

|                                              |   |                                |
|----------------------------------------------|---|--------------------------------|
| IN RE: <b>PETITIONS FOR SPECIAL HEARING</b>  | * | BEFORE THE                     |
| <b>AND VARIANCE</b>                          |   |                                |
| N/S Reisterstown Road, 175' NW of            | * | ZONING COMMISSIONER            |
| Cherry Hill Road                             |   |                                |
| <b>(11987 &amp; 11989 Reisterstown Road)</b> | * | OF                             |
| 4 <sup>th</sup> Election District            |   |                                |
| 2 <sup>nd</sup> Council District             | * | BALTIMORE COUNTY               |
| <br>Reisterstown Shopping Center, LP, et al  | * | <b>Case No. 2008-0491-SPHA</b> |
| Petitioners                                  |   |                                |

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by Reisterstown Shopping Center, LP, Admiral Construction Corporation, and Macks Meadows, LLC, by and through their attorney, Robert A. Hoffman with Venable LLP. Petitioners request a special hearing to amend the site plan approved in Case No. 84-110-X and a variance from Section 409.6(2) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 928 parking spaces in lieu of the required 1,157. The subject property and requested relief are more particularly described on a revised site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were Michael Davis and David Karceski, attorneys for Petitioners, with property owner representatives, Steve Cardin and Fred Large, the property manager with Chesapeake Commercial Properties, Inc. for the center. Appearing as consultants were Ken Colbert, P.E. and Lisa Junker, with Colbert Matz Rosenfelt, Inc., the engineering firm that prepared the site plan, Mickey Cornelius, with The Traffic Group, Inc., a consultant traffic engineer, and individuals that represented the center's interested tenants – J. Joseph O'Connor and John Padussis, on behalf of Bank of America, and

Date 6-1-08  
 BY [Signature]  
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Frank DelGuercio and Alan W. Davis, an architect with the Baskervill Design Company on behalf of Wachovia Bank. There were no Protestants or other interested persons in attendance.

The testimony and evidence offered disclosed that the subject property, known as the Reisterstown Shopping Center, is comprised of two parcels totaling 20.5 acres, more or less, situated along Reisterstown Road, north of the intersection of Reisterstown Road and Franklin Boulevard, in the Reisterstown area of the County. Kenneth Colbert testified in detail regarding the shopping center and its location within a revitalization district, as confirmed by the map submitted as Petitioners' Exhibit 11. Mr. Colbert explained that the property, which is zoned B.M.-C.C.C., has a unique "home plate" shape and has frontage on public roads on three sides: Reisterstown Road to the west, Framfield Road to the east and Hillfield Road to the southeast. Aerial photographs, submitted as Petitioners' Exhibits 3 and 4 help to illustrate the location of the site, which is directly across Reisterstown Road from the Franklin High School and just west of two large residential communities known as Suburbia and Country Club Estates. Photographs of the existing site conditions were submitted as Petitioners' Exhibits 7, 8, and 9, which depict that the site is currently improved with six one-story buildings containing various inline stores, and several pad sites along the center's Reisterstown Road frontage. These site photographs, together with the aerial photograph and site plan, help demonstrate the unusual shape of the site and the configuration of the surrounding roadways.

Petitioners are seeking to relocate two existing tenants – Wachovia Bank and Bank of America – from their current inline locations on the interior of the site to more visible pad sites along the shopping center's Reisterstown Road frontage. Elevations of the proposed bank buildings were submitted as Petitioners' Exhibit 10. The banks are proposed to be located on the north westernmost corner of the site and, as shown on Petitioners' Exhibit 6, will replace existing

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By [signature]

pad sites that are presently occupied by a vacant fuel service station, a carwash, and an unused photomat. This redevelopment opportunity will be a significant upgrade for the shopping center property and, in particular, the site's frontage on Reisterstown Road. As is further shown on the site plan and close-up aerial exhibit (Petitioners' Exhibit 6), the proposed bank pad sites will displace some of the existing parking spaces for the shopping center.

The requested variance relief pertains to the parking for the shopping center. As was explained during the hearing, the previous Zoning Commissioner in Case No. 79-130-A approved a parking variance for the Reisterstown Shopping Center, permitting 1,016 parking spaces, in lieu of the required 1,169 spaces. In order to facilitate the much-needed redevelopment of the site, Petitioners are now requesting permission to provide 928 parking spaces, rather than the previously approved 1,016 spaces. The parking regulations require that, for shopping centers that have 100,000 square feet of gross leasable floor area, or more, 5 parking spaces must be provided for every 1,000 square feet of gross leasable floor area. Because the Reisterstown Shopping Center (including the proposed bank pad sites) will have 231,293 square feet of gross leasable floor area, and despite the fact that a large portion of the shopping center's floor area is presently vacant, Petitioners are required under the parking regulations to provide 1,157 parking spaces. Therefore, Petitioners have requested a variance to allow for a deficit of 229 parking spaces.

The testimony and evidence indicated that the specific need for the variance is generated by the uniqueness of the subject property. As mentioned above, the shopping center property has a unique "home plate" shape and has frontage on public roads on three different sides. These site features, together with the development history of the shopping center, makes the site most unique. As was explained during the hearing by Mr. Colbert and Fred Large, the Reisterstown

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By [Signature]

Shopping Center's property manager for more than thirty years, the center represents a typical 1960's shopping center in that it is fairly well integrated into the surrounding residential community. Not only are there roads serving the adjacent neighborhoods – Framfield Road and Hillfield Road – that provide direct vehicular and pedestrian access from the neighborhoods into the rear of the shopping center, but it was also explained that, ever since the shopping center was established in the 1960's, it has grown and expanded in conjunction with the growth of the surrounding neighborhoods, in order to appropriately serve and meet the needs of the neighborhood residents. The interconnection between the neighborhoods and the shopping center is representative of the shopping center's B.M.-C.C.C. zoning. In particular, the B.C.Z.R. indicates that the C.C.C. (Commercial, Community Core) district is meant for shopping centers that serve between 30,000 and 50,000 persons and that provide shopping opportunities for convenience goods, appliances, a junior department store, or a variety of stores; that is, shopping centers that serve the surrounding community. Furthermore, the testimony demonstrated that the physical integration of the shopping center to the adjacent neighborhoods via sidewalks, together with the fact that there is a bus stop located along the center's Reisterstown Road frontage, facilitate pedestrian traffic to and from the center.

A strict interpretation of the regulations would prohibit the relocation of the Wachovia and Bank of America improvements along the center's Reisterstown Road frontage and thereby inhibit this much-needed first step toward redevelopment of the shopping center. By relocating Wachovia and Bank of America, the banks will obtain the street presence and visibility they need to continue to compete in the local banking market, and, at the same time, the desired bank locations will in no way limit Petitioners' flexibility to pursue a redevelopment of the remainder of the center. However, the bank relocation is not possible without the displacement of some of

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By [signature]



the existing parking spaces for the shopping center and a corresponding variance to permit the reduced parking arrangement. Furthermore, if the banks are unable to relocate within the site, it is possible that they may relocate out of the site and Petitioners would lose two prime tenants. The Department of Economic Development recognized this potential result and for that reason, among several others identified in a June 5, 2008 Memorandum submitted into evidence as Petitioners' Exhibit 13, supported Petitioners' request for variance. Consistent with the position of Economic Development, the Office of Planning noted in its Zoning Advisory Comment, the Reisterstown Shopping Center "has major potential for redevelopment," and indicated its support for "revitalization efforts at this under-utilized shopping center." It is therefore apparent to this Zoning Commissioner that, without the requested variance relief, Petitioners will be unable to take the logical first step towards that foreseeable goal.

Having considered all of the evidence and testimony on this issue, I am persuaded to grant the relief requested. Based on my review of the site plan, the aerial photograph, the site photographs, the building elevations, and the landscape plan, I find the requirements of B.C.Z.R. Section 307.1 to be satisfied. The proposed relocation of the Wachovia and Bank of America to the Reisterstown Road frontage of the site will enable Petitioners to retain two important tenants without impeding any future redevelopment of the remainder of the site. At the same time, although the proposed bank pad sites will displace some parking, the testimony and evidence clearly establish that the amount of parking currently in the shopping center is more than sufficient and the requested number of spaces will also be more than adequate. Therefore, I find that the reduced parking will not have any impact on the surrounding area.

I should also note that I received Zoning Advisory Committee (ZAC) comments from the State Highway Administration (SHA) and Office of Planning, each asking me to place certain

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BY [signature]

conditions upon any approval of the variance. Specifically, SHA offered comments regarding the entrances to the shopping center along Reisterstown Road and requested that I condition my approval upon Petitioners' acquisition of an SHA Access Permit, which I will do. Planning noted the potential for redevelopment of the shopping center and expressed a desire to work with Petitioners during their redevelopment efforts. This makes good sense and Petitioners, in fact, indicated during the hearing their intention to work with Planning when undertaking any future improvements to the center.

Planning also requested that I condition my approval on Planning having the opportunity to review the final orientation and site layout for the proposed Wachovia bank, prior to Wachovia's application for building permit. Counsel for Petitioners volunteered that they had discussions with the Planning Office regarding the building orientation and that Planning was concerned that the side of the building is proposed to directly face Reisterstown Road, instead of the front of the building, which planning would prefer. Mr. Colbert explained that he examined whether reorienting the building, as suggested by Planning, would be possible. He confirmed that such an orientation would not be possible on this site and that, due to the site's existing constraints, Wachovia would, for example, be unable to provide sufficient vehicular stacking onsite for the proposed drive-thru lanes. Nevertheless, Counsel for Petitioners indicted that Wachovia would explore adding landscaping and architectural features to the side of its building facing Reisterstown Road, in order to make that side appear more like the front of the building. This suggestion is an appropriate compromise and I find that Planning should have an opportunity to review these features prior to building permit issuance, which will be a condition of my approval. Beyond the detailed comments from Planning and SHA, I received no other substantive or negative comments from any other agencies.

ORDER RECEIVED FOR FILING  
Date 6-24-08  
BY [signature]

Finally, in addition to the parking variance, Petitioners have filed a Petition for Special Hearing to allow the changes to the site plan approved in Case No. 84-110-X, as shown on Petitioners' Exhibit 1, which I will also approve.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24<sup>th</sup> day of June, 2008, that the Petition for Special Hearing seeking an amendment to the site plan approved in Case No. 84-110-X, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED;

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 409.6(2) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 928 parking spaces in lieu of the required 1157, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the relief granted above be 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.
2. Prior to obtaining building permits for the construction of the proposed Wachovia and Bank of America, Petitioners must obtain an SHA Access Permit for the access points into the shopping center situated on Reisterstown Road.
3. Petitioner will meet with the Office of Planning for review of the final building elevations and landscaping associated with the Wachovia building shown on Petitioners' Exhibit 1, prior to the issuance of that building permit.

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DATE 6-24-08  
BY [signature]

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



WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

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Date 6-24-08  
By [Signature]



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
County Executive

June 24, 2008

WILLIAM J. WISEMAN III  
Zoning Commissioner

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

**RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE**  
N/S Reisterstown Road, 175' NW of Cherry Hill Road  
(11987 & 11989 Reisterstown Road)  
4<sup>th</sup> Election District - 2<sup>nd</sup> Council District  
Reisterstown Shopping Center, LP, et al - Petitioners  
**Case No. 2008-0491-SPHA**

Dear Messrs. Karceski and Davis:

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

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 867-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III".

WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

WJW:dlw

c: Steve Cardin, P.O. Box 1057, Breckenridge, CO 80424  
Fred Large, Sr. Property Manager, Chesapeake Commercial Properties, Inc.,  
4750 Owings Mills Boulevard, Owings Mills, MD 21117  
Ken Colbert, P.E. & Lisa Junker, Colbert Matz Rosenfelt, Inc., 2835 Smith Avenue,  
Suite G, Baltimore, MD 21209  
Mickey Cornelius, The Traffic Group, Inc., 9900 Franklin Square Drive, Suite 200, Baltimore, MD 21236  
J. Joseph O'Connor, Vice President, Retail Store Planning, Bank of America,  
730 15<sup>th</sup> Street, NW, Washington, DC 20005  
John Padussis, 300 W. Pratt Street, Baltimore, MD 21201  
Frank DelGuercio, Vice President, Corporate Real Estate, Wachovia, 1-A Newport Drive,  
Forest Hill, MD 21050  
Alan W. Davis, AIA, Baskervill, 101 South 15<sup>th</sup> Street, Suite 200, Richmond, VA 23219  
Steven D. Foster, Chief, Engineering Access Permits Division, State Highway Administration, Maryland  
Department of Transportation, 707 N. Calvert Street, Baltimore, MD 21202  
People's Counsel; Office of Planning; File



# Petition for Special Hearing

## to the Zoning Commissioner of Baltimore County

for the property located at: 11987 & 11989 Reisterstown Road  
which is presently zoned BM CCC

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 of thereof, hereby petition for a Special Hearing under 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commission should approve

Special Hearing to amend the site plan approved in Case No. 84-110-X.

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

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

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

### Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address.

Telephone No.

City

State Zip Code

### Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable LLP

Company

210 Allegheny Avenue

Address

410-494-6262

Telephone No.

Towson

City

MD 21204

State Zip Code

### Legal Owner(s):

Reisterstown Shopping Center, LP,

Name - Type or Print

Signature

LGM Development Corporation, General Partner

By Josh Fidler, President

Admiral Construction Company

Name - Type or Print

Signature

Macks Meadows LLLC, General Partner

By Josh Fidler, Vice President

4750 Owings Mills Blvd

Address.

410-356-9900

Telephone No.

Owings Mills

City

MD 21117

State Zip Code

### Representative to be Contacted:

Kenneth Colbert

COLBERT MATZ ROSENFELT, INC

2835 Smith Avenue, Suite G

Address

410-653-3838

Telephone No.

Baltimore

City

MD 21209

State Zip Code

Case No. 2008-0491-3P4A

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By CM

Date 4-17-08

Date 6-24-08

By [Signature]





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11987 & 11989 Reisterstown Road

which is presently zoned BM CCC

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 of thereof, hereby petition for the Variance from Section

409.6(2), to permit 928 parking spaces in lieu of the required 1157

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

To be presented at hearing

Property 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:

## Legal Owner(s):

Reisterstown Shopping Center, LP,

Name - Type or Print

Signature Steven D Kesler  
LGM Development Corporation, General Partner  
Steven D. Kesler, Treasurer  
4750 Owings Mills Blvd  
Owings Mills, MD 21117

Admiral Construction Company

Name - Type or Print

Signature Steven D Kesler  
Macks Meadows LLLC, General Partner  
Steven D. Kesler, Treasurer  
4750 Owings Mills Blvd  
Owings Mills, MD 21117

Address Telephone No.  
MD 21117  
City State Zip Code

## Representative to be Contacted:

Kenneth Colbert

Name

2835 Smith Avenue, Suite G 410-653-3838  
Address Telephone No.

Baltimore MD 21209  
City State Zip Code

Name - Type or Print

Signature

Address.

Telephone No.

City State Zip Code

## Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable LLP

Company

210 Allegheny Avenue 410-494-6262  
Address Telephone No.

Towson MD 21204  
City State Zip Code

Case No. 2008-0491-SP4A

OFFICE USE ONLY  
ESTIMATED LENGTH OF HEARING

6-24-08 Date 6-24-08 Reviewed By CM Date 4-17-08

By [Signature]



**ZONING DESCRIPTION  
REISTERSTOWN SHOPPING CENTER  
11989 AND 11987 REISTERSTOWN ROAD**

Beginning at a point on the northeast side of Reisterstown Road, which is of varying width, at a distance of 175± feet northwest of the centerline of Cherry Hill Road, which is 80 feet wide, thence the following courses and distances:

N 44°21'39" W, 894.12 ft.;  
N 40°44'46" E, 50.17 ft.;  
N 44°05'05" W, 150.00 ft.;  
S 40°44'46" W, 50.17 ft.;  
N 44°21'39" W, 99.00 ft.;  
N 40°44'46" E, 617.50 ft.;  
S 77°39'04" E, 191.94 ft.;  
N 84°22'21" E, 588.83 ft.;  
S 03°05'21" W, 800.64 ft.;  
S 48°01'01" W, 425.52 ft.;  
N 43°56'09" W, 148.92 ft.;  
S 46°03'51" W, 116.08 ft.;  
S 44°21'39" E, 145.00 ft.;  
S 48°01'01" W, 50.03 ft. to the Point of Beginning

As recorded in Deeds Liber 6676, Folio 804, and Liber 5740 Folio 389 and containing 20.40± acres. Also known as #11989 and 11987 Reisterstown Road and located in the 4<sup>th</sup> Election District, 2<sup>nd</sup> Councilmanic District.



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 9752, Expiration Date: 2/28/10

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET AND FINANCE**  
**MISCELLANEOUS RECEIPT**

No. **12190**

Date: **4-17-08**

**PAID RECEIPT**

BUSINESS ACTUAL TIME DRW  
 4/21/2008 4/18/2008 11:51:12 2  
 REG 1502 MAIL JEVA JEE  
 >>RECEIPT # 574908 4/18/2008 DFLH  
 Dept 5 528 ZONING VERIFICATION  
 CR NO. 012190  
 Recpt Tot \$650.00  
 \$650.00 OK \$0.00 CA  
 Baltimore County, Maryland

| Fund | Agcy | Orgn | Sub<br>Orgn | Rev<br>Source | Sub<br>Rev | Rept<br>Catg | BS<br>Acct | Amount |
|------|------|------|-------------|---------------|------------|--------------|------------|--------|
| 001  |      | 006  |             | 10130         |            |              |            | 650.00 |
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|      |      |      |             |               |            |              |            |        |

Total: **650.00**

Rec From: **Colbert Matz Rosenfelt Inc**

For: **11987 + 11989 Rosterstown Rd**  
**2008-0491-SHA**

**DISTRIBUTION**

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S  
 VALIDATION**

CK# **16315**  
**+ 18265**

# 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: **2008-0481-SPHA**

11987 & 11989 Reisterstown Road

N/side of Reisterstown Road, 175 feet n/west of Cherry Hill Road

4th Election District - 2nd Councilmanic District

Legal Owner(s): Reisterstown Shopping Center, LP by Josh Fidler & Steven Kesler

**Special Hearing:** to amend the site plan approved in Case No. 84-110-X. **Variance:** to permit 928 parking spaces in lieu of the required 1157.

**Hearing:** Friday, June 6, 2008 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake 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.

5/29/08 May 22

173840

## CERTIFICATE OF PUBLICATION

5/22/2008

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 5/22/2008.

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

J. Wilkinson

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

RE: Case No.: 2008-0491-SPHA

Petitioner/Developer: REISTERSTOWN

Shopping CTR.

Date of Hearing/Closing: JUNE 6, 2008

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:

11987 + 11989 REISTERSTOWN RD

The sign(s) were posted on 5-19-08  
(Month, Day, Year)

Sincerely,

Robert Black 5-20-08  
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

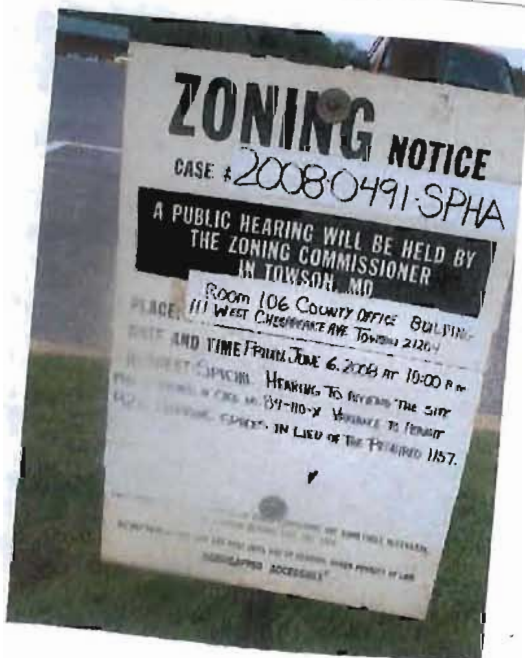
(Address)

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: 2008-0491-SHA  
Petitioner: Reisterstown Shopping Center, LP  
Address or Location: 11987 and 11989 Reisterstown Road

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Amy Donnell  
Address: Veng's LLC  
210 Allegheny Avenue  
Towson, MD 21204  
Telephone Number: 410 494 6244

Revised 2/20/98 - SCJ



TO: PATUXENT PUBLISHING COMPANY  
Thursday, May 22, 2008 Issue - Jeffersonian

Please forward billing to:

Amy Dontell  
Venable, LLP  
210 Allegheny Avenue  
Towson, MD 21204

410-494-6244

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## 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: 2008-0491-SPHA**

11987 & 11989 Reisterstown Road

N/side of Reisterstown Road, 175 feet n/west of Cherry Hill Road

4<sup>th</sup> Election District – 2<sup>nd</sup> Election District

Legal Owners: Reisterstown Shopping Center, LP by Josh Fidler & Steven Kesler

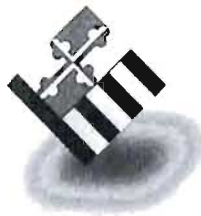
Special Hearing to amend the site plan approved in Case No. 84-110-X. Variance to permit 928 parking spaces in lieu of the required 1157.

Hearing: Friday, June 6, 2008 at 10:00 a.m. in Room 106, County Office Building,  
111 West Chesapeake 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*

May 12, 2008  
TIMOTHY M. KOTROCO, *Director*  
*Department of Permits and  
Development Management*

**NOTICE OF ZONING HEARING**

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**CASE NUMBER: 2008-0491-SPHA**

11987 & 11989 Reisterstown Road  
N/side of Reisterstown Road, 175 feet n/west of Cherry Hill Road  
4<sup>th</sup> Election District – 2<sup>nd</sup> Election District  
Legal Owners: Reisterstown Shopping Center, LP by Josh Fidler & Steven Kesler

Special Hearing to amend the site plan approved in Case No. 84-110-X. Variance to permit 928 parking spaces in lieu of the required 1157.

Hearing: Friday, June 6, 2008 at 10:00 a.m. in Room 106, County Office Building,  
111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco  
Director

TK:klm

C: Robert Hoffman, Venable, LLP, 210 Allegheny Avenue, Towson 21204  
Josh Fidler, 4750 Owings Mills Blvd., Owings Mills 21117  
Kenneth Colbert, Colbert, Matz & Rosenfelt, 2835 Smith Avenue, Ste. G., Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MAY 22, 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.



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*  
Robert A. Hoffman  
Venable LLP  
210 Allegheny Ave.  
Towson, MD 21204

TIMOTHY M. KOTROCO, *Director*  
Department of Permits and  
Development Management  
May 29, 2008

Dear: Robert A. Hoffman

RE: Case Number 2008-0491-A, Address: 11987 & 11989 Reisterstown Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 17, 2008. 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: lnw

Enclosures

c: People's Counsel  
Josh Fidler, Macks Meadows LLLC, 4750 Owings Mills Blvd, Owings Mill, MD 21117  
Kenneth Colbert, Colbert Matz Rosenfelt, INC, 2835 Smith Ave. Suite G, Baltimore, MD 21209

BW 6/6  
10AM

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

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

**DATE:** June 4, 2008

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

**SUBJECT:** 11987 & 11989 Reisterstown Road

**RECEIVED**  
JUN 05 2008

**INFORMATION:**

**BY:** .....

**Item Number:** 08-491

**Petitioner:** Reisterstown Shopping Center LP

**Zoning:** BM-CCC

**Requested Action:** Special Hearing & Variance

The property in question, the Reisterstown Shopping Center, is a circa 1959 suburban style shopping center with a large field of parking along the Reisterstown Road frontage. There are 10 current vacancies including a large former Ames store.

The property is strategically located within the Reisterstown Revitalization District to the north of the intersection of Franklin Boulevard and Reisterstown Road. It has convenient access to I-795 and is within a community whose median income is \$81,000. The shopping center has major potential for redevelopment.

The proposed new development consists of two bank pad sites including drive thru operations along the Reisterstown Road frontage. If granted the requested relief, the existing Wachovia and Bank of America would relocate from their locations within the shopping center.

The subject request is for a parking variance for 928 parking spaces in lieu of the required 1157 and to amend the special hearing approved in Case No. 84-110x.

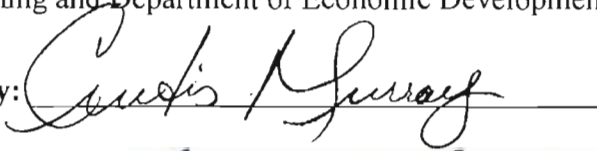
**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning is generally supportive of revitalization efforts at this under-utilized shopping center. However the Office of Planning respectfully requests the Zoning Commissioner condition any relief granted on the following:

1. Final orientation and site layout of the Wachovia building or occupant of that said space be reviewed and approved by the Office of Planning prior to the application for any building permits.

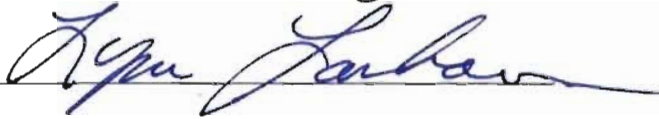
2. A long-term redevelopment plan for this center is needed. Such efforts should be examined by the property owners, working in conjunction with the county Office of Planning and Department of Economic Development.

Prepared By:

A handwritten signature in blue ink, appearing to read "Curtis Murray", written over a horizontal line.

Division Chief:

AFK:JL:LL:CM

A handwritten signature in blue ink, appearing to read "Ryan L. L. L.", written over a horizontal line.

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



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

May 8, 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.8-491-SPHA  
MD 140 (Westminster Pike)  
175 northwest of Cherry Hill Road  
Reisterstown Shopping Center  
Special Exception  
Variance

Dear Ms. Matthews:

Thank you for the opportunity to review the ZAC Agenda Case Number 8-491-SPHA for the above captioned, which was received on May 1st. We understand that his application illustrates a proposal to construct two (2) commercial banks with drive thru teller stations and parking spaces on existing pad sites fronting along MD 140 Reisterstown Road.

We have completed a cursory review of the plan to accompany variance and special exception. The following comments are offered for your use and information:

- The subject property accesses MD 140 (Reisterstown Road). Our State Highway Location reference Guide identifies MD 140 (Reisterstown Road) as principle arterial four lane undivided road. The Annual Average Daily Traffic volume on this section of MD 140 is 36,710 vehicle trips per day.
- We note that the site plan reflects some modifications along MD 140 within the vicinity of existing entrances. A SHA Access permit is required to construct improvements within the state right-of-way. And at minimum the items listed below are required.
- 30' wide entrances with curbed 30' radii returns.
- Sidewalk and handicap ramps consistent with current Americans with Disabilities (ADA) guidelines.
- All entrances landing grade shall be 50' in length at a 3% maximum.
- A hydraulic analysis.
- Provide a typical section showing the improvements to MD 140.
- Historical and archeological review will be conducted by our Office of Planning.

The results of our review reveal that a permit is required for improvements along the subject property fronting MD 140 (Westminster Pike). Therefore, this office requests that the County condition the applicant to obtain an SHA - Access Permit as a condition of Special Exception and Variance Case No. 8-491-SPHA approval for the Reisterstown Shopping Center property. Please include our comments in staff report to the Zoning Hearing Officer.

My telephone number/toll-free number is \_\_\_\_\_

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

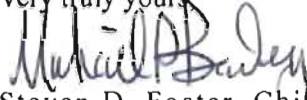
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • [www.marylandroads.com](http://www.marylandroads.com)



Ms. Kristen Matthews  
Page 2

Should you have any questions regarding this matter, please 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](mailto:mbailey@sha.state.md.us)). Thank you for your attention.

Very truly yours,



Foster  
Steven D. Foster, Chief  
Engineering Access Permits  
Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA  
Mr. Joseph Merrey, Department of Permits & Development Management, Baltimore County  
Mr. Kenneth Colbert, Engineer, Colbert Matz & Rosenfelt, Inc.  
Mr. Walter T. Smith, Jr. Dept. of Permits & Development Plans Review, Baltimore County  
Reisterstown Shopping center Ltd. Partnership, Applicant

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

**DATE:** May 1, 2008

**FROM:** <sup>DAK</sup> Dennis A. Kennedy, Supervisor  
Bureau of Development Plans  
Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For May 5, 2008  
Item Nos. 08-489, 490, 491, 492, 493,  
494, 495, 496, 497, 498, 499, 500, 501,  
502, and 503.

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN:lrk  
cc: File  
ZAC-5012008-NO COMMENTS

**From:** Debra Wiley  
**To:** Matthews, Kristen; Williams, LaShenda  
**Date:** 06/02/08 3:24:09 PM  
**Subject:** 08-491-SPHA - June 6th at 10 AM

The newspaper advertisement is missing from the file. Please let me know if either of you come across this document.

Thanks and have a great day !

Debbie Wiley  
Legal Administrative Secretary  
Office of the Zoning Commissioner  
105 West Chesapeake Avenue, Suite 103  
Towson, Md. 21204  
410-887-3868  
410-887-3468 (fax)  
dwiley@baltimorecountymd.gov

**From:** Debra Wiley  
**To:** Murray, Curtis  
**Date:** 06/02/08 3:38:29 PM  
**Subject:** OP Comment Needed for Bill - 08-491-SPHA - June 6th at 10 AM

Missing:  
OP

Hi Curtis,

Bill will be hearing the above-referenced case this Friday and needs a comment from your office. I have provided a case description below for your reference.

**CASE NUMBER: 8-491-SPHA**

11987 and 11989 Reisterstown Road

Location: N side of Reisterstown Road, 175 feet NW of Cherry Hill Road.

4th Election District, 2nd Councilmanic District

Legal Owner: Reisterstown Shopping Center, LP; LGM Development Corporation, General Partner; By Josh Fidler, President

**SPECIAL HEARING** To amend the site plan approved in Case No. 84-110-X.

**VARIANCE** To permit 928 parking spaces in lieu of the required 1157.

Hearing: Friday, 6/6/2008 at 10:00:00 AM, County Office Building, 111 West Chesapeake Avenue, Room 106, Towson 21208

Thanks and have a great day !

Debbie Wiley  
Legal Administrative Secretary  
Office of the Zoning Commissioner  
105 West Chesapeake Avenue, Suite 103  
Towson, Md. 21204  
410-887-3868  
410-887-3468 (fax)  
dwiley@baltimorecountymd.gov

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
AND VARIANCE \*  
11987 & 11989 Reisterstown Road; N/S \* ZONING COMMISSIONER  
Reisterstown Road, 175' NW Cherry Hill Rd \*  
4<sup>th</sup> Election & 2<sup>nd</sup> Councilmanic Districts \* FOR  
Legal Owner(s): Reisterstown Shopping Center \*  
Petitioner(s) \* BALTIMORE COUNTY  
\* 08-491-SPHA

\* \* \* \* \*

**ENTRY OF APPEARANCE**

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

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Jefferson Building, Room 204  
105 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-2188

RECEIVED

MAY - 6 2008

Per .....

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 5<sup>th</sup> day of May, 2008, a copy of the foregoing Entry of Appearance was mailed to Kenneth Colbert, PE, Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, MD 21209 & Robert A Hoffman, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

David H. Karceski

t 410.494.6285  
f 410.821.0147  
dhkarceski@venable.com

December 2, 2009

Timothy M. Kotroco, Director  
Baltimore County Department of Permits  
and Development Management  
111 West Chesapeake Avenue  
Towson, MD 21204

Re: **Request for Spirit and Intent Letter**  
Reisterstown Shopping Center  
Case No. 2008-0491-SPHA  
4<sup>th</sup> Election District, 2<sup>nd</sup> Councilmanic District

Dear Mr. Kotroco:

This firm represents Reisterstown Shopping Center Limited Partnership and Admiral Construction Corporation, legal owners of the Reisterstown Shopping Center. The subject property is located adjacent to and on the northeast side of Reisterstown Road, north of the intersection of Reisterstown Road and Franklin Boulevard in the Reisterstown area of Baltimore County and is now comprised of various retail, restaurant, and office uses.

At this time, our clients are proposing to redevelop a portion of the shopping center with new buildings devoted to retail and restaurant uses and to make the necessary adjustments related to on-site vehicular circulation and the layout of off-street parking spaces. I am writing to confirm that these intended improvements to the shopping center are within the spirit and intent of a parking variance granted by way of Zoning Case No. 2008-0491-SPHA (or "2008 Case"). I have enclosed a red-lined site plan prepared by Morris & Ritchie Associates, Inc., dated November 5, 2009 and entitled "Plan to Accompany Spirit and Intent Letter – Case No. 2008-0491-SPHA." This plan shows the parking layout approved in the 2008 Case as well as the locations proposed for the new commercial buildings and the related parking reconfiguration.

In the 2008 Case, the Zoning Commissioner, William J. Wiseman III, granted a Petition for Variance for the benefit of the shopping center to permit a total of 928 off-street parking spaces in lieu of the required 1,157 spaces. The overall parking space deficit

12/18/09  
09-313



Timothy M. Kotroco, Director

December 2, 2009

Page 2

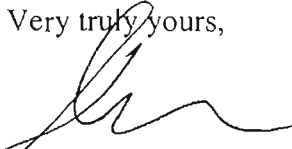
approved was 229 spaces. I have also enclosed a copy of the order and site plan approved in the 2008 Case for your review. The red-lined site plan prepared by MRA provides a parking calculation for the redevelopment of the shopping center, which indicates that, with the proposed new buildings, the total amount of parking required will be 797 spaces and the total number of spaces provided will be 918. The intended improvements to the property will, therefore, result in an excess of 21 parking spaces, pursuant to the 2008 Case.

At this time, I am requesting that you countersign this letter below confirming that this redevelopment proposal is within the spirit and intent of the relief granted in Case No. 2008-0491-SPHA and that the proposed improvements to the Reisterstown Shopping Center property are permitted without any further zoning relief related to parking.

With this letter, I have enclosed a check in the amount of \$50.00 made payable to "Baltimore County, Maryland" to cover the administrative costs associated with your review. If you need any further information in order to complete your review, please feel free to give me a call.

Thank you for your assistance with the matter.

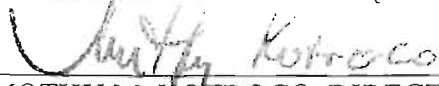
Very truly yours,



David H. Karceski

DHK/rb  
Enclosure

AGREED AND ACCEPTED: \*



TIMOTHY M. KOTROCO, DIRECTOR  
DEPARTMENT OF PERMITS AND  
DEVELOPMENT MANAGEMENT

TOIDOC1/DHK01/H278640-v3

\* SUBJECT TO REVIEW AND APPROVAL OF REVISED DRC/DEV. PLAN

**BALTIMORE COUNTY ZONING REGULATIONS 1998 Edition Updated 02-25-2008, v19****THE REGULATIONS****ARTICLE 4, SPECIAL REGULATIONS****Section 409, Off-Street Parking and Loading [Bill Nos. 26-1988; 36-1988]**

B. Notwithstanding the provisions of Section 409.5.A., for any nonresidential development, all parking spaces provided which exceed the requirements of Section 409.6 may be small car spaces at the discretion of the developer.

**409.6 Required number of parking spaces.**

A. General requirements. The standards set forth below shall apply in all zones unless otherwise noted. Where the required number of off-street parking spaces is not set forth for a particular type of use, the Director of the Department of Permits and Development Management shall determine the basis of the number of spaces to be provided. When the number of spaces calculated in accordance with this section results in a number containing a fraction, the required number of spaces shall be the next highest whole number. [Bill Nos. 124-1993; 136-1996; 144-1997]

1. Residential and lodging uses.

**Minimum Number of Required****Type of Use      Off-Street Parking Spaces**

Boarding- or rooming house      1 per tenant bed plus 2 if owner resides on property. [Bill No. 124-1993]

Dormitory      1 per 4 beds.

Elderly housing facilities      For housing for the elderly, Class A, at least 1 usable off-street

**BALTIMORE COUNTY ZONING REGULATIONS 1998 Edition Updated 02-25-2008, v19****THE REGULATIONS****ARTICLE 4, SPECIAL REGULATIONS****Section 409, Off-Street Parking and Loading [Bill Nos. 26-1988; 36-1988]**

No parking spaces are required for residential buildings contributing to the historic character of an area, if such buildings have been designated on the National Register of Historic Places and are located within a C.T. or B.L.-C.C.C. District.

**2. Commercial and service uses.****Minimum Number of Required****Type of Use      Off-Street Parking Spaces**

Automotive service station      See Section 405.

**BALTIMORE COUNTY ZONING REGULATIONS 1998 Edition Updated 02-25-2008, v19****THE REGULATIONS****ARTICLE 4, SPECIAL REGULATIONS**

Section 409, Off-Street Parking and Loading [Bill Nos. 26-1988; 36-1988]

Bank 3.3 per 1,000 square feet of gross  
floor area.

Beauty shop or barbershop 5 per 1,000 square feet of gross  
floor area.

Car wash See Section 419.

Carry-out restaurant 5 per 1,000 square feet of gross  
floor area. [Bill No. 110-1993]

Fast-food and standard 16 per 1,000 square feet of gross  
restaurants: general rule floor area with at least 10 spaces  
required in all cases, except that  
no parking spaces are required for  
restaurants in the C.T. District of  
Towson or for buildings contributing  
to the historic character of an area,  
if such buildings have been designated  
on the National Register of Historic  
Places and are located within a C.T.  
or B.L.-C.C.C. District and if such  
buildings will be adapted for reuse  
for a restaurant. [Bill No. 110-1993;  
3-2003]

Standard restaurants in In the Arbutus, Catonsville and  
revitalization districts Pikesville revitalization districts,  
5 spaces per 1,000 square feet are



**Maryland Department of Assessments and Taxation**  
**BALTIMORE COUNTY**  
**Real Property Data Search** (2007 vw2.3)

[Go Back](#)  
[View Map](#)  
[New Search](#)

**Account Identifier:** District - 04 **Account Number -** 0419086320

**Owner Information**

|                         |                                                      |                             |                      |
|-------------------------|------------------------------------------------------|-----------------------------|----------------------|
| <b>Owner Name:</b>      | REISTERSTOWN SHOPPING CENTER                         | <b>Use:</b>                 | COMMERCIAL           |
| <b>Mailing Address:</b> | 4750 OWINGS MILLS BLVD<br>OWINGS MILLS MD 21117-4904 | <b>Principal Residence:</b> | NO                   |
|                         |                                                      | <b>Deed Reference:</b>      | 1) / 5740/ 389<br>2) |

**Location & Structure Information**

|                         |                                                       |
|-------------------------|-------------------------------------------------------|
| <b>Premises Address</b> | <b>Legal Description</b>                              |
| 11989 REISTERSTOWN RD   | 19.7677 AC ES<br>REISTERSTOWN RD<br>OPP CHERRY HILL R |

|            |             |               |                     |                    |                |              |            |                        |                  |
|------------|-------------|---------------|---------------------|--------------------|----------------|--------------|------------|------------------------|------------------|
| <b>Map</b> | <b>Grid</b> | <b>Parcel</b> | <b>Sub District</b> | <b>Subdivision</b> | <b>Section</b> | <b>Block</b> | <b>Lot</b> | <b>Assessment Area</b> | <b>Plat No:</b>  |
| 48         | 24          | 270           |                     |                    |                |              |            | 2                      | <b>Plat Ref:</b> |

**Special Tax Areas**

|                   |
|-------------------|
| <b>Town</b>       |
| <b>Ad Valorem</b> |
| <b>Tax Class</b>  |

|                                |                      |                           |                   |
|--------------------------------|----------------------|---------------------------|-------------------|
| <b>Primary Structure Built</b> | <b>Enclosed Area</b> | <b>Property Land Area</b> | <b>County Use</b> |
| 0000                           |                      | 19.76 AC                  | 14                |

|                |                 |             |                 |
|----------------|-----------------|-------------|-----------------|
| <b>Stories</b> | <b>Basement</b> | <b>Type</b> | <b>Exterior</b> |
|----------------|-----------------|-------------|-----------------|

**Value Information**

|                           | <b>Base Value</b> | <b>Value</b> | <b>Phase-in Assessments</b> |              |
|---------------------------|-------------------|--------------|-----------------------------|--------------|
|                           |                   | <b>As Of</b> | <b>As Of</b>                | <b>As Of</b> |
|                           |                   | 01/01/2008   | 07/01/2007                  | 07/01/2008   |
| <b>Land</b>               | 5,940,800         | 7,426,100    |                             |              |
| <b>Improvements:</b>      | 9,613,000         | 8,226,000    |                             |              |
| <b>Total:</b>             | 15,553,800        | 15,652,100   | 15,553,800                  | 15,586,566   |
| <b>Preferential Land:</b> | 0                 | 0            | 0                           | 0            |

**Transfer Information**

|                                             |                           |                   |
|---------------------------------------------|---------------------------|-------------------|
| <b>Seller:</b> SUBURBIA SHOPPIN G PLAZA INC | <b>Date:</b> 01/31/1974   | <b>Price:</b> \$0 |
| <b>Type:</b> NOT ARMS-LENGTH                | <b>Deed1:</b> / 5740/ 389 | <b>Deed2:</b>     |
| <b>Seller:</b>                              | <b>Date:</b>              | <b>Price:</b>     |
| <b>Type:</b>                                | <b>Deed1:</b>             | <b>Deed2:</b>     |
| <b>Seller:</b>                              | <b>Date:</b>              | <b>Price:</b>     |
| <b>Type:</b>                                | <b>Deed1:</b>             | <b>Deed2:</b>     |

**Exemption Information**

|                                   |              |            |            |
|-----------------------------------|--------------|------------|------------|
| <b>Partial Exempt Assessments</b> | <b>Class</b> | 07/01/2007 | 07/01/2008 |
| <b>County</b>                     | 000          | 0          | 0          |
| <b>State</b>                      | 000          | 0          | 0          |
| <b>Municipal</b>                  | 000          | 0          | 0          |

**Tax Exempt:** NO  
**Exempt Class:**

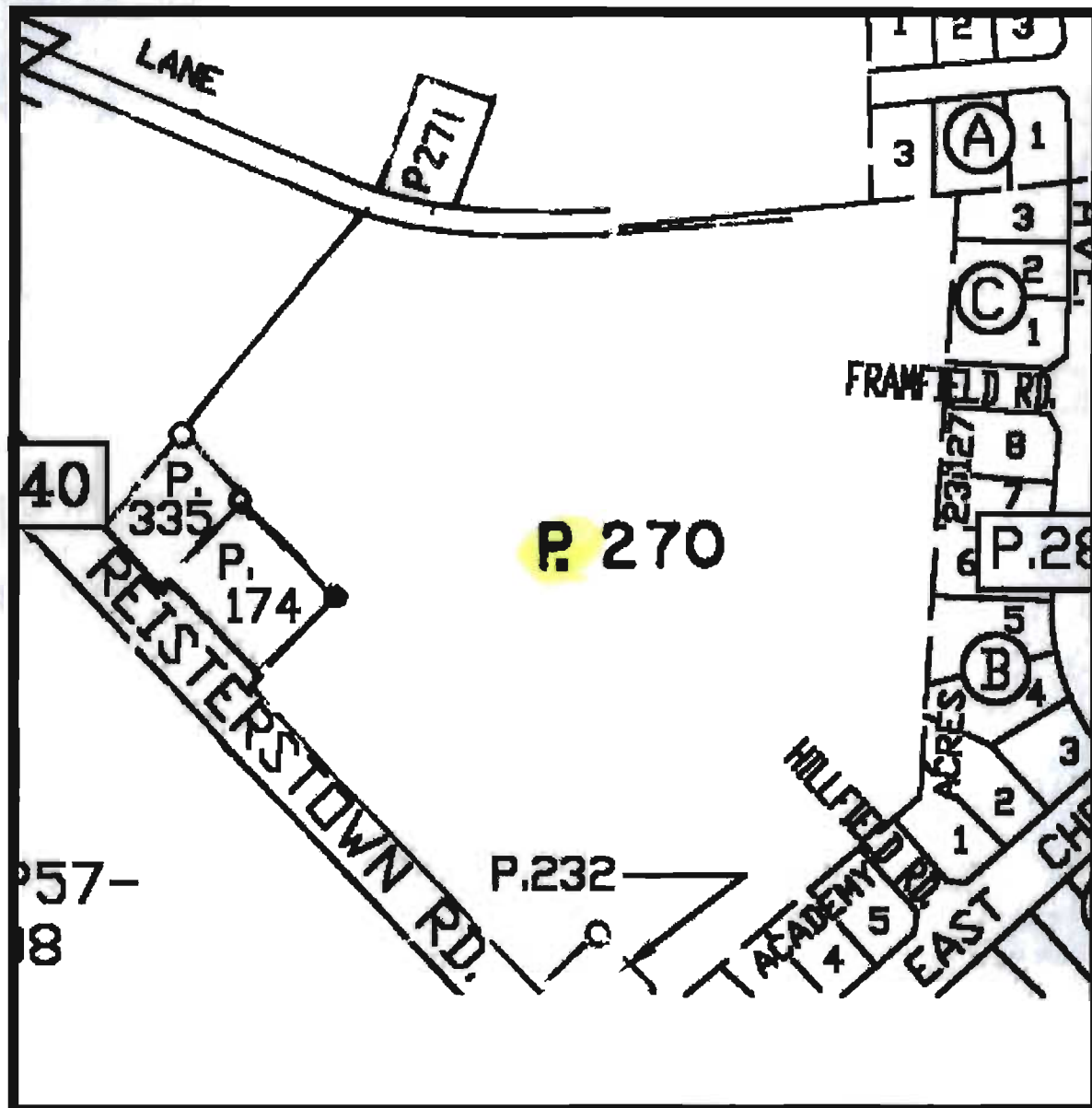
**Special Tax Recapture:**  
 \* NONE \*



**Maryland Department of Assessments and Taxation**  
**BALTIMORE COUNTY**  
**Real Property Data Search**

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District - 04 Account Number - 0419086320



Property maps provided courtesy of the Maryland Department of Planning ©2004.  
 For more information on electronic mapping applications, visit the Maryland Department of Planning web  
 site at [www.mdp.state.md.us/tax\\_mos.htm](http://www.mdp.state.md.us/tax_mos.htm)





**Maryland Department of Assessments and Taxation**  
**BALTIMORE COUNTY**  
**Real Property Data Search** (2007 vw2.3)

[Go Back](#)  
[View Map](#)  
[New Search](#)

**Account Identifier:** District - 04 **Account Number -** 0401013151

**Owner Information**

|                         |                                                 |                             |                      |
|-------------------------|-------------------------------------------------|-----------------------------|----------------------|
| <b>Owner Name:</b>      | ADMIRAL CONSTRUCTION CORP                       | <b>Use:</b>                 | COMMERCIAL           |
| <b>Mailing Address:</b> | C/O EXXON CORP<br>P O BX 53<br>HOUSTON TX 77001 | <b>Principal Residence:</b> | NO                   |
|                         |                                                 | <b>Deed Reference:</b>      | 1) / 6676/ 804<br>2) |

**Location & Structure Information**

|                         |                                                     |
|-------------------------|-----------------------------------------------------|
| <b>Premises Address</b> | <b>Legal Description</b>                            |
| 11987 REISTERSTOWN RD   | .4304 AC NE<br>REISTERSTOWN RD<br>OPP CHERRY HILL R |

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No:  |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|-----------|
| 48  | 24   | 174    |              |             |         |       |     | 2               | Plat Ref: |

**Special Tax Areas**

**Town**  
**Ad Valorem**  
**Tax Class**

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 1960                    | 1,652 SF      | 18,750.00 SF       | 20         |

| Stories | Basement | Type | Exterior |
|---------|----------|------|----------|
|         |          |      |          |

**Value Information**

|                           | Base Value | Value<br>As Of<br>01/01/2008 | Phase-in Assessments<br>As Of<br>07/01/2007    07/01/2008 |         |
|---------------------------|------------|------------------------------|-----------------------------------------------------------|---------|
| <b>Land</b>               | 285,000    | 356,200                      |                                                           |         |
| <b>Improvements:</b>      | 56,100     | 66,000                       |                                                           |         |
| <b>Total:</b>             | 341,100    | 422,200                      | 341,100                                                   | 368,133 |
| <b>Preferential Land:</b> | 0          | 0                            | 0                                                         | 0       |

**Transfer Information**

|                                     |                           |                   |
|-------------------------------------|---------------------------|-------------------|
| <b>Seller:</b> ADMIRAL CONSTR C ORP | <b>Date:</b> 03/07/1984   | <b>Price:</b> \$0 |
| <b>Type:</b> NOT ARMS-LENGTH        | <b>Deed1:</b> / 6676/ 804 | <b>Deed2:</b>     |
| <b>Seller:</b>                      | <b>Date:</b>              | <b>Price:</b>     |
| <b>Type:</b>                        | <b>Deed1:</b>             | <b>Deed2:</b>     |
| <b>Seller:</b>                      | <b>Date:</b>              | <b>Price:</b>     |
| <b>Type:</b>                        | <b>Deed1:</b>             | <b>Deed2:</b>     |

**Exemption Information**

| Partial Exempt Assessments | Class | 07/01/2007 | 07/01/2008 |
|----------------------------|-------|------------|------------|
| <b>County</b>              | 000   | 0          | 0          |
| <b>State</b>               | 000   | 0          | 0          |
| <b>Municipal</b>           | 000   | 0          | 0          |

**Tax Exempt:** NO

**Exempt Class:**

**Special Tax Recapture:**

\* NONE \*

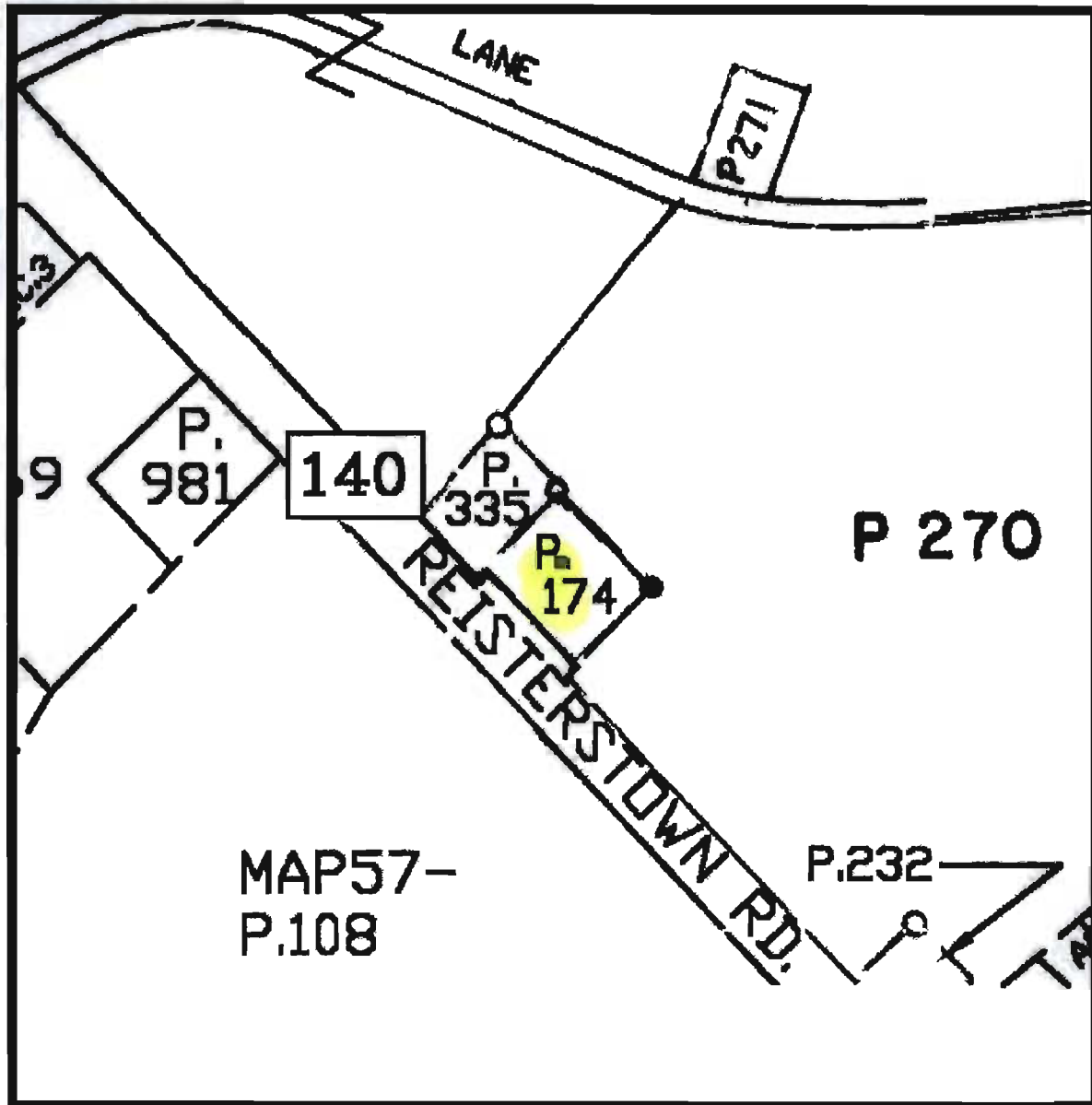




**Maryland Department of Assessments and Taxation**  
**BALTIMORE COUNTY**  
**Real Property Data Search**

[Go Back](#)  
[View Map](#)  
[New Search](#)

District - 04 Account Number - 0401013151



Property maps provided courtesy of the Maryland Department of Planning ©2004.  
 For more information on electronic mapping applications, visit the Maryland Department of Planning web  
 site at [www.mdp.state.md.us/tax\\_mos.htm](http://www.mdp.state.md.us/tax_mos.htm)



CASE NAME Reist. Shopping Center  
CASE NUMBER 2008-0451-5114  
DATE 6/6/08

[illegible]

Case No.: 2008-0491-SPHA 11987; 11989 REISTERSTOWN RD.

Exhibit Sheet

Petitioner/Developer

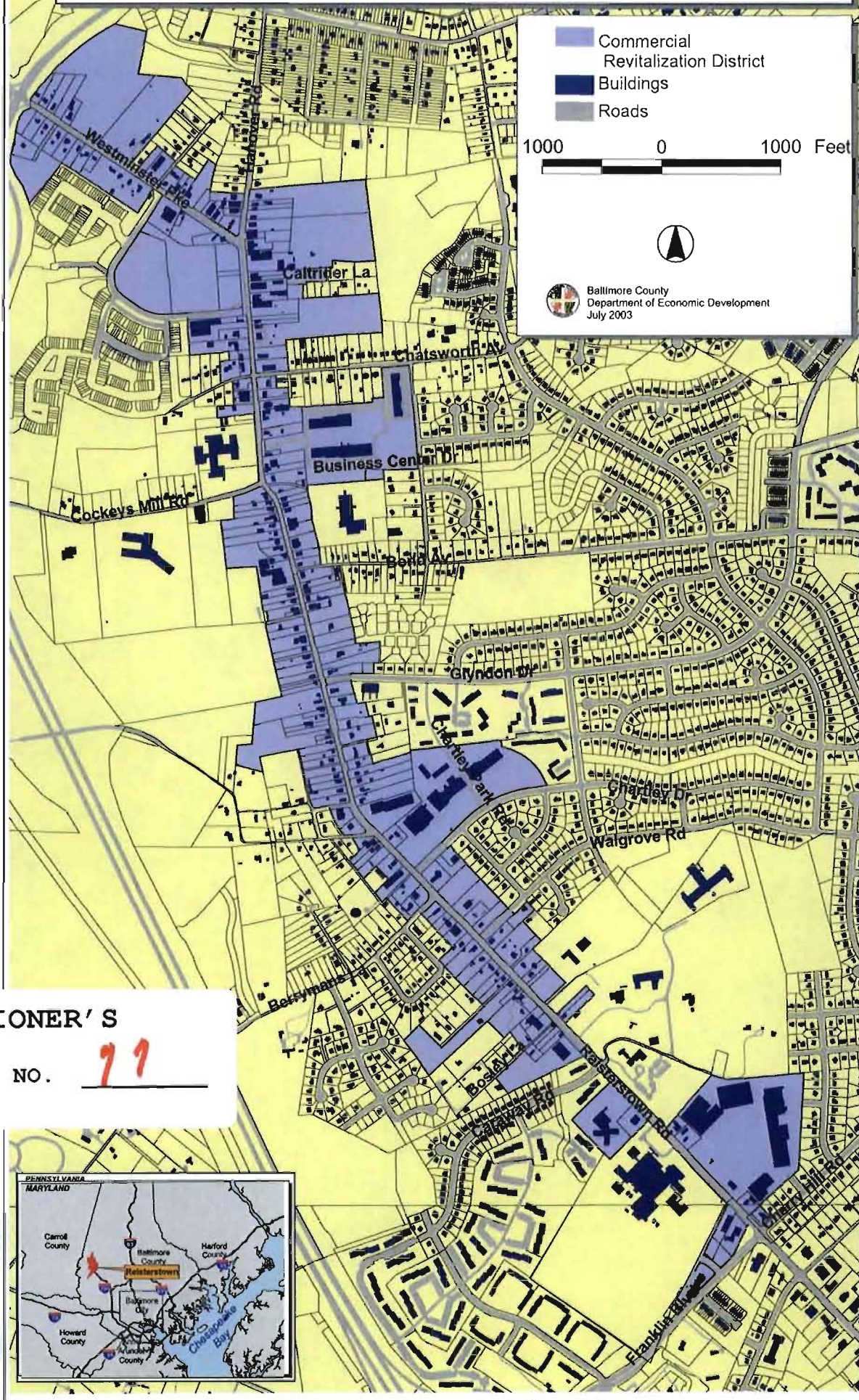
Protestant

|                   |                                                               |  |
|-------------------|---------------------------------------------------------------|--|
| No. 1             | Revised 6/6/08<br>SITE PLAN                                   |  |
| No. 2             | Neighborhood MAP                                              |  |
| No. 3             | ZONING MAP<br>Surrounded by Density Residential               |  |
| No. 4             | AERIAL PHOTO<br>EXHIBIT                                       |  |
| No. 5             | CLOSE-UP OF<br>AERIAL EXHIBIT                                 |  |
| No. 6             | AERIAL - SHOWING<br>PROPOSED IMPROVEMENTS                     |  |
| No. 7             | PHOTO'S - along<br>Frontage - Collectively                    |  |
| No. 8             | PHOTO'S<br>STORE FRONTAGE<br>Beginning @ Northern CORNER      |  |
| No. 9<br>(6/3/08) | PHOTO - IN BOUND<br>ENTRANCE FROM Rt. 40                      |  |
| No. 10            | ELEVATIONS OF<br>PROPOSED BANKS                               |  |
| No. 11            | Revitalization District<br>(SUBJECT Property @ Southern T.P.) |  |
| No. 12            | Landscape PLAN<br>SURROUNDING BANKS                           |  |

No. 13 - Dept. of Economic Development



# Reisterstown Commercial Revitalization District



PETITIONER'S

EXHIBIT NO.

77





**Baltimore County Government  
Department of Economic Development**



**BALTIMORE COUNTY**  
MARYLAND

400 Washington Avenue  
Towson, MD 21204

(410) 887-8000  
Fax (410) 887-8017

**MEMORANDUM**

To: Zoning Commissioner  
Zoning Commissioner's Office

From: Peirce Macgill  
Revitalization Specialist

Date: June 5, 2008

Re: Variance – Reisterstown Shopping Center (Case Number: 2008-0491-SPHA)

-----  
The Department of Economic Development supports the requested variance submitted by Reisterstown Shopping Center, LP. The owners of the center are requesting a variance to amend the site plan approved in case number 84-110-X to permit 928 parking spaces in lieu of the required 1157. The subject property is located within the Reisterstown Commercial Revitalization District, an area targeted by the County to receive assistance to promote economic development.

The primary goal of the Department of Economic Development is for the entire shopping center to be redeveloped and improved. The variance requested is the first step towards that goal. The variance is associated with the construction of two bank pad sites. Granting the variance would allow the property owner to keep two critical tenants. The revenue stream from the two banks is important to the financial future and redevelopment of the center. The construction of the pad sites would also free up in-line shopping center space for the redevelopment. By permitting the variance, the community and the County will realize a variety of benefits, including:

- repositioning a key shopping center in Reisterstown for redevelopment;
- strengthening the economic base of the community;
- attracting significant private investment;
- retaining accessible employment opportunities for local residents; and
- generating new income and property tax revenue for the County.

Thank you for your time and attention to this important matter. If you have any questions, please feel free to contact me at extension 2589.

Cc: David H. Karceski, Venable, LLP

EXHIBIT 13

Reisterstown Shopping Center  
3/14/08  
1"=200'  
Maps 57C1 and 48C3  
CMR # 2003162



SITE

DR 3.5

BL

BM CCC

ROA

BM CCC?

P.O.B.

BL AS

RO

MAP # 48C3

MAP # 57C1

2008-0491-SPHA

DR 3.5





EXISTING AERIAL PHOTO EXHIBIT  
CASE NO. 2008-0491-SPHA

## REISTERSTOWN SHOPPING CENTER

4th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MD.

GRAPHIC SCALE  
60 0 30 60 120 240  
(IN FEET)  
1 inch = 60 ft.

**Colbert Matz Rosenfelt, Inc.**  
Engineers \* Surveyors \* Planners  
2835 Smith Avenue, Suite G  
Baltimore, Maryland 21209  
Telephone: (410) 653-3838  
Facsimile: (410) 653-7953

SCALE: 1" = 60'  
DATE: 05/21/08  
JOB NO.: 2008162  
DESIGNED: KJC  
DRAWN: AKC  
CHECKED: KJC  
FILE: 200816 2EXHIBITS.dwg  
DRAWING NUMBER: APH-1

| NO.                               | DATE | REVISIONS: | BY | SHEET | 1 OF 1 |
|-----------------------------------|------|------------|----|-------|--------|
| PETITIONER'S EXHIBIT NO. <u>5</u> |      |            |    |       |        |





AERIAL PHOTO EXHIBIT  
CASE NO. 2008-0491-SPHA

# REISTERSTOWN SHOPPING CENTER

4th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MD.

GRAPHIC SCALE



( IN FEET )  
1 Inch = 250 Ft.

Colbert Matz Rosenfelt, Inc.

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2835 Smith Avenue, Suite G  
Baltimore, Maryland 21209  
Telephone: (410) 653-3838  
Facsimile: (410) 653-7953



PETITIONER'S

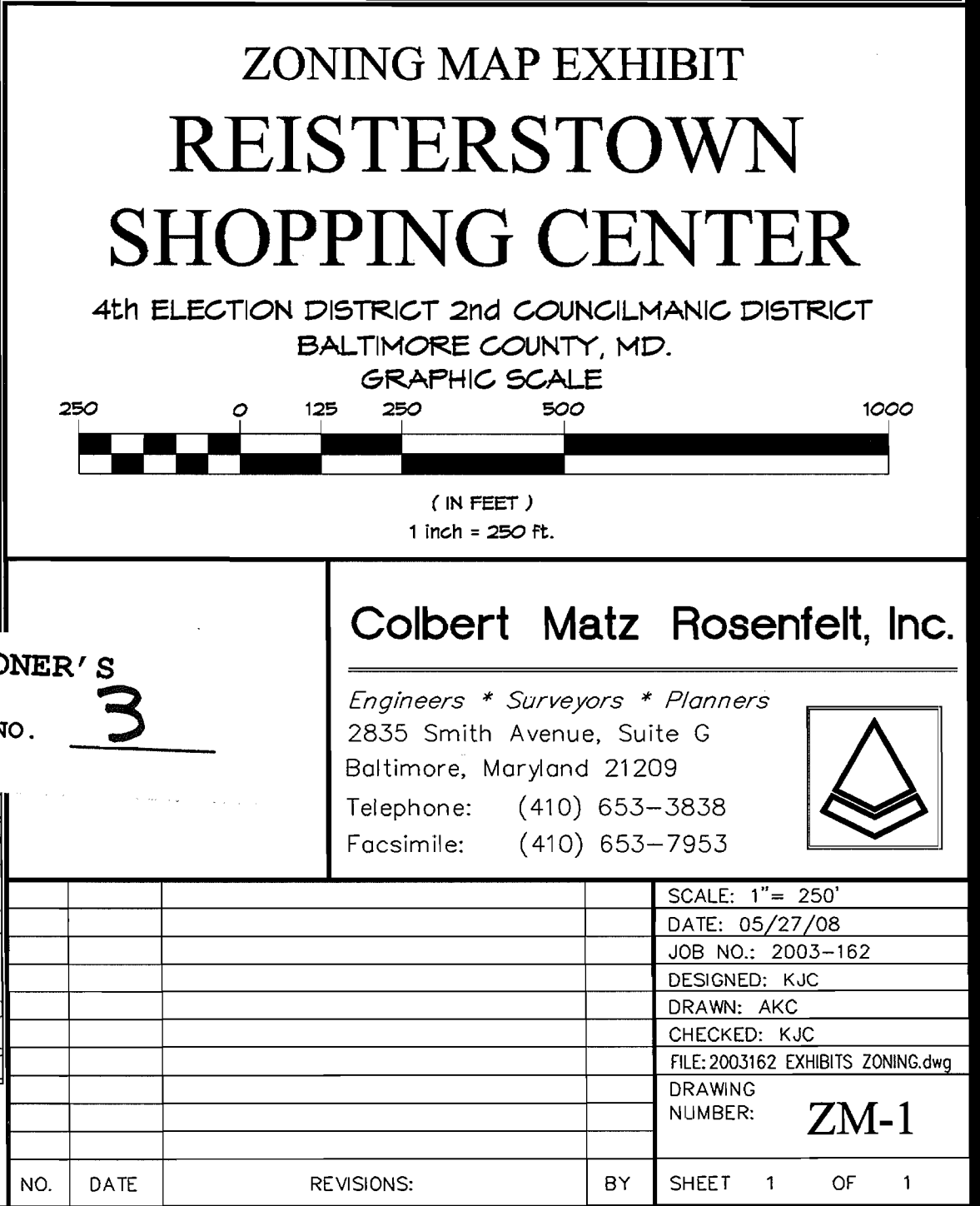
4

EXHIBIT NO.

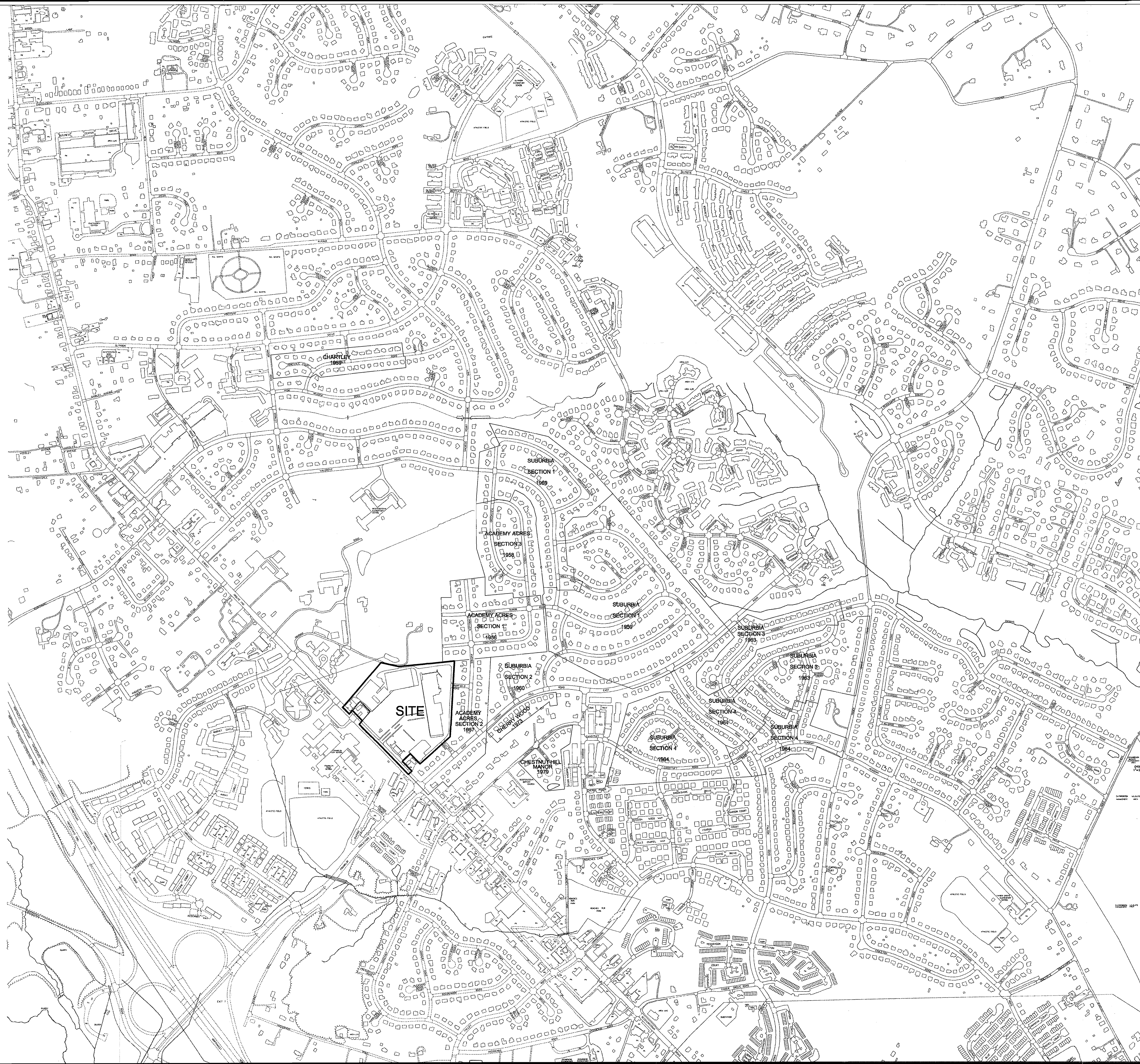
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JOB NO.: 2008162  
DESIGNED: KJC  
DRAWN: KJC  
CHECKED: KJC  
FILE: 200816 2EXHIBITS.dwg  
DRAWING  
NUMBER: AER-1

| NO. | DATE | REVISIONS: | BY | SHEET | 1 OF 1 |
|-----|------|------------|----|-------|--------|
|-----|------|------------|----|-------|--------|





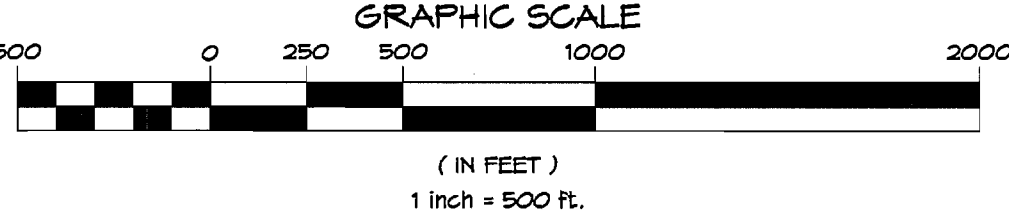




PETITIONER'S  
EXHIBIT NO. 2

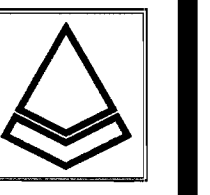
NEIGHBORHOOD EXHIBIT  
**REISTERSTOWN  
SHOPPING CENTER**

4th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MD.



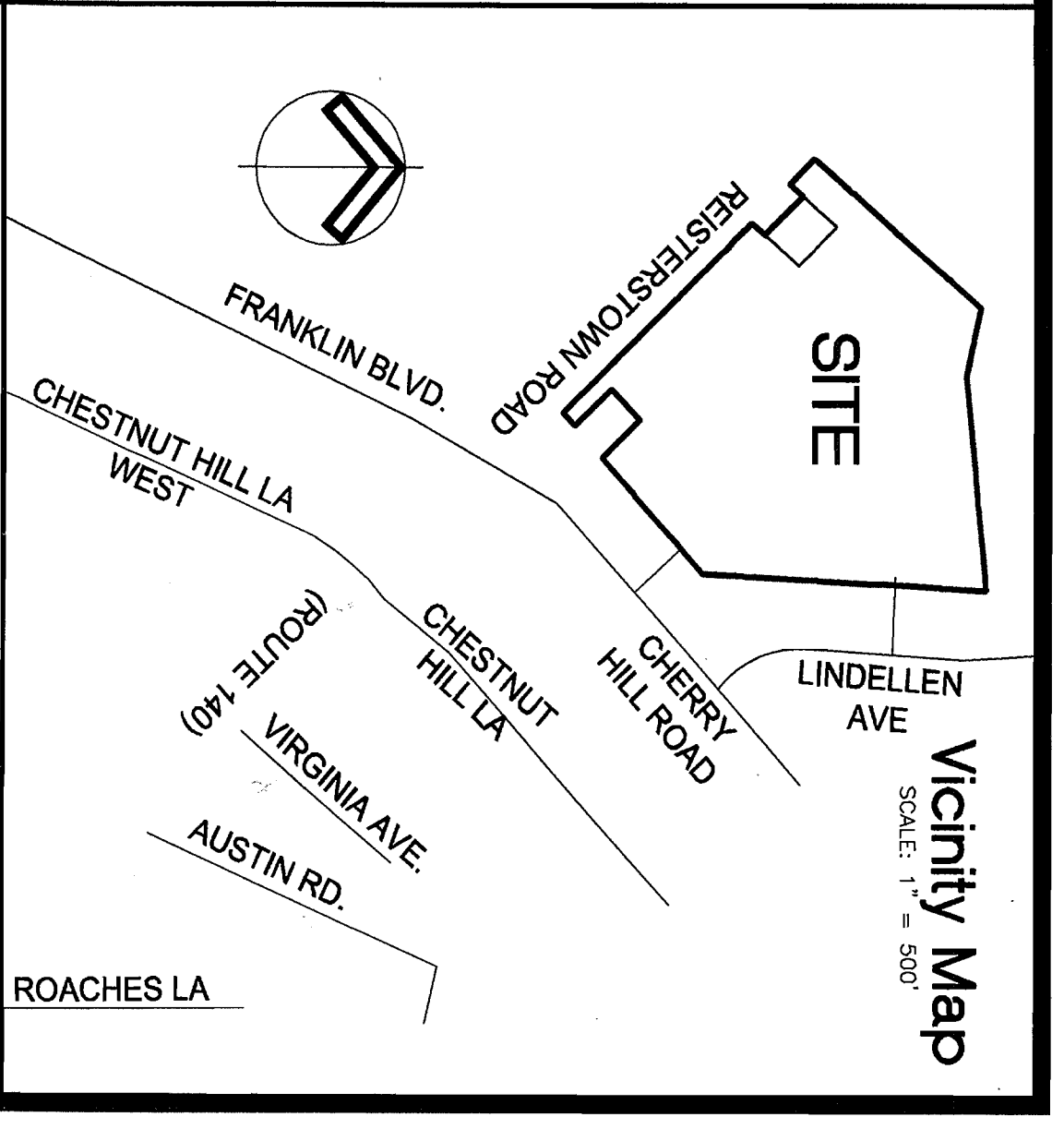
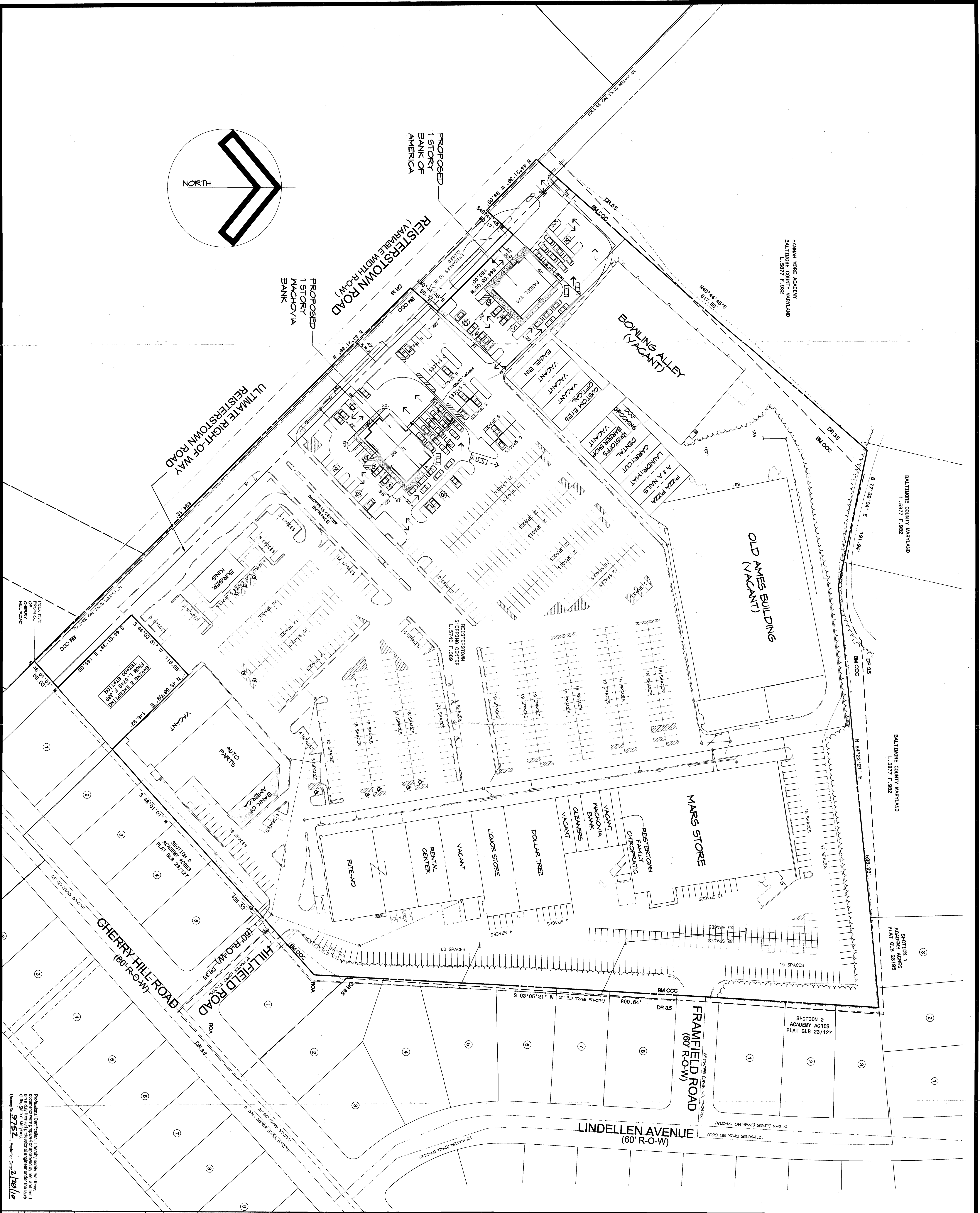
**Colbert Matz Rosenfelt, Inc.**

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Baltimore, Maryland 21209  
Telephone: (410) 653-3838  
Facsimile: (410) 653-7953



|     |      |                                   |                 |
|-----|------|-----------------------------------|-----------------|
|     |      | SCALE: 1" = 500'                  |                 |
|     |      | DATE: 05/27/08                    |                 |
|     |      | JOB NO.: 2003-162                 |                 |
|     |      | DESIGNED: KJC                     |                 |
|     |      | DRAWN: AKC                        |                 |
|     |      | CHECKED: KJC                      |                 |
|     |      | FILE: 2003162 EXHIBITS ZONING.dwg |                 |
|     |      | DRAWING NUMBER: NBHD-1            |                 |
| NO. | DATE | REVISIONS:                        | BY SHEET 1 OF 1 |





NOTES

- 1. Owner: Reisterstown Shopping Center Ltd. Partnership, 4750 Quilts Mills Boulevard, Quilts Mills, Md. 21117
- Site Data: 11891 Reisterstown Road, Reisterstown, Md. 21136
- Map 48, Parcel: 270 4.93, Tax Account No.: 041906520 & 041906621, Deed ref: 5740/394, Site Area: 20.1571 Acres
- OWNER: Admiral Construction Corp., 4750 Quilts Mills Boulevard, Quilts Mills, Md. 21117
- Site Data: 11891 Reisterstown Road, Reisterstown, Md. 21136
- Map 48, Parcel: 174, Tax Account No.: 04019151, Deed ref: 6676/804, Site Area: 0.4504 Acres
- Total site area: 20.5661 acres or 696,130 sq ft
- 2. Zoned: Bv CCC
- 3. Total Existing Floor Area: 222,112 sq. ft.
- 4. Total Existing and Proposed Floor Area: 251,295 sq. ft.
- 5. Maximum Floor Area Ratio allowed: 4.0
- 6. Proposed Floor Area Ratio: 231,295/696,130 = 0.36
- 7. There are no previous commercial permits on file.
- 8. Zoning history:
- 9. In Case No. 17-130-A, a petition was filed for a sign of 342 sq. ft. instead of the required 150 sq. ft. (Zoning Order not available)
- 10. In Case No. 17-130-A, on 12/14/75, the Zoning Commissioner approved a variance to permit a total of 1016 off-street parking spaces instead of the required 1164 spaces.
- 11. In Case No. 84-110-X, on 10/25/79, the Zoning Commissioner approved a Special Exception to permit an arcade.
- 12. Total Parking required: a 5 spaces/1,000 sq. ft. = 1,157 spaces
- 13. Previous variance provided: 525 spaces (purpose of variance)
- 14. The site is not in the Chesapeake Bay Critical Area
- 15. The site is not in a 100-year Floodplain.
- 16. All existing buildings are historic, and permanently
- 17. There are no historic buildings, and this is not a historic site.
- 18. Front: Required: 15' from P.L., 40' from C.L. of street
- 19. Proposed: 30' and 40' from P.L., 100' from C.L.
- 20. Side: None required except 15' where abutting a residential zone (per Section 232.2)
- 21. Rear: 15' from P.L., 100' from C.L.
- 22. Provided: 100'
- 23. 11 ACS required: 20% of 4, 161 sq. ft. = 1556.2 sq ft
- 24. ACS proposed: 3,643 sq ft

PETITIONER'S EXHIBIT NO. 1

PLAN TO ACCOMPANY VARIANCE AND SPECIAL HEARING PETITIONS REISTERSTOWN SHOPPING CENTER 4TH ELECTION DISTRICT 2ND CONGRESSIONAL DISTRICT BALTIMORE COUNTY, MD. GRAPHIC SCALE

1" = 30' FT.

**Colbert Matz Rosenfelt, Inc.**  
Engineers • Surveyors • Planners  
2835 Smith Avenue, Suite G  
Baltimore, Maryland 21209  
Telephone: (410) 653-3838  
Facsimile: (410) 653-7953

|   |          |                 |     |        |       |    |   |
|---|----------|-----------------|-----|--------|-------|----|---|
| 1 | DATE     | REVISIONS       | BY  | SHEET  | 1     | OF | 1 |
| 1 | 05/08/08 | HEARING EXHIBIT | AKC | NUMBER | ZON-1 |    |   |
| 1 | 05/08/08 | HEARING EXHIBIT | AKC | NUMBER | ZON-1 |    |   |



**EAST ELEVATION**

METAL TRIM (PRE-FINISHED ALUMINUM COLOR, CLEAR ANODIZED)  
ACCENT SQUARE (PRE-FINISHED ALUMINUM COLOR, CLEAR ANODIZED)  
FIELD BRICK (BORAL WIRECUT, COLOR: BURGANDY)  
STUCCO (STO. FINE SAND FINISH, COLOR: 9433-STO WHITE)  
EIFS (STO. FINE SAND FINISH, COLOR: 9433-STO WHITE)

**WEST ELEVATION**

Wachovia | Reisterstown  
Baltimore County, MD  
East & West Elevations

Scale: Not to Scale  
Date: 05.29.08  
Baskerville Project #20090408  
Wachovia PID #: 012349

804 343 1010  
Fax 343 0909  
baskerville.com

**NORTH ELEVATION**

METAL TRIM (PRE-FINISHED ALUMINUM COLOR, CLEAR ANODIZED)  
STONEFRONT (VISTAWALL CURTAIN WALL SYSTEM, COLOR: CLEAR ANODIZED)  
STUCCO (STO. FINE SAND FINISH, COLOR: 9433-STO WHITE)  
EIFS (STO. FINE SAND FINISH, COLOR: 9433-STO WHITE)  
FIELD BRICK (BORAL WIRECUT, COLOR: BURGANDY)

**SOUTH ELEVATION**

Wachovia | Reisterstown  
Baltimore County, MD  
North & South Elevations

Scale: Not to Scale  
Date: 05.29.08  
Baskerville Project #20090408  
Wachovia PID #: 012349

804 343 1010  
Fax 343 0909  
baskerville.com

**FRONT ELEVATION**

**WEST ELEVATION**

**REAR ELEVATION**

BRICK PROTOTYPE ELEVATION STUDY 100905

Gensler  
1st Floor & 1st Floor, 1st Floor, 1st Floor  
1st Floor

Ap

PETITIONER'S  
EXHIBIT NO. 10

**PROPOSED ELEVATIONS EXHIBIT**

**REISTERSTOWN  
SHOPPING CENTER**

4th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MD.

GRAPHIC SCALE  
60 0 30 60 120 240  
(IN FEET)  
1 inch = 60 ft.

**Colbert Matz Rosenfelt, Inc.**

Engineers \* Surveyors \* Planners  
2835 Smith Avenue, Suite G  
Baltimore, Maryland 21209  
Telephone: (410) 653-3838  
Facsimile: (410) 653-7953

SCALE: 1"= 60'  
DATE: 05/21/08  
JOB NO.: 2009162  
DESIGNED: KJC  
DRAWN: AKC  
CHECKED: KJC  
FILE: 2009162 ARCH EXHIBITS.dwg  
DRAWING NUMBER: **ELEV-1**

| NO. | DATE | REVISIONS: | BY | SHEET 1 OF 1 |
|-----|------|------------|----|--------------|
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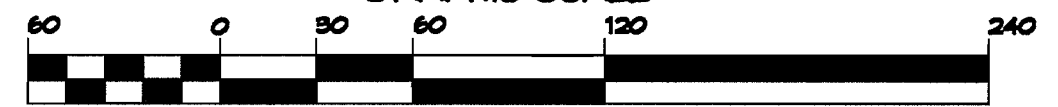


EXISTING PHOTO EXHIBIT  
CASE NO. 2008-0491-SPHA

## REISTERSTOWN SHOPPING CENTER

4th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MD.

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

**Colbert Matz Rosenfelt, Inc.**

Engineers \* Surveyors \* Planners

2835 Smith Avenue, Suite G

Baltimore, Maryland 21209

Telephone: (410) 653-3838

Facsimile: (410) 653-7953



PETITIONER'S

EXHIBIT NO. 9

SCALE: 1" = 60'

DATE: 08/21/08

JOB NO.: 2008162

DESIGNED: KJC

DRAWN: AKC

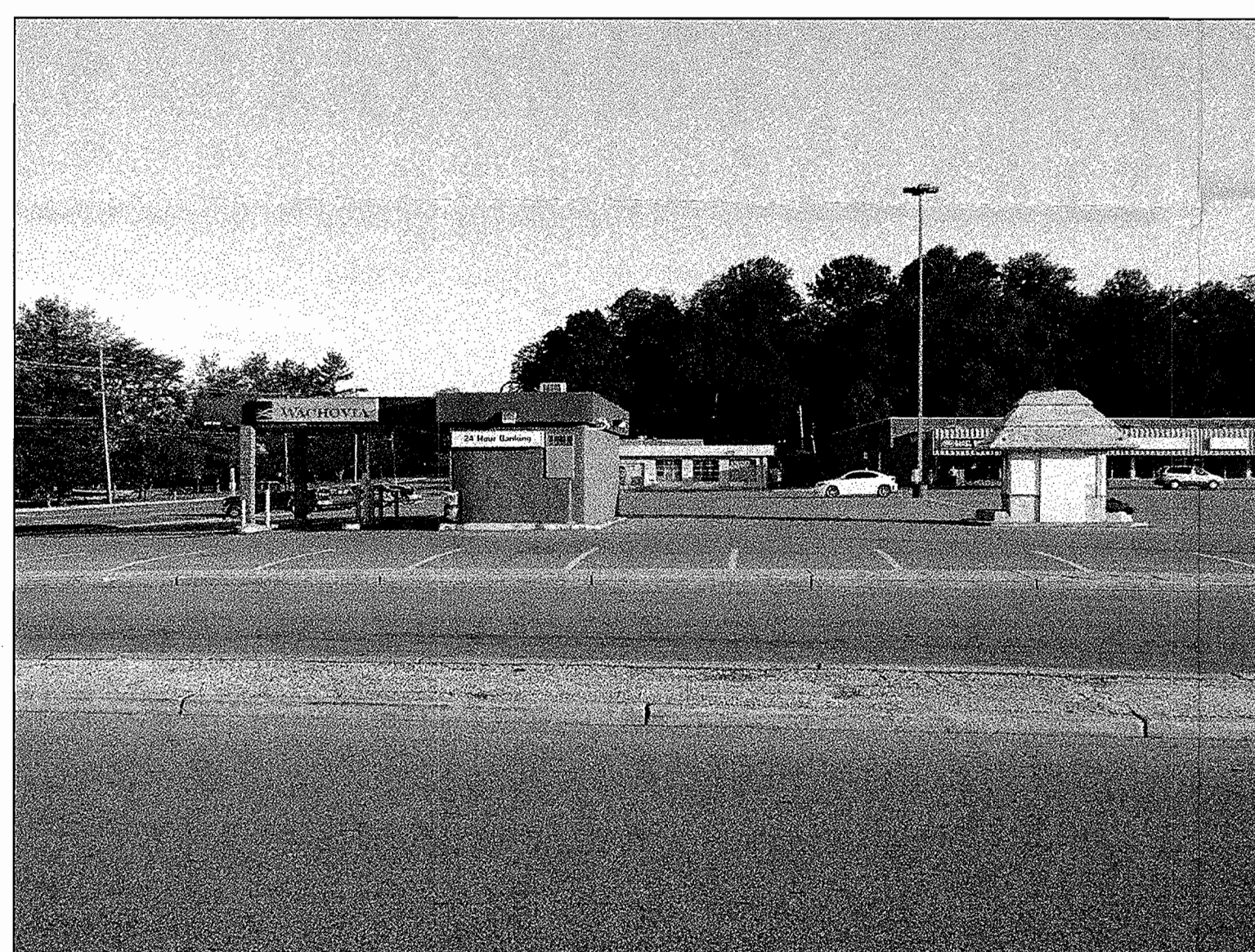
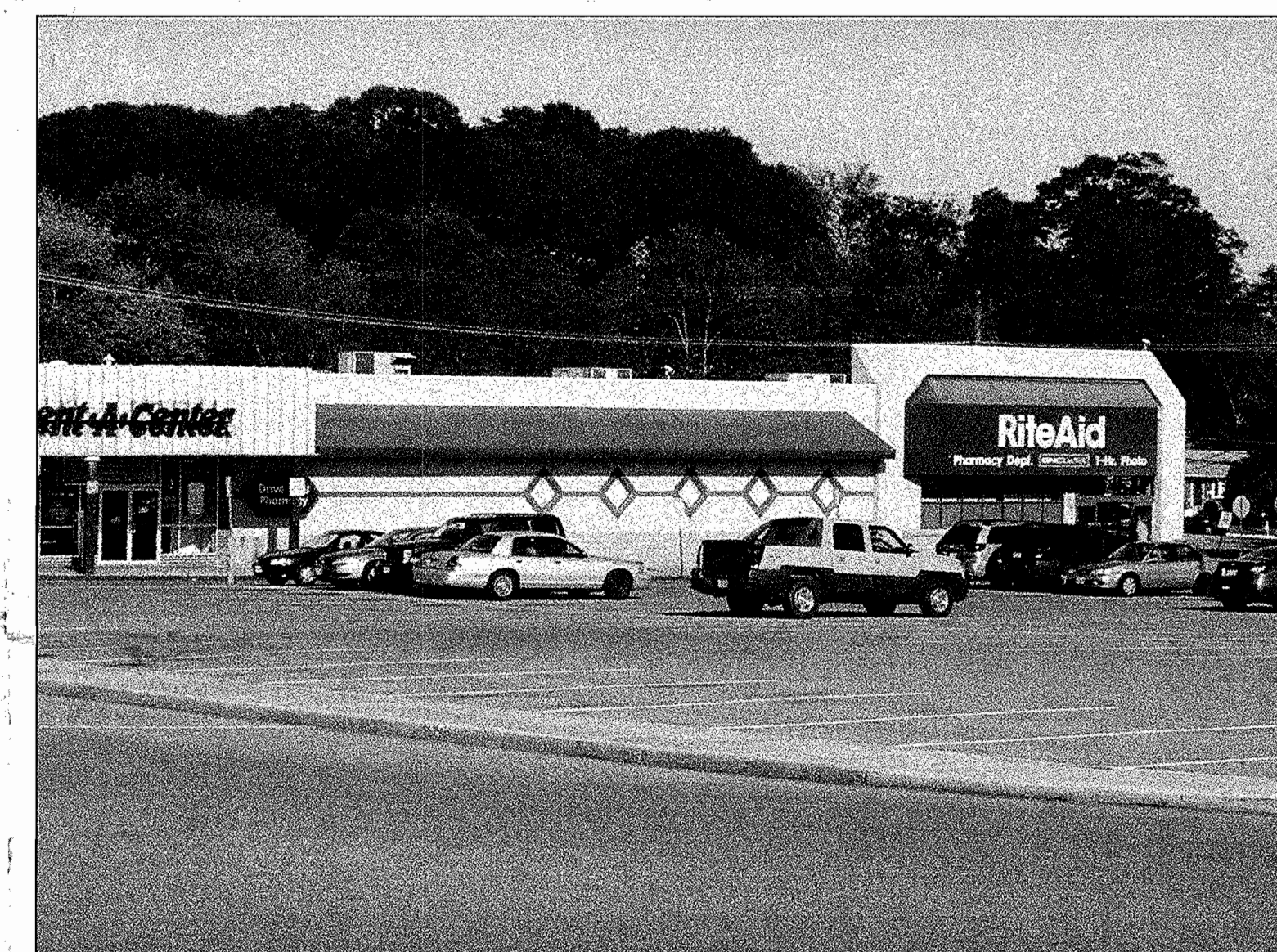
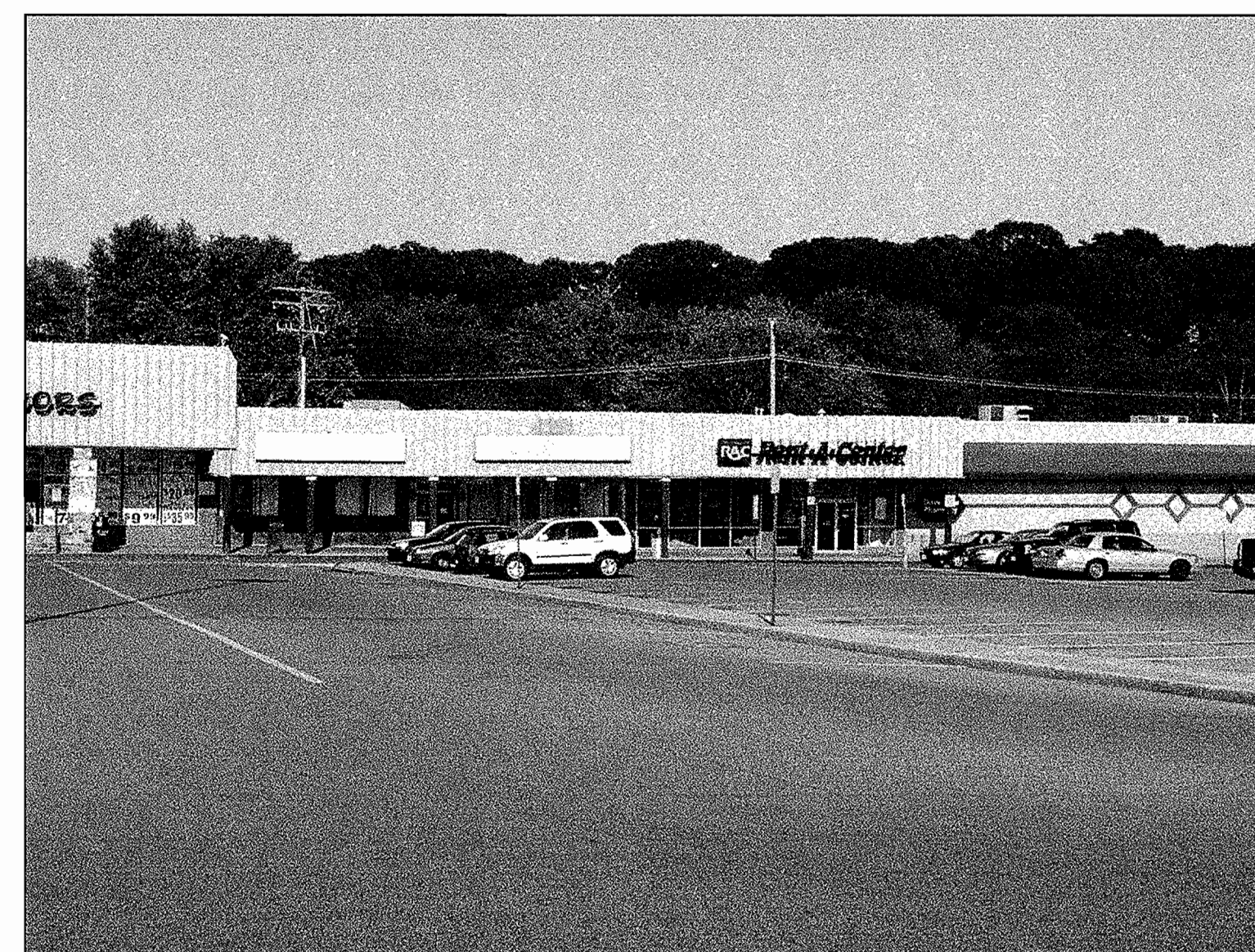
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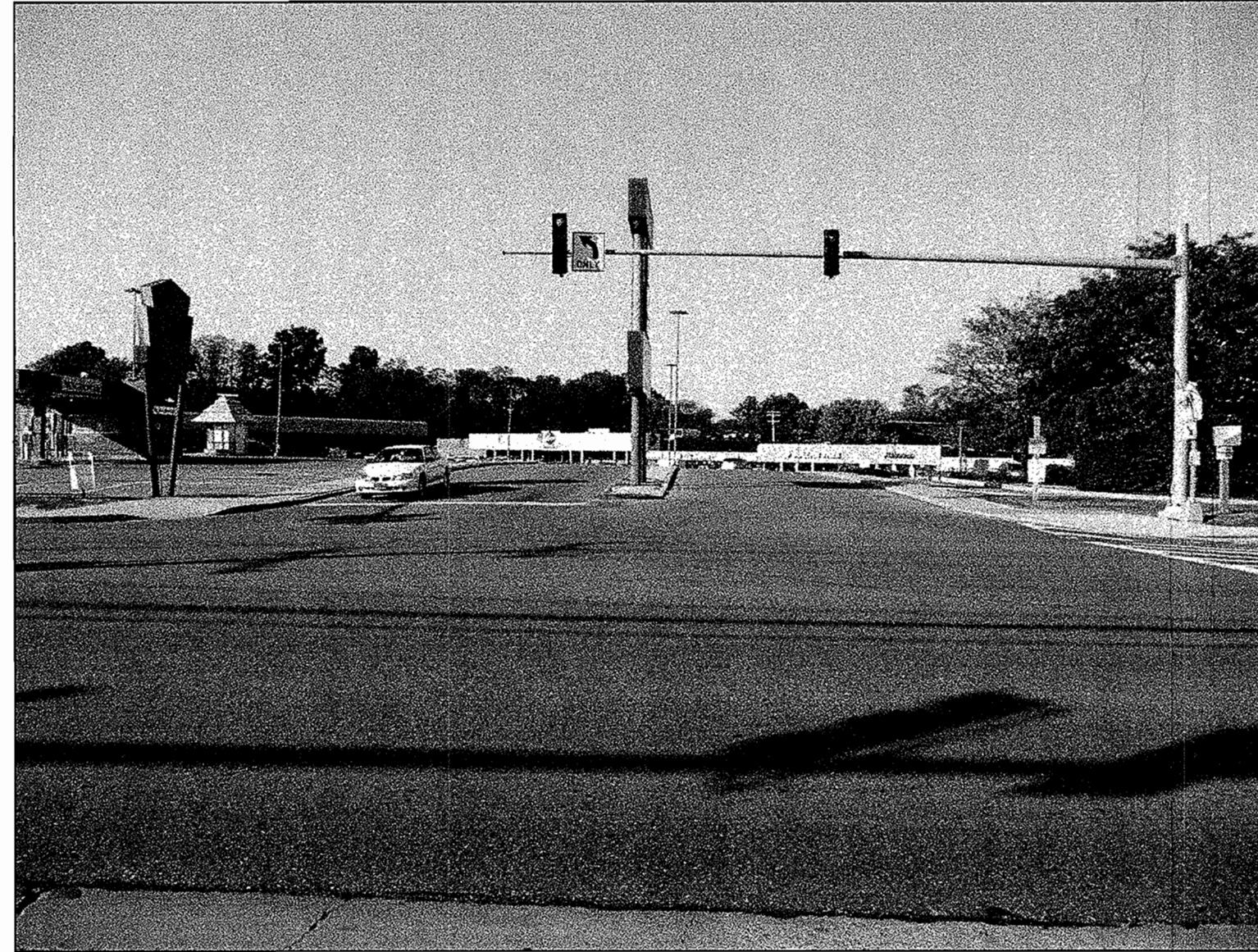
NO. DATE REVISIONS: BY SHEET 3 OF 3





|                                                                                                                                                                                                                                               |      |                                                                                                                                                                                |                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <p>EXISTING PHOTO EXHIBIT<br/>CASE NO. 2008-0491-SPHA</p> <h2>REISTERSTOWN<br/>SHOPPING CENTER</h2> <p>4th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT<br/>BALTIMORE COUNTY, MD.<br/>GRAPHIC SCALE</p> <p>( IN FEET )<br/>1 inch = 60 ft.</p> |      |                                                                                                                                                                                |                 |
| <p><b>Colbert Matz Rosenfelt, Inc.</b><br/>Engineers * Surveyors * Planners<br/>2835 Smith Avenue, Suite G<br/>Baltimore, Maryland 21209<br/>Telephone: (410) 653-3838<br/>Facsimile: (410) 653-7953</p>                                      |      |                                                                                                                                                                                |                 |
| <p>PETITIONER'S<br/>EXHIBIT NO. <u>8</u></p>                                                                                                                                                                                                  |      | <p>SCALE: 1" = 60'<br/>DATE: 08/21/08<br/>JOB NO.: 2008162<br/>DESIGNED: KJC<br/>DRAWN: AKC<br/>CHECKED: KJC<br/>FILE: 2008162 PHOTO EXHIBIT.dwg<br/>DRAWING NUMBER: XPH-2</p> |                 |
| NO.                                                                                                                                                                                                                                           | DATE | REVISIONS:                                                                                                                                                                     | BY SHEET 2 OF 3 |





EXISTING PHOTO EXHIBIT  
CASE NO. 2008-0491-SFHA

## REISTERSTOWN SHOPPING CENTER

4th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MD.

GRAPHIC SCALE

( IN FEET )  
1 inch = 60 ft.

**Colbert Matz Rosenfelt, Inc.**

*Engineers \* Surveyors \* Planners*  
2835 Smith Avenue, Suite G  
Baltimore, Maryland 21209  
Telephone: (410) 653-3838  
Facsimile: (410) 653-7953

| <p>PETITIONER'S</p> <p>EXHIBIT NO. <b>7</b></p>                                                                                                                                                                                                                                          | <p>SCALE: 1" = 60'</p> <p>DATE: 05/31/08</p> <p>JOB NO.: 2008182</p> <p>DESIGNED: KJC</p> <p>DRAWN: KJC</p> <p>CHECKED: KJC</p> <p>FILE: 2008182 PHOTO EXHIBIT.dwg</p> <p>DRAWING NUMBER: XPH-1</p> |            |            |    |  |  |  |  |                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|----|--|--|--|--|---------------------|
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| NO.                                                                                                                                                                                                                                                                                      | DATE                                                                                                                                                                                                | REVISIONS: | BY         |    |  |  |  |  |                     |
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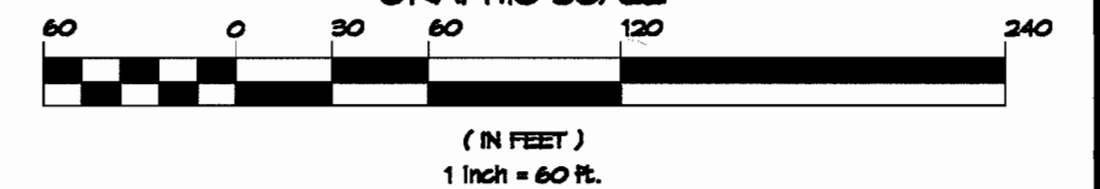




PROPOSED AERIAL PHOTO EXHIBIT  
CASE NO. 2008-0491-SPHA

## REISTERSTOWN SHOPPING CENTER

4th ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MD.  
GRAPHIC SCALE



Colbert Matz Rosenfelt, Inc.

Engineers \* Surveyors \* Planners  
2835 Smith Avenue, Suite G  
Baltimore, Maryland 21209  
Telephone: (410) 653-3838  
Facsimile: (410) 653-7953



PETITIONER'S

EXHIBIT NO. 6

SCALE: 1" = 60'  
DATE: 05/21/08  
JOB NO.: 2008162  
DESIGNED: KJC  
DRAWN: AKC  
CHECKED: KJC  
FILE: 200816 2EXHIBITS.dwg  
DRAWING NUMBER: PH-1

NO. DATE REVISIONS: BY SHEET 1 OF 1



