

IN RE: PETITION FOR VARIANCE
S/W side of York Road; N/W corner
of Ridgely Road and York Road
8th Election District
3rd Council District
(30-115 West Ridgely Road)

Yorkridge Shopping Center, LLC
Petitioner

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2012-0082-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County for consideration of a Petition for Variance filed by the legal owner of the property, Yorkridge Shopping Center, LLC. The Petitioner is requesting Variance relief under Baltimore County Zoning Regulations (“B.C.Z.R.”) Section 409.6.A.2 to permit 921 off-street parking spaces in lieu of the required 1,048 spaces. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

Appearing at the public hearing in support of the variance request were Mark Wagonheim and Mark Renbaum from Yorkridge Shopping Center, LLC, Bill Monk with Morris & Ritchie Associates, Inc., who prepared the site plan for this property, and David Karceski, Esquire with Venable, LLP, counsel for the Petitioner. Eric Rockel, from the Greater Timonium Community Council, attended the hearing, and indicated he was not opposed to the relief. The file reveals that the Petition was properly advertised and the site was properly posted as required by the B.C.Z.R.

The Zoning Advisory Committee (ZAC) comments were received and are made a part of the record of this case. The only substantive comment was received from the Office of Planning, dated November 10, 2011. In that correspondence, the Office of Planning indicated it would not oppose the Petition if Petitioner agreed to install a sidewalk along a portion of the site. This

ORDER RECEIVED FOR FILING

Date 11-16-11
By [Signature]

comment does not pertain, strictly speaking, to the merits of the variance request, and is more appropriately considered in connection with the eventual development of the pad sites.

Testimony and evidence offered revealed that the subject property is approximately 16+/- acres in size and is primarily zoned BL-CCC. The Petitioner operates a shopping center at the site, and has in the last few years made significant improvements to the center. The Petitioner anticipates the development of two retail pad sites at some time in the future, as reflected on Exhibit 1. One pad site would replace the existing gas station at the southeast corner of the site, and the other pad site would be located at the south end of the property and would be located in an area Petitioner describes as "underutilized."

As noted above, the only relief sought in the present case is a variance concerning the number of parking spaces, and Petitioner indicated it needs such relief in order to eventually develop the proposed pad sites.

Considering all of the testimony and evidence presented, I am persuaded to grant the requested 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. The site is uniquely shaped, and the topography changes toward the northeast side of the parcel. In addition, the center is served by a mid-block traffic signal which provides excellent access to the center but also imposes design constraints and consumes much of the area that could otherwise be used for parking.

I further find that the granting of the relief as set forth herein can be accomplished without injury to the public health, safety, and general welfare. Indeed, Petitioner's engineer testified that more than enough parking exists at the site, and the community shares that belief. Therefore, in all manner and form, I find that the variance can be granted in accordance with the requirements of Section 307 of the B.C.Z.R. as articulated in *Cromwell v. Ward*, 102 Md. App. 691 (1995).

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Date 11-16-11

By [Signature]

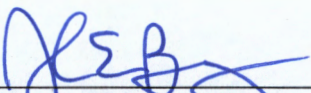
Pursuant to the advertisement, posting of the property and public hearing on this Petition, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED, this 16 day of November, 2011 by this Administrative Law Judge that Petitioner's Variance request from Baltimore County Zoning Regulations ("B.C.Z.R.") Section 409.6.A.2 to permit 921 off-street parking spaces in lieu of the required 1,048 spaces, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. The Petitioner may apply for his building permit and may be granted same upon receipt of this Order, however the Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason, this Order is reversed, the Petitioner will 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.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:pz

ORDER RECEIVED FOR FILING

Date 11-16-11

3

By [Signature]



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

address 30-115 West Ridgely Road which is presently zoned BL-CCC and ML-IM
Deed Reference 29037/119 10 Digit Tax Account # 0825045300 and 0819035780
Property Owner(s) Printed Name(s) Yorkridge Shopping Center, LLC

CASE NUMBER 2012-0082-A Filing Date 9/19/2011 Estimated Posting Date Reviewer ATB

(SELECT THE HEARING(S) BY MARKING AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. a **Variance** from Section(s)

See Attached Sheet 1

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "To Be Presented At Hearing". If you need additional space, you may add an attachment to this petition)

To Be Presented At Hearing.

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski

Name- Type or Print

Signature

210 W. Pennsylvania Avenue, Towson, MD

Mailing Address City State

21204 / 410-494-6285 / dhkarceski@venable.

Zip Code Telephone # Email Address COM

Legal Owners: Yorkridge Shopping Center, LLC

See Attached Sheet 2

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski

Name - Type or Print

Signature

210 W. Pennsylvania Avenue, Towson, MD

Mailing Address City State

21204 / 410-494-6285 / dhkarceski@venable.com

Zip Code Telephone # Email Address

REV. 2/23/11

ORDER RECEIVED FOR FILING

Date

11-16-11

By

pm

PETITION FOR VARIANCE

ATTACHED SHEET 1

30-115 WEST RIDGELY ROAD

Variance from Section 409.6.A.2 of the Baltimore County Zoning Regulations to permit 921 off-street parking spaces in lieu of the required 1,048 spaces.

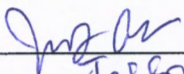
2012-0082-A

PETITION FOR VARIANCE

ATTACHED SHEET 2

30-115 WEST RIDGELY ROAD

Yorkridge Shopping Center, LLC
910 Reisterstown Road
Baltimore, MD 21208

By: 
Name: Jeffrey A. Gaber
Title: member

2012-0082-A

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



June 21, 2011

ZONING DESCRIPTION FOR VARIANCE REQUEST

Beginning at a point 41.4 feet in the southwesterly direction from the centerline of York Road across from entrance to Mars Supermarket, running along York Road right-of-way line South 20°24'45" East for 75.53 feet; continuing South 15°00'19" East for 122.04 feet; continuing South 20°24'45" East for 291.95 feet; continuing South 17°52'17" East for 27.04 feet along York Road; heading Southwesterly by a line curving to the right having a radius of 45.00 feet with an arc distance of 8.53 feet said curve being subtended by a chord bearing South 15°47'37" West; heading South 35°47'00" West 13.85 feet; heading South 64°17'20" West 965.00 feet along Ridgely Road; heading North 24°31'05" West 515.53 feet; heading North 18°57'02" East 14.51 feet; heading North 41°45'49" West 244.20 feet; heading North 65°31'11" East 690.02 feet; heading South 20°21'49" East 210.08 feet; heading North 65°31'11" East 410.57 feet to the point of beginning having an address of 30 thru 36 W. Ridgely Road being located on the Northwesterly side of York Road.

Containing 670,384 square feet or 15.3899 acres of land, more or less and being located in the Eighth Election District, Third Councilmanic District, of Baltimore County, Maryland.



Michael Coughlin
Professional Engineer No. 38291

2012-0082-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: November 10, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 30-115 West Ridgely Road

RECEIVED

INFORMATION:

Item Number: 12-082
Petitioner: Yorkridge Shopping Center, LLC
Zoning: BL-CCC and ML-IM
Requested Action: Variance

NOV 10 2011

OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

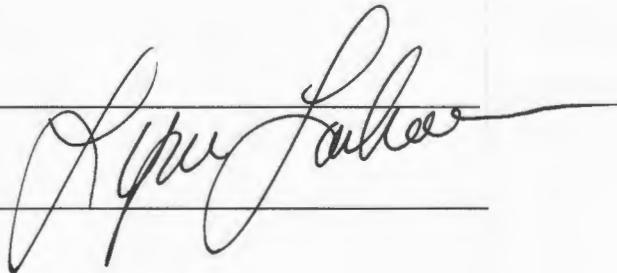
The petitioner requests a variance from Section 409.6.A.2 of the BCZR to permit 921 off-street parking spaces in lieu of the required 1,048 spaces.

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The shopping center has had many upgrades to the façade and the landscaping during the past year, which has enhanced the site visually overall. However with that being said this shopping center is along a major road (York Road) and has the Light Rail transit stop less than half a mile down the street. Therefore this Department would like to see pedestrian amenities included in the development of the two proposed retail pad sites. This Department would like sidewalks along both York and Ridgely Roads, but understands that this is a heavy financial burden on top of the many site improvements over the past year. With that being said, this Department would be satisfied and not oppose the request if a sidewalk starting at the northeast corner of the proposed retail pad site 1 along York Road onto Ridgely Road past the proposed retail pad site 2 until the intersection of Ridgely Road and Kurtz Avenue.

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

Prepared by: _____

Division Chief:
AVA/LL: CM



CERTIFICATE OF POSTING

2012-0082-A

RE: Case No.: _____

Petitioner/Developer: _____

Yorkridge Shopping Center, LLC

Date of Hearing/Closing: **November 14, 2011**

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

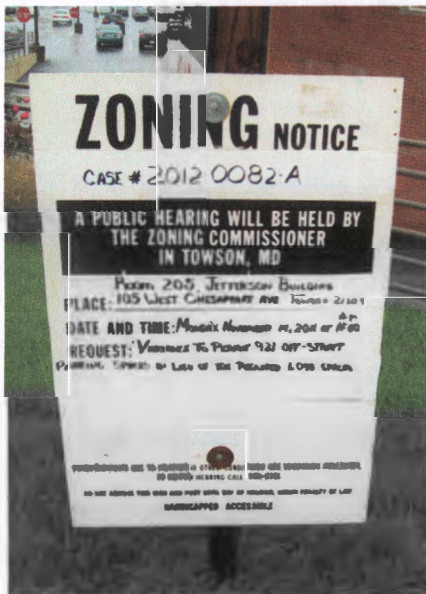
Ladies and Gentlemen:

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: _____

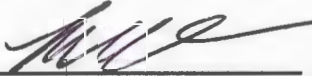
30-115 West Ridgely Road

October 29, 2011

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



Sincerely,



(Signature of Sign Poster) **October 29, 2011**

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: # 2012-0082-A
30-115 West Ridgely Road
S/west side of York Road, N/west corner of Ridgely Road and York Road
8th Election District — 3rd Councilmanic District
Legal Owner(s): Yorkridge Shopping Center, LLC

Variance: to permit 921 off-street parking spaces in lieu of the required 1,048 spaces.

Hearing: Monday, November 14, 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.
10/23/2010 October 27 289383

CERTIFICATE OF PUBLICATION

10/27/2011

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 10/27/2011.

- 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
30-115 West Ridgely Road; SW/S
Ridgely Road & York Road
8th Election & 3rd Councilmanic Districts
Legal Owner(s): Yorkridge Shopping Center
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2012-082-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

RECEIVED

OCT 12 2011

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of October, 2011, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, Venable, LLP, 210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People’s Counsel for Baltimore County

11-14-11

Case No.: 2012-0082-A

Exhibit Sheet

19W 12-50-11

11/14/11
PZ

Petitioner/Developer

Protestant

No. 1	Site plan	
No. 2	site plan (highlighted)	
No. 3	Aerial Photograph	
No. 4	My Zoning Map	
No. 5	CV Mr. Monk	
No. 6	Landscape Plan Plan	
No. 7	Photo-Shell Station	
No. 8	Photo Shop. Ctr. Exit	
No. 9	Photo looking @ Ridgely	
No. 10	Photo @ East side of lot.	
No. 11		
No. 12		

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...

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**

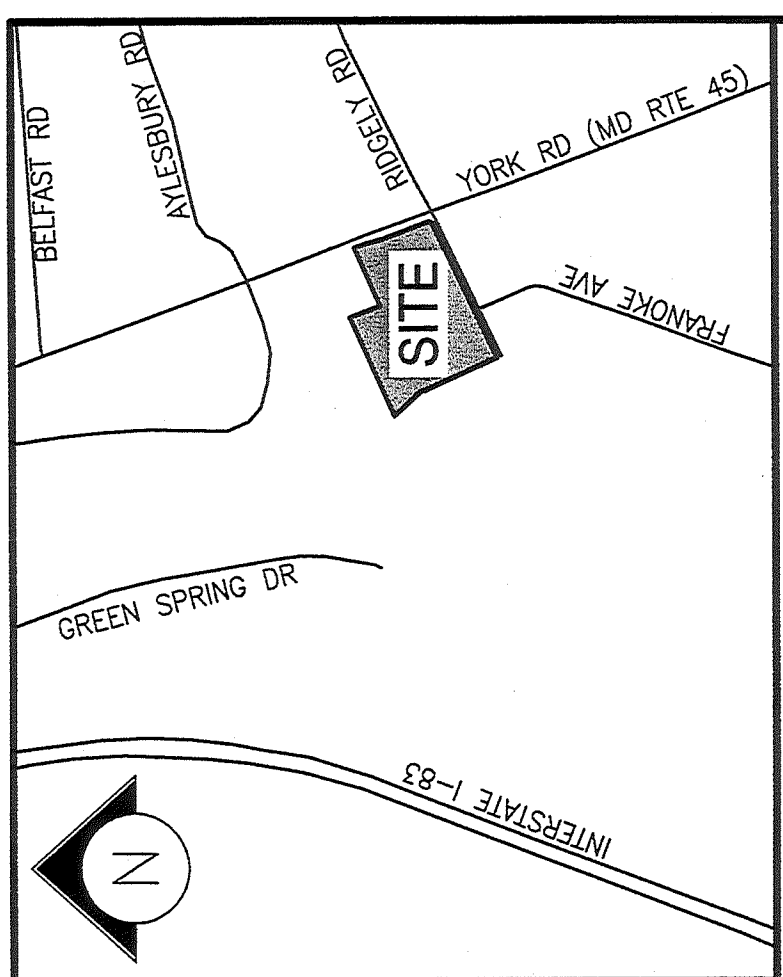
BP/Amoco Oil Co.
Arco Petroleum
Gulf Oil Company
Stewart/Agip
Shell Oil Company
Southern Maryland Oil Co.
Sunoco
Texaco/Star Enterprise
Eastern Petroleum
Quarles Petroleum, Inc.
Carroll Independent Fuel
Ewing Oil Company
Ocean Petroleum Co.

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



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

- OWNER: YORKRIDGE SHOPPING CENTER, LLC
910 REISTERSTOWN ROAD
BALTIMORE, MARYLAND 21286
PHONE: (410) 484-8100
- PLAN PREPARED BY: MORRIS & RITCHE ASSOCIATES, INC.
1220 E. JOPPA RD, SUITE 505C
TOWSON, MD 21286
(410) 821-1690
ATTN: BILL MONK
- SITE DATA:
A. LOCATION: ADC MAP 27, GRID A-1
B. DISTRICT: 8TH
C. COUNCILMANS DISTRICT: 3RD
D. BALTIMORE COUNTY SOILS SURVEY MAPS: 60
E. TAX MAP: 60
F. PARCELS: 0825045300, 0819035720
G. PARCELS: 29037/119
H. DEED REFERENCES: 4086.01
I. CENSUS TRACT: 02-13-09 (3)
J. WATERSHED: C-1
K. EXISTING ZONING: BL-M-LM
L. PROPOSED BUILDING HEIGHT: NOT TO EXCEED 40'
M. ZONING MAP # 60C2
- DEED REF: 29037/119
PARCEL # 8
TAX ACCT # 0825045300
AREA 648,604 S.F.
PARCEL 2 750
0819035780
0.50 AC
TOTAL 15,339 S.F.
670,384 S.F.
- BUILDING AREA: EXISTING: 179,924 S.F.
PROPOSED: 16,530 S.F.
TOTAL: 196,454 S.F.
- AMENITY OPEN SPACE: REQUIRED: 0.38 *
RATIO: 0.9
AGRES: 39,295
S.F.: 74,816
PROVIDED: 0.38 *
RATIO: 1.717
AGRES: 39,295
S.F.: 74,816
- * AMENITY OPEN SPACE RATIO (74,816 / 196,474 = 0.38)
- FLOOR AREA RATIO: MAXIMUM F.A.R. ALLOWED: 4.0
PROPOSED F.A.R.: 0.29
EXISTING F.A.R.: 0.19
- PARKING: SEE PARKING TABLE
- ADDITIONAL NOTES:
A. OUTLINES SHOWN HEREON ARE BASED ON MORRIS & RITCHE ASSOCIATES, INC. SURVEY, DATED 02/19/03.
B. TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHICAL SURVEY BY MORRIS & RITCHE AND ON GIS TOPOGRAPHY OBTAINED FROM BALTIMORE CO. THERE ARE NO 100-YEAR FLOODPLANS ON THIS SITE.
C. THERE ARE NO HISTORIC STRUCTURES OR KNOWN ARCHAEOLOGICAL SITES ON THIS PROPERTY.
D. THE PROPERTY IS NOT UNDER ANY ACTIVE ZONING VIOLATION.
E. ANY STRUCTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE 60 FEET OR MORE FROM THE ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
F. PREVIOUS COMMERCIAL PERMITS: E643488 SIGN @ 30' W. RIDGELY; E572927 FIRE ALARM SPRINKLER E680798 SIGN E595083 RETAINING WALL E582310 SIGN @ 115' W. RIDGELY; E582310 SIGN @ 30' W. RIDGELY.
G. THERE ARE NO DEFICIENT BASIC SERVICES TO THIS SITE.
H. BUILDING SETBACK TABLE: PROVIDED: 35' ± (RETAIL PAD 1)
REQUIRED: 0' ± (EXISTING BUILDINGS)
STREET CORNER SIDE: 10' ± (10' MINIMUM)
REAR: 0' ± (EXISTING BUILDING)

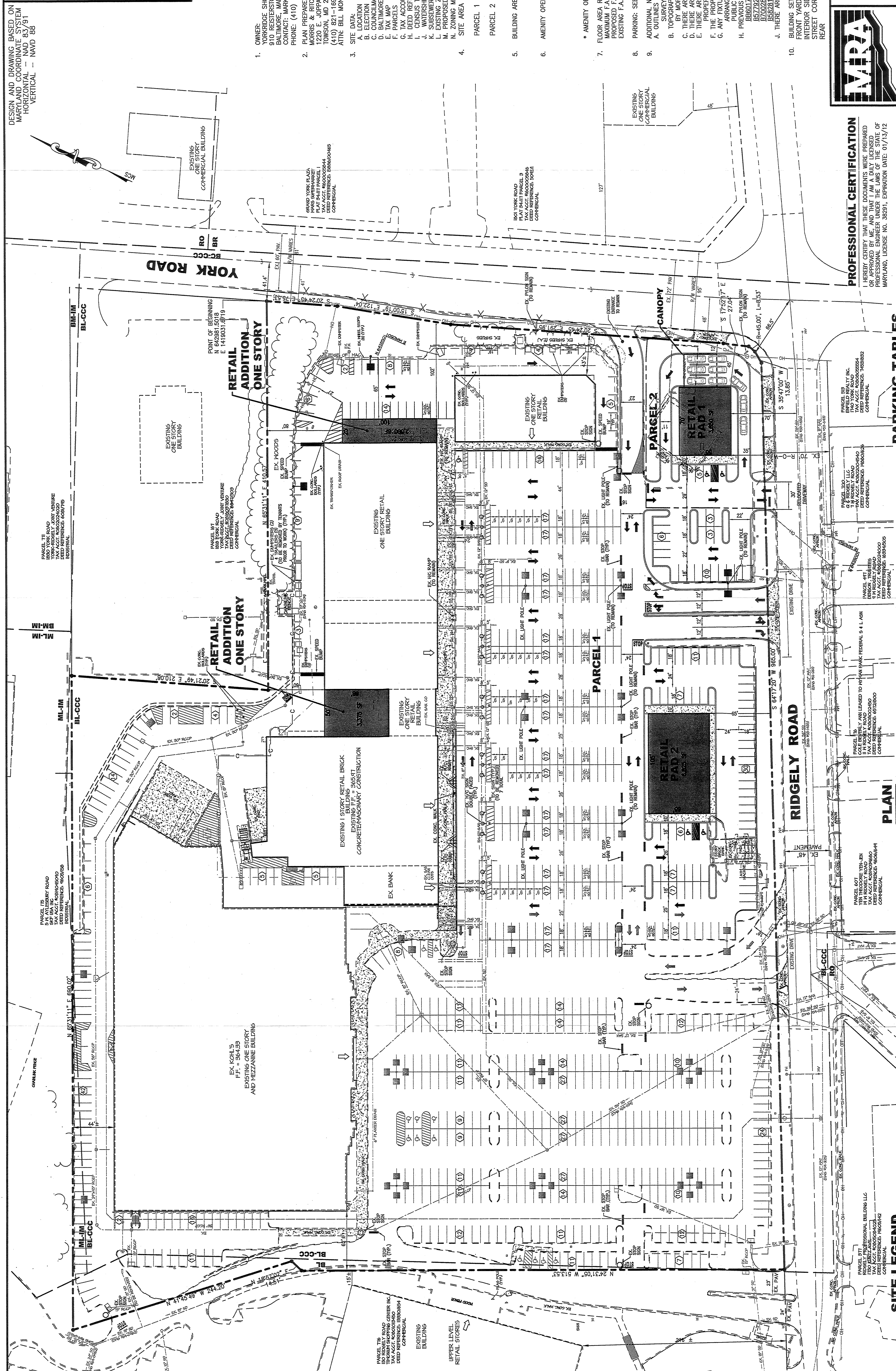
MORRIS & RITCHE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748

PLAN TO ACCOMPANY VARIANCE APPLICATION

YORKRIDGE SHOPPING CENTER
30-115 WEST RIDGELY ROAD
8TH ELECTION DISTRICT
3RD COUNCILMANS DISTRICT
BALTIMORE COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38291, EXPIRATION DATE: 01/13/12

DATE	REVISIONS	JOB NO.:	SCALE:
		13539.05	1" = 50'
			DATE: 09/12/2011
			DRAWN BY: M.L.E.
			DESIGN BY: B.M.
			REVIEW BY: B.M.
			SHEET: 01 OF 01



REVISOR'S

PROFESSIONAL CERTIFICATION
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			DESIGN BY: B.M.
			REVIEW BY: B.M.
			SHEET: 01 OF 01

EX. CONDITIONS

USE	BUILDING AREA	BUILDING USE
KOHL'S	89,487 S.F.	3,850 S.F.
KOHL'S MEZZANINE	8,611 S.F.	6,825 S.F.
MICHAEL'S	33,250 S.F.	2,500 S.F.
OTHER RETAIL STORES AND FREE STANDING BANK		3,375 S.F.
TOTAL	179,924 S.F.	16,530 S.F.
PARKING REQUIRED PER AGREEMENT WITH HR/L/S, LLC. 67 SPACES	900 SPACES	965 SPACES *
TOTAL PARKING PROVIDED	981 SPACES	1048 SPACES

REMOVED FREE STANDING KIOSK BANK (375 S.F.)

REMOVED FREE STANDING KIOSK BANK (375 S.F.)

REMOVED FREE STANDING KIOSK BANK (375 S.F.)

REMOVED FREE STANDING KIOSK BANK (375 S.F.)

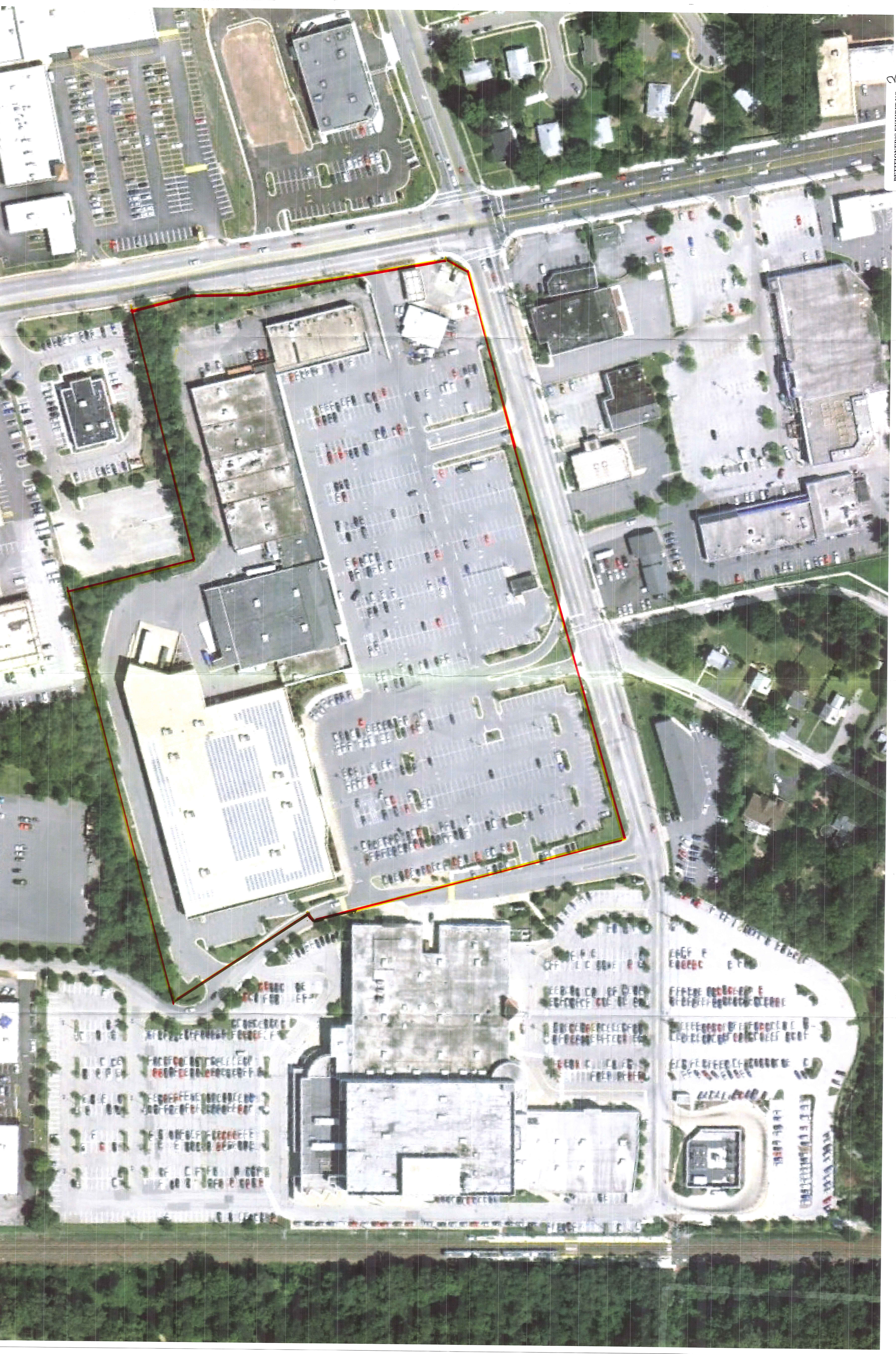
REMOVED FREE STANDING KIOSK BANK (375 S.F.)

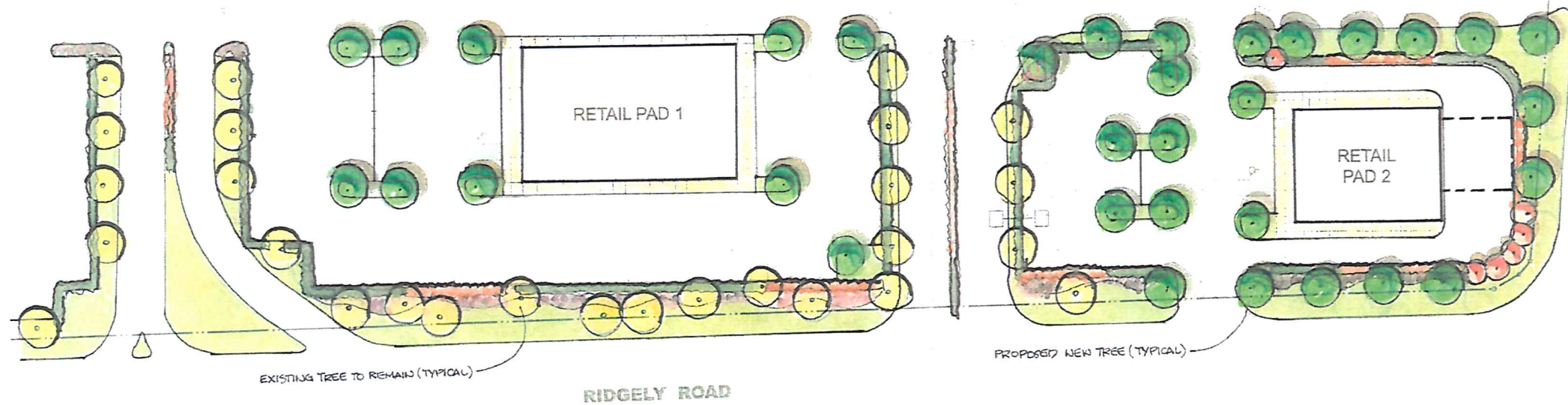
REMOVED FREE STANDING KIOSK BANK (375 S.F.)

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM HORIZONTAL - NAVD 83 VERTICAL - NAVD 88

2012-0082-A

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DMW
DAFT MCDONALD WALKER INC
200 TALL FRODOURTH AVENUE • SUITE 100 • TORONTO, ONTARIO
M5V 1Z9 • TEL: 416 291 4700 • FAX: 416 291 4701
WWW.DMW.COM

A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS,
ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

MRA **MORRIS & RITCHIE ASSOCIATES, INC.**
1250-B BAYVIEW AVENUE, SUITE 101
SCARBOROUGH, ONTARIO M1V 4Z8
TEL: 416-291-5000

LANDSCAPE PLAN
YORKRIDGE SHOPPING CENTER

NO. 125 WEST RIDGELY ROAD
SCARBOROUGH, ONTARIO
M1V 4Z8

DATE		BY	REVISIONS

ISSUE DATES	BASE	GMO
REVIEW	DRAWN	GMO
B/D	DESIGNED BY	ET
PERMIT	CHECKED BY	
CONSTRUCTION	DATE CHECKED	

SCALE	1"=30'	DRAWING	1 of 1
PROJECT NO	84057.A0		

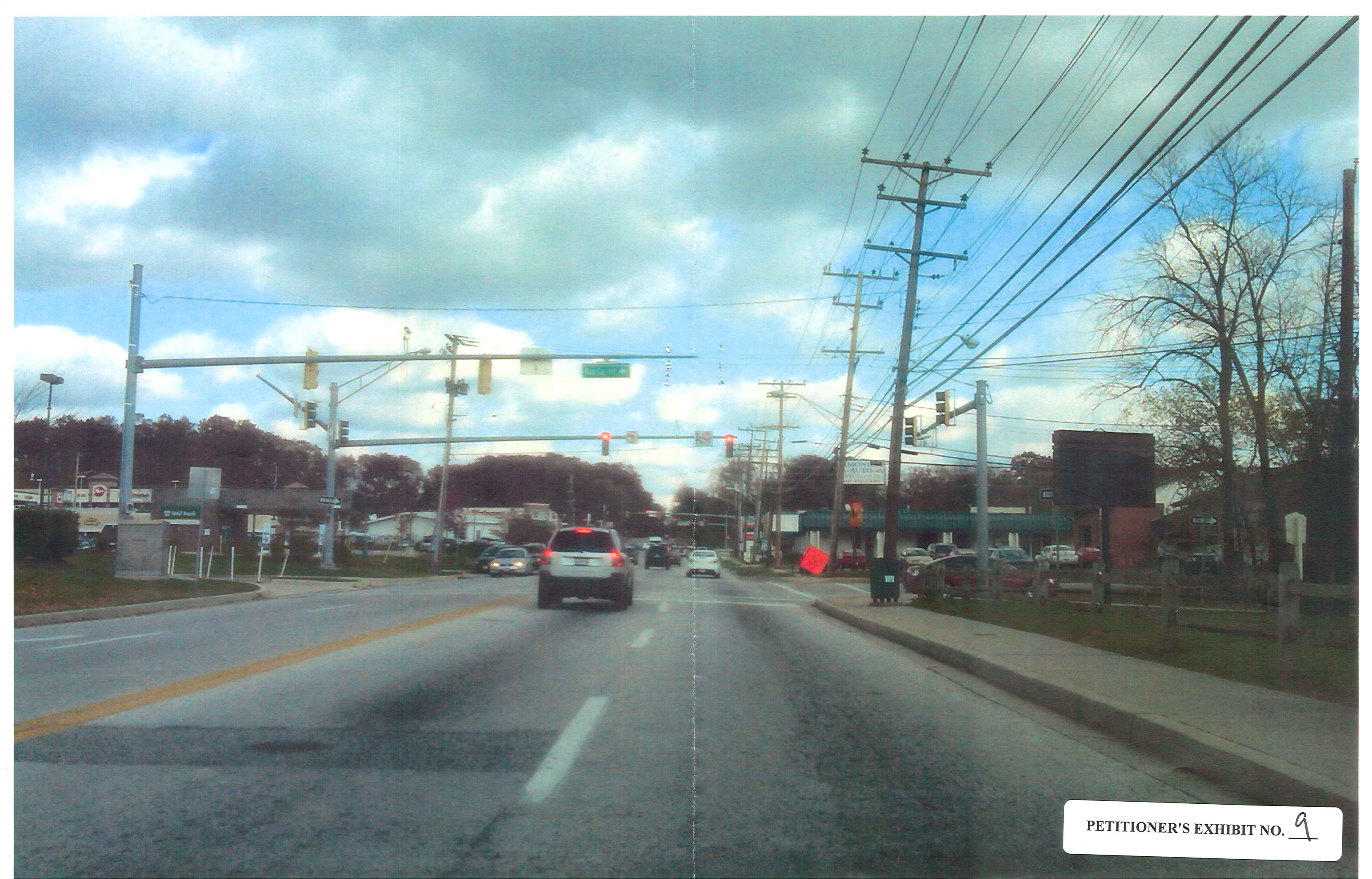
PETITIONER'S EXHIBIT NO. **6**

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© DMW & MRA 2011





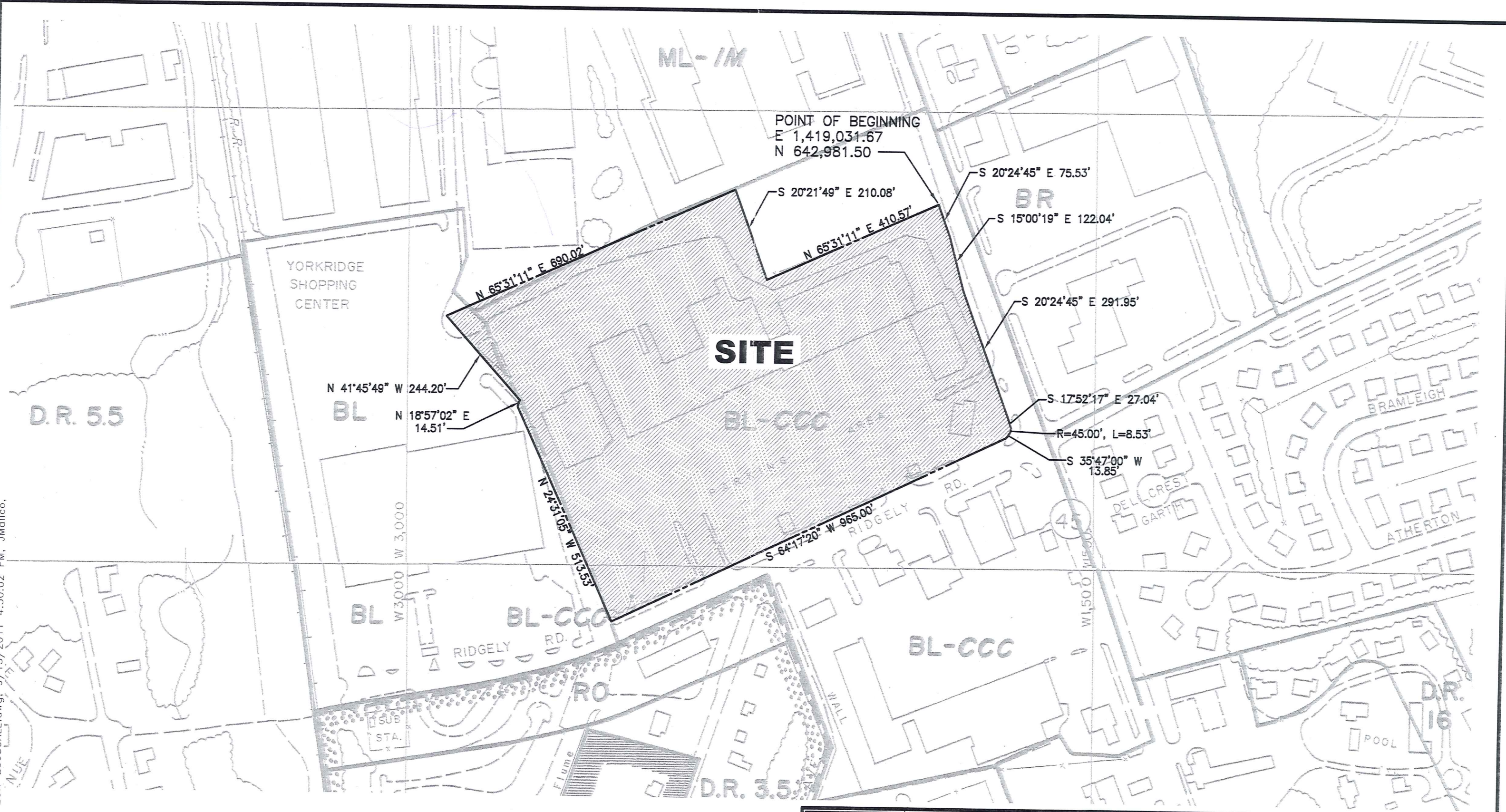


PETITIONER'S EXHIBIT NO. 9



PETITIONER'S EXHIBIT NO. 10

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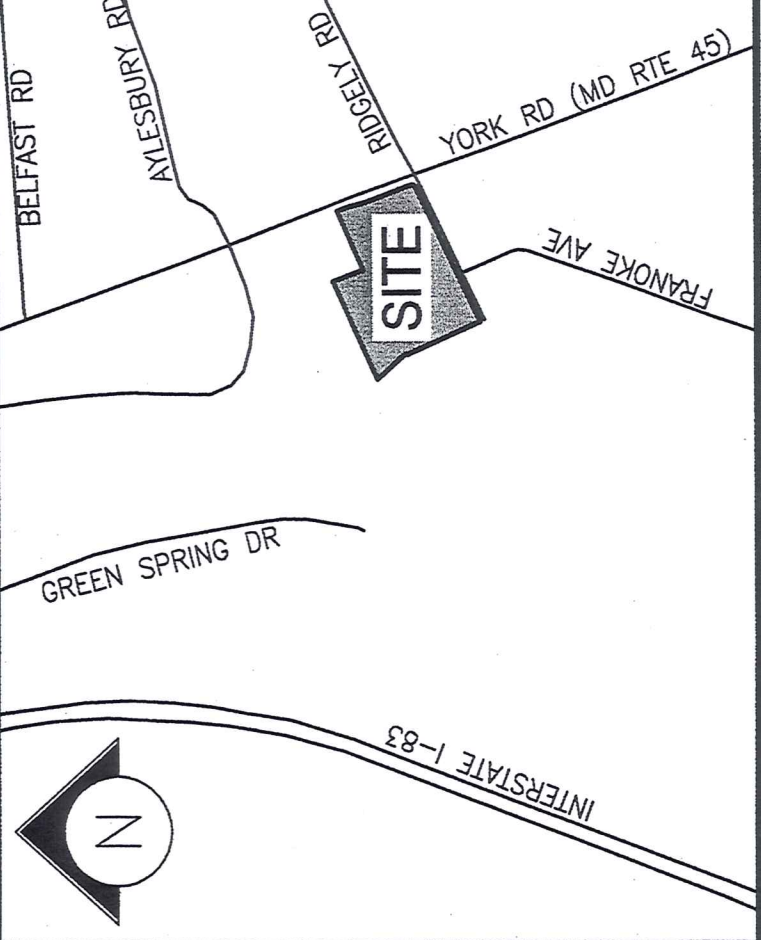


MRA
MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
 1220-C EAST JOPPA ROAD, SUITE 505
 TOWSON, MARYLAND 21286
 (410) 821-1690
 FAX: (410) 821-1748

ZONING EXHIBIT
YORKRIDGE SHOPPING CENTER
 BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 200'	DATE: 06/20/2011	ZONING MAP: NW 12 A NW 13 A	LOCATION: LUTHERVILLE / TIMONIUM	JOB NO.: 13539.04
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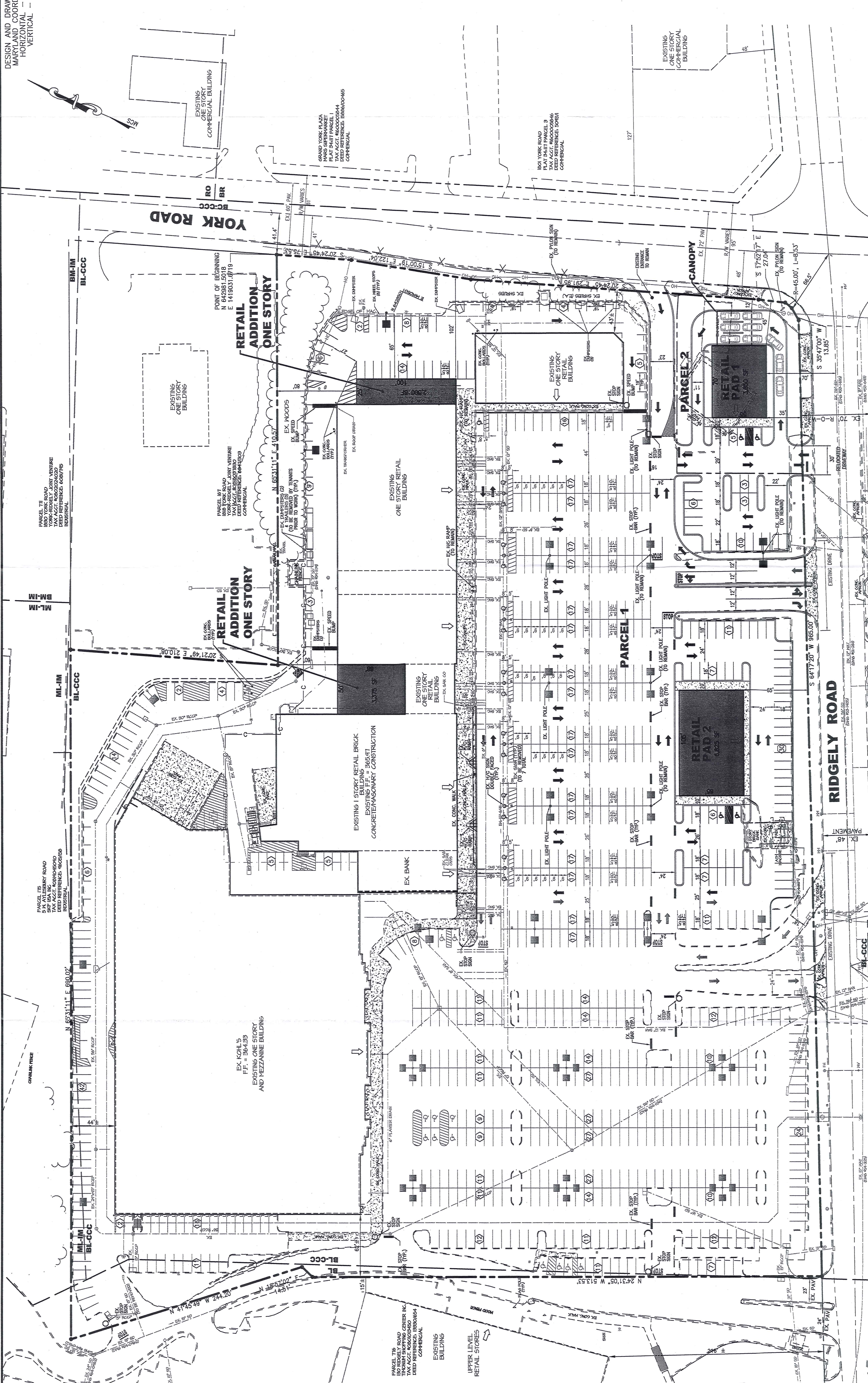
2012-0082-A



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

- OWNER: YORKRIDGE SHOPPING CENTER, LLC
1220 E. JOPPA RD., SUITE 505C
TOWSON, MD 21286
CONTACT: MARK WACONHEIM
PHONE: (410) 484-6100
- PLAN PREPARED BY:
MORRIS & RITCHE ASSOCIATES, INC.
1220 E. JOPPA RD., SUITE 505C
TOWSON, MD 21286
CONTACT: MARK WACONHEIM
PHONE: (410) 484-6100
- SITE DATA:
A. ELECTION DISTRICT: ADC MAP 27, GRID A-1
B. BALTIMORE COUNTY SOILS SURVEY MAPS: 8TH, 3RD, 6D
C. TAX ACCOUNT # 0825045300, 0819035720
D. DEED REFERENCES: 29037/119, 4086.01
E. EXISTING ZONING: BL-M, BL-IM
F. PROPOSED BUILDING HEIGHT: NOT TO EXCEED 40'
G. SITE MAP # 60C2
- DEED REF: 29037/119
PARCEL # 8
AREA: 179,924 S.F.
TAX ACCT # 0825045300
646,694 S.F.
- DEED REF: 29037/119
PARCEL # 750
AREA: 21,780 S.F.
TAX ACCT # 0819035720
15,339 AC S.F.
- TOTAL: 670,384 S.F.
- AMENITY OPEN SPACE: 16,550 S.F.
TOTAL: 196,474 S.F.
- RATIO: 0.20
REQUIRED: 0.39
S.F.: 39,295 / 74,816
- * AMENITY OPEN SPACE RATIO (74,816 / 196,474 = 0.38)
- FLOOR AREA RATIO: 0.39
MAXIMUM F.A.R. ALLOWED: 4.0
PROPOSED F.A.R.: 0.29
EXISTING F.A.R.: 0.19
- PARKING: SEE PARKING TABLE
- ADDITIONAL NOTES:
A. OUTLINES SHOWN HEREON ARE BASED ON MORRIS & RITCHE ASSOCIATES, INC. SURVEYS DATED 02/19/03. SURVEYS ARE BASED ON A FIELD RUN TOPOGRAPHICAL SURVEY BY MORRIS & RITCHE AND ON G.S. TOPOGRAPHY OBTAINED FROM BALTIMORE CO. THERE ARE NO 100-YEAR FLOODPLAINS ON THIS SITE.
B. THERE ARE NO NON-TIDAL WETLANDS ON THIS SITE.
C. THERE ARE NO HISTORIC STRUCTURES OR KNOWN ARCHAEOLOGICAL SITES ON THIS SITE.
D. THE PROPERTY IS NOT UNDER ANY ACTIVE ZONING VIOLATION.
E. ANY STRUCTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
F. PERMITS: 854348 SIGN @ 30 W. RIDGELY;
857932Z FIRE ALARM/SPRINKLER 8580798 SIGN 8580018 COMMERCIAL BUILDING 8570023 COMMERCIAL BUILDING @ 50 W. RIDGELY;
8582040 SIGN @ 38 W. RIDGELY; 8580418 COMMERCIAL BUILDING 8570023 COMMERCIAL BUILDING @ 50 W. RIDGELY;
8582040 SIGN @ 115 W. RIDGELY.
G. THERE ARE NO DEFICIENT BASIC SERVICES TO THIS SITE.



MORRIS & RITCHE 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

PLAN TO ACCOMPANY VARIANCE APPLICATION
YORKRIDGE SHOPPING CENTER
30-115 WEST RIDGELY ROAD
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:	SCALE:
		13539.05	1" = 50'
			DATE: 09/12/2011
			DRAWN BY: M.L.L.E.
			DESIGN BY: B.M.
			REVIEW BY: B.M.
			SHEET: 01 OF 01

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. 38591, EXPIRATION DATE: 07/13/12

REVISOR'S PARKING

PROPOSED USE	BUILDING AREA	BUILDING AREA
PAD 1	3,850 S.F.	
PAD 2	6,825 S.F.	
LIQUOR STORE ADDITION	2,500 S.F.	
TOTAL NEW BUILDING AREA	16,550 S.F.	
EXISTING REQUIRED PARKING	83 SPACES	
TOTAL PARKING REQUIRED	965 SPACES	
PARKING LOST FOR EXPANSION	-166 SPACES	
RECONFIGURED NEW PARKING	106 SPACES	
NET (+/-) PER PLAN MODIFICATIONS	-60 SPACES	
TOTAL PROPOSED PARKING (961-60)	921 SPACES	
PARKING NET (1048-921) = (12%)	-127 SPACES	
* REMOVED FREE STANDING KIOSK BANK (375 S.F.)		

EX. CONDITIONS

USE	BUILDING AREA	BUILDING AREA
KOHL'S	89,487 S.F.	
MICHAEL'S	8,611 S.F.	
OTHER RETAIL STORES	33,250 S.F.	
AND FREE STANDING BANK	49,576 S.F.	
DRIVE THRU FACILITY	179,924 S.F.	
TOTAL	900 SPACES	
PARKING REQUIRED PER AGREEMENT WITH HR/L.S. LLC	967 SPACES	
TOTAL PARKING REQUIRED	967 SPACES	
TOTAL PARKING PROVIDED	981 SPACES	

ZONING HISTORY:

CASE NO. 5064-YA - PETITION FOR A SPECIAL EXCEPTION TO APPROVE LAUNDRY AND DRY CLEANING PLANT ON THE SUBJECT PROPERTY GRANTED IN SEPTEMBER 7, 1980.
CASE NO. 5331-YA - A SPECIAL EXCEPTION TO PERMIT A GASOLINE SERVICE STATION. APPROVED AUGUST 1, 1981.
CASE NO. 5331-YA - A SPECIAL EXCEPTION TO USE SUBJECT PROPERTY FOR A MOTION PICTURE THEATER, GRANTED IN NOVEMBER 4, 1983.
CASE NO. 63-117X - A SPECIAL EXCEPTION TO PERMIT A DOUBLE-FACE VARIANCE FROM SECTION 413.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A DOUBLE-FACE ILLUMINATED ADVERTISING STRUCTURE OF 420 SQUARE FEET AREA IN LIEU OF ALLOWED 150 SQUARE FEET LOADED ON THE WEST SIDE OF YORK ROAD.
CASE NO. 68-228-YA - A SPECIAL EXCEPTION TO PERMIT A DOUBLE-FACE VARIANCE FROM SECTION 413.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A SIGN OF 285 SQUARE FEET AREA IN LIEU OF THE ALLOWED 150 SQUARE FEET, GRANTED IN NOVEMBER 17, 1986 UPON APPEAL TO THE BOARD OF APPEALS.
CASE NO. 91-229-SEHA - TO AMEND THE APPROVED SITE PLAN IN CASE # 5331-YA TO ALLOW A GASOLINE CANOPY 4' FROM R/W PER SECTION 405.4A (2) (G). APPROVED MARCH 20, 1991.
CASE NOS. 02-102-SPH & 02-103-SPH - A SPECIAL HEARING TO DETERMINE THE NATURE OF THE PROPOSED USE (HOME DEPOT EXPO DESIGN CENTER) AND THE METHOD USED TO CALCULATE THE NUMBER OF PARKING SPACES REQUIRED FOR SUCH USE. DISMISSED WITHOUT PREJUDICE, JANUARY 23, 2002.
CASE NO. 05-259-A - TO PERMIT AN ILLUMINATED DOUBLE FACED SHOPPING CENTER JOINT IDENTIFICATION SIGN WITH AN AREA OF 169.5 SQ. FT. IN LIEU OF THE REQUIRED 150 SQ. FT. AND FROM SECTION 450.4.7 (b) TO PERMIT THE DISPLAY OF UP TO 10 LINES FOR THE NAMES OF TENANTS OR OCCUPANTS IN LIEU OF THE REQUIRED 150 SQ. FT. AND FROM SECTION 450.4.7 (b) TO PERMIT THE DISPLAY OF UP TO 10 LINES FOR THE NAMES OF TENANTS OR OCCUPANTS IN LIEU OF THE REQUIRED 150 SQ. FT. AND FROM SECTION 450.4.7 (b) TO PERMIT THE DISPLAY OF UP TO 10 LINES FOR THE NAMES OF TENANTS OR OCCUPANTS IN LIEU OF THE REQUIRED 150 SQ. FT. AND FROM SECTION 450.4.7 (b) TO PERMIT THE DISPLAY OF UP TO 10 LINES FOR THE NAMES OF TENANTS OR OCCUPANTS IN LIEU OF THE REQUIRED 150 SQ. FT. AND FROM SECTION 450.4.7 (b) TO PERMIT THE DISPLAY OF UP TO 10 LINES FOR THE NAMES OF TENANTS OR OCCUPANTS IN LIEU OF THE REQUIRED 150 SQ. FT. APPROVED FEBRUARY 2, 2005.
CASE NO. 020303JE - AN A-2 EXEMPTION WAS GRANTED ON FEBRUARY 14, 2003 TO PERMIT THE CONSTRUCTION OF A KOHL'S DEPARTMENT STORE. DEC. NO. 020303JE - AN A-2 EXEMPTION WAS GRANTED ON FEBRUARY 14, 2003 TO PERMIT THE CONSTRUCTION OF A KOHL'S DEPARTMENT STORE.

SITE LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED CONTRACT LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CONCRETE
- PROPOSED NEW RETAIL AREA(S)
- LIGHT POLE

BENCHMARKS

B.C. #374
ELEV. 403.13
LOCATED ALONG WEST RD. X CUT IN WALK AT 21 WEST ROAD.
B.C. #525
ELEV. 408.47
LOCATED AT THE CORNER OF TIMONUM RD. TOWARDS I-83 AND GREENSPRING DRIVE.

REVISIONS

DATE	REVISIONS	JOB NO.:	SCALE:
		13539.05	1" = 50'

PROFESSIONAL CERTIFICATION
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PAD 2	6,825 S.F.	
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EX. CONDITIONS

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AND FREE STANDING BANK	49,576 S.F.	
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CASE NO. 5064-YA - PETITION FOR A SPECIAL EXCEPTION TO APPROVE LAUNDRY AND DRY CLEANING PLANT ON THE SUBJECT PROPERTY GRANTED IN SEPTEMBER 7, 1980.
CASE NO. 5331-YA - A SPECIAL EXCEPTION TO PERMIT A GASOLINE SERVICE STATION. APPROVED AUGUST 1, 1981.
CASE NO. 5331-YA - A SPECIAL EXCEPTION TO USE SUBJECT PROPERTY FOR A MOTION PICTURE THEATER, GRANTED IN NOVEMBER 4, 1983.
CASE NO. 63-117X - A SPECIAL EXCEPTION TO PERMIT A DOUBLE-FACE VARIANCE FROM SECTION 413.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A DOUBLE-FACE ILLUMINATED ADVERTISING STRUCTURE OF 420 SQUARE FEET AREA IN LIEU OF ALLOWED 150 SQUARE FEET LOADED ON THE WEST SIDE OF YORK ROAD.
CASE NO. 68-228-YA - A SPECIAL EXCEPTION TO PERMIT A DOUBLE-FACE VARIANCE FROM SECTION 413.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A SIGN OF 285 SQUARE FEET AREA IN LIEU OF THE ALLOWED 150 SQUARE FEET, GRANTED IN NOVEMBER 17, 1986 UPON APPEAL TO THE BOARD OF APPEALS.
CASE NO. 91-229-SEHA - TO AMEND THE APPROVED SITE PLAN IN CASE # 5331-YA TO ALLOW A GASOLINE CANOPY 4' FROM R/W PER SECTION 405.4A (2) (G). APPROVED MARCH 20, 1991.
CASE NOS. 02-102-SPH & 02-103-SPH - A SPECIAL HEARING TO DETERMINE THE NATURE OF THE PROPOSED USE (HOME DEPOT EXPO DESIGN CENTER) AND THE METHOD USED TO CALCULATE THE NUMBER OF PARKING SPACES REQUIRED FOR SUCH USE. DISMISSED WITHOUT PREJUDICE, JANUARY 23, 2002.
CASE NO. 05-259-A - TO PERMIT AN ILLUMINATED DOUBLE FACED SHOPPING CENTER JOINT IDENTIFICATION SIGN WITH AN AREA OF 169.5 SQ. FT. IN LIEU OF THE REQUIRED 150 SQ. FT. AND FROM SECTION 450.4.7 (b) TO PERMIT THE DISPLAY OF UP TO 10 LINES FOR THE NAMES OF TENANTS OR OCCUPANTS IN LIEU OF THE REQUIRED 150 SQ. FT. AND FROM SECTION 450.4.7 (b) TO PERMIT THE DISPLAY OF UP TO 10 LINES FOR THE NAMES OF TENANTS OR OCCUPANTS IN LIEU OF THE REQUIRED 150 SQ. FT. AND FROM SECTION 450.4.7 (b) TO PERMIT THE DISPLAY OF UP TO 10 LINES FOR THE NAMES OF TENANTS OR OCCUPANTS IN LIEU OF THE REQUIRED 150 SQ. FT. APPROVED FEBRUARY 2, 2005.
CASE NO. 020303JE - AN A-2 EXEMPTION WAS GRANTED ON FEBRUARY 14, 2003 TO PERMIT THE CONSTRUCTION OF A KOHL'S DEPARTMENT STORE. DEC. NO. 020303JE - AN A-2 EXEMPTION WAS GRANTED ON FEBRUARY 14, 2003 TO PERMIT THE CONSTRUCTION OF A KOHL'S DEPARTMENT STORE.

SITE LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED CONTRACT LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CONCRETE
- PROPOSED NEW RETAIL AREA(S)
- LIGHT POLE

BENCHMARKS

B.C. #374
ELEV. 403.13
LOCATED ALONG WEST RD. X CUT IN WALK AT 21 WEST ROAD.
B.C. #525
ELEV. 408.47
LOCATED AT THE CORNER OF TIMONUM RD. TOWARDS I-83 AND GREENSPRING DRIVE.

2012-0082-A