IN RE: **PETITIONS FOR SPECIAL HEARING AND VARIANCE**	*	BEFORE THE
E/S Dulaney Valley Rd., SW/S Fairmount Ave. **(Towson Town Center – 825 Dulaney Valley Rd.)**	*	ZONING COMMISSIONER OF
9th Election District 5th Council District	*	BALTIMORE COUNTY
	*	**Case No. 07-481-SPHA**
Towson TC, LLC Petitioner	*	

* * * * * * * *

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 legal owner of the subject property, Towson TC, LLC, by and through its attorneys Robert A. Hoffman, Esquire and Venable LLP. By reason of Petitioner's filing of a comprehensive signage package, special hearing relief is requested to approve an amendment to the previously approved site plan in Case No. 07-124-A. As filed, variance relief from the sign regulations contained in Section 450 of the Baltimore County Zoning Regulations (B.C.Z.R.) is requested for the Town Center's consolidated sign proposal as follows:

WEST SIDE ELEVATION – MALL ADDITION - Dulaney Valley Road

Enterprise Signage

From Section 450.4.5.d to allow a maximum of 1,390 square feet of wall-mounted and canopy enterprise signage on a façade 400 feet in length in lieu of the permitted 800 square feet; and to allow 32 wall-mounted and canopy enterprise signs for 7 separate commercial entities, each without a separate exterior customer entrance.

Directional Signage

From Section 450.4.3 to allow freestanding directional signage 12 feet in height with maximum sign face areas of 40 and 48 square feet per sign in lieu of the permitted 6-foot height and 8 square feet.

ORDER RECEIVED FOR FILING
Date 8-3-07
By

Directory Signage

From Section 450.4.4 to allow a directory sign 8 feet in height in lieu of the permitted 6 feet; and from Sections 450.4.4 and 450.7.A.1 to allow directory sign lettering for tenants/locations to be no more than 4 inches in height and other sign lettering no more than 6 inches in height in lieu of the permitted 2 inches for tenants/locations and 3 inches for other sign lettering.

Joint Identification Signage

From 450.4.7.a to allow 3 wall-mounted joint identification signs in lieu of the permitted 1 sign.

WEST SIDE ELEVATION – MACY'S - Dulaney Valley Road

Enterprise Signage

From Section 450.4.5.d to allow 1 wall-mounted enterprise sign for a separate commercial entity without a separate exterior customer entrance.

NORTH SIDE ELEVATION – SECTION A - Fairmount Avenue

Enterprise Signage

From Section 450.4.5.d to allow a maximum of 550 square feet of wall-mounted enterprise signage on a façade 130 feet in length in lieu of the permitted 260 square feet; and to allow 7 wall-mounted enterprise signs for 5 separate commercial entities, each without a separate exterior customer entrance.

Joint Identification Signage

From Section 450.4.7.a to allow 1 wall-mounted joint identification sign to occupy no more than 23% of the façade in lieu of the permitted 12%.

NORTH SIDE ELEVATION – SECTION B - Fairmount Avenue

Directional Signage

From Section 450.4.3 to allow wall-mounted directional signage 24, 72, and 104 square feet per sign in lieu of the 8 square feet permitted; and to allow freestanding directional signage 12 feet in height with maximum sign face areas of 40 and 48 square feet per sign in lieu of the permitted 6-foot height and 8 square feet.

JACKOBER RECEIVED FOR FILING
Date 8-3-07
By EC

Joint Identification Signage

From Section 450.4.7.a to allow 1 wall-mounted joint identification sign in lieu of the 0 signs permitted.

SOUTH SIDE ELEVATION - Interior of Mall Property

Enterprise Signage

From Section 450.4.5.d to allow 3 wall-mounted enterprise signs for 2 separate commercial entities, each without a separate exterior customer entrance.

Directional Signage

From Section 450.4.3 to allow a freestanding directional sign 7 feet in height with a maximum sign face area of 40 square feet per sign in lieu of the permitted 6-foot height and 8 square feet.

Joint Identification Signage

From Section 450.4.7.b to allow 6 freestanding joint identification signs with a total sign face area of 155 square feet in lieu of the 0 signs permitted; and from Section 450.4.7.a to allow a 245 square foot wall-mounted joint identification sign in lieu of the 0 signs permitted.

The subject property and the proposed signs delineated above are more particularly described on the nine-page, sign variance/site plan and detailed pattern book for the Towson Town Center Shopping Center submitted into evidence and marked as Petitioner's Exhibits 1 and 2, respectively.[1]

Appearing at the requisite public hearing in support of the requests were Mitchell J. Kellman, land planner and zoning expert with Daft-McCune-Walker, Inc., the firm that prepared the sign variance/site plan for this property, and Richard Cataffa, General Growth Properties' design manager for this project. Michael H. Davis, Esquire and David H. Karceski, Esquire represented the Petitioner.

ORDER RECEIVED FOR FILING
Date 8-3-07
By DE

[1] As will be discussed in the body of this Order, three minor redlined revisions were made to the sign variance/site plan at the onset of the hearing. These changes in essence reduce the extent of relief being requested.

Richard Parsons attended the public hearing on behalf of the Greater Towson Council of Community Associations (GTCCA). As Zoning Chairman for the organization, Mr. Parsons testified that the GTCCA has met with Petitioner on two prior occasions to review and discuss the proposed sign package and that his organization does not object to the relief being requested.

The Town Center signage is requested in connection with the redevelopment of a portion of the Town Center located at the intersection of Dulaney Valley Road and Fairmount Avenue. At this location, an addition to the Town Center is now under construction and the signage proposed will identify the Town Center and certain future tenants. As more particularly shown on Petitioner's Exhibit No. 1, three minor redlined revisions were made to the comprehensive sign package. *See* page 5 – Exhibit 1. First, on the Town Center's new south side elevation, a wall-mounted joint identification sign has been relabeled a freestanding joint identification sign. This sign will be attached to an architectural element of the Town Center addition rather than a building wall and, for that reason, Petitioner made this redlined change. Second, on the west side elevation of the sign variance/site plan by notation indicates the number and total sign face area of awning signs to be installed at a certain location on this façade. That note has been redlined to indicate a reduction in the number of these signs proposed (from 20 to 10) and their total sign area (from 200± square feet to 100± square feet) and a rectangular box provided within which they will be located. Third, on the north side elevation, two wall-mounted enterprise signs have been relocated slightly, although their sign face areas have not changed. All of these plan revisions are also reflected in the pattern book (Petitioner's Exhibit 2) prepared for the public hearing in this case and presented to the Office of Planning for its comments prior to the hearing.

An examination of Petitioner's Exhibit 1 discloses that the overall Town Center property is irregularly-shaped and the vicinity map highlights the area of focus for this hearing as being

JACOBS RECEIVED FOR FILING
Date 8-3-07
By GW

the intersection of Fairmount Avenue and Dulaney Valley Road in Towson. The entire site is zoned B.M.-C.T. (Business, Major-Commercial, Town-Center Core) and consists of approximately 31.79 acres. The Town Center has existed at this location since 1959 and is a landmark in the area, providing numerous major department stores and specialty retail stores, as well as off-street parking to support the mall and its tenants.

By way of brief history, Petitioner obtained zoning relief in Case No. 07-124-A for the improvements underway on the northwestern corner of the property, along its Dulaney Valley Road and Fairmount Avenue frontages. In that case, the Order approved a building setback variance for redevelopment of this corner of the Town Center. As illustrated on page 2 of Exhibit 1, the plan shows this addition layout and the components of it, including retail and restaurant tenant spaces, as well as additional structured parking.

Petitioner now comes before me and seeks to amend the site plan approved in Case No. 07-124-A, which will be granted. Related to this ongoing redevelopment project and the setback variance obtained previously, Petitioner, as outlined above, seeks relief from the requirements of B.C.Z.R. Section 450 for signage on the revitalized Town Center. On the west side elevation fronting on Dulaney Valley Road, the north side elevation fronting on Fairmount Avenue, and the south elevation, Petitioner plans signage identifying the Town Center, restaurant and retail tenants, and parking garages' entrances. *See* Petitioner's Exhibit 2. In addition to these signs, Petitioner plans to install certain directional signage for pedestrian and vehicular traffic. In this regard, the Office of Planning in its Zoning Advisory Committee (ZAC) comment, dated July 10, 2007, noted that this building addition and consolidated signage package has been reviewed and approved by the Baltimore County Design Review Panel (DRP). Planning commented that the requested sign relief is part of a comprehensive enhancement plan for the Town Center that will

ORDER RECEIVED FOR FILING
Date 8-3-07
By GC

achieve the street presence and urban setting appropriate at this location. One of Planning's preliminary concerns for these signs was that they might impede pedestrian traffic. The Office of Planning, however, confirms in its ZAC comment that the granting of this request will in no way impede the pedestrian travel ways that surround the Town Center and will assist pedestrian way-finding into the Town Center. As stated previously, the Office of Planning relied on the pattern book (Petitioner's Exhibit 2) in making these comments and supports the proposal.

In providing a foundation for the variance relief, Petitioner first offered the testimony of Mitchell J. Kellman, its expert land planner. His testimony focused on the unique nature of the property. Mr. Kellman reviewed the history of the Towson Town Center and its function as a destination center bounded by major roads on all sides. As shown on Petitioner's Exhibit 1, he explained the site's irregular configuration and location within Towson's only CT district. He then further indicated that this redevelopment of Town Center is appropriately a part of Towson's Revitalization District as well. Mr. Cataffa, the project design manager, summarized the Town Center's intent in completing this aspect of the redevelopment from an aesthetic standpoint. He testified that while some of the future tenants are identified in Petitioner's Exhibits 1 and 2, not all of the commercial space that is part of the addition has been leased. The sign variance/site plan and pattern book show the proposed sign locations and sign face areas for the proposed Town Center signage, which is sufficient for this hearing. Sign details are also provided for each Town Center sign proposed. See Petitioner's Exhibit 2. The majority of the tenant sign details identify a specific tenant, while others are generically labeled, i.e., "Restaurant # 1" or "Retail." As recognized by a note on page 9 of Petitioner's Exhibit 1, individual tenant signs will be later reviewed and approved by the County's Design Review Panel. Adjustments to tenant signage may result from these DRP reviews or by the request of future tenants prior to that DRP review

ORDER RECEIVED FOR FILING
Date 8-3-07
By OC

process. Mr. Cataffa stated that the sign package, as submitted, is consistent with the overall design quality desired by the DRP and adds architectural interest to the Malls façade.

Based on the testimony and evidence offered, I am persuaded to grant the requested relief. While the variance on its face appears to be excessive, it is also clear that the B.C.Z.R. sign ordinance has its limitations, especially with respect to a site as large as a regional mall. I am impressed with this proposed redevelopment of the Town Center and the support it has received from the Office of Planning. Moreover, the participation throughout this process by the GTCCA is also significant. It is apparent to me that the requested relief is consistent with the County's redevelopment goals for this property within Towson's CT district. The nature of this commercial use, size and configuration of the property, and the constraints associated with the site are all persuasive factors making relief 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 Exhibit 3 (County Zoning Map) illustrates that the property is located in the center of Towson's town center overlay district and, as such, will complement the surrounding similar commercial and high-density residential uses of the Towson core. In addition, as stated above, the Office of Planning has found that the proposed signage would have no adverse impact on pedestrian travel, and would actually enhance pedestrian way-finding. The comprehensive and consolidated sign package is desirable from an aesthetic standpoint and important to the economic growth of Towson.

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

ORDER RECEIVED FOR FILING
Date 8-3-07
By

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County on this 3rd day of August 2007, that the Special Hearing relief requested to approve an amendment to the site plan approved in Case No. 07-124-A, be and is hereby granted; and

IT IS FURTHER ORDERED that the amended Petition for Variance requesting allowance of the Town Center's sign package and relief from Section 450 of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED, in accordance with Petitioner's nine-page redlined plan (Exhibit 1) and pattern book (Exhibit 2), as follows:

WEST SIDE ELEVATION – MALL ADDITION - Dulaney Valley Road

Enterprise Signage

From Section 450.4.5.d to allow a maximum of 1,390 square feet of wall-mounted and canopy enterprise signage on a façade 400 feet in length in lieu of the permitted 800 square feet; and to allow 23 wall-mounted and canopy enterprise signs for 7 separate commercial entities, each without a separate exterior customer entrance.

Directional Signage

From Section 450.4.3 to allow freestanding directional signage 12 feet in height with maximum sign face areas of 40 and 48 square feet per sign in lieu of the permitted 6-foot height and 8 square feet.

Directory Signage

From Section 450.4.4 to allow a directory sign 8 feet in height in lieu of the permitted 6 feet; and from Sections 450.4.4 and 450.7.A.1 to allow directory sign lettering for tenants/locations to be no more than 4 inches in height and other sign lettering no more than 6 inches in height in lieu of the permitted 2 inches for tenants/locations and 3 inches for other sign lettering.

Joint Identification Signage

From 450.4.7.a to allow 3 wall-mounted joint identification signs in lieu of the permitted 1 sign.

ORDER RECEIVED FOR FILING
Date 8-3-07
By

WEST SIDE ELEVATION – MACY'S - Dulaney Valley Road

Enterprise Signage

From Section 450.4.5.d to allow 1 wall-mounted enterprise sign for a separate commercial entity without a separate exterior customer entrance.

NORTH SIDE ELEVATION – SECTION A - Fairmount Avenue

Enterprise Signage

From Section 450.4.5.d to allow a maximum of 550 square feet of wall-mounted enterprise signage on a façade 130 feet in length in lieu of the permitted 260 square feet; and to allow 7 wall-mounted enterprise signs for 5 separate commercial entities, each without a separate exterior customer entrance.

Joint Identification Signage

From Section 450.4.7.a to allow 1 wall-mounted joint identification sign to occupy no more than 23% of the façade in lieu of the permitted 12%.

NORTH SIDE ELEVATION – SECTION B - Fairmount Avenue

Directional Signage

From Section 450.4.3 to allow wall-mounted directional signage 24, 72, and 104 square feet per sign in lieu of the 8 square feet permitted; and to allow freestanding directional signage 12 feet in height with maximum sign face areas of 40 and 48 square feet per sign in lieu of the permitted 6-foot height and 8 square feet.

Joint Identification Signage

From Section 450.4.7.a to allow 1 wall-mounted joint identification sign in lieu of the 0 signs permitted.

SOUTH SIDE ELEVATION - Interior of Mall Property

Enterprise Signage

From Section 450.4.5.d to allow 3 wall-mounted enterprise signs for 2 separate commercial entities, each without a separate exterior customer entrance.

CAROLYN RECEIVED FOR FILING
Date 8-3-07
By GC

Directional Signage

From Section 450.4.3 to allow a freestanding directional sign 7 feet in height with a maximum sign face area of 40 square feet per sign in lieu of the permitted 6-foot height and 8 square feet.

Joint Identification Signage

From Section 450.4.7.b to allow 7 freestanding joint identification signs with a total sign face area of 400 square feet in lieu of the 0 signs permitted.

- Petitioner may apply for 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.

Any appeal of this Order shall be taken in accordance with Section 32-3-401 of the Baltimore County Code.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 8-3-07
By

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

August 3, 2007

WILLIAM J. WISEMAN III
Zoning Commissioner

Mike Davis, Esquire
David Karceski, Esquire
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
E/S Dulaney Valley Rd., SW/S Fairmount Ave.
(Towson Town Center – 825 Dulaney Valley Rd.)
9th Election District - 5th Council District
Towson TC, LLC - Petitioner
Case No. 07-481-SPHA

Dear Messrs. Davis and 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 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: Mitchell J. Kellman, Daft-McCune-Walker, Inc., 200 East Pennsylvania Avenue, Towson, Md. 21286
Dick Parsons, 412 Woodbine Avenue, Towson, Md. 21204
Richard Cataffa, Design Manager, General Growth Properties, Inc., 10275 Little Patuxent Parkway, Columbia, Md. 21044
David M. Lazas, Director, Development, General Growth Properties, Inc. 10275 Little Patuxent Parkway, Columbia, Md. 21044
People's Counsel; Office of Planning; Case File

Petition for Special Hearing

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

An amendment to the site plan approved in Case No. 07-124-A.

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

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:

Michael H. Davis / David H. Karceski

Name - Type or Print

Michael H. Davis 4/13/07

Signature

Venable LLP

Company

210 Allegheny Avenue — (410) 494-6200

Address — Telephone No.

Towson, MD 21204

City — State — Zip Code

Representative to be Contacted:

Michael H. Davis

Name

210 Allegheny Avenue — (410) 494-6200

Address — Telephone No.

Towson, MD 21204

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By D.T. Date 4/19/07

Case No. 07-481-SPHA

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 8-3-07
By DW

SIGNATURE PAGE TO
PETITION FOR SPECIAL HEARING

Towson Town Center
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

07-481-SPHA

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)

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

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:

Michael H. Davis/David H. Karceski
Name - Type or Print

Michael H. Davis/dhk
Signature

Venable LLP
Company

210 Allegheny Avenue — (410) 494-6200
Address — Telephone No.

Towson, MD 21204
City — State — Zip Code

Representative to be Contacted:

Michael H. Davis
Name

210 Allegheny Avenue — (410) 494-6200
Address — Telephone No.

Towson, MD 21204
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____
Reviewed By DT Date 8/9/07

Case No. 07-481-SPHA

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 8-3-07
By DW

SIGNATURE PAGE TO
PETITION FOR VARIANCE

Towson Town Center
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

07-481-SPHA

PETITION FOR VARIANCE
Towson Town Center
825 Dulaney Valley Road

WEST SIDE ELEVATION – MALL ADDITION (Dulaney Valley Road)

Enterprise Signage

Variance from Section 450.4.5.d of the Baltimore County Zoning Regulations ("BCZR") to allow a maximum of 1390 square feet of wall-mounted and canopy enterprise signage on a façade 400 feet in length in lieu of the permitted 800 square feet.

Variance from BCZR Section 450.4.5.d to allow 32 wall-mounted and canopy enterprise signs for 7 separate commercial entities, each without a separate exterior customer entrance.

Directional Signage

Variance from BCZR Section 450.4.3 to allow freestanding directional signage 12 feet in height with maximum sign face areas of 40 and 48 square feet per sign in lieu of the permitted 6-foot height and 8 square feet.

Directory Signage

Variance from BCZR Section 450.4.4 to allow a directory sign 8 feet in height in lieu of the permitted 6 feet.

Variance from BCZR Section 450.4.4 and 450.7.A.1 to allow directory sign lettering for tenants/locations to be no more than 4 inches in height and other sign lettering no more than 6 inches in height in lieu of the permitted 2 inches for tenants/locations and 3 inches for other sign lettering.

Joint Identification Signage

Variance from BCZR Section 450.4.7.a to allow 3 wall-mounted joint identification signs in lieu of the permitted 1 sign.

WEST SIDE ELEVATION – MACY'S (Dulaney Valley Road)

Enterprise Signage

Variance from BCZR Section 450.4.5.d to allow 1 wall-mounted enterprise sign for a separate commercial entity without a separate exterior customer entrance.

NORTH SIDE ELEVATION – SECTION A (Fairmount Avenue)

Enterprise Signage

Variance from BCZR Section 450.4.5.d to allow a maximum of 550 square feet of wall-mounted enterprise signage on a façade 130 feet in length in lieu of the permitted 260 square feet.

Variance from BCZR Section 450.4.5.d to allow 7 wall-mounted enterprise signs for 5 separate commercial entities, each without a separate exterior customer entrance.

Joint Identification Signage

Variance from BCZR Section 450.4.7.a to allow 1 wall-mounted joint identification sign to occupy no more than 23% of the façade in lieu of the permitted 12%.

NORTH SIDE ELEVATION – SECTION B (Fairmount Avenue)

Directional Signage

Variance from BCZR Section 450.4.3 to allow wall-mounted directional signage 24, 72, and 104 square feet per sign in lieu of the 8 square feet permitted.

Variance from BCZR Section 450.4.3 to allow freestanding directional signage 12 feet in height with maximum sign face areas of 40 and 48 square feet per sign in lieu of the permitted 6-foot height and 8 square feet.

Joint Identification Signage

Variance from BCZR Section 450.4.7.a to allow 1 wall-mounted joint identification sign in lieu of the 0 signs permitted.

07-481-SPHA

SOUTH SIDE ELEVATION (Interior of Mall Property)

Enterprise Signage

Variance from BCZR Section 450.4.5.d to allow 3 wall-mounted enterprise signs for 2 separate commercial entities, each without a separate exterior customer entrance.

Directional Signage

Variance from BCZR Section 450.4.3 to allow a freestanding directional sign 7 feet in height with a maximum sign face area of 40 square feet per sign in lieu of the permitted 6-foot height and 8 square feet.

Joint Identification Signage

Variance from BCZR Section 450.4.7.b to allow 6 freestanding joint identification signs with a total sign face area of 155 square feet in lieu of the 0 signs permitted.

Variance from BCZR Section 450.4.7.a to allow a 245 square foot wall-mounted joint identification sign in lieu of the 0 signs permitted.

DMW

DAFT McCUNE WALKER INC

Description

For A Variance

25.256 Acre Parcel, Comprising Lots 1 and 2

"Towson Town Center"

East Side of Dulaney Valley Road

Southwest Side of Fairmount Avenue

Ninth Election District, Baltimore County, Maryland

Beginning for the same on the east side of Dulaney Valley Road (variable width right-of-way) as laid out and 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, at the point designated "BN131" on said plat, thence leaving said point of beginning and binding on the said east side of said Dulaney Valley Road, referring all courses of this description to the Grid Meridian established in the Maryland Coordinate System, the three following courses and distances, viz: (1) North 13 degrees 55 minutes 39 seconds East 3.72 feet, thence (2) North 07 degrees 37 minutes 24 seconds East 41.00 feet, and thence (3) North 10 degrees 18 minutes 58 seconds East 64.34 feet, thence leaving said Dulaney Valley Road and binding on the outline of Lot 4 as laid out and shown on said plat, the three following courses and distances, viz: (4) South 82 degrees 04 minutes 01 second East 142.52 feet, thence (5) North 09 degrees 17 minutes 11 seconds East 152.77 feet, and thence (6) North 80 degrees 42 minutes 44 seconds West 142.48 feet to intersect the east side of said Dulaney Valley Road, thence binding thereon, the eight following courses and distances, viz: (7) North 09 degrees 20 minutes 25 seconds

TOWSON: 200 EAST PENNSYLVANIA AVENUE, TOWSON, MARYLAND 21286 P: 410 296 3333 F: 410 296 4705
FREDERICK: 8 EAST SECOND STREET, SUITE 201, FREDERICK, MARYLAND 21701 P: 301 696 9040 F: 301 696 9041 07-481-SPHA

East 14.67 feet, thence (8) North 09 degrees 54 minutes 45 seconds East 50.04 feet, thence (9) North 08 degrees 45 minutes 02 seconds East 10.15 feet, thence (10) North 18 degrees 42 minutes 01 second East 111.83 feet, thence (11) North 06 degrees 54 minutes 36 seconds East 72.68 feet, thence (12) South 83 degrees 05 minutes 24 seconds East 26.00 feet, thence (13) North 52 degrees 37 minutes 08 seconds East 17.18 feet, and thence (14) North 08 degrees 26 minutes 09 seconds East 25.99 feet to intersect the southerly side of Fairmount Avenue (variable width right-of-way), thence binding thereon on the eight following courses and distances, viz: (15) South 81 degrees 33 minutes 51 seconds East 183.77 feet to a point of curvature, thence (16) Southeasterly, by a line curving to the right, having a radius of 1583.02 feet, for a distance of 136.06 feet (the arc of said curve being subtended by a chord bearing South 79 degrees 06 minutes 08 seconds East 136.02 feet) to a point of nontangency, thence (17) South 68 degrees 11 minutes 44 seconds East 82.54 feet to a point of nontangency, thence (18) Southeasterly, by a line curving to the right, having a radius of 1573.02 feet, for a distance of 348.58 feet (the arc of said curve being subtended by a chord bearing South 67 degrees 18 minutes 58 seconds East 347.87 feet), thence (19) South 29 degrees 01 minute 56 seconds West 21.00 feet to a point of nontangency, thence (20) Southeasterly, by a line curving to the right, having a radius of 1552.02 feet, for a distance of 20.00 feet (the arc of said curve being subtended by a chord bearing South 60 degrees 35 minutes 55 seconds East 20.00 feet) to a point of nontangency, thence (21) North 29 degrees 46 minutes 15 seconds East 20.00 feet to a point of nontangency, and thence (22) Southeasterly, by a line curving to the right, having a radius of 1572.02 feet, for a distance of 60.01 feet (the arc of said curve being subtended by a chord bearing South 59 degrees 08 minutes 09 seconds East 60.01 feet) to a point of compound curvature at the point designated "RW23" as shown on said plat entitled "Amended Plat 3 of 3, Towson Town Center," which plat is recorded among the Land Records of Baltimore County, Maryland, in Plat Book S.M. 65, Folio 28, thence continuing

to bind on the southerly side of said Fairmount Avenue, the five following courses and distances, viz: (23) Southeasterly, by a line curving to the right, having a radius of 1232.26 feet, for a distance of 608.87 feet (the arc of said curve being subtended by a chord bearing South 43 degrees 53 minutes 13 seconds East 602.69 feet) to a point of nontangency, thence (24) South 60 degrees 16 minutes 06 seconds West 5.00 feet to a point of nontangency, thence (25) Southeasterly, by a line curving to the right, having a radius of 1227.26 feet, for a distance of 20.00 feet (the arc of said curve being subtended by a chord bearing South 29 degrees 15 minutes 54 seconds East 20.00 feet) to a point of nontangency, thence (26) North 61 degrees 12 minutes 06 seconds East 16.00 feet, and thence (27) Southeasterly, by a line curving to the right, having a radius of 1243.26 feet, for a distance of 345.83 feet (the arc of said curve being subtended by a chord bearing South 20 degrees 49 minutes 47 seconds East 344.71 feet) to a point of nontangency, thence leaving said Fairmount Avenue and binding on the south boundary of the land shown on the said plat and on the plat entitled "Amended Plat 1 of 3, Towson Town Center," which plat is recorded among the aforesaid Land Records in Plat Book S.M. 65, Folio 26, the seven following courses and distances, viz: (28) North 70 degrees 22 minutes 12 seconds West 190.08 feet, thence (29) South 84 degrees 25 minutes 48 seconds West 556.83 feet, thence (30) South 03 degrees 48 minutes 32 seconds East 25.01 feet, thence (31) South 84 degrees 25 minutes 48 seconds West 275.19 feet, thence binding on the east boundary line of the land shown on said last mentioned plat, (32) South 03 degrees 54 minutes 02 seconds East 282.92 feet, thence (33) South 84 degrees 17 minutes 54 seconds West 2.94 feet to a point of curvature, and thence (34) Westerly, by a line curving to the right, having a radius of 5687.30 feet, for a distance of 157.04 feet, (the arc of said curve subtended by a chord bearing South 85 degrees 05 minutes 22 seconds West 157.04 feet) to a point of nontangency, thence binding on the outlines of the Joppa Development Parcel 1 as laid out and shown on said plat, the eight following courses and distances, viz: (35) North 41

degrees 05 minutes 58 seconds East 71.36 feet, thence (36) North 03 degrees 54 minutes 02 seconds West 185.45 feet, thence (37) North 69 degrees 00 minutes 18 seconds West 41.49, thence (38) North 32 degrees 08 minutes 06 seconds West 41.19 feet, thence (39) North 05 degrees 34 minutes 12 seconds West 27.58 feet, thence (40) South 84 degrees 25 minutes 48 seconds West 75.25 feet, thence (41) South 06 degrees 17 minutes 45 seconds West 177.66 feet, and thence (42) North 83 degrees 42 minutes 15 seconds West 286.10 feet to intersect the hereinmentioned Dulaney Valley Road, thence binding on a part of the east side of Dulaney Valley Road as laid out and shown on said plat, the three following courses and distances, viz: (43) North 11 degrees 00 minutes 17 seconds East 239.95 feet, thence (44) North 02 degrees 53 minutes 38 seconds West 73.56 feet, and thence (45) North 06 degrees 27 minutes 17 seconds East 10.35 feet, thence binding on the Lot 1 as laid out and shown on said plat, the five following courses and distances, viz: (46) South 83 degrees 29 minutes 42 seconds East 243.42 feet, and thence (47) North 06 degrees 30 minutes 18 seconds East 349.18 feet, thence (48) North 83 degrees 23 minutes 42 seconds West 131.65 feet, thence (49) South 06 degrees 36 minutes 18 seconds West 12.31 feet, and thence (50) North 83 degrees 29 minutes 42 seconds West 124.82 feet to the point of beginning; containing 25.256 acres of land, more or less.

Being and comprising Lots 1 and 2, "Towson Town Center" as laid out and shown on plats recorded among the Land Records of Baltimore County, Maryland, in Plat Book 65, Folios 26, 27, and 28.

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

February 6, 2007

Project No. 80051.Z1 (L80051.Z1-1)

STATE OF MARYLAND
MICHAEL DAVID MARTIN
NO. 21274
PROFESSIONAL LAND SURVEYOR

9/12/07

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 26774

DATE 4/19/07 ACCOUNT 001006616150

AMOUNT $ 650.00

RECEIVED FROM: VENABLE

FOR: ITEM # 481 07-481-SPHA

825 DULANEY VALLEY RD D. THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. 07-481-SPHA

Petitioner/Developer: TOWSON TC LLC BY BERNARD FRIEBAUM

Date of Hearing/Closing: 7-11-07

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

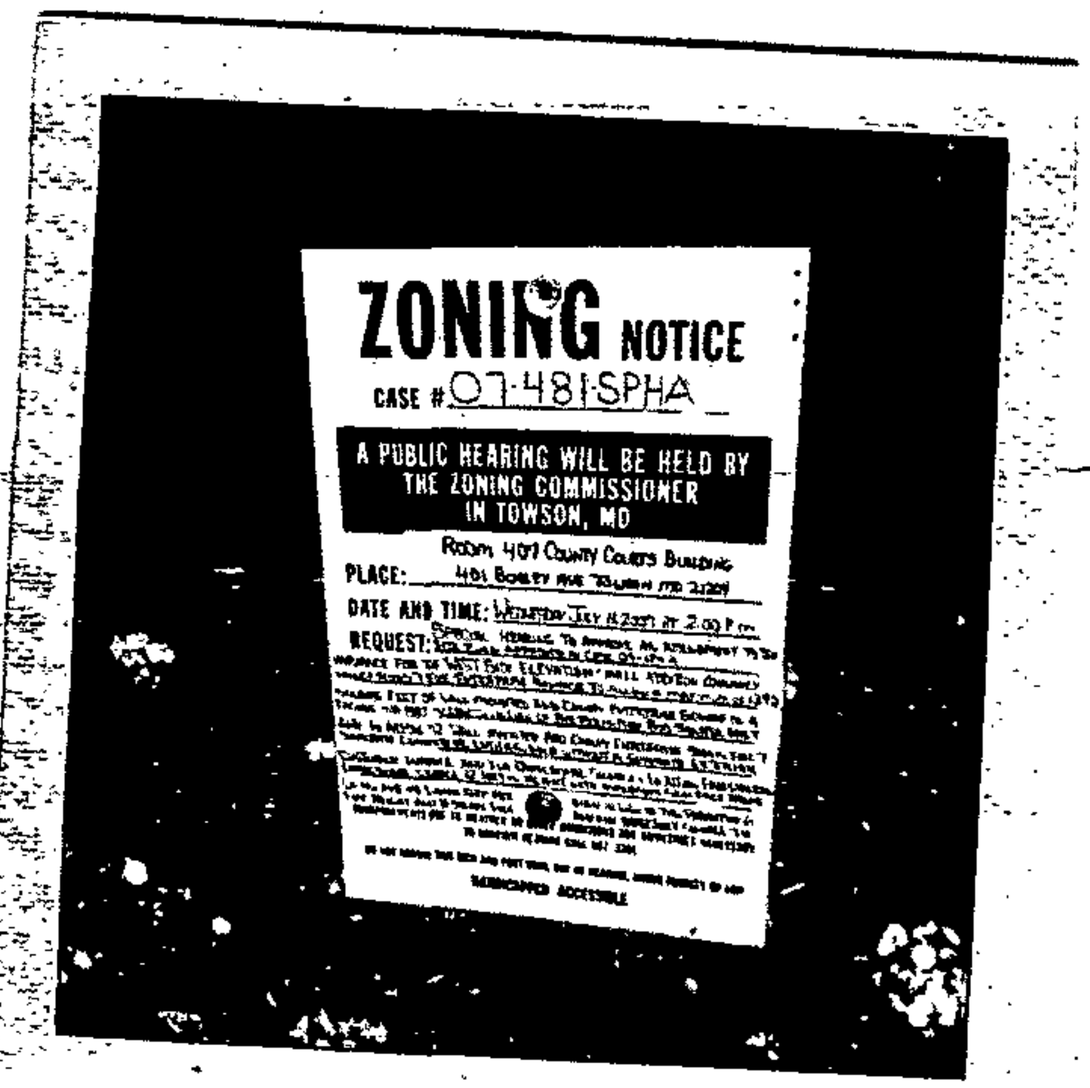
ATTN: Kristen Matthews {(410) 887-3394}

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 ROAD

The sign(s) were posted on 6-25-07
(Month, Day, Year)

Sincerely,



Robert Black 6-26-07
(Signature of Sign Poster) (Date)

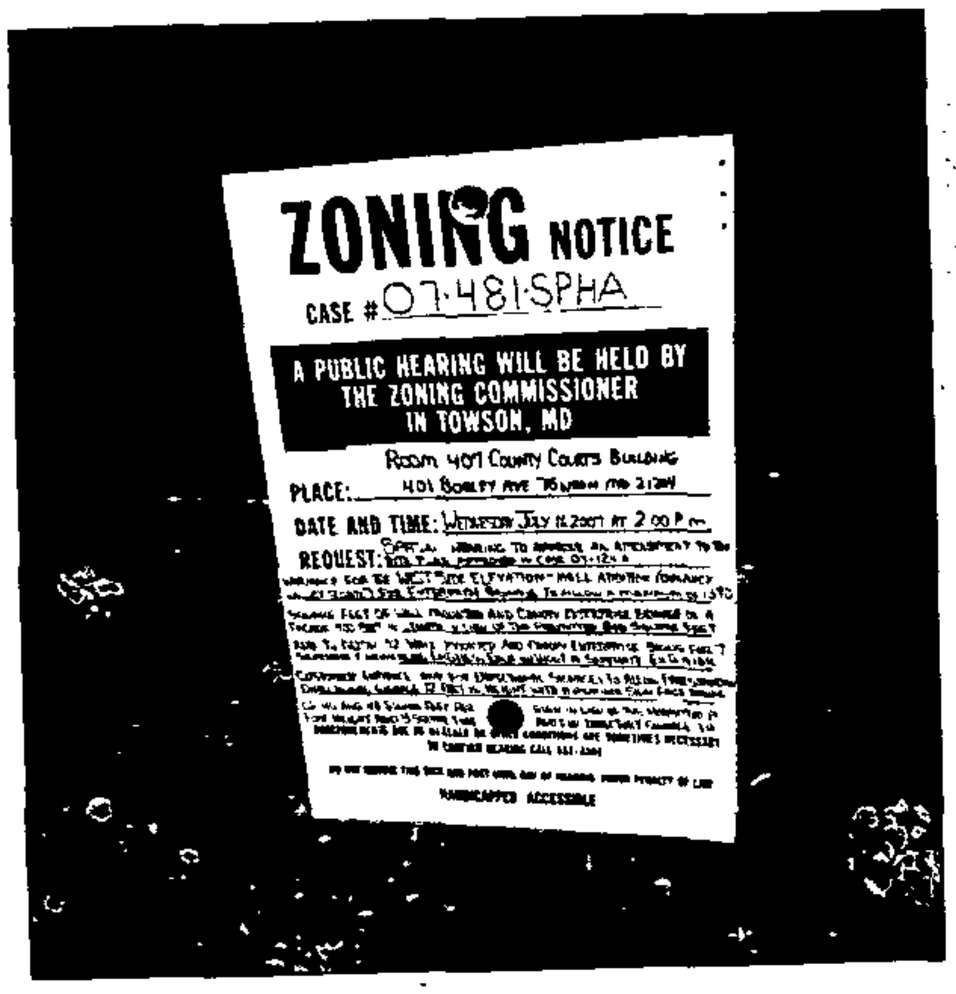
SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

NEEDED 4 SIGNS TO COMPLETE



ZONING NOTICE

CASE # 07-481-SPHA

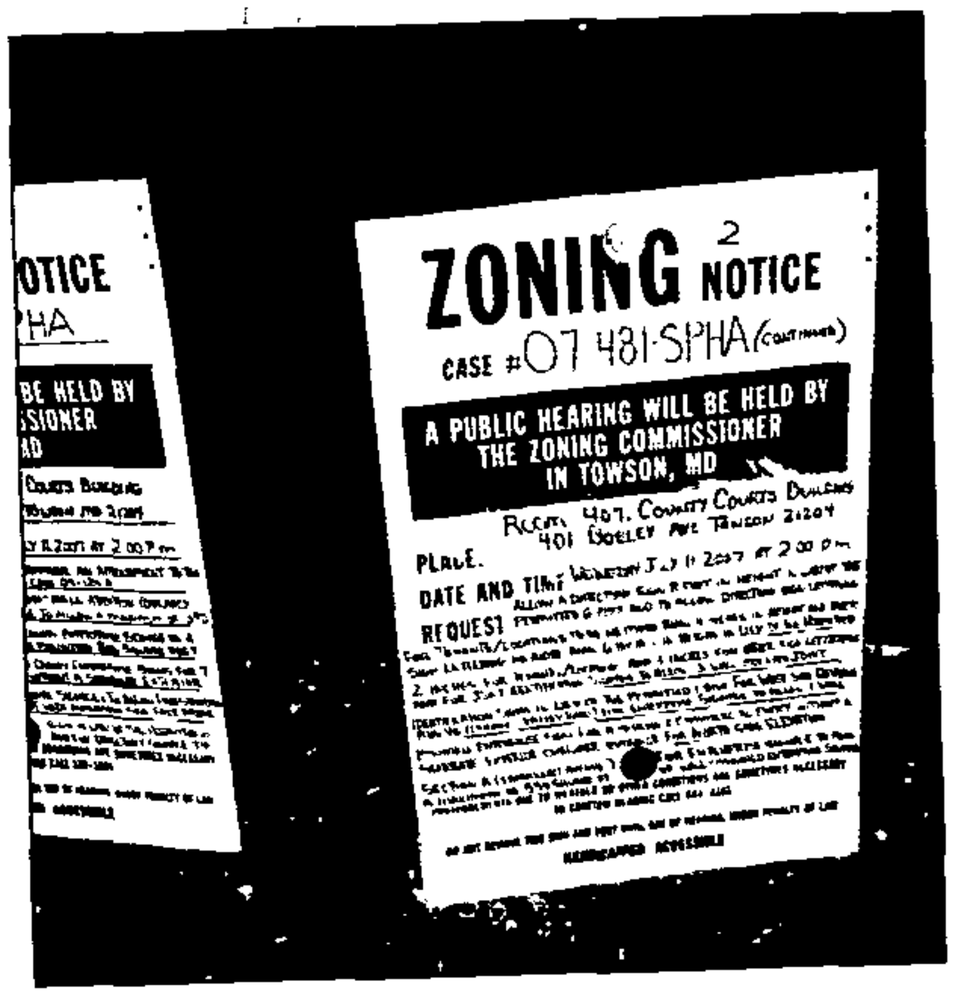
A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

PLACE: Room 407 County Courts Building 401 Bosley Ave Towson Md 21204

DATE AND TIME: Wednesday July 11, 2007 at 2:00 P.m.

REQUEST: Special hearing to approve an amendment to the site plan approved in Case 91-124-A

HANDICAPPED ACCESSIBLE



ZONING NOTICE 2

CASE # 07-481-SPHA (continued)

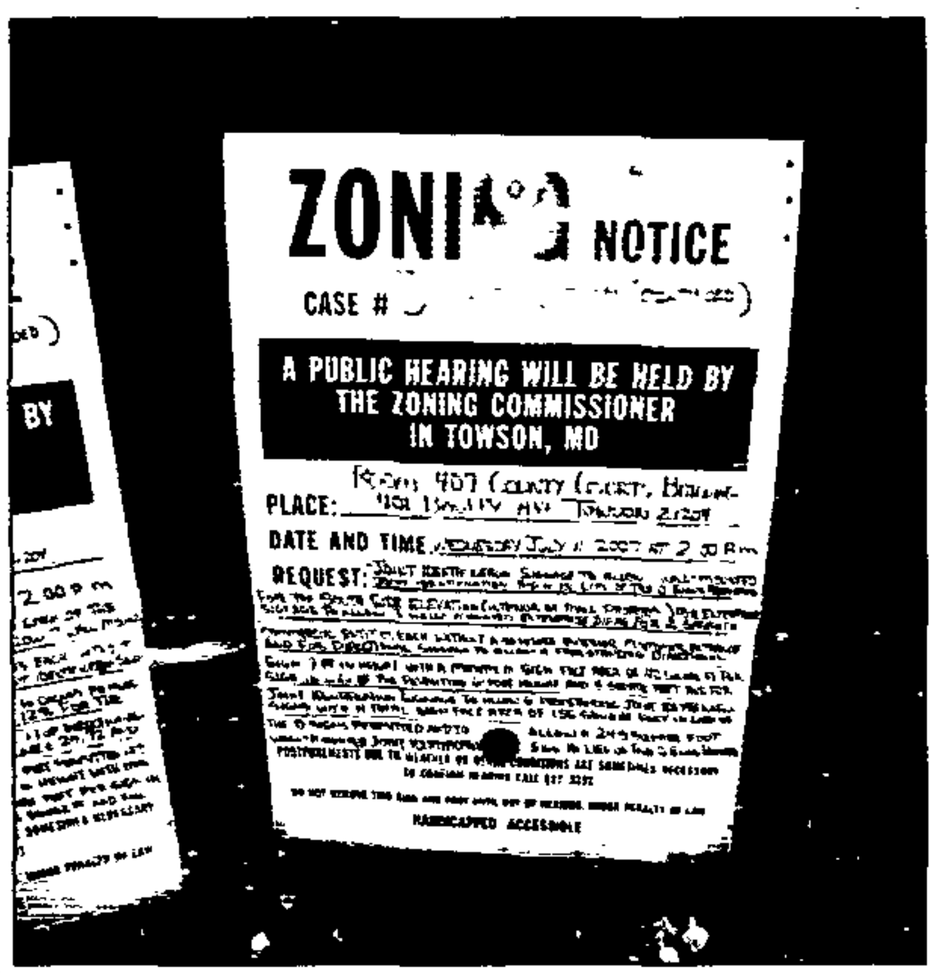
A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

PLACE: Room 407, County Courts Building 401 Bosley Ave Towson 21204

DATE AND TIME: Wednesday July 11, 2007 at 2:00 P.m.

REQUEST: Allow a directional sign to be permitted 6 feet and to allow directional sign illumination

HANDICAPPED ACCESSIBLE



ZONING NOTICE

CASE # [illegible]

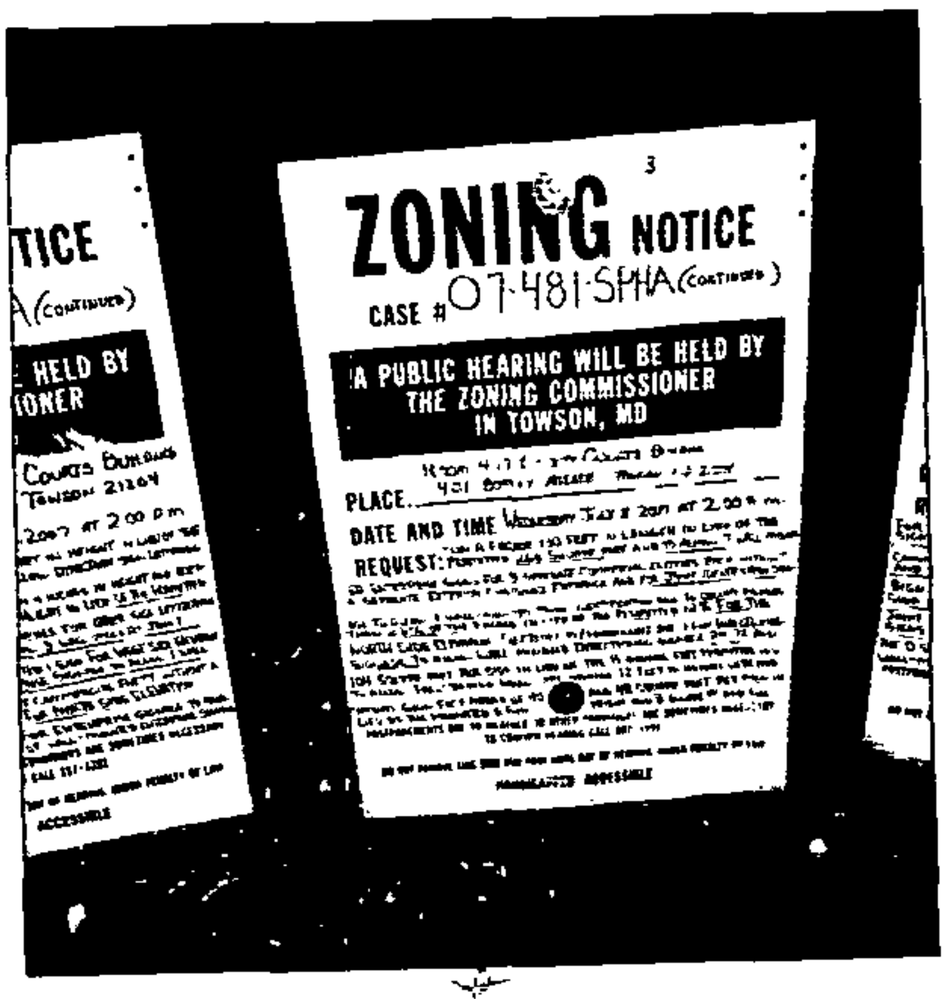
A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

PLACE: Room 407 County Courts Building 401 Bosley Ave Towson 21204

DATE AND TIME: Wednesday July 11, 2007 at 2:00 P.m.

REQUEST: Joint hearing: Special hearing to allow joint nonconforming status and for a determination that the proposed enterprise sign is a permitted sign; Variance to allow a 249 square foot postponement sign to be placed in lieu of the required 12 feet in height with a minimum of 10 feet in height and 6 square feet in area

HANDICAPPED ACCESSIBLE



ZONING NOTICE 3

CASE # 07-481-SPHA (continued)

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

PLACE: Room 407 County Courts Building 401 Bosley Avenue Towson Md 21204

DATE AND TIME: Wednesday July 11, 2007 at 2:00 P.m.

REQUEST: [illegible]

HANDICAPPED ACCESSIBLE

BALTIMORE COUNTY

MARYLAND

May 14, 2007

NOTICE OF ZONING HEARING

JAMES T. SMITH, JR.
County Executive

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

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: 07-481-SPHA
825 Dulaney Valley Road
E/side of Dulaney Valley Road and S.west side of Fairmount Avenue
9th Election District – 5th Councilmanic District
Legal Owners: Towson TC, LLC, by Bernard Freibaum

Special Hearing to approve an amendment to the site plan approved in Case 07-124-A. Variance for the WEST SIDE ELEVATION - MALL ADDITION (Dulaney Valley Road): For Enterprise Signage to allow a maximum of 1390 square feet of wall-mounted and canopy enterprise signage on a façade 400 feet in length in lieu of the permitted 800 square feet and to allow 32 wall-mounted and canopy enterprise signs for 7 separate commercial entities, each without a separate exterior customer entrance; and for Directional Signage: to allow freestanding directional signage 12 feet in height with maximum sign face areas of 40 and 48 square feet per sign in lieu of the permitted 6-foot height and 8 square feet; and for Directory Signage to allow a directory sign 8 feet in height in lieu of the permitted 6 feet and to allow directory sign lettering for tenants/locations to be no more than 4 inches in height and other sign lettering no more than 6 inches in height in lieu of the permitted 2 inches for tenants/locations and 3 inches for other sign lettering and for Joint Identification Signage to allow 3 wall-mounted joint identification signs in lieu of the permitted 1 sign. For WEST SIDE ELEVATION - MACY'S (Dulaney Valley Road): For Enterprise Signage to allow 1 wall-mounted enterprise sign for a separate commercial entity without a separate exterior customer entrance. For NORTH SIDE ELEVATION - SECTION A (Fairmount Avenue): For Enterprise Signage to allow a maximum of 550 square feet of wall-mounted enterprise signage on a façade 130 feet in length in lieu of the permitted 260 square feet and to allow 7 wall-mounted enterprise signs for 5 separate commercial entities, each without a separate exterior customer entrance; and for Joint Identification Signage to allow 1 wall-mounted joint identification sign to occupy no more than 23% of the façade in lieu of the permitted 12%. For the NORTH SIDE ELEVATION - SECTION B (Fairmount Avenue) For Directional Signage; to allow wall-mounted directional signage 24, 72, and 104 square feet per sign in lieu of the 8 square feet permitted and to allow freestanding directional signage 12 feet in height with maximum sign face areas of 40 and 48 square feet per sign in lieu of the permitted 6-foot height and 8 square feet; and for Joint Identification Signage to allow 1 wall-mounted joint identification sign in lieu of the 0 signs permitted. For the SOUTH SIDE ELEVATION (Interior of Mall Property): for Enterprise Signage to allow 3 wall-mounted enterprise signs for 2 separate commercial entities, each without a separate exterior customer entrance; and for Directional signage to allow a freestanding directional sign 7 feet in height with a maximum sign face area of 40 square feet per sign in lieu of the permitted 6-foot height and 8 square feet; and for Joint Identification Signage to allow 6 freestanding joint identification signs with a total sign face area of 155 square feet in lieu of the 0 signs permitted and to allow a 245 square foot wall-mounted joint identification sign in lieu of the 0 signs permitted.

Hearing: Wednesday, July 11, 2007 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Michael Davis/David Karceski, 210 Allegheny Avenue, Towson 21204
David M. Lazas, General Growth Prop., 10275 Little Patuxent Pkwy., Columbia 21044

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 26, 2007.**

(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, June 26, 2007 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: 07-481-SPHA
825 Dulaney Valley Road
E/side of Dulaney Valley Road and S.west side of Fairmount Avenue
9th Election District – 5th Councilmanic District
Legal Owners: Towson TC, LLC, by Bernard Freibaum
Special Hearing to approve an amendment to the site plan approved in Case 07-124-A. Variance for the WEST SIDE ELEVATION - MALL ADDITION (Dulaney Valley Road): For Enterprise Signage to allow a maximum of 1390 square feet of wall-mounted and canopy enterprise signage on a façade 400 feet in length in lieu of the permitted 800 square feet and to allow 32 wall-mounted and canopy enterprise signs for 7 separate commercial entities, each without a separate exterior customer entrance; and for Directional Signage: to allow freestanding directional signage 12 feet in height with maximum sign face areas of 40 and 48 square feet per sign in lieu of the permitted 6-foot height and 8 square feet; and for Directory Signage to allow a directory sign 8 feet in height in lieu of the permitted 6 feet and to allow directory sign lettering for tenants/locations to be no more than 4 inches in height and other sign lettering no more than 6 inches in height in lieu of the permitted 2 inches for tenants/locations and 3 inches for other sign lettering and for Joint Identification Signage to allow 3 wall-mounted joint identification signs in lieu of the permitted 1 sign. For WEST SIDE ELEVATION - MACY'S (Dulaney Valley Road): For Enterprise Signage to allow 1 wall-mounted enterprise sign for a separate commercial entity without a separate exterior customer entrance. For NORTH SIDE ELEVATION - SECTION A (Fairmount Avenue): For Enterprise Signage to allow a maximum of 550 square feet of wall-mounted enterprise signage on a façade 130 feet in length in lieu of the permitted 260 square feet and to allow 7 wall-mounted enterprise signs for 5 separate commercial entities, each without a separate exterior customer entrance; and for Joint Identification Signage to allow 1 wall-mounted joint identification sign to occupy no more than 23% of the façade in lieu of the permitted 12%. For the NORTH SIDE ELEVATION - SECTION B (Fairmount Avenue) For Directional Signage; to allow wall-mounted directional signage 24, 72, and 104 square feet per sign in lieu of the 8 square feet permitted and to allow freestanding directional signage 12 feet in height with maximum sign face areas of 40 and 48 square feet per sign in lieu of the permitted 6-foot height and 8 square feet; and for Joint Identification Signage to allow 1 wall-mounted joint identification sign in lieu of the 0 signs permitted. For the SOUTH SIDE ELEVATION (Interior of Mall Property): for Enterprise Signage to allow 3 wall-mounted enterprise signs for 2 separate commercial entities, each without a separate exterior customer entrance; and for Directional signage to allow a freestanding directional sign 7 feet in height with a maximum sign face area of 40 square feet per sign in lieu of the permitted 6-foot height and 8 square feet; and for Joint Identification Signage to allow 6 freestanding joint identification signs with a total sign face area of 155 square feet in lieu of the 0 signs permitted and to allow a 245 square foot wall-mounted joint identification sign in lieu of the 0 signs permitted.

Hearing: Wednesday, July 11, 2007 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.

From: Debra Wiley
To: Murray, Curtis
Date: 07/05/07 1:08:45 PM
Subject: Comment Needed for Bill - 07-481-SPHA

Hi Curtis,

The above-referenced case will be heard by Bill next Wednesday, July 11th at 2:00 PM and comments are needed from your office. Please see description below:

CASE NUMBER: 7-481-SPHA
825 Dulaney Valley Road
Location: E side Dulaney Valley Road and SW side of Fairmount Avenue.
9th Election District, 5th Councilmanic District
Legal Owner: Towson TC, LLC, By: Bernard Freibaum

SPECIAL HEARING To approve an amendment to the site plan approved in Case No. 07-124-A.

VARIANCE For the WEST SIDE ELEVATION - MALL ADDITION (Dulaney Valley Road): For Enterprise Signage to allow a maximum of 1390 square feet of wall-mounted and canopy enterprise signage on a façade 400 feet in length in lieu of the permitted 800 square feet and to allow 32 wall-mounted and canopy enterprise signs for 7 separate commercial entities, each without a separate exterior customer entrance; and for Directional Signage: to allow freestanding directional signage 12 feet in height with maximum sign face areas of 40 and 48 square feet per sign in lieu of the permitted 6-foot height and 8 square feet; and for Directory Signage to allow a directory sign 8 feet in height in lieu of the permitted 6 feet and to allow directory sign lettering for tenants/locations to be no more than 4 inches in height and other sign lettering no more than 6 inches in height in lieu of the permitted 2 inches for tenants/locations and 3 inches for other sign lettering and for Joint Identification Signage to allow 3 wall-mounted joint identification signs in lieu of the permitted 1 sign. For WEST SIDE ELEVATION - MACY'S (Dulaney Valley Road): For Enterprise Signage to allow 1 wall-mounted enterprise sign for a separate commercial entity without a separate exterior customer entrance. For NORTH SIDE ELEVATION - SECTION A (Fairmount Avenue): For Enterprise Signage to allow a maximum of 550 square feet of wall-mounted enterprise signage on a façade 130 feet in length in lieu of the permitted 260 square feet and to allow 7 wall-mounted enterprise signs for 5 separate commercial entities, each without a separate exterior customer entrance; and for Joint Identification Signage to allow 1 wall-mounted joint identification sign to occupy no more than 23% of the façade in lieu of the permitted 12%. For the NORTH SIDE ELEVATION - SECTION B (Fairmount Avenue) For Directional Signage; to allow wall-mounted directional signage 24, 72, and 104 square feet per sign in lieu of the 8 square feet permitted and to allow freestanding directional signage 12 feet in height with maximum sign face areas of 40 and 48 square feet per sign in lieu of the permitted 6-foot height and 8 square feet; and for Joint Identification Signage to allow 1 wall-mounted joint identification sign in lieu of the 0 signs permitted. For the SOUTH SIDE ELEVATION (Interior of Mall Property): for Enterprise Signage to allow 3 wall-mounted enterprise signs for 2 separate commercial entities, each without a separate exterior customer entrance; and for Directional signage to allow a freestanding directional sign 7 feet in height with a maximum sign face area of 40 square feet per sign in lieu of the permitted 6-foot height and 8 square feet; and for Joint Identification Signage to allow 6 freestanding joint identification signs with a total sign face area of 155 square feet in lieu of the 0 signs permitted and to allow a 245 square foot wall-mounted joint identification sign in lieu of the 0 signs permitted.

Hearing: Wednesday, 7/11/2007 at 2:00:00 PM, County Courts Building, 401 Bosley Avenue, Room 407, Towson 21204

Thanks for your usual cooperation and have a great day!

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: 07-481-SPHA

Petitioner: TOWSON TC, LLC

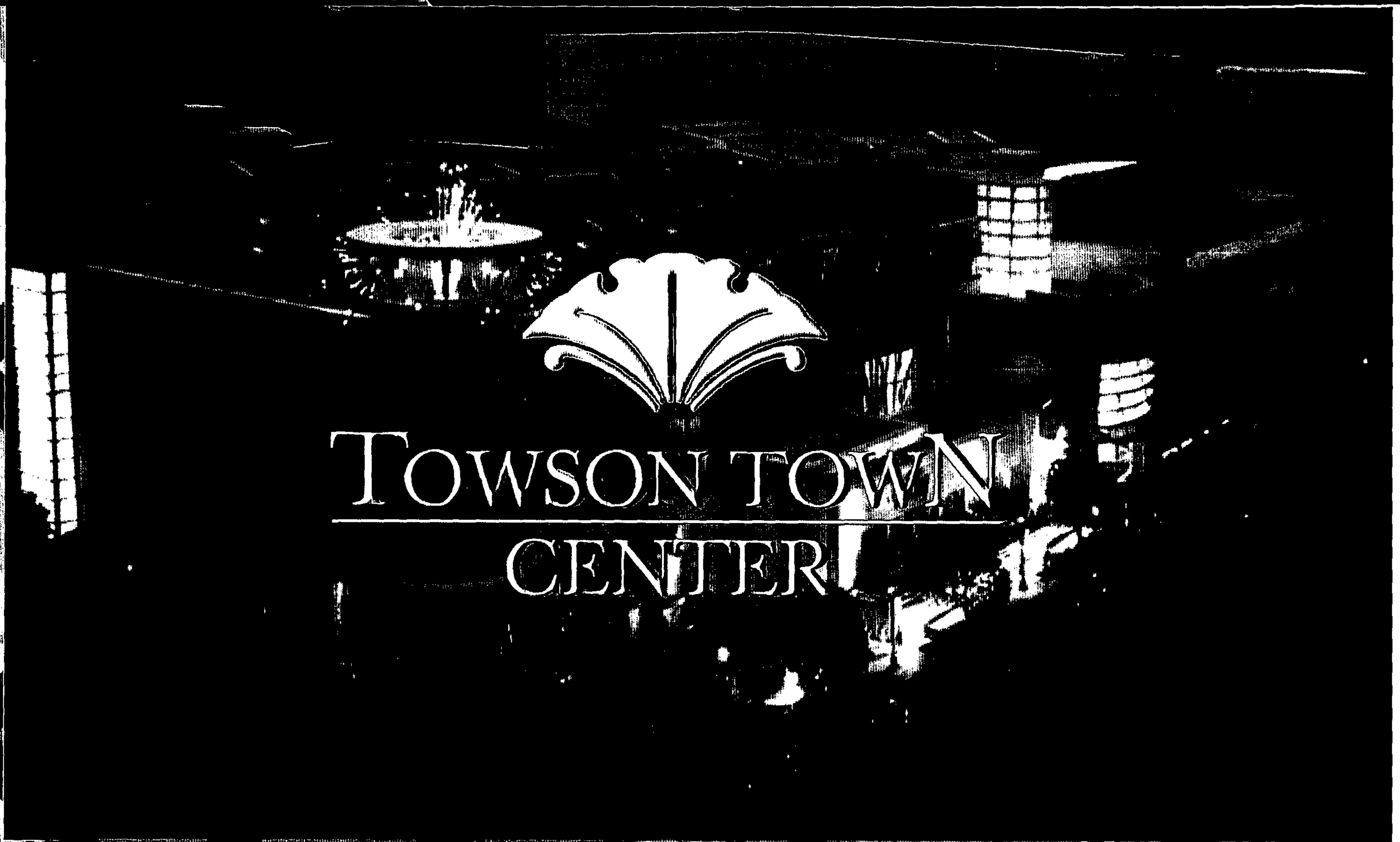
Address or Location: 825 DULANEY VALLEY RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: AMY DONTELL

Address: VENABLE
210 ALLEGHENY AVE
TOWSON, MD 21204

Telephone Number: 410-494-6200



TOWSON TOWN CENTER

SIGN VARIANCE PRESENTATION

07.11.07

TABLE OF CONTENTS

I RENDERINGS

-WEST EXTERIOR ELEVATION

-NORTH EXTERIOR ELEVATION

-SOUTH EXTERIOR ELEVATION

II FREE STANDING SITE SIGNS

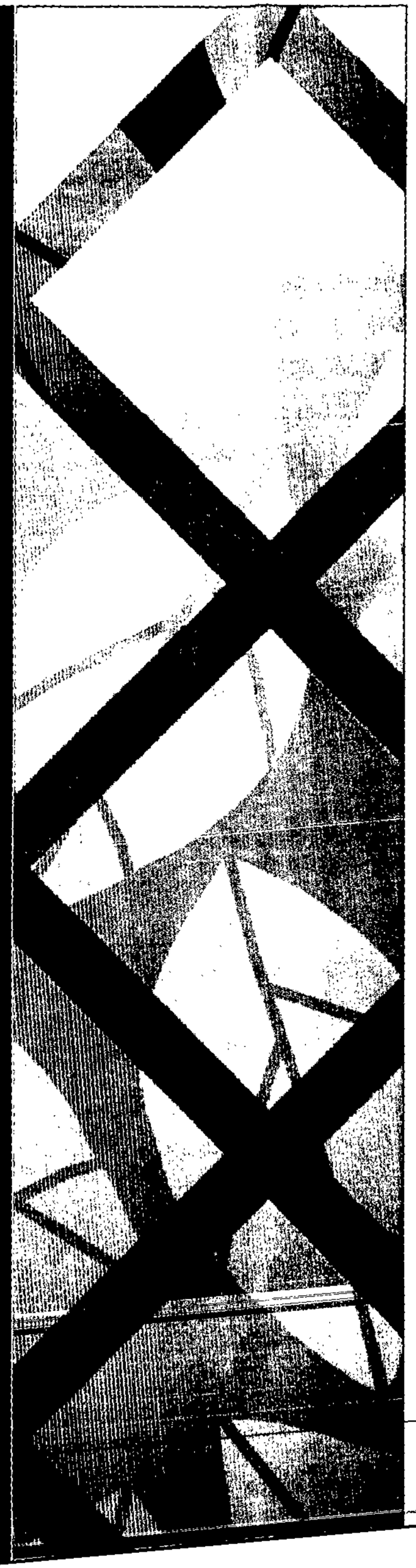
-FREE STANDING SIGN LOCATION PLAN

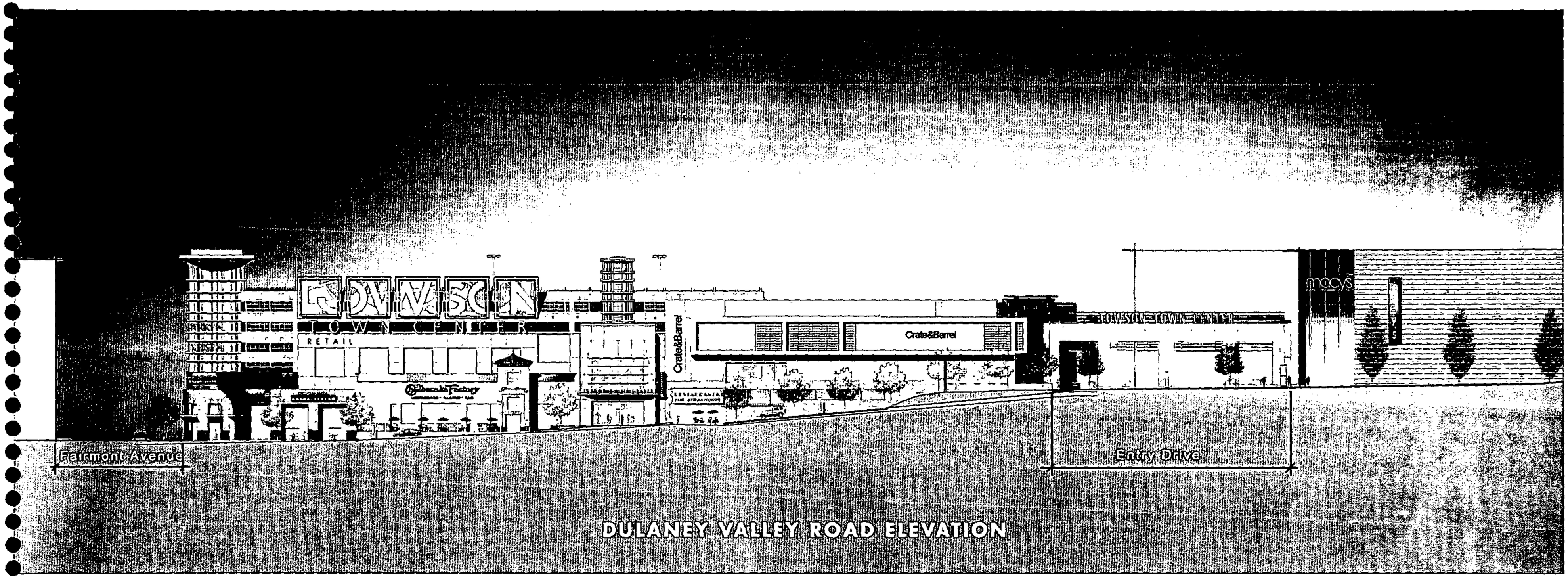
-DETAIL SHEETS

III BUILDING WALL MOUNTED SIGN

-BUILDING MOUNTED SIGN ELEVATIONS

-DETAIL SHEETS





EXPANSION WEST ELEVATION

Architect/Designer/Planner:

Carter::Burgess

Carter & Burgess Consultants, Inc.
201 North Charles Street, 9th Floor
Baltimore, Maryland 21201
Tel:410.727.6773 Fax:410.727.6783

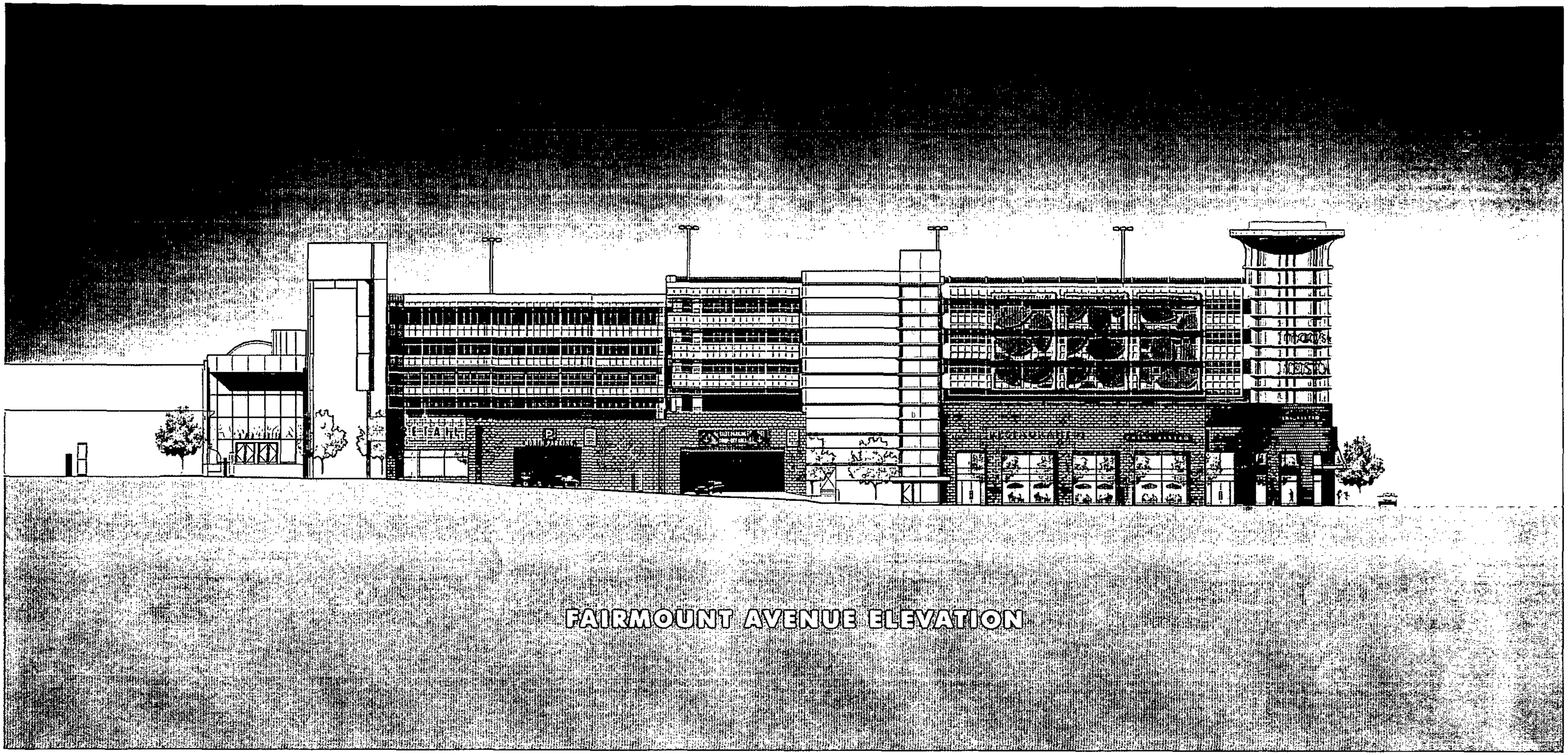
TOWSON TOWN CENTER

Developer / Owner:

GGP General Growth Properties, Inc.

General Growth Properties, Inc.
110 North Wacker Drive
Chicago, Illinois 60606
Tel: 312.960.5000 Fax: 312.960.5555

© 2005 Carter & Burgess Consultants, Inc. All Rights Reserved



EXPANSION NORTH ELEVATION

Architect/Designer/Planner:

Carter::Burgess

Carter & Burgess Consultants, Inc.
201 North Charles Street, 9th Floor
Baltimore, Maryland 21201
Tel:410.727.6773 Fax:410.727.6783

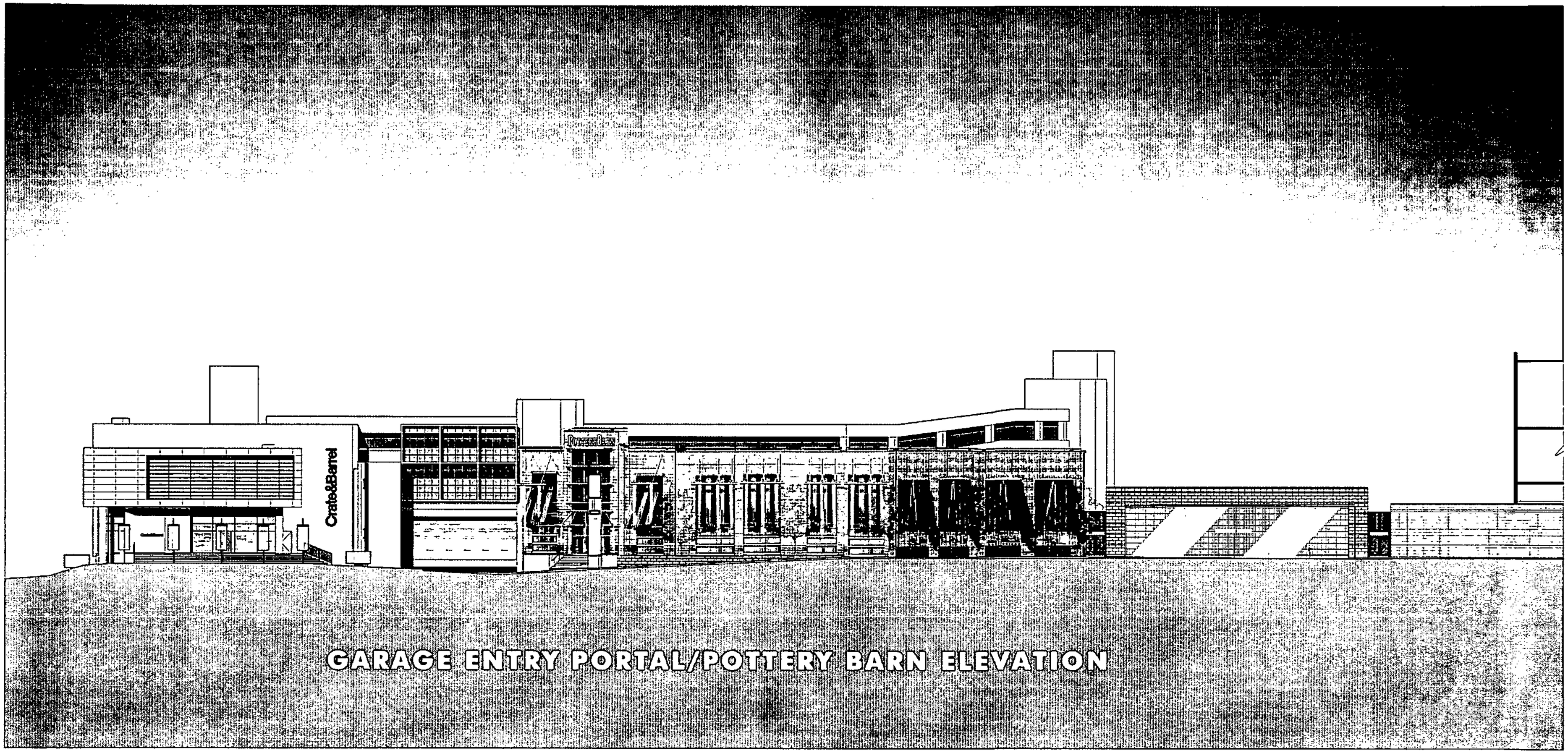
© 2005 Carter & Burgess Consultants, Inc. All Rights Reserved

TOWSON TOWN CENTER

Developer / Owner:

GGP General Growth Properties, Inc.

General Growth Properties, Inc.
110 North Wacker Drive
Chicago, Illinois 60606
Tel: 312.960.5000 Fax: 312.960.5555



EXPANSION SOUTH ELEVATION

Architect/Designer/Planner:

Carter::Burgess

Carter & Burgess Consultants, Inc.
201 North Charles Street, 9th Floor
Baltimore, Maryland 21201
Tel:410.727.6773 Fax:410.727.6783

TOWSON TOWN CENTER

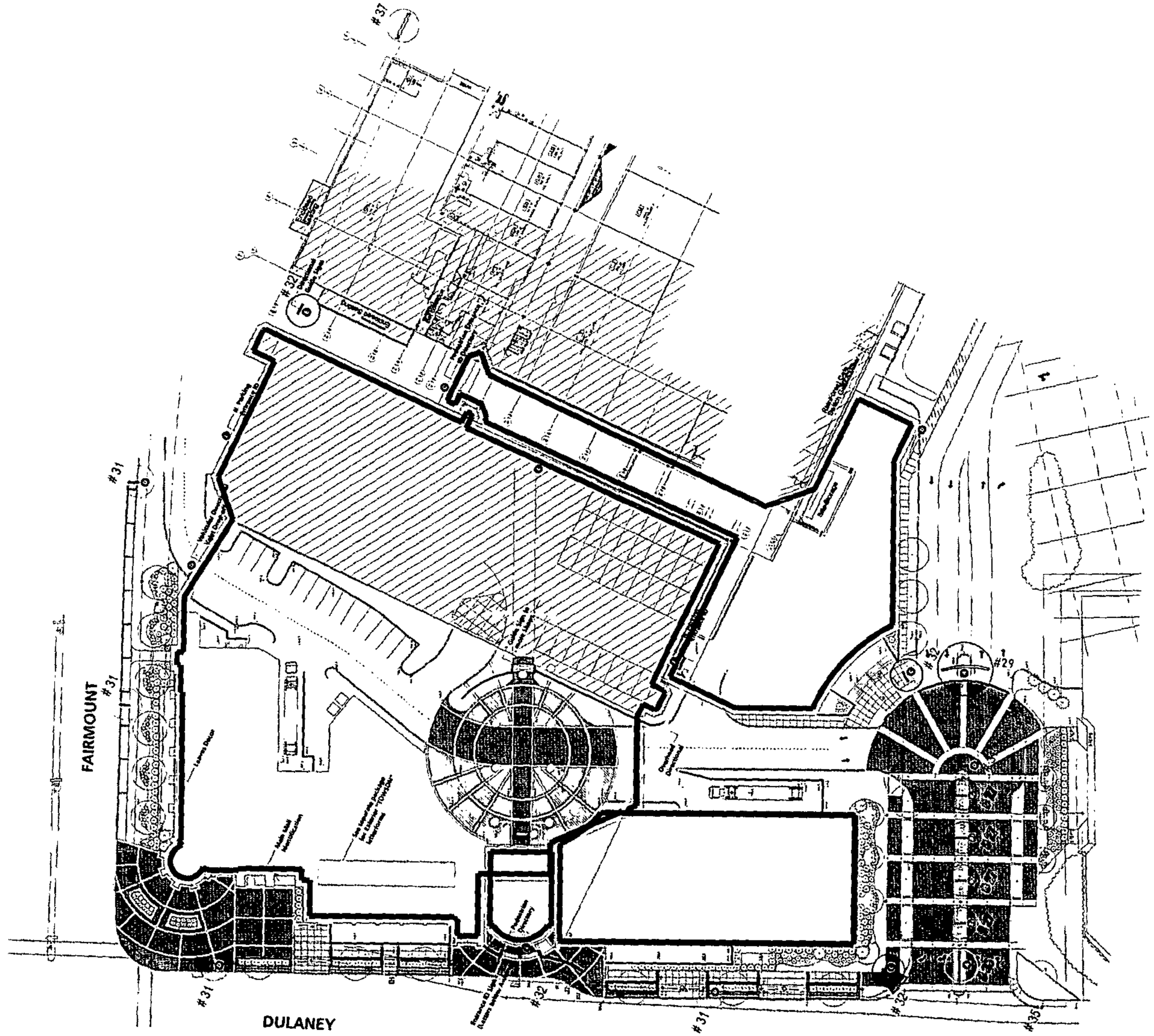
Developer / Owner:

GGP General Growth Properties, Inc.

General Growth Properties, Inc.
110 North Wacker Drive
Chicago, Illinois 60606
Tel: 312.960.5000 Fax: 312.960.5555

© 2005 Carter & Burgess Consultants, Inc. All Rights Reserved

II FREE STANDING SITE SIGNS



FREE STANDING SIGN SITE PLAN

Architect/Designer/Planner:

Carter::Burgess

Carter & Burgess Consultants, Inc.
201 North Charles Street, 9th Floor
Baltimore, Maryland 21201
Tel:410.727.6773 Fax:410.727.6783

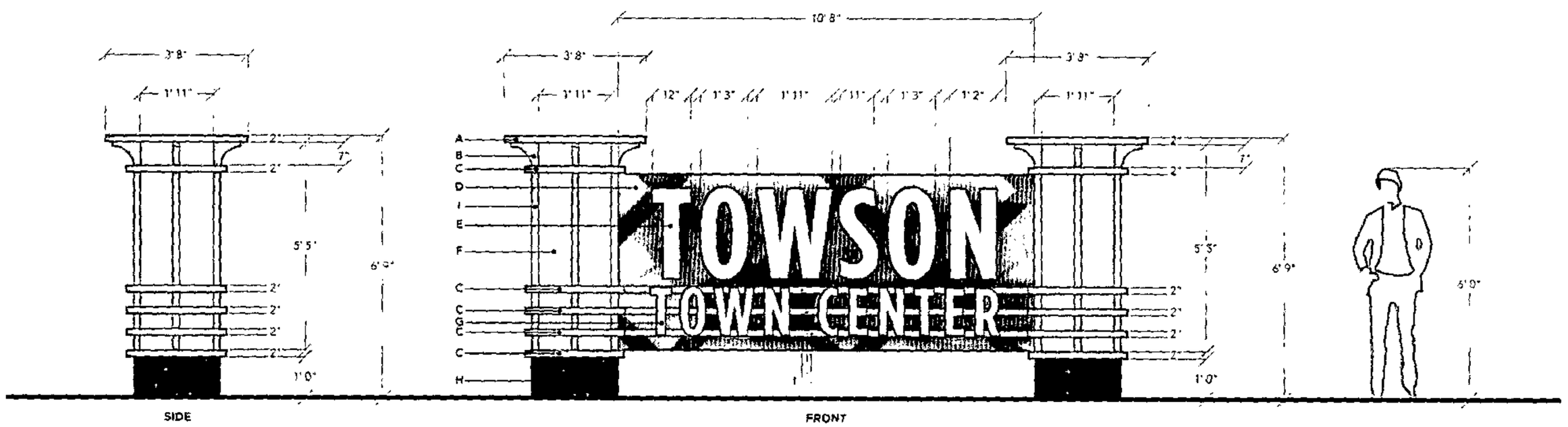
TOWSON TOWN CENTER

Developer / Owner:

GGP General Growth Properties, Inc.

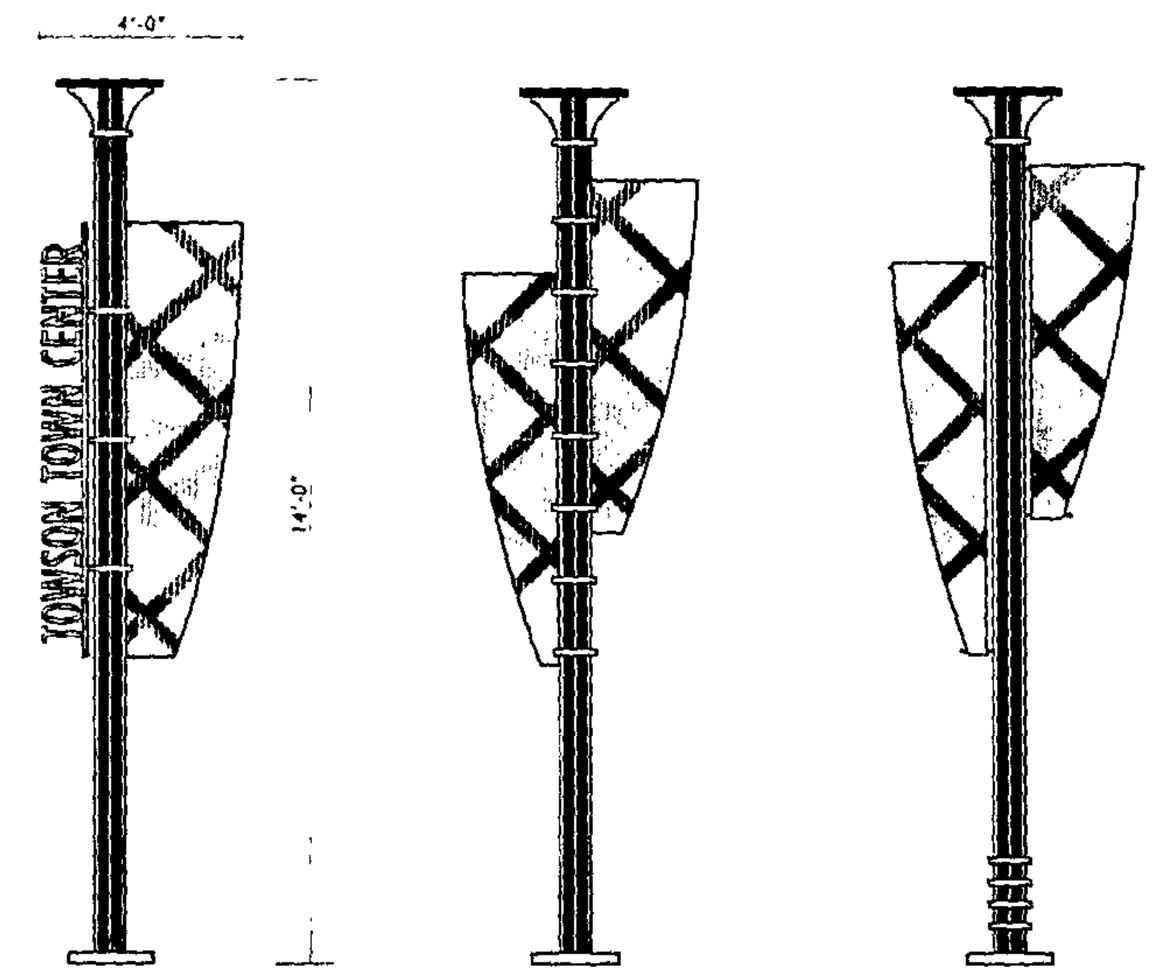
General Growth Properties, Inc.
110 North Wacker Drive
Chicago, Illinois 60606
Tel: 312.960.5000 Fax: 312.960.5555

c 2005 Carter & Burgess Consultants, Inc. All Rights Reserved



Sign Type B
Monument

SIGN #25



Banner: Option 01

Banner: Option 02

Banner: Option 03

SIGN #27

FREE STANDING SITE SIGNS

Architect/Designer/Planner:

Carter::Burgess

Carter & Burgess Consultants, Inc.
201 North Charles Street, 9th Floor
Baltimore, Maryland 21201
Tel:410.727.6773 Fax:410.727.6783

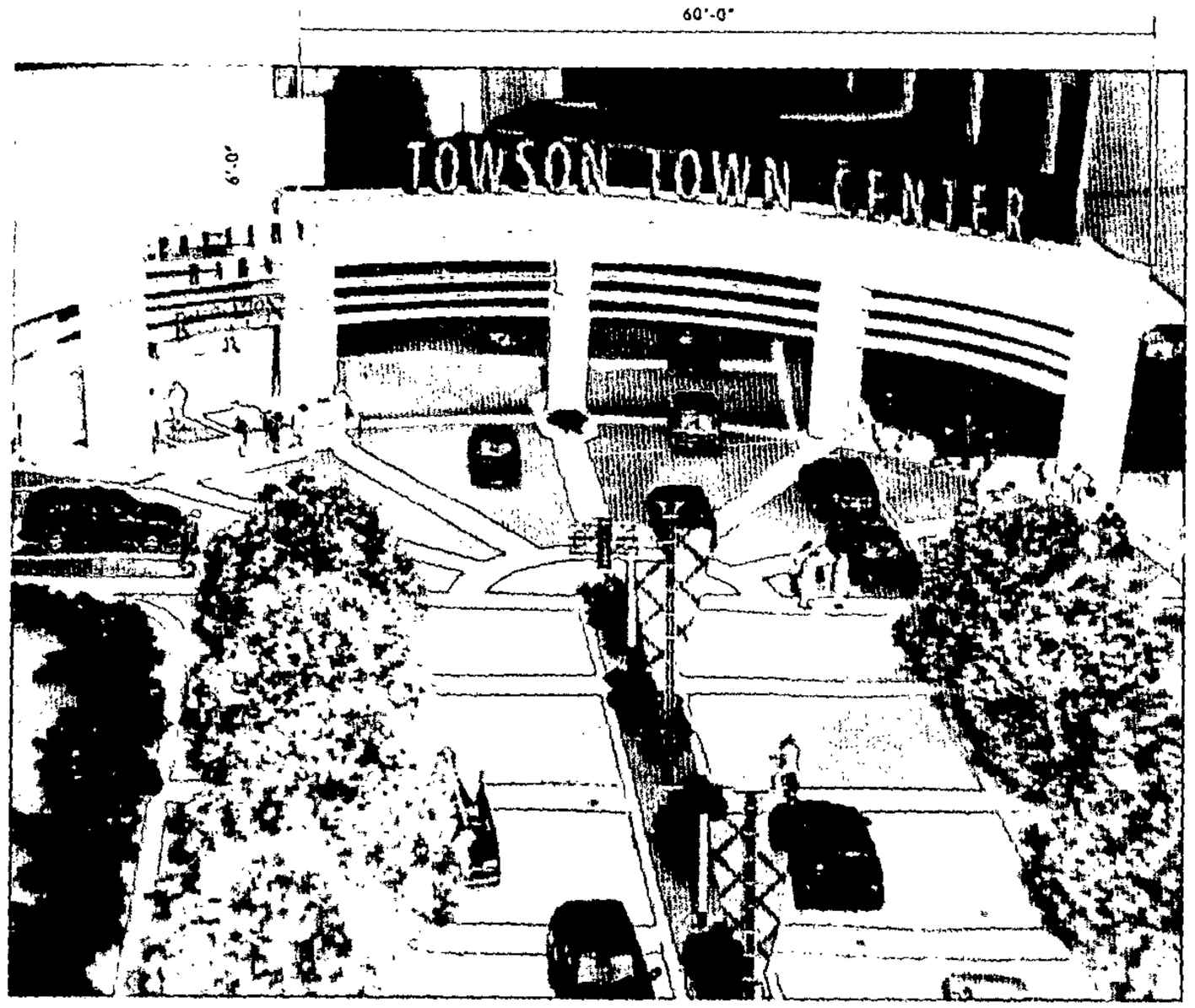
© 2005 Carter & Burgess Consultants, Inc. All Rights Reserved

TOWSON TOWN CENTER

Developer / Owner:

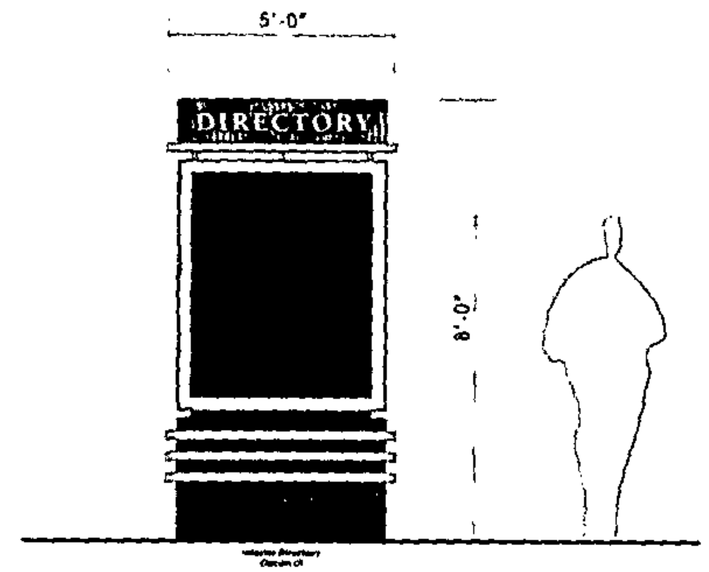
GGP General Growth Properties, Inc.

General Growth Properties, Inc.
110 North Wacker Drive
Chicago, Illinois 60606
Tel: 312.960.5000 Fax: 312.960.5555

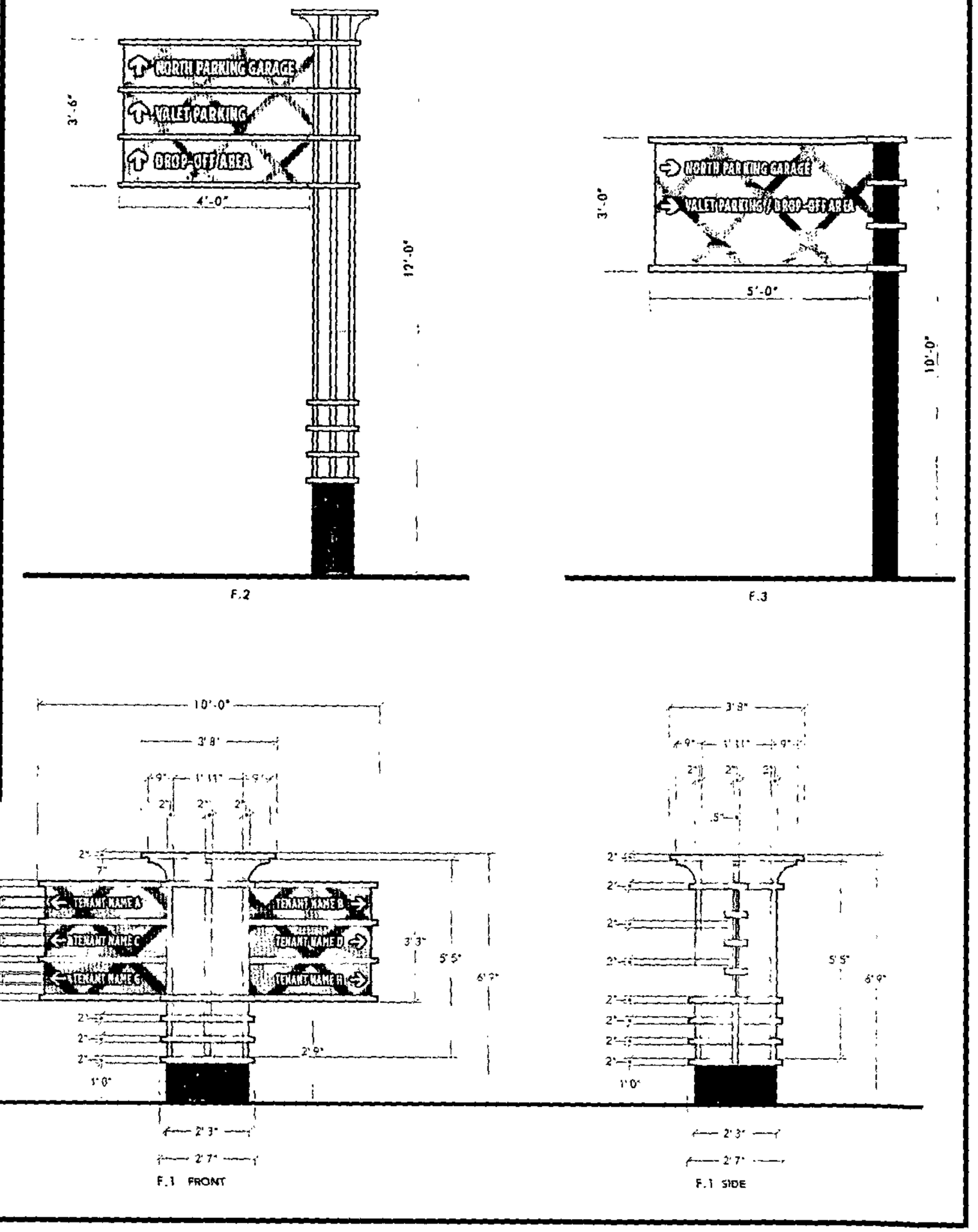


Exterior Colonnade

SIGN #29



SIGN #32



SIGN #31

FREE STANDING SITE SIGNS

Architect/Designer/Planner:

Carter::Burgess

Carter & Burgess Consultants, Inc.
201 North Charles Street, 9th Floor
Baltimore, Maryland 21201
Tel:410.727.6773 Fax:410.727.6783

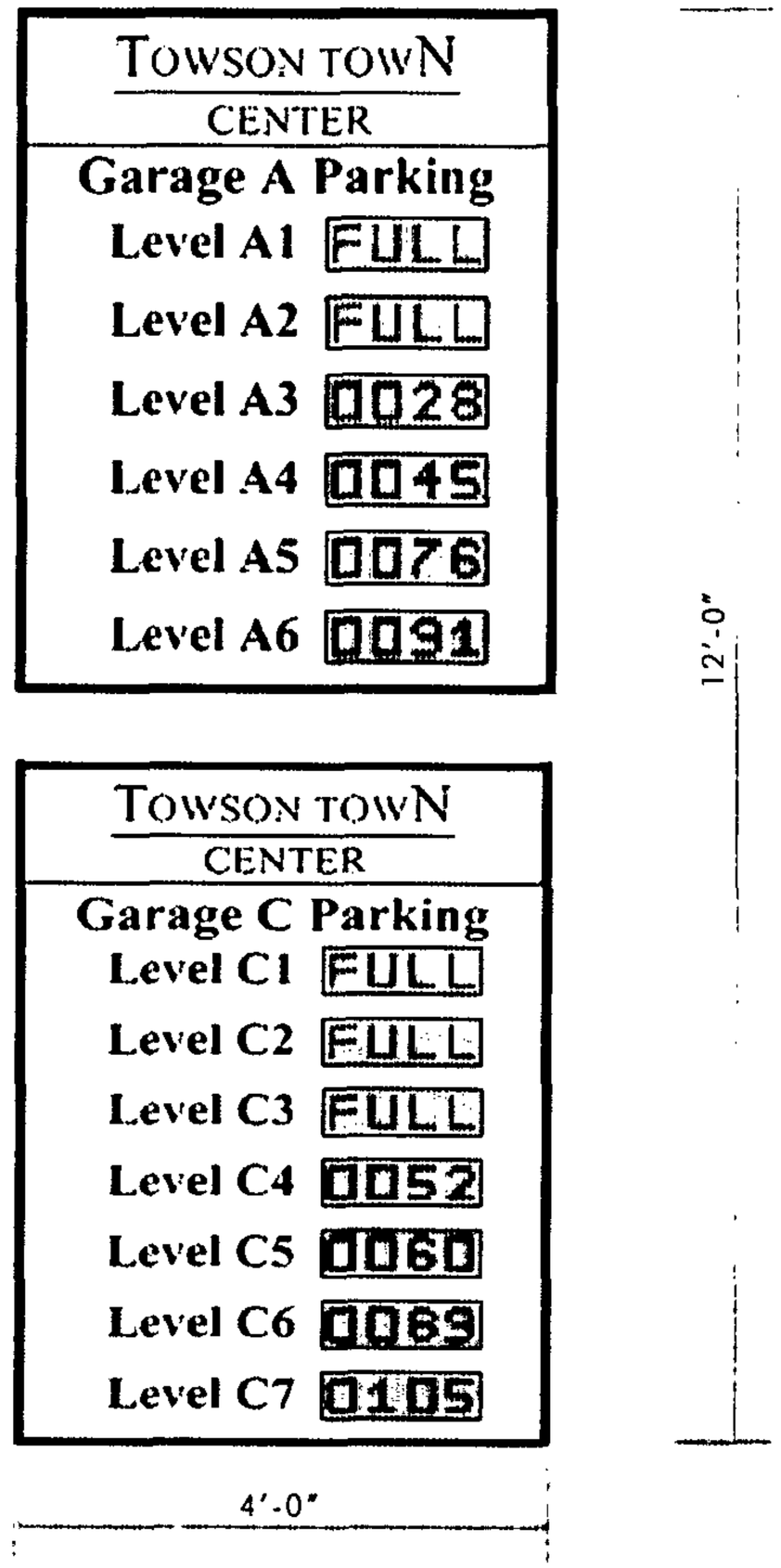
TOWSON TOWN CENTER

Developer / Owner:

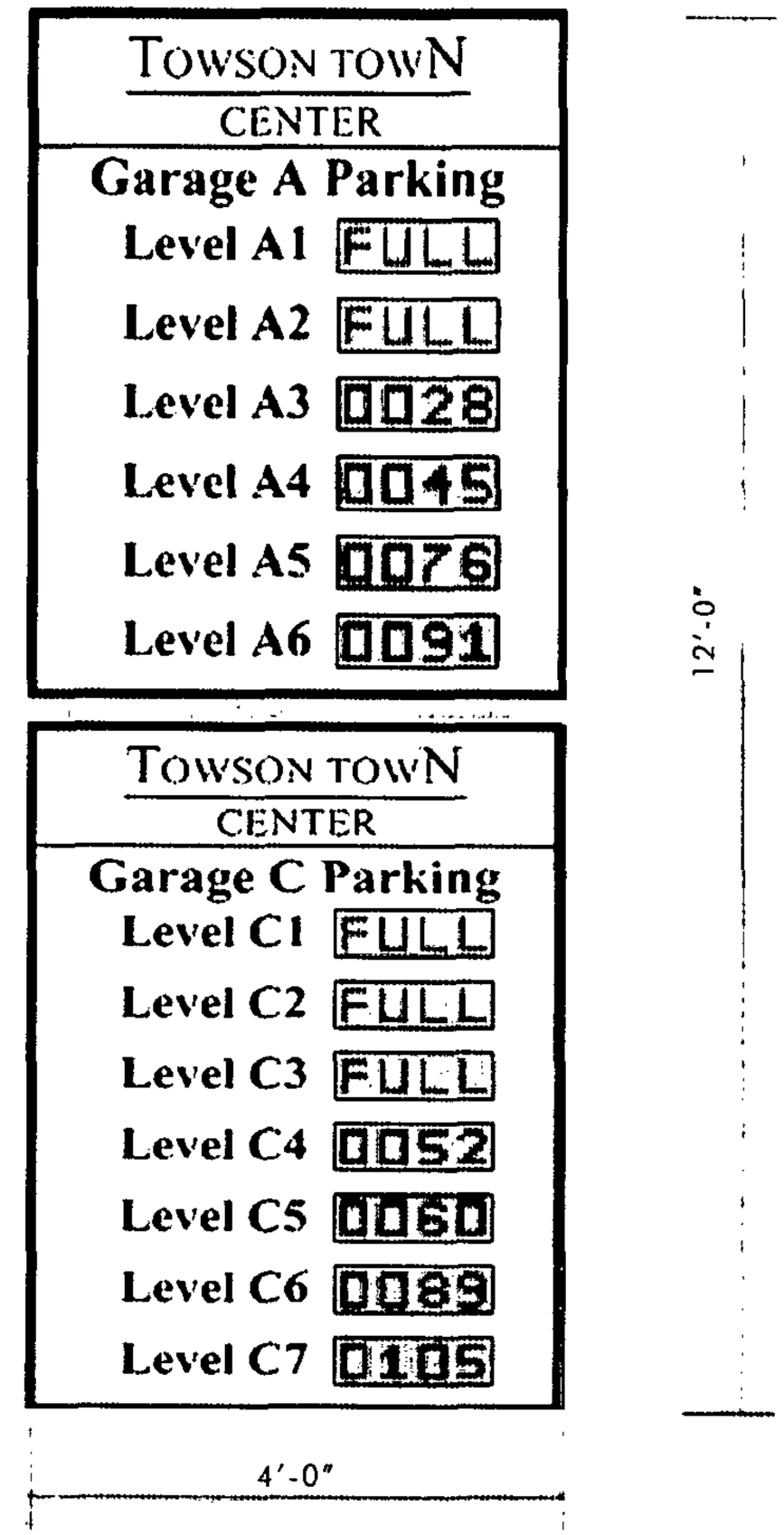
GGP General Growth Properties, Inc.

General Growth Properties, Inc.
110 North Wacker Drive
Chicago, Illinois 60606
Tel: 312.960.5000 Fax: 312.960.5555

© 2005 Carter & Burgess Consultants, Inc. All Rights Reserved



SIGN #35



SIGN #37

FREE STANDING SITE SIGNS

Architect/Designer/Planner:

Carter::Burgess

Carter & Burgess Consultants, Inc.
201 North Charles Street, 9th Floor
Baltimore, Maryland 21201
Tel:410.727.6773 Fax:410.727.6783

TOWSON TOWN
CENTER

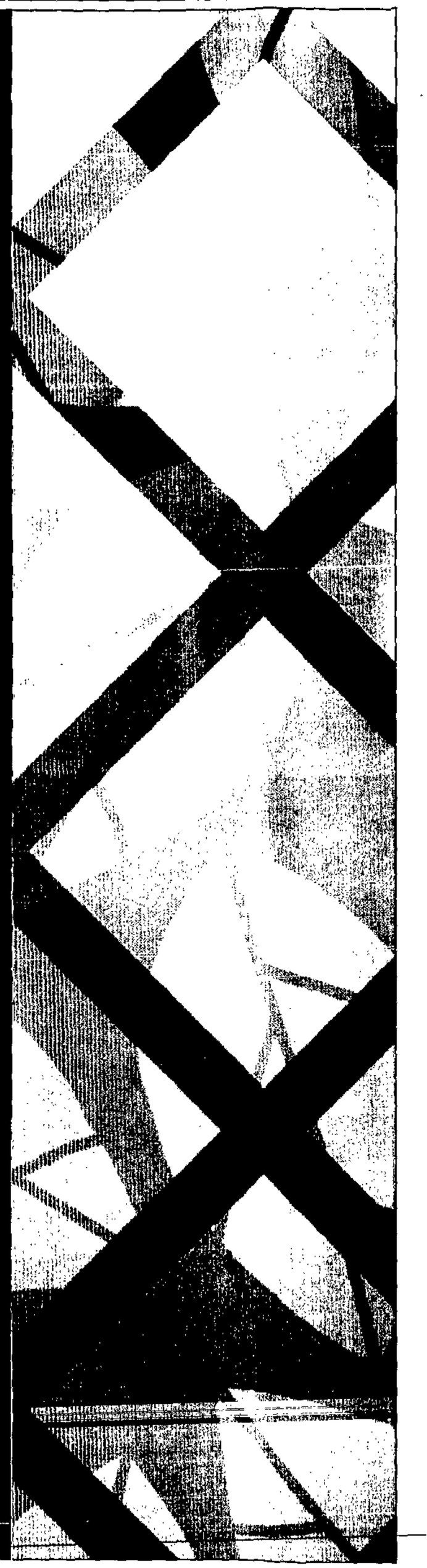
Developer / Owner:

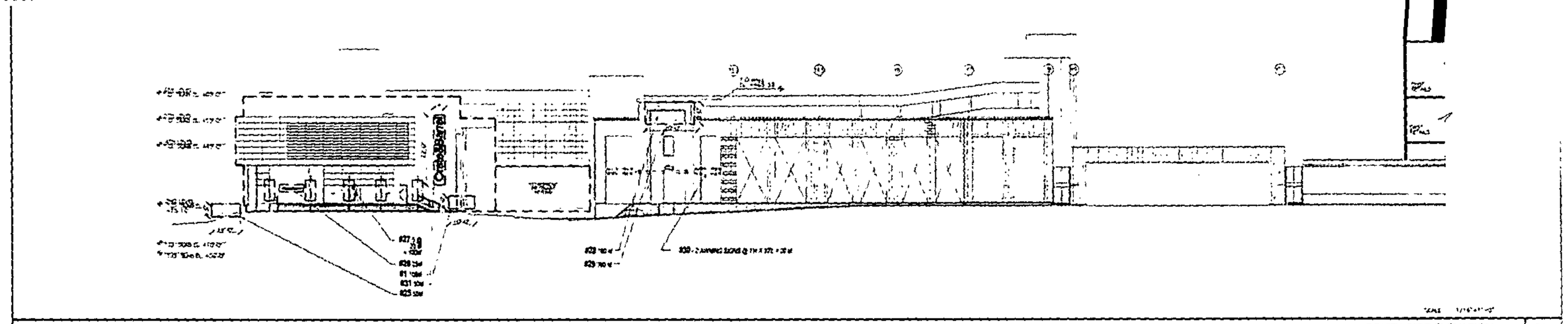
GGP General Growth Properties, Inc.

General Growth Properties, Inc.
110 North Wacker Drive
Chicago, Illinois 60606
Tel: 312.960.5000 Fax: 312.960.5555

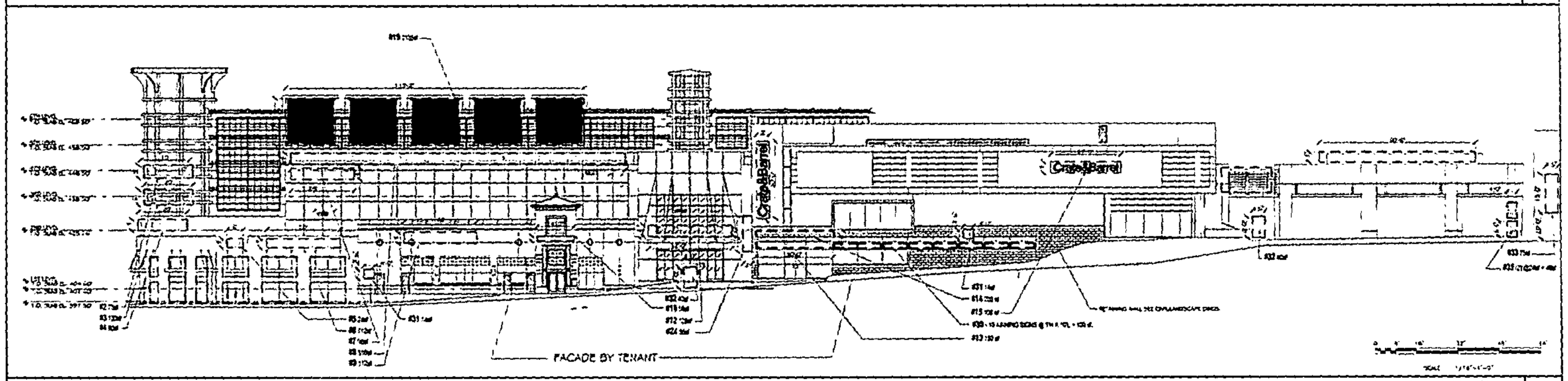
c 2005 Carter & Burgess Consultants, Inc. All Rights Reserved

III BUILDING MOUNTED SIGNS

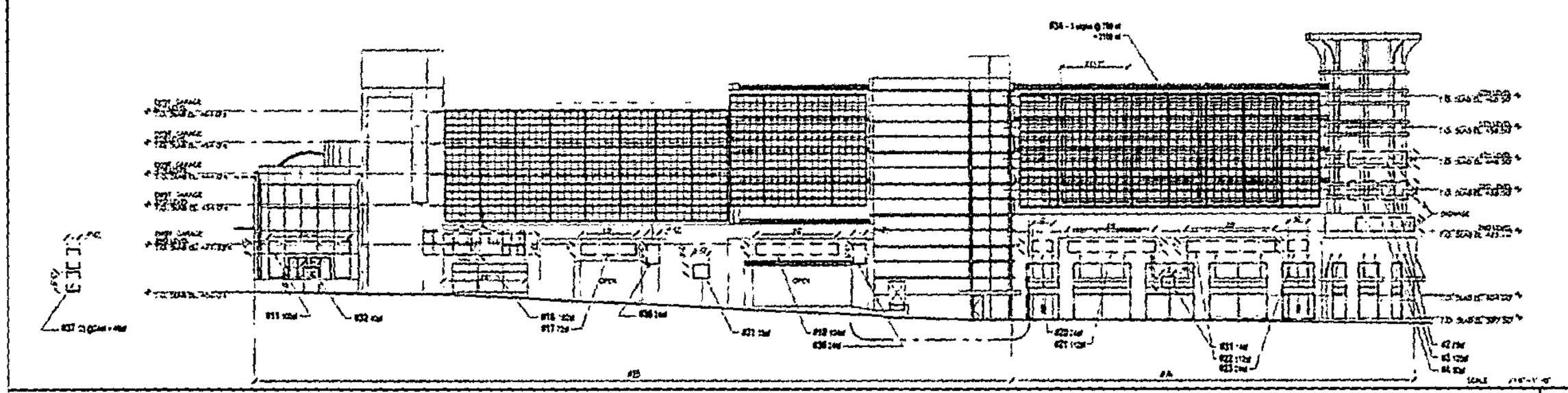




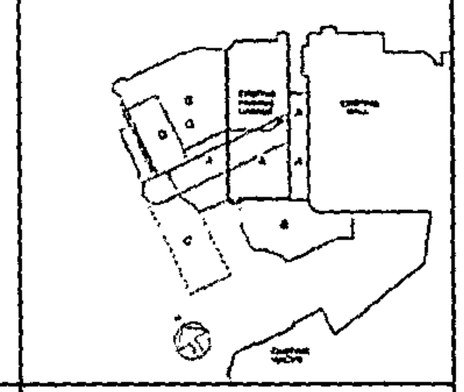
SOUTH SIDE ELEVATION | 3A



WEST SIDE ELEVATION | 2A



NORTH SIDE ELEVATION | 1A



KEY PLAN

BUILDING MOUNTED SIGNS

Architect/Designer/Planner:

Carter::Burgess

Carter & Burgess Consultants, Inc.
201 North Charles Street, 9th Floor
Baltimore, Maryland 21201
Tel:410.727.6773 Fax:410.727.6783

c 2005 Carter & Burgess Consultants, Inc. All Rights Reserved

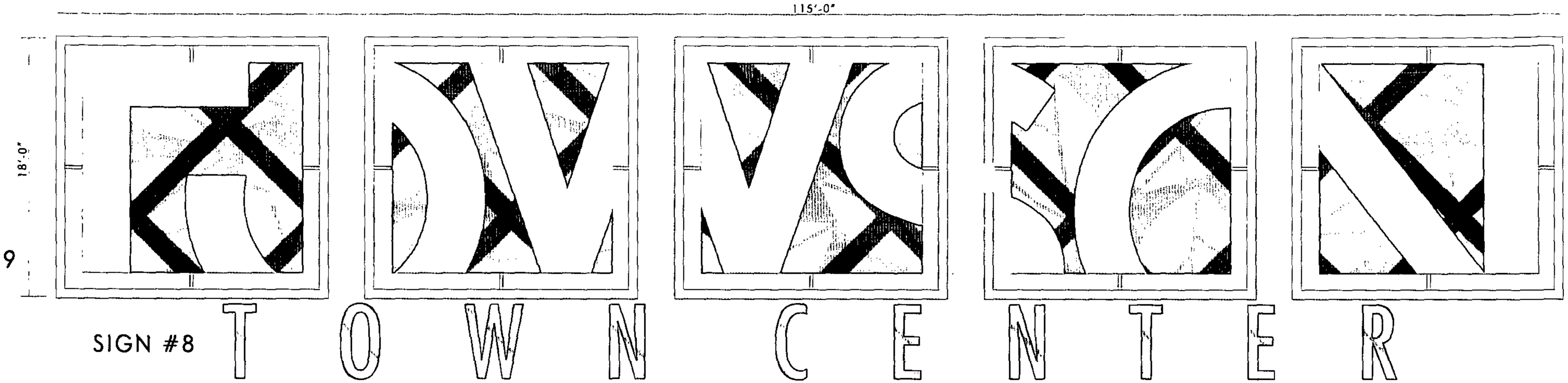
TOWSON TOWN CENTER

Developer / Owner:

GGP General Growth Properties, Inc.

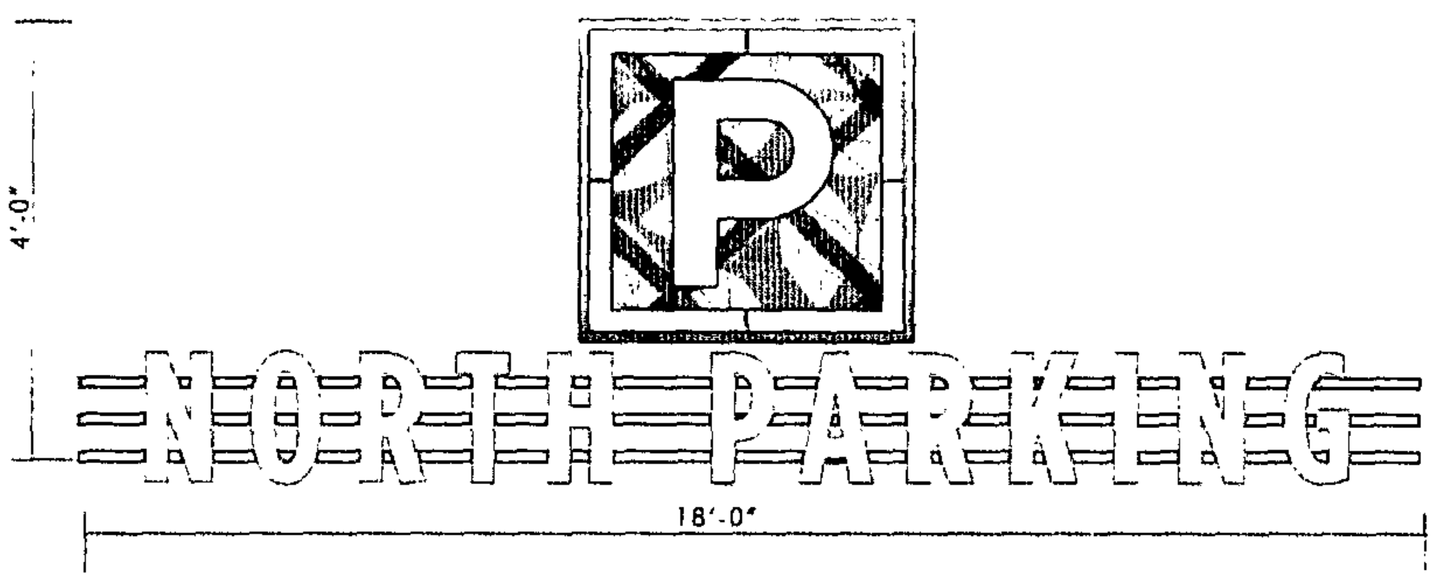
General Growth Properties, Inc.
110 North Wacker Drive
Chicago, Illinois 60606
Tel: 312.960.5000 Fax: 312.960.5555

SIGN #19



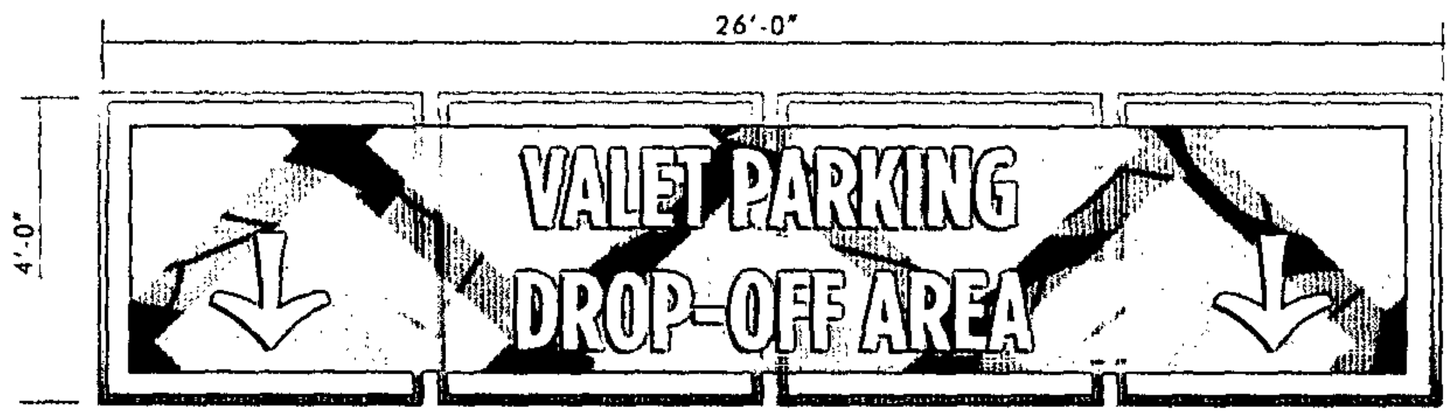
SIGN #8

Exterior Signage



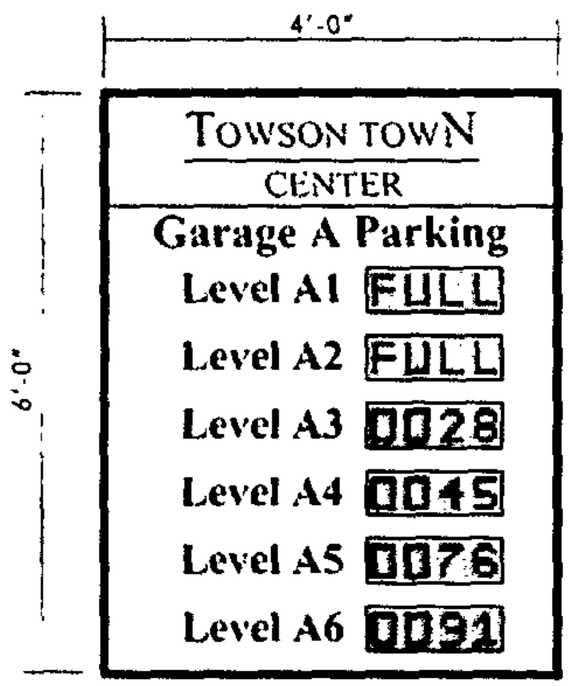
Parking Garage Signage 01

SIGN #17



Parking Garage Signage 02

SIGN #18



SIGN #36

BUILDING MOUNTED SIGNS

Architect/Designer/Planner:

Carter::Burgess

Carter & Burgess Consultants, Inc.
201 North Charles Street, 9th Floor
Baltimore, Maryland 21201
Tel:410.727.6773 Fax:410.727.6783

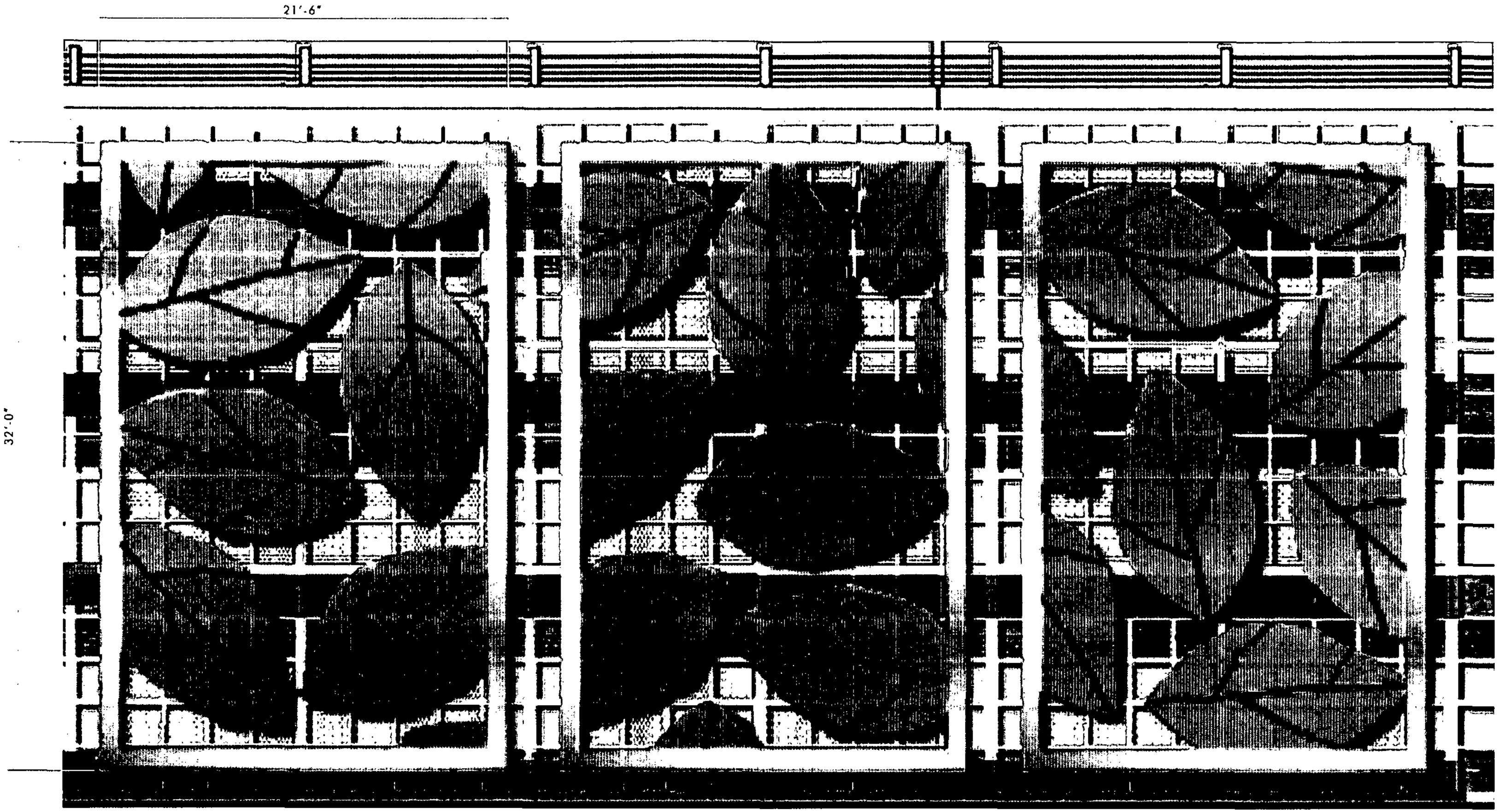
c 2005 Carter & Burgess Consultants, Inc. All Rights Reserved

TOWSON TOWN
CENTER

Developer / Owner:

GGP General Growth Properties, Inc.

General Growth Properties, Inc.
110 North Wacker Drive
Chicago, Illinois 60606
Tel: 312.960.5000 Fax: 312.960.5555



SIGN #34 - 3 SIGNS @ 700SF = 2100SF

BUILDING MOUNTED SIGNS

Architect/Designer/Planner:

Carter::Burgess

Carter & Burgess Consultants, Inc.
201 North Charles Street, 9th Floor
Baltimore, Maryland 21201
Tel:410.727.6773 Fax:410.727.6783

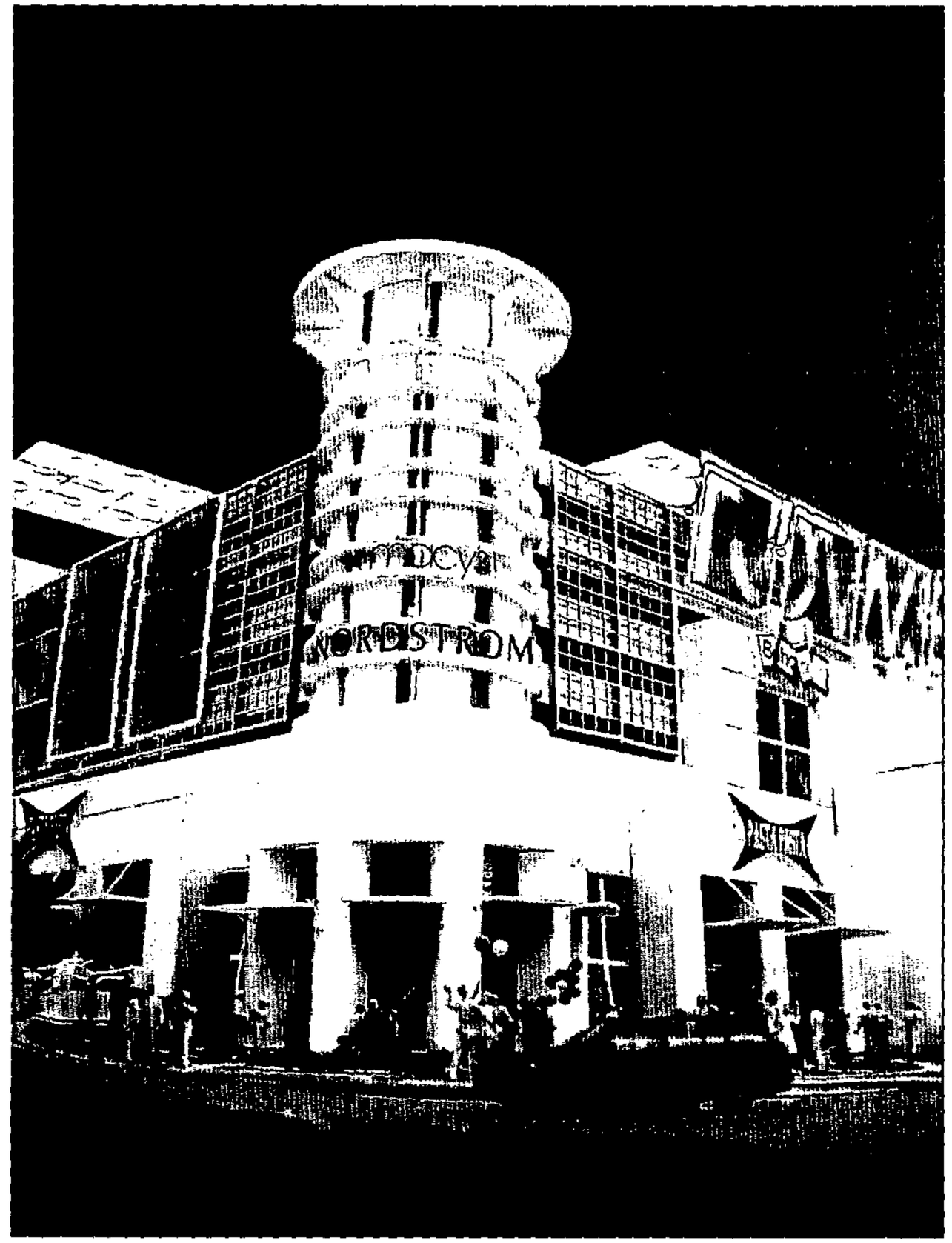
© 2005 Carter & Burgess Consultants, Inc. All Rights Reserved

TOWSON TOWN CENTER

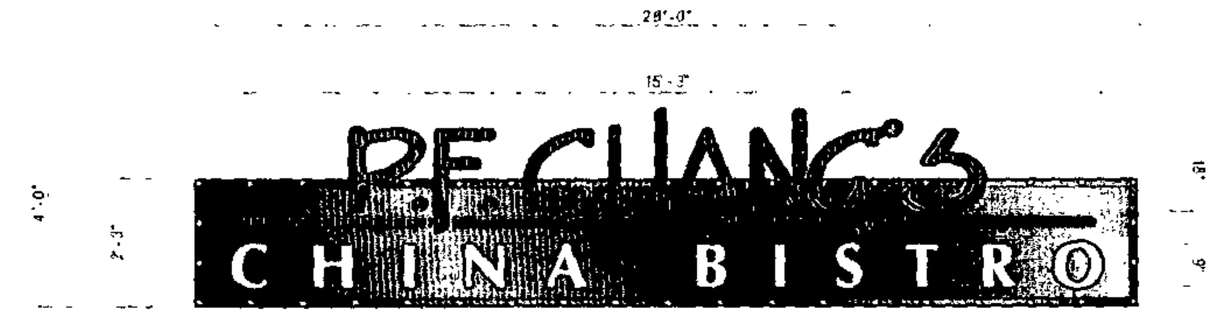
Developer / Owner:

GGP General Growth Properties, Inc.

General Growth Properties, Inc.
110 North Wacker Drive
Chicago, Illinois 60606
Tel: 312.960.5000 Fax: 312.960.5555



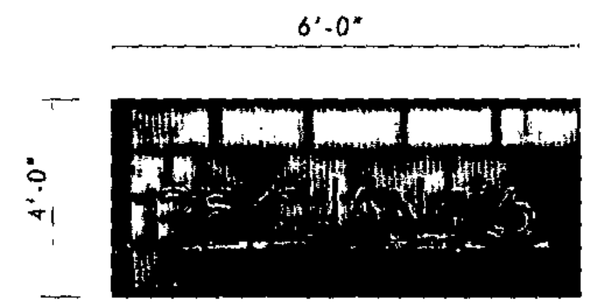
SIGNS #2, #3, #4



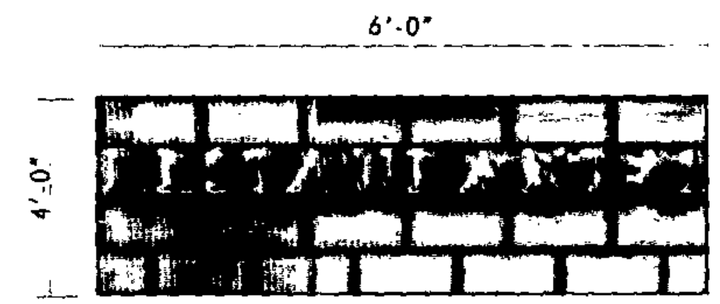
FRONT VIEW

TYPE B:2 - RED PLEX FACED CHANNEL LETTERS ON RADIUS BACKGROUND
SCALE: 3/8" = 1'-0"

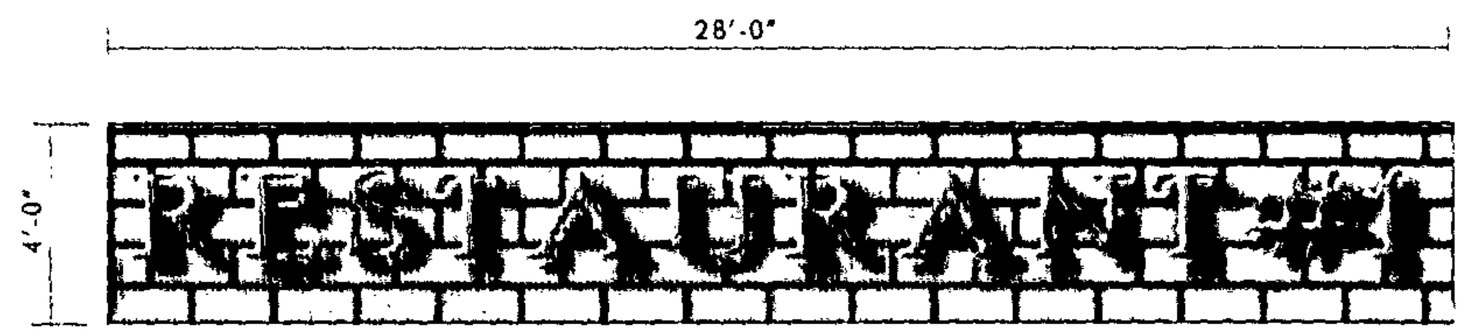
SIGN #4, #6, #22



SIGN #5, #23

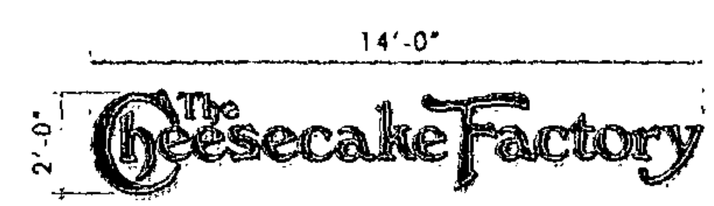


SIGN #20



SIGN #21

SIGN #9



SIGN #10

BUILDING MOUNTED SIGN ELEVATIONS

Architect/Designer/Planner:

Carter::Burgess

Carter & Burgess Consultants, Inc.
201 North Charles Street, 9th Floor
Baltimore, Maryland 21201
Tel:410.727.6773 Fax:410.727.6783

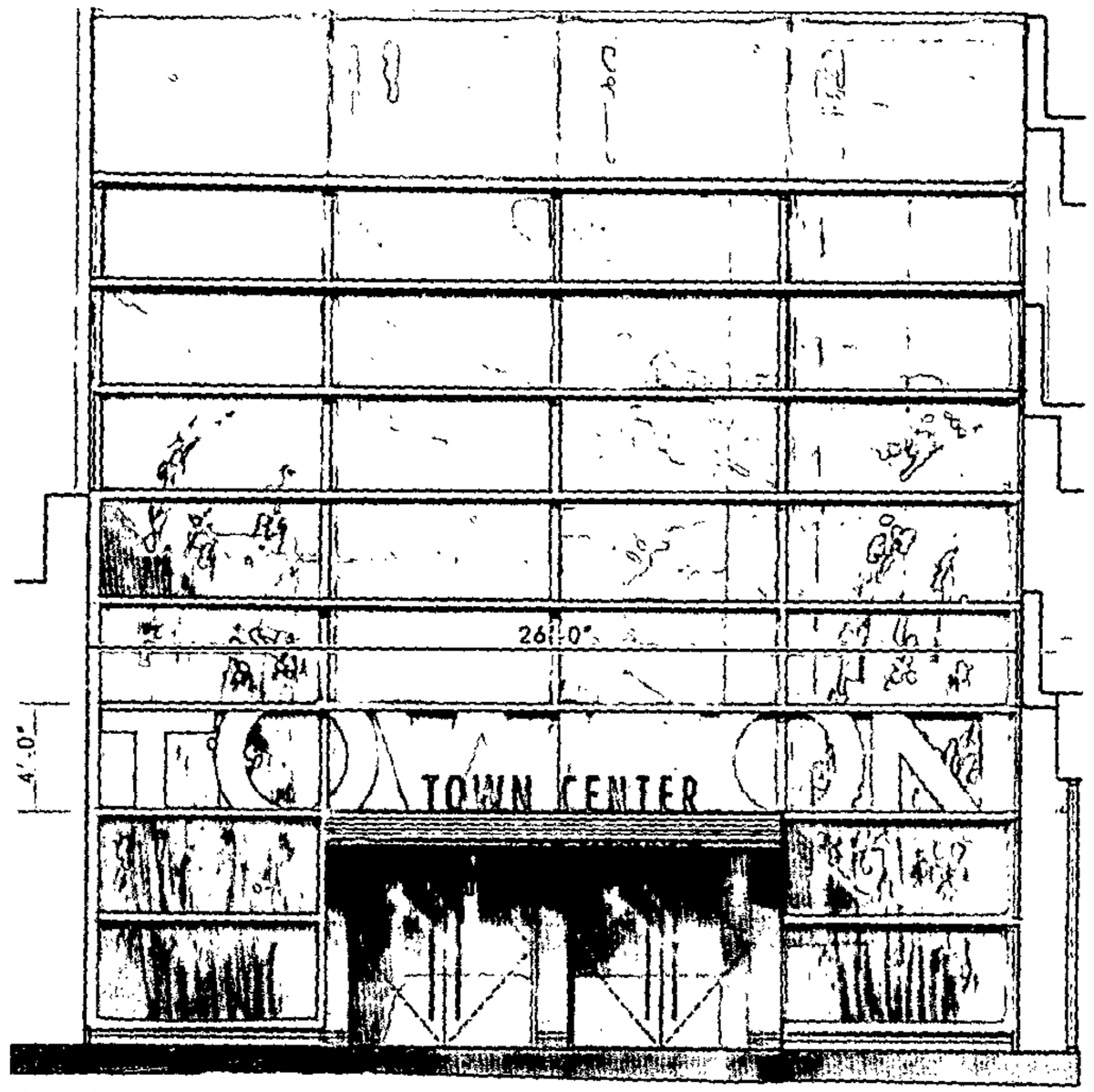
© 2005 Carter & Burgess Consultants, Inc. All Rights Reserved

TOWSON TOWN CENTER

Developer / Owner:

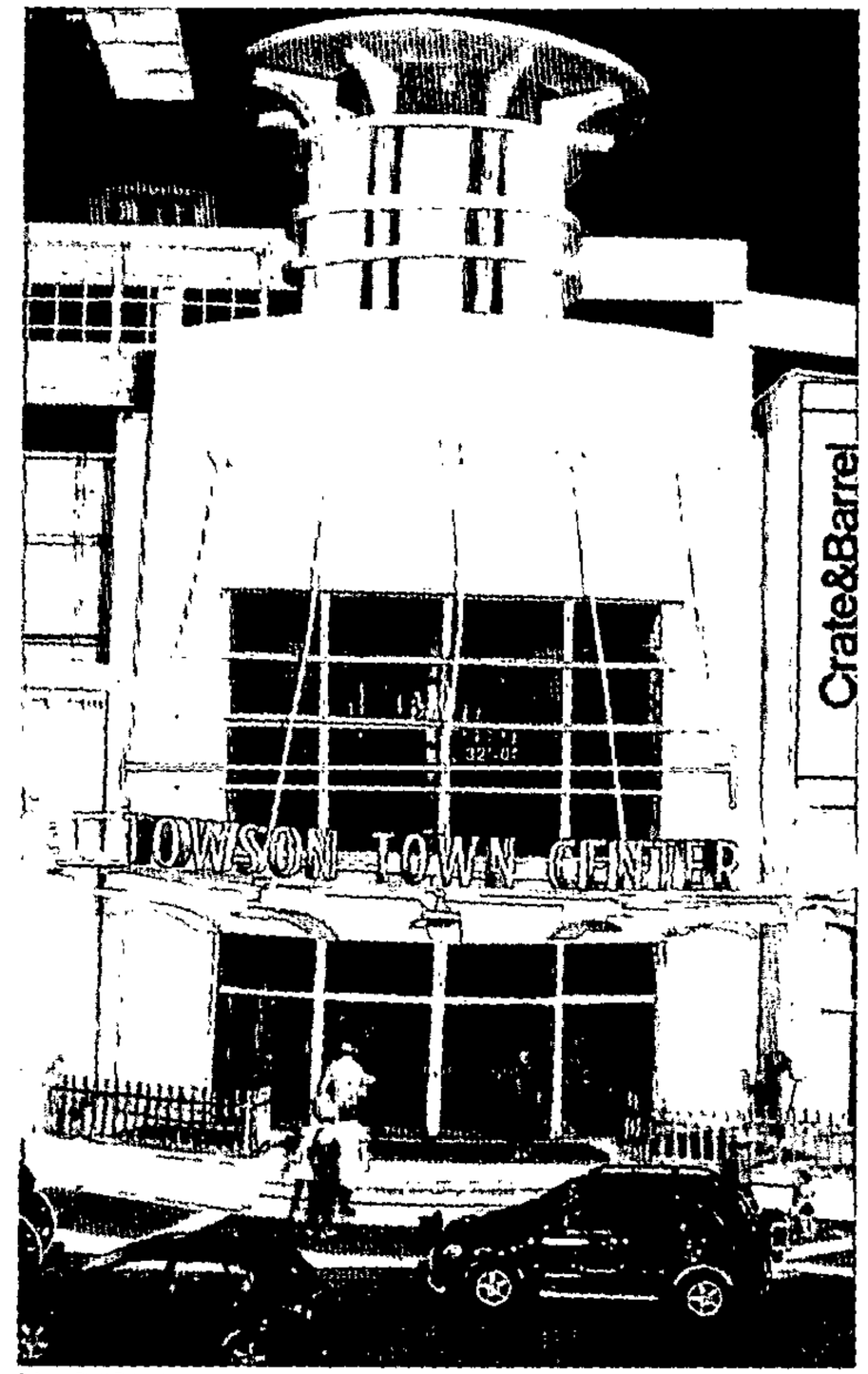
GGP General Growth Properties, Inc.

General Growth Properties, Inc.
110 North Wacker Drive
Chicago, Illinois 60606
Tel: 312.960.5000 Fax: 312.960.5555



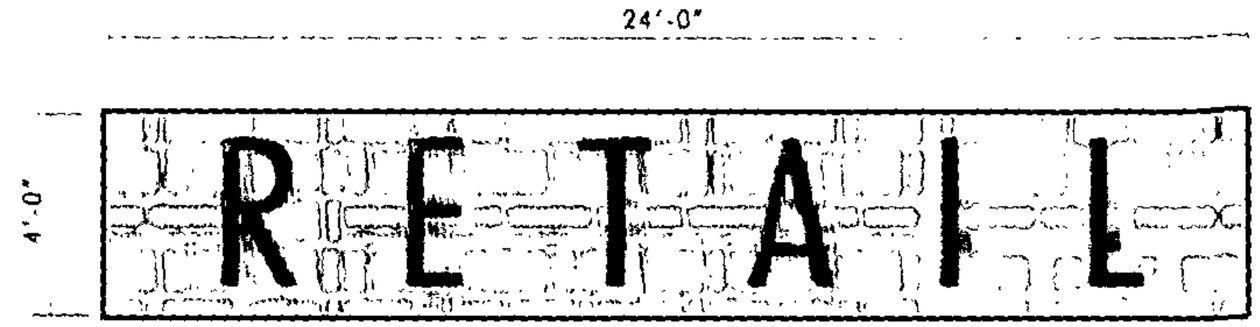
Atrium Entrance

SIGN #11

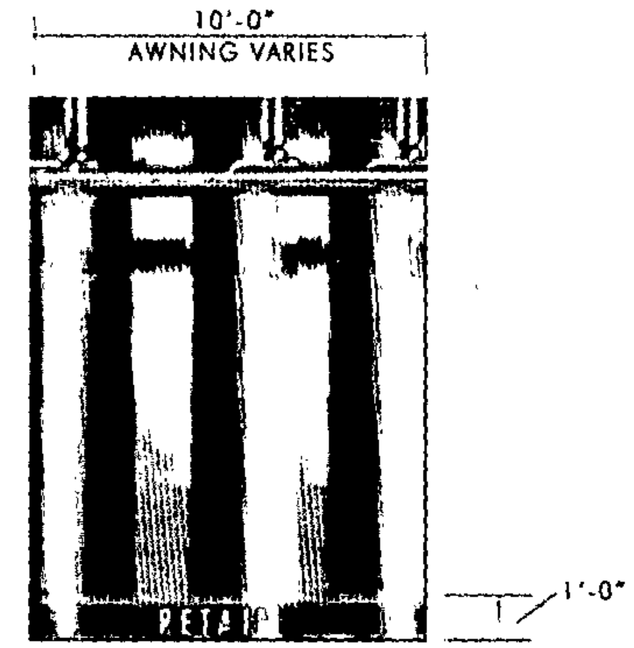


Dillard's Front Entrance

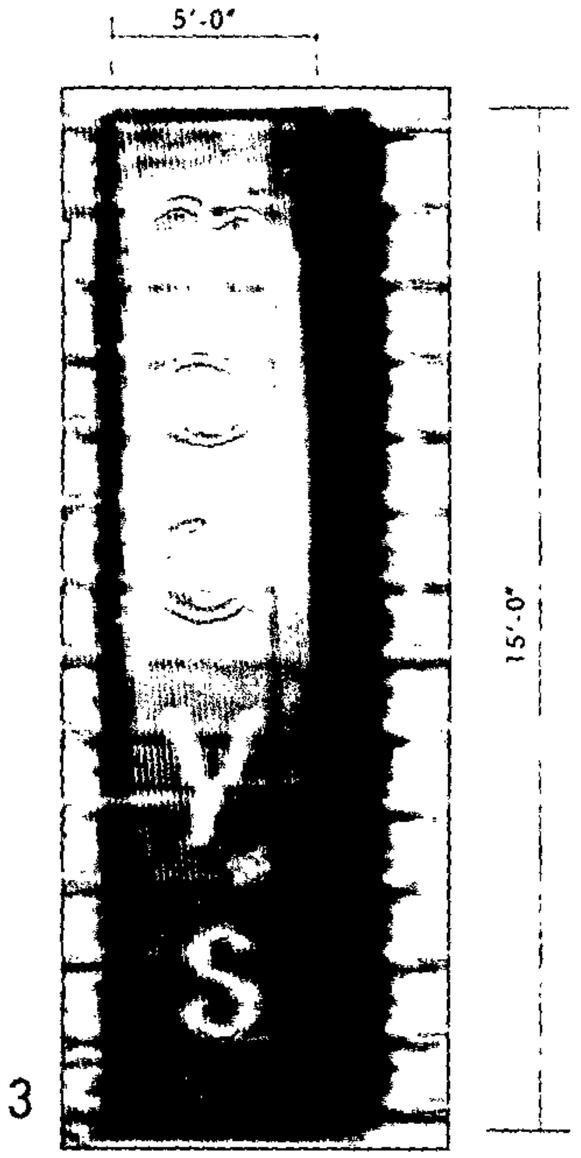
SIGN #12



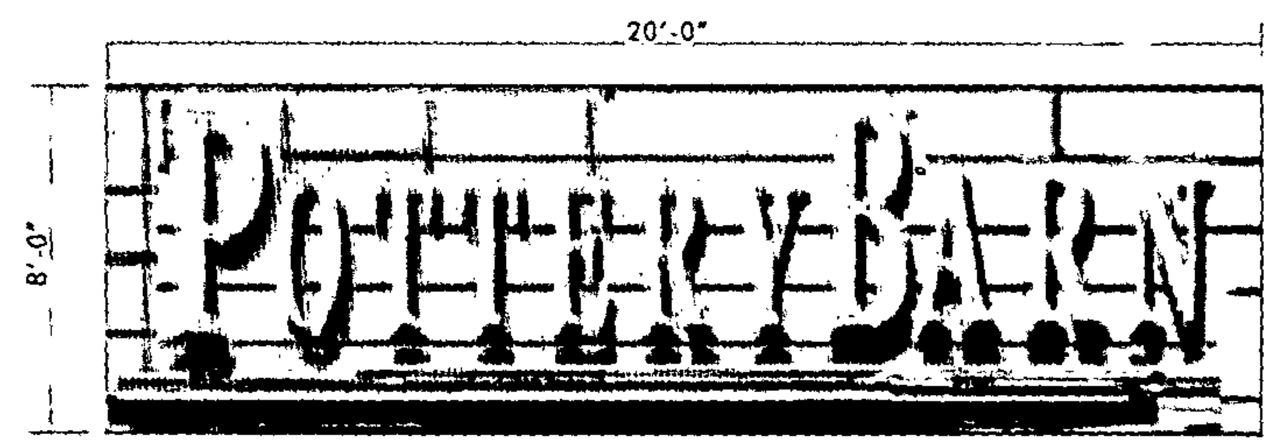
SIGN #7, #16



SIGN #28



SIGN #33



SIGN #28

BUILDING MOUNTED SIGNS

Architect/Designer/Planner:

Carter::Burgess

Carter & Burgess Consultants, Inc.
201 North Charles Street, 9th Floor
Baltimore, Maryland 21201
Tel:410.727.6773 Fax:410.727.6783

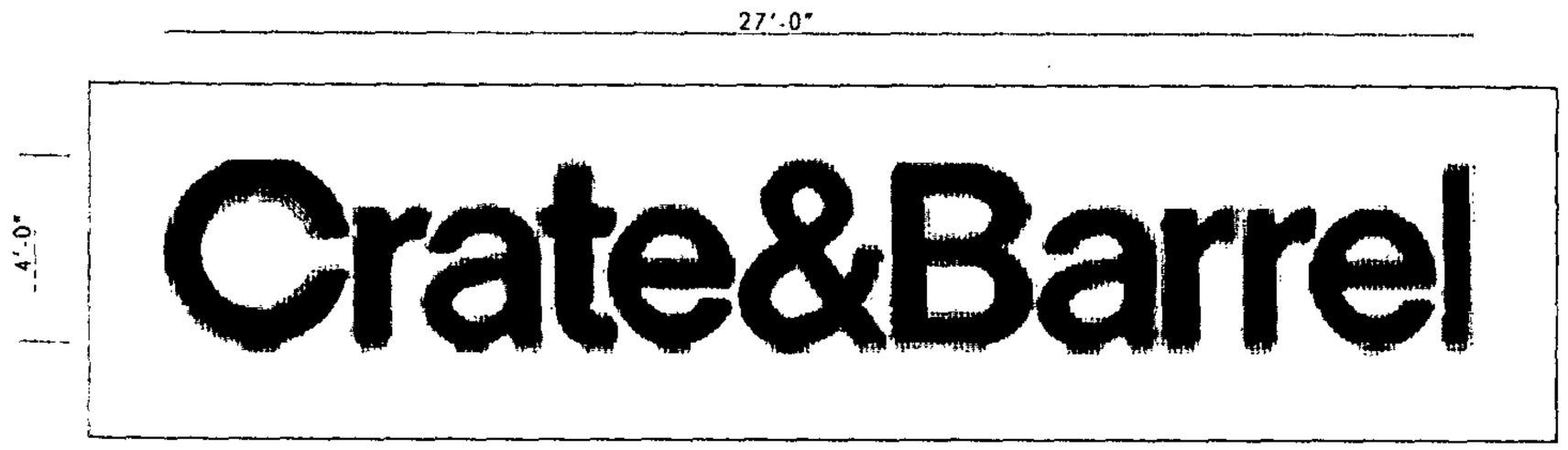
© 2005 Carter & Burgess Consultants, Inc. All Rights Reserved

TOWSON TOWN CENTER

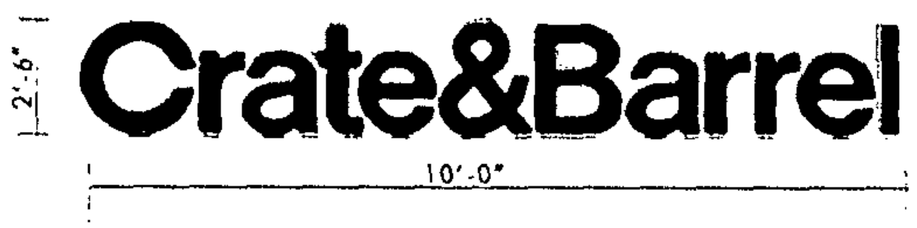
Developer / Owner:

GGP General Growth Properties, Inc.

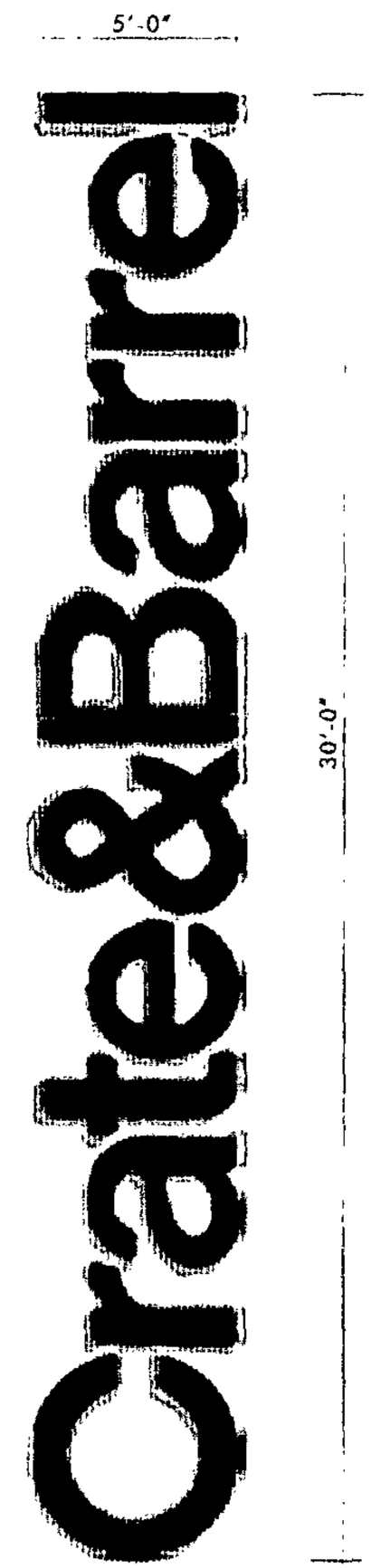
General Growth Properties, Inc.
110 North Wacker Drive
Chicago, Illinois 60606
Tel: 312.960.5000 Fax: 312.960.5555



SIGN #1, #15



SIGN #26



SIGN #13

BUILDING MOUNTED SIGNS

Architect/Designer/Planner:

Carter::Burgess

Carter & Burgess Consultants, Inc.
201 North Charles Street, 9th Floor
Baltimore, Maryland 21201
Tel:410.727.6773 Fax:410.727.6783

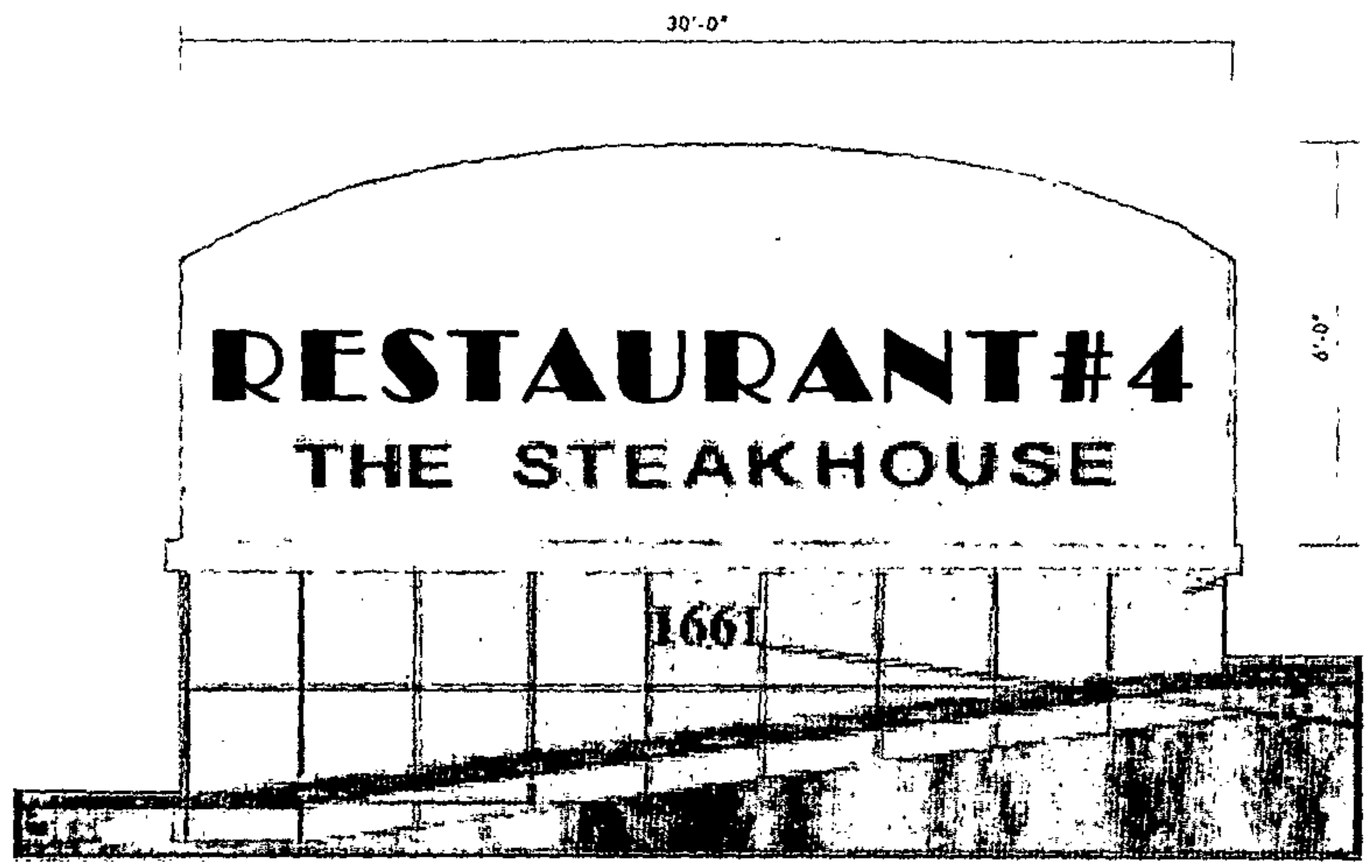
c 2005 Carter & Burgess Consultants, Inc. All Rights Reserved

TOWSON TOWN CENTER

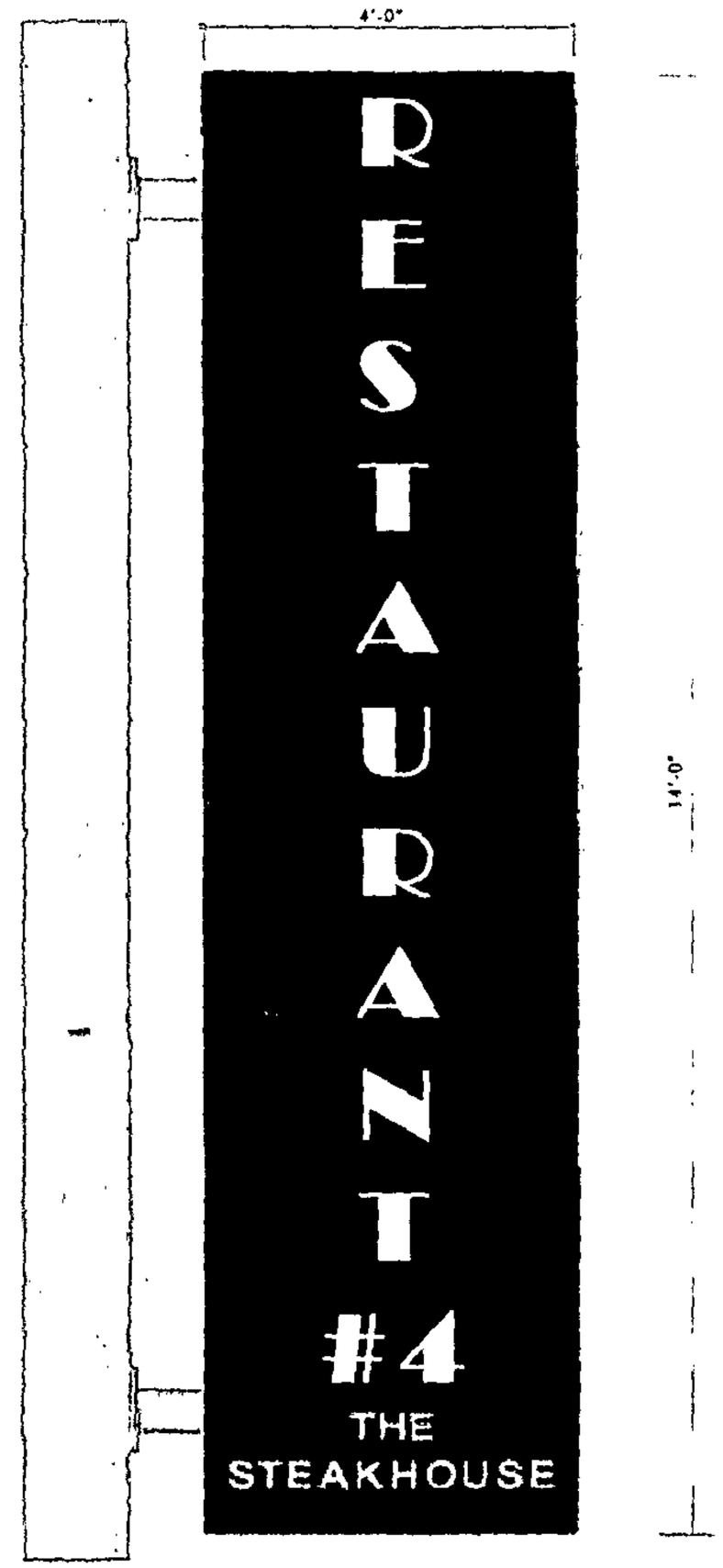
Developer / Owner:

GGP General Growth Properties, Inc.

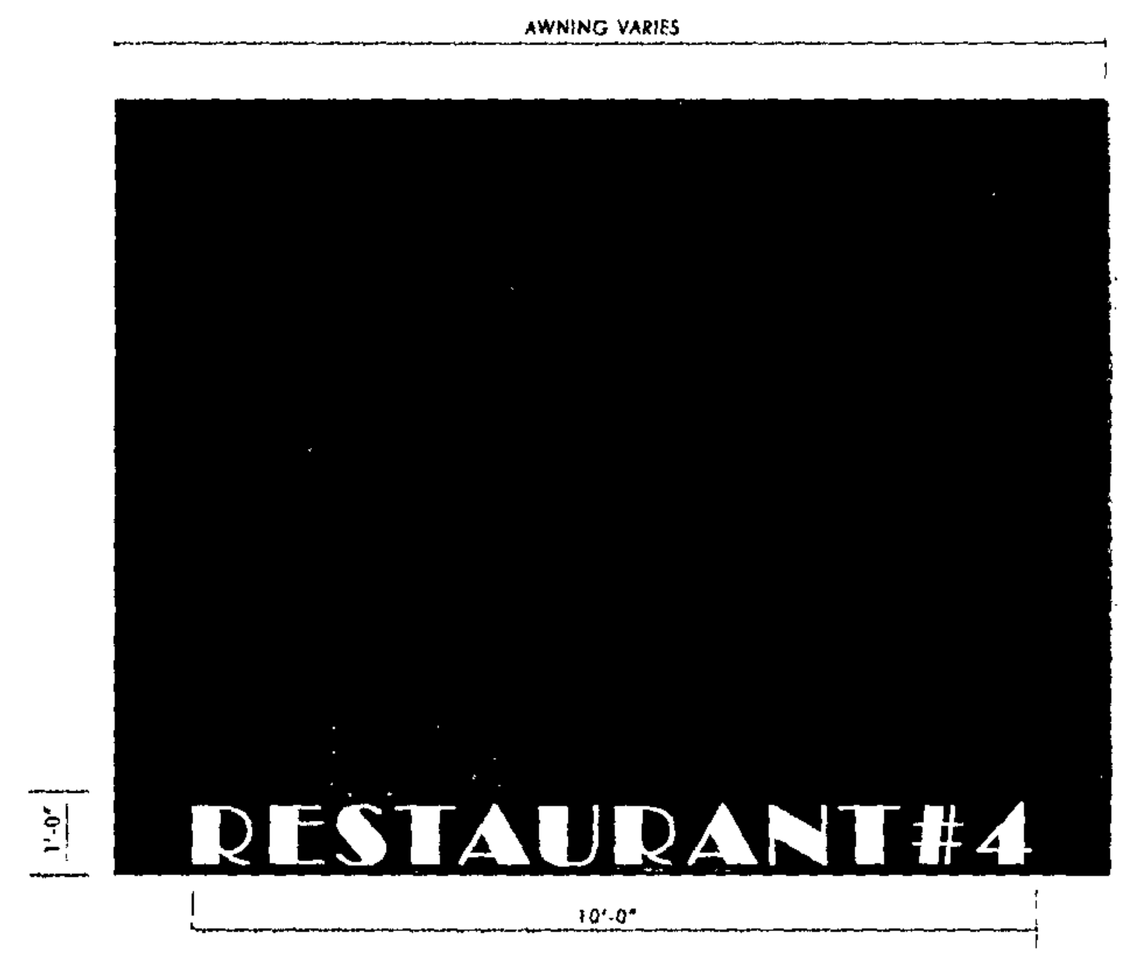
General Growth Properties, Inc.
110 North Wacker Drive
Chicago, Illinois 60606
Tel: 312.960.5000 Fax: 312.960.5555



SIGNS #14



SIGN #24



SIGN #30

BUILDING MOUNTED SIGNS

Architect/Designer/Planner:

Carter::Burgess

Carter & Burgess Consultants, Inc.
201 North Charles Street, 9th Floor
Baltimore, Maryland 21201
Tel:410.727.6773 Fax:410.727.6783

c 2005 Carter & Burgess Consultants, Inc. All Rights Reserved

TOWSON TOWN CENTER

Developer / Owner:

GGP General Growth Properties, Inc.

General Growth Properties, Inc.
110 North Wacker Drive
Chicago, Illinois 60606
Tel: 312.960.5000 Fax: 312.960.5555

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

July 3, 2007

Michael H. Davis
David H. Karceski
Venable LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Davis and Mr. Karceski:

RE: Case Number: 07-481-SPHA, 825 Dulaney Valley Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 19, 2007. This letter is not an approval, but only a **NOTIFICATION.**

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 10275 Little Patuxent Pkwy Columbia 21044

Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*

State Highway Administration
Maryland Department of Transportation

John D. Porcari, *Secretary*
Neil J. Pedersen, *Administrator*

Date:

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

RE: Baltimore County
Item No. 7-481-SPHA
825 DULANEY VALLEY RD
TOWSON TOWN CENTER PROPERTY
SPECIAL HEARING,
VARIANCE

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. 7-481-SPHA

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

Fire Department

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

Baltimore County

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

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

May 4,2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 30, 2007

Item Number: 474,475,477 and 479 through 487 481

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 3, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For May 7, 2007
Item Nos. 07-474, 475, 477, 478, 479, 480, 481, 482, 483, 484, 486, and 487

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-05032007.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 10, 2007

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

RECEIVED
JUL 10 2007
BY:.....

SUBJECT: 825 Dulaney Valley Road

INFORMATION:

Item Number: 7-481

Petitioner: General Growth Properties (GGP)- c/o David M. Lazas

Zoning: BM-CT

Requested Action: **Special Hearing and Variances**

SUMMARY OF RECOMMENDATIONS:

All of the requested variances are from various portions of section 450 found within the special regulations division of the Baltimore County Zoning Regulations (BCZR) regarding the display/posting of signs. It is important to note that the proposed sign variances are part of a comprehensive enhancement plan for the Towson Town Center Shopping Center, which had been previously been granted general bulk, massing, and design approval by the Baltimore County Design Review Panel. The proposed variance request(s) from the various portions of section 450 of the BCZR do not appear to conflict with the previously approved design elements for the shopping centers expansion plans. Granting these variances will allow the project to move forward in a manner that enhances the street presence and provides an environment more suitable for an urban setting. Further, the proposed signage will enhance pedestrian way finding from the proposed expansion to the existing areas of the shopping center.

Initially the Office of Planning was concerned with how the location / orientation of the proposed *free standing, joint-identification signs* as well as *free standing directory signs* would impact the pedestrian pathways once the shopping centers improvements along Dulaney Valley Road and Fairmount Avenue were completed. However, upon thorough review of the site plan and detailed pattern book submitted with this petition, this Office is satisfied that all freestanding signage will not negatively impact pedestrian activity along the periphery of the project.

Therefore, this Office supports the petitioner's request for variance(s) and special hearing.

W:\DEVREV\ZAC\7-481.doc

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

Reviewed by: Curtis R Murray

Division Chief: Lynn Parker
AFK/LL: CM

W:\DEVREV\ZAC\7-481.doc

RE: PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE
825 Dulaney Valley Road; E/S Dulaney Valley Road, SW/S Fairmount Avenue	*	ZONING COMMISSIONER
9th Election & 5th Councilmanic Districts	*	FOR
Legal Owner(s): Towson TC, LLC by Bernard Freibaum	*	BALTIMORE COUNTY
Petitioner(s)	*	07-481-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

RECEIVED
MAY - 4 2007
Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of May, 2007, a copy of the foregoing Entry of Appearance was mailed Michael H. Davis, Esquire and David Karceski, 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

PLEASE PRINT CLEARLY

CASE NAME Towson Town Center
CASE NUMBER 07-481-SPHA
DATE 7/11/07

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
David Kaneski	210 Allegheny Avenue	Towson MD 21204	dhkaneski@venable.com
Mike Davis	DMW 200 East Pennsylvania Ave	Towson, MD 21286	mkellman@dmw.com
Mitch Kellman	412 woodbine Ave	Towson MD 21204	RParsons@RCPL.net
Dick Parsons	9805 Sherwood Farm Rd.	Owings Mills, MD 21117	rick.cataffa@ggp.com
Richard Cataffa			

General Growth Properties, Inc.
NYSE: GGP

Richard Cataffa
Design Manager

10275 Little Patuxent Pkwy, Columbia, MD 21044
410-992-3662 fax 410-992-6147
rick.cataffa@generalgrowth.com
www.generalgrowth.com

Case No.: 07-481-SPHA Towson Town Center

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	Site Plan	
No. 2	"Pattern" book	
No. 3	County Zoning map of area	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

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

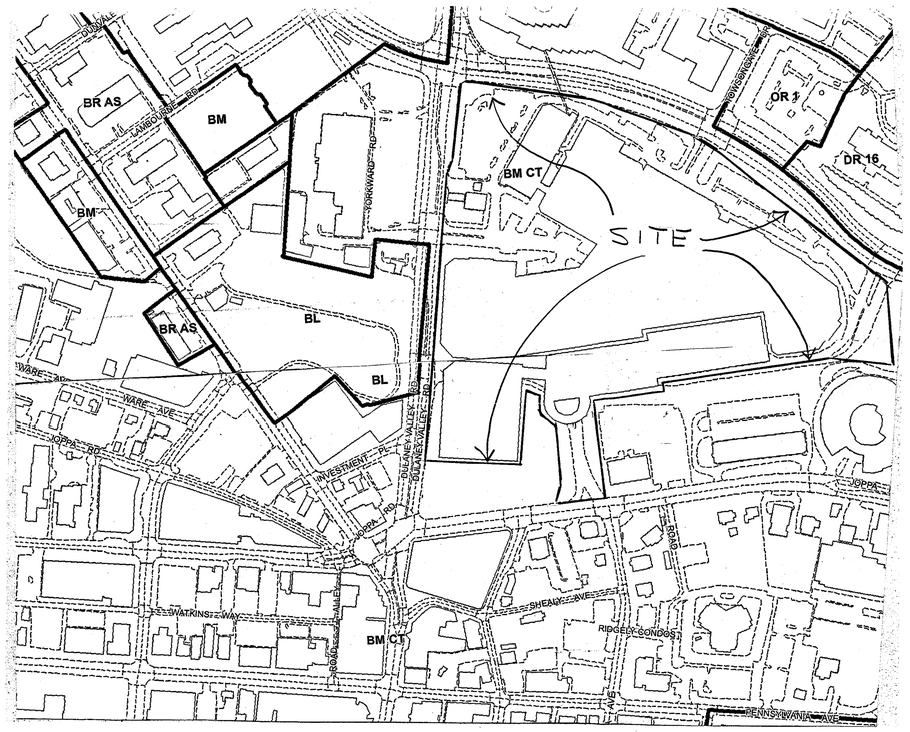
069B1	069C1	070A1	070B1	070C1
069B2	069C2	070A2	070B2	070C2
069B3	069C3	070A3	070B3	070C3

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. 3



Baltimore County
Office of Planning and Zoning
Official Zoning Map

070A1
070A2

DMW
DAFT McCUNE WALKER INC
200 EAST PENNSYLVANIA AVENUE • TOWSON, MD 21286
P : 410 296 3333 F : 410 296 4705 WWW.DMW.COM
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

TOWSON TOWN CENTER

200 SCALE ZONING MAP

ELECTION DISTRICT | BALTIMORE COUNTY, MARYLAND

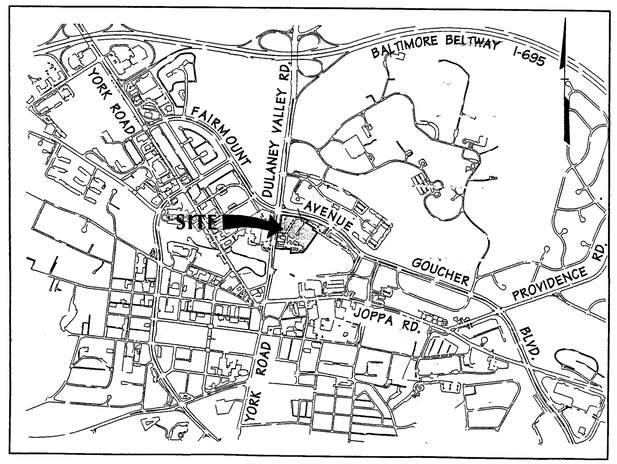
DATE	BY	REVISIONS

SEAL

DATE:	
SCALE:	1" = 200'
DRAWN:	KDE
DESIGNED:	
CHECKED BY:	
PROJECT #:	80051.21
DRAWING:	1 of 1

07-481-SPHA

COVER SHEET
FOR
SIGN VARIANCE APPLICATION



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:
1,429,885 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) = 18,718 SF
EXISTING MALL = 70,558 SF
PROPOSED MALL = 75,389 SF
EXTERIOR LANDSCAPE AREA = 10,000 SF
TOTAL PROVIDED 174,665 SF

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: ±31.79 AC
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 1/18/06. THE ORIGINAL CRG WAS APPROVED ON 10/15/89.
9. FAR = 1.07
10. ALL NEW, PROPOSED SIGNS WILL COMPLY WITH SECTION 450 OF THE BCZR, OR BE APPROVED BY THIS ZONING VARIANCE REQUEST.

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 @ 0/1000 — 0 SPACES
3. PRIOR MALL EXPANSION
RETAIL STORES 429,800 @ 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 83,110 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 WHICH ARE VALET PARKED. IF INCLUDED, THE TOTAL IS 4,557 SPACES.

6. PARKING CALCULATIONS 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 files)
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.
07-124-A	Petition for variance to permit a front building line to property line setback as close as 1 foot in lieu of 15 feet granted by Zoning Commissioner on December 13,2006 subject to the 30 day appeal process and conformance with the Design Review Panel's comments dated Sept. 15, 2006.

STATE OF MARYLAND
THOMAS H. REPPERT
NO. 298
REGISTERED LANDSCAPE ARCHITECT

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: 410.727.5783

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 approved CRG Plan

Professional Engr. No.

EXPANSION TO EXISTING MALL
TOWSON TOWN CENTER
EXPANSION & RENOVATION
TOWSON, MARYLAND
9th Election District — 4th Councilmanic District

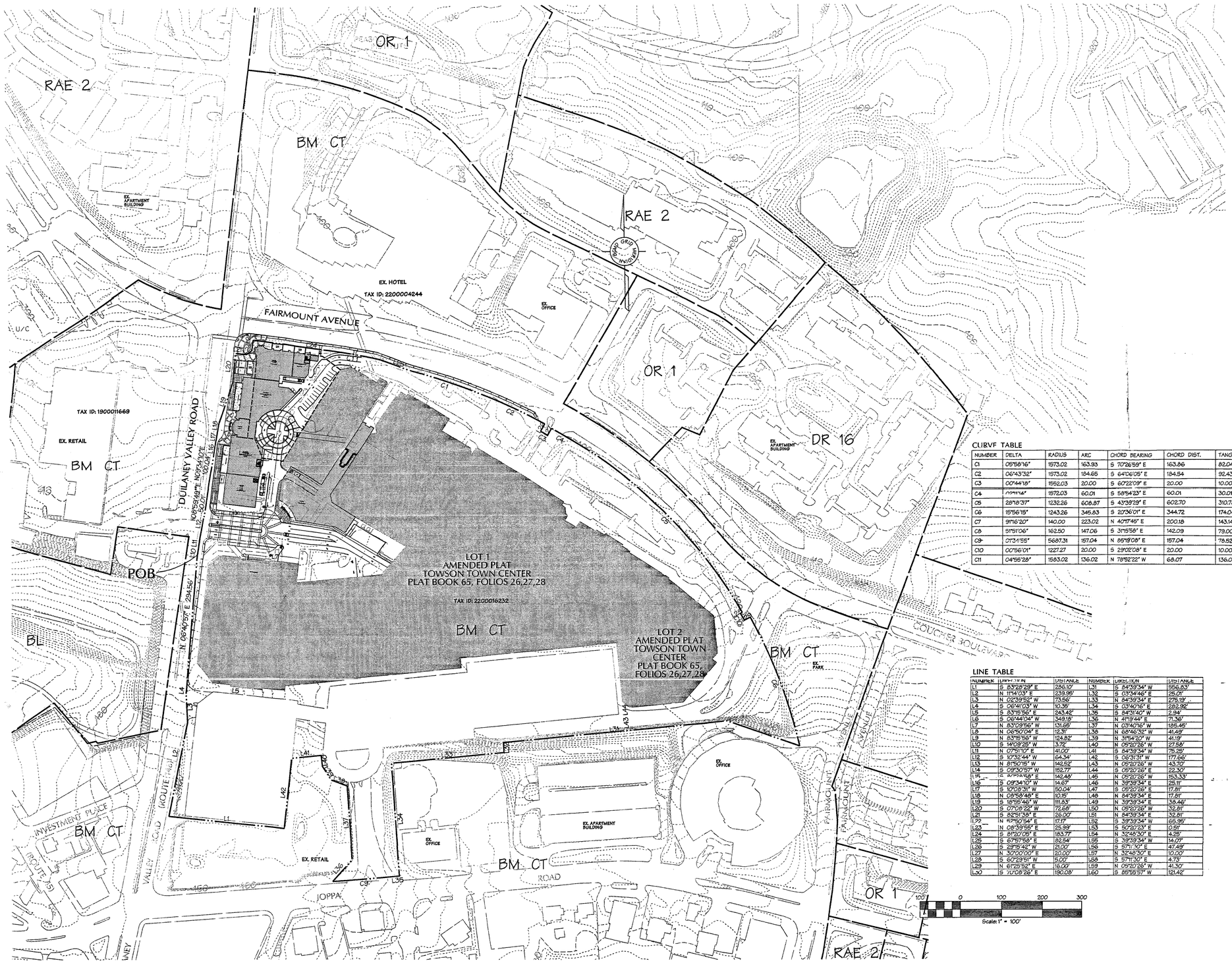
No.	Issued Description	Date
REV 1	PARKING CALCULATIONS	06NOV06
REV 2	ROOF OVERHANG	21NOV06
REV 3	SIGN VARIANCE REQUEST	

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

PLAN TO ACCOMPANY PETITION FOR SIGN VARIANCE

Package:

Drawing number:



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	[illegible]	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	345.83	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

LINE TABLE

NUMBER	LENGTH	BEARING	NUMBER	LENGTH	BEARING
L1	5.32'	S 83°28'29" E	L31	286.10'	S 84°39'34" W
L2	11.14'	N 11°14'03" E	L32	239.96'	S 03°34'46" E
L3	20.39'	N 02°39'52" W	L33	73.56'	N 84°39'34" E
L4	10.35'	S 06°41'03" W	L34	10.35'	S 03°40'16" E
L5	243.42'	S 83°15'56" E	L35	243.42'	S 84°31'40" W
L6	349.19'	S 06°44'04" W	L36	349.19'	N 41°19'44" E
L7	131.65'	N 83°39'56" W	L37	131.65'	N 03°40'16" W
L8	12.31'	N 06°50'04" E	L38	12.31'	N 68°46'32" W
L9	124.82'	N 83°15'56" W	L39	124.82'	N 31°54'20" W
L10	3.72'	S 14°09'25" W	L40	3.72'	N 05°20'26" W
L11	41.00'	N 07°51'07" E	L41	41.00'	S 84°39'34" W
L12	64.34'	S 10°32'44" W	L42	64.34'	S 06°31'31" W
L13	142.62'	N 81°50'15" W	L43	142.62'	N 05°20'26" W
L14	152.77'	S 09°30'57" W	L44	152.77'	S 05°20'26" E
L15	142.48'	N 87°34'58" E	L45	142.48'	N 05°20'26" W
L16	14.67'	S 09°34'07" W	L46	14.67'	N 39°39'34" E
L17	50.04'	S 10°09'31" W	L47	50.04'	S 05°20'26" E
L18	10.15'	N 08°58'48" E	L48	10.15'	N 84°39'34" E
L19	111.53'	S 18°58'46" W	L49	111.53'	N 39°39'34" E
L20	72.68'	S 07°09'22" W	L50	72.68'	N 05°20'26" W
L21	26.00'	S 82°51'38" E	L51	26.00'	N 84°39'34" E
L22	17.17'	N 62°60'54" E	L52	17.17'	S 39°39'34" W
L23	25.39'	N 06°39'55" E	L53	25.39'	S 50°20'53" E
L24	183.77'	S 81°20'05" E	L54	183.77'	N 32°48'30" E
L25	82.54'	S 67°57'58" E	L55	82.54'	S 39°39'34" W
L26	21.00'	S 22°57'42" W	L56	21.00'	S 57°11'30" E
L27	20.00'	N 30°00'00" E	L57	20.00'	N 32°48'30" E
L28	5.00'	S 60°23'51" W	L58	5.00'	S 57°11'30" E
L29	16.00'	N 60°23'51" E	L59	16.00'	N 05°20'26" W
L30	190.08'	N 17°08'28" E	L60	190.08'	S 85°55'57" W

LEGEND

- EXISTING CONTOUR
- EXISTING WATER
- EXISTING STORM DRAIN
- EXISTING SEWER
- PROPERTY LINE
- PROPOSED STANDARD CURB
- 8" S — PROPOSED SEWER
- 6" W — PROPOSED WATER
- 15" D — PROPOSED STORM DRAIN
- 410 — PROPOSED CONTOUR (MAJOR)
- 414 — PROPOSED CONTOUR (MINOR)
- +440.78 — PROPOSED SPOT ELEVATIONS
- LIGHT FIXTURE
- TRASH RECEPTACLE

STATE OF MARYLAND
THOMAS H. REPSHER
NO. 918
REGISTERED LANDSCAPE ARCHITECT

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: 410.715.8135
Fax: 410.964.3487

Date

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

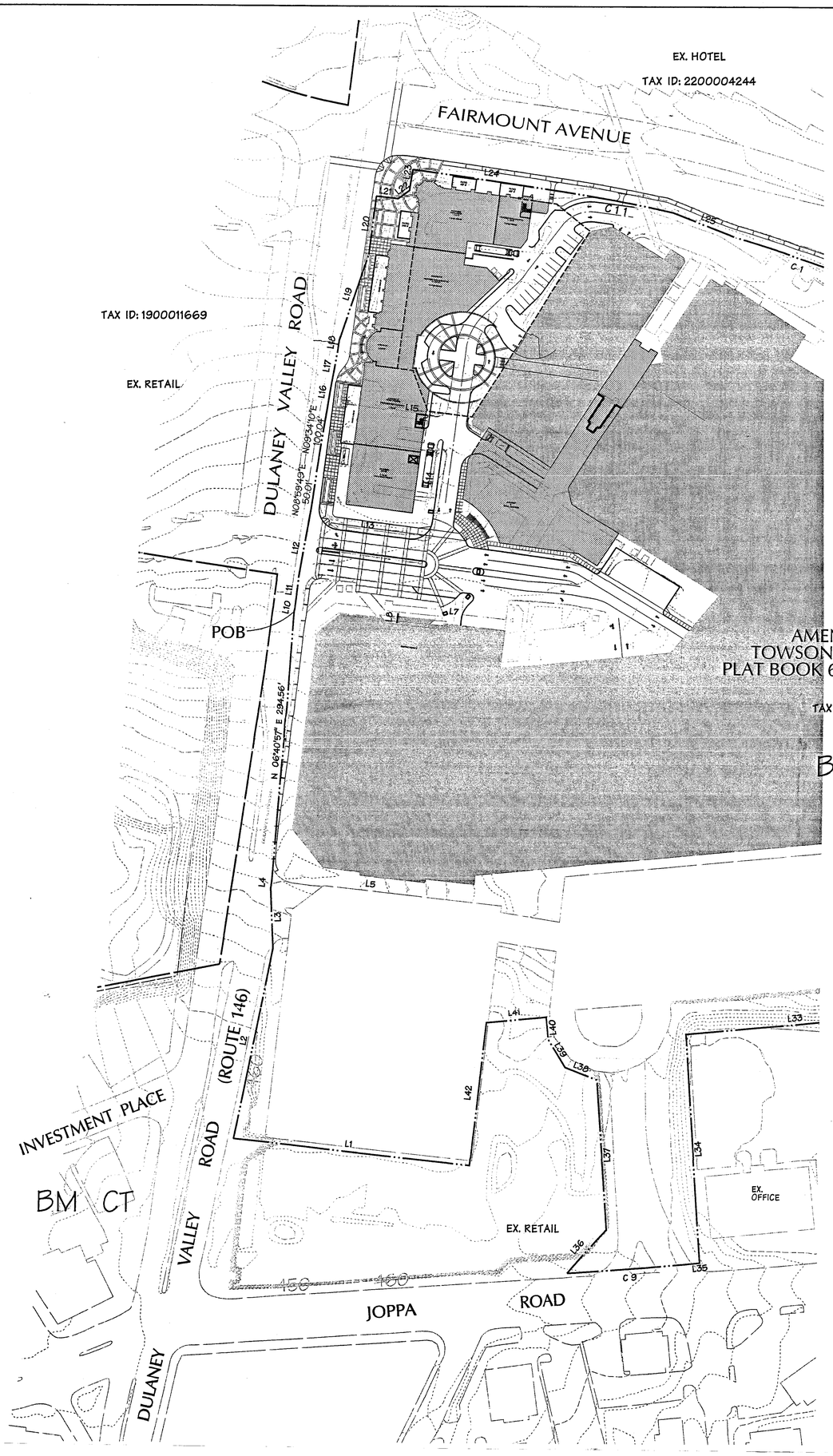
Design by: MJP
Drawn by: SHM/SRG
Checked by: MJP
Project No.: 80051.Z
Sheet Title:

PLAN ACCOMPANY PETITION FOR SIGN VARIANCE

Package:

Drawing number:

2 of 9



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"	1562.03	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	18°56'15"	1243.26	345.53	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

LINE TABLE

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S 83°28'29" E	286.10'	L31	S 84°39'34" W	556.83'
L2	N 11°41'03" E	239.95'	L32	S 03°34'46" E	25.01'
L3	N 02°39'52" W	73.56'	L33	N 84°39'34" E	276.19'
L4	S 06°41'03" W	101.35'	L34	S 03°40'16" E	282.92'
L5	S 83°15'56" E	243.48'	L35	S 84°31'40" W	2.94'
L6	S 06°44'04" W	349.18'	L36	N 41°19'44" E	71.36'
L7	N 83°09'56" W	131.65'	L37	N 03°40'16" W	195.45'
L8	N 06°50'04" E	12.31'	L38	N 68°46'32" W	41.49'
L9	N 83°19'56" W	124.82'	L39	N 31°54'20" W	41.19'
L10	S 14°09'25" W	3.72'	L40	N 06°20'26" W	27.58'
L11	N 07°51'10" E	41.00'	L41	S 84°39'34" W	75.25'
L12	S 07°32'44" W	64.34'	L42	S 06°51'31" W	177.66'
L13	N 81°50'15" W	142.52'	L43	N 06°20'26" W	43.70'
L14	S 09°30'57" W	152.77'	L44	S 06°20'26" E	22.30'
L15	S 80°28'58" E	142.48'	L45	N 06°20'26" W	153.33'
L16	S 09°34'10" W	14.67'	L46	N 39°39'34" E	28.11'
L17	S 10°08'31" W	50.04'	L47	S 06°20'26" E	17.81'
L18	N 08°58'48" E	10.15'	L48	N 84°39'34" E	17.81'
L19	N 18°56'46" W	111.33'	L49	N 39°39'34" E	38.46'
L20	S 07°08'22" W	72.68'	L50	N 06°20'26" W	32.81'
L21	S 82°51'38" E	26.00'	L51	N 84°39'34" E	32.81'
L22	N 82°50'54" E	17.17'	L52	S 39°39'34" W	65.98'
L23	N 08°39'55" E	25.99'	L53	S 50°20'23" E	0.51'
L24	S 81°20'05" E	153.77'	L54	N 32°48'30" E	4.25'
L25	S 67°57'58" E	82.54'	L55	S 39°39'34" W	14.07'
L26	S 23°15'42" W	21.00'	L56	S 57°11'30" E	47.49'
L27	N 30°00'00" E	20.00'	L57	N 32°48'30" E	10.00'
L28	S 60°29'51" W	5.00'	L58	S 57°11'30" E	4.73'
L29	N 61°25'52" E	16.00'	L59	N 06°20'26" W	41.30'
L30	S 70°08'26" E	190.08'	L60	S 85°55'57" W	121.42'

LEGEND

- EXISTING CONTOURS
- PROPERTY LINE
- PROPOSED STANDARD CURB
- ZONING LINES
- EXISTING ROADS
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING WATER

STATE OF MARYLAND
THOMAS W. REPSHER
No. 1581
REGISTERED LANDSCAPE ARCHITECT

SCALE 1"=60'

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: 410.715.8155
Fax: 410.964.3487

Date

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

Professional Engr. No.

EXPANSION TO EXISTING MALL
TOWSON TOWN CENTER
EXPANSION & RENOVATION
TOWSON, MARYLAND

9th Election District

4th Councilmanic District

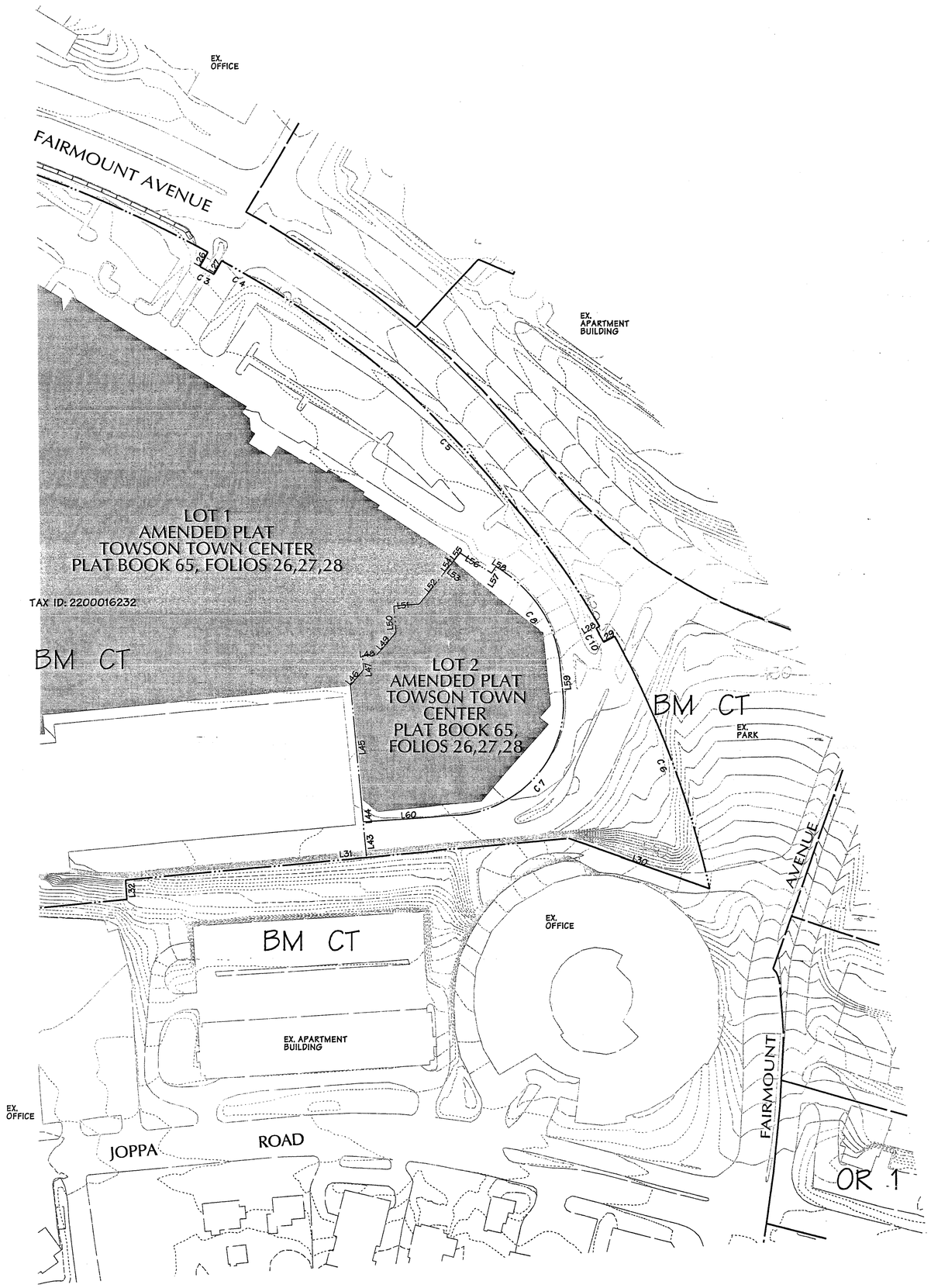
No.	Issued Description	Date

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

PLAN ACCOMPANY PETITION FOR SIGN VARIANCE

Package:

Drawing number:



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	345.83	S 20°36'01" E	344.72	174.04
C7	91°16'20"	140.00	223.02	N 40°17'46" 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

LINE TABLE

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S 83°28'29" E	286.10'	L31	S 84°39'34" W	556.83'
L2	N 11°14'03" E	239.95'	L32	S 03°34'46" E	25.01'
L3	N 02°39'52" W	73.56'	L33	N 84°39'34" E	275.19'
L4	S 06°41'03" W	10.35'	L34	S 03°40'16" E	282.92'
L5	S 83°15'56" E	243.42'	L35	S 84°31'40" W	2.94'
L6	S 06°44'04" W	348.18'	L36	N 41°19'44" E	71.36'
L7	N 83°09'56" W	131.65'	L37	N 03°40'16" W	186.45'
L8	N 06°50'04" E	12.31'	L38	N 68°46'32" W	41.49'
L9	N 83°15'56" W	124.82'	L39	N 31°54'20" W	41.19'
L10	S 14°09'25" W	3.72'	L40	N 05°20'26" W	27.58'
L11	N 07°51'10" E	41.00'	L41	S 84°39'34" W	75.25'
L12	S 10°32'44" W	64.34'	L42	S 06°31'31" W	177.66'
L13	N 81°50'15" W	142.52'	L43	N 05°20'26" W	43.70'
L14	S 09°50'57" W	152.77'	L44	S 05°20'26" E	22.30'
L15	S 80°28'55" E	142.48'	L45	N 05°20'26" W	153.33'
L16	S 09°34'10" W	14.67'	L46	N 39°39'34" E	25.11'
L17	S 10°08'31" W	50.04'	L47	S 05°20'26" E	17.81'
L18	N 06°59'48" E	10.15'	L48	N 84°39'34" E	17.81'
L19	S 18°55'46" W	111.83'	L49	N 39°39'34" E	38.46'
L20	S 07°09'22" W	72.68'	L50	N 05°20'26" W	32.81'
L21	S 82°51'38" E	26.00'	L51	N 84°39'34" E	32.81'
L22	N 52°50'54" E	17.17'	L52	S 39°39'34" W	68.95'
L23	N 08°39'55" E	25.99'	L53	S 50°20'23" E	0.51'
L24	S 81°20'05" E	183.77'	L54	N 32°48'30" E	4.25'
L25	S 67°57'58" E	82.54'	L55	S 39°39'34" W	14.07'
L26	S 29°15'42" W	21.00'	L56	S 57°11'30" E	47.49'
L27	N 30°00'00" E	20.00'	L57	N 32°48'30" E	10.00'
L28	S 60°29'51" W	5.00'	L58	S 57°11'30" E	4.73'
L29	N 61°25'52" E	16.00'	L59	N 05°20'26" W	41.30'
L30	S 70°09'28" E	130.08'	L60	S 85°56'57" W	121.42'

LEGEND

- EXISTING CONTOURS
- PROPERTY LINE
- ZONING LINES
- EXISTING ROADS
- EXISTING BUILDING

STATE OF MARYLAND
THOMAS H. REASNER
NO. 288
REGISTERED LANDSCAPE ARCHITECT

SCALE 1"=60'

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 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

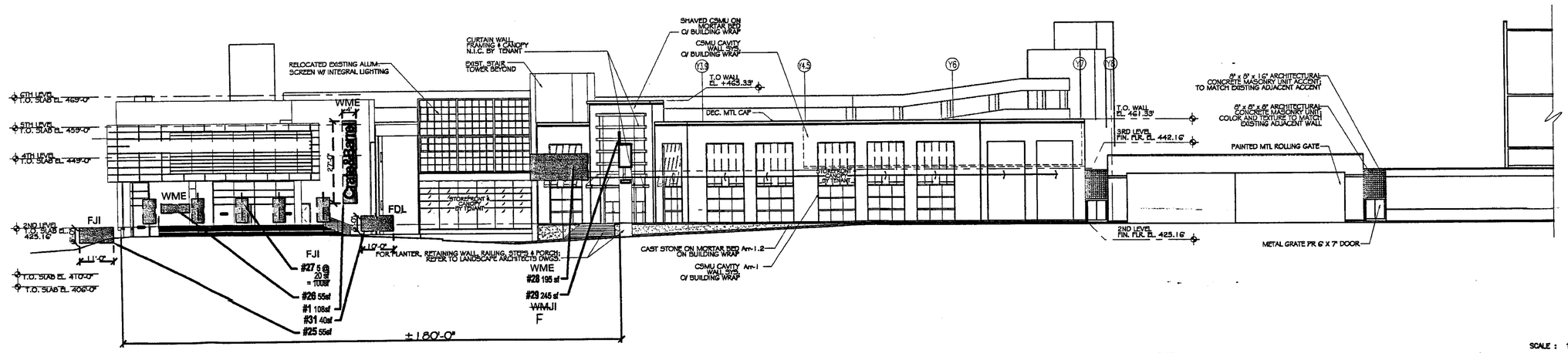
Design by: MJP
Drawn by: SHH/SRG
Checked by: MJP
Project No.: 80051.2
Sheet Title:

PLAN ACCOMPANY PETITION FOR SIGN VARIANCE

Package:

Drawing number:

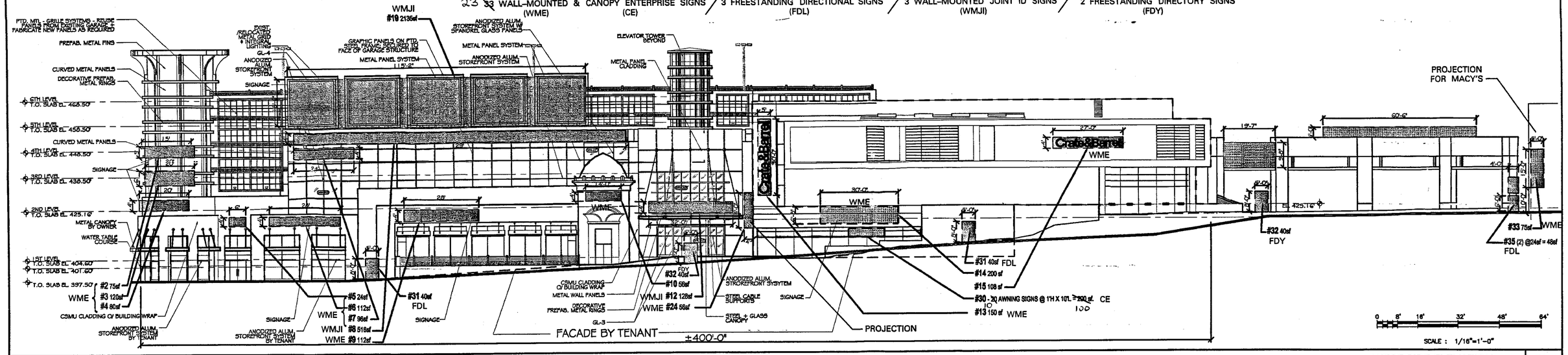
3 WALL MOUNTED ENTERPRISE SIGNS (WME) / 1 FREESTANDING DIRECTIONAL SIGN (FDL) / ~~5~~ 7 FREESTANDING JOINT ID SIGNS (FJI) / ~~1 WALL MOUNTED JOINT ID SIGN (WMJI)~~



SCALE : 1/16"=1'-0"

SOUTH SIDE ELEVATION | 3A

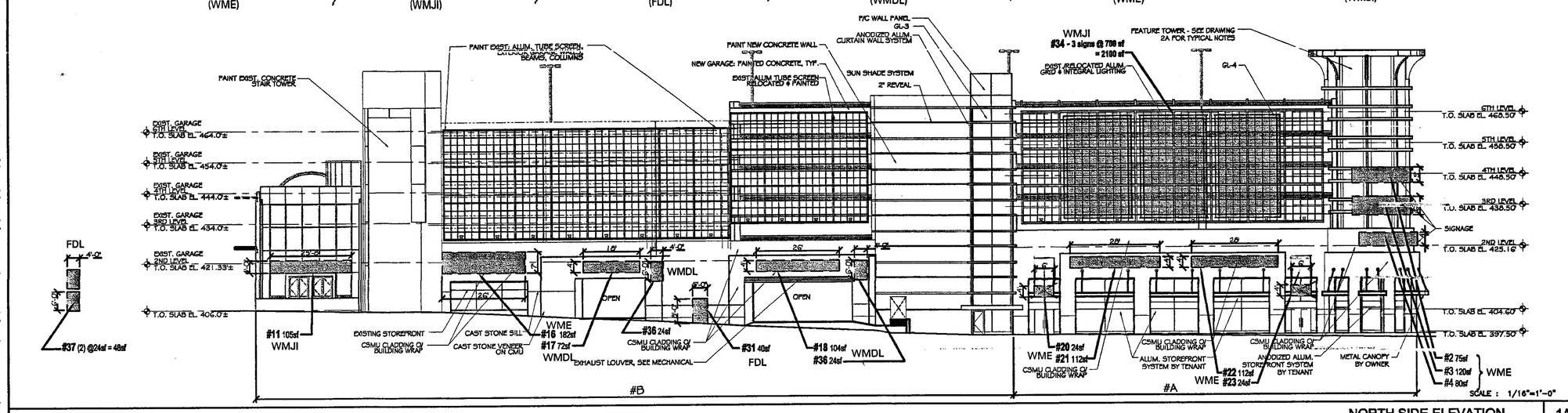
23 ~~33~~ WALL-MOUNTED & CANOPY ENTERPRISE SIGNS (WME) / 3 FREESTANDING DIRECTIONAL SIGNS (FDL) / 3 WALL-MOUNTED JOINT ID SIGNS (WMJI) / 2 FREESTANDING DIRECTORY SIGNS (FDY)



SCALE : 1/16"=1'-0"

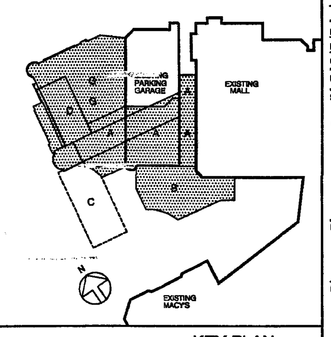
WEST SIDE ELEVATION | 2A

1 WALL-MOUNTED ENTERPRISE SIGN (WME) / 1 WALL-MOUNTED JOINT ID SIGN (WMJI) / 2 FREESTANDING DIRECTIONAL SIGNS (FDL) / 4 WALL-MOUNTED DIRECTIONAL SIGNS (WMDL) / 7 WALL-MOUNTED ENTERPRISE SIGNS (WME) / 1 WALL-MOUNTED JOINT ID SIGN (WMJI)



SCALE : 1/16"=1'-0"

NORTH SIDE ELEVATION | 1A



KEY PLAN

© 2006 CARTER & BURGESS, INC. All Rights Reserved

Carter&Burgess

CARTER & BURGESS CONSULTING, INC.

Suite 910
301 N. Charles Street
Baltimore, Maryland 21201

Tel: 410.752.8725
Fax: 410.752.8165

Developer / Owner:

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

Tel: 410.715.5135
Fax: 410.715.5460

PACKAGE 'C'
EXPANSION TO EXISTING MALL
TOWSON TOWN CENTER
TOWSON, MARYLAND

No.	Issued Description	Date
-	Permit Set	10/31/06
-	Bid Set	11/17/06
-	Bonus Variance	3/26/07

Design by:
Drawn by:
Checked by:
Project No.: 460512
Sheet Title:

OVERALL BUILDING SIGNAGE

Package:

C

Drawing number:

A-201-S

DMW
DAFT McCUNE WALKER INC
200 EAST PENNSYLVANIA AVENUE • TOWSON, MD 21286.
P: 410 296 3333. F: 410 296 4705. WWW.DMW.COM
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

TOWSON TOWN CENTER

PLAN TO ACCOMPANY PETITION FOR SIGN VARIANCE

OVERALL BUILDING ELEVATIONS

NINTH ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

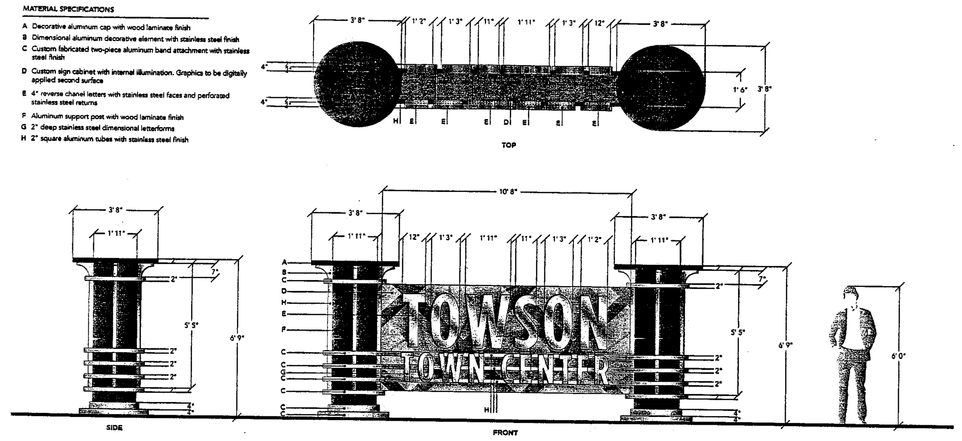
DATE	BY	REVISIONS
7/11/07	DMW	Revised Sign & Typo Location and Number

SEAL

DATE:	
SCALE:	NTS
DRAWN:	KDE
DESIGNED:	
CHECKED BY:	
PROJECT #:	80051.21
DRAWING:	5 of 9

MATERIAL SPECIFICATIONS

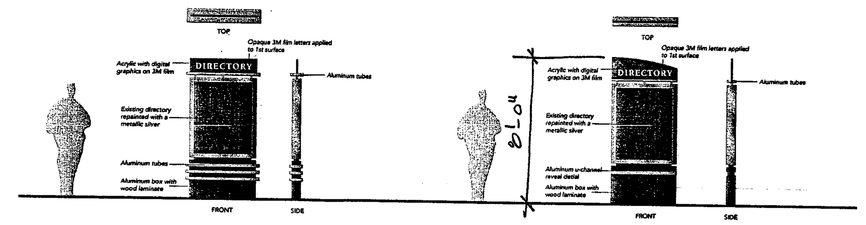
A Decorative aluminum cap with wood laminate finish
B Dimensional aluminum decorative element with stainless steel finish
C Custom fabricated two-piece aluminum band attachment with stainless steel finish
D Custom sign cabinet with internal illumination. Graphics to be digitally applied second surface
E 4" reverse channel letters with stainless steel faces and perforated stainless steel returns
F Aluminum support post with wood laminate finish
G 2" deep stainless steel dimensional letterforms
H 2" square aluminum tubes with stainless steel finish

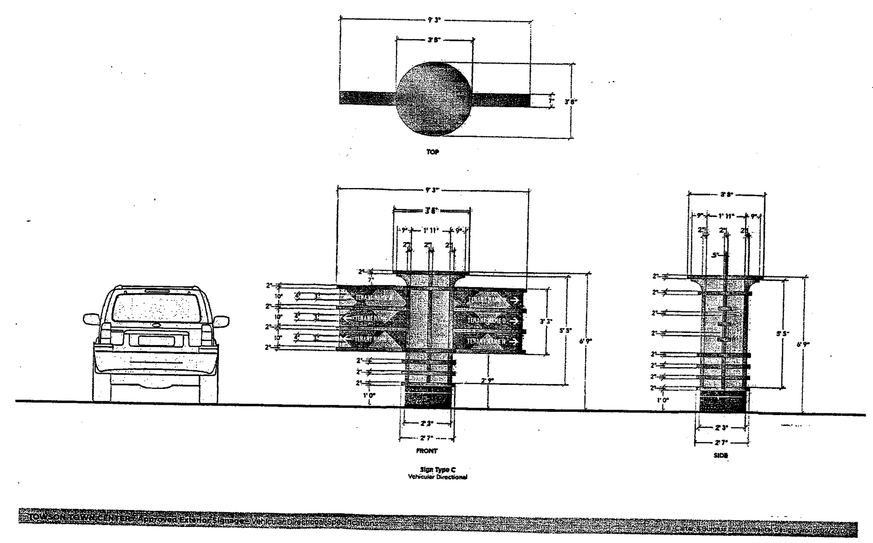


#25

TOWSON TOWN CENTER: Monument Option 02: Materials & Specifications

Carter & Burgess Environmental Design Group: 01/10/07 11





Sign Type C
Vehicular Directional

DMW
DAFT McCUNE WALKER INC
200 EAST PENNSYLVANIA AVENUE • TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

TOWSON TOWN CENTER

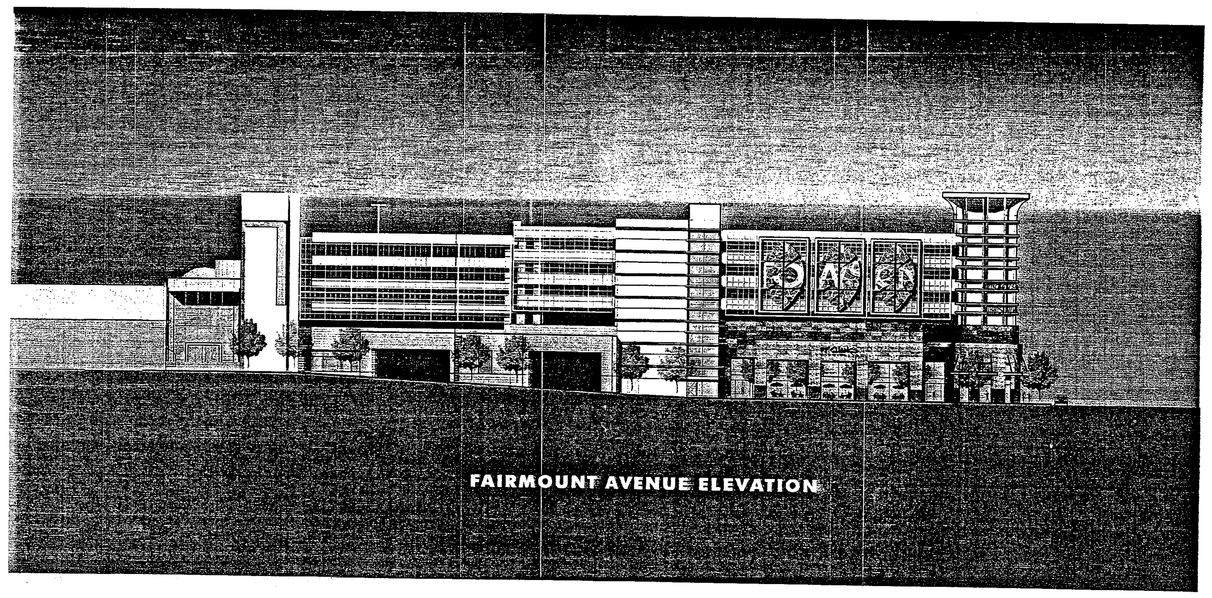
PLAN TO ACCOMPANY PETITION FOR SIGN VARIANCE

ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

DATE	BY	REVISIONS

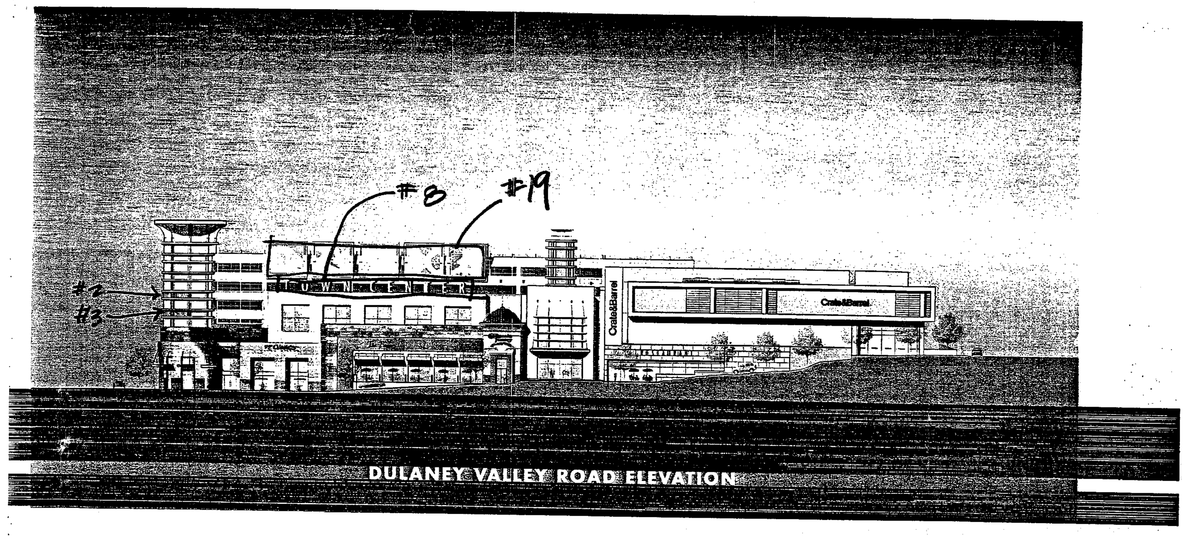
SEAL

DATE:
SCALE: NTS
DRAWN: KDE
DESIGNED:
CHECKED BY:
PROJECT #: 80051.21
DRAWING: 6 of 9

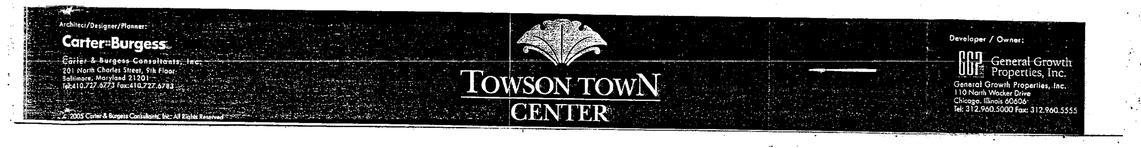


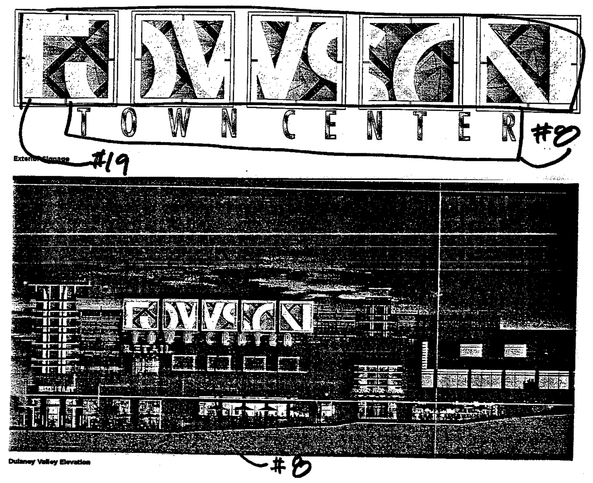
EXPANSION NORTH ELEVATION

December 21, 2006

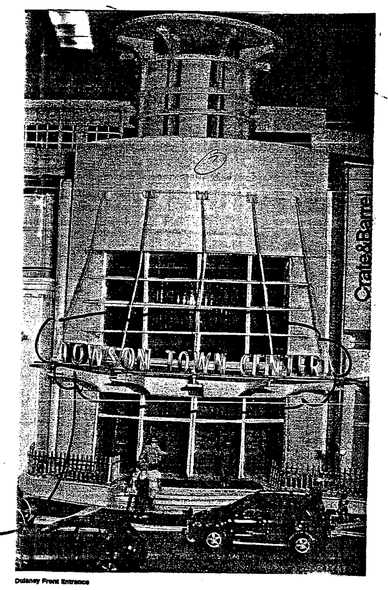


EXPANSION WEST ELEVATION

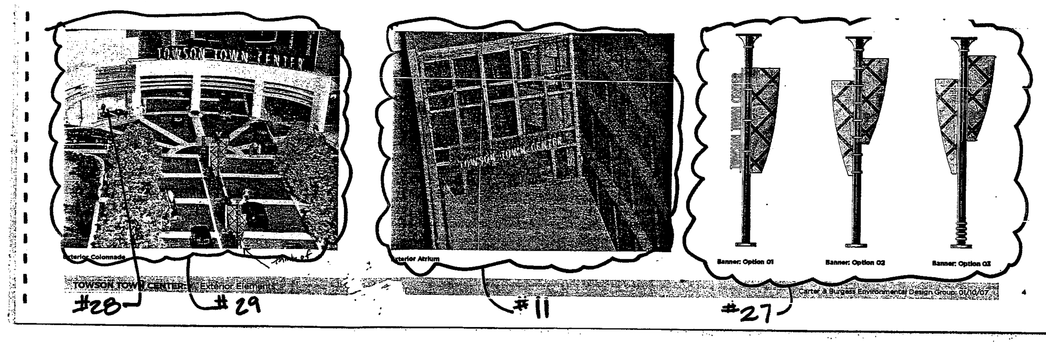




Dulaney Valley Elevation



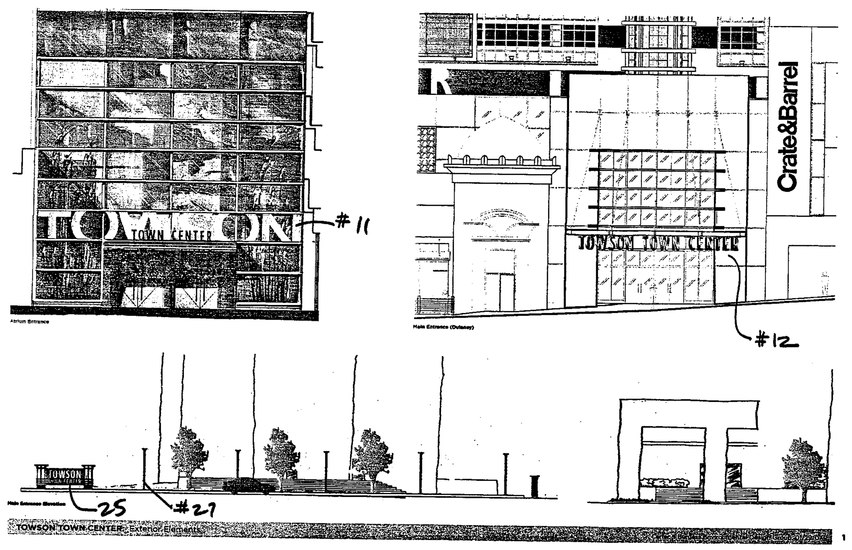
Dulaney Front Entrance



Banner Option 01

Banner Option 02

Banner Option 03



DMW

DAFT McCUNE WALKER INC

200 EAST PENNSYLVANIA AVENUE • TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

TOWSON TOWN CENTER

PLAN TO ACCOMPANY PETITION FOR SIGN VARIANCE

OVERALL BUILDING ELEVATIONS

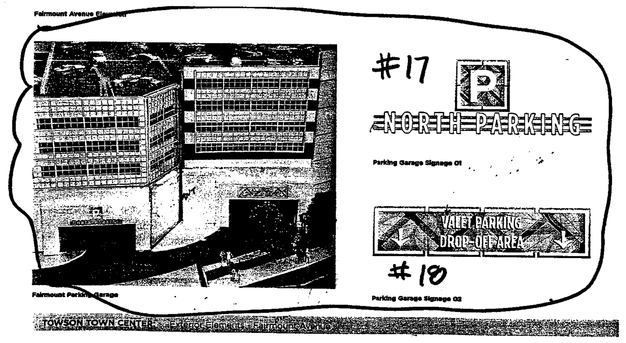
ELECTION DISTRICT | BALTIMORE COUNTY, MARYLAND

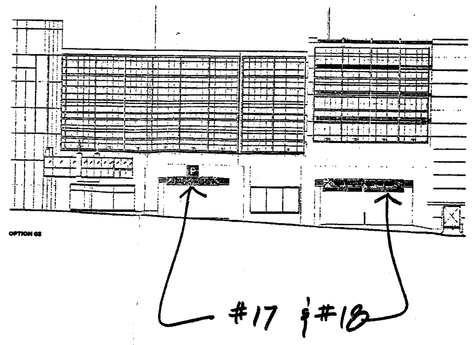
DATE	BY	REVISIONS

SEAL

DATE:	
SCALE:	NTS
DRAWN:	KDE
DESIGNED:	
CHECKED BY:	
PROJECT #:	8005LZI
DRAWING:	7 of 9

P:\8005\ENGR\SHEETS\8005LZI7 Wed Apr 18 09:40:23 2007



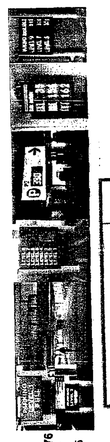


TOWSON TOWN CENTER: Exterior Elements | Parking Garage Options

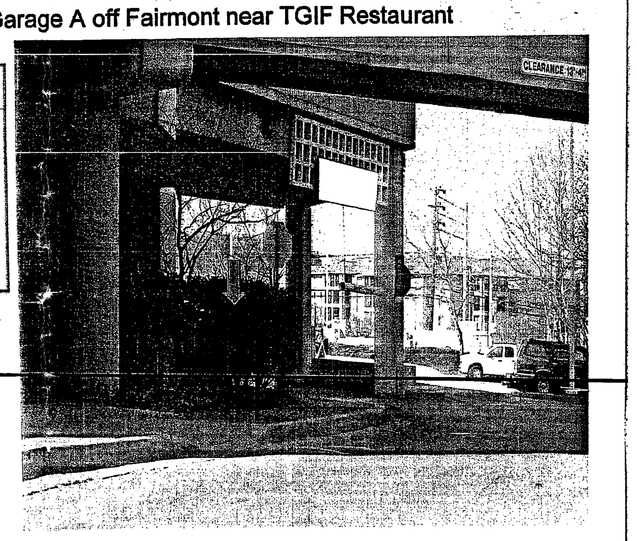
PARKING GARAGE A

Level A1 Recommended Signage 4

One for Garage A off Fairmont near TGIF Restaurant



TOWSON TOWN CENTER
Garage A Parking
Level A1 FULL
Level A2 FULL
Level A3
Level A4
Level A5
Level A6



TCS
55 UNION AVE
SUDBURY, MA 01776
PH: 978-443-2527
FAX: 978-579-9545

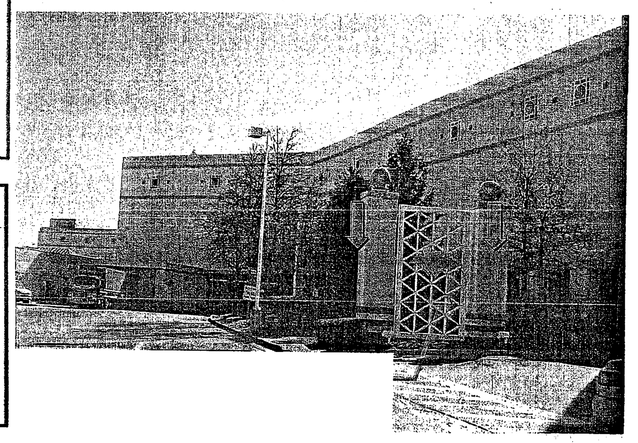
PARKING GARAGE A

Level A1 Recommended Signage 1

One (1) each for Garage A and C from Dulaney Ave
(2 Total)

TOWSON TOWN CENTER
Garage A Parking
Level A1 FULL
Level A2 FULL
Level A3
Level A4
Level A5
Level A6

TOWSON TOWN CENTER
Garage C Parking
Level C1 FULL
Level C2 FULL
Level C3 FULL
Level C4
Level C5
Level C6
Level C7



TCS
55 UNION AVE
SUDBURY, MA 01776
PH: 978-443-2527
FAX: 978-579-9545

DMW
DAFT McCUNE WALKER INC
200 EAST PENNSYLVANIA AVENUE • TOWSON, MD 21286
P : 410 296 3333 F : 410 296 4705 WWW.DMW.COM
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

TOWSON TOWN CENTER

PLAN TO ACCOMPANY PETITION FOR SIGN VARIANCE

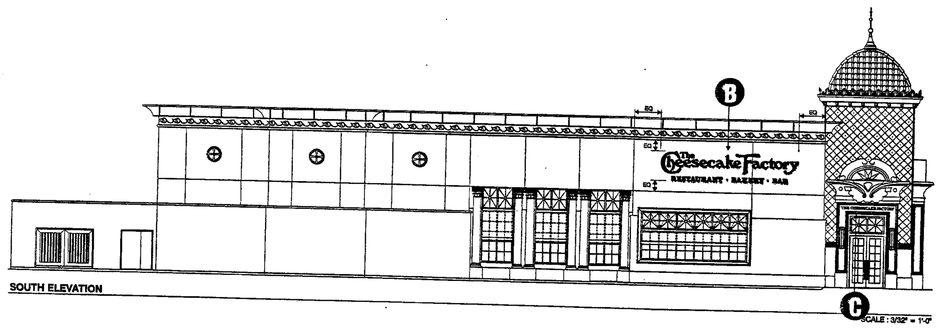
ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

DATE	BY	REVISIONS

SEAL

DATE:	
SCALE:	NTS
DRAWN:	KDE
DESIGNED:	
CHECKED BY:	
PROJECT #:	8005L21
DRAWING:	8 of 9

P:\8005\SIGNS\SHEETS\8005-2.DGN Wed Apr 18 08:35:44 2007



SOUTH ELEVATION

SCALE : 3/32" = 1'-0"

FEDERAL HEATH SIGN COMPANY
www.FederalHeath.com
4402 North Avenue Oceanside, CA 92056
(760) 631-5500 Fax (760) 631-0942

Building Identity Signage For Attractive Business

Client Approval/Date

Landlord Approval/Date

Account Rep: Mark Symcox
Project Manager: Sandra Ramirez
Drawn by: Brian Wood
File Name:

Project / Location:
The Cheesecake Factory
Columbia Mall
Space 3070
10300 Little Patuxent Pkwy.
Columbia, MD 21044

Job Number: 23-55141
Date: June 7, 2006
Sheet Number: 5 or 8
Design Number: 23-55141 M

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent.

NOTE: ALL LETTERS HAVE BEEN ALTERED TO ACCOMMODATE NEON
LETTERS TO BE FABRICATED FROM ALUMINUM W/ 3 1/4" DEEP RETURNS.
INTERIOR OF LETTERS TO BE PAINTED PMS 7427C RED.
EXTERIOR OF LETTERS TO BE PAINTED SATIN BLACK.
LETTERS TO HAVE CLEAR LEXAN FACES W/ BLACK TRIMCAP.
ILLUMINATION TO BE PROVIDED BY EXPOSED D/T NOVAL GOLD NEON.

A MANUFACTURE & INSTALL 2 SETS OF CUSTOM OPEN CHANNEL LETTERS WITH EXPOSED NEON

SCALE : 1/4" = 1'-0"

NOTE: ALL LETTERS HAVE BEEN ALTERED TO ACCOMMODATE NEON
LETTERS TO BE FABRICATED FROM ALUMINUM W/ 3 1/4" DEEP RETURNS.
INTERIOR OF LETTERS TO BE PAINTED PMS 7427C RED.
EXTERIOR OF LETTERS TO BE PAINTED SATIN BLACK.
LETTERS TO HAVE CLEAR LEXAN FACES W/ BLACK TRIMCAP.
ILLUMINATION TO BE PROVIDED BY EXPOSED D/T NOVAL GOLD NEON.

B MANUFACTURE & INSTALL 1 SET OF CUSTOM OPEN CHANNEL LETTERS WITH EXPOSED NEON

SCALE : 3/8" = 1'-0"

FEDERAL HEATH SIGN COMPANY
www.FederalHeath.com
4402 North Avenue Oceanside, CA 92056
(760) 631-5500 Fax (760) 631-0942

Building Identity Signage For Attractive Business

Client Approval/Date

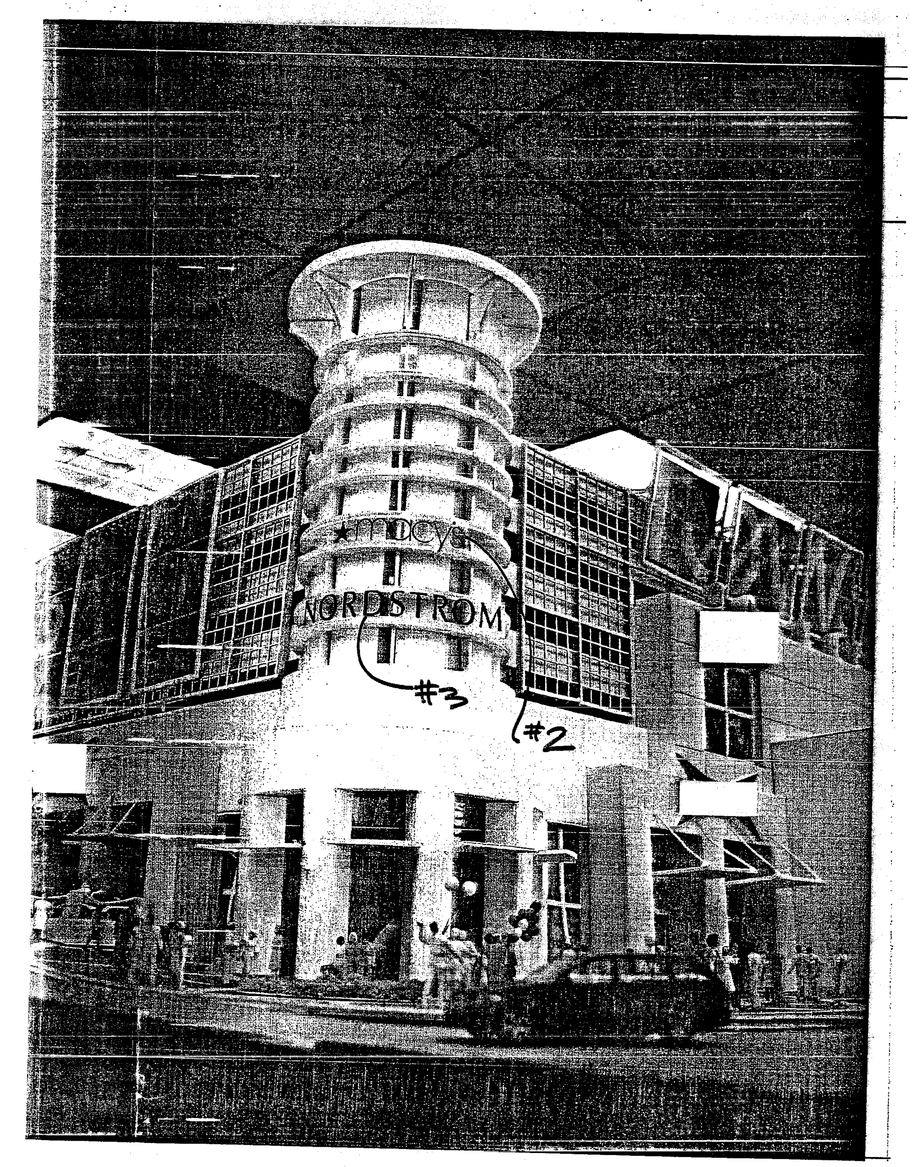
Landlord Approval/Date

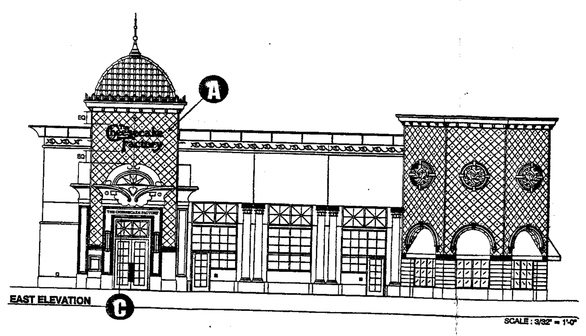
Account Rep: Mark Symcox
Project Manager: Sandra Ramirez
Drawn by: Brian Wood
File Name:

Project / Location:
The Cheesecake Factory
Columbia Mall
Space 3070
10300 Little Patuxent Pkwy.
Columbia, MD 21044

Job Number: 23-55141
Date: June 7, 2006
Sheet Number: 6 or 8
Design Number: 23-55141 M

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent.





EAST ELEVATION

SCALE : 3/32" = 1'-0"

FEDERAL HEATH SIGN COMPANY
www.FederalHeath.com
4402 North Avenue Oceanside, CA 92056
(760) 631-5500 Fax (760) 631-0942

Building Identity Signage For Attractive Business

Client Approval/Date

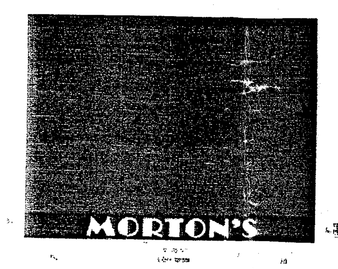
Landlord Approval/Date

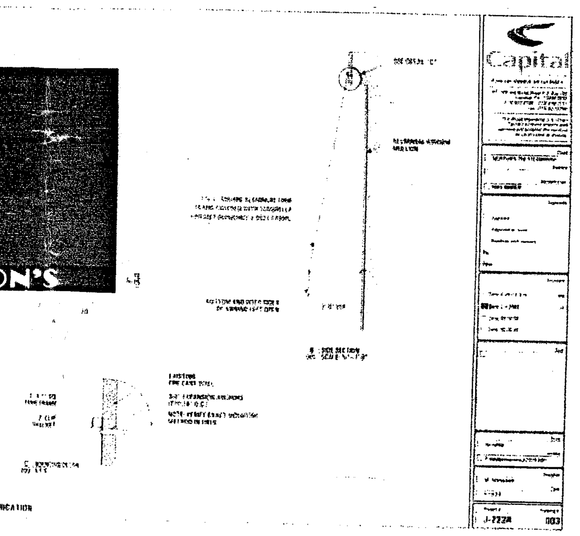
Account Rep: Mark Symcox
Project Manager: Sandra Ramirez
Drawn by: Brian Wood
File Name:

Project / Location:
The Cheesecake Factory
Columbia Mall
Space 3070
10300 Little Patuxent Pkwy.
Columbia, MD 21044

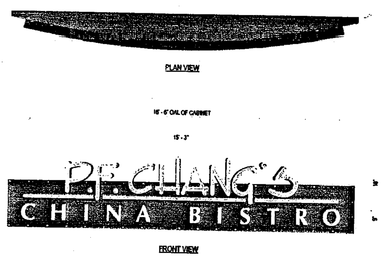
Job Number: 23-55141
Date: June 7, 2006
Sheet Number: 2 or 8
Design Number: 23-55141 M

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent.

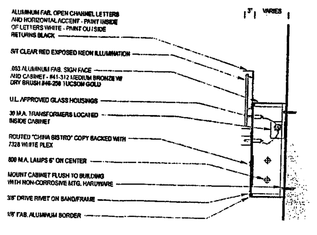




NOTE: ALL MEASUREMENTS TO BE FIELD VERIFIED PRIOR TO FABRICATION

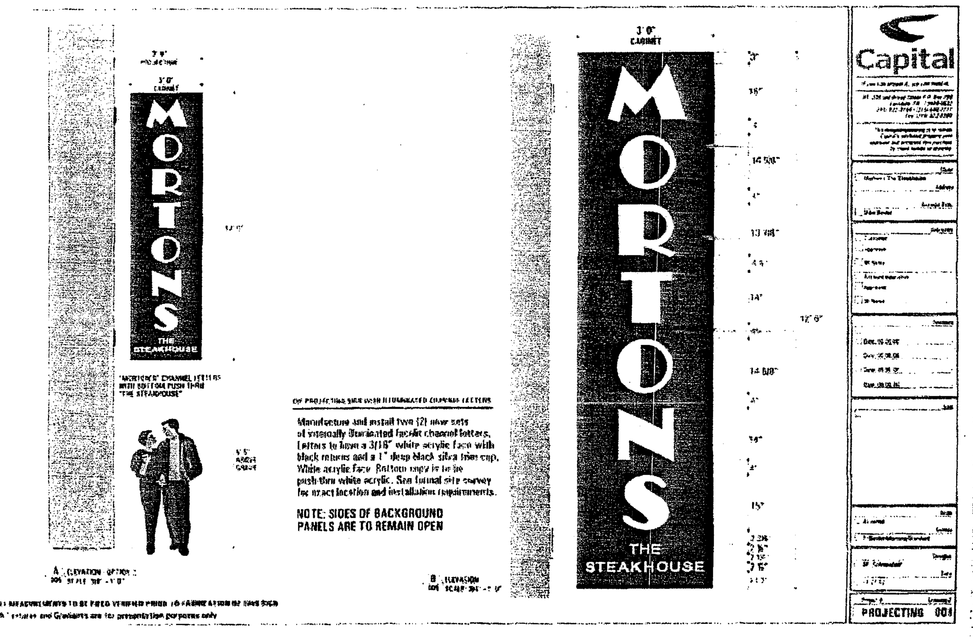


A1 A2 A3 CAB w/ OPEN FACE / EXP NEON CH LETTERS
SCALE: 3/8" = 1'-0"



SECTION DETAIL
SCALE: 1/2"

SG-5
OF 7



Manufacture and install two (2) sets of vertically illuminated face lit channel letters. Letters to have a 3/16" white acrylic face with black returns and a 1" deep black silva trim cap. White acrylic face. Buttons require to be push thru white acrylic. See formal site survey for exact location and installation requirements.

NOTE: SIDES OF BACKGROUND PANELS ARE TO REMAIN OPEN

NOTE: ALL MEASUREMENTS TO BE FIELD VERIFIED PRIOR TO FABRICATION OF SIGNS

NOTE: RESTAURANT & RETAIL SIGN AREAS AND LOCATIONS AND NUMBER OF SUCH SIGNS ARE SHOWN AND INDICATED ON SHEET No.5 OF THIS PLAN SET. THESE TENANT SIGNAGE DETAILS ARE FOR EXAMPLE PURPOSES ONLY AS RESTAURANT AND RETAIL IDENTITIES MAY CHANGE. CERTAIN TENANTS WILL SUBMIT THEIR FAIRMOUNT AVENUE AND DULANEY VALLEY ROAD FACADE PACKAGES TO THE BALTIMORE COUNTY DESIGN REVIEW PANEL FOR REVIEW AND APPROVAL.

DMW
DAFT MCCUNE WALKER INC
200 EAST PENNSYLVANIA AVENUE • TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

TOWSON TOWN CENTER

PLAN TO ACCOMPANY PETITION FOR SIGN VARIANCE

ELECTION DISTRICT | BALTIMORE COUNTY, MARYLAND

DATE	BY	REVISIONS

SEAL

DATE:
SCALE: NTS
DRAWN: KDE
DESIGNED:
CHECKED BY:
PROJECT #: 80051.ZI
DRAWING: 9 of 9

P:\80051\ZI\SHEETS\80051.ZI.DWG Tue Apr 17, 2012 10:07

CERTIFICATE OF PUBLICATION

6/28/, 2007

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 6/26/, 2007.

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

S. Wilkinson

LEGAL ADVERTISING

[redacted]

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-[redacted]
825 Dulaney Valley Road
[redacted] Dulaney Valley Road and S-west side of Fairmount Avenue
9th Election District – 5th Councilmanic District
Legal Owner(s): Towson TC, LLC, by Bernard Freibaum

Special Hearing: to approve an amendment to the site plan approved in Case 07-124-A. **Variance:** for the WEST SIDE ELEVATION - MALL ADDITION (Dulaney Valley Road): For Enterprise Signage to allow a maximum of [redacted] wall-mounted and canopy enterprise [redacted] in length in lieu of the permitted [redacted] wall-mounted and canopy enterprise signs [redacted] commercial entities, each without a separate exterior customer entrance; and for Directional Signage: to allow freestanding directional signs [redacted] 12 feet in height with maximum sign face [redacted] square feet per sign in lieu of the permitted [redacted] and 8 square feet; and for Directory Signage to allow a directory sign 8 feet in height in lieu of the permitted 6 feet and to allow directory sign lettering for tenants/locations to be no more than 4 inches in height and other sign lettering no more than 8 inches in height in lieu of the [redacted] inches for [redacted] sign lettering and [redacted] 3 wall-mounted [redacted] in lieu of the permitted 1 sign. For the [redacted] ELEVATION - MACY'S (Dulaney Valley Road): For Enterprise Signage to allow 1 wall-mounted enterprise sign for a separate commercial entity without a separate exterior customer entrance. For NORTH SIDE ELEVATION - SECTION A (Fairmount Avenue): For Enterprise [redacted] square feet of [redacted] 130 feet in [redacted] in lieu of the [redacted] 200 square feet and to allow 7 wall-mounted [redacted] signs for 5 separate commercial entities, each without a separate exterior customer entrance; and for Joint Identification Signage to allow 1 wall-mounted joint identification sign to occupy no more than 23% of the facade in lieu of the permitted 12%. For the NORTH SIDE ELEVATION - SECTION [redacted] Avenue): For [redacted] square feet per sign [redacted] and to allow free-[redacted] signage 12 feet in height with maximum [redacted] face areas of 40 and 48 square feet per sign in lieu of the permitted 6-foot height and 8 square feet; and for Joint Identification Signage to allow 1 wall-mounted joint identification sign in lieu of the [redacted] signs permitted. For the [redacted] Exterior of [redacted] signage to allow 3 wall-mounted [redacted] for 2 separate commercial entities, each without a separate exterior customer entrance; and for Directional signage to allow a freestanding directional sign 7 feet in height with a maximum sign face area of 40 [redacted] and 6 [redacted] and for Joint [redacted] to allow 6 freestanding joint identification signs with a total sign face area of 155 square feet in lieu of the 0 signs permitted and to allow a 245 square foot wall-mounted joint identification sign in lieu of the 0 signs permitted.

Hearing: Wednesday, July 11, 2007 at [redacted] a.m. in [redacted] County Courts Building, [redacted] Bosley Avenue, Towson 21204

WILLIAM [redacted] III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

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

JT 6/750 June 28 [redacted] 150970