IN RE: PETITION FOR VARIANCE

NE/Corner Loch Raven Boulevard and

Taylor Avenue

(8100 Loch Raven Boulevard)

9th Election District

4th Council District

Saul Subsidiary I Limited Partnership Petitioners

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 06-363-A

*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Saul Subsidiary I Limited Partnership, by Saul QRS, Inc., a General Partner, through their attorney, Joseph R. Woolman, III, Esquire. As originally filed, the Petitioner requested relief from Section 450.4(I)5(d) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 16 wall-mounted enterprise signs in lieu of the permitted six signs. However, in response to the Zoning Advisory Committee (ZAC) comments submitted by the Office of Planning, and at the request of the Loch Raven Community Council, the Petitioners amended their request in open hearing and now seek relief to allow 12 wall-mounted enterprise signs in lieu of the permitted six. The subject property and requested relief are more particularly described on the redlined 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 David Joss, a representative of Saul Subsidiary I Limited Partnership, owners of the subject property, Dean Hoover, the Professional Engineer who prepared the site plan for this property, and Joseph R. Woolman, III, Esquire, attorney for the Petitioners. Donna Spicer and Leslea Knauff appeared as interested citizens on behalf of the Loch Raven Community Council and Loch Raven Village community, respectively. There were no Protestants or other interested persons present.

Testimony and evidence offered disclosed that the subject property is an irregular shaped parcel located with frontage on three public roads, namely Taylor Avenue, Loch Raven Boulevard and Pleasant Plains Road in east Towson. The property is improved with a multi-tenant retail shopping center, known as the Ravenwood Shopping Center, and contains a gross area of 7.99 acres, more or less, zoned BL-CCC. Presently, there are three buildings on the site, including a one-story 74,750 sq.ft. retail building in the northeast portion of the property, and two smaller retail buildings in the southern portion of the site; a one-story, 1,778 sq.ft. building and a two-story, 9,800 sq.ft. building. A large parking field containing 502 parking spaces is located in the center of the property.

The relief requested relates to a new 7,500 sq.ft. building the Petitioners propose to construct in the eastern portion of the site adjacent to Loch Raven Boulevard. Due to the unique configuration of the property and the location of existing buildings thereon, the Petitioners desire to place four wall-mounted enterprise signs on each side of the proposed building to assist the public in identifying the new tenants therein. Section 450.4, Table Section 5(d) of the B.C.Z.R. limits the total number of wall-mounted signs per building face to two. Thus, the requested variance relief is necessary in order to proceed.

As shown on the site plan, the new building will be located between the three existing buildings, and accessed via Loch Raven Boulevard; however, all four sides will be visible from the parking lot and the external roads surrounding the site. Thus, the additional signs will assist in providing direction for customers traveling through the shopping center and when entering the site from Loch Raven Boulevard.

As noted above, Donna Spicer and Leslea Knauff appeared on behalf of the Loch Raven Community Council. Ms. Spicer noted that there have been ongoing negotiations between the Petitioner and the community relative to the proposed improvements at this shopping center and that they generally support the proposal. However, Ms. Spicer requested that certain conditions be imposed upon the grant of any relief, which are more particularly set forth in a letter she submitted to the undersigned subsequent to the hearing. Of particular interest were proposed

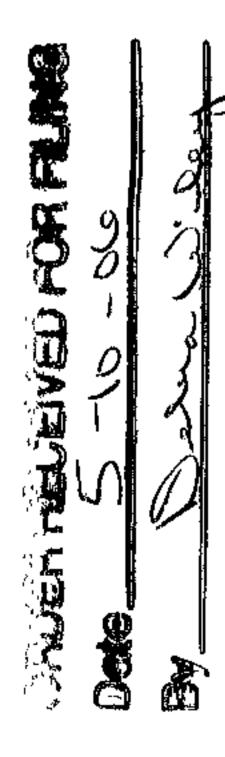
improvements to the existing island at the entrance to the site from Taylor Avenue. While many of these conditions form no nexus to the requested sign variance, several of these conditions were previously discussed and agreed to by the Petitioners and are supported by the Office of Planning. Thus, I will incorporate some of those conditions as restrictions to the relief granted.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. In my judgment, the Petitioners have satisfied the requirements of Section 307.1 of the B.C.Z.R. as they relate to the grant of variances. As noted above, the plan has been revised in accordance with the Office of Planning comments and the community supports the proposal. The new signs will meet all County regulations for area, construction and mounting and are consistent with the nature and use of the subject property, and surrounding locale. Moreover, the proposed signs will assist in directing traffic, tend to avoid confusion and promote safety. Thus, I find that the variance can be granted in strict harmony with the spirit and intent of the sign regulations, without detriment to the health, safety or general welfare of the surrounding locale.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10 day of May 2006 that the Petition for Variance, as amended, seeking relief from Section 450.4(I)5(d) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 12 wall-mounted enterprise signs in lieu of the maximum permitted six, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their sign permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The lettering on the proposed signs shall be single, back-lighted letters, consistent with existing signage on the property, as more particularly shown on Petitioner's Exhibit 2.
- 3) A "right-turn, only" sign shall be placed at the Taylor Avenue exit.





JAMES T. SMITH, JR. County Executive

May 10, 2006

WILLIAM J. WISEMAN III

Zoning Commissioner

Joseph R. Woolman, III, Esquire Gildea & Schmidt, LLC 300 E. Lombard Street, Suite 1440 Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE

NE/Corner Loch Raven Boulevard & Taylor Avenue (8100 Loch Raven Boulevard)

9th Election District — 4th Council District
Saul Subsidiary I LP - Petitioners
Case No. 06-363-A

Dear Mr. Woolman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

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

Very truly yours,

WINLIAM WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Messrs. Brian Downie & David Joss, Saul QRS, Inc. 7501 Wisconsin Avenue, Suite 1500, Bethesda, Md. 20814

Mr. Dean Hoover, Morris & Ritchie Associates

1220 E. Joppa Road, Suite 505, Towson, Md. 21286

Ms. Donna Spicer, 8719 Eddington Road, Baltimore, Md. 21234

Ms. Leslea Knauff, 1516 Doxbury Road, Towson, Md. 21286

Office of Planning; People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8100 Loch Raven Blvd. which is presently zoned BL-CCC

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

450.4(I)5(d) to permit/16 wall mounted enterprise signs in lieu of the required 6 maximum \

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

to be presented at hearing.

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

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

Contract Purchaseril associ

	Contract Purchaser/Lessee:		Legal Owner(s):		
			Saul Subsidiar	y I Limited	Partnership
	Name - Type or Print		By: Saul QRS,	Inc., Gener	al Partner
	Harne - Type of Philit	Name -	Type or Print		
	Signature		Man "	<u></u>	
	olgnature		Signature		
	Address		<u>Brian Downie</u>	<u>.</u>	
	Telepi	none No.	Name - Type or Print	· · · · · · · · · · · · · · · · · · ·	
	City				301-986-6200
	- Vidio	Zip Code	Signature		
	Attorney For Petitioner:		7501 Wisconsi	n Ave., Suit	e 1500
	<u> </u>		Address	· · · · · · · · · · · · · · · · · · ·	Telephone No.
	Joseph R. Woolman, III		Bethesda	MD	20814
6	Name - The or Print	City		State	Zip Code
			Panracantativa	ta ha Cantaata	•
7,500	Signature		Representative	to be contacte	<u>u:</u>
	Gildea & Schmidt, LLC		Joseph R. Wo	oolman, II	I ;
	Company		Name		
\mathbf{p}	300 E. Lombard Street, Suite	1440	300 E. Lomba	ard Street	, Suite 1440
4	Address	none No.	Address		Telephone No.
Bo	Baltimore, MD 21202 (410)234	-0070	Baltimore,	MD 21202	(410)234-0070
	City	Zip Code	City	Stat	
M O			•		2 ip 0000
10 7			OF	FICE USE ONLY	
	$\Delta = \Delta = \Delta = \Delta$		ESTIMATED LENGTH	OF HEADTNIC	
震门 州	3 Case No. 06-363-A			OI LICUNTIAO	
			UNAVAILABLE FOR HE		'
98	>> REV 9/15/98	Reviewed By	t	rate1/25/06	······································
OO				, , -	
	Í				
7				.	Contract of the contract of th
A ^F	LANGON OF THEIR		A A A A A	مراه ا	" N. M. M. D. "
	REV9/15/98 2 AMENDED DURING (PREV9/15/98 PREV9/15/98	A COM !	VENT MALE	> (Cot	Control of the state of the sta
Λı	Ona a market	ar v	A Land		
AT.	IN THE WAS LONDON AND I TO	atilly of a		£ JAC	
Į.	'∄	Ī	· · · · · · · · · · · · · · · · · · ·	AC 121 A	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS



Ravenwood Shopping Center

Page 1

January 23, 2006

7.997 acres of land, more or less, located on Loch Raven Boulevard, 9th Election District, Baltimore County, Maryland

Beginning for the same at the southeast side of Pleasant Plains Road, 60 feet wide, as shown on Baltimore County Right of Way Plat No. 56-196-A, at the end of the North 45°35'00" West 159.17 foot line of that tract of land conveyed to Esso Standard Oil Company by deed dated May 6, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. 3344 folio 12, running thence with the southeast side of Pleasant Plains Road;

- 1. North 44°25'00" East 481.90 feet to intersect the South 51°18'12" East 633.47 foot line of a plat entitled "Blocks 11, 12, 13, 14 and 15, Loch Raven Village", dated July 24, 1952, and recorded in Plat Book G.L.B. 18 folio 53, running thence and binding on part of said line;
- South 51°17'00" East 563.86 feet to a point on the northwest side of Loch Raven Boulevard, running thence and binding on said northwest side of Loch Raven Boulevard as shown on the State Roads Commission Right of Way Plat No. 12382 the four following courses and distances;
- 3. South 44°11'39" West 15.07 feet;
- 4. South 01°03'35" East 40.02 feet;
- Southwesterly along a curve to the left having a radius of 5000.00 feet for an arc distance of 159.21 feet, said curve being subtended by a chord bearing South 42°41'47" West 159.21 feet, and;
- 6. Southwesterly by a line curving to the left having a radius of 1751.00 feet for an arc distance of 238.44 feet, said curve being subtended by a chord bearing South 37°48'06" West 238.25 feet, thence leaving Loch Raven Boulevard;
- 7. North 56°05'56" West 165.00 feet, and;
- South 33°56'24" West 219.00 feet to intersect the northeast side of Taylor Avenue, 100 feet wide, running thence and binding on said northeast side of Taylor Avenue;
- 9. Northwesterly by a line curving to the right having a radius of 1365.50 feet for an arc distance of 341.78 feet, said curve being subtended by a chord bearing North 48°53'23" West 340.88 feet to the beginning of the North 44°25'00" East 166.15 foot line of the aforesaid Esso Standard Oil Company deed, running thence and binding on said deed the two following courses and distances;

P:\10617\Descriptions\10617 8 Acre Description.doc

1220-C East Joppa Road, Suite 505, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

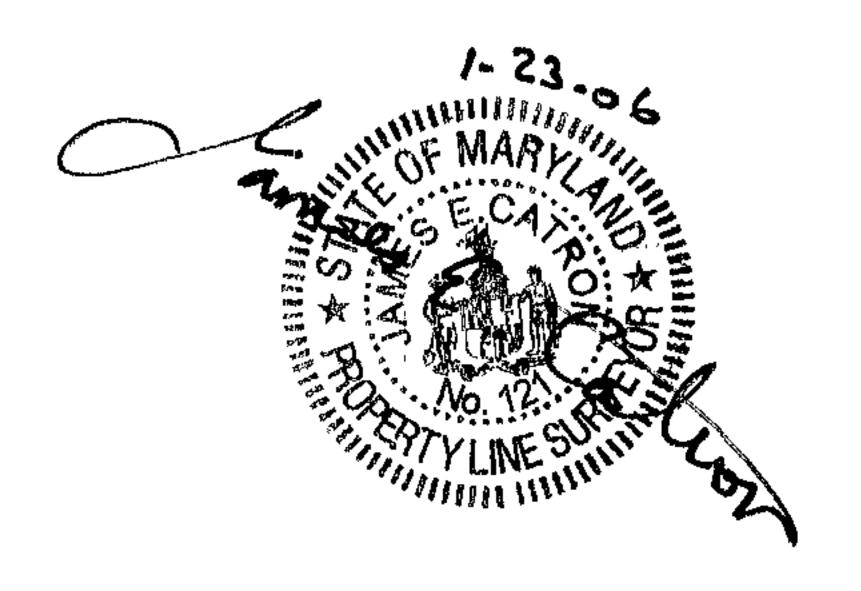
Ravenwood Shopping Center

Page 2

- 10. North 44°25'00" East 166.15 feet, and;
- 11. North 45°35'00" West 159.17 feet to the point of beginning as prepared from deeds of record and not by a field survey by Morris and Ritchie Associates, Inc.

Containing 7.997 acres of land, more or less.

Being the same and all as that parcel of land conveyed by and described in a deed from Saul Holdings Limited Partnership, a Maryland limited partnership to Saul Subsidiary I Limited Partnership, dated 31 July 1994 and recorded among the Land Records of Baltimore County in Liber S.M. 10683 folio 001.



OFFICE OF B	E COUNTY, MAI UDGET & FINANCE NEOUS RECEIPT	17.3		No.	1070				1.1877	(株) (株)
DATE	1/5/06	ACCOUNT	Ros	1 206	66		i i i i i i i i i i i i i i i i i i i	は 機構		
RECEIVED	111	AMOUNT \$	The state of the s	5.00			4	100 / 100 /	. '' .] j	
FOR:										
			·	, '		, , , , , , , , , , , , , , , , , , ,		· · · · · · · · · · · · · · · · · · ·		

1

•

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: #06-363-A

8100 Loch Rayen Blvd.

Northeast, corner, of Lock Rayen, Blvd. and Taylor.

Northeast corner of Loch Raven Blvd. and Taylor Avenue

9th Election District — 4th Councilmanic District Legal Owner(s): Saul Subsidiary I Limited Partnership, by Saul QRS, Inc., Gen. Partner

Variance: to permit 16 wall mounted enterprise signs in lieu of the allowed 6 maximum.

Hearing: Thursday, February 23, 2006 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson, MD 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) 887-3868.

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

JT 2/622 February 7 ______ 83728

CERTIFICATE OF PUBLICATION

2006
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing on $27/2006$.
The Jeffersonian
Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News
S. Willing

LEGAL ADVERTISING

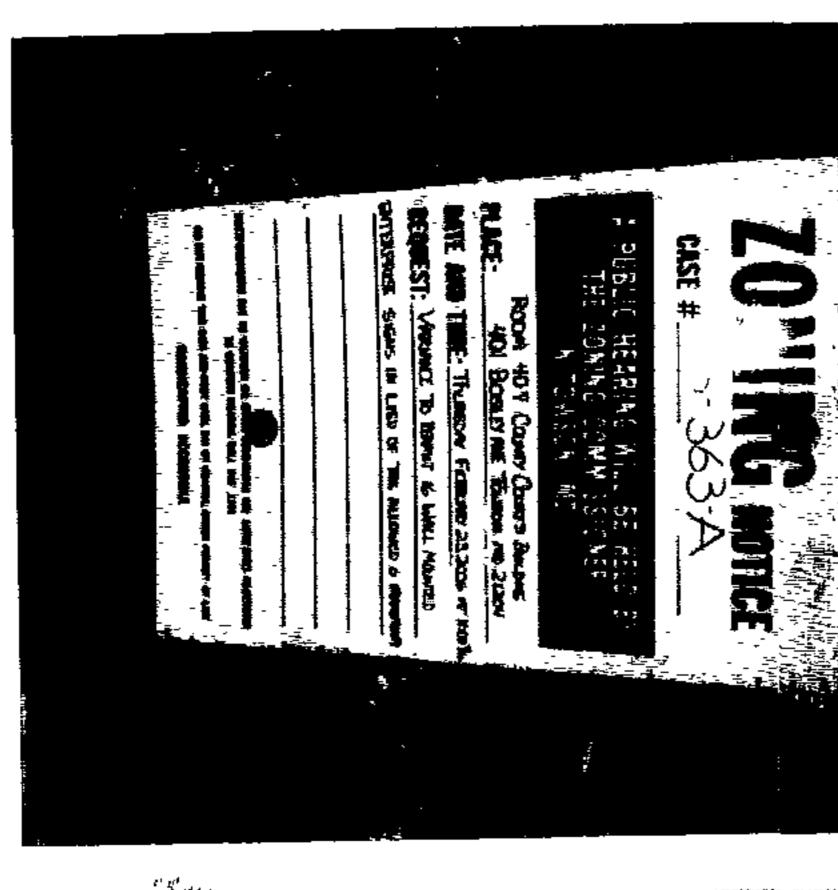
CERTIFICATE OF POSTING

RE: Case No.: 06-363-A

Petitioner/Developer: SAUL SUBSIDIARY I LIMITED PARINGEShip BY SACK ORS Date of Hearing/Closing: Z/Z3/06 **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} Ladles 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: 8100 LOCH RAYEN BLVD The sign(s) were posted on _____ (Month, Day, Year) Sincerely, (Signature of Sign Poster) (Date) SSG Robert Black (Print Name) 1508 Leslic Road (Address) Dundalk, Maryland 21222 (City, State, Zip Code) (410) 282-7940

(Telephone Number)

DO COST PARA ENVO



PETITION FOR VARIANCE RE:

8100 Loch Raven Blvd; NW corner Loch

Raven Blvd & Taylor Avenue

9th Election & 4th Councilmanic Districts

Legal Owner(s): Saul QRS, Inc, General Partner* FOR

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

BALTIMORE COUNTY

06-363-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

People's Counsel for Baltimore County

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 6th day of February, 2006, a copy of the foregoing Entry of Appearance was mailed to, Joseph R. Woolman, III, Esquire, , Gildea & Schmidt LLC, 300 E. Lombard Street, Suite 1440, Baltimore, MD 21202, Attorney for Petitioner(s).

RECEIVED

FEB 0 6 2006

Per.....

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

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

January 31, 2006

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: 06-363-A

8100 Loch Raven Blvd.

Northeast corner of Loch Raven Boulevard and Taylor Avenue.

9th Election District, 4th Councilmanic District

Legal Owners: Saul Subsidiary I Limited Partnership, by Saul QRS, Inc., Gen. Partner

Variance to permit 16 wall mounted enterprise signs in lieu of the allowed 6 maximum.

Hearing: Thursday, February 23, 2006 @ 11:00 a.m. in Room 407 County Courts Building, 401 Bosley Avenue, Towson, MD 21204

Timothy Kotroco

Muthy Kotroco

Director

TK:raj

- c: Joseph R. Woolman, III, Esq., Gildea & Schmidt, LLC, 300 E. Lombard St., Ste. 1440, Baltimore, MD 21202 Brian Downie, c/o Saul Subsidiary I Ltd. Partnership, 7501 Wisconsin Ave., Suite 1500, Bethesda, MD 20814
- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BYWEDNESDAY, FEBRUARY 8, 2006.
 - (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.
 - (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY

Tuesday, February 7, 2006 Issue - Jeffersonian

Please forward billing to:

David K. Gildea, Esquire (410) 234-0070

Gildea & Schmidt, LLC

400 E. Lombard Street, Ste. 1440

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: 06-363-A

8100 Loch Raven Blvd.

Northeast corner of Loch Raven Boulevard and Taylor Avenue,

9th Election District, 4th Councilmanic District

Legal Owners: Saul Subsidiary I Limited Partnership, by Saul QRS, Inc., Gen. Partner

Variance to permit 16 wall mounted enterprise signs in lieu of the allowed 6 maximum.

Hearing: Thursday, February 23, 2006 @ 11:00 a.m. in Room 407 County Courts Building, 401 Bosley Avenue, Towson, MD 21204

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 410-887-3868.

(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 <u>Baltimore County Zoning Regulations</u> (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: 06-363-A
Petitioner: Scul (enros / Gilder ! Schmidt LLC
Address or Location: 400 E. Comband St. St. 1440 Bilt, MD ZIZO
PLEASE FORWARD ADVERTISING BILL TO:
Name: Device Fog
Address: Gilder & Schwill LLC
Acces F Lomberd St. Ste. 1440
Balt. MD 21707
Telephone Number: 40-234-0070

Revised 7/11/05 - SCJ

Department of Permits and Development Management

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





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

February 20, 2006

Joseph R. Woolman, III Gildea & Schmidt, LLC 300 E Lombard St, Ste 1440 Baltimore, MD 21202

Dear Mr. Woolman:

RE: Case Number: 06-363-A, 8100 Loch Raven Blvd.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 25, 2006.

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:amf

Enclosures

c: People's Counsel
Saul Subsidiary I Limited Partnership Brian Downie 7501 Wisconsin Ave, Ste 1500
Bethesda 20814



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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: March 23, 2006

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

8100 Loch Raven Boulevard

INFORMATION:

Item Number:

6-363

Petitioner:

Saul QRS, Inc.

Zoning:

BL-CCC

Requested Action:

Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the variance request is amended to request relief to permit twelve wall mounted enterprise signs 6 on the east façade and 6 on the west façade (shown on the site plan as left and right respectively) in lieu of the maximum permitted 6. The current petition requests a total of 16 wall-mounted signs. The Office of Planning will support a maximum of 12 wall mounted enterprise signs. The signs shall be individual wall mounted backlit lettering.

For further information concerning the matters stated here in, please contact Kevin Gambrill at 410-887-3480.

CIM by 47.

Prepared by:

Division Chief: AFK/LL: CM

W:\DEVREV\ZAC\6-363.doc



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

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

Maryland Department of Transportation

Date: 2 . 3 . 776

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

RE:

Baltimore County -

Item No. 2

BPR

Dear Ms. Matthews:

We have reviewed the referenced item and have no objection to approval. Our review has determined that no construction is required within the State Highway Administration's right-of-way.

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, Chief

P. J. Sred

Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

17

DATE: February 14, 2006

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

Department of Permits & Development

SUBJECT:

Zoning Advisory Committee Meeting

For February 13, 2006

Item Nos. 357, 359, 360, 361, 362 (363) 365

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

Mælling Grom Planning Deprim,

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-02142006.doc

XWER 7-22-05

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Christine Rorke

DATE: July 20, 2005

Department of Permits and Development Management

FROM:

Lynn Lanham

Office of Planning

SUBJECT:

Ravenwood Shopping Center

DRC # 050205E

The Office of Planning has reviewed the above referenced project and offers the following comments:

- The proposed building addition to the Giant Supermarket shall use brick as the primary material. Provide elevations and with materials and colors indicated.
- Show how the trucks and loading area will be screened from Pleasant Plains Road.
- Provide a board on board fence along the top of the hill at the rear of the Giant building.
- Show all existing and proposed dumpster locations on the plan and appropriate screening.
- Provide building elevations of proposed building C with materials indicated.
- The brick should turn the corner to the rear of the building facade that faces Loch Raven Boulevard. (Building C.)
- The CMU color on building D should be similar to the brick (reddish brown).
- Show existing sidewalks and proposed pedestrian connections from the public sidewalks to the building entrances.
- When parking spaces abut a building, the face of the curb or parking lot edge shall be a minimum of 6 feet from the face of the building. (Per Condition B, 2 d of the Baltimore County Landscape Manual.)

10. Provide 10 feet between the parking and public right of way for building Band C. Many Jahrania

11. Provide a landscape plan.

- 12. Provide a lighting plan in conjunction with the Final Landscape Plan that conforms with IESNA standards to Avery Harden for review and approval.
- 13. The improvements at the Taylor Avenue entrance should be installed in conjunction with the construction of Building D.

Lynn Lanham

LL:kma

c: Don Rascoe, PDM

James Malico, MRA

Baltimore County Government Department of Permits and Development Management



111 West Chesapeake Avenue Towson, MD 21204

410-887-3335

May 23, 2005

Morris & Ritchie Associates, Inc. 1220-C East Joppa Road Towson, MD 21286

RE: Ravenwood Shopping Center PDM Number IX-701 DRC Number 050205E; Dist. 9C5

Dear Sir or Madam:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and as provided in Section 602 (d) of the Baltimore County Charter, and Sections 32-1-101, 32-3-401, and 32-3-517 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license permit, approval, exemption, waiver, or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensure compliance with Section 32-4-106 and Section 32-4-262 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management (PDM).

The DRC has, in fact, met in an open meeting on May 2, 2005, and made the following recommendations:

The DRC has determined that your project meets the requirements of a limited exemption under Section 32-4-106(a)(1)(ii). It is necessary to submit a plan to the PDM's Department of Zoning, and the Office of Planning for further review. Please forward the plans, along with two copies of this DRC letter, to Room 123, County Office Building; 111 West Chesapeake Avenue; Towson, MD 21204.

Morris & Ritchie Associates, Inc. Ravenwood Shopping Center May 23, 2005 Page 2

A copy of this letter must be presented when submitting engineering/construction plans to this office, and/or when applying for a permit with the Permits and Licenses Section.

Be advised that Phase 2 review fees may apply, depending on the amount of site disturbance, and/or the requirement of a Public Works Agreement.

I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 23rd day of May 2005, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,

Timothy Kotroco

Director

TK:DTR:dak

c: File



JAMES T. SMITH, JR. County Executive

March 1, 2006

WILLIAM J. WISEMAN III

Zoning Commissioner

Joseph R. Woolman, III, Esquire Gildea & Schmidt, LLC 300 E. Lombard Street, Suite 1440 Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE

NE/Corner Loch Raven Boulevard & Taylor Avenue (8100 Loch Raven Boulevard)

9th Election District – 4th Council District
Saul Subsidiary I L.P. - Petitioners
Case No. 06-363-A

Dear Mr. Woolman:

This letter is to confirm that the above-captioned matter, which was scheduled for a public hearing on Thursday, February 23, 2006, was postponed in open hearing at the request of Deputy Commissioner John V. Murphy, who as a result of a conflict of interest, recused himself from hearing the matter. Please be advised that the hearing has been rescheduled for Friday, March 24, 2006 at 2PM in Room 407 of the Circuit Court Building in Towson. It will not be necessary to re-advertise or re-post the property.

Should anyone have any questions on the subject, please do not hesitate to call me.

Very truly yours,

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

WJW:bjs

cc: Mr. Brian Downie, Saul QRS, Inc. 7501 Wisconsin Avenue, Suite 150

7501 Wisconsin Avenue, Suite 1500, Bethesda, Md. 20814 Ms. Donna Spicer, 8719 Eddington Road, Baltimore, Md. 21234

People's Counsel; Case File

2/23/06 06-363-A Notice of Joe Woolman Eg Donne Spicer Kevin Gambrills (Planning Office Case was opened - motion to Recuse myself - granted Reschedule for B. Wisemani no need to report or readvertese

Send back to PDM for newbearing date.

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

E-Mail: wwiseman@co.ba.md.us

FAX TRANSMISSION

TO: JOSEPHR. WOOLMAN III Esq

DATE: 4-7-06

FAX: 410-234-0072

FROM: William J. Wiseman, III

PAGES: 3

(including cover)

RE: 06-363-A

CONFIDENTIALITY NOTICE

The documents accompanying this telecopy transmission contain confidential information belonging to the sender which is legally privileged and confidential. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action based on the contents of this telecopy information is strictly prohibited. If you have received this telecopy in error, please immediately notify the sender to arrange for return of the original documents.

Message/Comments:

JOE-Donna SPICER hand delivered the attached to me and we (Donna's,) decided to fast you a Copy for Gonviewance. Clease give me the benefit of your formments, Copy to Donna, following revises of this matter with your client.

With your client.



Loch Raven Community Council, Inc. P.O. Box 42115 Loch Raven, Maryland 21284-2115

William J. Wiseman, III Zoning Commissioner 401 Bosley Avenue, Room 405 Towson, MD 21204 April 6, 2006
Re-submittal of lost E-mail sent on 3/28/06

Requested Follow Up to Hearing held Friday 3/24/06

Case # 06-363-A 8100 Loch Raven Blvd. Ravenwood Shopping Center

Community Concerns

Plan was submitted to DRC and on 5/23/05 received a limited exemption under section 32-4-106 (a) (1) (ii) with further review required by PDM's department of zoning and Office of Planning (copy enclosed).

1. (Agreed to by parties) Entrance to center from Taylor Avenue. Improvements proposed will greatly improve Safety of Traffic and will be done in conjunction with building D construction (Loch Raven Blvd. side of property).

This repeats Office of Planning comments (concerning submitted DRC plan) sent to PDM dated 7/20/05 as item #13. (copy enclosed).

2. (Not agreed to by parties) The median of the Taylor Ave. entrance should be extended to the proposed ID sign A, to prevent conflict points by possible cross over traffic if that area is allowed to remain open.

Any contract held by the property owner to allow access to adjacent property is still honored by allowing existing access to those properties to remain open even though the median is extended.

3. (Agreed to by parties) Require signage and or pavement markings to show "right out" only from the existing use to the East of Taylor Ave. entrance and from the proposed parking area to the East and above the entrance. This prevents conflict of travel and wrong way flow of traffic.

4. (Agreed to by parties) Landscape plan will include a board on board fence along the North property line, to the rear of the center.

This repeats the Office of planning comments sent to PDM dated 7/20/05 as item #3.

The fence will run along the rear of the property but at the far East side should taper down or end prior to the existing walkway, to leave pedestrian safety of sight to hidden menace (Approx. 10 to 20 ft. setback).

5. (Agreed to by parties) Dumpster location proposed will be appropriately screened.

This repeats Office of Planning comments dated 7/20/05 #4.

- 6. (Not agreed to by parties) Request that dumpsters not be serviced between the hours of 10PM thru 6AM for protection from noise and disturbance of the immediate residential area to the North of the center.
- 7. (Agreed to by parties) Signs on building D (along Loch Raven Blvd.) up to six signs on the front façade and up to six signs on the rear façade. No signs are to be placed on the Maria and the second of the se side facades.

Signs should be individual wall mounted with backlit lettering.

This repeats Office of Planning comments dated 3/23/06.

8. (Not agreed to by parties) If less than six tenants occupy building D, the number of signs should reflect tenant ID only and should not be used for any other advertising.

9. (Not agreed to by parties) Plans submitted with DRC request that was granted limited exemption 5/23/05 shows other "future" building and additions.

We believe inadequate review was made in the required review process. A hearing was required only for a sign variance but agreements were made between parties to address our immediate concerns.

We must further request: If and when the proposed building and or additions are proposed to be constructed (1) the Office of Planning is required to review elevations, design, materials, signage, etc. (2) a landscape plan has to be submitted (3) a review to be required by the Department of Zoning.

We also request the property owners and or Department of Zoning and or Office of Planning notify the representatives of the Associates of Loch Raven Village and the Loch Raven Community Council.

Sincerely,

Donna Spicer

7501 Wisconsin Avenue, Suite 1500, Bethesda, Maryland 20814-6522 (301) 986-6200

September 27, 2006

VIA US MAIL

Mr. Harry Sommer Triangle Sign 11 Azar Court PO Box 24186 Baltimore, MD 21227

Subject:

Authorization to File for Sign Permit at Ravenwood Shopping Center

Dear Mr. Sommer:

Saul Subsidiary I Limited Partnership hereby grants permission to Triangle Sign to file for a sign permit for Domino's Pizza, located at Ravenwood Shopping Center, 8010 Loch Raven Boulevard, Towson, Maryland 21286.

Please feel free to contact me directly at 301-986-6093 with any questions.



Construction and Development Services

CC: Domino's Pizza, Attn: Deborah Pear Phillips, 30 Frank Lloyd Wright Drive, Ann Arbor, Michigan 48106

Persona Sign Makers, Attn: Tom Ries, 700 21st Street Southwest, Watertown, South Dakota 57201

STATE OF Macyload:	
COUNTY OF MONTGOMETY	: ss.

On this, the ZTM day of September, 2006, before me, a notary public in and for the state and county aforesaid, personally appeared Stephanie Sanchez known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing letter, and acknowledges that Stephanie Sanchez executed the same for the purposes therein contained as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Notary Public (SEAL)

My term expires:

KIMBERLY MILLER Notary Public, State of Maryland County of Montgomery My Commission Expires August 17, 2010

Saul Centers www.SaulCenters.com

PLEASE PRINT CLEARLY

CASE NAME CASE NUMBER DATE

PETITIONER'S SIGN-IN SHEET

E-MAIL	itacing fildealle, com											
CITY, STATE, ZIP	Botthmore, MD 21262											
ADDRESS	-8	S. te (40										
NAME	Joseph R. Weshing											

CASE NAME SIVO CON RAVES SELVED SASE NUMBER 06-363-19
DATE 2-23-06

CITIZEN'S SIGN-IN SHEET

E- MAIL	FAX 410-668-0569									
CITY, STATE, ZIP										
ADDRESS	8719 Eddington Rd.									
NAME	DownA Spicer									

PLEASE PRINT CLEARLY

CASE NAME 06- 365-A CASE NUMBER 8100 LOCH RAND BLID DATE 3-24-06

SITIZEN'S SIGN-IN SHEET

E- MAIL	1/2x 410-668-0569 Leslea K@aol.com									
CITY, STATE, ZIP	Bello M. 21234 Towson MD 21286									
ADDRESS	1516 Doxburg Red Rd									
NAME	Leslea Knaufe									

PLEASE PRINT CLEARLY

CASE NAME CASE NUMBER DATE

PETITIONER'S SIGN-IN SHEET

Gwirts. Cam Versolmen 8, Idealle, com magtacon DAVID, JOSS @ SAUL E-MAIL 1000/er@ ZIP STATE, 5014 505 Tasa 2128 # / Dec Par (220 EMST JOHDA Silder & Schwidt LLC 70814 AVE (ex lers ADDRESS LONAberd SX. 750/ WISENSIN Bethessal St. 198 MRA hened 1000 M 人 SSS NAME 2

		2/2	- \(\)	
Case No.:	00-	<u> </u>	/7	

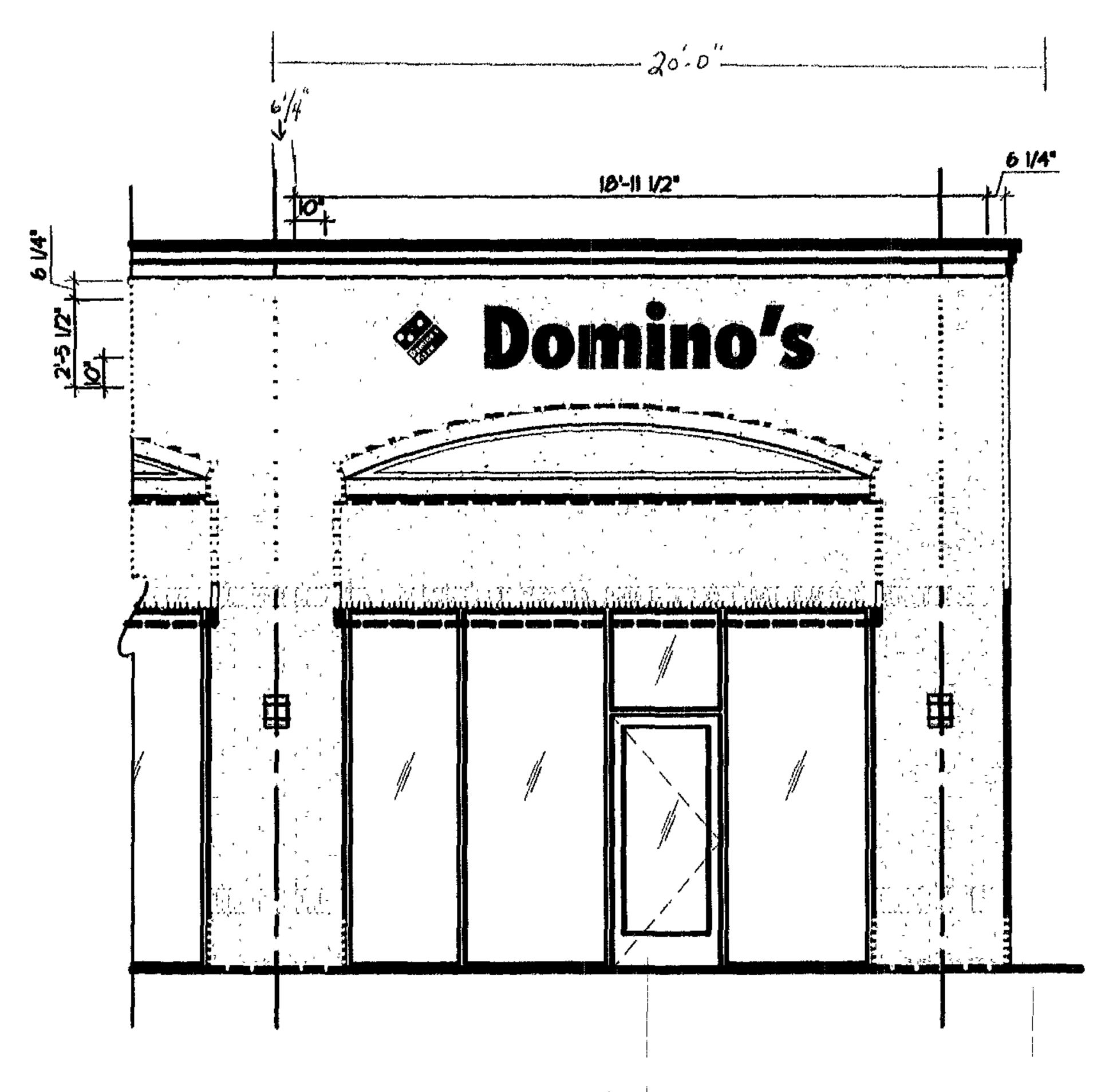
Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	AMENDED SITE PLAN	
No. 2	PHOTOGRAPHS OF PROPOSED SIGNAGE	
No. 3		
No. 4		
No. 5		,
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Domino's Domino's



DOMINO'S

Location: LOCK RAVENBLVD & TAYLOR AVE File Harner
BALTIMORE, MD

2

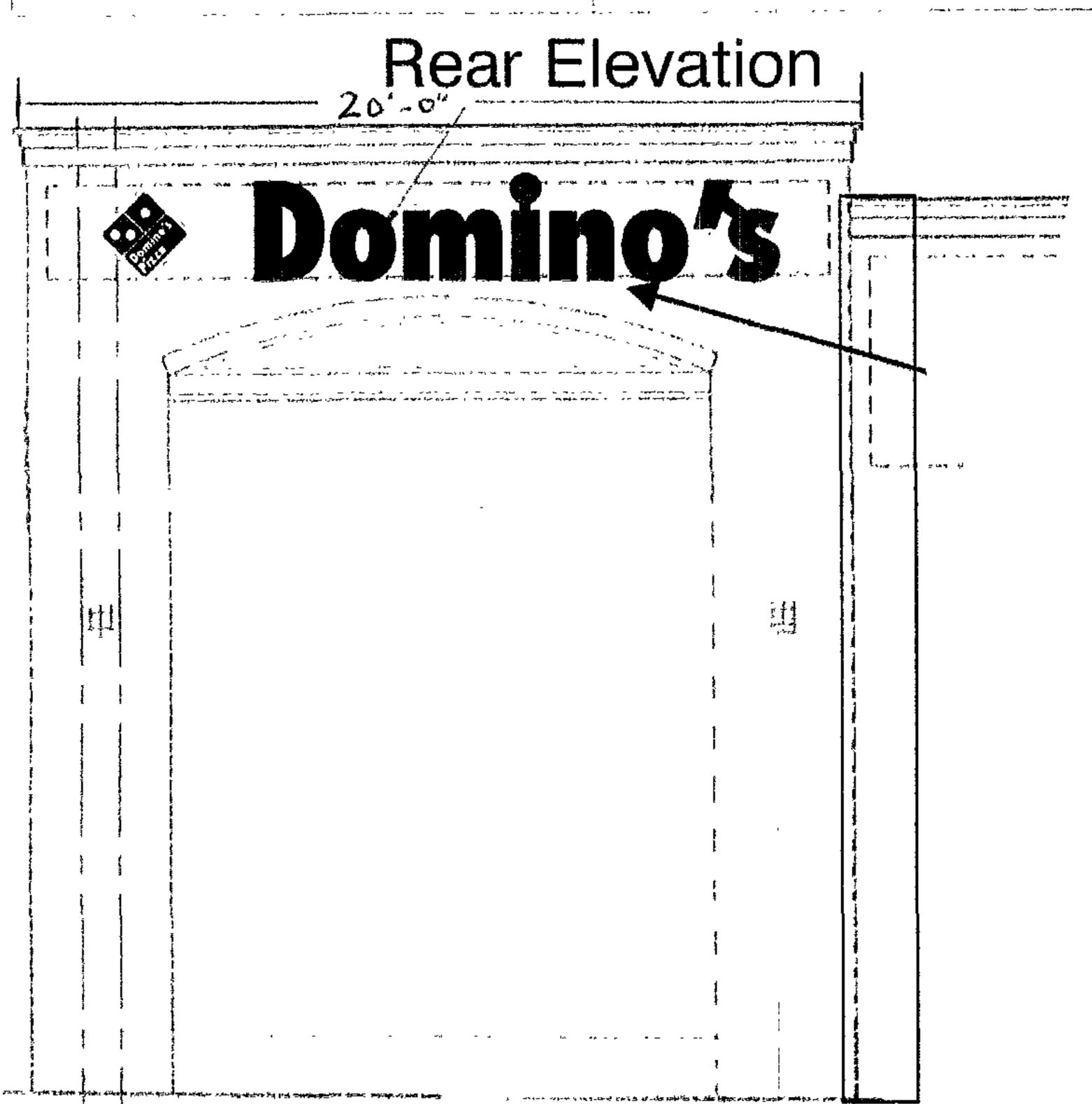
Date: 3.14.06 Prepared By: ADK

NOTE Contrapelymente and were indigently by the comp. And one with plate the desired CATA replated the extensive and productive exemples and products blocked and the contract of the contract

29914 - R1- 24" Chitets- 25x25" and 17" x 17" logos

Revision: X Sign Makers / Image Builders

DISTRIBUTED BY SIGH UP COMPANY 100 21% STREET SOUTHWEST PO BOX 210 WATERTOWN, SQ 57 21 1 0 773 Rear Elevation



DOMINO'S 3 14.06 Proposed By: ADK/AFI Volte characteristic and other shade purplete place of the characteristic and other shade purplete place of the characteristic and other shade purplete place of the characteristic and proposed by the characteristic and prop

PETITIONER'S

EXHIBIT NO.

