

IN RE: **PETITION FOR VARIANCE**

NE/S Taylor Avenue, 228' NE of c/line of
Loch Raven Boulevard (Md. Rt. 542)

(8100 Loch Raven Boulevard)

9th Election District

5th Council District

Saul Subsidiary I Limited Partnership,
Owners

Giant of Maryland, LLC, *Lessee*
Petitioners

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 2011-0037-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the Petitioner, Giant of Maryland, LLC through one of its senior managers of construction, Juan Carlos Vivas, and their attorney, Charles B. Marek, III, Esquire of Gildea and Schmidt, LLC. The Petition was also signed by Saul Subsidiary I Limited Partnership, property owner, by Stephanie Sanchez, an authorized signatory. Variance relief is requested from the Baltimore County Zoning Regulations (B.C.Z.R.) - Table of Sign Regulations – Attachment 1 (Chart), as follows: (1) Section 450.4 Chart 1.5(d) to permit nine (9) wall-mounted enterprise signs for the existing Giant supermarket in lieu of the one (1) permitted, and (2) Section 450.4 Chart 1.7(b) for the retention of one (1) existing freestanding enterprise sign of 205 square feet for Giant supermarket in lieu of the joint identification sign permitted of 150 square feet. The subject property and requested relief are more particularly described on the site plan and sign package elevations, which were submitted into evidence and marked as Petitioners' Exhibits 1 and 2 respectively.

Appearing at the requisite public hearing in support of the requests were Ronald Brumbaugh, Senior Manager of Construction for Giant, Mark A. Johnston of Gutschick, Little &

ORDER RECEIVED FOR FILING

Date 10-20-10

By 103

Weber, P.A, the civil engineering firm that prepared the site plan(s) for the project, and Warren Weaver of Gable Signs. Charles B. Marek, III, Esquire represented the Petitioner at the hearing. There were no Protestants or other interested persons present.

Mr. Marek proffered the evidence presented at the hearing, and the proffer and exhibits were accepted into the record of the case. The property in question is the "Ravenwood" shopping plaza near the intersection of Taylor Avenue and Loch Raven Boulevard. While having access from the aforementioned public roads, the center can also be accessed from Pleasant Plains Road. The site is approximately eight (8) acres and is zoned B.L.-C.C.C. The center is improved with two (2) multi-tenant retail buildings and several stand-alone PAD site stores. The Giant supermarket is the largest tenant in the center and considered the "anchor" store. In addition to being the anchor store, testimony revealed that Giant has a total of twelve (12) stores in Baltimore County and employs roughly 1,200 people. The chain is an important economic driver of the County, as well as the State of Maryland, and works with local businesses and area farms.

Giant is going through a global reimagining of its stores, whereby the longstanding "big G" signage is being replaced with a "fruit-bowl" type logo and associated Giant lettering. As part of this change over from the old trademark to the new persona, Giant is upgrading not only the sign package, but also has allocated a significant sum to upgrade the interior of these stores. This reimagining to the "fruit-bowl" logo and associated signage will take place not only in Baltimore County, but across Maryland, Virginia, Pennsylvania and the other markets of Giant.

Testimony also focused on the aspects particular to the property that make it appropriate for variance relief. The shape of the property is irregular, almost rectangular but with the southwestern and southeastern corners along Taylor Avenue removed. Those developed corners,

which are each improved with separate gas stations, work in concert with a grade change (that increases as you move away from Taylor Avenue into the site) to significantly block views into the site from both Taylor Avenue and Loch Raven Boulevard. In the short time where there is a clear view of the Giant store from Taylor Avenue, it is only at a great distance (in excess of 460 feet). Likewise, the view is impaired from Loch Raven Boulevard. While driving south along Loch Raven Boulevard, a major State thoroughfare, drivers would not realize there was a Giant supermarket in the center due to the orientation of the road to the center.

This finding is bolstered by the fact that a variance has previously been requested and approved for the center in Case No. 06-363-A. In that case the property was also deemed to possess inherent characteristics that necessitated a variance for stores other than the existing Giant supermarket.

These peculiar aspects of the property work in concert to create a practical difficulty for the supermarket, which is the inability to adequately alert the customers to their presence in the center as well as their multitude of services. This leads to decreased economic vibrancy of the store and the center as a whole. Due to the consolidation of uses under one roof, stores with large building footprints (i.e. big box) are unable to adequately advertise their services. I believe that through the granting of the variance the Petitioner is able to remedy this practical difficulty.

The testimony and evidence also showed that the granting of the variance would be in the spirit and intent of the zoning regulations. The wall mounted signage permitted at this center, without relief, would be one sign that is 600 square feet (two times the length of the wall to which the signage is affixed). The wall mounted sign package of 237 square feet would be less than half of this permitted square footage. Furthermore, the sign regulations do attempt to allow stores to adequately advertise their services and eliminate unsightly signage. I believe that this

relief and signage upgrade are in keeping with that and other goals of the sign regulations. Lastly, customer recognition and identification of the stores is key as this reimagining is occurring not just in Baltimore County, but throughout all of Giant's operation across counties and states.

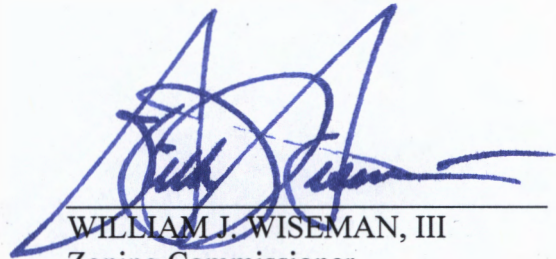
The testimony also bears that the granting of the variance will be in the interest of the public. The new sign package will utilize light-emitting-diode (LED) technology for illumination, thereby reducing the energy consumption by roughly ninety percent (90%). The freestanding signage will also assist the flow of traffic as it will alert customers to the presence of the store and give them the time they need to properly and safely adjust their driving to accommodate their supermarket trip. Given this is a heavily trafficked area and high speed traffic flow, this will be a benefit. Moreover, the freestanding signage will be located away from Pleasant Plains Road, which is closer to the residential development, and along Loch Raven Boulevard, a busier collector road.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20th day of October 2010 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) - Table of Sign Regulations – Attachment 1 (Chart), to permit the following: (1) Section 450.4 Chart 1.5(d) for nine (9) wall-mounted enterprise signs for the existing Giant supermarket in lieu of the one (1) permitted, and (2) Section 450.4 Chart 1.7(b) for the retention of one (1) existing freestanding enterprise sign of 205 square feet for Giant supermarket in lieu of the joint identification sign permitted of 150 square feet, in accordance with Petitioners' Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restriction:

ADVISORY: The Petitioner is advised that it may apply for any required sign permits and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Any appeal of this Order shall be taken in accordance with Baltimore County Code (B.C.C.) Section 32-3-401.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING

Date 10-20-10

By 192



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 20, 2010

Charles B. Marek, III, Esquire
Gildea & Schmidt
600 Washington Avenue, Suite 200
Towson, Maryland 21204

RE: **PETITION FOR VARIANCE**
NE/S Taylor Avenue, 228' NE of c/line of Loch Raven Boulevard (Md. Rt. 542)
(8100 Loch Raven Boulevard)
9th Election District - 5th Council District
Saul Subsidiary I Limited Partnership, *Owners*;
Giant of Maryland, LLC, *Lessee* - Petitioners
Case No. 2011-0037-A

Dear Mr. Marek:

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', written over a circular stamp.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

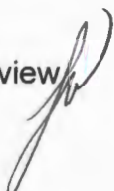
WJW:dlw
Enclosure

- c: Giant of Maryland, LLC, 8301 Professional Place, Suite 115, Landover, MD 20785
Ronald Brumbaugh, Senior Manager of Construction, Giant of Maryland, LLC,
8100 Professional Place, Suite 115, Landover, MD 20785
Stephanie Sanchez, Saul Subsidiary I Limited Partnership, 7501 Wisconsin Avenue,
Suite 1500, Bethesda, MD 20814
Mark A. Johnston, Gutschick, Little & Weber, P.A., 3909 National Drive, Suite 250,
Burtonsville, MD 20866
Warren Weaver, Gable Signs, 7440 Ft. Smallwood Road, Baltimore, MD 21226
People's Counsel; File

BALTIMORE COUNTY, MARYLAND
Interoffice Memorandum

DATE: July 27, 2010

TO: Zoning Commissioner and File

FROM: Leonard Wasilewski, Planner II, Zoning Review 

SUBJECT: Petition for Variance Giant of MD LLC
Case No. 2011-0037-A
(8100 Loch Raven Blvd)
Ravenwood Shopping Center

- A. For clarification, this office accepted a Petition for sign Variances on July 27, 2010 from the petitioner Giant of MD LLC.
- B. During the filing appointment the petitioner was advised that, Bank of America has a wall sign on a side wall without a customer entrance in violation of Section 450.4 Attachment 1.5(d) of the Baltimore County Zoning Regulations (BCZR). Since the Attorney for the petitioner does not represent the owner of the shopping center he is not empowered to request a variance for the Bank of America's non-conforming sign. Failure to variance this sign creates a zoning enforcement problem thru October 18, 2012 at which time the non-conforming sign must be varianced or removed pursuant to Section 450.8.D.1 BCZR.
- C. Please call me if you have any questions. (410-887-3391)

LW

2011-0037-A



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at: 8100 Loch Raven Blvd.

which is presently zoned: BL-CCC

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

SEE ATTACHMENT

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 PRESENTED 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:

Giant of Maryland, LLC by: LISA WILCOX VIVAS

Name - Type or Print Lisa Wilcox Vivas, Authorized Signatory

Signature
8301 Professional Place, Suite 115

Address Telephone No.
Landover MD 20785
City State Zip Code

Attorney For Petitioner:

Charles B. Marek, III

Name - Type or Print

Signature
Charles B. Marek, III

Gildea & Schmidt, LLC

Company
600 Washington Avenue, Suite 200 (410) 821-0070

Address Telephone No.
Towson MD 21204
City State Zip Code

Legal Owner(s):

Saul Subsidiary I Limited Partnership by: Stephanie Sanchez

Name - Type or Print Stephanie Sanchez, Authorized Signatory

Signature

Name - Type or Print

Signature

7501 Wisconsin Avenue, Suite 1500

Address Telephone No.
Bethesda MD 20814
City State Zip Code

Representative to be Contacted:

Charles B. Marek, III

Name

600 Washington Avenue, Suite 200 (410) 821-0070

Address Telephone No.
Towson MD 21204
City State Zip Code

OFFICE USE ONLY

Case No. 2011-0037A

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

REV 9/15/98

ORDER RECEIVED FOR FILING

Reviewed By [Signature]

Date 7/27/10

Date 10-20-10

By [Signature]

ATTACHMENT TO PETITION FOR VARIANCE

8100 Loch Raven Boulevard

42nd Election District

5th Councilmanic District

1. To permit nine wall-mounted enterprise signs for the existing Giant supermarket in lieu of the one permitted pursuant to BCZR § 450.⁴ Attachment 1.5.d.
2. To permit the retention of one existing freestanding enterprise sign of ²⁸⁵~~204~~ sq. ft. for Giant supermarket in lieu of the joint identification sign permitted of 150 sq. ft. pursuant to BCZR § 450.⁴ Attachment 1.7.b.
3. For such other and further relief as may be required by the Zoning Commissioner.

2011-0037-A

GLWGUTSCHICK, LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

GIANT FOOD #353

RAVENWOOD

ZONING DESCRIPTION

Beginning at a point on the northeast side of Taylor Avenue which is 100 feet wide at a distance of 228 feet $\pm$ northeast of the centerline of the nearest improved intersection at Loch Raven Boulevard which is variable width. Thence the following courses and distances:

1. 341.77 feet along the arc, having a radius of 1365.50 feet and chord bearing and distance of North 48°53'23" West, 340.88 feet
2. North 44°25'00" East, 166.15 feet
3. North 45°35'00" East, 159.17 feet
4. North 44°25'00" East, 481.90 feet
5. South 51°17'00" East, 563.86 feet
6. South 44°11'39" West, 15.07 feet
7. South 01°03'35" East, 40.02 feet
8. 159.22 feet along the arc, having a radius of 5000.00 feet and chord bearing and distance of South 42°41'47" West, 159.21 feet
9. 238.43 feet along the arc, having a radius of 1751.00 feet and chord bearing and distance of South 37°48'06" West, 238.25 feet
10. North 56°05'56" West, 165.00 feet
11. South 33°56'24" West, 219.00 feet to the point of beginning as recorded in Liber 10683, Folio 1.

**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: 2011-0037A

Petitioner: Giant of Maryland

Address or Location: 8100 Loch Raven Blvd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Debbie Stennett

Address: 600 Washington Ave.

Ste 200

Towson, MD 21204

Telephone Number: 410-821-0070

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

No. **58621**

Date: **7/27/10**

PAID RECEIPT

BUSINESS ACTION TIME
 7/28/2010 7/27/2010 14:35:00

RECEIPT # 4/5715 7/27/2010
 5 128 2010 VERIFICATION

05/1/21

Receipt Tot 1325.00
 1325.00 05 1.00 06
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				325.00

Total: **325.00**

Rec From: **Gibbed & Schmitt**

For: **Grant of MA LLC**
8100 Luck Revenue / Blvd

✓ VARIANCE 2011-0037-A

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: # 2011-0037-A

8100 Loch Raven Boulevard
N/east side of Taylor Avenue, 228 feet n/east of the centerline of Loch Raven Boulevard
9th Election District - 5th Councilmanic District
Legal Owner(s): Saul Subsidiary I Ltd. Partnership,
Saul Centers Inc.

Contract Purchaser: Giant of MD, LLC

Variance: to permit nine wall-mounted enterprise signs for the existing Giant supermarket in lieu of the one permitted; to permit the retention of one existing freestanding enterprise sign of 205 square feet for Giant Supermarket in lieu of the joint identification sign permitted of 150 square feet; for such other and further relief as may be required by the Zoning Commissioner.

Hearing: Thursday, October 7, 2010 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/9/729 Sept. 21

254915

CERTIFICATE OF PUBLICATION

9/23, 20 10

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 9/21, 20 10.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

2011-0037-A

RE: Case No.: _____

Petitioner/Developer: _____

Giant of Maryland, LLC.

Oct 7, 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: _____

8100 Loch Raven Boulevard

September 22, 2010

The sign(s) were posted on _____

(Month, Day, Year)

Sincerely,

Robert Black

(Signature of Sign Poster)

September 23, 2010

(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 #2011-0037-A

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

Room 106 County Office Building
PLACE 111 WEST CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME Monday, October 7, 2010 at 9:00 A.M.

REQUEST: VARIANCE TO PERMIT NINE WALL-MOUNTED ENTERPRISE SIGNS FOR THE EXISTING GIMT SUPERMARKET IN LIEU OF THE ONE PERMITTED; TO PERMIT THE RETENTION OF ONE EXISTING FREESTANDING ENTERPRISE SIGN OF 205 SQUARE FEET FOR GIMT SUPERMARKET IN LIEU OF THE JOINT IDENTIFICATION SIGN PERMITTED OF 150 SQUARE FEET; FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE REQUIRED BY THE ZONING COMMISSIONER.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 410 3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING; UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 21, 2010 Issue - Jeffersonian

Please forward billing to:

Debbie Sternett
Gildea & Schmidt
600 Washington Ave., Ste. 200
Towson, MD 21204

410-821-0070

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: 2011-0037-A

8100 Loch Raven Boulevard

N/east side of Taylor Avenue, 228 feet n/east of the centerline of Loch Raven Boulevard

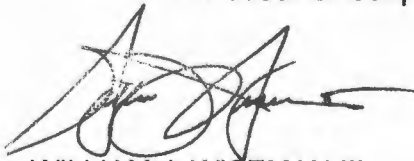
9th Election District – 5th Councilmanic District

Legal Owners: Saul Subsidiary I Ltd Partnership, Saul Centers Inc.

Contract Purchaser: Giant of MD, LLC

Variance to permit nine wall-mounted enterprise signs for the existing Giant supermarket in lieu of the one permitted; to permit the retention of one existing freestanding enterprise sign of 205 square feet for Giant Supermarket in lieu of the joint identification sign permitted of 150 square feet; for such other and further relief as may be required by the Zoning Commissioner.

Hearing: Monday, October 7, 2010 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 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
September 1, 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: 2011-0037-A

8100 Loch Raven Boulevard

N/east side of Taylor Avenue, 228 feet n/east of the centerline of Loch Raven Boulevard

9th Election District – 5th Councilmanic District

Legal Owners: Saul Subsidiary I Ltd Partnership, Saul Centers Inc.

Contract Purchaser: Giant of MD, LLC

Variance to permit nine wall-mounted enterprise signs for the existing Giant supermarket in lieu of the one permitted; to permit the retention of one existing freestanding enterprise sign of 205 square feet for Giant Supermarket in lieu of the joint identification sign permitted of 150 square feet; for such other and further relief as may be required by the Zoning Commissioner.

Hearing: Monday, October 7, 2010 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:kl

C: Charles Marek, III, Gildea & Schmidt, 600 Washington Ave., Ste. 200, Towson 21204
Stephanie Sachez, Saul Centers Inc., 7501 Wisconsin Avenue, Ste. 1500, Bethesda 20814
Giant of MD, LLC, Mr. Vivas, 8301 Professional Place, Ste. 115, Landover 20785

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 30, 2010

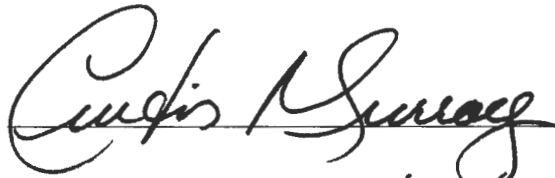
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-037- Variance**

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 Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:
CM/LL



RECEIVED

AUG 31 2010

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 08 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: September 8, 2010

SUBJECT: Zoning Item # 11-037-A
Address 8100 Loch Raven Boulevard
(Saul Subsidiary I Limited Partnership)

Zoning Advisory Committee Meeting of August 23, 2010

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

Reviewer: JWL Date: 9/8/10



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: August 25, 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. 2011-0037-A
MD 542 (LOCK RAVEN BLVD)
RAVENWOOD CENTER
GIANT FOOD # 353
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 8/25/2010. A field inspection and internal review reveals that an entrance onto MD 542 is consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for GIANT OF MD, LLC, Case Number 2011-0037-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 dark ink, appearing to read "Steven D. Foster".

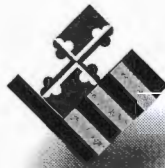
For ¹ Steven D. Foster, Chief
Engineering Access Permits
Division

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



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

August 25, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 23, 2010

Item No.:

Administrative Variance: 2011-0039A, 0059A, 0062A - 0064A, 0067A, 0069A, 0070A, 0072A

Variance: 2011-0037A, 0038A, 0040A, 0041A, 0046A, 0058XA, 0059A, 0065A, 0066A, 0068A, 0071A

Special Exception: 2011-0058XA

Special Hearing: 2011-0061SPH

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable 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
INTEROFFICE CORRESPONDENCE

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

DATE: August 26, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For September 6, 2010
Item Nos. 2011- 037, 038, 039, 040,
041, 046, 059, 060, 061, 062, 063,
064, 066, 067, 069, 070 and 071

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-09062010 -NO COMMENTS.doc

RE: PETITION FOR VARIANCE * BEFORE THE
8100 Loch Raven Blvd; NE/S Taylor ZONING COMMISSIONER
Avenue, 228' NE of c/line Loch Raven Blvd *
9th Election & 5th Councilmanic Districts FOR
Legal Owner(s): Saul Subsidiary I Partnership*
Contract Purchaser(s): Giant of Maryland, LLC
Petitioner(s) * BALTIMORE COUNTY
* 2011-037-A

* * * * *

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.

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 26th day of August, 2010, a copy of the foregoing Entry of Appearance was mailed to Charles Marek, Esquire, Gildea & Schmidt LLC, 600 Washington Avenue, Suite 200, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

RECEIVED

AUG 27 2010

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ No Comment</u>
<u>8-26</u>	DEVELOPMENT PLANS REVIEW	<u>None</u>
<u>9-8</u>	DEPRM (if not received, date e-mail sent _____)	<u>N/C</u>
<u>8-25</u>	FIRE DEPARTMENT	<u>None</u>
<u>8-30</u>	PLANNING (if not received, date e-mail sent _____)	<u>None</u>
<u>8-25</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. <u>2006-0363-A + 1955-33</u>) <u>44</u> <i>is not same address</i>		
<i>Prior zoning indicated on front of file is incorrect - 1998-0088</i>		
NEWSPAPER ADVERTISEMENT	Date: <u>9-21-10</u>	
SIGN POSTING	Date: <u>9-22-10</u>	<i>(Incorrect week day repeated - should be Thursday - date OK)</i>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: <u>See Memo from Wasilewski 7-27-10</u>		

* No color photos in this file. All other files
Mentioned this to Kelly on 10-4 - She'll bring to Charlene's
attention

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.3)
BALTIMORE COUNTY

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

Account Identifier:

District - 09 Account Number - 0907291100

Owner Information

Owner Name: SAUL SUBSIDIARY I
LIMITED PARTNERSHIP
Use: COMMERCIAL
Mailing Address: PROPERTY TAX ADMINISTRATOR
7501 WISCONSIN AVE STE 1500
BETHESDA MD 20814-6522
Principal Residence: NO
Deed Reference: 1) /10683/ 1
2)

Location & Structure Information

Premises Address
8102 H LOCH RAVEN BLVD
BALTIMORE MD 21286-8337
Legal Description
7.997 AC
TAYLOR AV
NW COR LOCH RAVEN BL

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
70	22	286						2	Plat Ref:

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000	7,604 SF	7.99 AC	14

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2008	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	4,798,200	4,798,200		
Improvements:	12,790,700	12,790,700		
Total:	17,588,900	17,588,900	17,588,900	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	Date:	Price:
SAUL HOLDING LIMITED PARTNERSHIP	08/03/1994	\$4,337,069
Type: IMPROVED ARMS-LENGTH	Deed1: /10683/ 1	Deed2:
Seller: B F SAUL REAL ESTATE INVESTMENT	Date: 08/26/1993	Price: \$4,412,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 9975/ 546	Deed2:

Save Subsidiary I Lthd. Partner..
 Share of Inc..
 CASE NAME 8100 Loch Raven Blvd.
 CASE NUMBER 2011-0037-A
 DATE 10-7-10

[illegible]

Warren Weaver

7440 Fort Smallwood Rd.
Baltimore, Maryland 21226
direct 443-817-0300
fax 410-437-5336
cell 443-506-1580
warren_weaver@gablesigns.com

GABLESIGNS
& GRAPHICS, INC.

www.gablesigns.com

Custom Signs and Architectural Graphics for Every Environment

Case No.: 2011-0037A 8100 Loch Raven Bld.

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site PLAN	
No. 2	SIGN ELEVATION	
No. 3	Resume — MARK JOHNSTON	
No. 4	Op-363-A Variance Case - for Mult. Tenant Store	
No. 5 A-6	Photo's of Existing CONDITIONS	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

GLWGUTSCHICK, LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

MARK A. JOHNSTON
Professional Engineer
Surveyor in Training

EDUCATION

Bachelor of Science, Civil Engineering
University of Illinois, 1994
(Areas of Concentration: Water Resources and Geotechnical Engineering)

EXPERIENCE

Mr. Johnston has performed site development engineering as well as senior project management rezonings and special exceptions in Baltimore/Montgomery/Prince George's/Howard/Frederick/Harford Counties, Maryland as well as in Texas, Illinois, Pennsylvania and Virginia for: shopping centers (ranging in size from 1 to 30 acres); religious and institutional facilities; multi-family/apartment sites; public and private schools; office buildings; warehouse complexes; industrial sites; public roads; water, sewer and storm drains; on-site and regional storm water management facilities; and related projects such as traffic impact studies and site development feasibility studies.

He has made project presentations in Maryland to Prince George's County Board of Appeals, M-NCP&PC (Montgomery and Prince George's Counties); City of Rockville Planning Commission, City of Gaithersburg Planning Commission and many other jurisdictions in other states.

PROFESSIONAL REGISTRATIONS

Professional Engineer, Maryland
Surveyor in Training, Illinois Registration

PETITIONER' S

EXHIBIT NO. 3

IN RE: PETITION FOR VARIANCE
NE/Corner Loch Raven Boulevard and
Taylor Avenue
(8100 Loch Raven Boulevard)
9th Election District
4th Council District

Saul Subsidiary I Limited Partnership
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 06-363-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Saul Subsidiary I Limited Partnership, by Saul QRS, Inc., a General Partner, through their attorney, Joseph R. Woolman, III, Esquire. As originally filed, the Petitioner requested relief from Section 450.4(I)5(d) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 16 wall-mounted enterprise signs in lieu of the permitted six signs. However, in response to the Zoning Advisory Committee (ZAC) comments submitted by the Office of Planning, and at the request of the Loch Raven Community Council, the Petitioners amended their request in open hearing and now seek relief to allow 12 wall-mounted enterprise signs in lieu of the permitted six. The subject property and requested relief are more particularly described on the redlined site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were David Joss, a representative of Saul Subsidiary I Limited Partnership, owners of the subject property, Dean Hoover, the Professional Engineer who prepared the site plan for this property, and Joseph R. Woolman, III, Esquire, attorney for the Petitioners. Donna Spicer and Leslea Knauff appeared as interested citizens on behalf of the Loch Raven Community Council and Loch Raven Village community, respectively. There were no Protestants or other interested persons present.



Address **8101 Loch Raven Boulevard**

Address is approximate

Save trees. Go green!

Download Google Maps on your phone at google.com/gmm



Looking W from ~~to~~ Loch Raven

PETITIONER' S

EXHIBIT NO. SA



Address **Loch Raven Boulevard**

Address is approximate

Save trees. Go green!

Download Google Maps on your phone at google.com/gmm



Looking N from Loch Raven

5B



Address **Taylor Avenue**

Address is approximate

Save trees. Go green!

Download Google Maps on your phone at google.com/gmm



Taylor Ave looking NE

5C



Address **1041 Taylor Avenue**

Address is approximate

Save trees. Go green!

Download Google Maps on your phone at google.com/gmm



Looking North from Taylor Ave. cross walk at intersection
with Loch Raven

5D



Address **Taylor Avenue**

Address is approximate

Save trees. Go green!

Download Google Maps on your phone at google.com/gmm



Taylor Ave. looking NE ~ 480 feet

5E



Address **Taylor Avenue**

Address is approximate

Save trees. Go green!

Download Google Maps on your phone at google.com/gmm



Looking N/E along Taylor Ave.

5F



Address **Pleasant Plains Road**

Address is approximate

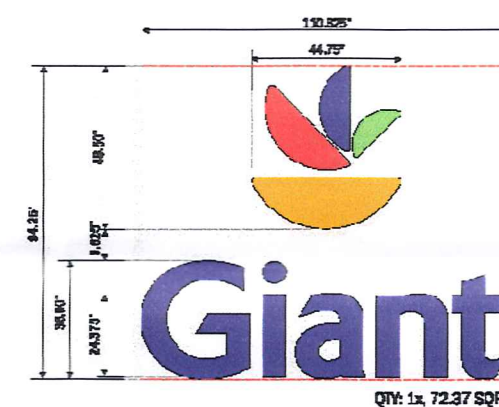
Save trees. Go green!

Download Google Maps on your phone at google.com/gmm

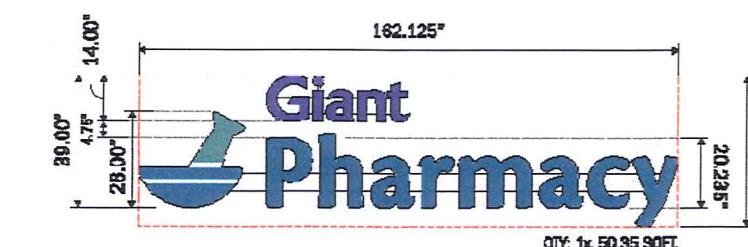


Looking ENE at Taylor Ave & Pleasant Plains Road

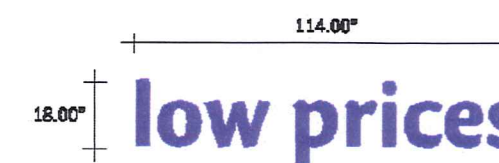
56



CHANNEL LOGO WITH WHITE FLEX FACES,
1\"/>



PURPLE AND BLUE CHANNEL LETTERS ON NARROW RACEWAY
PAINTED TO MATCH BUILDING



PURPLE CHANNEL LETTERS ON NARROW RACEWAY
PAINTED TO MATCH BUILDING



PURPLE ACRYLIC LETTERS STUD-MOUNTED TO WALL



BOX SIGNS WITH ILLUMINATED LETTERS IN WHITE.
BACKGROUND OF SIGN FACE, SIGN CABINET AND RETURN
ALL TO MATCH PURPLE PMS 259

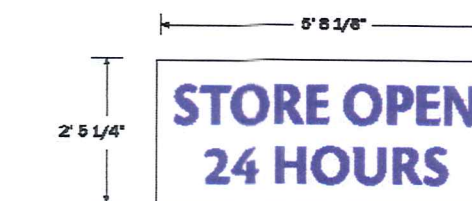
STORE #353 Baltimore, MD



Original



DF ILLUMINATED PYLON SIGN 14'-3" X 9'-3" (V.O.)
REFACE WITH FLEXFACE MATERIAL AND 3M TRANSLUCENT VINYL



DF ILLUMINATED PYLON SIGN 14'-3" X 9'-3" (V.O.)
REFACE WITH LEXAN MATERIAL AND 3M TRANSLUCENT VINYL

SIGN SCALE : 3/8" = 1' - 0"

SIGNAGE SCALE: 1/4" = 1'-0"

AGNOU SIGN COMPANY, INC. • 722 WORTHINGTON STREET, SPRINGFIELD, MA 01105 • TEL: (413) 732-5111 • FAX: (413) 787-2169										
FRONT	GIANT LOGO	72.37 SQFT	FRONT			TOTAL OF ALL SQUARE FOOTAGE 236.61 SQFT	DATE	2-20-10	CUSTOMER: GIANT	STORE: GIANT #353 8100 LOCH RAVEN BLVD BALTIMORE, MD
FRONT			FRONT				DATE	0-0-10		
FRONT			FRONT				DATE	0-0-10	DRAWING CODE: BALTIMORE, MD #353 ELEVATION.CDR / MD / GIANT	
FRONT	PHARMACY LOGO	50.35 SQFT	FRONT	THE QUALITY FOOD PEOPLE 16" X 22-2 1/2"	33.3 SQFT		DATE	0-0-10		
FRONT			FRONT	LOW PRICES 18" X 9'-6"	14.26 SQFT		DATE	0-0-10		
FRONT			FRONT				DATE	0-0-10		
FRONT			FRONT	FLAVORFUL MEAT 14" X 10'-9"	12.5 SQFT		DATE	0-0-10	SALESPERSON: CHRIS	DRAWN BY: MARIANNIE
FRONT			FRONT	NATURAL FOODS 14" X 10'	11.8 SQFT		DATE	0-0-10		
FRONT			FRONT	FRESH BAKERY 14" X 8'-4"	10.8 SQFT		DATE	0-0-10		
FRONT	WELCOME 1'-10" X 7'-2"	13.14 SQFT	FRONT	FRESH PICKED PRODUCE 14" X 18'-8"	18.3 SQFT		DATE	0-0-10	THIS DESIGN IS THE EXCLUSIVE PROPERTY OF AGNOU SIGN COMPANY INCORPORATED AND ALL RIGHTS TO ITS USE OR REPRODUCTION ARE RESERVED	
FRONT			FRONT			DATE	0-0-10			

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\87027\Design\87027-SITE-PLAN DES. MAJ DRN. JGU CHK.

DATE REVISION BY APPR.

PREPARED FOR:
GIANT OF MARYLAND, LLC
1385 HANCOCK STREET
QUINCY, MA 02169
ATTN: MR. SCOTT HALEY
(617)-770-8119

SCALE
AS SHOWN
DATE
NOV, 2009

ZONING
BL-CCC
TAX MAP - GRID
70, B-3

PLAN TO ACCOMPANY PETITION FOR VARIANCE HEARING
RAVENWOOD SHOPPING CENTER
GIANT FOOD STORE No. 353

P.286
ELECTION DISTRICT No. 9, COUNCILMANIC DISTRICT No. 5

BALTIMORE COUNTY, MARYLAND

G. L. W. FILE No.
87027
SHEET
2 OF 2

PETITIONER'S
EXHIBIT NO. 2

0902571455

Pt. Bk./Folio # 023140

DR 10.5

NE 9-B

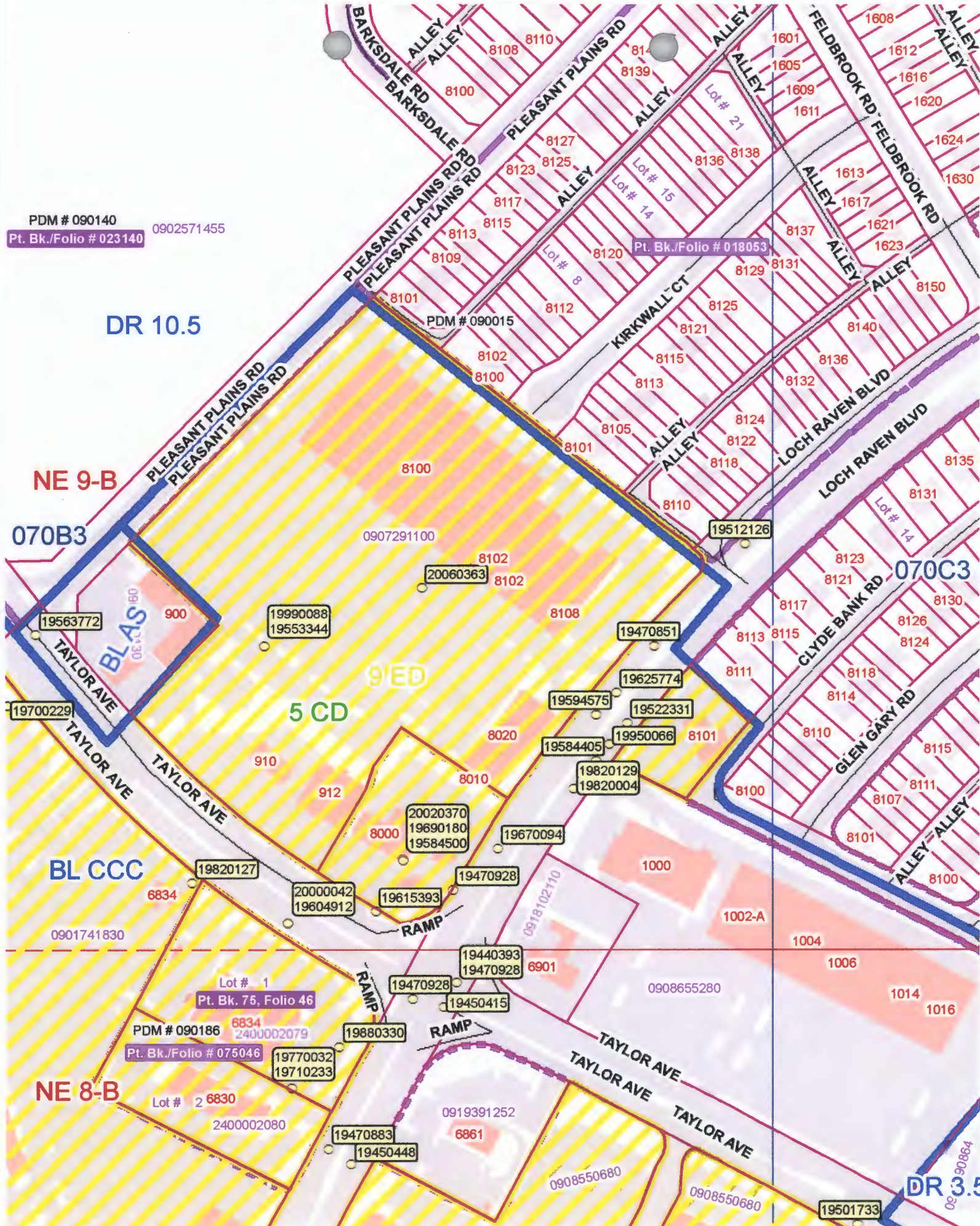
070B3

0917430
BLAS

BL CCC

NE 8-B

DR 3.5





GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-680-1820 DC/VA: 301-939-2524 FAX: 301-421-4186

L: \CADD\DRAWINGS\87027\Design\87027ex01.dwg

DES. MAJ

DRN. ANL

CHK.

PREPARED FOR:

GIANT OF MARYLAND LLC
1385 HANCOCK STREET
QUINCY, MA 02169

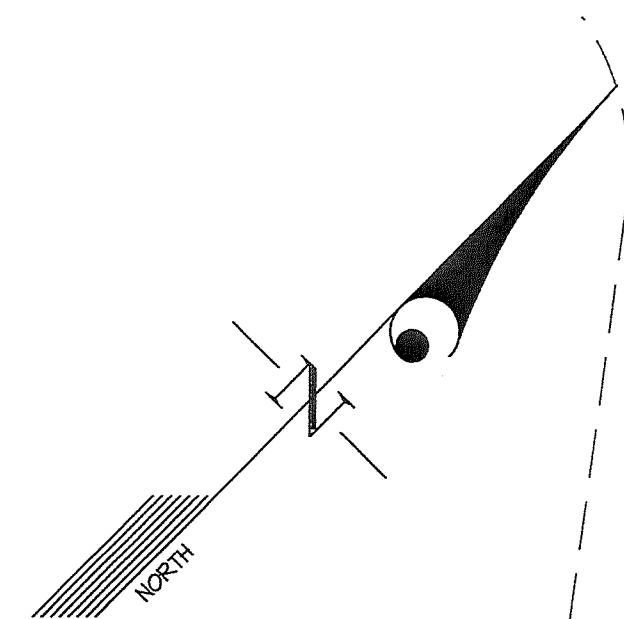
SCOTT HALEY
(617)770-8119

2011-0037A

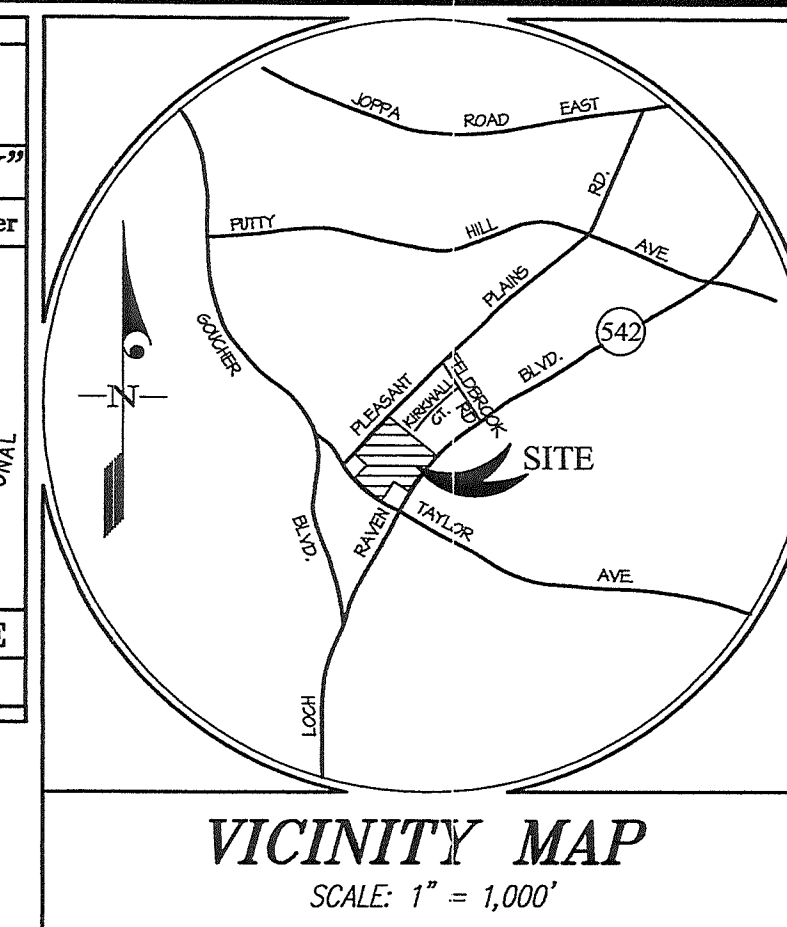
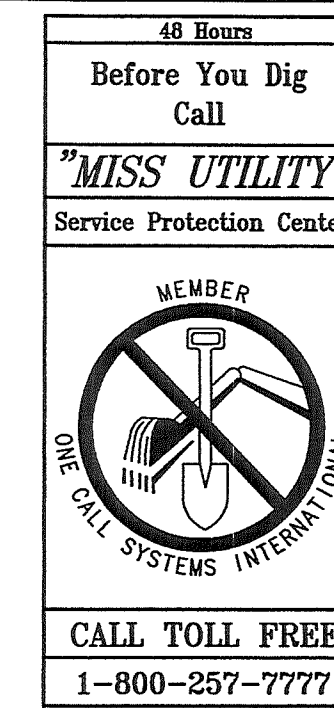
GIANT FOOD #353
RAVENWOOD
ZONING MAP 70-B3

ZONING MAP EXHIBIT

G. L. W. No.	87027
ZONING	BL CCC
TAX MAP/GRID	70-B3
DATE	JUNE, 2010
SCALE	1" = 200'
SHEET	1 OF 1



NOTE: ALL FUTURE SIGNS MUST
CONFORM TO SECTION 450
OF THE BCZC.



SITE LOCATION

- PROJECT STREET ADDRESS: 8100 LOCH RAVEN BLVD. BALTIMORE, MD 21286
- ADC MAP: 27, GRID: H-4
- ZONING MAP: 070-B3

SITE DATA

- OWNER: SAUL SUBSIDIARY I, LIMITED PARTNERSHIP
1501 WISCONSIN AVE., SUITE 1500
BETHESDA, MD 20814-6544
- APPLICANT: GIANT OF MARYLAND, LLC
1385 HANCOCK STREET
QUINCY, MA 02169
ATTN: MR. SCOTT HALEY
DIRECTOR OF CONSTRUCTION & ENGINEERING
617-710-8119
- TRACT AREA: 1.9969 AC. (348,346 SF)
- ZONING: BL -CCC
- ELECTION DISTRICT #4
- COUNTY COUNCIL DISTRICT #5
- THERE ARE NO KNOWN 100 YEAR FLOODPLAINS ON THIS SITE.
- THERE ARE NO KNOWN NON-TIDAL WETLANDS ON THIS SITE.
- THERE ARE NO KNOWN HISTORIC STRUCTURES OR KNOWN ARCHEOLOGICAL SITES ON THE PROPOSED PROJECT.
- THIS PLAN DOES NOT GENERATE ANY RESIDENTIAL TRANSITION AREAS (RTA).
- FLOOR AREA RATIO
MAX F.A.R. = 4.0
PROPOSED F.A.R. = $(45,544 \text{ SF} \div 348,346 \text{ SF}) = 0.27$
- OPEN SPACE REQUIRED
 $45,544 \text{ SF} \times 0.2 = 9,109 \text{ SF}$
AMENITY OPEN SPACE PROVIDED = 25,045
A.O.S. RATIO: $25,045 \text{ SF} \div 45,544 \text{ SF} = 0.55$
- ZONING HISTORY:
CASE #1955-3344 - PETITION FOR VARIANCE OF A SINGLE FACE NEON SIGN 5 FT HIGH BY 65 FT WIDE ON THE FRONT OF BUILDING AND A DOUBLE FACED NEON SIGN 5 FT HIGH BY 13 FT WIDE ON TOWER OF BUILDING. GRANTED BY ZONING COMMISSIONER ON 3/8/1955.
CASE #2006-0363 - PETITION FOR VARIANCE TO PERMIT 12 WALL MOUNTED ENTERPRISE SIGNS IN-LIEU OF THE MAXIMUM PERMITTED 6. GRANTED BY ZONING COMMISSIONER ON 5/10/2006. THIS VARIANCE APPLIES TO THE EXISTING RETAIL PAD SITE OF 6 STORES (ONE VACANT) LOCATED ALONG LOCH RAVEN BLVD., INCLUDING DOMINOS, NAIL SPA, CHEN'S KITCHEN, RITAS, AND JACKSON HEHIT.

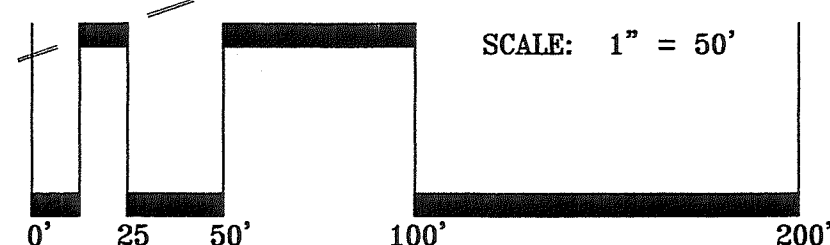
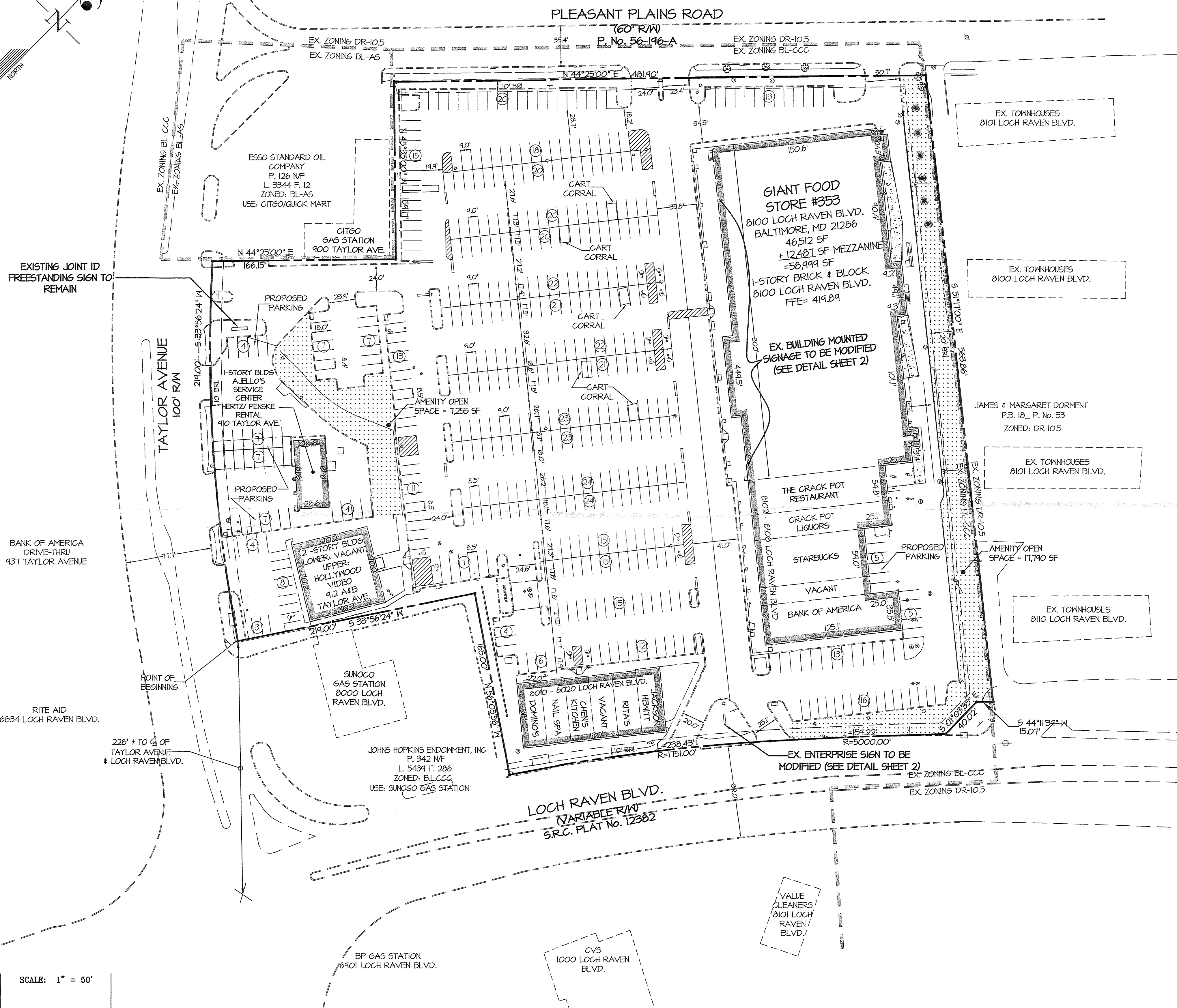
PARKING TABULATION

I. PARKING REQUIRED (TOTAL SF = 45,544)		
A. Giant Food Store (46,512 sq. ft. x 5 sp/1,000 sq. ft.)	=	232.5 spaces
B. Crack Pot Restaurant (4,191 sq. ft. x 16 sp/1,000 sq. ft.)	=	67.1 spaces
C. Carry out restaurant (8,030 sq. ft. x 5 sp/1,000 sq. ft.)	=	40.2 spaces
D. General Retail (16,830 sq. ft. x 5 sp/1,000 sq. ft.)	=	84.2 spaces
E. Hertz/Penske Rental & Ajellos Service Center (1,168 sq. ft. x 5 sp/1,000 sq. ft.)	=	8.8 spaces
F. Bank of America (4,441 sq. ft. x 3.3 sp/1,000 sq. ft.)	=	14.7 spaces
G. General Office (+ GF MEZZANINE) (13,712 sq. ft. x 3.3 sp/1,000 sq. ft.)	=	45.4 spaces
TOTAL PARKING REQUIRED:		493 SPACES
II. PARKING PROVIDED		
STANDARD PARKING SPACES		487 SPACES
HANDICAP SPACES (10 REQUIRED)		14 SPACES
TOTAL PARKING PROVIDED:		501 SPACES

PETITIONER'S

EXHIBIT NO. 1

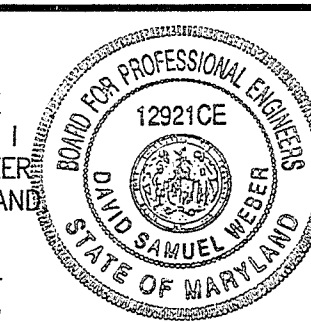
NOTE: ALL FUTURE SIGNS MUST
CONFORM TO SECTION 450 OF THE
BCZC.



GLWG GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS 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. 12921
EXPIRATION DATE: APRIL 10, 2012
Scott Haley



PREPARED FOR:
GIANT OF MARYLAND, LLC
1385 HANCOCK STREET
QUINCY, MA 02169
ATTN: MR. SCOTT HALEY
(617) 770-8119

SCALE
1"=50'
DATE
NOV, 2009

ZONING
BL-CCC
TAX MAP - GRID
70, B-3

PLAN TO ACCOMPANY PETITION FOR VARIANCE HEARING

RAVENWOOD SHOPPING CENTER
GIANT FOOD STORE No. 353

P.286

Case #2010-0037A

G. L. W. FILE NO.

87027

SHEET
1 OF 2

ELECTION DISTRICT No. 9, COUNCILMANIC DISTRICT No. 5

BALTIMORE COUNTY, MARYLAND