IN RE: PETITION FOR VARIANCE

"Building 1-H," intersection of c/l of Travertine Drive and Quarry Lake Drive, 65 feet NE of c/l of Quarry Lake Drive 3rd Election District

2nd Councilmanic District

(2510 Quarry Lake Drive)

Steve Showalter, VP Construction Petitioner

The Fresh Market, Inc. - Paul Poole Contract Purchaser

BEFORE THE

DEPUTY ZONING

COMMISSIONER

FOR BALTIMORE COUNTY

Case No. 08-068-A

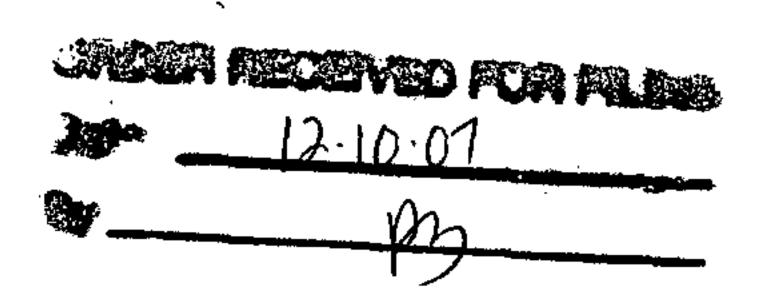
FINDINGS OF FACT AND CONCLUSIONS OF LAW

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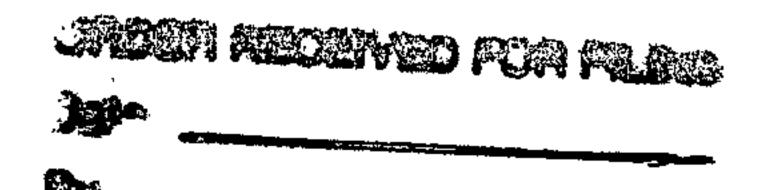
This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by Paul Poole on behalf of The Fresh Market, Inc. Petitioner is requesting variance relief from Section 450 of the Baltimore County Zoning Regulations (B.C.Z.R.), subsection D, Column VI - to permit a sign on a building side with no customer entrance; specifically on the back side of "Building 1-H." The subject property and the requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 6.

Appearing at the requisite public hearing in support of the variance request was Paul Poole on behalf of Petitioner The Fresh Market, Inc., and his attorney, Kenneth Pezzulla, Esquire. Also appearing in support of the variance request were David Flowers and Jared Barnhart with Daft · McCune · Walker, Inc., the consultants who prepared the site plan, and Harry Connolly with Triangle Signs, the supplier and installer of the sign which is the subject matter of the petition. There were no Protestants or other interested persons in attendance at the hearing.



Testimony and evidence offered revealed that the instant matter involves the retail areas of the Planned Unit Development (PUD) known as "Quarry Lake at Greenspring" (Quarry Lake) which was approved in 2004. The tract is located on the west side of Greenspring Avenue, just south of the Baltimore Beltway (I-695) and Old Court Road. As part of the commercial site development, Building 1H on Lot 3 includes over 25,000 square feet for a grocery store/retail area. Presently, The Fresh Market occupies the area of Building 1H containing 21,400 square feet. The other 4,800 square feet is occupied by a Starbucks Coffee emporium. An artist's rendering from page 12 of the Quarry Lake pattern book showing the Building 1H grocery store/retail building architectural elevations and materials was marked and accepted into evidence as Petitioner's Exhibit 3.

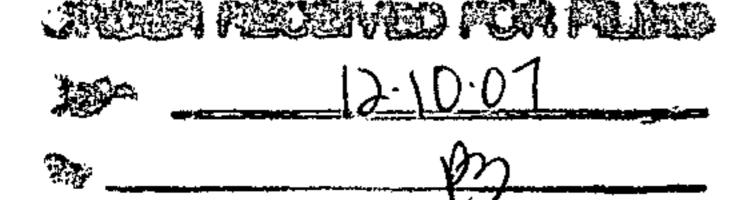
According to Mr. Poole, who is employed by Petitioner as a Purchasing Manager, The Fresh Market, Inc. is an upscale grocery store based in Greensboro, North Carolina. It caters to more of a gourmet clientele and has about 75 stores up and down the east coast. The entire Quarry Lake development is not yet completely finished, and The Fresh Market has been open at the location since July 2007. There are approximately 100 employees at the subject location. This is the first store in the Maryland area and the company desires to capture as much exposure for the store as possible, while also maintaining a visually appealing and balanced look on the exterior. As shown in the photographs which were marked and accepted into evidence as Petitioner's Exhibits 2A through 2U, Building 1H is not far from Greenspring Avenue. However, it is very difficult to recognize that within the building is The Fresh Market gourmet supermarket. Petitioner proposes to alleviate this problem by placing a "Fresh Market" sign on the back façade of the building. The sign would be similar in size and appearance to the "Fresh Market" sign affixed to the front of the building. Petitioner's Exhibits 2B though 2J show the



sign already affixed on the building under a conditional use permit issued pending approval by this Commission.

Mr. Connolly with Triangle Signs has worked in sales for the company for approximately 45 years. He explained that the sign, affixed in block letters as "FRESH MARKET" with a small "The" shown inside the "F," contains individual internally illuminated letters. The sign is affixed to the east side of the building and has been there since October 2007. Each letter is 32 inches in height and 31 ¾ inches in width. Other than the instant variance request, the sign is in compliance with all other zoning regulations and Building Code restrictions and specifications, and constitutes less than 12% of the building façade. A description of the sign and the inner workings of the individual letters is depicted on the detail marked and accepted into evidence as Petitioner's Exhibit 7.

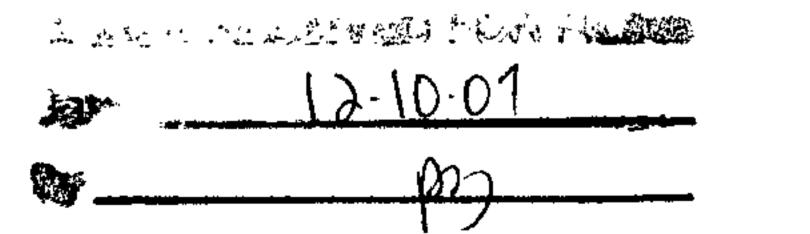
Mr. Flowers, Petitioner's planning consultant, described the photographs which were previously accepted into evidence as Petitioner's Exhibits 2A through 2U, and the need for the variance relief. He explained that when one makes the turn from Greenspring Avenue onto Quarry Lake Drive, The Fresh Market building is visible several hundred feet straight ahead and to the right. However, due to the configuration and unique layout of the building, wherein the back and part of the side of the building faces Quarry Lake Drive, potential patrons of the store are unable to see The Fresh Market sign until after they have traveled around the parking lot located at the front of the store. In Mr. Flowers' view, this does not present a favorable situation for potential customers or the store. Mr. Flowers also stated that the size and location of the sign on the back façade of the store would not negatively impact the immediate area or the nearby community. This is because the building is cut into an existing steep upward slope on the north side of the building. In addition, the area beneath and in front of the sign is attractively landscaped, with decorative stone fencing and an abundance of trees and shrubs for screening.



The landscaping is shown very well on the aforementioned photographs. In short, Mr. Flowers opined that the sign on the back of the store building, in combination with the existing sign on the front, provides needed balance, and as customers are driving along Quarry Lake Drive, it also provides a visual announcement as to the presence of the supermarket located on the front side of the building.

The Zoning Advisory Committee (ZAC) comments were received from appropriate agencies and are made part of the record of this case. The ZAC comment received from the Office of Planning dated September 10, 2007 indicates that Office supports Petitioner's request, stating that the proposed sign is consistent with the pattern book and the approved Planned Unit Development. In particular, the comment states that the pattern book includes language indicating that signs are permitted on the front and rear or the front and side of buildings (at page 18). Page 12 of the pattern book also shows a sign on the back wall of the building. Petitioner referred to those pages of the pattern book, which were previously accepted into evidence as Petitioner's Exhibits 4 and 3, respectively.

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The configuration and layout of Building 1H renders the "back" of the building as that which primarily faces the main entrance into the shopping area -- on Quarry Lake Drive. This placement was necessitated by the fact that Building 1H was cut into a very steep upward slope to the north, and is bordered by a downward slope on the other side of Quarry Lake Drive south of Building 1H. These are the kind of peculiar circumstances that make the regulations impact this property disproportionately compared to others in the district. Therefore I find the property unique in a zoning sense.



I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's variance request should be granted.

1. Petitioner may apply for their building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

Deputy Zoning Commissioner for Baltimore County

THB:pz

12.10.07



JAMES T. SMITH, JR. County Executive

THOMAS H. BOSTWICK Deputy Zoning Commissioner

December 10, 2007

KENNETH PEZZULLA, ESQUIRE PEZZULLA AND PEZZULLA LLC 400 WASHINGTON AVENUE, SUITE 301 TOWSON MD 21204

Re: Petition for Variance
Case No. 08-068-A
Property: 2510 Quarry Lake Drive

Dear Mr. Pezzulla:

Enclosed please find the decision rendered in the above-captioned case.

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

Very truly yours,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

for Baltimore County

THB:pz

Enclosure

c: Jared Barnhart and David Flowers, Daft-McCune-Walker, Inc., 200 E. Pennsylvania Avenue, Towson MD 21286 Paul Poole, 628 Green Valley Road, Suite 500, Greensboro NC 27408 Harry Connolly, 11 Azar Court, Baltimore MD 21227



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2500 QUARRY LAKE DRIVE which is presently zoned communicated OR2

K3.5

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)

Ereof, hereby petition for a Variance from Section(s)

CODE 450, SUBSECTION D, COLUMN VI - SIGN ON BULLDING, SIDE WITH NO CUSTOMER ENTRANCE.

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

LACK OF COMMERCIAL VISIBILITY FROM MAGOL STREET.

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 Purc	chaser/Lessee:	•	Legal Owner(s):		
Signature	*	•	Stave Stowart Name - Type or Print Signature	2 Con	TRUCTON
628 6REEN Address	VARLEY RD 3	36-272-1338 Telephone No.	Name - Type or Print		······································
City	ے ہے State	<u> </u>	Signature		
Attorney For F	Petitioner:		628 GROSSN VALL Address	By ROAD	336 ~272~/33 5 Telephone No.
KEN PEZZ Name - Type or Print	ZULLA		Glews Borw City	<u>در</u> State	27408 Zip Code
Signature Signature	1. / Ly yall		Representative to k	e Contacted:	•
· _ ·	+ PEZZULLA LLC		Par Poor 6		
, ,	TON AVE., SUITE 301	40-821-5235 Telephone No.	628 6250 VAZ	very Ross	336-420-7742 Telephone No.
Towson City	MAD		City		27408
City	Stațe	Zip Code		State E USE ONLY	Zip Code
Case No.	08-068 A	_	ESTIMATED LENGTH		
REV 9/15/98	12-10-07	Reviewed By	UNAVAILABLE FOR I	HEARING	·
				• • •	



Description

To Accompany Petition

For A Special Hearing

North Side of Quarry Lake Drive

East Side of Travertine Drive

Third Election District, Baltimore County, Maryland

Beginning for the same at the end of the second of the following two courses and distances measured from the point formed by the intersection of the centerline of Travertine Drive and the centerline of Quarry Lake Drive, (1) Northeasterly along the centerline of Quarry Lake Drive 65 feet, more or less, thence (2) Northwesterly 30 feet to a point on the north side of said Quarry Lake Drive, thence leaving said point of beginning, referring all courses of this description to the Maryland Coordinate System, (1) North 52 degrees 39 minutes 26 seconds West 35.36 feet to intersect the east side of Travertine Drive, thence binding on and running with the east side of Travertine Drive, (2) North 07 degrees 39 minutes 26 seconds West 171.96 feet, thence (3) Northwesterly by a line curving to the left, having a radius of 140.00 feet, for a distance of 77.69 feet (the arc of said curve being subtended by a chord bearing North 23 degrees 33 minutes 20 seconds West 76.70 feet), thence (4) North 39 degrees 27 minutes 14 seconds West 14.63 feet, thence leaving said east side of said road and running, (5) North 36 degrees 12 minutes 48 seconds East 81.80 feet, thence (6) North 64 degrees 39 minutes 50 seconds East 267.18 feet, thence (7) North 82 degrees 30 minutes 54 seconds East 167.48 feet, thence (8) North 82 degrees 24 minutes 24 seconds East 296.60 feet, thence (9) North 82 degrees

15 minutes 20 seconds East 451.33 feet, thence (10) South 07 degrees 39 minutes 26 seconds East 180.46 feet to intersect the north side of Quarry Lake Drive, thence binding thereon and running with the north side of said road, (11) South 29 degrees 25 minutes 37 seconds West 9.13 feet, thence (12) Southwesterly by a line curving to the left, having a radius of 510.00 feet, for a distance of 124.00 feet (the arc of said curve being subtended by a chord bearing South 22 degrees 27 minutes 42 seconds West 123.69 feet), thence (13) South 29 degrees 25 minutes 37 seconds West 96.23 feet, thence (14) Southwesterly by a line curving to the right, having a radius of 130.00 feet, for a distance of 120.06 feet (the arc of said curve being subtended by a chord bearing South 55 degrees 53 minutes 05 seconds West 115.84 feet), thence (15) South 82 degrees 20 minutes 34 seconds West 943.65 feet to the point of beginning; containing 10.899 acres of land, more or less, as shown on a record of plat recorded among the Land Records of Baltimore County, Maryland, in Plat Book S.M. 78, Folio 180, in July 2006.

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

August 6, 2007

Project No. 83035.PP (L83035.PP)



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: #08-068-A

2510 Quarry Lake Drive

"Bldg. 1-H," intersection of c/line of Travertine & Quarry Lake Drives, 65 ft. n/east c/line of Quarry Lake Drive 3rd Election District - 2nd Councilmanic District Legal Owner(s): Steve Showalter, VP Construction

Contract Purchaser: The Fresh Market, Inc., Paul Poole Variance: to permit sign on building side with no customer entrance.

Hearing: Thursday, November 1, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosiey Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

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

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

JT/10/703 Oct16 152209

CERTIFICATE OF PUBLICATION

. . .

1018,2007
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 1016,2007.
The Jeffersonian
Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
☐ NE Booster/Reporter
☐ North County News

LEGAL ADVERTISING

NOTICE OF ZONING HEARING

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Case: # 08-068-A

2510 Quarry Lake Drive
"Bidg. 1-H," intersection of c/line of Travertine & Quarry
Lake Drives, 65 ft. n/east c/line of Quarry Lake Drive
3rd Election District - 2nd Councilmanic District

Legal Owner(s): Steve Showalter, VP Construction
Contract Purchaser: The Fresh Market, Inc., Paul
Poole

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9/272 Sept. 20

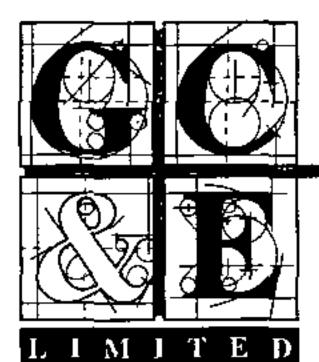
149549

CERTIFICATE OF PUBLICATION

9/20,2007
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on $\frac{9/20}{200}$, $\frac{200}{20}$.
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News

LEGAL ADVERTISING

FINANCE No. 04.191 T. Anne Date: 09.07 Date: 09.07	The 4-77-45 SA	1/1/50		Total: 75 32		O'CHARY LANG DE	CASHIER'S VALIDATION
BALTIMORE COUNTY, NOFFICE OF BUDGET ANIMISCELLANEOUS RECE	Fund Agev Oran	H			Rec	For	DISTRIBITION



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286 Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE#08-068-A
PETITIONER/OWNER:
Steve Showalter, VP Construction
CONTRACT PURCHASER:
The Fresh Market, Inc. Paul Poole
DATE OF HEARING: November 1,
2007

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT COUNTY OFFICE BUILDING, ROOM 111 111 WEST CHESAPEAKE AVE. TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

(see page 2 for full size photo)

LOCATION:

2510 Quarry Lake Drive

SIGNATURE OF SIGN POSTER

Bruce E. Doak

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: October 16, 2007

ZONING NOTICE

CASE #:08-068-A

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

PLACE: Room 407 County Courts Building 401 Bosley Avenue, Towson, MD

TIME & DATE: 9:00 am Thursday, November 1,

Variance: to permit signature building side with no customer entrance

FRESH MARKET NOW OPEN

ZONING NOTICE

CASE # :08-068-A

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

PLACE: Room 407 County Courts Building 401 Bosley Avenue, Towson, 150

Variance: to permit sign on building side with no customer entrance.

THE PRINCE WEE HAS BEEN ACTED FOR SHARE AND THE PRINCE OF THE PRINCE OF



JAMES T. SMITH, JR. County Executive

September 26, 2007
TIMOTHY M. KOTROCO, Director
Department of Permits and

NEW NOTICE OF ZONING HEARING

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:

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2510 Quarry Lake Drive

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3rd Election District – 2nd Councilmanic District Legal Owners: Steve Showalter, VP Construction

Contract Purchaser: The Fresh Market, Inc., Paul Poole

Variance to permit sign on building side with no customer entrance.

Hearing: Thursday, November 1, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

TK:klm

Director

C: Ken Pezzulla, 401 Washington Avenue, Ste. 301, Towson 21204
Paul Poole, The Fresh Market, Inc., 628 Greenvalley Road, Greensboro, NC 27408
Steve Showalter, 628 Green Valley Road, Greensboro, NC 27408

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, OCT. 17, 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.



JAMES T. SMITH, JR. County Executive

September 26, 2007
TIMOTHY M. KOTROCO, Director
Department of Permits and
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Development Management

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TO: PATUXENT PUBLISHING COMPANY

Tuesday, October 16, 2007 Issue - Jeffersonian

Please forward billing to:

Paul Poole 628 Green Valley Road, Ste. 500 Greensboro, NC 27408

336-420-7742

NOTICE OF ZONING HEARING

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WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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PEZZULLA AND PEZZULLA, LLC

ATTORNEYS AT LAW

SUITE 301

401 WASHINGTON AVENUE TOWSON, MARYLAND 21204-4804

KENNETH D. PEZZULLA JAMES S. PEZZULLA

TELEPHONE 410-821-5235

September 24, 2007

FAX 410-82!-8568

VIA FACSIMILE (410) 887-3048

Zoning Review Office Attention: Ms. Kristin Matthew County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

Re: Petition for Variance
The Fresh Market, Inc.
Case No. 08-068-A

Dear Ms. Matthew:

Please reschedule the Hearing date relative to the above matter which had been set for Friday, October 5, 2007. Through inadvertence, the Zoning Notice Sign was not posted on a timely basis. I would appreciate your advising me as to the new Hearing date.

Thank you for your cooperation and assistance.

Very truly yours,

Kenneth D. Pezzilla

KDP:edh

Cc: Peter Max Zimmerman, Esquire People's Cousel for Baltimore County

The Fresh Market, Inc.

Attention: Mr. Paul W. Poole



JAMES T. SMITH, JR. County Executive

TAUGUST SOK 2087CO, Director
Department of Permits and
Development Management

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Timothy Kotroco

Director

TK:klm

C: Ken Pezzulla, 401 Washington Avenue, Ste. 301, Towson 21204
Paul Poole, The Fresh Market, Inc., 628 Greenvalley Road, Greensboro, NC 27408
Steve Showalter, 628 Green Valley Road, Greensboro, NC 27408

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, SEPT. 20, 2007.

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TO: PATUXENT PUBLISHING COMPANY

Thursday, September 20, 2007 Issue - Jeffersonian

Please forward billing to:

Paul Poole

336-420-7742

628 Green Valley Road, Ste. 500

Greensboro, NC 27408

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Hearing: Frighty, October 5, 2007 at 11:00 a.m. in Room 407, County Courts Building,

301 Basley Avenue, Towson 21204

WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:
Item Number or Case Number: 08-668
Petitioner: Tités Frasti MARCEST
Address or Location: 2510 QUALTY LAKE PRIVE, BALTIMORE, ND
PLEASE FORWARD ADVERTISING BILL TO: Name: Poole
Address: 625 GROSD VALLEY ROAD, SUITES 500
6/2005BORD, NC 27408
Telephone Number: 336 - 420 - 7742



JAMES T. SMITH, JR. County Executive

October 25,2007

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

Mr. Ken Pezzulla, Esquire 401 Washington Avenue Ste. 301 Towson, Marland 21204

Dear Mr. Pezzulla:

RE: Case Number: 08-068-A

2510 Quarry Lake Drive

The above referenced petition was accepted for processing ONLY by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 7, 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,

U. Callibal W. Carl Richards, Jr.

Supervisor, Zoning Review

WCR:rjc Enclosures

c: Peoples Council Paul Poole, The Fresh Market, Inc. 628 Greenvalley Road, Greensboro, NC 27408 Steve Showalter, 628 Greenvalley Road, Greensboro NC 27408



DATE: September 10, 2007



INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

2510 Quarry Lake Drive

INFORMATION:

Item Number:

8-068

Petitioner:

Mr. Steve Showazter

Zoning:

DR 1 and DR 3.5

Requested Action:

Special Hearing and Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request as it is consistent with the pattern book and approved PUD. The pattern book includes language, which states that signs are permitted on the front and rear or front and side of buildings (page 18). Page 12 also shows a sign on this wall of the building.

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

Reviewed by:

Division Chief: AFK/LL: CM



DATE: September 10, 2007

INTER-OFFICE CORRESPONDENCE

BALTIMORE COUNTY, MARYLAND

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

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Arnold F. 'Pat' Keller, III

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SUBJECT:

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Reviewed by:

Division Chief:

AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: August 15, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 20, 2007

Item Nos. 052, 054, 056, 057, 058, 061, 062, 063, 065, 066, 067 (068, 071, 072,

073, 074, and 075

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-08152007.doc



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

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

August 14, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: August 14, 2007

Item Number: Item Number 42 and 052 through 075

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



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

Neil J. Pedersen, Administrator

John D. Porcari, Secretary

Maryland Department of Transportation

Date: AUGUST 13, 2007

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

RE:

Baltimore County

Item No. 8-68-A

2510 QUARRY LAKE DRIVE

STEVE SHOWALTER PROPERTY

MRIANCE

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.8-68-A.

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,

Steven D. Foster, Chief Engineering Access Permits

Division

SDF/MB

PEZZULLA AND PEZZULLA, LLC

ATTORNEYS AT LAW
SUITE 301

401 WASHINGTON AVENUE TOWSON, MARYLAND 21204-4804

KENNETH D. PEZZULLA JAMES S. PEZZULLA

TELEPHONE 410-821-5235
August 27, 2007

FAX 410-821-8568

DELIVERED BY HAND

Zoning Commissioner for Baltimore County County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

RE: Case No. 08-068-A
Petition for Variance
2510 Quarry Lake Drive; Building 1-H

Dear Sir:

Enclosed are twelve (12) copies of proposed sign for The Fresh Market Store at Quarry Lake Shopping Center. Please file same in the above captioned proceedings. Thank you for your cooperation.

Sincerely yours,

Kenneth D. Pezzulla

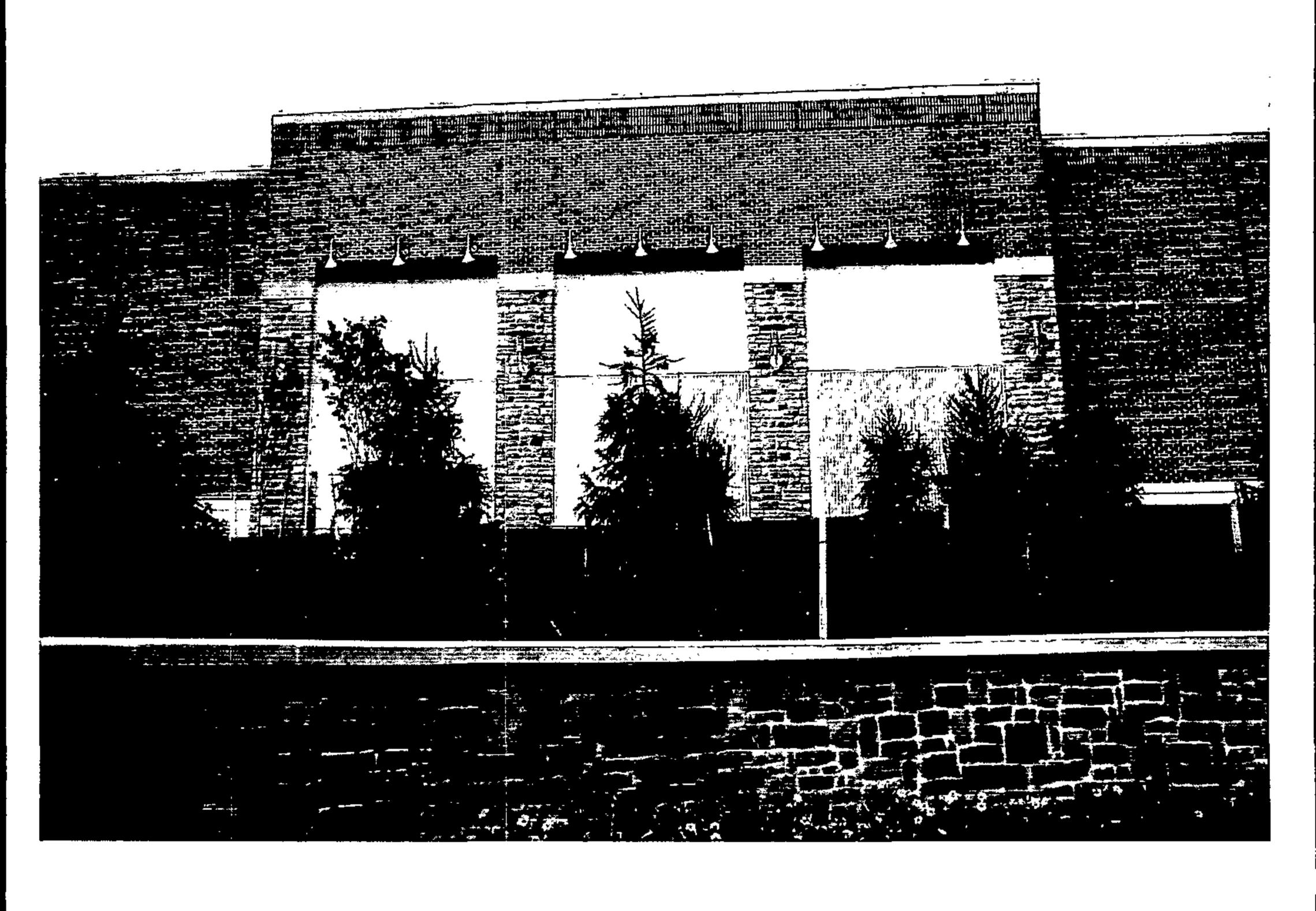
KDP:edh Enclosure

cc: Peter Max Zimmerman, Esquire People's Counsel for Baltimore County

The Fresh Market, Inc.

Attention: Mr. Paul W. Poole









08-068 A

PLEASE PRINT CLEARLY

NAME	NUMBER	-
CASE	CASE	DATE

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
JARED BARNHART	200 E, PENNSYLVANIA AUN	Towson, MD, 21286	barnhart Dom com
DAVID FLOWERS	200 E. PEND SYLVANIA KVE.	177 17	DAVID FLOWERSPETENAGE. COPI
HARRY COMMOLLY	11 AZAR COURT	BALTIMORE MD 21227	HARRY, CONNOLL COTRUANGLE
			SIBN.COM
TAN POOLE	628 GREEN VALLEY RD, STE 500	6 REENS BORD, NC 27408	Phul Pouce THEFRESHMET.
			No.

Case No.: 08-064- A

Exhibit Sheet

Petitioner/Developer

Protestant

No 1		
No. 1	Reson of Mr. Flowers	
No. 2		
No. 2	Photographs of Tito	
No. 3	Sichtestured Elevations + Materials	
No. 4	Trynige Concepts	
No. 5	Copy of Portion of Final Development Plan for PUD	-
No. 6	Site Plan	
No. 7	Architects Rondering of Signage	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

DAVID C. FLOWERS

David C. Flowers 1556 Dellsway Road

P.O. Box 20009

Towson, MD 21284-0009

Home Phone: 410-296-6832

Cell Phone:

443-677-1184

FAX:

410-296-9270

Email:

davidflowersret@aol.com

EDUCATION

Towson University – Bachelor of Science – Social Science – 1973 Essex Community College – A.A. – Urban Planning - 1969

WORK EXPERIENCE

7-2001 to present – Consultant - GGP & Associates – Residential & Commercial Development

Assist property owners and developers in conjunction with engineers and attorneys to process site plans, constructions drawings, development plans, zoning requests and building permits through the county and or city development process. This will require field visits, meetings with government staff, and various hearings. Once the project is complete assistance is provided to the developer in the return of securities from local and or state government.

7-92 to 7-2000 – Baltimore County Government Department of Zoning and Development Management, and Department of Permits and Development Management

I supervised a staff of 20 individuals who were responsible for various aspects of the development process from first submittal of concept plans to final competition of development projects and record plats.

Served as a project manager for new development projects that were submitted to Baltimore County for review and approval

1987 to 1992 Baltimore County Government Department Environmental Protection and Resource Management

Responsible for the implementation of the Baltimore County Chesapeake Bay Critical Area Program. This involved working with a staff of 5 individuals concerning the review and approval of residential and commercial development, building permits and community plans.

1969 to 1987 Baltimore County Department of Planning and Zoning

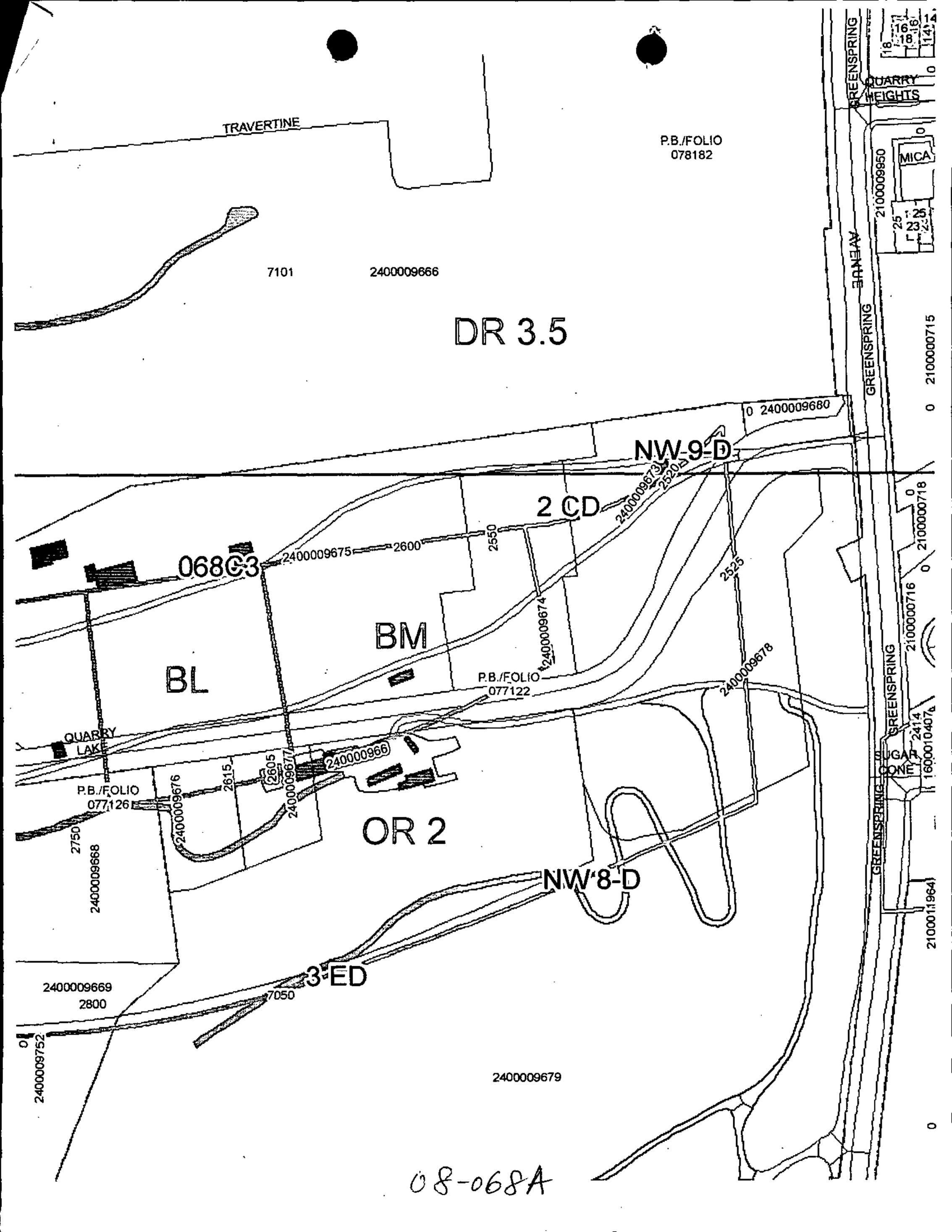
Plotted zoning cases on zoning maps and development plan proposals on plan maps. Assist individual inquires concerning the Zoning Regulations. I participated in the Joint Subdivision Planning Committee (JSPC) development process and the CRG development process. Served as the area planner for the Central and Northeastern Area of Baltimore

PETITIONER'S

EXHIBIT NO

County, responsible for the development, review and approval of community plans for various communities, and participated in the Comprehensive Zoning Map Process. This involved working with the Planning Board and County Council. I also served as a representative for the Department in junction with the Department of Recreation and Parks Board.

REFERENCES: Available upon request





BALTIMORE COUNTY

Zoning Commissioner's Office 401 Bosley Avenue, Suite 405 County Courts Building Towson, Maryland, 21204 Return Service Requested

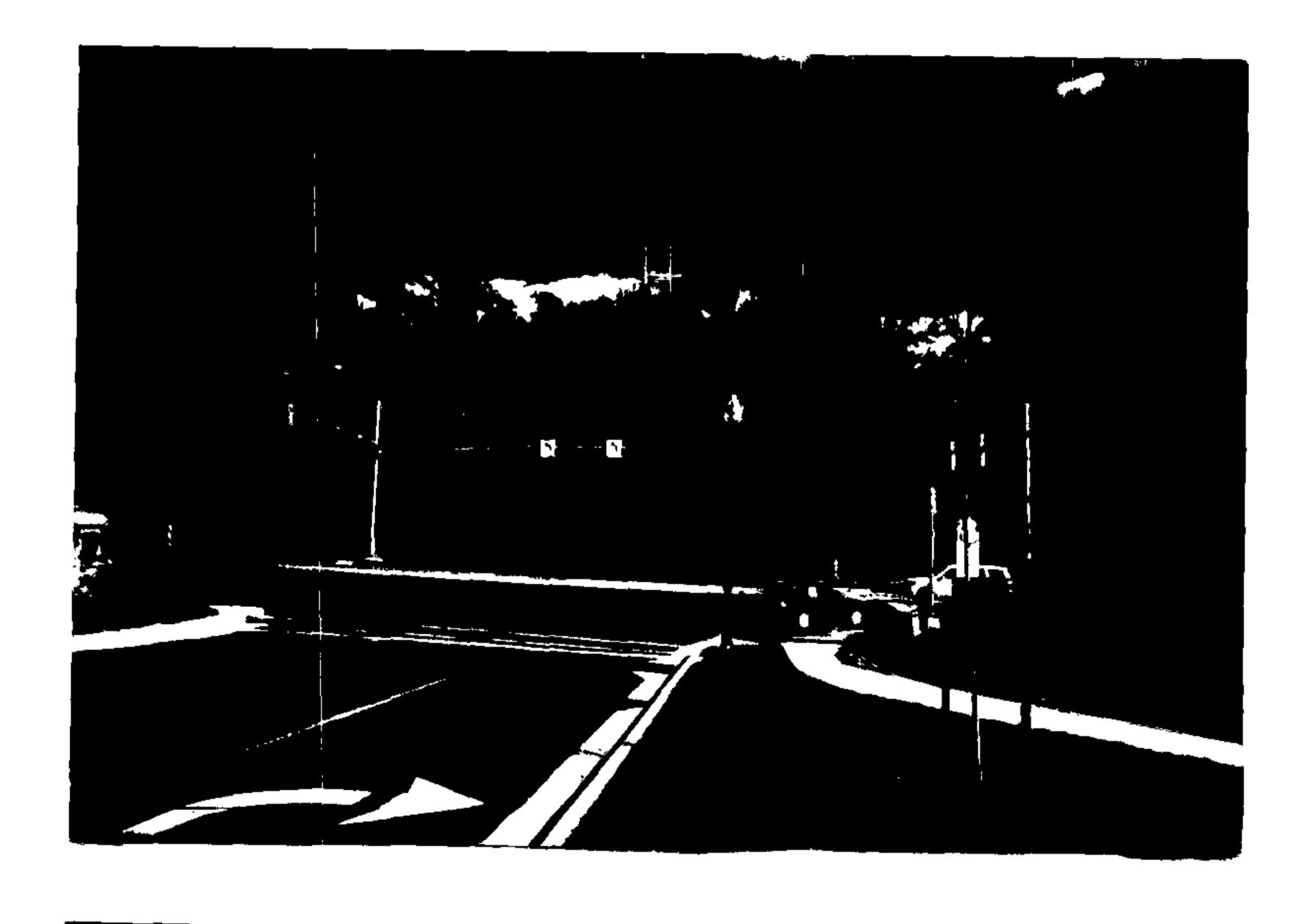
740705 #08-068-4

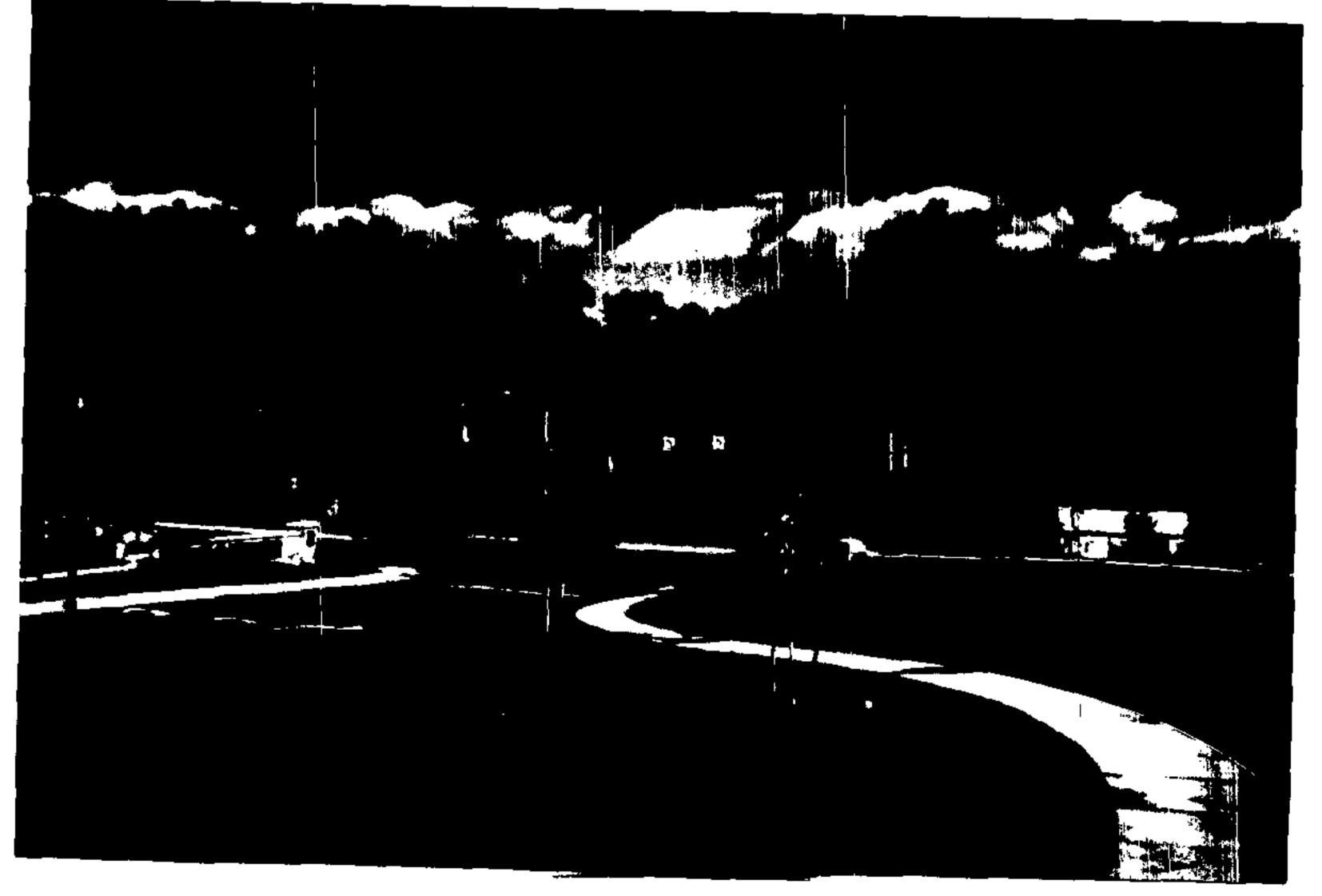


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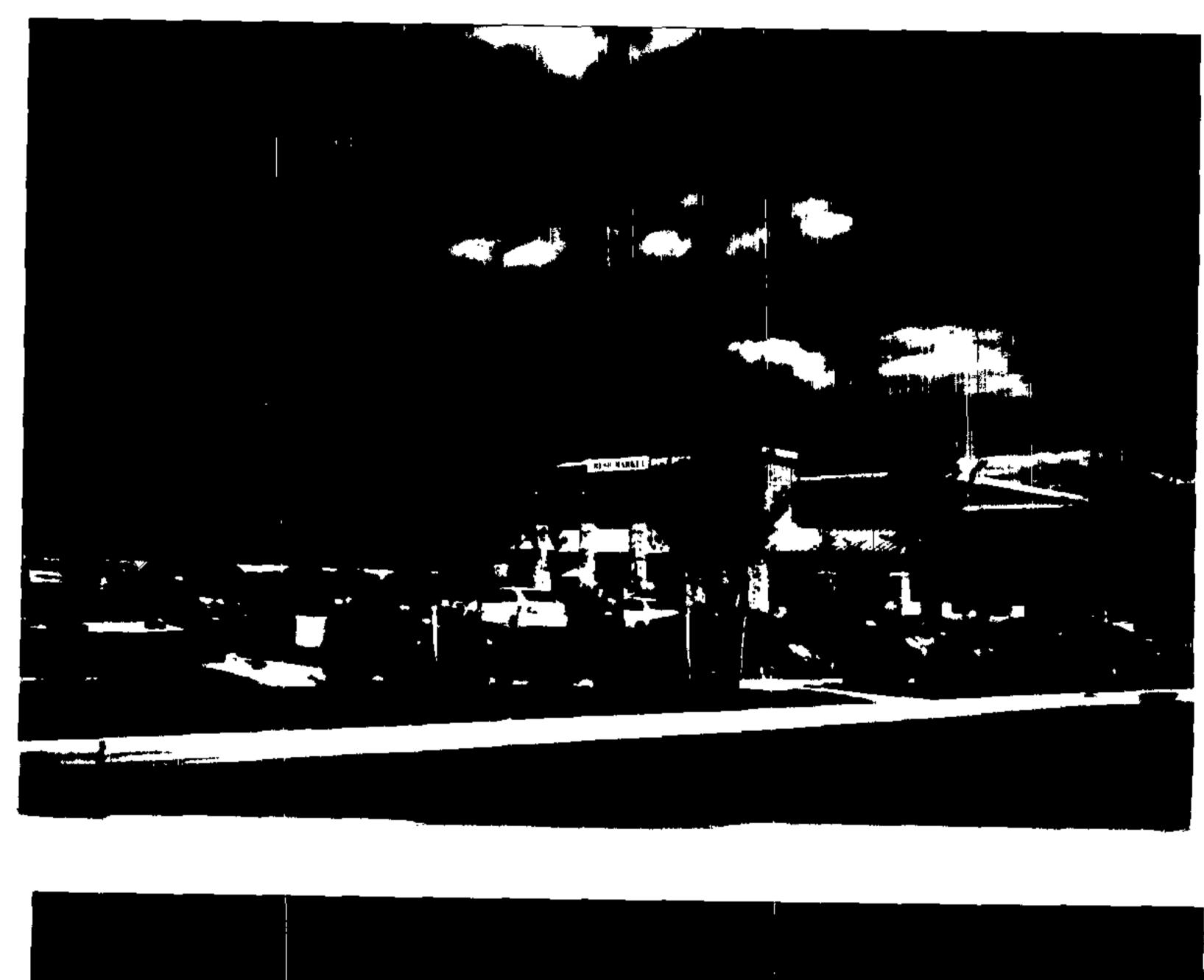




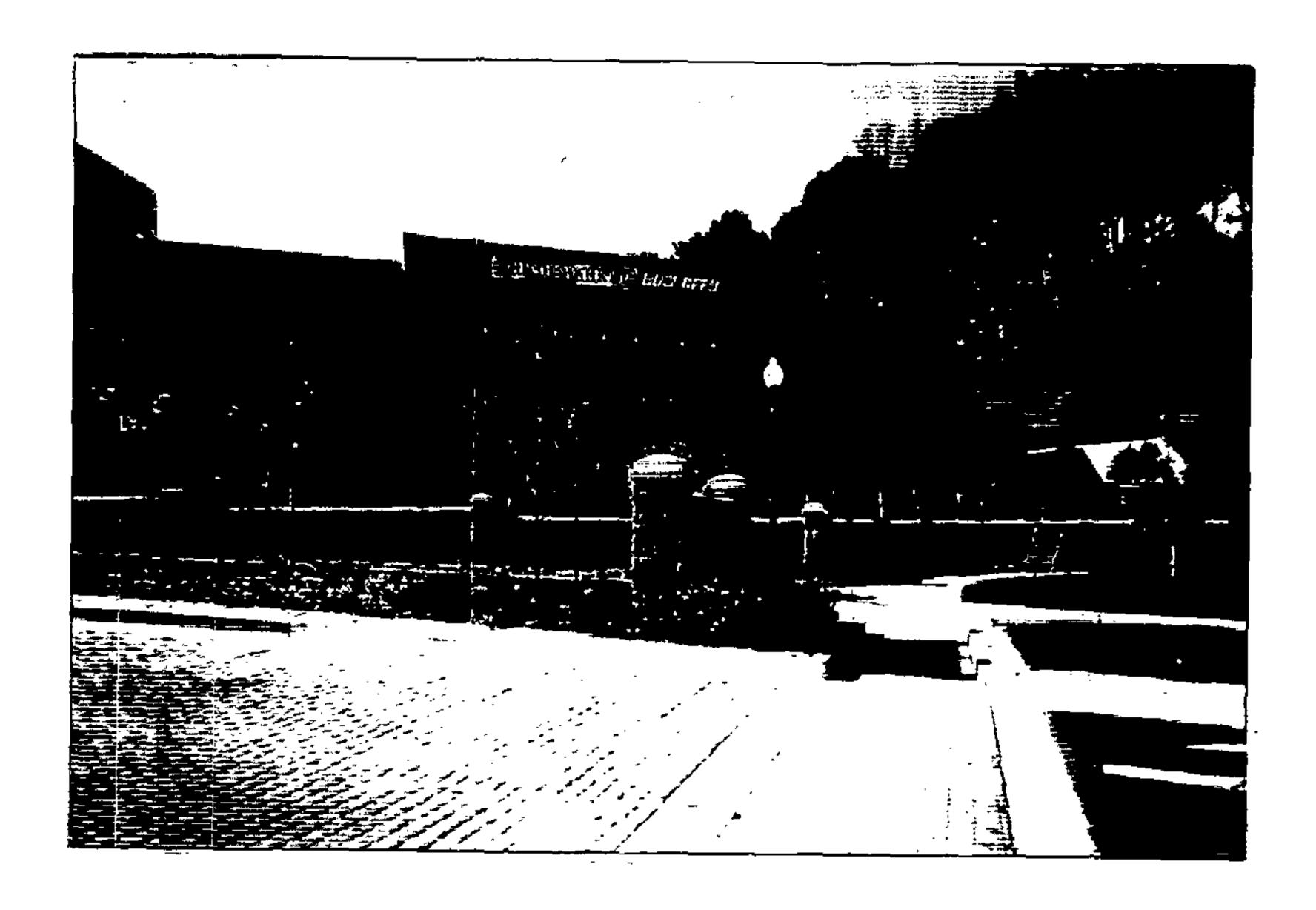


















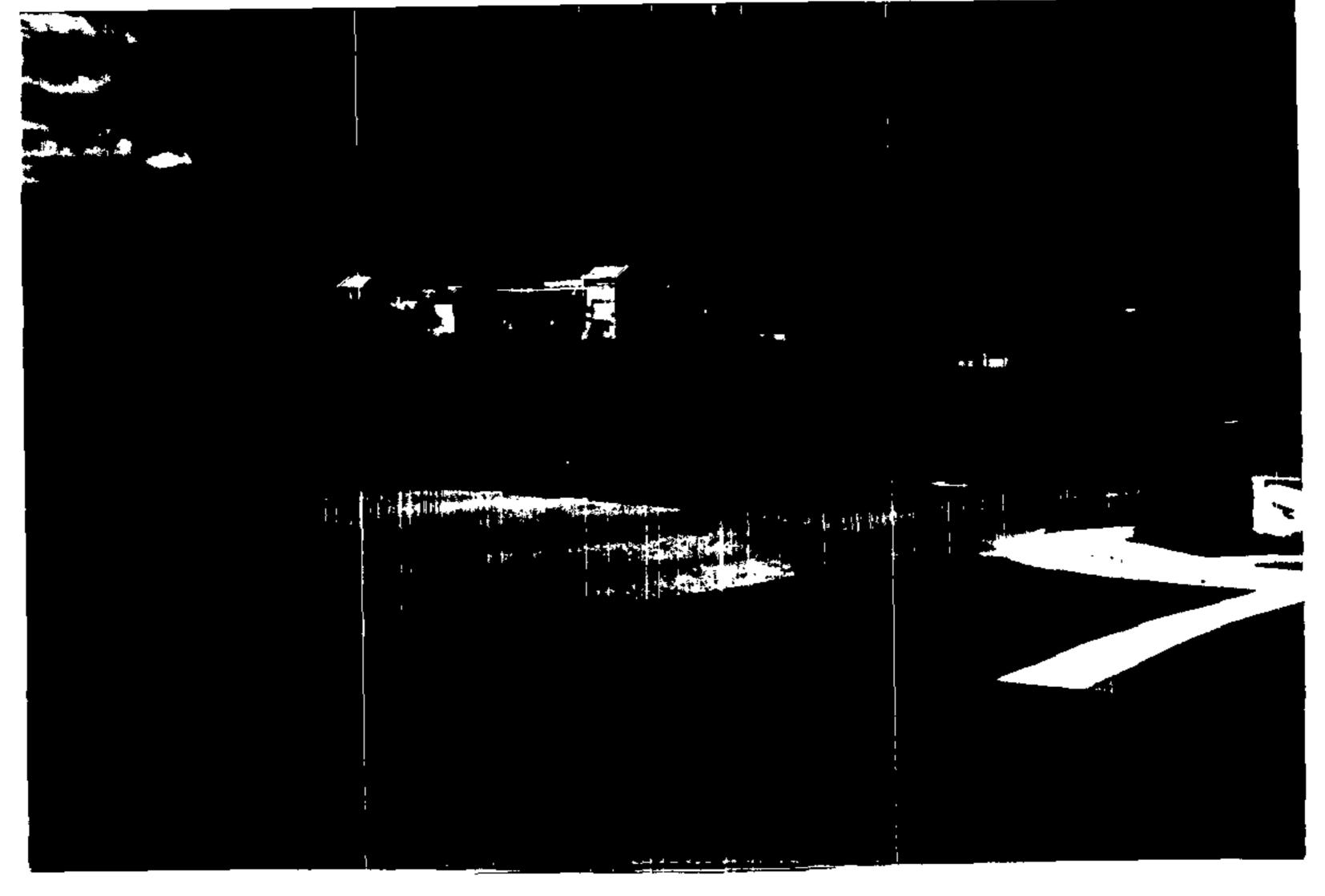


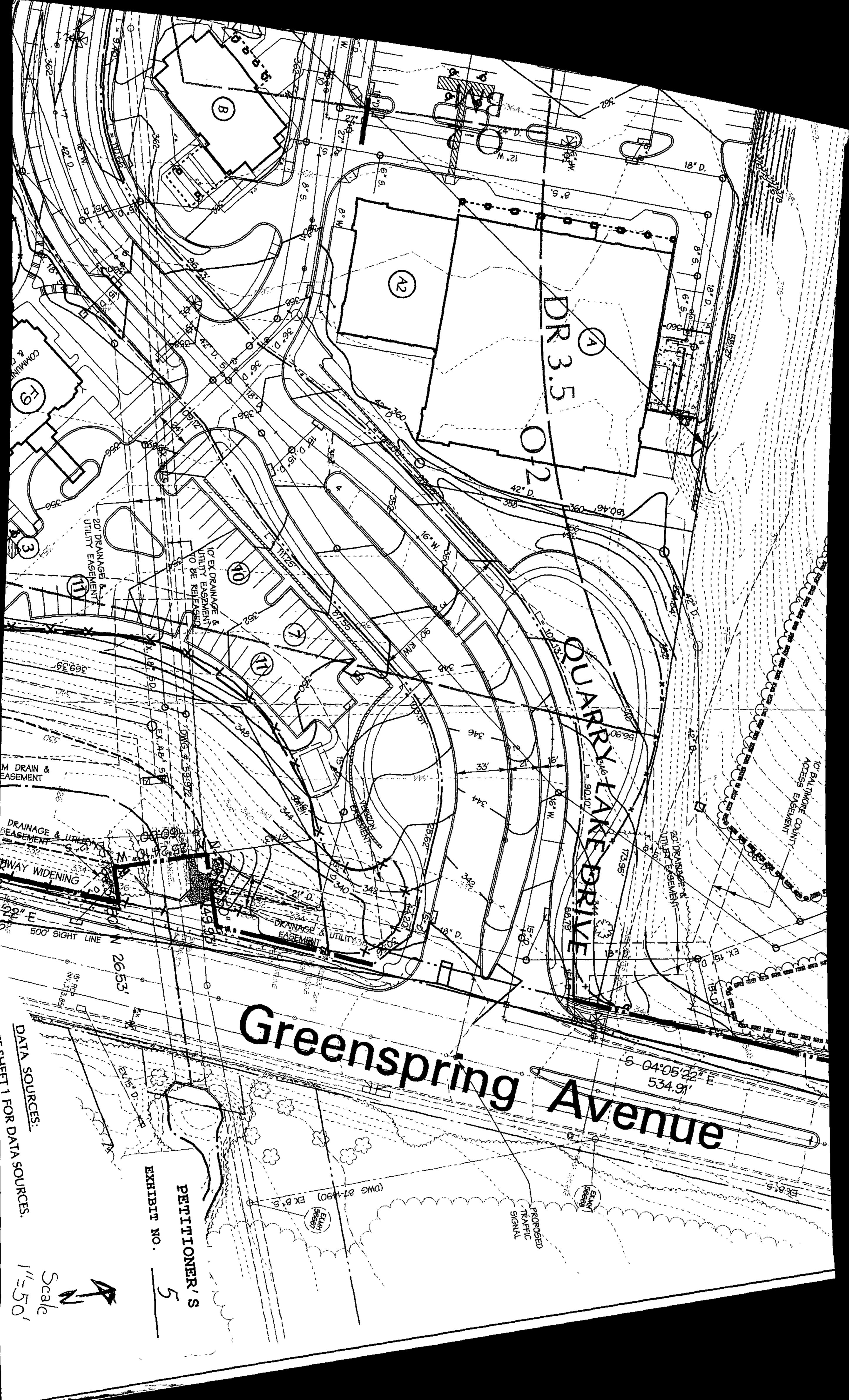












Retail Signage

Design & Materials

The design, materials, colors, and graphics for the retail area signage shall be compatible with the character and scale of the retail architecture and streetscape design. The typefaces selected for directional, directory, and joint identification signage shall be simple and compatible with the architectural character. Typefaces and graphics used by tenants for enterprise signage shall be subject to review for design compatibility.

Final signage designs, including materials, colors, and graphics shall comply with Section 450 (2004 BCZR) and be approved prior to the issuance of building permits.

Joint Identification Signage

Joint Identification Signage provides an identity of a multi-occupant non-residential development such as the PUD-C retail area. This signage may be located either; at the first retail entrance drive along Quarry Lake Drive across from the community center; and/or at the corner of Quarry Lake Drive and Travertine Drive. The signage will be designed to compliment the entry signage already planned for the residential community and will be set into a landscaped area and/or wall to soften its appearance.

Enterprise Signage

Enterprise Signage may be provided on two facades (front and rear or front and side) of the building space occupied by each retail or restaurant tenant. To provide continuity, a signage band or panel shall be incorporated into the design of each building façade, located above each storefront or the main building entrance. Signs shall be compatible in scale and proportion with the building design.

Directional Signage

Directional Signage shall be provided to assist with orientation and vehicular circulation within the retail area. Directional signs shall indicate entrances, exits, drive-thru lanes, etc. These signs shall be low in profile, with simple text, and constructed of materials and colors compatible with the architectural character of the retail center.

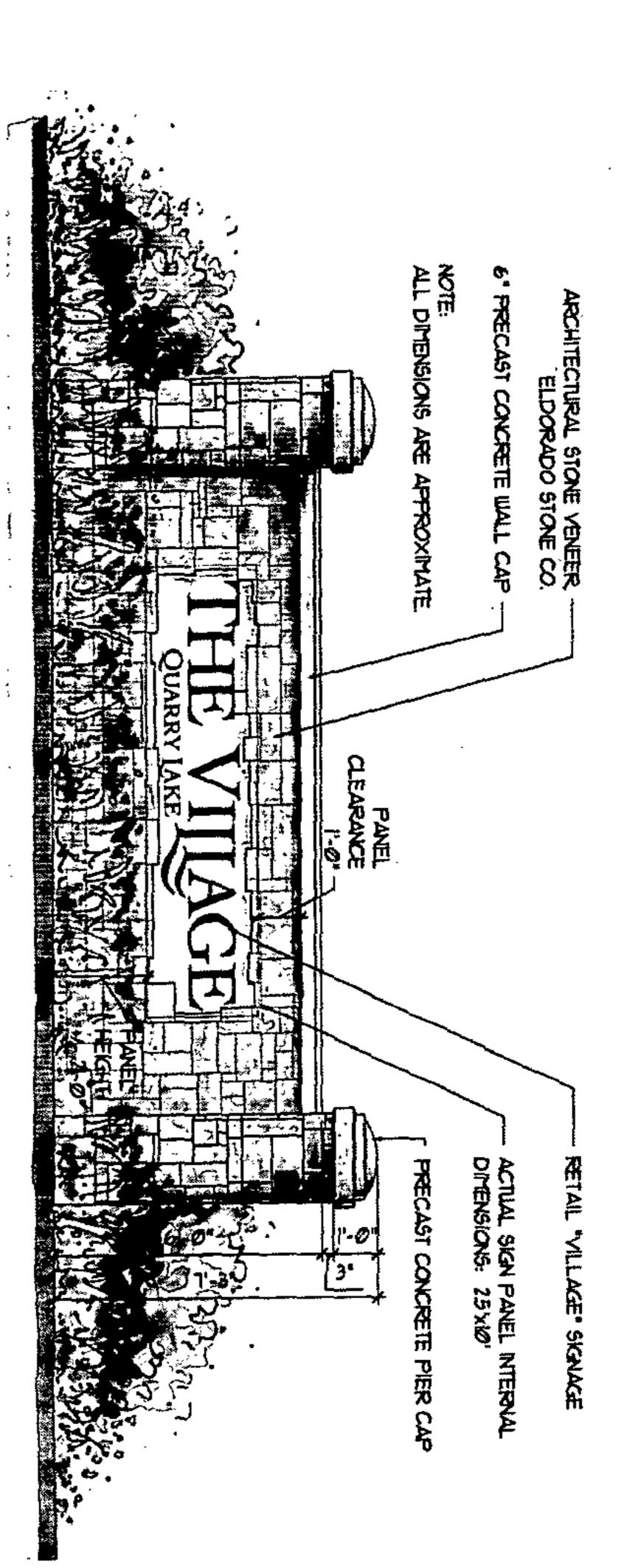
Directory Signage

Directory Signage displays the identity and location of the tenants located within the PUD-C area. They will provide assistance with orientation and pedestrian circulation. These signs shall be located along the streetscape or sidewalk as free-standing signs, kiosks, or building-mounted signs constructed of materials and colors compatible with the architectural character of the retail center. Directory Signage will be scaled to fit appropriately within the pedestrian environment.

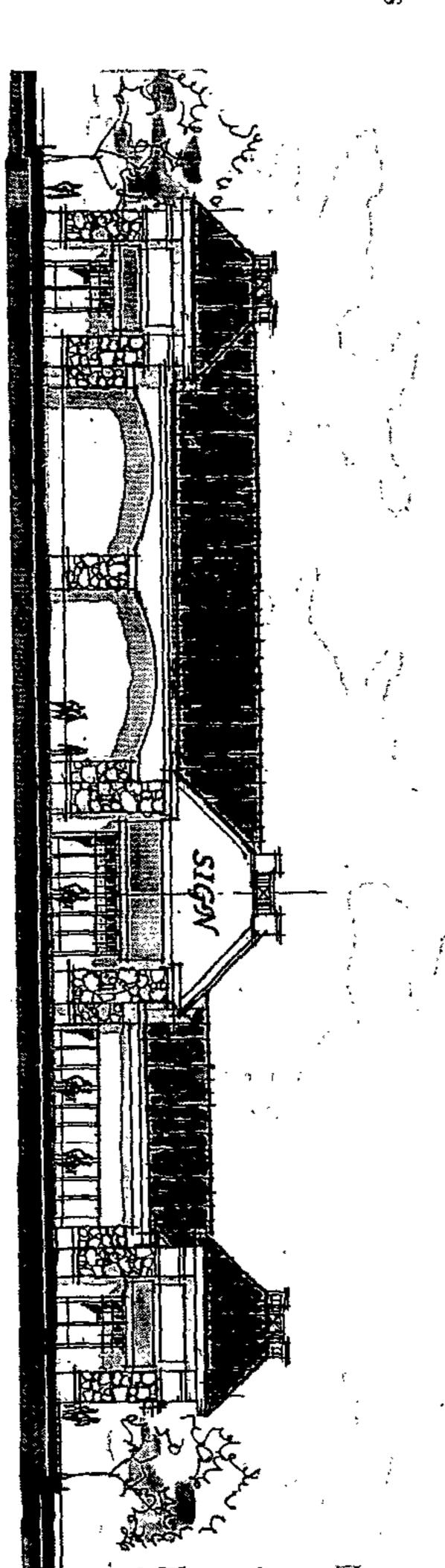
Signage Concepts

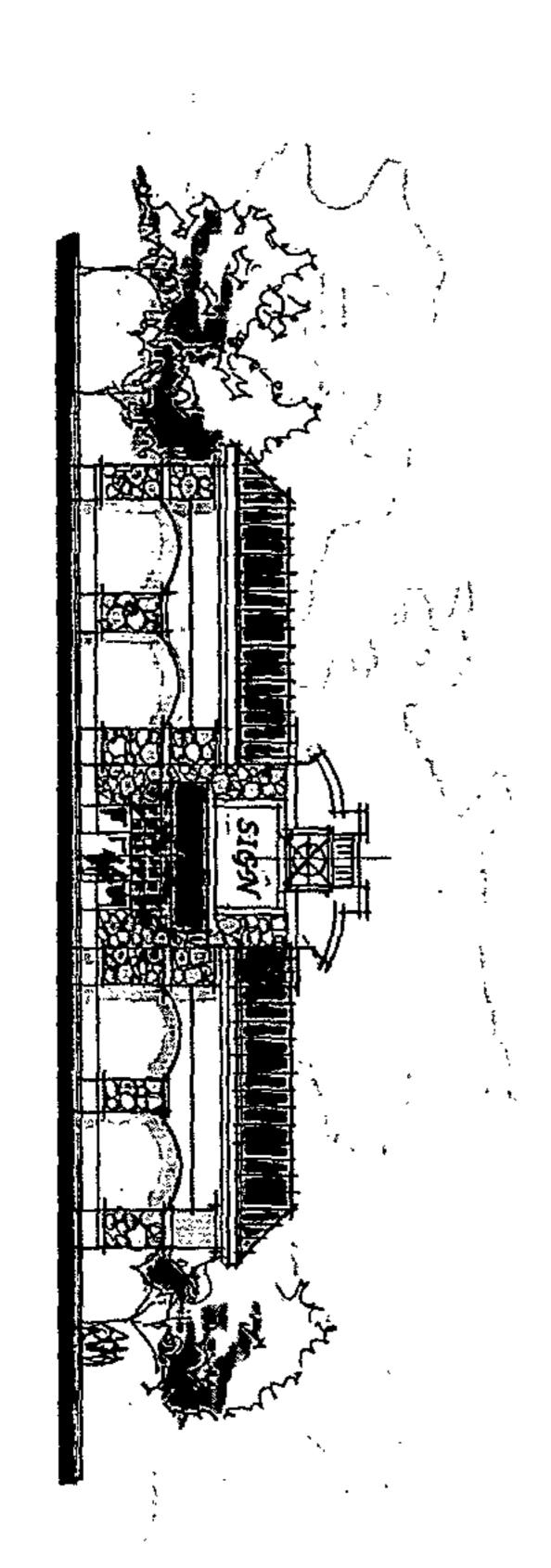
Landscape Patterns

Landscape Patterns



Joint Identification Signage—Conceptual Sign Elevation

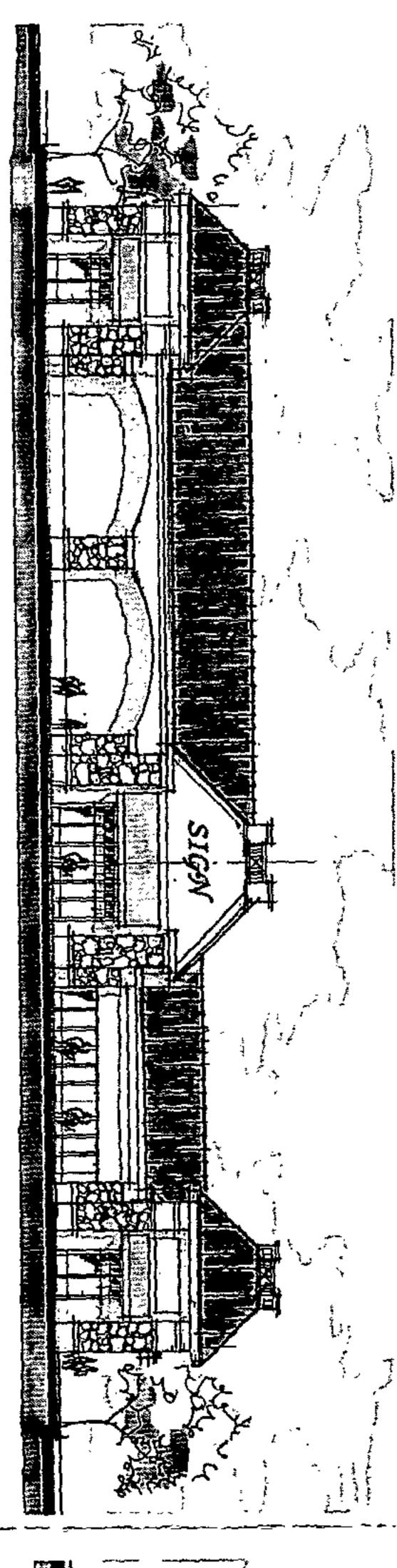




Enterprise Signage—Conceptual Building-Mounted Sign Treatments

PETITIONER'S

UARRY LAKE



Building 1H2

Building 1H1

Section D-D' - Grocery Store/Retail Entrance

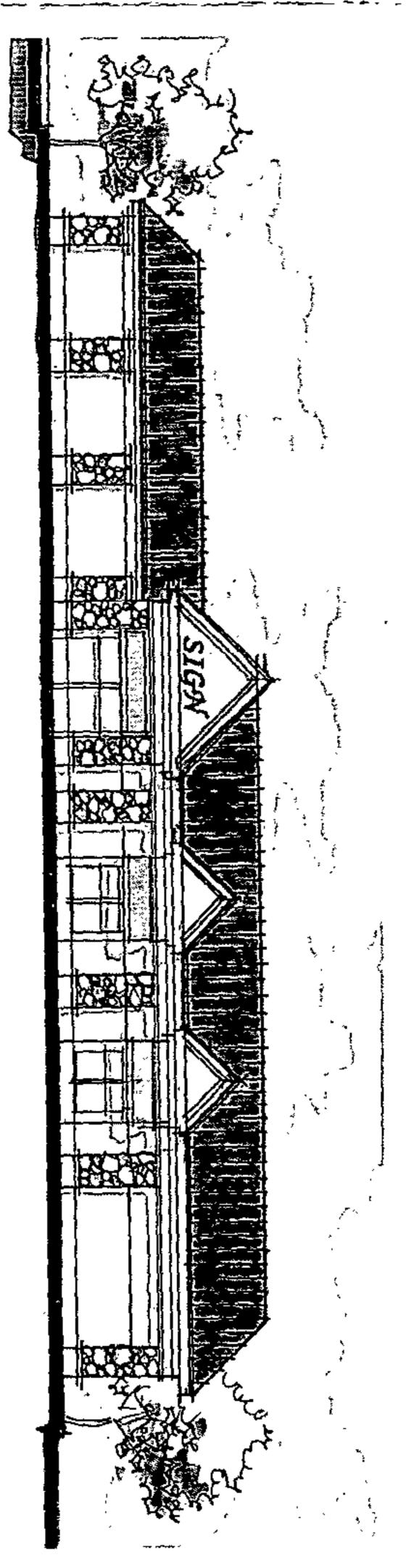
Grocery Store/Retail Building -Architectural Materials

The grocery store/retail building consists of 1H1 and 1H2.

The architecture consists of a single story structure divided into multiple retail spaces.

grade. cades, same materials used on all other facades. Facade materials should be finished to the finished accents for architectural interest. The roof screens will utilize standing seam metal roofs as a the main facade. be finished with either simulated stone or brick masonry veneer, with stucco or EFIS panels prominent and unifying architectural feature. The primary building facade oriented to the parking area shall incorporate a combination of arawnings, pedestrian level display Exposed foundation walls shall use the same simulated stone or brick masonry veneer as windows, Side storefronts, and rear facades will be finished with the and store entrances. Facades shall

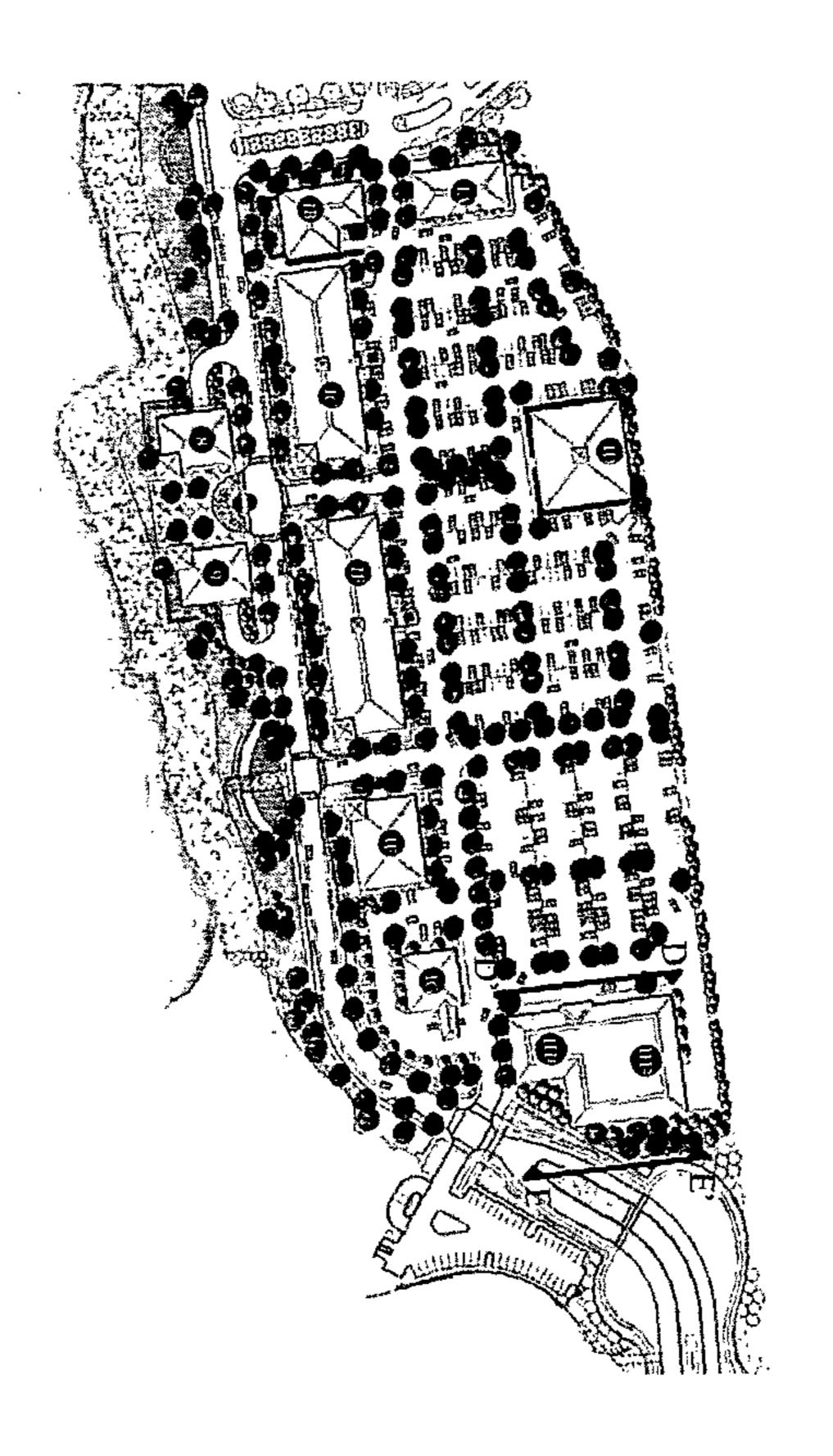
Building materials shall consist of muted or earth tones. Brighter accent colors are permitted only for awnings, architectural accents, or trim, and shall be complimentary to the overall color palette.



Building 1H1

Building 1H2

ection E-E' - Grocery Store/Retail Rear



Elevation Key

Architectural Elevations & Materials

Architectural Patterns

ETITIONER'S

TIBIHXS

QUARRY [A]

CHANN ELEVATION

LETTER SQ FOOTAGE: Scale: 1/4"=1'-0" 143.2 sq ft

SCOPE OF WORK

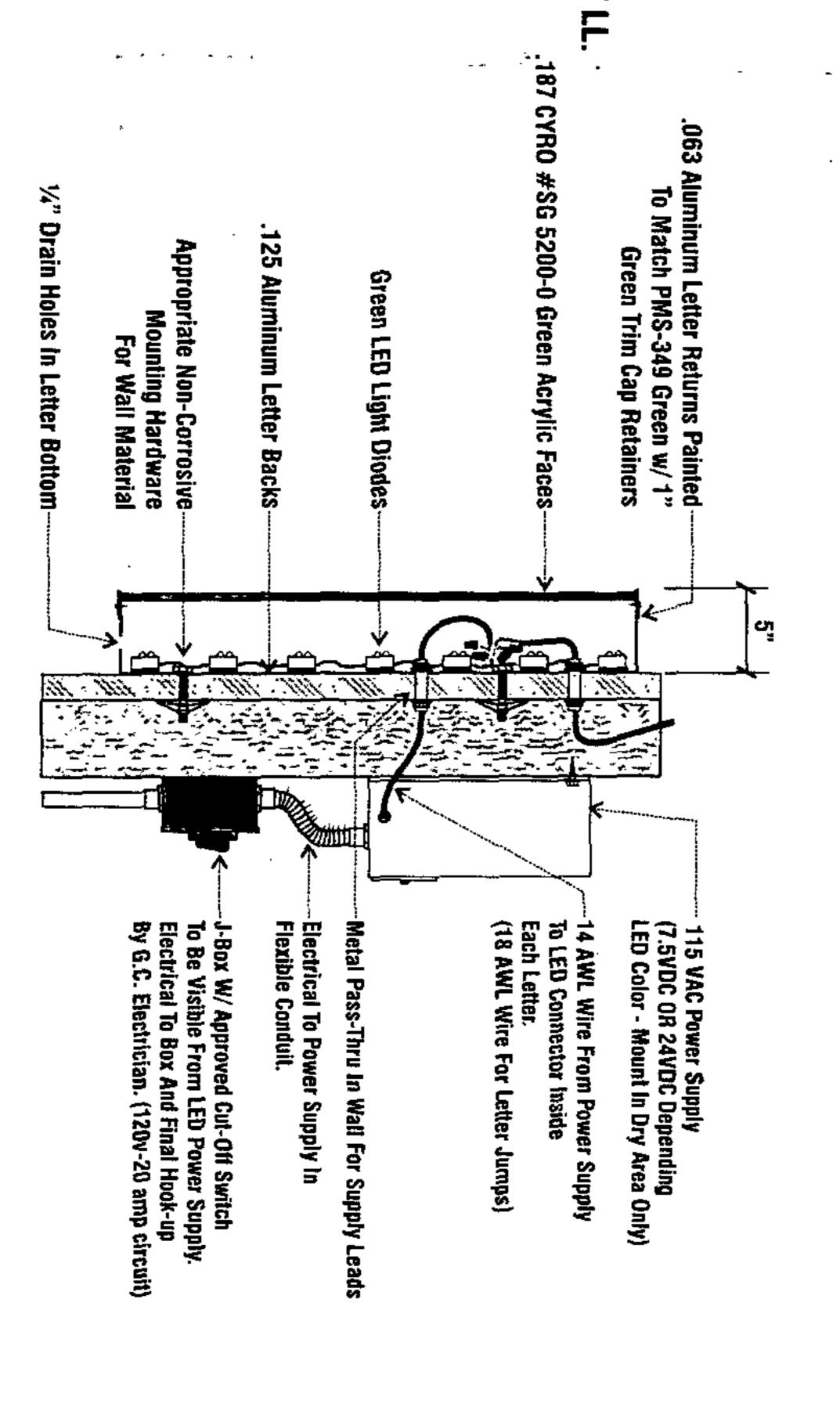
(1) ONE SET REQUIRED

MANUFACTURE, SHIP AND INSTALL (1) ONE SET NEW 42" CHANNEL LETTERS.

SPECIFICATIONS

- 5" DEEP LETTER INTERIORS PAINTED WHITE. RETURNS TO BE .063. & BACKS TO BE **ALUMINUM RETURNS PAINTED TO MATCH PMS-349 GREEN WITH ALL** .125 ALUM. REQ BY LL.
- TRIM CAP IS 1" GREEN TRIM CAP.
- ယု
- 4 FACES ARE FLAT TRANSLUCENT #Cyro Acrylite SG 5200-0 Green ACRYLIC. Letter "f" will have arlon #02 opaque white vinyl "the" vinyl co OVERLAY APPLIED FIRST SURFACE. VINYL COPY
- LETTERS ARE INTERNALLY ILLUMINATED WITH GREEN LED DIODES WITH REMOTE TRANSFORMERS HOUSED BEHIND WA **IN TRANSFORMER BOXES**

CHANNEL LETTERS ARE FABRICATED PEF DETAIL



PRIMARY **ERS**

~_~

www.FederalHeath.com 10425 Old Alabama Road Conne Suite 102

Other Office Locations:

Oceanside - Las Vegas - Detroit Willowbrook - Jacksonville Houston - San Antonio - Corpus Christi Milwaukee - Indianapolis - Atlanta Tampa - Daytona Beach

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Project Manager: Account Rep: Art Files/2006/Smith/Fresh Market

Dave Reeves Donna Copp **Matt Smith** Baltimore, M.D.

P-06-700 R1 Baltimore MD 10 Sheet Number: ate: ob Number: 2 23-64347 **JULY 06**

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CHANN LETTER ELEVATION

(1) ONE SET REQUIRED

LETTER SQ FOOTAGE: 83.4 sq ft

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

SCOPE OF WORK

1. MANUFACTURE, SHIP AND INSTALL (1) ONE SET NEW 32" CHANNEL LETTERS.

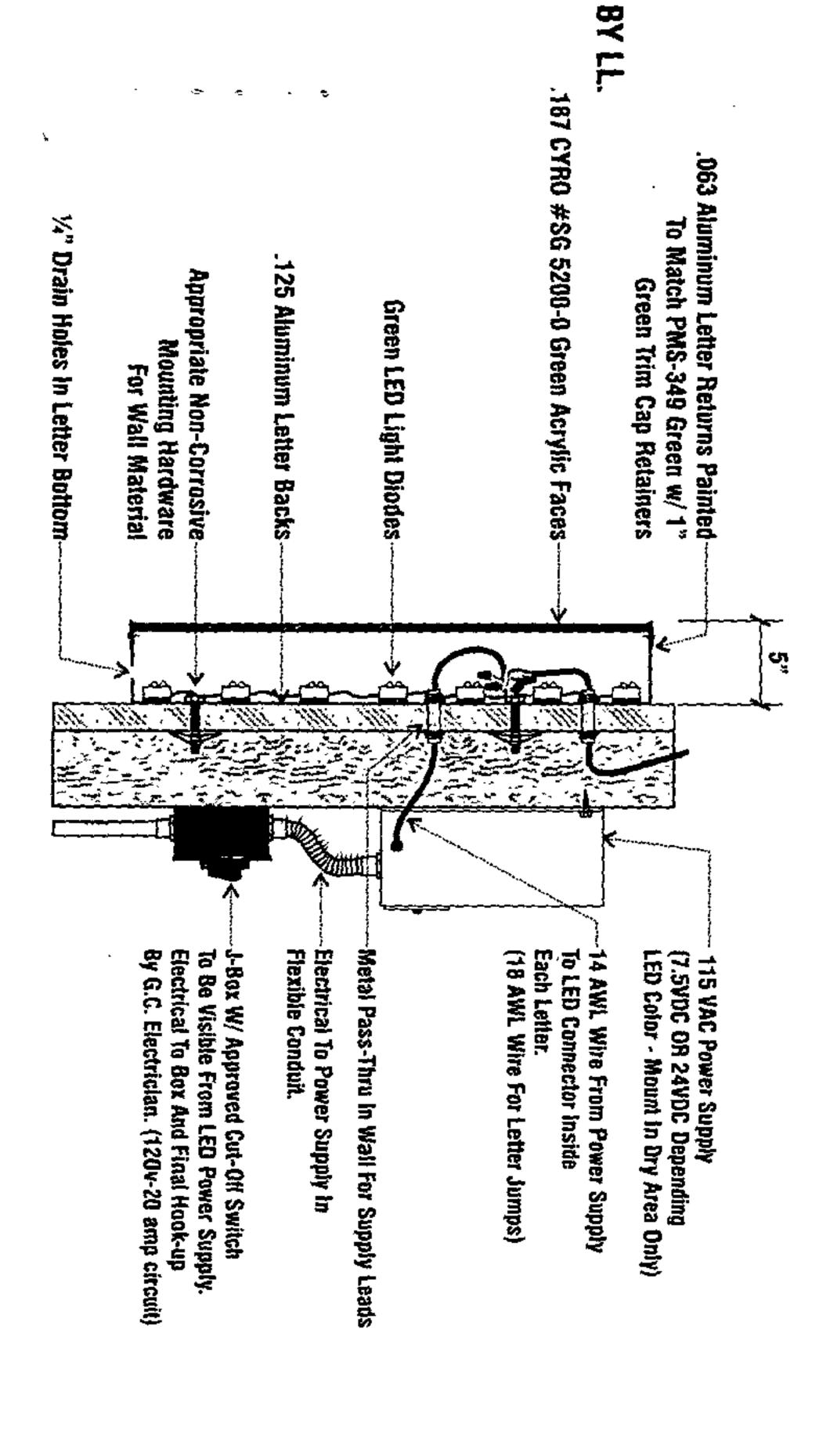
SPECIFICATIONS

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- ည
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OVERLAY APPLIED FIRST SURFACE.

Ĺ LETTERS ARE INTERNALLY ILLUMINATED WITH GREEN LED DIODES WITH REMOTE TRANSFORMERS HOUSED BEHIND WALL IN TRANSFORMER BOXES.

CHANNEL LETTERS ARE FABRICATED PER DETAIL



10425 Old Alabama Road Connector Sulte 102 Alpharetta, BA 30022

ww.FederalHeath.com

Oceanside - Las Vegas - Detroit Willowbrook - Jacksonville Houston - San Antonio - Corpus Christi Milwaukee - Indianapolis - Atlanta Tampa - Daytona Beach Other Office Locations:

Revisions:

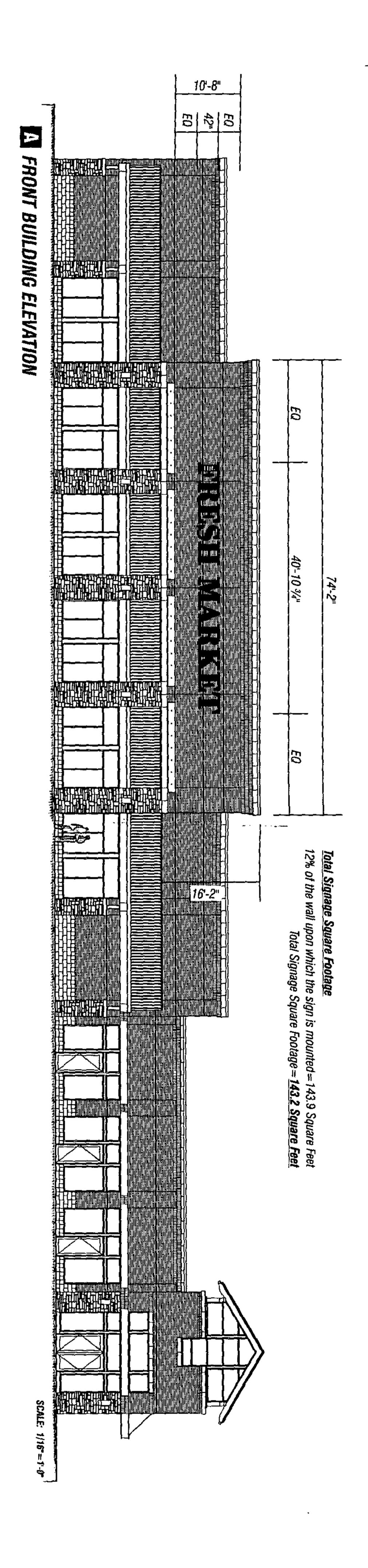
Project Manager: Account Rep: Art Files/2006/Smith/Fresh Market Donna Copp **Matt Smith**

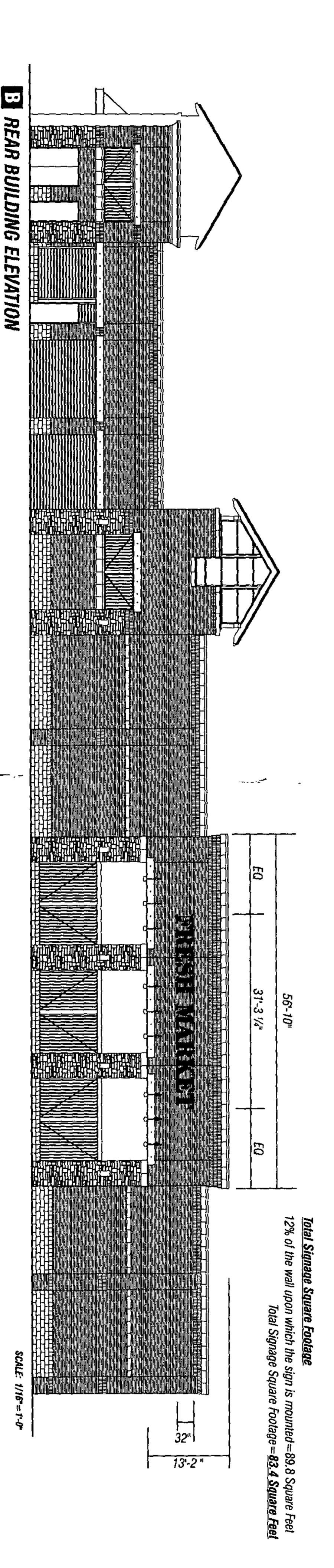
Baltimore, MD.

Date: P-06-700 R1 Baltimore MD Sheet Number: Job Number: 23-64347 21 JULY 06

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agent.





age For American Business	Daytona Beach	ntonio - Corpus Christi Idianapolis - Atlanta	Las Vegas - Detroit
-		-	}-

Art Files/2006/Smith/Fresh Market	Art Files/2006/	i
Dave Reeves	Drawn By:	1 4
Donna Copp	Project Manager:	ļ
Matt Smith	Account Rep:	} }

Market	Copp	Smith
Baltimore, MD.	MARKE	対スガのエ

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P-06-700 R1 Baltimore MD	Sheet Number:	Date:	Job Number:
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ore MD	ω	21 JULY 06	23-64347

3-64347 **30 ATO**

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ELEVATION

LETTER SQ FOOTAGE: 143.2 sq ft

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

(1) ONE

SET

REQUIRED

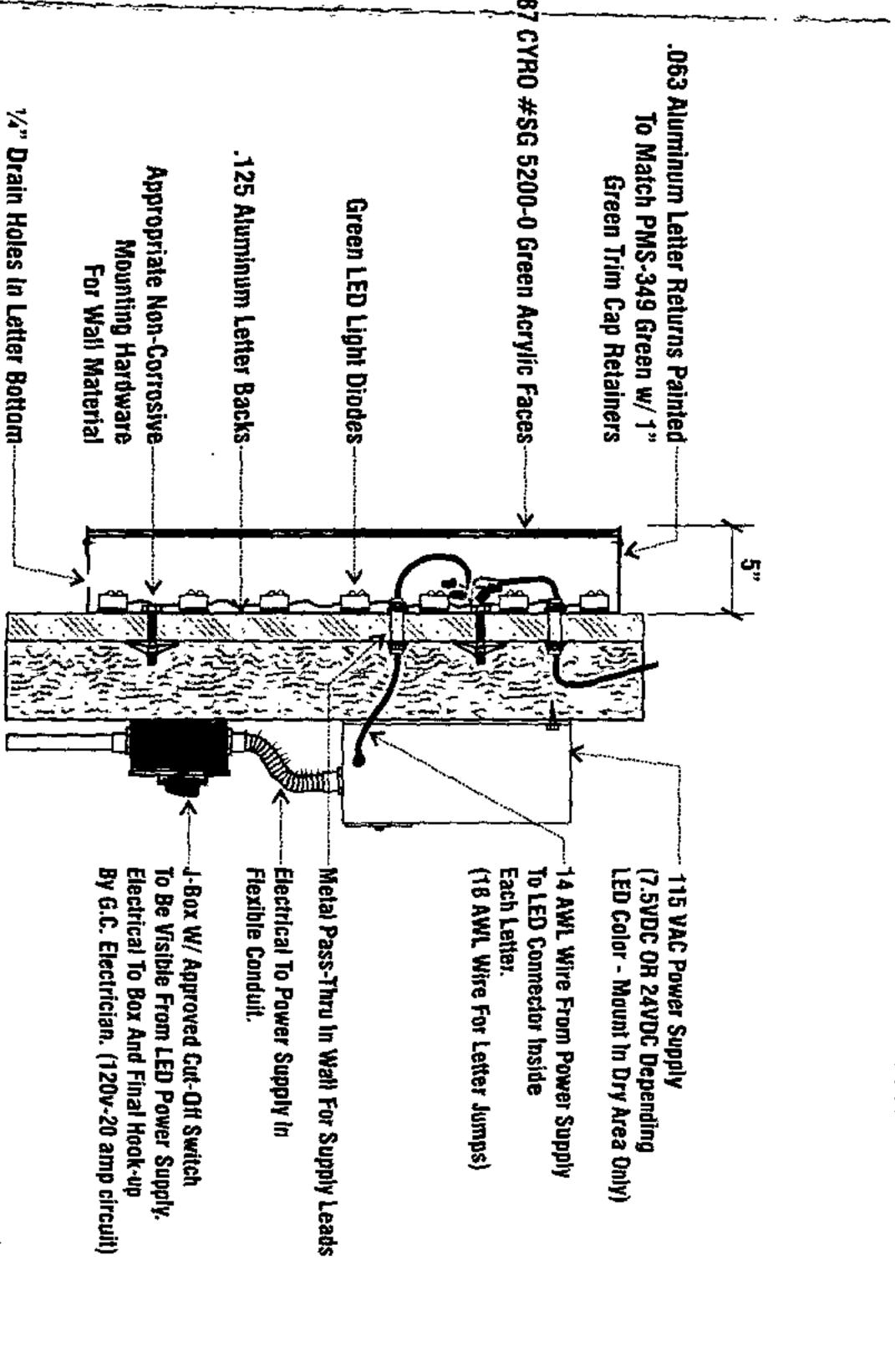
SCOPE OF WORK

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CHANNEL LETTERS ARE FABRICATED PER DETAIL



PRIMARY

PETITIONER'

EXHIBIT

NO.

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Oceanside - Las Vegas - Detroit Willowbrook - Jacksonville Houston - San Antonio - Corpus Christi Milwaukee - Indianapolis - Atlanta Tampa - Daytona Beach Other Office Location

SIGN

.FederalHeath.com

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COMPAN

10425

Drawn By: Art Files/2006/Smith/Fresh Market

Project Manager:

Account Rep:

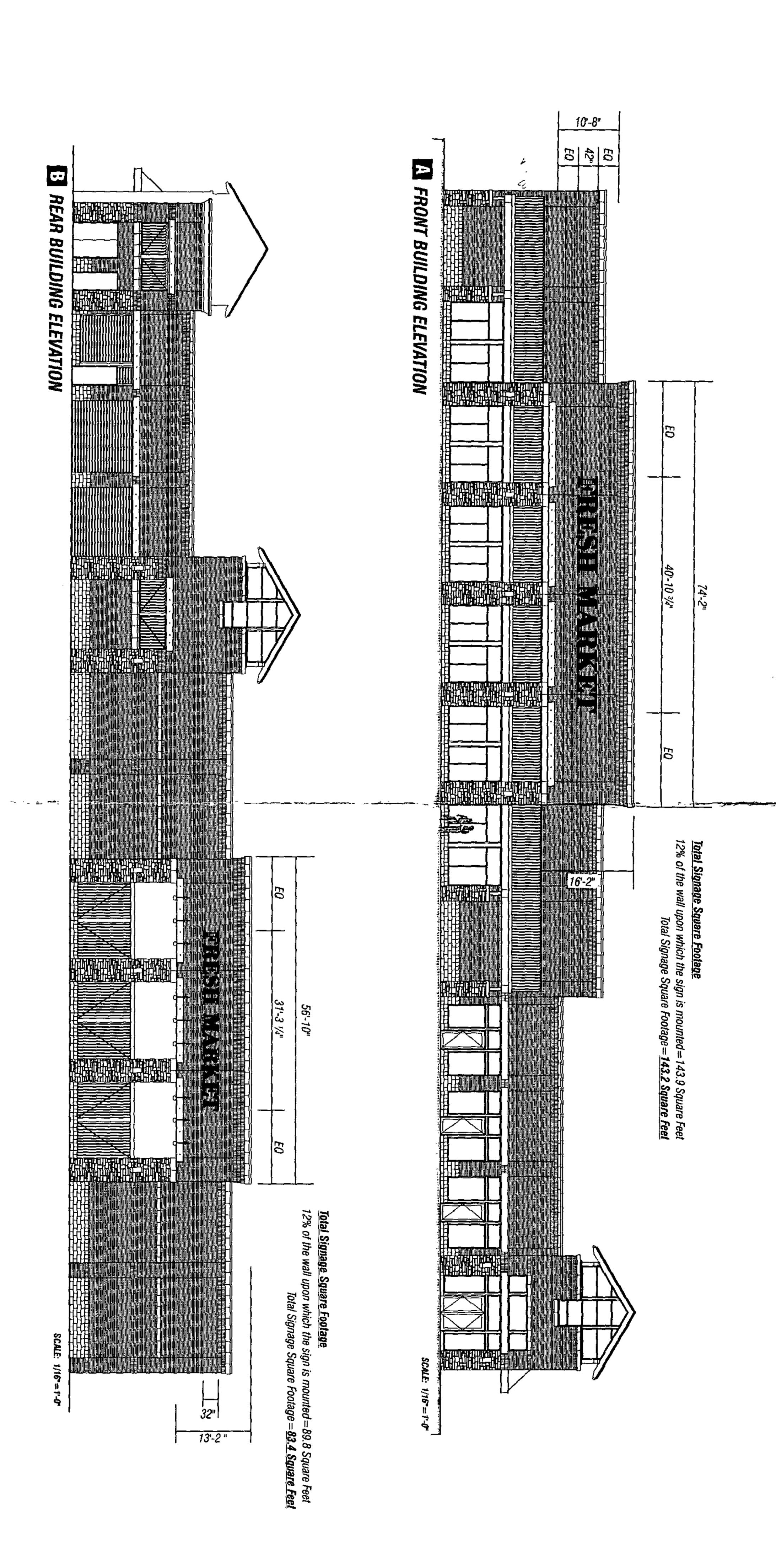
Dave Reeves Donna Copp **Matt Smith** Project / Location Baltimore, MD.

Sheet

Number

Date: Jab Number: 23-64347 21 JULY 06

P-06-700 R1 Baltimore MD 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.



10425 Old Alabama Road Co Suite 102

Other Office Locations:

Oceanside - Las Vegas - Detroit Willowbrook - Jacksonville Houston - San Antonio - Corpus Christi Milwaukee - Indianapolis - Atlanta Tampa - Daytona Beach

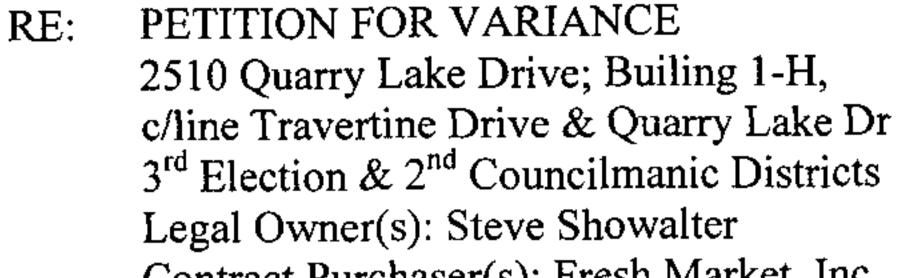
Project Manager: Account Rep:

Art Files/2006/Smith/Fresh Market Dave Reeves Donna Copp **Matt Smith**

Baltimore, MD.

Sheet Date: N dor Number: lumber: 23-64347 21 JULY 06

P-06-700 R1 Baltimore MD 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.



Contract Purchaser(s): Fresh Market, Inc
Petitioner(s)

BEFORE THE

* ZONING COMMISSIONER

* FOR

BALTIMORE COUNTY

* 08-068-A

ENTRY OF APPEARANCE

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

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of August, 2007, a copy of the foregoing Entry of Appearance was mailed to, Paul Poole, 628 Green Valley Road, Greensboro, NC 27408 and Ken Pezzulla, 401 Washington Avenue, Suite 301, Towson, MD 21204, Attorney for Petitioner(s).


RECEIVED


AUG 1.6 2007


PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per.....

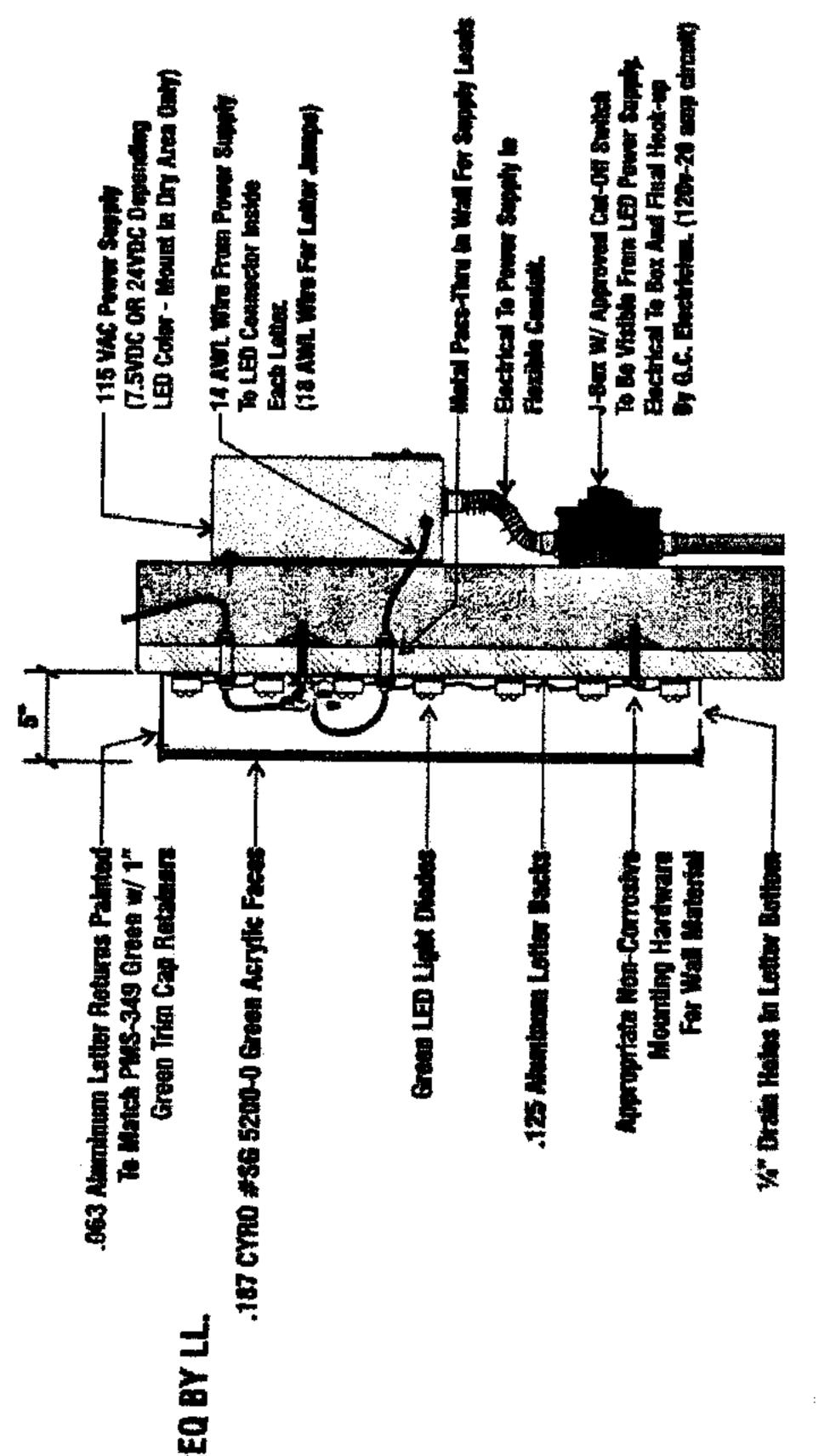






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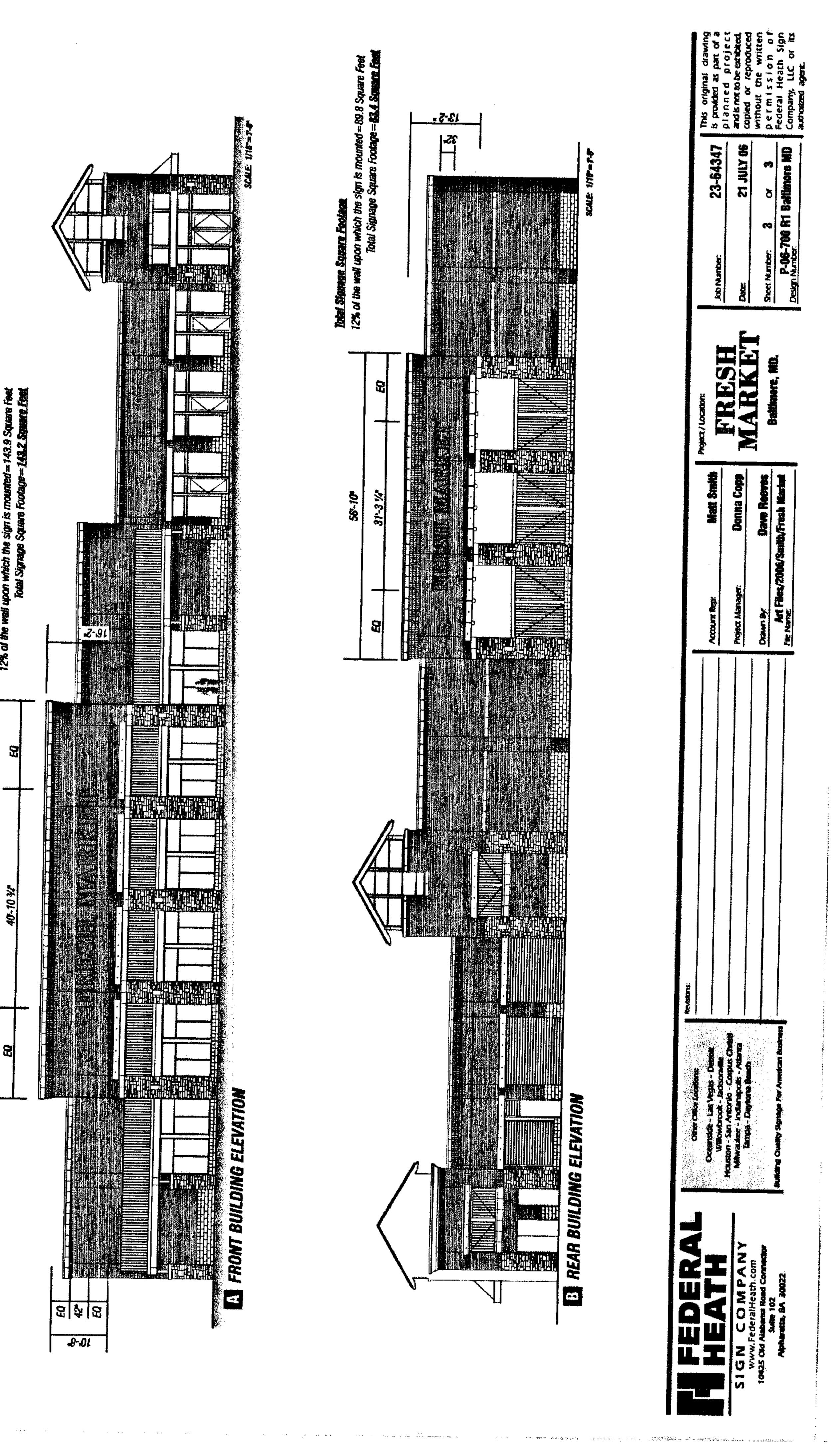
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
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
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AND USE TABLE - PUD-C COMMERCIAL AREA EE SHEET 2 & 3) omeny 0-2 (1985) 1-3 (Buildings IA-18-10-18-18-18-18-18-18-18-18-18-18-18-18-18-	Permitted GFA (BM); 40 x Lot Area (BM) = 40 x 215566 of = ±55.0260 of Proposed GFA (CR-2); 245 ±125.565 = 0.1660 FAR Proposed GFA (CR-2); 244 x Lot Area (CR-2) = 0.4 x L22.628 of = ±53.055 of Proposed GFA (CR-2); 244 x Lot Area (CR-2) = 0.4 x L22.628 of = ±53.055 of Proposed GFA (CR-2); 244 x Lot Area (CR-2) = 0.4 x L22.628 of = ±53.055 of Proposed GFA (CR-2); 244 x Lot Area (CR-2) = 0.4 x L22.628 of Proposed GFA (CR-2); 244 x Lot Area (CR-2) = 0.4 x L22.628 of Proposed GFA (CR-2); 244 x Lot Area (CR-2) = 0.4 x L22.628 of Proposed GFA (CR-2); 244 x Lot Area (CR-2) = 0.4 x L22.628 of Proposed GFA (CR-2); 244 x Lot Area (CR-2) = 0.4 x L22.628 of Proposed GFA (CR-2); 244 x Lot Area (CR-2) = 0.4 x L22.628 of Proposed GFA (CR-2); 244 x L21.6400 o	8 and 9 are located on Lot 1 as part of cross exciment parking agreements within the office area located to the west of the proposed PLD-C area will nest parking agreements with Lots 1.8, and 9 of the PUD-C area. Our street parking agreements with Lots 1.8, and 9 of the PUD-C area. I.AL SITE DEVELOPMENT PROPOSAL. APPROVED PROPOSAL - 3/29/2004 FAR Allowed Use Restrictions as per Restrictive Froposed Use Froposed S.F. Community Center (6953/550 ef Community Center) Lintad to 10.4, (NLFA) shall be 267,550 ef Community Center to 287,550 ef (AGFA) Commercial Use Restrictions as per Restrictive Froposed Use Froposed S.F. Community Center to 287,550 ef Community Center to 282,550 ef Community Center to 28	AL SITE DEVELOPMENT PROPOSAL Per First Amendment to Froposed Uses Froposed S.F. Agreement (8/16/2005) Froposed Uses Froposed S.F. 115,000 of Gross Floor 1-5tory Retail Aggregate 1-5t
MODIFICATION OF STANDARDS FOR THE PUD-C AREA: (Applies to PUD-C Development Plan Sheet 2 of 2) The zoning relief granted in Zoning Case Nos. III-299 and 04-365-9PHXA (shown above as the proper and an algoloch shall remain in effect and may be utilized within the PUD-C profest boundarines. The Baltimore Country Zoning Office has requested that BM bulk regulations be applied as underlying standards within the PUD-C. Modifications to these standards include in Pub-c applied as underlying standards within the PUD-C. Modifications to these standards include in the following: 1. Pursuant to BCZR Section 235.1 to permit a 0 foot front building line setback along the and the required 40 feet from the center line of the street. 2. Pursuant to BCZR Section 235.1 to permit an 8 foot front building line setback along the north side of Quarry Lake Drive in lieu of the required 15 feet from the front property line north side of Quarry Lake Drive in lieu of the street. 3. Fursuant to BCZR Section 235.3 and Section 232.2.B, to permit a 10 foot rear building line setback along the south side of Quarry Lake Drive in lieu of the required 20 foot rear building ine setback from the a residential zone. 5. Fursuant to BCZR Section 235.3 and Section 409.11, to waive the loading space requirement to BCZR Section 235.3 and Section 409.11, to waive the loading space requirement for retail buildings (C. 10, IE, IF, and 16. 5. Fursuant to BCZR Section 235.4 and Section 409.11, to waive the loading space requirement for retail buildings or centroll to be parked at 5 spaces per 1,000 sq. ft. of Cl.A. 6. To permit a shopping center over 100,000 sq. ft. Grose Leaseable Area (GLA) not under single ownership or controll to be parked at 5 spaces per 1,000 sq. ft. of Cl.A.	IEST BUFFER/CONSERVATION EASEMENT NOTES: ve shall be no clearing, grading, construction or disturbance of vegetation in the cot clearing, grading, construction or disturbance of vegetation in the cast buffer Conservation and Resource Management (DEPRM). DETAILED I Location ACENIT PROPERTY OWNERS INFORMATION Parcel Tax Account # Owner Homes Corp IZISGS G46 Lot 3 R ACENIT PROPERTY OWNERS INFORMATION Parcel Tax Account # Owner Corp IZISGS G46 Lot 3 R ACENIT PROPERTY OWNERS INFORMATION Parcel Tax Account # Owner Corp IZISGS G46 Lot 3 R ACENIT PROPERTY OWNERS INFORMATION Parcel Tax Account # Owner Corp IZISGS G46 Lot 3 R ACENIT PROPERTY OWNERS INFORMATION Lot 3 R ACENIT PROPERTY OWNERS INFORMATION Lot 3 Lot 3 ACENIT PROPERTY OWNERS INFORMATION Lot 3	Dispersion Pielip	VITY ADOPTED PLANS WOT IN Balt. Co. Master. Plan 2010 X Balt. Co. Master. Plan 2010 X Community or Roritalization Plants) X Screation and Parts Plan X Greenwise Plan X Greenways Plan X Greenways Plan Cher. NA Coh. NA C
of the project will be met in the following ways: Its Falls watershed, which is designated an It (1 year, 2 year and 100 year storme) will be provided in the Healtimore County Stormwater Management Policy and Design Manual. It is located on this site as defined by Section 7-101 of the Code of Manyland, as from time to time amended. It is eating or drinking establishments may only operate without dancing late, must note that the area between the sight line and and kept free of any obstructions. It is eating or drinking establishments and Quarry Lake Drive. The roads are and stept free of any obstructions. To be provided by a private contractor. To be provided by a private contractor. To be provided by a private contractor. To Management from the Regulations for the protection of Water and Conditions were placed on this approval to reduce water no of several onsite and Affect mitigation measures. DNCEPT PLAN COMMENTS & VG: In compliance with Code of Manyland Regulations OS.OI.OT. It shall be conveyed to a suitable outfall. Floor Area (GFA) is equivalent to Gross Leasable Area (GIA). And a south of the contractor of the contrac		solosives or explosive materiale may be brought onto the property. The trees, three to four feet in height on 3-foot centers, shall be at and Lightfoot Drive to the south. Taintained, as Indicated on an approved site plan. Them of Public Works, the Department of Health, the Department of Public Works, the Department of Health, the Department of Public Works, the Department of Health, the Department of Public Works, the Department of Health, the Department of Public Works, the Department of Health, the Department of Public Works, the Department of Health, the Department of Health, the Conforming and shall be adopted rights, and the Petitioner is thereby restricted and encumbered rein 1,2,3 and 4. These restrictions conforming use to terminate SPECIAL HEARING AND SPECIAL EXCEPTION TS 1, 2, 3, 7, AND 8: I as part of the Greenspring Quarry Mificer's Hearing 5-SPHXA) (Combined ro be Lot 3) e - Zoned 02 and DR 3.5 Finds, pursuant to BCIR Section 4094, for a use of allow business parking in a residential zone. Pallow business parking in a residential zone. On BCIR Section 2054.C1 to permit a 10 foot side back in lieu of the required 35 feet. On BCIR Section 2054.C1 to permit a 10 foot side back in lieu of the required 35 feet.	setback in lieu of the required 35 feet. Oned 02 and BM ring, pursuant to BCZR Section 409.4, for a use allow business parking in a residential zone. om BCZR Sections 231 and 234 to permit a maximum per of 96 feet in lieu of the maximum permitted 40 ing, pursuant to BCZR Section 409.4, for a use allow business parking in a residential zone. Ing, pursuant to BCZR Sections 409.4 and 409.5 of a modified plan to allow loading, service, and uses parking in a residential zone. Ing BCZR Section 232.1 to permit a front building line line setback of 0 feet in lieu of the required 10 feet. Ing BCZR Sections 232.1 to permit a front building line in BCZR Sections 232.1 to permit a front building line in bCZR Sections 232.1 to permit a front building line is of street setback of 30 feet in lieu of the required
1. SITE HISTORY AND BACKGROUND INFORMATION; 3. GREENSPRING QUARRY SITE HISTORY See the Greenspring Quarry Commercial 1st Amended Development Plan for the full site history and background information for the entire Greenspring Quarry Site. 2. RESTRICTEC COVENANT AGREEMENT 2. RESTRICTEC COVENANT AGREEMENT 3. Greenspring Quarry to the subject 6855, pages 59-74. The agreement was entered into between the Communy and the Andual Corporation on November 9, 1984 and received for recordation by Battimore County and Liber 6855, pages 59-74. The agreement was entered into between "The Community and The Andual Corporation on November 9, 1984 and received for recordation by Battimore County on January 18, 1985. Contained within the agreement are the following "Use Restrictions" which remain applicable to this Concept Plan: a. The BM portion of the property shall only be used either for an in the agreement are the property shall be a fright in the BM zone) with maximum net leasable floor area (NELP) area limited to 62,500 square feet in the event the subject parcells developed for an 0-2 use and maximum net readable looped as an inn. b. The maximum net leasable floor area (NELA) to be constructed upon the 0-2 portion of the property shall be 20,500 square feet. (Natc: The 0-2 zoning classification in 1994 by Bill No:186-94. However, the 0-2 zoning regulations effective in property shall be 60,000 square feet, of which no individual use shall exceed 20,000 square feet. 39. The First Amendment to the Restrictive Covenant Agreement went into effect as of August feet. 40. The First Amendment to the Restrictive Covenant Agreement went into effect as of August 6, 2005.		O. 1007-year Rodglain shown hereon is based on preliminary hydrology and hydraulic analysis performed by Dark-Morten-Walker, inc. Greenseming Guary is gigning of Federal Emergency Management Administration (FERA) Flood Flood Elevation 16 539.66. The area of 100-fear Floodplain on site is 1745 sq. ft. 17 Sollies 18 50lies shown hereon are in accordance with the Soil Survey, Baltimore County, Maryland 18 50lies shown hereon are in accordance with the Soil Survey, Baltimore County, Maryland 19 Child Maryland Secures. 19 Child Maryland Secures. 19 The Maryland Secures are no rare, threatened, or endangered species known to exist or or hard which are no rare, threatened, or endangered species known to exist or or or in the vicinity of this site. The site is not located within any designated Area of Critical 19 Child Concern, or this site. The site is not located within any designated Area of Critical 19 Child Located within any designated Area of Critical 19 Child Concern, or while, septic systems, or underground storage tanks on or within 19 Child Child Child Concern. 19 Child Child Second Second Second Maryland Second Second Maryland Second Systems, or underground storage tanks on or within 19 Child Child Second Systems, or underground storage tanks on or within 19 Child Child Second Systems, or underground storage tanks on or within 19 Child Child Second Systems, or underground storage tanks on or within 19 Child Second Systems or second markly and roade within 200 feet of the proposed development site and some archaeological sites on this property. 10 Child and proposed all modes on or within 200 feet of the proposed development site. 10 Child and proposed and proposed district-drivage and casements are as shown on this plan. 11 Child and proposed and proposed district-drivage and casements are as shown on this plan. 12 Child and proposed and proposed district-drivage and casements are as shown on this plan. 13 Child and proposed sind the conformance County Master Plan: 14 Child and propose	

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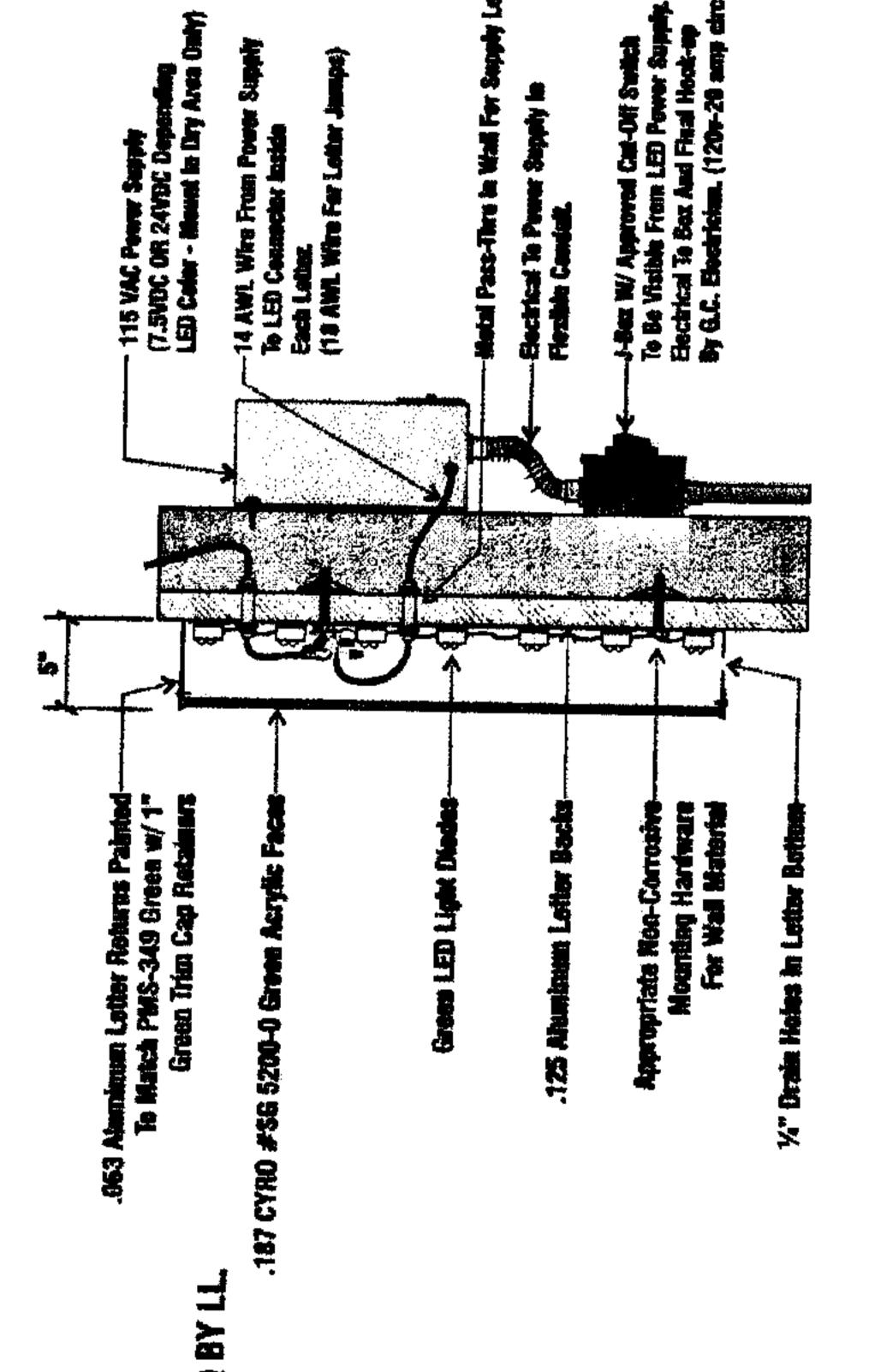
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 CAP IS 1" GREEN TRIM CAP.

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