



KEVIN KAMENETZ
County Executive

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

September 3, 2013

David H. Karceski, Esquire
Justin Williams, Esquire
Venable, LLP
210 West Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: Petition for Variance
Property: 912 Taylor Ave.
Case No.: 2013-0311-A

Dear Counsel:

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", with a stylized flourish extending from the end.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR VARIANCE

(912 Taylor Avenue)

9th Election District

5th Councilman District

Ravenwood Shopping Center, LLC,

Legal Owner

Sleepys, LLC, *Lessee*

Petitioners

*

*

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*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0311-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by David H. Karceski, Esquire, on behalf of the legal owner, Ravenwood Shopping Center, LLC, and lessee, Sleepys, LLC ("Petitioners"). The Variance was filed pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") §450.4 Attachment 1 .5(d) as follows: (1) to allow a total of four (4) wall-mounted enterprise signs in lieu of the permitted one (1) sign; and (2) to allow a wall-mounted enterprise sign on three (3) facades of a multi-tenant building for a tenant without a separate exterior customer entrance on each façade in lieu of the requirement for separate customer entrances. 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 and 1B.

Appearing at the public hearing in support of the requests was Alan Gersh, Vice President/Leasing, Ravenwood Shopping Center, LLC, and William (Bill) P. Monk with Morris & Ritchie Associates, Inc., the firm that prepared the site plan. David H. Karceski, Esquire and Justin Williams, Esquire, both with Venable, LLP, appeared as counsel and 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

ORDER RECEIVED FOR FILING

Date 9-3-13

By DW

advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

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

Testimony and evidence revealed that the subject property is approximately 8.00 +/- acres and zoned BL-AS, BL-CCC. The portion of the overall shopping center at issue was previously leased by Hollywood Video, which had several large signs on the exterior walls. See Exhibit 5A and 5B. The current lessee, Sleepys, proposes to install four (4) wall-mounted signs, but requires variance relief to do so.

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 parcel is irregularly shaped, as shown on the site plan. Exhibit 1A and 1B. In addition, due to topography and off-site improvements, visibility into the site is limited. Thus, the property is unique.

If the B.C.Z.R. were strictly enforced, the Petitioners would indeed suffer a practical difficulty, since they would be unable to install the proposed signage which would help to direct motorists to the store. Indeed, as noted by counsel, the B.C.Z.R. would permit just one (1) sign, which in this case would face the interior of the site such that it would not be visible from Taylor Avenue. 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.

ORDER RECEIVED FOR FILING

Date 9-3-13

By [Signature]

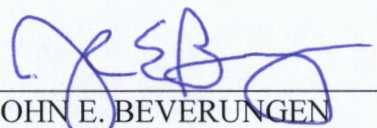
Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the variance relief requested shall be granted

THEREFORE, IT IS ORDERED, this 3rd day of September, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") § 450.4 Attachment 1 .5(d) as follows: (1) to allow a total of four (4) wall-mounted enterprise signs in lieu of the permitted one (1) sign; and (2) to allow a wall-mounted enterprise sign on three (3) facades of a multi-tenant building for a tenant without a separate exterior customer entrance on each façade in lieu of the requirement for separate customer entrances, 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: dlw

ORDER RECEIVED FOR FILING

Date 9-3-13

By aw



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 912 Taylor Avenue which is presently zoned BL-AS, BL-CCC

Deed References: 30254-119 10 Digit Tax Account # 0907291100

Property Owner(s) Printed Name(s) Ravenwood Shopping Center, LLC

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

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

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

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

3. X a **Variance** from Section(s) SEE ATTACHED SHEET.

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 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:

Sleepys, LLC
By: David Acker, President

Name- Type or Print [Signature]

Signature [Signature]
1000 South Oyster Bay Road, Hicksville, NY

Mailing Address City State

11801

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print [Signature]

Signature Venable LLP

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

Mailing Address City State

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

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Ravenwood Shopping Center, LLC

Name #1 - Type or Print Name #2 - Type or Print

SEE ATTACHED

Signature #1 Signature #2

7501 Wisconsin Avenue, Ste. 1500E, Bethesda, MD

Mailing Address City State

20814 / 301-986-6262

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print [Signature]

Signature Venable LLP

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 2013-0311-A Filing Date 6/20/2013 Do Not Schedule Dates: Reviewer [Signature]

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date 9-3-13

By [Signature]

**Attachment to
Petition for Variance**

912 Taylor Avenue

1. Variance from Section 450.4 Attachment 1.5(d) of the BCZR to allow a total of four wall-mounted enterprise signs in lieu of the permitted one sign and to allow a wall-mounted enterprise sign on three facades of a multi-tenant building for a tenant without a separate exterior customer entrance on each facade in lieu of the requirement for separate customer entrances.

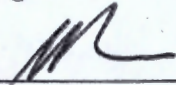
**Attachment to
Petition for Variance**

912 Taylor Avenue

LEGAL OWNER/PETITIONER

Ravenwood Shopping Center, LLC

By: Saul Centers, Inc., Manager



Name: Alan Gersh

Title: Vice President/Leasing

Address: 7501 Wisconsin Avenue, Suite 1500E
Bethesda, MD 20814

Phone: 301-986-6262



**Subject Area in Ravenwood Shopping Center
June 13, 2013**

0.3267 acres of land, more or less, located at 912 Taylor Avenue in Ravenwood Shopping Center, 9th Election District, Baltimore County, Maryland

Beginning at a point 235 feet Northwest from the intersection of Loch Raven Boulevard and Taylor Avenue running thence and binding on the Northeast side of Taylor Avenue. Northwesterly along a curve to the left having a radius of 1365.50 feet for an arc distance of 91.72 feet, and said curve being subtended by a chord bearing North 54°22'48" West 91.70 feet. Thence leaving Taylor Avenue and running North 37°34'38" East 166.50 feet; South 51°57'04" East 80.60 feet. Thence running along Ravenwood Shopping Center tract Boundary at South 33°56'24" West 163.09 feet to said point of beginning.

Containing 0.3267 acres of land, more or less.



2013-0311-A

1220-C East Joppa Road, Suite 505, Towson, Maryland 21286 Tel: (410) 821-1690 Fax: (410) 821-1748

Abingdon, MD • Laurel, MD • Towson, MD • Georgetown, DE • Wilmington, DE • York, PA
(410) 515-9000 (410) 792-9792 (410) 821-1690 (302) 855- 5734 (302) 326-2600 (717) 751-6073

Visit us on the web at www.mragta.com

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



Ravenwood Shopping Center

Page 1

January 23, 2006

7.997 acres of land, more or less, located on Loch Raven Boulevard, 9th Election District, Baltimore County, Maryland

Beginning for the same at the southeast side of Pleasant Plains Road, 60 feet wide, as shown on Baltimore County Right of Way Plat No. 56-196-A, at the end of the North 45°35'00" West 159.17 foot line of that tract of land conveyed to Esso Standard Oil Company by deed dated May 6, 1958 and recorded among the Land Records of Baltimore County in Liber G.L.B. 3344 folio 12, running thence with the southeast side of Pleasant Plains Road;

1. North 44°25'00" East 481.90 feet to intersect the South 51°18'12" East 633.47 foot line of a plat entitled "Blocks 11, 12, 13, 14 and 15, Loch Raven Village", dated July 24, 1952, and recorded in Plat Book G.L.B. 18 folio 53, running thence and binding on part of said line;
2. South 51°17'00" East 563.86 feet to a point on the northwest side of Loch Raven Boulevard, running thence and binding on said northwest side of Loch Raven Boulevard as shown on the State Roads Commission Right of Way Plat No. 12382 the four following courses and distances;
3. South 44°11'39" West 15.07 feet;
4. South 01°03'35" East 40.02 feet;
5. Southwesterly along a curve to the left having a radius of 5000.00 feet for an arc distance of 159.21 feet, said curve being subtended by a chord bearing South 42°41'47" West 159.21 feet, and;
6. Southwesterly by a line curving to the left having a radius of 1751.00 feet for an arc distance of 238.44 feet, said curve being subtended by a chord bearing South 37°48'06" West 238.25 feet, thence leaving Loch Raven Boulevard;
7. North 56°05'56" West 165.00 feet, and;
8. South 33°56'24" West 219.00 feet to intersect the northeast side of Taylor Avenue, 100 feet wide, running thence and binding on said northeast side of Taylor Avenue;
9. Northwesterly by a line curving to the right having a radius of 1365.50 feet for an arc distance of 341.78 feet, said curve being subtended by a chord bearing North 48°53'23" West 340.88 feet to the beginning of the North 44°25'00" East 166.15 foot line of the aforesaid Esso Standard Oil Company deed, running thence and binding on said deed the two following courses and distances;

P:\10617\Descriptions\10617 8 Acre Description.doc

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

Abingdon, MD	+	Laurel, MD	+	Towson, MD	+	Georgetown, DE	+	Wilmington, DE	+	York, PA
(410) 515-9000		(410) 792-9792		(410) 821-1690		(302) 855-5734		(302) 326-2200		(717) 751-6073

0311-A

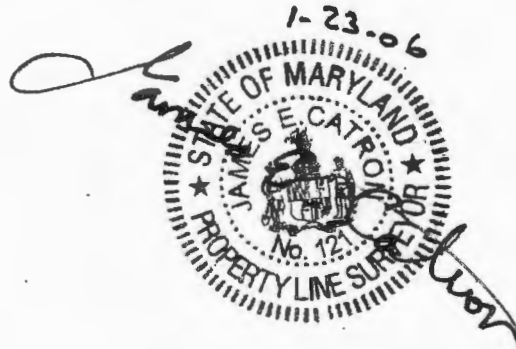
Page 2

10. North 44°25'00" East 166.15 feet, and;

11. North 45°35'00" West 159.17 feet to the point of beginning as prepared from deeds of record and not by a field survey by Morris and Ritchie Associates, Inc.

Containing 7.997 acres of land, more or less.

Being the same and all as that parcel of land conveyed by and described in a deed from Saul Holdings Limited Partnership, a Maryland limited partnership to Saul Subsidiary I Limited Partnership, dated 31 July 1994 and recorded among the Land Records of Baltimore County in Liber S.M. 10683 folio 001.



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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2013-0311-A

Petitioner: Ravenwood Shopping Center, LLC

Address or Location: 912 Taylor Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukasevich

Address: Venable, LLP

210 W. Pennsylvania Avenue, Suite 500

Towson, MD 21204

Telephone Number: 410-494-6200

Revised 2/20/98 - SCJ

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

No. **101427**

Date: **6/20/13**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
6/21/2013 6/20/2013 10:50:05 8

REF WSD4 WALKIN SHIL SAN
>>RECEIPT # 571571 6/20/2013 OFLN

Dept 5 528 ZONING VERIFICATION
CR NO. 101427

Recpt Tot \$385.00
\$385.00 CK \$1.00 CA
Baltimore County, Maryland

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

Total: **385.00**

Rec From: **Venable LLP (Dave Karczeski)**

For: **Ravenwood Shopping Center LLC**
912 Taylor Ave
21234

2013-0311-A

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

2013-0311-A

RE: Case No.: _____

Petitioner/Developer: _____

Sleepy's LLC

August 30, 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: _____

912 Taylor Ave

August 10, 2013

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

Sincerely,

August 10, 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

August 8, 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 August 8, 2013

☐ The Jeffersonian

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: # 2013-0311-A

912 Taylor Avenue
NW/s Taylor Avenue, 92 ft. N/w of the centerline of Loch Raven Blvd.

9th Election District - 5th Councilmanic District
Legal Owner(s): Ravenwood Shopping Center, LLC,
Saul Centers, Inc.

Contract Purchaser: Sleepy's LLC

Variance: to allow a total of four wall-mounted enterprise signs in lieu of the permitted one sign and to allow a wall-mounted enterprise sign on three facades of a multi-tenant building for a tenant without a separate exterior customer entrance on each facade in lieu of the requirement for separate customer entrances.

Hearing: Friday, August 30, 2013 at 10:00 a.m. In Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

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

8/128 August 8

939364



KEVIN KAMENETZ
County Executive

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

July 11, 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: 2013-0311-A

912 Taylor Avenue

NW/s Taylor Avenue, 92 ft. N/w of the centerline of Loch Raven Blvd.

9th Election District – 5th Councilmanic District

Legal Owners: Ravenwood Shopping Center, LLC, Saul Centers, Inc.

Contract Purchaser: Sleepy's LLC

Variance to allow a total of four wall-mounted enterprise signs in lieu of the permitted one sign and to allow a wall-mounted enterprise sign on three facades of a multi-tenant building for a tenant without a separate exterior customer entrance on each façade in lieu of the requirement for separate customer entrances.

Hearing: Friday, August 30, 2013 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: David Karceski, Venable, 210 W. Pennsylvania Avenue, Towson 21204
David Acker, Sleepys LLC, 1000 South Oyster Bay Road, Hicksville, NY 11801
Alan Gersh, Saul Centers, Inc., 7501 Wisconsin Ave., Ste. 1500E, Bethesda 20814

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 10, 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
Thursday, August 8, 2013 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich

410-494-6200

Venable

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2013-0311-A

912 Taylor Avenue

NW/s Taylor Avenue, 92 ft. N/w of the centerline of Loch Raven Blvd.

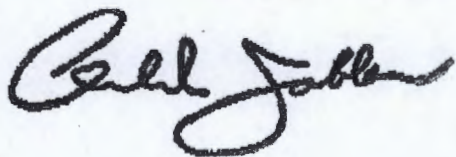
9th Election District – 5th Councilmanic District

Legal Owners: Ravenwood Shopping Center, LLC, Saul Centers, Inc.

Contract Purchaser: Sleepy's LLC

Variance to allow a total of four wall-mounted enterprise signs in lieu of the permitted one sign and to allow a wall-mounted enterprise sign on three facades of a multi-tenant building for a tenant without a separate exterior customer entrance on each façade in lieu of the requirement for separate customer entrances.

Hearing: Friday, August 30, 2013 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

MEMORANDUM

DATE: October 8, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0311-A - Appeal Period Expired

The appeal period for the above-referenced case expired on October 3, 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

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
912 Taylor Avenue; NW/S Taylor Avenue, *
92' NW of c/line Loch Raven Boulevard * OF ADMINSTRATIVE
9th Election & 5th Councilmanic Districts *
Legal Owner(s): Ravenwood Shopping Center * HEARINGS FOR
Contract Purchaser(s): Sleepys LLC *
Petitioner(s) * BALTIMORE COUNTY
* 2013-311-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

JUN 27 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 27th day of June, 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

8/30 10am

CASE NO. 2013-0311-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/Conditions/Comments/No Comment</u>
7/3/13	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
7/3/13	DEPS (if not received, date e-mail sent _____)	N/C
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
6/24/13	STATE HIGHWAY ADMINISTRATION	no obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. 2011-0037-A)	ATTACHED
NEWSPAPER ADVERTISEMENT	Date: 8/8/13	
SIGN POSTING	Date: 8/10/13 by Black	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

IN RE: PETITION FOR VARIANCE

NE/S Taylor Avenue, 228' NE of c/line of
Loch Raven Boulevard (Md. Rt. 542)

(8100 Loch Raven Boulevard)

9th Election District

5th Council District

Saul Subsidiary I Limited Partnership,

Owners

Giant of Maryland, LLC, *Lessee*

Petitioners

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 2011-0037-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the Petitioner, Giant of Maryland, LLC through one of its senior managers of construction, Juan Carlos Vivas, and their attorney, Charles B. Marek, III, Esquire of Gildea and Schmidt, LLC. The Petition was also signed by Saul Subsidiary I Limited Partnership, property owner, by Stephanie Sanchez, an authorized signatory. Variance relief is requested from the Baltimore County Zoning Regulations (B.C.Z.R.) - Table of Sign Regulations – Attachment 1 (Chart), as follows: (1) Section 450.4 Chart 1.5(d) to permit nine (9) wall-mounted enterprise signs for the existing Giant supermarket in lieu of the one (1) permitted, and (2) Section 450.4 Chart 1.7(b) for the retention of one (1) existing freestanding enterprise sign of 205 square feet for Giant supermarket in lieu of the joint identification sign permitted of 150 square feet. The subject property and requested relief are more particularly described on the site plan and sign package elevations, which were submitted into evidence and marked as Petitioners' Exhibits 1 and 2 respectively.

Appearing at the requisite public hearing in support of the requests were Ronald Brumbaugh, Senior Manager of Construction for Giant, Mark A. Johnston of Gutschick, Little &

which are each improved with separate gas stations, work in concert with a grade change (that increases as you move away from Taylor Avenue into the site) to significantly block views into the site from both Taylor Avenue and Loch Raven Boulevard. In the short time where there is a clear view of the Giant store from Taylor Avenue, it is only at a great distance (in excess of 460 feet). Likewise, the view is impaired from Loch Raven Boulevard. While driving south along Loch Raven Boulevard, a major State thoroughfare, drivers would not realize there was a Giant supermarket in the center due to the orientation of the road to the center.

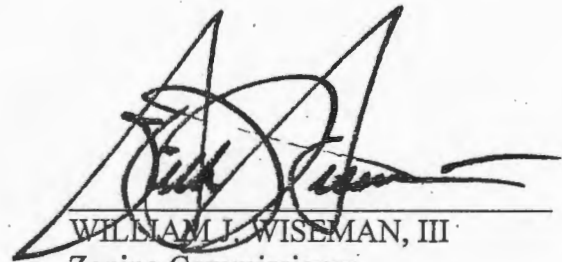
This finding is bolstered by the fact that a variance has previously been requested and approved for the center in Case No. 06-363-A. In that case the property was also deemed to possess inherent characteristics that necessitated a variance for stores other than the existing Giant supermarket.

These peculiar aspects of the property work in concert to create a practical difficulty for the supermarket, which is the inability to adequately alert the customers to their presence in the center as well as their multitude of services. This leads to decreased economic vibrancy of the store and the center as a whole. Due to the consolidation of uses under one roof, stores with large building footprints (i.e. big box) are unable to adequately advertise their services. I believe that through the granting of the variance the Petitioner is able to remedy this practical difficulty.

The testimony and evidence also showed that the granting of the variance would be in the spirit and intent of the zoning regulations. The wall mounted signage permitted at this center, without relief, would be one sign that is 600 square feet (two times the length of the wall to which the signage is affixed). The wall mounted sign package of 237 square feet would be less than half of this permitted square footage. Furthermore, the sign regulations do attempt to allow stores to adequately advertise their services and eliminate unsightly signage. I believe that this

ADVISORY: The Petitioner is advised that it may apply for any required sign permits and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Any appeal of this Order shall be taken in accordance with Baltimore County Code (B.C.C.) Section 32-3-401.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

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: July 3, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0311-A
Address 912 Taylor Avenue
(Ravenwood Shopping Center Property)

Zoning Advisory Committee Meeting of June 24, 2013.

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

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED

AUG 13 2013

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 08 2013

OFFICE OF ADMINISTRATIVE HEARINGS

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

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comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston – Development Coordination*

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 3, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For July 01, 2013
Item Nos. 2013- 0297, 0309, 0310, 0311 and 0312.

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

DAK:CEN
Cc: file

June 14, 2013

David H. Karceski

Hand Delivered

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

T 410.494.6285
F 410.821.0147
dhkarceski@venable.com

Re: Petition for Variance
Petitioner: Ravenwood Shopping Center, LLC
Location: 912 Taylor Avenue

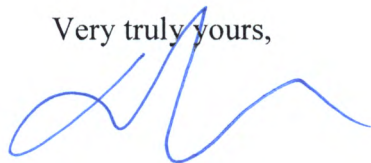
Dear Mr. Richards:

I am drop filing the enclosed Petition for Variance for the above referenced property.
With this letter, I have enclosed the following documents:

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

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

Very truly yours,



David H. Karceski

DHK/jaw
Enclosures

2013-0311-1A

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 6-24-13

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

RE: Baltimore County
Item No 2013-0311-A
Variance
Roxenwood Shopping Center, LLC
Sudal Centers, Inc.
912 Taylor Avenue

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. 2013-0311-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



KEVIN KAMENETZ
County Executive

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

August 22, 2013

Ravenwood Shopping Center LLC
Saul Centers, Inc., Manager
Alan Gersh, V.P.
7501 Wisconsin Avenue Suite 1500 E
Bethesda MD 20814

RE: Case Number: 2013-0311 A, Address: 912 Taylor Avenue

Dear Mr. Gersh:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 20, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing 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
Sleepys LLC, 1000 South Oyster Bay Road, Hicksville, NY 11801

Real Property Data Search (w3)

[Search Help](#)

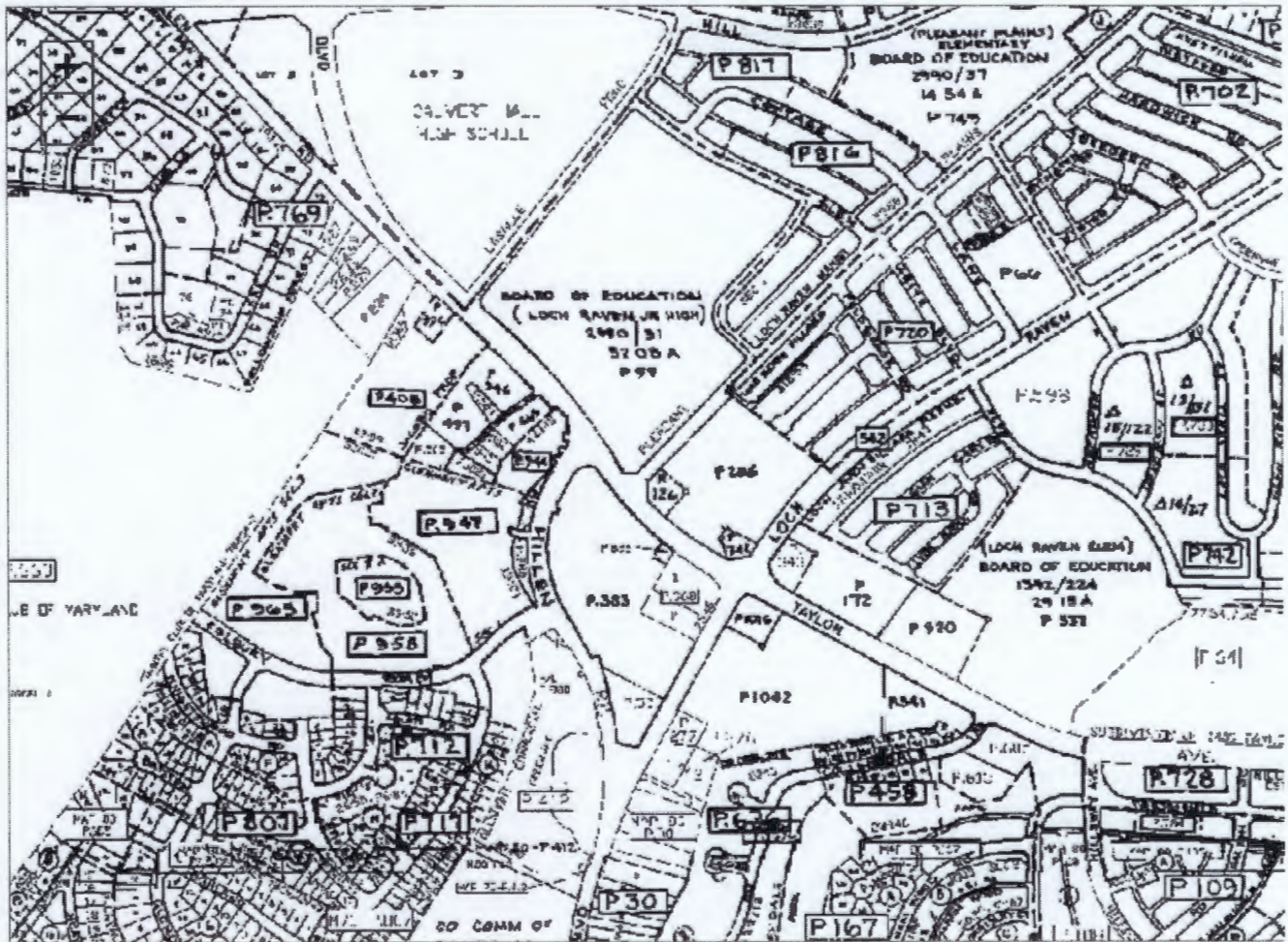
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 09 Account Number - 0907291100	
Owner Information		
Owner Name:	RAVENWOOD SHOPPING CENTER LLC	Use: COMMERCIAL
	STE 1500	Principal Residence: NO
Mailing Address:	7501 WISCONSIN AVE	Deed Reference: 1) /30254/ 00119
	BETHESDA MD 20814-6522	2)
Location & Structure Information		
Premises Address:	8102H LOCH RAVEN BLVD BALTIMORE MD 21286-8337	Legal Description: 7.997 AC 8102 H LOCH RAVEN BLVD NW COR LOCH RAVEN BL
Map: 0070	Grid: 0022	Parcel: 0286
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2014
Plat No:	Plat Ref:	NONE
Special Tax Areas:		
Primary Structure Built 2006	Above Grade Enclosed Area 7604	Finished Basement Area
Property Land Area 7.9900 AC	County Use 14	
Stories	Basement	Type
		RETAIL STORE
Exterior	Full/Half Bath	Garage
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2011
Land:	4,798,200	4,798,200
Improvements	12,801,800	12,801,800
Total:	17,600,000	17,600,000
Preferential Land:	0	
Transfer Information		
Seller: SAUL SUBSIDIARY I	Date: 12/13/2010	Price: \$17,600,000
Type: ARMS LENGTH IMPROVED	Deed1: /30254/ 00119	Deed2:
Seller: SAUL HOLDING LIMITED PARTNERSHIP	Date: 08/03/1994	Price: \$4,337,069
Type: ARMS LENGTH IMPROVED	Deed1: /10683/ 00001	Deed2:
Seller: B F SAUL REAL ESTATE INVESTMENT	Date: 08/26/1993	Price: \$4,412,000
Type: ARMS LENGTH IMPROVED	Deed1: /09975/ 00546	Deed2:
Exemption Information		
Partial Exempt Assessments: Class		
County: 000		07/01/2013 07/01/2014
State: 000		0.00
Municipal: 000		0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)

District: **09** Account Number: **0907291100**

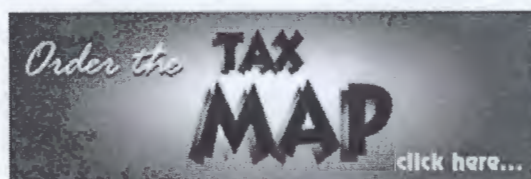


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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 (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

✕ Loading... Please

Loading... Please Wait.

CASE NAME 2013-311-A
CASE NUMBER Saul Centers Inc.
DATE 8/30/2013

[illegible]

Case No.: 2013-311-A

Exhibit Sheet

9-3-13 *aw*

EW
10-8-13

Petitioner/Developer

Protestant

No. 1	IA } Site plan IB }	
No. 2	Aerial photo	
No. 3	Monk - CV	
No. 4	My Neighborhood	
No. 5	5A } Color photos 5B }	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

WILLIAM P. MONK
Principal

Project Assignment:

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

Years of Experience:

MRA: 10
Other Firms: 25

Education:

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

Professional and Industry Affiliations:

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

Past Member:

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



**MORRIS & RITCHIE
ASSOCIATES, INC.**

Qualifications:

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

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

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

COMMERCIAL/RETAIL CENTERS

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

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

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

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

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

Continued on the next page...

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EDUCATIONAL FACILITIES

Elementary - High School

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

College / University

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

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

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

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

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

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

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

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

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

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

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

The golf course routing plan considered is described below.

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

HEALTH CARE FACILITIES/HOSPITAL / NURSING HOME PROJECTS

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

HOSPITALITY

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

HOUSING

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

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

**WILLIAM P. MONK
JURISDICTIONS WHERE WORK HAS BEEN PERFORMED**

MARYLAND

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

DELAWARE

Dover
Kent County
Milford
Newark
Rehobeth Beach
Sussex County

**DISTRICT OF
COLUMBIA**

NEW JERSEY

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

NORTH CAROLINA
Pinehurst

PENNSYLVANIA

Bucks County
Chester County
Montgomery County
Paoli
Shrewsbury

VIRGINIA

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

VIRGINIA (Cont'd.)

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

WEST VIRGINIA

Martinsburg

***EXPERT WITNESS**

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

CONVENIENCE STORES

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

AUTOMOTIVE SERVICE

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

**AUTOMOTIVE-
GASOLINE**

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

RESTAURANTS

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

MISCELLANEOUS-COMMERCIAL

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



PETITIONER'S

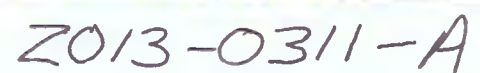
EXHIBIT NO. 5A



PETITIONER'S

EXHIBIT NO.

5B



912 Taylor Avenue 2013-0311-A



Publication Date: 6/20/2013



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



0 12.5 25 50 75 100 Feet

1 inch = 50 feet



SIGN #1



SIGN #2



SIGN #3

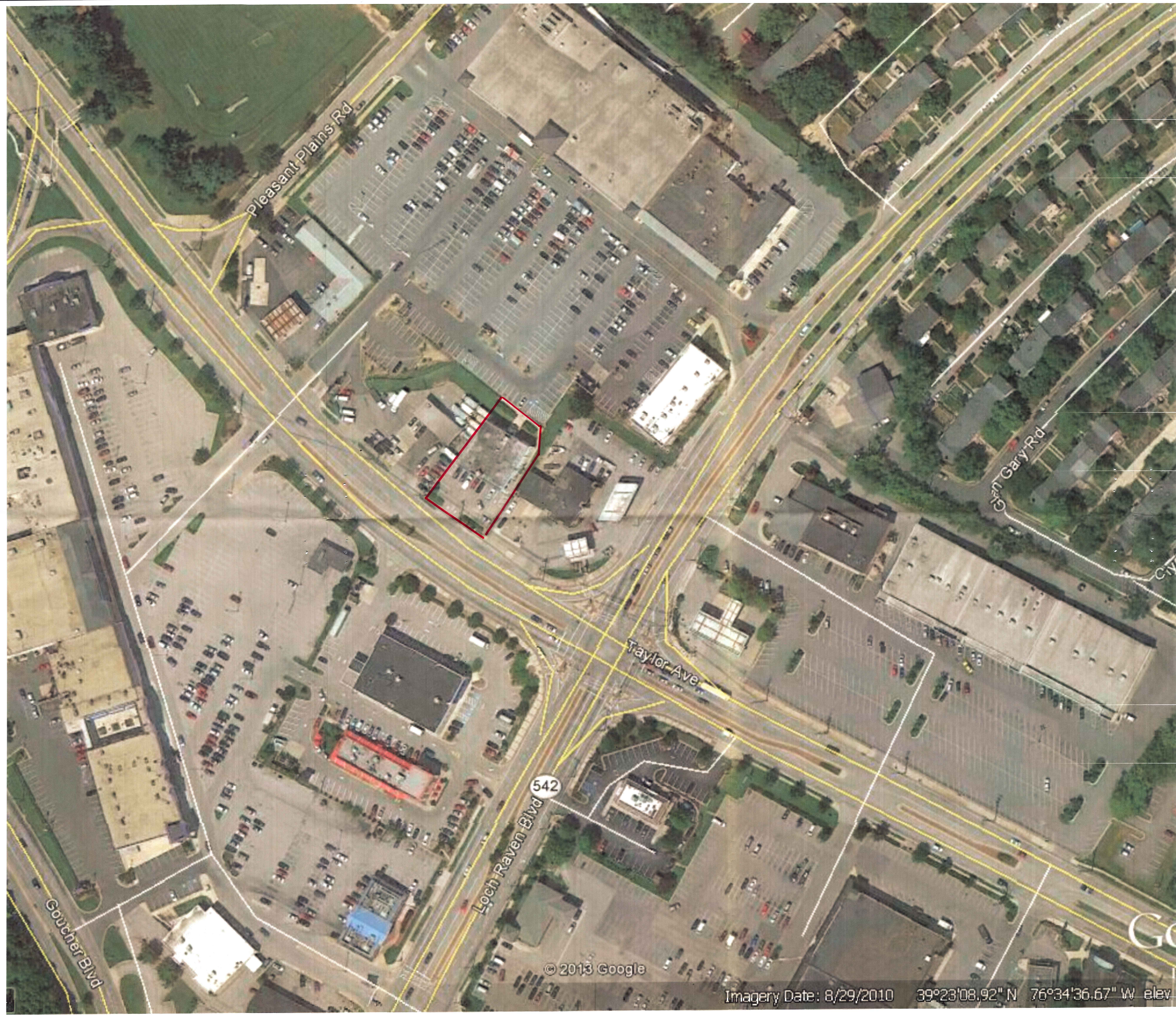


SIGN #4

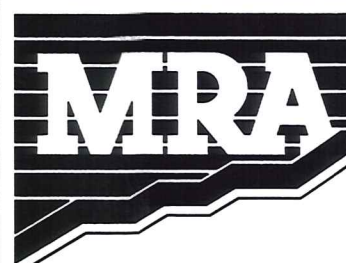
PETITIONER'S
EXHIBIT NO. 1-B

OWNER/DEVELOPER
RAVENWOOD SHOPPING CENTER, LLC
BY: SAIL CENTERS, INC. MANAGER
7501 WISCONSIN AVENUE, SUITE 1500E
BETHESDA, MD 20814
ATTN: ALAN GERSH
PHONE: 301-886-8262

 MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS		
1220-C EAST JOPPA ROAD, SUITE 505 TOWSON, MARYLAND 21286 (410) 821-1690 FAX (410) 821-1748		
PLAN TO ACCOMPANY VARIANCE REQUEST RAVENWOOD SHOPPING CENTER 912 TAYLOR AVENUE		
BALTIMORE COUNTY, MARYLAND		
DATE	REVISIONS	JOB NO.: 18008
		SCALE: NONE
		DATE: 06/18/2013
		DRAWN BY: MLE
		DESIGN BY: MAB
		REVIEW BY: MAB
		SHEET: 02 OF 02



OWNER/DEVELOPER
RAVENWOOD SHOPPING CENTER, LLC
BY: SAUL CENTERS, INC. MANAGER
7501 WISCONSIN AVENUE, SUITE 1500E
BETHESDA, MD 20814
ATTN: ALAN GERSH
PHONE: 301-986-6262



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748

AERIAL PLAN

RAVENWOOD SHOPPING CENTER
912 TAYLOR AVENUE

BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.: 18008
		SCALE: 1" = 60'
		DATE: 08/21/2013
		DRAWN BY: MLE
		DESIGN BY: MAB
		REVIEW BY: MAB
		SHEET: 01 OF 01

PETITIONER'S

EXHIBIT NO. 2



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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