

IN RE: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**
(3600 Milford Mill Road) *
2nd Election District *
4th Council District *
Saul Subsidiary 1 Limited Partnership, *
Legal Owner *
Giant of Maryland, LLC, *Lessee* *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2014-0082-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed by Charles B. Marek, Esquire, of Smith, Gildea & Schmidt, LLC, on behalf of Saul Subsidiary 1 Limited Partnership, the legal owner, and Giant of Maryland, LLC, Lessee. The Special Hearing was filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to approve a modified parking plan for the existing shopping center. The Variance Petition seeks the following relief: (1) to permit six (6) wall-mounted enterprise signs in lieu of the permitted one (1) pursuant to §450.4 Attachment 1.5(d)(vi); (2) to permit an existing freestanding joint enterprise sign with an area of 188 sq. ft. in lieu of the maximum area of 150 sq. ft. pursuant to §450.4 Attachment 1.5(b); and (3) to permit 284 parking spaces in lieu of the required 296 parking spaces pursuant to §409.6.A. 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.

Appearing at the public hearing in support of the requests were Ron Brumbaugh, Mark Johnson, and Warren Weaver. Jason T. Vettori, Esquire, of Smith, Gildea & Schmidt, LLC, appeared and represented the Petitioners. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no Protestants in attendance and the file does not contain any letters of protest or opposition.

ORDER RECEIVED FOR FILING

Date 12-17-13

By kw

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

The subject property is zoned BL, and is improved with a strip shopping center. The Giant Food store is in the process of updating the location with its new sign package, and it requires variance relief to do so.

Based upon the testimony and evidence presented, I will grant the petition for variance.

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).

The Petitioners have met this test. The property is irregularly shaped (coming to a point at its northern boundary), and it is therefore unique. The Petitioners would experience a practical difficulty if the regulations were strictly interpreted, since this Giant store would have outdated signage unlike the other Giant stores in Baltimore County which have adopted a new look and sign package. The relief would not adversely impact the public health, safety or welfare.

The Petitioners also sought (in the alternative) special hearing relief for approval of a modified parking plan. I believe a variance is the more appropriate mechanism in this case to address the number of parking spaces provided on site. The shopping center has been in existence for over 50 years, and has never experienced a shortage of parking; as such, the variance will simply "legitimize" long existing conditions.

Two further comments of note: first, the store currently has a roof-mounted sign, which must be removed. Second, while the petition seeks relief for six (6) wall-mounted enterprise signs, the Petitioner in fact proposes to install seven (7) such signs; six (6) located on a single façade, and one (1) on another façade facing Liberty Road. These signs are shown on the second

ORDER RECEIVED FOR FILING

Date 12-17-13

By low

sheet of the plan. Exhibit 1B. In my opinion, this amendment is not of such significance as would require the re-posting of the property and an additional hearing, and the relief granted below will reflect the accurate number of signs proposed.

Pursuant to the advertisement, posting of the property, and public hearing, and after considering the testimony and evidence offered, I find that Petitioners' Variance request should be granted.

THEREFORE, IT IS ORDERED this 17th day of December, 2013, by this Administrative Law Judge, that Petitioners' request for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to approve a modified parking plan for the existing shopping center, be and is hereby DISMISSED WITHOUT PREJUDICE.

IT IS FURTHER ORDERED that Petitioners' Variance request pursuant to B.C.Z.R. as follows: (1) to permit seven (7) wall-mounted enterprise signs in lieu of the permitted one (1) pursuant to §450.4 Attachment 1.5(d)(vi); (2) to permit an existing freestanding joint enterprise sign with an area of 188 sq. ft. in lieu of the maximum area of 150 sq. ft. pursuant to §450.4 Attachment 1.5(b); and (3) to permit 284 parking spaces in lieu of the required 296 parking spaces pursuant to §409.6.A, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

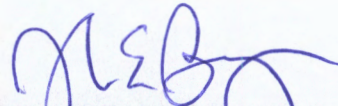
1. Petitioners may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners shall within forty-five (45) days of the date hereof remove the roof-mounted sign(s) on the property.

ORDER RECEIVED FOR FILING

Date 12-17-13

By LSW 3

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 12-17-13

By low

KEVIN KAMENETZ
County Executive



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

December 17, 2013

Jason T. Vettori, Esquire
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance
Property: 3600 Milford Mill Road
Case No.: 2014-0082-SPHA

Dear Mr. Vettori:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County 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:dlw
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 3600 Milford Mill Road

which is presently zoned BL-CCC and BL

Deed Reference 10683/00377

10 Digit Tax Account # 1 6 0 0 0 0 5 2 7 9

Property Owner(s) Printed Name(s) Saul Subsidiary I Limited Partnership

CASE NUMBER 2014-0082-SP4A Filing Date 10/7/13 Estimated Posting Date 10/20/13 Reviewer JS

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

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

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

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

3. ☒ a **Variance** from Section(s)

See attached.

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

TO BE PRESENTED AT HEARING

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Giant of Maryland, LLC by:

Name- Type or Print

Signature

8301 Professional Place, Suite 115, Landover, MD

Mailing Address City State

20785

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Charles B. Marek, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 cmarek@sgs-law.com

Zip Code

Telephone #

Email Address

Legal Owners:

Saul Centers, Inc., Authorized Representative of Saul Subsidiary I Limited Partnership

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

7501 Wisconsin Avenue, Suite 1500 Bethesda MD

Mailing Address City State

20814

Zip Code

Telephone #

Email Address

Representative to be contacted:

Charles B. Marek, Smith, Gildea & Schmidt, LLC

Name - Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 cmarek@sgs-law.com

Zip Code

Telephone #

Email Address

ORDER RECEIVED FOR FILING

REV. 2/23/11

Date 12-17-13

By 100



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:

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which is presently zoned BL-CCC and BL

Deed Reference 10683/00377

10 Digit Tax Account # 1 6 0 0 0 0 5 2 7 9

Property Owner(s) Printed Name(s) Saul Subsidiary I Limited Partnership

CASE NUMBER 2014-0082-SP4A

Filing Date 10/7/13

Estimated Posting Date 10/20/13

Reviewer JS

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

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

3. ☒ a **Variance** from Section(s)

See attached.

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

TO BE PRESENTED AT HEARING

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Giant of Maryland, LLC by:

Name- Type or Print

Signature

8301 Professional Place, Suite 115, Landover, MD

Mailing Address City State

20785

Zip Code Telephone # Email Address

Attorney for Petitioner:

Charles B. Marek, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 cmarek@sgs-law.com

Zip Code Telephone # Email Address

Legal Owners:

Saul Centers Inc., Authorized Representative of Saul Subsidiary I Limited Partnership

Name #1 - Type or Print

Name #2 - Type or Print

Stephanie Tysman - Saul Centers Inc.

Signature #1

Signature #2

7501 Wisconsin Avenue, Suite 1500 Bethesda MD

Mailing Address City State

20814

Zip Code Telephone # Email Address

Representative to be contacted:

Charles B. Marek, Smith, Gildea & Schmidt, LLC

Name - Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 cmarek@sgs-law.com

Zip Code Telephone # Email Address

ATTACHMENT TO PETITION FOR ZONING HEARING

3600 Milford Mill Road
2nd Election District
4th Councilmanic District

Variance from Section(s):

1. BCZR § 450.4 Attachment 1.5(d)(vi) to permit six (6) wall-mounted enterprise signs in lieu of the permitted one (1); and
2. BCZR § 450.4 Attachment 1.5(b) to permit an existing freestanding joint enterprise sign with an area of 188 sq. ft. in lieu of the maximum area of 150 sq. ft.; and
3. In the alternative to the special hearing relief, BCZR § 409.6.A to permit 284 parking spaces in lieu of the required 296 parking spaces; and
4. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Special Hearing:

1. To approve a modified parking plan for the existing shopping center pursuant to 409.12; and
2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

2014-0082-SPHA

GLWGUTSCHICK, LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

ZONING DESCRIPTION

Beginning at a point on the West side of Milford Mill Road which is variable width at a distance of 576 feet $\pm$ north of the centerline of the nearest improved intersecting of Liberty Road which is 80 feet wide. Thence the following courses and distances:

1. 108.33 feet along the arc, having a radius of 670.00 feet and chord bearing and distance of South 23°00'54" West, 108.21 feet
2. South 30°10'54" West, 203.53 feet
3. South 27°38'50" West, 188.82 feet
4. South 73°51'40" West, 57.70 feet
5. North 65°42'24" West, 265.19 feet
6. North 17°57'47" East, 683.49 feet
7. South 46°40'49" East, 291.82 feet
8. South 46°40'49" East, 146.09 feet to the point of beginning as recorded in Liber 10683, Folio 377.

2014-0082-SP4A

**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: 2014-0087-SPHA
Petitioner: Giant of Maryland, LLC
Address or Location: 3600 Milford Mill Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Alyssa Fiore
Address: 600 Washington Ave, Suite 200, Towson, MD 21204

Telephone Number: 410-821-0070

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

No. **105009**

Date: **10/3/13**

PAID RECEIPT

BUSINESS ACTIVITY TIME
10/01/2013 10/02/2013 11:55:15

PER 4505 WALKER HHS 110
RECEIPT # 459617 10/03/2013

Dept 5 528 JORDAN IDENTIFICATION
I. NO. 105009

Recpt Tot \$1,000.00
\$1,000.00 - C 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				\$ 500.00
								\$1000.00

Total: **~~\$ 500.00~~ 1000.00**

Rec From: **SAUL SUBSIDIARY LIMITED PARTNERSHIP A**

For: **2014-0052-A**
SPH

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/24/2013

Case Number: 2014-0082-SPHA

Petitioner / Developer: CHARLES MAREK, ESQ.~STEPHANIE TYSON~T. MAHONEY

Date of Hearing (Closing): DECEMBER 16, 2013

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
3600 MILFORD MILL ROAD NW CORNER OF INTERSECTION OF LIBERTY ROAD AND MILFORD MILL ROAD

The sign(s) were posted on: NOVEMBER 22, 2013

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)





THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

November 28, 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 November 26, 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: #2014-0082-SPHA

3600 Millford Mill Road

NW corner of intersection of Liberty Road and

Millford Mill Road

2nd Election District - 4th Councilmanic District

Legal Owner(s): Saul Centers, Inc.

Contract Purchaser/Lessee: Giant of Maryland, LLC

Special Hearing: to approve a modified parking plan for the existing shopping center and for such other and further relief as may be required by the Administrative Law Judge for Baltimore County. **Variance:** to permit six wall-mounted enterprise signs in lieu of the permitted one; to permit an existing freestanding joint enterprise sign with an area of 188 sq. ft. in lieu of the maximum area of 150 sq. ft. and in the alternative to the special hearing relief, to permit 284 parking spaces in lieu of the required 296 parking spaces and for such other and further relief required by the ALJ for Baltimore County.

Hearing: Monday, December 16, 2013 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT 11/811 Nov. 26 959540



KEVIN KAMENETZ
County Executive

October 28, 2013

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

NOTICE OF ZONING HEARING

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CASE NUMBER: 2014-0082-SPHA

3600 Milford Mill Road

NW corner of intersection of Liberty Road and Milford Mill Road

2nd Election District – 4th Councilmanic District

Legal Owners: Saul Centers, Inc.

Contract Purchaser/Lessee: Giant of Maryland, LLC

Special Hearing to approve a modified parking plan for the existing shopping center and for such other and further relief as may be required by the Administrative Law Judge for Baltimore County. Variance to permit six wall-mounted enterprise signs in lieu of the permitted one; to permit an existing freestanding joint enterprise sign with an area of 188 sq. ft. in lieu of the maximum area of 150 sq. ft. and in the alternative to the special hearing relief, to permit 284 parking spaces in lieu of the required 296 parking spaces and for such other and further relief required by the ALJ for Baltimore County.

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105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Charles Marek, 600 Washington Ave., Ste. 200, Towson 21204
Stephanie Tyson, Saul Centers, Inc., 7501 Wisconsin Avenue, Ste. 1500, Bethesda 20814
T. Mahoney, Giant of MD, 8301 Professional Place, Ste. 115, Landover 20785

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 26, 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, November 26, 2013 Issue - Jeffersonian

Please forward billing to:

Aylssa Fiore
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

T

NOTICE OF ZONING HEARING

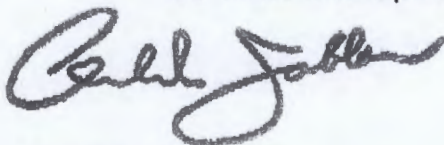
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CASE NUMBER: 2014-0082-SPHA

3600 Milford Mill Road
NW corner of intersection of Liberty Road and Milford Mill Road
2nd Election District – 4th Councilmanic District
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Contract Purchaser/Lessee: Giant of Maryland, LLC

Special Hearing to approve a modified parking plan for the existing shopping center and for such other and further relief as may be required by the Administrative Law Judge for Baltimore County. Variance to permit six wall-mounted enterprise signs in lieu of the permitted one; to permit an existing freestanding joint enterprise sign with an area of 188 sq. ft. in lieu of the maximum area of 150 sq. ft. and in the alternative to the special hearing relief, to permit 284 parking spaces in lieu of the required 296 parking spaces and for such other and further relief required by the ALJ for Baltimore County.

Hearing: Monday, December 16, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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: January 27, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0082-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on January 16, 2014. 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 SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE
3600 Milford Mill Rd; NW corner of intersection* OF ADMINSTRATIVE
of Liberty Road & Milford Mill Road
2nd Election & 4th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Saul Subsidiary 1 Ltd Pship
Contract Purchaser(s): Giant of Maryland LLC* BALTIMORE COUNTY
Petitioner(s)
* 2014-082-SPHA

* * * * *

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

OCT 15 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 15th day of October 2013, a copy of the foregoing Entry of Appearance was mailed to Charles Marek, Esquire, Smith, Gildea & Schmidt, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
10/22	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
10/17	STATE HIGHWAY ADMINISTRATION	NO Cby
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 11/26/13	
SIGN POSTING	Date: 11/22/13 by O'Keefe	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: Venable p.p. via ltr - 8/14/11 no newspaper advertising/sign posting		

SPECIAL REGULATIONS

4 Attachment 1

TABLE OF SIGN REGULATIONS

Baltimore County

PERMANENT SIGNS

[Bill Nos. 97-1998; 117-2003; 139-2006; 3-2007; 53-2007; 60-2008; 106-2008; 71-2009; 72-2009; 59-2010; 65-2011; 74-2011; 47-2012; 25-2013]

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
1. CHANGEABLE COPY , meaning an on-premises sign displaying a message which may be changed periodically, manually, by electric or electronic controls, or by any other means. Changeable copy signs include:	(a) Wall-mounted; freestanding	Accessory to institutional structure or community building	Use	25 square feet	One	6 feet	Yes	
	(b) Wall-mounted; freestanding; canopy	Accessory to a theater, stadium or similar public entertainment use	Use	150 square feet	One; two if on canopy	25 feet	Yes	
	(c) Wall-mounted; freestanding; canopy; enterprise window sign	Accessory to a planned shopping center or to any separate commercial establishment in a Business Zone	Use	See Section 450.7.B	One	25 feet	Yes	See Section 450.6.A.8
Animated message board -- A sign that uses any change in physical position by any movement or rotation or which gives the visual impression of such movement or rotation. This includes the foreground and								

BALTIMORE COUNTY ZONING REGULATIONS

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
CHANGEABLE COPY (cont'd) background of the sign. This does not include electronically generated images. A tri-vision message board is considered an animated message board.								
Electronic changeable copy (ECC), also known as "electronic message boards" -- A sign with a fixed or changing display, or a message composed of a series of lights, light- emitting or light- reflecting elements that may be changed through electronic means. This includes a video display sign.								See Section 450.7.B

SPECIAL REGULATIONS

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
CHANGEABLE COPY (cont'd) (1) An electronic changeable copy sign may only have a maximum frequency of one instantaneous message change per 15-second cycle and may not display video, flashing, blinking, animation, strobing or scrolling. Only commercial messages ancillary to the commercial activity on site are allowed. (2) Paragraph (1) does not apply to a sign that is accessory to a state-operated use or facility that has a minimum of 1,000 square feet and is located in that part of the C.T. District of Towson between West Joppa Road and Dulaney Valley Road north of the York Road circle and south of Bosley Avenue and Fairmount Avenue.	(d) Wall-mounted	Accessory to a state-operated use or facility located within a commercial development with a minimum of 150,000 square feet of office and/or retail gross floor area in the C.T. District of Towson	Use	300 square feet	3	Not applicable	Yes	See Section 450.7.B.2; structured parking shall be provided; signage may be installed on or attached to any building wall or attached or detached structured parking facilities. Signage shall be installed at a height no greater than 55 feet.

BALTIMORE COUNTY ZONING REGULATIONS

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
CHANGEABLE COPY (cont'd)								
Manual changeable copy -- A sign designed so that characters, letters, or illustrations on the sign can be changed or rearranged without altering the background of the sign. These signs require the physical changing or rearranging of characters, letters, or illustrations.								
Enterprise window sign -- Any enterprise sign mounted on the interior of an enclosed structure that is visible from the exterior.	Interior wall-mounted; interior window-mounted	B.L., B.M., B.R., C.B., B.L.R., M.L., M.L.R., M.H., M.R., excluding multi-tenant office, retail or industrial building	Use	3 square feet	3 when mounted on the interior of any front facade window or door		Yes	See Sections 450.6.A.4 and 450.7.B Interior application only. Not permitted to be mounted on any window or door that is not a front facade

SPECIAL REGULATIONS

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
2. COMMUNITY , meaning a sign displaying the identity of a subdivision or residential community	Wall-mounted; Freestanding	All zones	Use	25 square feet	Not applicable	6 feet	Yes	Maximum two signs per highway intersection
3. DIRECTIONAL , meaning a sign intended principally for traffic control or to provide directions to an entity, activity or area elsewhere on the same premises	(a) Wall-mounted; freestanding	Accessory, in all zones	Use	8 square feet	Not regulated	6 feet in nonresidential zones; 4 feet in residential zones	Yes	See Section 450.6.A.1 and A.2. May include company name or logo if not more than 30% of the total sign area
	(b) Freestanding	Accessory to multifamily buildings for leasing purposes only	Use	8 square feet	Maximum 4 freestanding monument signs for each apartment community	6 feet	No	See Section 450.6.A.1 and A.2. May include pertinent information regarding availability of multifamily buildings for rental, if the apartment community contains a minimum of 550 apartment units under

BALTIMORE COUNTY ZONING REGULATIONS

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
								common control or ownership within a one-mile radius of the sign location/s; must be high-quality building material and integrated with landscaping approved by County Landscape Architect
4. DIRECTORY , meaning an accessory sign displaying the identity and location of the nonresidential occupants of a building or development	Wall-mounted; freestanding	All zones; See Section 450.7.A	Use	Not regulated, except 25 square feet in S-E Zone	Not regulated	6 feet	Yes	See Section 450.7.A

SPECIAL REGULATIONS

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
5. ENTERPRISE meaning an accessory sign which displays the identity and which may otherwise advertise the products or services associated with the individual organization	(a) Wall-mounted; projecting; canopy [Bill No. 117-2003]	B.L., B.M., B.R., C.B., B.L.R., M.L., M.L.R., M.H., M.R., excluding multi-tenant office, retail or industrial building	Use	Twice the length of the wall to which the signs are affixed	One in C.B. and M.R., otherwise three, no more than two on each facade	Not applicable	Yes, when the use to which sign is accessory is open, but not in C.B. or M.R.	No single sign larger than 50 square feet in C.B. and M.R.; 150 square feet otherwise
	(b) Freestanding	B.L.R., B.M., B.L., B.R., M.L.R., M.R., M.L., M.H., excluding Multi-tenant office, retail or industrial building	Use	75 square feet 100 square feet if premises has more than 300 feet of frontage	One per frontage	25 feet	Yes	See 450.3.5.g
	(c) Awning	B.L., B.M., B.R., C.B., B.L.R.	Use	See Section 450.5.B.1	See Section 450.5.B.1	Not applicable	No	

BALTIMORE COUNTY ZONING REGULATIONS

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
ENTERPRISE, (cont'd)	(d) Wall-mounted; canopy	On multi-tenant office, retail or industrial building, accessory to separate commercial entity with exterior customer entrance	Use	Two times the length of the wall containing the exterior entrance and defining the space occupied by the separate commercial entity	Entity with separate exterior customer entrance may erect one canopy and one wall-mounted sign	Not applicable	Yes, but in C.B. only when use to which sign is accessory is open	In C.B., area shall not exceed 100 square feet
	(e) Service station canopy	Fuel service station	Use	25 square feet per canopy sign	Six	Not applicable	Yes	Permanent signage under the canopy on pumps or supports shall not be counted towards the canopy, freestanding or wall-mounted signage limits. Except for windows, commercial special events signs shall not be permitted on the premises.

SPECIAL REGULATIONS

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
ENTERPRISE, (cont'd)	(f) Freestanding wall-mounted; projecting	Order board, ancillary to drive-through lanes for pickup of food and beverages	Use	50 square feet per order board	Two	6 feet	Yes	Location according to approved development plan
	(g) Freestanding	Accessory to new or used vehicle dealership	Use	50 square feet Each sign may be increased to 75 square feet if combined on the same structure. Total sign area on any one structure not to exceed 300 square feet	One for each franchise agreement held by the dealership	25 feet	Yes	A new motor vehicle dealership may display one sign not to exceed 50 square feet.
	(h) Wall-mounted	OR-1, OR-2, O.T., B.M.B.	Use	12% of area of wall upon which sign is erected, maximum 100 square feet, except maximum 150 square feet in OR-2 or O.T.	One per building	Not	Yes	

BALTIMORE COUNTY ZONING REGULATIONS

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
ENTERPRISE, (cont'd)	(i) Wall-mounted	Accessory or auxiliary commercial use within building in OR-1, OR-2	Use	5 square feet per use; maximum 25 square feet per building entrance	One per accessory or auxiliary commercial use	Not applicable	Yes	
	(j) Wall-mounted	S-E; office or retail or service use in R.A.E. Zones	Use	2 square feet	One at each exterior entrance to a separate entity within the building	Not applicable	No	
	(k) Freestanding	R.C.C., OR-1, OR-2, O.T., S-E, B.M.M., B.M.B., B.M.Y.C.	Use	25 square feet; 30 square feet in S-E; 60 square feet in O.T. for an office park	One per frontage; 2 freestanding monument signs per vehicular entrance in O.T. for an office park	6 feet; 13 feet in S-E; 25 feet for waterfront sign in B.M.M., B.M.B., B.M.Y.C.; 9 feet in O.T. for an office park	Yes. No in R.C.C.	In S-E must be compatible with building. In R.C.C., integrate with landscaping and Director of Office of Planning approves location. In O.T., must be high-quality building material compatible with building

SPECIAL REGULATIONS

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
ENTERPRISE, (cont'd)	(l) Wall-mounted; freestanding	Farmer's roadside stand, farm market, commercial agriculture or farm produce stand	Use	25 square feet total for all signs	Not regulated	6 feet	Yes	Minimum 10 feet setback from right-of-way and 75 feet from highway intersection center lines
	(m) Wall-mounted; projecting	Elderly housing facility in D.R., commercial use in D.R., R.C., R-O-A, R.O., R.C.C., B.M.Y.C.	Use	8 square feet; 6 square feet in R-O-A, 1 square foot in D.R.	One		No, but Yes for tearoom or restaurant	In R-O, may also have 15 square feet freestanding sign 6 feet high if on principal arterial adjoining and facing non-residentially zoned property; in R-O-A may also have 12 square feet freestanding monument sign, maximum height of 6 feet, including a 2-foot-high monument,

BALTIMORE COUNTY ZONING REGULATIONS

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
ENTERPRISE, (cont'd)								maximum width of 4 feet, regardless of the adjacent zoning, if on a principal arterial
	(n) Wall-mounted	Strip-tease business, pawnshop	Use	2 square feet per linear foot of frontage, not more than 50 square feet	One	Not applicable	Yes	Zoning Commissioner's hearing required for use permit
	(o) Wall-mounted	Waterfront business off-premises directional	Use	6 square feet	Not applicable	6 feet, but up to 10 feet if multiple signs are on a single sign post	Yes	Must obtain written permission of premises property owner. Number per business determined by the Director of PDM. Use permit application may include more than one sign.

SPECIAL REGULATIONS

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
ENTERPRISE, (cont'd)	(p) Wall-mounted; canopy; projecting	Plan of development with a minimum of 500,000 square feet of retail and/or office gross floor area in B.L., B.M., B.R., and M.L.-I.M; or a minimum of 300,000 square feet of retail and/or office gross floor area in the C.T. District of Towson	Use	12% of the face of the wall to which the sign is affixed	Not regulated	Not applicable	Yes	Structured parking must be provided; signage may be installed on or attached to any building wall or attached or detached structured parking facilities; signage installed on or attached to structured parking facilities may not advertise products or services associated with individual tenants; no changeable copy is permitted

BALTIMORE COUNTY ZONING REGULATIONS

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
ENTERPRISE, (cont'd)	(q) Wall-mounted; canopy; awning; roof	A commercial development with a minimum of 150,000 square feet of office and/or retail gross floor area in that part of the C.T. District of Towson between West Joppa Road and Dulaney Valley Road north of the York Road circle and south of Bosley Avenue and Fairmount Avenue	Use	10% of the face of the wall to which the sign is affixed	Not regulated	N/A	Yes	Structured parking shall be provided; signage may be installed on or attached to any building wall or attached or detached structured parking facilities; roof signage may extend no more than 6 feet above the roof line; and the Director of the Planning Department shall confirm that the location for the signs will not adversely conflict with architectural elements of the building,

SPECIAL REGULATIONS

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
ENTERPRISE, (cont'd)	(r) Wall-mounted; canopy	On multi-tenant building with a minimum of 50,000 square feet of gross floor area in M.R., M.L.R., M.L., M.H., O.T.	Use	Two times the length of the wall to which the signs are affixed	Not regulated	Not applicable	Yes	Multi-tenant building must be at least 2 stories in height; signage installed above the first story may not advertise products or services associated with individual tenants; no changeable copy is permitted
6. IDENT-IFICATION, meaning a sign displaying the name or purpose of a place or structure	Wall-mounted; freestanding; integral	Accessory to a multifamily building or institutional structure or community building	Use	25 square feet	One for each frontage	6 feet	Yes	

BALTIMORE COUNTY ZONING REGULATIONS

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
7. JOINT IDENTIFICATION, meaning an accessory sign displaying the identity of a multi-occupant nonresidential development such as a shopping center, office building or office park	(a) Wall-mounted	B.L., B.M., B.R., C.B., B.L.R.	Use	12% of area of wall upon which sign is erected	One per frontage; and 2 per frontage in that part of the C.T. District of Towson between West Joppa Road and Dulaney Valley Road north of the York Road circle and south of Bosley Avenue and Fairmount Avenue for a commercial development with a minimum of 150,000 square feet of office and/or retail gross floor area	Not applicable	Yes	

SPECIAL REGULATIONS

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
JOINT IDENTIFICATION (cont'd)	(b) Freestanding	B.L., B.M., B.R., B.L.R.	Use	The greater of (a) 1 square foot per 4 linear feet of frontage, maximum 150 square feet; or (b) 1 square foot per linear foot of building facade parallel to the lot line with frontage, maximum 150 square feet; or (c) 100 square feet	One per frontage	25 feet	Yes	For shopping center, display the names of tenants or occupants if copy is at least 8 inches high, and no more than 5 lines are displayed.
	(c) Freestanding	C.B.	Use	1 square foot for each 8 feet of linear building or lot frontage, whichever is greater	One per frontage	12 feet	Only during hours of operation	Same as 450.4.7.b above

BALTIMORE COUNTY ZONING REGULATIONS

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
JOINT IDENTIFICATION (cont'd)	(d) Freestanding	Industrial or office park in OR-2, O.T., S-E, M.R., M.L.R., M.L., M.H.	Use	100 square feet in OR-2 or O.T.; 75 square feet in manufacturing zones	One per vehicular entrance; see Column IX	12 feet	Yes	In OR-2, one additional sign allowed per office park
	(e) Wall-mounted	OR-1, OR-2, O.T., S-E, M.R., M.L.R., M.L., M.H.	Use	12% of area of wall upon which sign is erected; maximum 150 square feet per frontage	One per principal building	Not applicable	Yes	
8. MEMORIAL , meaning a non-commercial sign displaying information of a commemorative, interpretative or historical nature	Wall-mounted; freestanding; integral	Accessory in all zones	None	15 square feet	Not regulated	10 feet	No	
9. NAMEPLATE , meaning a sign displaying the identity of the owner or occupant of a premises or a home occupation, professional office or name or purpose of a place or structure	Wall-mounted; projecting; integral	Accessory to single-residence uses or to home occupation, professional office or similar accessory use in a residential or R.C. Zone	None except use if illuminated	1 square foot	One, plus one per accessory use	Not regulated	No	

SPECIAL REGULATIONS

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
10. NOTICE , meaning a non-commercial sign authorized, but not mandated by law or other regulation, for displaying cautionary information regarding use or ownership or property	Wall-mounted; freestanding	Accessory in all zones	Use, if more than 2 square feet	8 square feet	Not regulated	Not regulated	May be illuminated only if otherwise required by law or regulation	
11. OUTDOOR ADVERTISING , meaning a non-accessory sign which is commercially maintained principally for calling attention to places, businesses, products services or activities which are located or offered on another premises	Wall-mounted; freestanding	B.L., B.M., B.R., M.L., M.H.	SE	300 square feet	One	25 feet	Yes	See Section 450.7.C



KEVIN KAMENETZ
County Executive

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

December 12, 2013

Saul Centers Inc
Stephanie Tyson
7501 Wisconsin Avenue
Suite 1500
Bethesda MD 20814

RE: Case Number: 2014-0082 SPHA, Address: 3600 Milford Mill Road

Dear Ms. Tyson:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 7, 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
Giant of Maryland LLC, T Mahoney, 8301 Professional Place, Suite 115, Landover MD 20785
Charles B. Marek, Esquire, 600 Washington Avenue, Suite 200, Towson MD 21204

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



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

Date: 10-17-13

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

RE: Baltimore County
Item No. 2014-0082-SPHA
Special Hearing Variance
Saul Subsidiary 1 Limited
Partnership
3600 Milford Mill Rd. in
MD 26

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 10-16-13. A field inspection and internal review reveals that an entrance onto MD 26 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance. Case Number 2014-0082-SPHA

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,

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 22, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For October 21, 2013
Item No. 2014-0082, 0085, 0086, 0089 and 0090

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

DAK:CEN
Cc: file

G:\DevPlanRev\ZAC -No Comments\ZAC10212013 -.doc

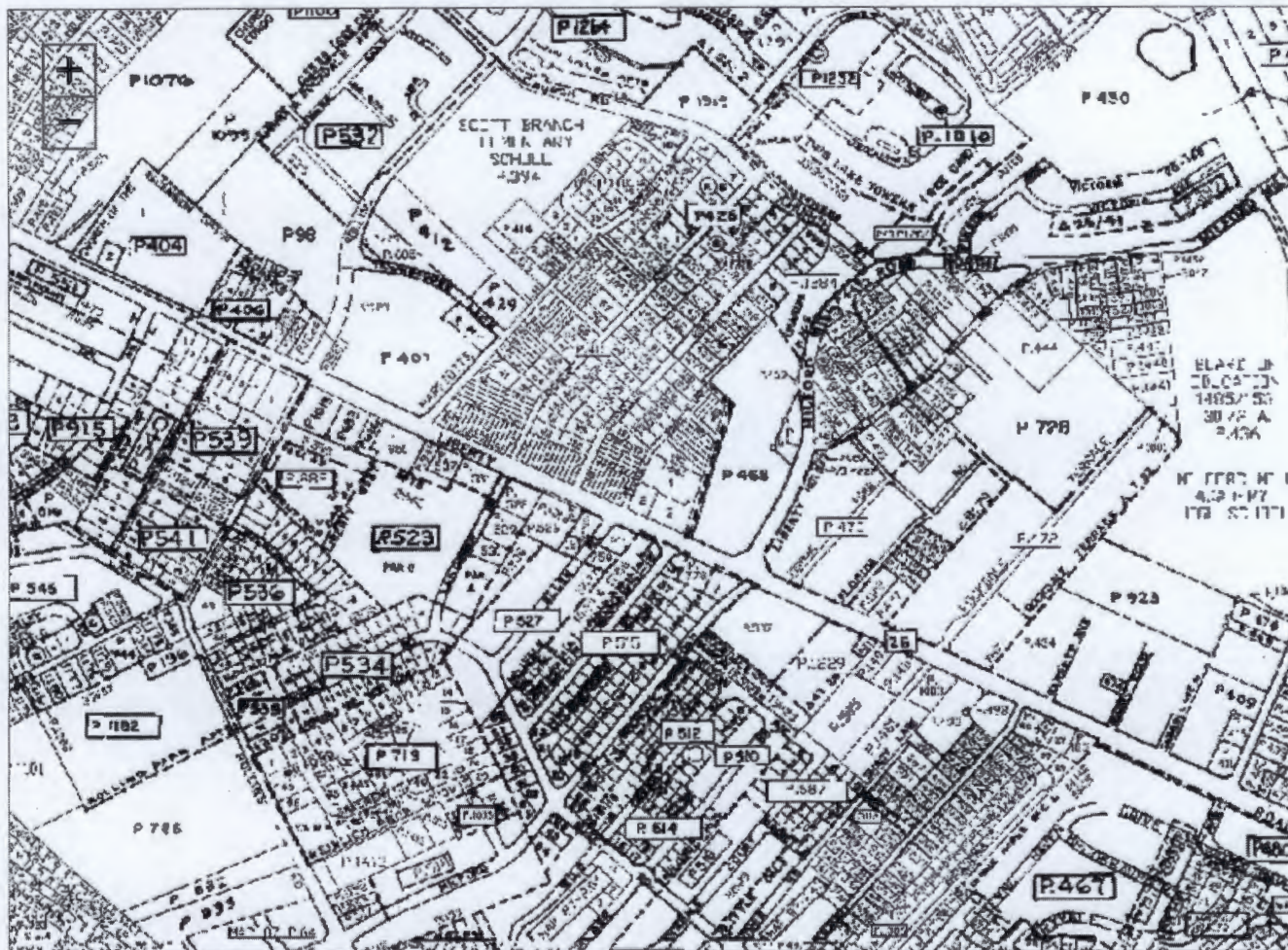
Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 02 Account Number - 1600005279	
Owner Information		
Owner Name:	SAUL SUBSIDIARY I LIMITED PARTNERSHIP PROPERTY TAX ADMINISTRATOR	Use: COMMERCIAL Principal Residence: NO
Mailing Address:	7501 WISCONSIN AVE STE 1500 BETHESDA MD 20814-6522	Deed Reference: 1) /10683/ 00377 2)
Location & Structure Information		
Premises Address:	3600 MILFORD MILL RD BALTIMORE MD 21244-3328	Legal Description: 5.008 AC 3600-3602 MILFORD MILL R NW COR MILFORD MILL
Map: 0077	Grid: 0023	Parcel: 0468
Sub District:	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2013
Plat No:	Plat Ref:	
Special Tax Areas:		
Town:		NONE
Ad Valorem:		
Tax Class:		
Primary Structure Built 1991	Above Grade Enclosed Area 56318	Finished Basement Area
Property Land Area 4.9000 AC	County Use 14	
Stories	Basement	Type
MARKET	Exterior	Full/Half Bath
Garage	Last Major Renovation	
Value Information		
	Base Value	Value
		As of
		01/01/2013
Land:	980,000	980,000
Improvements	2,421,000	3,114,300
Total:	3,401,000	4,094,300
Preferential Land:	0	0
Transfer Information		
Seller: SAUL HOLDINGS LIMITED PARTNERSHIP	Date: 08/03/1994	Price: \$183,275
Type: ARMS LENGTH VACANT	Deed1: /10683/ 00377	Deed2:
Seller: B F SAUL REAL ESTATE INVESTMENT	Date: 08/26/1993	Price: \$2,670,000
Type: ARMS LENGTH IMPROVED	Deed1: /09975/ 00587	Deed2:
Seller: GIANT FOOD PROPE RTIES INC	Date: 01/28/1972	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05246/ 00203	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County: 000		07/01/2013
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: **02** Account Number: **1600005279**

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

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CASE NAME _____
CASE NUMBER 2014-0082-SHA
DATE 12-16-13

[illegible]

Case No.: 2014-0082-SHA

Exhibit Sheet

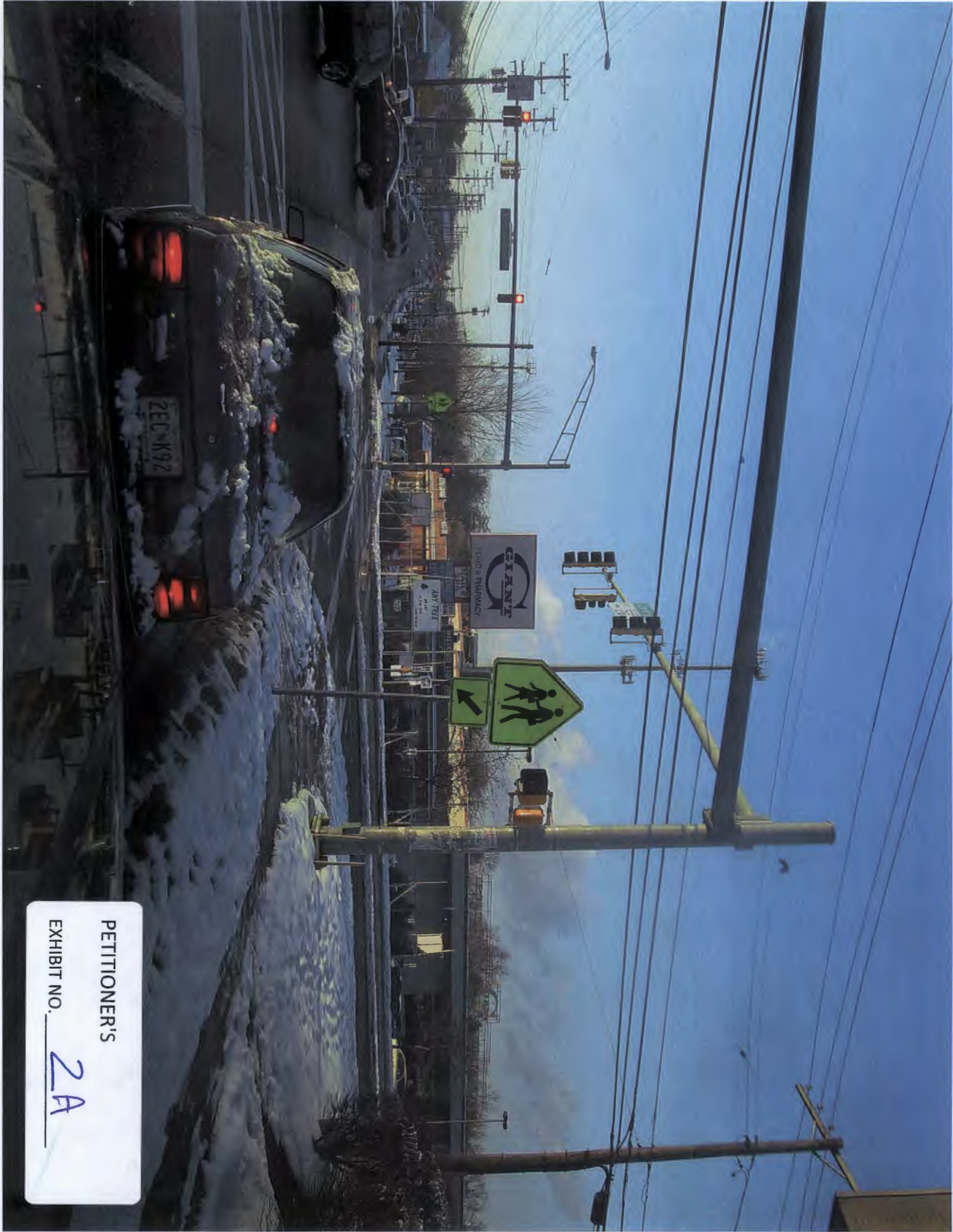
Petitioner/Developer

Respondent

BW 1-27-14

BW 12-17-13

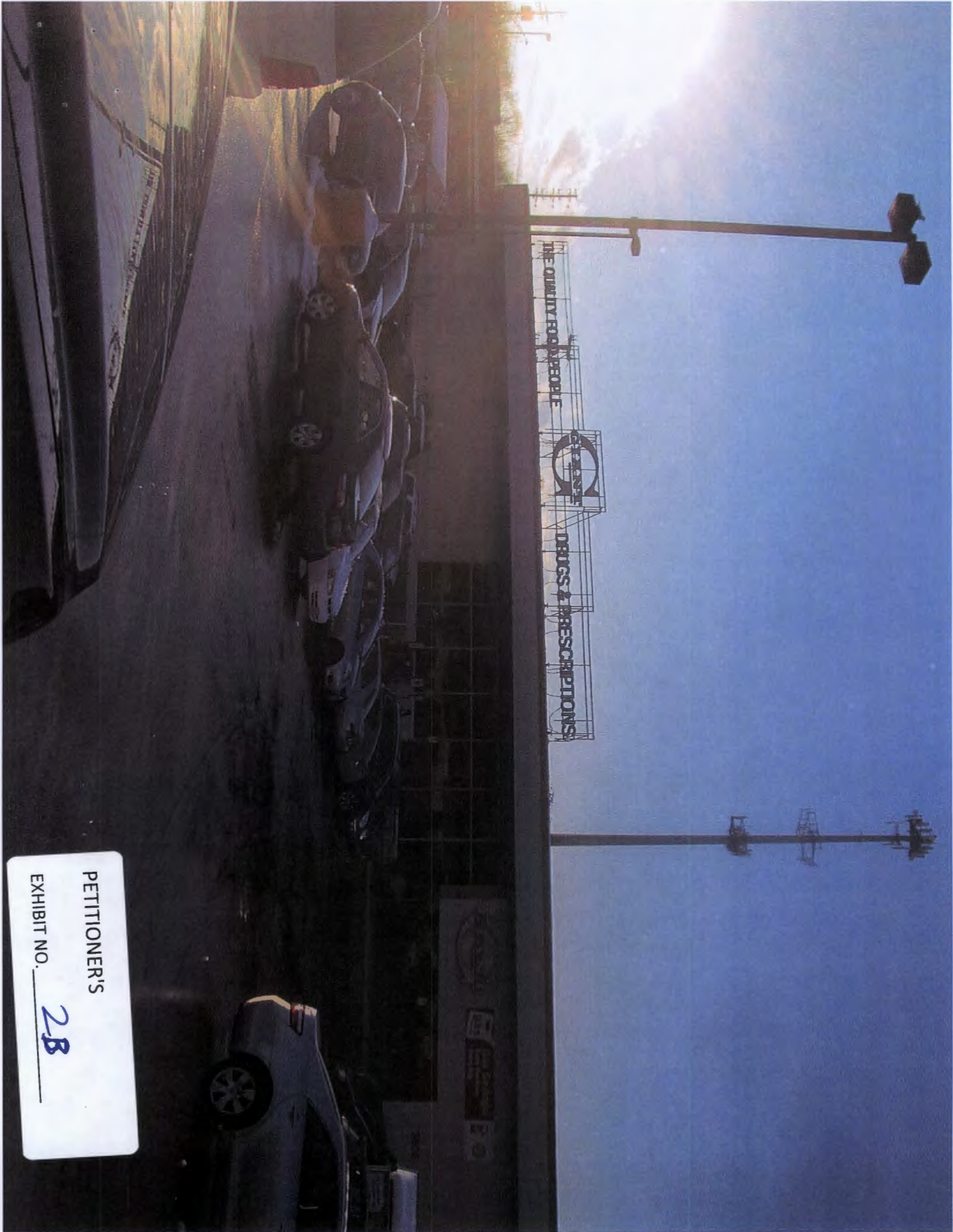
No. 1	1A Site plan + sign renderings 1B	
No. 2	2A Color photos 2B	
No. 3	Johnston resume	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER'S

EXHIBIT NO. _____

2A



PETITIONER'S

EXHIBIT NO. 2B

GLWGUTSCHICK, LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

MARK A. JOHNSTON
Professional Engineer
Surveyor in Training

EDUCATION

Bachelor of Science, Civil Engineering
University of Illinois, 1994
(Areas of Concentration: Water Resources and Geotechnical Engineering)

EXPERIENCE

Mr. Johnston has performed site development engineering as well as senior project management for rezonings and special exceptions in Baltimore/Montgomery/Prince George's/Howard/Frederick/Harford Counties, Maryland as well as in Texas, Illinois, Pennsylvania and Virginia for: shopping centers (ranging in size from 1 to 30 acres); religious and institutional facilities; multi-family/apartment sites; public and private schools; office buildings; warehouse complexes; industrial sites; public roads; water, sewer and storm drains; on-site and regional storm water management facilities; and related projects such as traffic impact studies and site development feasibility studies.

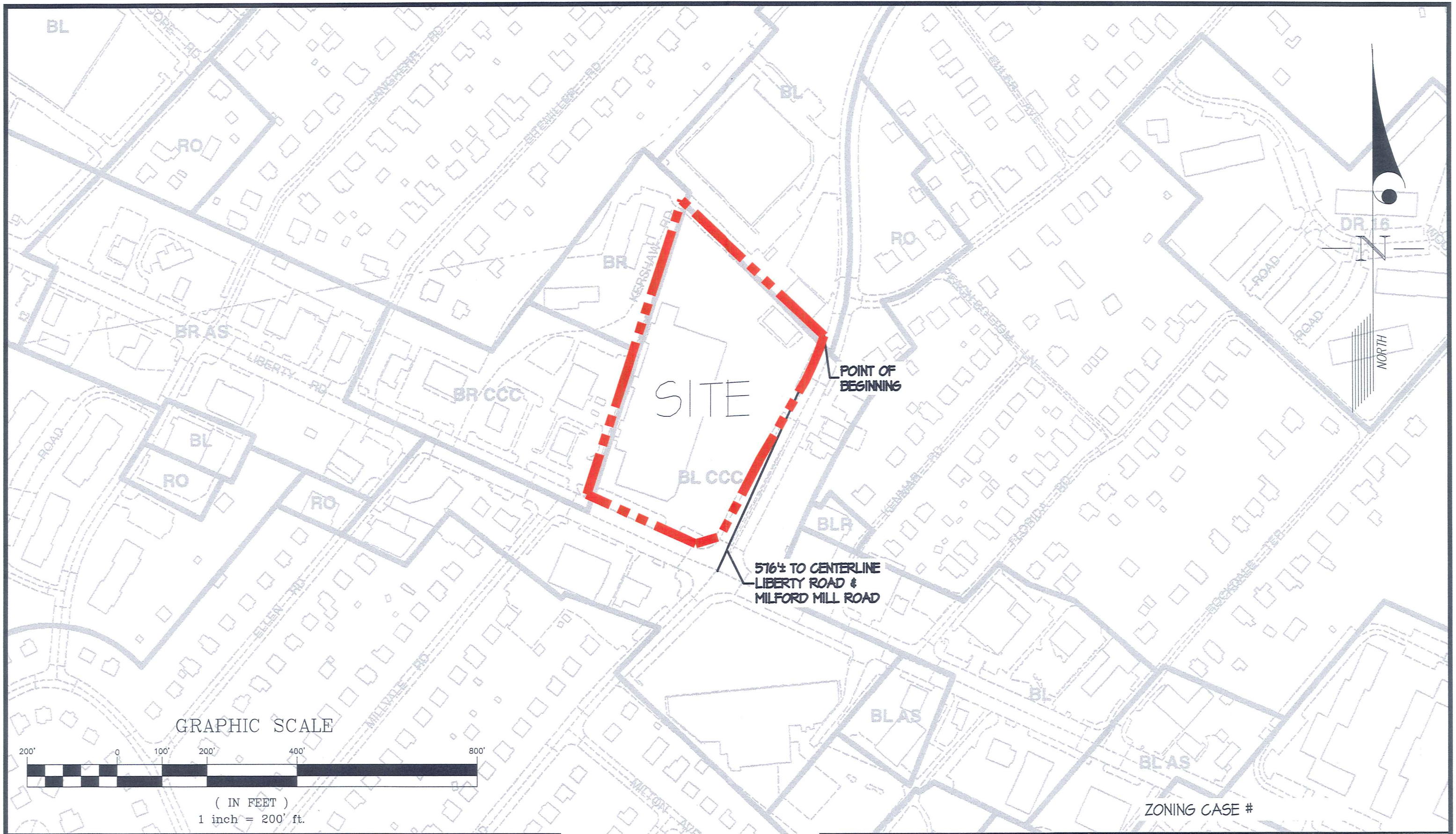
He has testified as an expert witness in civil engineering before the Baltimore County Zoning Hearing Examiner. He has made project presentations in Maryland to Prince George's County Board of Appeals, M-NCP&PC (Montgomery and Prince George's Counties); City of Rockville Planning Commission, City of Gaithersburg Planning Commission and many other jurisdictions in other states.

PROFESSIONAL REGISTRATIONS AND MEMBERSHIPS

Professional Engineer, Maryland, Virginia
Surveyor in Training, Illinois Registration
Maryland Society of Professional Engineers
American Society of Civil Engineering

PETITIONER'S

EXHIBIT NO. 3



GLWG GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
L: \CADD\DRAWINGS\87069\DESIGN\87069ex01.dwg

DES. MAJ
DRN. ANL
CHK.

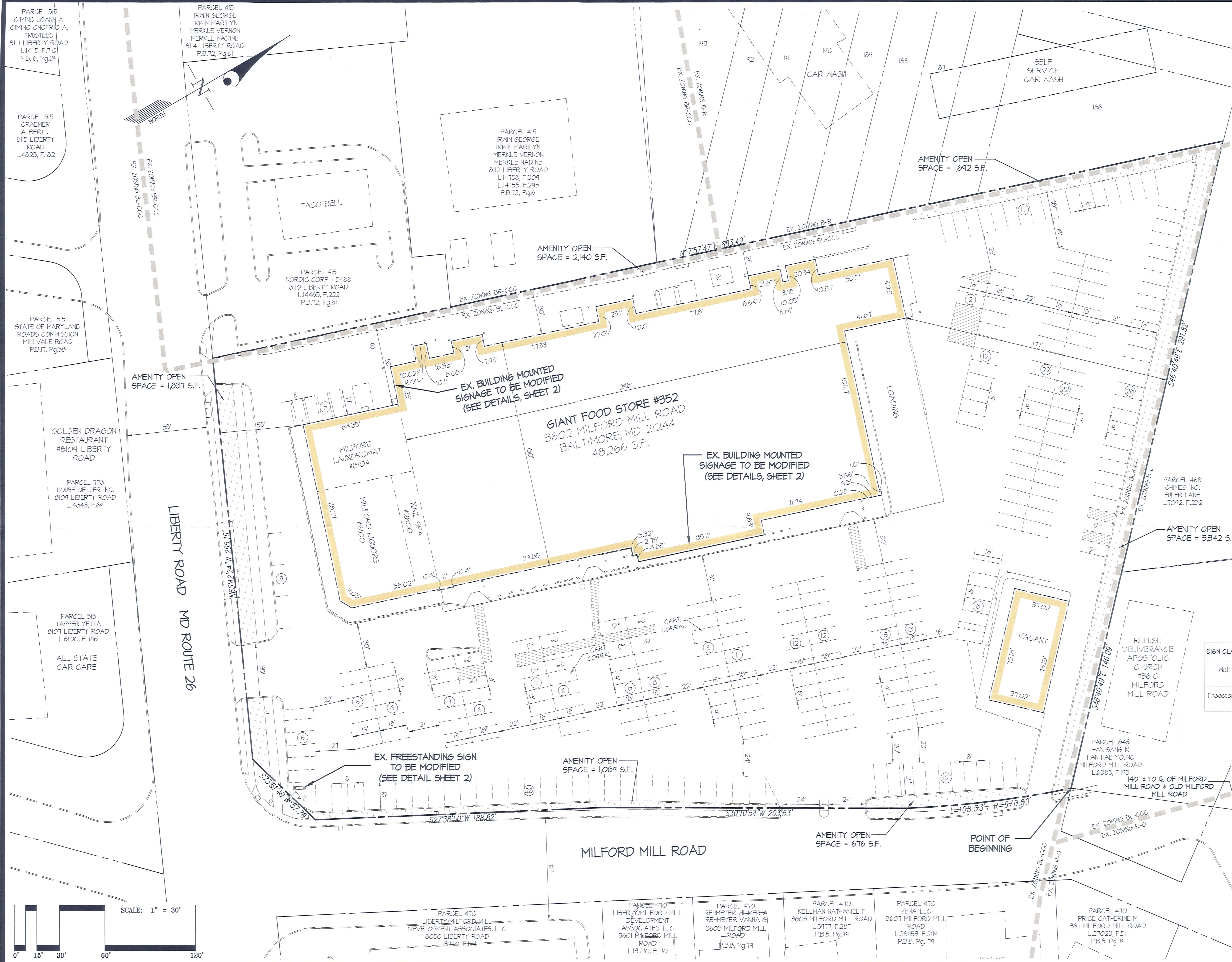
PREPARED FOR :
GIANT OF MARYLAND LLC
1385 HANCOCK STREET
QUINCY, MA 02169
SCOTT HALEY
(617)770-8119

2014-0082-SPHA

GIANT FOOD #352
MILFORD MILL SHOPPING CENTER
ZONING MAP 77-C3

ZONING MAP EXHIBIT

G. L. W. No.	87069
ZONING	BL CCC
TAX MAP/GRID	77-C3
DATE	JUNE, 2010
SCALE	1" = 200'
SHEET	1 OF 1



48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center

MEMBER

ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
1-800-257-7777

VICINITY MAP
SCALE: 1" = 1,000'

- SITE LOCATION**
- PROJECT STREET ADDRESS: 3602 MILFORD MILL ROAD BALTIMORE, MD 21244
 - ADC MAP: 33, GRID: A-1
 - ZONING MAP: TT-C3

- SITE DATA**
- OWNER: SAUL SUBSIDIARY LIMITED PARTNERSHIP
1501 WISCONSIN AVENUE, SUITE 1500,
BETHESDA, MD 20814
JIM DONLAN, PROPERTY MANAGER
301-486-6200
 - APPLICANT: GIANT OF MARYLAND, LLC
1385 HANCOCK ST.
QUINCY, MA 02169
ATTN: MR. SCOTT HALEY
DIRECTOR OF CONSTRUCTION &
ENGINEERING
(617) 770-8119
 - TRACT AREA: 218,987 S.F. or 5.03 Ac.
 - ZONING: BL-CCC
 - ELECTION DISTRICT #2
 - COUNTY COUNCIL DISTRICT #4
 - THERE ARE NO KNOWN 100 YEAR FLOODPLAINS ON THIS SITE.
 - THERE ARE NO KNOWN NON-TIDAL WETLANDS ON THIS SITE.
 - THERE ARE NO KNOWN HISTORIC STRUCTURES OR KNOWN ARCHEOLOGICAL SITES ON THE PROPOSED PROJECT.
 - THIS PLAN DOES NOT GENERATE ANY RESIDENTIAL TRANSITION AREAS (RTA).
 - BOUNDARY AND EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN PREPARED BY GUTSCHICK LITTLE & WEBER, P.A. NOV., 2004
 - FLOOR AREA RATIO
MAX F.A.R.: 4.0
PROPOSED F.A.R.: 54,146 S.F. / 218,987 S.F. = 0.27
 - OPEN SPACE REQUIRED:
54,146 S.F. X 0.2 = 11,834 S.F.
AMENITY OPEN SPACE PROVIDED:
A.O.S. RATIO: 13,271 S.F. / 48,266 S.F. = 0.28
 - TO OUR KNOWLEDGE THERE ARE NO PREVIOUS COMMERCIAL PERMITS FOR THIS SITE.

PREVIOUS ZONING CASES:

ZONING CASE 2012-0015-XA: SPECIAL EXCEPTION REQUEST FOR A FUEL SERVICE STATION ON AN INDIVIDUAL SITE PURSUANT TO BCZR 405.2.B.1. NO KNOWN DECISION.

ZONING CASE 1476: APPROVED RECLASSIFICATION TO "E" COMMERCIAL ZONE MARCH 17, 1955

SIGN CLASSIFICATION	MAX AREA/ FACE	MAX NO/ PREMISES	ADDITIONAL LIMITATIONS	HEIGHT
Wall Mounted	2 x length of the wall to which it's affixed	1 per tenant with separate exterior customer entrance	N/A	N/A
Freestanding- Joint ID	150'	1 per frontage	No more than 5 lines displayed	25'

PARKING CALCULATIONS

REQUIRED: (TOTAL SF = 54,146)
GIANT FOOD STORE 48,266 SF @ 5/1000 = 241.3 SPACES
GENERAL RETAIL 10,924 SF @ 5/1000 = 54.6 SPACES
TOTAL REQUIRED = 295.9 SPACES

PROVIDED:
STANDARD SPACES: 269 SPACES
HANDICAP SPACES: 12 SPACES
(8 REQUIRED)
TOTAL PROVIDED = 284 SPACES

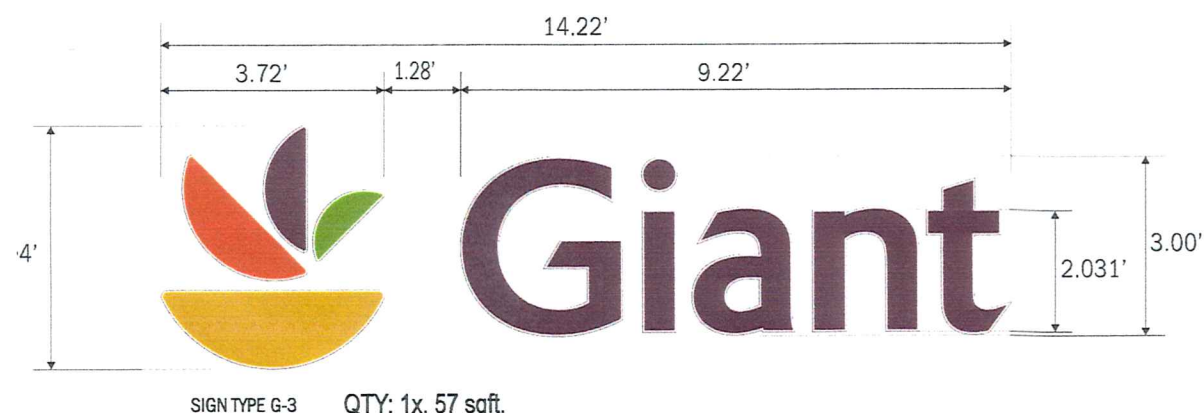
NOTE: THIS HEARING PERTAINS ONLY TO THE WALL MOUNTED AND OTHER GIANT FOOD RELATED SIGNAGE ON THE SITE. PURSUANT TO BCZR 450.2.D, IT IS THE RESPONSIBILITY OF THE OTHER STORE OWNERS TO BRING ANY NON-CONFORMING SIGN INTO COMPLIANCE WITH THE EXISTING SIGNAGE REGULATIONS

LEGEND

EX. EXISTING	PROPOSED	TELCO MANHOLE
PROP. STORMDRAIN YARD INLET	TELCO RISER	SIGN
STORMDRAIN MANHOLE	GAS METER	UTILITY POLE
GAS VALVE	WATER METER	GUY WIRE
WATER VALVE	WATER VALVE	ELEC. MANHOLE
FIRE HYDRANT	WATER MAINHOLE	TRANSFORMER
SEWER MANHOLE	SEWER MANHOLE	
SEWER CLEAN OUT	SEWER CLEAN OUT	

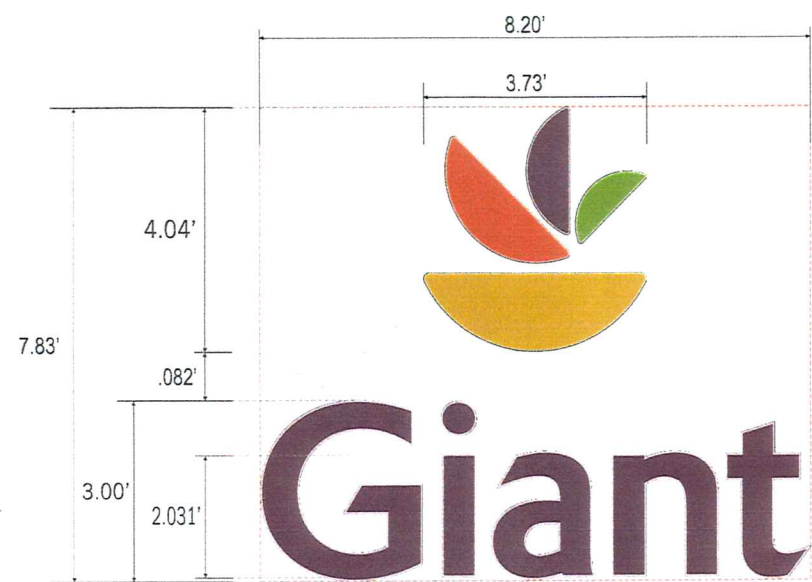
AREA TO BE CALCULATED FOR AMENITY OPEN SPACE

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186	PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE PLANS 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. 12464, EXPIRATION DATE: MAY 28, 2015	PREPARED FOR: GIANT OF MARYLAND, LLC 1385 HANCOCK ST. QUINCY, MA 02169 ATTN: MR. SCOTT HALEY (617)-770-8119	SCALE 1" = 30' DATE MAY, 2010	ZONING BL-CCC TAX MAP - GRID 77-C3	PLAN TO ACCOMPANY PETITION FOR VARIANCE HEARING MILFORD MILL SHOPPING CENTER GIANT FOOD STORE #352 ELECTION DISTRICT No. 2, COUNCILMANIC DISTRICT No. 4 BALTIMORE COUNTY, MARYLAND	G. L. W. FILE NO. 87069 SHEET 1 OF 2
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SIGN TYPE G-3 QTY: 1x, 57 sqft.

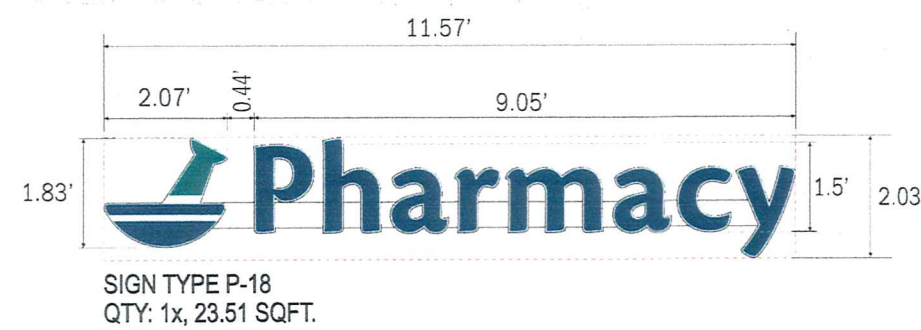
A Illuminated building identity; white returns, white trim, white acrylic faces, applied trans vinyl inlay



SIGN TYPE: CUSTOM (STACKED) QTY: 1x, 72.13 sqft.

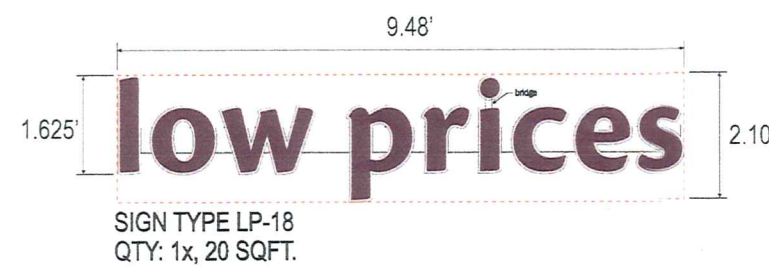
B Illuminated building identity; white returns, white trim, white acrylic faces, applied trans vinyl inlay

C Illuminated building identity; white returns, white trim, white acrylic faces, applied trans vinyl inlay; wireway mounted



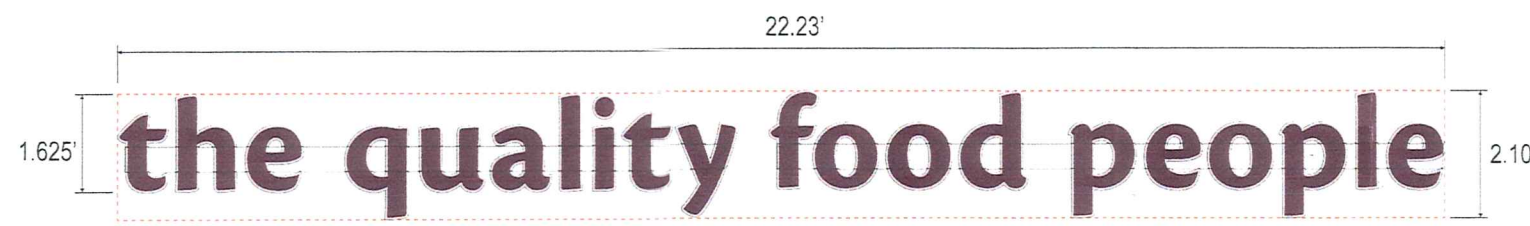
SIGN TYPE P-18 QTY: 1x, 23.51 SQFT.

D Illuminated building identity; white returns, white trim, white acrylic faces, applied trans vinyl inlay; wireway mounted



SIGN TYPE LP-18 QTY: 1x, 20 SQFT.

E Illuminated building identity; white returns, white trim, white acrylic faces, applied trans vinyl inlay; wireway mounted

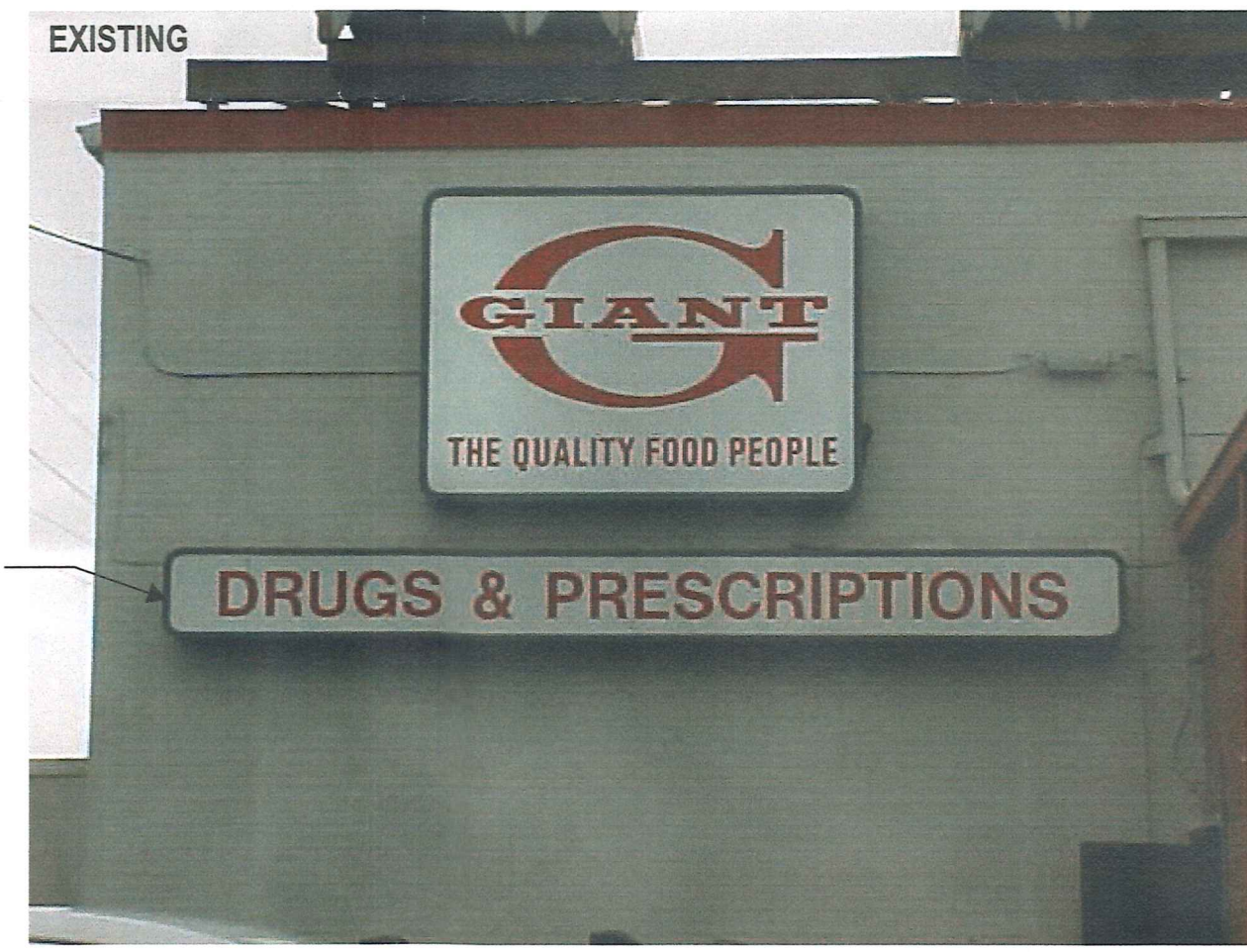


SIGN TYPE TQFP-18P QTY: 1x, 46.78 SQFT.

F Illuminated welcome sign; White acrylic face w/ trans vinyl overlay; purple trim & return



SIGN TYPE W-BOX QTY: 1x, 13.13 SQFT.



TYPE	LOCATION	DIMENSIONS	FEET	QTY
A	LOGO	FRONT 4.04' x 14.22'	57.00 SQ.FT.	1
B	LOGO	FRONT 7.83' x 8.20'	72.13 SQ.FT.	1
C	COPY	FRONT 1.83' x 11.57'	23.51 SQ.FT.	1
D	COPY	FRONT 1.625' x 9.48'	20.00 SQ.FT.	1
E	COPY	FRONT 1.625' x 22.23'	46.78 SQ.FT.	1
F	COPY	FRONT 1.83' x 7.17'	13.13 SQ.FT.	1
G	LOGO	SIDE 10' x 7'	70 SQ.FT.	1
TOTAL			303.24 SQ.FT.	



70.74 SQ.FT.

TYPE	DIMENSIONS	FEET	QTY
PYLON CABINETS	15.04 X 12.50	188.00 SQFT.	1



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 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\87069\DESIGN\87069DET DES. ANL DRNAN/JK CHK. MAJ

DATE	REVISION	BY	APPR.

PREPARED FOR:
 GIANT OF MARYLAND, LLC
 1385 HANCOCK ST.
 QUINCY, MA 02169
 ATTN: MR. SCOTT HALEY
 (617)-770-8119

SCALE
 AS SHOWN
 DATE
 MAY, 2010
 ZONING
 BL-CCC
 TAX MAP - GRID
 77-C3

PLAN TO ACCOMPANY PETITION FOR VARIANCE HEARING
 MILFORD MILL SHOPPING CENTER
 GIANT FOOD STORE #352

ELECTION DISTRICT No. 2, COUNCILMANIC DISTRICT No. 4

BALTIMORE COUNTY, MARYLAND

G. L. W. FILE No.
 87069
 SHEET
 2 OF 2