IN RE: **PETITION FOR VARIANCE**	*	BEFORE THE
Dulaney Valley Road and Fairmount		
(S/E Corner) - (Towson Town Center)	*	ZONING COMMISSIONER
(825 Dulaney Valley Road)		
	*	OF
9th Election District		
5th Council District	*	BALTIMORE COUNTY
Towson TC, LLC	*	**Case No. 07-124-A**
Petitioner		

* * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Towson TC, LLC, through its attorney Robert A. Hoffman, Esquire and Venable LLP. The Petitioner seeks relief from Section 235.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front building line to front property line setback as close as 1 foot in lieu of the required 15 feet. The subject property and requested relief are more particularly described on the two page redlined site plan 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 M. Lazas, Director of Development, and Charles P. Crerand, Senior General Manager, on behalf of the Towson Town Center; Charles Main, III, Professional Engineer, and Mitchell J. Kellman, land planner and zoning expert with Daft-McCune-Walker, Inc., the firm that prepared the site plan for this property, and Cliff Everett, the project architect with Carter-Burgess. Michael H. Davis, Esquire and David H. Karceski, Esquire represented the Petitioner. Richard Parsons attended as an interested person and in his capacity as Zoning Chairman for Greater Towson Council of Community Associations.

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Date 12-13-07
By

As more particularly shown on Petitioner's Exhibit 1, certain minor red-lined revisions were made to the site plan at the onset of the hearing. Specifically, parking tabulations were included, and an architectural feature of the proposed towers "roof-overhang" was added to the plan in the area of Dulaney Valley Road and Fairmount Avenue to better denote the location of the variance request. An examination of the plan discloses that the property is irregularly-shaped and located adjacent to and south of Fairmount Avenue, adjacent to and east of Dulaney Valley Road, just south of I-695 in Towson. The entire site is zoned BM-CT (Business, Major-Commercial, Town-Center Core) and consists of approximately 31.79 acres improved with an existing shopping center well-known as the Towson Town Center. The center has existed at this location since 1959 and is a landmark in the Towson area providing numerous major department stores and specialty retail stores, as well as off-street parking to support the mall and its tenants.

The Petitioner seeks to improve and revitalize the Town Center by redeveloping the northwestern corner of the property, along its Dulaney Valley Road and Fairmount Avenue frontages to include a tower with a mix of metal panel/metal rail and glass materials that will serve as a gateway to Towson when approaching from the north. The site plan indicates the building addition location that will accommodate additional retail, upscale restaurant tenants and parking. In order to complete this project, the existing fuel service station adjacent to Dulaney Valley Road will be razed and a surface parking area accessible from Dulaney Valley Road and Fairmount Avenue eliminated. In connection with these improvements, the proposed building to property line setback variance is requested in a small area at the southwest corner due to the irregular configuration of the Town Center property line at this location (Dulaney Valley Road and Fairmount Avenue). In this regard, the BM-CT zoning regulations require a

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minimum building to property line setback of 15 feet. Thus, the Town Center addition, as shown on Petitioner's Exhibit 1, requires a setback variance pursuant to Section 235.1 of the Zoning Regulations in order to move forward with the enhanced streetscape suitable for this setting.

There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any of the County reviewing agencies. The Office of Planning issued a ZAC comment in support of the request, which noted that the proposal was reviewed and approved by the Baltimore County Design Review Panel (the DRP). The DRP's comments are binding on this Zoning Commissioner in making a decision in this case, and, as acknowledged by Planning in its ZAC comment, the requested relief is needed to accommodate the proposed redevelopment of the Town Center as approved by the DRP and to establish the "urban main street setting" Planning desires.

In support of the relief requested, Petitioner offered the testimony of Mitchell J. Kellman, its expert land planner. His testimony as Petitioner's exhibits addressed the configuration of the Town Center property line at issue in this case. As noted above, it is the location of the portion of the Town Center property line at the corner of Dulaney Valley Road and Fairmount Avenue from which the instant variance is requested. Specifically, Petitioner's Exhibits 1 and 4 (Town Center record plat) make clear, that the notched area or irregular line at this location was created by the State Highway Administration's widening of its right-of-way and this finding is consistent with Mr. Kellman's testimony that this is unusual and creates uniqueness.

Based upon the testimony and evidence offered, I am persuaded to grant the requested relief. I am impressed with this proposed redevelopment of the Town Center and the support

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received from the Office of Planning. Prior to the hearing, Petitioner attended meetings with the DRP in January and September of 2006, and obtained approval for the proposed Town Center addition through the DRP process. See Petitioner's Exhibit 5 (DRP approval letter). In its September 15, 2006 letter, the DRP approved the design for the proposed Town Center addition and, in doing so, required that the Dulaney Valley Road/ Fairmount Avenue corner of the addition be designed "prominently" as a gateway enhancing the streetscape. As a result of the DRP's findings, the Town Center addition is located as shown, i.e., a minimum distance of 1 foot from the property line at the corner of Dulaney Valley Road and Fairmount Avenue. I, therefore, find that the Petitioner has met the requirements of Section 307 of the Zoning Regulations in regard to its variance request. The nature of this commercial use, size and configuration of the property, and constraints associated with the site are all persuasive factors that a relief is appropriate. I find that the property is unique, and practical difficulty would result, if the relief is denied. Furthermore, the Petition for Variance can be granted without any adverse impact to the surrounding locale. A review of Petitioner's Exhibits 2 and 3 (200' and 1000' scale zoning maps) indicate that the property is located in the center of Towson's town center overlay district and, as such, will compliment the surrounding similar commercial and high-density residential uses of the Towson core. Thus, relief will be approved, conditioned on compliance with the Design Review Panel's comments contained in its September 15, 2006 approval letter. See Petitioner's Exhibit 5.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County, on this 13th day of December, 2006, that the Petition for Variance pursuant to Section

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235.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front building line to property line setback as close as 1 foot in lieu of the required 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1. Petitioner may apply for building permits and be granted the same upon receipt of this Order; however, the Petitioner is 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 proposed Town Center addition shall be constructed substantially in accordance with the Design Review Panel's comments contained in its September 15, 2006 approval letter, a copy of which is attached hereto and made a part hereof.

WILLIAM J. WISEMAN, III,
Zoning Commissioner
for Baltimore County

RECEIVED FOR FILING
Date 12-13-06
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

December 13, 2006

Robert A. Hoffman, Esquire
David H. Karceski, Esquire
Michael Davis, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: **PETITION FOR VARIANCE**
Dulaney Valley Road and Fairmount (S/E Corner) - (Towson Town Center)
(825 Dulaney Valley Road)
9th Election District - 5th Council District
Towson TC, LLC - Petitioner
Case No. 07-124-A

Dear Messrs. Hoffman, Karceski and Davis:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted with restrictions, 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,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Charles P. Crerand, 825 Dulaney Valley Road, Towson, Md. 21204
Dave Lazas, 10275 Little Patuxent Pkwy., Columbia, Md. 21044
Richard Parsons, 412 Woodbine Avenue, Towson, Md. 21204
Mitchell J. Kellman and Charles Main, III, Daft-McCune-Walker, Inc., 200 East Pennsylvania Avenue, Towson, Md. 21204
Lynn Lanham, Design Review Panel, Office of Planning
People's Counsel; Case File

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 825 Dulaney Valley Road

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)

Section 235.1 of the Baltimore County Zoning Regulations to permit a front building line to front property line setback as close as 1 foot in lieu of the required 15 feet.

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

To be determined at hearing

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

See Attached

Name - Type or Print

Signature

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

Robert A. Hoffman

Signature

Venable LLP

Company

210 Allegheny Avenue — 410 494-6200

Address — Telephone No.

Towson, Maryland 21024

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 _____ Date 9/19/06

Case No. 07-124-A

RZU 9/15/98

RECEIVED FOR FILING

Date 12-13-06

By D. Weiss

ATTACHMENT TO
PETITION FOR VARIANCE

825 Dulaney Valley Road

TOWSON TC, LLC
(a Maryland limited liability company)

By: _____
Bernard Freibaum
Authorized Officer

Contact:

David M. Lazas
Director, Development
General Growth Properties, Inc.
10275 Little Patuxent Parkway
Columbia, Maryland 21044
(410)-992-6149

Item # 124

Description

For A Variance

23.700 Acre Parcel, Lot 1 "Towson Town Center"

East Side of Dulaney Valley Road

Southwest Side of Fairmount Avenue

Ninth Election District, Baltimore County, Maryland

DMW

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 on the east side of Dulaney Valley Road as shown on the plat entitled "Amended Plat 2 of 3, Towson Town Center" and recorded among the Land Records of Baltimore County, Maryland, in Plat Book S.M. 65, Folio 27, and at the point shown and designated "BN131" on said plat, thence leaving said point of beginning and binding on said east side of Dulaney Valley Road, referring all courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, the three following courses and distances, viz: (1) North 14 degrees 09 minutes 25 seconds East 3.72 feet, thence (2) North 07 degrees 51 minutes 10 seconds East 41.00 feet, and thence (3) North 10 degrees 32 minutes 44 seconds East 64.34 feet, thence running for new lines of division the three following courses and distances, viz: (4) South 81 degrees 50 minutes 15 seconds East 142.52 feet, thence (5) North 09 degrees 30 minutes 57 seconds East 152.77 feet, and thence (6) North 80 degrees 28 minutes 58 seconds West 142.48 feet, thence binding again on the east side of Dulaney Valley Road, as shown on said plat the eight following courses and distances, viz: (7) North 09 degrees 34 minutes 10 seconds East 14.67 feet, thence (8) North 10 degrees 08 minutes 31 seconds East 50.04 feet, thence (9) North 08 degrees 58 minutes 48 seconds East 10.15 feet, thence (10) North 18

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degrees 55 minutes 46 seconds East 111.83 feet, thence (11) North 07 degrees 08 minutes 22 seconds East 72.68 feet, thence (12) South 82 degrees 51 minutes 38 seconds East 26.00 feet, thence (13) North 52 degrees 50 minutes 54 seconds East 17.17 feet, and thence (14) North 08 degrees 39 minutes 55 seconds East 25.99 feet, thence binding on the southwest side of Fairmount Avenue, as shown on said plat, the four following courses and distances, viz: (15) South 81 degrees 20 minutes 05 seconds East 183.77 feet to a point of curvature, thence (16) Southeasterly, by a line curving to the right with a radius of 1583.02 feet, the arc distance of 136.06 feet, said arc being subtended by a chord bearing South 78 degrees 52 minutes 22 seconds East 136.02 feet to a point of nontangency, thence (17) South 67 degrees 57 minutes 58 seconds East 82.54 feet to a point of nontangency, and thence (18) Southeasterly, by a line curving to the right with a radius of 1573.02 feet, the arc distance of 163.93 feet, said arc being subtended by a chord bearing South 70 degrees 26 minutes 59 seconds East 163.85 feet to a point on curve, thence binding on the southwest side of Fairmount Avenue, as proposed to be widened, (19) Southeasterly, by a line curving to the right with a radius of 1573.02 feet, the arc distance of 184.65 feet, said arc being subtended by a chord bearing South 64 degrees 06 minutes 05 seconds East 184.54 feet to a point of nontangency, thence again binding on the southwest side of Fairmount Avenue, as shown on the plat herein referred to the three following courses and distances, viz: (20) South 29 degrees 15 minutes 42 seconds West 21.00 feet to a point of nontangency, thence (21) Southeasterly, by a line curving to the right with a radius of 1552.02 feet, the arc distance of 20.00 feet, said arc being subtended by a chord bearing South 60 degrees 22 minutes 09 seconds East 20.00 feet to a point of nontangency, and thence (22) North 30 degrees 00 minutes 00

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seconds East 20.00 feet to a point of tangency, thence binding on the southwest side of Fairmount Avenue, as proposed to be widened, as shown on said plat, (23) Southeasterly, by a line curving to the right with a radius of 1572.02 feet, the arc distance of 60.01 feet, said arc being subtended by a chord bearing South 58 degrees 54 minutes 23 seconds East 60.01 feet to a point of compound curvature, thence binding on the southwest side of Fairmount Avenue, as proposed to be widened, as shown on the plat entitled "Amended Plat 3 of 3, Towson Town Center" and recorded among the aforesaid Land Records in Plat Book S.M. 65, Folio 28, thence (24) Southeasterly, by a curve to the right with a radius of 1232.26 feet, the arc distance of 608.87 feet, said arc being subtended by a chord bearing South 43 degrees 39 minutes 28 seconds East 602.69 feet to a point of nontangency, thence binding on the southwest side of Fairmount Avenue, as shown on said last mentioned plat the four following courses and distances, viz: (25) South 60 degrees 29 minutes 51 seconds West 5.00 feet, to a point of nontangency, thence (26) Southeasterly, by a line curving to the right with a radius of 1227.26 feet, the arc distance of 20.00 feet, said arc being subtended by a chord bearing South 29 degrees 02 minutes 08 seconds East 20.00 feet to a point of nontangency, thence (27) North 61 degrees 25 minutes 52 seconds East 16.00 feet to a point of tangency, and thence (28) Southeasterly, by a line curving to the right with a radius of 1243.26 feet, the arc distance of 345.83 feet, said arc being subtended by a chord bearing South 20 degrees 36 minutes 01 second East 344.71 feet to a point of nontangency, thence binding on the south boundary line of the land shown on said last mentioned plat, the four following courses and distances, viz: (29) North 70 degrees 08 minutes 26 seconds West 190.08 feet, thence (30) South 84 degrees 39 minutes 34 seconds West

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556.83 feet, thence (31) South 03 degrees 34 minutes 46 seconds East 25.01 feet, and thence (32) South 84 degrees 39 minutes 34 seconds West 275.19 feet to the point shown and designated "BN64" on said last mentioned plat and on the plat entitled "Amended Plat 1 of 3, Towson Town Center" and recorded among the aforesaid Land Records in Plat Book S.M. 65, Folio 26, thence binding on the east boundary line of the land shown on said last mentioned plat, (33) South 03 degrees 40 minutes 16 seconds East 282.92 feet, thence binding on a part of the north outline of the "Highway Widening Area" along Joppa Road, as shown on said last mentioned plat, the two following courses and distances, viz: (34) South 84 degrees 31 minutes 40 seconds West 2.94 feet to a point of curvature, and thence (35) Westerly, by a line curving to the right with a radius of 5687.30 feet, the arc distance of 157.04 feet, said arc being subtended by a chord bearing South 85 degrees 19 minutes 08 seconds West 157.04 feet to a point of nontangency, thence binding on the outlines of the "Joppa Development Parcel 1" shown on said last mentioned plat, the eight following courses and distances, viz: (36) North 41 degrees 19 minutes 44 seconds East 71.36 feet, thence (37) North 03 degrees 40 minutes 16 seconds West 185.45 feet, thence (38) North 68 degrees 46 minutes 32 seconds West 41.49, thence (39) North 31 degrees 54 minutes 20 seconds West 41.19 feet, thence (40) North 05 degrees 20 minutes 26 seconds West 27.58 feet, thence (41) South 84 degrees 39 minutes 34 seconds West 75.25 feet, thence (42) South 06 degrees 31 minutes 31 seconds West 177.66 feet, and thence (43) North 83 degrees 28 minutes 29 seconds West 286.10 feet, thence binding on a part of the east outline of the "Highway Widening Area" along Dulaney Valley Road, as shown on said last mentioned plat, the followingthree courses and distances, viz: (44) North 11 degrees 14 minutes 03

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seconds East 239.95 feet, thence (45) North 02 degrees 39 minutes 52 seconds West 73.56 feet, and thence (46) North 06 degrees 41 minutes 03 seconds East 10.35 feet, thence binding on the dividing line between Lot 1 and the parcel shown and designated "Lot 3, Hecht Company" as shown on said last mentioned plat, the two following courses and distances, viz: (47) South 83 degrees 15 minutes 56 seconds East 243.42 feet, and thence (48) North 06 degrees 44 minutes 04 seconds East 349.18 feet to the point shown and designated "LC1" on the plat first herein referred to, thence binding on the dividing line between the lands shown on said plats the three following courses and distances, viz: (49) North 83 degrees 09 minutes 56 seconds West 131.65 feet, thence (50) South 06 degrees 50 minutes 04 seconds West 12.31 feet, and thence (51) North 83 degrees 15 minutes 56 seconds West 124.82 feet to the point of beginning; containing, as described, 25.256 acres of land, more or less.

Saving and excepting therefrom the parcel of land containing 1.556 acres of land, more or less, as described below, leaving a net area of 23.700 acres of land, more or less. The 1.556 acre parcel mentioned above is described as follows:

Beginning at a point of commencement located at the end of the tenth of North 84 degrees 31 minutes 20 seconds East 556.83 foot line of the land which by deed dated October 21, 1981, and recorded among the Land Records of Baltimore County, Maryland, in Liber E.H.K., Jr. 6338, Folio 397, was conveyed by Goucher College to Towson Plaza, said point being also known as "BN3" as laid out and shown on "Amended Plat 3 of 3, Towson Town Center", dated August 20, 1992, and recorded among the said Land Records in Plat Book S.M. 65, Folio 27, thence leaving said point and running reversely with and binding on a portion of the tenth

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line of the aforementioned deed and running also with and binding on a portion of the southern boundary of said plat, referring all courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, (1) South 84 degrees 39 minutes 34 seconds West 256.21 feet to a point on said line, thence leaving said tenth and said southern boundary line and running through the land shown as Lot No. 1 on the aforementioned plat (2) North 05 degrees 20 minutes 26 seconds West 43.70 feet to the point of beginning, thence leaving said point of beginning and running for a new line of division through the land shown in the aforementioned plat as Lot No. 1 (1) North 05 degrees 20 minutes 26 seconds West 22.30 feet to the end of the first or North 50 degrees 20 minutes 26 seconds West 21.21 foot line of the land which by deed dated December 28, 1990, and recorded among the said Land Records in Liber S.M. 8682, Folio 766, was conveyed by Towson Town Center Associates to Nordstrom, Inc., thence leaving said first line and running with and binding on the second through eighth lines of said deed, the seven following courses and distances, viz: (2) North 05 degrees 20 minutes 26 seconds West 153.33 feet, thence (3) North 39 degrees 39 minutes 34 seconds East 25.11 feet, thence (4) North 05 degrees 20 minutes 26 seconds West 17.81 feet, thence (5) North 84 degrees 39 minutes 34 seconds East 17.81 feet, thence (6) North 39 degrees 39 minutes 34 seconds East 38.46 feet, thence (7) North 05 degrees 20 minutes 26 seconds West 32.81 feet, and thence (8) North 84 degrees 39 minutes 34 seconds East 32.81 feet thence running with and binding on a portion of the ninth line of said deed, (9) North 39 degrees 39 minutes 34 seconds East 65.95 feet, thence leaving said ninth line and running for two new lines of division through the land described in said deed, the two following courses and distances, viz: (10) South 50

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degrees 20 minutes 26 seconds East 0.51 feet, and thence (11) North 32 degrees 48 minutes 30 seconds East 4.25 feet to intersect the aforementioned ninth line at a distance of 70.17 feet from the beginning thereof, thence running with and binding on the remaining portion of said ninth line and running also with and binding on a portion of the tenth line of said deed, the two following courses and distances, viz: (12) North 39 degrees 39 minutes 34 seconds East 14.07 feet, and thence (13) South 57 degrees 11 minutes 30 seconds East 47.49 feet, thence leaving said tenth line and running for six new lines of division through the land shown on the aforementioned plat as Lot No. 1 the six following courses and distances, viz: (14) North 32 degrees 48 minutes 30 seconds East 10.00 feet, thence (15) South 57 degrees 11 minutes 30 seconds East 4.73 feet to a point of curvature, thence (16) Southeasterly, by a line curving to the right with a radius of 162.50 feet for a distance of 147.06 feet, the arc of which is subtended by a chord bearing South 31 degrees 15 minutes 58 seconds East 142.09 feet to a point of tangency, thence (17) South 05 degrees 20 minutes 26 seconds East 41.30 feet to a point of curvature, thence (18) Southwesterly, by a line curving to the right with a radius of 140.00 feet for a distance of 223.02 feet, the arc of which is subtended by a chord bearing South 40 degrees 17 minutes 45 seconds West 200.18 feet to a point of tangency, and thence (19) South 85 degrees 55 minutes 57 seconds West 121.42 feet to the point of beginning; containing 1.556 acres of land, more or less.

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

September 20, 2006

Project No. 80051.Z1 (L80051.Z1)

9/20/06

STATE OF MARYLAND
MICHAEL DAVID MARTIN
NO. 21234
PROFESSIONAL LAND SURVEYOR

Item #124

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 21029

DATE 9/19/06 ACCOUNT R001 006 6150

AMOUNT $ 325.00

RECEIVED FROM:

FOR: zoning hearing - variance
case # 07-124-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTIVITY	TIME	DRW
9/19/2006	9/19/2006	09:21:57	2

REG NG02 NAIL JCAN JCP
>>RECEIPT # 47150 9/19/2006 OPJR
Dept 5 SIGN POSTING VERIFICATION
CR NO. 021029
Recpt Tot 325.00
325.00 CK 0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #07-124-A
825 Dulaney Valley Road
Dulaney Valley Road and Fairmount (Southeast Corner)
9th Election District
5th Councilmanic District
Legal Owner(s):
Towson, TC, LLC; by Bernard Freibaum
Variance: To permit a front building line to front property line setback as close as 1 foot in lieu of the required 15 feet.
Hearing: Tuesday, November 28, 2006 at 11:00 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) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

11/107 Nov. 9 115457

CERTIFICATE OF PUBLICATION

11/9/, 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 11/9/, 2006.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 07-124-A

Petitioner/Developer: TOWSON TC, LLC BY BERNARD FREIBAUM

Date of Hearing/Closing: 11-28-06

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}

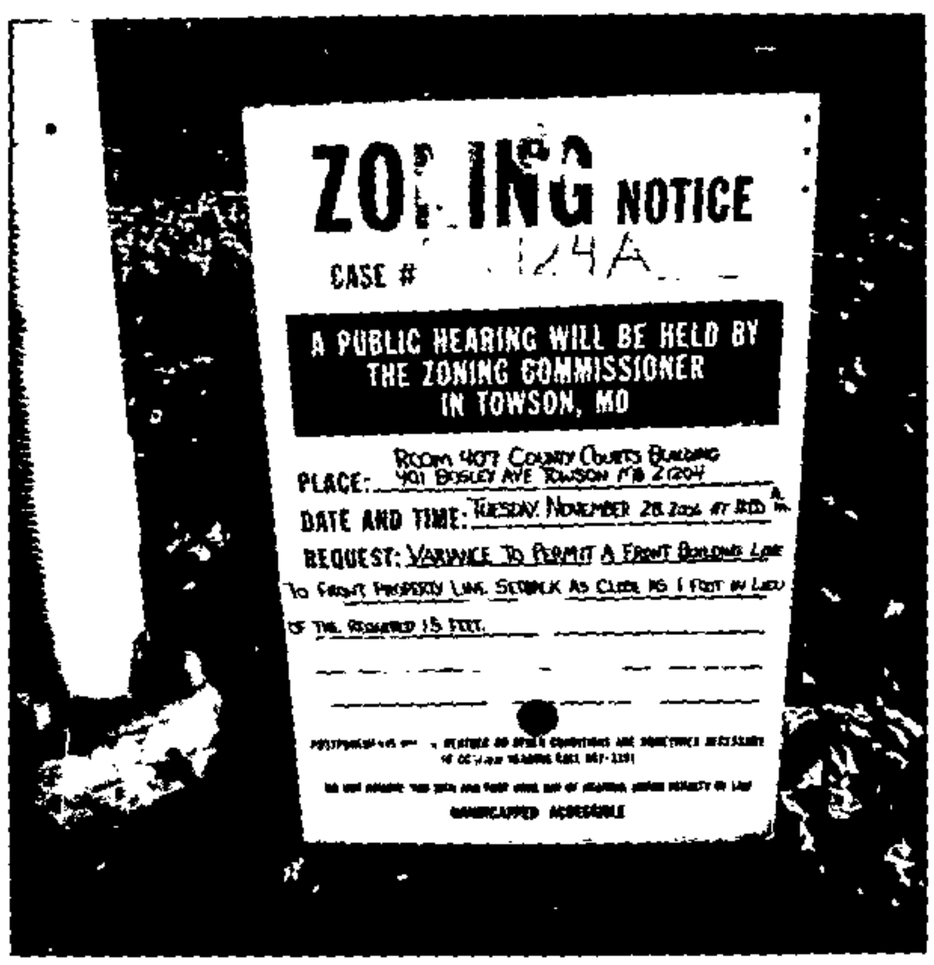
Ladies and Gentlemen:

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:

825 DULANEY VALLEY RD

The sign(s) were posted on 11-11-06
(Month, Day, Year)

Sincerely,



Robert Black 11-12-06
(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)

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

October 5, 2006

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

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: 07-124-A
825 Dulaney Valley Road
Dulaney Valley Road and Fairmount (Southeast Corner)
9th Election District – 5th Councilmanic District
Legal Owner(s): Towson, TC, LLC; by Bernard Freibaum

VARIANCE To permit a front building line to front property line setback as close as 1 foot in lieu of the required 15 feet.

Hearing: Tuesday, November 28, 2006 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

Timothy Kotroco

Timothy Kotroco
Director

TK:amf

C: David M. Lazas General Growth Properties, Inc. 10275 Little Patuxent Parkway Columbia 21044
Robert A. Hoffman Venable LLP 210 Allegheny Avenue Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY NOVEMBER 13, 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
Thursday, November 9, 2006 Issue - Jeffersonian

Please forward billing to:
Amy Dontell
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: 07-124-A
825 Dulaney Valley Road
Dulaney Valley Road and Fairmount (Southeast Corner)
9th Election District – 5th Councilmanic District
Legal Owner(s): Towson, TC, LLC; by Bernard Freibaum

VARIANCE To permit a front building line to front property line setback as close as 1 foot in lieu of the required 15 feet.

Hearing: Tuesday, November 28, 2006 at 11:00 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.

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

October 2, 2006 TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

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: 07-124-A
825 Dulaney Valley Road
Dulaney Valley Road and Fairmount (Southeast Corner)
9th Election District – 5th Councilmanic District
Legal Owner(s): Towson, TC, LLC; by Bernard Freibaum

VARIANCE To permit a front building line to front property line setback as close as 1 foot in lieu of the required 15 feet.

Hearing: Tuesday, November 21, 2006 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

Timothy Kotroco

Timothy Kotroco
Director

TK:amf

C: David M. Lazas General Growth Properties, Inc. 10275 Little Patuxent Parkway Columbia 21044
Robert A. Hoffman Venable LLP 210 Allegheny Avenue Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY NOVEMBER 6, 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
Thursday, November 2, 2006 Issue - Jeffersonian

Please forward billing to:
Amy Dontell
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: 07-124-A
825 Dulaney Valley Road
Dulaney Valley Road and Fairmount (Southeast Corner)
9th Election District – 5th Councilmanic District
Legal Owner(s): Towson, TC, LLC; by Bernard Freibaum

VARIANCE To permit a front building line to front property line setback as close as 1 foot in lieu of the required 15 feet.

Hearing: Tuesday, November 21, 2006 at 2:00 p.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.

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: 07-124-A

Petitioner: Towson TC, LLC

Address or Location: 825 Dulaney Valley Rd., Towson, MD 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dontell

Address: 210 Allegheny Avenue
Towson, MD 21204

Telephone Number: 410-494-6200

Revised 2/20/98 - SCJ

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

November 20, 2006

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

Dear Mr. Hoffman and Mr. Karceski:

RE: Case Number: 07-124-A, 825 Dulaney Valley Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 19, 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
David M. Lazas General Growth Properties, Inc 10275 Little Patuxent Parkway Columbia 21044

General Growth Properties, Inc.
NYSE: GGP

Dave Lazas
Director, Development

10275 Little Patuxent Pkwy, Columbia, MD 21044 USA
410-992-6140 fax 410-992-6149
david.lazas@generalgrowth.com
www.generalgrowth.com

General Growth Properties, Inc.
NYSE: GGP

Charles P. Crerand
Senior General Manager

Towson Town Center
825 Dulaney Valley Road, Towson, MD 21204
410-494-8800 Ext. 7010 fax 410-321-7054
charles.crerand@generalgrowth.com
www.generalgrowth.com

BW 11/28
11 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 11, 2006

RECEIVED

OCT 13 2006

ZONING COMMISSIONER

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

SUBJECT: 825 Dulaney Valley Road

INFORMATION:

Item Number: 7-124

Petitioner: General Growth Properties, Inc.

Zoning: BM-CT

Requested Action: **Variance**

SUMMARY OF RECOMMENDATIONS:
The Office of Planning has reviewed the petitioner's request and offers the following comments:

Granting the subject variance to permit a front building line to front property line setback as close as 1 foot in lieu of the required 15 feet is necessary to implement the proposed redevelopment of the Towson Town Center. This office notes that the Baltimore County Design Review Panel approved the orientation and location of the reconfigured front entrance in the area of the proposed variance request.

Granting the subject variance will allow the project to move forward in a manner that enhances the streetscape and provides an environment more suitable for an urban main street setting. As such, the Office of Planning supports the petitioner's request for variance.

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

Prepared by: Cindy Murray

Division Chief: Lynn Lanham
AFK/LL: CM

W:\DEVREV\ZAC\7-124.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DESIGN REVIEW COMMENTS

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

DATE: September 15, 2006

FROM: Lynn Lanham
Design Review Panel

SUBJECT: Design Review Panel Meeting (September 13, 2006)

PROJECT NAME: Towson Town Center

PROJECT : DRP # 469

PROJECT TYPE: Commercial retail

DESIGN REVIEW PANEL MEMBERS IN ATTENDANCE:

Geoffrey Glazer, Dean Hoover, Christopher Parts, Magda Westerhout

PROJECT DESCRIPTION:

General Growth Properties, Inc. (GGP), owner of the Towson Town Center, proposes to construct an approximately 80,000+/- square-foot building addition to the Towson Town Center at Dulaney Valley Road and Fairmount Avenue. The project will include razing the existing fuel service station adjacent to Dulaney Valley Road to provide additional parking for the expansion. New construction will include a Crate & Barrel, three standard restaurants, several general retail businesses, and additional structured parking. The individual retailers and restaurants will present their own proposals to the panel at a later date.

The applicant is also requesting a zoning variance and is asking the panel for their support of the variance.

This project was previously brought before the panel on January 11, 2006. The panel requested that the project return for another review and address the following recommendations:

1. Reworking the architectural design of the Dulaney Valley Road and Fairmount Avenue corner as a gateway into Towson.
2. Placing the main entrance at the corner so it relates to the surrounding area.
3. Screening the garage along Fairmount Avenue.
4. Making the billboard panels decorative elements rather than images.
5. Placement of the materials.

Dave Lazas, Development Director of GGP, Inc. and Rick Cataffa, Design Manager for the project, explained the responses to the outstanding issues.

In regards to issue one, the applicants reworked the corner tower and changed its profile to make it more cylindrical, with a mix of metal panel/metal rail/glass materials. Two main tenants of the town center will have their names displayed on the tower using two-foot deep channel lettering. The tower will also feature a crown at the top and serve as a gateway to Towson when approaching from the north.

Issue two was addressed by studying many different design and placement ideas. After much study, the applicants came to the conclusion that it would be extremely hard to provide a main entrance at the corner. It would cause a loss of parking area and it would increase walking lengths for pedestrians and divide tenant spaces awkwardly. A new main atrium entrance was created in the center of the building on the Dulaney Valley Road side to keep with the current alignment of the existing mall's interior main corridors.

In regards to issues three and four, the applicants will extend the garage screening elements used on the existing parking garage down into the additional parking garage areas. The screening materials consist of metal panel grillage. The screening will be modified by placing semi-transparent glass graphic panels over the screening to give it identity and presence. The panels will create layers and visual interest on the façade.

Issue five was addressed by using an Aristcraft Stone base on the building (colors will be decided by individual tenants), along with a metal panel and glass finish above the base, followed by exposed concrete (parking garage). Metal panels will also be provided along the façade, which will incorporate tempered glass with 3M panel graphics.

DISPOSITION:
A motion was made by Mr. Parts to support the zoning variance and approve the design with the following conditions:

1. Further study on opacity of graphic panels.
2. Look at anchor graphics, specifically the lettering on the corner tower (lower height).
3. Re-work the entry on Dulaney Valley Road, possibly eliminating the tower and increasing the height of the entry so it is more prominent.

Mr. Glazer stated that he would like to add to the motion that the panels will not be used for advertising.

Ms. Westerhout amended the motion to say that the second tower at the Dulaney Valley entrance be removed, and a true sample of the materials for the graphic panels be provided.

The revised package needs to be resubmitted to the Design Review Panel for review in order to obtain final approval. This submittal can be reviewed informally by the DRP through the Office of Planning.

The motion was seconded by Ms. Westerhout and approved by acclamation.

Lynn Lanham

KP:File
C: DRP members in attendance
Mike Davis, Venable
David H. Karceski, Venable
David Lazas, General Growth Properties
Arnold F. 'Pat' Keller, III, Office of Planning
Lynn Lanham, Office of Planning

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 2, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For October 2, 2006
Item Nos. 07-113, 118, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, and 133

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- 10022006.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 11, 2006

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

SUBJECT: 825 Dulaney Valley Road

INFORMATION:

Item Number: 7-124

Petitioner: General Growth Properties, Inc.

Zoning: BM-CT

Requested Action: **Variance**

SUMMARY OF RECOMMENDATIONS:
The Office of Planning has reviewed the petitioner's request and offers the following comments:

Granting the subject variance to permit a front building line to front property line setback as close as 1 foot in lieu of the required 15 feet is necessary to implement the proposed redevelopment of the Towson Town Center. This office notes that the Baltimore County Design Review Panel approved the orientation and location of the reconfigured front entrance in the area of the proposed variance request.

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

Prepared by: Cindy Murray

Division Chief: Lynn Lanham
AFK/LL: CM

W:\DEVREV\ZAC\7-124.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DESIGN REVIEW COMMENTS

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

DATE: September 15, 2006

FROM: Lynn Lanham
Design Review Panel

SUBJECT: Design Review Panel Meeting (September 13, 2006)

PROJECT NAME: Towson Town Center

PROJECT : DRP # 469

PROJECT TYPE: Commercial retail

DESIGN REVIEW PANEL MEMBERS IN ATTENDANCE:

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2. Placing the main entrance at the corner so it relates to the surrounding area.
3. Screening the garage along Fairmount Avenue.
4. Making the billboard panels decorative elements rather than images.
5. Placement of the materials.

RECEIVED FOR FILING
Date 12-13-06
By

Subject: Design Review Panel Meeting (September 13, 2006)
Project Name: Towson Town Center **Project #:** DRP 469

Dave Lazas, Development Director of GGP, Inc. and Rick Cataffa, Design Manager for the project, explained the responses to the outstanding issues.

In regards to issue one, the applicants reworked the corner tower and changed its profile to make it more cylindrical, with a mix of metal panel/metal rail/glass materials. Two main tenants of the town center will have their names displayed on the tower using two-foot deep channel lettering. The tower will also feature a crown at the top and serve as a gateway to Towson when approaching from the north.

Issue two was addressed by studying many different design and placement ideas. After much study, the applicants came to the conclusion that it would be extremely hard to provide a main entrance at the corner. It would cause a loss of parking area and it would increase walking lengths for pedestrians and divide tenant spaces awkwardly. A new main atrium entrance was created in the center of the building on the Dulaney Valley Road side to keep with the current alignment of the existing mall's interior main corridors.

In regards to issues three and four, the applicants will extend the garage screening elements used on the existing parking garage down into the additional parking garage areas. The screening materials consist of metal panel grillage. The screening will be modified by placing semi-transparent glass graphic panels over the screening to give it identity and presence. The panels will create layers and visual interest on the façade.

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Mr. Glazer stated that he would like to add to the motion that the panels will not be used for advertising.

Ms. Westerhout amended the motion to say that the second tower at the Dulaney Valley entrance be removed, and a true sample of the materials for the graphic panels be provided.

ORDER RECEIVED FOR FILING
Date 12-13-06
By

Subject: Design Review Panel Meeting (September 13, 2006)
Project Name: Towson Town Center **Project #:** DRP 469

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The motion was seconded by Ms. Westerhout and approved by acclamation.

Lynn Lanham

KP:File
C: DRP members in attendance
Mike Davis, Venable
David H. Karceski, Venable
David Lazas, General Growth Properties
Arnold F. 'Pat' Keller, III, Office of Planning
Lynn Lanham, Office of Planning

ORDER RECEIVED FOR FILING
Date 12-13-06
By

Design Review Panel

401 Bosley Avenue, Suite 406
Towson, Maryland 21204
Tel: 410-887-3480 • Fax: 410-887-5862

Baltimore County

James T. Smith, Jr., County Executive
Arnold F. 'Pat' Keller III, Director

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DESIGN REVIEW COMMENTS

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

DATE: September 15, 2006

FROM: Lynn Lanham
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4. Making the billboard panels decorative elements rather than images.
5. Placement of the materials.

PETITIONER'S
EXHIBIT NO. 5

Printed on Recycled Paper

Dave Lazas, Development Director of GGP, Inc. and Rick Cataffa, Design Manager for the project, explained the responses to the outstanding issues.

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Subject: Design Review Panel Meeting (September 13, 2006)
Project Name: Towson Town Center **Project #:** DRP 469

The revised package needs to be resubmitted to the Design Review Panel for review in order to obtain final approval. This submittal can be reviewed informally by the DRP through the Office of Planning.

The motion was seconded by Ms. Westerhout and approved by acclamation.

Lynn Lanham

KP:File
C: DRP members in attendance
Mike Davis, Venable
David H. Karceski, Venable
David Lazas, General Growth Properties
Arnold F. 'Pat' Keller, III, Office of Planning
Lynn Lanham, Office of Planning

RE:	PETITION FOR VARIANCE 825 Dulaney Valley Road; Dulaney Valley Road and Fairmount (SE Corner) 9th Election & 5th Councilmanic Districts Legal Owner(s): Towson, TC, LLC Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 07-124-A

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

ENTRY OF APPEARANCE

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

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

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of September, 2006, a copy of the foregoing Entry of Appearance was mailed to, Robert A Hoffman, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

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

RECEIVED
2 2006
Per.....

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

SHA
State Highway Administration
Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: SEPT. 27, 2006

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

RE: Baltimore County
Item No. 124
#7-124-A
TOWSON TOWN CENTER
MD 146/FAIRMOUNT AVE.
VARIANCE - ADJUSTMENT TO
FRONT BUILDING LINE IN LIEU OF
REQUIRED 15'.

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 124.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Baltimore County
Fire Department

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

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

October 4, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 2, 2006

Item Number(s): 113-130
124

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

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

Printed with Soybean Ink on Recycled Paper

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

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

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

October 6, 2006

David M. Lazas
General Growth Properties, Inc.
10275 Little Patuxent Parkway
Columbia, MD 21044

Dear Mr. Lazas:

RE: Case Number: 07-124-A

The above matter, previously scheduled for Tuesday, November 21, 2006, has been postponed. Once the hearing has been rescheduled you will be notified by mail.

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,

Timothy Kotroco

Timothy Kotroco
Director

KT:amf

C: Robert A. Hoffman Venable LLP 210 Allegheny Avenue Towson 21204

PLEASE PRINT CLEARLY

CASE NAME Towson Town Center
CASE NUMBER 7-124-A
DATE 11/28-06

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
David Karoski	210 Allegheny Ave	Towson MD 21204	DHKaroski@verizon.com
Michael Davis	"	"	MHDavis@verizon.com
Chuck Crerand	825 Dulaney Valley	Towson MD 21204	charles.crerand@generalgrowth.com
DAVE LAZAR	10275 Little Patuxent Pkwy	Columbia, MD 21044	david.lazar@generalgrowth.com
Richard Parsons	412 Woodbine Ave	Towson Ma 21204	rparsons@pcdl.net
Mitch Kellman	200 East Pennsylvania Ave	Towson, MD 21286	mkellman@dmw.com
Charles Main	"	"	cmain@dmw.com

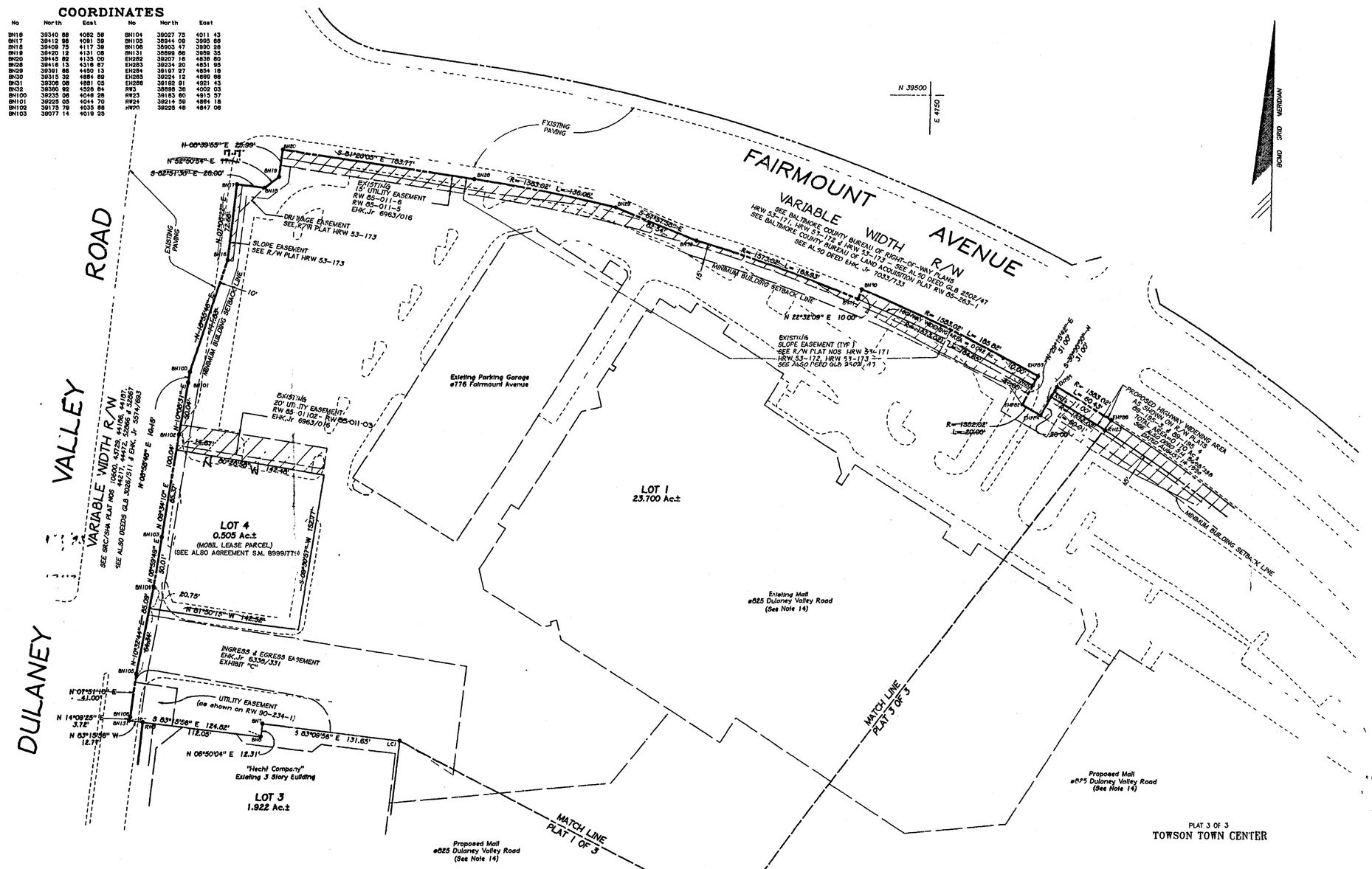
Case No.: 07-124 A

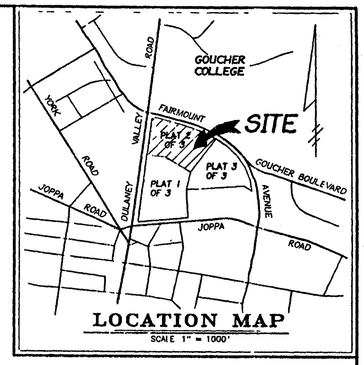
Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	RED LINED SITE PLAN	
No. 2	200 SCALE ZONING MAP	
No. 3	1000 SCALE ZONING MAP	
No. 4	TOWSON TOWN CENTER PLAT	
No. 5	Design Review Panel 9/15/06	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

COORDINATES

No	North	East	No	North	East
BN16	39340 88	4082 58	BN104	39027 75	4011 43
BN17	39412 98	4091 59	BN105	38944 09	3995 88
BN18	39409 75	4117 39	BN106	38903 47	3990 28
BN19	39420 12	4131 08	BN131	38898 86	3989 35
BN20	39445 82	4135 00	EH282	39207 16	4638 80
BN28	39416 13	4318 87	EH283	39234 20	4651 95
BN29	39391 86	4450 13	EH284	39187 27	4654 16
BN30	39315 32	4884 89	EH285	39224 12	4688 88
BN31	39306 08	4881 05	EH286	39192 91	4921 43
BN32	39366 92	4528 84	RW2	38898 36	4002 03
BN100	39235 06	4048 28	RW23	39183 80	4915 57
BN101	39225 05	4044 70	RW24	39214 59	4884 18
BN102	39175 78	4033 88	HW20	39225 48	4847 06
BN103	39077 14	4019 25			





LOCATION MAP
SCALE 1" = 1000'

GENERAL NOTES

1 HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT,

AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED UNTO TE OWNER AND, EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS WILL CONVEY SAID AREAS BY DEED, TO BALTIMORE COUNTY, MARYLAND AT NO COST

2 STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS

3 THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216

4 THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY

5 THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT

6 ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS

7 THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT

8 THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

9 THE PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON OCTOBER 15, 1986 SEE NOTE # 18.

10 EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.

11 THIS SITE IS LOCATED IN THE JONES FALLS SEWERSHED

12 TOTAL TRACT AREA = 30.331 Ac.+/-

13 THE PROPOSED USE OF THIS PLAT IS BASED UPON A MIXED USE DEVELOPMENT THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED TO THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT

14 ALL TENANTS WITHIN THE MALL WILL HAVE A PRIMARY ADDRESS OF #825 DULANEY VALLEY ROAD WITH INDIVIDUAL SUITE NUMBERS ASSIGNED ACCORDING TO A LEASING PLAN

15 A PORTION OF LOT 3 SHOWN HEREON WAS PREVIOUSLY RECORDED AS LOT 2 ON THE PLAT ENTITLED AMENDED SUBDIVISION PLAT OF HUTZLER BROTHERS PROPERTY", WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK S.M. 61/148

16 ROADS AND UTILITIES FOR WHICH EASEMENTS ARE LAID OUT AND SHOWN HEREON, HAVE BEEN DESIGNED UNDER MARYLAND REGISTERED PROFESSIONAL ENGINEER LICENSE No 3861

17 THE REASON FOR AMENDMENT OF THIS PLAT IS TO REVISE THE OUTLINE ALONG DULANEY VALLEY ROAD TO ADD HIGHWAY WIDENING AREA AT FAIRMOUNT AVENUE AND TO ADD LOTS 3 AND 4

18. AN AMENDED CRG PLAN FOR JOPPA DEVELOPMENT PARCEL 1 WAS APPROVED ON SEPTEMBER 19, 1988.

PWA Completed
Final Plat
Public services
Dev Design
Dev Engineer
Streets, Numbering
Planning
Land Acquisitions
Assessments TEG 12-21-92

Clerk

PLAT 1 OF 3
TOWSON TOWN CENTER

PLAT 3 OF 3
TOWSON TOWN CENTER

TOWSON TOWN CENTER ASSOCIATES, A MARYLAND GENERAL PARTNERSHIP
By H-T ASSOCIATES A MARYLAND GENERAL PARTNERSHIP ITS MANAGING GENERAL PARTNER
By ERNEST W HAHN, INC, A CALIFORNIA CORPORATION D/B/A THE HAHN COMPANY, AS MANAGING GENERAL PARTNER
ROGER H BIRKS, SENIOR VICE PRESIDENT — DATE 11/9/92
ROBERT T PACE, VICE PRESIDENT — DATE 11.9.92

JOPPA ASSOCIATES, a Maryland general partnership
By ERNEST W HAHN, INC, a California corporation, GENERAL PARTNER
By ROGER H BIRKS, SENIOR VICE PRESIDENT — DATE 11/9/92
By ROBERT T PACE, VICE PRESIDENT — DATE 11.9.92

NORDSTROM, INC, A WASHINGTON CORPORATION
By David MacKie, ITS Vice President Real Estate — DATE 11/3/92

THE MAY DEPARTMENT STORES COMPANY, A NEW YORK CORPORATION
By R. Dean Wolfe, ITS R DEAN WOLFE, EXECUTIVE VICE PRESIDENT REAL ESTATE — DATE 11/9/92

THE MITSUBISHI BANK, LIMITED
By Carey L. Chase, ITS AUTHORIZED SIGNATORY — DATE 11/3/92

CURVE DATA

From-To	Delta	Radius	Length	Bearing	Chord	Tangent
BN28-BN29	04°55 28	1583 02'	136 08	S 76°52'22" E	136 02	68 07
BN32-BN31	05°58 15"	1573 02'	163 93'	S 70°26 59 E	163 85	82 04'
BN30-EH283	06°43 32	1583 02'	185 82	S 64°08'04' E	185 72'	93 02
EH282-EH284	00°44 18	1552 02'	20 00'	S 60°22 09 E	20 00	10 00
EH283-EH286	02°11'14	1583 02'	60 43	S 58°54 23' E	60 43'	30 22
RW23-RW24	02°11'14'	1572 02'	60 01'	N 58°54 23 W	60 01'	30 01
HW20-BN31	06°43 32'	1573 02'	184 85'	N 64°08 05 W	184 34'	92 43'

AMENDED PLAT 2 OF 3

TOWSON TOWN CENTER

(THIS PLAT WAS PREVIOUSLY RECORDED AS "PLAT 2 OF 3, TOWSON TOWN CENTER" IN S.M. 62/119)

ELECTION DISTRICT 9
SCALE: 1" = 50'
AUGUST 20, 1992

BALTIMORE COUNTY, MARYLAND

PETITIONER'S EXHIBIT NO. 4

DIRECTOR OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT — DATE 12/17/92
APPROVED FOR THE DEPARTMENT OF PUBLIC WORKS AND THE OFFICE OF PLANNING AND ZONING
DIRECTOR OF PUBLIC WORKS — DATE 12/16/92

OWNER / DEVELOPER

TOWSON TOWN CENTER ASSOCIATES (fka "TOWSON PLAZA")
c/o Ernest W Hahn, Inc
The Plaza, Suite 700
4350 La Jolla Village Drive
San Diego, California 92122

JOPPA ASSOCIATES
c/o Ernest W Hahn, Inc
The Plaza, Suite 700
4350 La Jolla Village Drive
San Diego, California 92122

NORDSTROM, INC
1501 Fifth Avenue
Seattle, Washington 98101

THE MAY DEPARTMENT STORES COMPANY
611 Olive Street
St Louis, Missouri 63101

THE MITSUBISHI BANK, LIMITED
c/o The Bank of California
350 South Grand Avenue, 9th Floor
Los Angeles, California 90071

DEED REF: S M 7635/508, EHK, Jr 6338/397, S M 7405/339, O T G 4922/655, S M 7405/304, S M 8682/766, S M 8683/319, S M 8687/499, S M 9077/734

TAX ACCT Nos 20 00-013881, 22 00-003058, 22 00-000416, 22 00-000417, 22 00-000418, 22-00-010708, 22 00-011052

NOTE

COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established in the Baltimore County Metropolitan District and are based on the following traverse stations

12990	N 38,055 29	E 3,867 02
13145	N 38,053 25	E 4,216 08

OWNER'S CERTIFICATE

The undersigned, owner of the land shown on this plat, hereby certifies that, to the best of its knowledge, the requirements of Subsection (C) of Section 3-108 of the Real Property Article of the Annotated Code of Maryland have been complied with, insofar as same concerns the making of this plat and setting of the markers

By SEE SIGNATURES AT ABOVE LEFT

SURVEYOR'S CERTIFICATE

The undersigned, a Registered Property Line Surveyor of the State of Maryland does hereby certify that he is the surveyor who prepared this plat and that the land shown on this plat has been laid out, and the plat thereof has been prepared, in compliance with Subsection (C) of Section 3-108 of the Real Property Article of the Annotated Code of Maryland, particularly insofar as same concerns the making of the plat and setting the markers

MICHAEL T. MAGUIRE, PROPERTY LINE SURVEYOR No 235-B — DATE 12-7-92

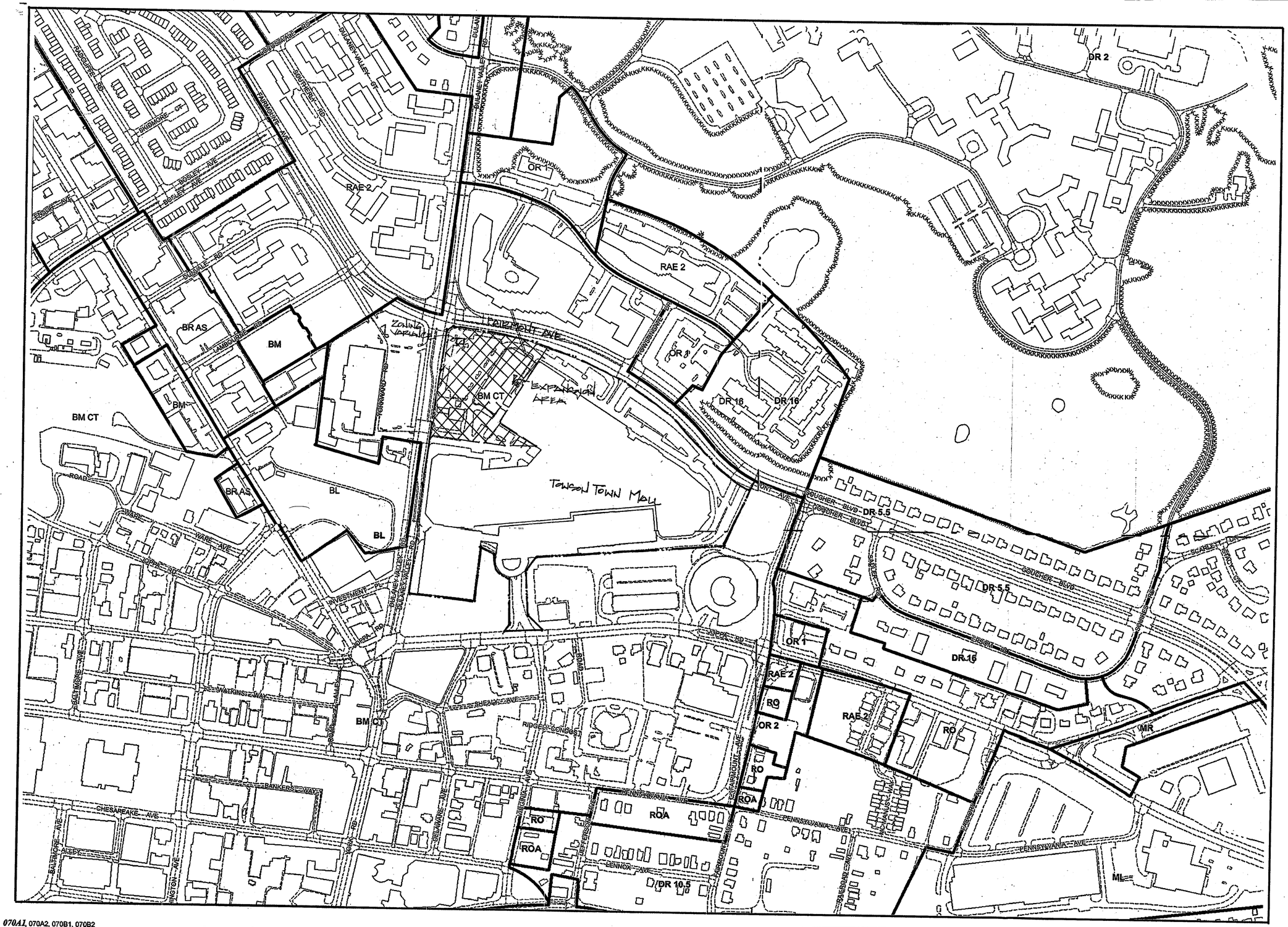
STATE OF MARYLAND — MICHAEL T. MAGUIRE — No. 235 — PROPERTY LINE SURVEYOR

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
200 E PENNSYLVANIA AVE
TOWSON, MD 21204
TELEPHONE (301) 296-3333

COMPUTED JLM — DRAWN HASP/JLM — CHECKED — J O #80051AV

MSA SSU 1236-8259-2

65-27



Plan Sheet: *070A1*, 070A2, 070B1, 070B2

Note:
Section 32-3-202 of the Baltimore County, 2003 Code establishes the zoning geodatabase. This map represents the actions of the Baltimore County Council on August 31, 2004 (Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04) effective September 3, 2004.

Legend

Zoning — Streams — Vegetation
Buildings — Roads

Baltimore County
Office of Planning and Zoning
Official Zoning Map

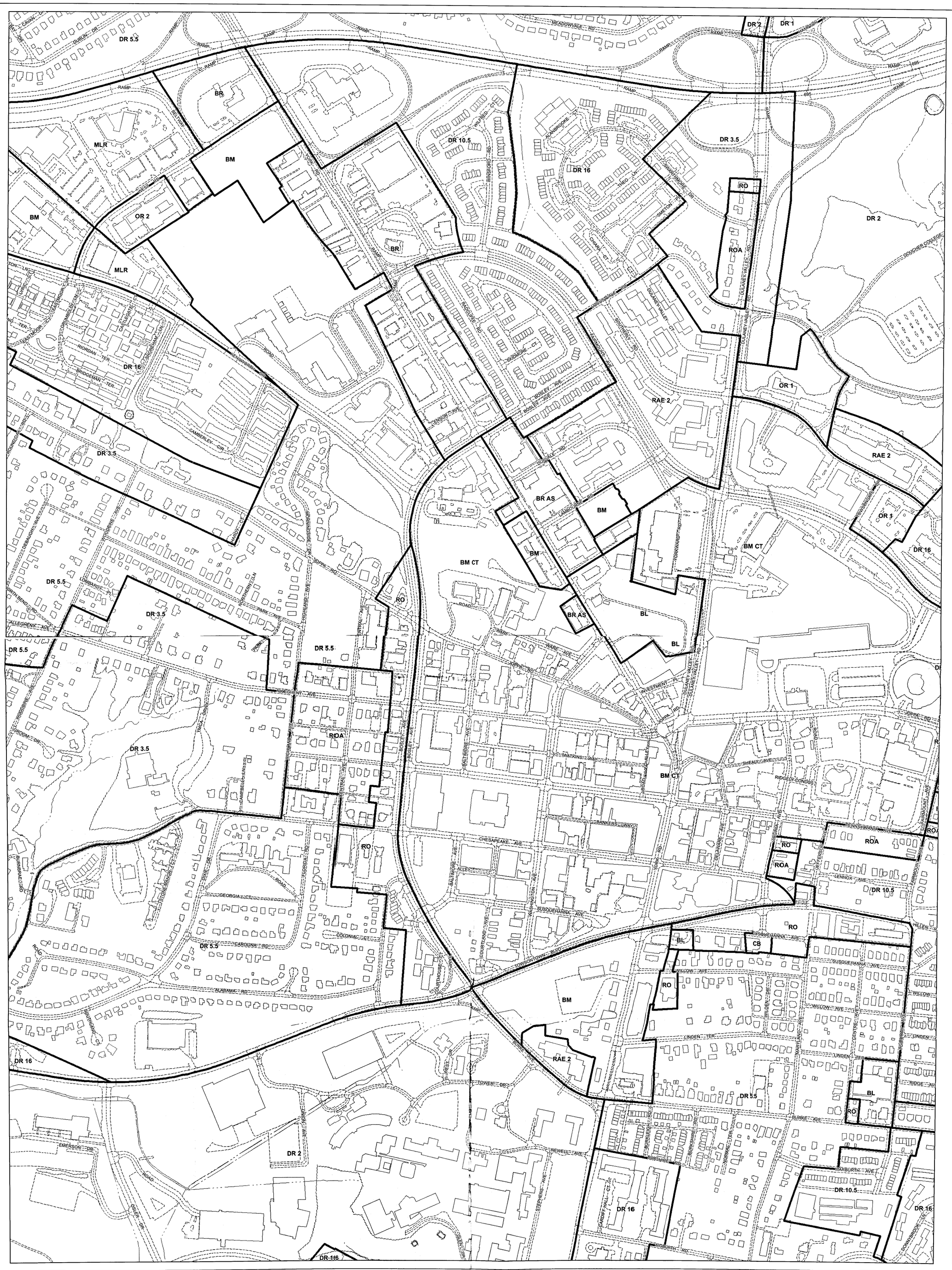
060B3	060C3	061A3	061B3	061C3
069B1	069C1	070A1	070B1	070C1
069B2	069C2	070A2	070B2	070C2

Scale
1" = 200'
0 100 200 400 Feet

1

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

Item # 124



Plan Sheet: *070A2*

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 130-04 adopted on December 6, 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

069B1	069C1	070A1	070B1	070C1
069B2	069C2	070A2	070B2	070C2
069B3	069C3	070A3	070B3	070C3

Scale

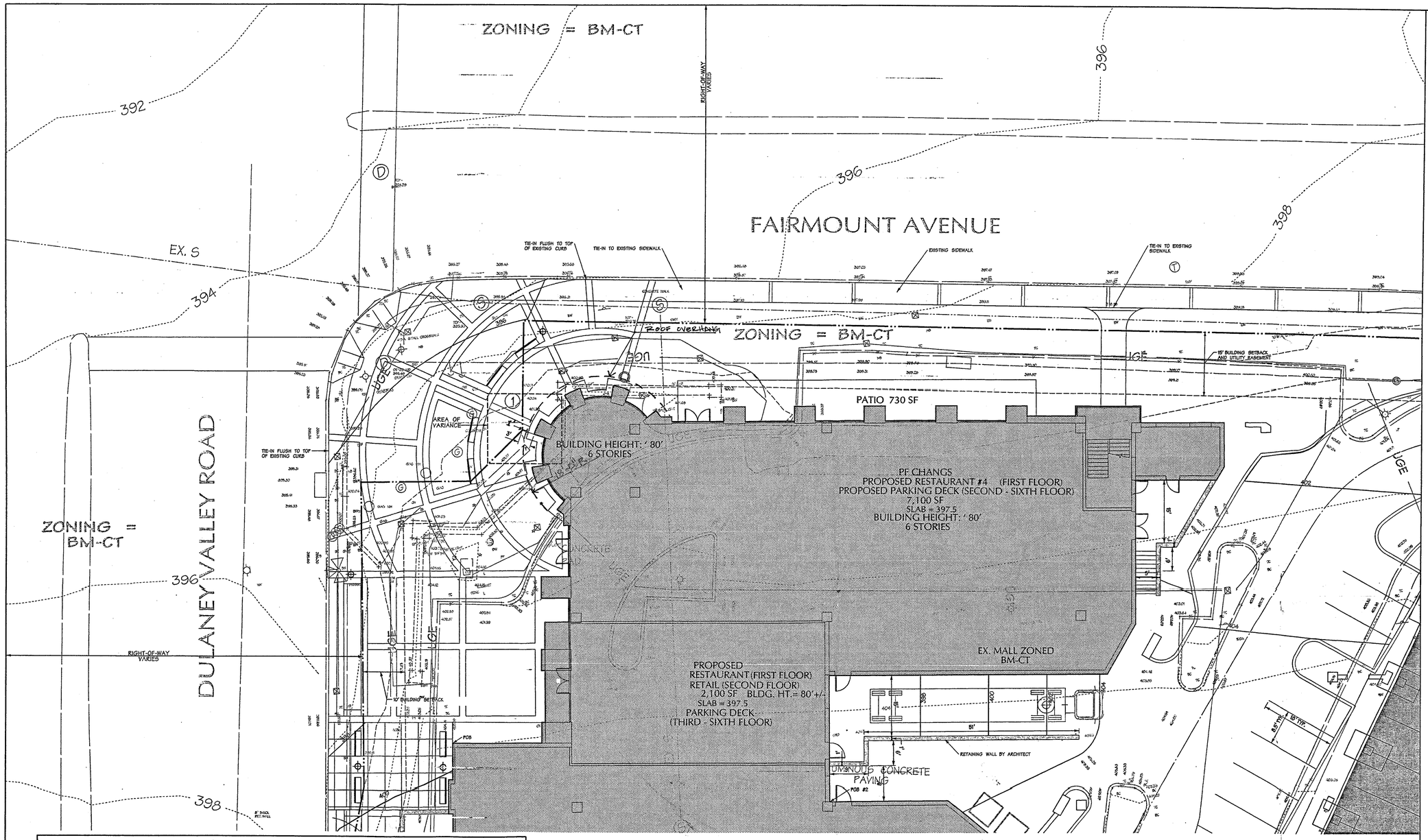
1" = 200'

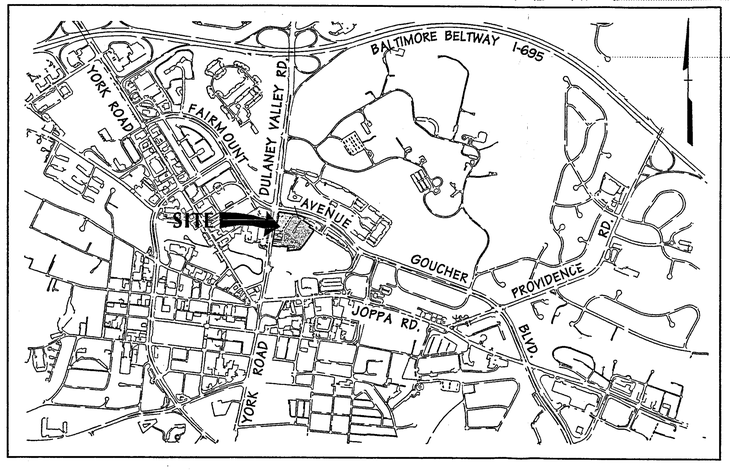
0 100 200 400 Feet

1

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

PETITIONER'S EXHIBIT NO. 2





VICINITY MAP

SCALE: 1"=1000'

DATA SOURCES:

1. Coordinates and bearings shown on this plat are referred to the system of coordinates established in The Maryland Coordinate System - NAD 83(1991), and are based upon the following National Spatial Reference System Control Stations:

Designation	North(sFT)	East(sFT)	PID
GIS81	660031.557	1406974.065	AE2459
GIS-45	621364.489	1422690.944	AC7728

2. Elevations shown on this plan are referred to the North American Vertical Datum 1988 (NAVD 88) with locate references to the following National Geodetic Survey Control Stations:

Designation	ELEVATION	PID
GIS 45	426.020	AC7728

3. Surface evidence of existing utilities shown hereon is based on field location. The location of subsurface utilities shown hereon is based on field located paint marking as supplemented with information shown on a worksheet, provided by INFRAMAP CORP.
4. The direction of under ground pipes shown hereon are approximate and; therefore, are for reference only.
5. The date of the latest field work performed by DMW is October 11, 2005.
6. THE EXISTING PROPERTY LINES AND RIGHT OF WAY LINES SHOWN HEREON REPRESENT A BEST-FIT PLACEMENT BASED ON BUILDING LOCATIONS WITH A ACCURACY OF 1+/- FUTURE FIELD WORK IS NEEDED TO VERIFY ACTUAL ON THE GROUND PROPERTY LOCATIONS.
7. Topography shown within the subject site is taken from a field-run survey by DMW, Inc., dated September 14, 2005.
8. Topography shown outside the subject site is taken from Baltimore County GIS.
9. Zones and zoning lines shown per Official 2004 Zoning.

AMENITY OPEN SPACE:

REQUIRED:
1,429,865 SF ABOVE GROUND PARKING @ 0.02 = 28,598 SF
1,321,967 SF RETAIL GBA @ 0.10 = 132,197 SF
TOTAL REQUIRED = 160,795 SF

PROPOSED:
PROPOSED EXPANSION (WEST) = 16,718 SF
EXISTING MALL = 70,658 SF
PROPOSED MALL = 76,339 SF
EXTERIOR LANDSCAPE AREA = 10,000 SF
TOTAL PROVIDED = 174,665 SF

ZONING RELIEF REQUIRED:

(1) VARIANCE TO PERMIT A BUILDING TO FRONT PROPERTY LINE (STREET LINE) TO BE AS CLOSE AS 1 FT. IN LIEU OF 15 FT.

GENERAL NOTES:

1. OWNER/DEVELOPER: GENERAL GROWTH PROPERTIES, INC.
   10275 LITTLE PATUXENT PARKWAY
   COLUMBIA, MD 21044
   PHONE: 410-992-6000
   PROPERTY ADDRESS:
   825 DULANEY VALLEY ROAD
   TOWSON, MD 21204
   PHONE: 410-494-8000
2. OVERALL SITE ACREAGE: 131.79 AC
   AREA OF ZONING VARIANCE: 297.83 SF
3. SITE ZONING: BM-CT
4. COUNCILMANIC DISTRICT: 5
5. ELECTION DISTRICT: 9
6. UNITS PROPOSED: N/A
7. THERE ARE NO RESIDENTIAL BUILDING PERMITS ON THIS LOT. THIS LOT WAS A PARKING AREA.
8. THIS LOT IS PART OF THE EIGHTH AMENDED CRG PLAN FOR THE TOWSON TOWN CENTER APPROVED ON 11/8/06. THE ORIGINAL CRG WAS APPROVED ON 10/15/69.
9. FAR = 1.07
10. ALL NEW PROPOSED SIGNS WILL COMPLY WITH SECTION 450 OF THE BCZR.

PARKING TABULATIONS:

REQUIRED PARKING:

1. HECHT'S (AS EXPANDED)
   RETAIL 199,068 SF @ 3/1000 — 597 SPACES
2. EXISTING TOWSON TOWN MALL
   RETAIL STORES (TO REMAIN)
   175,524 SF @ 3/1000 — 526 SPACES
   MALL OPEN SPACE
   70,558 SF @ 3/1000 — 211.7 SPACES
   RESTAURANTS
   15,573 SF @ 0/1000 — 0 SPACES
3. PRIOR MALL EXPANSION
   RETAIL STORES 429,800 SF @ 3/1000 — 1,289.4 SPACES
   MALL OPEN SPACE
   75,389 SF @ 3/1000 — 226 SPACES
   RESTAURANTS
   17,558 SF @ 0/1000 — 0 SPACES
4. NORDSTROM
   RETAIL
   225,000 SF @ 3/1000 — 675 SPACES
5. PROPOSED NORTH EXPANSION
   RETAIL 83,116 SF @ 3/1000 — 250 SPACES
   MALL OPEN SPACE 21,218 SF @ 3/1000 — 64 SPACES
   RESTAURANT 28,920 SF @ 0/1000 — 0 SPACES
   TOTAL REQUIRED = 3,839 TOTAL PROVIDED = 4,513 *
   674 SPACES OVER BCZR REQUIREMENT **
   *THE TOTAL PROVIDED DOES NOT INCLUDE AN ADDITIONAL 44 SPACES THAT ARE VALET PARKED. IF INCLUDED, THE TOTAL IS 4,557 SPACES.
6. PARKING CACULATIONS PRIOR TO NORTH EXPANSION
   (FOR CLARIFICATION PURPOSES)
   TOTAL REQUIRED = 3,526 TOTAL PROVIDED = 4,007
   481 SPACES OVER BCZR REQUIREMENT **
   ** THE PROPOSED NORTH EXPANSION WILL YIELD MORE OVERFLOW THAN THE PREVIOUS EXPANSION.

ZONING HISTORY (OVERALL SITE):

4522-X	Petition for Service Station use (Microfilm cards not legible for Zoning Orders)
4648	Sign Variance Request dismissed on November 29, 1960
66-221-X	(Microfilm cards not found in Zoning Office file)
66-263-X	Special Exceptions for a service (filling) station granted on June 2, 1966
91-324-X	Petition for variance granted and Petitions for Special Hearing and Special Exception denied on June 17, 1991, with allowance that the existing Mobile Gas Station and food store to continue operating until January 1, 1994.
93-466-SPH	Petition for Special Hearing granted to allow the existing Mobile Gas Station and food store with less than 5,000 sq. ft. to continue operating until January 1, 1995 and only if permitted under the BCZR in effect at that time, on September 27, 1993. Subject to the 30-day appeal process.

LEGEND

340	EXISTING CONTOUR
8" W	EXISTING WATER
18" D	EXISTING STORM DRAIN
8" S	EXISTING SEWER
	PROPOSED STANDARD CURB
8" S	PROPOSED SEWER
8" W	PROPOSED WATER
15" D	PROPOSED STORM DRAIN
410	PROPOSED CONTOUR (MAJOR)
414	PROPOSED CONTOUR (MINOR)
+440.79	PROPOSED SPOT ELEVATIONS
	LIGHT FIXTURE
	TRASH RECEPTACLE
	EXISTING FIRE HYDRANT
	EXPANSION AREA

SCALE 1" = 10'

PETITIONER'S EXHIBIT NO. 1

Carter & Burgess

CARTER & BURGESS CONSULTANTS, INC.
Suite 910
201 N. Charles Street
Baltimore, Maryland 21201
Tel: 410.727.6773
Fax: 410.727.6783

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

Developer / Owner:
GGP
General Growth Properties, Inc.
10275 Little Patuxent Parkway,
Columbia, MD 21044
Tel: 410.715.6155
Fax: 410.964.3487

Date

This plan is sealed and certified as being in accordance with the approved CRG Plan

Professional Engr. No.

EXPANSION TO EXISTING MALL
TOWSON TOWN CENTER
EXPANSION & RENOVATION

TOWSON, MARYLAND

9th Election District — 4th Councilmanic District

No.	Issued Description	Date
REV 1	PARKING CALCULATIONS	06 NOV 06
REV 2	ROOF OVERHANG	21 NOV 06

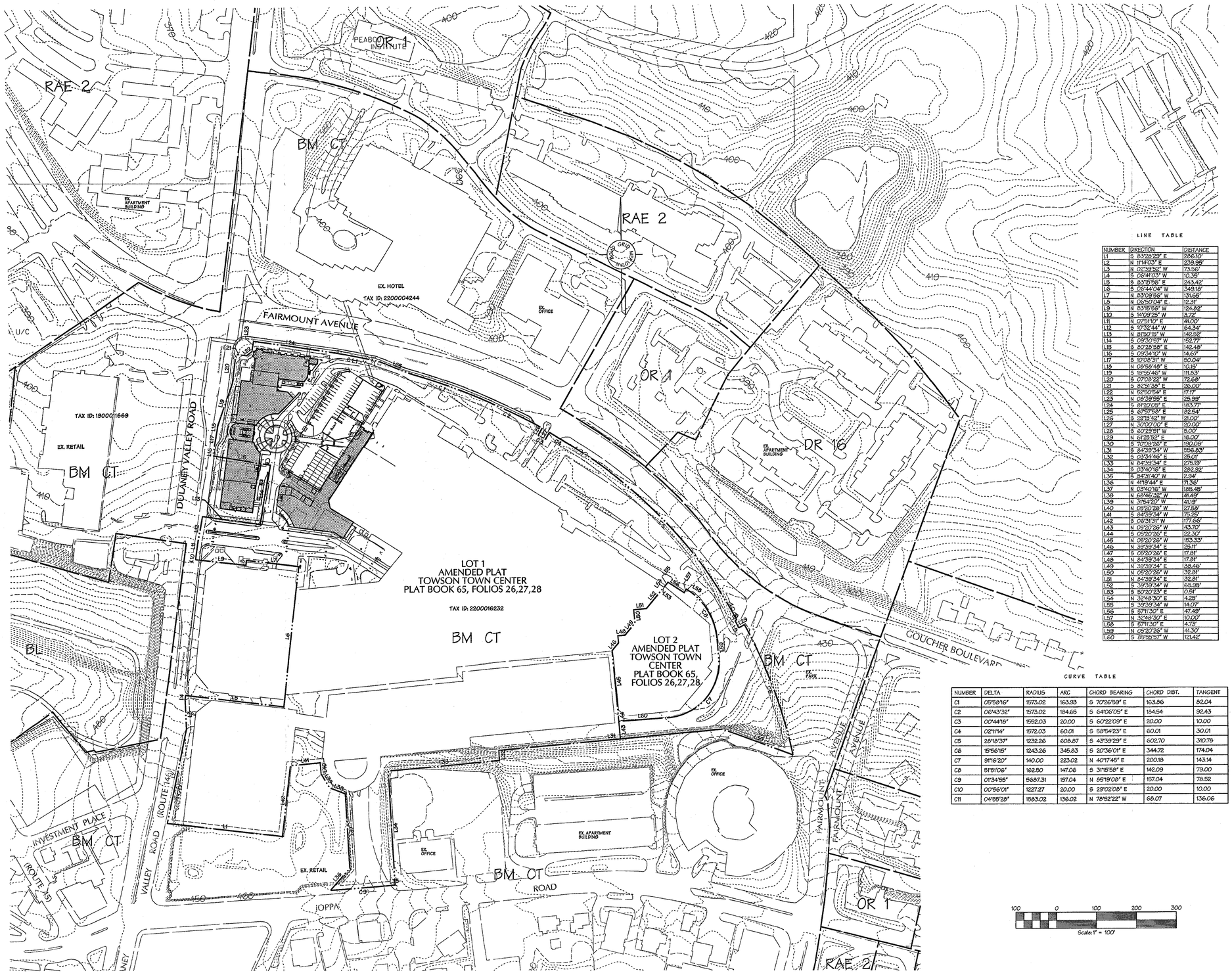
Design by: MJP
Drawn by: SHH/SRG
Checked by: MJP
Project No.: 80051.Z
Sheet Title:

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

Package:

Drawing number:

1 of 2



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 83°28'29" E	286.10'
L2	N 11°41'03" E	239.98'
L3	N 02°39'52" W	73.56'
L4	S 06°41'03" W	10.35'
L5	S 83°15'56" E	243.42'
L6	S 06°44'04" W	348.18'
L7	N 83°09'56" W	131.66'
L8	N 06°50'04" E	12.31'
L9	N 83°15'56" W	124.82'
L10	S 14°09'25" W	3.72'
L11	N 07°51'10" E	41.00'
L12	S 10°32'44" W	64.34'
L13	N 81°50'15" W	142.52'
L14	S 09°30'57" W	152.77'
L15	S 80°25'58" E	142.48'
L16	S 09°34'10" W	14.67'
L17	S 10°08'31" W	50.04'
L18	N 08°58'48" E	10.15'
L19	S 19°55'46" W	111.83'
L20	S 07°09'22" W	72.68'
L21	S 82°51'38" E	26.00'
L22	N 52°50'54" E	17.17'
L23	N 08°39'55" E	25.99'
L24	S 81°20'05" E	183.77'
L25	S 67°57'58" E	82.54'
L26	S 22°15'42" W	21.00'
L27	N 30°00'00" E	20.00'
L28	S 60°29'51" W	5.00'
L29	N 61°25'52" E	16.00'
L30	S 70°09'26" E	190.08'
L31	S 84°39'34" W	256.83'
L32	S 03°34'46" E	28.01'
L33	N 84°39'34" E	275.19'
L34	S 03°40'16" E	282.92'
L35	S 84°31'40" W	2.94'
L36	N 41°19'44" E	71.36'
L37	N 03°40'16" W	196.45'
L38	N 68°46'32" W	41.49'
L39	N 31°54'20" W	41.19'
L40	N 05°20'26" W	27.59'
L41	S 84°39'34" W	75.25'
L42	S 06°31'31" W	177.66'
L43	N 05°20'26" W	43.70'
L44	S 05°20'26" E	22.30'
L45	N 05°20'26" W	153.33'
L46	N 39°39'34" E	23.11'
L47	S 05°20'26" E	17.81'
L48	N 84°39'34" E	17.81'
L49	N 39°39'34" E	38.46'
L50	N 05°20'26" W	32.81'
L51	N 84°39'34" E	32.81'
L52	S 39°39'34" W	68.38'
L53	S 50°20'26" E	0.81'
L54	N 32°48'30" E	4.25'
L55	S 39°39'34" W	14.07'
L56	S 57°11'30" E	47.49'
L57	N 32°48'30" E	10.00'
L58	S 57°11'30" E	4.73'
L59	N 05°20'26" W	41.30'
L60	S 85°55'57" W	121.42'

CURVE TABLE

NUMBER	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DIST.	TANGENT
C1	05°58'16"	1573.02	163.93	S 70°26'59" E	163.86	82.04
C2	06°43'32"	1573.02	184.65	S 64°06'05" E	184.54	92.43
C3	00°44'18"	1552.03	20.00	S 60°22'09" E	20.00	10.00
C4	02°11'14"	1572.03	60.01	S 58°54'23" E	60.01	30.01
C5	28°18'37"	1232.26	608.87	S 43°39'29" E	602.70	310.78
C6	15°56'15"	1243.26	346.83	S 20°36'01" E	344.72	174.04
C7	91°16'20"	140.00	223.02	N 40°17'45" E	200.18	143.14
C8	51°51'06"	162.50	147.06	S 31°15'58" E	142.09	79.00
C9	01°34'55"	5687.31	157.04	N 85°19'08" E	157.04	78.52
C10	00°56'01"	1227.27	20.00	S 29°02'08" E	20.00	10.00
C11	04°55'28"	1583.02	136.02	N 78°52'22" W	68.07	136.06

LEGEND

340	EXISTING CONTOUR
8" W	EXISTING WATER
18" D	EXISTING STORM DRAIN
8" S	EXISTING SEWER
	PROPOSED STANDARD CURB
8" S	PROPOSED SEWER
8" W	PROPOSED WATER
18" D	PROPOSED STORM DRAIN
410	PROPOSED CONTOUR (MAJOR)
414	PROPOSED CONTOUR (MINOR)
+440.78	PROPOSED SPOT ELEVATIONS
	LIGHT FIXTURE
	TRASH RECEPTACLE

100 0 100 200 300
Scale: 1" = 100'

SCALE 1"=100'

Carter=Burgess

CARTER & BURGESS CONSULTANTS, INC.
Suite 910
201 N. Charles Street
Baltimore, Maryland 21201
Tel: 410.727.6773
Fax: 410.727.5783

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

Developer / Owner:

GGP
General Growth Properties, Inc.
10275 Little Patuxent Parkway,
Columbia, MD 21044
Tel: 410.715.8155
Fax: 410.964.3487

Date

This plan is sealed and certified as being in accordance with the approval CRD Plan

Professional Engr. No.

EXPANSION TO EXISTING MALL
TOWSON TOWN CENTER
EXPANSION & RENOVATION

TOWSON, MARYLAND

9th Election District — 4th Councilmanic District

No.	Issued Description	Date

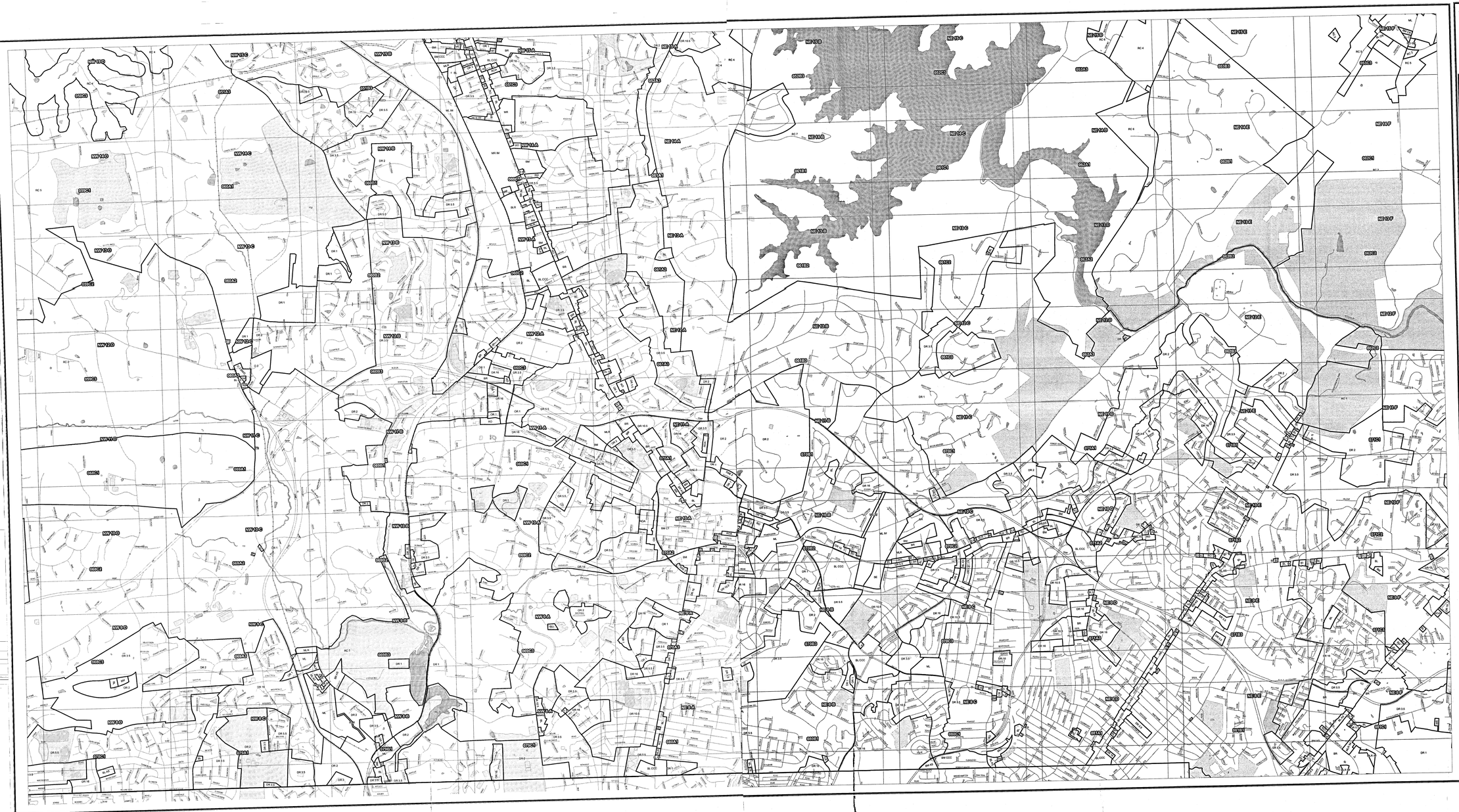
Design by: MJP
Drawn by: SHH/SRG
Checked by: MJP
Project No.: 80051.Z
Sheet Title:

PLAN ACCOMPANY PETITION FOR ZONING VARIANCE

Package:

Drawing number:

2 of 2

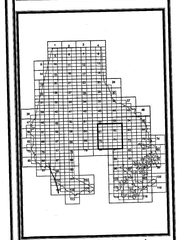


BALTIMORE COUNTY

Permits & Development Zoning Maps

Legend

- Zoning
- New 200' Scale Grid
- Old 200' Scale Grid
- Railroad
- Roads
- County Border
- Board of Education
- Military
- Recreation And Parks



Area of Interest

P

N
W E
S

Scale: 1:12000
1" = 1000'

0 550 1,100 2,200 Feet

DISCLAIMER:

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 90-04 adopted on November 15, 2004 is not reflected. In addition, County Board of Appeals actions from MC 05-01, MC 05-02, MC 95-03, and MC 05-04 on February 9, 2005 are represented in this application.

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

Prepared By LACGGIS - JSM.
Baltimore County Department of
Permits & Development,
March 1, 2005 d:\arcmap\PDM Zoning Maps.mxd

PETITIONER'S
EXHIBIT NO. 3