

IN RE: PETITION FOR VARIANCE

NE Corner of Reisterstown Road and
Hillfield Roads
4th Election District
2nd Councilmanic District
(Reisterstown Road)

Reisterstown Shopping Center
Petitioner

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

CASE NO. 2011-0262-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for consideration of a Petition for Variance filed by Admiral Construction Corporation and Reisterstown Shopping Center, LLP, legal owners of the Reisterstown Shopping Center. Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows:

- From Section 450.4 Attachment 1.7(b) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow a freestanding joint identification sign with a sign face area of 201 square feet in lieu of the permitted sign face of 150 square feet; and
- From Section 450.4 Attachment 1.7(b) of the B.C.Z.R. to display 18 lines of sign text with a sign copy of a minimum of 3 inches in height in lieu of the permitted 5 lines of text and required 8 inch height for sign copy.

The subject property and requested relief are more fully described on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the variance request was Bob Pollokoff, on behalf of the legal owners of the for Reisterstown Shopping Center, Bill Monk and Josh Sharon of Morris & Ritchie Associates, Inc., the consulting engineer who prepared the site plan for the Property, and David H. Karceski, Esquire, and Kedrick Whitmore, Esquire, attorneys for Petitioner. No Protestants attended the hearing, nor were any letters of protest or objection received by this Office.

ORDER RECEIVED FOR FILING

Date 4-25-11

By [Signature]

Testimony and evidence offered revealed that the subject property is located on the northeast side of Reisterstown Road, just north of its intersection with Cherry Hill Road in the Reisterstown area of the County. The subject property is the site of the Reisterstown Shopping Center. The property is a large 20.57 acre parcel of property zoned BM-CCC which is improved with a Mars Supermarket, a Wacovia Bank, as well as many other retail tenants. The owners of the property are investing considerable sums of money toward the renovation of this existing shopping center, and have been making much needed improvements to the subject site. The purpose of the hearing before me involves the identification sign for the Reisterstown Shopping Center which is located at the entranceway into this property along Reisterstown Road. The owners are desirous of taking down the old Reisterstown Shopping Center sign which is depicted on Petitioner's Exhibit 6 and replacing that sign with a newly constructed identification sign a rendering of which is depicted on Petitioner's Exhibit 1. The new sign to be constructed on the property is much more attractive than the old steel I-beam sign that has existed on the property for many years. Once constructed, this new identification sign will be a great improvement to the entranceway to the property and will make the site much more aesthetically pleasing to motorists passing by on Reisterstown Road. In order to proceed with the construction of this new sign, the variance request is necessary.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse comments received from any of the County reviewing agencies. The County's Department of Economic Development, by Memorandum dated April 4, 2011, indicated it "supports the requested variances submitted by Reisterstown Shopping Center." See Exhibit 4.

ORDER RECEIVED FOR FILING

Date

4-25-11

By



Based upon the testimony and evidence presented, I am persuaded to grant the request for variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. I also find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship upon Petitioner.

Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such 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 request should be granted.

THEREFORE, IT IS ORDERED this 25th day of April, 2011 by this Administrative Law Judge that Petitioner's Variance request from the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows:

- From Section 450.4 Attachment 1.7(b) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow a freestanding joint identification sign with a sign face area of 201 square feet in lieu of the permitted sign face of 150 square feet; and
- From Section 450.4 Attachment 1.7(b) of the B.C.Z.R. to display 18 lines of sign text with a sign copy of a minimum of 3 inches in height in lieu of the permitted 5 lines of text and required 8 inch height for sign copy

be and are hereby GRANTED, subject to the following:

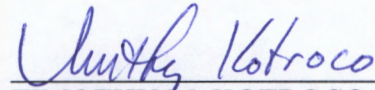
1. Petitioner may apply for permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner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

ORDER RECEIVED FOR FILING

Date 4-25-11

By [Signature]

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

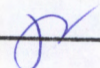


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

ORDER RECEIVED FOR FILING

Date 4-25-11

By 



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

April 25, 2011

DAVID KARCESKI, ESQUIRE
VENABLE, LLP
210 WEST PENNSYLVANIA AVENUE
SUITE 500
TOWSON, MD 21204

Re: Petition for Variance
Case No. 2011-0262-A
Property: Reisterstown Road

Dear Mr. Karceski:

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

Enclosure



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property located at 11901-12001 Reisterstown Road

which is presently zoned BM-CCC

Deed Reference: 5740 / 389 Tax Account #

0401013151

041908630

0419086321

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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

David H. Karceski

Name - Type or Print

Signature

Venable LLP

Company

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

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

See Attached

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

David H. Karceski

Name

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

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Case No. 2011-0262-A

Office Use Only

Estimated Length of Hearing
Unavailable For Hearing

Reviewed by

Date 3.5.11

REV 8/20/07

ORDER RECEIVED FOR FILING

Date

By

Attachment

Petition for Variance 11901-12001 Reisterstown Road

1. Variance from Section 450.4 Attachment 1.7(b) of the Baltimore County Zoning Regulations ("BCZR") to allow a freestanding joint identification sign with a sign face area of 201 square feet in lieu of the permitted sign face area of 150 square feet.
2. Variance from BCZR Section 450.4 Attachment 1.7(b) to display 18 lines of sign text with a sign copy a minimum of 3 inches in height in lieu of the permitted 5 lines of text and required 8 inch height for sign copy.

Attachment

**Petition for Variance
11901-12001 Reisterstown Road**

Legal Owner:

Admiral Construction Corporation

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

410-581-1400

Attachment

**Petition for Variance
11901-12001 Reisterstown Road**

Legal Owner:

Reisterstown Shopping Center, LLP

Name - Type or Print

By: Paul Gellokoff, Authorized Agent

Signature

10096 Red Run Boulevard, Suite 300

Address

Telephone No.

Owings Mills, MD

21117

City

State

Zip Code

410-581-1400

MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



March 3, 2011

ZONING DESCRIPTION

Beginning at a point located in the approximate center of paving in Reisterstown Road (Maryland Route 140), which has variable right of way width, at a distance of 175 feet westerly of the centerline of the nearest intersecting street, Cherry Hill Road. Thence the following courses and distances, referred to the Maryland Coordinate System (NAD '83/91):

North 48 degrees 01 minutes 01 seconds East, 50.03 feet to a point; North 44 degrees 21 minutes 39 seconds West, 145.00 feet to a point; North 46 degrees 03 minutes 51 seconds East, 116.08 feet to a point; South 43 degrees 56 minutes 09 seconds East, 148.92 feet to a point; North 48 degrees 01 minutes 01 seconds East, 425.52 feet to a point; North 03 degrees 05 minutes 21 seconds East, 800.64 feet to a point; South 84 degrees 22 minutes 21 seconds West, 588.83 feet to a point; South 77 degrees 39 minutes 04 seconds West, 191.94 feet to a point; South 40 degrees 44 minutes 46 seconds West, 452.50 feet to a point; South 40 degrees 44 minutes 46 seconds West, 165.00 feet to a point; South 44 degrees 21 minutes 39 seconds East, 99.00 feet to a point; South 44 degrees 21 minutes 39 seconds East, 894.12 feet to the point and place of beginning and being known as "Reisterstown Shopping Center."

Containing an area of 896,027 square feet or 20.57 acres of land, more or less and being located in the Fourth Election District, Second Councilmanic District of Baltimore County, Maryland.



Joshua T. Sharon
Professional Engineer No. 34479

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

Abingdon, MD
(410) 515-9000

◆ Laurel, MD
(410) 792-9792

◆ Towson, MD
(410) 821-1690

◆ Georgetown, DE
(302) 855-5734

◆ Wilmington, DE
(302) 326-2200

◆ York, PA
(717) 751-6073

Case No.: 2011-0262-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan of Property Colorized	
No. 2	Site Plan of Property non-color	
No. 3	Neighborhood Plan	
No. 4	Letter of Support from Econ. Development	
No. 5	zoning map of property	
No. 6	Photo of existing Sign	
No. 7	old variance petition	
No. 8	various photos of property	
No. 9	CV. of Josh Sharon	
No. 10	CV. of Morik	
No. 11		
No. 12		

**Baltimore County Government
Department of Economic Development**



400 Washington Avenue
Towson, MD 21204

(410) 887-8000
Fax (410) 887-8017

MEMORANDUM

To: Zoning Commissioner
Zoning Commissioner's Office

From: Peirce Macgill
Commercial Revitalization Specialist

Date: April 4, 2011

Re: Variance – Reisterstown Shopping Center (Case Number: 2011-262-A)

The Department of Economic Development supports the requested variances submitted by Reisterstown Shopping Center. Reisterstown Shopping Center is requesting a sign variance to accommodate a new pylon sign along Reisterstown Road. The subject property is located within the Reisterstown Commercial Revitalization District, an area targeted by the County to receive assistance to promote economic development.

The Reisterstown Shopping Center is situated at the southern border of the commercial revitalization district. The new sign will offer a much more attractive gateway into the district. Also, the requested larger sign is necessary because of the layout of the shopping center. It is difficult for motorists to see the tenants within the center because of the drop in grade and the fact that the center is far back off the road. The new sign will provide greater attention for the listed tenants. Furthermore, in order to preserve the aesthetics of the community, the owners are not seeking signage at the two residential entry points to the shopping center.

Again, the Department of Economic Development supports the proposed project and encourages the approval of the requested variance. Thank you for your time and attention to this matter. If you have any questions, please feel free to contact me at extension 2589.

cc: Mr. David Karceski, Venable LLP

PETITIONER'S

EXHIBIT NO. 4



17.0 FT.

REISTERSTOWN SHOPPING CENTER



WACHOVIA

DOLLAR TREE

SQUARE FOOTAGE:
327 S.F.±

28.5 FT.

19.2 FT.

REMY 1738	\$39 99
PATRON SILVER	\$38 99
GREY GOOSE	\$29 99
CIROC	\$29 99
GUINNESS STOUT	\$24 00 / CASE

PETITIONER'S

EXHIBIT NO.

6

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, _____ legal owner 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 423-2 Business Signs request a sign of 342 Sq. Ft. instead of a required 150 Sq. Ft. This to done by the addition of another sign to the existing structure _____

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

This is a large shopping center, the store owners request that permission be granted so that their business may be identified at the entrance to the center; this to accomplished by the use of a directory type of sign with individual panels. present height of sign will not be increased.

See attached description

order unavailable

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

SUBURRIA SHOPPING PLAZA, INC.

Contract purchaser

Legal Owner

Address

Address 235 Equitable Building

Baltimore, Maryland 21202

Petitioner's Attorney

Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of October, 1971, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of November, 1971, at 10:30 o'clock

Zoning Commissioner of Baltimore County.

(over)

PETITIONER'S

EXHIBIT NO.

7

" 72-130-A

NE/S Reisterstown Road 626' N of Cherry Hill Road

4th

10/19/71

Petition for Variance for Suburbia Shopping Plaza for a Sign \$64.50 paid.

10/9/71

Hearing date set for 10:30 A.M. 11/29/71

11/11/71

Certificate of publication filed

11/13/71

Certificate of posting filed

12/1/71

Order for the variance granted by the Deputy Zoning Commissioner.

72-131-A

N/S of Hampton Lane 835' E of Dulaney Valley Road

9th

10/26/71

Petition for Variance for John E. Motz \$74.25 cost paid.

10/26/71

Hearing date set for 11:00 A.M. 11/29/71

11/11/71

Certificate of posting filed

11/11/71

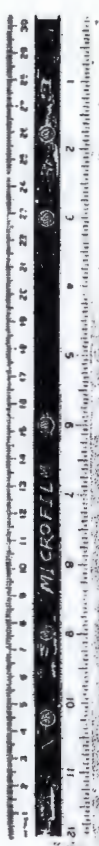
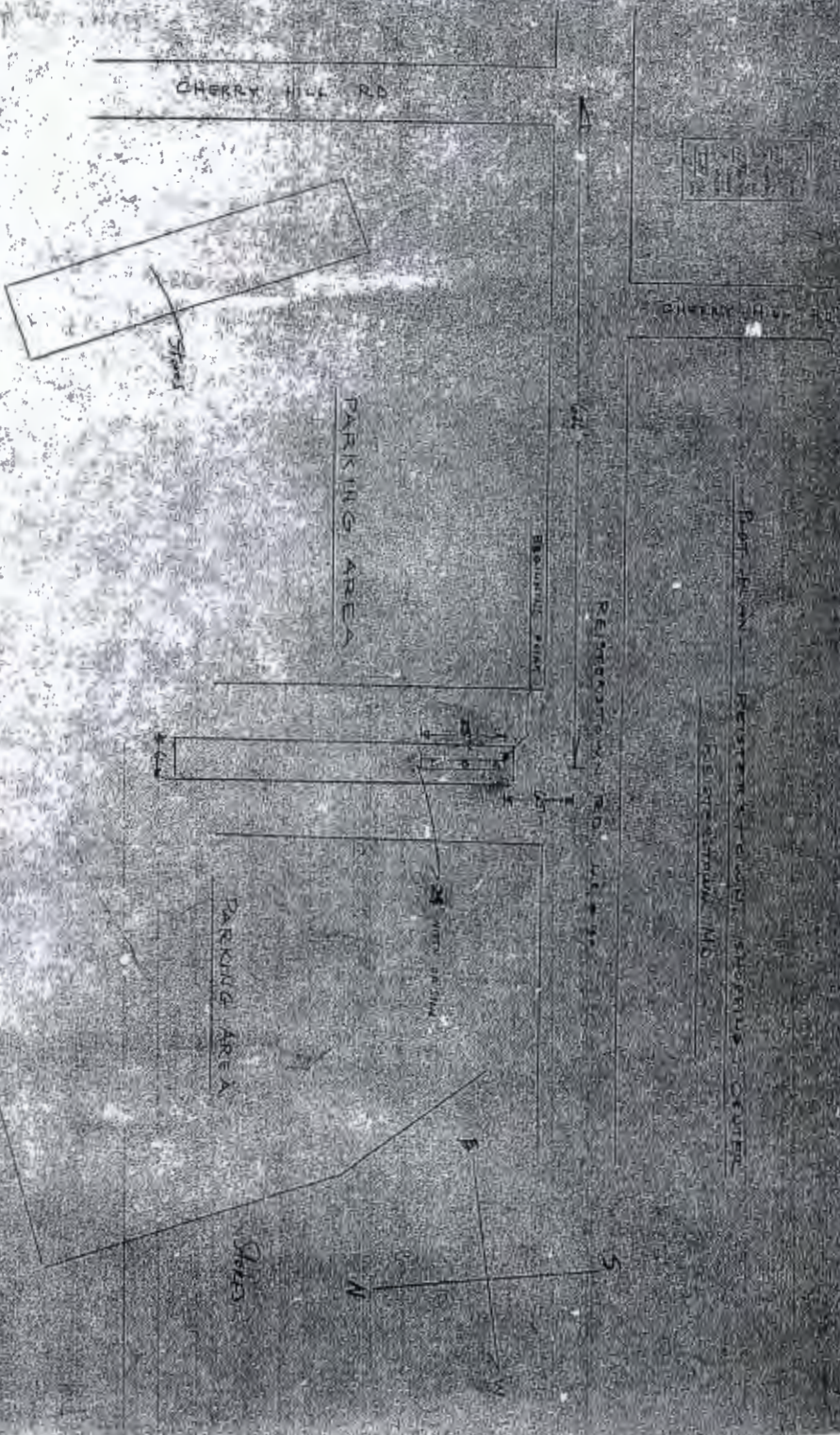
Certificate of publication filed

12/1/71

Order for the variance granted by the Deputy Zoning Commissioner.

72-130A

CONTRACTOR -
 KENNEDY SIGNS, INC.
 8501 - 1st St
 Bethesda, Md. 20814
 405-550-1111





PETITIONER'S
EXHIBIT NO. 8

✓







Available
410.703.3000
sepaill







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.

E.S.C.

Engineer

ence:

Years of Experience:

1
5

JOSHUA T. SHARON
P.E., S.T.T., LEED AP, C.P.
Project Assignment:
Civil Project Engineer

2005

er - Maryland,

eyor in Training-
yland,

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



PETIT

EXHIBIT

Mr. Sharon is experienced in
g alternatives analysis to
most effective design options,
design problems with severe
ints.

amples of Mr. Sharon's
ence include:

Ramsburg Property, Baltimore County, Maryland - Civil Project Engineer for engineering design on a three lot, minor subdivision in Baltimore County. Project work included installation of public utilities, a roadway closing and permit processing. 2006

Fidelity Center, Baltimore County, Maryland - Civil Project Engineer for site planning and engineering design of a commercial building located on the Towson Circle. Project work included redevelopment of an existing parcel containing existing buildings, utilities and bordered by State and County roadways. 2006

7915 Belair Road, Baltimore County, Maryland - Civil Project Engineer for site planning and engineering design of a commercial inline retail center on a busy State road. Project work included redevelopment of three existing parcels containing existing buildings and utilities to provide full site engineering. 2006

801 Goucher Boulevard, Baltimore County, Maryland - Civil Project Engineer for site planning and engineering design for redevelopment of a 14.5 ac shopping center containing over 157,000 sf of retail space. 2007

725 Butler Road, Baltimore County, Maryland - Civil Project Engineer for site planning and engineering design of a commercial center consisting of historic buildings and new construction. Project work included the first pervious concrete stormwater management design solution in Baltimore County. 2008

Jessop Property, Baltimore County, Maryland - Civil Project Engineer for engineering design of a 103-unit single family community located in an area of drastic grade changes and limited by existing drainage patterns and environmental constraints. 2008

Carriage Hills, Baltimore County, Maryland - Civil Project Engineer for engineering design of a 159-unit town home community located on Liberty Road. Ongoing

Martin Plaza, Baltimore County, Maryland - Civil Project Engineer for site planning and engineering design for redevelopment of the 25 acre shopping center. Project work included additional pad retail space, replacement of existing inline retail buildings, full site engineering construction drawings and a sign variance. 2009.

Lot #1, Baltimore County, Maryland - Civil Project Engineer for site planning and engineering design of an 87 room Holiday Inn located on an undeveloped parcel hindered by grade changes, environmental constraints and existing stormwater management facilities.

WILLIAM P. MONK
Principal

Project Assignment:

Principal, Project Manager, Urban
Design and Site Planning, Expert
Witness

Years of Experience:

MRA: 10
Other Firms: 25

Education:

Master of Urban Planning,
University of Illinois, 1975
Bachelor of Urban Planning,
University of Illinois, 1973

Professional and Industry Affiliations:

Mayor's Transition Committee for
Economic Development, Mayor
Martin O'Malley, City of
Baltimore 1999-2000
Greater Towson Committee
(formerly Towson Development
Corporation)
President 1998-2000
Bd. of Directors 1994-2010
Chairman of the Baltimore County
Design Review Panel, 2008-
present
Tomorrow's Towson Urban Design
Committee (member)
National Association of Industrial
and Office Properties (member)
Baltimore Development Work Group
(member)
International Council of Shopping
Centers (ICSC)

Past Member:

American Planning Association
National Golf Association
Citizens Planning & Housing Association
(CPHA) (past board member)



**MORRIS & RITCHIE
ASSOCIATES, INC.**

Qualifications:

Mr. Monk is a Principal of MRA and provides site planning/design, project management, and government and community liaison services to institutional, commercial/retail, industrial, and residential clients throughout the mid-Atlantic region. Mr. Monk has worked in Baltimore City for over 35 years, representing commercial/retail and residential clients, as well as serving on nonprofit boards, ad hoc committees, and providing pro bono professional services.

Mr. Monk has extensive experience providing expert witness testimony. He is an approved expert witness in several jurisdictions throughout the mid-Atlantic region, including Prince George's County, Annapolis, Anne Arundel County, Baltimore, Baltimore County, Carroll County, Frederick County, Harford County, Howard County, and St. Charles Community in Maryland. Furthermore, he has testified in more than 300 zoning hearings over the past 35 years.

Sample projects managed and designed by Mr. Monk include the following:

COMMERCIAL/RETAIL CENTERS

Bay River – Planned Business Community, Havre de Grace, Maryland
Project Manager/Chief Designer for a 76-acre mixed-use master planned business community containing over 900,000 SF of retail, office, and institutional space. Located at the interchange of I-95 and MD 155, the "Gateway" to the historic city of Havre de Grace.

Hampstead Business Park, Hampstead, Maryland - Project management and site planning for a 26-acre mixed-use (industrial, office, and retail) planned community at the crossroads of the new Hampstead By-Pass and MD Route 482.

Solo Cup Site, Owings Mills, Maryland - Project Manager and Designer in the preparation of a mixed-use (office, retail, and residential) planned community containing over 900,000 SF for this 51-acre site in Baltimore County.

Reisterstown Plaza, Baltimore, Maryland - Principal-In-Charge responsible for design/site planning studies for the reconfiguration expansion of the retail center consisting of over 100,000 SF.

Towson Commons Redevelopment Studies and Design, Towson, Maryland
Project Manager for ongoing redevelopment design studies intended to reposition the street-level retail component of a 15-year old mixed-use project that includes a proposed 20-story residential tower and an existing 10-story office tower. The Redevelopment Study process began with a survey of existing commercial real estate market opportunities in the area, and has focused on adding a strong residential component, while reinforcing the project's strength as an office location of choice and creating new retail and restaurant opportunities with direct street level pedestrian access. Upfront project feasibility studies included surveying, site engineering, and securing government entitlement approvals.

Continued on the next page...

PETITIONER'S

EXHIBIT NO.

10

Fidelity Investments Office, Towson, Maryland - Principal-In-Charge of land planning for the 6,500-SF office to serve as the prototype for the national deployment of Fidelity Investments new offices. Services provided by MRA included land development engineering, surveying, landscape architecture, architecture, and structural, mechanical, and electrical engineering, and government entitlement processing.

Canton Crossing, Baltimore City, Maryland - Master planning for six square block of mixed-use development incorporating hotel, office, retail, food market, structured parking, restaurant, and marina.

Glen Burnie Super Block, Anne Arundel County, Maryland - Prepared site plan for redevelopment of key five+ acre parcel in heart of Glen Burnie Urban Renewal District. Project includes food store anchor, retail, office, residential, structured parking, and town center plaza with skating rink.

BP Amoco Oil Company, Baltimore-Washington - Site/zoning feasibility studies and civil engineering for more than 80 sites.

Hagerstown Commons, Hagerstown, Maryland - A 42-acre, 350,000-SF, phased, mixed-use center containing office, retail and a cinema-plex.

Commerce Place, Prince George's County, Maryland - A 43-acre, 480,000-SF mixed-use retail, office and cinema-plex development.

Arundel Crossing East, Anne Arundel County, Maryland - Prepared a 40-acre site development plan containing both a Super K-Mart Store (190,000+ SF) and a Hechingers Home Care Center (130,000 SF.)

Allied Signal Company, Harbor Point, Baltimore, Maryland - Prepared mixed-use master plan for a 20+ acre site strategically located at entry to Baltimore's Inner Harbor. Includes retail, office, housing, entertainment, marina, and cruise ship docking facilities.

Old Town Mall, Baltimore, Maryland - Prepared site plans for re-design of historic urban renewal project, anchored by supermarket.

Boston Street Quay, Baltimore, Maryland - Prepared site plans for three-acre mixed-use development project on Baltimore's Inner Harbor waterfront, in Canton, incorporating retail, housing, and pier restaurant, with waterfront pedestrian promenade.

Tyson's Corner, Virginia - Preparation of site plan alternatives for a two-acre, multi-story retail/office and parking project containing more than 160,000 SF with structured parking.

Light House Point, Boston Street, Canton, Maryland - Prepared master plan for large scale mixed use waterfront development in historic Canton on Baltimore's "Gold Coast." Project includes housing, marina, specialty/maritime retail, restaurants, and pedestrian waterfront promenade.

Office Condominium Site Assessments, Mid-Atlantic Region - Prepared over 75 site development plans for the development of suburban office parks. Projects range in size from 5,000 SF to over 100,000 SF.

Landover Center Rezoning, Prince George's County, Maryland - Prepared the master plan for a 15-acre mixed-use retail, motel, and office building project. He also served as expert witness in the successful rezoning.

Lee Property Master Plan, Frederick County, Maryland - Preparation of a 102-acre mixed-use commercial complex containing over 400,000 SF of office, research and development space, a 190,000-SF Wal-Mart Super Store, a hotel/conference center complex and open space system. A historic Guilford farmstead comprising approximately 15 acres is the centerpiece of the complex. This area is on the National Register of Historic Places. The master plan calls

for the conversion of historic farmhouse into an inn/restaurant while retaining the farmstead outbuildings and incorporating them into an educational/learning center.

Arundel Delight Quarry, Baltimore County, Maryland - This 125-acre parcel in northwest Baltimore County utilizes an abandoned quarry as its centerpiece by transforming it into a 25-acre lake. The master plan calls for a mix of commercial (village center), employment (office), elderly care/retirement community and a mix of housing types (estate and carriage homes). Additionally an extensive open space system along with active recreational facilities and a Baltimore County fire station are incorporated into this unique master plan. This master plan was prepared over a period of 18 months in concert with a community and business task force that resulted in the approval of the overall master plan and securing the appropriate zoning to accommodate the mix of uses.

Patapsco Planned Community, Baltimore County, Maryland - Preparation of master plan for an 800-acre planned residential and commercial project. Plan includes country club, open space system, community shopping facilities/office, research and development park and a mix of residential housing types.

Run About Cove, Anne Arundel County, Maryland - 110-acre residential community containing over 700 housing units with a commercial village center and extensive recreational/open space amenities.

Edmondson Square Shopping Center, Baltimore, Maryland - Prepared site development plans for redevelopment of the six-acre site for new Giant Food, Hollywood Video, and Advance Auto Parts stores.

Towson Overlook, Baltimore County, Maryland - Re-development of 13-acre site to add 75,000 SF to the existing 50,000-SF shopping center.

EDUCATIONAL FACILITIES

Elementary - High School

St. Marks School, Baltimore County, Maryland - Prepared plans and assisted client in obtaining rezoning for the historic renovation and redevelopment of the former St. Marks School on Winters Lane in Catonsville.

College / University

Technology Center at University of Maryland Baltimore County, South Campus, Catonsville, Maryland Principal-In-Charge responsible for master planning for expansion of the South Campus to include two to three new research & technology buildings and conference center ranging in size from 60,000-100,000 SF each.

University of Maryland Baltimore County, Main Campus Master Planning for the Technology Development Center (TDC) and the Technology Research Center (TRC), Catonsville, Maryland - Principal-In-Charge responsible for master planning for expansion of the TDC and TRC facilities to include research, teaching, and conferencing facilities totaling 150,000-200,000 SF.

University of Maryland Baltimore County, Technology Development Center Parking Facilities, Catonsville, Maryland - Principal-In-Charge of site planning, civil engineering, and surveying for a 330-car satellite parking facility with shuttle bus pickup. Design/Bid/Construction.

GOLF COURSE COMMUNITY MASTER PLANNING AND GOLF COURSE PLANNING AND DESIGN:

Lake Diamond Golf and Country Club, Pinehurst, North Carolina - Preparation of a master plan incorporating an 18-hole golf course with club facilities and a "public golf center" including driving range, chipping and pitching greens and miniature golf course. Golf course routing is through dense pine forests and sand hills indigenous to the Pinehurst area. Lake Diamond (44 acres) provides a unique natural amenity. Estate home sites, community beach and recreation

area, and the golf course are situated along the lake frontage. The Lake Diamond subdivision has been modified and incorporated into the overall master plan. The plan encompasses approximately 350 acres and includes estate homesites (20,000 SF+/-) and fairway cottage sites (7,000-8,000 SF).

Baltimore County, Maryland - Preparation of a golf course routing plan on approximately 210 acres of state-owned property adjacent to the Patapsco River. This unique golf course routing plan is laid out around a number of environmentally sensitive wetland areas and is integrated with a proposed equestrian riding center and riding trails, which tie into a public open space network along the Patapsco River.

Hunters Green Planned Business Park, Washington County, Maryland - This golf course routing plan is integrated through an 850-acre planned unit development including residential, retail, office, and industrial uses. A series of environmentally sensitive areas and stream are utilized to enhance the natural features and playability of the course. The project also contains an inn and conference center adjacent to the golf course, both of which provide a central focus for the overall development plan.

Liberty Valley Country Club, Baltimore County, Maryland - A nine-hole executive par three golf course has been laid out on a portion of the former Hidden Valley Golf Course. The course is situated in a stream valley and incorporates large teeing areas to maximize the flexibility and allow play from multiple tees. A clubhouse with banquet and dining facilities, along with an olympic-size swimming pool and tennis courts are included.

Potomac Point Golf Links, St. Mary's County, Maryland - Prepared three alternative golf course routing plans within the context of an 800 (+)-acre planned community along the Potomac River in southern Maryland. Each routing plan encompassed different areas of the overall tract. The property, which offered a unique design challenge, included heavily wooded areas, tidal and non-tidal wetlands, fresh water lakes, a reclaimed sand quarry, and Potomac River and an inland bay frontages.

Each routing plan was developed within the context of the overall planned community, which included a wide range of residential product. This included single family estate lots, attached housing, condominium, and golf village home sites along with community commercial village and marina.

The golf course routing plan considered is described below.

The Potomac Point Links will be a unique 18-hole linksland style golf course built within the reclaimed sand hills of the former quarry site. The individual holes blend with the sand hills and ponds of this environmental award winning reclamation project providing a truly unique golf experience unmatched in this region. The course, which will be open to the public, is designed to be challenging and playable for all skill levels. Emphasis is placed on strategic shot making skills rather than strength while the usage of multiple tees allows the course to play from over 6,700 yards to slightly less than 4,900 yards. The unique character of the course incorporates both grass bunkers and swales, waste bunkers, mounding, a system of ponds and streams and natural vegetation and grasses all of which reinforce the links style of golf course architecture. The natural setting for the course is further enhanced by broad vistas of Breton Bay from many locations on the course. A public driving range with lesson tee, practice putting and chipping greens, pro shop, and clubhouse will provide the necessary support facilities.

HEALTH CARE FACILITIES/HOSPITAL / NURSING HOME PROJECTS

Hackerman Patz House, St. Joseph's Medical Center Campus, Towson, Maryland - Principal-In-Charge responsible for procuring a zoning variance, feasibility study for utilities, production of construction documents, obtaining grading and building permits and construction observation for this two-level, 13,600-SF, 20-room facility located on .85 acres. MRA worked with the project Architect and campus facilities staff to layout this overnight facility for families of hospital care patients. This facility was modeled after the McDonald House facilities and a similar facility on the Sinai Hospital Site in the City of Baltimore. The project design and construction was funded by a donor contribution.

HOSPITALITY

Burkeshire Marriott Feasibility Study, Towson, Maryland - Planner hired by the Baltimore County Economic Development to provide a feasibility study for the expansion of the Marriott Hotel to include conferencing facilities, structured parking, and campus retailing along the York Road street frontage. Project also included developing alternative site plans for the entire block known as the "triangle" which includes the Towson VFW hall.

HOUSING

Decatur Street Townhomes, Baltimore, Maryland - Project Manager responsible for master planning and civil engineering for 72 housing units in Locust Point.

Luzerne Street, Canton Mills, Chester Street, and Fleet Street Townhomes, Baltimore, Maryland - Project Manager responsible for master planning and civil engineering for urban in-fill residential projects in Baltimore City.

WILLIAM P. MONK
JURISDICTIONS WHERE WORK HAS BEEN PERFORMED

MARYLAND

Aberdeen
Annapolis*
Anne Arundel County
Baltimore*
Baltimore County*
Bel Air
Bowie
Charles County
Calvert County
Cambridge
Caroline County
Carroll County*
Cecil County
Centreville
Chesapeake Beach
College Park
Columbia
Easton
Ellicott City
Frederick
Frederick County*
Gaithersburg
Hagerstown
Hampstead
Harford County*
Havre de Grace
Howard County*
Kent County
Laurel
Montgomery County
Ocean City
Perryville
Prince George's County*
Queen Anne's Co.
Rockville
St. Charles Community*
St. Mary's County
St. Michael's
Salisbury
Talbot County
Washington County
Westminster

DELAWARE

Dover
Kent County
Milford
Newark
Rehobeth Beach
Sussex County

**DISTRICT OF
COLUMBIA**

NEW JERSEY

Cherry Hill
Dover Township
Mountainside
Pequannock Township
Perth Amboy
Piscataway*
Wall Township*
Pompton Plains
Toms River

NORTH CAROLINA

Pinehurst

PENNSYLVANIA

Bucks County
Chester County
Montgomery County
Paoli
Shrewsbury

VIRGINIA

Alexandria
Arlington
Arlington County
Chesterfield County
(Richmond area)
Fairfax City
Fairfax County
Falls Church
Fauquier County
Henrico County
(Richmond area)

VIRGINIA (Cont'd.)

Herndon
Leesburg
Loudon County
Manassas
Manassas Park
McLean
Prince William County
Quantico
Richmond
Sterling
Vienna

WEST VIRGINIA

Martinsburg

***EXPERT WITNESS**

**WILLIAM P. MONK
NATIONAL AND REGIONAL CLIENTS**

CONVENIENCE STORES

7-Eleven Food Stores
High's Food Stores
Wawa Food Stores
Paceway Convenience Stores
Dash-In Food Stores
6-12 Convenience Food Marts
X-Tra Mart
Royal Farm Stores

AUTOMOTIVE SERVICE

Precision Tune
Mr. Transmission
Pit Stop, Inc.
Windshields of America
Grease Monkey
Econo Lube 'N' Tune
Midas Muffler
3 Rivers Glass
Jiffy Lube
Mr. Tire
Kimmel Tire
Midas Muffler
Grease Monkey
Salvo Auto Parts
National Tire Warehouse
Western Auto
Parts America
NTW Automotive

**AUTOMOTIVE-
GASOLINE**

BP/Amoco Oil Co.
Arco Petroleum
Gulf Oil Company
Steuart/Agip
Shell Oil Company
Southern Maryland Oil Co.
Sunoco
Texaco/Star Enterprise
Eastern Petroleum
Quarles Petroleum, Inc.
Carroll Independent Fuel
Ewing Oil Company
Ocean Petroleum Co.

RESTAURANTS

Dunkin Donuts
Pizza Hut
Taco Bell
Hot-N-Now
Big Boys
Roy Rogers Restaurants
Checkers
Church's Fried Chicken
Hardee's
Burger King
Golden Corral
Kentucky Fried Chicken
Mr. Donut
Friendly's Restaurants
Chili's Restaurants
Subway Sub Shops
Red Hot n' Blue
McDonald's Corporation
All-In-One (Taco Bell, Pizza Hut, KFC)
East Side Marios
Chevys Mexican Restaurants
California Pizza Kitchen
Fuddruckers
Sweet Pea Café
Old Country Buffet
Cracker Barrel
Rita's Water Ice
Krispy Kreme
Wendy's

MISCELLANEOUS-COMMERCIAL

Rite Aid
K-Mart
Duron Paints
Nichol's Department Store
Safeway Food Stores
Blockbusters Video
Pier One Imports
Price Warehouse
F&M Drug Stores
Roses Department Store
Town & Country Pontiac-Nissan
Klein's Supermarkets
C.J. Bonner Co.
Carteret Savings Bank
Penn Advertising
Universal Advertising
Giant Foods
Nextel Corporation
PNE Media
Enterprise Rent-A-Car
Koons Ford
ATC Communications, Inc.
Wal-Mart
Sam's Club
Hechingers
Bluecrest North Caterers
Musselman Chevrolet
Bell Atlantic
Luby Chevrolet
Sports Authority
Revco Drugs
CVS Drugs
Weis Markets
Lamar Advertising
Hollywood Video
Food Lion
Graul's Food Markets
Jeepers, Inc.
Walgreens
Bank of America
Dollar General

CASE NAME Reisterstown Shopping Center
CASE NUMBER 2011-262-A
DATE April 11, 2011

[illegible]

31
411-11

**Baltimore County Government
Department of Economic Development**



400 Washington Avenue
Towson, MD 21204

(410) 887-8000
Fax (410) 887-8017

MEMORANDUM

To: Zoning Commissioner
Zoning Commissioner's Office

RECEIVED

APR 05 2011

From: Peirce Macgill
Commercial Revitalization Specialist

OFFICE OF ADMINISTRATIVE HEARINGS

Date: April 4, 2011

Re: Variance – Reisterstown Shopping Center (Case Number: 2011-262-A)

The Department of Economic Development supports the requested variances submitted by Reisterstown Shopping Center. Reisterstown Shopping Center is requesting a sign variance to accommodate a new pylon sign along Reisterstown Road. The subject property is located within the Reisterstown Commercial Revitalization District, an area targeted by the County to receive assistance to promote economic development.

The Reisterstown Shopping Center is situated at the southern border of the commercial revitalization district. The new sign will offer a much more attractive gateway into the district. Also, the requested larger sign is necessary because of the layout of the shopping center. It is difficult for motorists to see the tenants within the center because of the drop in grade and the fact that the center is far back off the road. The new sign will provide greater attention for the listed tenants. Furthermore, in order to preserve the aesthetics of the community, the owners are not seeking signage at the two residential entry points to the shopping center.

Again, the Department of Economic Development supports the proposed project and encourages the approval of the requested variance. Thank you for your time and attention to this matter. If you have any questions, please feel free to contact me at extension 2589.

cc: Mr. David Karceski, Venable LLP

2011-0262-A

RE: Case No.:

Case No.: _____
Petitioner/Developer: _____
Register _____

Owner/Developer: **Admiral Construction Corp/Reisterstown Shopping Center**
 Date: **April 11, 2011**

Owner/Developer: Admiral Corp/Reisterstown Shopping
Date of Hearing/Closing: April 11, 2011

Frederick County Department of
Economic Development Management
County Office Building, Room 111
West Chesapeake Avenue
Frederick, Maryland 21204
John Matthews:

Attn: Kristen Matthews: Gentlemen

Ladies and Gentlemen:

11901-12001 Reisterstown Road

March 26, 2011

March 26, 2000
(Month, Day, Year)

Sincerely,

(Signature of Sign Poster)

SSG Robert Black

1508 Leslie

(Add)

Dundalk, M

(City,

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2011-0262-A
Petitioner: ADMIRAL CONSTRUCTION, CORP.
Address or Location: 10096 RED RUN BLVD, OWINGS MILLS, 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Address: SAME

Telephone Number: 410-581-1400



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

April 6, 2011

Admiral Construction Company,
Reisterstown Shopping Center LLP
10096 Red Run Blvd. Suite 300
Owings Mills, MD 21117

RE: Case Number 2011-0262A, 11901-12001 Reisterstown Road

Dear Admiral Construction Co., Reisterstowne Shopping Center,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 5, 2011. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
David H. Karceski, Venable, LLP, 210 W. Pennsylvania Avenue. Ste. 500, Towson, MD 21204



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

March 15, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **March 14, 2011**

Item No.:

Administrative Variance: 2011-0259A-0260A,

Special Hearing: 2011-0263-SPHXA, 2011-0264-SPH

Special Exception: 2011-0257-XA

Variance: 2011-0257-XA, 2011-0261A-0262A, 2011-0263-SHPXA, 2011-0266A

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: March 22, 2011

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

SUBJECT: Zoning Advisory Committee Meeting
For March 21, 2011
Item Nos. 2011- 259, 260, 261, 262,
263 and 266

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-03212011 -NO COMMENTS.doc



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

State Highway
Administration

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

Maryland Department of Transportation

Date: MARCH 14, 2011

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

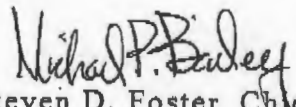
RE: Baltimore County
Item No. 2011-0262-A
11901-12001 REGISTERSTOWN RD
MD 140
REGISTERSTOWN SHOPPING CENTER
VARIANCE -

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 3-14-2011. A field inspection and internal review reveals that an entrance onto MD 140 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for REGISTERSTOWN SHOP. CTR, Case Number 2011-0262-A.

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

Very truly yours,


For Steven D. Foster, Chief
Access Management Division

SDF/mb

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

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410-545-0300 • www.marylandroads.com

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 24, 2011 Issue - Jeffersonian

Please forward billing to:

Kedrick Whitmore
Venable
210 W. Pennsylvania Avenue
Towson, MD 21204

410-494-6200

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2011-0262-A

11901-12001 Reisterstown Road

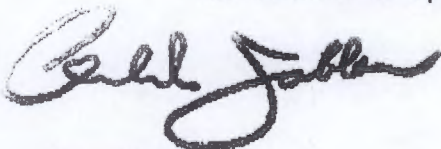
N/east side of Reisterstown Road, at the intersection of Reisterstown and Hillfield Road

4th Election District – 2nd Councilmanic District

Legal Owners: Admiral Construction Corporation/Reisterstown Shopping Center

Variance to allow a freestanding joint identification sign with a sign face area of 201 square feet in lieu of the permitted sign face of 150 square feet; to display 18 lines of sign text with a sign copy a minimum of 3 inches in height in lieu of the permitted 5 lines of text and required 8 inch height for sign copy.

Hearing: Monday, April 11, 2011 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

March 21, 2011

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2011-0262-A

11901-12001 Reisterstown Road

N/east side of Reisterstown Road, at the intersection of Reisterstown and Hillfield Road

4th Election District – 2nd Councilmanic District

Legal Owners: Admiral Construction Corporation/Reisterstown Shopping Center

Variance to allow a freestanding joint identification sign with a sign face area of 201 square feet in lieu of the permitted sign face of 150 square feet; to display 18 lines of sign text with a sign copy a minimum of 3 inches in height in lieu of the permitted 5 lines of text and required 8 inch height for sign copy.

Hearing: Monday, April 11, 2011 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Towson 21204
Reisterstown Shopping Center, LLP, 10096 Red Run Blvd., Ste. 300, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 26, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: # 2011-0262-A

11901-12001 Reisterstown Road

N/east side of Reisterstown Road, at the intersection of Reisterstown and Hillfield Road

4th Election District - 2nd Councilmanic District

Legal Owner(s): Admiral Construction

Corporation/Reisterstown Shopping Center

Variance: to allow a freestanding joint identification sign with a sign face area of 201 square feet in lieu of the permitted sign face of 150 square feet; to display 18 lines of sign text with a sign copy a minimum of 3 inches in height in lieu of the permitted 5 lines of text and required 8 inch height for sign copy.

Hearing: Monday, April 11, 2011 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS
AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

3/25/11 March 24

270681

CERTIFICATE OF PUBLICATION

3/24, 2011

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/24, 2011.

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

J. Wilkinson

LEGAL ADVERTISING

RE: PETITION FOR VARIANCE * BEFORE THE
 11901-12001 Reisterstown Rd; NE/side of *
 Reisterstown Rd at intersection of * ZONING COMMISSIONER
 Reisterstown and Hillfield Roads *
 4th Election & 2nd Councilmanic Districts * FOR
 Legal Owner(s): Reisterstown Shopping Ctr * BALTIMORE COUNTY
 Petitioner(s) *
 2011-0262-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.

(Telephone Number)

 (410) 282-7940
 (City, State, Zip Code)

 Dundalk, Maryland 21222
 (Address)

 1508 Leslie Road
 (Print Name)

 SSG Robert Black
 (Signature of Sign Poster) _____
 (Date)
 March 28, 2011

Sincerely,

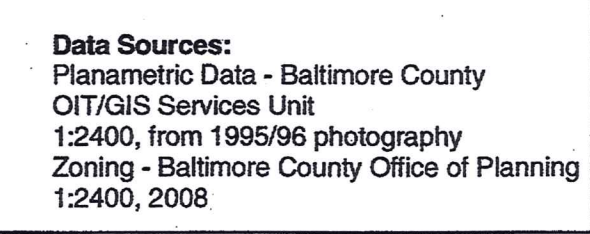
(Month, Day, Year)

The sign(s) were posted on

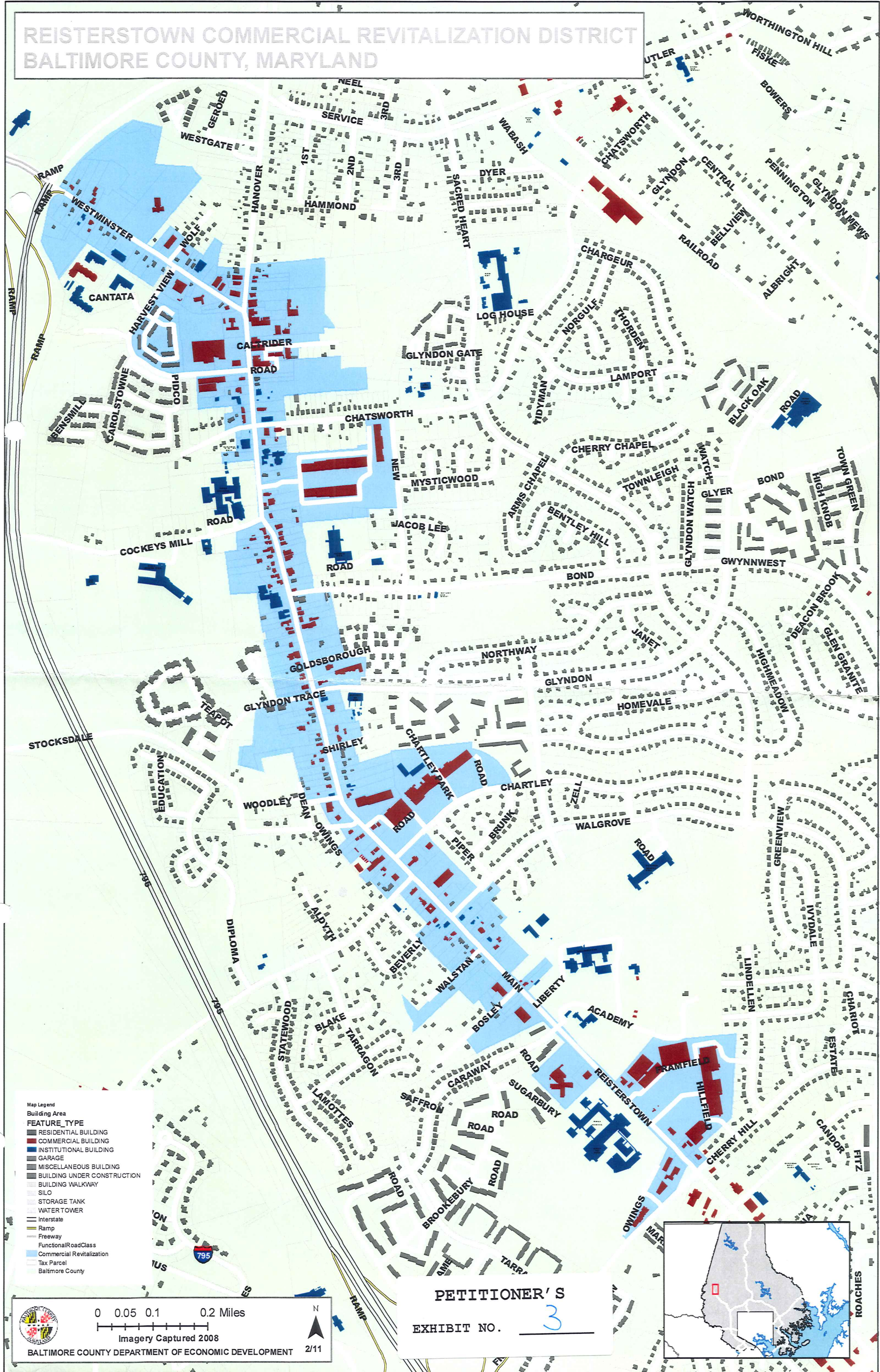
March 26, 2011

11901-12001 Reisterstown Road

posted conspicuously on the property located at:



REISTERSTOWN COMMERCIAL REVITALIZATION DISTRICT
BALTIMORE COUNTY, MARYLAND



- Map Legend
- Building Area
- FEATURE_TYPE
- RESIDENTIAL BUILDING
 - COMMERCIAL BUILDING
 - INSTITUTIONAL BUILDING
 - GARAGE
 - MISCELLANEOUS BUILDING
 - BUILDING UNDER CONSTRUCTION
 - BUILDING WALKWAY
 - SILLO
 - STORAGE TANK
 - WATERTOWER
 - Interstate
 - Ramp
 - Freeway
 - FunctionalRoadClass
 - Commercial Revitalization
 - Tax Parcel
 - Baltimore County

0 0.05 0.1 0.2 Miles

Imagery Captured 2008

BALTIMORE COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT

2/11

PETITIONER'S

EXHIBIT NO. 3

