

David H. Karceski

t 410.494.6285
f 410.821.0147
dhkarceski@venable.com

January 22, 2020

VIA HAND DELIVERY

W. Carl Richards, Jr., Supervisor
Office of Zoning Review
Department of Permits, Approvals
and Inspections
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: **Request for Spirit and Intent Letter**
White Marsh Plaza
Case No. 2013-0206-A
14th Election District, 6th Councilmanic District

Dear Mr. Richards:

This firm represents White Marsh Plaza Business Trust, legal owner of the White Marsh Plaza Shopping Center. The subject property is located at the northeast corner of the intersection of Perry Hall and Honeygo Boulevards in the White Marsh area of Baltimore County and is comprised of various commercial uses.

Currently, our client is not proposing to redevelop the shopping center in any way, but only change the tenant mix therein. They intend to lease 4,033 square feet of space within the existing building to Orangetheory, an interval training fitness studio. I am writing to confirm that the addition of this tenant to the shopping center is within the spirit and intent of a prior parking variance granted in Zoning Case No. 2013-0206-A (the "2013 Case"). I have enclosed a red-lined site plan prepared by Bohler Engineering, dated January 21, 2020 and entitled "Plan to Accompany Spirit & Intent Request." This plan shows the parking layout and calculations approved in the 2013 Case, as well as the new parking calculations for the current mix of tenants with Orangetheory, which are contained in a chart on the plan, labeled "2020 PARKING COMPLIANCE."

In the 2013 Case, the then Administrative Law Judge, John E. Beverungen, granted a petition for variance for the benefit of the shopping center to permit a total of 387 off-street parking spaces in lieu of the required 475 spaces. The overall parking space deficit approved was 88 spaces, an 18.50% reduction. I have also enclosed a copy of the order and site plan approved in the 2013 Case for your review. The red-lined site plan prepared

W. Carl Richards, Jr., Supervisor
January 22, 2020
Page 2

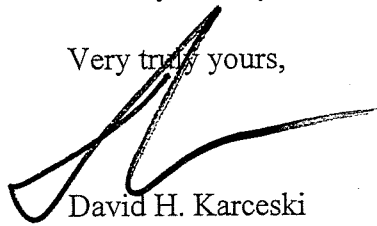
by Bohler Engineering indicates that with the addition of Orangetheory to the shopping center the total amount of parking spaces required will be 467, and the total number of spaces provided will be 381. This proposed parking arrangement will be a 18.42% reduction to the otherwise required number of parking spaces, which is within the 18.50% reduction approved in the 2013 Case.

At this time, I am requesting that you countersign this letter below confirming that this change in tenant use category is within the spirit and intent of the relief granted in Case No. 2013-0206-A and is permitted without any further zoning relief.

With this letter, I have enclosed a check in the amount of \$600.00 made payable to "Baltimore County, Maryland" to cover the administrative costs associated with your expedited review. If you need any further information in order to complete your review, please feel free to give me a call.

Thank you for your assistance with the matter.

Very truly yours,



David H. Karceski

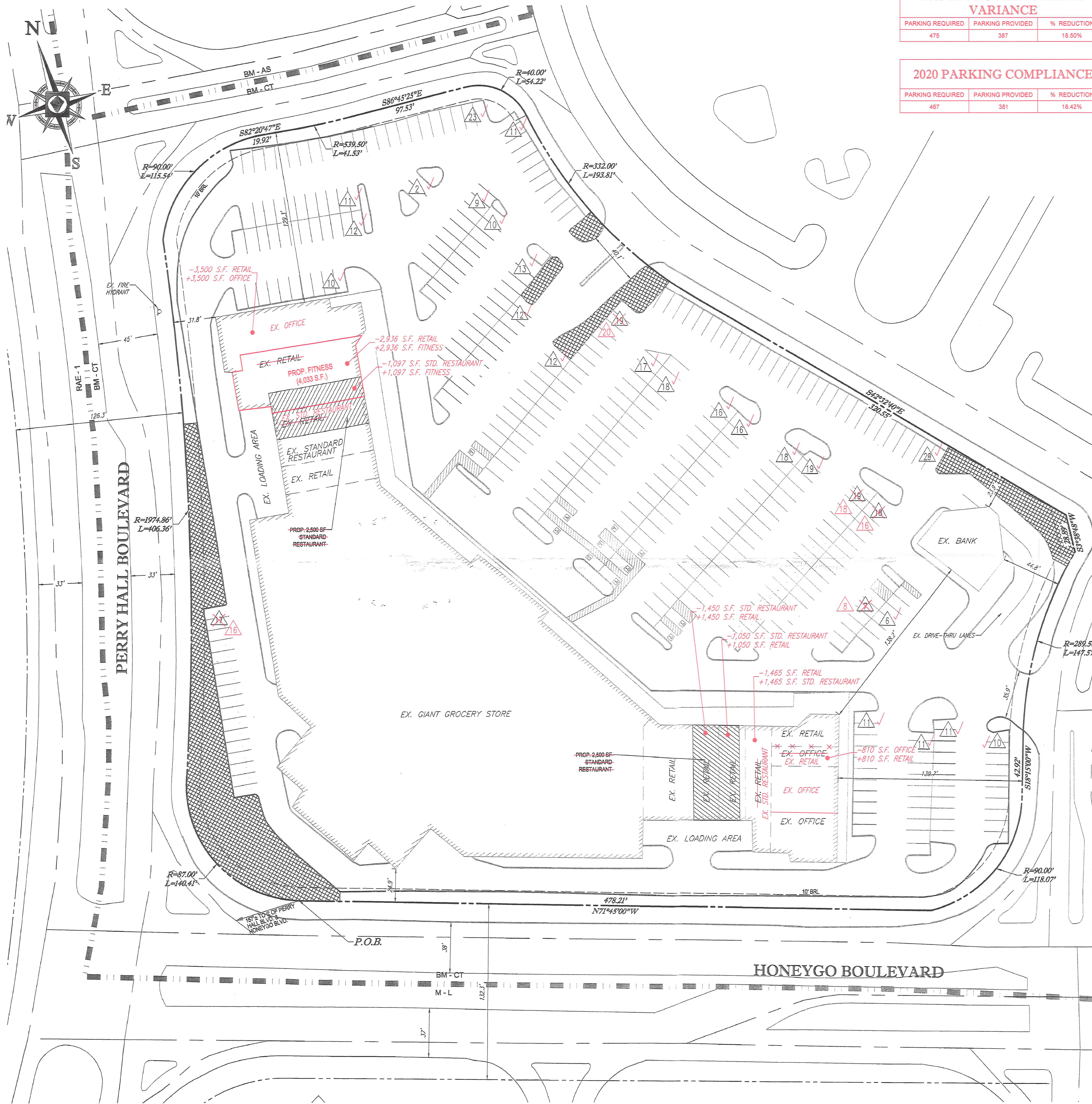
Enclosures

AGREED AND ACCEPTED:



W. Carl Richards, Jr., Chief
Zoning Review Office

1/27/2020
Date



2013 APPROVED PARKING VARIANCE		
PARKING REQUIRED	PARKING PROVIDED	% REDUCTION
475	387	18.50%

2020 PARKING COMPLIANCE		
PARKING REQUIRED	PARKING PROVIDED	% REDUCTION
467	381	18.42%



ZONING MAP
SCALE: 1"=500'

LOCATION MAP
COPYRIGHT ADO THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'

REQUIRED PURSUANT TO CASE NO. 2013-206-A

% DEFICIT APPROVED = 18.5% DEFICIT APPROVED OR 88 SPACES
467 SPACES x 18.50% = 86.40 SPACES
467 SPACES - 86.40 SPACES = 380.60 SPACES
381 SPACES REQUIRED

OWNER/APPLICANT

WHITE MARSH PLAZA BUSINESS TRUST
C/O FEDERAL REALTY INVESTMENT TRUST
1625 EAST JEFFERSON ST. 53 EAST WYNNWOOD ROAD, SUITE 200
ROCKVILLE MD 20852-4041 WYNNWOOD, PA 19096

PARKING CALCULATION

REQUIRED: (84,790 S.F.)
RETAIL GROCERY CARRYOUT RESTAURANT: 66,858 S.F. * 5 SPACES / 1,000 S.F. = 334.29 SPACES @ 2,267 S.F. @ 5 SPACES 1,000 S.F. = 311.34 - 4,591.34
BANK OFFICE: 11,532 S.F. * 3.3 SPACES / 1,000 S.F. = 38.06 SPACES 14,222 S.F. @ 3.3 SPACES / 1,000 S.F. = 46.93 + 2,090.54
STANDARD RESTAURANT: 6,400 S.F. * 16 SPACES / 1,000 S.F. = 102.40 SPACES 4,268 S.F. @ 16 SPACES / 1,000 S.F. = 68.29 + 2,132.54
TOTAL: 474.75 SPACES HEALTH CLUB: 4,033 S.F. @ 10 SPACES / 1,000 S.F. = 40.33 + 4,083
TOTAL PARKING REQUIRED: 475 SPACES 466.89 OR 467 SPACES

PROVIDED:
PARKING PROVIDED: 387 SPACES 381 SPACES
REDUCTION REQUESTED: 88 SPACES (18.5%)
88 SPACES (18.42%)

LEGEND

AMENITY OPEN SPACE

SITE INFORMATION

1. SITE ADDRESS:
WHITE MARSH PLAZA
7844 HONEYGO BLVD.
BALTIMORE, MD 21226
2. SITE TABULATIONS:
PARCEL 205 = 313,986 S.F. OR 7.2081 AC ±
3. COUNTY INFORMATION
TAX MAP: B2
PARCELS: 205
CENSUS TRACT: 440600
COUNCILMANIC DISTRICT: 6
ELECTION DISTRICT: 14
ZONING MAP NO.: 082A1
DEED: LIBER 17518, FOLIO 584
TAX ACCOUNT NO.: 19-00-001897
5. EXISTING USE: SHOPPING CENTER
6. ZONE: BM-CT
7. THERE ARE NO KNOWN 100 YEAR FLOODPLAINS ON THIS SITE
8. THERE ARE NO KNOWN NON-TIDAL WETLANDS ON THIS SITE.
9. THIS PLAN DOES NOT GENERATE ANY RESIDENTIAL TRANSITION AREA (RTA).
10. THE SUBJECT SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES MAP AREAS.
11. BUILDING AREA: 84,790 S.F.
12. PARKING: SEE PARKING CALCULATIONS
13. AMENITY OPEN SPACE:
REQUIRED: 0.1 x G.F.A. (MINIMUM)
G.F.A. = 84,790 S.F.
MIN. A.O.S. = 0.1 x 84,790 S.F. = 8,479 S.F.
PROVIDED: A.O.S. = 14,033 S.F.
10. FLOOR AREA RATIO:
MAX ALLOWABLE FOR SHOPPING CENTER: 4.0
84,790 S.F. / 313,986 S.F. = 0.27
11. SITE IS SERVED BY PUBLIC WATER AND SEWER.
12. BUILDING HEIGHT: 40' MAX.
13. SUBJECT PROPERTY IS NOT UNDER ANY ACTIVE ZONING VIOLATIONS.
14. SIGNAGE MUST COMPLY WITH SECTION 450 OF THE BCZR UNLESS A VARIANCE IS GRANTED.
15. FOUR (4) EXISTING PARKING SPACES ARE CURRENTLY UTILIZED FOR CART CORRAIS. THESE SPACES ARE NOT INCLUDED IN "PARKING PROVIDED" CALCULATIONS.

ZONING HISTORY

1. CASE NO.: 2011-0041-A
PETITION FOR VARIANCE TO PERMIT TEN (10) WALL-MOUNTED ENTERPRISE SIGNS FOR THE EXISTING GIANT SUPERMARKET IN LIEU OF THE PERMITTED ONE (1) SIGN PURSUANT TO SECTION 450.4 CHART 1.5(D).
2. CASE NO.: 2013-0206-A
PETITION FOR PARKING VARIANCE TO ALLOW 387 SPACES ON SITE IN LIEU OF THE REQUIRED 475 SPACES. GRANTED 4-29-13.

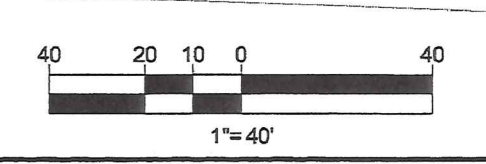
THE PETITION WAS GRANTED BY THE ZONING COMMISSIONER ON OCTOBER 20, 2010.



PLAN TO ACCOMPANY
SPIRIT & INTENT
REQUEST

REDLINE DATE: 01/21/2020

PETITIONER'S
EXHIBIT NO. 1



PROFESSIONAL CERTIFICATION
I, JOSEPH J. UCCIFERRO, 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. 19-00-001897, EXPIRATION DATE: 02/25/2014

PLAN REFERENCES:

1. BOUNDARY, BUILDING AREAS, AND TENANTS ARE SHOWN PER ELECTRONIC FILE PROVIDED BY FRAT (OWNER), RECEIVED ON 01/07/20.
2. PARKING COUNTS ARE BASED ON AERIAL PHOTOGRAPHY PER GOOGLE MAPS OBTAINED ON 01/08/20.

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 COMPLETE THE SCOPE OF THE WORK AS DERIVED BY THE DRAWINGS AND IN ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DERIVED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

BOHLER ENGINEERING

CORPORATE OFFICE:
WARREN, NJ

OFFICES:
BOWIE, MD
TOWSON, MD
ANNAPOLIS, MD
BALTIMORE, MD
FARMERSVILLE, VA
PHILADELPHIA, PA

PROJECT MANAGERS
SURVEYORS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CIVIL & CONSULTING ENGINEERS

REVISIONS			
REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (WV 1-800-546-4848) (PA 1-800-242-1776) (DC 1-800-257-7777) (VA 1-800-552-7071) (MD 1-800-287-7777) (DE 1-800-552-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: MD132027
DRAWN BY: MDD
CHECKED BY: MDD
DATE: 3/5/13
SCALE: 1"=40'
CAD L.D.: PVO

PROJECT: **PARKING VARIANCE PLAN**

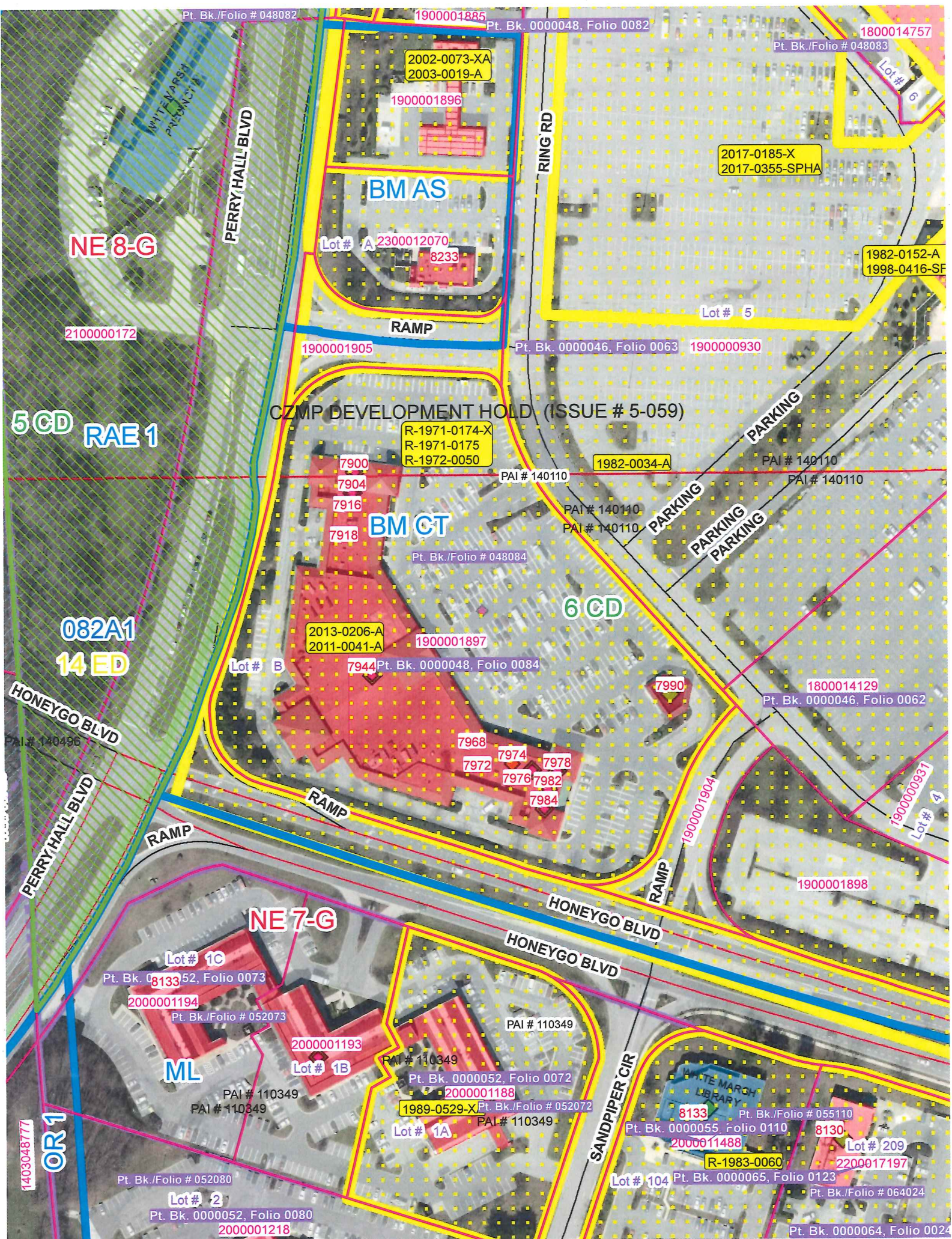
FOR
FEDERAL REALTY INVESTMENT TRUST
LOCATION OF SITE
7944 HONEYGO BOULEVARD
WHITE MARSH, MD
BALTIMORE COUNTY

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

J.J. UCCIFERRO
PROFESSIONAL ENGINEER
LICENSE NO. 19-00-001897
EXPIRATION DATE: 02/25/2014

SHEET TITLE:
PLAN TO ACCOMPANY PETITION FOR VARIANCE

SHEET NUMBER:
1
OF 1



IN RE: PETITION FOR VARIANCE

N/S Honeygo Boulevard, 157' E of c/line of
Perry Hall Boulevard
(7944 Honeygo Boulevard)
11th Election District
5th Council District

White Marsh Plaza Business Trust, *Owner*
Giant of Maryland, LLC, *Lessee*
Petitioners

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 2011-0041-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 the property owner, White Marsh Plaza Business Trust by Dawn M. Becker, its Vice President and General Counsel. Variance relief is requested from the Baltimore County Zoning Regulations (B.C.Z.R.) - Table of Sign Regulations - Attachment 1 (Chart), to permit ten (10) wall-mounted enterprise signs for the existing Giant supermarket in lieu of the permitted one (1) sign pursuant to Section 450.4 Chart 1.5(d). 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 request were Ronald Brumbaugh, Senior Manager of Construction for Giant, Mark Johnston of Gutschick, Little & 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.

ORDER RECEIVED FOR FILING

10-20-10

Date

By

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 "White Marsh Plaza" near the intersection of Perry Hall Boulevard and Honeygo Boulevard. The site is adjacent to Ring Road, a private road that encircles the White Marsh Mall. The property also sits in between "access road 4" and "access road 5" that connect Ring Road to Honeygo Boulevard and Perry Hall Boulevard respectively. The site is approximately 7.2 acres and is zoned B.M.-C.T. The center is improved with a multi-tenant retail building and a stand-alone PAD site bank. 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 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, 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 specific to the property that make it appropriate for variance relief. Although this site is over seven (7) acres, it acts as more of an out parcel or large PAD site of the White Marsh Mall. It borders directly on Ring Road, the private mall beltway, and is accessed off of appropriately named access roads connecting the public and private streets. The effect of the mall is such that it dictates the loading zones of the site be

developed along the collector public roads and not facing the smaller scale pedestrian space of Ring Road and the mall parking areas. Likewise, the boomerang shape of the site dictates a curving of the commercial building, thereby shielding the interior middle anchor tenant, which happens to be Giant, from having adequate visibility from the public roads. It is not until the intersection of Ring Road (passed the center entrance) until these signs are visible from public space, and even then only portions of the building front are clearly visible.

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 (1) sign that is 557.6 square feet (two times the length of the wall to which the signage is affixed). The wall mounted sign package would be just over half of this permitted square footage at less than 300 square feet. Furthermore, the sign regulations do attempt to allow stores to adequately advertise their services, and I believe that this relief is in keeping with that and other goals of the signage regulations. Lastly, customer recognition and identification of the stores is important as this reimagining is occurring not just in Baltimore County, but throughout all of Giant's operation across counties and states.

ORDER RECEIVED FOR FILING

Date

10-20-10

By

193

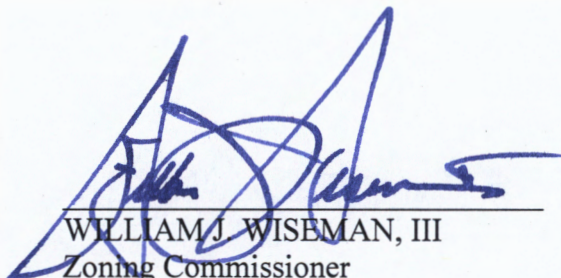
The testimony also bears that the granting of the variance will be in the interest of the public. The new sign package will utilize light-emitting-diode (LED) technology for illumination, thereby reducing the energy consumption by roughly ninety (90%) percent.

Pursuant to the advertisement, posting of the property and public hearing on the Petition held, and for the reasons set forth above, the relief requested should 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 Section 450.4 Chart 1.5(d) of the Baltimore County Zoning Regulations (B.C.Z.R.) – Table of Sign Regulations – to permit (10) wall-mounted enterprise signs for the existing Giant supermarket in lieu of the permitted one (1), 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 its 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



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**
N/S Honeygo Boulevard, 157' E of c/line of Perry Hall Boulevard
(7944 Honeygo Boulevard)
11th Election District - 5th Council District
White Marsh Plaza Business Trust, *Owner*; Giant of Maryland, LLC, *Lessee* – Petitioners
Case No. 2011-0041-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
Dawn M. Becker, White Marsh Plaza Business Trust, 1626 East Jefferson Street, Rockville, MD 20852
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. 2011-0041-A
(7944 Honeygo Blvd.)
White Marsh Mall

- 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, Lifeway Christian Store, 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 Lifeway Christian Stores' 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

2011-0041-A



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at: 7944 Honeygo Blvd.

which is presently zoned: BM-CT

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: JUAN CARLOS VIVAS
Name - Type or Print _____, 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 _____
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):

White Marsh Plaza Business Trust *
Name - Type or Print _____, Authorized Signatory

Signature _____
DAWN M. BECKER

Name - Type or Print _____
Vice President - General Counsel & Secretary
Signature _____

1626 E. Jefferson Street
Address _____ Telephone No. _____
Rockville MD 20852
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. 2011-0041A

ESTIMATED LENGTH OF HEARING _____

ORDER RECEIVED FOR FILING

REV 9/15/98

Date 10-20-10

By [Signature]

Reviewed By [Signature] UNAVAILABLE FOR HEARING
Date 7/27/10

* a Maryland business trust, by its sole trustee,
FR White Marsh, Inc., a Maryland
corporation

ATTACHMENT TO PETITION FOR VARIANCE

7944 Honeygo Boulevard
2nd Election District
6th Councilmanic District

1. To permit ten wall-mounted enterprise signs for the existing Giant supermarket in lieu of the permitted one pursuant to BCZR § 450. Attachment 1.5.d.
2. For such other and further relief as may be required by the Zoning Commissioner.

2011-0041-A

GLWGUTSCHICK, LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

GIANT FOOD #197

WHITE MARSH MALL

ZONING DESCRIPTION

Beginning at a point on the north side of Honeygo Boulevard which is 130 feet wide at a distance of 157 feet $\pm$ east of the centerline of the nearest improved intersection at Perry Hall Boulevard which is 130 wide. Thence the following courses and distances:

1. 140.41 feet along the arc, having a radius of 87.00 feet and chord bearing and distance of North 25°47'06" West, 125.66 feet
2. 406.37 feet along the arc, having a radius of 1974.86 feet and chord bearing and distance of North 14°33'20" East, 405.65 feet
3. 115.54 feet along the arc, having a radius of 90.00 feet and chord bearing and distance of North 60°36'17" East, 107.77 feet
4. South 82°37'01" East, 19.92 feet
5. 41.53 feet along the arc, having a radius of 539.50 feet and chord bearing and distance of South 84°49'20" East, 41.52 feet
6. South 87°01'39" East, 97.53 feet
7. 54.22 feet along the arc, having a radius of 40.00 feet and chord bearing and distance of South 48°11'50" East, 50.16 feet
8. 193.81 feet along the arc, having a radius of 332.00 feet and chord bearing and distance of South 26°05'27" East, 191.07 feet
9. South 42°48'54" East, 320.55 feet
10. South 03°22'34" West, 28.89 feet
11. 147.57 feet along the arc, having a radius of 289.50 feet and chord bearing and distance of South 32°34'56" West, 145.98 feet
12. South 17°58'46" West, 42.92 feet
13. 118.07 feet along the arc, having a radius of 90.00 feet and chord bearing and distance of South 55°33'53" West, 109.78 feet
14. North 72°01'14" West, 478.21 feet to the point of beginning

Being Parcel B in the subdivision of Whitmarsh Mall as recorded in Baltimore County Plat Book # 48, folio # 84, containing 313,980 square feet or 7.2080 acres. Also known as 7944 Honeygo Boulevard and located in the 14th Election District.

2011-0041-A

**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: 2011-0041A
Petitioner: Giant of Maryland
Address or Location: 7944 Honeygo Blvd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Debbie Sterrett
Address: 600 Washington Ave.
Suite 200
Towson, Md 21204
Telephone Number: 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: # 2011-0041-A

7944 Honeygo Boulevard

N/side of Honeygo Boulevard, 157 feet east of the center-line of Perry Hall Boulevard

11th Election District - 5th Councilmanic District

Legal Owner(s): White Marsh Plaza Business Trust

Contract Purchaser: Giant of MD, LLC

Variance: to permit ten wall-mounted enterprise signs for the existing Giant Supermarket in lieu of the permitted one, for such other and further relief as may be required by Zoning Commissioner.

Hearing: Thursday, October 7, 2010 at 2:00 p.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/9/732 Sept. 21

254957

CERTIFICATE OF PUBLICATION

9/23, 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 9/21, 2010.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

2011-0041-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: _____

7944 Honeygo Boulevard

September 22, 2010

The sign(s) were posted on _____

(Month, Day, Year)

Sincerely,

Robert Black September 23, 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 # 2011-0041-A

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

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

DATE AND TIME THURSDAY OCTOBER 7, 2010 AT 2:00 P.M.

REQUEST VARIANCE TO PERMIT TEN WALL-MOUNTED
ENTERPRISE SIGNS FOR THE EXISTING GIANT SUPERMARKET
IN LIEU OF THE PERMITTED ONE. FOR SUCH OTHER AND FURTHER
RELIEF AS MAY BE REQUIRED BY ZONING COMMISSIONERS.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-1191

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 Sterrett
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: 2011-0041-A

7944 Honeygo Boulevard

N/side of Honeygo Boulevard, 157 feet east of the centerline of Perry Hall Boulevard

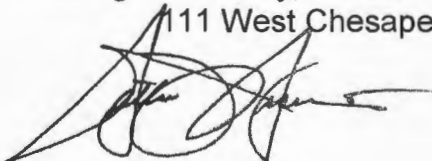
11th Election District – 5th Councilmanic District

Legal Owners: White Marsh Plaza Business Trust

Contract Purchaser: Giant of MD, LLC

Variance to permit ten wall-mounted enterprise signs for the existing Giant Supermarket in lieu of the permitted one, for such other and further relief as may be required by Zoning Commissioner.

Hearing: Thursday, October 7, 2010 at 2:00 p.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
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 8, 2010

NOTICE OF ZONING HEARING

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CASE NUMBER: 2011-0041-A

7944 Honeygo Boulevard

N/side of Honeygo Boulevard, 157 feet east of the centerline of Perry Hall Boulevard

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Hearing: Thursday, October 7, 2010 at 2:00 p.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:kl

C: Charles Marek, 600 Washington Ave., Ste. 200, Towson 21204
Dawn Becker, 1626 E. Jefferson St., Rockville, 20852
Juan 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 WEDNESDAY, 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.

30- 107- 2pm - 106

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 30, 2010

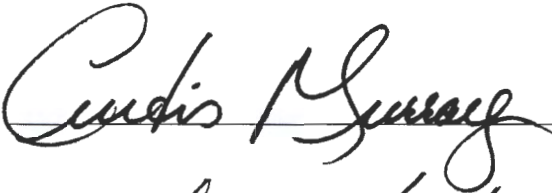
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-041- 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 # 11-041-A
Address 7944 Honeygo Boulevard
(White Marsh Plaza Business Trust)

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: 9/8/2010

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 26, 2010

FROM: ^{DAK}Dennis A. Kennedy, 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



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



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

State Highway
Administration

Beverley K. Swaim-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. 2011-0041-A
7944 HONEYCRO BLVD
GIANT OF MD, LLC
WHITE MARSH PLAZA
VARIANCE -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2011-0041-A.

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

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

RE: PETITION FOR VARIANCE * BEFORE THE
7944 Honeygo Blvd, N/S Honeygo Blvd, *
157' E c/line of Perry Hall Blvd * ZONING COMMISSIONER
11th Election & 5th Councilmanic Districts
Legal Owner(s): White Marsh Plaza Business* FOR
Contract Purchaser(s): Giant of Maryland, LLC
Petitioner(s) * BALTIMORE COUNTY
* 2011-041-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).

RECEIVED

AUG 27 2010

Peter Max Zimmerman

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>N/c</u>
<u>9-8</u>	DEPRM (if not received, date e-mail sent _____)	<u>N/c</u>
<u>8-25</u>	FIRE DEPARTMENT	<u>N/c</u>
_____	PLANNING (if not received, date e-mail sent _____)	_____
<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>None</u>)	
NEWSPAPER ADVERTISEMENT	Date: <u>9-24-10</u>	
SIGN POSTING	Date: <u>9-22-10</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: <u>See Washington Memo 7-27-10</u>		



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1d)

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

Account Identifier: District - 14 Account Number - 1900001897

Owner Information

Owner Name:	WHITE MARSH PLAZA BUSINESS TRUST C/O FEDERAL REALTY INVESTMENT TRUS	Use:	COMMERCIAL
Mailing Address:	ATTN ACCOUNTING DEPT 1626 EAST JEFFERSON ST ROCKVILLE MD 20852-4041	Principal Residence:	NO
		Deed Reference:	1) /17518/ 564 2)

Location & Structure Information

Premises Address	Legal Description
PERRY HALL BLVD	LT B 7.2080 AC WHITEMARSH MALL

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
82	3	205					B	1	Plat Ref: 48/ 84

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000	82,227 SF	7.20 AC	14

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2007	07/01/2009	07/01/2010
Land	5,406,000	5,406,000		
Improvements:	7,849,800	7,849,800		
Total:	13,255,800	13,255,800	13,255,800	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: NOTTINGHAM VILLAGE INC	Date: 02/10/2003	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /17518/ 564	Deed2:
Seller: WHITE MARSH MALL ASSOCIATES	Date: 07/22/1980	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 6185/ 805	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 *

White Marsh Plaza Bus. Trust
Chart of Ind.
CASE NAME 7944 Honeygo Blvd.
CASE NUMBER 2011-0041-A
DATE 10-7-10

[illegible]

GIF# 197
WHITE MARSH MALL
2011-0041-A













LONG & FOSTER REALTORS

7984

7984

986-K38













CLEANERS



Hair cutters



LIQUORS

OPEN













2011-0041-A No Exterior Entrance (customer)
on this wall

LifeWay

CHRISTIAN STORE









Case No.: 2011-0041-A 7944 Honeygo Blvd.

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	
No. 2	SIGN ELEVATIONS	
No. 3	RESUME - MARK A. JOHNSTON PE	
No. 4	Aerial Photo	
No. 5		
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

PETITIONER' S

EXHIBIT NO. 3

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)

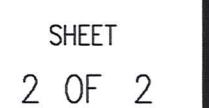
EXPERIENCE

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





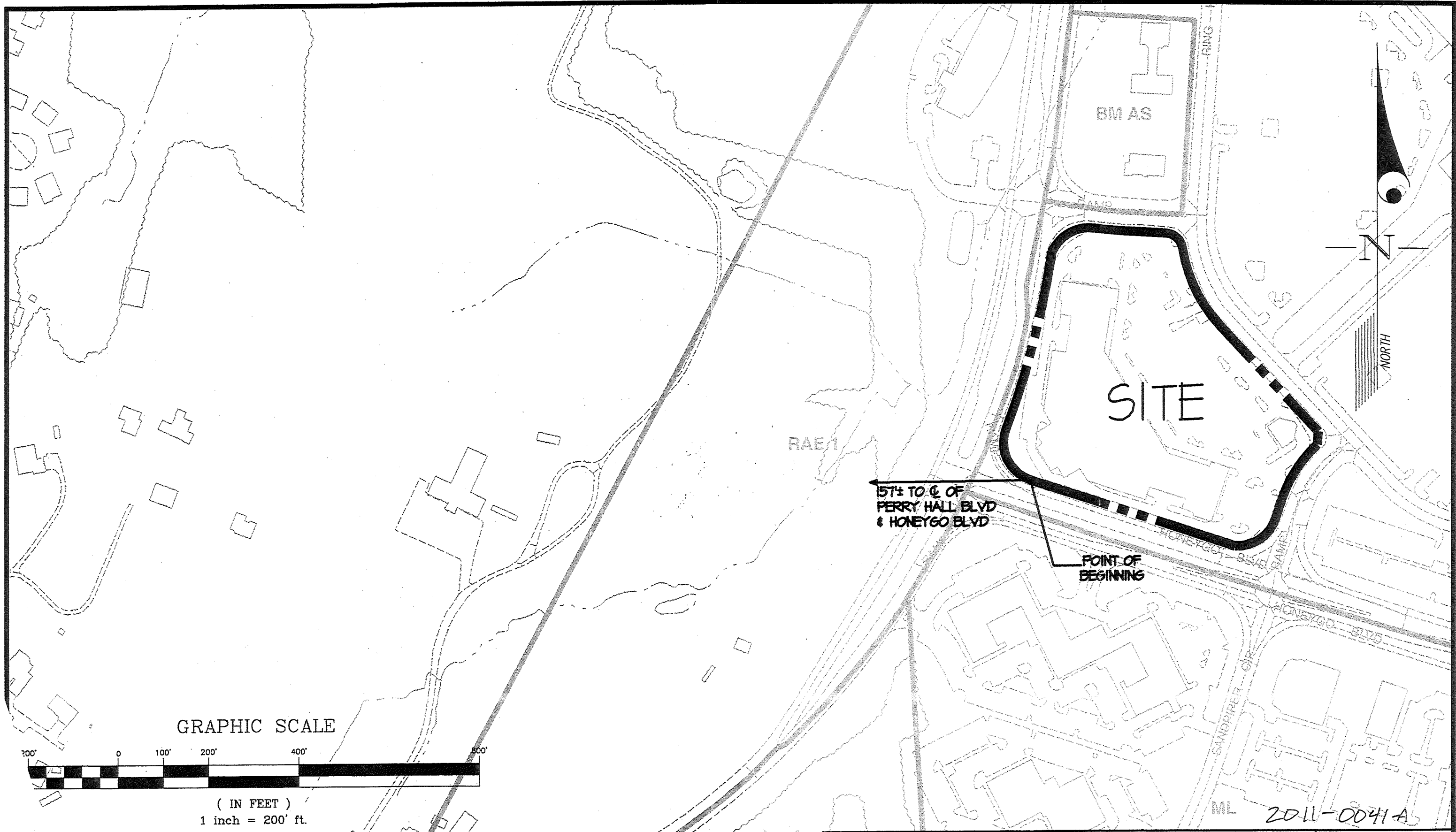
To see all the details that are visible on the screen, use the "Print" link next to the map.

[Print](#) [Send](#) [Link](#)



PETITIONER' S

EXHIBIT NO. 4



GRAPHIC SCALE



(IN FEET)
1 inch = 200' ft.

WGUTSCHICK LITTLE & WEBER, P.A.
SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
19 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
24 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
RAWINGS\09069\Design\09069eX01.dwg

DES. MAJ
DRN. ANL
CHK.

PREPARED FOR :
GIANT OF MARYLAND LLC
1385 HANCOCK STREET
QUINCY, MA 02169

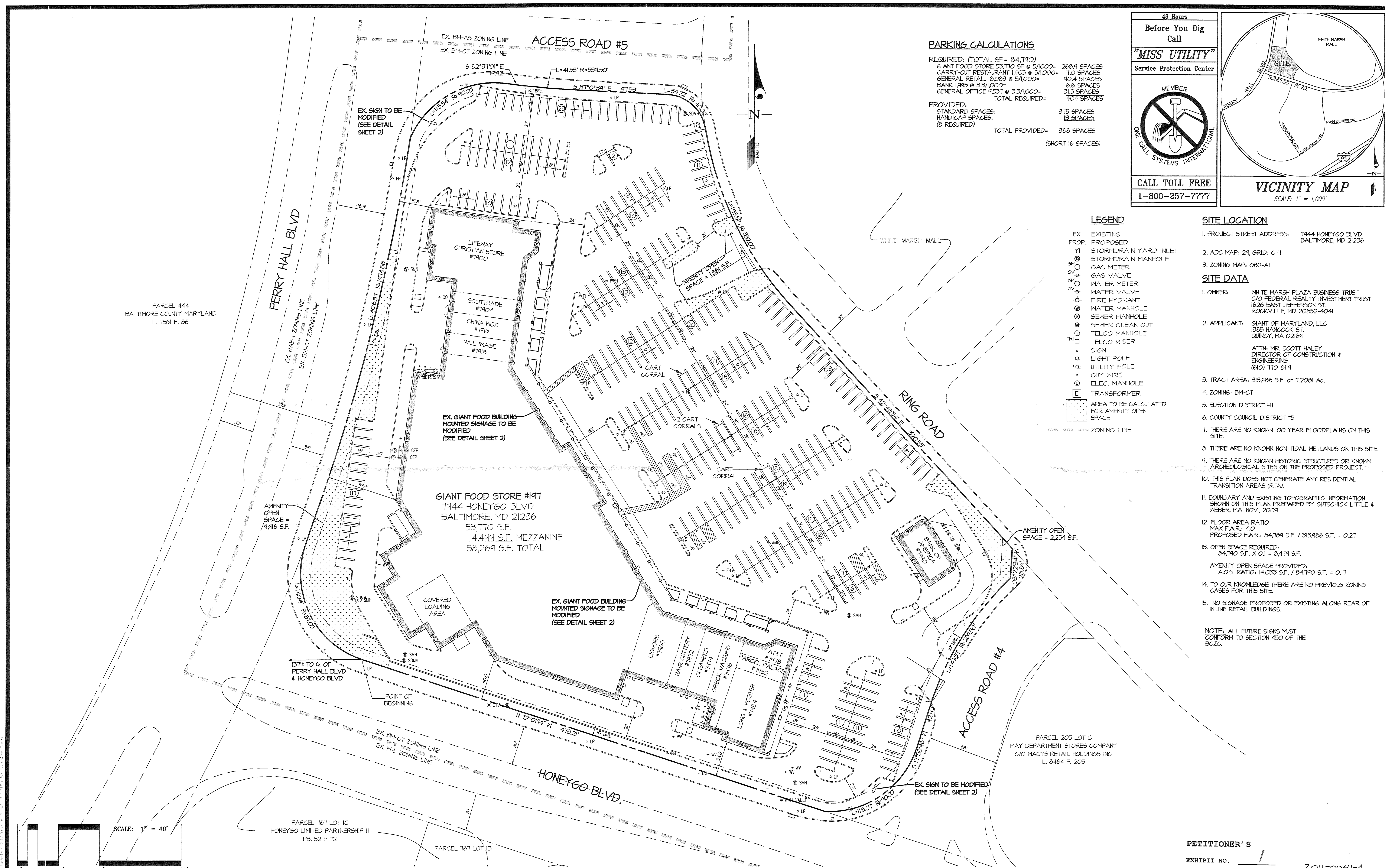
SCOTT HALEY
(617)770-8119

**GIANT FOOD #197
WHITE MARSH MALL
ZONING MAP 82-A1**

ZONING MAP EXHIBIT

G. L. W. No.	09069
ZONING	BM CT
TAX MAP/GRID	82-A1
DATE	JUNE, 2010
SCALE	1" = 200'
SHEET	1 OF 1

2011-0041-A



PARKING CALCULATIONS

REQUIRED: (TOTAL SF= 84,790)	
GIANT FOOD STORE 53,770 SF @ 5/1,000=	268.9 SPACES
CARRY-OUT RESTAURANT 1,405 @ 5/1,000=	7.0 SPACES
GENERAL RETAIL 18,083 @ 5/1,000=	90.4 SPACES
BANK 1,415 @ 3.3/1,000=	6.6 SPACES
GENERAL OFFICE 4,531 @ 3.3/1,000=	31.5 SPACES
TOTAL REQUIRED=	404.4 SPACES
PROVIDED:	
STANDARD SPACES:	375 SPACES
HANDICAP SPACES:	13 SPACES
(0 REQUIRED)	
TOTAL PROVIDED=	388 SPACES
	(SHORT 16 SPACES)

48 Hours

Before You Dig
Call

"MISS UTILITY"

Service Protection Center

MEMBER

ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
1-800-257-7777

VICINITY MAP

SCALE: 1" = 1,000'

- LEGEND**
- EX. EXISTING
 - PROP. PROPOSED
 - YI STORMDRAIN YARD INLET
 - SM STORMDRAIN MANHOLE
 - GM GAS METER
 - GV GAS VALVE
 - WM WATER METER
 - WV WATER VALVE
 - FD FIRE HYDRANT
 - SMH SEWER MANHOLE
 - SCS SEWER CLEAN OUT
 - TM TELCO MANHOLE
 - TR TELCO RISER
 - SP SIGN
 - LP LIGHT POLE
 - UP UTILITY POLE
 - GW GUY WIRE
 - EM ELEG. MANHOLE
 - TR TRANSFORMER
 - AREA TO BE CALCULATED FOR AMENITY OPEN SPACE
 - ZONING LINE
- SITE LOCATION**
- PROJECT STREET ADDRESS: 7444 HONEYGO BLVD BALTIMORE, MD 21236
 - ADC MAP: 29, GRID: C-11
 - ZONING MAP: 082-A1
- SITE DATA**
- OWNER: WHITE MARSH PLAZA BUSINESS TRUST
C/O FEDERAL REALTY INVESTMENT TRUST
1626 EAST JEFFERSON ST.
ROCKVILLE, MD 20852-4041
 - APPLICANT: GIANT OF MARYLAND, LLC
1385 HANCOCK ST.
QUINCY, MA 02169
ATTN: MR. SCOTT HALEY
DIRECTOR OF CONSTRUCTION & ENGINEERING
(617) 770-8114
 - TRACT AREA: 313,986 S.F. or 7.2081 Ac.
 - ZONING: BM-CT
 - ELECTION DISTRICT #11
 - 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).
 - BOUNDARY AND EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN PREPARED BY GUTSCHICK LITTLE & WEBER, P.A. NOV., 2009
 - FLOOR AREA RATIO
MAX F.A.R.: 4.0
PROPOSED F.A.R.: 84,790 S.F. / 313,986 S.F. = 0.27
 - OPEN SPACE REQUIRED:
84,790 S.F. x 0.1 = 8,479 S.F.
AMENITY OPEN SPACE PROVIDED:
A.O.S. RATIO: 14,033 S.F. / 84,790 S.F. = 0.17
 - TO OUR KNOWLEDGE THERE ARE NO PREVIOUS ZONING CASES FOR THIS SITE.
 - NO SIGNAGE PROPOSED OR EXISTING ALONG REAR OF IN-LINE RETAIL BUILDINGS.
- NOTE: ALL FUTURE SIGNS MUST CONFORM TO SECTION 430 OF THE B.Z.C.

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

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

David E. Weber 23 July 2010

PREPARED FOR:

GIANT OF MARYLAND, LLC
1385 HANCOCK ST.
QUINCY, MA 02169

ATTN: MR. SCOTT HALEY
(617)-770-8119

SCALE
1" = 40'

DATE
NOV, 2009

ZONING
BM-CT

TAX MAP - GRID
82, A-1

PLAN TO ACCOMPANY PETITION FOR VARIANCE HEARING

WHITE MARSH MALL
GIANT FOOD STORE #197

ELECTION DISTRICT No. 11, COUNCILMANIC DISTRICT No. 5

BALTIMORE COUNTY, MARYLAND

G. L. W. FILE NO.
09069

SHEET
1 OF 2