

IN RE: **PETITION FOR VARIANCE**
NE/S of Reisterstown Road, 130'
NW c/line of Hooks Lane
(1809 Reisterstown Road)

3rd Election District
2nd Council District

Woodholme Properties
Limited Partnership

Petitioner

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

Case No. 2010-0363-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner for consideration of a Petition for Variance filed by the legal owner of the subject property, Woodholme Properties Limited Partnership, by and through its attorney, David Karceski, Esquire, with Venable LLP. Petitioner requests a variance from Section 409.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 391 parking spaces in lieu of the required 478 parking spaces for the subject property, known as the Festival at Woodholme Shopping Center. The subject site and the requested relief are more particularly described on the site plan accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the petition were David Karceski, Esquire and Kedrick Whitmore, Esquire, attorneys for the Petitioner; Nathan Bath, project manager for the property owner; Matthew T. Allen, P.E., with Bohler Engineering, the engineer who prepared the site plan, and Steven Schwope, with Glavan Feher Architects, Inc., the architectural firm used by Chipotle, a restaurant operator that desires to occupy an available tenant space within the shopping center. As there were no Protestants or other interested persons

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Date

By

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present, the hearing proceeded on a proffer from Mr. Karceski in combination with testimony provided by Petitioner's witnesses.

Testimony and evidence revealed that the 7.07 acre, more or less, subject site is zoned B.M. (Business, Major) in its entirety and located just north of I-695, in the Pikesville area of Baltimore County. The property has frontage on three (3) public roads: Reisterstown Road to the southwest, Greene Tree Road to the east, and Hooks Lane to the southeast. As shown on Petitioner's Exhibit 3B, an aerial photograph from the Office of Planning website, both Greene Tree Road and a private road, Festival Drive, curve inward toward the center of the site giving it an "hourglass" shape. Festival at Woodholme is improved with an 81,000 square foot, more or less, one-story building, which contains numerous commercial uses, including retail, restaurant, and other service-oriented tenants. The subject site is also a part of a larger development known as Woodholme Center, which includes other commercial uses located to the north and west.

The requested relief pertains to off-street parking for the Festival at Woodholme Shopping Center and Petitioner's desire to fill an available tenant space in the center with a standard restaurant use. Petitioner indicated that the requested parking variance would allow it to locate a Chipotle restaurant in this tenant space, which is shaded in grey and marked as "PROP. STANDARD RESTAURANT" on Petitioner's Exhibit 1. All three (3) of Petitioner's witnesses present at the public hearing, Mr. Bath, Mr. Schwope, and Mr. Allen, testified that they visited the site during peak operating hours for the shopping center, and confirmed that adequate parking is currently available on the site, and that sufficient parking would continue to be available if the requested variance is granted. Petitioner proceeded to explain that the subject property should not be examined in isolation, but viewed as part of the larger Woodholme Center. Woodholme Center is made up of a variety of commercial uses, including lifestyle,

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office, medical office, and other retail businesses. An aerial photograph from the Office of Planning's website accepted into evidence and marked as Petitioner's Exhibit 3A indicates that there are a number of internal vehicular and pedestrian connections between Petitioner's building and these other uses within Woodholme Center. Mr. Allen visited the subject site on a number of occasions and testified for Petitioner that these connections serve to integrate the subject property with the rest of Woodholme Center. Site photographs taken by Mr. Allen (Petitioner's Exhibit 5) were offered to provide further evidence of the interconnectivity between Petitioner's building and the rest of Woodholme Center, which allows for a cross-flow of pedestrian traffic throughout Woodholme Center. Additionally, multiple joint identification signs are located at the entrances to Woodholme Center from its public road frontages, which are shown on additional photographs, accepted into evidence and marked as Petitioner's Exhibit 4. These signs indicate that the Festival at Woodholme and other uses within the Woodholme Center are accessible from any approach to the site. Based on these factors, the property is unique with respect to the requested parking variance.

Petitioner then explained that the uniqueness of the property would result in a practical difficulty in complying with the parking regulations, if strictly interpreted. As shown by Petitioner's Exhibit 1 and the aerial photograph exhibits, there is no adjacent land on which additional off-street parking may be installed for Petitioner's use. Even if additional parking could be created, it is unnecessary, given the unique features of the site. This practical difficulty is reinforced through testimony from Petitioner's witnesses, all of whom stated that there will be adequate parking on-site if the requested variance is granted. The fact that sufficient parking will continue to exist at the subject site is also evidence that no adverse impact will result from granting the requested relief.

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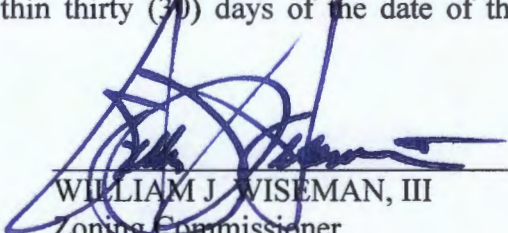
After due consideration of the testimony and evidence presented, it is clear that Petitioner has met the standards set forth in B.C.Z.R. Section 307, and that the Petition for Variance should be granted. The subject property is physically unique by virtue of its irregular "hourglass" shape, frontage on multiple public roads, and its integration within the larger Woodholme Center. It is also clear that, based on the unique features of the site, requiring Petitioner to adhere strictly to the requirements of the B.C.Z.R. would cause a practical difficulty. Finally, I find that no adverse impact will result if the requested relief is granted. Additionally, the Office of Planning issued its Zoning Advisory Committee (ZAC) comment supporting the variance request. Therefore, I am persuaded to grant the requested relief.

Pursuant to the advertising and posting of the property, and public hearing held thereon, for the reasons set forth above, the Petition for Variance shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of August, 2010, that the Petition for Variance from Section 409.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow 391 parking spaces in lieu of the required 478 parking spaces, in accordance with Petitioner's Exhibit 1, 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 within thirty (30) days of the date of this Order.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

8-27-10

By

103



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

August 27, 2010

David H. Karceski, Esquire
Kedrick N. Whitmore, Esquire
Venable, LLP
210 West Pennsylvania Avenue
Suite 500
Towson, MD 21204

RE: **PETITION FOR VARIANCE**
NE/S of Reisterstown Road, 130' NW c/line of Hooks Lane
(1809 Reisterstown Road)
3rd Election District - 2nd Council District
Woodholme Properties Limited Partnership – Petitioner
Case No. 2010-0363-A

Dear Counsel:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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

Very truly yours,

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

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Alan Roth, SVP – Sr. Market Officer, 1919 Gallows Road, Suite 1000, Vienna, VA 22182
Nathan Bath, Project Manager, Regency Centers, 1919 Gallows Road,
Ste. 1000, Vienna, VA 22182
Matthew T. Allen, P.E., Bohler Engineering, 901 Dulaney Valley Road, Ste. 801,
Towson, MD 21204
Steven Schwoppe, Glavan Feher Architects, Inc., 2 Miranova Place, Ste. 700,
Columbus, OH 43205
People's Counsel; Office of Planning; File



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 1809 Reisterstown Road
which is presently zoned BM

Deed Reference: 7812 / 107 Tax Account # 2100001178

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

409.6 of the Baltimore County Zoning Regulations to permit 391 off-street parking spaces in lieu of the required 478 parking spaces.

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

To be determined at hearing.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

David H. Karceski

Name - Type or Print _____

Signature _____

Venable LLP

Company
210 W. Pennsylvania Ave., Suite 500 410-494-6200

Address _____ Telephone No. _____

Towson MD 21204

City _____ State _____ Zip Code _____

Legal Owner(s):

See Attached

Name - Type or Print _____

Signature _____

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Representative to be Contacted:

David H. Karceski

Name
210 W. Pennsylvania Ave., Suite 500 410-494-6200

Address _____ Telephone No. _____

Towson MD 21204

City _____ State _____ Zip Code _____

Case No. 2010-363-A

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____

Reviewed by [Signature] Date 6/30/10

REV 8/20/07

ORDER RECEIVED FOR FILING

Date 8-27-10

By [Signature]

**Petition for Variance
Attachment**

Legal Owner:

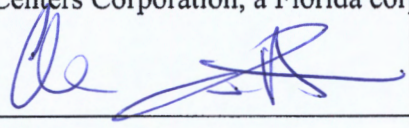
Woodholme Properties Limited Partnership, a Maryland limited partnership

By: FW Woodholme GP, LLC, a Delaware limited liability company, its general partner

By: GRI-Regency, LLC, a Delaware limited liability company, its sole member

By: Regency Centers, L.P., a Delaware limited partnership, its managing member

By: Regency Centers Corporation, a Florida corporation, its general partner

By: 

Alan Roth
SVP – Sr. Market Officer
1919 Gallows Road
Suite 1000
Vienna, VA 22182
703-442-4300

METES AND BOUNDS DESCRIPTION
LOT 3

THE LAND OF
WOODHOLME PROPERTIES, LIMITED PARTNERSHIP
LIBER 7812 FOLIO 107
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MD

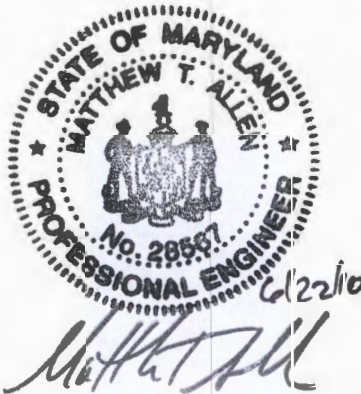
BEGINNING AT A POINT IN THE EASTERLY RIGHT-OF-WAY LIMITS OF REISTERSTOWN ROAD – MD RTE. 140 (VARIABLE WIDTH RIGHT-OF-WAY), WHICH IS 130 FEET NORTH OF THE INTERSECTION OF SAID REISTERSTOWN ROAD WITH HOOKS LANE (60' WIDE RIGHT-OF-WAY), THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN THE REISTERSTOWN ROAD RIGHT-OF-WAY ON THE WEST AND THE LAND OF WOODHOLME PROPERTIES, LIMITED PARTNERSHIP (LIBER 7812 FOLIO 107) ON THE EAST;

1. NORTH 42 DEGREES – 07 MINUTES – 40 SECONDS WEST, 86.16 FEET TO A POINT, THENCE;
2. CONTINUING NORTH 27 DEGREES – 43 MINUTES – 54 SECONDS WEST, 59.14 FEET TO A POINT, THENCE;
3. CONTINUING NORTH 41 DEGREES – 53 MINUTES – 18 SECONDS WEST, 312.02 FEET TO A POINT, THENCE;
4. CONTINUING NORTH 47 DEGREES – 52 MINUTES – 20 SECONDS EAST, 185.58 FEET TO A POINT OF CURVATURE, THENCE;
5. CONTINUING 160.48 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 202.00 FEET, A CENTRAL ANGLE OF 45 DEGREES – 31 MINUTES – 06 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 25 DEGREES – 08 MINUTES – 47 SECONDS WEST, 158.29 FEET TO A POINT, THENCE;
6. CONTINUING NORTH 02 DEGREES – 21 MINUTES – 14 SECONDS EAST, 30.24 FEET TO A POINT, THENCE;
7. CONTINUING SOUTH 89 DEGREES – 02 MINUTES – 20 SECONDS EAST, 43.01 FEET TO A POINT, THENCE;
8. CONTINUING NORTH 02 DEGREES – 21 MINUTES – 14 SECONDS EAST, 19.89 FEET TO A POINT OF CURVATURE, THENCE;
9. CONTINUING 199.40 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 22 DEGREES – 50 SECONDS – 57 MINUTES, AND A CHORD BEARING AND DISTANCE OF SOUTH 09 DEGREES – 04 MINUTES – 15 SECONDS EAST, 198.08 FEET TO A POINT OF CURVATURE, THENCE;
10. CONTINUING 186.67 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 26 DEGREES – 44 MINUTES – 17 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 85 DEGREES – 34 MINUTES – 51 SECONDS EAST, 184.98 FEET TO A POINT, THENCE;
11. CONTINUING SOUTH 81 DEGREES – 03 MINUTES – 01 SECONDS EAST, 150.68 FEET TO A POINT OF CURVATURE, THENCE;

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12. CONTINUING 628.97 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 51 DEGREES – 28 MINUTES – 54 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 13 DEGREES – 11 SECONDS – 32 MINUTES WEST, 608.02 FEET TO A POINT, THENCE;
13. CONTINUING SOUTH 04 DEGREES – 35 MINUTES – 44 SECONDS WEST, 13.77 FEET TO A POINT OF CURVATURE, THENCE;
14. CONTINUING 0.49 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 7570.00 FEET, A CENTRAL ANGLE OF 00 DEGREES – 00 MINUTES – 13 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 48 DEGREES – 09 MINUTES – 11 SECONDS WEST, 0.49 FEET TO A POINT, THENCE;
15. CONTINUING SOUTH 48 DEGREES – 07 MINUTES – 39 SECONDS WEST, 24.38 FEET TO A POINT, THENCE;
16. CONTINUING NORTH 43 DEGREES – 48 MINUTES – 06 SECONDS WEST, 103.49 FEET TO A POINT, THENCE;
17. CONTINUING SOUTH 48 DEGREES – 36 MINUTES – 55 SECONDS WEST, 177.03 FEET TO A POINT, THENCE;
18. CONTINUING SOUTH 42 DEGREES – 49 MINUTES – 55 SECONDS WEST, 260.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 310,752 SQUARE FEET OR 7.13 ACRES.



Item #0363

**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: ~~2010-368-A~~ 2010-0363-A
Petitioner: Woodholme Properties Limited Partnership
Address or Location: 1809 Reisterstown Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: David H. Karceski
Address: 210 W. Pennsylvania Avenue
Towson, MD 21204
Telephone Number: 410-494-6285



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

Dropped off — no final review

R.M.

**CASHIER'S
VALIDATION**

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

No. 56844

Date: 7/12/10

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 7/12/2010 7/12/2010 14:29:44 2

REG 4502 BAL JEN JET
 RECEIPT # 40994 7/12/2010 DELN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$200

Dept 5 528 780MS VERIFICATION
 NO. 056044
 Recpt Tot 1200.00
 1200.00 CR 1.00 CA
 Baltimore County, Maryland

Total: \$200

Rec From:

For: revision fee - case # 2010-0363-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
 PLEASE PRESS HARD!!!!

GOLD - ACCOUNTING

**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: # 2010-0363-A

1809 Reisterstown Road

N/east side of Reisterstown Road, 130 feet +/- n/west of centerline of Hooks Lane

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Woodholme Properties Limited Partnership

Variance: to permit 391 off-street parking spaces in lieu of the required 478 parking spaces.

Hearing: Monday, August 23, 2010 at 10:00 a.m. in Room 104, Jefferson Building, 105 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.

08/06/2010 August 5

249561

CERTIFICATE OF PUBLICATION

8/5/, 2010

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 8/5/, 2010.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

2010-0363-A

RE: Case No.: _____

Petitioner/Developer: _____
Woodholme Properties Limited Partnership

August 23, 2010
Date of Hearing/Closing: _____

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: _____
1809 Reisterstown Road

August 7 2010
The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

Robert Black Aug 11, 2010
(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 # 2010-0363-A

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

PLACE: Room 104 JEFFERSON BUILDING
103 WEST CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME MONDAY, AUGUST 23, 2010 AT 10:00 A.M.

REQUEST: VARIANCE TO PERMIT 391 OFF-STREET PARKING
SPACES IN LIEU OF THE REQUIRED 478 PARKING SPACES.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONTINUE HEARING CALL 800-339-3391

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



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
July 22, 2010

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: 2010-0363-A

1809 Reisterstown Road

N/east side of Reisterstown Road, 130 feet +/- n/west of centerline of Hooks Lane

3rd Election District – 2nd Councilmanic District

Legal Owners: Woodholme Properties Limited Partnership

Variance to permit 391 off-street parking spaces in lieu of the required 478 parking spaces.

Hearing: Monday, August 23, 2010 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Alan Roth, SVP, 1919 Gallows Road, Ste. 1000, Vienna VA 22182

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 7, 2010.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 5, 2010 Issue - Jeffersonian

Please forward billing to:

David Karceski
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6285

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: 2010-0363-A

1809 Reisterstown Road

N/east side of Reisterstown Road, 130 feet +/- n/west of centerline of Hooks Lane

3rd Election District – 2nd Councilmanic District

Legal Owners: Woodholme Properties Limited Partnership

Variance to permit 391 off-street parking spaces in lieu of the required 478 parking spaces.

Hearing: Monday, August 23, 2010 at 10:00 a.m. in Room 104, Jefferson Building,
105 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

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

August 19, 2010

David Karceski
Venable, LLP
210 W. Pennsylvania Ave. Ste. 500
Towson, MD 21204

Dear: David Karceski

RE: Case Number 2010-0363-A, 1809 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 June 30, 2010. 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 that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Alan Roth; SVP; 1919 Gallows Rd. Ste. 1000; Vienna, VA 22182

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 30, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For August 2, 2010
Item Nos. 2010-363, 2011- 008, 009, 010,
011, 012, 013, 014, 015, 018, 019 and 020

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-08022010 -NO COMMENTS.doc

BW 8/23
10am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 4, 2010

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

RECEIVED

AUG 06 2010

SUBJECT: 1809 Reisterstown Road

INFORMATION:

ZONING COMMISSIONER

Item Number: 10-363

Petitioner: Woodholme Properties Limited Partnership

Zoning: BM

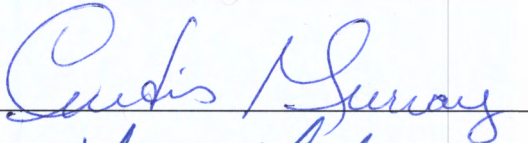
Requested Action: Variance

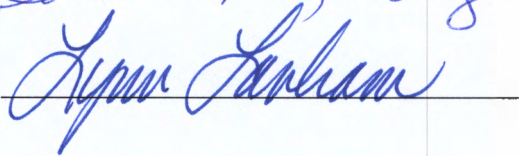
The Office of Planning received a revised site plan and application for a parking variance of 391 parking spaces in lieu of the required 478 parking spaces for the planned shopping center known as the Festival at Woodholme. The Festival at Woodholme was built in the 1980's and was part of an overall office park and shopping center plan that is very well maintained and attractively landscaped. Up to date parking calculations have been done that reflect the current and proposed tenant mix for the planned shopping center.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the requested variance for 391 parking spaces in lieu of the required 478 parking spaces.

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

Prepared by: 

Division Chief: 
AFK/LL: CM

BW 8/23/10
10am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

AUG 13 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: August 13, 2010
SUBJECT: Zoning Item # 10-363-A
Address 1809 Reisterstown Road
(Woodholme Properties Limited Partnership Property)

Zoning Advisory Committee Meeting of July 5, 2010

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWL Date: 8/13/10



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 20, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 2, 2010

Item No.: **Variance:** 2010-0363A, 2011-0008A - 0010A,
2011-0012A - 0014A, and 2011- 0017A.

Administrative Variance: 2011- 0011A, 2011- 0016A, and
2011- 0019A - 0020A.

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable and required to be corrected or incorporated into the final plans for the above listed properties.

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

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
410-887-4880
Mail Stop: 1102

cc: File



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 7, 2010

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

ATTENTION: ZONING REVIEW

Distribution Meeting of: July 5, 2010

Item No.: Administrative Variance: 2010-0360A, 2010-364A - 0366A,
2010-0368A.

Special Hearing Variance: 2010-0340-SPHA, 2010-0361-SPHA.

Variance: 2010-0363A, 2010-0367A

Pursuant to your request, the referenced plans have been reviewed by the Baltimore County Fire Marshal's Office and the comments below are applicable and required to be corrected or incorporated into the final plans for the listed properties.

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

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
410-887-4880
Mail Stop: 1102

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For July 19, 2010
Item Nos. 2010- 340, 360, 361, 363,
364, 365, 366, 367, and 368

DATE: July 7, 2010

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

DAK:CEN:elm

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-07192010 -NO COMMENTS.doc

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



MARYLAND DEPARTMENT OF TRANSPORTATION

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Date: July 26, 2010

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

RE: Baltimore County
Item No. 2010-0363-A
MD140
1809 REISTERSTOWN RD
WOODHOLME PROPERTIES
LIMITED PARTNERSHIP
VARIANCE -

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 7/23/2010. A field inspection and internal review reveals that an entrance onto MD140 is consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for WOODHOLME PROP, Case Number 2010-0363-A.

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

Very truly yours,

A handwritten signature in blue ink that reads "Michael P. Bailey".

For: Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA
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.sha.maryland.gov



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

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: JULY 8, 2010

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

RE: Baltimore County
Item No. 2010-0363-A
MD 140
1809 REISTERSTOWN ROAD
WOODHOLME PROPERTIES, LP
VARIANCE -

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 7/7/2010. A field inspection and internal review reveals that an entrance onto MD 140 is consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for WOODHOLME PROPERTIES Case Number 2010-0363-A.

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

Very truly yours,

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

Fos Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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

RE: PETITION FOR VARIANCE	*	BEFORE THE
1809 Reisterstown Road; NE/S Reisterstown	*	ZONING COMMISSIONER
Road, 130' NW c/line of Hooks Lane	*	FOR
3 rd Election & 2 nd Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Woodholme Properties	*	10-363-A
Limited Partnership		
Petitioner(s)		

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

JUL 14 2010

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 14th day of July, 2010, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, Venable, LLP, 210 West Pennsylvania Avenue, Suite 500, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

8/23 - 10 AM

CASE NO. 2010- 0363-A

C H E C K L I S T

Comment
Received

Department

Support/Oppose
No Comment

7-30

DEVELOPMENT PLANS REVIEW

None

8-13

DEPRM

None

7-20

FIRE DEPARTMENT

None

8-6

PLANNING

(if not received, date e-mail sent _____)

Supports

7-8

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. 90-15-SPHA)

NEWSPAPER ADVERTISEMENT

Date:

8-5-10

SIGN POSTING

Date:

8-7-10

Scanned
images
too
small
unable to
enlarge

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1e)

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

Account Identifier: District - 03 **Account Number -** 2100001178

Owner Information

Owner Name:	WOODHOLME PROPERTIES LIMITED PARTNERSHIP	Use:	COMMERCIAL
Mailing Address:	C/O PROPERTY TAX DEPT P O BOX 790830 SAN ANTONIO TX 78279-0830	Principal Residence:	NO
		Deed Reference:	1) / 7812/ 107 2)

Location & Structure Information

Premises Address

1809 REISTERSTOWN RD
BALTIMORE MD 21208

Legal Description

7.053 AC PRT LT 3
NES REISTERSTOWN RD
FESTIVAL AT WOODHOLME

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
68	19	527					3	1	Plat Ref: 57/ 79

Special Tax Areas

	Town
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		7.05 AC	14

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2009	07/01/2010
Land	3,173,800	3,173,800		
Improvements:	18,333,100	19,070,300		
Total:	21,506,900	22,244,100	21,506,900	21,752,633
Preferential Land:	0	0	0	0

Transfer Information

Seller: GREENEBAUM STEWA RT J	Date: 03/10/1988	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 7812/ 107	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

CASE NAME Festival at Woodholme
CASE NUMBER 2010-363-A
DATE August 23, 2010

[illegible]**regency** centers

NATHAN BATH

~~Project~~
Construction Manager

Direct: 703.442.4325 . Mobile: 202.306.0798

nbath@regencycenters.com

1919 GALLOWES ROAD, SUITE 1000 . VIENNA, VA 22182
703.442.4300 . 800.791.3919 . FAX: 703.288.4260 . REGENCYCENTERS.COM

Case No.: 2010-0363-A 1809 Reisterstown Rd

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Resume - Matthew Allen PE	
No. 3 Aerial views	3A - My Neighborhood 3B - Close-up of Property	
No. 4 4 Photos	Signage of Woodhorne Center - Photos as part of overall Center	
No. 5 13 photos	Inter connective use at Center - Photos (1809 Reisterstown Rd)	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



BOHLER™
ENGINEERING

MATTHEW T. ALLEN, P.E.

Branch Manager/Senior Project Manager

EDUCATION

M.B.A. Finance
Pennsylvania State University

B.S. Civil Engineering
Pennsylvania State University

PROFESSIONAL AFFILIATIONS

Baltimore County Chamber of
Commerce

American Society of Civil Engineers

National Society of Professional
Engineers

Maryland Society of Professional
Engineers

International Council of Shopping
Centers

National Association of Industrial
and Office Properties

Urban Land Institute

Greater Baltimore Economic Forum

PROFESSIONAL LICENSES

Delaware PE #13499
District of Columbia PE #900965
Maryland PE #28567
Pennsylvania PE #061707
Virginia PE #040239979
West Virginia PE #18065

PROFESSIONAL SUMMARY

Matthew currently serves as currently serves as a Branch Manager for Bohler Engineering's Towson, Maryland Office. Experience includes twelve (12) years of design and project management. Primarily responsible for the daily operation of the Towson Office as well as client and project management for various commercial, residential and industrial developments. Areas of experience include site feasibility analysis and budgeting, site layout and planning, zoning and subdivision ordinance review/interpretation, horizontal and vertical roadway design, site grading, earthwork balancing and analysis, soil erosion and sediment control measures and facilities, utility design, stormwater management and water quality system designs, environmental compliance/evaluations, lighting photometric studies/design, signage compliance, landscaping design, vehicular circulation design, oversight of expediting and application approvals and related services.

Other areas of expertise include project permitting which includes coordination/procurement of project approvals ranging from zoning to land development to building permits for over 300 projects in over 150 Mid-Atlantic municipalities including Maryland, District of Columbia, Delaware and Pennsylvania.

PROJECT TESTIMONY

Testified on behalf of Bohler Engineering in numerous municipalities before Planning Commissions, Board of Supervisors, Zoning Hearing Boards and related municipal entities in Delaware, Maryland and Pennsylvania.

PETITIONER' S

EXHIBIT NO.

2



PETITIONER' S



PETITIONER'S

EXHIBIT NO. 3B



PETITIONER'S

EXHIBIT NO.

4

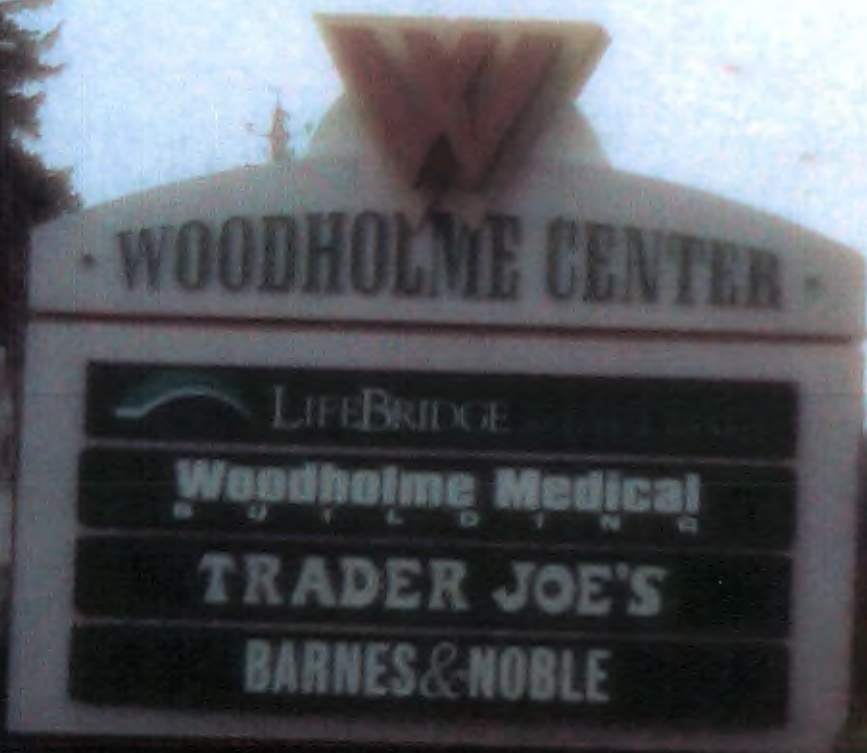
• WOODHOLME CENTER •

LIFEBRIDGE HEALTH & FITNESS

Woodholme Medical
B U I L D I N G

TRADER JOE'S

BARNES & NOBLE



WOODHOLME CENTER

LIFE BRIDGE

Woodholme Medical
BUILDING

TRADER JOE'S

BARNES & NOBLE

DVIA
K

• WOODHOLME CENTER •



WOODHOLME MEDICAL BLDG

1838 GREENE TREE RD



LIFEBRIDGE HEALTH & FITNESS

1836 GREENE TREE RD



WOODHOLME CENTER

1829 REISTERSTOWN RD



FESTIVAL AT WOODHOLME

1809 REISTERSTOWN RD

Bohler Engineering

Civil, Consulting, Traffic and Geotechnical Engineers • Surveyors • Site Planners
901 Dulaney Valley Road, Suite 801, Towson, MD 21204 • Phone 410-821-7900 • Fax 410-821-7987



1

CHIPOTLE PARKING LOT FACING NORTHEAST



2

CHIPOTLE PARKING LOT FACING NORTH

PETITIONER'S

EXHIBIT NO.

5

Bohler Engineering

Civil, Consulting, Traffic and Geotechnical Engineers • Surveyors • Site Planners
901 Dulaney Valley Road, Suite 801, Towson, MD 21204 • Phone 410-821-7900 • Fax 410-821-7987



3

CHIPOTLE PARKING LOT FACING SOUTH



4

TRADER JOE'S PARKING LOT FACING EAST

Bohler Engineering

Civil, Consulting, Traffic and Geotechnical Engineers • Surveyors • Site Planners
901 Dulaney Valley Road, Suite 801, Towson, MD 21204 • Phone 410-821-7900 • Fax 410-821-7987



5

TRADER JOE'S PARKING LOT FACING EAST



6

TRADER JOE'S PARKING LOT FACING NORTH

PHOTOS TAKEN: AUGUST 18, 2010 12:15-1:00pm

Bohler Engineering

Civil, Consulting, Traffic and Geotechnical Engineers • Surveyors • Site Planners
901 Dulaney Valley Road, Suite 801, Towson, MD 21204 • Phone 410-821-7900 • Fax 410-821-7987



7

BUS STOP ALONG REISTERSTOWN ROAD (BUS ROUTE 59)



8

**PEDESTRIAN CONNECTION TO BARNES & NOBLE AND WOODHOLME CENTER
PARKING LOTS**

Bohler Engineering

Civil, Consulting, Traffic and Geotechnical Engineers • Surveyors • Site Planners
901 Dulaney Valley Road, Suite 801, Towson, MD 21204 • Phone 410-821-7900 • Fax 410-821-7987



9

PEDESTRIAN CONNECTION TO BARNES & NOBLE AND WOODHOLME CENTER PARKING LOTS



10

PEDESTRIAN CONNECTION BETWEEN BARNES & NOBLE AND WOODHOLME CENTER

PHOTOS TAKEN: AUGUST 18, 2010 12:15-1:00pm

Bohler Engineering

Civil, Consulting, Traffic and Geotechnical Engineers • Surveyors • Site Planners
901 Dulaney Valley Road, Suite 801, Towson, MD 21204 • Phone 410-821-7900 • Fax 410-821-7987



11

PEDESTRIAN CONNECTION TO LIFEBRIDGE HEALTH & FITNESS FACING NORTH



12

PEDESTRIAN CONNECTION TO GREENTREE ROAD

Bohler Engineering

Civil, Consulting, Traffic and Geotechnical Engineers • Surveyors • Site Planners
901 Dulaney Valley Road, Suite 801, Towson, MD 21204 • Phone 410-821-7900 • Fax 410-821-7987



13

PEDESTRIAN CONNECTION TO GREENTREE ROAD

Plan Sheet: 068A3

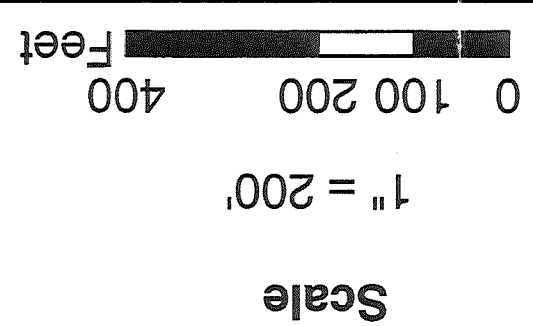
Note:
The zoning depicted in this application incorporates the actions
associated with 2008 Comprehensive Zoning Map Process, zoning
changes associated with an adopted Community Plan and
Baltimore County Board of Appeals actions through December 31,
2008.

Legend

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

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

067B2	067C2	068A2	068B2	068C2
067B3	067C3	068A3	068B3	068C3
077B1	077C1	078A1	078B1	078C1



Data Sources:
Planimetric Data - Baltimore County
07/01/01 Services Unit
1:2400, from 1998/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2008



Item #
0363

~~ZONED: OR 2~~
ZONED: BM

THIS PLAN IS BASED ON THE FOLLOWING DOCUMENTS:
A CRG PLAN BY: D.S. THALER & ASSOCIATES
TITLE: AMENDED CRG PLAN, PHASE THREE, FESTIVAL AT WOODHOLME,
BALTIMORE COUNTY, MARYLAND.
DATE: 03/29/93

A PLAT BY: D.S. THALER & ASSOCIATES
TITLE: FIRST AMENDED PLAT OF FESTIVAL AT WOODHOLME, BALTIMORE COUNTY,
DATE: 04/28/87

2. SITE ADDRESS:
1809 REISTERSTOWN ROAD
BALTIMORE, MARYLAND 21208

3. TOTAL SITE AREA:
LOT 3: 7.071 AC.

4. OWNER/APPLICANT:
LOT 3:
WOODHOLME PROPERTIES LIMITED PARTNERSHIP
1919 GALLOWAY ROAD, SUITE 1000
VIENNA, VA 22182

5. COUNTY INFORMATION
TAX MAP: 68
PARCEL: 527
CENSUS TRACT: 403701
WATERSHED: SWANNS FALLS
WATER SERVICE AREA: PIKEVILLE FOURTH ZONE
SEWER/SERV: 65
COUNTY COUNCIL DISTRICT: 2
ELECTION DISTRICT: 3RD

6. TAX ACCOUNT NO.: 2100001178

7. EXISTING USE: SHOPPING CENTER WITH VARIOUS USES
PROPOSED USE: SHOPPING CENTER WITH VARIOUS USES

8. LAST APPROVED CRG PLAN, THIRD AMENDED CRG PLAN, PHASE THREE, FESTIVAL AT WOODHOLME, DATED MARCH 25, 1993, LAST REVISED (DECEMBER 10, 1993), APPROVED JANUARY 27, 1994.

9. ZONE: BM (BUSINESS, MAJOR) PER PLAN SHEET 068A3

10. THIS PLAN IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) PER PLAN FEMA MAP 24001100240F, DATED SEPTEMBER 26, 2000.

11. THERE ARE NO WETLANDS LOCATED WITHIN THE SITE BOUNDARY.

12. THE SUBJECT SITE IS NOT LOCATED WITHIN A WATER, SEWER OR TRANSPORTATION DEFICIENT AREA PER THE 2008 BASIC SERVICES MAPS.

13. LANDSCAPING IS PROVIDED IN ACCORDANCE WITH THE LANDSCAPE MANUAL, AND ALL OTHER MANUALS ADOPTED PURSUANT TO SECTION 22-105 OF THE BALTIMORE COUNTY CODE AT THE TIME OF TECHNICAL PLAN APPROVAL.

14. NO CHANGES TO SITE LIGHTING ARE PROPOSED WITH THIS PLAN.

15. ALL HANDICAP SPACES ARE IN CONFORMANCE WITH THE ADA CODE OF MARYLAND REGULATIONS AT THE TIME OF TECHNICAL PLAN APPROVAL.

16. BUILDING AREA (NO ADDITIONAL BUILDING SQUARE FOOTAGE IS BEING PROPOSED):
EXISTING: 81,027 S.F.
PROPOSED: 81,027 S.F.

17. SETBACKS:

BUILDING:	REQUIRED	PROVIDED
NORTH	N/A	N/A
SOUTH	N/A	N/A
EAST	20'	35'
WEST	15'	65'

LANDSCAPING:

NORTH	6'	6'
SOUTH	6'	6'
EAST	10'	6"
WEST	10'	65'

*** SCREENING WALL PROVIDED
*** NO SITE OR EXTERIOR MODIFICATIONS PROPOSED WITH THIS APPLICATION

18. PARKING:

REQUIRED:

RETAIL: 511,000 S.F. = 54,785 x 51,000 =	273.95 SPACES
CARRY-OUT RESTAURANT: 511,000 S.F. = 4,408 x 51,000 =	22.04 SPACES
BEAUTY SHOP: 511,000 S.F. = 6,658 x 51,000 =	32.79 SPACES
STANDARD RESTAURANT: 181,000 S.F. = 7,659 x 181,000 =	122.54 SPACES
FURNITURE: 2,511,000 S.F. = 1,604 x 2,511,000 =	4.01 SPACES
PERSONAL SERVICE: 3,311,000 S.F. = 4,409 x 3,311,000 =	14.55 SPACES
CLINIC: 4,511,000 S.F. = 1,803 x 4,511,000 =	7.21 SPACES
TOTAL REQUIRED:	477.07 OR 478 SPACES

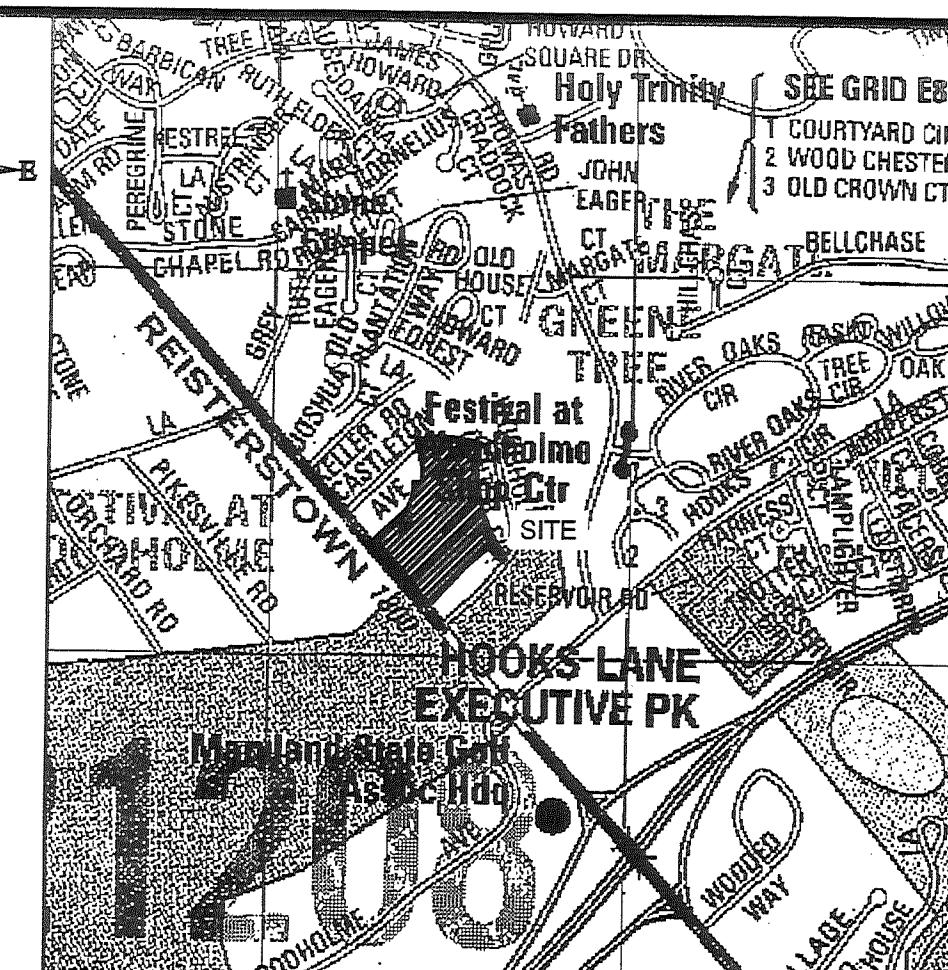
EXISTING PARKING: 381 SPACES

19. FLOOR AREA RATIO:
MAX. ALLOWABLE FOR SHOPPING CENTER: 4.0
EXISTING SHOPPING CENTER: 81,027 S.F.
TOTAL FLOOR AREA 51,027 S.F. / TOTAL SITE AREA 308,013 = 0.263

20. SITE IS SERVED BY PUBLIC WATER AND SEWER.

21. SITE CIRCULATION IS PROVIDED VIA TWO-WAY DRIVE AISLES, MINIMUM 22' WIDE.

22. ALL SIGNAGE WILL COMPLY WITH SECTION 44.0 OF THE BCZR.



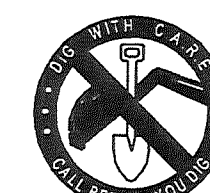
LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20802153-5
SCALE: 1"=1000'

BOHLER

CIVIL & CONSULTING ENGINEERS

SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS

[illegible]

THE FOLLOWING STATES REQUIRE NOTIFICATION BY
EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO
DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE
(IN VIRGINIA, MARYLAND, AND DELAWARE 811)
(WV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	MD102008
DRAWN BY:	RJM
CHECKED BY:	AGS
DATE:	07/08/10
SCALE:	1"=50'
CAD I.D.:	EX2

PROJECT:

SITE PLAN

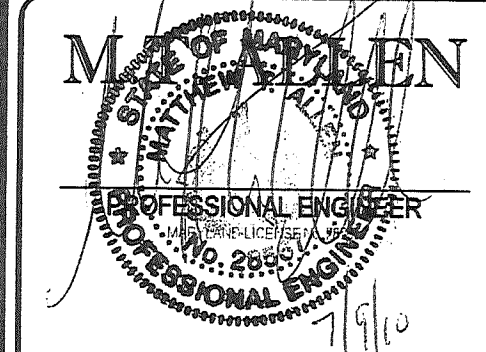
— FOR

REGENCY
CENTERS
FESTIVAL AT
WOODHOLME

LOCATION OF SITE
1809 REISTERSTOWN ROAD
BALTIMORE COUNTY
BALTIMORE, MD 21208



**901 DULANEY VALLEY ROAD
SUITE 801
TOWSON, MARYLAND 21204**
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com



SHEET TITLE

PLAN TO ACCOMPANY PETITION FOR A VARIANCE HEARING

SHEET NUMBER

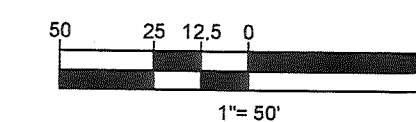
1
OF 1

PETITIONER'S

EXHIBIT NO

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND NOT FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

PROFESSIONAL CERTIFICATION
I, MATTHEW T. ALLEN, 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. 28587, EXPIRATION DATE: 4/18/11



4: 2010\MD102008\Drawings\Exhibits\Variance Plan\MD102008EX2.dwg, 7/8/2010 3:52:18 PM, rbowen,