

IN RE: PETITION FOR VARIANCE

NE corner of Goucher Boulevard and
Joppa Road
9th Election District
5th Councilmanic District
(801-803 Goucher Blvd.)

Towson VF LLC

Legal Owner

Noodles and Company, Inc.

Contract Purchaser

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
*
*
* CASE NO. 2011-0046-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owner of the subject property, Towson VF LLC, by Vornado Realty Trust, Authorized Signatory, and the Contract Lessee, Noodles & Company, Inc., by Anna Putnam, Designer/Corporate Representative. Variance relief is requested from Section 450.4.5(d) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow 2 wall-mounted enterprise signs on a façade with a separate exterior customer entrance in lieu of the permitted 1 wall-mounted sign (front façade), and to allow 1 wall-mounted enterprise sign on a façade without a separate exterior customer entrance in lieu of the 0 wall-mounted signs permitted (rear façade). The subject property and requested relief are more fully described on the site plan and the signage details, which were marked and accepted into evidence as Petitioner's Exhibits 1A and 1B, respectively.

Appearing at the requisite public hearing in support of the variance request were Leslie M. Pittler, Esquire on behalf of Petitioner Noodles & Company, Inc. and David Karceski, Esquire on behalf of the property owner, Towson VF LLC. Also appearing in support of the requested relief were Joshua Sharon with Morris & Ritchie Associates, Inc., the professional

ORDER RECEIVED FOR FILING

Date 10-19-10

By PS

engineer who prepared the site plan, and George Marino with Service Neon Signs in Springfield, VA, the firm that handles signage installations for Petitioner. There were no Protestants or other interested citizens in attendance.

Testimony and evidence offered revealed that the subject property is located at the southeast corner of the intersection of Joppa Road and Goucher Boulevard, in the Towson area of Baltimore County. The 19 acre parcel with attendant improvements is zoned B.L.-C.C.C. (Business Local – Commercial, Community Core), triangularly shaped and surrounded by Goucher Boulevard to the south and west, Joppa Road to the north, and Prince Road to the east. The site is improved with an existing shopping center, which is undergoing redevelopment, including improvement of existing building facades and the construction of additional pad sites. An aerial photograph, marked and accepted into evidence as Petitioner's Exhibit 3, helps illustrate both the location as well as the unusual shape and constraints of the site. Petitioner Noodles & Company, Inc. is a privately held chain of fast casual restaurants with franchises located throughout the United States. The company was founded in 1995 and is headquartered in Colorado. As explained by Mr. Sharon, Petitioner's consulting engineer, several of the pad sites are undergoing development with Petitioner slated for Pad 1, as shown on the site plan. This pad is located near the frontage on Goucher Boulevard and also near the entrance to the site from that public road.

Petitioner's signage expert, Mr. Marino, indicated that the requested variance relief pertains to the two proposed wall mounted enterprise signs on the front façade that has a separate exterior customer entrance, as well as the one wall mounted enterprise sign proposed for the rear façade of the restaurant building without a separate exterior customer entrance. The Zoning Regulations permit one such wall mounted enterprise sign on the front façade with a separate

ORDER RECEIVED FOR FILING

Date 10.19.10 2

By BM

exterior entrance, and no such signs on the rear façade without a separate exterior customer entrance. The sign proposed for the front and rear façades were identified on the site plan as Signs "A" and "B," respectively. Sign "D" was originally included in the Petition for Variance as one of the two wall mounted enterprise signs proposed for the front façade in lieu of the permitted one sign; however, after consulting with the Zoning Review Office, that office construed Sign "D," which states in small lettering "EST. 1995" not to be an enterprise sign, but rather as a commemorative, memorial sign that does not require a variance. Hence, Mr. Pittler requested to amend the variance request to remove the reference to the request for two wall mounted enterprise signs on the front façade (since only one is requested and is permitted by right) and to request variance relief for only the one requested wall mounted enterprise sign for the rear façade. This request actually lessens the relief requested and was permitted.

In support of the requested variance relief, Mr. Sharon explained that the specific need for the variance is generated by the unusual features and characteristics of the property. Specifically, the irregular shape of the overall site, the significant grade changes along the public road frontage and orientation and elevation of the Pad 1 site above street level, the curvature of the surrounding roads, and the existing mature landscaping along Goucher Boulevard are all factors that contribute to the uniqueness of the subject property and severely hamper visibility into the site. It was further indicated that the sign Regulations are relatively basic for an in-line strip shopping center, but in this case, due to the unique shape of the property and layout of improvements internally, all four sides of the restaurant are visible and in need of identification for patrons. A strict interpretation of the sign regulations contained within the B.C.Z.R. would not allow for adequate identification of the restaurant and no adverse impact would result.

ORDER RECEIVED FOR FILING

Date 10.19.10

By Bj

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated September 1, 2010 which indicates their support for the requested relief. They add that the building is designed to present finished facades on all elevations and the signage package is well integrated with the design.

Having considered all of the evidence and proffered testimony on this issue, I am persuaded to grant the Petition for Variance. Based on my review of the site plan, the signage details, and the aerial photograph of the property, I find the requirements of B.C.Z.R. Section 307.1 to be satisfied. The proposed wall mounted enterprise sign for the rear façade is appropriate, given the unique shape, orientation, and constraints of the site, which together limit the site visibility. The sign will facilitate adequate identification of the restaurant from the public road as well as to internal traffic, which would not be possible if the sign were not permitted. I also note that there are no adverse Zoning Advisory Committee (ZAC) comments, and in fact the Office of Planning is supportive of the requested relief and the signage package. Finally, I find this variance request can be granted in strict harmony with the spirit and intent of the Zoning Regulations, and in such a manner as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered, I find that Petitioner's variance requests should be granted.

THEREFORE, IT IS ORDERED this 19th day of October, 2010 by this Deputy Zoning Commissioner that Petitioner's Variance request from Section 450.4.5(d) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow 1 wall-mounted enterprise sign on a

ORDER RECEIVED FOR FILING

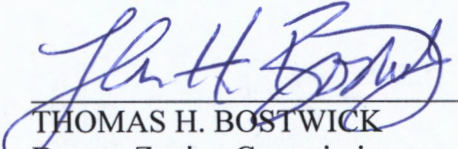
Date 10.19.10 4

By [Signature]

façade without a separate exterior customer entrance in lieu of the 0 wall-mounted signs permitted (rear façade) be and is hereby **GRANTED**, subject to the following:

1. Petitioner may apply for permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 10.19.10

5

By PS



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 19, 2010

LESLIE M. PITTLER, ESQUIRE
25 WANDSWORTH BRIDGE WAY
LUTHERVILLE MD 21093

Re: Petition for Variance
Case No. 2011-0046-A
Property: 801-803 Goucher Blvd.

Dear Mr. Pittler:

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

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

Sincerely,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB/pz

Enclosure

c: David Karceski, Esquire, Venable LLP, 210 West Pennsylvania Avenue #500, Towson, MD 21204
Joshua Sharon, Morris & Ritchie Associates, Inc., 1220-C East Joppa Road, Suite 505, Towson MD 21286
George Marino, Service Neon Signs, 6611 Iron Place, Springfield VA 22151



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 801-803 Goucher Boulevard
which is presently zoned BL-CCC

Deed Reference: / Tax Account # 09-0905840090

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 Attached

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

To be determined at hearing.

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

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

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

Contract Purchaser/Lessee:

See Attached

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Leslie M. Pittler, Esquire

Name - Type or Print

Signature

Company

25 Wandsworth Bridge Way 410-823-4455

Address

Telephone No.

Lutherville

MD

21093-3962

City

State

Zip Code

Legal Owner(s):

See Attached

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Leslie M. Pittler, Esquire

Name

25 Wandsworth Bridge Way 410-823-4455

Address

Telephone No.

Lutherville

MD

21093-3962

City

State

Zip Code

Case No. 2011-0046-A

ORDER RECEIVED FOR FILING

REV 8/20/07

Date 10-19-10

By PS

Office Use Only

Estimated Length of Hearing
Unavailable For Hearing

Reviewed by P.T./L.W. Date 7/29/10

**Attachment to
Petition for Variance**

801 Goucher Boulevard

450.4.5(d) of the Baltimore County Zoning Regulations to allow 2 wall-mounted enterprise signs on a facade with a separate exterior customer entrance in lieu of the permitted 1 wall-mounted sign (front facade), and to allow 1 wall-mounted enterprise sign on a facade without a separate exterior customer entrance in lieu of the 0 wall-mounted signs permitted (rear facade).

**Attachment to
Petition for Variance**

801-803 Goucher Boulevard

Contract Lessee:

Noodles & Company, Inc.

By: Anna Putnam 7/12/10
Anna Putnam
Designer/Corporate Representative
Noodles & Company, Inc.
520 Zang Sreet, Ste. D
Broomfield, CO 80021
(720) 214-1997

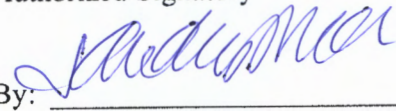
**Attachment to
Petition for Variance**

801-803 Goucher Boulevard

Legal Owner:

Towson VF L.L.C.

By: Vornado Realty Trust,
Authorized Signatory

By: 

Sandeep Mathrani
Executive Vice President
888 7th Avenue, 29th Floor
New York, New York 10019
(212) 894-7000

TO1DOCS1-#287033-V1

2011-0046-A

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



July 26, 2010

ZONING DESCRIPTION
SIGN VARIANCE REQUEST

Beginning at a point in the westerly line of Prince Road, 70 feet wide, at the southerly line of Joppa Road running thence from said point of beginning;

1. South 23°25'43" West 660.42 feet;
2. Southwesterly by a line curving to the right having a radius of 270.67 feet for an arc distance of 222.61 feet said curve being subtended by a chord bearing South 46°59'25" West 216.39 feet;
3. South 70°24'46" West 40.98 feet;
4. North 65°17'30" West 79.02 feet;
5. Northwesternly by a line curving to the left having a radius of 1965.00 feet for an arc distance of 70.10 feet said curve being subtended by a chord bearing North 24°44'03" West 70.09 feet;
6. North 20°17'30" West 104.96 feet;
7. North 29°36'08" West 49.08 feet;
8. Northwesternly by a line curving to the left having a radius of 111.00 feet for an arc distance of 29.82 feet said curve being subtended by a chord bearing North 18°55'44" West 29.66 feet;
9. Northwesternly by a line curving to the left having a radius of 1977.00 feet for an arc distance of 242.97 feet said curve being subtended by a chord bearing North 32°56'07" West 242.82 feet;
10. North 36°27'22" West 218.44 feet;
11. Northwesternly by a line curving to the right having a radius of 1843.00 feet for an arc distance of 94.35 feet said curve being subtended by a chord bearing North 34°59'21" West 94.34 feet;
12. North 33°31'22" West 187.19 feet;
13. Northwesternly by a line curving to the right having a radius of 389.00 feet for an arc distance of 49.81 feet said curve being subtended by a chord bearing North 29°51'17" West 49.77 feet;
14. Northwesternly by a line curving to the right having a radius of 1855.00 feet for an arc distance of 104.88 feet said curve being subtended by a chord bearing North 24°34'01" West 104.87 feet;
15. North 22°56'50" West 14.79 feet;

P:\14993\Survey\Descriptions\14993-Zoning Description Special Hearing.doc

1220-C East Joppa Road, Suite 505, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

Abingdon, MD + Laurel, MD + Towson, MD + Georgetown, DE + Wilmington, DE + York, PA
(410) 515-9000 (410) 792-9792 (410) 821-1690 (302) 855-5734 (302) 326-2200 (717) 751-6073

2011-0046-A

Zoning Description

Northeasterly side of Goucher Boulevard

July 26, 2010

Page 2

16. North 26°51'39" East 132.07 feet;

17. South 67°59'13" East 24.99 feet;

18. Southeasterly by a line curving to the right having a radius of 89.00 feet for an arc distance of 30.99 feet said curve being subtended by a chord bearing South 62°33'19" East 30.83 feet;

19. Southeasterly by a line curving to the left having a radius of 111.00 feet for an arc distance of 38.65 feet said curve being subtended by a chord bearing South 62°33'20" East 38.45 feet;

20. South 72°31'48" East 415.69 feet;

21. Southeasterly by a line curving to the left having a radius of 841.00 feet for an arc distance of 50.15 feet said curve being subtended by a chord bearing South 74°14'16" East 50.14 feet;

22. South 75°56'46" East 151.23 feet;

23. Southeasterly by a line curving to the right having a radius of 839.00 feet for an arc distance of 48.82 feet said curve being subtended by a chord bearing South 74°16'45" East 48.81 feet;

24. South 72°36'44" East 135.60 feet;

25. Southeasterly by a line curving to the right having a radius of 903.64 feet for an arc distance of 117.07 feet said curve being subtended by a chord bearing South 68°54'03" East 116.99 feet;

26. South 65°16'33" East 101.24 feet;

27. South 20°35'15" East 28.67 feet to the point of beginning having an address of 801 Goucher Boulevard and being located along the northeasterly side of said Goucher Boulevard.

Containing 637, 531 square feet or 14.635 acres of land, more or less and being located in the Ninth Election District, Fifth Councilmanic District, of Baltimore County, Maryland.



Robert W. Bowling
Professional Engineer No. 14015

**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: 2011-0046-A
Petitioner: TOWSON VF LLC
Address or Location: 801-803 Gaucher Boulevard

PLEASE FORWARD ADVERTISING BILL TO:

Name: Josh Sharon of Morris & Ritchie Associates Inc
Address: 1220-C East Joppa Road Suite 505
Towson MD 21286

Telephone Number: 410-821-1690

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

No. **58862**

Date: **7/29/10**

PAID RECEIPT

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: **LESLIE M. PITTLER PA.**

For: **2011-0046-A**
TOWSON VF LLC

D. THOMPSON

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: # 2011-0046-A

801-830 Goucher Boulevard
N/east corner of Goucher Boulevard
9th Election District
5th Councilmanic District
Legal Owner(s): Towson VF, LLC

Contract Purchaser: Noodles & Company, Inc.

Variance to allow 2 wall-mounted enterprise signs on a facade with a separate exterior customer entrance in lieu of the permitted 1 wall-mounted sign (front facade) and to allow 1 wall-mounted enterprise sign on a facade without separate exterior customer entrance in lieu of the 0 wall-mounted signs permitted (rear facade).

Hearing: Monday, October 18, 2010 at 9:00 a.m., in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

09/468 Sept. 30

256095

CERTIFICATE OF PUBLICATION

_____, 20 10,
9/30

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 9/30, 20 10.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

2011-0046-A

RE: Case No.: _____

Petitioner/Developer: _____
Noodles & Company, Inc.

Oct. 18, 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:

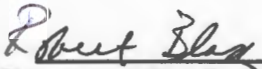
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

801-830 Goucher Boulevard

October 2 2010

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

Sincerely,

 October 7 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 #2011-0046-A

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

Room 104 JEFFERSON BUILDING
PLACE: 105 WEST CHESAPEAKE AVENUE TOWSON 21204

DATE AND TIME MONDAY, OCTOBER 18, 2010 AT 9:00 A.M.

REQUEST VARIANCE TO ALLOW 2 WALL-MOUNTED ENTERPRISE

SIGNS ON A FACADE WITH A SEPARATE EXTERIOR CUSTOMER
ENTRANCE IN LIEU OF THE PERMITTED 1 WALL-MOUNTED SIGN
(FRONT FACADE) AND TO ALLOW 1 WALL-MOUNTED ENTERPRISE
SIGN ON A FACADE WITHOUT SEPARATE EXTERIOR CUSTOMER
ENTRANCE IN LIEU OF THE 0 WALL-MOUNTED SIGNS PERMITTED
(REAR FACADE).

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING, CALL 887-3391

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

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 30, 2010 Issue - Jeffersonian

Please forward billing to:

Josh Sharon
Morris & Ritchie Associates, Inc.
1220-C East Joppa Road, Ste. 505
Towson, MD 21286

410-821-1690

NOTICE OF ZONING HEARING

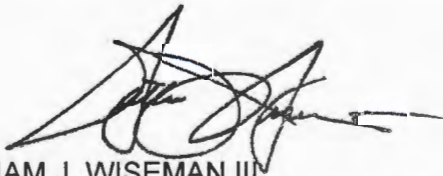
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0046-A

801-830 Goucher Boulevard
N/east corner of Goucher Boulevard
9th Election District – 5th Councilmanic District
Legal Owners: Towson VF, LLC
Contract Purchaser: Noodles & Company, Inc.

Variance to allow 2 wall-mounted enterprise signs on a façade with a separate exterior customer entrance in lieu of the permitted 1 wall-mounted sign (front façade) and to allow 1 wall-mounted enterprise sign on a façade without separate exterior customer entrance in lieu of the 0 wall-mounted signs permitted (rear façade).

Hearing: Monday, October 18, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

September 17, 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: 2011-0046-A

801-830 Goucher Boulevard
N/east corner of Goucher Boulevard
9th Election District – 5th Councilmanic District
Legal Owners: Towson VF, LLC
Contract Purchaser: Noodles & Company, Inc.

Variance to allow 2 wall-mounted enterprise signs on a façade with a separate exterior customer entrance in lieu of the permitted 1 wall-mounted sign (front façade) and to allow 1 wall-mounted enterprise sign on a façade without separate exterior customer entrance in lieu of the 0 wall-mounted signs permitted (rear façade).

Hearing: Monday, October 18, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:kl

C: Leslie Pittler, 25 Wandsworth Bridge Way, Lutherville 21093-3962
Sandeep Mathrani, Vornado Realty Trust, 888 7th Ave., 29th Fl., New York NY 10019
Noodles & Co., Anna Putnam, 520 Zang Street, Ste. D, Broomfield CO 80021

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 2, 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

JAMES T. SMITH, JR.
County Executive

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

October 14, 2010

Leslie Pittler
25 Wandsworth Bridge Way
Lutherville, MD 21093-3962

Dear: Leslie Pittler

RE: Case Number 2011-0046-A, 801-803 Goucher Blvd

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 29, 2010. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Anna Putnam: Noodles & Company, Inc.; 520 Zang St, Ste. D; Broomfield, CO 80021
Sandeep Mathrani; Vornado Realty Trust, 888 7th Ave., 29th Fl., New York, New York 10019

TB- 10/18 - 9am-104

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 1, 2010

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

ZONING COMMISSIONER

SEP 01 2010

SUBJECT: Zoning Advisory Petition(s): Case(s) 11-046- Variance - Amended

RECEIVED

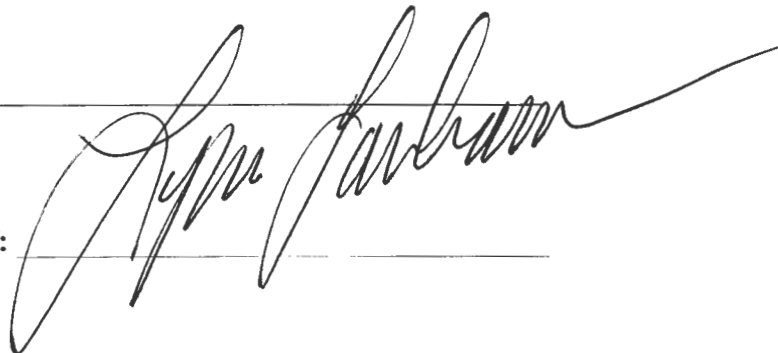
The Office of Planning has reviewed the above referenced case(s) and supports the requested relief. The building is designed to present finished facades on all elevations and the signage package is well integrated with the design.

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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 30, 2010

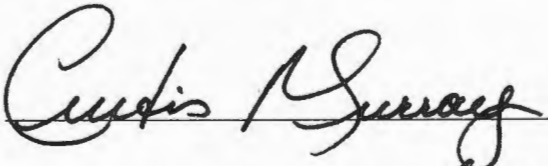
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-046- Variance**

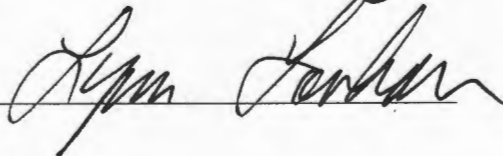
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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





BALTIMORE COUNTY
MARYLAND

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: ^{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



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

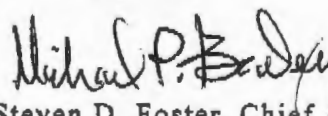
RE: Baltimore County
Item No. 2011-0046-A
801-803 GOUCHER BLVD.
NOODLES & COMPANY, INC.
VARIANCE -

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. 2011-0046-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

TB- 10/18-9am-104

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 # 11-046-A
Address 801 – 803 Goucher Boulevard
(Towson VF LLC)

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

RE: PETITION FOR VARIANCE * BEFORE THE
801-803 Goucher Blvd; NE corner of *
Goucher Blvd and Joppa Road * ZONING COMMISSIONER
9th Election & 5th Councilmanic Districts *
Legal Owner(s): Towson VF LLC * FOR
Contract Purchaser(s): Noodles & Company, Inc *
Petitioner(s) * BALTIMORE COUNTY
* 2011-046-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 27th day of August, 2010, a copy of the foregoing Entry of Appearance was mailed to Leslie Pittler, Esquire, 25 Wandsworth Bridge Way, Lutherville, MD 21093, 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>8-26-10</u>	DEVELOPMENT PLANS REVIEW	<u>nc</u>
<u>9-8-10</u>	DEPRM (if not received, date e-mail sent _____)	<u>nc</u>
<u>8-25-10</u>	FIRE DEPARTMENT	<u>nc</u>
<u>9-1-10</u>	PLANNING (if not received, date e-mail sent _____)	<u>supports</u>
<u>8-25-10</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>9-30-10</u>	
SIGN POSTING	Date: <u>10-2-10</u> <u>Blach</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

CASE NAME 2011-0046-N
CASE NUMBER _____
DATE October 18, 2010

CASE NUMBER _____
DATE October 18, 2010

[illegible]

Case No.: 2011-0046-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	A- site plan A+B B- signage detail	
No. 2	resume of Joshua Sharon	
No. 3	aerial photograph	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

JOSHUA T. SHARON
P.E, S.I.T, LEED AP, C.P.E.S.C.

Project Assignment:

Civil Project Engineer

Years of Experience:

Previous employers: 1
MRA: 4.75

Education:

B.S., Civil Engineering,
University of Maryland, 2005

Active Registration:

Maryland – Professional Engineer,

Maryland – Surveyor in Training,

LEED Accredited Professional,

Certified Professional in Erosion &
Sediment Control

Professional Affiliations:

American Society of Civil Engineers

National Society of Professional
Engineers

Maryland Society of Professional
Engineers

Recognitions:

2009 Consultant of the Year by the
Baltimore County Soil
Conservation District



MORRIS & RITCHIE ASSOCIATES, INC.

Qualifications:

Mr. Sharon is a Civil Project Engineer with Morris & Ritchie Associates, Inc.'s Towson office. Mr. Sharon has a comprehensive background in the civil engineering field. He has worked with Morris & Ritchie Associates on a variety of projects located in Baltimore County, Baltimore City, Harford County, Garrett County and Frederick County.

Mr. Sharon has extensive experience in the design and development of an assortment of site development projects including single-family residential communities, multi-tenant neighborhoods, commercial properties, retail centers, hospitality buildings and telecommunication sites. He has extensive knowledge of the procedures for processing permits and developments through Baltimore County.

As Project Engineer in MRA's Towson office, Mr. Sharon is responsible for engineering design of development projects, day-to-day management of client services and preparation of construction documents. Mr. Sharon has extensive design experience that includes site layout and design, grading, earthwork analysis, storm drain and utility design, hydrology and hydraulic analysis and design, erosion and sediment control design, culvert analysis and design, roadway design and stormwater management design for both commercial lots and residential subdivision projects.

PETITIONER' S

EXHIBIT NO.

2

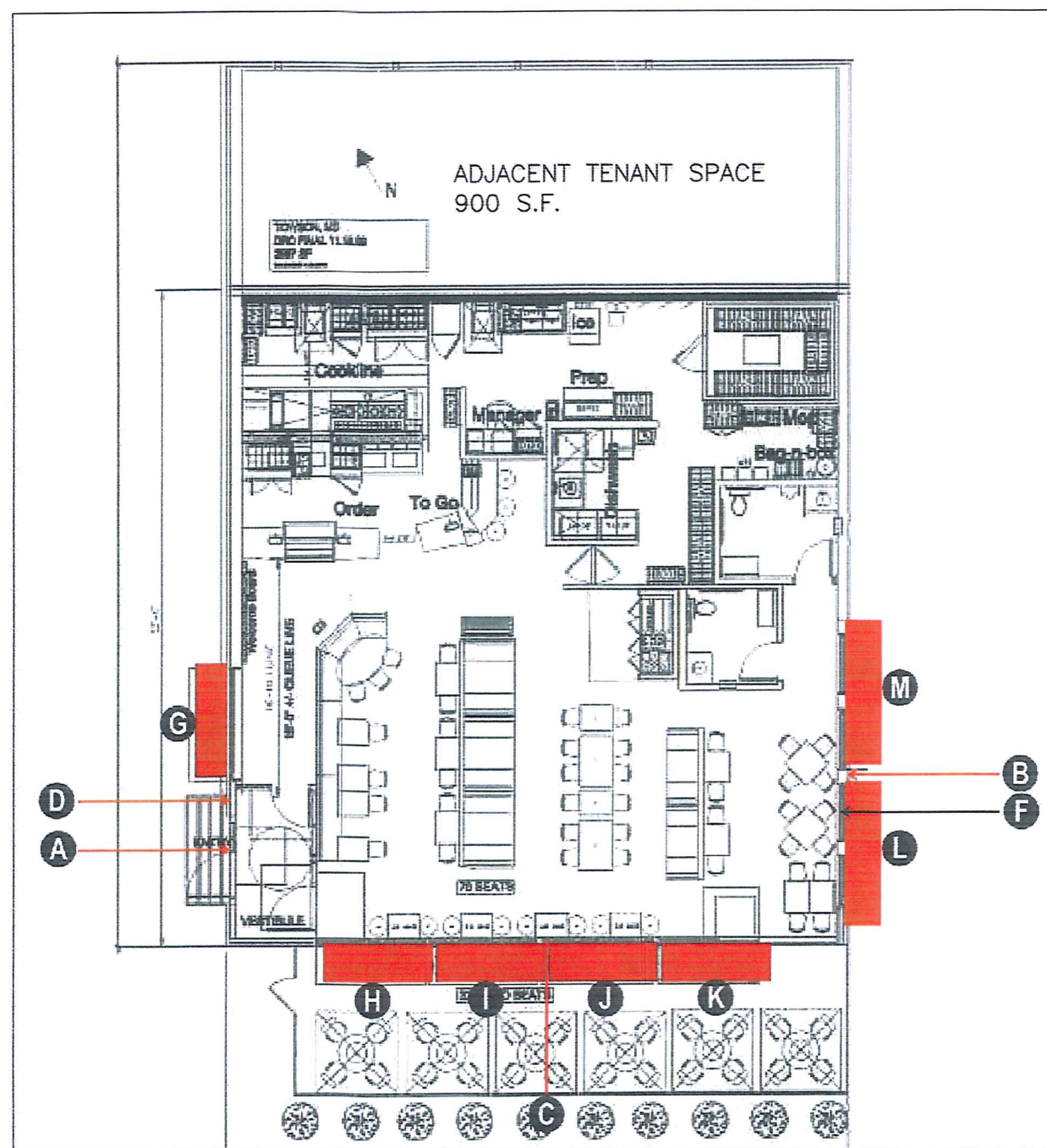


Copyright (C) 2010 Baltimore County, Maryland

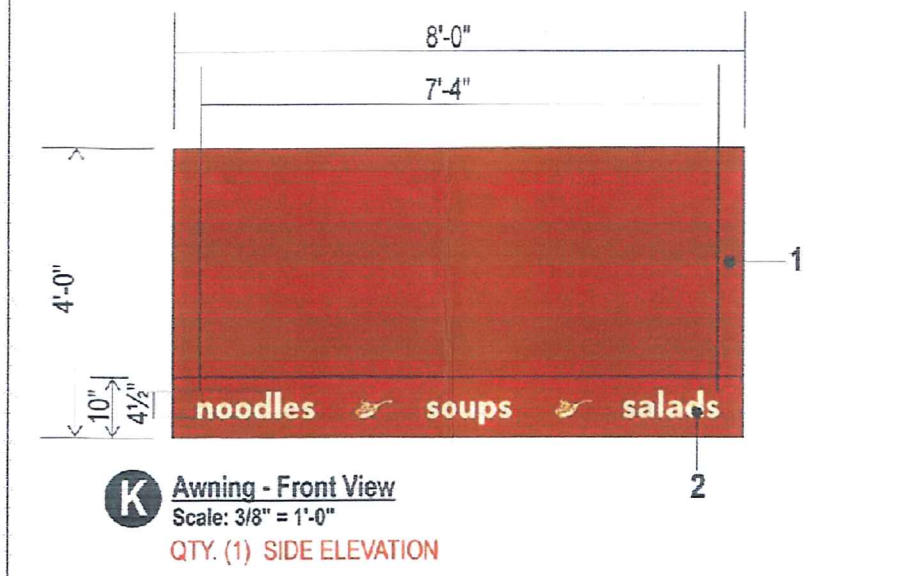
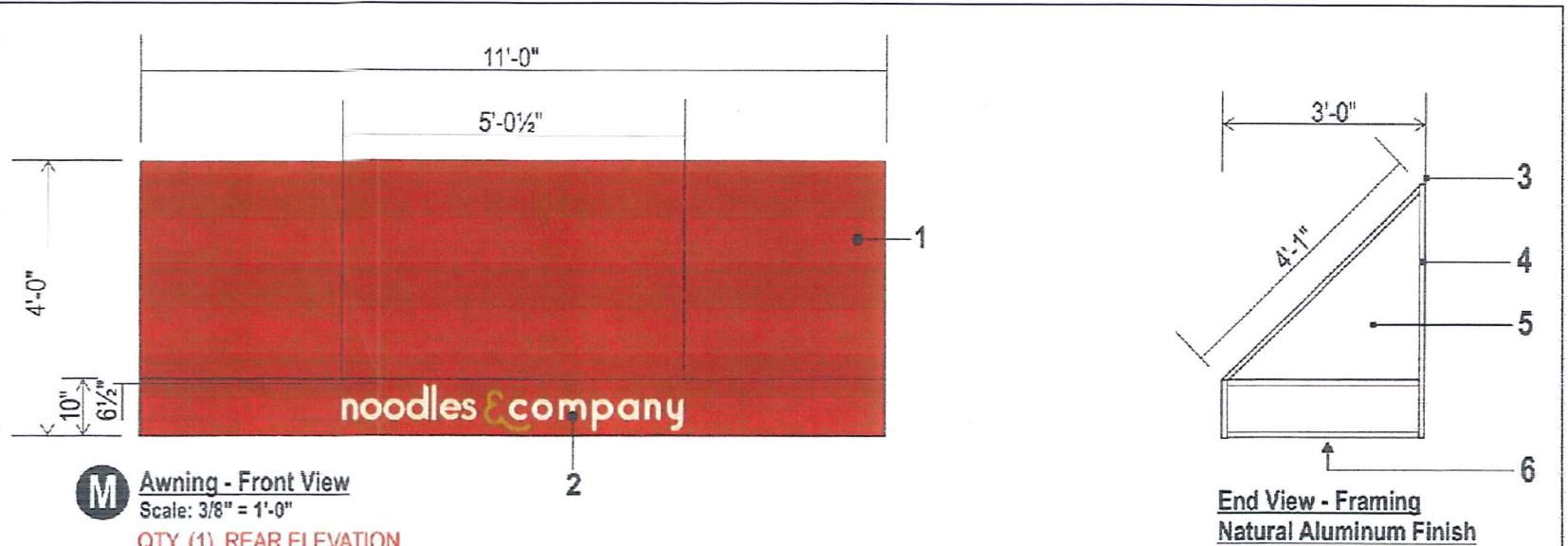
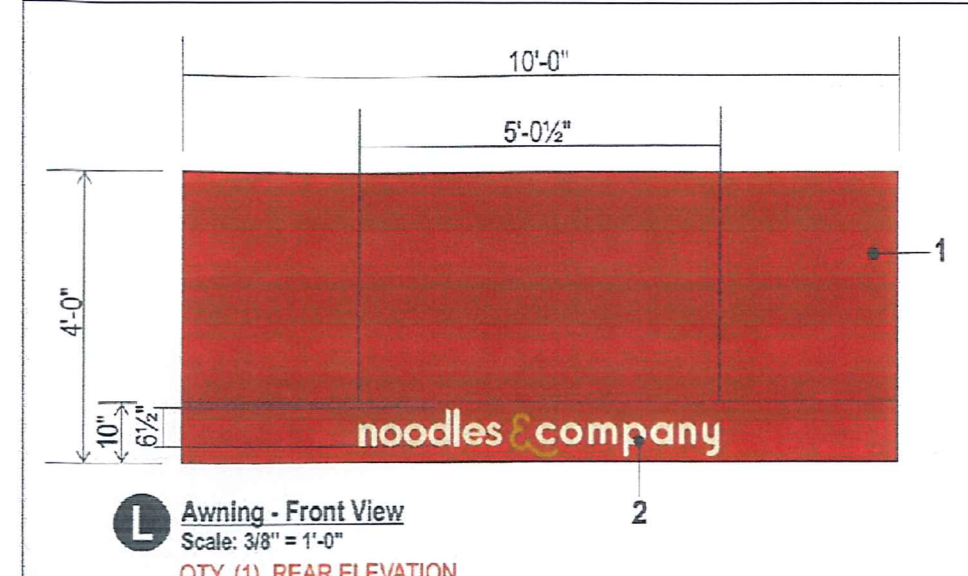
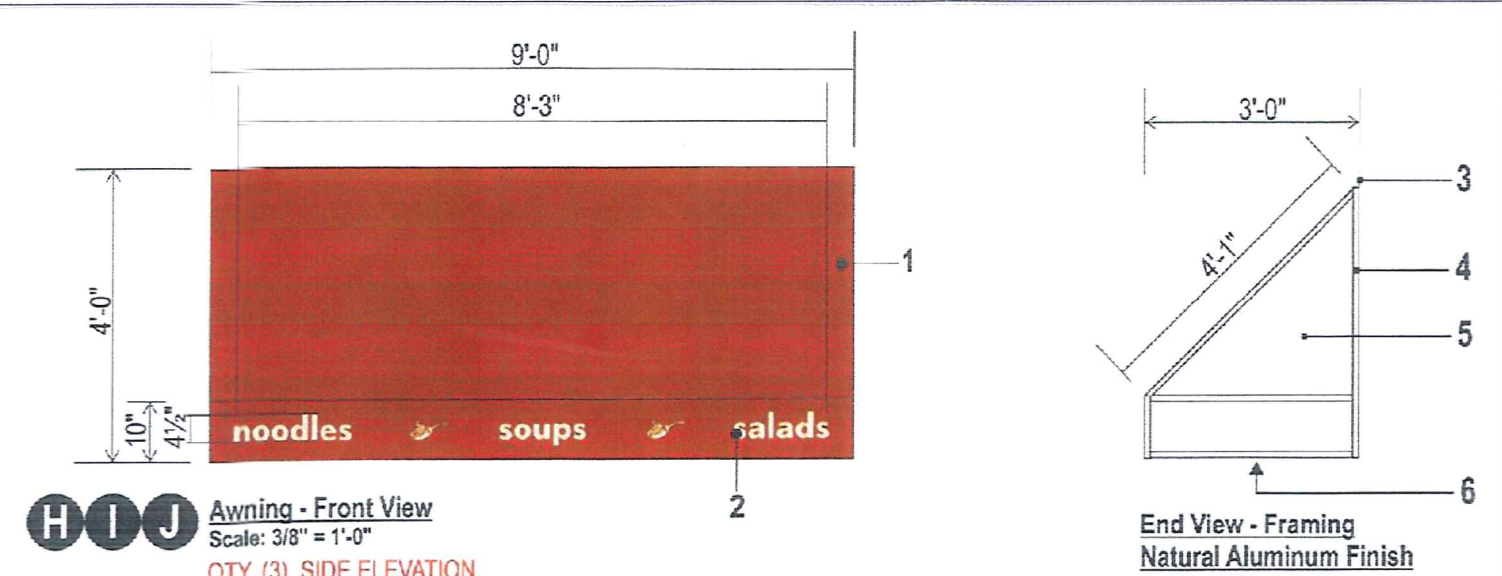
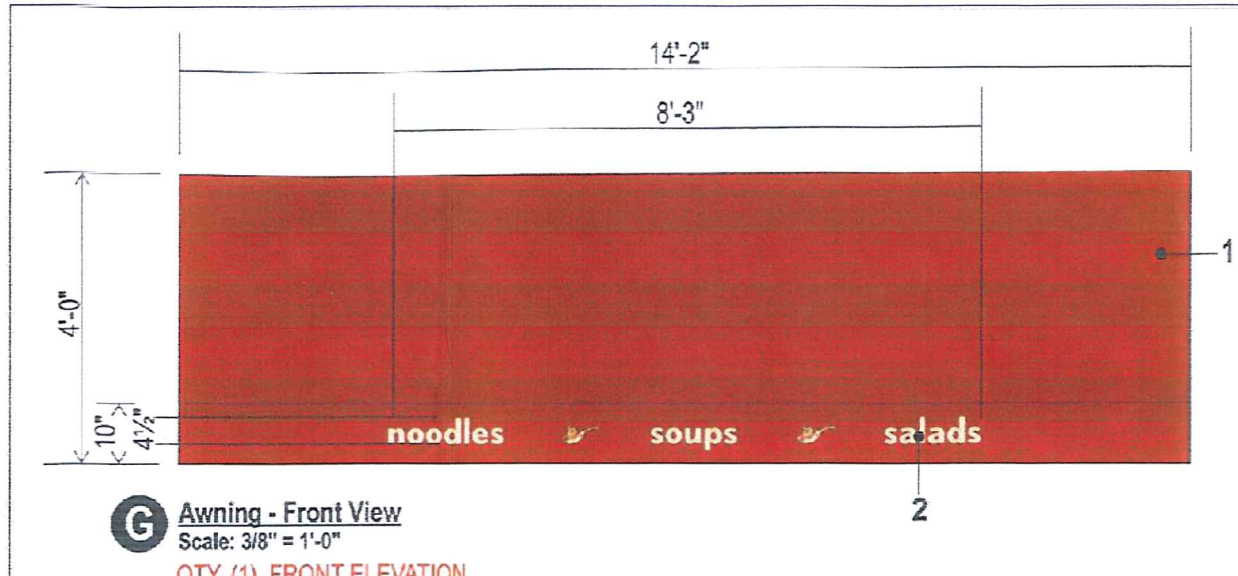
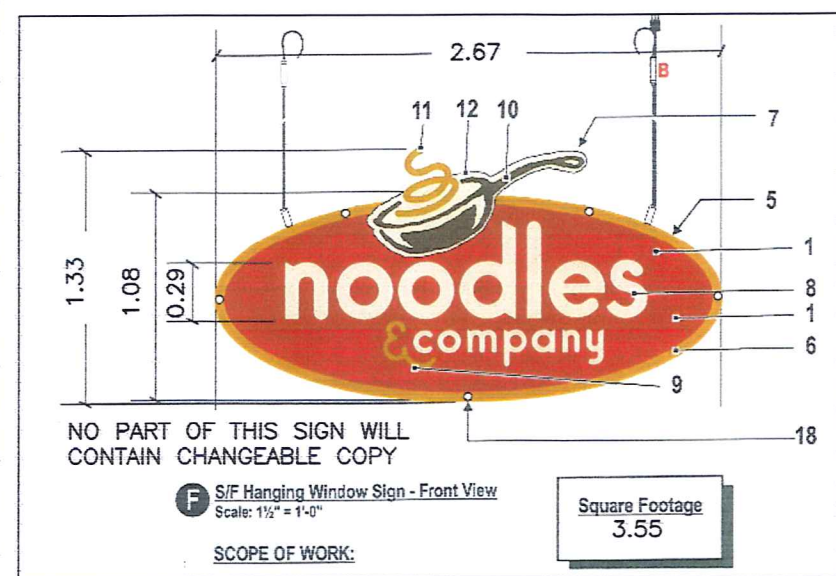
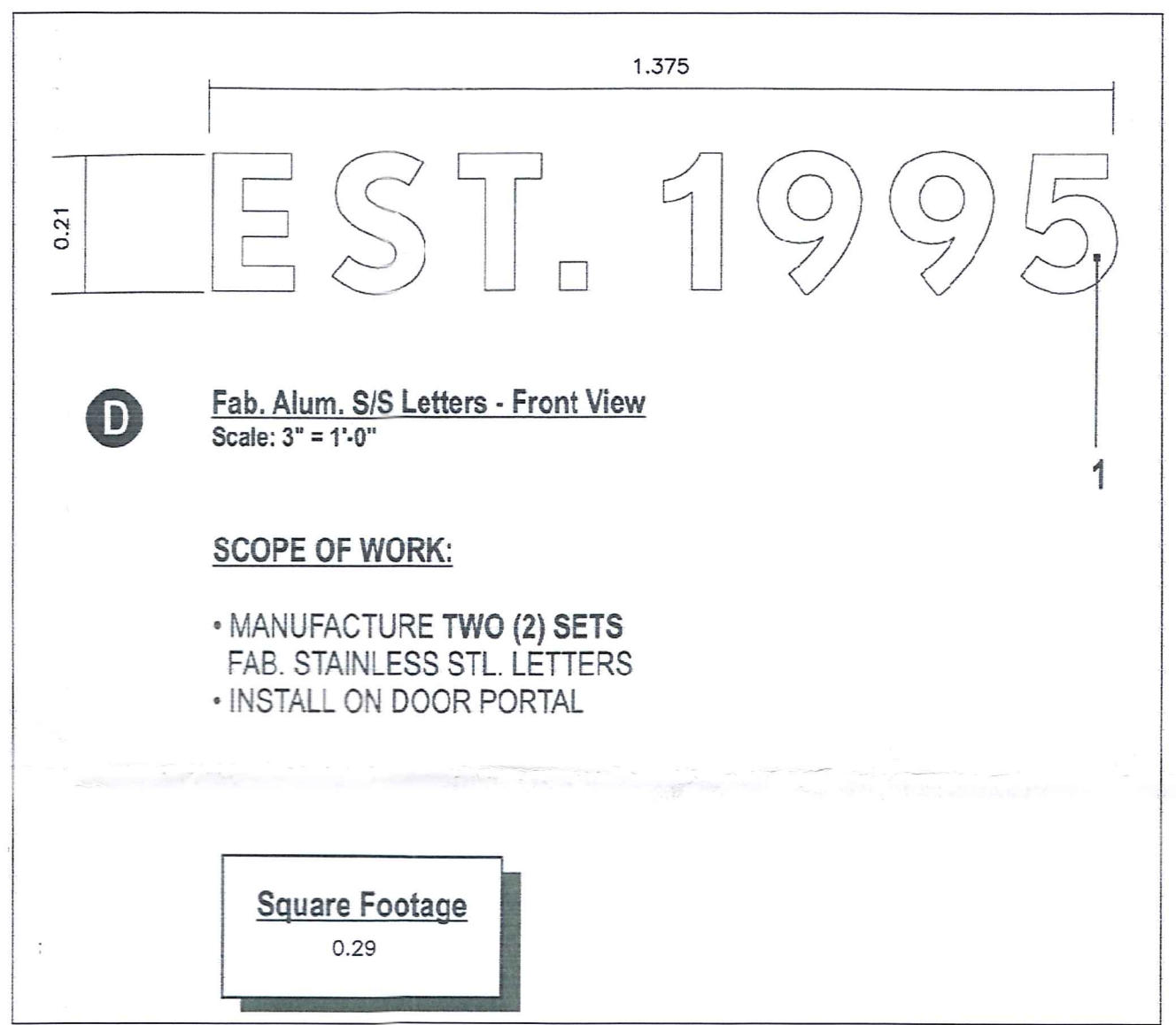
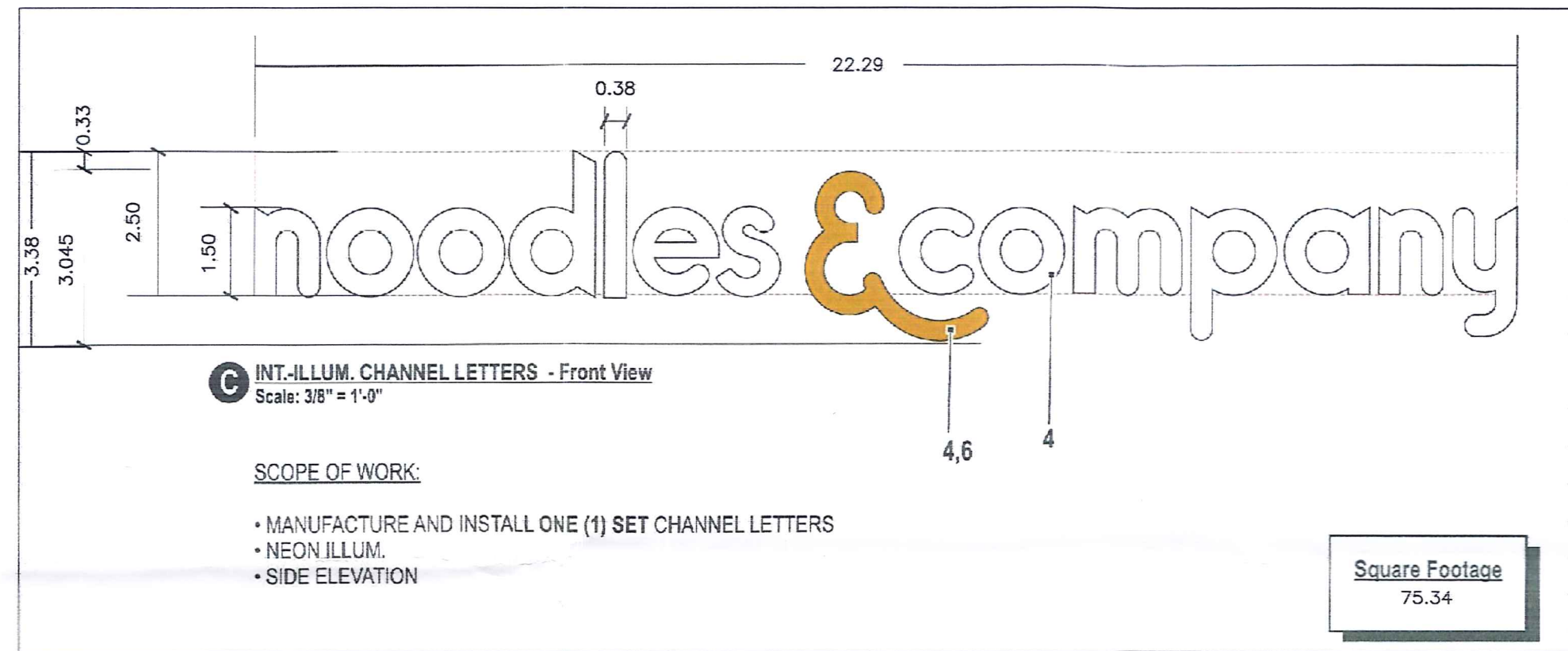
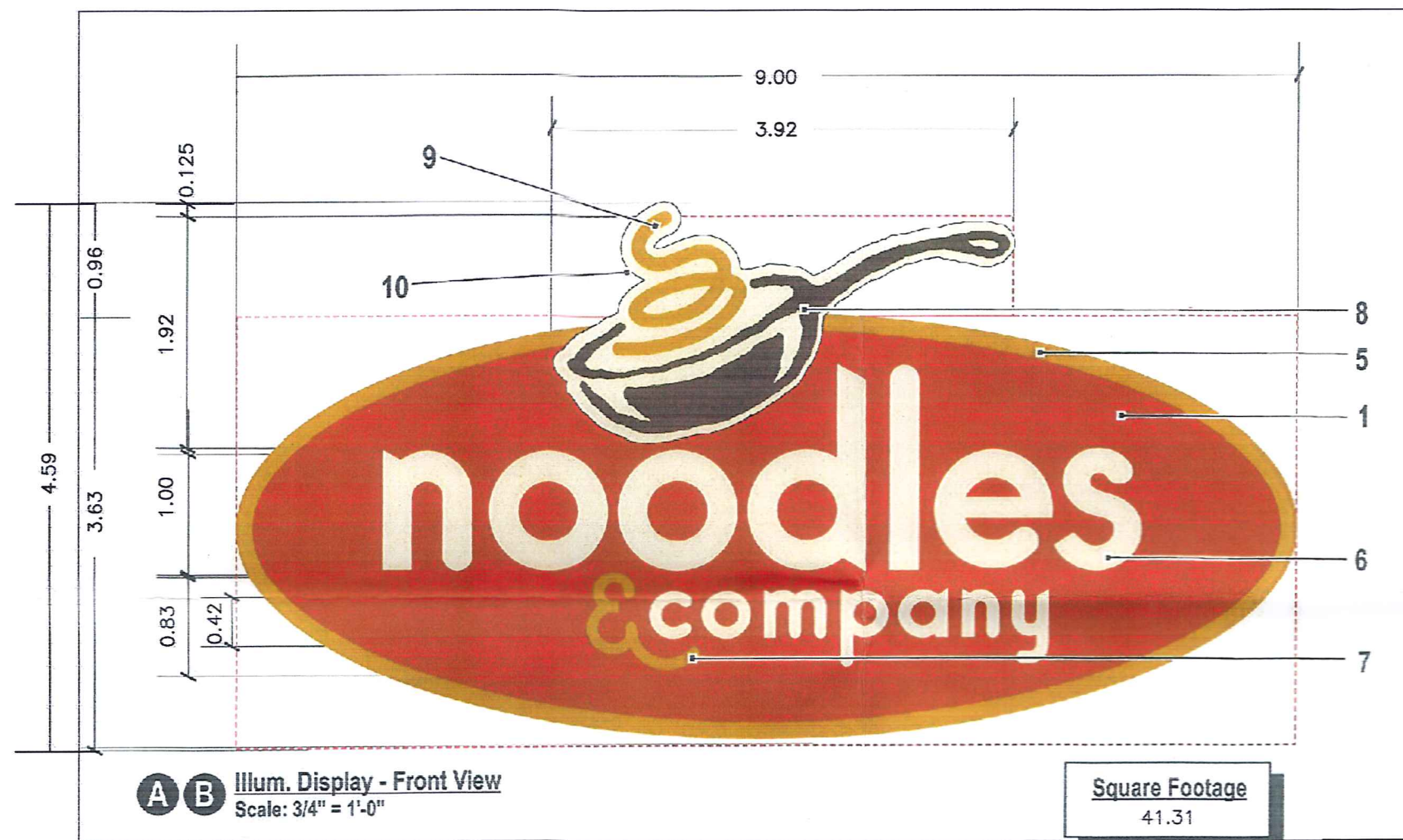
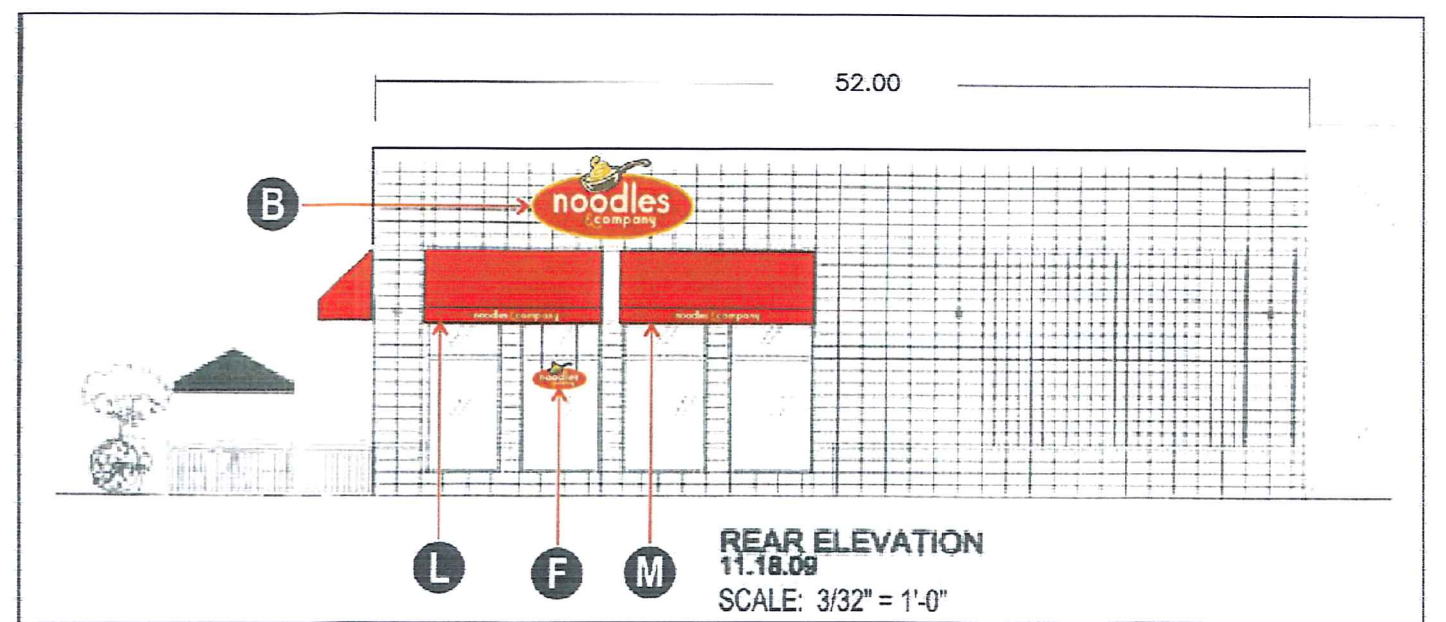
PETITIONER'S

EXHIBIT NO.

3



SIGN LOCATION PLAN



SIGN CALCULATIONS:

DESIGNATION	SIGN CLASSIFICATION	NUMBER PROPOSED	SQUARE FOOTAGE	HEIGHT	CONTENT
A & B	ILLUMINATED DISPLAY	2	41.31 SF	4.59'	NOODLES & COMPANY
C	INT-ILLUMINATED CHANNEL LETTERS	1	75.34 SF	3.38'	NOODLES & COMPANY
D	FABRICATED ALUM. S/S LETTERS	1	0.29 SF	0.21'	EST. 1995
F	S/F HANGING WINDOW SIGN	1	3.55 SF	1.33'	NOODLES & COMPANY
G	AWNING	1	56.68 SF	4.00'	NOODLES SOUPS SALADS
H, I, & J	AWNING	3	36 SF	4.00'	NOODLES SOUPS SALADS
K	AWNING	1	32 SF	4.00'	NOODLES SOUPS SALADS
L	AWNING	1	40 SF	4.00'	NOODLES SOUPS SALADS
M	AWNING	1	44 SF	4.00'	NOODLES SOUPS SALADS

NOTE: DESIGNATION "E" WAS INTENTIONALLY NOT USED.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 14015, EXPIRATION DATE: 07/12/2012.

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83/91 VERTICAL NAVD 88
OWNER
TOWSON VF L.L.C.
888 7TH AVENUE, 29TH FLOOR
NEW YORK, NY 10019
CONTACT: AARON OLSEN
(201)-587-1000

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
MRAGTA.COM

801-803 GOUCHER BOULEVARD
TOWSON, MD

**PLAN TO ACCOMPANY
VARIANCE PETITION**

POSITION: N-NW
9TH ELECTION DISTRICT

BALTIMORE COUNTY, MD

5TH COUNCILMANIC DISTRICT

KEY: 36.37-NE-6
36-NE-7

DATE	REVISIONS	JOB NO.	SCALE:
		14993	AS SHOWN

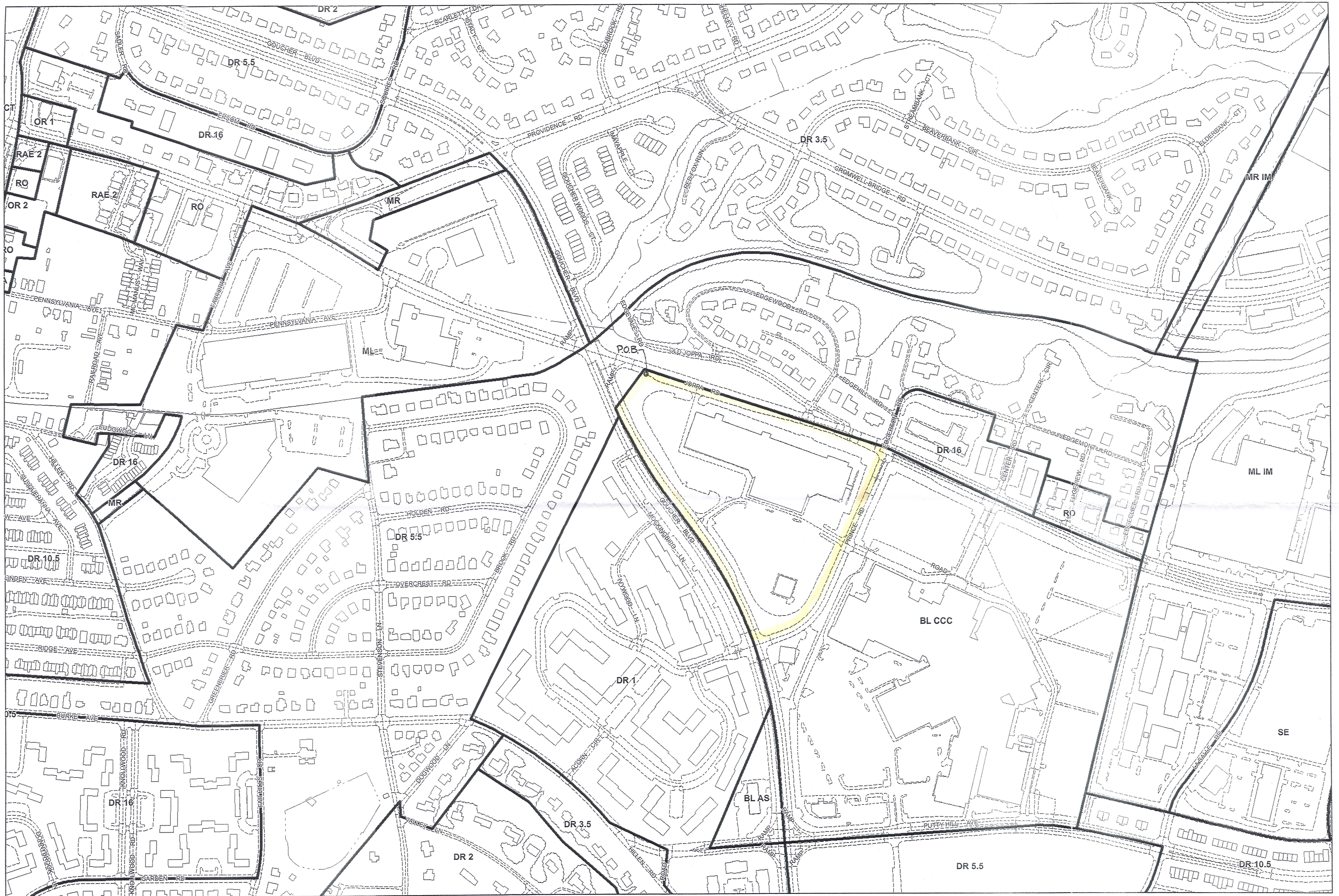
PETITIONER'S

EXHIBIT NO. 1B

DATE	REVISIONS	JOB NO.	SCALE:
07/28/2010		14993	AS SHOWN

DRAWN BY: J.T.S.
DESIGN BY: J.T.S.
REVIEW BY: R.W.B.
SHEET: 2 OF 2

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.



Plan Sheet: 070B2

Note:
The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 6, 2004 is also depicted. In addition, County Board of Appeals actions from MC 05-01, MC 05-02, MC 05-03, and MC 05-04 on February 9, 2005 are represented in this application.

Legend

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

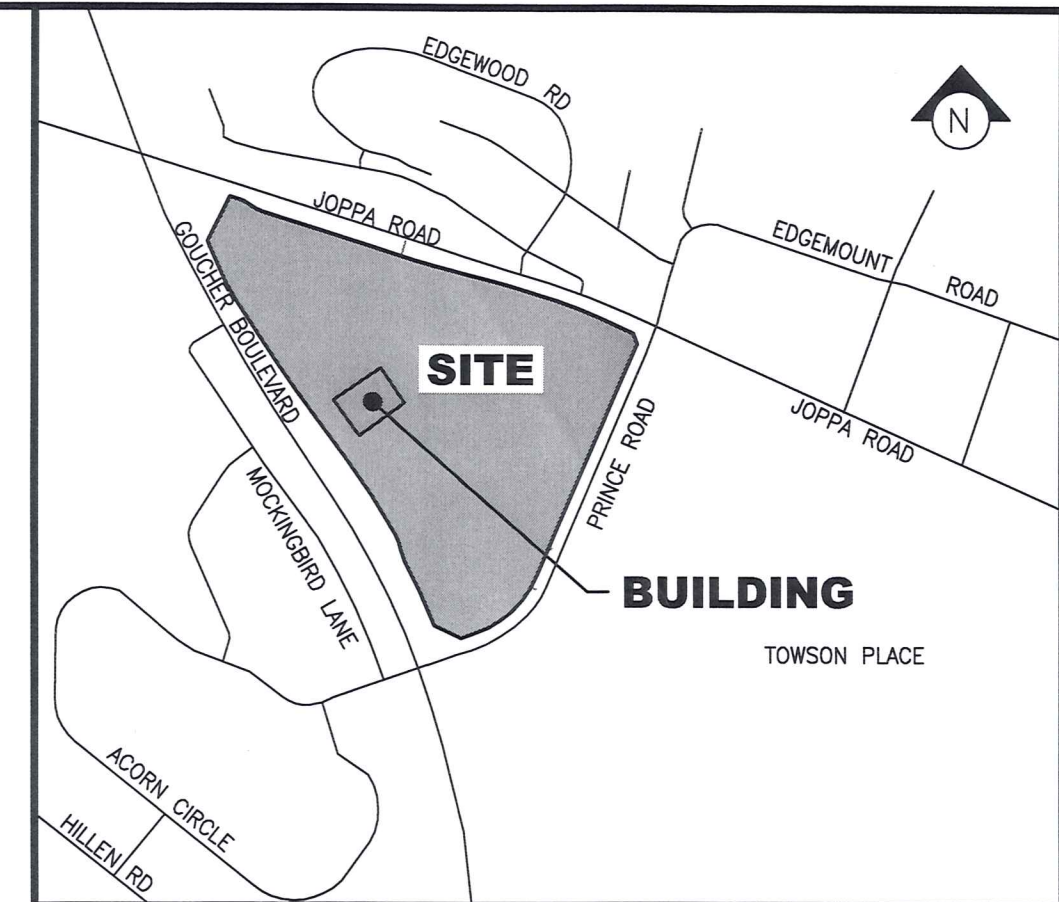
Baltimore County
Office of Planning and Zoning
Official Zoning Map

069C1	070A1	070B1	070C1	071A1
069C2	070A2	070B2	070C2	071A2
069C3	070A3	070B3	070C3	071A3

Scale
1" = 200'
0 100 200 400
Feet

1

Data Sources:
Planimetric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004



104 PK	105 PK
N 630634.4342	N 630868.9355
E 1430756.8012	E 1430831.3937
ELEV. 493.66	ELEV. 467.13
NEAR NORTH CURB JOPPA RD	IN JOPPA ROAD 795' SOUTH OF
364'± FROM EAST CURB OF EDGERTON ROAD	EDGERTON ROAD

1. OWNER / DEVELOPER: TOWSON BY L.L.C. LESSEE: NOODLES & COMPANY, INC.
888 7TH AVENUE, 29TH FLOOR
NEW YORK, NY 10019
CONTACT: JANEEN OLSEN
(201) 587-1000
520 ZANG STREET, SUITE 2
BROOMFIELD, CO 80021

2. PLAN PREPARED BY: MORRIS & RITCHIE ASSOCIATES, INC.
1220-C EAST OPPOA ROAD
TOWSON, MARYLAND 21286
PHONE: 410-821-1680
ATTENTION: ROBERT W. BOWLING

3. SITE DATA:
GROSS AREA: 14,635 AC±
NET AREA: 14,54 AC±
EXISTING ZONING: BL CCC
ELECTION DISTRICT: 3
COUNCILMANICAL DISTRICT: 5
CENSUS TRACT: 4812.01
WATERSHED: 6 (LOWER GUNPOWDER)
SUBSEWERED: 1
ZONING MAP: NE B9
TAX MAP: MAP TO GRID 16
PARCEL: 409
TAX ACCOUNT NUMBERS: 09-0905840909
EX. LAND USE: GENERAL RETAIL, PAD 1,3,4 & RESTAURANTS
PROP. LAND USE: BL CCC ZONE SETBACK REQUIREMENTS:

4. BL CCC ZONE SETBACK REQUIREMENTS:
FRONT YARD: 10' FROM BUILDING TO PROPERTY LINE
40' FROM BUILDING TO STREET CENTER LINE
SIDE YARD: IF COMMERCIAL ABUTS RESIDENTIAL
10' FROM BUILDING TO PROPERTY LINE
REAR YARD: IF COMMERCIAL ABUTS RESIDENTIAL,
20' FROM BUILDING TO PROPERTY LINE
F.A.R. PERMITTED: 3.0
F.A.R. PROPOSED: 0.25

5. PROPOSED BUILDING: (WITH EXTERIOR ALTERATIONS)
SHOPPER'S FOOD WAREHOUSE: 39,990 S.F.
CIRCUIT CITY: 30,323 S.F.
WITH 2 SERVICE BAYS
AC GRATES: 20,830 S.F.
GOLF GALLERY: 16,334 S.F.
STAPLES: 22,462 S.F.
NUNLE RETAIL: 6,800 S.F.
PAD #1 - CHIPTOL: 2,126 S.F.
PAD #4 - SLEEPY'S: 6,500 S.F.
SUB-TOTAL: 145,365 S.F.
PROPOSED:
PAD 1 TENANT: 3,500 S.F.
PAD 2 TENANT: 5,000 S.F.
SUB-TOTAL: 8,500 S.F.
TOTAL AREA AFTER IMPROVEMENTS: 153,865 S.F.

6. THERE ARE NO 100-YEAR F.E.M.A. FLOODPLAINS ON THIS SITE (F.E.M.A. PANEL NO. 240010 0410 B).
ALL EXISTING LAND WILL REMAIN AS LEGAL NONCONFORMING USES.
7. ANY FUTURE USE TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.

9. THERE ARE PREVIOUS ZONING CASES NO.'S 86-106-A AND 89-339-SPIHA SHALL REMAIN IN FULL EFFECT.
10. THE MAXIMUM BUILDING HEIGHT FOR BL-CCC ZONE IS 40 FEET.

11. PARKING VARIANCES:
CASE #93-207 SPIHA (APPROVED FEBRUARY 11, 1993)
PETITIONER WAS GRANTED A VARIANCE TO SECTION 409.2 (A) (6) OF ZONING REGULATIONS TO ALLOW A TOTAL OF 738 SPACES INSTEAD OF THE REQUIRED 799 (A VARIANCE OF 61 SPACES).

ADDITIONAL NOTE:
EXCEPT AS EXPRESSLY MODIFIED HEREIN, THE PRIOR RESTRICTIONS CONTAINED IN THE ORDERS IN ZONING CASE NOS. 86-106-A AND 89-339-SPIHA SHALL CONTINUE AND BE IN FULL FORCE AND EFFECT.

12. TOTAL AMENITY OPEN SPACE REQUIRED: 0.71 AC. (30,773 S.F.)
(SUB-TOTAL AREAS ON PLAN ARE LABELED IN ACRES)
13. DRC HELD ON SEPTEMBER 25, 2008; DRC NUMBER 092508; DCS 905, LIMITED EXEMPTION 32-4-106(g)(11) GRANTED.

14. PROPOSED SITE WILL CONTAIN CURBING AND MACADAM.
15. BUILDING CONSTRUCTION SHALL COMPLY WITH BUILDING AND FIRE CODE REQUIREMENTS.
16. ALL SIGNS WILL CONFORM TO BALTIMORE COUNTY ZONING CODE, SECTIONS 450.
17. LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
18. THERE ARE PREVIOUS COMMERCIAL PERMITS FOR THE PROPERTY.
19. TO OUR KNOWLEDGE THERE ARE NO UNDEVELOPED WELLS AND SEPTIC SYSTEMS ON THE PROPERTY.
20. THIS SITE IS SERVED BY PUBLIC WATER AND SEWER AS SHOWN.

	PROPERTY LINE EASEMENT LINE
	EX. STORM DRAIN
	EX. SANITARY SEWER
	EX. WATER
	PROP. CURB
	PROP. TRANSITION CURB
	PROP. "FLUSH" CURB
	PROP. WATER
	PROP. SEWER
	PROP. STORM DRAIN
	PROP. WALK
	PROP. AMENITY OPEN SPACE
	PROP. PARKING COUNT
	PROP. SHOPPING CENTER ID SIGN
	PROP. BUILDING

PETITION FOR ZONING RECLASSIFICATION FROM R-10 AND R-6 TO B.L. ZONE.
THE DEPUTY ZONING COMMISSIONER DENIED THE REQUEST ON NOVEMBER 23, 1964.
THE BOARD OF APPEALS GRANTED THE RECLASSIFICATION ON OCTOBER 7, 1965.
THE BOARD OF APPEALS ISSUED AN ORDER OF AFFIRMATION OF THE BOARD OF APPEALS DECISION.
THE COURT OF APPEALS AFFIRMED THE DECISION ON APRIL 6, 1967.

CASE NO. 69-97-XA

PETITION FOR SPECIAL EXCEPTION TO ALLOW AN AUTOMOBILE SERVICE GARAGE.
PETITION FOR VARIANCE TO ALLOW TWO SIGNS WITH A TOTAL AREA OF 286 S.F., IN LIEU OF THE PERMITTED 100 S.F.
THE ZONING COMMISSIONER GRANTED THE PETITION FOR THE SPECIAL EXCEPTION AND DISMISSED THE PETITION FOR VARIANCE WITHOUT PREJUDICE BY AN ORDER DATED OCTOBER 30, 1968.

CASE NO. 79-127-A

PETITION FOR VARIANCE TO PERMIT 725 PARKING SPACES IN LIEU OF THE REQUIRED 821 PARKING SPACES FOR AN EXISTENT DISCOUNT STORE AND PROPOSED RESTAURANT.
THE DEPUTY ZONING COMMISSIONER GRANTED THE PETITION ON JANUARY 8, 1979.
THE BOARD OF APPEALS ISSUED AN ORDER OF AFFIRMATION OF THE BOARD OF APPEALS DECISION ON OCTOBER 11, 1964.

LINE	BEARING	DISTANCE
L-1	S 67°59'13" E	24.99'
L-2	S 72°31'48" E	415.69'
L-3	S 75°56'46" E	151.23'
L-4	S 72°36'44" E	135.60'
L-5	S 65°16'33" E	101.24'
L-6	S 20°35'15" E	28.67'
L-7	S 23°25'43" W	860.42'
L-8	S 70°24'46" W	40.98'
L-9	N 65°17'30" W	79.02'
L-10	N 20°17'30" W	104.96'
L-11	N 29°36'08" W	49.08'
L-12	N 36°27'22" W	218.44'
L-13	N 33°31'22" W	187.19'
L-14	N 22°56'50" E	14.79'
L-15	N 26°51'39" E	132.07'

CURVE	ARC	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C-1	30.99	89.00	19°56'53"	15.65	N82°33'19"W	30.83
C-2	36.61	111.00	19°56'53"	19.52	S82°33'20"E	36.45
C-3	50.15	84.00	32°02'00"	25.08	S74°14'16"E	50.01
C-4	48.82	839.00	3°20'02"	24.42	N74°16'45"W	48.81
C-5	117.07	903.64	7°25'22"	58.82	N88°54'03"W	116.99
C-6	222.61	1765.07	4°07'02"	118.04	N65°59'25"E	216.39
C-7	70.10	20.60	5°22'00"	70.10	N24°44'03"W	70.09
C-8	28.82	111.00	5°22'00"	28.66	N18°55'44"W	28.66
C-9	242.97	197.00	7°02'30"	121.64	N32°56'07"W	242.82
C-10	94.35	184.03	2°55'59"	47.19	S45°59'17"E	94.35
C-11	94.81	388.00	7°20'09"	24.94	S83°11'17"E	94.77
C-12	106.88	1855.00	3°14'22"	52.46	S24°30'41"E	104.87

REQUIRE:	
RETAIL (5 SP. / 1000 SF.)	= 770 SPACES
SERVICE BAY (3 SP./ SERVICE BAY (2))	= 6 SPACES
PROPOSED:	
STANDARD (8.5'x18')	= 720 SPACES
HANDICAP (8.0'x18')	= 24 SPACES
CREDIT PER VARIANCE GRANTED	
IN CASE #93-207 SPHYA	= 41 SPACES
TOTAL	785 SPACES

NOTE:
ALL CURB RADIUS ARE 5' UNLESS OTHERWISE NOTED.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME,
AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE
STATE OF MARYLAND, LICENSE NO. 14015, EXPIRATION DATE: 07/12/2012.

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM:
HORIZONTAL NAD 83/91
VERTICAL NAVD 88

OWNER
TOWSON VF L.L.C.
888 7TH AVENUE, 29TH FLOOR
NEW YORK, NY 10019
CONTACT: AANEN OLSEN
(201)-587-1000

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

	MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1220-C EAST JOPPA ROAD, SUITE 505 TOWSON, MARYLAND 21286 (410) 821-1690 FAX: (410) 821-1748
	MRAGTA.COM 801-803 GOUCHER BOULEVARD TOWSON, MD PLAN TO ACCOMPANY VARIANCE PETITION

SV-01

2011-0046-A