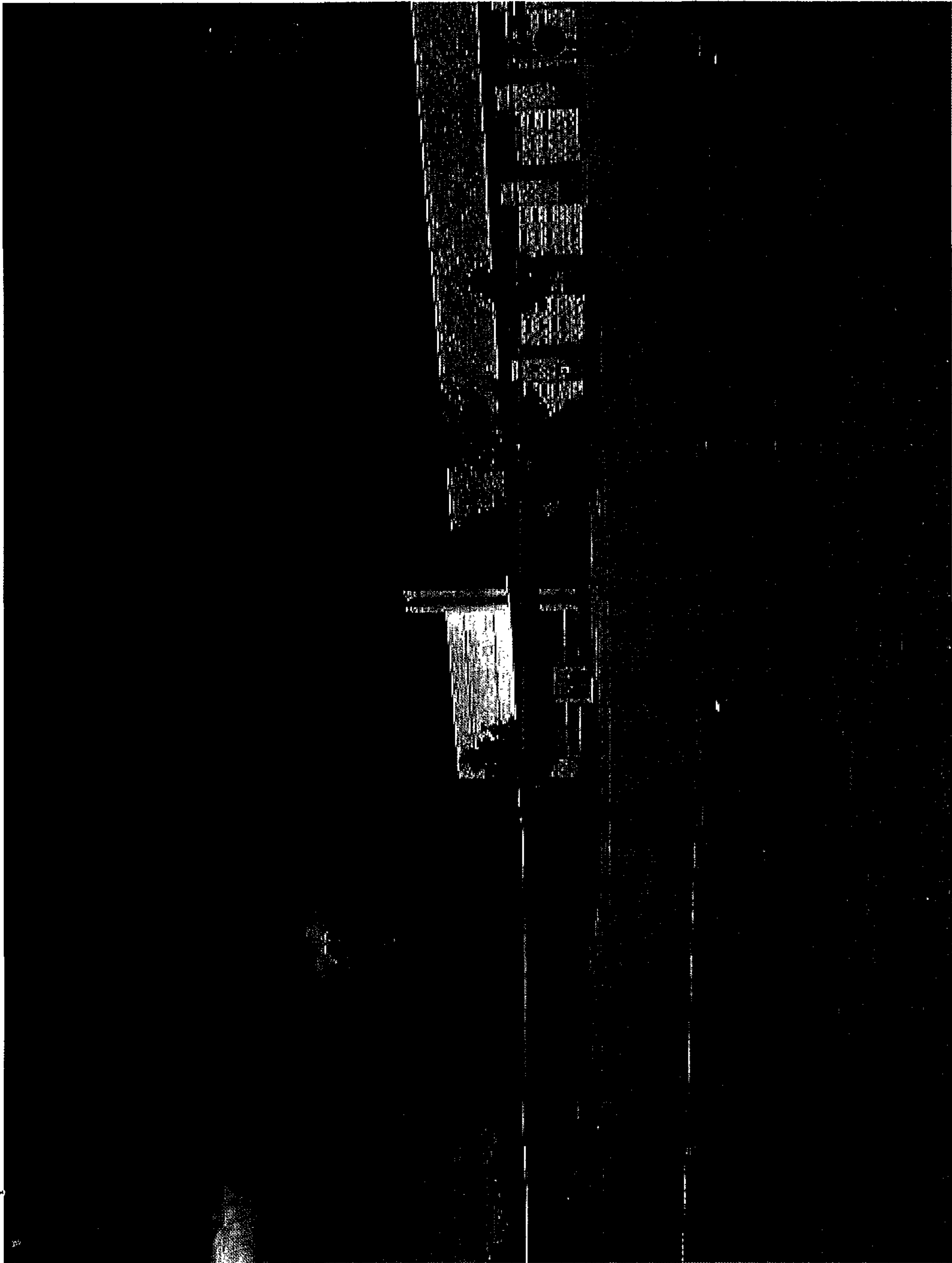








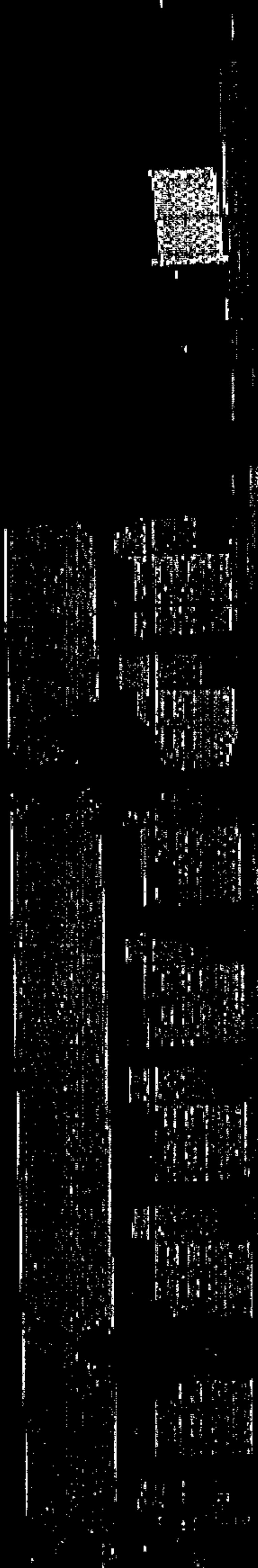




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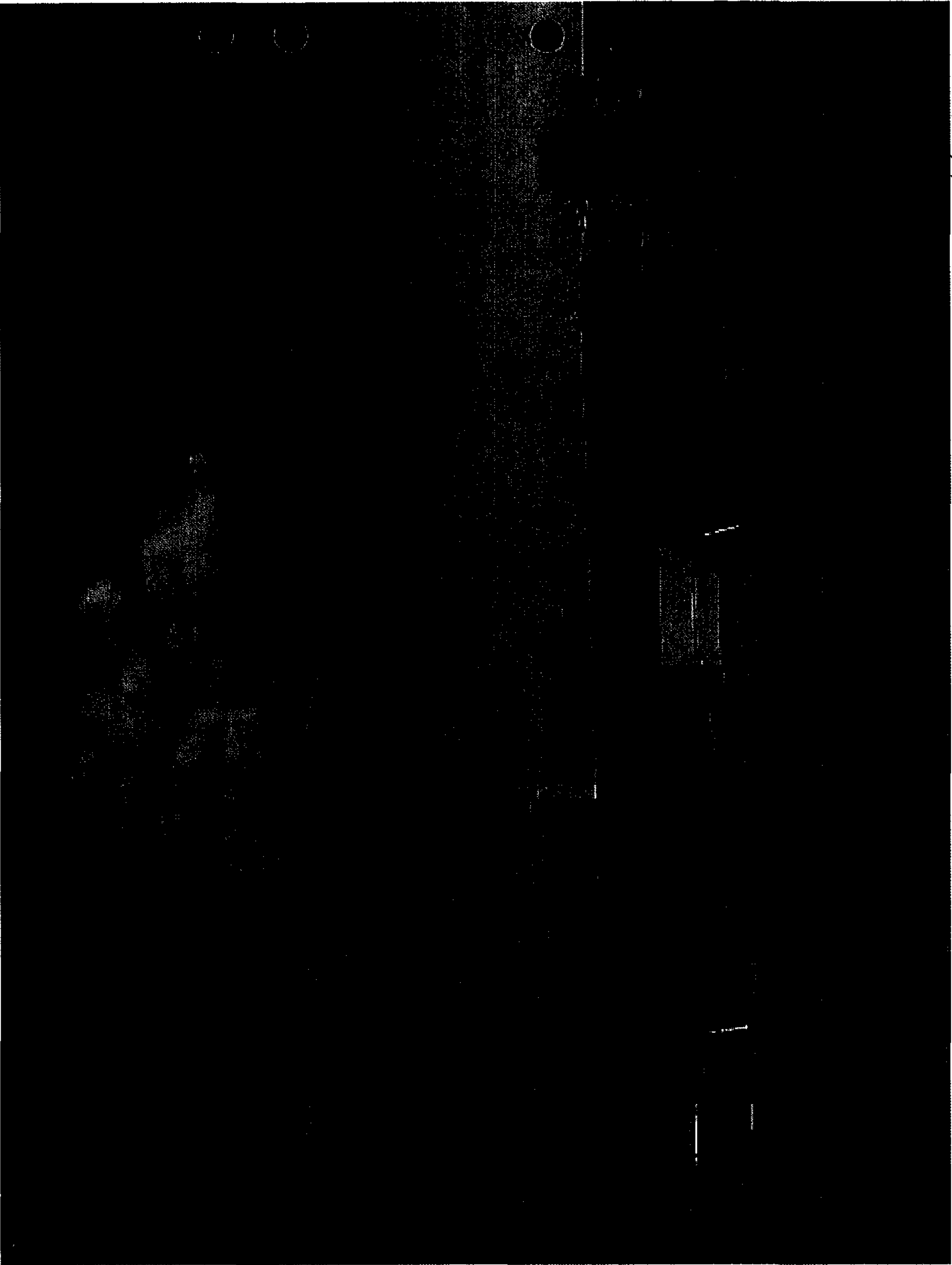
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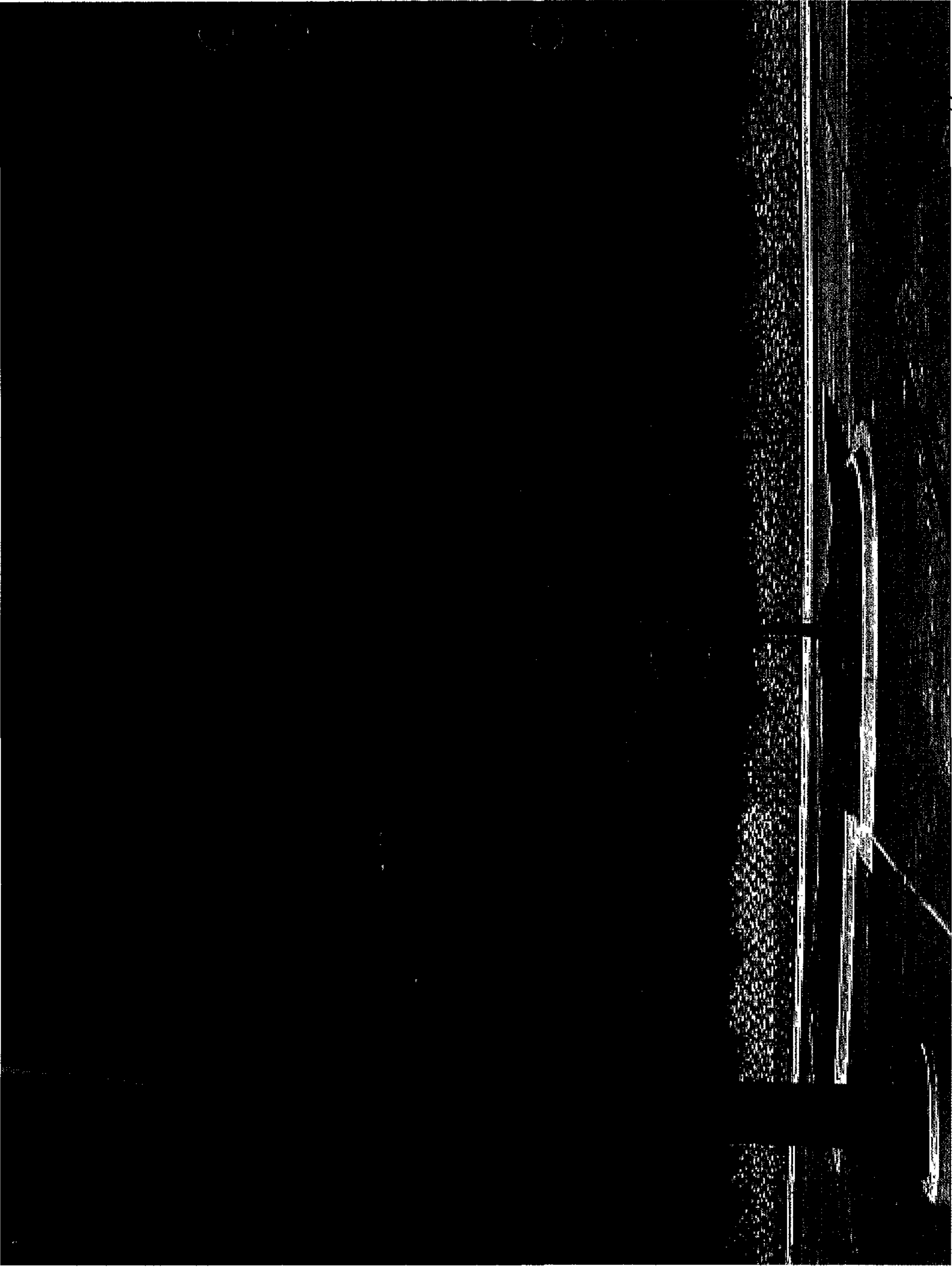
This image is a dark, high-contrast scan, likely of a document page. The majority of the frame is black, with a vertical strip of lighter, textured material visible along the right edge, suggesting a page margin or binding. There are some faint, scattered white specks and noise throughout the image, characteristic of a low-quality scan. No text or other graphical elements are discernible.

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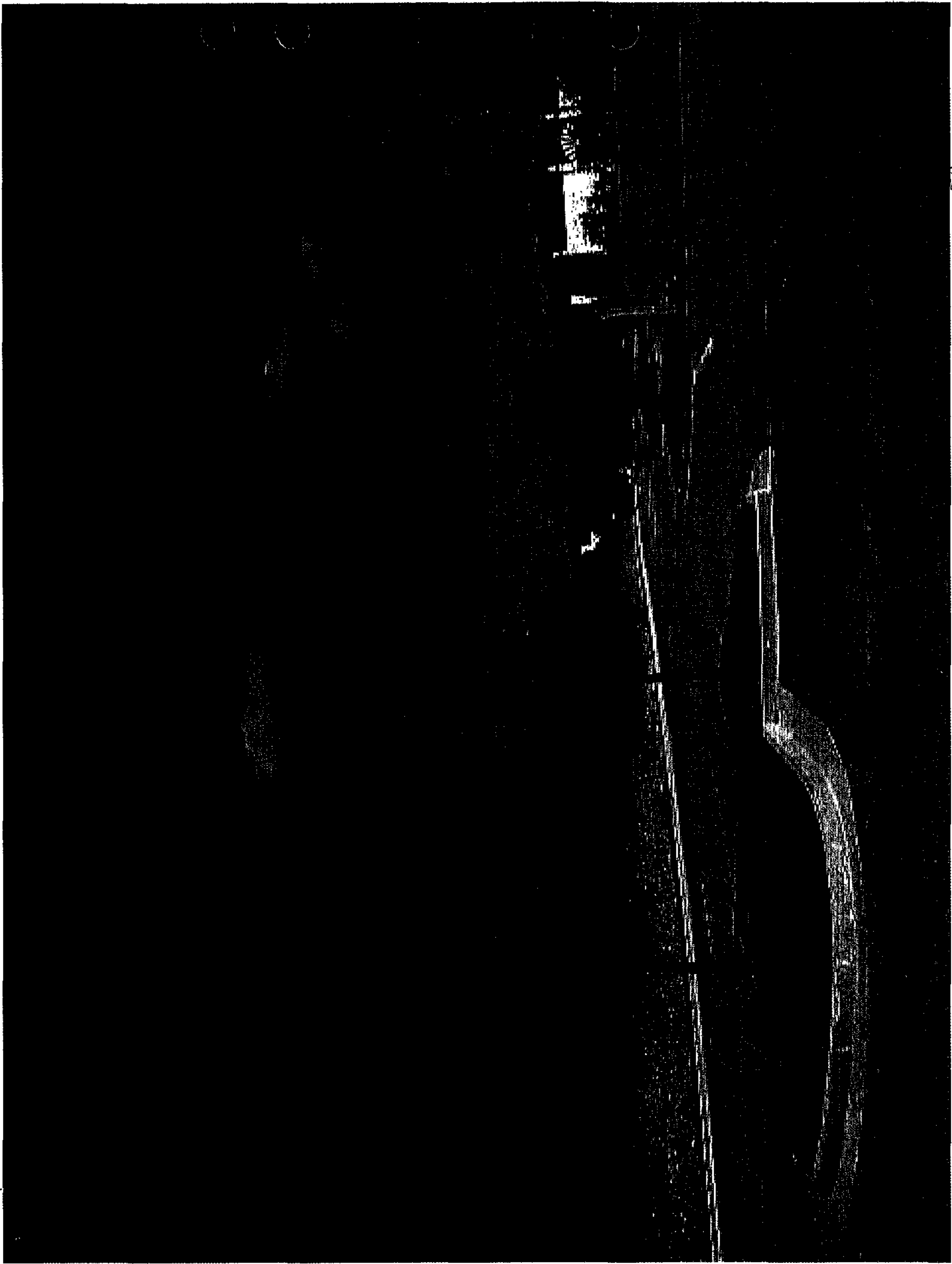




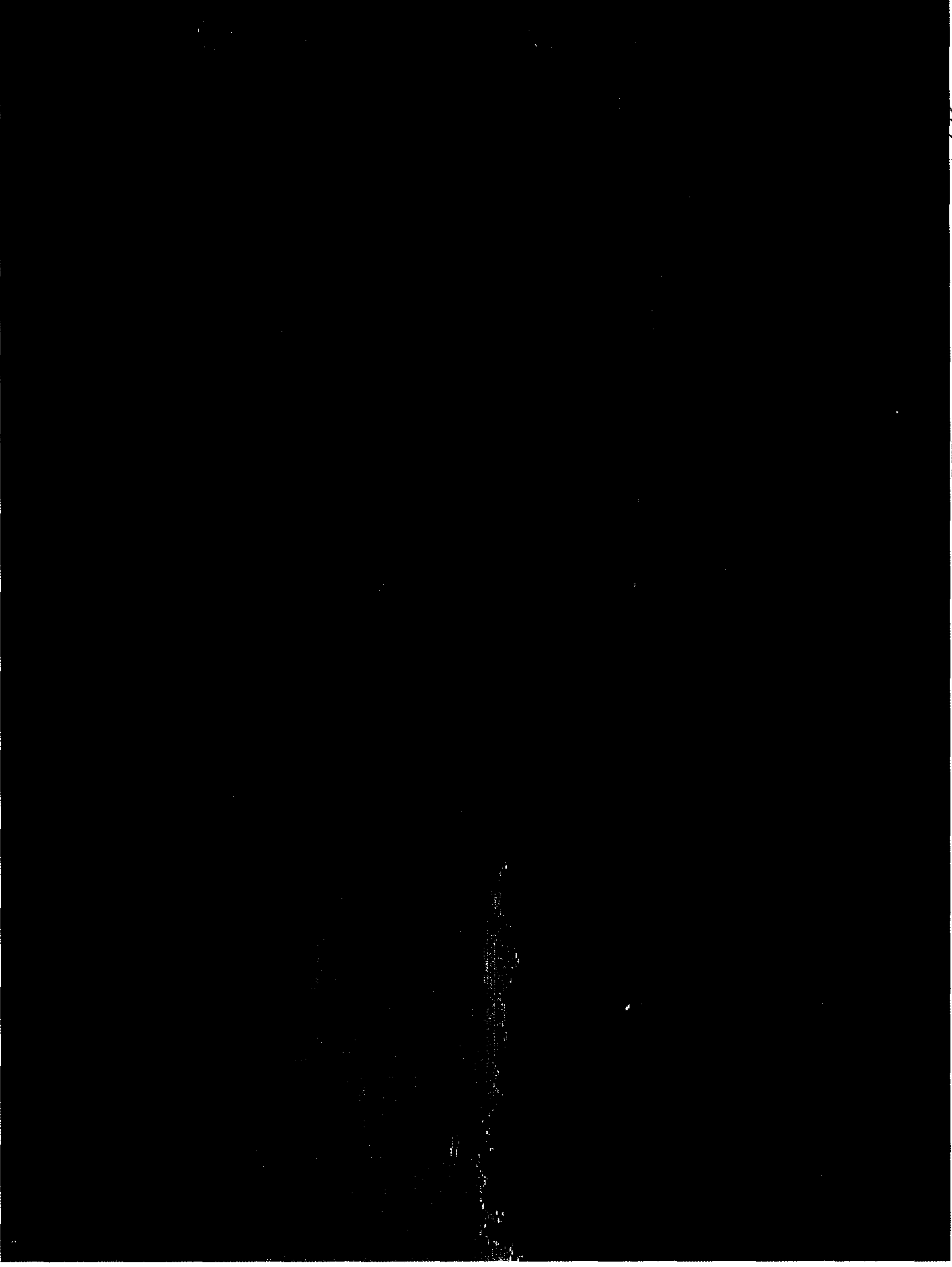


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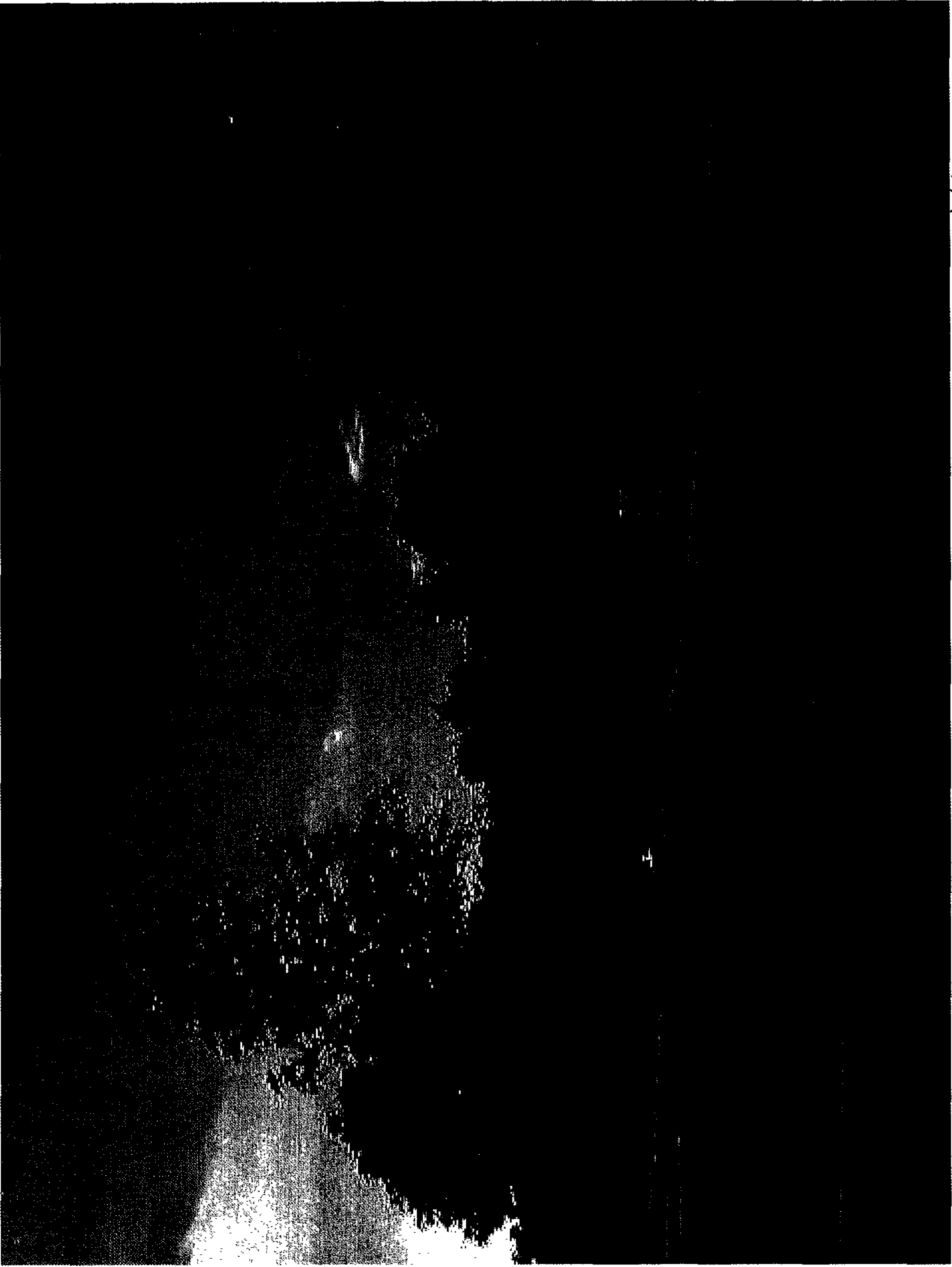


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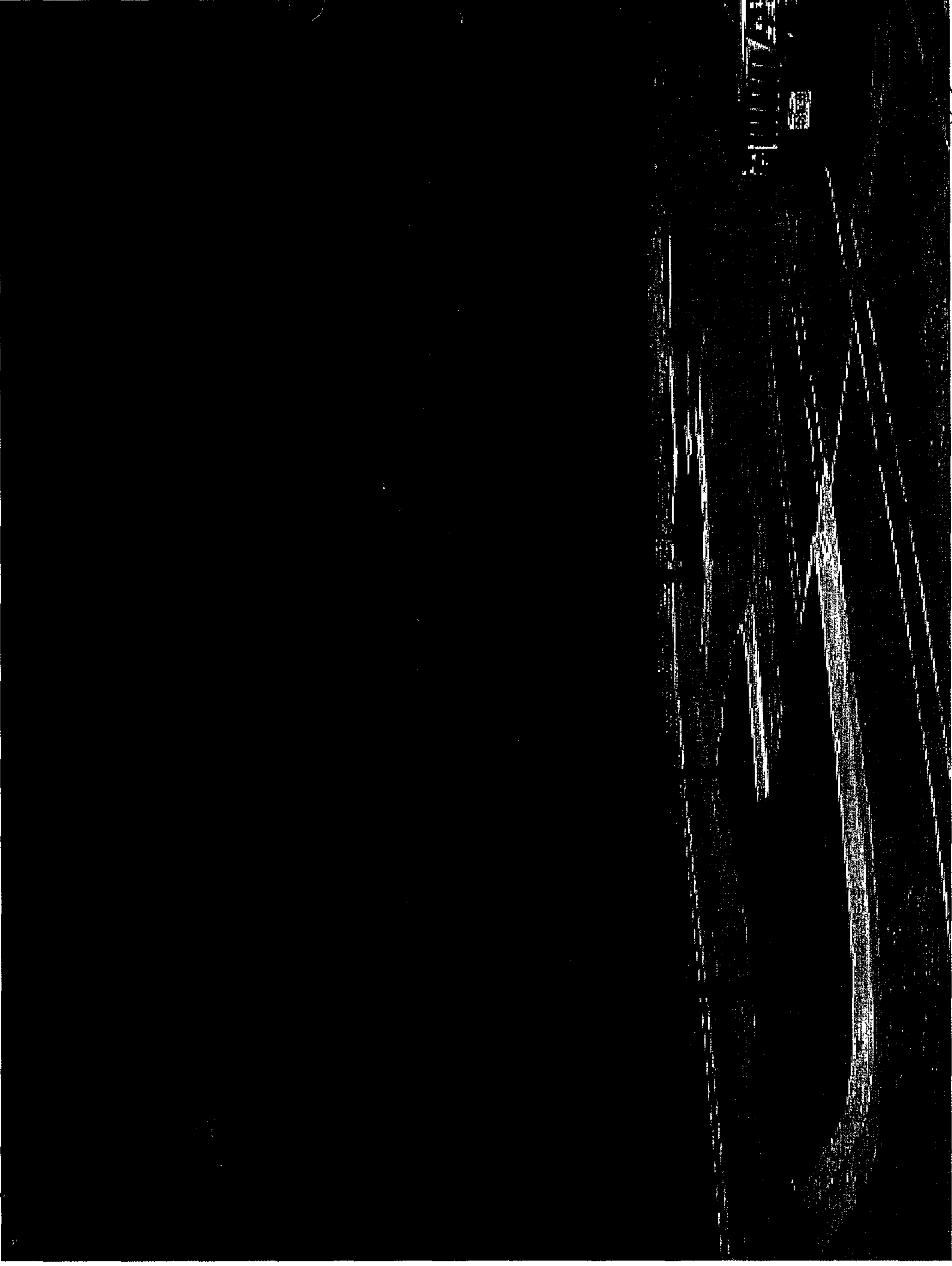


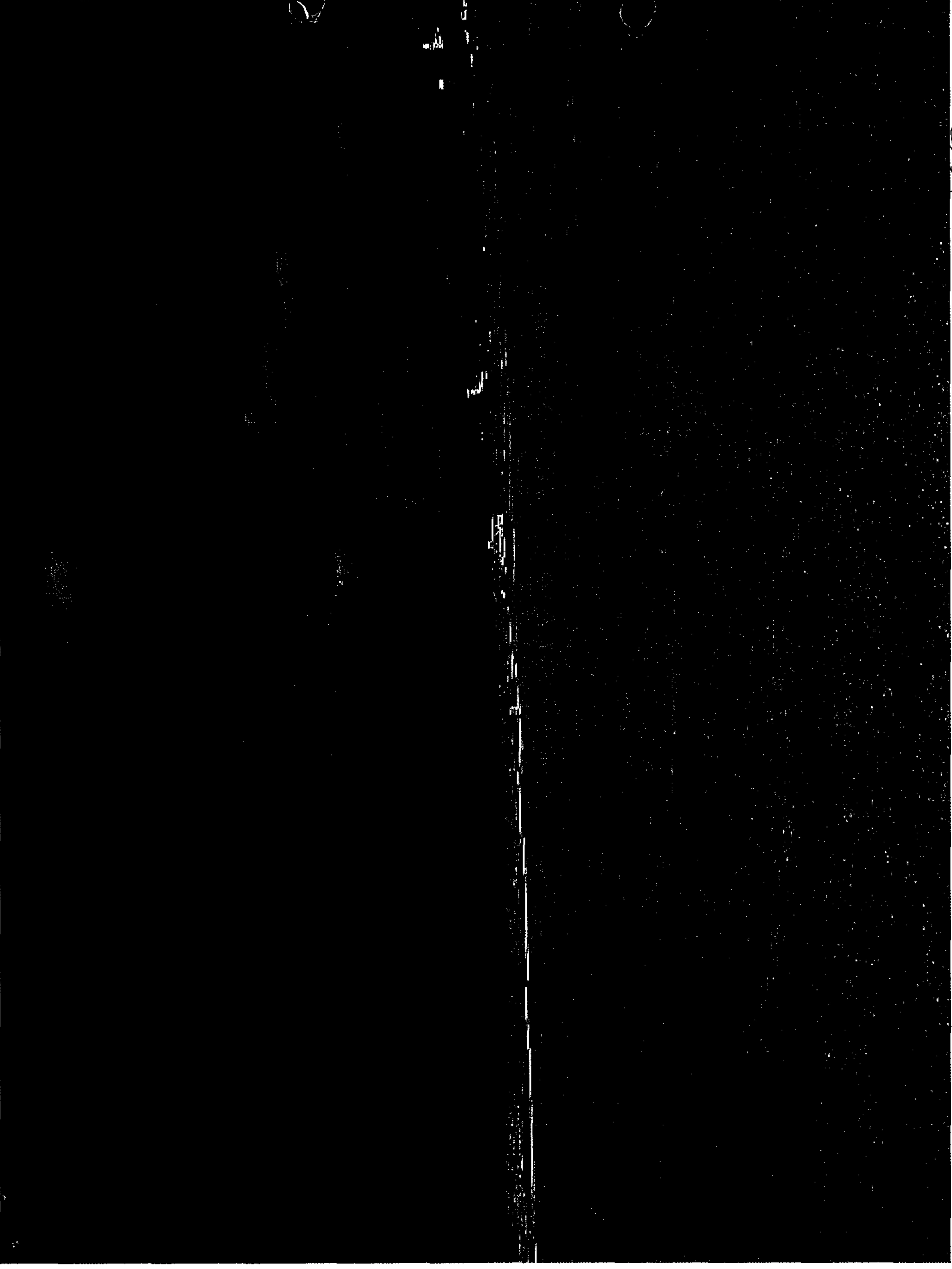
Mr. B









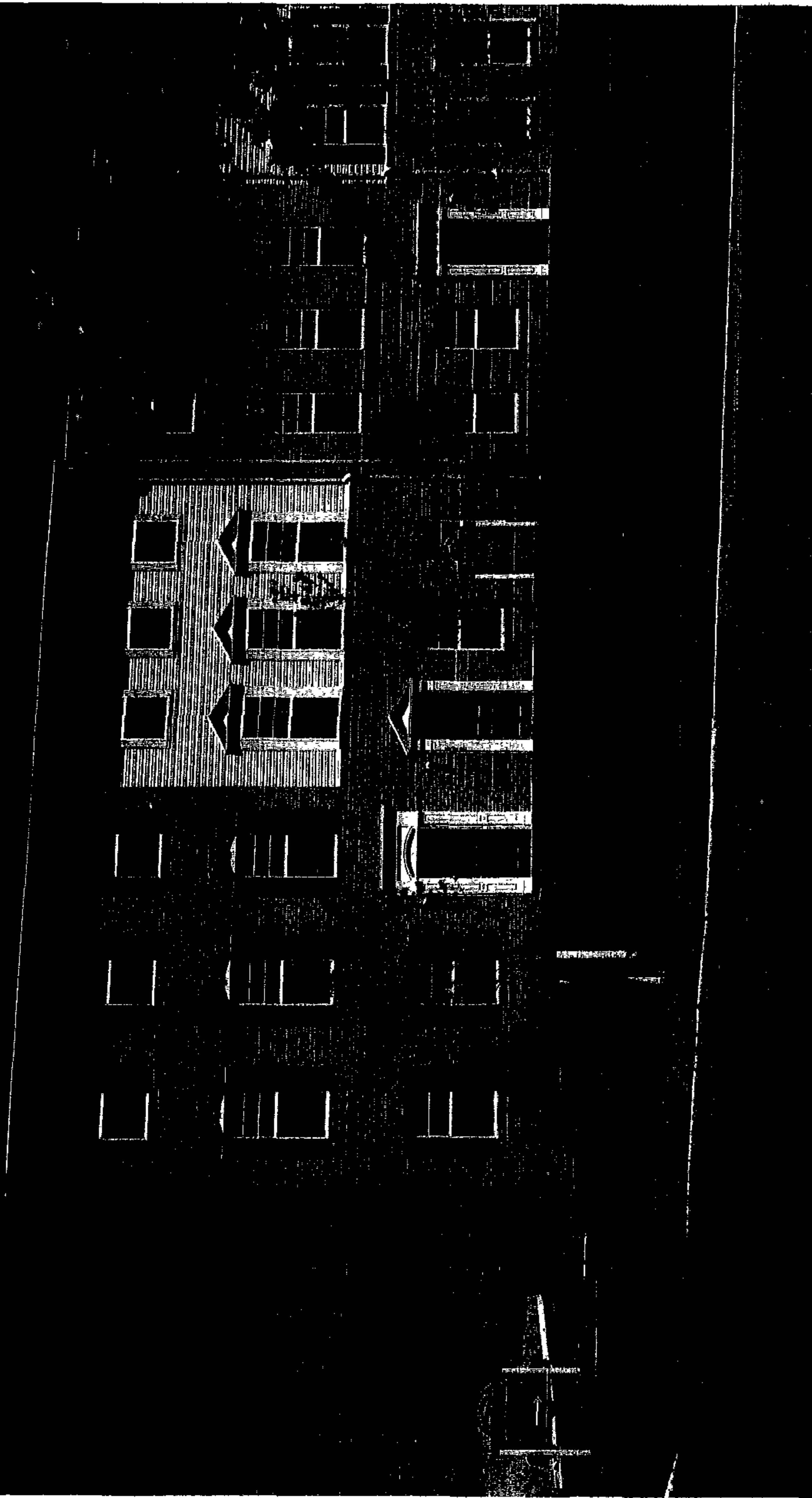


Benchmark Exhibit 1.
9/2/04



CONCORD PARK AT RUSSETT
A DEVELOPMENT OF QUESTAR PROPERTIES

Borchman Exhibit 2. 9/2/04



Benchmark Exhibit 3, 9/2/04

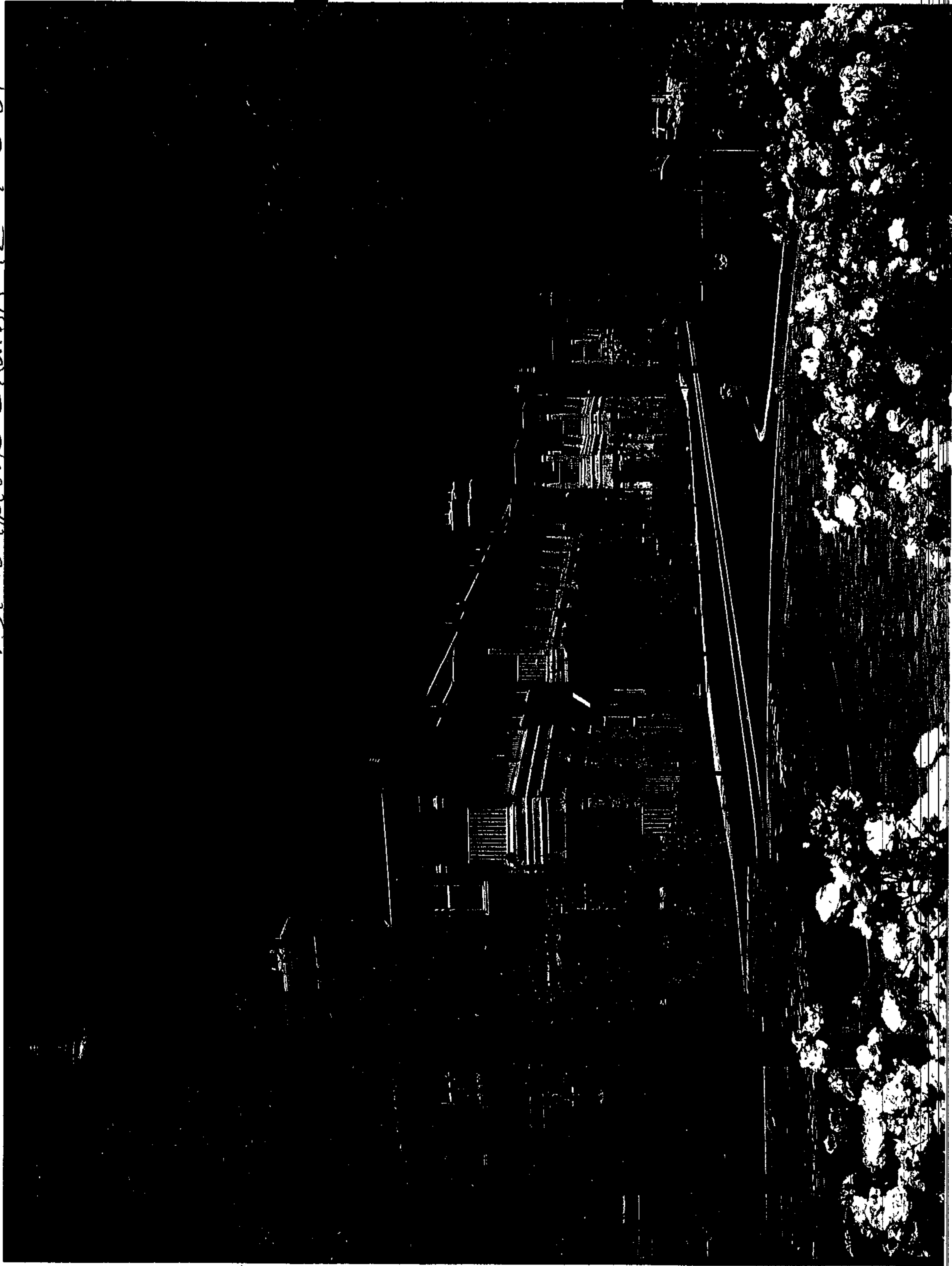


Benchmark Exhibit 4- 9/2/04





Benchmark Exhibit 12 9-2-04



Benchmark Exhibit 13 9-2-04

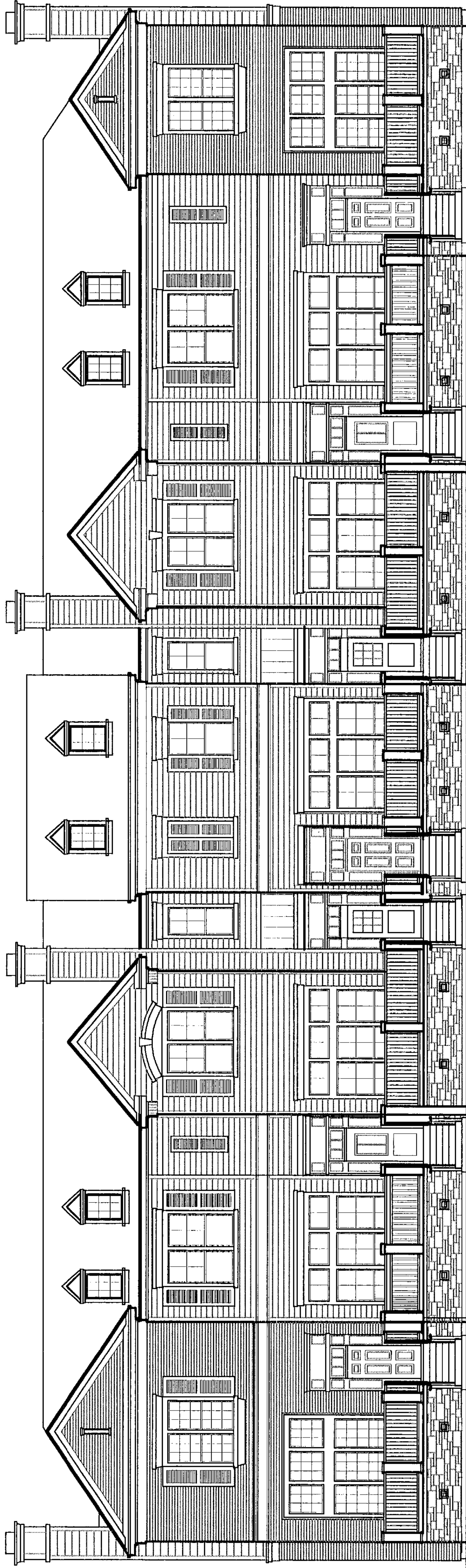


Benchmark Exhibit 14 9-2-04



Benchmark Exhibit 7.

9/2/04



ALTERNATE CONCEPTUAL ELEVATION

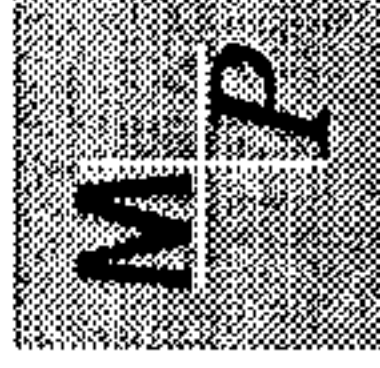
O W I N G S M I L L S

TOWNHOUSES

08.31.04

3/32" = 1' - 0"

Meeks + Partners



Insert

Large Doc.

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Large Doc.

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Large Doc.

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Large Doc.

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Large Doc.