

MEMORANDUM

DATE: July 16, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0250-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 15, 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

IN RE: PETITION FOR VARIANCE

(Reisterstown Road)

3rd Election District

2nd Councilman District

Woodholme Properties Ltd. Partnership
& Greenebaum and Rose Investments, Ltd.

Legal Owners

Petitioners

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0250-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 owners of the subject property. The Petitioners are requesting Variance relief from Sections 450.4 Attachment 1.7(b)(IX) and 450.4 Attachment 1.7(d)(V) and (d)(VII) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit: (1) a freestanding joint identification sign to display 12 lines of text with a sign copy a minimum of 4 inches in height in lieu of the permitted 5 lines of text and required 8 inch height for a sign copy (Pylon Sign II (South)); and (2) a freestanding joint identification sign with a sign face/area of 114 square feet and sign height of 16 ft. in lieu of the permitted sign face/area of 100 square feet and sign height of 12 feet (Pylon Sign IV [North]).

The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1A & 1B.

Appearing at the public hearing in support of the requests was John Fitzpatrick, Jack deVilliers and Joe Ucciferro, from Bohler Engineering, the firm that prepared the site plan. David H. Karceski, Esquire represented the Petitioners. There were no Protestants or interested citizens in attendance, and the file does not contain any letters of protest or opposition. The file reveals that the Petition was properly advertised and the site was properly posted as required by the

ORDER RECEIVED FOR FILING

Date 6/14/13

By Sen

Baltimore County Zoning Regulations.

There were no substantive Zoning Advisory Committee (ZAC) comments received.

Testimony and evidence revealed that the subject property is approximately 13.674 acres and is zoned BM and OR2. The site is improved with a commercial center known as Festival at Woodholme Shopping Center. The owners of the center would like to update the signage for the facility, and propose to install two pylon signs along Reisterstown Road, as shown on Exhibit 1B. The plan indicates that the shopping center has 1120 feet of frontage on Reisterstown Road. The Petitioners require variance relief to install the proposed signs.

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).

Petitioners have met this test. The split-zoned property is of very irregular dimensions and shape, and is thus unique for zoning purposes. If the B.C.Z.R. were strictly enforced, the Petitioners would indeed suffer a practical difficulty, given they would be unable to install adequate signage to gain attention of motorists on this busy roadway. 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 absence of County and /or community opposition.

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 14th day of June, 2013, by the Administrative Law

ORDER RECEIVED FOR FILING

2

Date

6/14/13

By

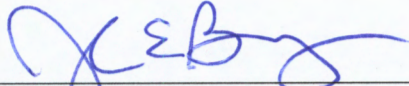
SEN

Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") to permit: (1) a freestanding joint identification sign to display 12 lines of text with a sign copy a minimum of 4 inches in height in lieu of the permitted 5 lines of text and required 8 inch height for a sign copy (Pylon Sign II (South)); and (2) a freestanding joint identification sign with a sign face/area of 114 square feet and sign height of 16 ft. in lieu of the permitted sign face/area of 100 square feet and sign height of 12 feet (Pylon Sign IV [North]), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 6/14/13

By slh



KEVIN KAMENETZ
County Executive

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

June 14, 2013

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

RE: Petitions for Variance
Case No. 2013-0250-A
Property: Reisterstown Road

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,

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure



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 180A, 181A, and 182A Reisterstown Road which is presently zoned BM, OR2

Deed References: 7812/107, 10354/379

10 Digit Tax Account # 2100001178, 2100001177

Property Owner(s) Printed Name(s) Woodholme Properties Limited Partnership, Greenebaum and Rose Investments Limited Partnership

(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 SHEET 3

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 DETERMINED AT HEARING

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

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

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

Date

City

State

Zip Code

By

Telephone #

Email Address

Attorney for Petitioner:

David H. Karceski, Esq.

Name- Type or Print

Signature

210 W. Pennsylvania Avenue, Ste. 500 Towson MD

Mailing Address City State

21204 / (410) 494-6285 / dhkarceski@venable.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHED SHEETS 1 AND 2 /

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

David H. Karceski, Esq.

Name - Type or Print

Signature

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 / (410) 494-6285 / dhkarceski@venable.com
Zip Code Telephone # Email Address

CASE NUMBER 2013-0250-A Filing Date 2/24/2013

Do Not Schedule Dates: _____

Reviewer m

Petition for Variance

Attached Sheet 1

Legal Owner: 1809 Reisterstown Road

Woodholme Properties Limited Partnership, a Maryland limited partnership

By: FW Woodholme GP, LLC, a Delaware limited liability company, its general partner

By: GRI-Regency, LLC, a Delaware limited liability partnership, its sole member

By: Regency Centers, L.P. A Delaware limited partnership, its managing member

By: Regency Centers Corporation, a Florida corporation, its general partner

By:  _____

Print Name: DON ERIC PEDHAM

Its: VICE PRESIDENT

Date: 04/09/13

Petition for Variance

Attached Sheet 2

Legal Owner – 1819 Reisterstown Road

Greenebaum and Rose Investments Limited Partnership, a Maryland Limited Partnership

By: Greenerose, Inc. a Maryland Corporation, its general partner

By: Mark A. Bennett

Print Name: MARK A. BENNETT

Its: VICE PRESIDENT

Date: 4/9/13

0250-A

**Petition for Variance
Attached Sheet 3**

1809, 1819 and 1829 Reisterstown Road

1. Variance from BCZR Section 450.4 Attachment 1.7(b)(IX) to allow a freestanding joint identification sign to display 12 lines of text with a sign copy a minimum of 4 inches in height in lieu of the permitted 5 lines of text and required 8 inch height for sign copy (Pylon Sign II (South)).
2. Variance from BCZR Section 450.4 Attachment 1.7(d)(V) and (d)(VII) to allow a freestanding joint identification sign with a sign face/area of 114 square feet and sign height of 16 feet in lieu of the permitted sign face/area of 100 square feet and sign height of 12 feet (Pylon Sign IV (North)).



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ENGINEERING

901 Dulaney Valley Road, Suite 801
Towson, MD 21204
PHONE 410.821.7900
FAX 410.821.7987

ZONING DESCRIPTION

LOTS 1, 2 AND 3

LOT 1

THE LAND OF
WH-I LAND, LLC
LIBER 25712 FOLIO 502
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MD

2013-0250-A

LOT 2

THE LAND OF
GREENEBAUM AND ROSE INVESTMENTS LIMITED PARTNERSHIP
LIBER 10354 FOLIO 379
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MD

LOT 3

THE LAND OF
WOODHOLME PROPERTIES LIMITED PARTNERSHIP
LIBER 7812 FOLIO 107
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MD

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LIMITS OF REISTERSTOWN ROAD – MD RTE. 140 (VARIABLE WIDTH RIGHT-OF-WAY), WHICH IS 130 FEET NORTH OF THE INTERSECTION OF SAID REISTERSTOWN ROAD WITH HOOKS LANE (60' WIDE RIGHT-OF-WAY), THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN THE REISTERSTOWN ROAD RIGHT-OF-WAY ON THE WEST AND THE LAND OF WOODHOLME PROPERTIES LIMITED PARTNERSHIP (LIBER 7812 FOLIO 107) ON THE EAST;

1. NORTH 42 DEGREES – 07 MINUTES – 40 SECONDS WEST, 86.16 FEET TO A POINT, THENCE;
2. CONTINUING NORTH 27 DEGREES – 43 MINUTES – 54 SECONDS WEST, 59.14 FEET TO A POINT, THENCE;
3. NORTH 41 DEGREES – 53 MINUTES – 18 SECONDS WEST, 969.97 FEET TO A POINT, THENCE;
4. CONTINUING NORTH 47 DEGREES – 15 MINUTES – 54 SECONDS EAST, 81.64 FEET TO A POINT, THENCE;
5. CONTINUING SOUTH 42 DEGREES – 44 MINUTES – 06 SECONDS EAST, 47.81 FEET TO A POINT, THENCE;
6. CONTINUING 52.71 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 04 DEGREES – 47 MINUTES – 39 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 42 DEGREES – 31 MINUTES – 58 SECONDS WEST, 52.70 FEET TO A POINT, THENCE;
7. CONTINUING NORTH 40 DEGREES – 08 MINUTES – 09 SECONDS EAST, 19.99 FEET TO A POINT, THENCE;

OTHER OFFICE LOCATIONS:

• Southborough, MA 508.480.9900	• Albany, NY 518.438.9900	• Ronkonkoma, NY 631.738.1200	• Warren, NJ 908.668.8300	• Center Valley, PA 610.709.9971	• Chalfont, PA 215.996.9100
• Philadelphia, PA 267.402.3400	• Bowie, MD 301.809.4500	• Sterling, VA 703.709.9500	• Warrenton, VA 540.349.4500	• Fort Lauderdale, FL 954.202.7000	• Tampa, FL 813.379.4100

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8. CONTINUING 91.08 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 1,592.33 FEET, A CENTRAL ANGLE OF 03 DEGREES – 16 SECONDS – 39 MINUTES, AND A CHORD BEARING AND DISTANCE OF NORTH 41 DEGREES – 46 MINUTES – 29 SECONDS EAST, 91.07 FEET TO A POINT OF CURVATURE, THENCE;
9. CONTINUING NORTH 43 DEGREES – 24 MINUTES – 48 SECONDS EAST, 97.72 FEET TO A POINT OF CURVATURE, THENCE;
10. CONTINUING 62.84 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 20 DEGREES – 00 MINUTES – 07 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 53 DEGREES – 24 SECONDS – 51 MINUTES WEST, 62.52 FEET TO A POINT, THENCE;
11. CONTINUING SOUTH 26 DEGREES – 35 MINUTES – 05 SECONDS EAST, 15.00 FEET TO A POINT OF CURVATURE, THENCE;
12. CONTINUING 96.02 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 33 DEGREES – 20 MINUTES – 36 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 80 DEGREES – 05 MINUTES – 13 SECONDS WEST, 94.67 FEET TO A POINT, THENCE;
13. CONTINUING SOUTH 06 DEGREES – 45 MINUTES – 31 SECONDS WEST, 20.00 FEET TO A POINT, THENCE;
14. CONTINUING 102.62 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 40 DEGREES – 33 MINUTES – 04 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 62 DEGREES – 57 MINUTES – 57 SECONDS EAST, 100.50 FEET TO A POINT, THENCE;
15. CONTINUING SOUTH 42 DEGREES – 41 MINUTES – 25 SECONDS EAST, 36.09 FEET TO A POINT, THENCE;
16. CONTINUING 180.01 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 465.00 FEET, A CENTRAL ANGLE OF 22 DEGREES – 10 MINUTES – 48 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 31 DEGREES – 36 MINUTES – 01 SECONDS EAST, 178.89 FEET TO A POINT, THENCE;
17. CONTINUING 221.68 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 31 DEGREES – 45 MINUTES – 11 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 83 DEGREES – 04 MINUTES – 24 SECONDS EAST, 218.85 FEET TO A POINT, THENCE;
18. CONTINUING SOUTH 81 DEGREES – 03 MINUTES – 01 SECONDS EAST, 150.68 FEET TO A POINT OF CURVATURE, THENCE
19. CONTINUING 628.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 51 DEGREES – 28 MINUTES – 54 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 13 DEGREES – 11 SECONDS – 32 MINUTES WEST, 608.02 FEET TO A POINT, THENCE;
20. CONTINUING SOUTH 04 DEGREES – 35 MINUTES – 44 SECONDS WEST, 13.77 FEET TO A POINT OF CURVATURE, THENCE;
21. CONTINUING 0.49 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 7,570.00 FEET, A CENTRAL ANGLE OF 00 DEGREES – 00 MINUTES – 13 SECONDS, AND



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A CHORD BEARING AND DISTANCE OF SOUTH 48 DEGREES – 09 MINUTES – 11 SECONDS WEST, 0.49 FEET TO A POINT, THENCE;

22. CONTINUING SOUTH 48 DEGREES – 07 MINUTES – 39 SECONDS WEST, 24.38 FEET TO A POINT, THENCE;
23. CONTINUING NORTH 43 DEGREES – 48 MINUTES – 06 SECONDS WEST, 103.49 FEET TO A POINT, THENCE;
24. CONTINUING SOUTH 48 DEGREES – 36 MINUTES – 55 SECONDS WEST, 177.03 FEET TO A POINT, THENCE;
25. CONTINUING SOUTH 42 DEGREES – 49 MINUTES – 55 SECONDS WEST, 260.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 569,424 SQUARE FEET OR 13.69 ACRES.





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ENGINEERING

101 Dulaney Valley Road, Suite 801
Towson, MD 21204
PHONE 410.821.7900
FAX 410.821.7987

ZONING DESCRIPTION

LOT 1

THE LAND OF
WH-I LAND, LLC
LIBER 25712 FOLIO 502
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MD

2013-0250-A

BEGINNING AT A POINT IN THE EASTERLY RIGHT-OF-WAY LIMITS OF REISTERSTOWN ROAD – MD RTE. 140 (VARIABLE WIDTH RIGHT-OF-WAY), WHICH IS 815 FEET NORTH OF THE INTERSECTION OF SAID REISTERSTOWN ROAD WITH HOOKS LANE (60' WIDE RIGHT-OF-WAY), THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN THE REISTERSTOWN ROAD RIGHT-OF-WAY ON THE WEST AND THE LAND OF WH-I LAND, LLC (LIBER 25712 FOLIO 502) ON THE EAST;

1. NORTH 41 DEGREES – 53 MINUTES – 18 SECONDS WEST, 392.84 FEET TO A POINT, THENCE;
2. CONTINUING NORTH 47 DEGREES – 15 MINUTES – 54 SECONDS EAST, 81.64 FEET TO A POINT, THENCE;
3. CONTINUING SOUTH 42 DEGREES – 44 MINUTES – 06 SECONDS EAST, 47.81 FEET TO A POINT, THENCE;
4. CONTINUING 52.71 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 04 DEGREES – 47 MINUTES – 39 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 42 DEGREES – 31 MINUTES – 58 SECONDS WEST, 52.70 FEET TO A POINT, THENCE;
5. CONTINUING NORTH 40 DEGREES – 08 MINUTES – 09 SECONDS EAST, 19.99 FEET TO A POINT, THENCE;
6. CONTINUING 91.08 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 1,592.33 FEET, A CENTRAL ANGLE OF 03 DEGREES – 16 SECONDS – 39 MINUTES, AND A CHORD BEARING AND DISTANCE OF NORTH 41 DEGREES – 46 MINUTES – 29 SECONDS EAST, 91.07 FEET TO A POINT OF CURVATURE, THENCE;
7. CONTINUING NORTH 43 DEGREES – 24 MINUTES – 48 SECONDS EAST, 97.72 FEET TO A POINT OF CURVATURE, THENCE;
8. CONTINUING 62.84 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 20 DEGREES – 00 MINUTES – 07 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 53 DEGREES – 24 SECONDS – 51 MINUTES WEST, 62.52 FEET TO A POINT, THENCE;
9. CONTINUING SOUTH 26 DEGREES – 35 MINUTES – 05 SECONDS EAST, 15.00 FEET TO A POINT OF CURVATURE, THENCE;
10. CONTINUING 96.02 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 33 DEGREES – 20 MINUTES – 36 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 80 DEGREES – 05 MINUTES – 13 SECONDS WEST, 94.67 FEET TO A POINT, THENCE;

OTHER OFFICE LOCATIONS:

- | | | | | | |
|------------------------------------|------------------------------|----------------------------------|---------------------------------|---------------------------------------|--------------------------------|
| • Southborough, MA
508.480.9900 | • Albany, NY
518.438.9900 | • Ronkonkoma, NY
631.738.1200 | • Warren, NJ
908.668.8300 | • Center Valley, PA
610.709.9971 | • Chalfont, PA
215.996.9100 |
| • Philadelphia, PA
267.402.3400 | • Bowie, MD
301.809.4500 | • Sterling, VA
703.709.9500 | • Warrenton, VA
540.349.4500 | • Fort Lauderdale, FL
954.202.7000 | • Tampa, FL
813.379.4100 |

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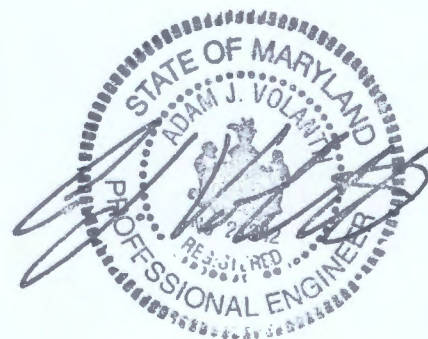


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11. CONTINUING SOUTH 06 DEGREES – 45 MINUTES – 31 SECONDS WEST, 20.00 FEET TO A POINT, THENCE;
12. CONTINUING 102.62 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 40 DEGREES – 33 MINUTES – 04 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 62 DEGREES – 57 MINUTES – 57 SECONDS EAST, 100.50 FEET TO A POINT, THENCE;
13. CONTINUING SOUTH 42 DEGREES – 41 MINUTES – 25 SECONDS EAST, 36.09 FEET TO A POINT, THENCE;
14. CONTINUING 180.01 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 465.00 FEET, A CENTRAL ANGLE OF 22 DEGREES – 10 MINUTES – 48 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 31 DEGREES – 36 MINUTES – 01 SECONDS EAST, 178.89 FEET TO A POINT, THENCE;
15. CONTINUING 138.84 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 19 DEGREES – 53 MINUTES – 14 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 57 DEGREES – 15 MINUTES – 11 SECONDS EAST, 138.14 FEET TO A POINT, THENCE;
16. CONTINUING SOUTH 47 DEGREES – 18 MINUTES – 35 SECONDS WEST, 334.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 177,724 SQUARE FEET OR 4.08 ACRES.





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METES AND BOUNDS DESCRIPTION

LOT 3

301 Dulaney Valley Road, Suite 801
Towson, MD 21204
PHONE 410.821.7900
FAX 410.821.7987

THE LAND OF
WOODHOLME PROPERTIES, LIMITED PARTNERSHIP
LIBER 7812 FOLIO 107
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MD

2013-0250-A

BEGINNING AT A POINT IN THE EASTERLY RIGHT-OF-WAY LIMITS OF REISTERSTOWN ROAD – MD RTE. 140 (VARIABLE WIDTH RIGHT-OF-WAY), WHICH IS 130 FEET NORTH OF THE INTERSECTION OF SAID REISTERSTOWN ROAD WITH HOOKS LANE (60' WIDE RIGHT-OF-WAY), THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN THE REISTERSTOWN ROAD RIGHT-OF-WAY ON THE WEST AND THE LAND OF WOODHOLME PROPERTIES, LIMITED PARTNERSHIP (LIBER 7812 FOLIO 107) ON THE EAST;

1. NORTH 42 DEGREES – 07 MINUTES – 40 SECONDS WEST, 86.16 FEET TO A POINT, THENCE;
2. CONTINUING NORTH 27 DEGREES – 43 MINUTES – 54 SECONDS WEST, 59.14 FEET TO A POINT, THENCE;
3. CONTINUING NORTH 41 DEGREES – 53 MINUTES – 18 SECONDS WEST, 312.02 FEET TO A POINT, THENCE;
4. CONTINUING NORTH 47 DEGREES – 52 MINUTES – 20 SECONDS EAST, 185.58 FEET TO A POINT OF CURVATURE, THENCE;
5. CONTINUING 160.48 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 202.00 FEET, A CENTRAL ANGLE OF 45 DEGREES – 31 MINUTES – 06 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 25 DEGREES – 08 MINUTES – 47 SECONDS WEST, 158.29 FEET TO A POINT, THENCE;
6. CONTINUING NORTH 02 DEGREES – 21 MINUTES – 14 SECONDS EAST, 30.24 FEET TO A POINT, THENCE;
7. CONTINUING SOUTH 89 DEGREES – 02 MINUTES – 20 SECONDS EAST, 43.01 FEET TO A POINT, THENCE;
8. CONTINUING NORTH 02 DEGREES – 21 MINUTES – 14 SECONDS EAST, 19.89 FEET TO A POINT OF CURVATURE, THENCE;
9. CONTINUING 199.40 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 22 DEGREES – 50 SECONDS – 57 MINUTES, AND A CHORD BEARING AND DISTANCE OF SOUTH 09 DEGREES – 04 MINUTES – 15 SECONDS EAST, 198.08 FEET TO A POINT OF CURVATURE, THENCE;
10. CONTINUING 186.67 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 26 DEGREES – 44 MINUTES – 17 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 85 DEGREES – 34 MINUTES – 51 SECONDS EAST, 184.98 FEET TO A POINT, THENCE;

OTHER OFFICE LOCATIONS:

- | | | | | | |
|------------------------------------|------------------------------|----------------------------------|---------------------------------|---------------------------------------|--------------------------------|
| • Southborough, MA
508.480.9900 | • Albany, NY
518.438.9900 | • Ronkonkoma, NY
631.738.1200 | • Warren, NJ
908.668.8300 | • Center Valley, PA
610.709.9971 | • Chalfont, PA
215.996.9100 |
| • Philadelphia, PA
267.402.3400 | • Bowie, MD
301.809.4500 | • Sterling, VA
703.709.9500 | • Warrenton, VA
540.349.4500 | • Fort Lauderdale, FL
954.202.7000 | • Tampa, FL
813.379.4100 |

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www.BohlerEngineering.com

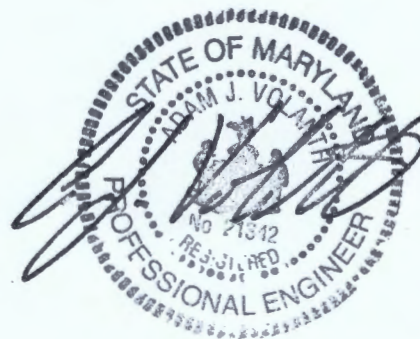


BOHLER

ENGINEERING

11. CONTINUING SOUTH 81 DEGREES – 03 MINUTES – 01 SECONDS EAST, 150.68 FEET TO A POINT OF CURVATURE, THENCE;
12. CONTINUING 628.97 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 51 DEGREES – 28 MINUTES – 54 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 13 DEGREES – 11 SECONDS – 32 MINUTES WEST, 608.02 FEET TO A POINT, THENCE;
13. CONTINUING SOUTH 04 DEGREES – 35 MINUTES – 44 SECONDS WEST, 13.77 FEET TO A POINT OF CURVATURE, THENCE;
14. CONTINUING 0.49 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 7570.00 FEET, A CENTRAL ANGLE OF 00 DEGREES – 00 MINUTES – 13 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 48 DEGREES – 09 MINUTES – 11 SECONDS WEST, 0.49 FEET TO A POINT, THENCE;
15. CONTINUING SOUTH 48 DEGREES – 07 MINUTES – 39 SECONDS WEST, 24.38 FEET TO A POINT, THENCE;
16. CONTINUING NORTH 43 DEGREES – 48 MINUTES – 06 SECONDS WEST, 103.49 FEET TO A POINT, THENCE;
17. CONTINUING SOUTH 48 DEGREES – 36 MINUTES – 55 SECONDS WEST, 177.03 FEET TO A POINT, THENCE;
18. CONTINUING SOUTH 42 DEGREES – 49 MINUTES – 55 SECONDS WEST, 260.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 310,752 SQUARE FEET OR 7.13 ACRES.



DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood 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:

2013-0250 - A

Petitioner:

Woodholme Properties Limited Partnership

Address or Location:

1809, 1819 and 1829

Reston Park Road

PLEASE FORWARD ADVERTISING BILL TO:

Name:

Justin Williams

Address:

Venable LLP

210 W. Pennsylvania Ave

Suite 500 Towson MD 21204

Telephone Number:

410 494 6285

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

No. **098550**

Date: **4/24/13**

PAID RECEIPT

BUSINESS ACTUAL TIME
 4/24/2013 4/24/2013 14:23:39

REG 0504 WALKIN SHIL SAN
 >>RECEIPT # 563775 4/24/2013 OFLN

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

Dept 5 528 ZONING VERIFICATION

CK NO. 098550

Recpt Tot \$365.00

\$365.00 CK 1.00 CA

Baltimore County, Maryland

Total: **385.00**

Rec From:

Venable LLP

For:

1809 Reisterstown Rd.

21208

2013-0250-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2013-0250-A

RE: Case No.: _____

Petitioner/Developer: _____

Woodholme Properties Ltd. Partnership & Greenebaum & Rose Investments

June 11, 2013

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: _____

1809, 1819 & 1829 Reisterstown Rd

May 22, 2013

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



Sincerely,

May 22, 2013

(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)



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

May 23, 2013

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 May 21, 2013

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

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: #2013-0250-A

1809, 1819 & 1829 Reisterstown Road

NE/s of Reisterstown Road, 150 ft. N/of centerline of Hooks Lane

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Woodholme Properties Ltd. Partnership & Greenebaum & Rose Investments

Variance: to allow a freestanding joint identification sign to display 12 lines of text with a sign copy a minimum of 4 inches in height in lieu of the permitted 5 lines of text and required 8 inch height for sign copy (Pylon Sign II -South). To allow a freestanding joint identification sign with a sign face/area of 114 sq. ft. and sign height of 16 ft. in lieu of the permitted sign face/area of 100 sq. ft. and sign height of 12 ft. (Pylon Sign IV - North).

Hearing: Tuesday, June 11, 2013 at 2:30 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/05/719 May 21

923276



KEVIN KAMENETZ
County Executive

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

May 9, 2013

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: 2013-0250-A

1809, 1819 & 1829 Reisterstown Road

NE/s of Reisterstown Road, 150 ft. N/of centerline of Hooks Lane

3rd Election District – 2nd Councilmanic District

Legal Owners: Woodholme Properties Ltd. Partnership & Greenebaum & Rose Investments

Variance to allow a freestanding joint identification sign to display 12 lines of text with a sign copy a minimum of 4 inches in height in lieu of the permitted 5 lines of text and required 8 inch height for sign copy (Pylon Sign II – South). To allow a freestanding joint identification sign with a sign face/area of 114 sq. ft. and sign height of 16 ft. in lieu of the permitted sign face/area of 100 sq. ft. and sign height of 12 ft. (Pylon Sign IV – North).

Hearing: Tuesday, June 11, 2013 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Ave., Ste. 500, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MAY 22, 2013.**
- (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, May 21, 2013 Issue - Jeffersonian

Please forward billing to:

Justin Williams
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6285

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: 2013-0250-A

1809, 1819 & 1829 Reisterstown Road

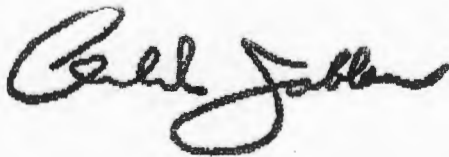
NE/s of Reisterstown Road, 150 ft. N/of centerline of Hooks Lane

3rd Election District – 2nd Councilmanic District

Legal Owners: Woodholme Properties Ltd. Partnership & Greenebaum & Rose Investments

Variance to allow a freestanding joint identification sign to display 12 lines of text with a sign copy a minimum of 4 inches in height in lieu of the permitted 5 lines of text and required 8 inch height for sign copy (Pylon Sign II – South). To allow a freestanding joint identification sign with a sign face/area of 114 sq. ft. and sign height of 16 ft. in lieu of the permitted sign face/area of 100 sq. ft. and sign height of 12 ft. (Pylon Sign IV – North).

Hearing: Tuesday, June 11, 2013 at 2:30 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 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.

CASE NO. 2013- 0256-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>5/13/13</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
<u>5/9/13</u>	DEPS (if not received, date e-mail sent _____)	<u>N/C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5/2/13</u>	STATE HIGHWAY ADMINISTRATION	<u>NO Obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. <u>10-363-A</u>)	
NEWSPAPER ADVERTISEMENT	Date: <u>5/21/13</u>	
SIGN POSTING	Date: <u>5/22/13</u> by <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____



KEVIN KAMENETZ
County Executive

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

June 6, 2013

Woodholme Properties Ltd. Partnership
1809 Reisterstown Road
Reisterstown MD 21208

Greenebaum and Rose Investments Ltd Partnership
1819 Reisterstown Road
Reisterstown MD 21208

RE: Case Number: 2013-0250 A, Address: 1809, 1819, 1829 Reisterstown Road

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 April 24, 2013. 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." in a cursive style.

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

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: May 9, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0250-A
Address 1809, 1819 & 1829 Reisterstown Road
(Woodholme Properties Ltd Partnership/ Greenebaum and Rose Investments Ltd Partnership)

Zoning Advisory Committee Meeting of May 6, 2013.

X The Department of Environmental Protection and Sustainability has no comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED

MAY 09 2013

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 13, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For May 10, 2013
Item Nos. 2013- 0241, 0244, 0245, 0246,0248, 0250,0251,0252,0253
and 0254.

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

DAK:CEN
Cc: file

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 5-2-13

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

RE: Baltimore County
Item No. 2013-0250-A
Variance
Woodholme Properties Ltd.
Partnership
1809, 1819, 1829 Reisterstown Road
MD 140

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 5-1-13. A field inspection and internal review reveals that an entrance onto MD 140 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2013-0250-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 "Steven D. Foster".

Steven D. Foster, Chief
Access Management Division

SDF/raz

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
1809, 1819 & 1829 Reisterstown Road; NE/S		
Reisterstown Road, 150' N c/line Hooks Lane	*	OF ADMINSTRATIVE
3 rd Election & 2 nd Councilmanic Districts		
Legal Owner(s): Woodholme Properties Ltd	*	HEARINGS FOR
Partnership & Greenebaum & Rose Investments		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2013-250-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

MAY 07 2013

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 May, 2013, 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

Maryland Department of Assessments and Taxation
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BALTIMORE COUNTY

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[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 03 Account Number - 2100001178

Owner Information

Owner Name:	WOODHOLME PROPERTIES LIMITED PARTNERSHIP	Use:	COMMERCIAL
Mailing Address:	C/O PROPERTY TAX DEPT P O BOX 790830 SAN ANTONIO TX 78279-0830	Principal Residence:	NO
		Deed Reference:	1) /07812/ 00107 2)

Location & Structure Information

Premises Address	Legal Description
1809 REISTERSTOWN RD BALTIMORE MD 21208-0000	7.053 AC PRT LT 3 NES REISTERSTOWN RD FESTIVAL AT WOODHOLME

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0068	0019	0527		0000			3	1	
									Plat Ref: 0057/ 0079

Special Tax Areas	Town	NONE
	Ad Valorem	
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		7.0500 AC	14

Stories	Basement	Type	Exterior
----------------	-----------------	-------------	-----------------

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
Land	3,173,800	3,173,800		
Improvements:	16,521,500	20,136,600		
Total:	19,695,300	23,310,400	19,695,300	20,900,333
Preferential Land:	0			0

Transfer Information

Seller:	GREENEBAUM STEWA RT J	Date:	03/10/1988	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/07812/ 00107	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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

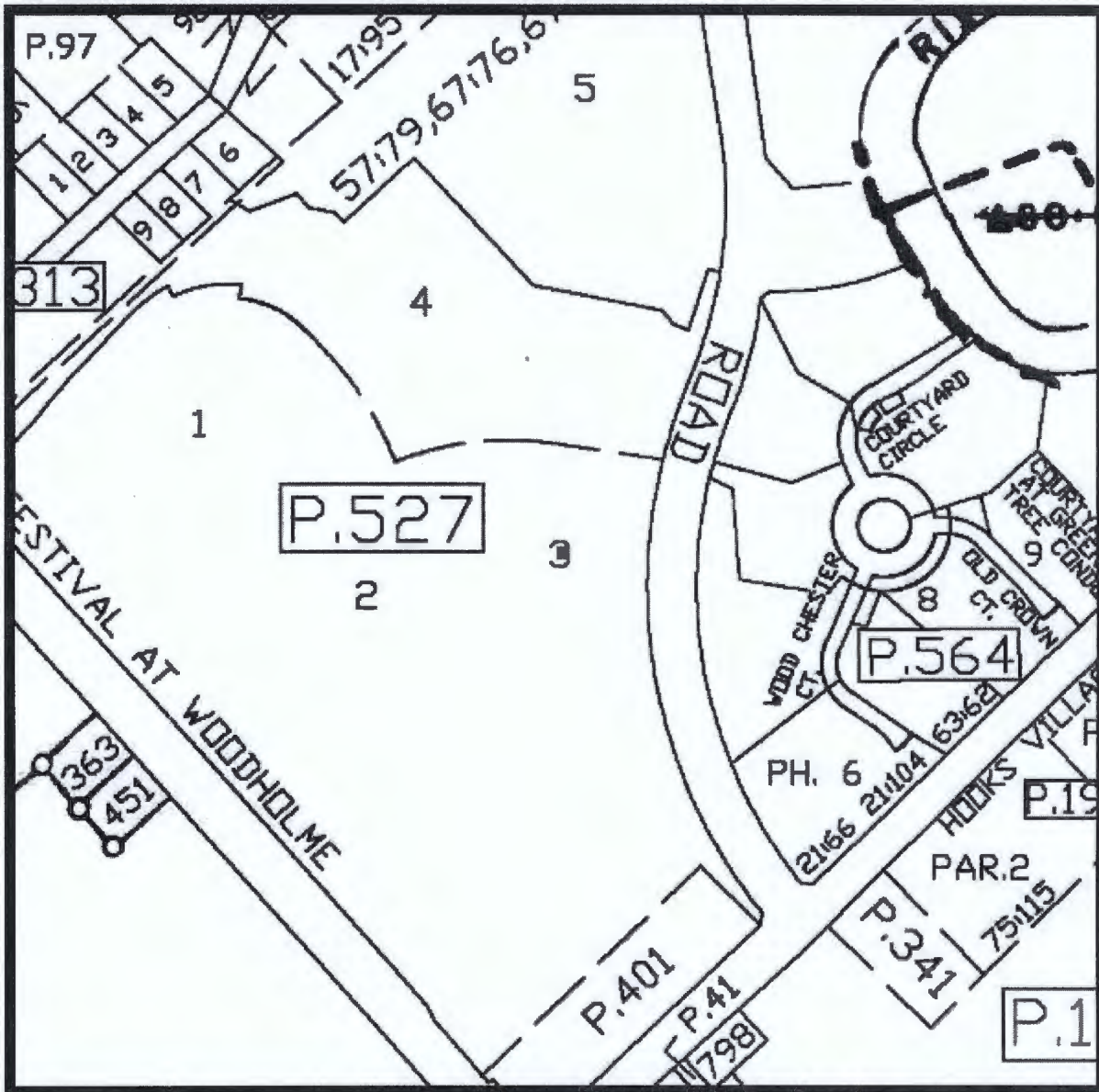
Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

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

	Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search	Go Back View Map New Search
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District - 03 Account Number - 2100001178



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

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[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 03 Account Number - 2100001177

Owner Information

Owner Name: GREENEBAUM AND ROSE INVESTMENTS
LTD PRNERSHP STEWARD J GREENBAUM
Use: COMMERCIAL
Mailing Address: 1829 REISTERSTOWN RD #300
BALTIMORE MD 21208-7106
Principal Residence: NO
Deed Reference: 1) /10354/ 00379
2)

Location & Structure Information

Premises Address
1819 REISTERSTOWN RD
BALTIMORE MD 21208-1336
Legal Description
2.541 AC
1819 REISTERSTOWN RD NE
FESTIVAL AT WOODHOLME

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0068	0019	0527		0000			2	1	
									Plat Ref: 0057/ 0079

Special Tax Areas
Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
	27992	2.5400 AC	14

Stories **Basement** **Type** **Exterior**
RETAIL STORE

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
Land	1,143,400	1,143,400		
Improvements:	3,747,400	5,088,400		
Total:	4,890,800	6,231,800	4,890,800	5,337,800
Preferential Land:	0			0

Transfer Information

Seller: GREENEBAUM STEWART J	Date: 02/18/1994	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /10354/ 00379	Deed2:
Seller: GREENEBAUM STEWA RT J	Date: 05/04/1992	Price: \$1
Type: ARMS LENGTH IMPROVED	Deed1: /09159/ 00747	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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

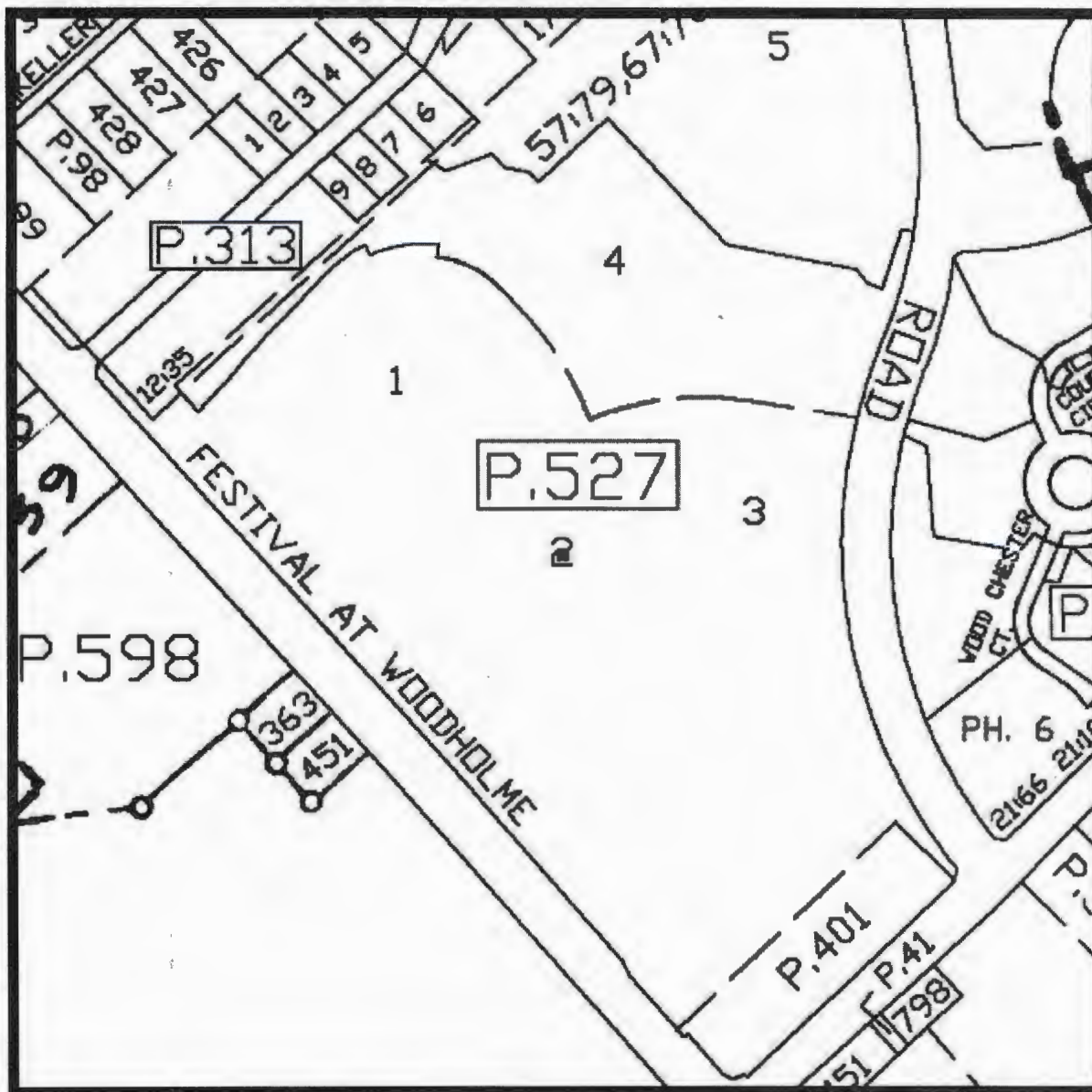
Homestead Application Status: No Application



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Taxation
BALTIMORE COUNTY
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District - 03 Account Number - 2100001177



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Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.1A)
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[GroundRent](#)
[Registration](#)

Account Identifier: District - 03 Account Number - 2100001176

Owner Information

Owner Name:	WH-I LAND LLC	Use:	COMMERCIAL
Mailing Address:	C/O WASHINGTON REAL ESTATE INV 6110 EXECUTIVE BLVD STE 800 ROCKVILLE MD 20852-3927	Principal Residence:	NO
		Deed Reference:	1) /25712/ 00502 2)

Location & Structure Information

Premises Address	Legal Description
1829 REISTERSTOWN RD	4.080 AC
BALTIMORE MD 21208-0000	1829 REISTERSTOWN RD
	FESTIVAL AT WOODHOLME

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0068	0019	0527		0000			1	1	
									Plat Ref: 0057/ 0079

Special Tax Areas

Town	NONE
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		4.0800 AC	15

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
Land	1,836,000	1,836,000		
Improvements:	8,400,200	8,446,000		
Total:	10,236,200	10,282,000	10,236,200	10,251,467
Preferential Land:	0			0

Transfer Information

Seller:	WH-I LAND LIMITED PARTNERSHIP	Date:	05/31/2007	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/25712/ 00502	Deed2:	
Seller:	GREENEBAUM STEWA RT J	Date:	03/10/1988	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/07812/ 00208	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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

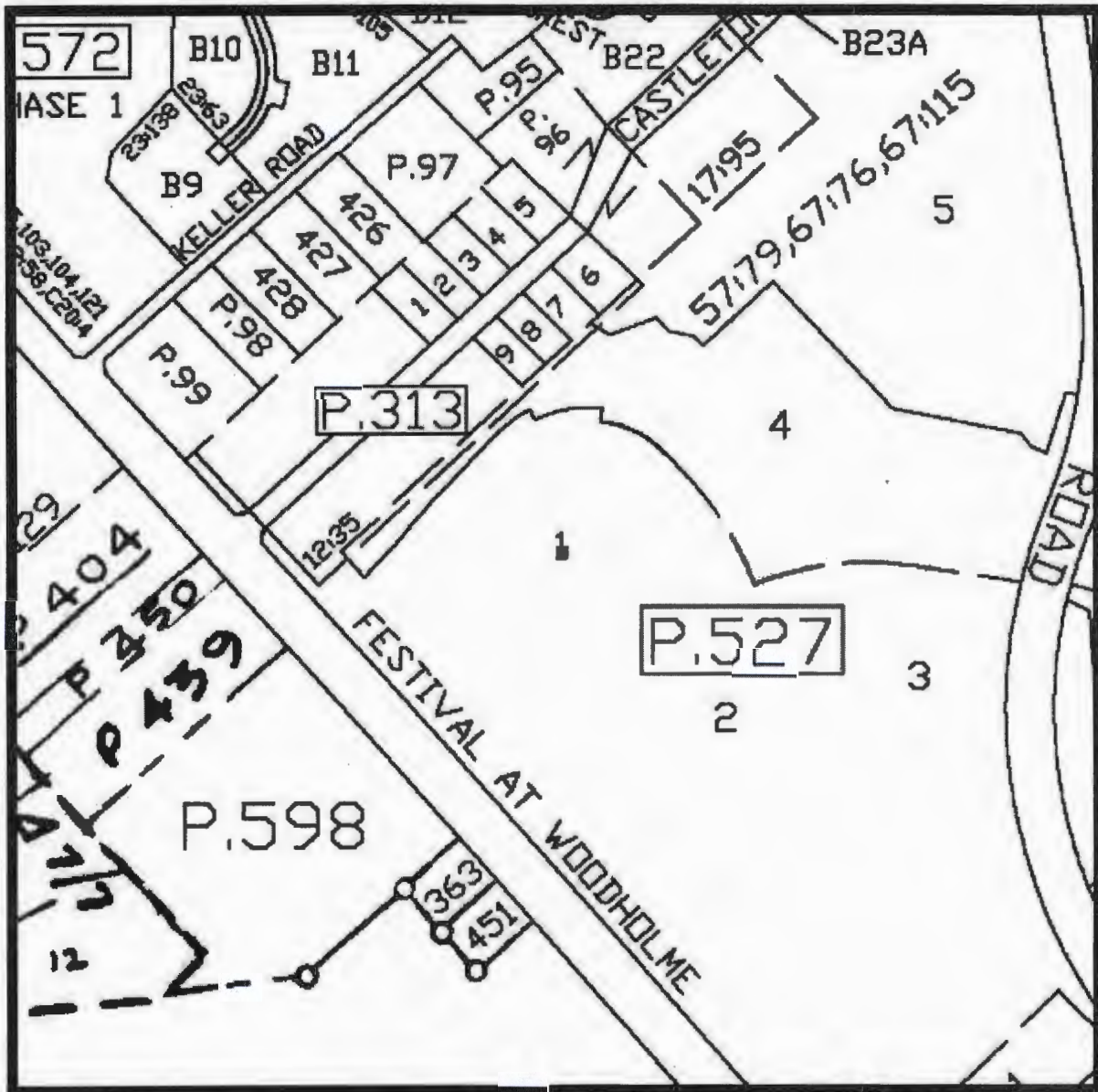
Homestead Application Status: No Application



**Maryland Department of Assessments and
Taxation
BALTIMORE COUNTY
Real Property Data Search**

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District - 03 Account Number - 2100001176



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If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

IN RE: PETITION FOR VARIANCE
NE/S of Reisterstown Road, 130'
NW c/line of Hooks Lane
(1809 Reisterstown Road)

3rd Election District
2nd Council District

Woodholme Properties
Limited Partnership

Petitioner

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

Case No. 2010-0363-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner for consideration of a Petition for Variance filed by the legal owner of the subject property, Woodholme Properties Limited Partnership, by and through its attorney, David Karceski, Esquire, with Venable LLP. Petitioner requests a variance from Section 409.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 391 parking spaces in lieu of the required 478 parking spaces for the subject property, known as the Festival at Woodholme Shopping Center. The subject site and the requested relief are more particularly described on the site plan accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the petition were David Karceski, Esquire and Kedrick Whitmore, Esquire, attorneys for the Petitioner; Nathan Bath, project manager for the property owner; Matthew T. Allen, P.E., with Bohler Engineering, the engineer who prepared the site plan, and Steven Schwope, with Glavan Feher Architects, Inc., the architectural firm used by Chipotle, a restaurant operator that desires to occupy an available tenant space within the shopping center. As there were no Protestants or other interested persons

present, the hearing proceeded on a proffer from Mr. Karceski in combination with testimony provided by Petitioner's witnesses.

Testimony and evidence revealed that the 7.07 acre, more or less, subject site is zoned B.M. (Business, Major) in its entirety and located just north of I-695, in the Pikesville area of Baltimore County. The property has frontage on three (3) public roads: Reisterstown Road to the southwest, Greene Tree Road to the east, and Hooks Lane to the southeast. As shown on Petitioner's Exhibit 3B, an aerial photograph from the Office of Planning website, both Greene Tree Road and a private road, Festival Drive, curve inward toward the center of the site giving it an "hourglass" shape. Festival at Woodholme is improved with an 81,000 square foot, more or less, one-story building, which contains numerous commercial uses, including retail, restaurant, and other service-oriented tenants. The subject site is also a part of a larger development known as Woodholme Center, which includes other commercial uses located to the north and west.

The requested relief pertains to off-street parking for the Festival at Woodholme Shopping Center and Petitioner's desire to fill an available tenant space in the center with a standard restaurant use. Petitioner indicated that the requested parking variance would allow it to locate a Chipotle restaurant in this tenant space, which is shaded in grey and marked as "PROP. STANDARD RESTAURANT" on Petitioner's Exhibit 1. All three (3) of Petitioner's witnesses present at the public hearing, Mr. Bath, Mr. Schwope, and Mr. Allen, testified that they visited the site during peak operating hours for the shopping center, and confirmed that adequate parking is currently available on the site, and that sufficient parking would continue to be available if the requested variance is granted. Petitioner proceeded to explain that the subject property should not be examined in isolation, but viewed as part of the larger Woodholme Center. Woodholme Center is made up of a variety of commercial uses, including lifestyle,

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Date

8-27-10

By

103

office, medical office, and other retail businesses. An aerial photograph from the Office of Planning's website accepted into evidence and marked as Petitioner's Exhibit 3A indicates that there are a number of internal vehicular and pedestrian connections between Petitioner's building and these other uses within Woodholme Center. Mr. Allen visited the subject site on a number of occasions and testified for Petitioner that these connections serve to integrate the subject property with the rest of Woodholme Center. Site photographs taken by Mr. Allen (Petitioner's Exhibit 5) were offered to provide further evidence of the interconnectivity between Petitioner's building and the rest of Woodholme Center, which allows for a cross-flow of pedestrian traffic throughout Woodholme Center. Additionally, multiple joint identification signs are located at the entrances to Woodholme Center from its public road frontages, which are shown on additional photographs, accepted into evidence and marked as Petitioner's Exhibit 4. These signs indicate that the Festival at Woodholme and other uses within the Woodholme Center are accessible from any approach to the site. Based on these factors, the property is unique with respect to the requested parking variance.

Petitioner then explained that the uniqueness of the property would result in a practical difficulty in complying with the parking regulations, if strictly interpreted. As shown by Petitioner's Exhibit 1 and the aerial photograph exhibits, there is no adjacent land on which additional off-street parking may be installed for Petitioner's use. Even if additional parking could be created, it is unnecessary, given the unique features of the site. This practical difficulty is reinforced through testimony from Petitioner's witnesses, all of whom stated that there will be adequate parking on-site if the requested variance is granted. The fact that sufficient parking will continue to exist at the subject site is also evidence that no adverse impact will result from granting the requested relief.

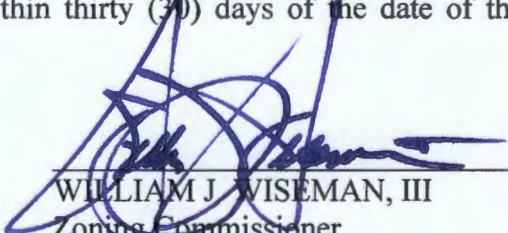
After due consideration of the testimony and evidence presented, it is clear that Petitioner has met the standards set forth in B.C.Z.R. Section 307, and that the Petition for Variance should be granted. The subject property is physically unique by virtue of its irregular "hourglass" shape, frontage on multiple public roads, and its integration within the larger Woodholme Center. It is also clear that, based on the unique features of the site, requiring Petitioner to adhere strictly to the requirements of the B.C.Z.R. would cause a practical difficulty. Finally, I find that no adverse impact will result if the requested relief is granted. Additionally, the Office of Planning issued its Zoning Advisory Committee (ZAC) comment supporting the variance request. Therefore, I am persuaded to grant the requested relief.

Pursuant to the advertising and posting of the property, and public hearing held thereon, for the reasons set forth above, the Petition for Variance shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of August, 2010, that the Petition for Variance from Section 409.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow 391 parking spaces in lieu of the required 478 parking spaces, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1. Petitioner may apply for 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, the relief granted herein shall be rescinded.

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


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

8-27-10

By

103

1809, 1819, 1829
CASE NAME 2 Reisterstown Rd.
CASE NUMBER 2013-250-A
DATE 6/11/13
ET

[illegible]

Case No.: 2013-250-A

Exhibit Sheet

Petitioner/Developer

Protestant

BSW
7-16-13

SEN
6-14-13

No. 1	IA > Site plan IB	
No. 2	Ucciferro CV	
No. 3	Zoning map	
No. 4	Plat - Festival @ Woodholme	
No. 5	BA > Color Photos 5B of Site	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

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:

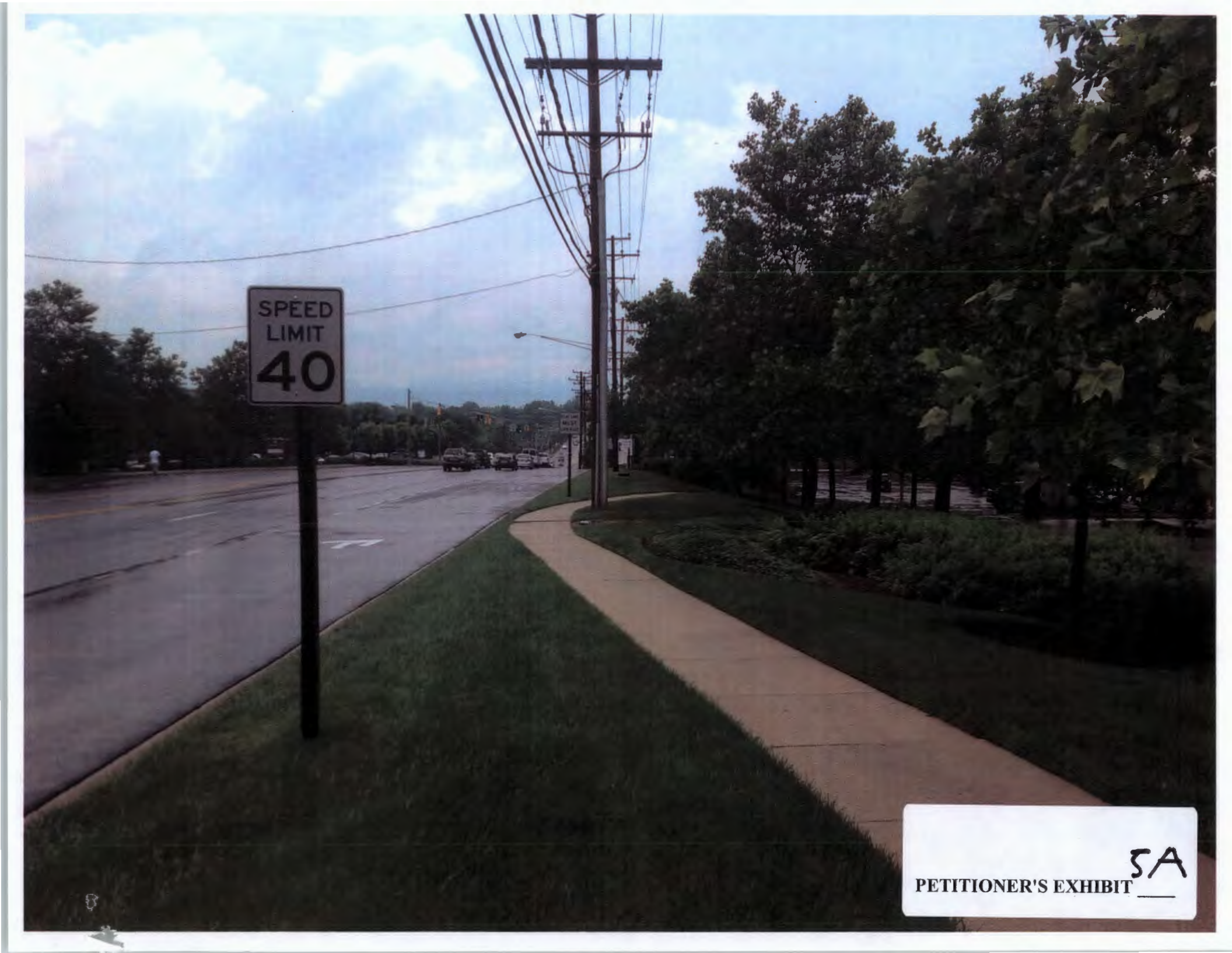
Currently serves as a Project Manager in Bohler Engineering's Towson, Maryland Office. Experience includes eight years of design and project management. Primarily responsible for client and project management for various commercial and industrial developments. Areas of experience include site feasibility 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)

A photograph of a street scene. In the foreground, a black speed limit sign with white text reads "SPEED LIMIT 40". The sign is mounted on a black pole. To the right of the sign is a concrete sidewalk that curves along the edge of a grassy area. Further right is a line of trees. In the background, a multi-lane road stretches into the distance with several cars visible. A utility pole with many wires stands near the center of the image. The sky is blue with some clouds.

SPEED
LIMIT
40

PETITIONER'S EXHIBIT 5A



PYLON II (SOUTH)

9.60'

8.31'

15.90'

113.27 S.F.

7.83'

13.83'

WOODHOLME CENTER

TRADER JOE'S

LIFEBRIDGE HEALTH & FITNESS

Woodholme Medical BUILDING

BARNES & NOBLE

chico's

LOFT

WHITE HORSE | BLACK HAWK

JS EDWARDS LTD

FLEET FEET

Wine loft

3'-8 3/4"

3'-8 3/4"

Black aluminum base

All aluminum cabinet.
Fluorescent illumination.

Photo mockup

font: Aurora



Woodholme Pylon- Large version

CLIENT: Regency		DATE 10/26/12	JOB#70351
PHONE	FAX	SCALE	BY - DH
INSTALL _____		PRODUCTION _____ SALES _____	

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[illegible]

Page #2

font: Aurora

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Woodholme Pylon- Large version

CLIENT: Regency	DATE 10/26/12	JOB#70351
PHONE	FAX	SCALE BY - DH
INSTALL	PRODUCTION	SALES

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[illegible]

PYLON IV (NORTH)

9.60

8.31

WOODHOLME
CENTER

113.27 S.F.

15.90

7.81

LIFEBRIDGE HEALTH & FITNESS

Woodholme Medical
BUILDING

TRADER JOE'S

BARNES & NOBLE

Chipotle.

corner
bakery

bark!

ABOUT FACES
— DAY SPA & SALON —

francesca's

Regency Centers
For Leasing Opportunities
703-442-4300

3'-8 3/4"

3'-8 3/4"

black aluminum base

All aluminum cabinet
Fluorescent illumination.

 Photo mockup

Page #1

REV. # / DATE / BY	
FA 5/19/11	dluyett
R1 7/13/11	dluyett
R2 7/29/11	dluyett
R3 6/8/11	dluyett
R4 10/26/11	dluyett
R5 01/19/12	dluyett
R6 06/11/12	dh
R8 07/12/12	dh
R9 07/26/12	ch

© Apple Inc., 2011

CASE # 2013-0250-A

PROFESSIONAL CERTIFICATION
I, ADAM J. VOLANTH, 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. 21342, EXPIRATION DATE: 9/14/2014

REVISIONS

[illegible]

THE FOLLOWING STATES REQUIRE NOTIFICATION OF ANY PERSON WHO MAY DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE (IN VIRGINIA, MARYLAND, AND DELAWARE (WV 1-800-245-4848) (PA 1-800-242-1777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-291-2266))

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:
DRAWN BY:
CHECKED BY:
DATE:
SCALE:
CADD:

PROJECT:

SITE PLAN

_____ FOR _____

REGENCY
CENTERS
FESTIVAL AT
WOODHOLM

LOCATION OF SITE
309, 1819, AND 182
WISTERSTOWN ROAD
BALTIMORE COUNTY
BALTIMORE, MD 2120



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



A.J. VOLANT
PROFESSIONAL ENGINEER

SHEET TITLE:

SIGN DETAILS

SHEET NUMBER:

2

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 ALL CONFORMANCE WITH ALL LOCAL, REGULATIONS AND CODES.

Architectural drawing of a tall, rectangular sign for Woodholme Center. The sign features a large 'W' logo at the top, followed by 'WOODHOLME CENTER'. Below this is a section for 'TRADER JOE'S', then 'LIFE BRIDGE HEALTH & FITNESS', 'Woodholme Medical BUILDING', 'BARNES & NOBLE', and a bottom section with four smaller signs: 'chico's', 'LOFT', 'WHITE HOUSE | BLACK MARKET', 'JS EDWARDS LTD', 'FLEET FEET', and 'Wine loft'. Dimensions are provided for various parts of the sign, including overall height (15.90'), width (9.50'), and individual sign sections. A person is shown at the bottom left for scale.

Dimensions and specifications:

- Overall height: 15.90'
- Overall width: 9.50'
- Top section width: 8.31'
- Top section height: 1.38'
- Top section area: 113.27 S.F.
- Bottom section width: 7.48'
- Bottom section height: 13.05'
- Bottom section width (left): 3'-8 3/4"
- Bottom section width (right): 3'-8 3/4"
- Bottom section material: Black aluminum base

 Photo mockup

font: Aurora

Page #2

AppleSigns
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Woodholme Pylon- Large version

CLIENT: Regency		DATE 10/26/12	JOB# 70351
PHONE	FAX	SCALE	BY - DH
INSTALL	PRODUCTION	SALES	

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Page #2

font: Aurora

AppleSigns
VISION • DESIGN • IMPACT

Woodholme Pylon- Large version

CLIENT: Regency		DATE 10/26/12	JOB# 70351
PHONE	FAX	SCALE	BY - DH
INSTALL		PRODUCTION	SALES

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[illegible]

Architectural drawing of a large, multi-story building facade with a tall sign. The sign features a large 'W' logo at the top, followed by 'WOODHOLME CENTER'. Below this is a section with multiple storefronts: 'LIFEBRIDGE HEALTH & FITNESS', 'Woodholme Medical BUILDING', 'TRADER JOE'S', 'BARNES & NOBLE', 'Chipotle', 'corner bakery', 'bark!', 'ABOUT FACES DAY SPA & SALON', and 'francesca's'. A person is standing at the base of the sign for scale. Dimensions are provided for various parts of the sign and building.

 Photo mockup

font: Aurora

Page #1

REV. # / DATE / BY	
FA 5/19/11	dluyett
R1 7/13/11	dluyett
R2 7/29/11	dluyett
R3 8/8/11	dluyett
R4 10/26/11	dluyett
R5 01/19/12	dluyett
R6 06/11/12	dh
R8 07/12/12	dh
R9 10/26/12	dh

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[illegible][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.:	MD102008
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	04/17/13
SCALE:	NOT TO SCALE
CAD I.D.:	EX3

PROJECT:

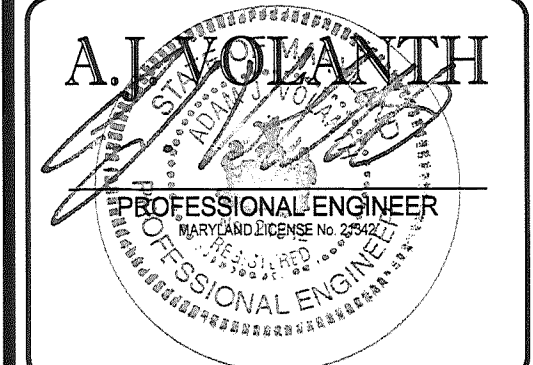
FOR

**REGENCY
CENTERS
FESTIVAL AT
WOODHOLME**

LOCATION OF SITE
1809, 1819, AND 1829
REISTERSTOWN ROAD
BALTIMORE COUNTY
BALTIMORE, MD 21208



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



SHEET TITLE:

SIGN DETAILS

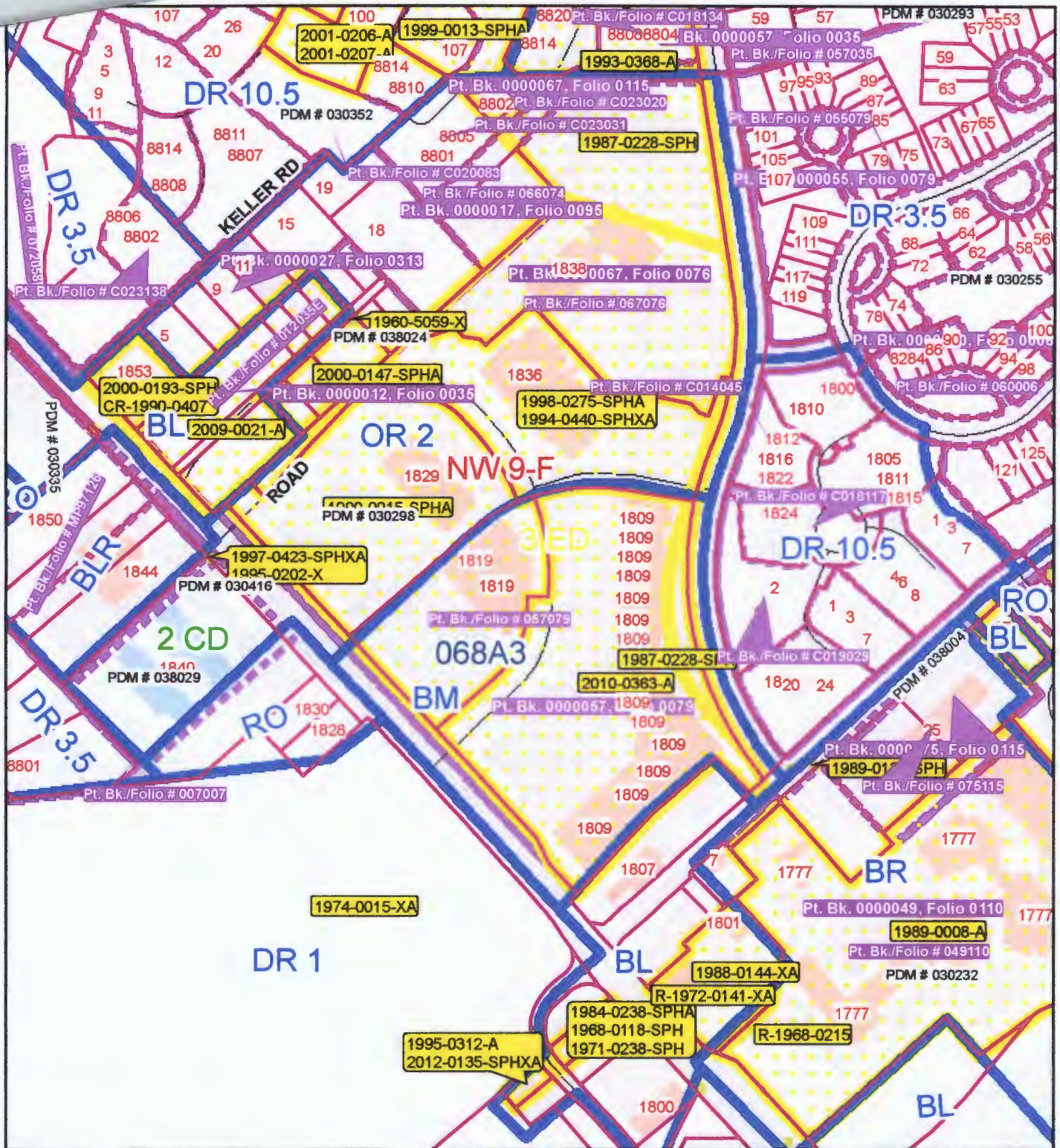
SHEET NUMBER:

2
OF 2

CASE # 2013-0250-A

PROFESSIONAL CERTIFICATION
I, ADAM J. VOLANTH, 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. 21342, EXPIRATION DATE: 9/14/2014

GENERAL NOTE:
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Publication Date: 4/24/2013



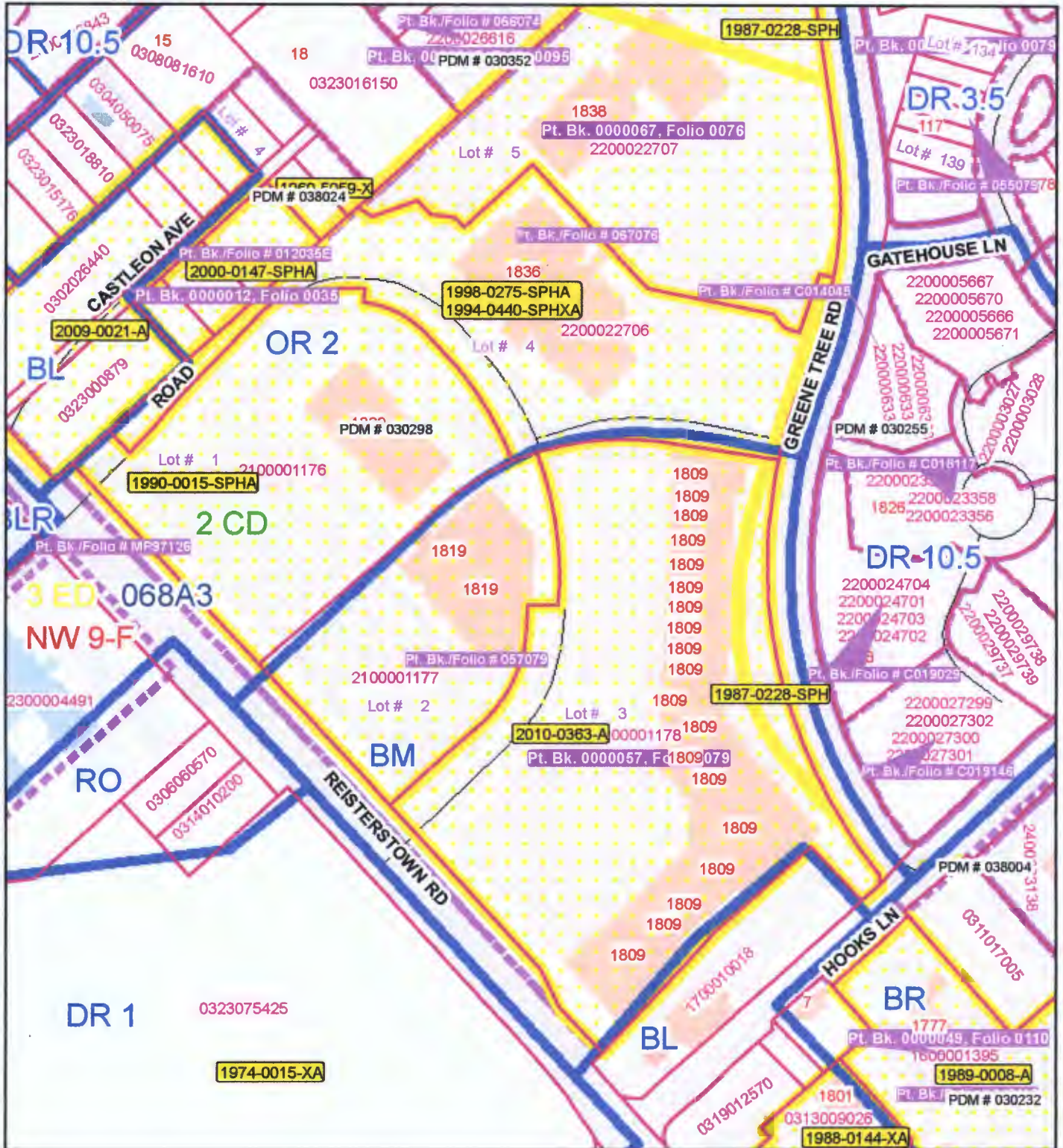
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



A scale bar labeled "Feet" with markings at 0, 75, 150, 300, 450, and 600.

1 inch = 300 feet

1809 - 1829 Reisterstown Road 2013-0250-A



Publication Date: 4/24/2013

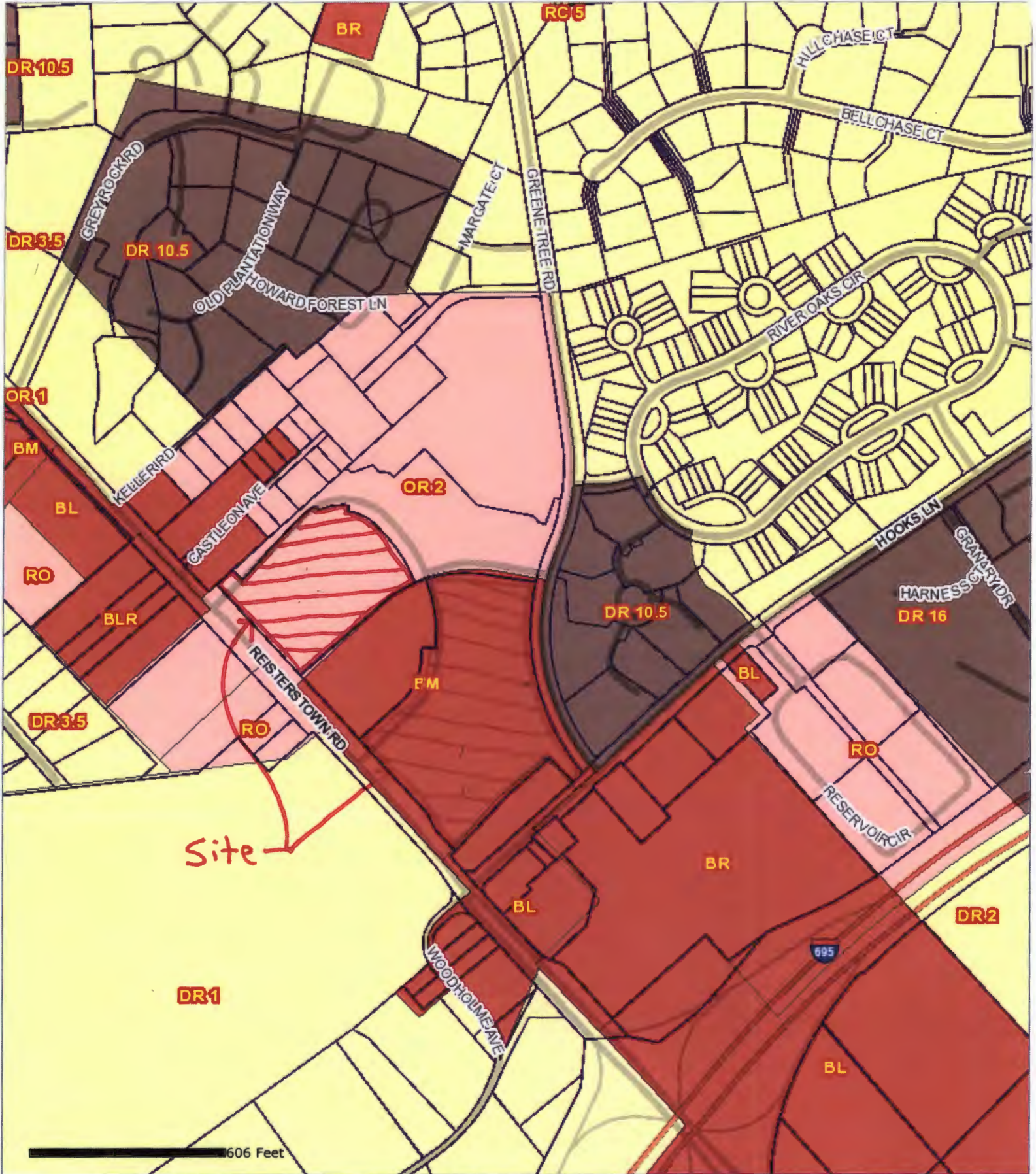


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



A horizontal scale bar with markings at 0, 50, 100, 200, 300, and 400 feet. The bar is black with white tick marks and numbers.

1 inch = 200 feet

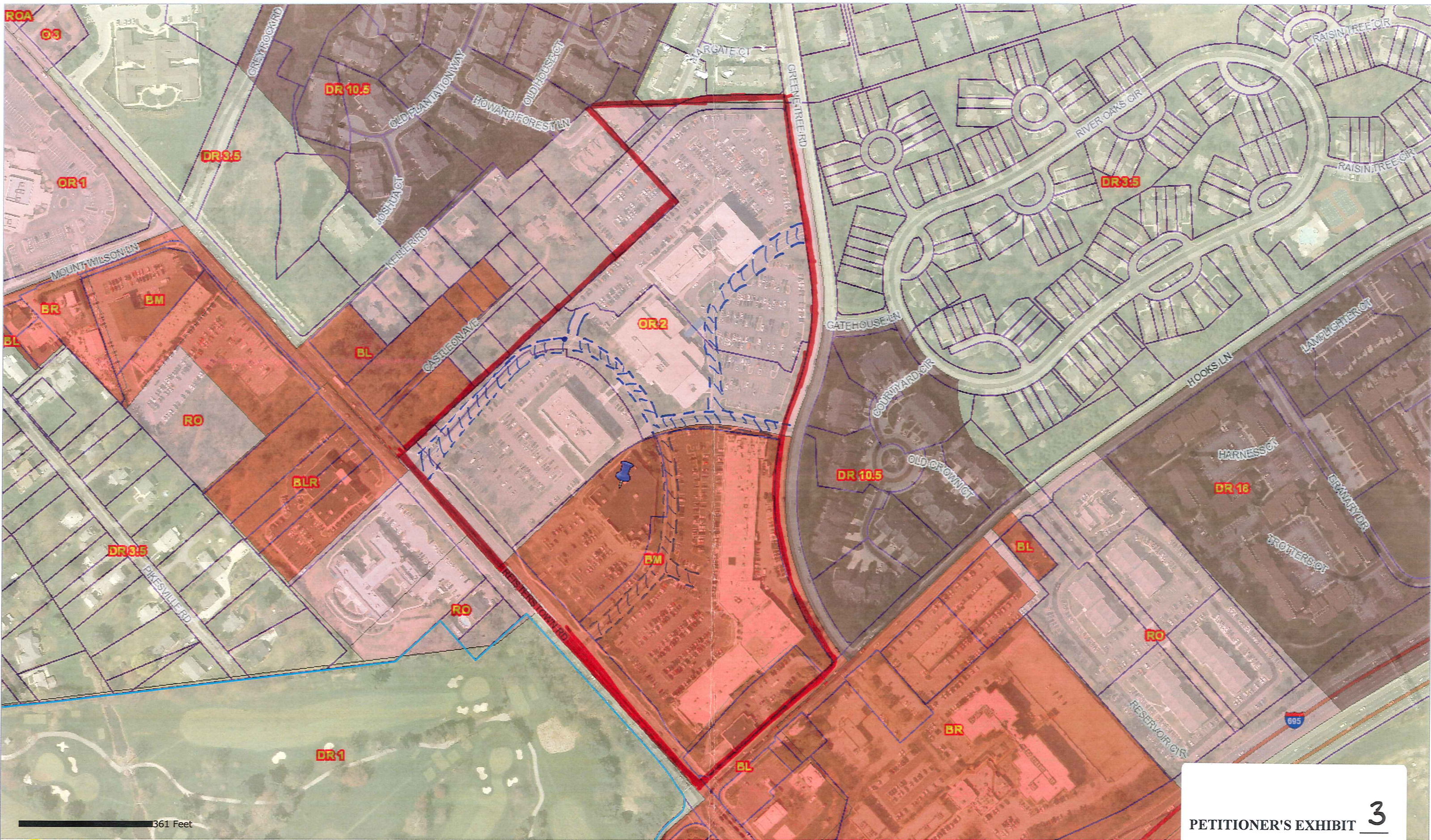


My Neighborhood Map
map 068A3

Created By
Baltimore County
My Neighborhood



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PETITIONER'S EXHIBIT **3**



My Neighborhood Map

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Printed 6/11/2013

10.54 ac

DENSITY TABULATIONS										* *	
FESTIVAL AT WOODHOLME	LOT-1	LOT-2	LOT-3	LOT-4	LOT-5	LOT-6	TOTAL SITE				
ACREAGE GROSS	4.979	2.067	0.094	4.906	5.049	N/A	26.787				
ACREAGE NET	4.080	2.541	7.071	4.247	5.664	0.014	24.287				
ZONED: O-2	4.979	2.067	0.094	4.906	5.049	0.014	26.787				
ZONED: PM	4.979	2.067	0.094	4.906	5.049	0.014	26.787				
ZONED: PK-10	4.979	2.067	0.094	4.906	5.049	0.014	26.787				
ZONED: PK-25	4.979	2.067	0.094	4.906	5.049	0.014	26.787				
PRESIDENT USE	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT				
PROPOSED USE	OFFICE	OFFICE	OFFICE	OFFICE	OFFICE	OFFICE	OFFICE				
FAR ALLOWED	0.4	4.0	4.0	0.4	0.4	0.4	0.4				
FAR PROPOSED	0.4	4.0	4.0	0.4	0.4	0.4	0.4				
PARKING SPACE REQD	107	150	413	173	200	—	1123				
PARKING SPACE PROV	200	150	413	104	251	—	1018				
OPEN SPACE REQD	15.18%	N/A	N/A	15.18%	15.18%	—	2.02 AC				
OPEN SPACE PROV	26.18%	—	—	26.18%	26.18%	—	4.20 AC				

* 25% OF O-2 ZONE

* INCLUDED AREA OF PROPOSED R/W CASTLETON AVE

COORDINATE TABLE

NAME	NORTHING	EASTING	NAME	NORTHING	EASTING
BD1	33417.385	-34917.227	LC7	33922.093	-33633.334
BD2	34091.447	-34187.849	LC8	33729.246	-34112.106
BD3	34342.146	-34421.015	LC9	33706.266	-34169.029
BD4	34350.285	-33897.682	LC10	33701.620	-34262.929
BD5	33901.489	-33830.238	LC11	33596.246	-34367.780
BD6	33562.019	-33871.619	LC12	33588.310	-34479.389
BD7	32854.863	-33769.169	LC13	33142.417	-34636.019
BD8	32841.135	-33770.273	LC14	33068.448	-34681.743
BD9	32840.809	-33770.624	LC15	33443.883	-34274.028
BD10	32824.538	-33768.788	LC16	33490.284	-34838.345
BD11	32899.227	-33860.418	LC17	33459.147	-34806.900
BD12	32782.190	-33993.241	LC18	33260.424	-34209.971
BD13	32591.372	-34170.138	LC19	33493.280	-34770.276
BD14	32598.525	-34165.360	LC20	33505.261	-34797.301
BD15	32434.866	-34099.306	LC21	33571.180	-34836.719
BD16	32680.422	-34223.152	LC22	33648.165	-34822.560
BD17	32712.710	-34250.672	LC23	33718.735	-34475.784
BD18	32822.772	-34382.229	LC24	33808.080	-34430.857
BD19	32840.059	-34400.004	LC25	33844.994	-34990.979
BD20	33089.542	-34321.367	LC26	33911.440	-33904.221
BD21	33211.059	-34255.036	LC27	33470.279	-34056.771
BD22	33241.288	-34253.794	LC28	33368.160	-34390.213
BD23	33240.547	-34210.788	LC29	33448.839	-33807.929
BD24	33672.012	-34572.640	LC30	33456.028	-34241.199
BD25	33680.426	-34579.362	LC31	34040.004	-34182.900
			LC32	34220.134	-34313.024
			LC33	34284.205	-34181.100
			LC34	34320.171	-34215.266
			LC35	34302.501	-34090.342
			LC36	34100.529	-34278.050
			LC37	34325.185	-33909.532
			LC38	34319.431	-33902.447

CURVE TABLE

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD	TANGENT
C1	35°59'32"	640.00	346.19	S 08°59'00" W	341.98	177.44
C2	61°22'44"	700.00	749.09	S 08°14'30" E	714.54	415.46
C3	50°00'12"	757.00	757.00	S 48°00'12" W	49.49	74.74
C4	51°28'54"	700.00	626.97	N 12°11'32" W	638.02	321.50
C5	08°53'36"	700.00	120.92	N 17°29'51" E	120.77	60.61
C6	26°44'17"	400.00	186.67	N 35°34'21" E	184.96	95.07
C7	31°45'11"	400.00	201.68	N 33°04'51" E	218.65	113.77
C8	24°54'08"	400.00	173.85	N 59°45'32" E	172.49	89.32
C9	19°53'14"	400.00	136.84	N 57°15'11" E	138.18	70.12
C10	22°55'37"	500.00	189.40	S 29°24'15" E	188.08	101.04
C11	45°31'04"	203.00	162.48	S 25°30'47" W	156.25	84.74
C12	22°10'16"	162.00	180.01	N 31°34'01" W	178.69	91.14
C13	42°33'04"	143.00	102.62	N 62°15'57" E	100.36	53.57
C14	32°20'32"	165.00	96.02	S 80°05'12" W	84.67	49.41
C15	20°50'07"	187.00	82.84	S 53°24'11" W	62.52	31.74
C16	23°18'30"	159.00	81.39	S 41°48'29" W	81.07	42.55
C17	24°47'35"	830.00	52.71	S 42°31'58" W	52.70	26.37
C18	41°56'46"	140.00	100.46	N 27°18'55" E	88.32	52.57
C19	45°12'30"	150.00	101.81	S 67°30'14" W	79.41	59.49
C20	19°24'34"	190.00	42.22	N 50°25'17" E	42.19	21.20

PETITIONER'S EXHIBIT

THE MAP OF THE CITY OF BALTIMORE, MARYLAND, SHOWING THE LOCATION OF THE PETITIONER'S EXHIBIT, IS HEREBY OFFERED FOR RECORD. THE PETITIONER'S EXHIBIT IS A PLAT OF THE REAL PROPERTY OF THE PETITIONER, AND IS HEREBY OFFERED FOR RECORD. THE PETITIONER'S EXHIBIT IS A PLAT OF THE REAL PROPERTY OF THE PETITIONER, AND IS HEREBY OFFERED FOR RECORD.

NOTE:

HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED TO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.

NOTE:

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS.

X-13157
N 35°41.44
W 31123.22

X-13158
N 35°38.43
W 30234.32

NOTE:

THE STREETS AND OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED THEIR HEIRS AND ASSIGNS.

OWNERS CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

SURVEYORS CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED, IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF PLAT AND SETTING OF THE MARKERS.

OWNER / DEVELOPER

WOODHOLME PROPERTIES LIMITED PARTNERSHIP
STEVEN S. KOREN, TRUSTEE
COMMERCENTRE EAST, SUITE 275
1777 REISTERSTOWN ROAD
BALTIMORE, MARYLAND 21208
(301) 484-8400

REASON FOR 1ST AMENDED PLAT

1. THAT PORTION OF LOT 5 NORTH OF CASTLETON AVENUE TO BECOME LOT 6

FIRST AMENDED PLAT OF FESTIVAL AT WOODHOLME

3RD ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1" = 100'
FEBRUARY 24, 1987

THE SITE FALLS WITHIN THE COTTONS FALLS WATERSHED
DEED REFERENCE: 7071 / 001
TAX ACCOUNT NO. 20-00-1100 THRU 1170



D.S. THALER & ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS
11 WARREN ROAD BALTIMORE, MARYLAND 21208 484-4100

APPROVED BY BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

APPROVED BY BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
DATE: 10/2/87

DEPARTMENT OF PUBLIC WORKS

DEPARTMENT OF PUBLIC WORKS
DATE: 10/2/87

P.W.A. COMPLETED FINAL PLAT CHECKED

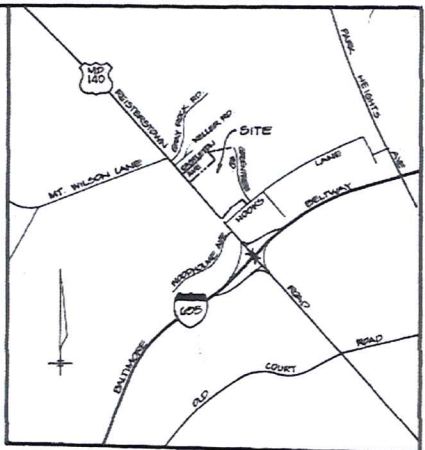
P.W.A. COMPLETED FINAL PLAT CHECKED
PLANNING ENGINEERING
HOUSE NUMBERS

COMPUTED BY: P.T.G.

COMPUTED BY: P.T.G.
CHECKED BY: T.W.H.
DRAWN BY: C.A.D.
P.N.: 00546

MSA 554.1236 - 2593

57-79



VICINITY MAP

SCALE: 1" = 2000'
B.M. ELEV. 55611 PK. NAIL SET IN MAGADAM, 110 NW CORNER OF HOOKS LANE

JEMICY REALTY CORP.
4223/479

1ST AMENDED
PHASE ONE
"GREEN TREE"
SECTIONS TWO & THREE
PLAT TWO OF TWO
E.H.K., JR. 55/79

PETITIONER'S EXHIBIT 4

NOTES

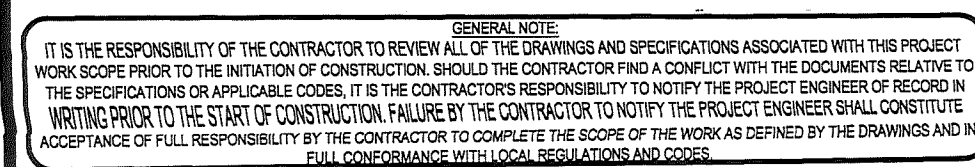
- The recording of this plat does not constitute or imply acceptance by the county of any street, easement, park open space, or any other public area shown on the plat.
- This plat may expire in accordance with the provisions of Section 22-68, Bill 856-82.
- The recording of this plat does not guarantee installation of streets or utilities by Baltimore County.
- The information shown hereon may be superseded by a subsequent or amended plat.
- Additional information concerning this plat may be obtained from the Office of Planning and Zoning and the Department of Public Works.
- C.R.G. plan approval: 10-10-86
Green Tree Road C.R.G. Approval: 10-21-85

SM 57 FOLD 79
Filed for record

Date OCT 20 1987

Test:

Signature of Clerk
Clerk



THIS PLAN IS BASED ON THE FOLLOWING DOCUMENTS:
A CRG PLAN BY: D.S. THALER & ASSOCIATES
TITLE: "THIRD AMENDED CRG PLAN, PHASE THREE, FESTIVAL AT WOODHOLME, BALTIMORE COUNTY, MARYLAND,"
DATE: 03/25/95

A PLAT BY: C.D. THALER & ASSOCIATES
TITLE: "FIRST AMENDED PLAT OF FESTIVAL AT WOODHOLME, BALTIMORE COUNTY, MARYLAND,"
DATE: 04/24/87

2. SITE ADDRESS:
1809 REISTERSTOWN ROAD (LOT 3)
1819 REISTERSTOWN ROAD (LOT 2)
1829 REISTERSTOWN ROAD (LOT 1)
BALTIMORE, MARYLAND 21208

3. TOTAL SITE AREA:
LOT 1: 4.080 AC.
LOT 2: 2.341 AC.
LOT 3: 7.053 AC.
TOTAL: 13.874 AC.

4. OWNER/APPLICANT:
LOT 1:
WHI LAND LLC
C/O WASHINGTON REAL ESTATE INV
6110 EXECUTIVE BLVD, STE. 800
ROCKVILLE, MD 20852-3927
LOT 2:
GREENBAUM AND ROSE INVESTMENTS LTD PARTNERSHIP
STEWART J. GREENBAUM
1829 REISTERSTOWN ROAD, STE. 300
BALTIMORE, MD 21208
LOT 3:
WOODHOLME PROPERTIES LIMITED PARTNERSHIP
C/O PROPERTY TAX DEPT
P.O. BOX 780693
SAN ANTONIO, TX 78279-0693

5. COUNTY INFORMATION
TAX MAP: 58
PARCEL: 527
CENSUS TRACT: 403701
WATERSHED: GWYNN FALLS
WATER SERVICE AREA: PIKEVILLE FOURTH ZONE
SEWERED: 65
COUNTY COUNCIL DISTRICT: 2
ELECTION DISTRICT: 3RD

6. TAX ACCOUNT NO.: 2100001178

7. EXISTING USE: SHOPPING CENTER WITH VARIOUS USES
PROPOSED USE: SHOPPING CENTER WITH VARIOUS USES

8. LAST APPROVED CRG PLAN: THIRD AMENDED CRG PLAN, PHASE THREE, FESTIVAL AT WOODHOLME, DATED MARCH 25, 1993, LAST REVISED DECEMBER 10, 1993, APPROVED JANUARY 27, 1994.

9. ZONE: SM (BUSINESS, MAJOR) AND OR-2 (OFFICE BUILDING - RESIDENTIAL) PER PLAN SHEET 089A3

10. THIS PLAN IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN) PER PLAN FEMA MAP 2400100240F, DATED SEPTEMBER 26, 2008.

11. THERE ARE NO WETLANDS LOCATED WITHIN THE SITE BOUNDARY.

12. THE SUBJECT SITE IS NOT LOCATED WITHIN A WATER, SEWER OR TRANSPORTATION DEFICIENT AREA PER THE 2012 BASIC SERVICES MAPS.

13. LANDSCAPING IS PROVIDED IN ACCORDANCE WITH THE LANDSCAPE MANUAL AND ALL OTHER MANUALS ADOPTE PURSUANT TO SECTION 22-105 OF THE BALTIMORE COUNTY CODE AT THE TIME OF TECHNICAL PLAN APPROVAL.

14. NO CHANGES TO SITE LIGHTING ARE PROPOSED WITH THIS PLAN.

15. ALL HANDICAP SPACES ARE IN CONFORMANCE WITH THE ADA CODE OF MARYLAND REGULATIONS AT THE TIME OF TECHNICAL PLAN APPROVAL.

16. BUILDING AREA (NO ADDITIONAL BUILDING SQUARE FOOTAGE IS BEING PROPOSED):
EXISTING: 81,027 S.F.
PROPOSED: 81,027 S.F.

17. SETBACKS:

BUILDING:	REQUIRED	PROVIDED
NORTH	N/A	N/A
SOUTH	N/A	N/A
EAST	20'	35'
WEST	15'	65'

LANDSCAPING:

NORTH	6'	6'
SOUTH	6'	6'
EAST	10'	65'
WEST	10'	65'

* SCREENING WALL PROVIDED
** NO SITE OR EXTERIOR MODIFICATIONS PROPOSED WITH THIS APPLICATION

18. PARKING:
REQUIRED:

RETAIL: 5/1,000 S.F. = 54,786 x 5/1,000 =	273.93 SPACES
CARRY-OUT RESTAURANT: 5/1,000 S.F. = 4,408 x 5/1,000 =	22.04 SPACES
FOODY SHOP: 5/1,000 S.F. = 6,558 x 5/1,000 =	32.79 SPACES
STANDARD RESTAURANT: 16/1,000 S.F. = 7,059 x 16/1,000 =	122.54 SPACES
FURNITURE: 2.5/1,000 S.F. = 1,564 x 2.5/1,000 =	4.01 SPACES
PERSONAL SERVICE: 3.3/1,000 S.F. = 4,409 x 3.3/1,000 =	14.65 SPACES
CLINIC: 4.5/1,000 S.F. = 1,603 x 4.5/1,000 =	7.21 SPACES
TOTAL REQUIRED:	477.07 OR 478 SPACES
EXISTING PARKING:	391 SPACES

19. FLOOR AREA RATIO:
MAX. ALLOWABLE FOR SHOPPING CENTER: 4.0
EXISTING SHOPPING CENTER: 81,027 S.F.
TOTAL FLOOR AREA 81,027 S.F./TOTAL SITE AREA 308,013 = 0.263

20. SITE IS SERVED BY PUBLIC WATER AND SEWER.

21. SITE CIRCULATION IS PROVIDED VIA TWO-WAY DRIVE AISLES, MINIMUM 22' WIDE.

22. ALL SIGNAGE WILL COMPLY WITH SECTION 450 OF THE BCGZ.

23. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

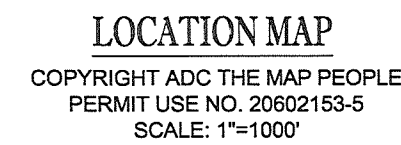
24. THERE ARE NO HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.

1. CASE NO.: 1990-051-SPH/A

PETITION FOR VARIANCE TO PERMIT ONE DIRECTIONAL/INFORMATIONAL, SINGLE FACED, SEVEN FOOT "T" TYPE SIGN IN A DR'S ZONE; A VARIANCE TO PERMIT TWO DOUBLE FACED, NINE FOOT SQUARE IDENTIFICATION SIGNS FOR THE DRIVEWAY IN THE BM ZONE; AND A VARIANCE TO PERMIT ONE RETAIL CENTER IDENTIFICATION SIGN DOUBLY FACED, NINE FOOT SQUARE SIGNAGE PURSUANT TO SECTION 205.3.C.2.1 FOR A RESIDENTIALLY ZONED PROPERTY, IN LIEU OF THE 150 SQUARE FOOT PERMITTED OPPOSITE COMMERCIAL/ ZONED PROPERTY; A VARIANCE TO PERMIT TWO DOUBLE FACED, NINE FOOT SQUARE IDENTIFICATION SIGNS FOR THE DRIVEWAY (2 SQUARE FEET OF SIGNAGE) IN THE BM ZONE, IN LIEU OF THE PERMITTED THREE SIGNS (6 SQUARE FEET OF SIGNAGE); AND A VARIANCE TO PERMIT ONE DOUBLE FACED VARIANT TO PERMIT SEVEN DOUBLE FACED SIGNS FOR A TOTAL OF 368 SQUARE FEET OF SIGNAGE IN LIEU OF THE PERMITTED 174 SQUARE FEET OF SIGNAGE. A VARIANCE TO PERMIT SEVEN DOUBLE FACED SIGNS FOR THE TOTAL OF 368 SQUARE FEET OF SIGNAGE IN LIEU OF THE PERMITTED 174 SQUARE FEET OF SIGNAGE. A VARIANCE TO PERMIT SEVEN DOUBLE FACED SIGNS FOR THE TOTAL OF 368 SQUARE FEET OF SIGNAGE PURSUANT TO SECTION 205.3.C.2.1 ON LOT NUMBERS 1 & 4 AND 5; AND A VARIANCE TO PERMIT SEVEN DOUBLE FACED SIGNS FOR THE TOTAL OF 368 SQUARE FEET OF SIGNAGE PURSUANT TO SECTION 205.3.C.2.1 ON LOT NUMBERS 1 & 4 AND 5; EACH BEING NO MORE THAN 14 SQUARE FEET FOR A TOTAL OF 88 SQUARE FEET. IN LIEU OF THE PERMITTED 8 SQUARE FEET PER SIGN FOR A TOTAL OF 368 SQUARE FEET OF SIGNAGE PURSUANT TO SECTION 205.3.C.2.1 ON LOT NUMBERS 1 & 4 AND 5; AND A VARIANCE TO PERMIT SEVEN DOUBLE FACED SIGNS FOR THE TOTAL OF 368 SQUARE FEET OF SIGNAGE PURSUANT TO SECTION 205.3.C.2.1 ON LOT NUMBERS 1 & 4 AND 5; AND A VARIANCE TO PERMIT SEVEN DOUBLE FACED PARK IDENTIFICATION SIGNS OF 78 SQUARE FEET PER FACE FOR A TOTAL OF 312 SQUARE FEET OF SIGNAGE PURSUANT TO SECTION 205.3.C.2.1 FOR A TOTAL OF 200 SQUARE FEET OF SIGNAGE PURSUANT TO SECTION 205.3.C.2.1 WAS GRANTED BY THE ZONING COMMISSIONER ON SEPTEMBER 22, 1988.

2. CASE NO.: 2010-0363-A

PETITION FOR VARIANCE TO PERMIT 381 OFF-STREET PARKING SPACES IN LIEU OF 472 OFF-STREET PARKING SPACES WAS GRANTED ON AUGUST 27, 2010.



CIVIL & CONSULTING ENGINEERS

SURVEYORS

PROJECT MANAGERS

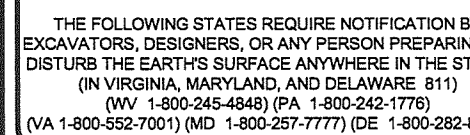
ENVIRONMENTAL CONSULTANTS

LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
♦ WARREN, NJ

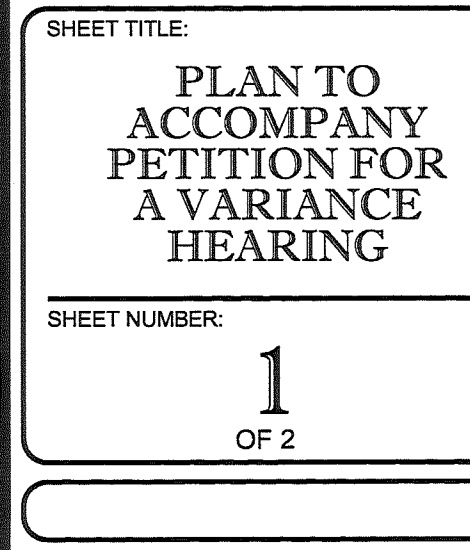
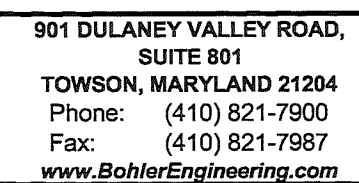
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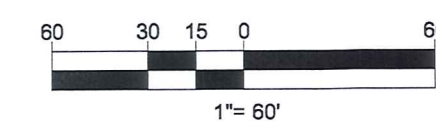
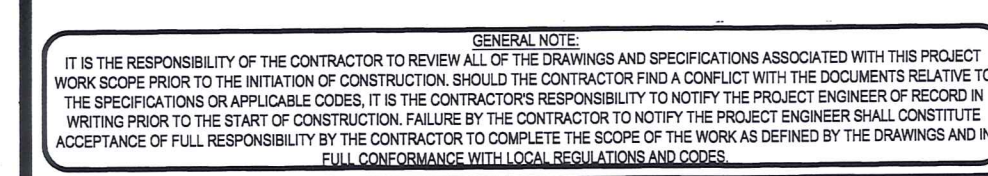
- ♦ SOUTH BROUGH, MA
- ♦ BOWIE, MD
- ♦ ALBANY, NY
- ♦ TOWSON, MD
- ♦ STERLING, VA
- ♦ WARREN, NJ
- ♦ WASHINGTON, VA
- ♦ CENTER VALLEY, PA
- ♦ PHILADELPHIA, PA
- ♦ PHILADELPHIA, PA

[illegible]

PROJECT No.: MD1020
DRAWN BY: R
CHECKED BY: M
DATE: 4/17
SCALE: 1"=
CAD ID: E

LOCATION OF SITE
1809, 1819, AND 1829
REISTERSTOWN ROAD
BALTIMORE COUNTY
BALTIMORE, MD 21208





SHEET NUMBER: 1 OF 2

PROFESSIONAL CERTIFICATION
I, ADAM J. VOLANTH, 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. 21342, EXPIRATION DATE: 9/14/2014