

IN RE: **PETITION FOR VARIANCE**

NW/S Pulaski Highway, 673' SW c/line
Rossville Boulevard
(8660 Pulaski Highway)
15th Election District
7th Council District

VEI Stemmers Run, LLC, *Owner*
Petitioner

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BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 08-257-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the legal owner of the subject property, VEI Stemmers Run, LLC, by and through its attorney David H. Karceski, Esquire with Venable LLP. The Petitioner requests a variance from Section 450.4.5(d) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit twelve (12) wall-mounted enterprise signs, each a maximum of 36 square feet, for twelve tenant spaces on a façade without exterior customer entrances, in lieu of the zero (0) signs permitted. The subject property and requested relief are more particularly described on a two page site plan and colored building elevation, which were submitted into evidence and marked as Petitioner's Exhibits 1A-1B and 3, respectively. The building on which these signs are proposed is labeled "EXIST. RETAIL 11,250 Sq. Ft. (1 STORY)" on Petitioner's Exhibit 1A. Petitioner's Exhibit 1B indicates the size and location of the requested wall-mounted enterprise signs on the rear façade of this building.

Appearing at the requisite public hearing in support of the request were Patrick C. Richardson, professional engineer with Richardson Engineering, LLC, the firm responsible for preparation of the site plan, and David H. Karceski, Esquire appeared on behalf of Petitioner. There were no Protestants or other interested persons in attendance at the hearing.

ORDER RECEIVED FOR FILING
Date 3-11-08
By [Signature]

The testimony and evidence offered disclosed that the 6.011-acre property is located south of the intersection of Pulaski Highway and Rossville Boulevard, with frontage on and vehicular access to Pulaski Highway and known as 8660 Pulaski Highway. The site is split-zoned B.M. and M.L.-I.M., and it is now being developed as a commercial center to be known as Golden Ring Commons. Pulaski Highway is adjacent to and south of the property and larger commercial centers, the Centre at Golden Ring (formerly known as the "Golden Ring Mall") and Golden Ring Plaza, are located to the north, west, and east. The site is presently improved with a one-story retail building, for which the colored building elevation (Petitioner's Exhibit 3) and a site photograph, introduced and accepted as Petitioner's Exhibit 2, were presented at the public hearing in this case. Petitioner's Exhibits 1A and 2 help to demonstrate the irregular shape of the property and its limited access and frontage on its sole public road frontage as well as its unique positioning, surrounded by two large retail centers and vehicular access drives that serve these centers.

The requested variance relief pertains to twelve wall-mounted enterprise signs for the subject one-story commercial/retail building. Petitioner intends to install these signs on the rear façade of the building, a façade that faces the Centre at Golden Ring and is located in close proximity to a portion of the Centre's off-street parking. The proposed signage and its location on the affected building façade are shown on Petitioner's Exhibit 3.

The testimony and evidence offered by Petitioner establishes that the specific need for the variance is generated by the uniqueness of the property. Specifically, the fact that the property has very limited frontage on Pulaski Highway, its only public road frontage, and that there is very limited visibility into the site from Pulaski Highway contributes to the uniqueness. Additionally, the property is surrounded by two larger retail centers, which make the subject

ORIGINAL FILED FOR FILING
Date 3-11-08
SV 3

retail building visible from the adjacent retail more so than its limited Pulaski Highway frontage. This condition further contributes to the uniqueness of the property. It is the rear façade of the building that functions as its primary façade for customer identification of the building's location. The testimony further indicated that, for proper identification of the retail building on the subject property and in connection with surrounding off-site traffic patterns, the signage requested by Petitioner is necessary. A strict interpretation of the zoning regulations would not allow any signs for the rear of the building, which would make it difficult for Petitioner to identify this commercial building from adjacent commercial properties.

After due consideration of the testimony and evidence presented, I am persuaded to grant the petition for variance. Based on my review of the site plan and the colored building elevation, I find the requirements of B.C.Z.R. Section 307.1 to be satisfied. The proposed signage is appropriate, given the uniqueness of the site. The rear façade of the building is its primary façade from an off-site visibility standpoint, which necessitates the requested signage to assure proper identification of the building's uses. Furthermore, I find that Petitioner has managed to design the proposed signage tastefully; all proposed signage is attractive and appropriately sized. In short, I find that Petitioner has succeeded in proposing the minimum amount of signage (both in scale and in number) that will enable sufficient identification of the site without any possibility that the proposed signage will have an adverse impact on the surrounding locale. The proposed signage will face off-street parking for the Centre at Golden Ring and will not have a negative impact on that surface parking or any other commercial or industrial uses located along this section of Pulaski Highway.

It should be noted that a Zoning Advisory Committee (ZAC) comment was received from the Office of Planning that identifies the need for the proposed signage. Planning's only requests

were that the rear building façade have the appearance of a building front façade and that the proposed signage be used for tenant identification, rather than for a marketing purpose such as the advertisement of tenant products and services. However, it was learned at the hearing that, following Planning's issuance of its ZAC comment, Petitioner met with representatives of the office to present Petitioner's Exhibit 3 (color building elevation). Planning reviewed and approved the proposed rear building elevation confirming that it addressed the ZAC comment to Planning's satisfaction. Additionally, my review of Petitioner's Exhibit 3 is consistent with the Office of Planning's position that the proposed rear building façade is acceptable and that the requested sign relief is appropriate at this location. Therefore, I find that Planning's comment has been satisfied, and I further note that there were no additional adverse ZAC comments submitted by any other County reviewing agency.

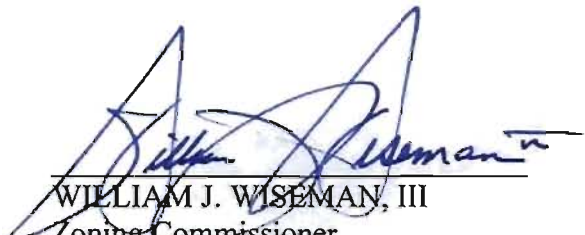
Pursuant to the advertisement, posting of the property, and public hearing held thereon, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of March 2008, that the Petition for Variance, seeking relief from Section 450.4.5(d) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit (12) twelve wall-mounted enterprise signs, each a maximum of 36 square feet, for twelve tenant spaces on a façade without exterior customer entrances, in lieu of the zero (0) signs permitted, in accordance with Petitioner's Exhibits 1A-1B and 3, respectively, be and is hereby GRANTED, subject to the following restrictions:

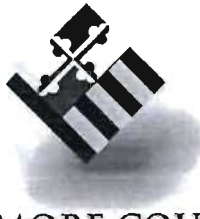
1. Petitioner may apply for building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

ORDER RECEIVED FOR FILING
Date 3-11-08
By [Signature]

2. The wall-mounted enterprise signage approved for the rear façade of the subject commercial building, as shown and indicated on Petitioner's Exhibits 1 and 3, are for tenant identification and may not advertise products or services associated with individual tenants.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 3-11-08
By 103



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 11, 2008

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

RE: **PETITION FOR VARIANCE**
NW/S Pulaski Highway, 673' SW c/line Rossville Boulevard
(8660 Pulaski Highway)
15th Election District - 7th Council District
VEI Stemmers Run, LLC, *Owner*- Petitioner
Case No. 08-257-A

Dear Mr. Karceski:

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

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

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Patrick C. Richardson, Richardson Engineering, LLC, 30 East Padonia Street, Suite 500,
Timonium, MD 21093
People's Counsel; Office of Planning; File

08-257-A

REVISED LANGUAGE

PETITION FOR VARIANCE
8660 PULASKI HIGHWAY

1/3/08



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8660 Pulaski Highway

which is presently zoned BM, ML-IM

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:

SEE ATTACHED

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

David H. Karceski

Name - Type or Print

Signature

Venable, LLP

Company

210 Allegheny Avenue 410-494-6285

Address

Telephone No.

Towson,

Maryland

21204

City

State

Zip Code

Legal Owner(s):

SEE ATTACHED

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

David H. Karceski

Name

210 Allegheny Avenue 410-494-6285

Address

Telephone No.

Towson,

Maryland

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

A-1845

Date

12/25/07

Case No. 08-257-A

REV 9/15/98

Date

3-11-08

By

RAW

PETITION FOR VARIANCE

8660 Pulaski Highway

Variance from Section 450.4.5.(d) of the Baltimore County Zoning Regulations to allow 12 wall-mounted enterprise signs, each a maximum of 36 square feet, for 12 tenant spaces on a façade without exterior customer entrances, in lieu of the 0 signs permitted.

TO1DOCS1/#252686

08-257-A

PETITION FOR VARIANCE
SIGNATURE PAGE

8660 Pulaski Highway

LEGAL OWNER:



VEI Stemmers Run, LLC
By: Vanguard Management Services, Inc., Managing Member
Bradley S. Glaser, Vice President
1500 Serpentine Road
Suite 100
Baltimore, Maryland 21209-2010
(410) 296-1770

TO1DOCS1/#252686

08-257-A

**ZONING DESCRIPTION
GOLDEN RING COMMONS
8660 PULASKI HIGHWAY
15TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the Northwest side of Pulaski Highway, 150 feet wide; at a distance of 673 feet, more or less, as measured southwesterly along said northwest side of Pulaski Highway from its intersection with the center line of Rossville Boulevard, 120 feet wide; and running thence from said place of beginning the following courses and distances, (1) South 44 degrees 49 minutes 36 seconds West 247.99 feet to a point on a curve, thence leaving Pulaski Highway in a Northwesterly direction by a non-tangential curve to the left having a radius of 30.00 feet, an arc length of 94.27 feet, the chord of said arc bearing (2) North 36 degrees 54 minutes 17 seconds West 8.02 feet, (3) North 44 degrees 35 minutes 17 seconds West 145.48 feet to a point on a curve, thence Northwesterly by a tangential curve to the left having a radius of 60.00 feet, an arc length of 94.27 feet, the chord of said arc bearing (4) North 89 degrees 36 minutes 03 seconds West 84.87 feet, (5) South 45 degrees 23 minutes 10 seconds West 172.94 feet, (6) North 45 degrees 02 minutes 50 seconds West 268.95 feet, (7) North 44 degrees 57 minutes 10 seconds East 107.35 feet, (8) North 70 degrees 19 minutes 04 seconds West 24.33 feet, (9) North 44 degrees 57 minutes 10 seconds East 510.13 feet to a point on a curve, thence Northwesterly by a tangential curve to the left having a radius of 505.14 feet, an arc length of 35.69 feet, the chord of said arc bearing (10) North 42 degrees 55 minutes 44 seconds East 35.68 feet to a point on a curve, thence Southeasterly by a non-tangential curve to the right having a radius of 495.67 feet, an arc length of 41.47 feet, the chord of said arc bearing (11) South 51 degrees 05 minutes 12 seconds East 41.46 feet, (12) South 68 degrees 30 minutes 07 seconds East 84.25 feet, (13) South 79 degrees 39 minutes 40 seconds East 75.22 feet, (14) South 16 degrees 11 minutes 01 seconds East 30.28 feet, (15) South 19 degrees 54 minutes 18 seconds East 82.83 feet, (16) South 39 degrees 13 minutes 28 seconds East 30.43 feet, (17) South 14 degrees 17 minutes 35 seconds East 31.39 feet, (18) South 08 degrees 39 minutes 43 seconds West 30.01 feet, (19) South 72 degrees 00 minutes 41 seconds West 52.78 feet, (20) South 52 degrees 47 minutes 09 seconds West 29.29 feet, (21) South 36 degrees 50 minutes 00 seconds West 28.27 feet, (22) South 02 degrees 41 minutes 53 seconds West 29.74 feet, (23) South 22 degrees 06 minutes 51 seconds East 28.24 feet, (24) South 39 degrees 20 minutes 44 seconds East 30.14 feet, (25) South 62 degrees 17 minutes 30 seconds East 60.73 feet, (26) South 44 degrees 57 minutes 13 seconds West 31.00 feet, (27) South 45 degrees 02 minutes 47 seconds East 40.00 feet to the point of beginning.

Containing an area of 6.011 acres of land, more or less.



08-257-A 16/31/07

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: #08-257-A

8660 Pulaski Highway

N/west side of Pulaski Highway, 673 feet s/west of the centerline of Rossville Boulevard

15th Election District - 7th Councilmanic District

Legal Owner(s): VEI Stemmers Run, LLC

Variance: to allow 12 wall-mounted enterprise signs, each with a maximum of 36 square feet, for 12 tenant spaces on a facade without exterior customer entrances.

Hearing: Wednesday, February 20, 2008 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

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

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

JT/2/643 Feb. 5

162583

CERTIFICATE OF PUBLICATION

2/7/2008

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 2/5/2008.

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

S. Wilkins

LEGAL ADVERTISING

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: #08-257-A

8660 Pulaski Highway

N/west side of Pulaski Highway, 673 feet s/west of the centerline of Rossville Boulevard

15th Election District - 7th Councilmanic District

Legal Owner(s): Vei Stemmers Run, LLC

Variance: to allow 12 wall-mounted enterprise signs, each with a maximum of 36 square feet, for 12 tenant spaces on a facade without exterior customer entrances.

Hearing: Monday, March 3, 2008 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 accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

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

JT/2/757 Feb. 19

164218

CERTIFICATE OF PUBLICATION

2/21/2008

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 2/19/2008.

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

S. Wilkins

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 08766

PAID RECEIPT

Date:

12/05/07

BUSINESS ACTUAL TIME DRW
12/11/2007 12/11/2007 10:04:03 1
REG 0301 WALKIN JRIC JMR
>>RECEIPT # 357554 12/11/2007 OFLN

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount	Dept
001	006			6150				325.00	008766

Total:

\$ 325.00

Rec
From:

VENABLE LLP

For:

8660 PULASKI HWY

08-257-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

5 528 ZONING VERIFICATION

008766

Recpt Tot \$325.00

\$325.00 CK \$.00 CA

Baltimore County, Maryland

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 08-257-A

Petitioner/Developer: ~~VEI~~ VET

STEMMERS RUN, LLC

Date of Hearing/Closing: 3-3-08

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:

8860 POLASKI HWY
GOLDEN RING

The sign(s) were posted on 2-16-08
(Month, Day, Year)

Sincerely,

Robert Black 2-18-08
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

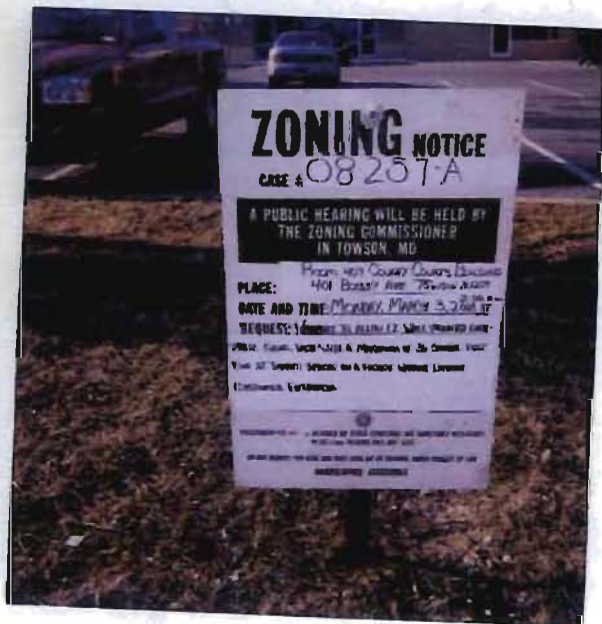
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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: 08-257-A

Petitioner: _____

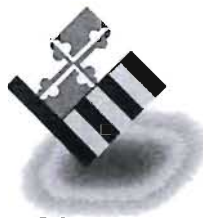
Address or Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dantell

Address: 210 Allegheny Avenue
Towson, MD. 21204

Telephone Number: (410) 494-16244



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

December 27, 2007
TIMOTHY M. KOTROCO, *Director*
*Department of Permits and
Development Management*

NOTICE OF ZONING HEARING

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

CASE NUMBER: 08-257-A

8660 Pulaski Highway

N/west side of Pulaski Highway, 673 feet s/west of the centerline of Rossville Boulevard

15th Election District – 7th Councilmanic District

Legal Owners: VEI Stemmers Run, LLC

Variance to allow 12 wall-mounted enterprise signs, each with a maximum of 36 square feet, for 12 tenant spaces on a façade without exterior customer entrances.

Hearing: Wednesday, February 20, 2008 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: David Karceski, Venable, 210 Allegheny Avenue, Towson 21204
VEI Stemmer Run, Bradley Glaser, V.P., 1500 Serpentine Road, Ste. 100, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 5, 2008.**
- (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, February 5, 2008 Issue - Jeffersonian

Please forward billing to:
Amy Dontell
210 Allegheny Avenue
Towson, MD 21204

410-494-6244

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: 08-257-A

8660 Pulaski Highway

N/west side of Pulaski Highway, 673 feet s/west of the centerline of Rossville Boulevard

15th Election District – 7th Councilmanic District

Legal Owners: VEI Stemmers Run, LLC

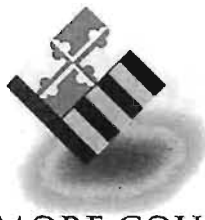
Variance to allow 12 wall-mounted enterprise signs, each with a maximum of 36 square feet, for 12 tenant spaces on a façade without exterior customer entrances.

Hearing: Wednesday, February 20, 2008 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

February 12, 2008

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

Dear Mr. Karceski:

RE: Case Number: 08-257-A, 8660 Pulaski Highway

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 5, 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
VEI Stemmers Run, LLC Vanguard Management Services, Inc., Managing Member
Bradley S. Glaser, Vice President 1500 Serpentine Road, Suite 100 Baltimore 21209-2010

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



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

January 4, 2008

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

RE: Baltimore County
Item No. 08-257-A
US 40 (Pulaski Hwy)
west of Rossville Blvd
8660 Pulaski Highway
Golden Ring Commons
Mile Post 17.10
Variance

Dear Ms. Matthews:

We have reviewed the site plan to accompany special hearing and request for variance on the subject of the above captioned, which was received on January 3, 2008. A field inspection and internal review reveals that the existing entrance onto US 40 (Baltimore National Pike) requires modification for consistency with current State Highway Administration requirements. Based on available information this office has issued a permit for improvements within the US 40 right-of-way. In summation, the SHA has no objection to a Zoning Variance for Golden Ring Commons Case Number 08-257-A approval.

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

Very truly yours,

A handwritten signature in black ink, appearing to read 'Michael P. Bailey', is written over the typed name 'Steven D. Foster'.

Steven D. Foster, Chief
For Engineering Access Permits
Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

County Office Building, Room 111
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

December 28, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 17, 2007

Item Number: 257, 259, 260, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 3, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2007
Item Nos. 08-257, 259, 260, 261, 262, 263,
265, 266, 267, 268, 269, 270, 271, 272, and 274

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- 01032008.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 5, 2008

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

SUBJECT: 8660 Pulaski Highway

INFORMATION:

Item Number: 8-257

Petitioner: VEI Stemmers Run, LLC

Zoning: BM, ML-IM

Requested Action: Variance

RECEIVED
FEB 05 2008

BY:.....

The petitioner is seeking to use the SW wall of an existing 1-story building, which faces the entry road to the adjacent shopping center, to advertise the shops in their shopping center.

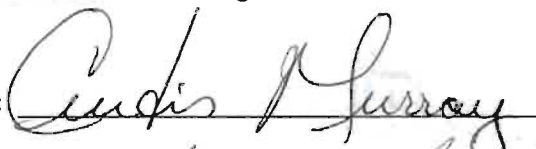
SUMMARY OF RECOMMENDATIONS:

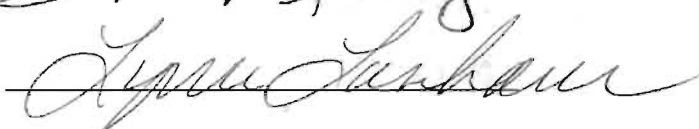
The Office of Planning has reviewed the petitioner's request and offers the following comments:

After discussions with the petitioner's representative, the petitioner proposes single storefront type signs mounted on the building. Provide building elevations that integrate the sign panels into the architecture so that the back of the building looks more like a front.

Lastly the signs should only be used as tenant identification only not for use as advertising or marketing.

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

Reviewed by: 

Division Chief: 
AFK/LL: CM

RE: PETITION FOR VARIANCE * BEFORE THE
8660 Pulaski Highway; NW/S Pulaski *
Highway, 673' SW c/line Rossville Blvd * ZONING COMMISSIONER
15th Election & 7th Councilmanic Districts *
Legal Owner(s): VEI Stemmers Run, LLC * FOR
Petitioner(s) * BALTIMORE COUNTY
* 08-257-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of January, 2008, a copy of the foregoing Entry of Appearance was mailed to, David Karceski, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

JAN 02 2008

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

To: Aaron J. Dontell
Drop-off

(410) 494-6244

aldontell@venable.com

November 30, 2007

HAND DELIVERED

Mr. W. Carl Richards
Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Petition for Variance
Petitioner: VEI Stemmers Run, LLC
Location: 8660 Pulaski Highway

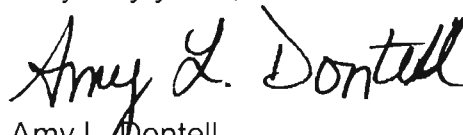
Dear Mr. Richards:

I am drop filing the enclosed Petition for Variance for the above-referenced property. This property is not in violation of any zoning laws. With this letter, I have enclosed the following documents:

1. Petition for Variance (3)
2. Zoning Descriptions (3)
3. Site Plans (12)
4. 2004 200' Scale Zoning Map
5. Newspaper advertising form (1)
6. Check in the amount of \$325.00

If you have any questions or concerns regarding this filing, please give me a call.

Very truly yours,


Amy L. Dontell
Paralegal

ALD
Enclosures
cc: David H. Karceski, Esquire

TO1DOCS1/#253184v1

08-257-A

Bill Wiseman - 2/20 hearing at 9 a.m.

From: "Karciski, David H." <DKarciski@Venable.com>
To: "Bill Wiseman" <wwiseman@baltimorecountymd.gov>
Date: 02/19/08 12:37 PM
Subject: 2/20 hearing at 9 a.m.

Bill, The hearing scheduled for tomorrow at 9 am has been rescheduled for:

Monday, March 3, 2008 at 2:00 in Room 407.

Thanks, David

U.S. Treasury Circular 230 Notice: Any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (a) avoiding penalties that may be imposed under Code or by any other applicable tax authority; or (b) promoting, marketing or recommending to another party any tax-related matter addressed herein. We provide this disclosure on all outbound e-mails to assure compliance with new standards of professional practice, pursuant to which certain tax advice must satisfy requirement of form and substance.

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply and delete the message without copying or disclosing it.

DATE _____

8660 Pulaski Hwy
08-257-A
3/3/08

PETITIONER'S SIGN-IN SHEET

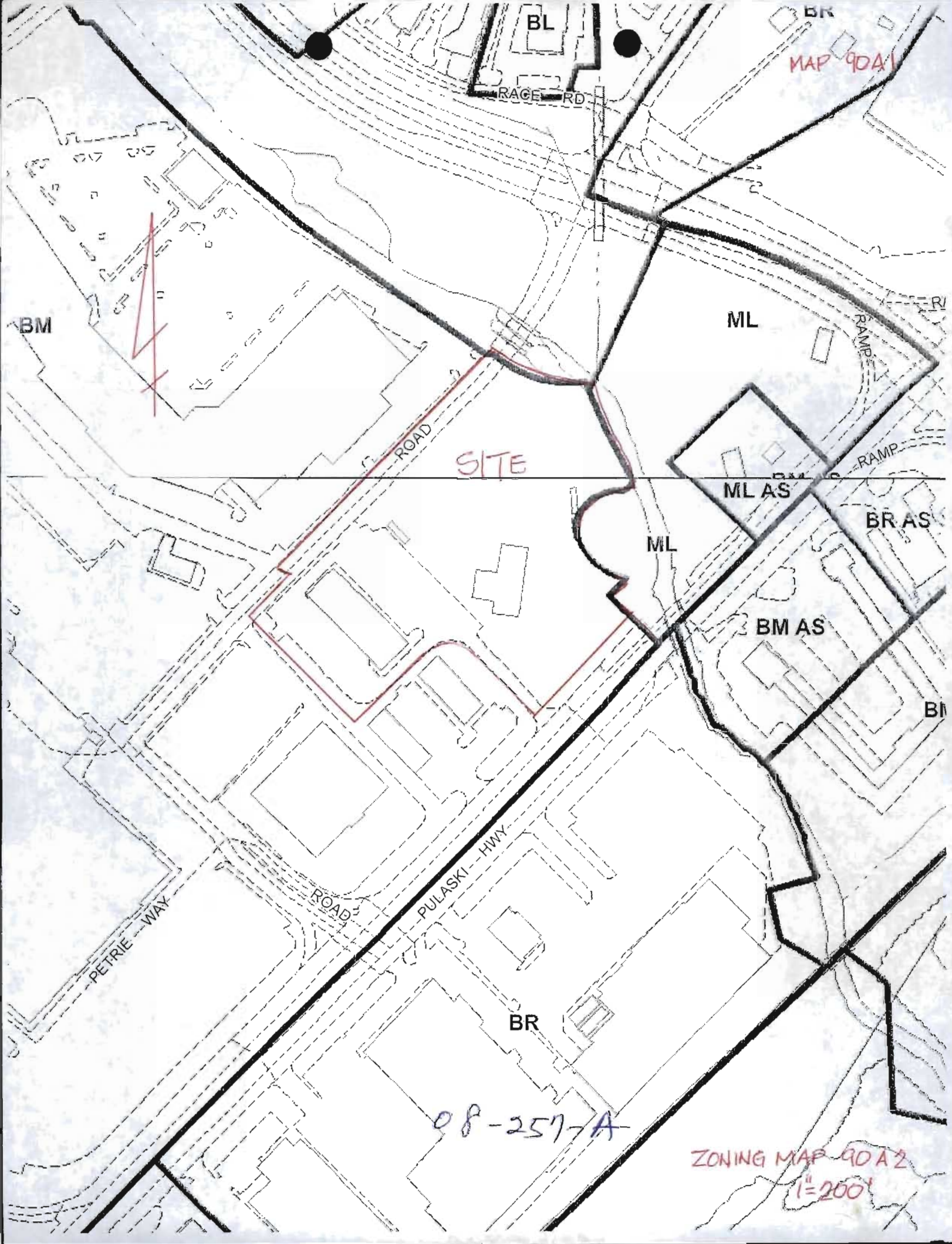
NAME _____

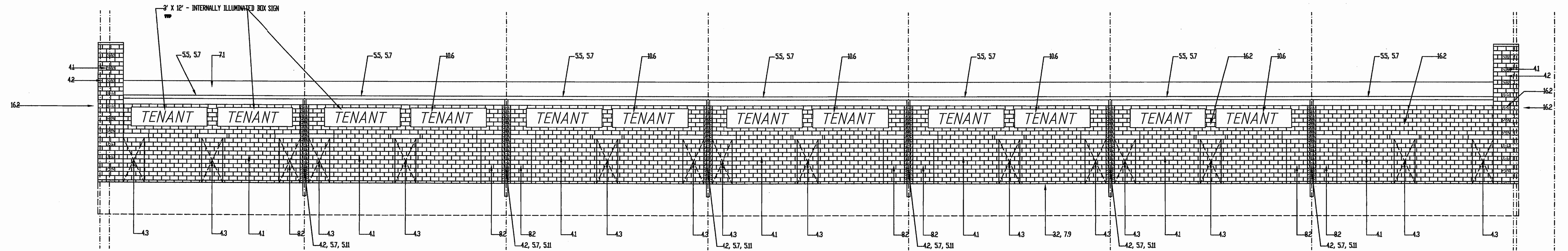
ADDRESS

CITY, STATE, ZIP

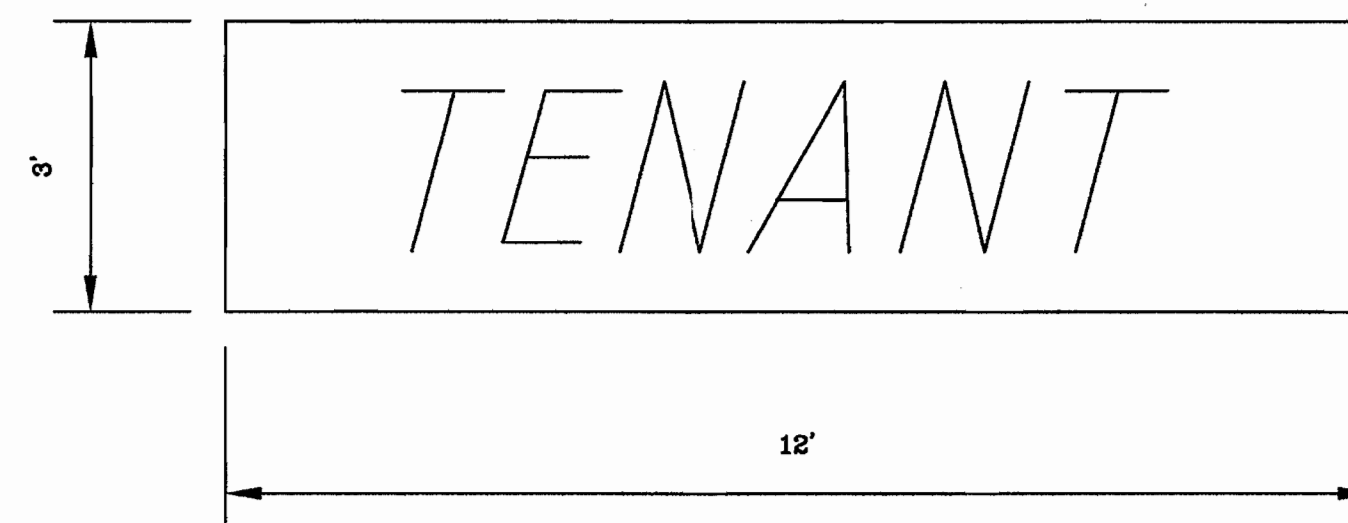
E-MAIL

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
DAVID KARCESKI	210 ALLEGHENY	TOWSON MD 21204	dkarceski@venable.com
RICK RICHARDSON	30 E PADONIA RD STE 500	TIMONIUM MD 21093	RICK@REHARDSONENGINEERING.NC





WEST ELEVATION
 0.401 SCALE 1/8" = 1' - 0"



TYPICAL SIGN DETAIL

1/2" = 1'

EACH SIGN IS 36 SF IN AREA
 12 SIGNS FOR A TOTAL OF 432 SF
 EACH SIGN TO BE INTERNALLY ILLUMINATED

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
 Timonium, Maryland 21093
 Phone: 410-560-1502 Fax: 443-901-1208

BUILDING ELEVATIONS
 PLAN TO ACCOMPANY ZONING PETITION
 FOR

GOLDEN RING COMMONS

8660 PULASKI HIGHWAY
 (U.S. ROUTE #40)

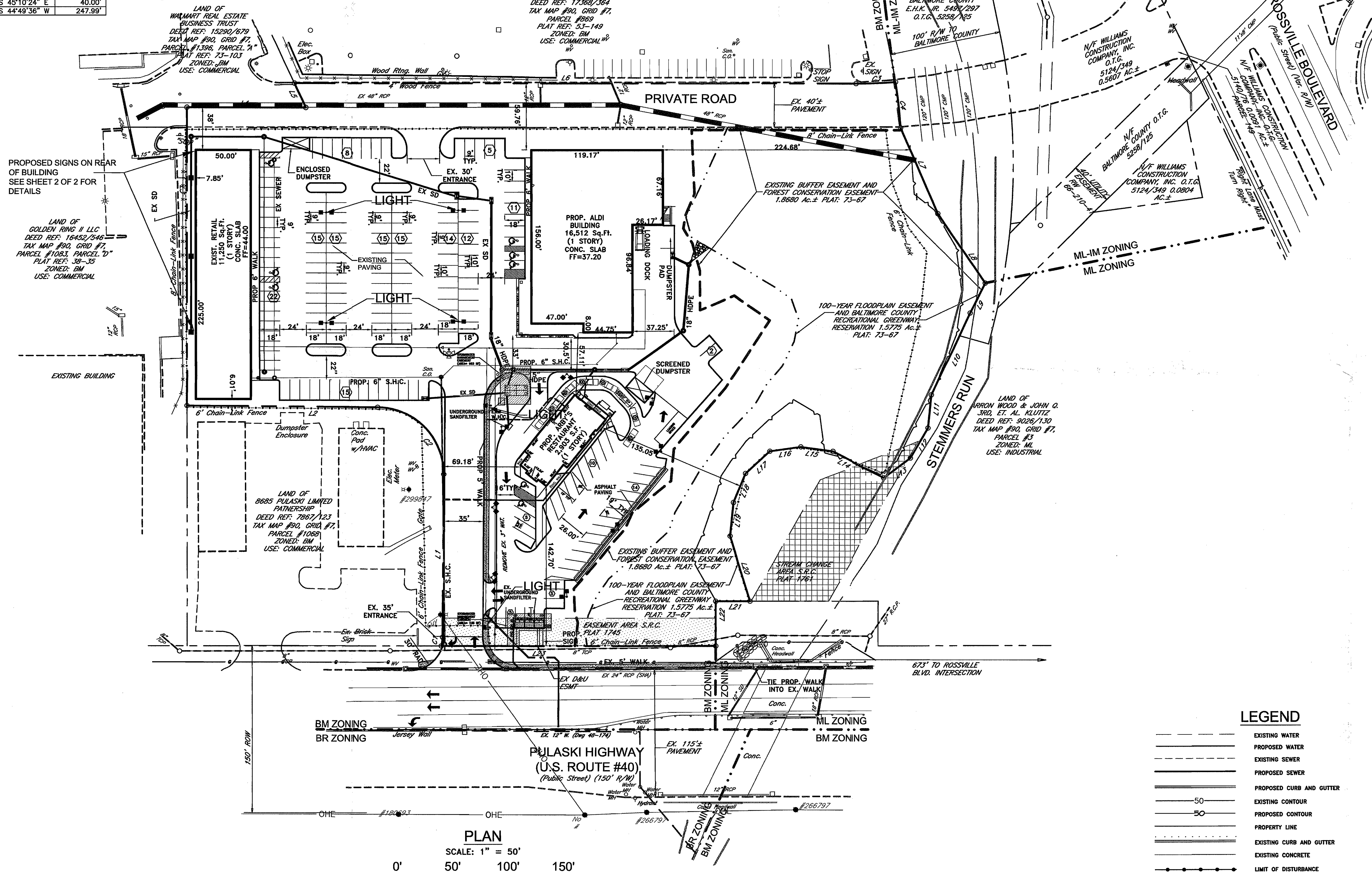
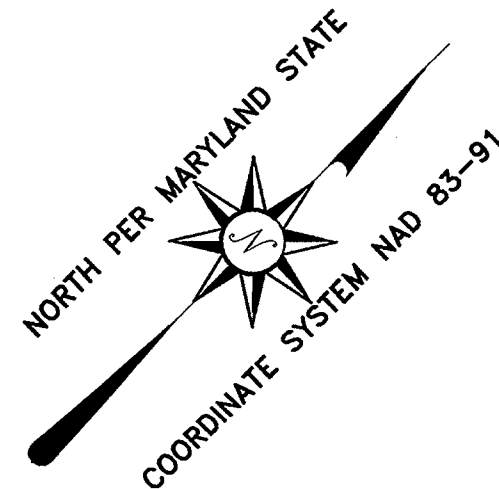
15TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

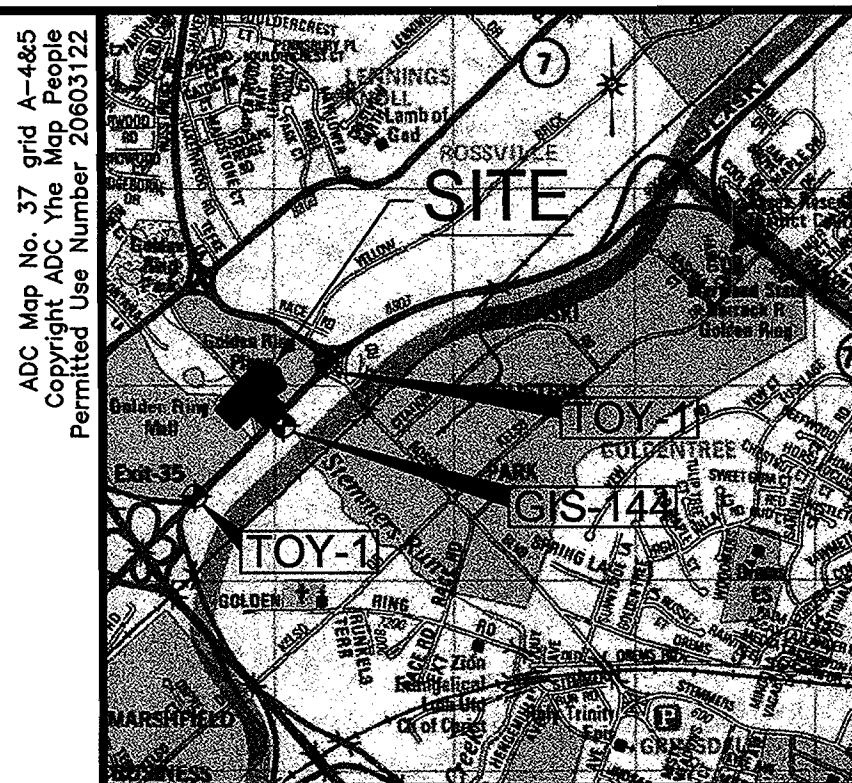
REVISIONS		DRAWN BY:	DESIGNED BY:	SCALE:
		CND	PCR	1" = 50'
		DATE:	JOB NO.:	SHEET NO.:
		10-31-07	05070	2 OF 2

LINE	BEARING	DISTANCE
L1	S 44°42'54" E	145.48'
L2	N 45°15'33" E	172.94'
L3	N 45°10'26" W	268.95'
L4	N 44°49'34" E	107.36'
L5	N 70°26'40" W	24.33'
L6	N 44°49'34" E	510.13'
L7	S 68°57'44" E	84.25'
L8	S 78°47'17" E	75.22'
L9	S 18°18'55" E	30.28'
L10	S 20°01'55" E	82.83'
L11	S 39°21'05" E	30.43'
L12	S 14°25'12" E	31.39'
L13	S 08°32'06" W	30.01'
L14	S 71°53'04" W	52.78'
L15	S 62°39'32" W	29.29'
L16	S 36°42'23" W	28.27'
L17	S 02°34'18" W	29.74'
L18	S 22°14'28" E	28.24'
L19	S 39°28'21" E	30.14'
L20	S 62°25'07" E	60.73'
L21	S 44°49'36" W	31.00'
L22	S 45°10'24" E	40.00'
L23	S 44°49'36" W	247.99'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	8.04'	8.02'	S 37°01'54" E	15°21'47"
C2	60.00'	94.27'	84.87'	S 89°13'40" E	90°01'24"
C3	505.14'	35.69'	35.68'	S 42°48'08" W	04°02'52"
C4	495.67'	41.47'	41.46'	S 51°12'48" E	04°47'38"



ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	PARKING REQUIRED BY COUNTY	RETAIL-27,782 Sq.Ft. 5/1000-139 FAST FOOD-2903 Sq.Ft. 16/1000-47 TOTAL REQUIRED = 186	186	N/A
2	MINIMUM PARKING DIMENSIONS	8.5 FEET x 18 FEET	8.5 FEET x 18 FEET	N/A
3	MINIMUM ASILE WIDTH	22 FEET	22 FEET	N/A
4	MINIMUM FRONT SETBACK	10 FEET	31 FEET	N/A
5	MINIMUM SIDE SETBACK	NO MINIMUM	N/A	N/A
6	MINIMUM REAR SETBACK	NO MINIMUM	N/A	N/A
7	LOADING BERTHS	N/A	1 LOADING BERTH	N/A



GENERAL NOTES

- OWNER: LOT 1 - ALDI, INC.
2700 SAUCON VALLEY RD
CENTER VALLEY PA 18034-9340
- DEVELOPER: VANGUARD EQUITIES, INC.
1500 SERPENTINE ROAD, SUITE 100
BALTIMORE, MD 21209-2010
- SITE AREA: 261,830 Sq.Ft. or 6.011 Ac.±.
- CENSUS TRACT: 4512
- COUNCILMAN'S DISTRICT: 7th
- ELECTION DISTRICT: 15th
- WATERSHED: BACK RIVER #22
- SUBWERSHED: STEMMERS RUN #2
- DRAWING BASED ON A FIELD SURVEY BY BARAKOS-LANDINO SURVEY, INC. ON SEPTEMBER 21-23 & 27, 1999.
- TAX MAP: #90, PARCEL: #866
- TAX ACCOUNT #S: 15 2500002690, 15 2500002688, & 15 2500002689
- ZONING: BM, ML-IM (PER 1"=200' ZONING MAP #090A1)
- USES:
EXISTING: USE IS VACANT (PREVIOUS BUILDING REMOVED)
PROPOSED: RETAIL & FAST FOOD (PERMITTED BY RIGHT)
- THERE ARE NO KNOWN HISTORIC BUILDINGS, ARCHAEOLOGICAL SITES, SCENIC VIEWS OR SIGNIFICANT FEATURES LOCATED ON OR ADJACENT TO THE SITE.
- THERE ARE NO KNOWN HAZARDOUS MATERIALS ON SITE.
- THE PROPOSED DEVELOPMENT WAS GRANTED A STORMWATER MANAGEMENT WAIVER ON 4-14-00 IN ACCORDANCE WITH SECTION 14-155C1 OF THE BALTIMORE COUNTY CODE.
- ON FEBRUARY 22, 2000, THE DRC DETERMINED THAT THIS PROJECT MEETS THE REQUIREMENTS OF A LIMITED EXEMPTION UNDER SECTION 26-171 (B) (9). ON MARCH 7, 2000, THE RECOMMENDATIONS OF THE DRC WERE ADOPTED BY THE DIRECTOR OF PDM.
- FEBRUARY 21, 2006, THE DRC DETERMINED THAT THIS PROJECT MEETS THE REQUIREMENTS OF REFINEMENT TO THE DEVELOPMENT PLAN, UNDER SECTION 32-4-106(b)(2). ON MARCH 1, 2006, THE RECOMMENDATIONS OF THE DRC WERE ADOPTED BY THE DIRECTOR OF PDM. DRC NUMBER: 022106P, PDM NUMBER: XV-755
- THERE ARE NO KNOWN DESIGNATED AREAS OF CRITICAL STATE CONCERN IDENTIFIED AS SUCH UNDER THE PROCEDURES OF SECTION 5-611 OF THE STATE FINANCE AND PROCUREMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND AS FROM TIME TO TIME AMENDED, AND AS MAPPED AND AVAILABLE FOR INSPECTIONS IN THE OFFICE OF PLANNING.
- THE AVERAGE DAILY TRIPS ATTRIBUTABLE TO THE DEVELOPMENT ON THIS SITE ARE (117.9/1000 Sq.Ft.) = 3535.
- ALL UNDERGROUND STORAGE TANKS HAVE BEEN REMOVED OR ABANDONED IN PLACE AS PART OF THE PHASE II ENVIRONMENTAL ASSESSMENT. A CERTIFICATE OF CLOSURE WAS ISSUED BY M.D.E. ON JULY 10, 1998.
- A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS. THE FOREST BUFFER EASEMENT AND BUILDING SETBACK SHOWN HEREON ARE REFLECTIVE OF THE FACT THAT THIS VARIANCE WAS GRANTED. CONDITIONS WERE PLACED ON THIS VARIANCE TO REDUCE WATER QUALITY IMPACTS.
- PREVIOUS PERMITS:
ARBY'S RESTAURANT: BUILDING #657417
GRADING PERMIT #B676493
STORMWATER MANAGEMENT PERMIT #B676494

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION FOR

GOLDEN RING COMMONS

8660 PULASKI HIGHWAY
(U.S. ROUTE #40)

08-257-A

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

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	CND	PCR	1" = 50'
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	10-19-07	05070	1 OF 2

