

06-584-SPH

~~7/18/07 @ 10⁰⁰ am~~ PPD
11/01/07 @ 10⁰⁰ am

Order of Dismissal
Issued 9/8/09

06-584-SPH

20060584 "A"
supplemental

EV

06-584-SPH

IN THE MATTER OF
THE APPLICATION OF
SECURITY WARDS, LLC
LEGAL OWNERS/PETITIONERS
SPECIAL HEARING AND VARIANCE
S/S SECURITY BOULEVARD, E OF ROLLING RD
(6901 SECURITY BOULEVARD)
1ST ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO.: 06-584-SPHA

* * * * *

ORDER OF DISMISSAL

This matter comes to the Board of Appeals by way of an appeal filed by Office of People's Counsel, from a decision of the Zoning Commissioner dated August 22, 2006, in which the requested zoning relief was granted.

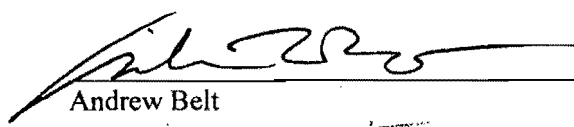
WHEREAS, the Board is in receipt of a Request to Withdraw Petition filed by Arnold Jablon, Esquire on behalf of Security Wards, LLC., Petitioner (a copy of which is attached hereto and made a part hereof); and

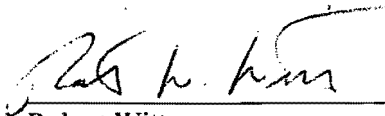
WHEREAS, said Petitioner requests that the Petition for Special Hearing and Variance that is the subject matter of this appeal be withdrawn and dismissed without prejudice,

IT IS THEREFORE ORDERED this 8th day of September, 2009 by the Board of Appeals of Baltimore County that the Petition for Special Hearing and Variance filed in Case No. 06-584-SPHA be and the same is hereby **WITHDRAWN AND DISMISSED**, and that the Zoning Commissioner's Order dated August 22, 2006, including any and all relief granted therein, is rendered **null and void**.

**BOARD OF APPEALS
OF BALTIMORE COUNTY**


Wendell Grier, Panel Chairman


Andrew Belt


Robert Witt

VENABLE LLP

210 W. PENNSYLVANIA AVE. TOWSON, MD 21204
T 410.494.6200 F 410.821.0147 www.Venable.com

Arnold Jablon

T 410.494.6298
F 410.821.0147
AEJablon@Venable.com

3 September 2009

Ms. Theresa R. Shelton
Administrator
County Board of Appeals of Baltimore County
Jefferson Bldg
2nd Floor, Suite 203
105 West Chesapeake Ave.
Towson, Maryland 21204

Re: Case No. 06-584 SPHA
In Re: Security Wards, LLC

Dear Ms. Shelton:

Please be advised that I represent the Appellee in this matter. On its behalf, please accept this letter of my client's intent to withdraw its Petitions for special hearing and variances filed in the instant matter. My client understands and acknowledges that the relief granted by the Zoning Commissioner, from which the People's Counsel appealed, is as a result of this action as if never granted and of no force or validity.

The Appellee has elected not to pursue the requested relief, therefore, the appeal taken by People's Counsel, which is now not scheduled, should be dismissed as moot. This is without prejudice to the right of my client to seek approvals in the future.

form letterhead

VENABLE[®]
LLP

August 18, 2009
Page 2

Thank you for your consideration.

Sincerely,



Arnold Jablon

c: Peter M. Zimmerman, Esq., People's Counsel
Bruce D. Lyons



County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

September 8, 2009

Arnold Jablon, Esquire
Venable, LLP
210 W. Pennsylvania Avenue
Towson, MD 21204

Peter M. Zimmerman, Esquire
Office of People's Counsel
The Jefferson Building, Suite 204
105 W. Chesapeake Avenue
Towson, MD 21204

RE: *In the Matter of: Security Wards, LLC-Legal Owner/Petitioner*
Case No.: 06-584-SPH

Dear Counsel:

Enclosed please find a copy of the Order of Dismissal issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **with a photocopy provided to this office concurrent with filing in Circuit Court. Please note that all Petitions for Judicial Review filed from this decision should be noted under the same civil action number.** If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

Theresa Shelton /kc

Theresa R. Shelton
Administrator

TRS/klc
Enclosure

Duplicate Cover letter

c: Michael Click
Deirdre Johnson
Bruce Lyons
Robert de Lapeyrouse
William J. Wiseman, III, Zoning Commissioner
Arnold F. "Pat" Keller, Director/Planning
Timothy Kotroco, Director/PDM
John E. Beverungen, County Attorney

APPEAL

Petition for Special Hearing & Variance
6901 Security Boulevard
S/S Security Boulevard, E of Rolling Road
1st Election District – 1st Councilmanic District
Security Wards, LLC - Petitioners

Case No.: 06-584-SPHA

Petition for Special Hearing & Variance (May 15, 2006)

Zoning Description of Property

Notice of Zoning Hearing (June 21, 2006)

Certification of Publication (The Jeffersonian – July 11, 2006)

Certificate of Posting (July 10, 2006) by SSG Robert Black

Entry of Appearance by People's Counsel (May 22, 2006)

Petitioner(s) Sign-In Sheet – One Sheet

Protestant(s) Sign-In Sheet - None

Citizen(s) Sign-In Sheet - None

Zoning Advisory Committee Comments

Petitioners' Exhibit

1. Site Plan (reflecting amendment)
2. Zoning Map
3. Color Aerial Map
4. Photographs (A thru I)

Protestants' Exhibits - None

Miscellaneous (Not Marked as Exhibit) - None

Zoning Commissioner's Order (GRANTED – August 22, 2006)

Notice of Appeal received on September 7, 2006 from People's Counsel

c: People's Counsel of Baltimore County, MS #2010
Zoning Commissioner
Timothy Kotroco, Director of PDM
Arnold Jablon
Michael Glick
Deirdre Johnson, Bruce Lyons, Robert de Lapeyrouse
Mitch Kellman

date sent November 2, 2006, klm

IN RE: **PETITIONS FOR SPECIAL HEARING
AND VARIANCE** – S/S Security Boulevard,
687' E of the c/l Rolling Road
(6901 Security Boulevard)
1st Election District
1st Council District

Security Wards, LLC et al
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* **Case No. 06-584-SPHA**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Security Wards, LLC and Security Square Associates, through their attorney Robert A. Hoffman, Esquire. The Petitioners request a special hearing to permit a freestanding, joint identification sign with changeable copy messages, pursuant to Section 450.4.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and an amendment to the site plan approved in prior Case No. 98-297-A. In addition, variance relief is requested from Sections 450.4.1, 450.4.7 and 450.7.B of the B.C.Z.R. to allow a single, freestanding joint identification sign, to include changeably copy, with a height of 34.5 feet and a total sign face area of 450 square feet, in lieu of the maximum allowed 25 feet and 150 square feet, respectively; and from Section 450.4.3 of the B.C.Z.R. to allow directional signs with a height of 12.5 feet and total sign face areas of 100 square feet in lieu of the maximum permitted 6 feet and 8 square feet, respectively. The subject property and requested relief are more particularly described on the site plan submitted and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the requested relief were Michael Glick on behalf of Security Wards, LLC and Deirdre Moore Johnson, Robert de Lapeyrouse, and

ORDER RECEIVED FOR FILING
Date 8-22-06
By [Signature]

Bruce Lyons, representatives of Security Square Associates and property owners; Mitchell Kellman, land planner and zoning specialist with Daft McCune Walker, Inc., who supervised preparation of the site plan filed in the case; and David Karceski, Esquire and Arnold Jablon, Esquire, attorneys for Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a large, irregular-shaped parcel located at the southeast corner of the intersection of Security Boulevard and Rolling Road, just north of the I-70 interchange and west of I-695. The property contains a gross area of 91.45 acres, more or less, zoned B.M.-C.T., and is the site of the Security Square Mall, which has existed on the site for many years. The Petitioners are in the process of upgrading the property and are desirous of replacing an existing freestanding sign with changeable copy at the entrance to the site along Security Boulevard, across from that road's intersection with Lord Baltimore Drive. The replacement sign will enable the Mall to advertise its on-site tenants through the joint identification tenant panels as well as an electronic video changeable copy message board, which will change video messages as frequently as every ten to fifteen seconds. In addition, the Petitioners propose to erect three directional signs along the interior Mall road to assist customers in locating tenants. Testimony indicated that the freestanding sign will be located within the median strip at the entrance to the Mall. At issue is the height and area of the proposed signs, and the Petitioners' proposal to have a freestanding sign with an "electronic" changeable copy message board.

In support of the proposal, testimony indicated that business at the Mall has suffered in recent years and that they have lost several large tenants as well as a number of establishments within the Mall. The Petitioners are currently spending in excess of \$1 million dollars annually to provide security for patrons of the Mall and its tenants. While the proposed signage will not

ORDER RECEIVED FOR FILING

Date

8-22-86

By

12-3-86

resolve those problems, it was indicated that the proposed improvements will assist the Mall in retaining its current tenants as well as attracting more upscale/big box anchor stores and restaurants. As noted above, the property is a large parcel with frontage on four major roadways, including two interstate highways, and thus, the Mall draws a number of regional customers, not just local patrons. The changeable copy message board will provide updated information relative to the mall and its tenants, including upcoming sales events, and the directional signs will assist customers in locating businesses on the site as well as provide safe and convenient travel throughout the Mall.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested special hearing and variance relief. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and no one voiced any opposition. I find that the proposed signage is appropriate in this instance, given the property's unique configuration and location, and that strict compliance with the regulations would result in a practical difficulty and unreasonable hardship upon Petitioners. I further find that the relief requested will provide a needed service to customers, without detrimental impact to the health, safety or general welfare of the surrounding locale. The freestanding sign will be a replacement sign with changeable copy and the directional sign will be interior to the Mall. Additionally, this section of Security Boulevard is entirely commercial in nature.

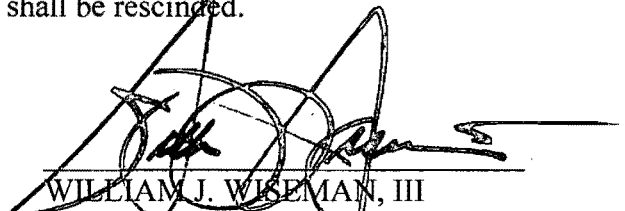
Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of August 2006, that the Petition for Special Hearing to permit a freestanding, joint identification sign with changeable copy messages, pursuant to Section 450.4.1 of the Baltimore

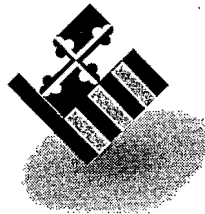
County Zoning Regulations (B.C.Z.R.) and an amendment to the site plan approved in prior Case No. 98-297-A, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED In addition, variance relief is requested from Sections 450.4.1, 450.4.7 and 450.7.B of the B.C.Z.R. to allow a single, freestanding joint identification sign, to include changeably copy, with a height of 34.5 feet and a total sign face area of 450 square feet, in lieu of the maximum allowed 25 feet and 150 square feet, respectively; and from Section 450.4.3 of the B.C.Z.R. to allow directional signs with a height of 12.5 feet and total sign face areas of 100 square feet in lieu of the maximum permitted 6 feet and 8 square feet, respectively, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The changeable copy portion of the freestanding sign may change tenant messages without duration limitations; and
- 2) Petitioners may apply for their sign permits and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING
Date 8-22-00
By D. Wiseman



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

August 22, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Arnold Jablon, Esquire
David H. Karceski, Esquire
Venable, LLP
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING and VARIANCE
S/S Security Boulevard, E of Rolling Road
(6901 Security Boulevard)
1st Election District – 1st Council District
Security Wards, LLC - Petitioner
Case No. 06-584-SPHA

Dear Messrs. Jablon & Karceski

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read 'William J. Wiseman III', written over a circular stamp.
WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Michael Glick, Corridor LLC, 500 E. Pratt Street, Suite 250, Baltimore, Md. 21202
Ms. Deirdre Johnson and Messrs. Robert de Lapeyrouse and Bruce Lyons
Security Square Mall Mgmt., 6901 Security Boulevard, Baltimore, Md. 21244
Mr. Mitchell Kellman, Daft-McCune-Walker, Inc.
200 E. Pennsylvania Avenue, Towson, Md. 21286
Office of Planning; People's Counsel; Case File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6901 Security Boulevard

which is presently zoned BM-CT

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

SEE ATTACHED

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Robert A. Hoffman/David H. Karcowski

Name - Type or Print

Signature

Venable LLP

Company

210 Allegheny Avenue

(410) 494-6200

Address

Telephone No.

Towson,

Maryland

21204

City

State

Zip Code

Legal Owner(s):

SEE ATTACHED

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue

(410) 494-6200

Address

Telephone No.

Towson,

Maryland

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

JF

Date

5/15/06

Case No. 06-584-SPHA

RE 9/15/98

UNDER RECEIVED FOR FILING

Date 8-22-06

By

Petition for Special Hearing
Security Square Mall

1. Petition for Special Hearing to permit a free-standing joint identification sign with changeable copy messages, pursuant to BCZR Section 450.4.1.
2. Petition for Special Hearing to amend the site plan approved in Case No. 98-297-A.

Petition for Variance and Special Hearing
Signature Page

Security Square Mall
6901 Security Boulevard

LEGAL OWNER:

Security Wards, LLC



Michael Glick, Member
500 E. Pratt Street, Suite 250
Baltimore, Maryland 21202
(410) 468-1802

Petition for Variance and Special Hearing
Signature Page

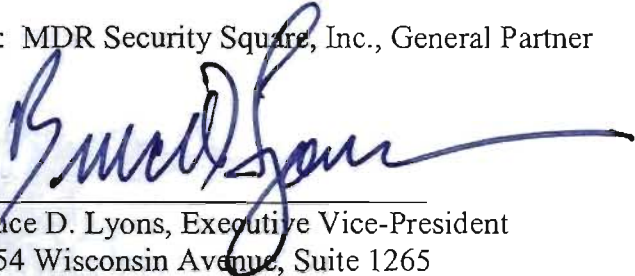
Security Square Mall
6901 Security Boulevard

LEGAL OWNER:

Security Square Associates

By: MDR Security Square Limited Partnership, Managing Partner

By: MDR Security Square, Inc., General Partner



Bruce D. Lyons, Executive Vice-President
5454 Wisconsin Avenue, Suite 1265
Chevy Chase, Maryland 20815
(301) 951-8811



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6901 Security Boulevard

which is presently zoned BM-CT

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

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Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Robert A. Hoffman/David H. Karceski

Name - Type or Print

Signature

Venable LLP

Company

210 Allegheny Avenue

(410) 494-6200

Address

Telephone No.

Towson,

Maryland

21204

City

State

Zip Code

Legal Owner(s):

SEE ATTACHED

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue

(410) 494-6200

Address

Telephone No.

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21204

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Zip Code

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ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JP

Date 5/15/06

Case No. 06-584-SPAA

Date 5/15/98

ADJUTANT GENERAL FOR FILING

Date
By

Petition for Special Hearing
Security Square Mall

APPROVAL OF A

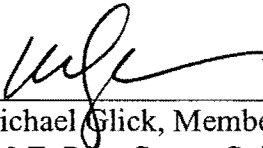
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2. Petition for Special Hearing ^{AND} to amend the site plan approved in Case No. 98-297-A.

Petition for Variance and Special Hearing
Signature Page

Security Square Mall
6901 Security Boulevard

LEGAL OWNER:

Security Wards, LLC



Michael Glick, Member
500 E. Pratt Street, Suite 250
Baltimore, Maryland 21202
(410) 468-1802

Petition for Variance and Special Hearing
Signature Page

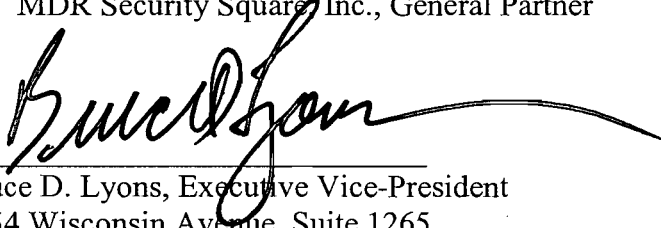
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Security Square Associates

By: MDR Security Square Limited Partnership, Managing Partner

By: MDR Security Square Inc., General Partner

A handwritten signature in black ink, appearing to read "Bruce Lyons", with a long horizontal flourish extending to the right.

Bruce D. Lyons, Executive Vice-President
5454 Wisconsin Avenue, Suite 1265
Chevy Chase, Maryland 20815
(301) 951-8811



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6901 Security Boulevard

which is presently zoned BM-CT

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

SEE ATTACHED

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

TO BE DETERMINED AT HEARING.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Robert A. Hoffman/David H. Karceski

Name - Type or Print

Signature

Venable LLP

Company

210 Allegheny Avenue

(410) 494-6200

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Telephone No.

Towson,

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Legal Owner(s):

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Robert A. Hoffman

Name

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(410) 494-6200

Address

Telephone No.

Towson,

Maryland

21204

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OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By 3 F

Date 5/15/06

Case No. 06-584-SPAD

RECEIVED 5/15/06

ORDER RECEIVED FOR FILING

Date

By

Petition for Variance

Security Square Mall

1. Petition for Variance to allow a single free-standing joint identification sign, to include changeable copy, 34.5 feet in height with a total sign face area of 450 square feet in lieu of the 25 feet in height and 150 square feet permitted pursuant to Sections 450.4.1, 450.4.7, and 450.7.B of the Baltimore County Zoning Regulations ("BCZR").
2. Petition for Variance to allow directional signs 12.5 feet in height with total sign face areas of 100 square feet each in lieu of the permitted 6 feet in height and 8 square feet, pursuant to BCZR Section 450.4.3.

Petition for Variance and Special Hearing
Signature Page

Security Square Mall
6901 Security Boulevard

LEGAL OWNER:

Security Wards, LLC



Michael Glick, Member
500 E. Pratt Street, Suite 250
Baltimore, Maryland 21202
(410) 468-1802

Petition for Variance and Special Hearing
Signature Page

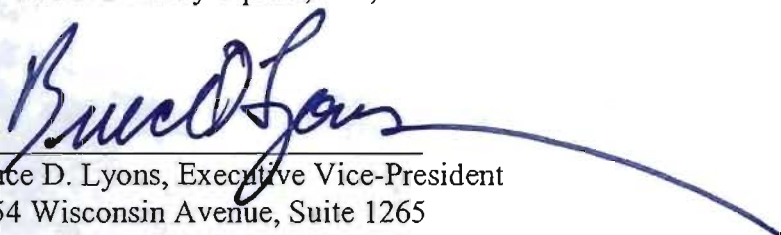
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By: MDR Security Square Limited Partnership, Managing Partner

By: MDR Security Square, Inc., General Partner



Bruce D. Lyons, Executive Vice-President
5454 Wisconsin Avenue, Suite 1265
Chevy Chase, Maryland 20815
(301) 951-8811



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6901 Security Boulevard

which is presently zoned BM-CT

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Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Robert A. Hoffman/David H. Karceski

Name - Type or Print

Signature

Venable LLP

Company

210 Allegheny Avenue

(410) 494-6200

Address

Telephone No.

Towson,

Maryland

21204

State

Zip Code

Legal Owner(s):

SEE ATTACHED

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

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State

Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue

(410) 494-6200

Address

Telephone No.

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Maryland

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City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By JF Date 5/15/06

Case No. 06-584-SPH

9/15/98

ORDER RECEIVED FOR FILING

Date 06-22-06

By

Petition for Variance

Security Square Mall

Relief

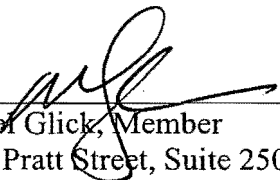
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Petition for Variance and Special Hearing
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Security Square Mall
6901 Security Boulevard

LEGAL OWNER:

Security Wards, LLC



Michael Glick, Member
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(410) 468-1802

Petition for Variance and Special Hearing
Signature Page

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Bruce D. Lyons, Executive Vice-President
5454 Wisconsin Avenue, Suite 1265
Chevy Chase, Maryland 20815
(301) 951-8811

Description

To Accompany Special Hearing and Variance

91.45 Acre Parcel

South Side of Rolling Road

West Side of Security Boulevard

First Election District, Baltimore County, Maryland



Daft•McCune•Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Golf Course Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at a distance of 687 feet southeasterly along the centerline of Rolling Road from the intersection of the centerline of Rolling Road and the centerline of Security Boulevard, thence leaving said centerline easterly 40 feet to the point of beginning, said point of beginning also being the southernmost corner of Lot 5 as described by a plat entitled "Resubdivision of Parcel 'G', Plat 2, Security Square Shopping Center" dated February 24, 1981, and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. 47, Folio 72, thence running and binding reversely on the southernmost line of Lot 5 of said plat, (1) North 62 degrees 00 minutes 00 seconds East 633.12 feet to the westernmost right-of-way line of "Road #2" on said plat, thence running with said right-of-way line the four following: (2) North 28 degrees 00 minutes 00 seconds West 89.49 feet, thence (3) Northwesterly by a line curving to the right, having a radius of 221.00 feet, for a distance of 98.89 feet (the arc of said curve being subtended by a chord bearing North 15 degrees 10 minutes 49 seconds West 98.07 feet), thence (4) North 02 degrees 21 minutes 39 seconds West 102.94 feet, thence (5) Northwesterly by a line curving to the left, having a radius of 45.00 feet, for a distance of 38.66 feet (the arc of said curve being subtended by a chord bearing North 26 degrees 58 minutes 09 seconds East 57.48 feet) to intersect the southernmost right-of-way line of

584

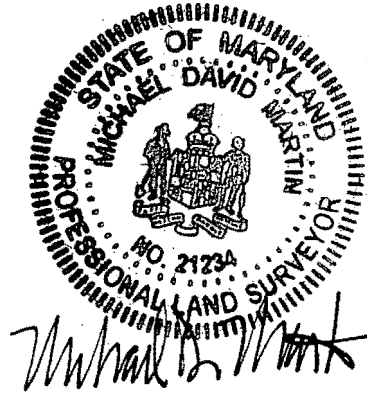
Security Boulevard, thence (6) Northeasterly by a line curving to the left, having a radius of 2356.81 feet, for a distance of 61.61 feet (the arc of said curve being subtended by a chord bearing North 88 degrees 23 minutes 17 seconds East 61.61 feet, thence (7) North 87 degrees 38 minutes 21 seconds East 106.04 feet, thence (8) North 87 degrees 38 minutes 21 seconds East 130.11 feet, thence (9) Southeasterly by a line curving to the right, having a radius of 4518.66 feet, for a distance of 788.81 feet (the arc of said curve being subtended by a chord bearing South 87 degrees 21 minutes 36 seconds East 787.81 feet), thence (10) South 82 degrees 21 minutes 32 seconds East 3.35 feet, thence (11) South 42 degrees 29 minutes 18 seconds West 78.40 feet, thence (12) South 20 degrees 41 minutes 18 seconds West 26.93 feet, thence (13) South 47 degrees 30 minutes 42 seconds East 30.00 feet, thence (14) North 64 degrees 17 minutes 18 seconds East 26.93 feet, thence (15) North 42 degrees 29 minutes 18 seconds East 25.00 feet, thence (16) North 69 degrees 59 minutes 30 seconds East 80.57 feet, thence (17) South 82 degrees 21 minutes 32 seconds East 340.00 feet, thence (18) South 59 degrees 32 minutes 49 seconds East 126.17 feet, thence (19) South 30 degrees 56 minutes 08 seconds East 193.64 feet, thence (20) South 35 degrees 24 minutes 57 seconds East 196.91 feet, thence (21) South 23 degrees 48 minutes 01 second East 193.56 feet, thence (22) South 12 degrees 31 minutes 19 seconds East 191.57 feet, thence (23) South 01 degree 19 minutes 41 seconds East 190.22 feet, thence (24) South 09 degrees 24 minutes 08 seconds West 94.13 feet, thence (25) South 09 degrees 32 minutes 20 seconds West 93.93 feet, thence (26) South 13 degrees 21 minutes 40 seconds West 238.61 feet, thence (27) South 31 degrees 24 minutes 16 seconds West 154.05 feet, thence (28) South 42 degrees 39 minutes 30 seconds West 252.19 feet, thence (29) South 48 degrees 21

minutes 56 seconds West 120.23 feet, thence (30) Southwesterly by a line curving to the right, having a radius of 1382.09 feet, for a distance of 723.66 feet (the arc of said curve being subtended by a chord bearing South 69 degrees 21 minutes 54 seconds West 715.42 feet), thence (31) North 82 degrees 45 minutes 24 seconds West 145.52 feet, thence (32) North 86 degrees 39 minutes 44 seconds West 341.37 feet, thence (33) North 64 degrees 26 minutes 09 seconds West 21.19 feet, thence (34) North 64 degrees 26 minutes 09 seconds West 120.31 feet, thence (35) North 64 degrees 26 minutes 41 seconds West 109.98 feet, thence (36) Northwesterly by a line curving to the left having a radius of 3968.86 feet, for a distance of 373.42 feet (the arc of said curve being subtended by a chord bearing North 67 degrees 08 minutes 27 seconds West 373.29 feet), thence (37) North 20 degrees 58 minutes 12 seconds East 59.68 feet, thence (38) Northeasterly by a line curving to the left, having a radius of 756.04 feet, for a distance of 29.90 feet (the arc of said curve being subtended by a chord bearing North 19 degrees 50 minutes 13 seconds East 23.90 feet), thence (39) North 18 degrees 42 minutes 14 seconds East 86.83 feet, thence (40) Northwesterly by a line curving to the left, having a radius of 650.00 feet, for a distance of 552.65 feet (the arc of said curve being subtended by a chord bearing North 05 degrees 39 minutes 12 seconds West 536.15 feet, thence (41) North 30 degrees 00 minutes 38 seconds West 233.88 feet, thence (42) Northwesterly by a line curving to the right, having a radius of 2235.83 feet, for a distance of 361.66 feet (the arc of said curve being subtended by a chord bearing North 25 degrees 22 minutes 36 seconds West 361.27 feet to the point of beginning; containing 91.45 acres of land, more or less.

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

January 16, 2006

Project No. 90051.E (L90051.E)



**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: 06-584-SPHA
Petitioner: Security Wards LLC & Security Square Associates
Address or Location: 6901 Security Blvd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert Hoffman, Venable LLP
Address: 210 Allegheny Ave
Towson, MD
21204
Telephone Number: (410) 494-6200

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

583
DROPP
JL

No. 3294

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRN
5/15/2006	5/15/2006	06:53:59	4

REG #506 WALTON KNOX KAH
RECEIPT # 475142 5/15/2006 GFLN
Dept 5 528 TONING VERIFICATION
JK AU. 006294

Receipt Tot \$325.00
\$325.00 Q 4.00 CA
Baltimore County, Maryland

DATE

5/15/06

ACCOUNT

001 0066150

AMOUNT

\$ 325.00

RECEIVED
FROM:

Venue, Bueten

FOR:

New Res SP4

2701 Rolling RD

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 6295

DATE 5-15-06 ACCOUNT 001-006-6150

AMOUNT \$ 650.00

RECEIVED FROM: VENABLE LLP
6001 Security Blvd. ITEM # 584
FOR: Special Handling & Voucher

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DAY
5/16/2006	5/15/2006	09:19:20	5
REG MGRS	WALKTH	NOAH REG	
>>RECEIPT # 001091			5/16/2006 OFFH
Rept	5	SSS ZWTHS VERIFICATION	
CR NO.	006295		
Recpt Tot	4650.00		
4650.00	CK	1.00	CA
Baltimore County, Maryland			

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. 06-584-SPHA

Petitioner/Developer: SECURITY

WARDS, LLC SECURITY SQUARE
ASSOC. BY MDR

Date of Hearing/Closing: JULY 25, 2006

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

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

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

6901 SECURITY BOULEVARD

The sign(s) were posted on 7-10-06
(Month, Day, Year)

Sincerely,

Robert Black 7-12-06
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



06-584-SPHA
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: #06-584-SPHA

6901 Security Boulevard

Southeast corner of Security Boulevard and Rolling Road

1st Election District - 1st Councilmanic District

Legal Owner(s): Security Wards, LLC, & Security

Square Associates by MDR

Special Hearing: to permit a free standing joint identification sign with changeable copy messages, pursuant to BCZR Section 450.4.1. and to amend the site plan approved in Case No. 98-297-A. **Variance:** to allow a single free-standing joint identification sign, to include changeable copy, 34.5 feet in height with a total sign face area of 450 square feet in lieu of the 25 feet and 150 square feet permitted and to allow directional signs 12.5 feet in height with total sign face areas of 100 square feet each in lieu of the permitted 6 feet in height and 8 square feet. **Hearing: Tuesday, July 25, 2006 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.

JT/7/630 July 11

101584

CERTIFICATE OF PUBLICATION

7/13/2006

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 7/11/2006.

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

S. Wilkins

LEGAL ADVERTISING

**Department of Permits and
Development Management**



Baltimore County

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

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

June 21, 2006

Robert Hoffman
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

RE: Case Number: 06-584-SPHA, 6901 Security Boulevard

The above matter, previously scheduled for July 13, 2006, has been postponed. The hearing has been rescheduled and the new notice is attached.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

A handwritten signature in black ink, appearing to read "Timothy Kotroco", is written over the typed name.

Timothy Kotroco
Director

TK:klm

C: Michael Glick, 500 E. Pratt Street, Ste. 250, Baltimore 21202
Bruce Lyons, 5454 Wisconsin Avenue, Ste. 1235, Chevy Chase 20815

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 27, 2006 Issue - Jeffersonian

Please forward billing to:
Robert Hoffman
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

410-494-6200

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: 06-584-SPHA

6901 Security Boulevard

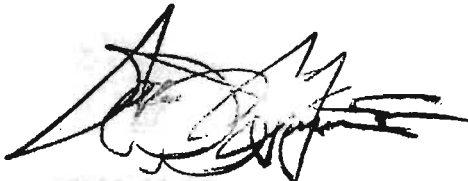
Southeast corner of Security Boulevard and Rolling Road

1st Election District – 1st Councilmanic District

Legal Owners: Security Wards, LLC, & Security Square Associates by MDR

Special Hearing to permit a free standing joint identification sign with changeable copy messages, pursuant to BCZR Section 450.4.1 and to amend the site plan approved in Case No. 98-297-A. Variance to allow a single free-standing joint identification sign, to include changeable copy, 34.5 feet in height with a total sign face area of 450 square feet in lieu of the 25 feet and 150 square feet permitted and to allow directional signs 12.5 feet in height with total sign face areas of 100 square feet each in lieu of the permitted 6 feet in height and 8 square feet.

Hearing: Thursday, July 13, 2006 at 9:00 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 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.



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

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

May 24, 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: 06-584-SPHA

6901 Security Boulevard

Southeast corner of Security Boulevard and Rolling Road

1st Election District – 1st Councilmanic District

Legal Owners: Security Wards, LLC, & Security Square Associates by MDR

Special Hearing to permit a free standing joint identification sign with changeable copy messages, pursuant to BCZR Section 450.4.1 and to amend the site plan approved in Case No. 98-297-A. Variance to allow a single free-standing joint identification sign, to include changeable copy, 34.5 feet in height with a total sign face area of 450 square feet in lieu of the 25 feet and 150 square feet permitted and to allow directional signs 12.5 feet in height with total sign face areas of 100 square feet each in lieu of the permitted 6 feet in height and 8 square feet.

Hearing: Thursday, July 13, 2006 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Robert Hoffman/David Karceski, 210 Allegheny Avenue, Towson 21204
Michael Glick, 500 E. Pratt Street, Ste. 250, Baltimore 21202
Bruce Lyons, 5454 Wisconsin Avenue, Ste. 1265, Chevy Chase 20815

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JUNE 28, 2006.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 11, 2006 Issue - Jeffersonian

Please forward billing to:
Robert Hoffman
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

410-494-6200

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 06-584-SPHA

6901 Security Boulevard

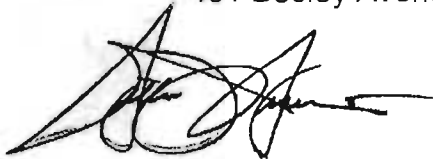
Southeast corner of Security Boulevard and Rolling Road

1st Election District – 1st Councilmanic District

Legal Owners: Security Wards, LLC, & Security Square Associates by MDR

Special Hearing to permit a free standing joint identification sign with changeable copy messages, pursuant to BCZR Section 450.4.1 and to amend the site plan approved in Case No. 98-297-A. Variance to allow a single free-standing joint identification sign, to include changeable copy, 34.5 feet in height with a total sign face area of 450 square feet in lieu of the 25 feet and 150 square feet permitted and to allow directional signs 12.5 feet in height with total sign face areas of 100 square feet each in lieu of the permitted 6 feet in height and 8 square feet.

Hearing: Tuesday, July 25, 2006 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 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.

Requested: 12/6/06

APPEAL SIGN POSTING REQUEST

CASE NO. 06-584-SPH
6901 SECURITY BLVD.

1ST ELECTION DISTRICT

APPEALED: 9/07/2006

ATTACHMENT – (Plan to accompany Petition – Petitioner's Exhibit No. 1)

*****COMPLETE AND RETURN BELOW INFORMATION*****

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals
400 Washington Avenue, Room 49
Towson, MD 21204

Attention: Kathleen Bianco
Administrator

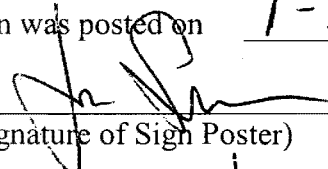
CASE NO.: 06-584-SPH

LEGAL OWNER: SECURITY WARDS, LLC

This is to certify that the necessary appeal sign was posted conspicuously on the property located at:

6901 SECURITY BOULEVARD

The sign was posted on 1-25-07, 2006/2007.

By: 
(Signature of Sign Poster)

(Print Name)

JASON SEIDEN



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

June 21, 2006

NEW 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: 06-584-SPHA

6901 Security Boulevard

Southeast corner of Security Boulevard and Rolling Road

1st Election District – 1st Councilmanic District

Legal Owners: Security Wards, LLC, & Security Square Associates by MDR

Special Hearing to permit a free standing joint identification sign with changeable copy messages, pursuant to BCZR Section 450.4.1 and to amend the site plan approved in Case No. 98-297-A. Variance to allow a single free-standing joint identification sign, to include changeable copy, 34.5 feet in height with a total sign face area of 450 square feet in lieu of the 25 feet and 150 square feet permitted and to allow directional signs 12.5 feet in height with total sign face areas of 100 square feet each in lieu of the permitted 6 feet in height and 8 square feet.

Hearing: Tuesday, July 25, 2006 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy M. Kotroco".

Timothy Kotroco
Director

TK:klm

C: Robert Hoffman/David Karceski, 210 Allegheny Avenue, Towson 21204
Michael Glick, 500 E. Pratt Street, Ste. 250, Baltimore 21202
Bruce Lyons, 5454 Wisconsin Avenue, Ste. 1265, Chevy Chase 20815

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JULY 10, 2006.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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



June 27, 2007

HAND-DELIVERED

Kathleen C. Bianco, Administrator
County Board of Appeals for Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

Re: Case No. 06-584-SPHA
Property: 6901 Security Boulevard
Legal Owners: Security Square Associates and Security Wards, LLC

Dear Ms. Bianco:

We are writing on behalf of our clients, Security Square Associates and Security Wards, LLC, to request a postponement of the above-captioned hearing scheduled for Wednesday, July 18, 2007. Peter M. Zimmerman, People's Counsel, confirmed by telephone that his office has no objection to this request.

It is, therefore, respectfully requested that the hearing be postponed. Thank you for your consideration of this request.

Very truly yours,



Arnold Jablon



David H. Karceski

DHK: amc

cc: People's Counsel for Baltimore County
Mr. Michael Glick
Mr. Bruce Lyons

TO1DOCS1/DHK01/#247598v1

RECEIVED
JUN 28 2007

**BALTIMORE COUNTY
BOARD OF APPEALS**



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

April 26, 2007

*PP'd to 11/01/07
reg of variance
for Petitioner*

NOTICE OF ASSIGNMENT

CASE #: 06-584-SPHA

IN THE MATTER OF: SECURITY WARDS, LLC –Petitioner
6901 Security Boulevard
1st Election District; 1st Councilmanic District

8/22/06 - Z.C.'s Order in which requested special hearing and variance relief were GRANTED with restrictions.

ASSIGNED FOR:

WEDNESDAY, JULY 18, 2007 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

c: Appellant : Office of People's Counsel
Counsel for Legal Owner /Petitioner : Arnold Jablon, Esquire
Legal Owner /Petitioner : David Karceski, Esquire
Mitch Kellman /Daft McKune Walker : Security Wards, LLC /Michael Glick
William J. Wiseman III /Zoning Commissioner : Deirdre Moore Johnson /Robert de Lapeyrouse,
Pat Keller, Planning Director and Bruce Lyons /Security Square Associates
Timothy M. Kotroco, Director /PDM





County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

July 3, 2007

NOTICE OF POSTPONEMENT & REASSIGNMENT

CASE #: 06-584-SPHA

IN THE MATTER OF: SECURITY WARDS, LLC –Petitioner
6901 Security Boulevard
1st Election District; 1st Councilmanic District

8/22/06 - J.C.'s Order in which requested special hearing and variance relief were GRANTED with restrictions.

which was assigned to be heard on 7/18/07 has been POSTPONED at the request of Counsel for Petitioner, without objection by People's Counsel; and has been

REASSIGNED FOR:

THURSDAY, NOVEMBER 1, 2007 at 10 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

c: Appellant

: Office of People's Counsel

Counsel for Legal Owner /Petitioner

: Arnold Jablon, Esquire
David Karceski, Esquire

Legal Owner /Petitioner

: Security Wards, LLC /Michael Glick
Deirdre Moore Johnson /Robert de Lapeyrouse,
and Bruce Lyons /Security Square Associates

Mitch Kellman /Daft McKune Walker

William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

*10/11/07 -
PP'd and
closed @ reg.
of the garden;
no oli. by
PZ.*



ARNOLD JABLON
(410) 494-6298

aejablon@venable.com

10 October 2007

Ms. Kathleen C. Bianco
Administrator
County Board of Appeals of Baltimore County
Old Courthouse, Room 49
400 Washington Ave.
Towson, Maryland 21204

Re: Case No 06-584SPHA
H/D: 11/1/07

Dear Ms. Bianco:

The purpose of this letter is to request a postponement of the presently scheduled hearing date of November 1st, 2007.

I have talked with People's Counsel, who has no objection.

My client is trying to work out all outstanding issues.
Thank you for your cooperation.

Sincerely,



Arnold Jablon
AEJ/aj

c: Peter Zimmerman, People's Counsel



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

October 11, 2007

NOTICE OF POSTPONEMENT

CASE #: 06-584-SPHA

IN THE MATTER OF: SECURITY WARDS, LLC –Petitioner
6901 Security Boulevard
1st Election District; 1st Councilmanic District

8/22/06 - J.C.'s Order in which requested special hearing and variance relief were GRANTED with restrictions.

which was reassigned to be heard on 11/01/07 has been **POSTPONED** at the request of Counsel for Petitioner, without objection by People's Counsel; **TO BE RESCHEDULED ONLY UPON REQUEST.**

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

c:	Appellant	:	Office of People's Counsel
	Counsel for Legal Owner /Petitioner	:	Arnold Jablon, Esquire
		:	David Karceski, Esquire
	Legal Owner /Petitioner	:	Security Wards, LLC /Michael Glick
		:	Deirdre Moore Johnson /Robert de Lapeyrouse,
		:	and Bruce Lyons /Security Square Associates
	Mitch Kellman /Daft McKune Walker		
	William J. Wiseman III /Zoning Commissioner		
	Pat Keller, Planning Director		
	Timothy M. Kotroco, Director /PDM		





County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-337-8131
FAX: 410-867-8122

August 11, 2009

ARNOLD JABLON, ESQUIRE
VENABLE, BAETJER & HOWARD, LLP
210 W. PENNSYLVANIA AVE. STE. 500
TOWSON, MD 21204

RE: In the Matter of: Security Wards, LLC - Petitioner
Case No.: 06-584-SPHA

Dear Mr. Jablon:

Mr. Zimmerman wrote to the Board of Appeals on July 27, 2009 with regards to the above captioned matter. As indicated in that letter, your request for postponement was granted in October 2007, with no further action reflected in the file to date.

As of this date, this office has not received a request from your office to re-schedule the matter.

The purpose of this letter is to advise you that an Order of Dismissal of Petition for lack of prosecution will be entered in the above-captioned matter after the expiration of 30 days from the date of this Notice. Upon receipt of a request filed at any time before 30 days after date of this Notice, the Board, for good cause, may defer entry of the Order of Dismissal for the period and on the terms it deems proper.

Very truly yours,

A handwritten signature in cursive script that reads "Theresa R. Shelton".

Theresa R. Shelton
Administrator

c: People's Counsel for Baltimore County

(410) 494-6285

dhkarceski@venable.com

June 14, 2006

HAND-DELIVERED

Timothy M. Kotroco, Director
Department of Permits
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Security Square Mall
6901 Security Boulevard
Case No. 06-584-SPHA

Dear Mr. Kotroco:

Our client and petitioner in Case No. 06-584-SPHA, Security Square Associates, requests a postponement of the hearing scheduled for July 13, 2006 at 9:00 a.m. Bruce Lyons with Security Square Associates will be unable to testify on that date. Kristen Matthews of the Zoning Review Office indicated to me that July 25, 2006 at 10:00 a.m. is an available hearing date. By way of this letter, I am respectfully requesting that the Department of Permits and Development Management postpone and reschedule the hearing to July 25th at 10:00 a.m., so that Mr. Lyons may be present to testify.

I appreciate your consideration of this request.

Very truly yours,

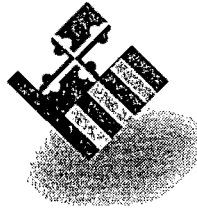


David H. Karceski

DHK: kjd
cc: Ms. Deirdre Moore
Arnold Jablon, Esquire

TO:DOCS1/DHK01/#230607v1

*Kristen:
OK to postpone
DMK*



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

July 19, 2006

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

Robert A. Hoffman
David H. Karceski
Venable LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman and Mr. Karceski:

RE: Case Number: 06-584-SPHA, 6901 Security Boulevard

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

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Michael Glick Security Wards, LLC 500 E. Pratt Street, Suite 250 Baltimore, MD 21202
Bruce E. Lyons Security Square Associates 5454 Wisconsin Avenue, Suite 1265 Chevy Chase 20815

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 24, 2006

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

SUBJECT: 6901 Security Boulevard

INFORMATION:

Item Number: 6-584 (Revised)

Petitioner: Security Wards, LLC

Zoning: DR 3.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared by: Candis Murray

Division Chief: Jeffrey M. Zyzanski
AFK/LL: CM

RECEIVED

JUL 26 2006

ZONING COMMISSIONER

BW
P/P 7/13
7/25
10:00

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 22, 2006

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

SUBJECT: 6901 Security Boulevard

INFORMATION:

Item Number: 6-584

Petitioner: Security Wards, LLC

Zoning: DR 3.5

Requested Action: Variance

RECEIVED

JUN 29 2006

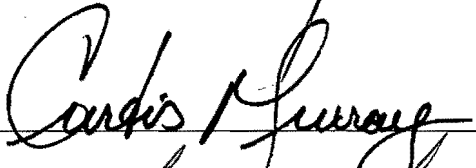
ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and does not object to the relief requested subject to the following:

1. Height dimensions for the freestanding sign are too difficult to read. Enlarge dimension print on the plan.
2. Should the Zoning commissioner determine that there is a practical difficulty or non- self imposed hardship; there should be a minimum time interval during which the message on any electronic changeable copy sign will change. It is recommended that the message change no more frequently than once in a one-minute period.

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

Prepared by: 

Division Chief: 
AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 22, 2006

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

SUBJECT: 6901 Security Boulevard

INFORMATION:

Item Number: 6-584

Petitioner: Security Wards, LLC

Zoning: DR 3.5

Requested Action: Variance

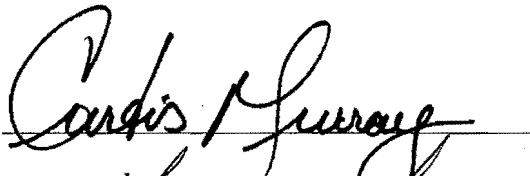
SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and does not object to the relief requested subject to the following:

1. Height dimensions for the freestanding sign are too difficult to read. Enlarge dimension print on the plan.
2. Should the Zoning commissioner determine that there is a practical difficulty or non- self imposed hardship; there should be a minimum time interval during which the message on any electronic changeable copy sign will change. It is recommended that the message change no more frequently than once in a one-minute period.

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

Prepared by:



Division Chief:
AFK/LL: CM



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



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

Maryland Department of Transportation

Date: 5.19.06

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

RE: Baltimore County
Item No. 584 JRF

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
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Jeff Livingston, DEPRM – Development Coordination *JWL*
DATE: May 31, 2006
SUBJECT: Zoning Item # See-List Below

Zoning Advisory Committee Meeting of May 22, 2006

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

06-569-A
06-570-A
06-574-SPH
06-575-A
06-576-A
06-577-A
06-580-SPH
06-583-SPH
06-584-SPHA
06-586-A

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 25, 2006

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 30, 2006
Item No. 569, 570, 574, 575, 576, 577,
578, 579, 583, 584, 586, and 588

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-05252006.doc

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
6901 Security Boulevard; SE corner Security * ZONING COMMISSIONER
Blvd & Rolling Road *
1st Election & 1st Councilmanic Districts * FOR
Legal Owner(s): Security Wards, LLC *
by Michael Glick, Member * BALTIMORE COUNTY
Petitioner(s) * 06-584-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of May, 2006, a copy of the foregoing Entry of Appearance was mailed Robert A Hoffman, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

MAY 22 2006

Per. *LM*

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old Courthouse
400 Washington Ave.
Towson, MD 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

September 7, 2006

CAROLE S. DEMILIO
Deputy People's Counsel

Hand-delivered

Timothy Kotroco, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Re: PETITION FOR SPECIAL HEARING & VARIANCE
S/S Security Boulevard, E of Rolling Road
(69201 Security Boulevard)
1st Election District; 1st Council District
Security Wards, LLC - Petitioner
Case No.: 06-584-SPHA

Dear Mr. Kotroco:

Please enter an appeal by the People's Counsel for Baltimore County to the County Board of Appeals from the Findings of Fact and Conclusions of Law dated August 22, 2006 by the Baltimore County Zoning Commissioner..

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Deputy People's Counsel

PMZ/CSD/rmw

cc: Arnold Jablon, Esquire

RECEIVED

SEP 07 2006

Per.

**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

November 1, 2006

Arnold Jablon
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Jablon:

RE: Case: 06-584-SPHA, 6901 Security Boulevard

Please be advised that an appeal of the above-referenced case was filed in this office on September 7, 2006 by People's Counsel. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

c: William J. Wiseman III, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
Michael Glick, 500 E. Pratt Street, Ste. 250, Baltimore 21202
Deirdre Johnson, 6901 Security Blvd., Windsor Mill 21244
Mitchell Kellman, DMW, 200 E. Pennsylvania Avenue, 2128

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



APPEAL

Petition for Special Hearing & Variance
6901 Security Boulevard
S/S Security Boulevard, E of Rolling Road
1st Election District – 1st Councilmanic District
Security Wards, LLC - Petitioners

Case No.: 06-584-SPHA

- ✓ Petition for Special Hearing & Variance (May 15, 2006)
- ✓ Zoning Description of Property
- ✓ Notice of Zoning Hearing (June 21, 2006)
- ✓ Certification of Publication (The Jeffersonian – July 11, 2006)
- ✓ Certificate of Posting (July 10, 2006) by SSG Robert Black
- ✓ Entry of Appearance by People's Counsel (May 22, 2006)
- ✓ Petitioner(s) Sign-In Sheet – One Sheet
- ✓ Protestant(s) Sign-In Sheet - None
- ✓ Citizen(s) Sign-In Sheet - None
- ✓ Zoning Advisory Committee Comments

Petitioners' Exhibit

- 1. ✓ Site Plan (reflecting amendment)
- 2. ✓ Zoning Map
- 3. ✓ Color Aerial Map
- 4. ✓ Photographs (A thru I)

- Protestants' Exhibits - None
- ✓ Miscellaneous (Not Marked as Exhibit) - None
- ✓ Zoning Commissioner's Order (GRANTED – August 22, 2006)
- ✓ Notice of Appeal received on September 7, 2006 from People's Counsel

c: People's Counsel of Baltimore County, MS #2010
Zoning Commissioner
Timothy Kotroco, Director of PDM
Arnold Jablon
Michael Glick
Deirdre Johnson, Bruce Lyons, Robert de Lapeyrouse
Mitch Kellman

date sent November 2, 2006, klm

RECEIVED

NOV 02 2006

**BALTIMORE COUNTY
BOARD OF APPEALS**

CASE #: 06-584-SPHA

IN THE MATTER OF: SECURITY WARDS, LLC –Petitioner
6901 Security Boulevard
1st Election District; 1st Councilmanic District

SPH – To permit freestanding, joint ID sign w/changeable copy messages and amendment to site plan in 98-297-A;

VAR – To allow single, freestanding joint ID sign, to include changeable copy, with height of 34.5' and total sign face area of 450 sq ft, ilo maximum allowed 25' and 150 sq ft respectively; and to allow directional signs with height of 12.5' and total sign face areas of 100 sq. ft. ilo max permitted 6' and 8 sq. ft. respectively.

8/22/06 - Z.C.'s Order in which requested special hearing and variance relief were GRANTED with restrictions.

4/26/07 --Notice of Assignment sent to following; assigned for hearing on Wednesday, July 18, 2007 at 10 a.m.:

Office of People's Counsel
Arnold Jablon, Esquire
David Karceski, Esquire
Security Wards, LLC /Michael Glick
Deirdre Moore Johnson /Robert de Lapeyrouse,
and Bruce Lyons /Security Square Associates
Mitch Kellman /Daft McKune Walker
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

6/28/07 – Letter requesting postponement filed by Arnold Jablon Esquire and David Karceski, Esquire, counsel for Petitioner; indicating no objection by Office of People's Counsel.

7/03/07 – Notice of PP and Reassignment sent to above listed; reassigned to Thursday, November 1, 2007 at 10 a.m.

10/10/07 – Letter from Arnold Jablon, Counsel for Petitioner, requesting postponement of 11/01/07 hearing without objection by People's Counsel. Confirmed same with Mr. Zimmerman this date; will be rescheduled only upon request.

10/11/07 – Notice of Postponement sent to all parties; case postponed from 11/01/07 hearing date; to be reassigned for hearing only upon request.



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

July 27, 2009

Maureen E. Murphy, Chair
County Board of Appeals
105 W. Chesapeake Avenue, Suite 203
Towson, MD 21204

Re: Security Wards, LLC – Petitioner
6901 Security Boulevard
06-584-SPHA

RECEIVED
JUL 27 2009
BALTIMORE COUNTY
BOARD OF APPEALS

Dear Ms. Murphy :

The Board's Administrator, Theresa R. Shelton, inquired recently about several pending cases which have been inactive for a substantial period. This is another one of those cases. The petitions here are for a special hearing to amend a previously approved site plan and for several sign variances at the Security Square Mall. The Zoning Commissioner granted the petitions on October 22, 2006. Our office appealed to the County Board of Appeals.

The CBA scheduled the case for *de novo* hearing on November 1, 2007. In October, 2007, petitioner's counsel, Arnold Jablon, Esquire, wrote to ask for a postponement. Our office did not object. The CBA sent out a notice of postponement, at the request counsel for petitioner, dated October 11, 2007. That is the last activity in the file.

The notice of postponement stated the hearing would be rescheduled only upon request. Almost two years have passed without a request. I have phoned Arnold Jablon. He will get back to us on his clients' position. Unless petitioner is prepared to reschedule the *de novo* hearing by this autumn, I suggest and request that the petition be dismissed for lack of prosecution.

Respectfully,

A handwritten signature in cursive script that reads "Peter Max Zimmerman".

Peter Max Zimmerman
People's Counsel for Baltimore County

cc: Arnold Jablon, Esquire

CASE NAME 6901 Security Blvd
CASE NUMBER 06-584-SHA
DATE 7/25/06

[illegible]

Case No.:

06-584-SPHA

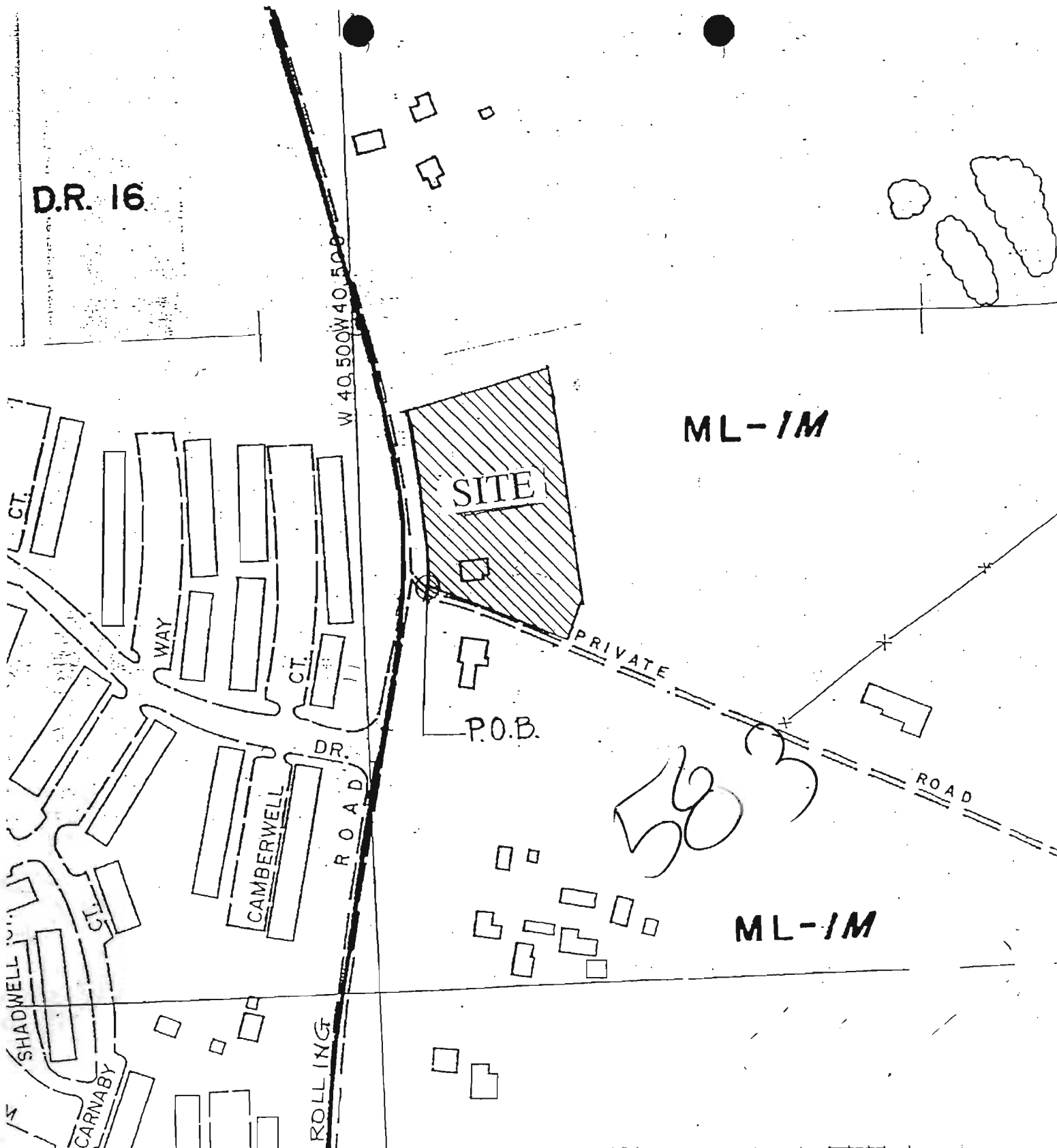
Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN - WITH Amendment to reflect O.P. Request	
No. 2	ZONING MAP	
No. 3	COLOR AERIAL MAP	
No. 4	4A thru 4I Collectively # 4	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

D.R. 16



SCALE	LOCATION	SHEET
1" = 200' ± DATE OF PHOTOGRAPHY JANUARY 1986	BELMONT AREA	N.W. <u>3-G</u> 4-G



PETITIONER'S

EXHIBIT NO.

3



PROTESTANT' S

EXHIBIT NO. 4

PET EXM 4 a



PBT EXM

6



DET EXH C



pet BXM d



POT EXN e



put exl f



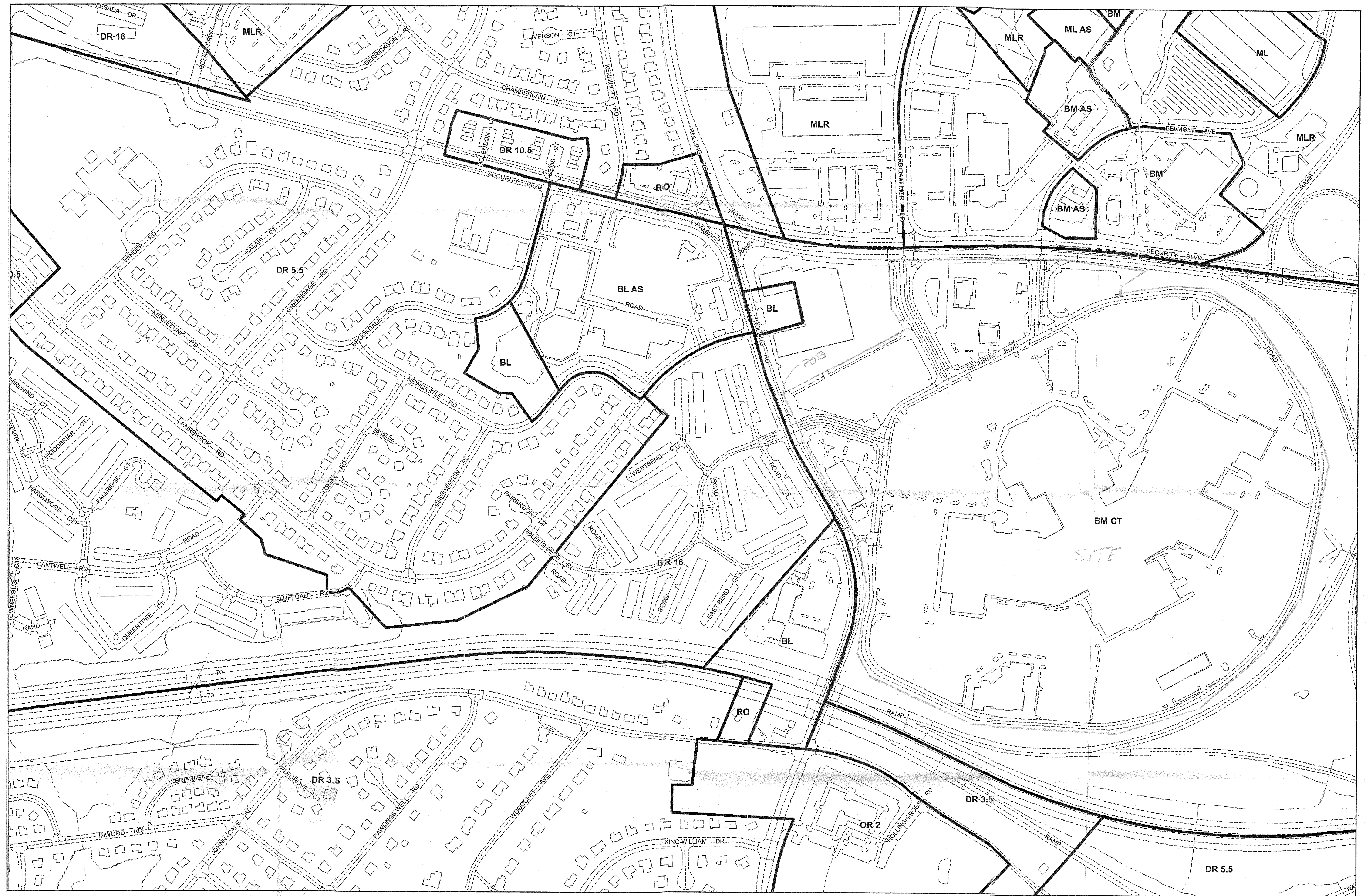
port EXM §



Plot EXH 1



Pkt EXH 4 1



Plan Sheet: 094C1

Note:
The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 120-04 adopted on December 8, 2004 is also depicted. In addition, County Board of Appeals actions from MC 05-01, MC 05-02, MC 05-03, and MC 05-04 on February 9, 2005 are represented in this application.

Legend

- Zoning
- Streams
- Vegetation
- Buildings
- Roads
- Rail Lines

Baltimore County Office of Planning and Zoning Official Zoning Map

087A3	087B3	087C3	088A3	088B3
094A1	094B1	094C1	095A1	095B1
094A2	094B2	094C2	095A2	095B2

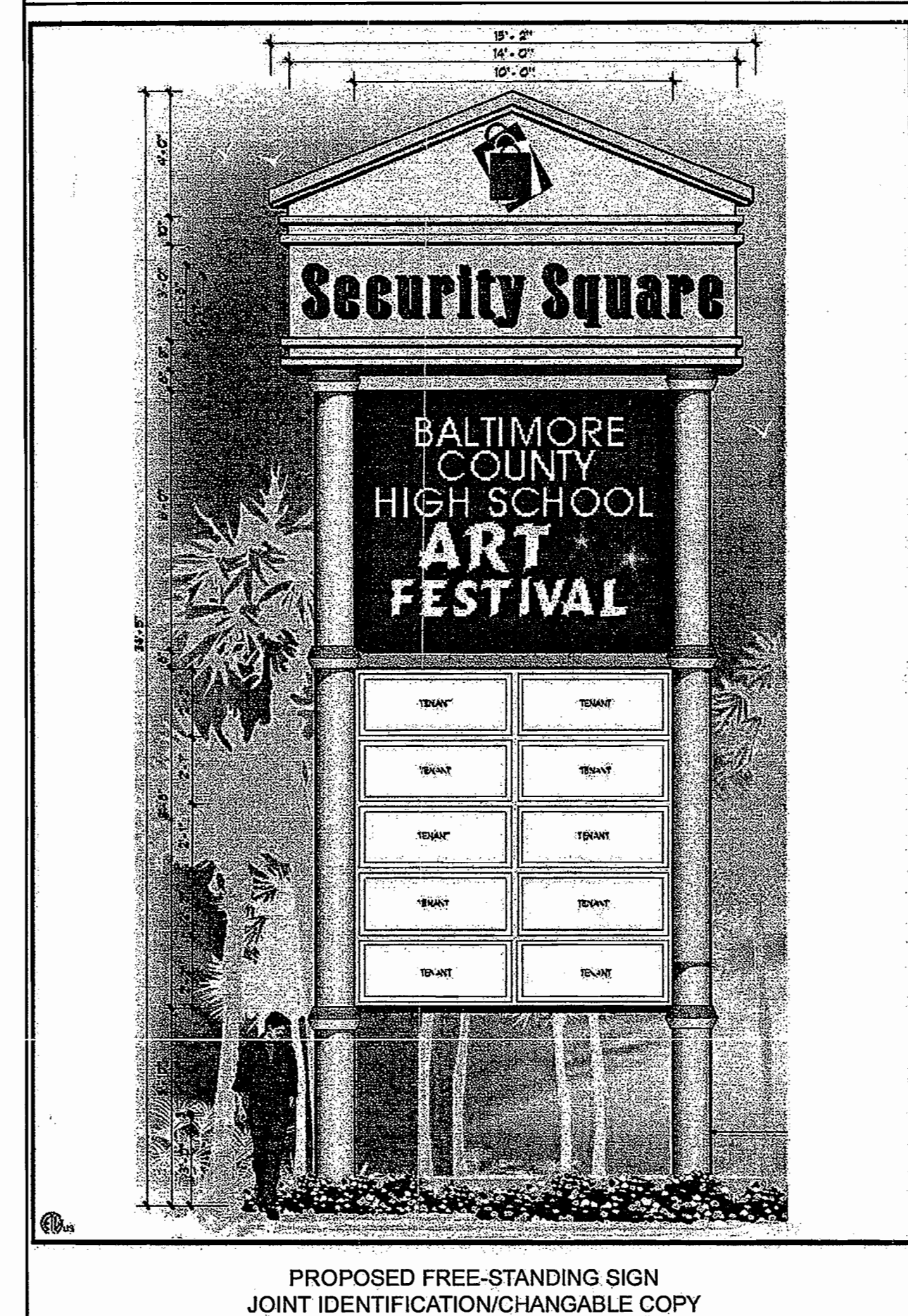
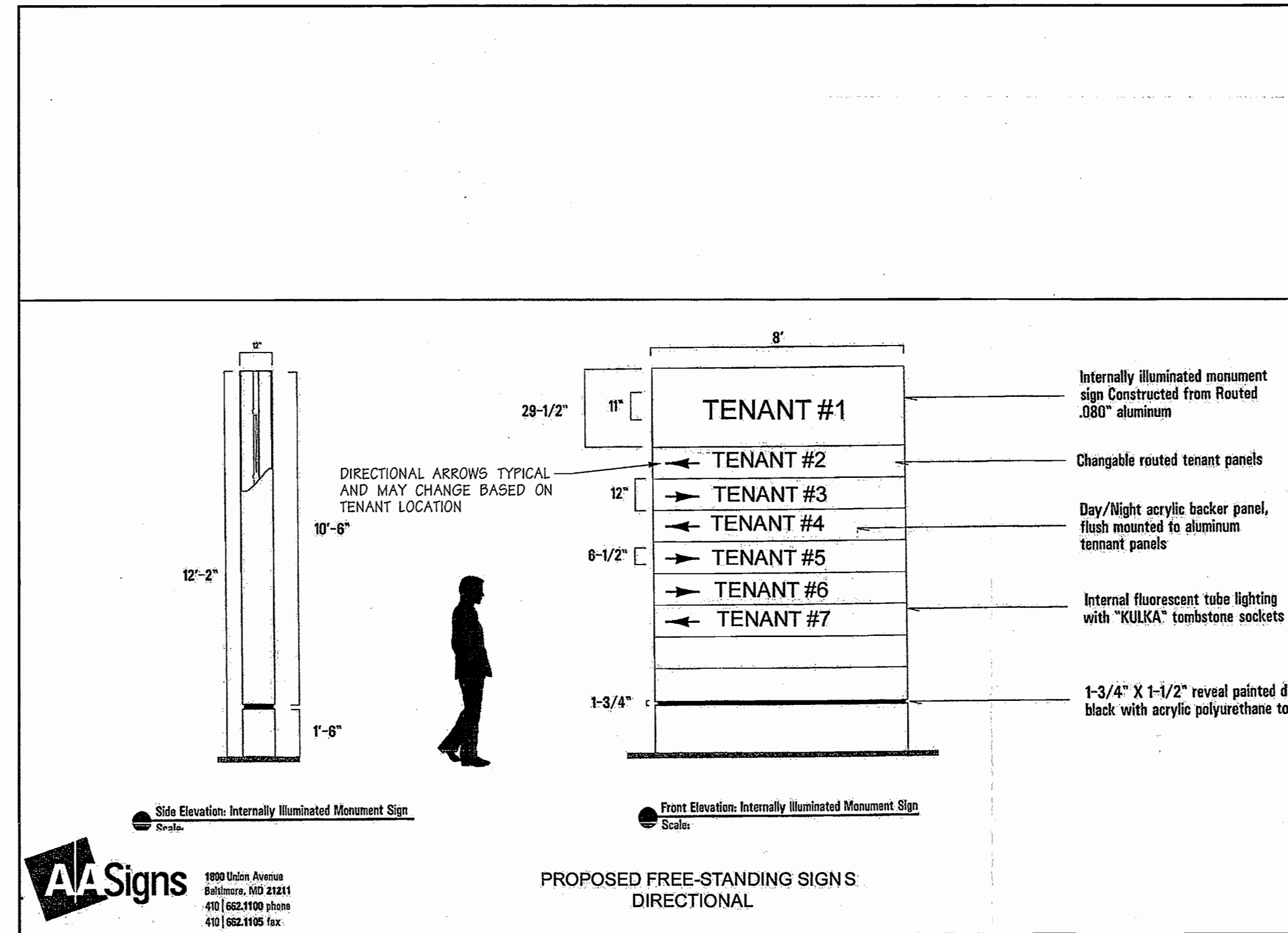
Scale
1" = 200'

0 100 200 400
Feet

1

584

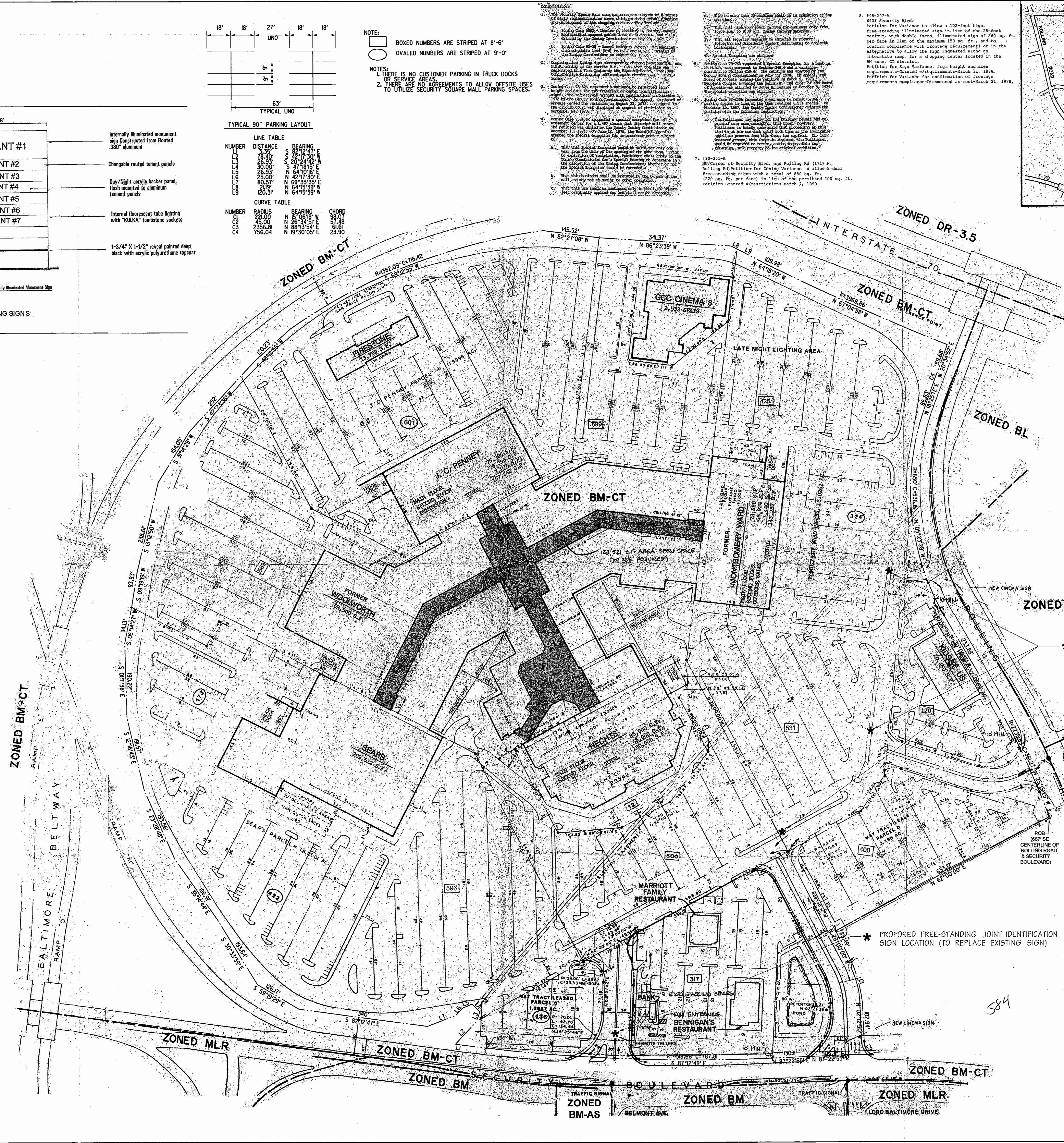
Data Sources:
Planometric Data - Baltimore County
CIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004



REQUIRED & PROVIDED PARKING

- GROSS LEASEABLE AREA OF MALL (EXCLUDING THEATRE) = 1,016,008 Sq. Ft.
- REQUIRED PARKING AT 5 SP/1000 Sq. Ft. = 5,080 SPACES
- MOVIE THEATRE OF 2,532 SEATS AT 1 SP/4 SEATS = 634 SPACES
- TOTAL REQUIRED SPACES = 5,714
- TOTAL PROVIDED SPACES = 5,659*

*TOTAL PROVIDED SPACES BASED UPON PARKING VARIANCE AND SITE PLAN WHICH ACCOMPANIED CASE 88-200-A



GENERAL NOTES

- OWNER/DEVELOPER: SECURITY SQUARE ASSOCIATES
 C/O BRUCE D. LYONS
 5454 WISCONSIN AVE., STE. 1265
 CHEVY CHASE, MD 20815-6981
- ADDRESS OF SITE: 6901 SECURITY BOULEVARD
 BALTIMORE, MD 21244
- ELECTION DISTRICT: 1
- COUNCILMANIC DISTRICT: 1
- PARCEL INFORMATION: TAX MAP - 94
 PARCELS - 350 & 551
 GRID - 6
- ZONING CLASSIFICATION: BM-CT
- SITE ACREAGE: 91.45 Ac.
- THE SITE IS NOT LOCATED WITHIN A FLOODPLAIN NOR CHESAPEAKE CRITICAL AREA.
- THE SITE IS NOT HISTORIC NOR LOCATED WITHIN A HISTORIC DISTRICT.
- THE SITE IS NOT LOCATED WITHIN ANY MORATORIUM AREA
- THERE IS NO CHANGE TO THE AMENITY OPEN SPACE RATIO WITH THIS SIGN VARIANCE PROPOSAL.
- THERE IS NO CHANGE TO THE FLOOR AREA RATIO WITH THIS SIGN VARIANCE PROPOSAL.

DATA SOURCES:
 BASE INFORMATION AND EXISTING PARKING INFORMATION PROVIDED BY SECURITY SQUARE MALL AND CENTURY ENGINEERING, INC.

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

PLAN TO ACCOMPANY PETITION FOR VARIANCE AND SPECIAL HEARING FOR PROPOSED FREE-STANDING SIGNAGE

BALTIMORE COUNTY, MARYLAND

ISSUE DATES

REVIEW: 04-17-06
 BID: _____
 PERMIT: _____
 CONSTRUCTION: _____
 BASE: CTR
 DRAWN: _____
 DESIGNED: _____
 CHECKED BY: _____
 DATE CHECKED: _____
 SCALE: 1"=100'
 PROJECT NO.: 90051
 DRAWING: 1 of 1