

IN RE: PETITION FOR VARIANCE

(130 West Ridgely Road)

8th Election District

3rd Councilmanic District

HRI/Lutherville Station LLC

Legal Owner

Petitioner

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2013-0101-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Jeffrey H. Scherr, Esquire, on behalf of the legal owner of the subject property, HRI/Lutherville Station LLC ("Petitioner"). The Petitioner is requesting Variance relief from Section 450.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows:

(1) South Entrance Joint Identification Sign (Zone BL)

- (a) 237.86 sq. ft. of area per face in lieu of 150 sq. ft. of area per face,
- (b) height of 25.75 ft. in lieu of 25 ft.

(2) South Office Entrance Sign (Zone BL)

- (a) 34.44 sq. ft. of area in lieu of 8 sq. ft. of area

(3) North Office Entrance Sign (Zone BL)

- (a) 34.69 sq. ft. of area in lieu of 8 sq. ft. of area

(4) Free Standing Joint Identification Sign (Zone BL)

- (a) 180.14 sq. ft. of area per face in lieu of 150 sq. ft. of area per face,
- (b) two free standing joint identification signs along the same frontage (West Ridgely Road) in lieu of one per frontage (South Entrance Joint Identification Sign and Free Standing Joint Identification Sign).

(5) North Entrance Joint identification Sign (Zone ML-M)

- (a) height of 16 ft. in lieu of 12 ft.

ORDER RECEIVED FOR FILING

Date 12/13/12

By SN

The subject property and requested relief is more fully depicted on the three (3) sheet site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing held for this case was David Leroy Taylor, Jr., with Dewberry & Davis LLC, the consulting firm that prepared the site plan. Jeffrey H. Scherr, 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.

The Zoning Advisory Committee (ZAC) comments were received and made a part of the file. There were no adverse comments submitted from any of the County reviewing agencies.

Testimony and evidence revealed that the subject property is 562,232 square feet (12.91 acres) and is zoned BL, BL CCC, ML IM, and RO. The site is improved with a shopping center and adjacent parking lots. The Petitioner seeks variance relief for a series of signs shown on the zoning plan, which is necessitated by the B.C.Z.R.'s sign abatement provisions. Each of the signs in question have been in place for many years without complaint.

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. Petitioner's counsel argued the subject property is one of the most unique shopping center locations in Baltimore County, and I concur. The site is irregularly

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Date

12/13/12

By

Sh

shaped, and the shopping center is located more than 1,000 feet from York Road. In addition, the center is situated in a "valley," and is behind other shopping center buildings which are adjacent to York Road. These factors make the property unique, and also heighten the need for adequate signage to direct motorists safely to the appropriate location.

If the B.C.Z.R. were strictly enforced, the Petitioner would indeed suffer a practical difficulty and/or hardship, given it would be unable to retain the existing signage. 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 signs at the center (each of which is shown on the 3 sheet plan) are dispersed throughout the 13 acre site, do not make the site appear cluttered, and contribute to pedestrian and vehicular safety.

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 13th day of December, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from Section 450.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows:

(1) South Entrance Joint Identification Sign (Zone BL)

- (a) 237.86 sq. ft. of area per face in lieu of 150 sq. ft. of area per face,
- (b) height of 25.75 ft. in lieu of 25 ft.

(2) South Office Entrance Sign (Zone BL)

- (a) 34.44 sq. ft. of area in lieu of 8 sq. ft. of area

(3) North Office Entrance Sign (Zone BL)

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By Sh

(a) 34.69 sq. ft. of area in lieu of 8 sq. ft. of area

(4) Free Standing Joint Identification Sign (Zone BL)

(a) 180.14 sq. ft. of area per face in lieu of 150 sq. ft. of area per face,

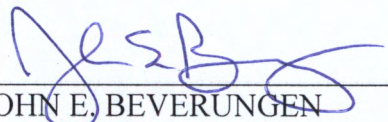
(b) two free standing joint identification signs along the same frontage (West Ridgely Road) in lieu of one per frontage (South Entrance Joint Identification Sign and Free Standing Joint Identification Sign).

(5) North Entrance Joint identification Sign (Zone ML-M)

(a) height of 16 ft. in lieu of 12 ft.

be and is hereby GRANTED.

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:sln

ORDER RECEIVED FOR FILING

Date

12/13/12

By

sln



KEVIN KAMENETZ
County Executive

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

December 14, 2012

Jeffrey H. Scherr, Esquire
One South Street
Suite 2600
Baltimore, Maryland 21202

RE: Petition for Variance
Case No.: 2013-0101-A
Property: 130 West Ridgely Road

Dear Mr. Scherr:

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,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

js
7/11

IN RE:

PETITION FOR VARIANCE

103 W. Ridgely Road

N & S side of W. Ridgely Road

1078.51' W of c/l York Road

8th Election District - 4th Councilmatic

Legal Owner(s): Baltimore County, Maryland

and Timonium Shopping Center

Contract Purchaser/Lessee:

Mass Transit Administration

* BEFORE THE
* ZONING COMMISSIONER OF
* BALTIMORE COUNTY

* CASE NO. 96-481-A

* * * * *

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN/VARIANCE ORDER

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for the property located at 130 West Ridgely Road on the south and north sides of West Ridgely Road, off of York Road. The Joint Petition was filed by the owners of the properties, namely, Baltimore County, Maryland by Arnold Jablon, Esquire, and Timonium Shopping Center, Inc. by Michael C. Trenery, Vice President, through G. Scott Barhight, Esquire and David K. Gildea, Esquire, attorneys for Timonium Shopping Center, Inc. The Petition was also filed by the Contract Purchaser, Mass Transit Administration ("MTA") by Louis Pickney. The MTA is the contract purchaser of the property owned by Baltimore County, Maryland. Timonium Shopping Center, Inc. and the MTA joined in the Petition for Variance seeking relief from Section 409.6 A.2 to permit 1,034 parking spaces in lieu of the required 1,627 parking spaces for shared parking for a shopping center and a transit center. At the hearing, the Petitioners amended their Petition for Variance to seek relief from the same

Section 307.1 of the B.C.Z.R. has established a two-step process for the granting of variances. That two-step process was addressed and identified by the Court of Special Appeals in *Cromwell v. Ward*, 100 Md. App. 691 (1995). The Opinion in that case, issued January 4, 1995 and authored by The Honorable J. Cathell, interpreted our regulations to require the applicant to establish the following:

First, the Applicant (Petitioner) must prove, and this Deputy Zoning Commissioner must find, that the "property whereon structures are to be placed (or uses conducted) is -- in and of itself, unique and unusual in a manner different from the nature of the surrounding properties such that the uniqueness and particularity of the subject property causes the zoning provision to impact disproportionately upon that property."

I find from the testimony and evidence presented in this case that the subject property is unique, unusual and different from properties which surround the subject site so as to cause this applicable zoning provision to impact this proportionately upon this particular parcel of land.

Having satisfied this Court's first step, the applicant (petitioner) must proceed to the "second step" of this variance process, which is to show that strict compliance with the zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship.

The practical difficulty or unreasonable hardship guidelines that have been imposed by the Baltimore County Zoning Regulations (B.C.Z.R.) have been thoroughly examined and discussed by the Appellate courts of this State."

In *Loyola Federal Savings & Loan Ass'n v. Buschman*, 227 Md. 243, 176 A.2d 355 (1961), the Court of Appeals considered the identical regulation to § 307.1 of the B.C.Z.R.

(1) Where the compliance with the strict letter of restrictions governing area, set-backs, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose would render conformity with such restrictions unnecessarily burdensome;

(2) Whether a grant of the variance applied for would do substantial justice to an applicant as well as to other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief to the owner of the property involved and be more consistent with that afforded other property owners; and

(3) Whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson at p. 39. also See *McLean v. Soley*, 270 Md. 208, 214-15 (1973).

I find from the testimony and evidence presented at the hearing before me that the applicants have in fact proven the practical difficulty standards as set forth above and that the relief requested should be granted. The variance request is due to existing circumstances and is not created or exacerbated as a result of this redevelopment. I further find that the granting of this variance is in strict harmony with the spirit and intent of the B.C.Z.R. and that the granting of this relief is accomplished without injury to the public health, safety or general welfare.

Pursuant to the advertising posting of the property and public hearings held thereon, the relief requested in the Petition for Variance should be granted.

WHEREFORE, it is ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of July, 1996, that the Petition for Variance to

gm
10/18

IN RE: PETITION FOR VARIANCE
N/S Ridgely Road, 550 ft. W
centerline of York Road
8th Election District
3rd Councilmanic District
(130 W. Ridgely Road, York Ridge
Shopping Center)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-107-A

KIMCO Realty Corporation
By: Geoffrey H. Glazer, Vice President of Land,
Legal Owner

AND
Gap, Inc., Lessee
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by KIMCO Realty Corporation, by Geoffrey H. Glazer, Vice President of Land, the legal owners of the subject property and Gap, Inc., Lessee. The Petitioners are requesting variance relief for property located at 130 W. Ridgely Road in the Timonium area of Baltimore County. Variance relief is requested from Section 450.4.1.5(d) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow four (4) wall-mounted enterprise signs on a multi-tenant retail building in lieu of the permitted two, for 429 sq. ft. of signage in lieu of the allowable 271.50 sq. ft. for the "Old Navy" signs and 432 sq. ft. of signage in lieu of the allowable 271.50 sq. ft. for the "Borders" signs.

The property was posted with Notice of Hearing on October 1, 2004, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on October 5, 2004 to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area

be parking on the adjacent parking fields in the Ridgely Shopping Center by agreement. There are no entrances to these stores from the parking fields of this center. These signs would be on the first floor level. See Petitioners' Exhibit No. 1.

In addition, Mr. Schmidt explained that Ridgely Road is physically in a valley between two substantial hills which rises to the north and south of the site. He noted that in order for customers to locate the new stores from York Road, the Petitioners would like to erect two more identification signs on the east face of the third story of the existing building. This is very similar to the signs that Caldor used when it was the primary tenant of the building as shown in Petitioners' Exhibit Nos. 4 and 5.

The Petitioners' representatives indicated that they met with members of the Greater Timonium Community Council to review the signage requests. The file contains a letter of support for the request from the Council dated October 14, 2004. In fact, Mr. Schmidt pointed out that the Council recommended the higher signs could be up to 150 % of the area allowed under the regulations but the actual request was for somewhat smaller signs on the higher levels. The signage for both stores would be 429 sq. ft. of signage in lieu of the allowable 271.50 sq. ft. for the "Old Navy" signs and 432 sq. ft. of signage in lieu of the allowable 271.50 sq. ft. for the "Borders" signs as shown on Petitioners' Exhibit No. 1. Again, this arises because of the dual level of identification and location signs needed for each store.

Findings of fact and conclusions of law

I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The existing building is quite removed from York Road and is located in a valley. The location makes it necessary to place the signs high on the building in order for customers to identify the store locations. I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable



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 130 West Ridgely Road, Lutherville, MD 21093 which is presently zoned BL, BL CCC, ML IM, RO
Deed References: 24107/0714 10 Digit Tax Account # 0 8 0 1 0 1 3 4 5 0
Property Owner(s) Printed Name(s) HRI/Lutherville Station, 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)

See attached

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:

Jeffrey H. Scherr

Name- Type or Print

Signature

One South Street, Suite 2600 Baltimore MD

Mailing Address

City

State

21202

Zip Code

410-752-6030

Telephone #

jscherr@kg-law.com

Email Address

Legal Owners (Petitioners):

HRI/Lutherville Station, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

c/o The Hutensky Group

100 Constitution Plaza, 7th Floor

Hartford

CT

Mailing Address

City

State

06103

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2013-0101-A Filing Date 10/25/12

Do Not Schedule Dates: _____

Reviewer W

**ATTACHMENT TO
PETITION FOR VARIANCE**

130 West Ridgely Road, Lutherville, Maryland 21093

Petitioner seeks a variance from Section 450.4 of the Baltimore County Zoning Regulations to permit the following with respect to the below-listed signs:

1. South Entrance Joint Identification Sign (Zone BL) -
 - (a) 237.86 square feet of area per face in lieu of 150 square feet of area per face; PER BCZR 450.4, ATTACHMENT 1#7(b).
 - (b) height of 25.75 feet in lieu of 25 feet; PER BCZR 450.4, ATTACHMENT 1#7(b)
2. South Office Entrance Sign (Zone BL) - 34.44 square feet of area in lieu of 8 square feet of area; PER BCZR 450.4, ATTACHMENT 1#(3)
3. North Office Entrance Sign (Zone BL) - 34.69 square feet of area in lieu of 8 square feet of area; PER BCZR 450.4, ATTACHMENT 1#(3)
4. Free Standing Joint Identification Sign (Zone BL) -
 - (a) 180.14 square feet of area per face in lieu of 150 square feet of area per face; PER BCZR 450.4, ATTACHMENT 1#7(b)
 - (b) two free standing joint identification signs along the same frontage (West Ridgely Road) in lieu of one per frontage (South Entrance Joint Identification Sign and Free Standing Joint Identification Sign); and PER BCZR 450.4, ATTACHMENT 1#7(b)
5. North Entrance Joint Identification Sign (Zone ML IM) - height of 16 feet in lieu of 12 feet. PER BCZR 450.4, ATTACHMENT 1#7(b)

Petitioner seeks the above-referenced variances for the reasons hereinafter set forth.

The subject property is a large 12.91 acre parcel located mostly within zone BL and partially within zones BL CCC, ML IM and RO. The subject property is improved by a multi-story, multi-tenant, L-shaped building. The building uses include three main retail tenants and various office spaces.

The property is geographically unique in that its entire western boundary abuts the light rail. The property is essentially located at a "dead end." West Ridgely Road ends at the property and there are no other public thoroughfares adjacent to the property. The property also consists of an unusual and unique shape. In addition to the primary portion

of the property, the property includes an approximately 50 foot wide and 640 foot long access area extending to West Aylesbury Road to the north of the property. The property improvements are not easily visible, if at all, from West Aylesbury Road or from the northernmost portion of the property. This access road runs along the length of the property connecting West Ridgely Road and West Aylesbury Road. Due, in part, to its unique shape, the property is located within four different zoning areas.

The improvements on the property are also architecturally unique, consisting of a single large (greater than 100,000 square feet), L-shaped building of varying stories. Nearly three quarters of the building frontage on the southern edge of the property is set back over 200 feet from the only public roadway abutting the primary portion of the property. In addition to exterior entrances to individual tenant spaces, the building has two primary office entrances - a north entrance and a south entrance. The office entrances are served by two separate parking lots and are located on opposite sides of the building.

The unique geography of the property, the large size of the building and the fact that there are multiple tenants necessitate large joint identification signs. The property improvements are only visible from one public roadway and that roadway, West Ridgely Road, "dead ends" at the property.

The north entrance joint identification sign is located adjacent to West Aylesbury Road, where no portion of the improvements can be seen, thus, the size of this sign and its visibility are uniquely important. Further, this 16 foot high sign is actually in compliance with the general zoning of the property, which permits signs up to 25 feet in height. Due to the unique shape of the property, however, this sign is within a different zoning area than the main portion of the property and, as a result, is subject to more stringent signage requirements.

The south entrance joint identification sign is located at the southeast corner of the property along West Ridgely Road and the second freestanding joint identification sign is located along the access road about 200 feet from West Ridgely Road. As there is no throughway for motorists running past the property and the improvements cannot be seen from York Road the only public road that the property faces, these joint identification signs must be large enough to be seen from a distance.

The second free standing joint identification sign located along the West Ridgely Road frontage is actually set back from the road about 200 feet. In reality, the sign fronts the access road running through the property and, in identifying the improvements from a different access than the public frontage, should not be considered excessive or distracting. This sign is located next to a pedestrian access to the property and across from the exit of an adjacent parking area. The requested variance would allow this sign

to remain along the frontage of the access road even if it may be technically considered a second joint identification sign fronting West Ridgely Road.

The office entrance signs referenced in Requests 2 and 3 above do not fit neatly into any sign category. Although labeled "north" and "south", the signs really are not directional in that they are not directing traffic to one area or another. They are in fact more like enterprise signs identifying the two office entrances located on opposite sides of the building and are comparable to enterprise signs identifying individual premises. In an abundance of caution, however, we are requesting a variance for these signs as if they were subject to the more stringent size limitations applicable to directional signs. If, in fact, the signs are found to be enterprise signs, a variance is not needed as the square footage of the signs fall within the size limitations applicable to enterprise signs. These office entrance signs are wall-mounted and are aesthetically in line with the architecture of the building. In addition, the large signs are necessary for visibility from the roadways and parking areas.

For all of the reasons stated above, strict compliance with Section 450.4 would create practical difficulty and unreasonable hardship to the property owner due to the unique nature of the property. The variances requested can be granted in harmony with the spirit and intent of the zoning regulations and without causing injury to the public health, safety and general welfare. Due to the size, nature and unique location of the subject property, the existing signage is not excessive.

ZONING PROPERTY DESCRIPTION FOR:

Lutherville Station

Address: 130 West Ridgely Road

Lutherville, MD 21093

Parcel 776, Tax Map 60, Grid 18

Beginning at a point on the south side of West Ridgely Road , classified as a Collector, which is 46 feet wide and said point being 1027 feet +/- west of the centerline of York Road, a Collector, which is 70 feet wide; thence with the lands of **HRI/Lutherville Station, LLC, L.24107 F.714** the following nineteen (19) courses and distances.

- 1) South 70°41'04" West 172.73 feet to a point; thence.
- 2) South 82°31'04" West 297.00 feet to a point; thence.
- 3) North 19°11'04" East 31.30 feet to a point; thence.
- 4) South 85°53'36" West 230.40 feet to a point in the center of the Northern Central Railway (66 feet wide); thence.
- 5) North 09°22'32" West 165.00 feet to a point in said center of the railway; thence.
- 6) North 86°50'10" East 33.19 feet to a point on the eastern side of said railway; thence with said eastern said of the railway the next two courses and distances.
- 7) North 09°22'32" West 819.03 feet to a point; thence.
- 8) North 80°37'28" East 405.90 feet to a point; thence.
- 9) North 04°54'30" West 345.17 feet to a point; thence.
- 10) North 00°17'00" East 225.99 feet to a point; thence.
- 11) North 29°24'34" East 66.79 feet to a point along the southern right of way line of West Aylesbury Road; thence with said right of way line the next course and distance.
- 12) 50.19 feet along the arc of a curve deflecting to the left having a radius of 330.00 feet and being subtended by a chord bearing and distance of South 56°13'58" East 50.14 feet to a point; thence leaving said right of way line.
- 13) South 29°24'34" West 49.99 feet to a point; thence.

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- 14) South $00^{\circ}17'00''$ West 210.73 feet to a point; thence.
- 15) South $04^{\circ}54'30''$ East 430.01 feet to a point; thence.
- 16) 160.70 feet along the arc of a curve deflecting to the right having a radius of 194.61 feet and being subtended by a chord bearing and distance of South $18^{\circ}44'50''$ West 156.17 feet to a point; thence.
- 17) South $41^{\circ}31'47''$ East 243.61 feet to a point; thence.
- 18) South $19^{\circ}11'04''$ West 12.83 feet to a point; thence.
- 19) South $24^{\circ}15'05''$ East 582.63 feet to the **POINT OF BEGINNING** containing 12.9070 acres, more or less as shown in a deed recorded in Liber 24107 Folio 714, being in the 8th Election District and the 3rd Council District.

This description taken from available records and information only, no survey was performed.



0101-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/neighbor 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: 2013-0101-A

Petitioner: HRI/Lutherville Station, LLC

Address or Location: 130 West Ridgely Road, Lutherville, Maryland 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: HRI/Lutherville Station, LLC

Address: c/o The Hutensky Group

100 Constitution Plaza, 7th Floor

Hartford, CT 06103

Telephone Number: 410-752-6030 - Local - Jeffrey Schen, Esq.

Revised 2/20/98 - SCJ

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

No. 90117

Date: 10/24/12

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

Total: 385.00

Rec From: Dawberry

For: Lutherville Station

2013-0101-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2013-0101-A

RE: Case No.: _____

Petitioner/Developer: _____

HRI/Lutherville Station, LLC

December 13, 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: _____

130 West Ridgely Rd

November 23, 2012

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

Sincerely,

 November 23, 2012

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

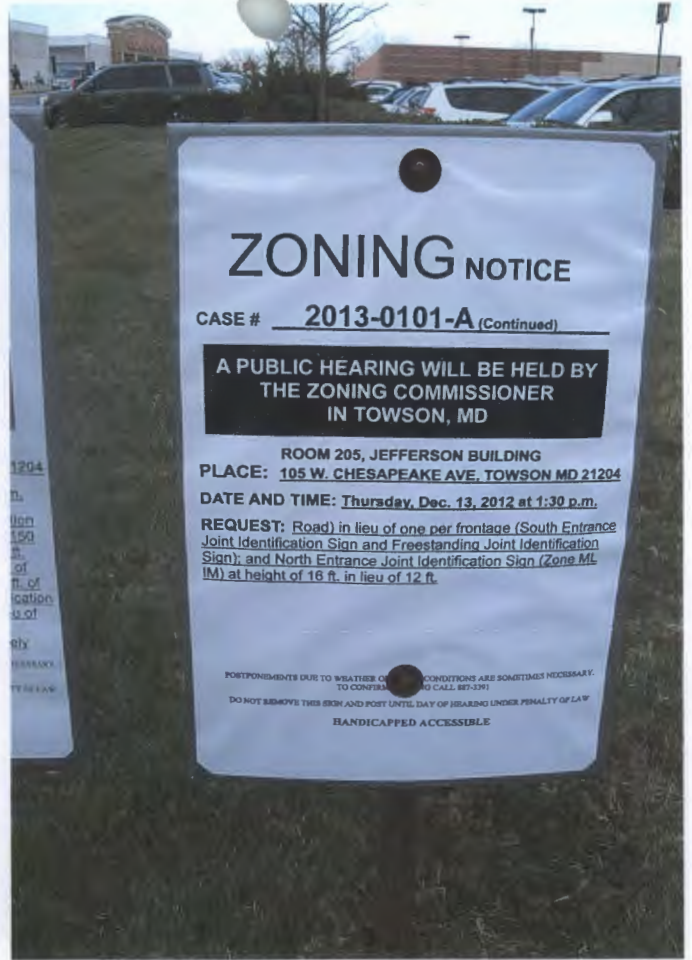
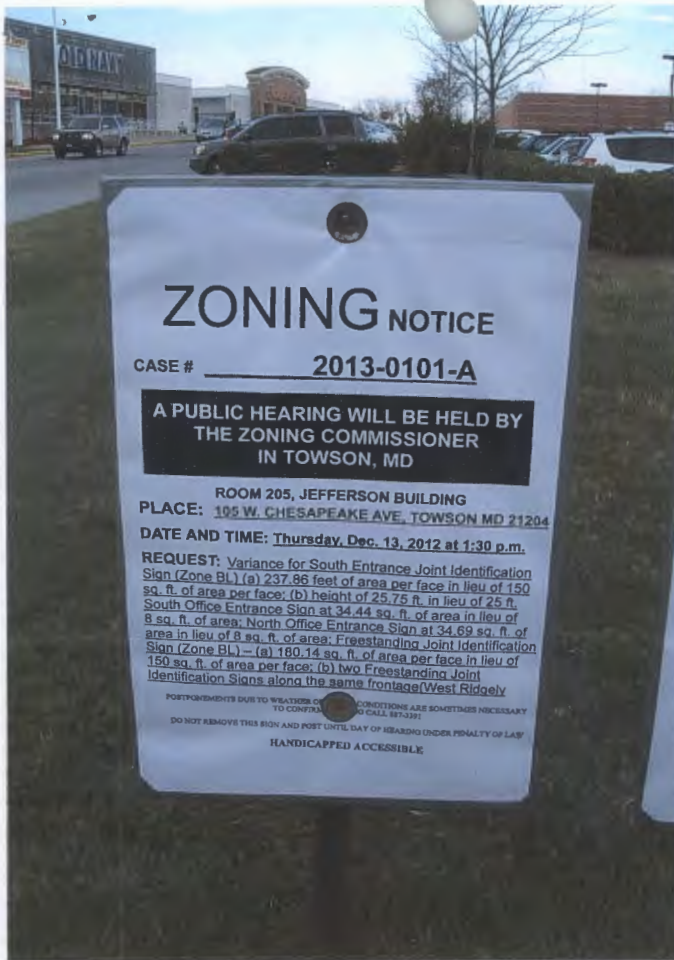
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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: #2013-0101-A

130 West Ridgely Road

S/s of West Ridgely Road, 1027 ft. from the centerline of York Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): HRI/Lutherville Station, LLC

Variance: for South Entrance Joint Identification Sign (Zone BL) (a) 237.86 feet of area per face in lieu of 150 sq. ft. of area per face; (b) height of 25.75 ft. in lieu of 25 ft. South Office Entrance Sign at 34.44 sq. ft. of area in lieu of 8 sq. ft. of area; North Office Entrance Sign at 34.69 sq. ft. of area in lieu of 8 sq. ft. of area; Freestanding Joint Identification Sign (Zone BL) - (a) 180.14 sq. ft. of area per face in lieu of 150 sq. ft. of area per face; (b) two freestanding joint identification signs along the same frontage (West Ridgely Road) in lieu of one per frontage (South Entrance Joint Identification Sign and Freestanding Joint Identification Sign); and North Entrance Joint Identification Sign (Zone ML IM) at height of 16 ft. in lieu of 12 ft.

Hearing: Thursday, December 13, 2012 at 1:30 p.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.

JT 11/720 November 20

888695



501 N. Calvert Street, Baltimore, MD 21278

November 22, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on November 20, 2012.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson



KEVIN KAMENETZ
County Executive

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

November 9, 2012

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105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Jeffrey Scherr, One South Street, Ste. 2600, Baltimore 21202
HRI/Lutherville Station, LLC, 100 Constitution Plaza, 7th Fl, Hartford CT 06103

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, NOVEMBER 23, 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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 20, 2012 Issue - Jeffersonian

Please forward billing to:

HRI/Lutherville Station, LLC
c/o The Hutensky Group
100 Constitution Plaza, 7th Fl
Hartford, CT 06103
Attn: Jeffrey Scherr – Local Contact

410-752-6030

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: 2013-0101-A

130 West Ridgely Road

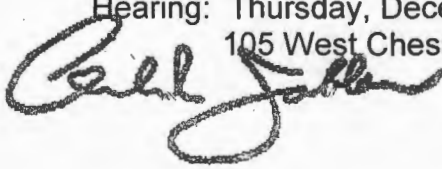
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Hearing: Thursday, December 13, 2012 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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- (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

December 6, 2012

HR/Lutherville Station LLC
Jeffrey H. Scherr
c/o The Hutensky Group
100 Constitution Plaza, 7th Floor
Hartford CT 06103

RE: Case Number: 2013-0101 A, Address: 130 West Ridgely Road, 21093

Dear Mr. Scherr:

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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "W" and a prominent "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Jeffrey H. Scherr, Esquire, One South Street, Suite 2600, Baltimore MD 21202

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 11-1-12

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

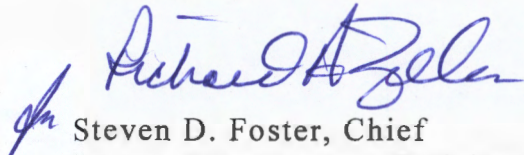
RE: Baltimore County
Item No 2013-0101-A
Variance
HRI/Lutherville Station, LLC
130 West Ridgely Road.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2013-0101-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE : November 01, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For November 12, 2012
Item Nos. 2013-0094, 0095 ,0097, 0098,0099,and 0101

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

DAK. CEN
cc: File

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
130 West Ridgley Road; S/S West Ridgely Road *
1027' from c/line of York Road * OF ADMINISTRATIVE
8th Election & 3rd Councilmanic Districts *
Legal Owners(s): HRI/Lutherville Station LLC* HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2013-101-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of November, 2012, a copy of the foregoing Entry of Appearance was mailed to Jeffrey H. Scherr, Esquire, One South Street, Suite 2600, Baltimore, MD 21202, Esquire, One South Street, Suite 2600, Baltimore, Maryland 21202, Attorney for Petitioner(s).

RECEIVED

NOV 07 2012

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

2013-0101-A

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 08 Account Number - 0801013450

Owner Information

Owner Name:	HRI/LUTHERVILLE STATION LLC	Use:	COMMERCIAL
Mailing Address:	C/O THE HUTENSKY GROUP LLC 100 CONSTITUTION PLAZA 7TH FLR HARTFORD CT 06103-	Principal Residence:	NO
		Deed Reference:	1) /24107/ 00714 2)

Location & Structure Information

Premises Address	Legal Description
130 RIDGELY RD LUTHERVILLE MD 21093-0000	12.770 AC NS 130 RIDGELY RD ADJ NORTHERN CENT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0060	0018	0776		0000				2	Plat Ref:

Special Tax Areas	Town	NONE
	Ad Valorem	
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1997	260499	12.7700 AC	18

Stories	Basement	Type	Exterior
		DISCOUNT STORE	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	14,366,200	14,366,200		
Improvements:	9,021,700	9,374,200		
Total:	23,387,900	23,740,400	23,622,900	23,740,400
Preferential Land:	0			0

Transfer Information

Seller:	LUTHERVILLE STATION BUSINESS TRUST	Date:	06/29/2006	Price:	\$30,750,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/24107/ 00714	Deed2:	
Seller:	WEIMAN SIDNEY,ET AL,TRUSTEES	Date:	10/21/1993	Price:	\$3,825,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/13330/ 00654	Deed2:	
Seller:	FOUR CENTERS LTD PARTNERSHIP	Date:	08/18/1986	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/07240/ 00394	Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status:	No Application
--------------------------------------	----------------

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

[illegible]

http://sdatcert3.resiusa.org/rp_rewrite/maps/showmap.asp?countyid=04&accountid=08+08... 12/4/2012

MEMORANDUM

DATE: January 15, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0101-A - Appeal Period Expired

The appeal period for the above-referenced case expired on January 14, 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

SIGN IN SHEET

CASE NO 20-13-0101-A

1/13/12

For Petitioner ✓ Kramm & Graham, PA
Jeffrey H. Schen One South Street
21202

410-752-6030
JSchen@KB-law.com

DAVID TAYLOR

3106 LORD BALTIMORE DR.
SUITE 110
BALTIMORE, MD 21244

410-645-1820

DLTAYLOR@DEWBERRY.COM

CASE NO. 2013- 0101-A

C H E C K L I S T

**Support/Oppose/
Conditions/
Comments/
No Comment**

**Comment
Received**

Department

11/1

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

No Comment

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

FIRE DEPARTMENT

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

11/1

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. (1996) 0481-A
(2005) 0107-A)

NEWSPAPER ADVERTISEMENT Date: 11/20

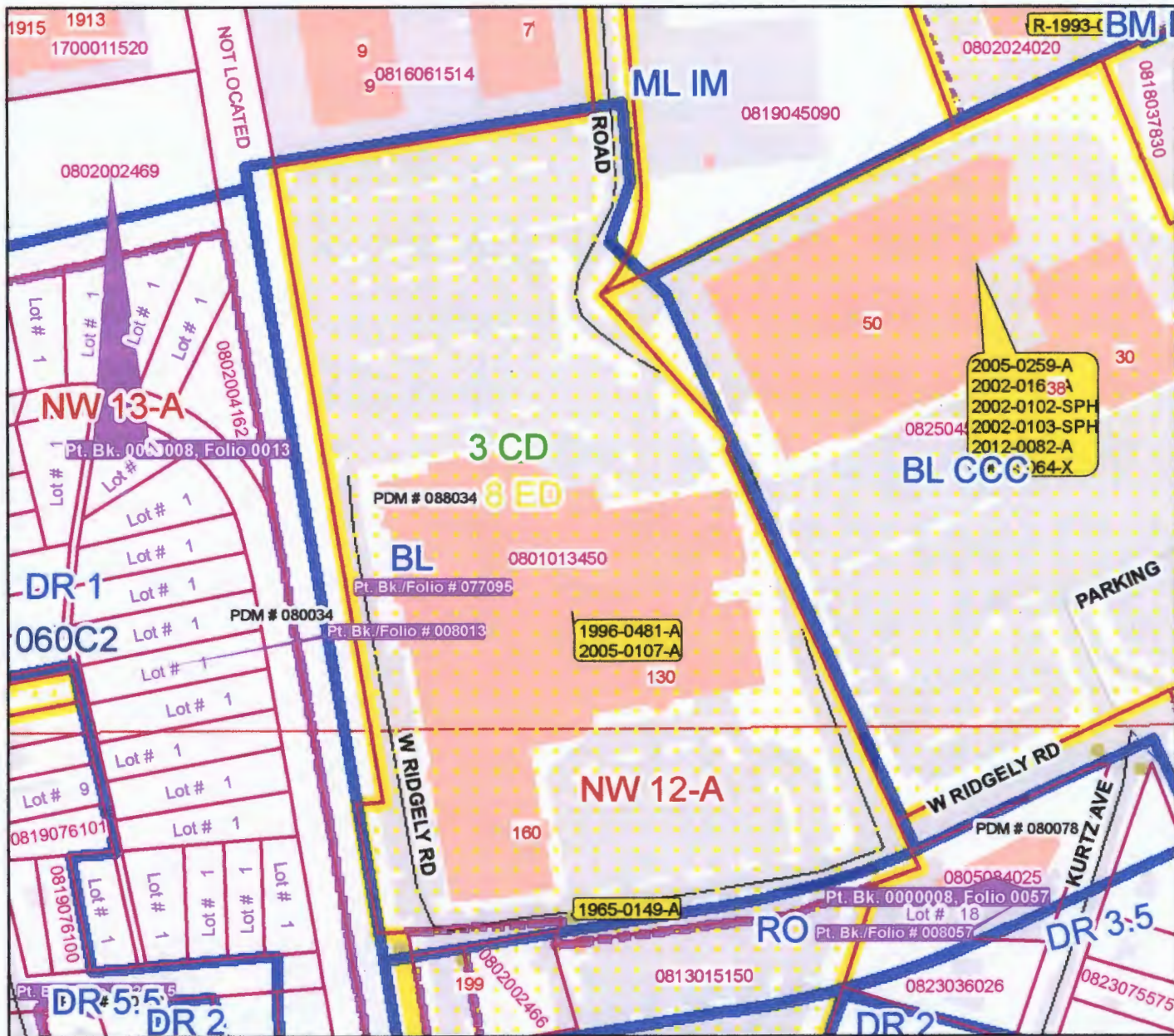
SIGN POSTING Date: 11/23 by Black

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

130 Ridgely Road 2013-0101-A



Publication Date: October 25, 2012
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



A horizontal scale bar with markings at 0, 200, and 400 feet. The bar is divided into segments, with the first segment (0 to 200 feet) being black and the subsequent segments (200 to 400 feet) being white.

1 inch = 200 feet

Case No.:

2013-101-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1 1A+1B	Site Plan (3 sheet: marked as EX-1A+1B (which is 2 pages))	
No. 2	Aerial Photo	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

15-13
OW
12-14-12
DEN

Exhibit 2

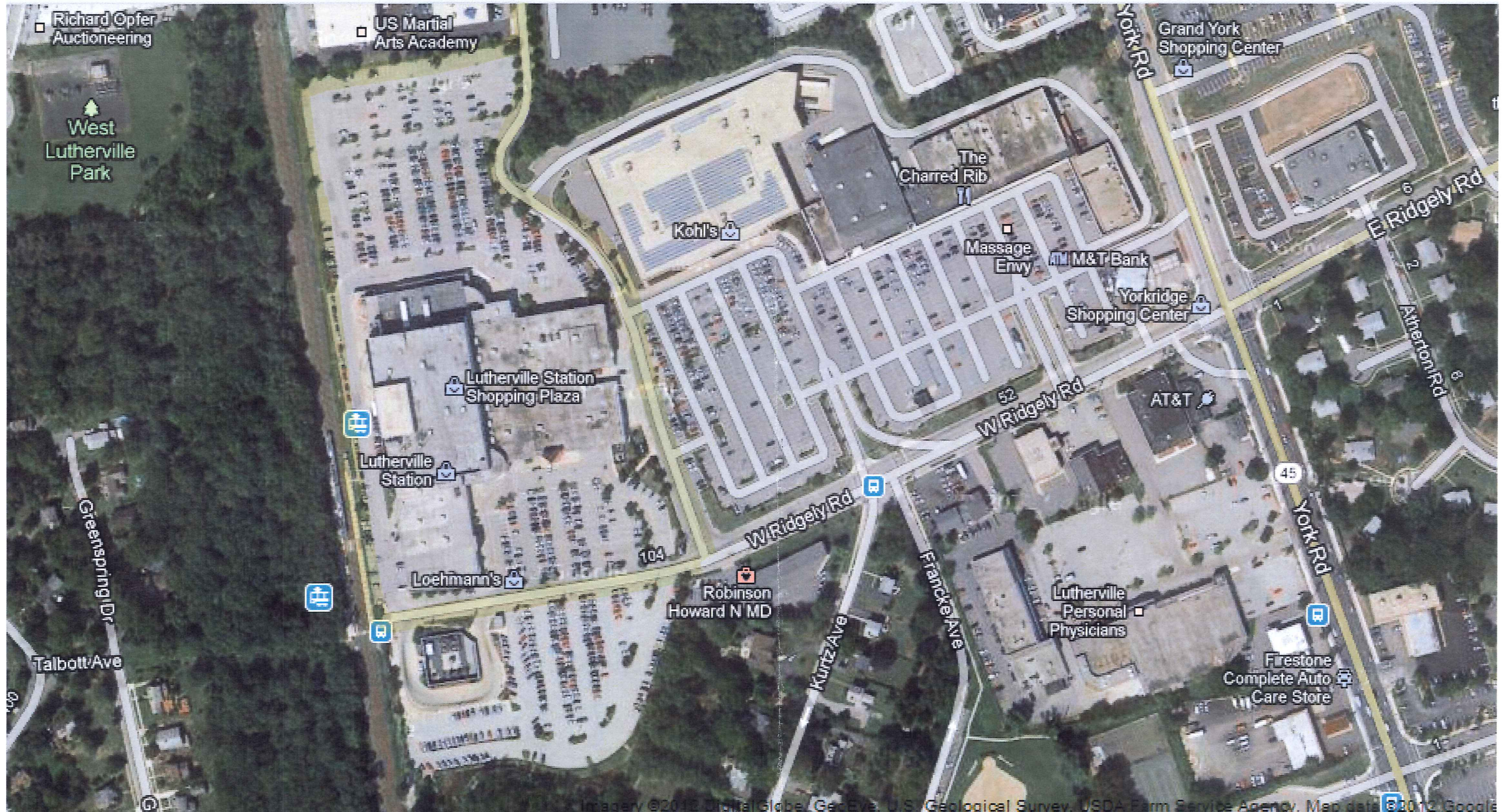
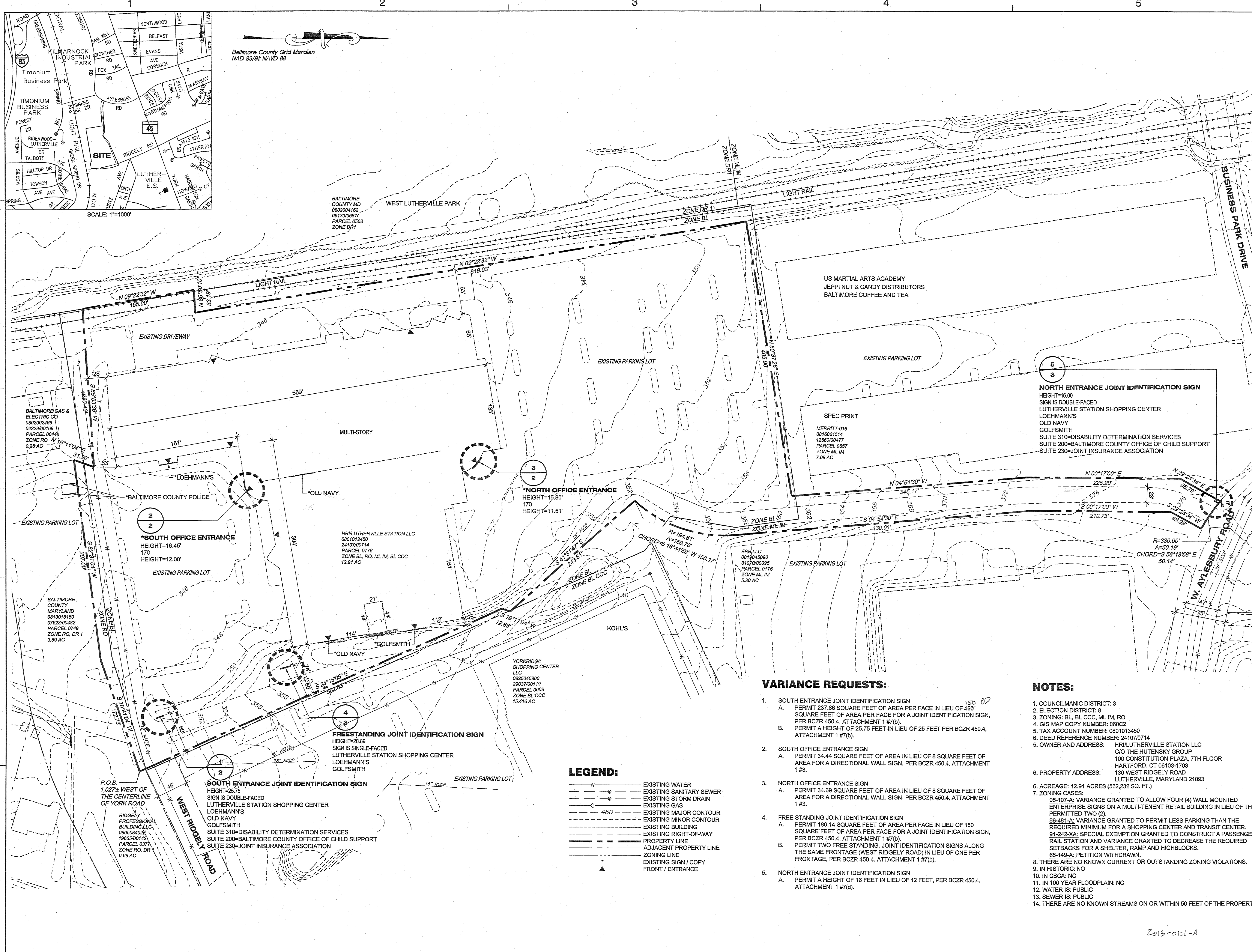


Exhibit 2

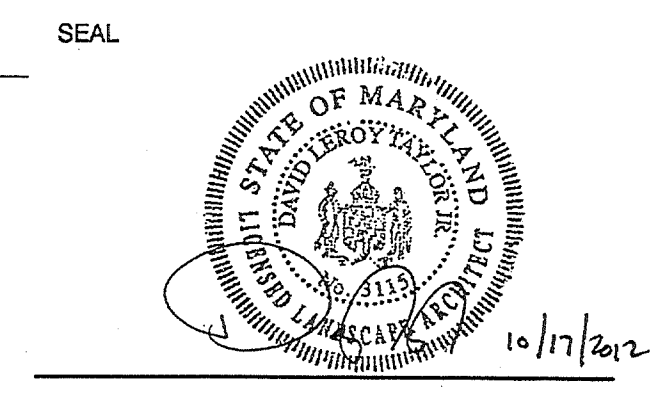


Dewberry & Davis LLC
3106 LORD BALTIMORE DRIVE
SUITE 110
BALTIMORE, MARYLAND 21244
PHONE: 410.285.9800
FAX: 410.285.8875

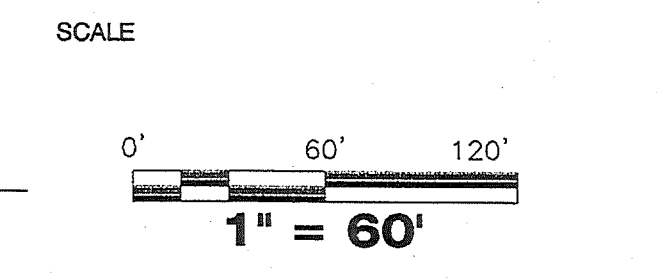
DEVELOPER/APPLICANT
HUTENSKY GROUP

100 CONSTITUTION PLAZA,
7TH FLOOR
HARTFORD, CT 06103-1703

LUTHERVILLE STATION
LUTHERVILLE, MARYLAND
130 WEST RIDGELY ROAD
TAX MAP 0060; GRID 0016; PARCEL 0776



KEY PLAN



No.	DATE	BY	Description

REVISIONS

DRAWN BY	EDL
APPROVED BY	DLT
CHECKED BY	LRB
DATE	OCTOBER 17, 2012

TITLE

PLAN TO ACCOMPANY VARIANCE HEARING

PROJECT NO. 50054722

VARIANCE REQUESTS:

- SOUTH ENTRANCE JOINT IDENTIFICATION SIGN
A. PERMIT 237.86 SQUARE FEET OF AREA PER FACE IN LIEU OF 480 SQUARE FEET OF AREA PER FACE FOR A JOINT IDENTIFICATION SIGN, PER BCZR 450.4, ATTACHMENT 1 #7(b).
B. PERMIT A HEIGHT OF 25.75 FEET IN LIEU OF 25 FEET PER BCZR 450.4, ATTACHMENT 1 #7(b).
- SOUTH OFFICE ENTRANCE SIGN
A. PERMIT 34.44 SQUARE FEET OF AREA IN LIEU OF 8 SQUARE FEET OF AREA FOR A DIRECTIONAL WALL SIGN, PER BCZR 450.4, ATTACHMENT 1 #3.
- NORTH OFFICE ENTRANCE SIGN
A. PERMIT 34.69 SQUARE FEET OF AREA IN LIEU OF 8 SQUARE FEET OF AREA FOR A DIRECTIONAL WALL SIGN, PER BCZR 450.4, ATTACHMENT 1 #3.
- FREE STANDING JOINT IDENTIFICATION SIGN
A. PERMIT 180.14 SQUARE FEET OF AREA PER FACE IN LIEU OF 150 SQUARE FEET OF AREA PER FACE FOR A JOINT IDENTIFICATION SIGN, PER BCZR 450.4, ATTACHMENT 1 #7(b).
B. PERMIT TWO FREE STANDING JOINT IDENTIFICATION SIGNS ALONG THE SAME FRONTAGE (WEST RIDGELY ROAD) IN LIEU OF ONE PER FRONTAGE, PER BCZR 450.4, ATTACHMENT 1 #7(b).
- NORTH ENTRANCE JOINT IDENTIFICATION SIGN
A. PERMIT A HEIGHT OF 16 FEET IN LIEU OF 12 FEET, PER BCZR 450.4, ATTACHMENT 1 #7(d).

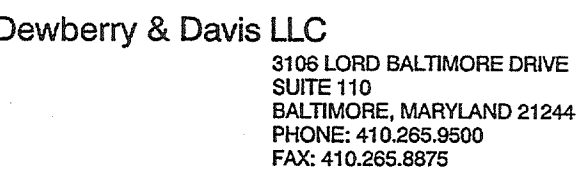
NOTES:

- COUNCILMANIC DISTRICT: 3
- ELECTION DISTRICT: 8
- ZONING: BL, BL CCC, ML IM, RO
- GIS MAP COPY NUMBER: 080C2
- TAX ACCOUNT NUMBER: 0801013450
- DEED REFERENCE NUMBER: 241070714
- OWNER AND ADDRESS: HRI/LUTHERVILLE STATION LLC
C/O THE HUTENSKY GROUP
100 CONSTITUTION PLAZA, 7TH FLOOR
HARTFORD, CT 06103-1703
LUTHERVILLE, MARYLAND 21093
- ACREAGE: 12.91 ACRES (562,232 SQ. FT.)
- ZONING CASES:
05-107-A: VARIANCE GRANTED TO ALLOW FOUR (4) WALL MOUNTED ENTERPRISE SIGNS ON A MULTI-TENANT RETAIL BUILDING IN LIEU OF THE PERMITTED TWO (2).
96-481-A: VARIANCE GRANTED TO PERMIT LESS PARKING THAN THE REQUIRED MINIMUM FOR A SHOPPING CENTER AND TRANSIT CENTER.
91-242-XA: SPECIAL EXEMPTION GRANTED TO CONSTRUCT A PASSENGER RAIL STATION AND VARIANCE GRANTED TO DECREASE THE REQUIRED SETBACKS FOR A SHELTER, RAMP AND HIGHBLOCKS.
95-149-A: PETITION WITHDRAWN.
- THERE ARE NO KNOWN CURRENT OR OUTSTANDING ZONING VIOLATIONS.
- IN HISTORIC: NO
- IN CBCA: NO
- IN 100 YEAR FLOODPLAIN: NO
- WATER IS: PUBLIC
- SEWER IS: PUBLIC
- THERE ARE NO KNOWN STREAMS ON OR WITHIN 50 FEET OF THE PROPERTY.

LEGEND:

- W - EXISTING WATER
- SS - EXISTING SANITARY SEWER
- SD - EXISTING STORM DRAIN
- G - EXISTING GAS
- 480 - EXISTING MAJOR CONTOUR
- 480 - EXISTING MINOR CONTOUR
- EXISTING BUILDING
- EXISTING RIGHT-OF-WAY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ZONING LINE
- EXISTING SIGN / COPY FRONT / ENTRANCE

2013-0101-A

DEVELOPER/APPLICANT
HUTENSKY GROUP

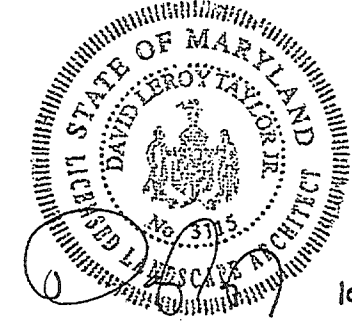
100 CONSTITUTION PLAZA,
7TH FLOOR
HARTFORD, CT 06103-1703

LUTHERVILLE
STATION

LUTHERVILLE, MARYLAND

130 WEST RIDGELY ROAD

TAX MAP 0060; GRID 0018; PARCELS 0776



KEY PLAN

SCALE

AS SHOWN

No.	DATE	BY	Description

REVISIONS

DRAWN BY EDL
APPROVED BY DLT
CHECKED BY LRB
DATE OCTOBER 17, 2012

TITLE

PLAN TO ACCOMPANY VARIANCE HEARING

PROJECT NO. 50054722

2

SHEET NO. 2 OF 3



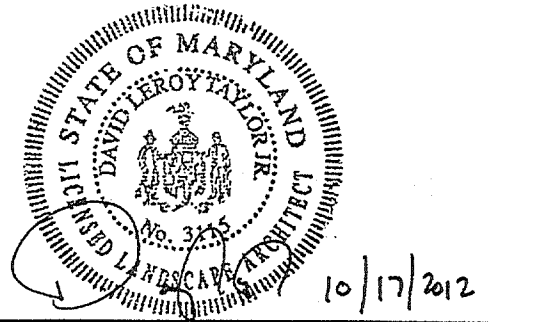
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LUTHERVILLE
STATION

LUTHERVILLE, MARYLAND

130 WEST RIDGELY ROAD
TAX MAP 0060; GRID 0016; PARCEL 0776

SEAL



KEY PLAN

SCALE

AS SHOWN

No.	DATE	BY	Description

REVISIONS	
DRAWN BY	EDL
APPROVED BY	DLT
CHECKED BY	LRB
DATE	OCTOBER 17, 2012

TITLE

PLAN TO ACCOMPANY VARIANCE HEARING

PROJECT NO. 50054722

3

SHEET NO. 3 OF 3



EXISTING FREE STANDING JOINT IDENTIFICATION SIGN
 SCALE: 1"=2'



5 EXISTING NORTH ENTRANCE JOINT IDENTIFICATION SIGN
3 SCALE: 1"=2'