

**IN RE: PETITION FOR SPECIAL
EXCEPTION**
360 feet E of Washington Blvd.
and 1300 feet N of intersection with
Commerce Drive
13th Election District
1st Councilmanic District
(3551 Washington Boulevard)

Venture B.G., LLC
Petitioner

* BEFORE THE DEPUTY
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
*
* **Case No. 2009-0222-X**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Special Exception filed by the legal owner of the subject property, Venture B.G., LLC. Petitioner requests special exception approval to permit a health club (community building) in a B.L. Zone, pursuant to Section 230.3 of the Baltimore County Zoning Regulations ("B.C.Z.R."). Additionally, Petitioner seeks approval for a warehouse use (public storage) and living quarters in a commercial building for the warehouse use in a B.L. Zone as special exception uses, pursuant to Section 230.3 of the B.C.Z.R. The living quarters, as a special exception, is only permitted in another commercial use, which in this case is the warehouse use. The subject property and requested relief are more fully described on Petitioner's redlined two page site plan, which was marked and accepted into evidence as Petitioner's Exhibits 1A and 1B.

Appearing at the requisite public hearing in support of the requested relief were Howard S. Brown, Manager of Venture B.G., LLC, Ken Bernstein, leasing agent for Petitioner, and Skip Antonucci, Petitioner's landscape architect. Professional engineer Steve Warfield with Matis Warfield, Inc., the engineering firm that prepared the redlined site plan, was also in attendance on behalf of Petitioner. David Karceski, Esquire appeared as attorney for Petitioner. There were no Protestants or other interested persons in attendance at the hearing.

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Testimony and evidence proceeded by way of a proffer by Mr. Karceski and revealed that the subject property consists of approximately 61.2 acres, more or less, is irregular in shape and located northeast of Interstate 695, between Washington Boulevard and Hammonds Ferry Road, in the Lansdowne area of Baltimore County. Washington Boulevard and Hammonds Ferry Road parallel the subject property on its west and east sides, respectively, and run in a north-south direction. Lansdowne Boulevard is north of the property and runs perpendicular to the site in an east-west direction. As shown on the redlined site plan and an aerial photograph for the subject property and surrounding area that was marked and accepted into evidence as Petitioner's Exhibit 3, the property is split-zoned B.L.-A.S. (Business, Local – Automotive Services), M.L.-I.M. (Manufacturing, Light – Industrial, Major) and D.R. 5.5 (Density Residential).

The majority of the site (45.52± acres) is zoned B.L.-A.S., and all of the property's improvements, including its buildings, off-street parking, and the site's two access drives, are located within the B.L.-A.S. Zone. Approximately 14.67 acres of the property are zoned M.L.-I.M., and the remaining 1.03 acres are zoned D.R. The M.L.-I.M. zoning classification is located along the eastern and southern boundaries of the site, while the D.R. 5.5 is located only to the south. These areas are occupied entirely by unimproved and forested areas. The majority of the area surrounding the site to the north is zoned Manufacturing and Business classifications and occupied by numerous industrial and commercial uses. To the west of the property is Washington Boulevard, a five-lane roadway with a center turn lane, and more commercial and industrial uses also zoned Manufacturing and Business classifications. Single-family residential dwellings are located to the east and south of the site; however, these residential areas are separated and buffered from the property by significant forested areas. The property is further separated from the

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residential uses located to the east by railroad tracks owned by the Baltimore and Ohio Railroad Company.

As also shown on the redlined site plan, the property is currently improved with an existing shopping center known as "Lansdowne Station," which was the subject of a prior comprehensive rezoning request during the 2004 Comprehensive Zoning Map Process ("C.Z.M.P."). As part of this C.Z.M.P., the current B.L.-A.S. zoning was placed on the property for development of the shopping center. Petitioner provided details regarding Lansdowne Station's tenants and the parking that serves these tenants. The redlined site plan indicates that the shopping center includes more than 320,000 square feet of retail space, more than 54,000 square feet of office space, and more than 14,000 square feet of restaurant space. On-site retailers at this center include a Wal-Mart Supercenter, Office Depot, and Petco. Vehicular access to the center and all of its tenants is available through two existing, signalized entrances onto Washington Boulevard. A total of 2,600 parking spaces provided as surface parking areas and a structured parking facility serve all of the shopping center's tenants. It is also important to note that the Office of Planning approved the Lansdowne Station center as a "Planned Shopping Center," in accordance with the definition for planned shopping center contained in Section 101 of the Zoning Regulations. A site plan marked and accepted into evidence as Petitioner's Exhibit 2 confirms the Office of Planning's designation of this site as a planned shopping center. As explained below, this designation is relevant to one of the requested special exception uses -- the warehouse/public storage use.

Further testimony and evidence revealed that Petitioner intends to locate the proposed special exception uses within a four-story building now under construction on the property. This is more clearly illustrated by way of an aerial photograph that was marked and accepted into evidence as Petitioner's Exhibit 4. The building that is the area of special exception is labeled on

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this photograph as "Special Exception Building," and the undersigned will refer to the building by this same name. This structure is located at the northern end of the property and connected to the site's structured parking facility with direct access to the property's northernmost vehicular access point onto Washington Boulevard. As the instant Petition for Special Exception provides, Petitioner's warehouse use would be served by a living quarters within this commercial use to manage and supervise operation of the warehouse.

Recently, the County Council, by Bill No. 06-09, amended the B.L. Zone use regulations for the purpose of adding the warehouse use category to the list of uses permitted by special exception in the B.L. Zone. According to the bill, warehouse uses are permitted on the B.L. Zoned property by special exception, if the property satisfies the following requirements: (a) the site is a planned shopping center; (b) the property contains as least thirty (30) acres of land; and (c) the building that contains the warehouse use does not occupy more than 15% of the planned shopping center's acreage. As indicated by Mr. Karceski, the subject property has been designated as a planned shopping center by the Office of Planning, and the site plan confirms that this planned shopping center contains approximately 61 acres of land, and that the building within which the warehouse use will be located occupies only two percent (2%) of the planned shopping center's total acreage. Hence, Petitioner's proposed warehouse use qualifies for a special exception pursuant to Section 230.3 of the B.C.Z.R. Section 230.3 of the B.C.Z.R. also permits living quarters in a commercial building through a special exception request. The living quarters use is only permitted as part of a commercial building, and in this case, it will be contained within the proposed warehouse.

In addition to the warehouse use, Petitioner intends to locate a health club in the same four-story building. The instant Petition also requests this use pursuant to Section 230.3 of the

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B.C.Z.R., which includes a B.L. Zone use category for “[c]ommunity building, swimming pool, or other structural or land use devoted to civic, social, recreational and educational activities.” In particular, it is the Zoning Commissioner’s Policy Manual (“Z.C.P.M.”) which confirms that a health club is one use permitted as a recreational use in the B.L. Zone by this same section of the Zoning Regulations. A copy of the applicable section of the Z.C.P.M. was marked and accepted into evidence as Petitioner’s Exhibit 7. In addition, Mr. Warfield, Petitioner’s professional engineer, confirmed that, in his experience, health clubs are indeed permitted in the B.L. Zone by special exception as described above.

As depicted on the redlined site plan, the warehouse use will occupy a portion of the first floor of the special exception building as well as the second and third floors of the building. By testimony of Howard S. Brown on behalf of Petitioner, it was made clear that the warehouse use will be operated as a public, self-storage facility. The total number of individual storage units available to the general public and the exact size of the individual units have not yet been determined; however, Petitioner did explain that the maximum number of units would be 650 units. The living quarters within this commercial use is shown on the second floor of the building for illustrative purposes. To effectively manage the warehouse, Petitioner believes living quarters should be provided on-site to allow for the constant presence of a “caretaker” who will monitor the building and its daily use. While Petitioner anticipates that the living quarters will be located on the building’s second floor, when plans are finalized it is possible that it may be located elsewhere within the warehouse special exception area.

As explained by Petitioner during the hearing, a small portion of the special exception building area for the warehouse may not be needed for its operation. The redlined site plan identifies the specific location and size of this portion of the building, which is on the building’s

first floor and would allow for a second customer entry into the warehouse. Petitioner indicated that it may choose to eliminate this small portion of the special exception area from the warehouse and utilize it for another use permitted by right in the B.L. Zone. This is certainly permissible. The area is cross hatched on Petitioner's Exhibit 1B, and a redlined note has been placed on this exhibit confirming that this area may be used for an otherwise permitted use.

As indicated previously, the proposed health club will be located on the fourth floor of the special exception building, above the warehouse use and its commercial living quarters. A floor plan for the health club that was marked and accepted into evidence as Petitioner's Exhibit 5 indicates some of the facilities and amenities that this health club use may provide. This floor plan was marked for illustrative purposes and, while not reflecting the final layout of the health club, shows facilities and member services commonly associated with health clubs, including a reception area, large workout area, labeled "functional training," basketball court, swimming pool, and locker room facilities. The redlined site plan indicates that the proposed health club use will be approximately 46,713 square feet in size and occupy all of the fourth floor of the special exception building.

For illustrative purposes, Petitioner's Exhibit 1B delineates two areas of parking spaces in red, one in connection with the warehouse use and a second area in connection with the health club use. The health club parking area is shown as some of the spaces in the structured parking facility, and the warehouse parking area is shown to the rear of the special exception building at the location of the main access to the warehouse. Petitioner explained that the Zoning Review Office requires these special exception parking areas to be shown for illustrative purposes only, and not to designate them specifically for sole use by any individual special exception uses. These areas, as well as the parking calculations provided on Petitioner's redlined site plan, confirm that

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there is adequate parking to serve all of the center's existing tenants and the proposed special exception uses.

Following the proffer by Mr. Karceski and additional testimony provided by Petitioner's witnesses regarding the nature and operation of the special exception uses, Petitioner addressed the burden of proof contained in Section 502.1 of the B.C.Z.R. All of the testimony and evidence presented by Petitioner supported its position that the three proposed special exception uses -- a warehouse for public storage purposes, a living quarters within the warehouse use for a caretaker, and a health club -- will not be detrimental to the health, safety, and general welfare of the surrounding locality, as required by B.C.Z.R. Section 502.1.A. This same testimony and evidence also confirmed that all three special exception uses satisfy all of the other elements for approval of a special exception use contained in Sections 502.1.B through 502.1.I of the B.C.Z.R. It is also important to note that no adverse Zoning Advisory Committee comments were received as part of the record of this case and the ZAC comments that were submitted indicate no opposition to the requested special exception uses. Additionally, no interested citizens or individuals in opposition to Petitioner's requested zoning relief attended the public hearing in this case.

Based on the testimony and evidence presented by Petitioner, I am persuaded to grant the requested relief for the three special exception uses. Each of the proposed uses is a permitted special exception use according to the B.L. Zone use regulations and each special exception use, as proposed by Petitioner and shown on Petitioner's redlined site plan, meets the criteria set forth in Section 502.1 of the Zoning Regulations.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering all of the testimony and evidence offered by Petitioner, I find that Petitioner's three special exception requests should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 3rd day of April, 2009, that the Petition for Special Exception for a health club (community building) in a B.L. Zone pursuant to Section 230.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") be and is hereby GRANTED in accordance with Petitioner's Exhibits 1A and 1B; and

IT IS FURTHER ORDERED that the Petition for Special Exception for a warehouse use (public storage) and living quarters in a commercial building for the warehouse use in a B.L. Zone pursuant to Section 230.3 of the B.C.Z.R. be and is hereby GRANTED in accordance with Petitioner's Exhibits 1A and 1B, subject to the following:

1. Petitioner may apply for 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, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

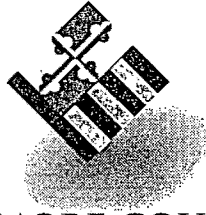
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

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BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

April 3, 2009

DAVID KARCESKI, ESQUIRE
VENABLE LLP
210 ALLEGHENY AVENUE
TOWSON, MD 21204

Re: Petition for Special Exception
Case No. 2009-0222-X
Property: 3551 Washington Boulevard

Dear Mr. Karceski:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "J. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Steve Warfield, Matis Warfield Inc., 10540 York Road, Suite M, Hunt Valley MD 21030
Howard S. Brown, Manager, Venture B.G. LLC, 100 Painters Mill Road, Suite 900, Owings Mills MD 21117
Ken Bernstein and Skip Anthony, Venture B.G. LLC, 100 Painters Mill Road, Suite 900, Owings Mills MD 21117



Petition for Special Exception

to the Zoning Commissioner of Baltimore County for the property located at 3551 Washington Boulevard

which is presently zoned BL AS

Deed Reference: 24000/381 Tax Account # 2500003288

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

SEE ATTACHED

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Exception, 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:

David H. Karceski

Name - Type or Print

Signature

Venable LLP

Company

210 Allegheny Avenue

410-494-6285

Address

Telephone No.

Towson,

MD

21204

City

State

Zip Code

Legal Owner(s):

Venture BG LLC

Name - Type or Print

Signature

Howard S. Brown, Manager

Name - Type or Print

Signature

100 Painters Mill Rd., S-900 410-363-3434

Address

Telephone No.

Owings Mills,

MD

21117

City

State

Zip Code

Representative to be Contacted:

David H. Karceski

Name

210 Allegheny Avenue

410-494-6285

Address

Telephone No.

Towson,

MD

21204

City

State

Zip Code

Case No.

2009 0222 X

REV 07/27/2007

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING
UNAVAILABLE FOR HEARING

Reviewed By

Date

2 HRS
2/25/09

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Petition for Special Exception

3551 Washington Boulevard

1. Special exception to permit a health club in a BL zone, pursuant to Section 230.3 of the Baltimore County Zoning Regulations ("BCZR").
2. Special exception to permit a warehouse use (public storage) and a living quarters in a commercial building for the warehouse use in a BL zone, pursuant to Section 230.3 of the BCZR.

ZONING DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION HEARING REQUEST FOR SELF STORAGE WAREHOUSE USE & LIVING QUARTERS IN A COMMERCIAL BUILDING

Special Exception #1 – 1st Floor Building & 10 parking spaces

Beginning at a point 360' +/- East of Washington Boulevard Right-of-Way and 1300' +/- North of intersection of Washington Boulevard and Commerce Drive with coordinate value N577,196.06, E1,406,466.92.

Thence the following courses and distances:

N 26° 12' 26" E 231.79'
N 63° 47' 34" W 9.08'
N 26° 12' 26" E 13.00'
S 63° 47' 34" E 29.08'
N 26° 12' 26" E 17.21'
S 63° 47' 34" E 179.67'
S 26° 12' 27" W 119.00'
S 63° 47' 44" E 11.67'
S 26° 12' 26" W 30.58'
N 63° 47' 34" W 11.67'
S 26° 12' 26" W 45.75'
N 63° 47' 34" W 140.17'
S 26° 12' 26" W 64.67'
S 26° 12' 26" W 83.31'
N 63° 47' 34" W 50.00'
S 26° 12' 26" W 81.31'
N 63° 47' 34" W 9.67'

To the place of beginning, containing 47,165 square feet or 1.08 acres+/-.

Special Exception #1 – 2nd Floor Building only

Beginning at a point with coordinate value N577,196.06, E1,406,466.92.

Thence the following courses and distances:

N 26° 12' 26" E 231.79'
N 63° 47' 34" W 9.08'
N 26° 12' 26" E 13.00'
S 63° 47' 34" E 29.08'
N 26° 12' 26" E 17.21'
S 63° 47' 34" E 179.67'
S 26° 12' 27" W 119.00'
S 63° 47' 44" E 11.67'
S 26° 12' 26" W 30.58'
N 63° 47' 34" W 11.67'
S 26° 12' 26" W 110.42'
N 63° 47' 34" W 169.67'

S 26° 12' 26" W 2.00'
N 63° 47' 34" W 30.00'

To the place of beginning, containing 52,104 square feet or 1.2 acres+/-.

Special Exception #1 – 3rd Floor Building only

Beginning at a point with coordinate value N577,196.06, E1,406,466.92.

Thence the following courses and distances:

N 26° 12' 26" E 231.79'
N 63° 47' 34" W 9.08'
N 26° 12' 26" E 13.00'
S 63° 47' 34" E 29.08'
N 26° 12' 26" E 17.21'
S 63° 47' 34" E 179.67'
S 26° 12' 27" W 119.00'
S 63° 47' 44" E 11.67'
S 26° 12' 26" W 30.58'
N 63° 47' 34" W 11.67'
S 26° 12' 26" W 110.42'
N 63° 47' 34" W 169.67'
S 26° 12' 26" W 2.00'
N 63° 47' 34" W 30.00'

To the place of beginning, containing 52,104 square feet or 1.2 acres+/-.

Being part of Parcel 254 as shown on Baltimore County Tax Map No.109.

Parcel 254 also known as part of lot 3 in the Subdivision for Financing Purposes

"Lansdowne Station" recorded on November 6, 2007 in Baltimore County Plat Book

S.M. No. 78, Folio 287 and is located in the 13th Election District.

THIS DESCRIPTION COMPILED FOR ZONING
PURPOSES ONLY AND IS NOT INTENDED TO BE USED
FOR CONVEYANCES OR AGREEMENTS.



**ZONING DESCRIPTION TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION HEARING REQUEST FOR HEALTH CLUB**

Special Exception #2 – 4th Floor & 468 parking spaces

Beginning at a point with coordinate value N577,196.06, E1,406,466.92.

Thence the following courses and distances:

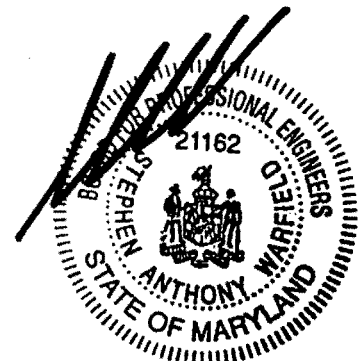
N 26° 12' 26" E	231.79'
N 63° 47' 34" W	9.08'
N 26° 12' 26" E	13.00'
N 63° 47' 34" W	88.00'
N 26° 12' 26" E	90.00'
S 63° 47' 34" E	619.87'
S 26° 12' 26" W	22.00'
S 76° 52' 06" W	51.89'
S 71° 12' 26" W	285.00'
N 18° 47' 34" W	48.15'
N 63° 47' 34" W	35.75'
N 63° 47' 34" W	11.67'
S 26° 12' 26" W	110.42'
S 26° 12' 26" W	7.00'
S 18° 47' 34" E	84.85'
S 26° 12' 26" W	96.32'
N 63° 47' 34" W	30.00'
S 26° 12' 26" W	270.00'
N 63° 47' 34" W	270.00'
N 26° 12' 26" E	350.00'
S 63° 47' 34" E	100.00'
N 26° 12' 26" E	83.31'
N 63° 47' 34" W	29.67'
S 26° 12' 26" W	2.00'
N 63° 47' 34" W	30.00'

To the place of beginning, containing 238,168 square feet or 5.47 acres+/-.

Being part of Parcel 254 as shown on Baltimore County Tax Map No.109.

Parcel 254 also known as lot 1, 2, 3, 4 & 5 in the Subdivision for Financing Purposes
"Lansdowne Station" recorded on November 6, 2007 in Baltimore County Plat Book
S.M. No. 78, Folio 287 and is located in the 13th Election District.

THIS DESCRIPTION COMPILED FOR ZONING
PURPOSES ONLY AND IS NOT INTENDED TO BE USED
FOR CONVEYANCES OR AGREEMENTS.



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

0222

No. 35074
 Date 2/25/09

PAID RECEIPT

BUSINESS ACTUAL TIME
 02/25/2009 2/25/2009 11:47:45
 REC 035074 BALTIM LIND LRD
 RECEIPT # 386260 2/25/2009
 0.525 TONING VERIFICATION
 0.035074
 Receipt To: \$760.00
 \$760.00 CK \$760.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	901	0000		6150				760.00

Total: 760.00

Rec From: Van Hise
 For: 25PV for 380 BA 3551 LMSH BLVD

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

NOTICE OF ZONING HEARING

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

Case: # 2009-0222-X

3551 Washington Boulevard

360 ft. east of Washington Boulevard and 1300 ft. north of its intersection with Commerce Drive

13th Election District — 1st Councilmanic District

Legal Owner(s): Venture BG, LLC

Special Exception: to permit a health club in a BL zone. To permit a warehouse use (public storage) and a living quarters in a commercial building for the warehouse use in a BL zone.

Hearing: Thursday, March 26, 2009 at 9:00 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.

JT 3/700 March 10

196422

CERTIFICATE OF PUBLICATION

3/12, 2009

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 3/10, 2009.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: 2009-0222-X

Petitioner/Developer: _____

Venture BG, LLC

Date of Hearing/closing March 26, 2009

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

Attn : Kristin Matthews

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at .

3551 Washington Boulevard

The sign(s) were posted on _____ March 10, 2009
(Month, Day, Year)

Sincerely,

Robert Black 3-12-09
(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)

ZONING NOTICE

CASE # 2009-0222-X

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

Room 106, COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVE. TOWSON 21204

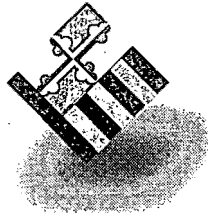
PLACE.

DATE AND TIME. THURSDAY, MARCH 26, 2009 AT 9:00^{AM}

REQUEST: SPECIAL EXCEPTION TO PERMIT A HEALTH CLUB
IN A BL ZONE. TO PERMIT A WAREHOUSE USE (PUBLIC STORAGE)
AND A LIVING QUARTERS IN A COMMERCIAL BUILDING FOR THE
WAREHOUSE USE IN A BL ZONE.

FOR FURTHER INFORMATION OR TO REQUEST A PUBLIC HEARING, CALL 410-330-3301
TO CONFIRM HEARING CALL 410-330-3301

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

March 6, 2009
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: 2009-0222-X

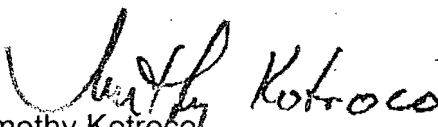
3551 Washington Boulevard

360 ft east of Washington Boulevard and 1300 ft north of its intersection with Commerce Drive
13th Election District – 1st Councilmanic District

Legal Owners: Venture BG, LLC

Special Exception to permit a health club in a BL zone. To permit a warehouse use (public storage) and a living quarters in a commercial building for the warehouse use in a BL zone.

Hearing: Thursday, March 26, 2009 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204


Timothy Kotroco
Director

TK:klm

C: David Karceski, Venable, 210 Allegheny Avenue, Towson 21204
Howard Brown, Venture BG, LLC, 100 Painters Mill Road, S-900, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MARCH 11, 2009.**
- (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.

**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:

2009-0222-X

Petitioner:

Venture BG LLC

Address or Location:

3551 Washington Blvd

PLEASE FORWARD ADVERTISING BILL TO:

Name:

David Karceski

Address:

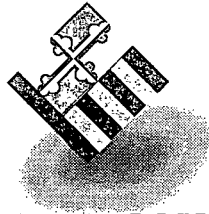
Venable LLP

210 Allegheny Ave

Towson MD 21204

Telephone Number:

410 494 6200



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
March 19, 2009

David H. Karceski
Venable
210 Allegheny Ave.
Towson, MD 21204

Dear: David H. Karceski

RE: Case Number 2009-0222-X, 3551 Washington Blvd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 25, 2009. 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Venture BG LLC: Howard S. Brown; 100 Painters Mill Rd.; Owings Mills, MD 21117

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 18, 2009

RECEIVED

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

MAR 23 2009

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-222- Special Exception**

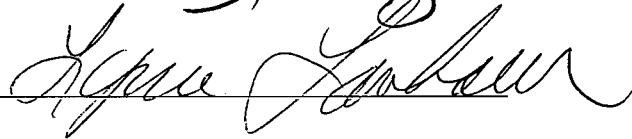
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

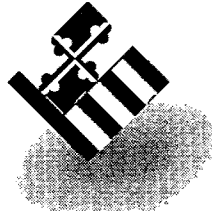
For further questions or additional information concerning the matters stated herein, please contact Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:
CM/LL





BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

March 9, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 9, 2009

Item Numbers 0221, 0222

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.

3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

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

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 10, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For March 16, 2009
Item Nos. ~~2009-0222~~, 0225, 0226, and
0227

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

DAK:CEN:lrk
cc: File
ZAC- NO COMMENTS-03162009



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

State Highway
Administration

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

Maryland Department of Transportation

March 12, 2009

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

RE: Baltimore County
Item No. 2009-0222-X
US 1 Alt (Washington Boulevard)
1300' north of Commerce Drive
Venture BG LLC
3551 Washington Boulevard
Variance- To a health club

Dear Ms. Matthews:

Thank you for the opportunity to review ZAC Agenda Item No. 2009-0222-X on the subject of the above captioned, which was received on March 11, 2009. We understand that the aforementioned submission pertains to a request to permit a health club in a BL zone as shown on the plan to accompany special exception hearing.

Based on a review and evaluation of existing conditions, this office has determined that the proposed improvements do not affect access to a State road. Therefore, the State Highway Administration (SHA) has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2009-0222-X. Please include our remarks in your staff report to the Zoning Commissioner.

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). Thank you for your attention.

Very truly yours,


for Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

Cc: Mr. Dennis A. Kennedy, Bureau of Development Plans Review, Baltimore County
Mr. John Murphy, Zoning Commissioner, Baltimore County
Mr. David Malkowski, District Engineer, SHA
Mr. Donald T. Rascoe, Deputy Director-PDM, Baltimore County
Mr. Michael Pasquariello, Utility Engineer, SHA

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



RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
3551 Washington Boulevard; 360' E of *
Washington and 1300' N of Commerce Drive* ZONING COMMISSIONER
13th Election & 1st Councilmanic Districts
Legal Owner(s): Venture BG LLC * FOR
Petitioner(s) *
BALTIMORE COUNTY
*
09-222-X

* * * * *

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 documentation filed in the case.

RECEIVED

MAR 12 2009

LW

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

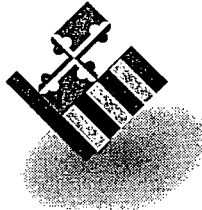
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of March, 2009, 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).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

May 4, 2009

DAVID KARCESKI, ESQUIRE
VENABLE LLP
210 ALLEGHENY AVENUE
TOWSON, MD 21204

Property: Lansdowne Station
Subject Building Address: 3597 Washington Boulevard

Dear Mr. Karceski:

I am in receipt of your Zoning Confirmation Letter for "Lansdowne Station" dated May 1, 2009 regarding the above-described property. As your letter indicates, you are requesting that I confirm via countersignature of your letter that it is appropriate for me as Deputy Zoning Commissioner to determine that the number of stacking spaces for the proposed Dunkin' Donuts at the subject location falls under the "other uses" category in Section 409.10.A of the B.C.Z.R., and that four drive-thru lane stacking spaces shown on the site plan that accompanied your letter are sufficient to serve the Dunkin' Donuts use.

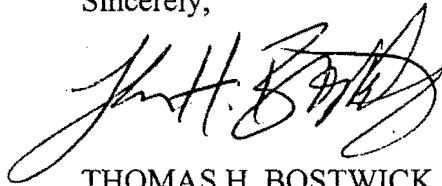
While this Office does not customarily issue confirmation letters -- akin to "spirit and intent" letters, which as you know is the purview of the Department of Permits and Development Management ("PADM"), it is my opinion that the issues presented and the site plan accompanying your letter are of a similar nature to the above-referenced zoning case I heard within the last month. After considering your discussion of the stacking spaces for the proposed Dunkin' Donuts and its differentiation with "restaurant, fast food" and "restaurant, fast food, drive-through only" for the purpose of determining the number of those stacking spaces, I agree with your assessment of this issue.

In hearing the previous zoning case relating to Lansdowne Station, I have personal knowledge of the overall matter, including the proposed traffic patterns, access to the site, existing and proposed buildings, interior roads and parking areas, and uses; as such, in the interest of judicial economy, I have countersigned your letter as shown, and would recommend in this instance that PADM issue the appropriate permit related to the drive-through lane and its stacking spaces.

DAVID KARCESKI, ESQUIRE
VENABLE LLP
May 4, 2009
Page 2

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom H. Bostwick", written in a cursive style.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB/pz

May 4, 2009

Thomas H. Bostwick
Deputy Zoning Commissioner
for Baltimore County
The Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

David H. Karceski
T 410.494.6285
F 410.821.0147
dhkarceski@venable.com

Re: **Zoning Confirmation Letter for "Lansdowne Station"**
Property: Lansdowne Station
Subject Building Address: 3597 Washington Boulevard
Lansdowne, Maryland 21227
1st Councilmanic District, 13th Election District

Dear Mr. Bostwick:

This firm represents Venture B.G., LLC, legal owner of the above-referenced property known as Lansdowne Station. Recently, in Case No. 2009-0222-X (the "2009 Case"), you granted a petition for special exception filed by our client relating to certain uses intended for a four-story building now under construction within the shopping center. During the public hearing in the 2009 Case, we presented detailed testimony and evidence that identified and described the location of Lansdowne Station, existing commercial buildings and tenants within the shopping center, and buildings to be constructed and corresponding tenant spaces that will become available. We also presented information regarding the property's vehicular access to Washington Boulevard, the internal site circulation, and the location of the off-street parking areas. This zoning confirmation letter addresses one multi-tenant building (the "Building") mentioned during the 2009 Case, which will be constructed in close proximity to Washington Boulevard and to the shopping center's northernmost access point onto Washington Boulevard. The Building is labeled "Retail Building #3597" on the enclosed site plan, entitled "LANDSDOWNE STATION - PLAN TO ACCOMPANY ZONING VERIFICATION REQUEST." By way of this letter, I am requesting that you confirm, by countersignature below, that the number of drive-thru lane stacking spaces shown adjacent to the Building on the enclosed site plan is adequate to serve a particular tenant intended for the Building.

The enclosed site plan provides information regarding the Building, a particular tenant space (the "Tenant Space") within the Building, and the drive-thru lane that will serve that Tenant Space. As shown on the site plan, this one-story Building will be 4,560± square feet in size, and the Tenant Space will be 1,800± square feet. The drive-thru lane adjacent to the Tenant Space on the northwest side of the Building will be large enough to provide a total of four stacking spaces, three behind the pick-up window for the use and one behind the tenant's order

Thomas H. Bostwick

May 4, 2009

Page 2

board. Our client intends to locate a Dunkin' Donuts in the Tenant Space, which will serve its customers inside the shop and through the adjacent drive-thru lane. As you may be aware, the nature of Dunkin' Donuts' business limits the menu of items it offers customers, the focus of which is the sale of coffee and other beverages, and various baked goods. It is Dunkin' Donuts' limited menu that differentiates the nature of its business from the way other full-service restaurant establishments operate. According to our client, Dunkin' Donuts has confirmed, based on its experience, that the drive-thru lane layout depicted on the site plan will meet their operational needs at this location.

In Baltimore County, drive-thru lanes, and particularly the required number of stacking spaces to be provided for such lanes, are addressed under Section 409.10 of the Baltimore County Zoning Regulations ("BCZR") (copy enclosed). That section identifies five specific types of uses – automotive service station, bank, car wash, fast food restaurant, and fast food, drive-thru only restaurant – and provides a number of drive-thru lane stacking spaces for each use category. Section 409.10 further identifies a catch-all category, listed as an "other uses" category, which authorizes the Zoning Commissioner to determine the number of stacking spaces required for other uses not specifically mentioned in the section by name. Section 409.10 does not require the Zoning Commissioner to hold a public hearing prior to making such a determination for these "other uses." Again, because of its limited range of food services, Dunkin' Donuts is unlike the restaurant operations normally associated with the restaurant use categories specifically listed in Section 409.10, and, therefore, you have the discretion to determine the appropriate number of stacking spaces for this particular tenant.

A review of the enclosed site plan will assist you in confirming that the number of stacking spaces provided will be adequate to serve this particular Dunkin' Donuts. It is the location of the Tenant Space and drive-thru lane within Lansdowne Station, combined with many of the shopping center's attributes, that demonstrate that the four drive-thru lane stacking spaces proposed will be adequate. Lansdowne Station's overall size alone (61± acres) should be considered in arriving at an appropriate number of stacking spaces for this Dunkin' Donuts. With a commercial center of this size, customers are able to drive onto the site, park their vehicle in one location, and patronize the many different uses within the site on foot. Another aspect of the Dunkin' Donuts location pertinent to this request is that the Building, the parking associated with the Building, and the Building's drive-thru lane all will be visible both from Washington Boulevard and from a main interior driveway that serves the shopping center and provides direct vehicular access to the Building. These existing site conditions will allow Dunkin' Donuts' customers to observe the location of the drive-thru lane and customer activity within it prior to entering the parking area around the Building. Therefore, Dunkin' Donuts' patrons will be able

Thomas H. Bostwick

May 4, 2009

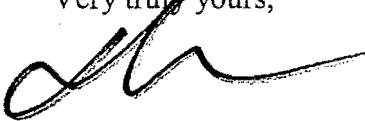
Page 3

to decide whether to use the drive-thru lane or, alternatively, park on the surface parking area conveniently around the Building or elsewhere in the center, before they enter this portion of the site. Due to these site features, this particular Dunkin' Donuts will be able to operate at the location shown on the site plan with the four stacking spaces provided on the plan; no additional stacking spaces are necessary for its drive-thru lane customers.

For the reasons outlined above, please confirm, by countersignature below, that: (1) it is appropriate to determine the number of stacking spaces for this particular Dunkin' Donuts at this Tenant Space by way of the "other uses" category provided in BCZR Section 409.10; and (2) the four drive-thru lane stacking spaces shown on the enclosed site plan are sufficient to serve the Dunkin' Donuts. It is important to note that my client understands that, by signing this letter, you are confirming that the stacking space arrangement shown on the plan is limited to this particular tenant at this particular Tenant Space within Lansdowne Station. If another tenant is proposed to occupy the Tenant Space and utilize the drive-thru lane, our client would need to comply with the requirements of BCZR Section 409.10 or obtain a separate approval under this section of the Zoning Regulations for the replacement tenant.

If you have any questions or require any additional information, please contact me.
Thank you for your attention to this matter.

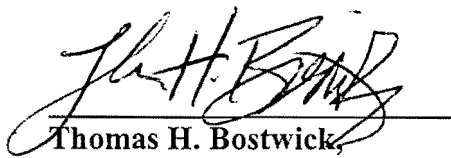
Very truly yours,



David H. Karceski

DHK/cdm
Enclosure

AGREED AND ACCEPTED:



Thomas H. Bostwick,
Deputy Zoning Commissioner
for Baltimore County

SS 51 Wash. B/vmt

CASE NAME 2009-0222-X
CASE NUMBER _____
DATE 3/26/09

PLEASE PRINT CLEARLY

PETITIONER'S SIGN-IN SHEET

[illegible]

Case No.:

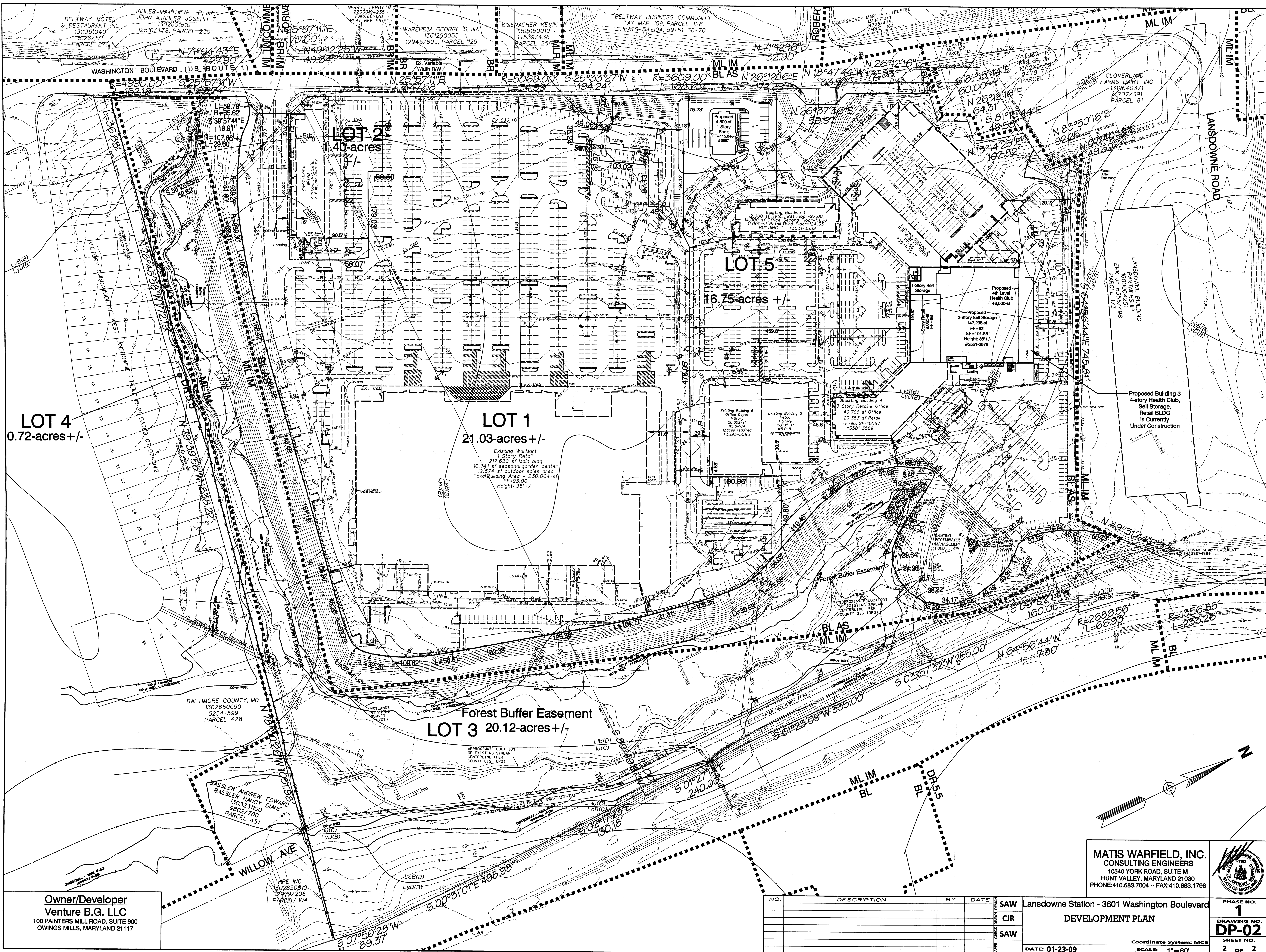
2009-0222-X

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1 A+B	Site Plan (2 pages)	
No. 2	plan showing "Planned Shopping Center" approval	
No. 3	Aerial Photograph	
No. 4	Closeup Aerial Photograph	
No. 5	Floor plan of Health Club Club	
No. 6 A+B	Artists' renderings of building facades	
No. 7	Section 230.13 of Zoning Commissioners Policy Manual	
No. 8	Zoning Map	
No. 9	Alternative Special Exception Area	
No. 10		
No. 11		
No. 12		



LOT 4
0.72-acres +/-

LOT 1
21.03-acres +/-

LOT 5
16.75-acres +/-

Forest Buffer Easement
LOT 3 20.12-acres +/-

Owner/Developer
Venture B.G. LLC
100 PAINTERS MILL ROAD, SUITE 900
OWINGS MILLS, MARYLAND 21117

MATIS WARFIELD, INC.
CONSULTING ENGINEERS
10540 YORK ROAD, SUITE M
HUNT VALLEY, MARYLAND 21030
PHONE: 410.683.7004 -- FAX: 410.683.1798

NO.	DESCRIPTION	BY	DATE	SAW

DATE: 01-23-09

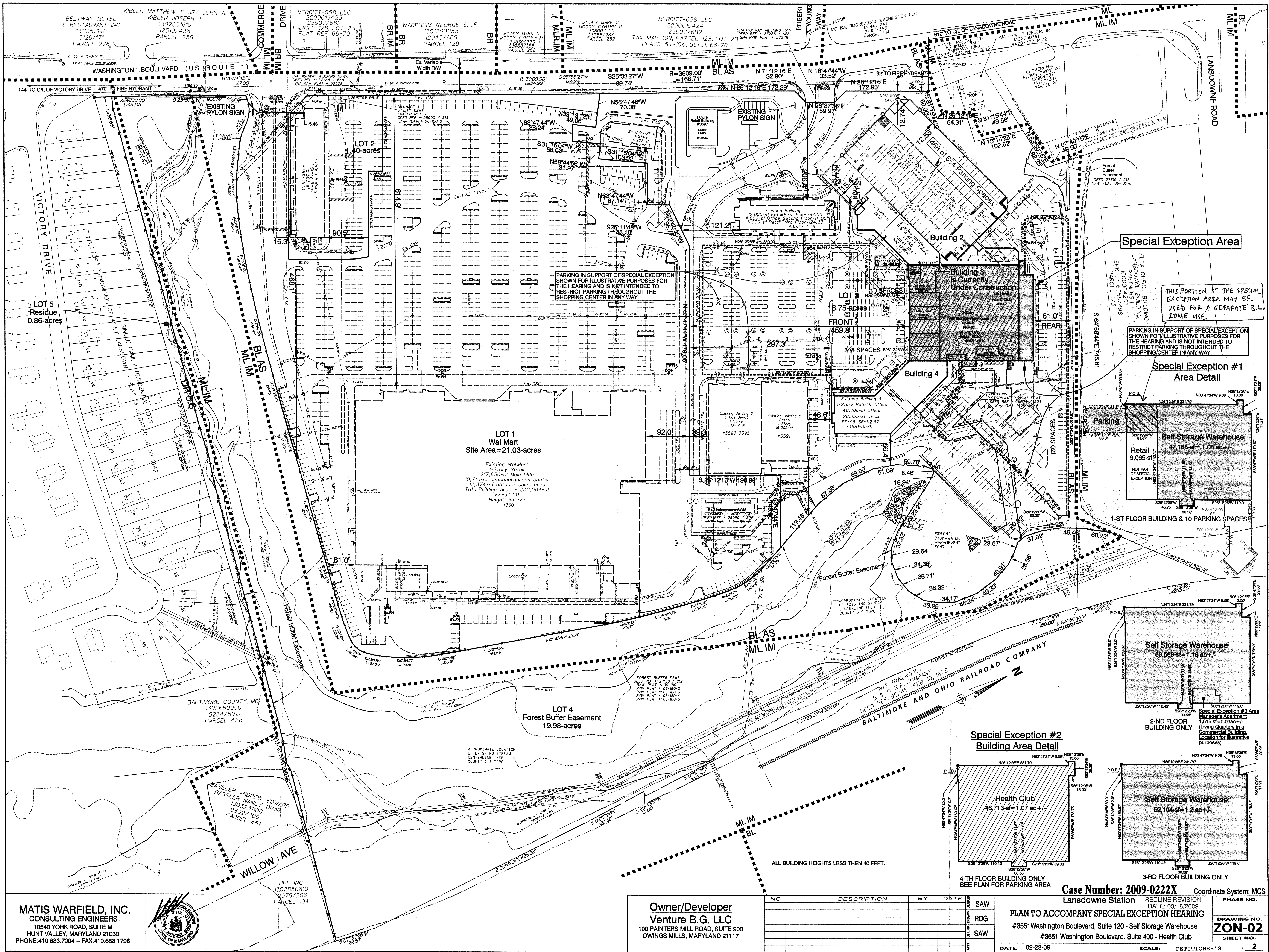
Coordinate System: MGS
SCALE: 1"=60'

PHASE NO.
1

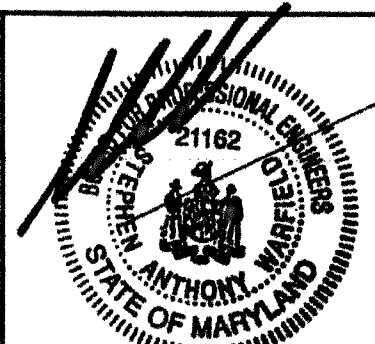
DRAWING NO.
DP-02

SHEET NO.
2 OF 2

Lansdowne Station - 3601 Washington Boulevard
DEVELOPMENT PLAN



MATIS WARFIELD, INC.
CONSULTING ENGINEERS
10540 YORK ROAD, SUITE M
HUNT VALLEY, MARYLAND 21030
PHONE: 410.683.7004 - FAX: 410.683.1798



Owner/Developer
Venture B.G. LLC
100 PAINTERS MILL ROAD, SUITE 900
OWINGS MILLS, MARYLAND 21117

NO.	DESCRIPTION	BY	DATE	SAW
1	PLAN TO ACCOMPANY SPECIAL EXCEPTION HEARING	RDG		
2	#3551 Washington Boulevard, Suite 200 - Self Storage Warehouse	SAW		
3	#3551 Washington Boulevard, Suite 400 - Health Club			

Case Number: 2009-0222X
Lansdowne Station
REDLINE REVISION DATE: 03/18/2009
DATE: 02-23-09
SCALE: PETITIONER'S
PHASE NO.
DRAWING NO.
SHEET NO. 2

OWNER	ADDRESS	TAX ACCOUNT #	TAX MAP & PARCEL	PLAT REF.	DEED REF.
VENTURE B.G., LLC	100 PAINTERS MILL ROAD STE. 900 OWINGS MILLS, MD 21117	13-2500003288	109-254	78/287 LOTS 1,2,3,4,5	24030/381
		13-2500003289			
		13-2500003290			
		13-2500003291			
		13-2500003292			

Zone	Gross Area (includes 30-ft of SHA R/W)	Net Area	Proposed Buildings
BL-AS	45.52	44.51	Offices, Retail and Parking Garage
ML-IM	14.67	14.51	none
DR5-5	1.03	1.00	none
TOTAL	61.22ac +/- 2,666,743-sf	60.02 ac +/- 2,614,471-sf	Offices, Retail and Parking Garage

Building Address	Office	Retail	Restaurant	Above Grade Parking	Adjusted Gross Floor Area	Utility Basement
#3601 (Wal-Mart)	—	217,630	—	—	217,630	—
#3531-3539 (Building #1)	14,000	20,320	2,680	—	37,000	680
#3541-3547 (Building #2)	—	11,874	—	—	11,874	—
#3561-3569 (Building #4)	40,706	20,353	—	—	61,059	10,200
#3591, #3593-3595 (Bldg #5 & Bldg #6)	—	36,607	—	—	36,607	—
#3611-3643 (Building #7)	—	8,148	7,355	—	15,503	—
#3599 (Chic-fil-A restaurant)	—	—	4,497	—	4,497	—
PARKING GARAGE	—	—	—	180,307	180,307	—

Building Address	Self Storage Warehouse	Retail	Health Club	Above Grade Parking	Building Total	Utility Basement
#3551-3579 (Building #3)	147,247 *	9,065	46,713		203,025	776
#3597 (Pad site)	--	4,500	--		4,500	--
TOTAL				180,307	773,458	

[illegible]

LOT #	(TaxMap)&Parcel	PLAT	DEED REFERENCE	TAX ACCT. Number	OWNER NAME	OWNER ADDRESS	AREA (ac)	AREA (\$)
1	(109)364	13/21	24586 / 30	1307580040	GRAP, LEONA R	1903 VICTORY DRIVE	1.793	7,812
2	(109)364	13/21	25813 / 690	1316550040	MITCHELL, ERIC W / MITCHELL, AUDREY L	1905 VICTORY DRIVE	0.1093	4,585
3	(109)364	13/21	12527 / 139	1301290000	LIBERTO, CHERYL LYNN	1907 VICTORY DRIVE	0.101	795
4	(109)364	13/21	25255 / 347	1307650040	DIMELER, JASON W, SR / DIMELER, VALERIE N / KILPATRICK, CYNTHIA L	1909 VICTORY DRIVE	0.1141	4,970
5	(109)364	13/21	3441 / 59	1302651440	BRAUN, DONALD R / BRAUN, NANCY P	1911 VICTORY DRIVE	0.1189	5,180
6	(109)364	13/21	21292 / 431	1303470200	JONES, JOSEPH / JONES, MARGARET	1913 VICTORY DRIVE	0.1237	5,390
7	(109)364	13/21	21780 / 450	1303903100	ASTASUKAS, JENNIFER M / ASTASUKAS, JOSEPH	1915 VICTORY DRIVE	0.1277	5,565
8	(109)364	13/21	12401 / 490	1304703500	PIPPINGER, JUDITH A	1917 VICTORY DRIVE	0.1266	5,755
9	(109)364	13/21	23733 / 626	1304500310	MULLEN, DEANNA M	1919 VICTORY DRIVE	0.1374	5,885
10	(109)364	13/21	12226 / 160	1301160070	WILLIAMS, MICHAEL THOMAS / WILLIAMS, GARNETTA L	1921 VICTORY DRIVE	0.1414	6,160
11	(109)364	13/21	14599 / 28	1302300070	DEVANEY, DAVID J	1923 VICTORY DRIVE	0.1370	4,620
12	(109)364	13/21	14895 / 241	1301660110	GONZALES, ROLANDO / GONZALES, OLORES	1925 VICTORY DRIVE	0.1511	5,580
13	(109)364	13/21	18052 / 244	1306200070	SCHWARZKOPF, JOHN EDWARD	1927 VICTORY DRIVE	0.1551	7,765
14	(109)364	13/21	25067 / 629	1306200500	MULLEN, DANIELLE A	1929 VICTORY DRIVE	0.1589	6,965
15	(109)364	13/21	4879 / 88	1303301740	WILLIAMS, JOHN F / WILLIAMS, GAIL L	1931 VICTORY DRIVE	0.1540	6,320
16	(109)364	13/21	14862 / 185	1305350070	CLAYVILLE, GARY H	1933 VICTORY DRIVE	0.1568	6,831
17	(109)364	13/21	26506 / 411	1318107010	SLACK, MATTHEW J	1935 VICTORY DRIVE	0.1576	8,864
18	(109)364	13/21	25927 / 681	1302570740	BARRICK, SCOTT A, SR / BARRICK, LISA M	1937 VICTORY DRIVE	0.1583	6,887
19	(109)364	13/21	9091 / 417	1306350340	WADE, MARGARET E	1939 VICTORY DRIVE	0.1576	8,864
20	(109)364	13/21	4951 / 701	1306350390	FLYNN, ELIZABETH B	1941 VICTORY DRIVE	0.1655	7,210
21	(109)364	13/21	10634 / 745	1306350060	BLACKLEDGE, CHARLES E	1943 VICTORY DRIVE	0.1839	7,140
22	(109)364	13/21	17698 / 95	1314100170	NEHWART, CAROL L / NEHWART, THOMAS D	1945 VICTORY DRIVE	0.1623	7,070
23	(109)364	13/21	23606 / 27	1306200000	RONALD, MICHAEL D	1947 VICTORY DRIVE	0.1700	7,000
24	(109)364	13/21	26247 / 416	1328610041	AUSTIN, JASON LOUIS / AUSTIN, ANGELINA MARIE	1949 VICTORY DRIVE	0.1590	6,930
25	(109)364	13/21	16176 / 354	1323000300	EILERMANN, SUSAN B	1951 VICTORY DRIVE	0.1575	6,860
26	(109)364	13/21	15221 / 93	1313980220	KIBLER, JOSEPH T	1953 VICTORY DRIVE	0.1559	6,780
27	(109)364	13/21	9254 / 625	1308651080	KOHLER, BOYD S, JR / KOHLER, MARGARET R	1955 VICTORY DRIVE	0.1733	7,444
28	(109)364	13/21	25959 / 238	1319320020	SLACK, RANDY A	1957 VICTORY DRIVE	0.1811	7,689
29	(109)364	13/21	14972 / 462	1302571310	GARY, STEPHEN R	1959 VICTORY DRIVE	0.1732	7,546
30	(109)364	13/21	16914 / 708	1303154090	WEBER, BRIAN SCOTT	1961 VICTORY DRIVE	0.1711	7,546
31	(109)364	13/21	11008 / 261	1313201010	SLACK, WAYNE B / SLACK LAURIE L	1963 VICTORY DRIVE	0.1711	11,844
32	(109)364	13/21	25687 / 692	1318074400	WEEDON, THOMAS L / WEEDON, DCRIS ANN	1965 VICTORY DRIVE	0.2882	12,596
33	(109)364	13/21	16914 / 708	1303154090	WEBER, BRIAN SCOTT	1965 VICTORY DRIVE	0.1699	7,398

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of September 2007, that the Petition for Variance, seeking relief as shown on the site plan entered into evidence as Petitioners' Exhibit Nos. 1A - 1C, from: (1) Baltimore County Zoning Regulations (B.C.Z.R.) Section 405.4.5(d) to permit a wall-mounted enterprise sign on the north side façade of the building, a façade on which no wall-mounted enterprise signs are permitted; (2) Baltimore County Zoning Regulations (B.C.Z.R.) Section 450.4.5(d) to permit ten wall-mounted enterprise signs on the west front elevation façade of the building, a façade on which one wall-mounted enterprise sign is permitted; and (3) Baltimore County Zoning Regulations (B.C.Z.R.) Section 450.4.5(d) to permit two wall-mounted enterprise signs on the south side elevation façade of the building, a façade on which no wall-mounted enterprise signs are permitted, be and is hereby GRANTED, subject to the following restriction:

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.

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

Zoning Commission
for Baltimore County

THEREFORE, IT IS ORDERED, by the Zoning Commissioner of Baltimore County this 12th day of March 2008, that the Petition for Variance, seeking relief from Section 405.4.(5)(d) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit one illuminated wall-mounted enterprise sign of 188 square feet without a separate customer entrance in addition to the one wall mounted enterprise sign permitted, in accordance with the site plan marked as Petitioners' Exhibit 1, be and is hereby GRANTED; and

IT IS FURTHER ORDERED, that since there were no prior approved sign variances for the Office Depot store at this location, Petitioners' request to amend the previously approved sign variances, if necessary, shall be hereby DISMISSED AS MOOT.

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

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

NON DISTURBANCE NOTES

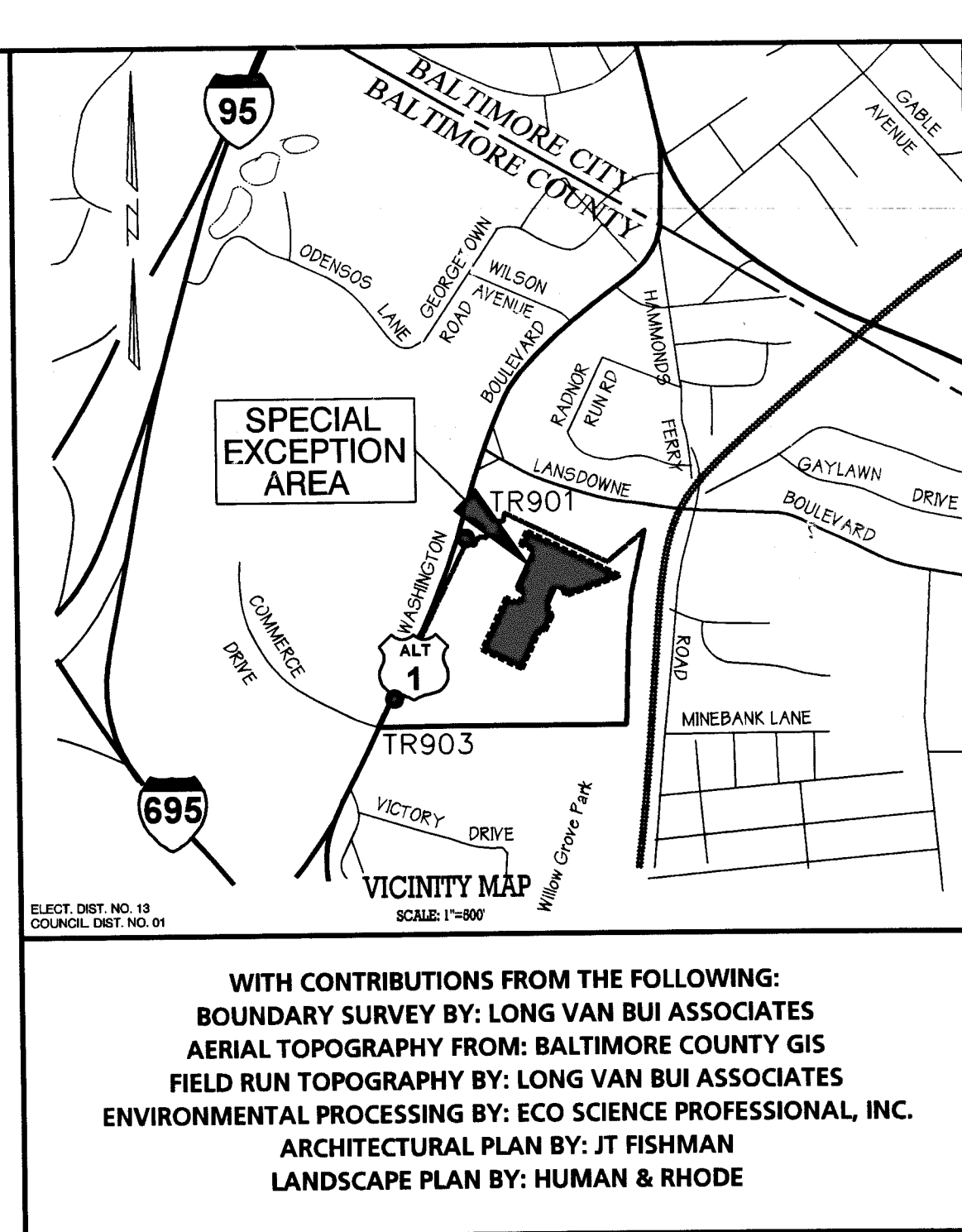
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT OR OTHER FOREST RETENTION AREAS, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

ANY FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

VARIANCE APPROVAL NOTE

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 VARIANCE ALLOWS THE CONTINUED USE OF 56,000 SF OF FOREST BUFFER. IN ADDITION, THE VARIANCE ALLOWED THE FOREST BUFFER TO BE REDUCED BY 2,800 SF. CONDITIONS WERE PLACED ON THIS VARIANCE TO REDUCE WATER QUALITY IMPACTS.

Existing Contour
 Proposed Property Line
 Proposed Contour
 Existing Storm Drain
 Proposed Storm Drain
 Existing Sanitary
 Proposed Sanitary
 Existing Water
 Proposed Water
 Existing Curb
 Proposed Conc. Curb
 Existing Spot Elevation
 Proposed Spot Elevation
 WETLANDS
 FOREST BUFFER
 100 Year FLOODPLAIN
 EXISTING ZONING
 EXISTING WATERS
 SOIL TYPE BOUNDARY
 FBE SIGN

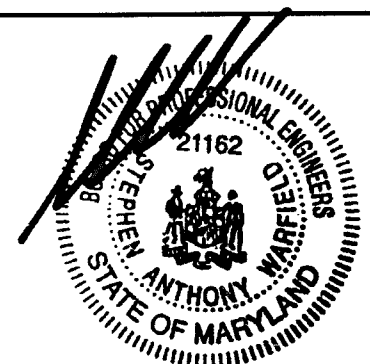


DISCREP: Existing signs on site to remain. Any future signage to comply with Section 450 BCRZ
 or a variance requested pursuant to BCRZ Section 307.
 UTILITIES: Site is served by existing public water and sewer services.
 FOREST CONSERVATION REQUIREMENTS: Project exempt from regulations under Section 14-02 (B) (1).
 LIGHTING: Any future used to illuminate an off-street parking area shall be so arranged as to reflect the
 away from adjacent residential site and public streets. See landscape plan for lighting.
 FLOORPLANS: Portions of the Site within the Forest Buffer Easement are located within the 100-year floodplain.
 Special Exception areas and accessory parking are not located within floodplain or the floodplain setback area.
 STORMWATER MANAGEMENT: Stormwater facilities are existing per SWMP, permit #69534 and approved SWMP plans dated 10/20/06
 BUILDING HEIGHT: All buildings less than 40 feet height.
 PUBLIC FIRE HYDRANT LOCATIONS: 200+ South of Robert A Young, Way, 100+ North of Commerce Drive
 and at multiple spots along site frontage on Washington Boulevard.
 BASIC SERVICE MAPS: There are no existing or impending failures according to the basic service maps.
 PARKING: All parking and stalls will be permanently striped on a durable and dustless surface.
 FOREST BUFFER PROTECTION PLAN: # 06-008 approved on 06/26/07.
 LANDSCAPING: Landscaping has been provided in accordance with the landscape manual and all other manuals adopted pursuant
 to Section 26-78(3) of the Baltimore County Code. Approved Landscape Plans Dated: 6/6/06 & 6/16/07.
 PREVIOUS COMMERCIAL PERMITS:
 B61188 - Grading Permit For Entire Site (Active)
 B62363A - Storm Water Management (Active)
 B54387 - Grading For Long Term Temporary Stockpile
 B52716 - Grading Stockpile
 B650509 - Demolition Permit
 B710400 - Bldg 3 shell addition
 T706834 - Also to complete Shell Building #1
 B669485 - Shell building #4
 B669655 - Foundation Bldg #3
 B674040 - Shell Building #1
 B694835 - Construct elevated walkway and block retaining walls to connect bldg w parking garage
 B644457 - Shell Bldg #7
 B569903 - Parking Garage
 B661034 - Bldg #5
 B62363A - Swm Vaults
 B54387 - Grading Permit
 B61188 - Grading
 ZONING TITLE: 02-243 & 10-941
 ZONING: HEARNINGS CODE: WALKERS see zoning orders herein.
 DRC: 07/18/05A, DATED 08/05/05, LIMITED EXEMPTION UNDER SECTION 33-4-106(a)(1) GRANTED.
 DRC: 06/26/07A, DATED 06/27/07, LIMITED EXEMPTION UNDER SECTION 33-4-106(a)(1) GRANTED FOR LOT LINE ADJUSTMENT.
 DEVELOPMENT PLAN IS CURRENTLY PENDING.
 APPROVED AS A PLANNED SHOPPING CENTER pursuant to Section 101 of BCRZ and 01/30/09

FLOOR AREA RATIO: Adjusted Gross Floor Area (772,002-sf)/Gross Area of BL-AS zoned site (1,963,249-sf) = 0.39
 Floor Area Ratio Allowed = 3.0
 AMENITY OPEN SPACE: N/A
 CRITICAL AREA: The site does not lie within the limits of the Chesapeake Bay Critical area.
 HISTORIC: The site does not lie within any historic district boundary and there are no historic buildings on site.

Coordinate System: M

MATIS WARFIELD, INC.
CONSULTING ENGINEERS
10540 YORK ROAD, SUITE M
HUNT VALLEY, MARYLAND 21030
PHONE: 410.683.7004 -- FAX: 410.683.1798



Owner/Developer
Venture B.G. LLC
10 PAINTERS MILL ROAD, SUITE 900
DOWNS MILLS, MARYLAND 21117

Baltimore County, Maryland
Election District No. 13
Councilmanic District 01
Census Tract 4308
Watershed 6 (Patapsco)

NO.	DESCRIPTION	BY	DATE	APPR. CHECK DRAWN DESIGN _____ _____ _____ _____	SAW	Lansdowne Station	PHASE NO.
					RDG	PLAN TO ACCOMPANY SPECIAL EXCEPTION HEARING #3551 Washington Boulevard, Suite 120 - Self Storage Warehouse #3551 Washington Boulevard, Suite 400 - Health Club	DRAWING NO.
					SAW		ZON-0
					DATE: 02-23-09		SHEET NO.
					SCALE: 1"=60'	1	OF 2

PETITIONER'S
EXHIBIT NO.

OWNER	ADDRESS	TAX ACCOUNT #	TAX MAP & PARCEL	PLAT REF.	DEED REF.
VENTURE B.G., LLC	100 PAINTERS MILL ROAD STE. 900 OWINGS MILLS, MD 21117	13-2500003288	109-254	78/287 LOTS 1,2,3,4,5	24000/381
		13-2500003289			
		13-2500003290			
		13-2500003291			
		13-2500003292			

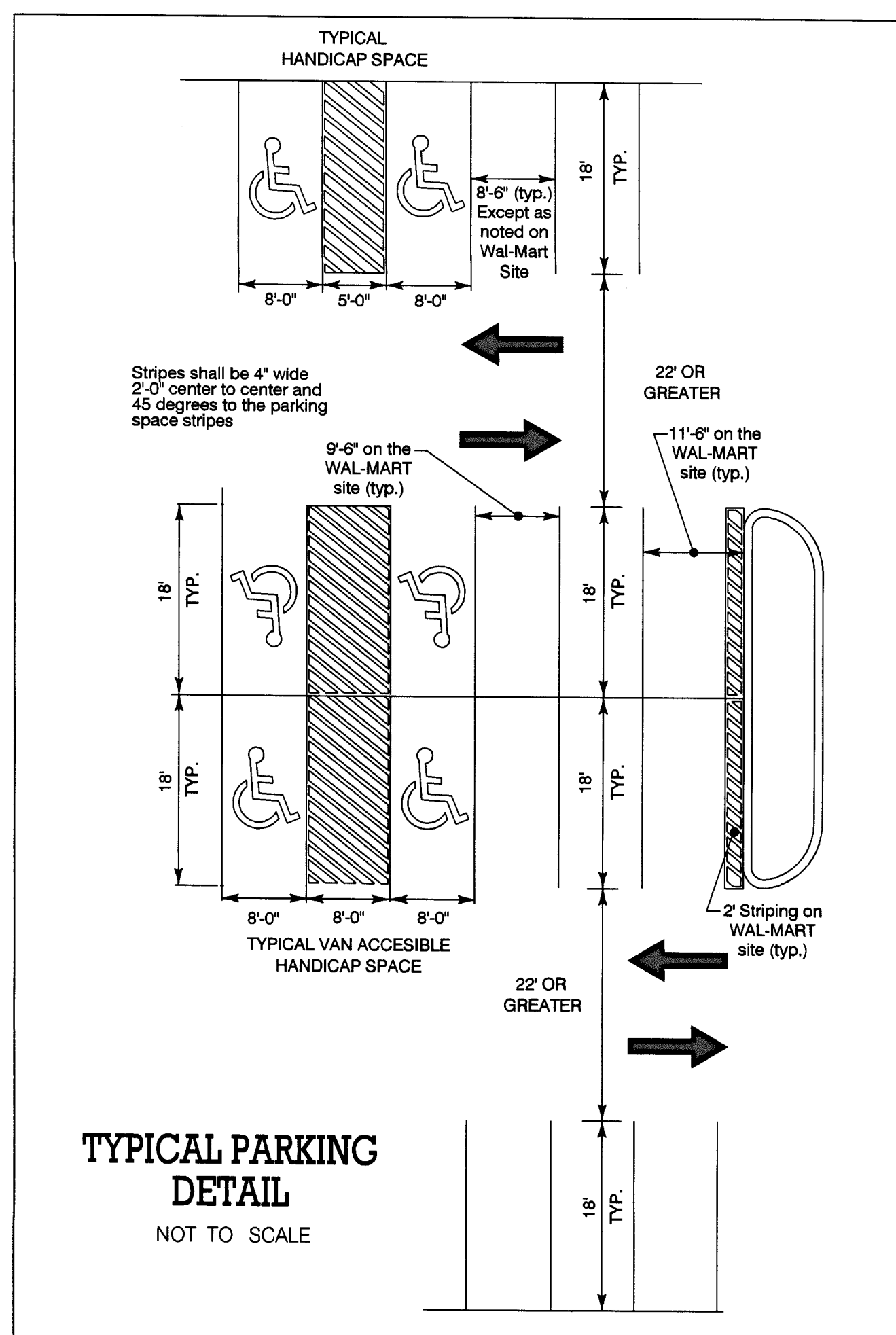
Zone	Gross Area (includes 30-ft of SHA R/W)	Net Area	Proposed Buildings
BL-AS	45.52	44.51	Offices, Retail and Parking Garage
ML-IM	14.67	14.51	none
DR5-5	1.03	1.00	none
TOTAL	61.22ac +/- = 2,666,743-sf	60.02 ac +/- = 2,614,471-sf	Offices, Retail and Parking Garage

Building Address	Office	Retail	Restaurant	Above Grade Parking	Adjusted Gross Floor Area	Utility Basement
#3601 (Wal-Mart)	—	217,630	—	—	217,630	—
#3531-3539 (Building #1)	14,000	20,320	2,680	—	37,000	680
#3541-3547 (Building #2)	—	11,874	—	—	11,874	—
#3581-3589 (Building #4)	40,708	20,332	—	—	61,059	10,200
#3591, #3593-3595 (Bldg #5 & Bldg #6)	—	36,607	—	—	36,607	—
#3611-3643 (Building #7)	—	8,148	7,355	—	15,503	—
#3599 (Chic-fil-A restaurant)	—	—	4,497	—	4,497	—
PARKING GARAGE	—	—	—	180,307	180,307	—

Building Address	Self Storage Warehouse	Retail	Health Club	Above Grade Parking	Building Total	Utility Basement
#3551-3579 (Building #3)	147,247 *	9,065	46,713		203,025	776
#3597 (Pad site)	-	4,500	-		4,500	-
TOTAL				180,307	773,458	

[illegible]

LOT #	(TaxMap)&Parcel	PLAT	DEED REFERENCE	TAX ACCT. NUMBER	OWNER NAME	OWNER ADDRESS	AREA (ac)	AREA (ft ²)
1	(109)364	13 / 21	24586 / 30	1307580810	GRAP, LEON R	1903 VICTORY DRIVE	0.1793	7,812
2	(109)364	13 / 21	25813 / 690	1316850044	MITCHELL, ERIC W / MITCHELL, AUDREY L	1905 VICTORY DRIVE	0.1053	4,585
3	(109)364	13 / 21	12527 / 139	1301290000	LIBERTO, CHERYL LYNN	1907 VICTORY DRIVE	0.1101	4,795
4	(109)364	13 / 21	25565 / 347	1307580560	OWLER, JASON W SR / OWLER, VALERIE N / KILPATRICK, CYNTHIA L	1911 VICTORY DRIVE	0.1180	5,180
5	(109)364	13 / 21	3441 / 59	1302651440	BRAUN, DONALD R / BRAUN, NANCY P	1908 VICTORY DRIVE	0.1101	4,790
6	(109)364	13 / 21	21292 / 431	1303470200	JONES, JOSEPH / JONES, MARGARET	1913 VICTORY DRIVE	0.1237	5,390
7	(109)364	13 / 21	27140 / 245	1303800130	ASTASLAUSKAS, JENNIFER M / ASTASLAUSKAS, JOSEPH	1915 VICTORY DRIVE	0.1277	5,565
8	(109)364	13 / 21	12401 / 540	1318470050	PIPPENGER, JUDITH A	1917 VICTORY DRIVE	0.1326	5,775
9	(109)364	13 / 21	27333 / 520	1304058010	MULLEN, DEANNA M	1919 VICTORY DRIVE	0.1374	5,985
10	(109)364	13 / 21	12226 / 160	1311150070	WILLIAMS, MICHAEL THOMAS / WILLIAMS, GARNETTA L	1921 VICTORY DRIVE	0.1414	6,160
11	(109)364	13 / 21	11539 / 28	1303000070	DEVANEY, DAVID J	1923 VICTORY DRIVE	0.1386	5,775
12	(109)364	13 / 21	24856 / 241	1316600510	GONZALES, ROLANDO / GONZALES, DOLORES	1925 VICTORY DRIVE	0.1551	6,730
13	(109)364	13 / 21	18052 / 244	1306200070	SCHWARZKOPF, JOHN EDWARD	1927 VICTORY DRIVE	0.1462	6,370
14	(109)364	13 / 21	25067 / 629	1306200050	MULLEN, DANIELLE A	1928 VICTORY DRIVE	0.1511	6,580
15	(109)364	13 / 21	4873 / 98	132351740	WILLIAMS, JOHN F / WILLIAMS, GAIL J	1929 VICTORY DRIVE	0.1599	6,965
16	(109)364	13 / 21	14862 / 195	1306350070	CLAYVILLE, GARY H	1931 VICTORY DRIVE	0.1546	6,732
17	(109)364	13 / 21	26598 / 411	1318101070	SLACK, MATTHEW J	1933 VICTORY DRIVE	0.1568	6,831
18	(109)364	13 / 21	25927 / 681	1302570740	BARRICK, SCOTT A, SR / BARRICK, LISA M	1935 VICTORY DRIVE	0.1576	6,864
19	(109)364	13 / 21	0091 / 417	1306330040	WAGE, MARGARET W	1937 VICTORY DRIVE	0.1583	6,897
20	(109)364	13 / 21	4951 / 701	1306330080	FLYNN, ELIZABETH B	1938 VICTORY DRIVE	0.1576	6,864
21	(109)364	13 / 21	10634 / 745	1306350060	BLACKLEDGE, CHARLES E	1941 VICTORY DRIVE	0.1655	7,216
22	(109)364	13 / 21	17898 / 95	1314100170	NEUHART, CAROL / NEUHART, THOMAS D	1943 VICTORY DRIVE	0.1639	7,140
23	(109)364	13 / 21	2306 / 27	1302600040	TIGNAL, MICHAEL D	1945 VICTORY DRIVE	0.1623	7,070
24	(109)364	13 / 21	26247 / 414	132350141	AUSTIN, JASON LOUIS / AUSTIN, ANGELINA MARIE	1947 VICTORY DRIVE	0.1607	7,000
25	(109)364	13 / 21	16176 / 354	1306330090	ELERMAN, SUSAN B	1949 VICTORY DRIVE	0.1630	7,090
26	(109)364	13 / 21	13221 / 35	1319892230	KIBLER, JOSEPH T	1951 VICTORY DRIVE	0.1575	6,890
27	(109)364	13 / 21	9254 / 625	1308651080	KOHLER, BOYD S JR / KOHLER, MARGARET R	1953 VICTORY DRIVE	0.1559	6,790
28	(109)364	13 / 21	25593 / 233	1319392020	SLACK, RANDY A	1955 VICTORY DRIVE	0.1732	7,544
29	(109)364	13 / 21	14972 / 462	1302671310	GARY, STEPHEN R	1957 VICTORY DRIVE	0.1811	7,883
30	(109)364	13 / 21	16914 / 706	1307515400	WEBER, BRIAN SCOTT	1959 VICTORY DRIVE	0.1732	7,544
31	(109)364	13 / 21	11009 / 261	1313201310	SLACK, WAYNE S / SLACK, LAURIE L	1961 VICTORY DRIVE	0.2719	11,844
32	(109)364	13 / 21	26567 / 602	1318007040	WEEDON, THOMAS / WEEDON, DORIS ANN	1963 VICTORY DRIVE	0.2892	12,598
33	(109)364	13 / 21				1965 VICTORY DRIVE	0.1929	7,390



17 THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of September 2007, that the Petition for Variance, seeking relief as shown on the attached map, is hereby GRANTED, subject to the following restrictions:

1. The site plan entered into evidence as Petitioners' Exhibit Nos. 1A - 1C, from: (1) Baltimore County Zoning Regulations (B.C.Z.R.) Section 405.4.5(d) to permit a wall-mounted enterprise sign on the north side facade of the building, a facade on which no wall-mounted enterprise signs are permitted; (2) Baltimore County Zoning Regulations (B.C.Z.R.) Section 450.4.5(d) to permit two wall-mounted enterprise signs on the west front elevation facade of the building, a facade on which one wall-mounted enterprise sign is permitted; and (3) Baltimore County Zoning Regulations (B.C.Z.R.) Section 450.4.5(d) to permit two wall-mounted enterprise signs on the south side elevation facade of the building, a facade on which no wall-mounted enterprise signs are permitted, be and is hereby GRANTED, subject to the following restriction:

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.

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


WILLIAM F. WISEMAN, III
Zoning Commissioner
for Baltimore County

THEREFORE, IT IS ORDERED, by the Zoning Commissioner of Baltimore County on 12th day of March 2008, that the Petition for Variance, seeking relief from Section 405.4.5(d) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit one illuminated wall-mounted enterprise sign of 188 square feet without a separate customer entrance in addition to the one wall mounted enterprise sign permitted, in accordance with the site plan marked Petitioners' Exhibit I, be and is hereby GRANTED; and

IT IS FURTHER ORDERED, that since there were no prior approved sign variances the Office Depot store at this location, Petitioners' request to amend the previously approved sign variances, if necessary, shall be hereby DISMISSED AS MOOT.

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

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

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

Existing Contour 650'
 Existing Property Line
 Proposed Property Line
 Proposed Contour
 10' SLOPE
 Existing Storm Drain
 Proposed Storm Drain
 Existing Sanitary
 Proposed Sanitary
 Existing Water
 Proposed Water
 Existing Conc. Curb

 Existing Spot Elevation
 Proposed Spot Elevation
 WETLANDS
 FOREST BUFFER
 100 YEAR FLOODPLAIN
 EXISTING ZONING

 EXISTING WOODS
 SOIL TYPE BOUNDARY

 FRR SIGN

SHEET NO. 10
 CORNER, SEB NO. 10
 SCALE 1"=400'

WITH CONTRIBUTIONS FROM THE FOLLOWING:
BOUNDARY SURVEY BY: LONG VAN BUI ASSOCIATES
AERIAL TOPOGRAPHY FROM: BALTIMORE COUNTY GIS
FIELD RUN TOPOGRAPHY BY: LONG VAN BUI ASSOCIATES
ENVIRONMENTAL PROCESSING BY: ECO SCIENCE PROFESSIONAL, INC.
ARCHITECTURAL PLAN BY: JT FISHMAN
LANDSCAPE PLAN BY: HUMAN & RHODE

UTILITY: Existing signs on site to remain. Any future signage to comply with Section 450 B(2)(2),
 or a variance requested pursuant to B(2)(3) Section 307.
 SITE: Site is served by existing public water and sewer services.
 FOREST CONSERVATION REQUIREMENTS: Project exempt from regulations under Section 14-402 (B) (4)
 LIGHTING: Any future used to illuminate an off-street parking area shall be so arranged as to affect the light
 quality, from adjacent residential site and public streets. See landscape plan for lighting.
 FLOODPLAIN: Portions of the Site within the Forest Buffer Easement are located within the 100-year floodplain.
 STORMWATER MANAGEMENT: No/lowes are existing per SWMP permit B662634 & the approved SWMP update 10/2006
 BUILDING HEIGHT: All buildings less than 40 feet high.
 PUBLIC FIRE HYDRANT LOCATIONS: 200-South Old River Parkway, 100-South Old River Parkway
 and at multiple stops along site (storage on Washington Boulevard).
 PARKING SERVICE MAPS: There are no existing or proposed facilities according to the basic service map.
 BASING All parking and assets will permanently sit on a durable and suitable surface.
 FOREST BUFFER PROTECTION PLAN #: 00-008 approved on 06/26/07.
 LANDSCAPING: Landscaping has been provided in accordance with the landscape manual and all other manuals adopted pursuant
 to Section 26-283 of the Baltimore County Code Approved Landscape Plans dated 6/6/66 & 6/6/87
 PREVIOUS COMMERCIAL PERMITS:
 B618188 – Grading Permit For Entire Site (Active)
 B626384 – Storm Water Management (Active)
 B43817 – Grading For Long Term Temporary Stockpile
 B52706 – Grading Stockpile
 B655029 – Demolition Permit
 B704450 – Bldg 3 shell addition
 B710634 – Also to complete Shell Building #1
 B669485 – Shell Building #2
 B699955 – Foundation Bldg #3
 B674040 – Shell Building #1
 B694355 – Concrete elevated walkway and block retaining walls to connect bldg w parking garage
 B644457 – Shell Bldg #7
 B659903 – Parking Garage
 B670134 – Bldg #5
 B623634 – Sewer Vaults
 B543817 – Grading Permit
 B611898 – Grading
 ZONING TITLE: 1624 & 12841
 ZONING HEARINGS: ORG. WAIVERS see zoning orders heron
 DEC. 07/19054 DATED 08/06/05 LIMITED EXEMPTION UNDER SECTION 32-1-106(a)(1)(i) GRANTED.
 DEC. 06/26/04 DATED 06/07/01 LIMITED EXEMPTION UNDER SECTION 32-1-106(a)(1)(i) GRANTED FOR LOT LINE ADJUSTMENT.
 DEVELOPMENT PLAN IS CURRENTLY PROCESSING.
 APPROVED AS A PLANNED SHOPPING CENTER pursuant to Section 101 of B(2)(3) and 30/09.

Case No. 2009-0222-X

Case Number: 2009-0222X

Coordinate System: MCS

Lansdowne Station

PLAN TO ACCOMPANY SPECIAL EXCEPTION HEARING

PLAN TO ACCOMPANY SPECIAL EXCEPTION HEARING

#3551 Washington Boulevard, Suite 120 - Self Storage Warehouse

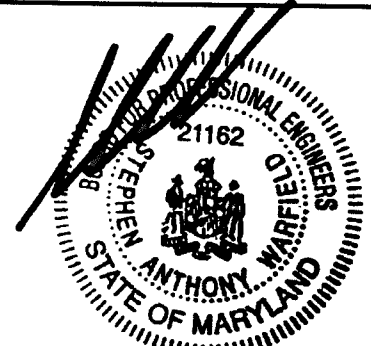
PHASE NO.	
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[illegible]

DRAWING NO.

ZON-01

MATIS WARFIELD, INC.
CONSULTING ENGINEERS
10540 YORK ROAD, SUITE M
HUNT VALLEY, MARYLAND 21030
PHONE: 410.683.7004 -- FAX: 410.683.1798



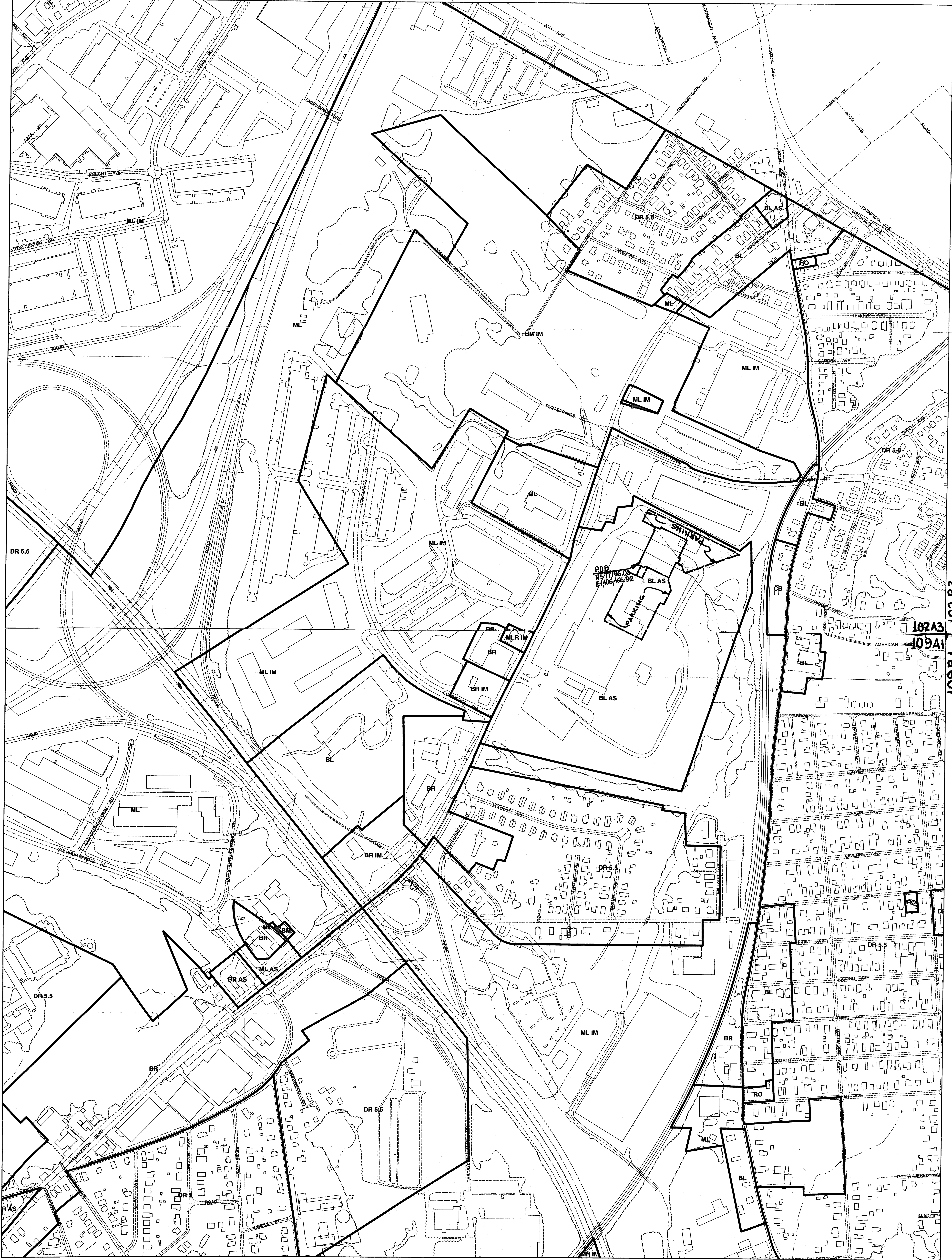
Owner/Developer
Venture B.G. LLC
100 PAINTERS MILL ROAD, SUITE 900
OWINGS MILLS, MARYLAND 21117

Baltimore County, Maryland
Election District No. 13
Councilmanic District 01
Census Tract 4308
Watershed 6 (Patapsco)

NO.	DESCRIPTION	BY	DATE	
				SAW
				RDG
				CHECK (WAIN DESIGN
				SAW

DATE: 02-23-09 SCALE: 1"=60'

0222



102A3
109A1
109B1
109C1
109C2

Plan Sheet: 109A1

Note:
The zoning depicted in this application incorporates the actions associated with 2008 Comprehensive Zoning Map Process, zoning changes associated with an adopted Community Plan and Baltimore County Board of Appeals actions through December 31, 2008.

Legend

- Buildings
- Streams
- Vegetation
- Zoning
- Roads
- Rail Lines

**Baltimore County
Office of Planning and Zoning
Official Zoning Map**

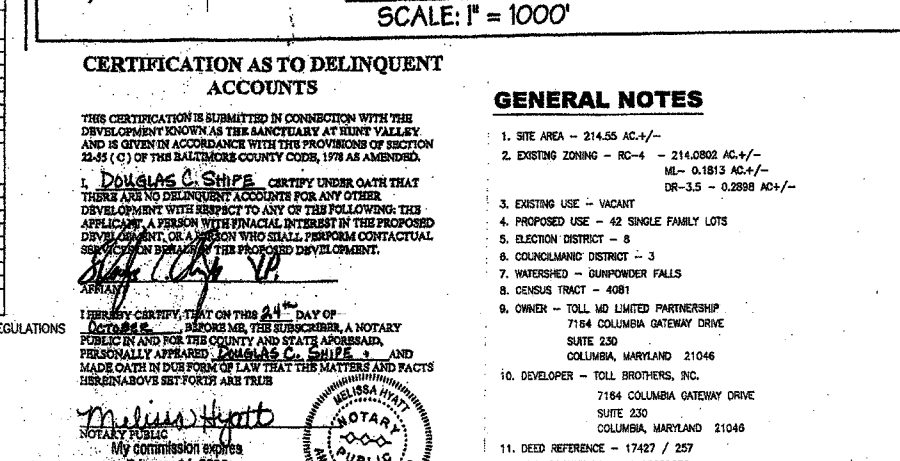
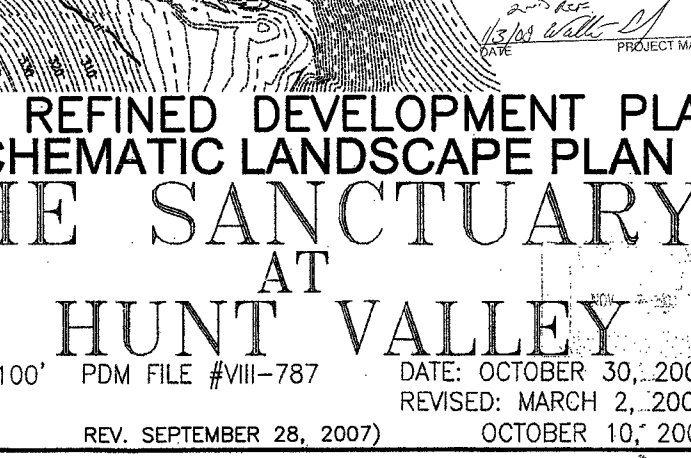
101B3	101C3	102A3	102B3	
108B1	108C1	109B1	109C1	
108B2	108C2	109A2	109B2	109C2

Scale

1" = 200'
0 100 200 400 Feet



Data Sources:
Planimetric Data - Baltimore County
DTG/IS Services Unit
1:2400, from 1990/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2008

[illegible][illegible][illegible]

PROPOSED H.A.A. ACTIVE OPEN SPACE

PLAN TO ACCOMPANY
HEARING OFFICER'S ORDER

DATE: 1/12/12 PROJECT NAME: [unclear]

PLAN TO ACCOMPANY
HEARING OFFICER'S ORDER

DATE: 1/12/12 PROJECT NAME: [unclear]

REFINED DEVELOPMENT PLAN
FOR THE THEMATIC LANDSCAPE PLAN
OF THE SANCTUARY

100' PDM FILE #VIII-787 DATE: OCTOBER 30, 2007
REVISED: MARCH 2, 2008
REV. SEPTEMBER 28, 2007) OCTOBER 10, 2007

SCALE: 1" = 400'

Landdowne Station

Special Exception Building



PETITIONER' S

EXHIBIT NO.

3



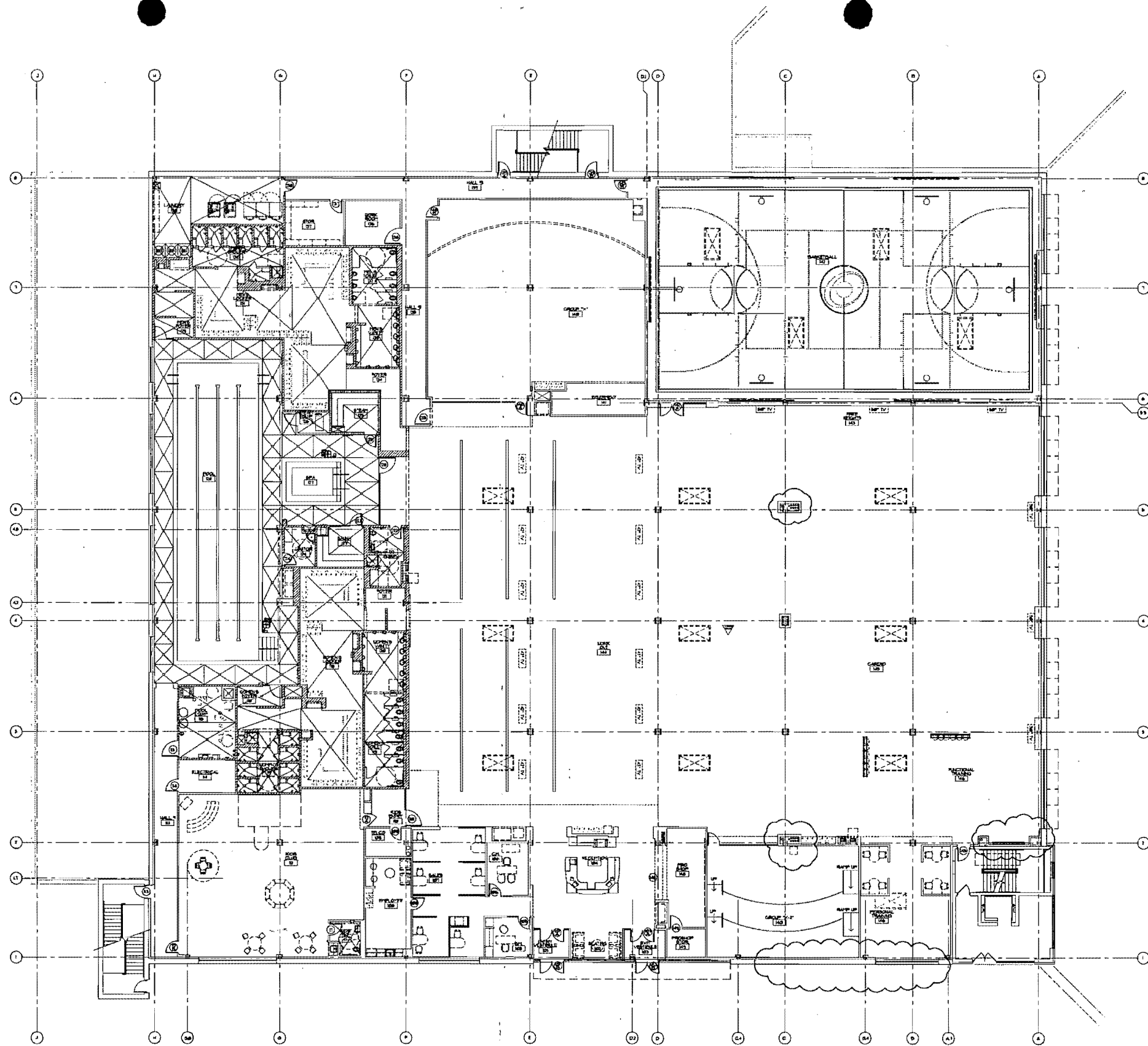
Landsdowne Station
Perspective Photograph
Looking Northwest

Sheet 1 of 5
Date: 03/03/09

PETITIONER'S

EXHIBIT NO.

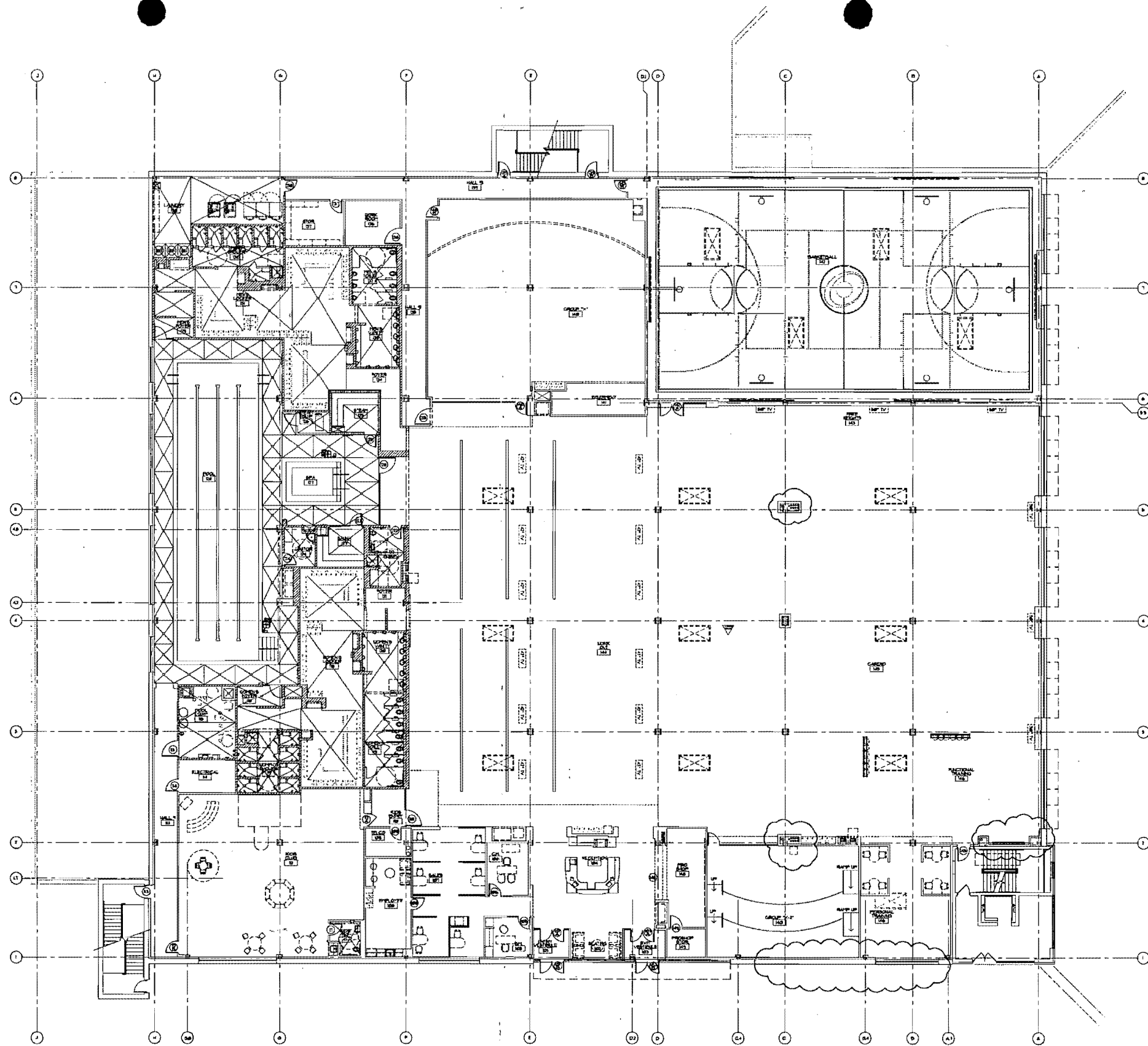
4



FLOOR PLAN / ARBUTUS, MD.
 Approx. 44,500 s.f. DATE: 10-21-08

PETITIONER'S
 EXHIBIT NO. 5

HEALTH CLUB USE
 ILLUSTRATIVE
 PURPOSES



FLOOR PLAN / ARBUTUS, MD.
 Approx. 44,500 s.f. DATE: 10-21-08

PETITIONER'S
 EXHIBIT NO. 5

HEALTH CLUB USE
 ILLUSTRATIVE
 PURPOSES



LANSDOWNE STATION BUILDING 3 ELEVATION

J. FENIMAN & ASSOCIATES
ARCHITECTS
WWW.FENIMAN.COM 410.511.1111

PETITIONER'S

EXHIBIT NO. 6A

ILLUSTRATIVE
PURPOSES



PETITIONER'S

EXHIBIT NO. 8B

ZONING COMMISSIONER'S POLICY MANUAL

SECTION

230.13 SPECIAL EXCEPTION USES

OTHER RECREATION FACILITIES including one or several of the following uses:

COUNTRY CLUB
GYMS
HANDBALL COURTS
HEALTH CLUB/SPA
RACQUETBALL COURTS
RELAXATION TANKS
TANNING FACILITY
TENNIS COURTS
WEIGHTLIFTING OR RESISTANCE EQUIPMENT
WHIRLPOOL SPA

See the following case: 83-151 XSPH

FUNERAL ESTABLISHMENT A crematorium is not allowed by right or by special exception in any zone, but is permitted by hearing as an accessory use to the principal use of a funeral establishment.

See the following cases: 71-243-X
85-003-SPH
90-156

MATISWARFIELD

Consulting Engineers

ZONING DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION HEARING REQUEST FOR SELF STORAGE WAREHOUSE USE & LIVING QUARTERS IN A COMMERCIAL BUILDING

Special Exception #1 – 1st Floor Building & 10 parking spaces

Beginning at a point 360 '+/- East of Washington Boulevard Right-of-Way and 1300'+/- North of intersection of Washington Boulevard and Commerce Drive with coordinate value N577,196.06, E1,406,466.92.

Thence the following courses and distances:

N 26° 12' 26" E 231.79'
N 63° 47' 34" W 9.08'
N 26° 12' 26" E 13.00'
S 63° 47' 34" E 29.08'
N 26° 12' 26" E 17.21'
S 63° 47' 34" E 179.67'
S 63° 47' 34" E 100.39'
N 71° 12' 26" E 17.35'
S 18° 47' 34" E 58.47'
S 71° 12' 26" W 42.5'
N 18° 47' 34" W 18.47'
N 63° 47' 34" W 55.90'
S 26° 12' 26" W 11.04'
N 63° 47' 34" W 55'
S 26° 12' 27" W 61.89'
S 63° 47' 44" E 11.67'
S 26° 12' 26" W 30.58'
N 63° 47' 34" W 11.67'
S 26° 12' 26" W 45.75'
N 63° 47' 34" W 140.17'
S 26° 12' 26" W 64.67'
N 63° 47' 34" W 29.50'
S 26° 12' 26" W 2.00'
N 63° 47' 34" W 30.00'

To the place of beginning, containing 59,557 square feet or 1.37 acres+/-.

Special Exception #1 – 2nd Floor Building only

Beginning at a point with coordinate value N577,196.06, E1,406,466.92.

Thence the following courses and distances:

N 26° 12' 26" E 231.79'
N 63° 47' 34" W 9.08'
N 26° 12' 26" E 13.00'
S 63° 47' 34" E 29.08'
N 26° 12' 26" E 17.21'

PETITIONER'S

EXHIBIT NO. 8

