IN RE: PETITION FOR VARIANCE N/side of Campbell Blvd., 1,900 ft. w of Route 7 (Philadelphia Road) 14th Election District 6th Councilmanic District **(5230 Campbell Blvd.)** Target Corporation *Petitioner*	* * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 06-193-A

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Target Corporation. The variance request is for property located at 5230 Campbell Boulevard in the White Marsh area of Baltimore County. The variance request is from Section 409.6(A)(2) of the Baltimore County Zoning Regulations (B.C.Z.R), to permit 559 parking spaces in lieu of the required 709 parking spaces.

The property was posted with a notice of the public hearing date and time on November 10, 2005 and notice given to the general public by publication in the Jeffersonian Newspaper on November 10, 2005.

Interested Persons

Appearing at the hearing on behalf of the variance request were Nicholas Popehn representing Target and Teresa Lower, P.E., who prepared the site plan. Nicole Lacoste, Esq. represented the Petitioner. There were no protestants or interested citizens at the hearing. Peter Max Zimmerman, People's Counsel, entered his appearance in this case.

Zoning Advisory Committee

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received by the Office of Planning dated October 31, 2005, a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING
Date 12-12-05
By

Applicable Law

Section 307 of the B.C.Z.R. – ***Variances***.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Testimony and Evidence

Ms. Lacoste indicated that the Target Corporation would like to expand its existing store in the White Marsh Business Community. The store is located on 9.8 acres of the Nottingham Square Center, which is subdivided into commercial condo parcels. The subject property is Unit D as shown on the Plat to Accompany Petitioner's Exhibit 6. This store was opened in 1996 and presently contains approximately 125,000 sq. ft. The Petitioner's representative testified that every ten (10) years or so the Corporation renovates its stores around the country in order to meet customer expectations. The Petitioner would like to expand the existing store by 17,000 sq. ft. allowing wider aisles and improved food store capabilities.

However, after looking at various alternatives, the Petitioner determined that the only feasible method to accomplish its goals was to use a part of the existing parking field located along the eastern side of the building containing 64 parking spaces next to the Value City store (Unit E). There was not enough room to the property line to the west to make the expansion

ORDER RECEIVED FOR FILING
Date 12-12-05
By

feasible. There is no room toward the rear as this is a flood plain and the service drive for shipping and receiving.

Presently, the Petitioner provides 623 parking spaces, which is exactly what is required for the present size building. The increase in square footage will require an additional 86 spaces. Consequently, the required parking will be 709 spaces. Losing the 64 spaces will reduce the number of spaces offered to 559. Mr. Popehn indicated that he visited the site during the Thanksgiving shopping period and found that only a few employees were using the spaces eliminated. In addition, he noted that the main parking field was not near to capacity.

The proposed addition will add 50 feet to the width of the store. This will leave approximately 18 feet in which the Petitioner would build a sidewalk and do small plantings. The Petitioner's representatives indicated that they agree with the Planning Office comment regarding lighting and landscaping, but cautioned that dense plantings along the eastern side of the store would not be safe from a pedestrian shopper's standpoint. They believe that they can work with the County Landscaped Architect to achieve a suitable result.

Finally, Ms. Lacoste presented an e-mail from the County Fire Marshall's Office that having access to at least three (3) sides of a building meets the County Code requirements. She also presented a copy of the letter sent to each condo owner in the complex to which she received no negative comments.

Findings of Fact and Conclusions of Law

I find that special circumstances or conditions exist that are peculiar to the land or structure, which is the subject of the variance request in order to take advantage of the ten (10) year corporate renovation program. The Petitioner's representative testified that they needed to expand aisle width and food store capabilities as part of that program or said another way the existing structure is not adequate as built. I further find that strict compliance with the Zoning

ORDER RECEIVED FOR FILING
Date 12-12-05
By

Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. There is no other location that is feasible to the west or rear. Clearly, the front of the Target store must stay in line with the others along Campbell Boulevard. Finally, I find that this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. In these cases where there is a true parking problem I usually find competing stores complain loudly. There was no such complaint here. I believe the reason that the other stores are not complaining is that although each condo parcel must provide its own parking, in fact, there is no designation of parking for this or that store. Customers simply park anywhere in the general parking field as shared parking.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 12 day of December, 2005, that a variance from Section 409.6(A)(2) of the Baltimore County Zoning Regulations (B.C.Z.R), to permit 559 parking spaces in lieu of the required 709 parking spaces, be and is hereby GRANTED subject to the following condition:

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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition, and

2. The Petitioners must be in compliance with the ZAC comments submitted by the Office of Planning dated October 31, 2005, a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING
Date 12-12-05
By

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:dlw

ORDER RECEIVED FOR FILING
Date 12-12-95
By

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
William J. Wiseman III, Zoning Commissioner

December 9, 2005

Nicole Lacoste, Esquire
Ballard Spahr Andrews & Ingersoll, LLP
300 East Lombard Street, 18th Floor
Baltimore, Maryland 21202

Re: Petition for Variance
Case No. 06-193-A
Property: 5230 Campbell Blvd.

Dear Ms. Lacoste:

Enclosed please find the decision rendered in the above-captioned case. The petition for Variance has been granted with conditions in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

c: Nicholas A. Popehn, Target, Development Manager, 1000 Nicollet Mall, TPN-12F, Minneapolis, MN 55403
Teresa Lower, P.E., Vanasse Hangen Brustlin, Inc., 8330 Boone Blvd., Suite 400, Vienna, VA 22182
People's Counsel; Avery Harden, Balto. Co. Landscape Architect; Case File

Printed on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 5230 Campbell Blvd.

which is presently zoned BM

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

409.6(A)(2) of Baltimore County Zoning Regulations to permit 559 parking spaces in lieu of required 709 parking spaces. NV

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

Elimination of parking spaces caused by the expansion of the existing building

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:

N/A
Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Target Corporation
Name - Type or Print Attn: Property Administration

Signature

Michael Minenko
Name - Type or Print

Signature

1000 Nicollet Mall (410)528-5546
Address — Telephone No.

Minneapolis, MN 55403
City — State — Zip Code

Attorney For Petitioner:

Nicole Lacoste
Name - Type or Print

Nicole Lacoste
Signature

Ballard Spahr Andrews & Ingersoll, LLP
Company

300 E. Lombard Street, 18th Floor (410) 528-5546
Address — Telephone No.

Baltimore, MD 21202
City — State — Zip Code

Representative to be Contacted:

Nicole Lacoste
Name

300 E. Lombard Street (410)528-5546
Address 18th Floor — Telephone No.

Baltimore, MD 21202
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 06-193-A

Reviewed By D.T. Date 10/5/05

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 12-12-05
By [illegible]

Beginning for the same at a point located at a rebar and cap found at the beginning of the South 44 degrees 48 minutes 07 seconds West 178.31 foot line as shown on a plat entitled "NOTTINGHAM SQUARE CONDOMINIUM " dated May 10, 1995 and recorded among the land records of Baltimore County, Maryland in Plat Book S.M. 18 Folio 97, thence running with and binding to said line, as now surveyed;

1. South 44 degrees 32 minutes 57 seconds West 178.31 feet to a rebar and cap found; thence

2. South 00 degrees 52 minutes 25 seconds East 51.85 feet to a rebar and cap set on the northerly right of way line of Campbell Boulevard (variable width); thence

3. North 49 degrees 23 minutes 34 seconds West 64.09 feet to a cross cut set on said right of way line; thence leaving said right of way line

4. North 44 degrees 32 minutes 57 seconds East 259.49 feet to a pk nail set; thence

5. South 51 degrees 11 minutes 30 seconds East 184.08 feet to a pk nail set; thence

6. North 38 degrees 48 minutes 30 seconds East 260.00 feet to a pk nail set; thence

7. North 51 degrees 11 minutes 30 seconds West 35.00 feet to a pk nail set; thence

8. North 38 degrees 48 minutes 30 seconds East 75.00 feet to a pk nail set; thence

9. North 51 degrees 11 minutes 30 seconds West 69.74 feet to a pk nail set; thence

10. North 38 degrees 48 minutes 30 seconds East 496.20 feet to a rebar and cap set; thence

11. South 54 degrees 44 minutes 25 seconds East 264.82 feet to a rebar and cap set; thence

12. South 64 degrees 24 minutes 51 seconds East 129.85 feet to a rebar and cap set; thence

13. South 75 degrees 16 minutes 20 seconds East 99.62 feet to a rebar and cap set; thence

14. South 38 degrees 48 minutes 30 seconds West 557.44 feet to a pk nail set; thence

15. South 51 degrees 11 minutes 30 seconds East 38.07 feet to a pk nail set; thence

16. South 38 degrees 48 minutes 30 seconds West 115.50 feet to a pk nail set; thence

17. South 51 degrees 11 minutes 30 seconds East 60.00 feet to a pk nail set; thence

18. South 38 degrees 48 minutes 30 seconds West 263.00 feet to a cross cut set; thence

19. North 51 degrees 11 minutes 30 seconds West 598.75 feet to a cross cut found; thence

20. North 84 degrees 44 minutes 54 seconds West 45.00 feet to a rebar and cap found; at the point of beginning.

Being all of Lot 30-C in the subdivision of "NOTTINGHAM SQUARE CONDOMINIUM " as recorded in Baltimore County Plat Book # 73, Folio 62, Containing 428,037 square feet, or 9.826 of an acre, of land, more or less. Also known as 5230 Campbell Boulevard, White Marsh, Maryland and located in the 14th Election District of Baltimore County.

STATE OF MARYLAND
KEITH EDWARD BAILEY
NO. 10976
REGISTERED
PROFESSIONAL LAND SURVEYOR

Keith E. Bailey 9/30/05

06-193-A

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: #06-193-A
5820 Campbell Boulevard
North side of Campbell Boulevard, 1,900 feet west of Route 7 (Philadelphia Road)
14th Election District 6th Councilmanic District
Legal Owner(s): Target Corporation, Michael Minenko
Variance: to permit 559 parking spaces in lieu of the required 709 parking spaces
Hearing: Monday, November 28, 2005 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
11/110 Nov. 10 74318

CERTIFICATE OF PUBLICATION

11/10/, 2005

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/10/, 2005.

- [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. 0317

DATE 10/5/05 ACCOUNT 001006150

AMOUNT $ 325.00

RECEIVED FROM: VANASSE HANGEN BRUSTLIN INC.

FOR: ITEM # 193 06-193-A

5200 CAMPBELL BLVD BY D THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTION	TIME	MGR
10/05/2005	10/05/2005	08:52:26	4

PAID BY: BULKIN RICHARD

RECEIPT # 400004 10/05/2005 MGLN

RECPT: 5 SIGN ANDING VERIFICATION

CR NO. 000317

Recpt Tot 325.00

325.00 CK 0.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 06-193-A

Petitioner/Developer: Target Corp.

Michael Minenko

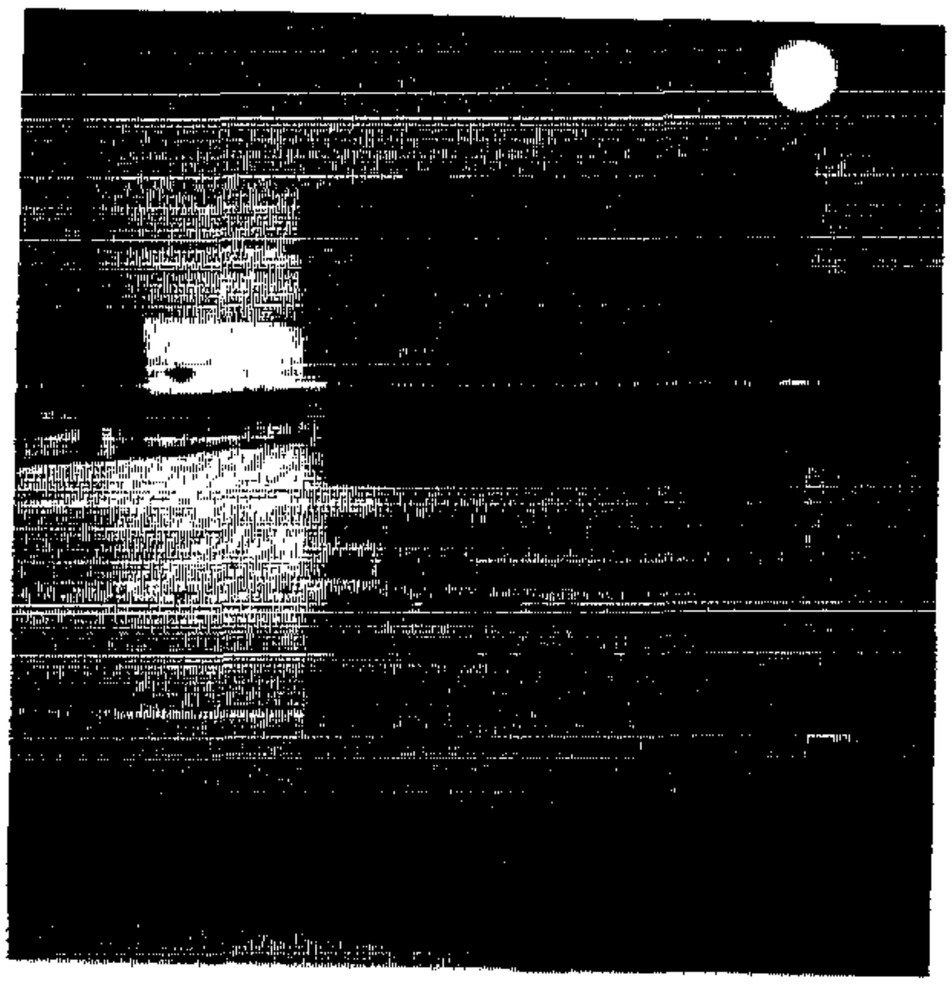
Date of Hearing/Closing: 11-28-05

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

Attention: Kristen Matthews

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 Storefront Drive off of 5320 Campbell Blvd. White Marsh, MD 21162



ember 10, 2005
(Month, Day, Year)

Sincerely,

Stacy Gardner
(Signature of Sign Poster and Date)

Stacy Gardner
(Printed Name)

SHANNON BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784
(Address)

410-781-4080

Department of Permits & 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

October 21, 2005

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: 06-193-A
5320 Campbell Boulevard
North side of Campbell Boulevard, 1,900 feet west of Route 7 (Philadelphia Road)
14th Election District – 6th Councilmanic District
Legal Owners: Target Corporation, Michael Minenko

Variance to permit 559 parking spaces in lieu of the required 709 parking spaces.

Hearing: Monday, November 28, 2005 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Nicole Lacoste, 300 E. Lombard Street, 18th Fl., Baltimore 21202
Michael Minenko, 1000 Nicollet Mall, Minneapolis MN 55403

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, NOVEMBER 12, 2005.**
(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
Thursday, November 10, 2005 Issue - Jeffersonian

Please forward billing to:
Nicole Lacoste 410-528-5546
300 E. Lombard Street, 18th Floor
Baltimore, MD 21202

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: 06-193-A
5320 Campbell Boulevard
North side of Campbell Boulevard, 1,900 feet west of Route 7 (Philadelphia Road)
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Legal Owners: Target Corporation, Michael Minenko

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WILLIAM J WISEMAN III
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: 06-193-A

Petitioner: TARGET CORP.

Address or Location: 5230 CAMPBELL BLVD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: NICOLE LACOSTE, ESQUIRE

Address: 300 E. LOMBARD ST., 18TH FLOOR
BALTO. MD 21202

Telephone Number: 410-528-5546

Revised 7/11/05 - SCJ

Department of Permits & 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

November 28, 2005

Nicole Lacoste
Ballard Spahr Andrews & Ingersoll, LLP.
300 East Lombard Street, 18th Floor
Baltimore, Maryland 21202

Dear Ms. Lacoste:

RE: Case Number: 06-193-A, 5230 Campbell Blvd.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 5, 2005.

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
Target Corporation 1000 Nicollet Mall Minneapolis MN 55403

11/28

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 31, 2005

RECEIVED

NOV - 8 2005

ZONING COMMISSIONER

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

SUBJECT: 5230 Campbell Boulevard

INFORMATION:

Item Number: 6-193

Petitioner: Target Corporation

Zoning: BM

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:
The Office of Planning does not oppose the petitioner's request provided the following condition is met:

Provide a landscaping plan that shows planting and lighting between building units "D and E" to this office review, and Avery Harden, Baltimore County Landscape Architect for review and **approval**.

For further information concerning the matters stated here in, please contact Jeff Meyhew at 410-887-3480

Prepared by: Curtis Murray

Division Chief: Jeff Jackson
AFK/LL: CM

W:\DEVREVIEW\ZAC\6-193.doc

ORDER RECEIVED FOR FILING
Date 12-12-05
By

Fire Department

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

Baltimore County

James T Smith, Jr., County Executive
John J. Hohman, Chief

October 18, 2005

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

ATTENTION: Zoning Review planners

Distribution Meeting of: October 17, 2005

Item No.: 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197
198, 199, 200, 201, 202, 203

1. The Fire Marshal's Office has no comments at this tim

Pursuant to your request, the referenced plan(s) have been reviewed by this Department and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

Acting Lieutenant William F Connolly, Jr.
Fire Marshal's Office
(O)410-887-4880
MS-1102F

cc: File

Printed on Recycled Paper

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

SHA
State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: 10. 14-05

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

RE: Baltimore County
Item No. 193 DT

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,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 27, 2005

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 24, 2005
Item Nos. 186, 187, 188, 189, 191, 192, 193, 194, 195, 196, 197, 199, 201 and 202

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-10272005 doc

RE:	PETITION FOR VARIANCE 5230 Campbell Blvd; N/side Campbell Blvd, 1,900' W of Route 7 (Philadelphia Road) 14th Election & 6th Councilmanic Districts Legal Owner(s): Target Corporation by Michael Minenko Petitioner(s)	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 06-193-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 and all 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 14th day of October, 2005, a copy of the foregoing Entry of Appearance was mailed to, Nicole LaCoste, Esquire, Ballard, Spahr, Andrews & Ingersoll, LLP, 300 E. Lombard Street, 18th Floor, Baltimore, MD 21202, Attorney for Petitioner(s).

RECEIVED
OCT 2005
Per.....

Peter Max Zimmerman

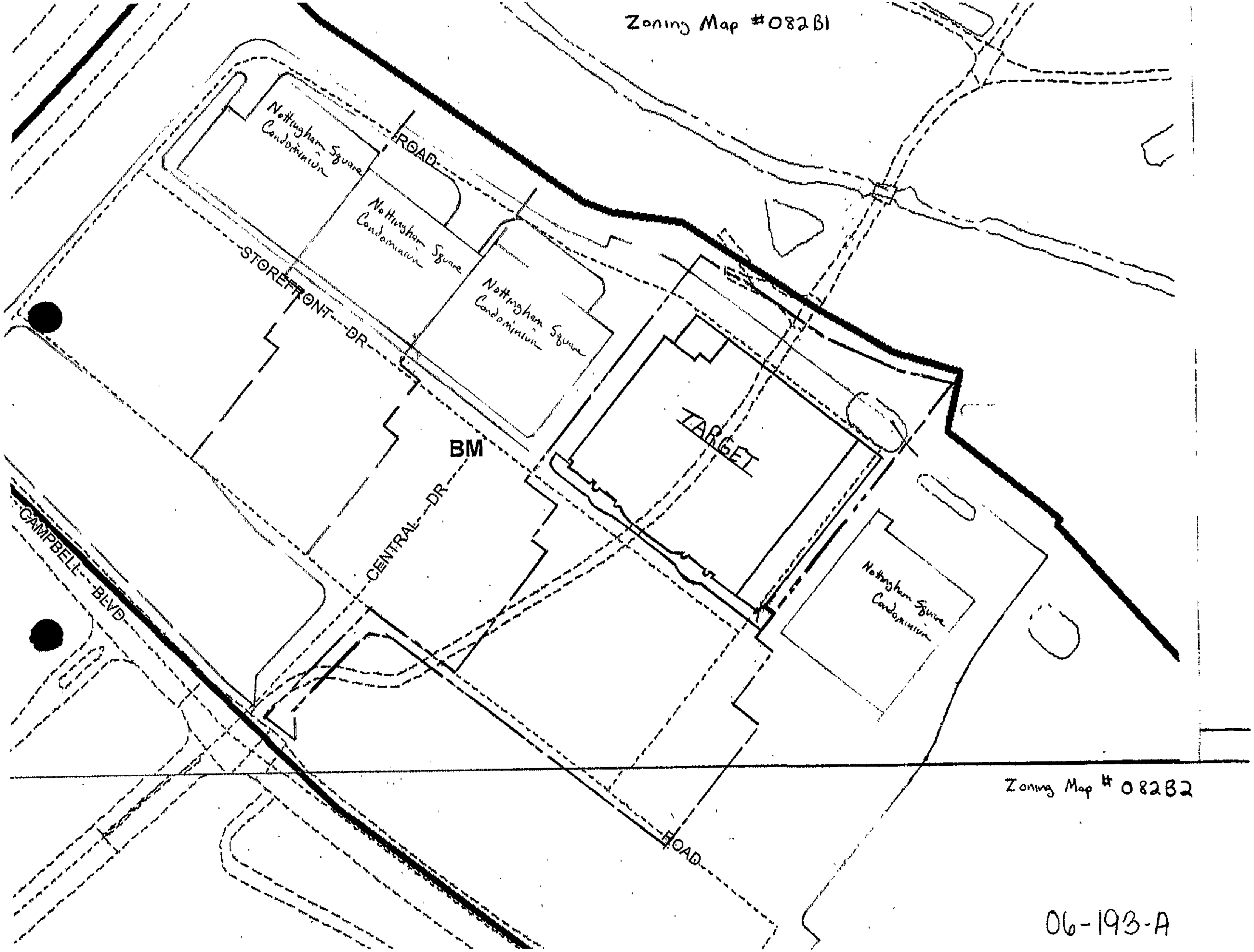
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
NICHOLAS POPEHN	1000 NICOLLET MALL	MINNEAPOLIS, MN 55403	nicholas.popehn@target.com
Teresa Lower	8330 Boone Blvd. Suite 400	Vienna, VA 22182	tlower@vhb.com


Zoning Map #082B1
Nottingham Square Condominium
Nottingham Square Condominium
Nottingham Square Condominium
ROAD
STOREFRONT DR
BM
TARGET
CENTRAL DR
CAMPBELL BLVD
Nottingham Square Condominium
Zoning Map # 082B2
ROAD

06-193-A

TARGET

November 21, 2005

Zoning Commissioner of Baltimore County

RE: Petition for Variance - Target Store T-1001, 5230 Campbell Blvd, Baltimore, MD 21236

Dear Sirs/Mesdames,

This is to confirm that Michael Minenko, Real Estate Manager, Target is authorized to sign and file Petitions for Variance in Baltimore County, Maryland for and on behalf of Target.

Thank you.

Sincerely,

David Marquis
Director, Real Estate
Northeast and Midwest, USA

Pet #1

TARGET

November 25, 2005

Zoning Commissioner of Baltimore County

RE: Petition for Variance - Target Store T-1001, 5230 Campbell Blvd, Baltimore, MD 21236

Dear Sirs/Mesdames,

This will confirm that on or before October 5, 2005, Target provided notice of our proposed expansion and remodel: 1) to all Condominium Owners and Tenants [that are required or requested to be notified]; and 2) to the Shopping Center Developer (Nottingham Village, Inc.)

No Condominium Owner, Tenant or Developer has objected to Target's planned remodel or expansion.

The Condominium Owners and Tenants are as follows:

	Owner	Tenant
Unit A	Sheridan Plaza Properties	Best Buy Co., Inc.
Unit B	SMMD LLC, Cincinnati	
Unit C	Commercial Net Lease Realty Inc.	Dick's Sporting Goods, Inc.
Unit D	Target	
Unit E	Commercial Net Lease Realty Inc.	American Signature Home, Inc. (Notice provided at the request of Commercial Net Lease Realty Inc.)

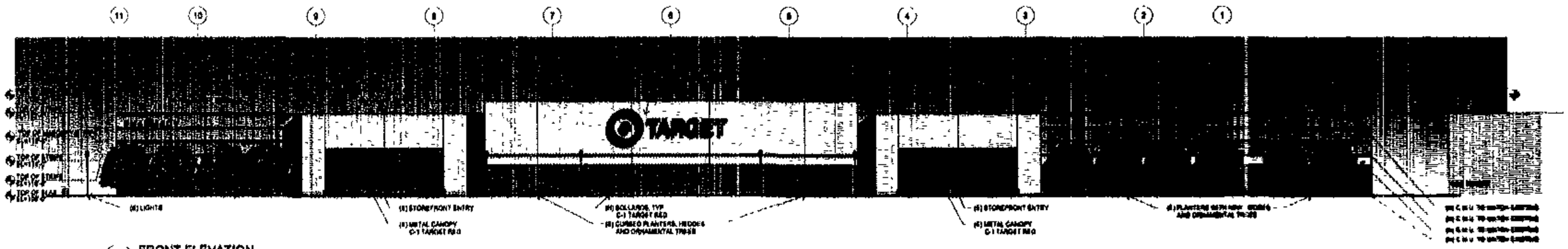
Attached are copies of the architectural and engineering plans, including copies of Target's permissible building area and proposed expansion (which is within Target's permissible building area).

Thank you.

Sincerely,

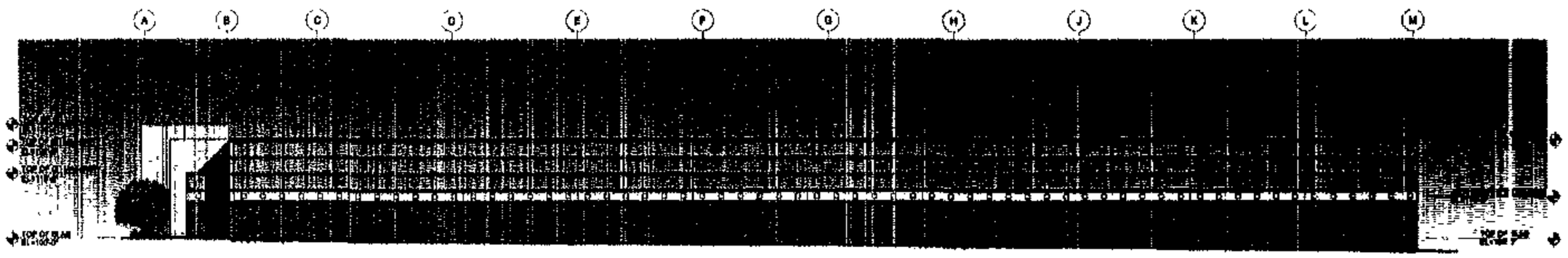
Mike Minenko
Real Estate Manager
Expansions & Remodels, Northeast USA

Det #2



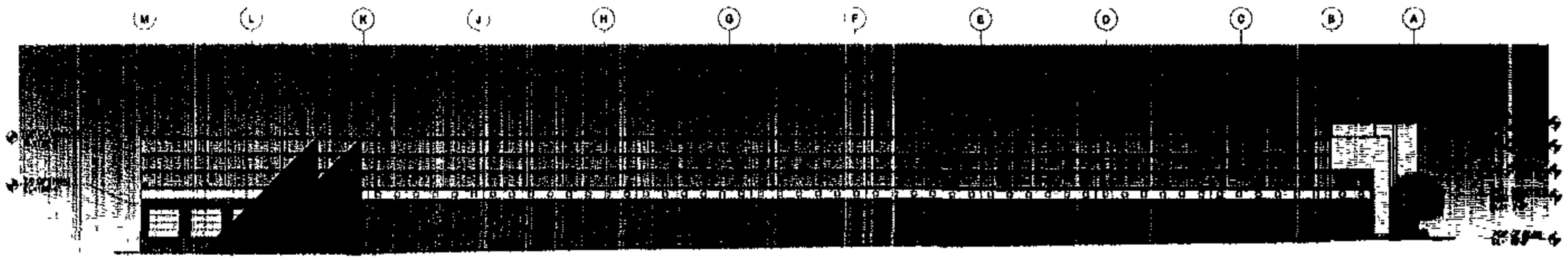
1 A6 FRONT ELEVATION

N.T.S.



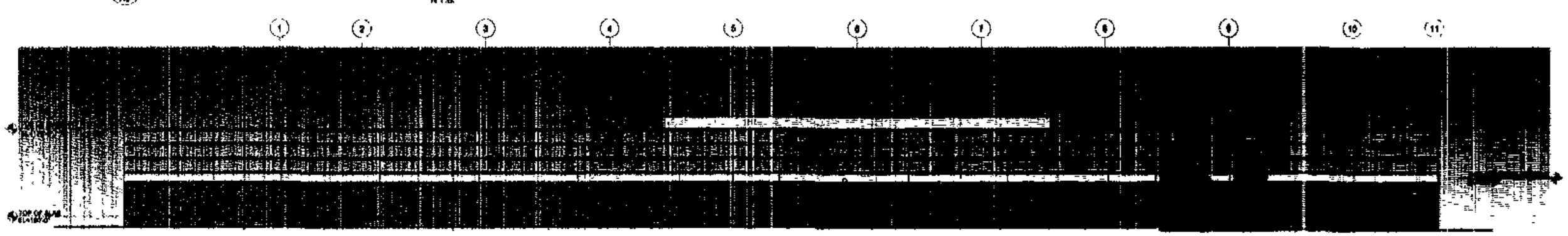
2 A6 RIGHT ELEVATION

N.T.S.



3 A6 LEFT ELEVATION

N.T.S.



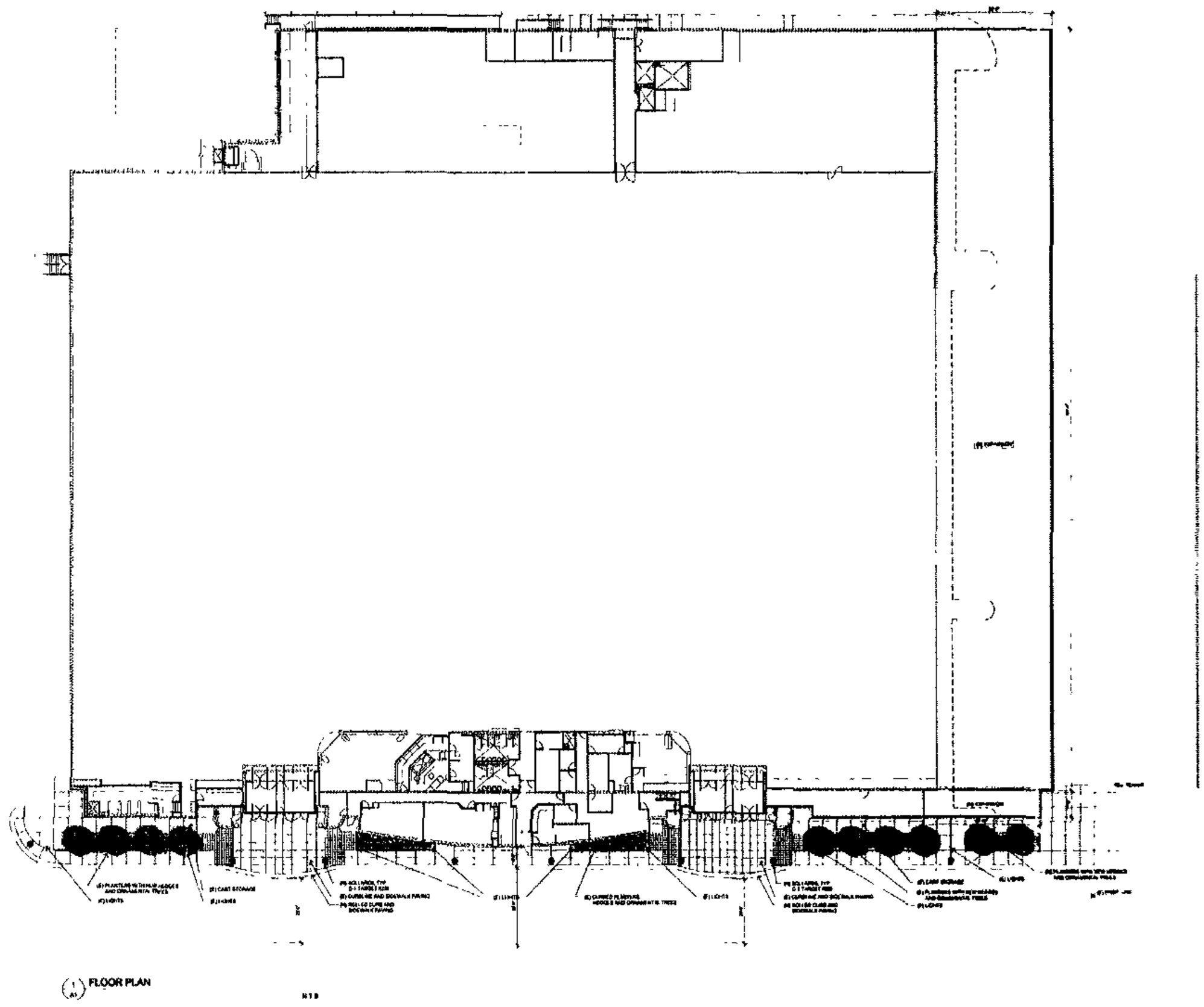
4 A6 REAR ELEVATION

N.T.S.

TARGET

RSP ARCHITECTS	date: 09-13-05	prototype-G293	Baltimore WhiteMarsh, MD.	T-1001

D1.



FLOOR PLAN

RSP ARCHITECTS	date: 09-13-05	prototype-G293	Baltimore WhiteMarsh, MD.	T-1001

TARGET

D2.

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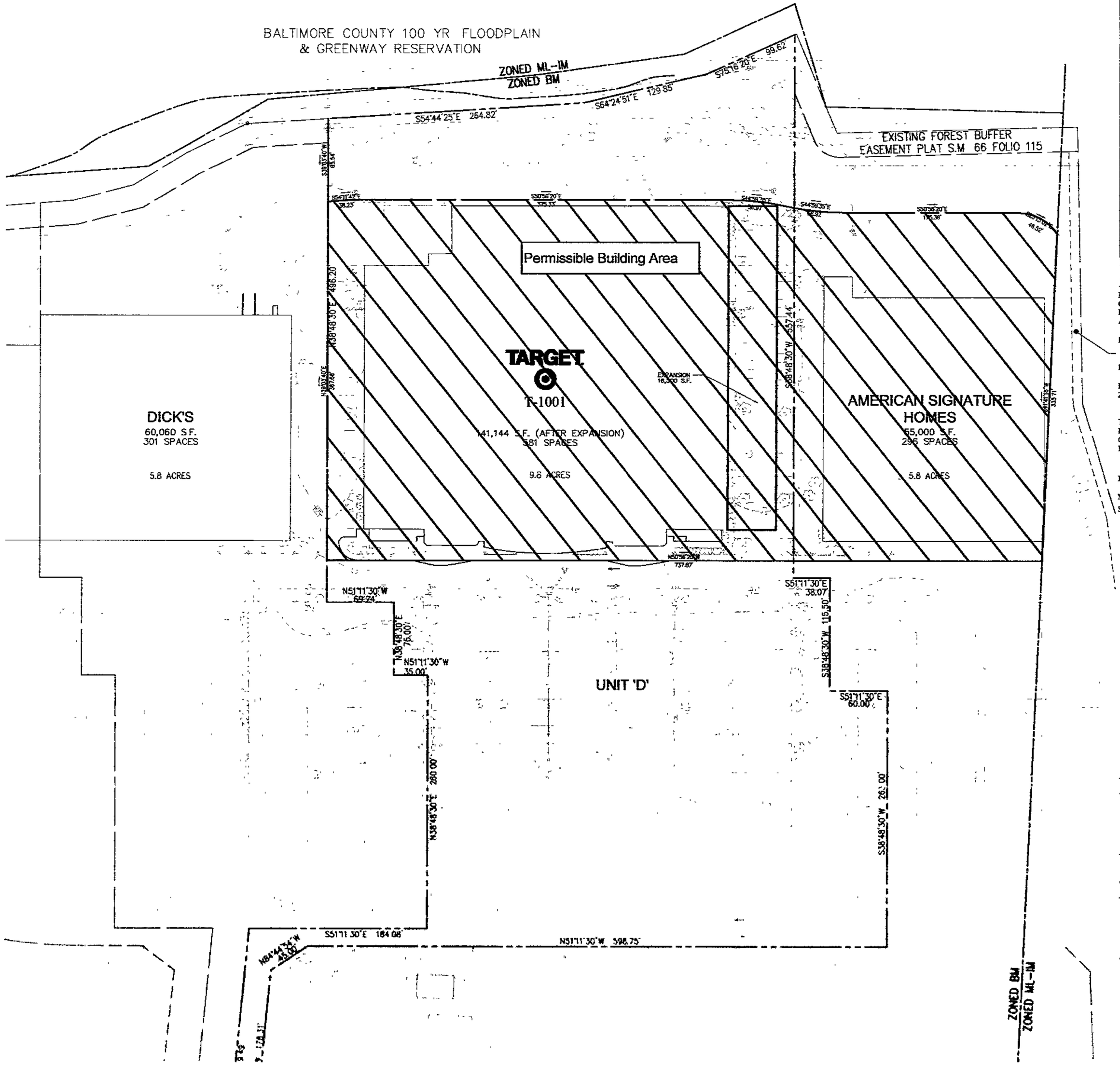
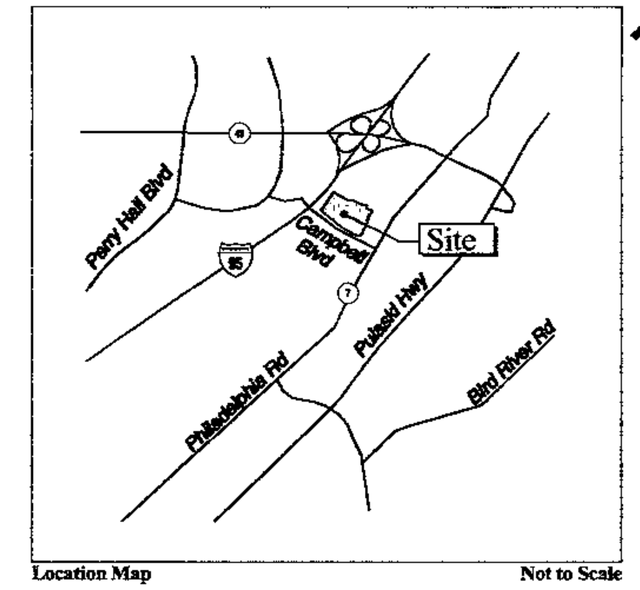




Location Map — Not to Scale

Site Data

Reference:	Lot 10 Section H White Marsh Business Community
CRG Approval:	6/27/91 CRG No 91138 Planning No. XIV-302
Detail Plan Approval	5/6/94
Area of Lot 10.	32.6862 Ac (1,423,810.8 S.F.) Lot 10 9.827 Ac. (428,064.12 S.F.) Unit D - Target
Existing Use	Retail Building (Best Buy, Service Merchandise, Dicks, Target, American Home Furniture) 347,516 S.F
Proposed Use:	Retail (Target Expansion - 16,500 S.F.) 364,016 S.F
Existing Zoning:	BM (31.18 Ac.) and ML-IM (1 51 Ac.)
Zoning Hearings:	Car Wash Case No. 02325X (Lot 30) Granted April 9, 2002 with Restrictions.
Tax Account Number	14-2200023362
Election District:	14th
Councilmanic District:	6th
Property Owner's Name and Address	Target Corporation 1000 Nicollet Mall, TPN-12H Minneapolis, Minnesota 55403
Proposed Structure:	50' x 330' Expansion to Existing Target Building Height - 40' ±

No wells or Septic Systems on Property.

Setbacks: Front = 0', Side = 0', Rear = 0'

General Notes

1. THE PROPERTY SHOWN HEREON IS ALL OF LOT IA AND PART OF LOT IB AS SHOWN ON THE APPROVED CRG PLAN FOR SECTION H, I AND J. DATED 6/27/91. (APPROVAL DATE)
2. A PORTION OF THIS PROPERTY SHOWN HEREON HAS BEEN RECORDED AS LOTS 1 AND 2 ON A PLAT ENTITLED PLAT OF PORTION OF SECTION H, WHITE MARSH BUSINESS COMMUNITY DATED APRIL 23, 1993
3. STORM WATER MANAGEMENT WATER QUALITY TO BE PROVIDED IN REGIONAL FACILITIES, EXCEPT FOR THE SOUTHWEST CORNER OF LOT 20 WHICH MAY BE PROVIDED ONSITE.
4. THERE ARE NO KNOWN EXISTING CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HAZARDOUS MATERIALS ON THE SITE.

Parking Summary

FROM APPROVED CRG PLAN:
PARKING REQUIRED – 320,000 S.F. (SHOPPING CENTER – RETAIL) = 1600 SPACES @ 5 SPC. /1000 S.F.

PARKING PROVIDED (PER PLAN) –1600 SPACES

ACTUAL PARKING SUMMARY / SF SUMMARY – LOT 10

Unit	Store	Ex. S.F.	Ex. Spaces
A	BEST BUY	57,812	303
B	SERVICE MERCHANDISE	50,000	250
C	DICK'S	60,060	304
D	TARGET	124,644	623
E	AMERICAN SIGNATURE HOMES	55,000	296
	TOTAL	347,516	1,776

PROPOSED PARKING SUMMARY / SF SUMMARY – LOT 10

Unit	Store	Prop. S.F	Req'd. Prkg	Prov. Prkg.
A	BEST BUY	57,812	289	303
B	SERVICE MERCHANDISE	50,000	250	250
C	DICK'S	60,060	301	304
D	TARGET	141,144	705	559
E	AMERICAN SIGNATURE HOMES	55,000	275	296
	TOTAL	364,016	1,820	1,712

LOT 10

Existing Zoning	ML-IM	BM
LOT AREA	1.2 Acres	31.6 Acres
FAR PERMITTED	2.0	4.0
FAR EXISTING	NONE	0.25
FAR PROPOSED	NONE	0.26

VHB
Vanasse Hangen Brustlin, Inc.
Transportation
Land Development
Environmental Services
8330 Boone Boulevard, Suite 400
Vienna, Virginia 22182-2624
703 847 3071 • FAX 703 847 0298

TARGET
1000 Nicollet Mall, TPN-12H
Minneapolis, Minnesota 55403
612 761 5846 • FAX 612 761 5727

N

50 0 50 100
SCALE IN FEET

No.	Revision	Date	Approd.

Designed by | Drawn by | Checked by
CAD checked by | Approved by
Scale 1"=50' | Date JULY 29, 2005

Project Title
Target Expansion
T-1001
5230 Campbell Blvd
Baltimore, MD 21236-4983

Issued for
Nottingham Square
Condominium
Unit D
Not Approved for Construction

Drawing Title
Plan to Accompany
DRC Request

Drawing Number
DRC-2
Sheet 1 of 1

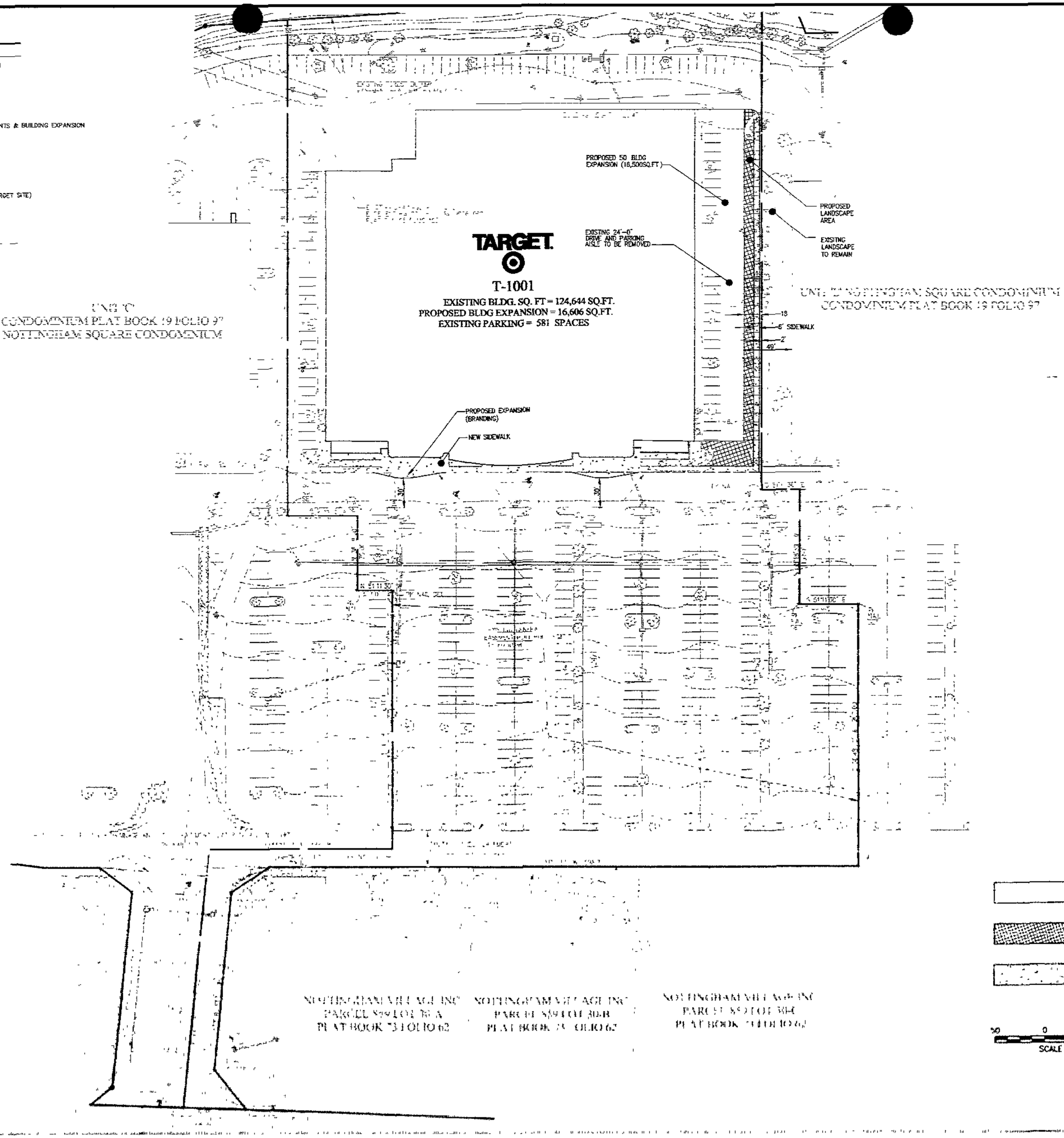
Project Number
32019

32019-DRC.DWG

P:\32019 00\cad\d\Concepts\32019-BASE.dwg

Site Data Table

OWNER:	TARGET CORPORATION
TARGET PROJECT NUMBER:	T-1001
PROJECT LOCATION	BALTIMORE, MD
SITE AREA:	9.827 ACRES
ZONING	BM-BUSINESS MAJOR
PROPERTY TAX #:	14-2200023362
PROJECT TYPE.	SIDEWALK IMPROVEMENTS & BUILDING EXPANSION
EXISTING BLDG. SQ. FT.:	124,644 SF
PROPOSED BLDG. EXPANSION:	16,606 SQ.FT
TOTAL PROPOSED BLDG. SQ. FT.:	141,250 S.F.
EXISTING PARKING SPACES:	581 SPACES
PROPOSED PARKING SPACES	515 SPACES
PROPOSED PARKING RATIO:	3.65 SPCS/1000 SF
REQUIRED PARKING RATIO:	5 SPCS/1000 SF (TARGET SITE)
BUILDING SETBACKS	
FRONT YARD:	0 FEET (MIN.)
SIDE YARD	0 FEET (MIN.)
REAR YARD.	0 FEET (MIN)



VHB
Vanasse Hangen Brustlin, Inc.
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Environmental Services
115 South 15th Street, Suite 200
Richmond, Virginia 23219-4209
804 343 7100 • FAX 804 343 1713

TARGET
1000 Nicollet Mall, TPN-12H
Minneapolis, Minnesota 55403
612 761 5846 • FAX 612 761 3727

No.	Revision	Date	Appvd

Designed by | Drawn by | Checked by
CAD checked by | Approved by
Scale | Date MAY 02, 2005

Project Title
Target Expansion
T-1001
5230 Campbell Blvd.
Baltimore, MD 21236-4983

Issued for
Conceptual Use Only

Not Approved for Construction

Drawing Title

Drawing Number

Sheet 1 of 1

Project Number
32019

1997-2003 AirPhotoUSA

TARGET

Nicholas A. Popehn
Development Manager

1000 Nicollet Mall, TPN-12F, Minneapolis, MN 55403
612-761-7960 • fax: **612-761-3727** • **nicholas.popehn@target.com**

NICOLE M. LACOSTE
ATTORNEY AT LAW
410-528-5546

BALLARD SPAHR ANDREWS & INGERSOLL, LLP
300 EAST LOMBARD STREET, 18TH FLOOR
BALTIMORE MARYLAND 21202 3268
WWW BALLARDSPAHR COM

PERSONAL FAX. 410-361-8942
LACOSTEN@BALLARDSPAHR.COM

Teresa A. Lower, P.E.
Principal

VHB *Vanasse Hangen Brustlin, Inc.*
Transportation Land Development Environmental Services

8330 Boone Boulevard
Suite 400
Vienna, Virginia 22182-2624
703 847 3071 • FAX 703 847 0298
email: tlower@vhb.com
www vhb.com

Teresa Lower, P.E.

Principal
Land Development

Vanasse Hangen Brustlin, In.c (VHB) 1994 to Present
Offices: Fredericksburg, VA; Glen Allen, VA; Richmond ,VA; Vienna, VA

Education
B.S.C.E., Pennsylvania State University, 1991
M.S.C.E., Pennsylvania State University, 1994

Affiliations
American Society of Civil Engineers

Registration
Professional Engineer: Virginia
Professional Engineer, Maryland

. . . . . .

Ms. Lower is the Manager of VHB's Vienna division of Land Development. She is a principal in the firm and is responsible for all aspect of the department's activities and supervises the preparation of site development plans and procurement of site plan approvals for retail, institutional and residential development projects. She has been involved in rezoning and variance requests for corporate development and large and small scale retail sites.

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Capital One West Creek Campus, Richmond, VA – Goochland County
As part of a multi-disciplinary client and consultant team, Ms. Lower managed VHB's sitework design team for the overall campus development including 2.2 million square feet of corporate office space on a 316-acre site. Ms. Lower was responsible for master planning the site earthwork, grading, utilities and stormwater management elements and then implementing the Phase I and II site development program for seven 160,000 square foot office buildings, associated surface parking and two parking decks, construction entrances, site access roadways and landscape development. Key to the program's success was Ms. Lower's relationship development with County and regulatory agencies for Plan-of-Development approval and implementation of off-site improvements. Ms. Lower also assisted the client and consultant team in "socializing" the design ideas and facilitating the internal decision-making process to maintain the aggressive project schedule.

Carmax, Richmond, VA – Goochland County
Ms. Lower contributed as Project Manager to the overall due diligence, site planning and preparation of site plans for Carmax's 600,000 square foot corporate offices in West Creek, a 3,500-acre office park west of Richmond. The Carmax campus was designed to be sensitive to the environment. To that end, Ms. Lower worked with the project's landscape architects to design the access road to "lay" on the topography therefore requiring little disturbance to trees and wetlands during construction. Ms. Lower worked directly with the sitework contractor to develop special construction techniques were to facilitate construction close to the trees. Ms. Lower also worked with VHB survey crews to locate the road prior to construction and walk each edge so that adjustments could be made to the clearing and grading limits as necessary. The road when complete will resemble a country road with tree overhangs.

Target Corporation – Expansion and New stores (various locations)
Ms. Lower is the principal responsible for providing services related civil engineering and permitting of Target's expansions in Virginia, Maryland and New Jersey. The expansion program requires that Ms. Lower investigate and evaluate expansion opportunities for existing stores and process variances and/or rezoning in support of the project. She supervises several design teams in Virginia, Maryland and New Jersey in the preparation of public entitlement and construction documents. She also provides support to Target directly in the pursuit of private entitlements.

Dominion Corporate Headquarters, Richmond, VA

. . . . . .

For a new corporation headquarters expansion on the James River in downtown Richmond, Virginia, Ms. Lower prepared an evaluation and assessment of existing and proposed stormwater management under the City of Richmond's Chesapeake Bay Preservation Act ordinance. Difficult site conditions included floodplain conditions, wetlands resources, abandoned city utilities, former hydroelectric power turbine drainage structures and limited area for new development and utility corridors. Ms. Lower assisted in Plan-of-Development submissions and contract documents for this site redevelopment program.

Redevelopment of Willow Lawn Mall, Henrico County VA
Ms. Lower provided civil engineering services for the redevelopment of the 500,000 square foot Willow Lawn Mall under contract to Federal Realty Trust. Willow Lawn is considered to be Richmond's first suburban mall. Not withstanding the complex construction of a redevelopment project in an area that has been built over several times since 1950, the permitting of the project posed the most significant challenges. Her familiarity with the opportunities afforded to projects within the Enterprise Zone allowed Ms. Lower to prepare plans, submit and secure Plan of Development (POD) for the redevelopment site on an aggressive schedule while also retaining the right that future development of the three outparcel pads would be reviewed administratively. Construction/demolition of one of the mall's wings should begin in July 2005

Home Depot – West Broad, Henrico County VA
Ms. Lower served as the project manager for the Home Depot at West Broad Street. Prior to the Home Depot development, the site was home to Dominion Auto Sales which was relocated to the West End during the design. The redevelopment of the site into a Home Depot was very complicated and Ms. Lower relied on her Henrico County relationships to secure permits. Ms. Lower was responsible for all project design including: the new intersection design, VDOT signal coordination and delivery of the traffic signal; design of underground storage in both front and rear parking lots; relocation and replacement of a 12" cast iron waterline in Broad Street under the turn lane construction and the redesign of the adjacent Burlington Coat Factory site to facilitate the new shared entrance. Ms. Lower also provided part-time construction services during construction and support in securing an occupancy permit for Home Depot.

Best Buy – Brook Road, Henrico County, VA
Best Buy recently received Plan of Development (POD) approval for its development at Brook Road. Ms. Lower served as the project manager, working directly with the County to broker deals with adjacent property owners so as not to delay the project. Access, stormwater and topography posed the biggest challenges to the site's design.

St. Mary's Vertical Tower Expansion, Henrico County, VA
Ms. Lower serves as the Project Manager to Bon Secours in their efforts to perform vertical construction at St. Mary's Hospital. Due to building permitting issues, the team felt that the administrative POD process would allow the team to gain time on the schedule. Ms. Lower met with the County's expedite review team; prepared POD submittals under the expedited review process and then worked with each department to secure approvals.

Teresa Lower, P.E.

Principal
Land Development

List of Jurisdictions where testimony was presented

City of Westminster, MD	City Council	Target Expansion Site Plan Approval	8/11/05
City of Aberdeen, MD	City Council	Target Expansion Preliminary Site Plan	9/29/05
Chesterfield County, VA	Planning Commission	Target Expansion Rezoning w/bulk exception for parking	10/18/05
Henrico County, VA	Planning Commission	Best Buy Plan of Development	2/10/05
Henrico County, VA	Planning Commission	Willow Lawn Plan of Development	7/28/04
Goochland County, VA	Planning Commission	Capital One Master Plan Approval	6/2000
Goochland County, VA	Board of Supervisors	Capital One Master Plan Approval	7/2000
Goochland County, VA	Planning Commission	Carmax Master Plan Approval Site Plan Approval	10/2003
Goochland County, VA	Board of Supervisors	Carmax Corp. HQ Master Plan Approval Site Plan Approval	11/2003
Henrico County, VA	Planning Commission	Home Depot Plan of Development	10/1998

Lacoste, Nicole M. (Balt)

From: Lower, Tracy [TLower@VHB.com]
Sent: Tuesday, November 22, 2005 2:49 PM
To: Lacoste, Nicole M. (Balt)
Subject: FW: Target @ White Marsh

From: Johnson, Brian
Sent: Thursday, November 17, 2005 1:53 PM
To: Lower, Tracy
Subject: FW: Target @ White Marsh

From: Jimmie Mezick [mailto:jmezick@co.ba.md.us]
Sent: Thursday, November 17, 2005 9:47 AM
To: Johnson, Brian
Subject: Target @ White Marsh

Mr. Johnson,
We've reviewed the plan you provided and find it workable for the fire service. If it were to come thru the normal development plan channels I would not issue negative comments.

Lt. Jimmie D. Mezick
Office of the Fire Marshal
Balto. Co. Fire Department
410-887-5178
cell 443-829-7318
fax 410-887-5180

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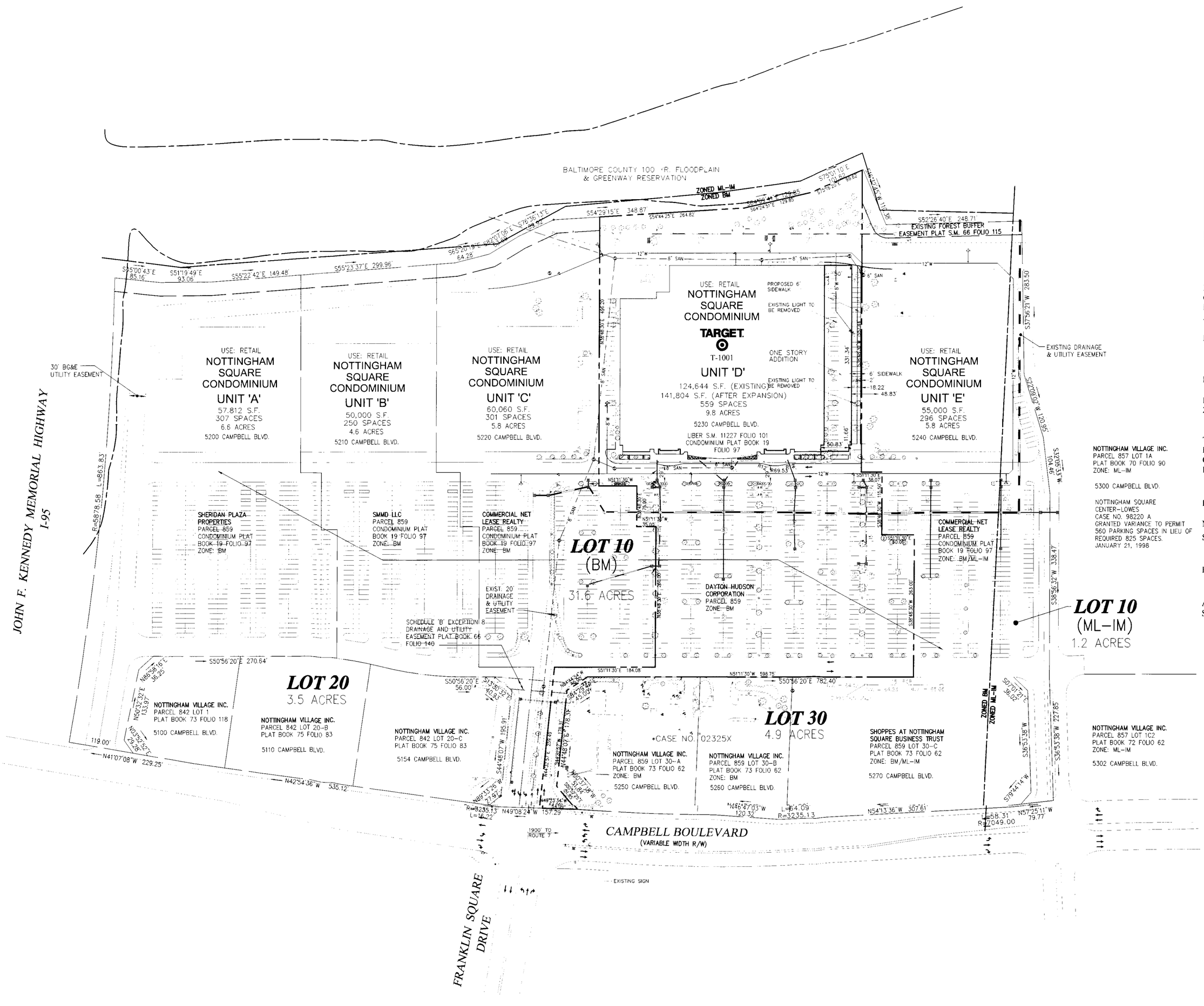
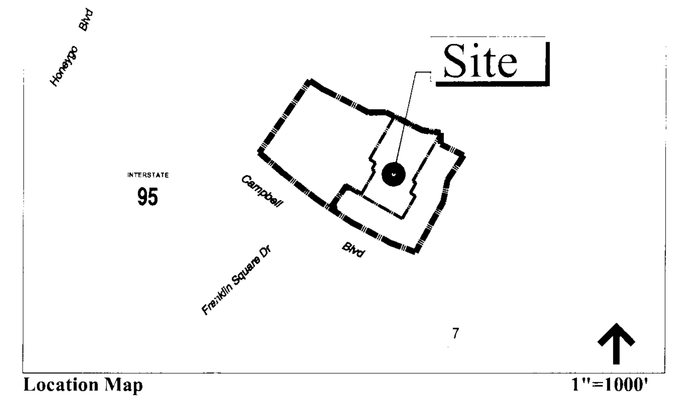
Watertown, MA 02472
617-924-1770

Pet #5

BEST BUY
BED BATH AND BEYOND
MICHAELS
DICK'S SPORTING GOODS
VALUE CITY FURNITURE
LOWE'S
INTERSTATE 95
ROUTE 7
CAMPBELL BOULEVARD
JOHN F. KENNEDY MEMORIAL HIGHWAY
FRANKLIN SQUARE DRIVE
PHILADELPHIA ROAD
WAREHOUSE
WHITE MARSH-TARGET
STORE# T-1001

Ret #34





Location Map 1"=1000'

VHB
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Site Data

Reference:	Lot 10 Section H White Marsh Business Community
CRG Approval:	6/27/91 CRG No. 91138 Planning No. XIV-302
Detail Plan Approval:	5/6/94
Area of Lot 10:	32.6862 Ac. (1,423,810.8 S.F.) Lot 10 9.827 Ac. (428,064.12 S.F.) Unit D - Target
Existing Use:	Retail Building (Best Buy, Service Merchandise, Dicks, Target, American Home Furniture) 124,644 S.F. (Target) 347,516 S.F. (Overall Shopping Center)
Proposed Use:	Retail (Target Expansion - 17,160 S.F.) 364,016 S.F.
Existing Zoning:	BM (31.18 Ac.) and ML-IM (1.51 Ac.) (Lot 10)
Zoning Hearings:	Case No. 02325X (Lot 30) Car Wash Granted April 9, 2002 with Restrictions.
Tax Account Number:	14-2200023362
Election District:	14th
Councilmanic District:	6th
Property Owner's Name and Address:	Target Corporation 1000 Nicollet Mall, TPN-12H Minneapolis, Minnesota 55403
Proposed Structure:	50' x 330' Expansion to Existing Target Building Height - 28' ±
No wells or Septic Systems on Property.	
Setbacks:	Front = 0' Side = 0' Rear = 0'
Previous Commercial Permits:	B 209601 - Grading Permit B 239334 - Construct one story retail. Date Last Improved: 06/1995
Amenity Open Space:	Not Required
Storm Water Management:	Water quality only, provided in Regional Facility to the East.

General Notes

1. THE PROPERTY SHOWN HEREON IS ALL OF LOT IA AND PART OF LOT IB AS SHOWN ON THE APPROVED CRG PLAN FOR SECTION H, I AND J. DATED 6/27/91. (APPROVAL DATE)
2. A PORTION OF THIS PROPERTY SHOWN HEREON HAS BEEN RECORDED AS LOTS 1 AND 2 ON A PLAT ENTITLED PLAT OF PORTION OF SECTION H, WHITE MARSH BUSINESS COMMUNITY DATED APRIL 23, 1993.
3. STORM WATER MANAGEMENT WATER QUALITY TO BE PROVIDED IN REGIONAL FACILITIES, EXCEPT FOR THE SOUTHWEST CORNER OF LOT 20 WHICH MAY BE PROVIDED ONSITE.
4. THERE ARE NO KNOWN EXISTING CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HAZARDOUS MATERIALS ON THE SITE.
5. NO CHANGES PROPOSED TO REMAINING PARKING AREA.
6. FEMA MAP NO. 240 250 0163B (JAN. 7, 2000).
7. SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
8. MAP NUMBER 08281 AND 08282.

Parking Summary

FROM APPROVED CRG PLAN:
PARKING REQUIRED – 320,000 S.F. (SHOPPING CENTER – RETAIL) = 1600 SPACES @ 5 SPC. /1000 S.F.

PARKING PROVIDED (PER PLAN) –1600 SPACES

PARKING SUMMARY / SF SUMMARY – UNIT 10 – TARGET

Square Footage			Parking	
Exist.	Prop.	Exist. Spaces	Req'd.	Provided
124,644	141,804	623	709	559

TARGET

Existing Zoning	BM
LOT AREA	9.827 Ac. / 426,888 S.F.
FAR PERMITTED	4.0
FAR EXISTING (TARGET)	0.29 (124,644/426,888)
FAR PROPOSED (TARGET)	0.33 (141,804/426,888)

100 0 100 200
SCALE IN FEET

Date	Revisions	Date	Rev.
Designed by	Drawn by	Checked by	
CRG Approved by		Approved by	
Scale 1"=100'		Date OCTOBER 5, 2005	

Project Title
Target Expansion
T-1001
5230 Campbell Blvd.
White Marsh, MD 21236-4983

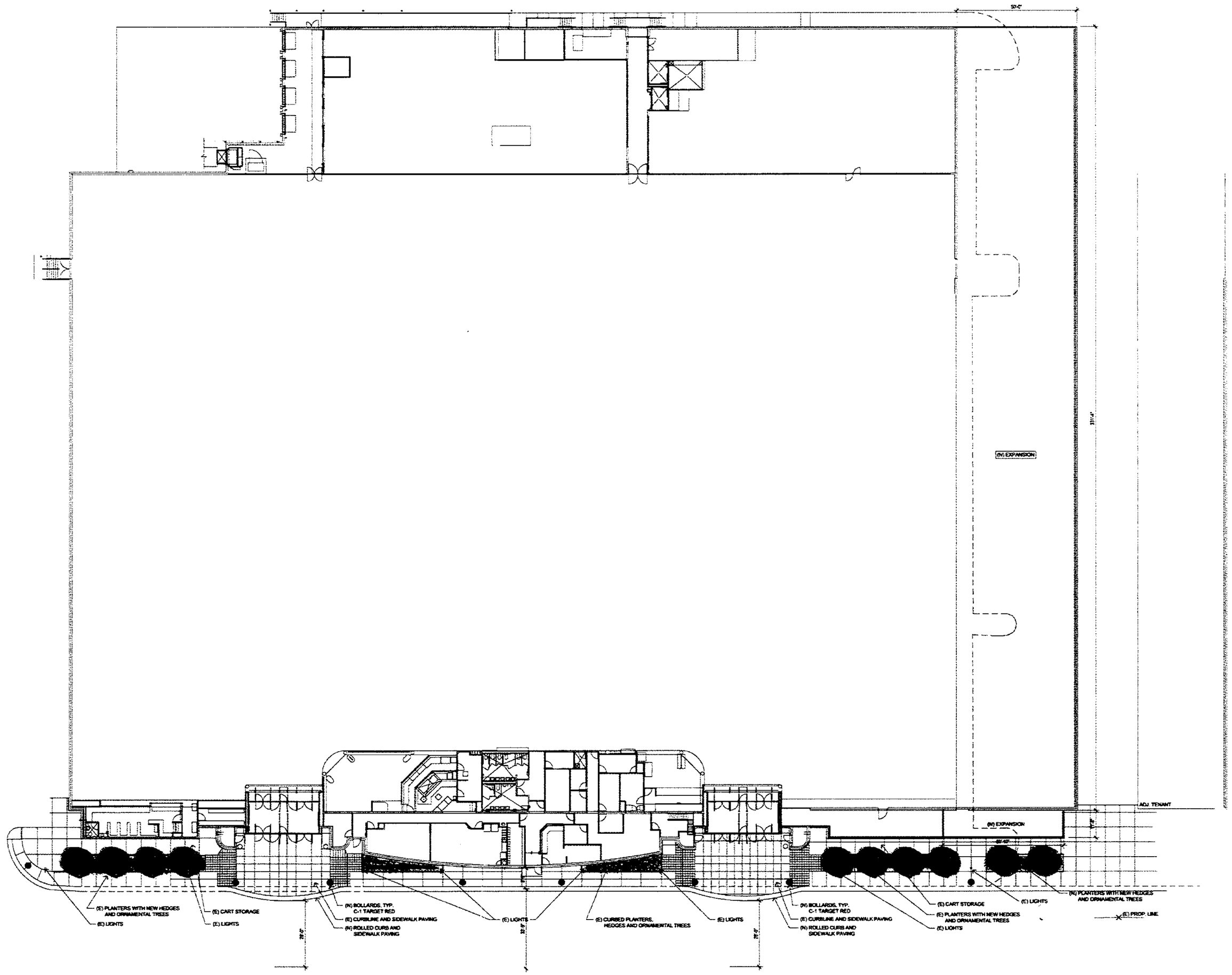
Drawing Title
Plan to Accompany
Petition for Variance

Drawing Number

Sheet 1 of 1

Project Number
32019

32019-VAP.DWG



1 / A1 FLOOR PLAN

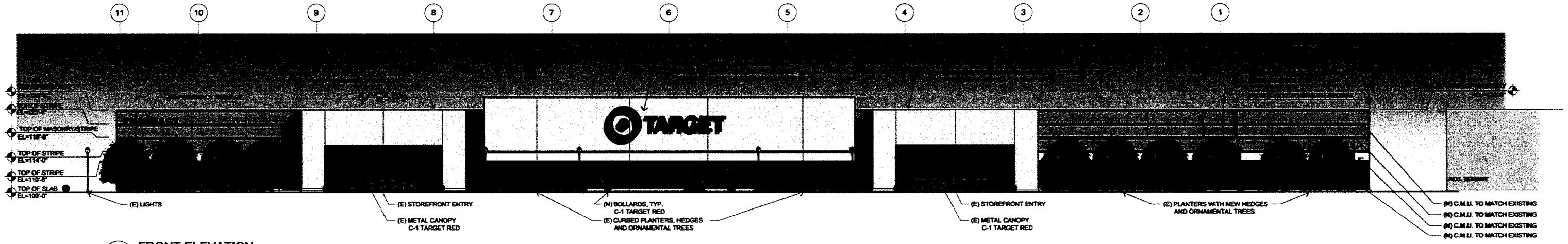
N.T.S.

TARGET

R S P A R C H I T E C T S	date: 09-13-05	prototype-G293	Baltimore WhiteMarsh, MD.	T-1001

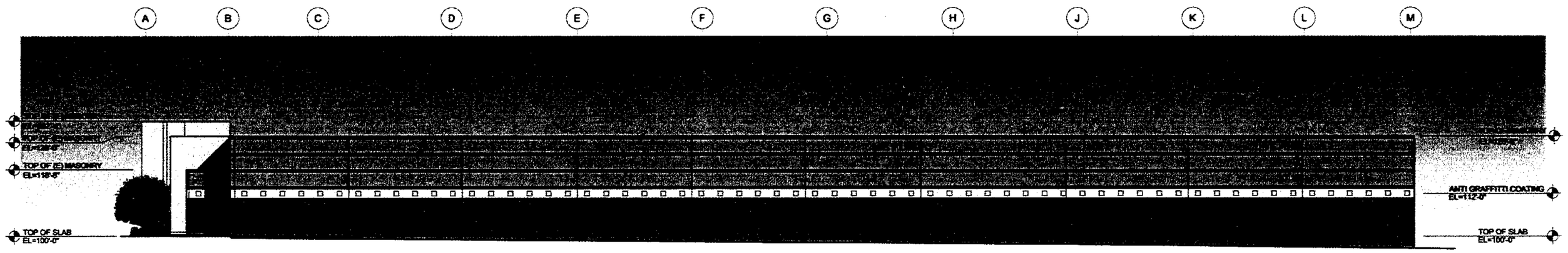
D2.

3B



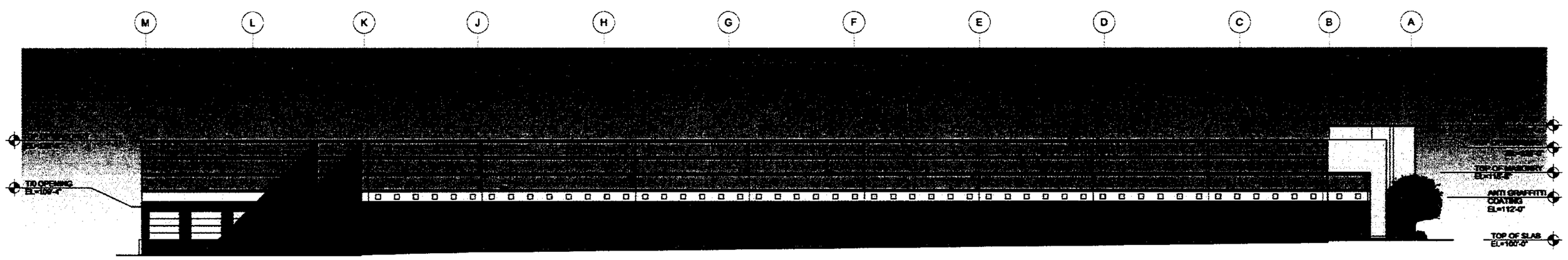
1 / A8 FRONT ELEVATION

N.T.S.



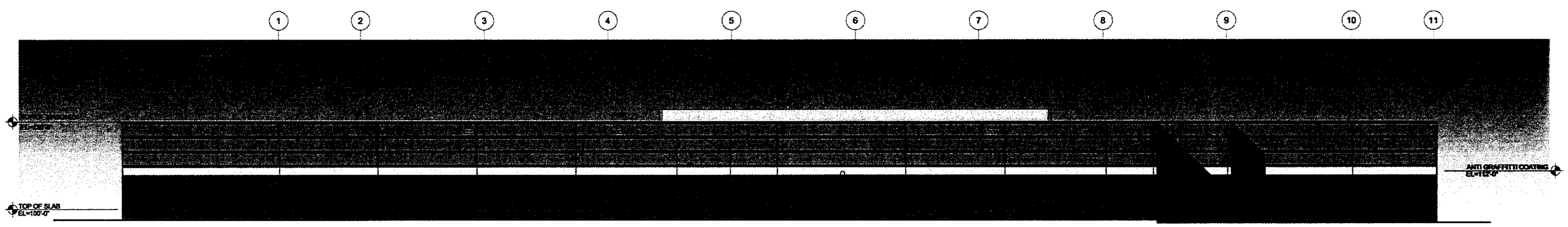
2 / A8 RIGHT ELEVATION

N.T.S.



3 / A8 LEFT ELEVATION

N.T.S.



4 / A8 REAR ELEVATION

N.T.S.

TARGET

R S P A R C H I T E C T S	date: 09-13-05	prototype-G293	Baltimore WhiteMarsh, MD.	T-1001