

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
6646 Security Boulevard; N/S of Security Blvd		
218' S/W of c/line of Woodlawn Drive	*	OF ADMINSTRATIVE
1 st Election & 4 th Councilmanic Districts		
Legal Owner(s): Meadows Shopping Center LLC*		HEARINGS FOR
Contract Purchaser(s): Ross Stores		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2012-100-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.

RECEIVED

NOV 14 2012

.....

Peter Max Zimmerman

 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio

 CAROLE S. DEMILIO
 Deputy People's Counsel
 Jefferson Building, Room 204
 105 West Chesapeake Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of November, 2012, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

IN RE: PETITION FOR VARIANCE
(6646 Security Blvd.)
1st Election District
4th Councilman District
Meadows Shopping Center, LLC
Legal Owner
Ross Stores, Inc.
Lessee/Petitioners

*
*
*
*
*

BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0100-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by David H. Karceski, Esquire, on behalf of the legal owner of the subject property, Meadows Shopping Center, LLC ("Petitioner"). The Petitioner is requesting Variance relief from Section 450.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow three wall -mounted enterprise signs with sign areas/faces of 465 sq. ft., 8 sq. ft. and 8 sq. ft for a tenant within a multi-tenant building in lieu of the one permitted wall-mounted enterprise sign with a sign area/face of 336 sq. ft. The subject property and requested relief is more fully depicted on the two sheet site plan that was marked and accepted into evidence as Petitioner's Exhibit 1A & 1B.

Appearing at the public hearing held for this case was Joseph J. Ucciferro, with Bohler Engineering, the firm that prepared the site plan, Jeff Greenberg, Robert Garrick and Chris Coffman. David H. Karceski, Esquire appeared and represented the Petitioner. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. There were no Protestants or other interested persons in attendance, and the file does not contain any letters of protest or opposition.

ORDER RECEIVED FOR FILING

Date 12/27/12
By Den

The Zoning Advisory Committee (ZAC) comments were received and made a part of the record of this case. The only substantive comment received was from the Department of Planning, which supported the variance relief, but believed the two 8 square foot signs were unnecessary.

Testimony and evidence revealed that the subject property is 12.5 acres and is zoned BL-CCC. The specific site at issue has been vacant for nearly a year, and is situated within a strip shopping center. A new store - - dd's Discounts - - will occupy the space, and though it has 108 stores on the east coast, this is the first store in Maryland.

Based upon the testimony and evidence presented, I will grant the request for variance relief. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioner has met this test. The property is uniquely shaped, due in large part to a "carved out" portion used for a Shell service station. In fact, in a recent case (2010-191-A) former Deputy Zoning Commissioner Bostwick found the property to be unique for just this reason. In addition, the site is positioned far off of Security Blvd., and motorist visibility into the site is obscured by the aforementioned service station and McDonald's restaurant.

If the B.C.Z.R. were strictly enforced, the Petitioner would indeed suffer a practical difficulty and/or hardship, since he would be unable to install adequate signage to attract customers to the store. 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. This is demonstrated by the lack of opposition from the community and the lack of negative comments from Baltimore County reviewing agencies. The dd's Discounts

ORDER RECEIVED FOR FILING

Date 12/27/12

By den

store/franchise is new to this area, and the proposed signage will enable it to promote the brand and build awareness among local shoppers. The signage does not appear cluttered, and will, in my opinion have little to no off-site impact.

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

THEREFORE, IT IS ORDERED, this 27th day of December, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Section 450.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow three wall -mounted enterprise signs with sign areas/faces of 465 sq. ft., 8 sq. ft. and 8 sq. ft for a tenant within a multi-tenant building in lieu of the one permitted wall-mounted enterprise sign with a sign area/face of 336 sq. ft., be and is hereby GRANTED.

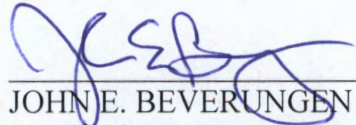
The relief granted herein shall be conditioned upon and subject to the following:

1. The Petitioner may apply for any required permits 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.

ORDER RECEIVED FOR FILING

Date 12/27/12
By sln


JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

December 27, 2012

David H. Karceski, Esquire
210 W. Pennsylvania Avenue
Suite 500
Towson, Maryland 21204

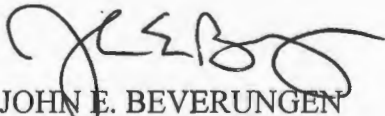
RE: Petition for Variance
Case No.: 2013-0100-A
Property: 6646 Security Blvd.

Dear Mr. Karceski:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Jeff Greenberg, 11 Azcer Ct., Baltimore, Maryland 21227
Robert Garrick, 1320 Moreland Avenue Southeast, Atlanta, GA 30316
Christopher Coffman, 6666 Security Blvd., Suite 5, Baltimore, Maryland 21207

IN RE: PETITION FOR VARIANCE

N side of Security Boulevard; 240 feet W
of Woodland Drive
1st Election District
4th Councilmanic District
(6650 Security Blvd.)

Meadows Shopping Center, LLC
Legal Owner

McDonald's USA, LLC
Contract Lessee

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
*
* CASE NO. 2010-0191-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by David Ross on behalf of Meadows Shopping Center, LLC c/o Atlantic Realty Companies, the legal property owner, and Lee May, Area Construction Manager, on behalf of McDonald's USA, LLC, the contract lessee. Variance relief as follows:

- From Section 450.4.5.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow 6 enterprise signs on building facades in lieu of the permitted 3 signs; and
- From Section 450.4.3 of the B.C.Z.R. to allow "canopy" type directional signs in lieu of permitted wall-mounted or free-standing signs; and
- From Section 450.5.B.3.b of the B.C.Z.R. to permit the erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy.

The subject property and requested relief are more particularly described on the two page site plan that was marked and accepted into evidence as Petitioner's Exhibits 1A and 1B, as well as the exterior elevations and the signage details, which were marked and accepted into evidence as Petitioner's Exhibits 4, 5, and 6, respectively.

Appearing at the requisite public hearing in support of the request were Stanley S. Fine, Esquire, and Caroline L. Hecker, Esquire, attorneys for Petitioner McDonald's USA, LLC;

ORDER RECEIVED FOR FILING

Date 3.24.10

By PS

Jeffrey Bell, Area Construction Manager for McDonald's Corporation; and Iwona Rostek-Zarska and Walenty Zarski of Baltimore Land Design Group, Inc., the consulting engineers who prepared the site plan for this property. In addition, Pierce MacGill with the Baltimore County Department of Economic Development appeared in support of the Petition. Jay R. Angle, owner of the Salsa Grill, a tenant in the Meadows Shopping Center, attended the hearing but did not participate. There were no Protestants or other interested persons in attendance.

Testimony and evidence presented at the hearing revealed that McDonald's proposes to construct a new restaurant on a pad site at the Meadows Park Shopping Center. The Shopping Center property is irregular-shaped and consists of approximately 16.47 acres zoned B.M.-C.C.C. The proposed McDonald's would take up approximately one acre of the overall site. The property is located on the north side of Security Boulevard with frontage also on Woodlawn Drive, east of Interstate 695, in the Woodlawn area of Baltimore County. The proposed new restaurant ultimately would replace an existing McDonald's restaurant located further east on Security Boulevard that is outdated and operationally inadequate. As depicted on the site plan and in the photographs that were marked and accepted into evidence as Petitioner's Exhibits 2A through 2L, the proposed McDonald's will be located on a pad site in the Shopping Center that is presently part of the parking lot for the Shopping Center. Mr. Bell, Area Construction Manager for McDonald's Corporation, testified that the new structure would have a contemporary, upscale look, with a "café" style interior customer area decorated with tasteful colors and materials. The structure would have a brick exterior, and would include a variety of "green building" features, including a high-efficiency HVAC system, a ThermoPlastic Olefin (TPO) reflective roof,

ORDER RECEIVED FOR FILING

Date 3.24.10 2

By [Signature]

awnings to reduce solar heat gain, masonry walls, and two-speed grill exhausts, among others. The new building would also be entirely ADA-compliant.¹

Petitioner seeks variances from Section 450.4.5.A of the B.C.Z.R. to permit six (6) enterprise signs on building facades in lieu of the permitted three (3) signs; from B.C.Z.R. Section 450.4.3 to permit a "canopy" style directional sign in lieu of the permitted wall-mounted or free-standing sign; and from Section 450.5.B.3.b of the B.C.Z.R. to permit the erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy.

Ms. Rostek-Zarska was accepted as an expert in site engineering and testified that the size and location of an existing Shell gasoline station, located adjacent to Meadows Shopping Center at the intersection of Security Boulevard and Woodland Drive, obscures visibility of the proposed location of the McDonald's pad site. The obstructed view of the pad site caused by the existing gasoline station creates a unique condition that that would cause an unreasonable hardship and prevent the construction of the new restaurant if strict application of the B.C.Z.R. were required. In light of the fact that visibility of the proposed restaurant will be obscured by the existing gasoline station, the proposed signage plan provides an appropriate and reasonable amount of signage to identify the restaurant to passing motorists and to direct pedestrians safely to the entrances. In addition, these signs are McDonald's standard signage plan, and the restaurant at this location would deviate from the standard style of other McDonald's restaurants if the proposed signs were not permitted.

¹ The Americans with Disabilities Act of 1990 ("ADA") is a wide-ranging civil rights law that prohibits, under certain circumstances, discrimination based on disability. As part of its provisions, it requires that all "new construction" (construction, modification, or alterations) after the effective date of the ADA (approximately July 1992) must be fully compliant with the Americans With Disabilities Act Accessibility Guidelines ("ADAAG") found in the Code of Federal Regulations at 28 C.F.R., Part 36, Appendix "A".

ORDER RECEIVED FOR FILING

Date 3.24.10

3

By 103

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated February 2, 2010 which indicates that the property is located in a Master Plan designated Revitalization District and a Community Conservation Area. The Planning Office recommends approval of the Petitioner's request as the proposed use is appropriate for this well-established commercial corridor. However, they recommend that Petitioner provide mitigation as a condition of any variance approvals for the proposed establishment. In particular, they request that Petitioner provide landscaping along the Security Boulevard frontage of the existing shopping center, which should mitigate the requested variance as well as provide an aesthetic upgrade to the Shopping Center. They also request that prior to any approvals granted by the Zoning Commissioner, the Office of Planning shall review a landscape plan. Additionally, a landscape plan shall be submitted to Avery Harden, Baltimore County Landscape Architect, for review and approval.

In response to these comments, Petitioner prepared a landscaping plan for the McDonald's pad site, which Petitioner indicated has received preliminary verbal approval from the Baltimore County Office of Planning. This two page landscaping plan was marked and accepted into evidence as Petitioner's Exhibits 8A and 8B. It appears that Petitioner has responded to the comments of the Office of Planning and that the landscape plan submitted by Petitioner addresses the request made in the ZAC comment. Nonetheless, I shall include a condition in the Order for review by the Planning Office and approval of the landscape plan by Mr. Harden.

Based on the testimony and evidence presented, I am persuaded to grant the variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure

ORDER RECEIVED FOR FILING

Date 3.24.10 4

By 13

which is the subject of the variance request. The property is unique due to the size and location of the existing gasoline station situated in a notched area of the property, adjacent to the Shopping Center, which obscures visibility to the proposed McDonald's pad site. This is a significant feature of the property that drives the need for variance relief, and I find that the Petitioner has satisfied its burden at law. The constraints imposed by these features would create a practical difficulty for Petitioner if strict compliance with the B.C.Z.R. were required. Finally, I find that the variance relief can be granted in strict harmony with the spirit and intent of said regulations, and in such a manner as to grant relief without injury to the public health, safety, and general welfare. Thus, I find that the variance requests can be granted in such a manner as to meet the requirements of Section 307.1 of the B.C.Z.R., as interpreted in *Cromwell v. Ward*, 102 Md.App. 691 (1995).

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

THEREFORE, IT IS ORDERED this 24th day of March, 2010 by this Deputy Zoning Commissioner, that Petitioner's Variance requests as follows:

- From Section 450.4.5.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow 6 enterprise signs on building facades in lieu of the permitted 3 signs; and
- From Section 450.4.3 of the B.C.Z.R. to allow "canopy" type directional signs in lieu of permitted wall-mounted or free-standing signs; and
- From Section 450.5.B.3.b of the B.C.Z.R. to permit the erection of the sign above the face of the canopy in lieu of its erection on the face of the canopy,

be and are hereby **GRANTED**. The relief granted herein shall be subject to the following:

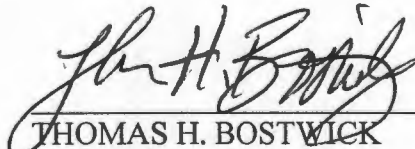
ORDER RECEIVED FOR FILING

Date 3.24.10

By ps

1. Petitioner is advised that it may apply for any required building 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.
2. Petitioner shall provide landscaping along the Security Boulevard frontage of the existing shopping center. This required landscaping shall mitigate the requested variance as well as provide an aesthetic upgrade to the Meadows Shopping Center.
3. Petitioner submitted a two page landscape plan that was accepted into evidence as Petitioner's Exhibits 8A and 8B. The Office of Planning shall review the landscape plan, and the landscape plan shall also be submitted to Avery Harden, Baltimore County Landscape Architect, for review and approval.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 3.24.10

By [Signature] 6



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 6646 Security Boulevard which is presently zoned BL-CCC
 Deed References: 24870/671 10 Digit Tax Account # 1600013396
 Property Owner(s) Printed Name(s) Meadows Shopping Center, LLC

(SELECT THE HEARING(S) BY MARKING X 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. X 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 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

ORDER RECEIVED FOR FILING
 Date: 12/27/12

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:

Boss Stores Inc.

Mike Smith, Group Vice President of Real Estate

Name- Type or Print

Signature

4440 Rosewood Drive, Pleasanton, CA

Mailing Address City State

94588 / (925) 965-4686

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature

Venable, LLP

210 W. Pennsylvania Avenue, Suite 500, Towson, MD

Mailing Address City State

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

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Meadows Shopping Center, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

8150 Leesburg Pike, Suite 1100, Vienna, VA

Mailing Address City State

22182-7730

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature

Venable, LLP

210 W. Pennsylvania Avenue, Suite 500, Towson, MD

Mailing Address City State

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

Zip Code Telephone # Email Address

CASE NUMBER 2013-0100-A

Filing Date 10/25/12

Do Not Schedule Dates:

Reviewer Zu

6646 Security Boulevard

Variance from Section 450.4 Attachment 1.5(d)(v) of the Baltimore County Zoning Regulations to allow three wall-mounted enterprise signs with sign areas/faces of 465 square feet, 8 square feet and 8 square feet for a tenant within a multi-tenant building in lieu of the one permitted wall-mounted enterprise sign with a sign area/face of 336 square feet.

PROPERTY DESCRIPTION (TENANT SPACE)

BEGINNING FOR THE SAME ON THE NORTHERNMOST SIDE OF SECURITY BOULEVARD AT CENTERLINE STATION 200+24.94, AS SHOWN ON BALTIMORE COUNTY BUREAU OF LAND ACQUISITION DRAWING HRW NO. 60-027-3, SAID POINT BEING A REBAR AND CAP FOUND, THENCE RUNNING WITH AND BINDING ON THE NORTHERNMOST SIDE OF SAID SECURITY BOULEVARD, AS SHOWN ON THE REVISED PLAT OF MEADOWS INDUSTRIAL PARK, AND FILED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK NO. 45, FOLIO 137

1. NORTH 16 DEGREES 57 MINUTES 09 SECONDS WEST 313.45 FEET TO THE POINT OF BEGINNING;
2. NORTH 07 DEGREES 53 MINUTES 33 SECONDS WEST 147.64 FEET TO A POINT;
3. NORTH 81 DEGREES 41 MINUTES 14 SECONDS EAST 162.78 FEET TO A POINT;
4. SOUTH 08 DEGREES 02 MINUTES 22 SECONDS EAST 147.61 FEET TO A POINT;
5. SOUTH 81 DEGREES 40 MINUTES 40 SECONDS WEST 163.21 FEET TO THE PLACE OF BEGINNING.

CONTAINING 24,061 SQUARE FEET (0.5524 ACRES) OF LAND, MORE OR LESS.



10/21/12

2013-0100-A

PROPERTY DESCRIPTION (PARCEL 338)

BEGINNING FOR THE SAME ON THE NORTHERNMOST SIDE OF SECURITY BOULEVARD AT CENTERLINE STATION 200+24.94, AS SHOWN ON BALTIMORE COUNTY BUREAU OF LAND ACQUISITION DRAWING HRW NO. 60-027-3, SAID POINT BEING A REBAR AND CAP FOUND, THENCE RUNNING WITH AND BINDING ON THE NORTHERNMOST SIDE OF SAID SECURITY BOULEVARD, AS SHOWN ON THE REVISED PLAT OF MEADOWS INDUSTRIAL PARK, AND FILED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK NO. 45, FOLIO 137

1. WITH A CURVE HAVING A RADIUS OF 3,140.00 FEET AND AN ARC LENGTH OF 222.73 FEET (THE CHORD OF SAID ARC BEING SOUTH 84 DEGREES 21 MINUTES 50 SECONDS WEST 222.68 FEET) TO A REBAR AND CAP FOUND ON THE NORTHERNMOST SIDE OF SAID SECURITY BOULEVARD THENCE;
2. NORTH 07 DEGREES 41 MINUTES 44 SECONDS WEST 592.12 FEET TO A POINT;
3. NORTH 82 DEGREES 15 MINUTES 49 SECONDS EAST 930.04 FEET TO A MBAR AND CAP FOUND, THENCE;
4. SOUTH 25 DEGREES 26 MINUTES 09 SECONDS EAST 79.06 FEET TO A 5/8" MBAR SET (CEI 093), THENCE;
5. SOUTHERLY BY A LINE HAVING A RADIUS OF 1,060.00 FEET WITH AN ARC DISTANCE OF 271.13 FEET (THE CHORD OF SAID ARC BEING SOUTH 18 DEGREES 06 MINUTES 29 SECONDS EAST 270.39 FEET) TO A REBAR AND CAP FOUND, SAID POINT SITUATED ON THE WESTERN SIDE OF WOODLAWN DRIVE, THENCE;
6. SOUTH 82 DEGREES 24 MINUTES 09 SECONDS WEST 146.10 FEET TO A REBAR AND CAP FOUND AND;
7. SOUTH 08 DEGREES 51 MINUTES 16 SECONDS WEST 117.03 FEET TO A POINT;
8. SOUTH 04 DEGREES 00 MINUTES 29 SECONDS WEST 150.05 FEET TO A REBAR FOUND, THENCE;
9. SOUTH 82 DEGREES 14 MINUTES 12 SECONDS WEST 570.59 FEET TO THE PLACE OF BEGINNING.

CONTAINING 545,092 SQUARE FEET (12.5136 ACRES) OF LAND, MORE OR LESS.



0100-A

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2013 - 0100-A

Petitioner: Ross Stores Inc.

Address or Location: 6646 Security Boulevard

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukasevich

Address: Venable, LLP
210 W. Pennsylvania Ave, Suite 500
Towson, MD 21204

Telephone Number: (410) 494-6352

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

No. **91632**

Date: **10/25/12**

PAID RECEIPT

BUSINESS ACTUAL TIME TRM
 10/30/2012 10/26/2012 11:34:22 5

REG HS03 WALKIN RBOS LRB
 >>RECEIPT # 622441 10/26/2012 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				385.00

5 528 ZONING VERIFICATION
 CP NO. 091632
 Recpt Tot \$385.00
 \$385.00 CK \$0.00 CA
 Baltimore County, Maryland

Total: **385.00**

Rec From: **Venable LLP**

For: **Ross Stores Inc**
6646 Security Blvd.

2013-0100-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2013-0100-A

RE: Case No.: _____

Petitioner/Developer: _____

Ross Stores, Inc

December 21, 2012

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

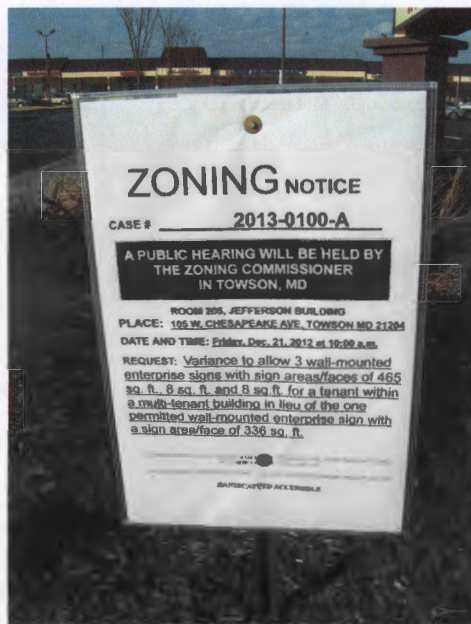
Ladies and Gentlemen:

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: _____

6646 Security Blvd

December 1, 2012

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



Sincerely,

December 1, 2012

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 29, 2012 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich
Venable

410-494-6352

210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

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 NUMBER: 2013-0100-A

6646 Security Boulevard

N/s of Security Boulevard, 218 ft. S/w of the centerline of Woodlawn Drive

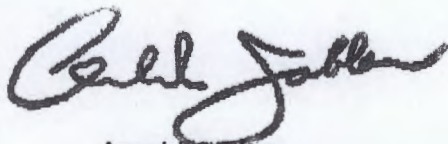
1st Election District – 4th Councilmanic District

Legal Owners: Meadows Shopping Center, LLC

Contract Purchaser: Ross Stores, Inc.

Variance to allow 3 wall-mounted enterprise signs with sign areas/faces of 465 sq. ft., 8 sq. ft. and 8 sq. ft. for a tenant within a multi-tenant building in lieu of the one permitted wall-mounted enterprise sign with a sign area/face of 336 sq. ft.

Hearing: Friday, December 21, 2012 at 10:00 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

November 14, 2012

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: 2013-0100-A

6646 Security Boulevard

N/s of Security Boulevard, 218 ft. S/w of the centerline of Woodlawn Drive

1st Election District – 4th Councilmanic District

Legal Owners: Meadows Shopping Center, LLC

Contract Purchaser: Ross Stores, Inc.

Variance to allow 3 wall-mounted enterprise signs with sign areas/faces of 465 sq. ft., 8 sq. ft. and 8 sq. ft. for a tenant within a multi-tenant building in lieu of the one permitted wall-mounted enterprise sign with a sign area/face of 336 sq. ft.

Hearing: Friday, December 21, 2012 at 10:00 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 a horizontal line.

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Mike Smith, Ross Group, 4440 Rosewood Drive, Pleasanton CA 94588
Meadows Shopping Center, 8150 Leesburg Pike, Ste. 1100, Vienna VA 22182

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, DECEMBER 1, 2012**
- (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.

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1st Election District - 4th Councilmanic District

Legal Owner(s): Meadows Shopping Center, LLC

Contract Purchaser: Ross Stores, Inc.

Variance: to allow 3 wall-mounted enterprise signs with sign areas/faces of 465 sq. ft., 8 sq. ft. and 8 sq. ft. for a tenant within a multi-tenant building in lieu of the one permitted wall-mounted enterprise sign with a sign area/face of 336 sq. ft.

Hearing: Friday, December 21, 2012 at 10:00 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.
11/343 Nov. 29 890181



501 N. Calvert Street, Baltimore, MD 21278

November 29, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, the publication appearing on November 29, 2012.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

A handwritten signature in cursive script that reads 'Susan Wilkinson', followed by a horizontal line.



KEVIN KAMENETZ
County Executive

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

December 12, 2012

Meadows Shopping Center LLC
8150 Leesburg Pike
Suite 1100
Vienna VA 22182

RE: Case Number: 2013-0100 A, Address: 6646 Security Boulevard

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 25, 2012. 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
David H. Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson MD 21204
Mike Smith, Group V.P. of Real Estate, Ross Stores, 4440 Rosewood Drive, Pleasanton, CA 94588

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



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 11-15-12

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2013-0100-A.
Variance
Meadows Shopping Center LLC.
6646 Security Boulevard.
14D 122

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 11-14-12. A field inspection and internal review reveals that an entrance onto MD122 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance. Case Number 2013-0100-A.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may email him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Zeller".
Steven D. Foster, Chief
Access Management Division

SDF/raz

JB 12-21
10am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 27, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 6646 Security Boulevard

DEC 07 2012

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

Item Number: 13-100

Petitioner: Meadows Shopping Center, LLC

Zoning: BL-CCC

Requested Action: Variance

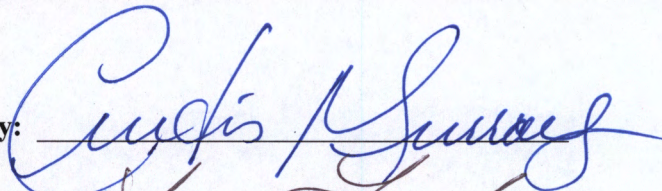
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. Accompanying the petitioner's request is an elevation showing one large enterprise sign and two smaller enterprise signs that are located on the sides of the building. The Department of Planning opines that the additional signage will not be needed for the building since it is located in a multi-tenant shopping center where all store signage is displayed directly above the respective store entrance.

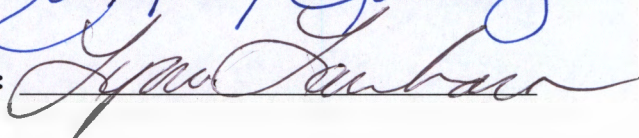
The requested smaller enterprise signs would not provide any additional visibility benefit, but would create further unnecessary signage. Nonetheless, the Department of Planning does not oppose the petitioner's request.

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

Prepared by:



Division Chief:
AVA/LL: CM



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE : November 15, 2012

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For November 26, 2012
Item Nos. 2013-0100, 0102 ,0103, 0104 and 0105.

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK. CEN
cc: File

12/10/12
TO WCR
8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



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

DATE: November 27, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 6646 Security Boulevard

INFORMATION:

Item Number: 13-100

Petitioner: Meadows Shopping Center, LLC

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Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

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The requested smaller enterprise signs would not provide any additional visibility benefit, but would create further unnecessary signage. Nonetheless, the Department of Planning does not oppose the petitioner's request.

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

Prepared by:

A handwritten signature in black ink, appearing to read "Cynthia R. Smith".

Division Chief:
AVA/LL: CM

A handwritten signature in black ink, appearing to read "Cynthia R. Smith".

M E M O R A N D U M

DATE: January 31, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0100-A - Appeal Period Expired

The appeal period for the above-referenced case expired on January 28, 2013. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

CASE NAME 6646 Security Bld.
CASE NUMBER 2013-100-A
DATE 12/21/12

[illegible]

RESUME

Joseph J. Ucciferro, P.E.
Project Manager

EDUCATION:

Bachelor of Civil Engineering, University of Delaware, Newark, DE

PROJECT TESTIMONY:

Testified on behalf of Bohler Engineering in numerous municipalities before Planning Commissions, Board of Supervisors, Board of Appeals, and related municipal entities in Maryland, Delaware, and Pennsylvania.

EXPERIENCE:

Currently serves as a Project Manager in Bohler Engineering's Towson, Maryland Office. Experience includes eight years of design and project management. Primarily responsible for client and project management for various commercial and industrial developments. Areas of experience include site feasibility analysis and budgeting, site layout and planning, zoning and subdivision ordinance review/interpretation, horizontal and vertical roadway design, site grading, earthwork balancing and analysis, soil erosion and sediment control measures and facilities, utility design, stormwater management and water quality system designs, environmental compliance/evaluations, pump/tank design and permitting, lighting photometric studies/design, signage compliance, landscaping design, vehicular circulation design, oversight of expediting and application approvals, and related services. Expertise includes supermarkets, service stations, maintenance facilities, restaurants, shopping centers, retail centers, car washes and other related projects in municipalities in Maryland, Delaware, and Pennsylvania.

Representative Projects to Note:

- 1) Chick-fil-A projects in Baltimore County (Catonsville, Carney, Essex, Hunt Valley, Middle River, Perry Hall)
- 2) Chick-fil-A projects in other Maryland jurisdictions (approx. 25 total)
- 3) Multiple Car Washes, Fuel Service Stations, Banks in Baltimore County that demonstrate knowledge of County Parking and Stacking Requirements

PROFESSIONAL AFFILIATIONS:

- Maryland Professional Engineer #36064
- Delaware Professional Engineer #15985
- Pennsylvania Professional Engineer #076279
- Urban Land Institute (ULI)
- National Association of Industrial & Office Properties (NAIOP)

PETITIONER' S

EXHIBIT NO.

2

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

11/15/12

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

NC

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

11/27/12

PLANNING
(if not received, date e-mail sent _____)NOT OPPOSE
w/c

11/15/12

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

11/29/12

SIGN POSTING

Date:

12/1/12

by

Black

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any:

NO SDAT

PACE SERVICE CENTER (RESUB OF MEADOWS INDUSTRIAL PARK) PARCEL F (PDM File/Project #)

1718

PDM # 010110

Lot # 1 Pt. Bk. 0000053, Folio 0061
Pt. Bk./Folio # 053061

2000004258

BM IM

WOODLAWN
CENTER FOR
AND STUDENT
RESE

DR 5.5

0102572050

Pt. Bk./Folio # 027021

ROAD

ROAD

4 CD 1 ED



6656
Pt. Bk. 0000045, Folio 0137

6642 6638 6632 6628 6620 6618 6614 6612

6610 6606

1600013396
Pt. Bk./Folio # 045137

PDM # 010386

2010-0191-A
1990-0542-SPHA

095A1 BM CCC
NW 2-F

BM AS

1704
0107000756

2100000290

1994-0503-S-1XA
2008-0483-SPH

1977-0048-A
1985-0056-X

1972-0144-A

NOT LOCATED

SECURITY BLVD

1970-0212-X

SECURITY BLVD

BM

1986-0443-A
Pt. Bk./Folio # 031134

1600002959
Pt. Bk. 0000027, Folio 0021
Pt. Bk. 0000054, Folio 0113

6633

6611
0107000779

6601
0107000776

R-1974-0194-A

0106350870

ML IM

Pt. Bk. 0000031, Folio 0134

Pt. Bk. 0000021, Folio 0134

Pt. Bk./Folio # 030141

0102000477

0121450072

2013-0100-A

October 24, 2012

David H. Karceski

T 410.494.6285
F 410.821.0147
dhkarceski@venable.com

Hand Delivered

Mr. W. Carl Richards, Jr., Supervisor
Zoning Review Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Variance
Petitioner: Ross Stores Inc.
Location: 6646 Security Boulevard

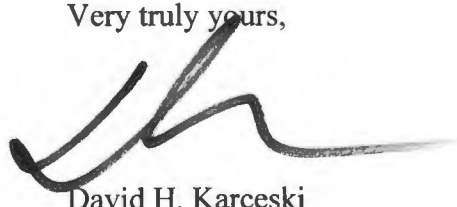
Dear Mr. Richards:

I am drop filing the enclosed Petition for Variance for the above referenced property. I do not know of any violations of any zoning laws on the property. With this letter, I have enclosed the following documents:

1. Petition for Variance (3)
2. Description (3)
3. Site Plans (12)
4. Newspaper advertising form (1)
5. Zoning Map (1)
6. Check in the amount of \$385.00

If you have any questions or concerns regarding this filing, please give me a call.

Very truly yours,



David H. Karceski

DHK/jaw
Enclosures

cc: Mr. Leonard Wasilewski, Zoning Review Office (w/o encl.)

BOHLER ENGINEERING

Professional Engineering Services

901 Dulaney Valley Road, Suite 801, Towson, MD 21204
Telephone: (410) 821-7900 Fax: (410) 821-7987

LETTER OF TRANSMITTAL

VIA: HAND DELIVERY

TO: Baltimore County
Permits Approvals and Inspections
111 West Chesapeake Avenue
Towson, MD 21204

RE: dd's Discounts
6646 Security Boulevard
Gwynn Oak, MD 21207

ATTN: Leonard Wasilewski

DATE: 11/1/12
JOB NO.: MD122070

WE ARE SENDING YOU ☐ Shop drawings ☐ Copy of letter ☒ Attached ☐ Prints ☐ Change order

COPIES

DATE

REVISION

REVISION
DATE

SHEET NO.

DESCRIPTION

12

Legal Description for Tenant Space

These Are Transmitted:

☒ For approval
☐ For review and comment
☐ Returned for corrections

☒ For your use
☐ Approved as submitted

☐ As requested
☐ Approved as noted

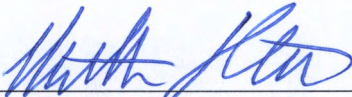
REMARKS:

As requested, attached please find the revised legal descriptions.

If you have any questions, please do not hesitate to contact our office at (410) 821-7900.

COPY TO:

SIGNED:


Matthew Destino, PE

Case No.: 2013-100-A

APC

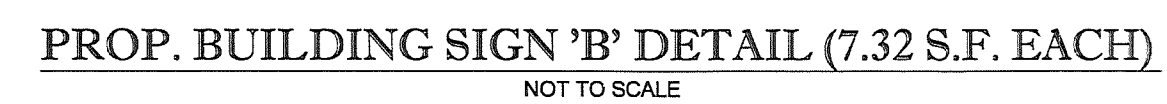
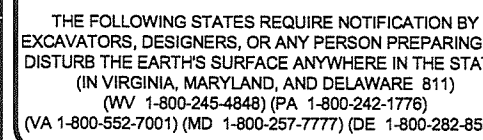
12-28-12

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	2 sheet site plan 1A 1B	
No. 2	CV- Vacciferro, P.E.	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

[illegible]

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	MD4220Z
DRAWN BY:	MD
CHECKED BY:	JJ
DATE:	8/30/1
SCALE:	1"=5'
CAD I.D.:	SP

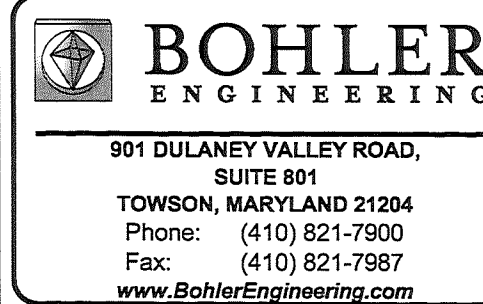
PROJECT:
**SIGN VARIANCE
PLAN**

- FOI

dd's DISCOUNTS

LOCATION OF SITE

6646 SECURITY BLVD
GWYNN OAK, MD 21207



SHEET TITLE:

PLAN TO
ACCOMPANY
VARIANCE REQUEST

SHEET NUMBER:

2

OF 2

PROFESSIONAL CERTIFICATION
I, JOSEPH J. UCCIFERRO, HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO.
36064. EXPIRATION DATE: 6/28/2014

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.





THE FOLLOWING STATES REQUIRE NOTIFICATION BY
EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO
DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
(IN VIRGINIA, MARYLAND, AND DELAWARE 911)
(WV 1-800-254-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	MD122070
DRAWN BY:	MDD
CHECKED BY:	JJU
DATE:	8/30/12
SCALE:	1"=50'
CAD I.D.:	SP1

PROJECT:
**SIGN VARIANCE
PLAN**

— FOR —
dd's
DISCOUNTS

LOCATION OF SITE

6646 SECURITY BLVD
GWYNN OAK, MD 21207



BOHLER
ENGINEERING

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

SHEET TITLE:

**PLAN TO
ACCOMPANY
VARIANCE REQUEST**

SHEET NUMBER:
2
OF 2

PETITIONER'S
EXHIBIT NO. 13

PROFESSIONAL CERTIFICATION
I, JOSEPH J. UCCIFERRO, HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO.
36064, EXPIRATION DATE: 6/26/2014

GENERAL NOTE:
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BUILDING SIGN:
ALLOWED:
MAX. HEIGHT: N/A
AREA: 2 SF/1 LF OF WALL WHERE SIGN IS AFFIXED = 168.08 L.F. x 2 S.F./L.F. = 336.16 S.F.

PROPOSED:
SIGN 'A' AREA: 464.75 S.F. = 464.75 S.F.
SIGN 'B' AREA: 7.32 S.F. X 2 = 14.64 S.F.
TOTAL AREA: 479.39 S.F.

MEADOWS SHOPPING CENTER, LLC
C/O ATLANTIC REALTY COMPANIES
8150 LEESBURG PIKE, SUITE 1100
VIENNA, VIRGINIA 22182-7730

ROSS STORES, INC.
4440 ROSEWOOD DRIVE
PLEASANTON, CA 94588

AMENITY OPEN SPACE

1. CASE NO. 80-1-A
PETITION FOR ZONING VARIANCE FROM SECTION 413.2.F WAS GRANTED ON JULY 30, 1978 TO PERMIT A TOTAL SIGN AREA OF 138 SF [EACH SIDE] INSTEAD OF THE MAXIMUM OF 120 SF [EACH SIDE] SUBJECT TO THE FOLLOWING RESTRICTIONS:
 - A. SUBSEQUENT SIGNS TO BE ERRECTED IN COMPLIANCE WITH SECTION 413.2.F OF THE ZONING REGULATIONS;
 - B. APPROVAL OF A SITE PLAN BY DPW AND OPZ.
2. CASE NO. 81-45A
PETITION FOR ZONING VARIANCE FROM SECTION 413.2.E WAS GRANTED ON SEPTEMBER 30, 1980 TO PERMIT AN IDENTIFICATION SIGN OF 192 SF [EACH SIDE] INSTEAD OF THE MAXIMUM 150 SF EACH SIDE SUBJECT TO THE APPROVAL OF A SITE PLAN BY THE DPW AND OPZ.
3. CASE NO. 90-542-SPHA
3.1. PETITION FOR SPECIAL HEARING:
 - 3.1.1. TO ALLOW SHARED PARKING BETWEEN THREE (3) SEPARATE LOTS.
 - 3.1.2. TO AMEND SITE PLAN IN CASE NOS 81-45A AND 80-1A
 - 3.1.3. TO ALLOW RELOCATION OF IDENTIFICATION SIGN AND "OTHER SIGN" PREVIOUSLY GRANTED
 - 3.1.4. TO ALLOW ONE (1) ADDITIONAL "OTHER SIGN"
- 3.2. PETITION FOR VARIANCES:
 - 3.2.1. TO PERMIT A STANDARD PARKING SPACES WIDTH OF EIGHT FEET (8') IN LIEU OF THE MINIMUM REQUIRED EIGHT AND A HALF FEET (8.5');
 - 3.2.2. TO PERMIT PARKING WITH DIRECT VEHICLE ACCESS TO TRAVELWAYS;
 - 3.2.3. TO PERMIT AISLE WIDTH OF TWELVE (12') IN LIEU OF THE MINIMUM REQUIRED TWENTY FEET (20') (90 DEGREE PARKING);
 - 3.2.4. TO PERMIT AISLE WIDTH OF SEVENTEEN FEET (17') IN LIEU OF THE MINIMUM REQUIRED TWENTY TWO FEET (22') (90 DEGREE PARKING);
 - 3.2.5. TO PERMIT A DISTANCE OF SIX FEET (6') FROM THE RIGHT-OF-WAY OF A PUBLIC STREET IN LIEU OF THE REQUIRED MINIMUM OF TEN FEET (10');
 - 3.2.6. TO PERMIT PARKING IN DEAD END WAY WITHOUT BACK UP AREA FOR END SPACE;
 - 3.2.7. TO PERMIT AN A.O.S. RATIO OF 0.157 IN LIEU OF THE REQUIRED 0.2 FOR THE FOUR SIXES BUILDING;
 - 3.2.8. TO PERMIT SIX HUNDRED NINETY FOUR (694) PARKING SPACES WITH A CROSS PARKING LEASE IN LIEU OF THE REQUIRED SEVEN HUNDRED TWELVE (712) SPACES;
 - 3.2.9. TO PERMIT TWO (2) OTHER BUSINESS SIGNS IN LIEU OF TWO OF THREE HUNDRED FORTY EIGHT (348) SF GRANTED IN PREVIOUS ZONING CASE NO. 80-1A.

SUBJECT HOWEVER, TO THE FOLLOWING RESTRICTIONS WHICH WERE CONDITIONS PRECEDENT TO THE RELIEF GRANTED:

- THE PETITIONERS MAY APPLY FOR THEIR BUILDING PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER; HOWEVER, PETITIONER ARE HEREBY MADE AWARE THAT APPELLATE PROCESS FROM THIS ORDER HAS EXPIRED. IF, FOR WHATEVER REASON, THIS ORDER IS REVERSED, THE PETITIONERS WOULD BE REQUIRED TO RETURN, AND BE RESPONSIBLE FOR RETURNING SAID PROPERTY TO ORIGINAL CONDITION.
- WHEN APPLYING FOR A BUILDING PERMIT, THE SITE PLAN AND LANDSCAPING PLAN PETITIONERS' EXHIBITS 1 AND 3 FILED MUST REFERENCE THIS CASE AND SET FORTH AND ADDRESS THE RESTRICTIONS OF THIS ORDER.
- THE REQUEST AND REQUESTOR, PETITIONER SAID, IS SUBJECT TO THE JURISDICTION AND AUTHORITY OF THE BALTIMORE COUNTY ZONING ENFORCEMENT DEPARTMENT ASSET TO SUBJECT PROPERTY TO ENSURE COMPLIANCE WITH THIS ORDER.

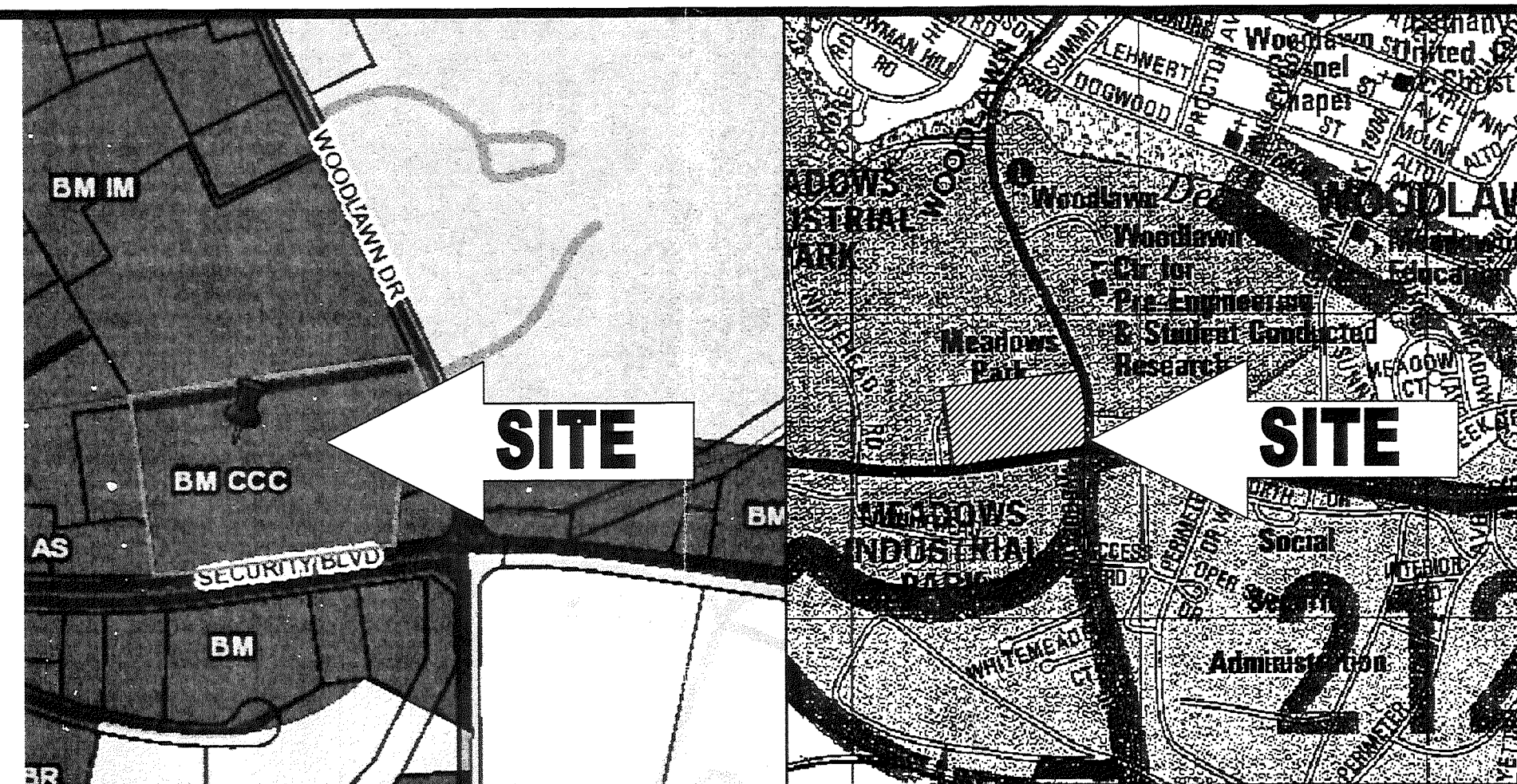
ALL REQUESTS WERE GRANTED ON SEPTEMBER 14, 1990

4. CASE NO: 2010-0191-A
PETITION FOR THE FOLLOWING VARIANCES WAS GRANTED ON MARCH 24, 2010.
- 1.1. VARIANCE FROM SECTION 450.4.5.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW SIX (6) ENTERPRISE SIGNS ON THE BUILDING FACINGS IN LIEU OF THE ALLOWED THREE (3) SIGNS.
 - 1.2. VARIANCE FROM SECTION 450.4.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW A "CANOPY" TYPE DIRECTIONAL SIGN IN LIEU OF THE ALLOWED WALL MOUNTED FREESTANDING SIGN.
 - 1.3. VARIANCE FROM SECTION 450.5.1.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW ERECTION OF THE SIGN ABOVE FACE OF THE CANOPY IN LIEU OF ITS ERECTION ON THE FACE OF CANOPY.

THE RELIEF GRANTED WAS A SUBJECT TO THE FOLLOWING

- * PETITIONER IS ADVISED THAT IT MAY APPLY FOR ANY REQUIRED BUILDING PERMITS AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER; HOWEVER, PETITIONER IS HEREBY MADE AWARE THE PROCEEDING AT THIS TIME IS AT ITS OWN RISK UNTIL SUCH TIME AS THE CITY OF RAINIER COUNTY HAS COMPLETED ITS REVIEW AND APPROVAL. FOR THIS REASON, PETITIONER IS ADVISED, PETITIONER WOULD BE REQUIRED TO RETURN, AND BE RESPONSIBLE FOR RETURNING, SAID PROPERTY TO ITS ORIGINAL CONDITION.
- * PETITIONER SHALL PROVIDE LANDSCAPING ALONG THE SECURITY BOULEVARD FRONTAGE OF THE EXISTING SHOPPING CENTER. THIS REQUIRED LANDSCAPING SHALL MITIGATE THE REQUESTED VARIANCE AS WELL AS PROVIDE AN AESTHETIC UPGRADE TO THE MEADOWS SHOPPING CENTER.
- * PETITIONER SUBMITTED A TWO PAGE LANDSCAPE PLAN THAT WAS ACCEPTED INTO EVIDENCE AS THE PETITIONER'S EXHIBITS 8A AND 8B. THE OFFICE OF PLANNING SHALL REVIEW THE LANDSCAPE PLAN, AND THE LANDSCAPE PLAN SHALL ALSO BE SUBMITTED TO AVERY HARRIS, RAIR COUNTY LANDS OR ARCHITECT FOR REVIEW AND APPROVAL.

PROFESSIONAL BLDG.	TENANTS	SQ. FT.	USE	PARKING REQUIRED	TOTAL	
					PARKING SPACES REQ.	
MEADOWS PARK SHOPPING CENTER	Family Dollar	9,978	Shopping Center	5/1000 S.F.	49.89	
	A.I. Wright	25,712	Shopping Center	5/1000 S.F.	128.56	
	Walmart	2,487	Shopping Center	5/1000 S.F.	12.34	
	H&R Block	1,800	Shopping Center	5/1000 S.F.	9.00	
	Subway	2,700	Shopping Center	5/1000 S.F.	13.50	
	Wells Fargo	2,700	Shopping Center	5/1000 S.F.	13.50	
	Enterprise	1,800	Shopping Center	5/1000 S.F.	9.00	
	National	1,800	Shopping Center	5/1000 S.F.	9.00	
	United Optical	1,800	Shopping Center	5/1000 S.F.	9.00	
	SEC Liquors	1,575	Shopping Center	5/1000 S.F.	7.87	
	Pro's Retail Addition	2,000	Shopping Center	5/1000 S.F.	10.00	
	Chickadee & Party	8,080	Shopping Center	5/1000 S.F.	40.4	
	Rites Aid	2,100	Shopping Center	5/1000 S.F.	10.5	
	Baskin & Trout	2,000	Shopping Center	5/1000 S.F.	10.0	
	Betty White Cleaners	2,850	Shopping Center	5/1000 S.F.	14.25	
	Beauty Plaza	1,800	Shopping Center	5/1000 S.F.	9.00	
	Dress Town	1,200	Shopping Center	5/1000 S.F.	6.00	
	Rock Town	36,828	Shopping Center	5/1000 S.F.	184.13	
	EX. Restaurant	3,500	Shopping Center	5/1000 S.F.	19.50	
	Pro Bank	1,800	Shopping Center	5/1000 S.F.	9.00	
	116,158			590.79		
Meadows Park Shopping Center On-Parcel Parking = 578						
PROFESSIONAL BLDG.	Kanwood Kitchens	3,300	Retail	3/1000 S.F.	16.50	
	Office	2,247	Office	3/1000 S.F.	11.24	
	Dr. Roth	1,708	Med. Office	4.5/1000 S.F.	7.69	
	Office	978	Office	3/1000 S.F.	4.89	
	Dr. Cohen	1,480	Med. Office	4.5/1000 S.F.	7.34	
	3,015					
	Mt. Zion Church (70 persons)	1,278	Church	1/4 Sec'd	4.22	
	Vacant	233	Office	3/1000 S.F.	0.77	
	Vacant	14,383	Office	3/1000 S.F.	72.96	
	Vacant	1,284	Med. Office	4.5/1000 S.F.	6.19	
	Vacant	1,508				
		32,952			161.3	
	Shonda's Professional Building Required Parking Professional Building On-Parcel Parking = 84					
	FOUR STORES BUILDING	Glenhof's School Geriatric Nurse	3,000	School	2 Instructors=15 Students	17
		Retail Responses	800	Office	3/1000 S.F.	2.64
Adm. Security		2,000	Service	3/1000 S.F.	7.28	
Security Walk-in Clinic		1,500	Clinic	4.5/1000 S.F.	6.75	
Delta Capital Asset Group		800	Office	3/1000 S.F.	2.64	
All Pro Quality Cleaning		1,484	Service	3/1000 S.F.	4.83	
Vacant		1,484	Med. Office	4.5/1000 S.F.	7.69	
Discount Dental		1,484	Med. Office	4.5/1000 S.F.	7.69	
Blockbuster		6,075	Retail	5/600 S.F.	30.38	
Sunrise Spa & nails		1,401	Service	4.5/1000 S.F.	6.62	
Finance Mortgage		1,500	Service	3/1000 S.F.	4.83	
TAS Computer Systems		22,750	Service	3/1000 S.F.	122.51	
Four Store Building On-Parcel Parking = 165						
Total Gross Floor Area of Buildings = 178,108 S.F.						
Total Required Parking for the 4 Parcels = 531.73						
Total Excessed Parking for the 4 Parcels = 771 (incl. 23 H.C. spaces)					531.73	



ZONING MAP

LOCATION MAP

SCALE: 1"=500'

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=1000'

1. THIS PLAN IS BASED ON A PLAN PREPARED BY BALTIMORE LAND DESIGN GROUP, INC. ENTITLED "4TH REFINEMENT CRG PLAN FOR MEADOW PARK SHOPPING CENTER." PLANNING CRG NO. 1-366 DATED MAY 20, 2011.
2. SITE ADDRESS:
6646 SECURITY BLVD.
GWYNN OAK, MD 21207
3. SITE TABULATIONS:
PARCEL 338 = 12.5136 AC.±
4. COUNTY INFORMATION
TAX MAP: 95
PARCEL: 338
CENSUS TRACT: 4011.02
COUNTY COUNCIL DISTRICT: 4
ELECTION DISTRICT: 1
ZONING MAP NO.: G95A1
5. TAX ACCOUNT NO.:
PARCEL 338 = 16-00-013396
6. EXISTING USE: SHOPPING CENTER
7. PARCEL 338 ZONE: BL-CCC (BUSINESS LOCAL - COMMERCIAL COMMUNITY CORE)
8. THIS SITE IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOODING) PER PLATEMA MAP 2400100386F, DATED SEPTEMBER 26, 2006.
9. THE SUBJECT SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES MAP AREAS.
10. PREVIOUS COMMERCIAL PERMITS:
 - A. B51151
 - B. B65541
 - C. B659038
 - D. B55128
 - E. B458767
 - F. B588325
 - G. B396064
 - H. B537667
 - I. B711232
 - J. B512557
 - K. B517424
 - L. B490999
 - M. B492322
 - N. B501379
 - O. B713361
 - P. B716089
 - Q. B717732

REVISIONS

[illegible]

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	MD122070
DRAWN BY:	MDD
CHECKED BY:	JJU
DATE:	8/30/12
SCALE:	1"=50'
CAD I.D.:	SP1

SIGN VARIANCE PLAN

FOR

dd's DISCOUNTS

LOCATION OF SITE

6646 SECURITY BLVD
GWYNN OAK, MD 21207



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

SHEET TITLE:

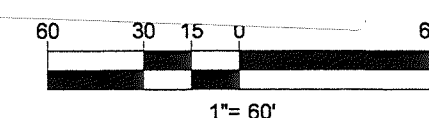
PLAN TO ACCOMPANY PETITION FOR VARIANCE

SHEET NUMBER:

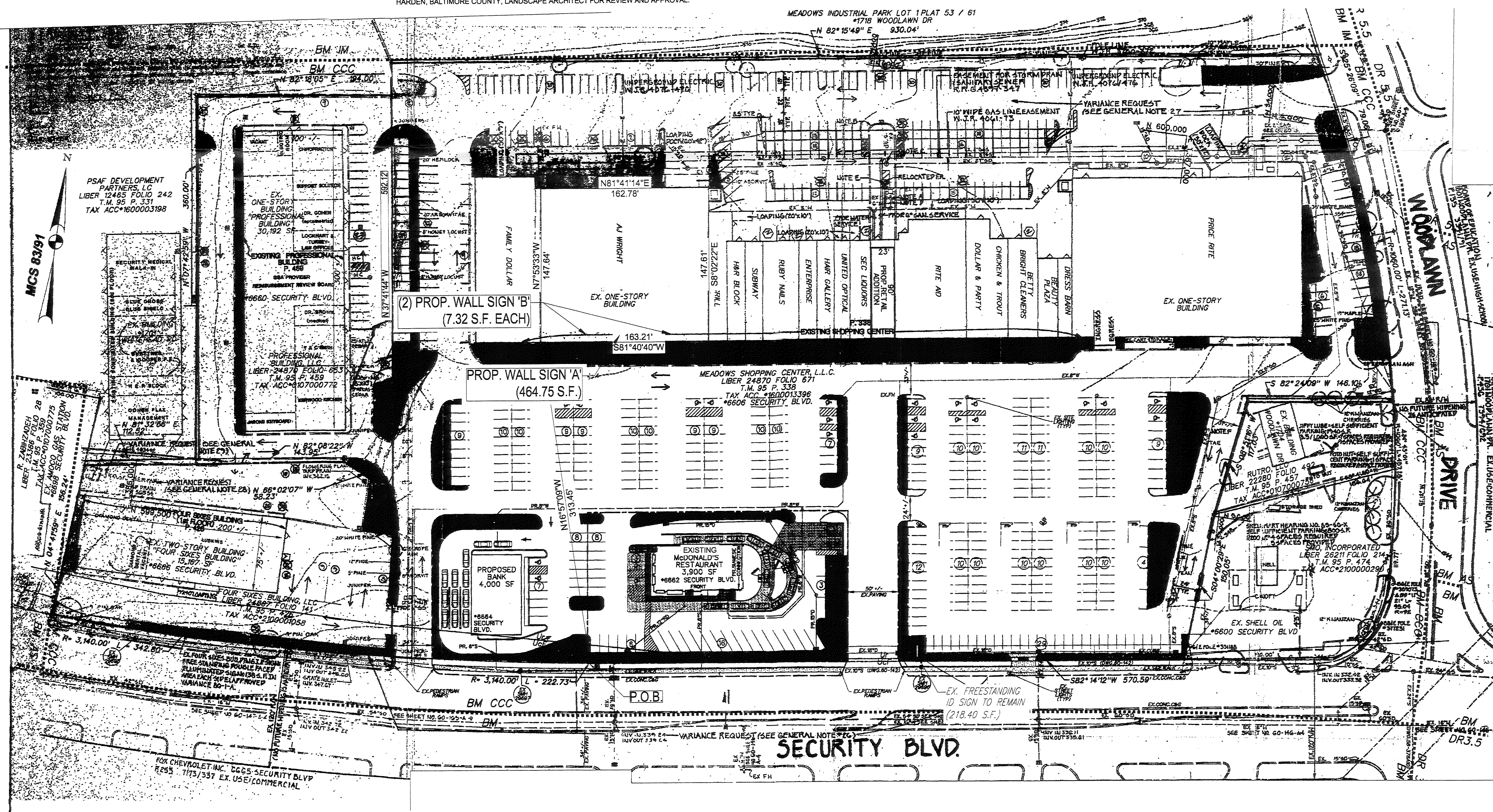
1
OF 2

PETITIONER'S

EXHIBIT NO.



PROFESSIONAL CERTIFICATION
I, JOSEPH J. UCCIFERRO, HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO.
36064. EXPIRATION DATE- 6/28/2014



GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH ALL LOCAL REGULATIONS AND CODES.

BUILDING SIGN:
ALLOWED:
MAX. HEIGHT: N/A
AREA: 2 SF/1 LF OF WALL WHERE SIGN IS AFFIXED = 168.08 L.F. x 2 S.F./L.F. = 336.16 S.F.

PROPOSED:
SIGN 'A' AREA: 464.75 S.F. = 464.75 S.F.
SIGN 'B' AREA: 7.32 S.F. X 2 = 14.64 S.F.
TOTAL AREA: 479.39 S.F.

<u>OWNER</u>	<u>APPLICANT/LESSEE</u>
MEADOWS SHOPPING CENTER, LLC C/O ATLANTIC REALTY COMPANIES 8150 LEESBURG PIKE, SUITE 1100 VIENNA, VIRGINIA 22182-7730	ROSS STORES, INC. 4440 ROSEWOOD DRIVE PLEASANTON, CA 94588

AMENITY OPEN SPACE

1. CASE NO.: 80-1-A
PETITION FOR ZONING VARIANCE FROM SECTION 413.2.F WAS GRANTED ON JULY 30, 1979 TO PERMIT A TOTAL SIGN AREA OF 138 SF (EACH SIDE) INSTEAD OF THE MAXIMUM 150 SF (EACH SIDE) SUBJECT TO THE FOLLOWING RESTRICTIONS:
A. SUBSEQUENT SIGNS TO BE ERRECTED IN COMPLIANCE WITH SECTION 413.2.F OF THE ZONING REGULATIONS;
B. APPROVAL OF A SITE PLAN BY DPW AND OPZ.

2. CASE NO.: 81-4-5A
PETITION FOR ZONING VARIANCE FROM SECTION 413.2.E WAS GRANTED ON SEPTEMBER 30, 1980 TO PERMIT AN IDENTIFICATION SIGN OF 192 SF (EACH SIDE) INSTEAD OF THE MAXIMUM 150 SF EACH SIDE SUBJECT TO THE APPROVAL OF A SITE PLAN BY THE DPW AND OPZ.

3. CASE NO.: 80-542-SPHA
3.1. PETITION FOR SPECIAL HEARING:
3.1.1. TO ALLOW SHARED PARKING BETWEEN THREE (3) SEPARATE LOTS.
3.1.2. TO AMEND SITE PLAN IN CASE NOS 81-45A AND 80-1A
3.1.3. TO ALLOW RELOCATION OF IDENTIFICATION SIGN AND "OTHER SIGN" PREVIOUSLY GRANTED
3.1.4. TO ALLOW ONE (1) ADDITIONAL "OTHER SIGN"

3.2. PETITION FOR VARIANCES:
3.2.1. TO PERMIT A STANDARD PARKING SPACES WIDTH OF EIGHT FEET (8') IN LIEU OF THE MINIMUM REQUIRED EIGHT AND A HALF FEET (8.5');
3.2.2. TO PERMIT PARKING WITH DIRECT VEHICLE ACCESS TO TRAVEL WAYS;
3.2.3. TO PERMIT ASILE WIDTH OF TWELVE (12') IN LIEU OF THE MINIMUM REQUIRED TWENTY FEET (20') (60 DEGREE PARKING);
3.2.4. TO PERMIT A PARKING WIDTH OF SEVENTEEN FEET (17') IN LIEU OF THE MINIMUM REQUIRED TWENTY TWO FEET (22') (60 DEGREE PARKING);
3.2.5. TO PERMIT A DISTANCE OF SIX FEET (6') FROM THE RIGHT-OF-WAY OF A PUBLIC STREET IN LIEU OF THE REQUIRED MINIMUM OF TEN FEET (10');
3.2.6. TO PERMIT PARKING IN DEAD END WAY WITHOUT BACK UP AREA FOR END SPACE;
3.2.7. TO PERMIT AN A.O.S. RATIO OF 0.157 IN LIEU OF THE REQUIRED 0.2 FOR THE FOUR SIXES BUILDING;
3.2.8. TO PERMIT SIX HUNDRED NINETY FOUR (694) PARKING SPACES WITH A CROSS PARKING LEASE IN LIEU OF THE REQUIRED SEVEN HUNDRED TWELVE (712) SPACES;
3.2.9. TO PERMIT TWO (2) OTHER BUSINESS SIGNS WITH A TOTAL OF THREE HUNDRED FORTY EIGHT (348) SF GRANTED IN PREVIOUS ZONING CASE NO. 80-1A.

SUBJECT HOWEVER, TO THE FOLLOWING RESTRICTIONS WHICH WERE CONDITIONS PRECEDENT TO THE RELIEF GRANTED:

- THE PETITIONERS MAY APPLY FOR THEIR BUILDING PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER; HOWEVER, PETITIONER ARE HEREBY MADE AWARE THAT APPELLATE PROCESS FROM THIS ORDER HAS EXPIRED. IF, FOR WHATEVER REASON, THIS ORDER IS REVERSED, THE PETITIONERS WOULD BE REQUIRED TO RETURN, AND BE RESPONSIBLE FOR RETURNING SAID PROPERTY TO ITS ORIGINAL CONDITION.
- THEN APPLYING FOR A BUILDING PERMIT. THE SITE PLAN AND LANDSCAPING PLAN PETITIONER'S EXHIBITS 1 AND 3 FILED MUST REMAIN IN FORCE AND BE IN FULL COMPLIANCE WITH ALL CITY ORDINANCES AND ADDRESS THE RESTRICTIONS OF THIS ORDER.
- UPON REQUEST AND REASONABLE NOTICE, THE PETITIONER SHALL PERMIT A REPRESENTATIVE FROM THE BALTIMORE COUNTY ZONING ENFORCEMENT DEPARTMENT ACCESS TO SUBJECT PROPERTY TO ENSURE COMPLIANCE WITH THIS ORDER.

ALL REQUESTS WERE GRANTED ON SEPTEMBER 14, 1990

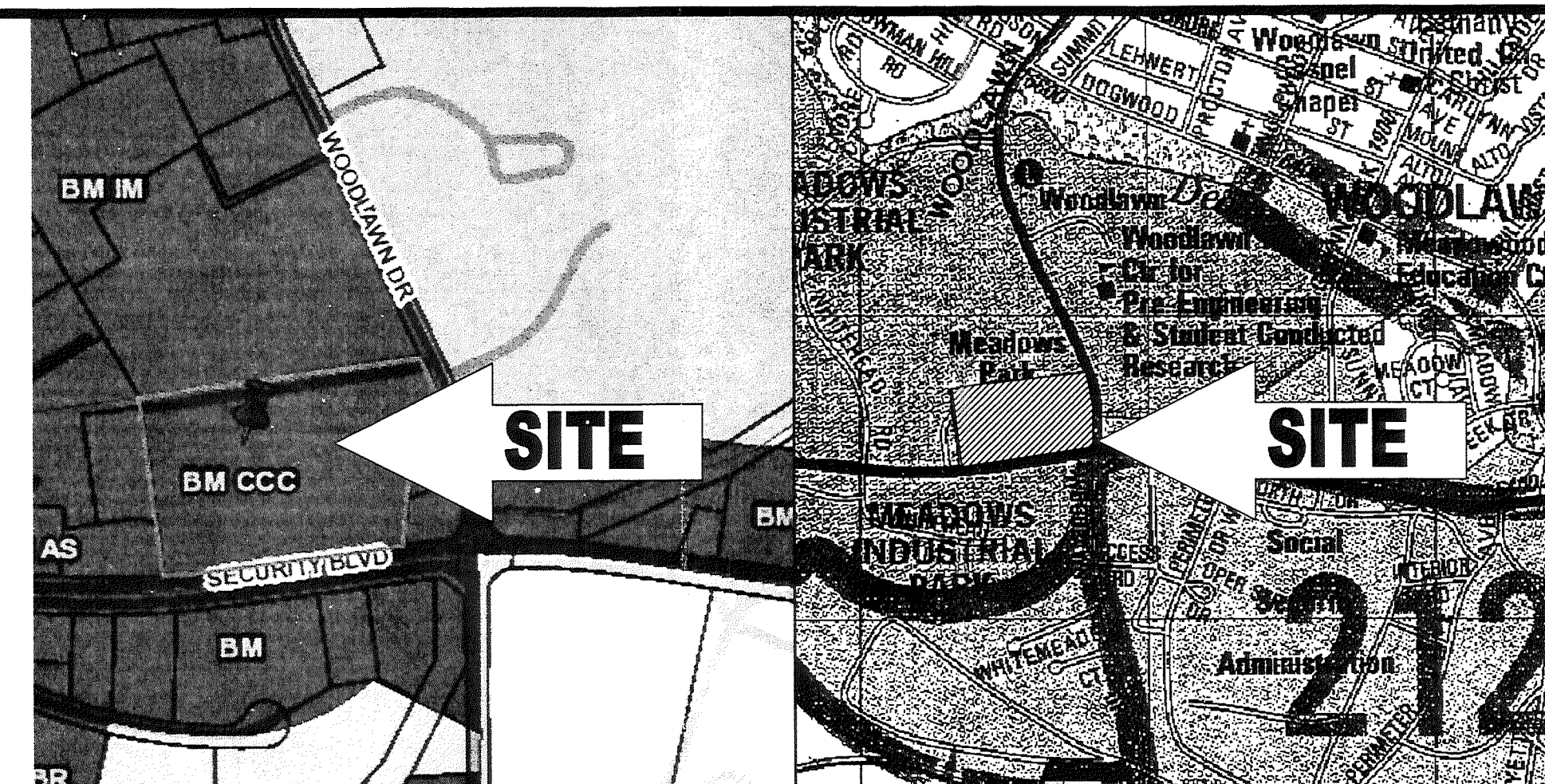
4. CASE NO.: 2010-0191-A
 PETITION FOR THE FOLLOWING VARIANCES WAS GRANTED ON MARCH 24, 2010.

- 1.1. VARIANCE FROM SECTION 450.4.5.A OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW SIX (6) ENTERPRISE SIGNS ON THE BUILDING FACADES IN LIEU OF THE ALLOWED THREE (3) SIGNS.
- 1.2. VARIANCE FROM SECTION 450.4.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW A "CANOPY" TYPE DIRECTIONAL SIGN IN LIEU OF THE ALLOWED WALL MOUNTED OF FREESTANDING SIGN.
- 1.3. VARIANCE FROM SECTION 450.5.8.3.b OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW ERECTION OF THE SIGN ABOVE FACE OF THE CANOPY IN LIEU OF ITS ERECTION ON THE FACE OF CANOPY.

THE RELIEF GRANTED WAS A SUBJECT TO THE FOLLOWING:

- PETITIONER IS ADVISED THAT IT MAY APPLY FOR ANY REQUIRED BUILDING PERMITS AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER; HOWEVER, PETITIONER IS HEREBY MADE AWARE THE PROCEEDING AT THIS TIME IS AT ITS OWN RISK UNTIL SUCH TIME AS THE 30-DAY RELATIONSHIP PERIOD FOR REVIEW OF THE ORDER IS COMPLETED. IF PETITIONER DOES NOT REQUEST A REVIEW, IT WILL BE REQUIRED TO RETURN, AND BE RESPONSIBLE FOR RETURNING, SAID PROPERTY TO ITS ORIGINAL CONDITION.
- PETITIONER SHALL PROVIDE LANDSCAPING ALONG THE SECURITY BOULEVARD FRONTAGE OF THE EXISTING SHOPPING CENTER. THIS REQUIRED LANDSCAPING SHALL MITIGATE THE REQUESTED VARIANCE AS WELL AS PROVIDE AN AESTHETIC UPGRADE TO THE MEADOWS SHOPPING CENTER.
- PETITIONER SUBMITTED A TWO PAGE LANDSCAPE PLAN THAT WAS ACCEPTED INTO EVIDENCE AS THE PETITIONER'S EXHIBITS BA AND BB. THE OFFICE OF PLANNING SHALL REVIEW THE LANDSCAPE PLAN, AND THE LANDSCAPE PLAN SHALL ALSO BE SUBMITTED TO AVERA COUNTY PLANNING AND ZONING DEPARTMENT FOR REVIEW AND APPROVAL.

CATER	TENANTS	SQ. FT.	USE	PARKING REQUIRED	TOTAL #	
					PARKING SPACES REQ.	
MEADOWS PARK SHOPPING CENTER	Family Dollar	9,878	Shopping Center	5/1000 S.F.	49.89	
	A.L. Wright	22,712	Shopping Center	5/1000 S.F.	128.56	
	Safco Corp.	2,487	Shopping Center	5/1000 S.F.	12.43	
	Book	1,800	Shopping Center	5/1000 S.F.	9.00	
	Subway	2,700	Shopping Center	5/1000 S.F.	13.50	
	Wells	2,700	Shopping Center	5/1000 S.F.	13.50	
	Enterprise	1,800	Shopping Center	5/1000 S.F.	9.00	
	Shopping	1,800	Shopping Center	5/1000 S.F.	9.00	
	United Optical	1,800	Shopping Center	5/1000 S.F.	9.00	
	SEC Liquors	1,875	Shopping Center	5/1000 S.F.	9.38	
	Food Retail Addition	2,070	Shopping Center	5/1000 S.F.	10.35	
	Rite Aid	8,080	Shopping Center	5/1000 S.F.	40.4	
	Chickadee	2,100	Shopping Center	5/1000 S.F.	10.5	
	Children & Trout	1,800	Shopping Center	5/1000 S.F.	9.00	
	Petty's Bike Cleaners	2,650	Shopping Center	5/1000 S.F.	13.25	
	Shopping	1,800	Shopping Center	5/1000 S.F.	9.00	
	Dress Town	2,100	Shopping Center	5/1000 S.F.	10.50	
	Shopping	36,626	Shopping Center	5/1000 S.F.	184.13	
	EX. Restaurant	3,000	Shopping Center	5/1000 S.F.	15.00	
	Port. Bank	16,800	Shopping Center	5/1000 S.F.	84.00	
Subtotal	116,158			590.79		
Meadows Park Shopping Center On-Parcel Parking = 578						
PROFESSIONAL BLDG.	Keenwood Kitchens	3,300	Retail	3/1000 S.F.	16.50	
	Office	1,247	Office	3/1000 S.F.	6.24	
	Dr. Roth	1,708	Med. Office	4.5/1000 S.F.	7.89	
	Vocant	978	Med. Office	4.5/1000 S.F.	4.92	
	Dr. Cohen	1,484	Med. Office	4.5/1000 S.F.	7.42	
	Mt. Zion Church (70 persons)	3,015	Church	1/4 Seats	17.5	
	Vocant	1,278	Med. Office	4.5/1000 S.F.	6.39	
	Vocant	1,233	Med. Office	4.5/1000 S.F.	6.17	
	Vocant	14,983	Med. Office	4.5/1000 S.F.	74.92	
	Vocant	1,254	Med. Office	4.5/1000 S.F.	6.27	
	Vocant	1,254	Med. Office	4.5/1000 S.F.	6.27	
	Subtotal Professional Building Required Parking	30,982			161.3	
	Professional Building On-Parcel Parking = 84					
	FOUR SIZES BUILDING	Ghanda's School Geriatric Nurse	3,000	School 2 Instructors+15 Students	17.5	
Police Response		500	Office	3/1000 S.F.	2.50	
Adult Security		2,000	Office	3/1000 S.F.	10.00	
Security Walk-In Clinic		500	Office	4.5/1000 S.F.	2.64	
Delta Capital Asset Group		1,484	Med. Office	3/1000 S.F.	7.42	
APR Property Clearing		1,484	Med. Office	3/1000 S.F.	7.42	
Second Denial		4,500	Med. Service	3/1000 S.F.	22.50	
Blackboard		6,075	Retail	5/1000 S.F.	30.38	
Sunrise Spas & Nails		1,401	Service	4.5/1000 S.F.	7.01	
Vocant		1,401	Service	3/1000 S.F.	7.01	
TAS Computer Systems		2,000	Service	3/1000 S.F.	10.00	
Subtotal Four Sizes Building Required Parking		28,765			122.81	
Four Sizes Building On-Parcel Parking = 35						
Total Gross Floor Area of Buildings = 178,764 S.F.						
Total Required Parking for the 3 Forces = 771 (incl. 23 H.C. spaces)					831.73	
Total Proposed Parking = 831.73						



ZONING MAP
SCALE: 1"=500'

LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=1000'

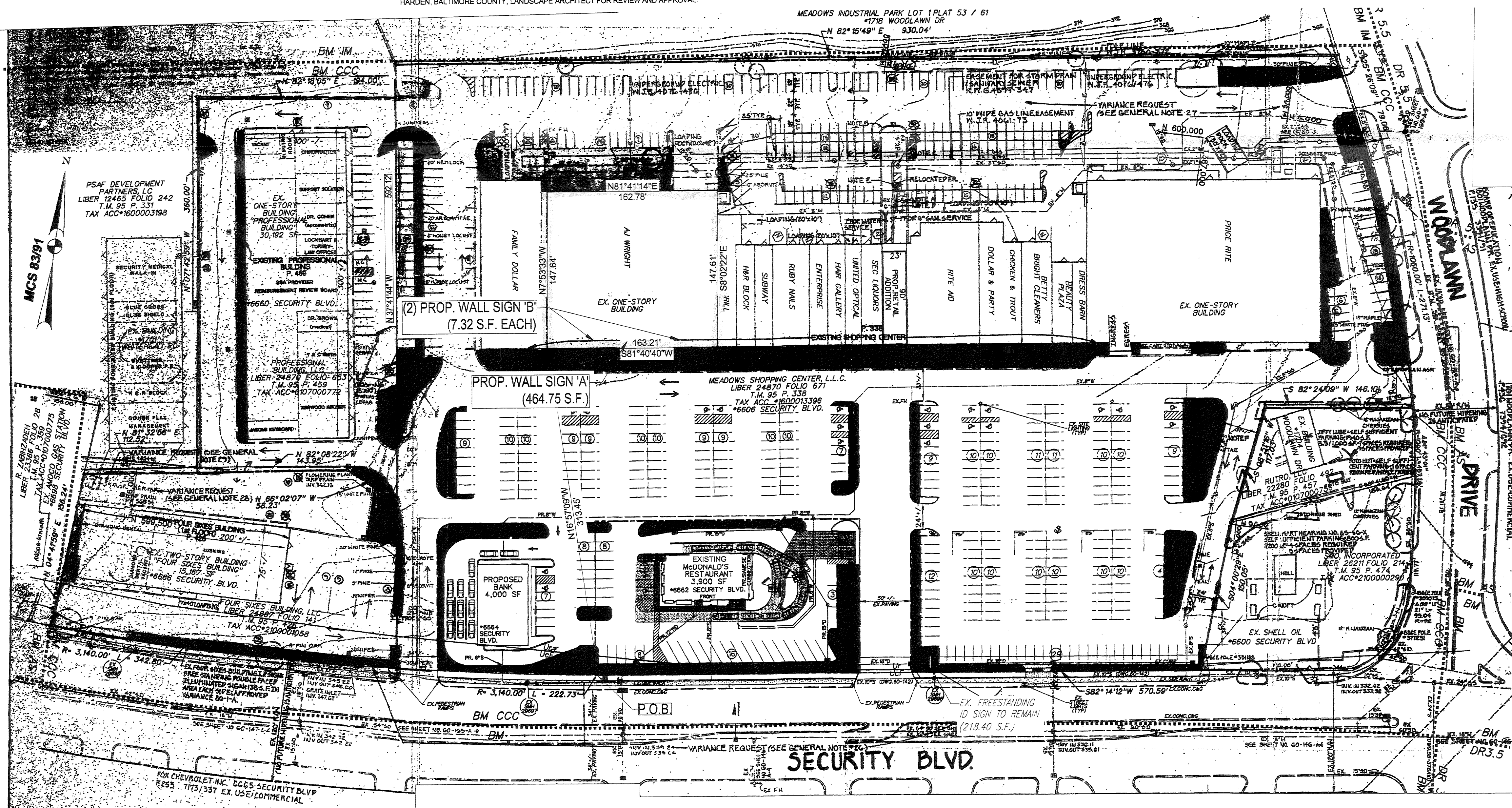
1. THIS PLAN IS BASED ON A PLAN PREPARED BY BALTIMORE LAND DESIGN GROUP, INC. ENTITLED "4TH REFINEMENT CRG PLAN FOR MEADOW PARK SHOPPING CENTER," PLANNING CRG NO. 1-366 DATED MAY 20, 2011.

2. SITE ADDRESS:
6646 SECURITY BLVD.
GWYNN OAK, MD 21207
3. SITE TABULATIONS:
PARCEL 338 = 12.5136 AC.±
4. COUNTY INFORMATION
TAX MAP: 95
PARCEL: 338
CENSUS TRACT: 4011.02
COUNTY COUNCIL DISTRICT: 4
ELECTION DISTRICT: 1
ZONING MAP NO.: 095A1
5. TAX ACCOUNT NO.:
PARCEL 338 = 16-00-013396
6. EXISTING USE: SHOPPING CENTER
7. PARCEL 338 ZONE: BL-CCC (BUSINESS LOCAL - COMMERCIAL COMMUNITY CORE)

* THIS SITE IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOODING) PER PLAT 1 EMA MAP 24001100386F, DATED SEPTEMBER 26, 2008.
9. THE SUBJECT SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES MAP AREAS.
10. PREVIOUS COMMERCIAL PERMITS:
A. B511151
B. B665401
C. B669039
D. B551928
E. B458787
F. B568325
G. B396064
H. B537687
I. B711232
J. B512557
K. B517424
L. B490959
M. B492322
N. B501379
O. B713361
P. B718089
Q. B717732

10. BUILDING AREA (PARCEL 338):
TOTAL : 118,158 S.F.
11. PARKING:
PARCELS 338, 459, AND 426 ARE SUBJECT TO A RECIPROCAL EASEMENT FOR PARKING, DRIVEWAY ENTRANCES, ETC. AS DETAILED IN A ZONING CASE 90-5242 SPHA.

SEE PARKING TABULATION ON THIS SHEET FOR DETAILS.
12. AMENITY OPEN SPACE:
(COMPUTED FOR PARCEL 338)
REQUIRED: $0.2 \times \text{G.F.A. (MINIMUM)}$
G.F.A. = 118,158 S.F.
MIN. A.O.S. = $0.2 \times 118,158 \text{ S.F.} = 23,632 \text{ S.F.}$
PROVIDED: A.O.S. = 56,850 S.F.
PROVIDED A.O.S. RATIO = $56,850 / 118,158 = 0.48$
13. FLOOR AREA RATIO:
PARCEL 338
MAX ALLOWABLE FOR SHOPPING CENTER: 4.0
 $118,158 \text{ S.F.} / 545,092 \text{ S.F.} = 0.22$
14. SITE IS SERVED BY PUBLIC WATER AND SEWER.
15. BUILDING HEIGHT: 40' MAX.
16. SUBJECT PROPERTY IS NOT UNDER ANY ACTIVE ZONING VIOLATIONS.



GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

2013-0100-A

PROFESSIONAL CERTIFICATION
JOSEPH J. UCCIFERRO, HEREBY CERTIFY THAT THE
DOCUMENTS WERE PREPARED OR APPROVED BY ME,
THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
36064, EXPIRATION DATE: 6/26/2014


BOHLER
ENGINEERING[illegible]

REVISIONS

[illegible]

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	MD122070
DRAWN BY:	MDD
CHECKED BY:	JJU
DATE:	8/30/12
SCALE:	1"=50'
CAD L.D.:	SR

SIGN VARIANCE PLAN

— FOR —
dd's
DISCOUNTS

LOCATION OF SITE

6646 SECURITY BLVD
GWYNN OAK, MD 21207

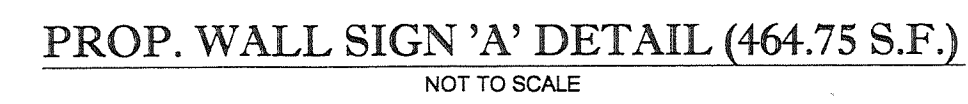


901 DULANEY VALLEY ROAD,
SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

PLAN TO ACCOMPANY PETITION FOR VARIANCE

SHEET NUMBER:

1
OF 2



THE FOLLOWING STATES REQUIRE NOTIFICATION BY
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DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE
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(WV 1-800-245-4648) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

PROJECT No.:	MD122070
DRAWN BY:	MDD
CHECKED BY:	JJU
DATE:	8/30/12
SCALE:	1"=50'
CAD I.D.:	SP1



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Fax: (410) 821-7987
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SHEET TITLE:

PLAN TO
ACCOMPANY
VARIANCE REQUEST

SHEET NUMBER:

2
OF 2

GENERAL NOTE:

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PROFESSIONAL CERTIFICATION
I, JOSEPH J. UCCIFERRO, HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO.
36064, EXPIRATION DATE: 6/26/2014