

M E M O R A N D U M

DATE: November 6, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0034-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on November 5, 2015. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(401-435 York Road) *

9th Election District *

5th Council District *

Garrison Towson, LLC, *Owner* *

Towson Commons Retail, LLC *

Contract Purchaser *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2016-0034-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Garrison Towson, LLC, owner and Towson Commons Retail, LLC, contract purchaser. ("Petitioners"). The Special Hearing was filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve an amendment to the previously approved plan in Case No. 06-677-SPH. In addition, a Petition for Variance seeks to allow 25 off-street parking spaces for two condominium units, Retail Unit Nos. 2 and 3, in lieu of the required 274 parking spaces. A two-sheet site plan was marked and accepted into evidence as Petitioners' Exhibit 1A & 1B.

Appearing at the public hearing in support of the requests was Mike Stoltz and landscape architect Matthew Bishop. David H. Karceski, Esq. represented the Petitioner. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no Protestants or interested citizens in attendance. No substantive Zoning Advisory Committee (ZAC) comments were received.

The subject property is 3.36 acres and zoned BM-CT. The Towson Commons retail complex was constructed on the site approximately 20 years ago. In recent years the center has had many vacancies and the purchaser hopes to revitalize the property with new tenants and businesses to serve the community. The only substantive relief sought concerns the number of

ORDER RECEIVED FOR FILING

Date

10/16/15

By

Den

parking spaces allocated to these condominium units, which in the aggregate constitute 91,382 sq. ft. of retail space within the much larger Towson Commons complex.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Ms. App. 691 (1995).

Petitioners have met this test. The property is irregularly shaped and much of the retail space in the cavernous building is below street grade. As such it is unique. If the B.C.Z.R. were strictly interpreted, Petitioners would experience a practical difficulty, given they would be unable to consummate the proposed sale and lease the now vacant space to commercial tenants. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County and/or community opposition. In fact, both the Greater Towson Council of Community Associations (GTCCA) and The Greater Towson Committee (GTC) expressed support for the request.

The petition for special hearing merely seeks to amend the previously approved plans to reflect the variance relief granted in this case. This is in the nature of a "housekeeping" measure, and the request does not seek substantive zoning relief. As such the petition will be granted.

THEREFORE, IT IS ORDERED this 6th day of October, 2015, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve an amendment to the previously approved plan in Case No. 06-677-SPH, to reflect the variance relief granted below, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date

10/16/15

By

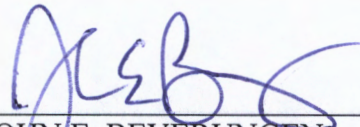
Den

IT IS FURTHER ORDERED that the Petition for Variance to allow 25 off-street parking spaces for two condominium units, shown on the plan as Retail Unit Nos. 2 and 3, in lieu of the required 274 parking spaces, be and is hereby GRANTED.

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

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject 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/sln

ORDER RECEIVED FOR FILING

Date

10/6/15

By

sln



KEVIN KAMENETZ
County Executive

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

October 6, 2015

David H. Karceski, Esq.
Venable, LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: Petition for Special Hearing and Variance
Case No. 2016-0034-SPHA
Property: 401-435 York Road

Dear Mr. Karceski:

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

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

Sincerely,

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 401-435 York Road; 10, 40 W. Chesapeake Avenue which is presently zoned BM-CT

Deed References: 22729/024, 33936/ 00329 10 Digit Tax Account #2500012495, 2500012496, 2500012497

Property Owner(s) Printed Name(s) Garrison Towson LLC 2500012498, 2500012499, 1700003322

(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 an amendment to the previously approved plan in Case No. 06-677-SPH.

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

3. ☒ a Variance from Section(s)

409.6.A.2 to allow 25 off-street parking spaces for two condominium units, Retail Unit Nos. 2 and 3, in lieu of the required 274 parking spaces.

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:

SEE ATTACHED SHEET

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature

210 W. Penn Avenue Towson MD

Mailing Address City State

21204 (410) 494-6825 dkarceski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHED SHEET

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature # 2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature

210 W. Penn Avenue Towson MD

Mailing Address City State

21204 (410) 494-6825 dkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2016-0034-SPH Filing Date 8, 7, 15 Do Not Schedule Dates: Reviewer JS

ORDER RECEIVED FOR FILING

Date 10/6/15

By Ben

2016-0034-SPH

CONTRACT PURCHASER:

TOWSON COMMONS RETAIL LLC

By: *Beverly Dobrochowski*
Beverly Dobrochowski, Vice President

Mailing Address:

2800 Quarry Lake, Suite 340
Baltimore, MD 21209

Telephone #

(410) 308-0700

LEGAL OWNERS (Petitioners):

GARRISON TOWSON LLC

By: GREF II Assets, LLC, a Delaware limited liability company,
its sole member

By: 

Title: Authorized Signatory

Michelle Rancic

Mailing Address

1290 Avenue of the Americas
New York, NY 10104-0008

Phone #

(212) 372-9568

MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



Zoning description for Special Hearing:

401-435 York Road, 40 West Chesapeake Avenue, and 10 West Pennsylvania Avenue

Beginning at a point located on the west side of York Road which has a right of way width of 66' at the distance of 50' south of the centerline of the nearest improved intersecting street Pennsylvania Avenue which has a right of way width of 80' **Thence** the following courses and distances, referred to the Maryland Coordinate System (NAD '83/91):

South 12 degrees 03 minutes 28 seconds West, 340.17' to a point; North 82 degrees 13 minutes 24 seconds West, 140.18' to a point; North 11 degrees 02 minutes 20 seconds East, 14.75' to a point; North 82 degrees 30 minutes 58 seconds West, 11.08' to a point; South 07 degrees 01 minutes 11 seconds East, 9.46' to a point; North 82 degrees 58 minutes 49 seconds West, 265.00' to a point; North 07 degrees 01 minutes 11 seconds East, 11.65' to a point; North 82 degrees 30 minutes 58 seconds West, 35.09' to a point; North 07 degrees 01 minutes 36 seconds East, 150.18' to a point; South 82 degrees 59 minutes 38 seconds East, 139.48' to a point; North 11 degrees 37 minutes 59 seconds East, 166.78' to a point; South 84 degrees 08 minutes 29 seconds East, 146.90' to a point; South 83 degrees 04 minutes 32 seconds East, 180.39' to a point; and place of beginning.

Containing an area of 129,700 square feet or 2.97 acres of land, more or less and being located in the 9th Election District and 5th Council District of Baltimore County Maryland.



2016-0034-SPMA

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

Abingdon, MD
(410) 515-9000

Laurel, MD
(410) 792-9792

Towson, MD
(410) 821-1690

Georgetown, DE
(302) 855-5734

Wilmington, DE
(302) 326-2200

York, PA
(717) 751-6073

MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



Property Description for Petition for Variance

401 York Road and 10 W. Pennsylvania Avenue

Retail Unit 2:

Beginning on the Lower Level of the building located at the corner of York Road and Pennsylvania Avenue and traveling in a south and western direction as shown on Sheet 3 of the Towson Commons Commercial Condominium Record Plat dated February 6, 2015 and recorded among the Land Records of Baltimore County in Liber 31, Folio 660 as "Retail Unit 2"; and

Beginning on the Street Level of the building located at the corner of Chesapeake Avenue and York Road and traveling in a north and western direction as shown on Sheet 4 of the Towson Commons Commercial Condominium Record Plat dated February 6, 2015 and recorded among the Land Records of Baltimore County in Liber 31, Folio 662 as "Retail Unit 2"; and

Beginning on the Retail Mezzanine Level of the building located at the corner of Chesapeake Avenue and York Road and traveling in a north and western direction as shown on Sheet 5 of the Towson Commons Commercial Condominium Record Plat dated February 6, 2015 and recorded among the Land Records of Baltimore County in Liber 31, Folio 662 as "Retail Unit 2".

Containing an area of 74,015 square feet or 1.6992 acres of land, more or less and being located in the 9th Election District and 5th Council District of Baltimore County, Maryland.

Retail Unit 3:

Beginning on the Street Level of the building located on the south side of Pennsylvania Avenue near the intersection with York Road and traveling in a south and eastern direction as shown on Sheet 4 of the Towson Commons Commercial Condominium Record Plat dated February 6, 2015 and recorded among the Land Records of Baltimore County in Liber 31, Folio 661 as "Retail Unit 3".

Containing an area of 17,367 square feet or .3987 acres of land, more or less and being located in the 9th Election District and 5th Council District of Baltimore County, Maryland.



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

Abingdon, MD
(410) 515-9000

Laurel, MD
(410) 792-9792

Towson, MD
(410) 821-1690

Georgetown, DE
(302) 855-5734

Wilmington, DE
(302) 326-2200

York, PA
(717) 751-6073

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

No. **128712**
 Date: **8/7/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 8/10/2015 8/07/2015 11:08:39
 RECEIPT # 677996 8/07/2015
 Dept 5 328 ZONING VERIFICATION
 NO. 128712
 Receipt Tot 41,000.00
 \$1,000.00 CR 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				\$100.00

Total: **\$1000.00**

Rec From: **GARRISON TOWSON, LLC**

For: **2016-0034 - SANA**

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

**CASHIER'S
 VALIDATION**



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3557455

Sold To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
TOWSON,MD 21204-5304

Bill To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
TOWSON,MD 21204-5304

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Sep 10, 2015

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: # 2016-0034-SPHA
401-435 York Road; 10, 40 W. Chesapeake Avenue
W/s York Road at SW corner of Pennsylvania Avenue
9th Election District - 5th Councilmanic District
Legal Owner(s): Garrison Towson LLC
Petitioners: Towson Commons Retail LLC

Special Hearing to approve an amendment to the previously approved plan in Case No. 06-667-SPH.

Variance from Section 409.6.A.2 to allow off-street parking spaces for two condominium units, Retail Unit Nos. 2 and 3, in lieu of the required 274 spaces.

Hearing: Friday, October 2, 2015 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) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY SEPTEMBER 12, 2015. (2) Hearings are Handicapped Accessible; for special accommodations Please Contact 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.

9/130 September 10 3557455

The Baltimore Sun Media Group

By

S. Wilkinson

Legal Advertising

CERTIFICATE OF POSTING

2016-0034-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Garrison Towson LLC
Towson Commons Retail, LLC

October 2, 2015

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: _____

401-435 York Road; 10, 40 W. Chesapeake Ave

September 12, 2015

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

Sincerely,

 September 12, 2015

(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)



KEVIN KAMENETZ
County Executive
August 19, 2015

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

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: 2016-0034-SPHA

401-435 York Road; 10, 40 W. Chesapeake Avenue
W/s York Road at SW corner of Pennsylvania Avenue
9th Election District — 5th Councilmanic District
Legal Owners: Garrison Towson LLC
Petitioners: Towson Commons Retail LLC

Special Hearing to approve an amendment to the previously approved plan in Case No. 06-667-SPH.

Variance from Section 409.6.A.2 to allow 25 off-street parking spaces for two condominium units, Retail Unit Nos. 2 and 3, in lieu of the required 274 spaces.

Hearing: Friday, October 2, 2015 AT 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over a circular stamp. The signature is fluid and cursive.

Arnold Jablon
Director

AJ:kl

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

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY SEPTEMBER 12, 2015.**
- (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.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
401-435 York Road; W/S York Road, between* OF ADMINISTRATIVE
Chesapeake & Pennsylvania Avenues *
9th Election & 5th Councilmanic Districts * HEARINGS FOR
Legal Owners: Garrison Towson LLC, GREF *
II Assets, LLC by Michelle Rancic * BALTIMORE COUNTY
Petitioner(s) *
2016-034-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.

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

RECEIVED

AUG 17 2015

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of August, 2015, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, Venable, LLP, 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

CASE NAME Touson Companies Retail
CASE NUMBER 2016-0034-SPHA
DATE 10/2/15

[illegible]

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>8/20/15</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>9/1/15</u>	PLANNING (if not received, date e-mail sent _____)	<u>NO Obj / w. Comment</u>
<u>8/17/15</u>	STATE HIGHWAY ADMINISTRATION	<u>NO Obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>9/10/15</u>	
SIGN POSTING	Date: <u>9/12/15</u> by <u>SSG Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: _____		

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier: District - 09 Account Number - 2500012495					
Owner Information					
Owner Name:		GARRISON TOWSON LLC		Use:	COMMERCIAL CONDOMINIUM
Mailing Address:		GARRISON INVSTMNT GRP STE 914 1290 AVENUE OF THE AMERICAS NEW YORK NY 10104-0008		Principal Residence:	NO
				Deed Reference:	
Location & Structure Information					
Premises Address:		401 YORK RD BALTIMORE MD 21204-0000 CONDO UNIT: 1		Legal Description:	RETAIL UNIT 1 401 YORK RD NWS TOWSON COMMONS COMMERCIAL CONDO
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
070A	0016	0016			
				Assessment Year:	Plat No:
				2014	0031/0658
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			1.2200 AC	06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		4,369,400	4,369,400		
Improvements		10,195,300	10,195,300		
Total:		14,564,700	14,564,700	14,564,700	14,564,700
Preferential Land:		0			0
Transfer Information					
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County[New Search \(http://sdat.dat.maryland.gov/RealProperty/\)](http://sdat.dat.maryland.gov/RealProperty/)District: **09** Account Number: **2500012495****A map was not found for this property.**

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.

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>).

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 2500012496			
Owner Information					
Owner Name:	GARRISON TOWSON LLC		Use:	COMMERCIAL CONDOMINIUM	
Mailing Address:	GARRISON INVSTMNT GRP STE 914 1290 AVENUE OF THE AMERICAS NEW YORK NY 10104-0008		Principal Residence:	NO	
			Deed Reference:		
Location & Structure Information					
Premises Address:		401 YORK RD BALTIMORE MD 21204-0000 CONDO UNIT: 2		Legal Description:	RETAIL UNIT 2 401 YORK RD NWS TOWSON COMMONS COMMERCIAL CONDO
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
070A	0016	0016			
				Assessment Year:	Plat No:
				2014	0031/0658
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			2.3000 AC	06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value	Phase-In Assessments	
			As of 01/01/2014	As of 07/01/2015	As of 07/01/2016
Land:		4,795,900	4,795,900		
Improvements		11,190,600	11,190,600		
Total:		15,986,500	15,986,500	15,986,500	15,986,500
Preferential Land:		0			0
Transfer Information					
Seller:			Date:	Price:	
Type:			Deed1:	Deed2:	
Seller:			Date:	Price:	
Type:			Deed1:	Deed2:	
Seller:			Date:	Price:	
Type:			Deed1:	Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:			Special Tax Recapture:		
Exempt Class:			NONE		
Homestead Application Information					
Homestead Application Status: No Application					

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 2500012497			
Owner Information					
Owner Name:	GARRISON TOWSON LLC		Use:	COMMERCIAL CONDOMINIUM	
Mailing Address:	GARRISON INVSTMNT GRP STE 914 1290 AVENUE OF THE AMERICAS NEW YORK NY 10104-0008		Principal Residence:	NO	
			Deed Reference:		
Location & Structure Information					
Premises Address:		401 YORK RD BALTIMORE MD 21204-0000 CONDO UNIT: 3		Legal Description:	RETAIL UNIT 3 401 YORK RD NWS TOWSON COMMONS COMMERCIAL CONDO
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
070A	0015	0016			
				Assessment Year:	Plat No:
				2014	0031/0658
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			0.4000 AC	06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		823,700	823,700		
Improvements		1,922,200	1,922,200		
Total:		2,745,900	2,745,900	2,745,900	2,745,900
Preferential Land:		0			0
Transfer Information					
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 09 Account Number - 2500012498		
Owner Information		
Owner Name:	GARRISON TOWSON LLC	Use: COMMERCIAL CONDOMINIUM Principal Residence: NO
Mailing Address:	GARRISON INVSTMNT GRP STE 914 1290 AVENUE OF THE AMERICAS NEW YORK NY 10104-0008	Deed Reference:
Location & Structure Information		
Premises Address:	401 YORK RD BALTIMORE MD 21204-0000 CONDO UNIT: OFFICE	Legal Description: OFFICE UNIT 401 YORK RD NWS TOWSON COMMONS COMMERCIAL CONDO
Map: 070A	Grid: 0015	Parcel: 0016
Sub District:	Subdivision:	Section:
Block:	Lot:	Assessment Year: 2014
Plat No:	Plat Ref: 0031/0658	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
		Property Land Area 5.5100 AC
		County Use 06
Stories	Basement	Type
		Exterior
		Full/Half Bath
		Garage
		Last Major Renovation
Value Information		
	Base Value	Value As of 01/01/2014
		Phase-in Assessments As of 07/01/2015
		As of 07/01/2016
Land:	6,441,900	6,441,900
Improvements	15,031,100	15,031,100
Total:	21,473,000	21,473,000
Preferential Land:	0	21,473,000
		0
Transfer Information		
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2015
		07/01/2016
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Homestead Application Information		
Homestead Application Status: No Application		

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier: District - 09 Account Number - 2500012499					
Owner Information					
Owner Name:	GARRISON TOWSON LLC		Use:	COMMERCIAL CONDOMINIUM	
Mailing Address:	GARRISON INVSTMNT GRP STE 914 1290 AVENUE OF THE AMERICAS NEW YORK NY 10104-0008		Principal Residence:	NO	
			Deed Reference:		
Location & Structure Information					
Premises Address:		401 YORK RD BALTIMORE MD 21204-0000 CONDO UNIT: GARAGE		Legal Description:	GARAGE UNIT 401 YORK RD NWS TOWSON COMMONS COMMERCIAL CONDO
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
070A	0015	0016			
				Assessment Year:	Plat No:
				2014	0031/0658
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
					6.7300 AC
					County Use
					06
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2014	07/01/2015	07/01/2016
Land:		1,759,200	1,759,200		
Improvements		4,104,900	4,104,900		
Total:		5,864,100	5,864,100	5,864,100	5,864,100
Preferential Land:		0			0
Transfer Information					
Seller:			Date:	Price:	
Type:			Deed1:	Deed2:	
Seller:			Date:	Price:	
Type:			Deed1:	Deed2:	
Seller:			Date:	Price:	
Type:			Deed1:	Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class			07/01/2015	07/01/2016
County:	000			0.00	
State:	000			0.00	
Municipal:	000			0.00 0.00	0.00 0.00
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

Real Property Data Search (w1)

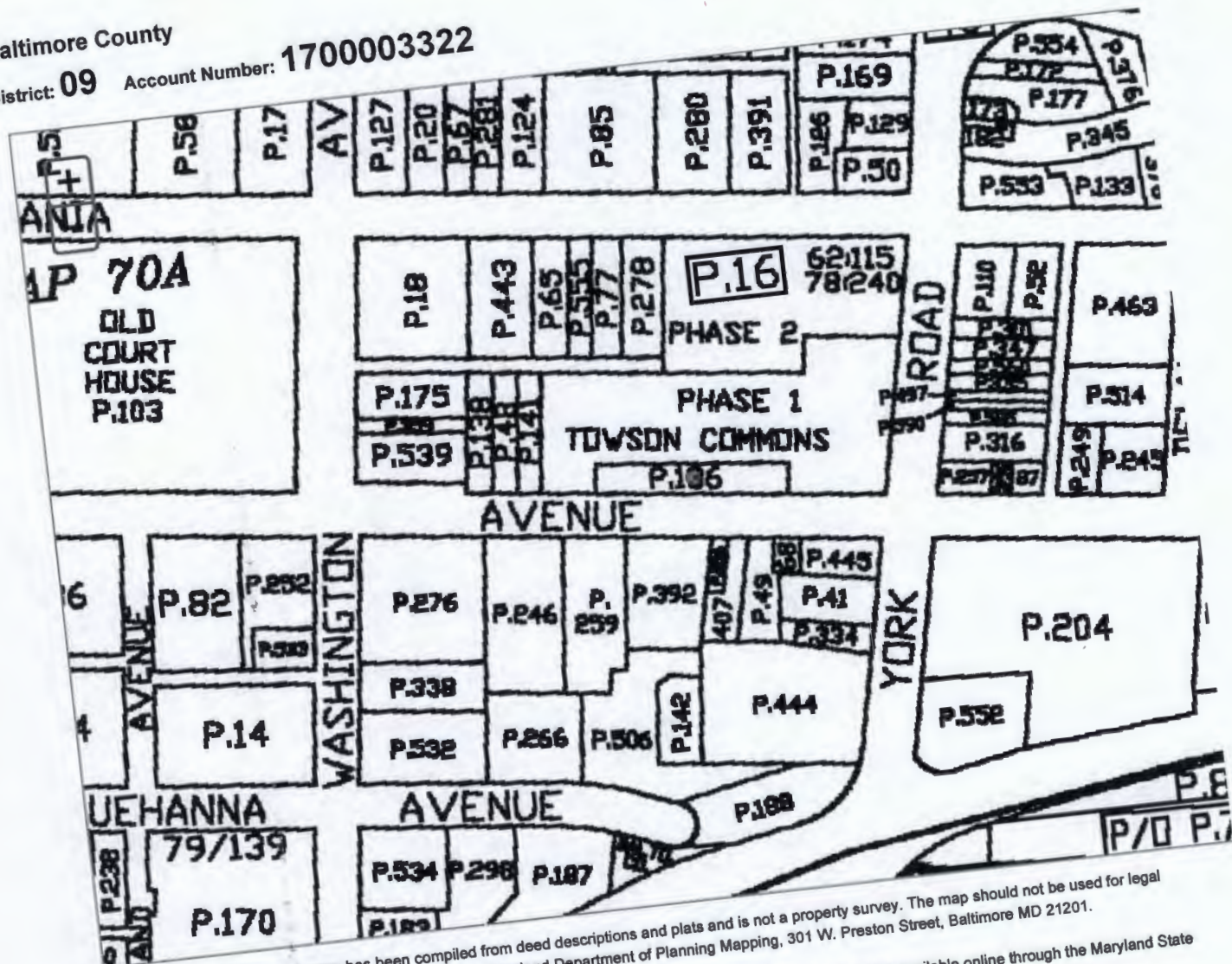
Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 09 Account Number - 1700003322							
Owner Information									
Owner Name:		GARRISON TOWSON LLC				Use: Principal Residence:		COMMERCIAL NO	
Mailing Address:		GARRISON INVESTMENT GRP FL 9 1350 AVENUE OF THE AMERICAS NEW YORK NY 10019-				Deed Reference:		/33936/ 00329	
Location & Structure Information									
Premises Address:		40 CHESAPEAKE AVE BALTIMORE MD 21204-0000				Legal Description:		.2596 AC 40 CHESAPEAKE AVE NS 123FT W OF YORK RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
070A	0011	0136		0000				2014	
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE		
Primary Structure Built 1978		Above Grade Enclosed Area 62750			Finished Basement Area		Property Land Area 11,308 SF		County Use 15
Stories	Basement	Type OFFICE BUILDING			Exterior	Full/Half Bath	Garage	Last Major Renovation	
Value Information									
		Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2015		As of 07/01/2016	
Land:		848,100		848,100					
Improvements		3,092,100		4,316,000					
Total:		3,940,200		5,164,100		4,756,133		5,164,100	
Preferential Land:		0						0	
Transfer Information									
Seller: TOWSON COMMONS HH LLC Type: ARMS LENGTH MULTIPLE				Date: 07/15/2013 Deed1: /33936/ 00329			Price: \$42,000,000 Deed2:		
Seller: TOWSON COMMONS LLC Type: NON-ARMS LENGTH OTHER				Date: 04/01/2011 Deed1: /30673/ 00388			Price: \$28,500,000 Deed2:		
Seller: 40 WEST CHESAPEAKE L L P Type: ARMS LENGTH IMPROVED				Date: 06/23/2006 Deed1: /24059/ 00582			Price: \$4,650,000 Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2015		07/01/2016			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt: Exempt Class:		Special Tax Recapture: NONE							
Homestead Application Information									
Homestead Application Status: No Application									

Baltimore County

District: 09 Account Number: 1700003322



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.

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>).



KEVIN KAMENETZ
County Executive

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

September 23, 2015

GREF II Assets LLC
Michelle Rancic
1290 Avenue of the Americas
New York NY 10104-0008

RE: Case Number: 2016-0034 SPHA, Address: 401-403 York Road, 10, 40 W Chesapeake Avenue

Dear Ms. Rancic:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 7, 2015. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Beverly Dobrochowski, V.P., 2800 Quarry Lake Drive, Suite 340, Baltimore MD 21209
David H Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Douglas H. Simmons, Acting Administrator

Date: 8/19/15

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

RE: Baltimore County
Item No. 2016-0034-SHA
Special Hearing Variance
Garrison Taborson, LLC
GREF II Assets LLC.
401-435 York Road.

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 8/17/15. A field inspection and internal review reveals that an entrance onto MD 45 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2016-0034-SHA

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 or by email at (rzeller@sha.state.md.us).

Sincerely,

David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

10/2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 1, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 401 – 435 York Road

RECEIVED

INFORMATION:

SEP 03 2015

Item Number: 16-034

Petitioner: Garrison Towson, LLC

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: BM-CT

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Hearing to determine whether or not the Administrative Law Judge should approve an amendment to the previously approved plan in Case No. 06-677-SPH and the Petition for Variance to allow 25 off street parking spaces for two condominium units, Retail Unit Nos. 2 and 3, in lieu of the required 274 off street parking spaces.

This Department has reviewed this request within the context of the various plans for Towson as adopted into Master Plan 2020 and also in light of newly proposed legislation yet to be adopted (Towson Urban Center Overlay District) and recommends that the petitioned request is consistent with the goals of said plans.

The Department has no objection to the granting of the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Division Chief: Kathy Schlabach
AVA/KS

C: Krystle Patchak

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 20, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For August 24, 2015
Item No. 2016-0034, 0035, 0037, 0038 and 0039

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\ZAC08242015.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 1, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 401 – 435 York Road

INFORMATION:

Item Number: 16-034

Petitioner: Garrison Towson, LLC

Zoning: BM-CT

Requested Action: Special Hearing, Variance



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The Department has no objection to the granting of the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Division Chief: Kathy Schlaabach
AVA/KS

C: Krystle Patchak

Case No.: 2016-0034-SPHA

Exhibit Sheet

Petitioner/Developer

Protestant

10-6-15
Sen

No. 1	1A } site plan 1B }	
No. 2	GTCCA letter	
No. 3	Monk CV	
No. 4	Bishop CV Aerial exhibit	
No. 5	My Neighborhood map	
No. 6	photos of site	
No. 7	Aerial exhibit	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



The Greater Towson Council of Community Associations
P.O. Box 5421
Towson, MD 21285-5421
info@gtcca.org • www.gtcca.org

October 1, 2015

Re: 2016-0034-SPHA

To whom it may concern,

The Greater Towson Council of Community Associations (GTCCA) supports the petitioner's request for a variance to allow 25 off-street parking spaces for two condominium units, Retail Unit Nos. 2 and 3 in lieu of the required 274 parking spaces. GTCCA is an umbrella organization representing 30 communities in the Towson area.

From 9AM to 5 PM Monday through Friday the people that are likely to patronize the businesses will probably already be in Towson and will be able to walk.

After hours and on weekends, the Towson Commons garage is nearly empty so patrons coming to Towson will have plenty of parking space available.

Presumably, a business wanting to spend money to acquire the retail space and renovate it would have done a thorough analysis of their parking requirements. Underestimating parking would lead to lower patronage and less chance of success so there is a great incentive to get it correct. Parking is a sensitive neighborhood issue due to the proximity to Towson University but even in the event that overflow parking is required, it is highly unlikely that customers would park in any of the residential communities surrounding the Towson business core due to the distance. There is ample public parking such as garages and on-street parking that is much closer.

In summary, GTCCA supports the requested variance.

Sincerely,

Paul S. Hartman
Past president and current GTCCA board member
410-622-8396
paul@gtcca.org

PETITIONER'S

EXHIBIT NO. 2

WILLIAM P. MONK

Principal

PROJECT ASSIGNMENT:

Principal, Urban/Site Planning, Expert
Witness / Project Manager

YEARS OF EXPERIENCE:

MRA: 14
Other Firms: 25

EDUCATION:

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

PROFESSIONAL & INDUSTRY AFFILIATIONS:

Greater Towson Committee (formerly
Towson Development Corporation)
President 1998-2000
Bd. of Directors 1994-2014
Baltimore County Design Review
Panel, 2008 - present, past
Chairman
National Association of Industrial and
Office Properties, Legislative
Committee
Baltimore Development Work Group
(member)
International Council of Shopping
Centers (ICSC)
Homebuilders Association of
Maryland, Baltimore County
Chapter

PAST MEMBERSHIPS & AFFILIATIONS:

Mayor's Transition Committee for
Economic Development, Mayor
Martin O'Malley, City of Baltimore
1999-2000
American Planning Association
National Golf Association
Citizens Planning & Housing
Association (CPHA) (past board
member)
Tomorrow's Towson Urban Design
Committee (member)

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 throughout the mid-Atlantic region for over 39 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 land planning and zoning issues in several jurisdictions throughout the mid-Atlantic region, including Annapolis, Anne Arundel County, Baltimore, Baltimore County, Carroll County, Frederick County, Harford County, Howard County, Prince George's County, and St. Charles Community in Maryland. He has testified in more than 300 zoning hearings over the past 39 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.



**MORRIS & RITCHIE
ASSOCIATES, INC.**

C:\PLD\RESUMES BY SUBJECT\EXPERT WITNESS TESTIMONY

PETITIONER'S

EXHIBIT NO.

3

WILLIAM P. MONK - Page 2 of 5

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.

Target Store, Owings Mills, Maryland - Provided preliminary assessment and recommendations for the proposed 100,000-SF retail store with 500 parking spaces on a 12.5-acre site.

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.

Manassas Center, Manassas, Virginia - A ten-acre mixed-use, retail strip shopping center and low-rise office development project.

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 Hechinger's 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.

Liberty Valley Country Club, Baltimore County, Maryland - Assisted client through the special exception and variance procedures and obtained approval for redevelopment of Liberty Valley Country Club. Prepared golf course preliminary design plan.

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.

WILLIAM P. MONK - Page 3 of 5

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. 2003/Not built.

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.

GOLF COURSE COMMUNITY MASTER PLANNING AND GOLF COURSE PLANNING AND DESIGN

Country Club of Maryland, Towson, Maryland - An 18-hole private country club. Served as principal in charge and project manager for overall planning, design and final engineering of a 36 unit residential subdivision. Lead consultant in procuring all entitlement approvals (development plan and record plat pending). Coordinated all environmental

consultants and the golf course architect in securing waivers and environmental approvals for stream modifications and renovations to the golf course.

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.

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 grass bunkers and swales, waste bunkers, mounding, a system of ponds and streams and natural vegetation and grasses all of which reinforce the linkslands 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.

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.

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

WILLIAM P. MONK - Page 5 of 5

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
NATIONAL AND REGIONAL COMMERCIAL/RETAIL 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
Red Robin Restaurants
Mission BBQ

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
Hechinger's
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

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

WEST VIRGINIA

Martinsburg

*EXPERT WITNESS

**MATTHEW A. BISHOP, PLA,
LEED AP**

Associate

PROJECT ASSIGNMENT:

Expert Witness, Landscape Architect

YEARS OF EXPERIENCE:

MRA:	9
Other Firms:	5

EDUCATION:

B.S. Landscape Architecture / 2001 /
University of Connecticut
M.S. Plant Science / 2005 / University
of Connecticut

ACTIVE REGISTRATION:

Landscape Architect:
Maryland, 2006, #3365
North Dakota, 2013, #80

L.E.E.D. Accredited Professional
(2008)

PROFESSIONAL AFFILIATIONS:

American Society of Landscape
Architects (ASLA)
U.S. Green Building Council
(USGBC), Maryland Chapter
Homebuilders Association of
Maryland, Baltimore County
Chapter

QUALIFICATIONS:

Mr. Bishop is an Associate with MRA's Towson office. His experience includes a variety of projects ranging in scale from site specific to regional planning including streetscapes, neighborhood parks, mixed-use and residential development. The scope of Mr. Bishop's project involvement includes site analysis through construction documents; applications and permitting; graphic renderings; grading; and cost estimating. His experience also includes working with various government agencies, private interest groups, and project related consultants including: architects; civil engineers; traffic engineers; and City, State, and County environmental and planning agencies.

Sample projects managed by Mr. Bishop include the following:

Firestone Auto Care Center, Baltimore County, Maryland - Located in Perry Hall on the east side of Belair Road, this commercial auto care facility included 5,000 sf of service and retail space with associated parking, signage, and landscape improvements. Served as project manager in the preparation of all Baltimore County required plans including a Special Exception Plan, Development Plan, Grading Plan, Site Plan, ESC Plan, Utility Plans, and Landscape Plans. Served as expert witness at the Special Exception hearing.

Gunpowder Overlook, Baltimore County, Maryland - Located in Perry Hall on the east side of Belair Road, this residential community includes 48 single family detached residential homes with associated open space, stormwater management facilities, environmental conservation areas, public roads and utilities. Served as project manager in the preparation of Concept Plans, a Development Plan, a Pattern Book, and coordination of a Community Input Meeting. Provided expert witness testimony at the Administrative Law Judge Hearing.

5737 Allender Road, Baltimore County, Maryland - Located on the east side of Baltimore County in White Marsh this development incorporates 121 homes situated around an extensive network of community open spaces. Served as project landscape architect in the design and preparation of planning related design products including Concept Plan, Development Plan, Pattern Book, and Final Development Plan. Also provided expert witness testimony for a Variance hearing to reduce side and rear yard building setbacks.

Red Lion Farm, Baltimore County, Maryland - Located on the east side of Baltimore County in White Marsh this development incorporates 61 homes. Provided expert witness testimony for a variance hearing to reduce rear yard building setbacks.

Windlass Run, Baltimore County, Maryland - Located on the east side of Baltimore County south of White Marsh Boulevard this Planned Unit Development incorporates 424 homes situated around an extensive network of community open spaces including a clubhouse, pool, and children's play equipment. Served as project landscape architect in the design and preparation of planning related design products including Concept Plan, Development Plan, Pattern Book, and Final Development Plan. Also designed and prepared detailed landscape architecture related design products including Active Open Space areas, Passive Open Space areas, Entry features, and Club house/pool area.

Towson Manor, Towson, Maryland - Located south of downtown Towson, on the east side of York Road, this Planned Unit Development incorporates 109 townhouses and an assisted living facility on ±8.22 acres. The project is a redevelopment of an existing single family residential community which had fallen into disrepair. Served as project



**MORRIS & RITCHIE
ASSOCIATES, INC.**



PETITIONER'S

EXHIBIT NO.

5



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is not
inaccurate or
not warrant the accuracy or reliability of the data and disclaims all warranties
with regard to the data, including but not limited to, all warranties, express
or implied, of merchantability and fitness for any particular purpose.
Baltimore County, Maryland disclaims all obligation and liability for damages,
including but not limited to, actual, special, indirect, and consequential
damages, attorneys' and experts' fees, and court costs incurred as a result
of, arising from or in connection with the use of or reliance upon this data.

Printed 9/25/2015



09/28/2015



09/28/2015



09/28/2015

PETITIONER'S

6

EXHIBIT NO.



09/28/2015





09/28/2015





09/28/2015



09/28/2015







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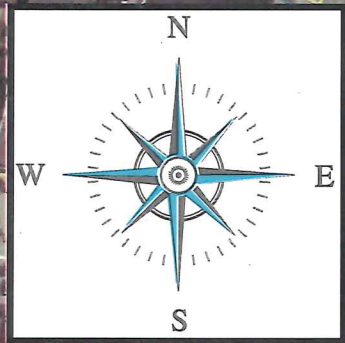
BM CT

TOWSON LIBRARY

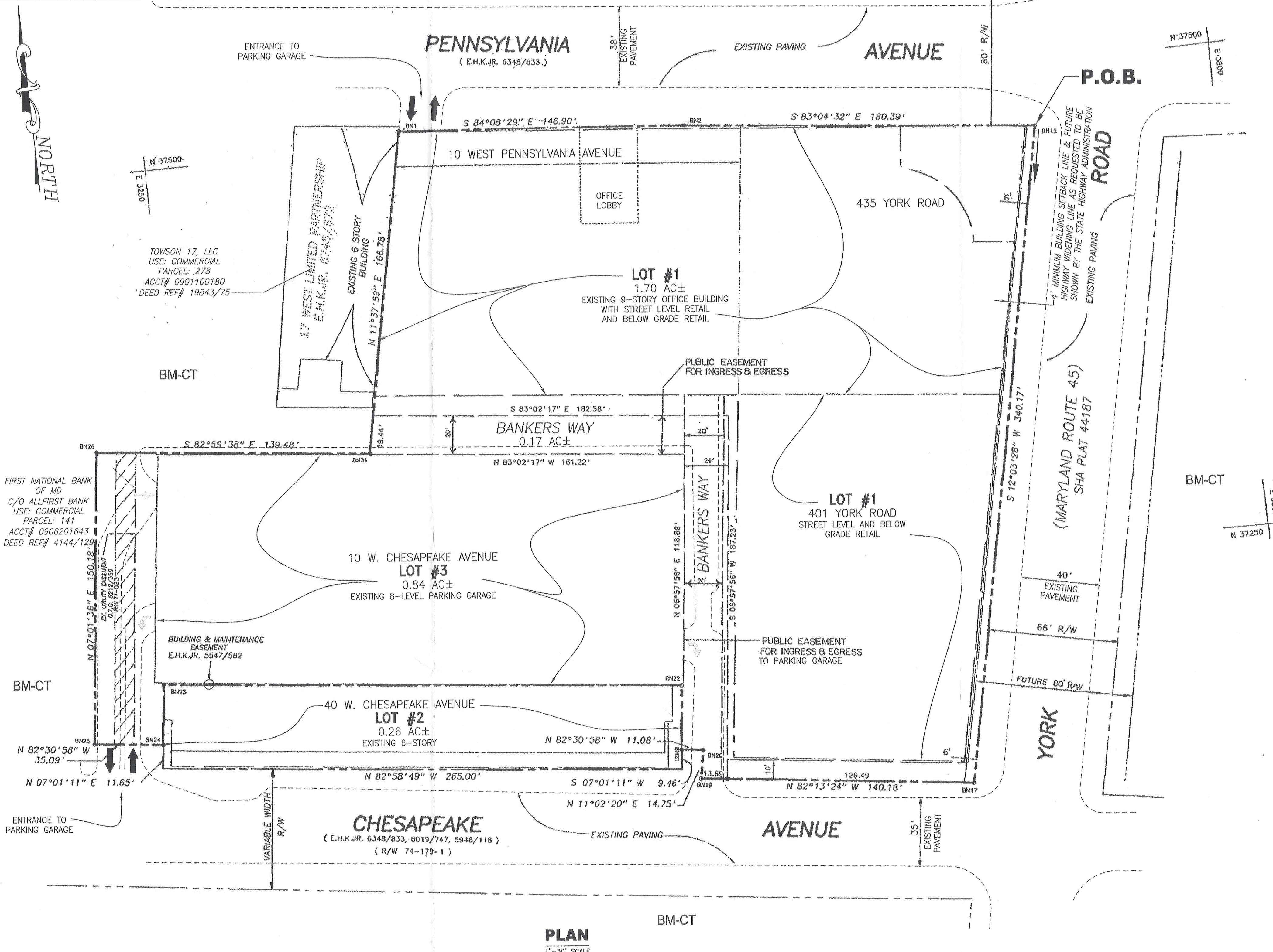
NOT LOCATED

BM - 1941

RO



PETITIONER'S
EXHIBIT NO. 



GENERAL NOTES:

- 1. ZONING: BM-CT
- 2. PROPERTY INFORMATION:
 - LOT #1:
 - RETAIL UNIT #2 - ACCOUNT #: 2500012496 , PLAT/REF: 0031/0658
 - RETAIL UNIT #3 - ACCOUNT #: 2500012497 , PLAT/REF: 0031/0658
 - LOT #3:
 - GARAGE - ACCOUNT #: 2500012499 , PLAT/REF: 0031/0658
- 3. PROPERTY AREA:
 - LOT #1 74,071 SF = 1.70 AC±
 - LOT #3 36,764 SF = 0.84 AC±
 - BANKERS WAY 7,540 SF = 0.17 AC±
 - NET PROPERTY/LOT AREA: 118,375 SF = 2.71 AC±
 - GROSS: PROPERTY/LOT AREA: INCLUDES 30' WITHIN ADJACENT PUBLIC ROADS (PENNSYLVANIA AVENUE, YORK ROAD, AND CHESAPEAKE AVENUE) TOTAL: 146,369 SF = 3.36 AC±
- 4. BALTIMORE COUNTY SOILS SURVEY MAP: 35
- 5. GIS TILE: 070A2
- 6. PLAT REFERENCE: S.M. 62-115
- 7. CENSUS TRACT: 490703
- 8. WATERSHED: JONES FALLS
- 9. SUBSEWERSHED: 55
- 10. SEWAGE PLAN DESIGNATION: S1
- 11. WATER SUPPLY PLAN DESIGNATION: W1
- 12. REGIONAL PLANNING DISTRICT: 315
- 13. ELECTION DISTRICT: 9TH COUNCILMANIC DISTRICT: 5TH
- 14. EXISTING USE: VACANT RETAIL AND STRUCTURED PARKING (GARAGE)
- 15. PROPOSED USE(S): RETAIL AND STRUCTURED PARKING (SEE SPECIAL NOTE #4)
- 16. FLOOR AREA RATIO (F.A.R.):
 - MAXIMUM ALLOWED - 5.5
- 17. MAXIMUM PERMITTED BUILDING AREA: (5.5 X 146,369 SF) (PER NOTE #2) = 805,029 SF
- 18. PROPOSED F.A.R.: 0.18
- 19. EXISTING BUILDING AREA:
 - LOTS 1 AND 3 (PER APPROVED 3RD REFINED CRG PLAN) = 402,085 SF
 - TOTAL EXISTING: = 402,085 SF
- 20. PURSUANT TO BCZR SECTION 235 B.7.C.1, NO RELIEF FROM HEIGHT LIMITATIONS OR SETBACKS IS REQUIRED.
- 21. THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- 22. LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- 23. THE SITE IS NOT WITHIN A MORATORIUM AREA OR IN AN AREA WHERE FAILURE OF BASIC SERVICES MAPS CURRENTLY EXISTS PER SECTION 4A02 (BCZR).
- 24. THE SITE IS NOT IN A 100 YEAR FLOODPLAIN.
- 25. THIS SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- 26. THERE ARE NO NON-TIDAL WETLANDS ON THIS SITE.
- 27. THERE ARE NO FOREST BUFFERS ON THIS SITE.
- 28. THERE ARE NO KNOWN REGULATED PLANT OR WILDLIFE COMMUNITIES ASSOCIATED WITH THIS SITE.
- 29. THERE ARE NO KNOWN HISTORICAL STRUCTURE, DISTRICT, OR ARCHEOLOGICAL AREAS ASSOCIATED WITH THIS SITE.
- 30. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS WITHIN 100' OF THIS PROPERTY
- 31. BUILDING CONSTRUCTION SHALL COMPLY WITH BUILDING AND FIRE CODE REQUIREMENTS.
- 32. ALL LIGHTING SHALL CONFORM TO IES STANDARDS (ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA) MAXIMUM HT. 18' PER SECTION 405.4.C.1.D (BCZR)
- 33. SIGNAGE: PROPOSED SIGNAGE SHALL BE IN COMPLIANCE WITH B.C.Z.R. SECTION 450 OR A PETITION FOR A VARIANCE WILL BE FILED.

PARKING:

Level	Retail Unit 2	Retail Unit 3
Lower Level	22,127	0
Street Level	26,856	17,367
Mezzanine	25,032	0
Total Per Unit (SF)	74,015	17,367
Total (SF)	91,382	
3 Spaces/1000 SF	222.04	51.10
Total Spaces Required	274	
Parking Garage Capacity	844	

SPECIAL NOTES:

- 1. ALL RETAIL (PROPOSED) REDEVELOPMENT IS LIMITED TO RETAIL UNIT 2 AND RETAIL UNIT 3 AS DEPICTED ON THE RECORD PLAT AND SHOWN ON SHEET 2 OF 2 OF THIS SITE PLAN.
- 2. NO INCREASE / DECREASE OF AMENITY OPEN SPACE IS PROPOSED WITH THIS APPLICATION. A VARIANCE TO AMENITY OPEN SPACE WAS GRANTED IN CASE #90-130-SPHA
- 3. NO EXPANSION OF THE EXISTING BUILDING(S) IS PART OF THIS APPLICATION
- 4. THIS VARIANCE APPLICATION IS LIMITED TO THREE (3) LEVELS (LOWER LEVEL, STREET LEVEL, AND MEZZANINE LEVEL) OF THE BUILDING(S). SEE SHEET 2 OF 2. HEALTH CLUB, ROTUNDA, AND OFFICE (AND RELATED BUILDING AREAS) NOT INCLUDED.
- 5. THE TOWSON COMMONS COMMERCIAL CONDOMINIUM RECORD PLATS INCLUDING RETAIL UNITS 2 AND 3 WERE PREPARED BY BOHLER ENGINEERING, DATED FEBRUARY 6, 2015 AND RECORDED IN THE LAND RECORDS OFFICE OF BALTIMORE COUNTY ON MARCH 10, 2015 AT (LIBER 33936 FOLIO 329) AND RECORDED AS LIBER 31 FOLIO 660 (SHEET 3 OF 18 / LOWER LEVEL), LIBER 31 FOLIO 661 (SHEET 4 OF 18 / STREET LEVEL) AND LIBER 31 FOLIO 662 (SHEET 5 OF 18) AS DEPICTED HEREIN.

ZONING RELIEF:

- 1. SPECIAL HEARING UNDER SECTION 500.7 OF THE BCZR TO APPROVE AN AMENDMENT TO THE PREVIOUSLY APPROVED PLAN IN CASE NO. 06-677-SPH
- 2. VARIANCE FROM SECTION 409.6.A.2 TO ALLOW 25 OFF-STREET PARKING SPACES FOR TWO CONDOMINIUM UNITS, RETAIL UNITS 2 AND 3, IN LIEU OF THE REQUIRED 274 PARKING SPACES.

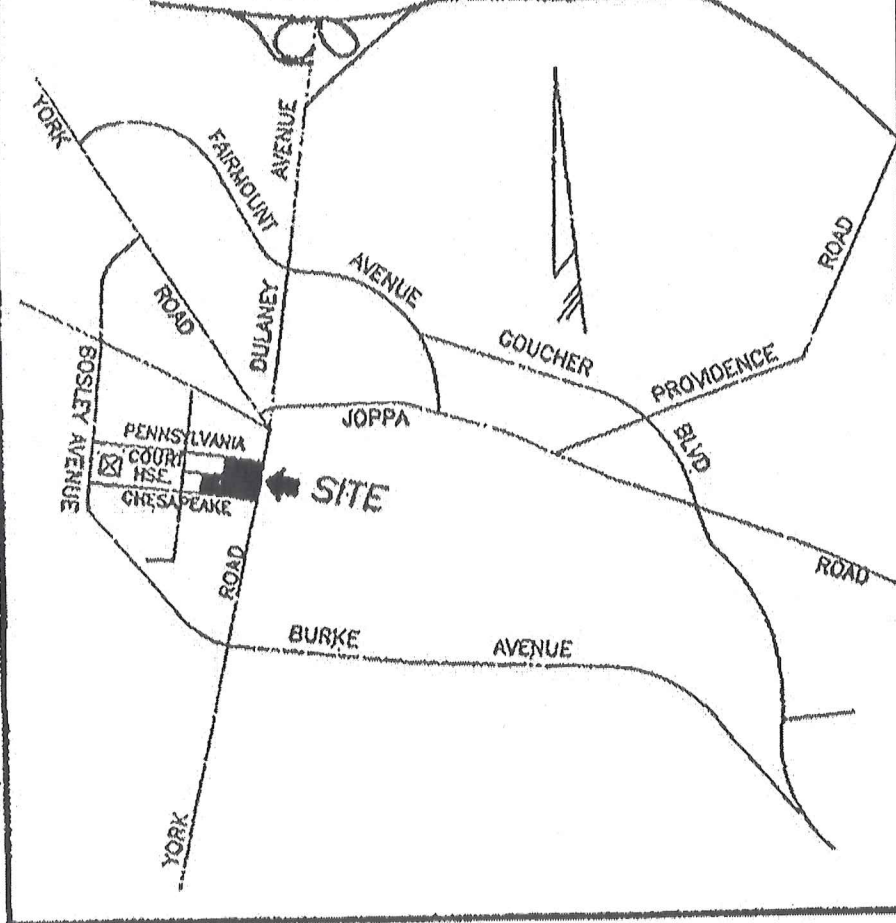
ZONING CASE HISTORY

- 1. CASE NO.: 1954-3211-X: 413 YORK ROAD - PETITION FOR A SPECIAL PERMIT TO ERECT ONE DOUBLE FACED SIGN ON FRONT OF BUILDING. APPROVED 10-20-1954.
- 2. CASE NO.: 1956-3789-A: 40 W. CHESAPEAKE AVE. - VARIANCES TO PERMIT FRONT YARD OF ZERO FEET IN LIEU OF 15 FEET, 10 PARKING SPACES IN LIEU OF 20 SPACES, AND TO PERMIT A SIGN TO PROJECT OVER THE RIGHT OF WAY. APPROVED 07-17-1956.
- 3. CASE NO.: 1960-4839-A: 10 W. PENNSYLVANIA AVE. - VARIANCES TO PERMIT 25 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 154 SPACES. APPROVED 01-06-1960.
- 4. CASE NO.: 1971-0286-A: 435 YORK - VARIANCE TO PERMIT 17 PARKING SPACES IN LIEU OF THE REQUIRED 140 SPACES. DISMISSED WITHOUT PREJUDICE ON 08-21-1972.
- 5. CASE NO.: 1974-0239-A: 40 W. CHESAPEAKE AVE. - VARIANCE TO ALLOW A FRONT YARD SETBACK OF ZERO FEET AND REDUCTION IN THE NUMBER OF PARKING SPACES FROM 227 TO 102 SPACES. APPROVED 06-13-1974.
- 6. CASE NO.: 1980-0045-A: 2 WEST PENNSYLVANIA AVE. - VARIANCE TO PERMIT 20 PARKING SPACES IN LIEU OF THE REQUIRED 147 SPACES. APPROVED 10-17-1979.
- 7. CASE NO.: 1983-0003-SPHA: 403 YORK ROAD - A SPECIAL EXCEPTION FOR AN AMUSEMENT ARCADE AND A PARKING VARIANCE TO PERMIT ZERO SPACES IN LIEU OF THE REQUIRED 6 SPACES. APPROVED ON 10-30-1982.
- 8. CASE NO.: 90-130-SPHA: 401-435 YORK ROAD
 - A. ON NOVEMBER 14, 1989, THE DEPUTY ZONING COMMISSIONER GRANTED THE VARIANCES SET FORTH BELOW, SUBJECT TO CERTAIN RESTRICTIONS, BUT DISMISSED THE SPECIAL HEARING RELIEF REQUESTED.
 - B. ON MARCH 23, 1990, THE BOARD OF APPEALS GRANTED THE REQUESTED VARIANCES FROM BCZR SECTIONS:
 - 235.1 - TO PERMIT A FRONT YARD SETBACK OF 0 FEET ALONG PENNSYLVANIA AVENUE IN LIEU OF THE REQUIRED 15 FEET.
 - 235.1 - TO PERMIT A STREET CORNER SETBACK OF 4 FEET IN LIEU OF THE REQUIRED 10 FEET ON YORK ROAD.
 - 231.D AND 235B.5 - TO PERMIT 125 FEET OF THE BUILDING TO PROJECT 30 FEET ABOVE AND 8 FEET BEYOND A PLANE SLOPING INWARD AND UPWARD AT A 1 TO 7.5 SLOPE.
 - 235B.4 - TO PERMIT 22,880 SQUARE FEET OF AMENITY OPEN SPACE IN LIEU OF THE REQUIRED 39,943 SQUARE FEET.
- 9. CASE NO.: 2000-0059-A: 435 YORK ROAD - TO PERMIT AN ENTERPRISE SIGN OF 183 SQ. FT. IN LIEU OF THE MAXIMUM PERMITTED 150 SQ. FT. APPROVED 10-19-1999.
- 10. CASE NO.: 06-667-SPH: 401-435 YORK ROAD , 40 WEST CHESAPEAKE AVENUE, AND 10 WEST CHESAPEAKE AVENUE - SPECIAL HEARING TO CONFIRM THE MAXIMUM PERMITTED BUILDING AREA FOR EXISTING AND POTENTIAL IMPROVEMENTS AS MORE PARTICULARLY SHOWN ON THE SITE PLAN. APPROVED 08-07-2007 , SUBJECT TO THE FOLLOWING:
 - 1. THE OWNER SHALL SUBMIT ANY NEW PLANS FOR REDEVELOPMENT FOR REVIEW PURSUANT TO THE CURRENT DEVELOPMENT REVIEW PROCESS.

PROPERTY OWNERSHIP

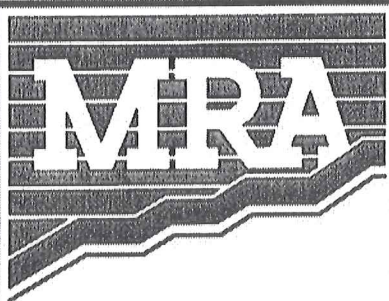
LOT #1 CONTRACT PURCHASER: 401-435 YORK ROAD AND 10 WEST PENNSYLVANIA AVENUE TOWSON COMMONS RETAIL, LLC 2800 QUARRY LAKE DRIVE, SUITE 340 BALTIMORE, MD 21209 C/O: BEVERLY DOBROCHOWSKI, VICE PRESIDENT PHONE: 410-308-0700 DEED REFERENCE: 22729/024 TAX MAP: 70A PARCEL: 16 GRID: 15

LOT #3 OWNER: 10 WEST CHESAPEAKE AVENUE PARKING GARAGE GARRISON TOWSON LLC GARRISON INVESTMENT GROUP 1280 AVENUE OF THE AMERICAS, SUITE 914 NEW YORK, NY 10104-0008 C/O: JOSH DUNSTON PHONE: 212-372-9568 PLAT BOOK: 0031/0658 TAX MAP: 70A PARCEL: 16 GRID: 15



LOCATION MAP
SCALE: 1" = 2000'

2016-0034-SPHA



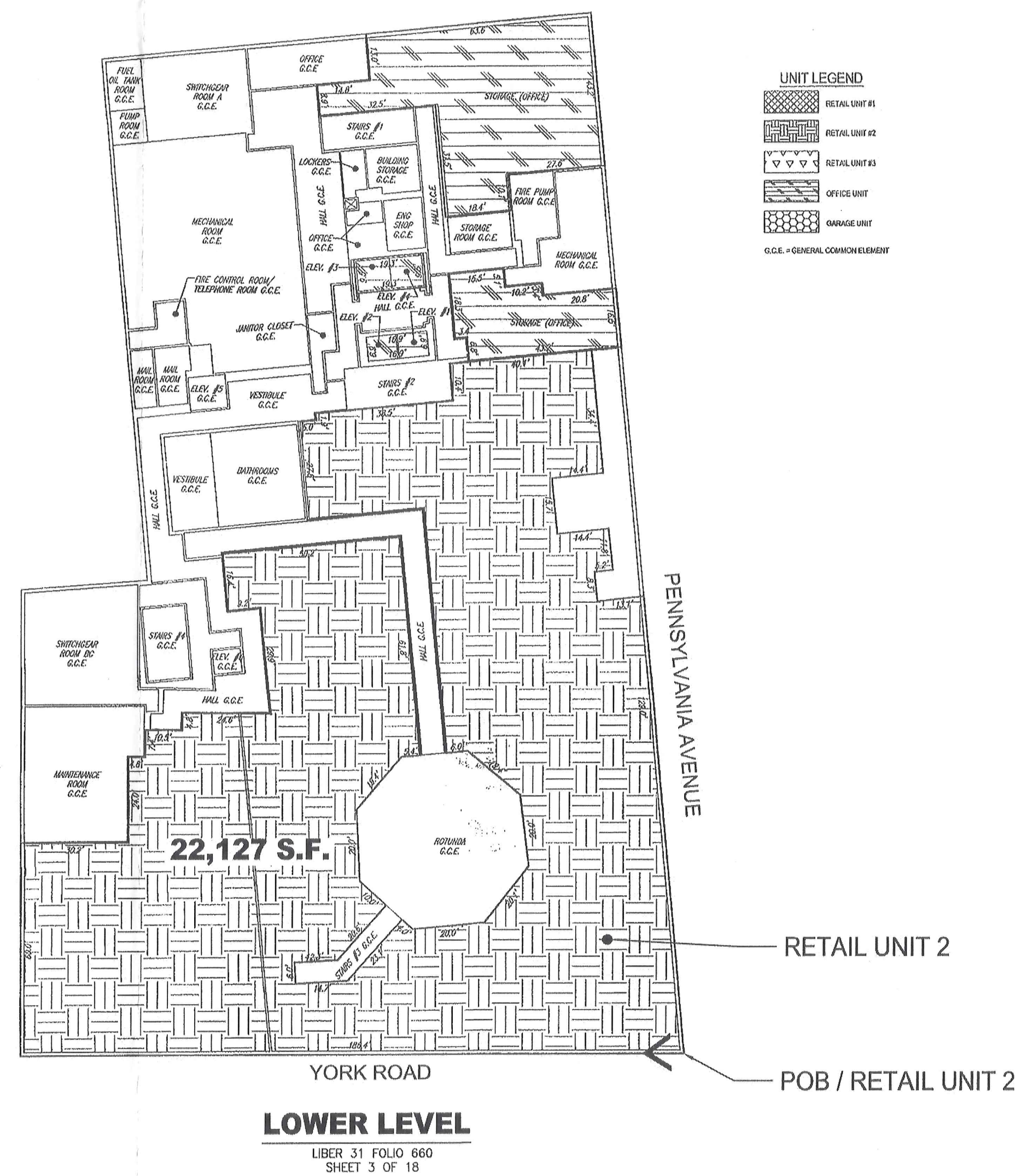
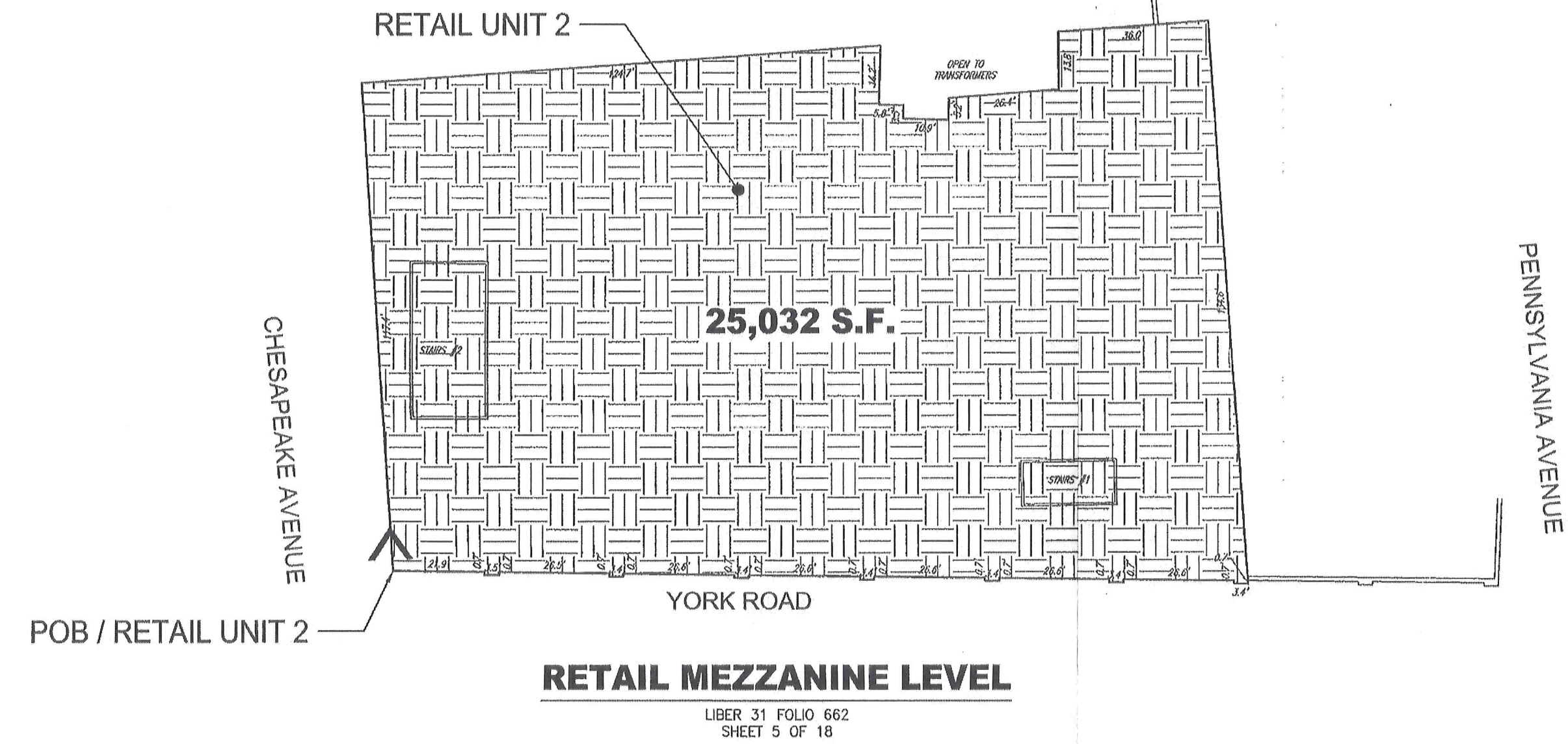
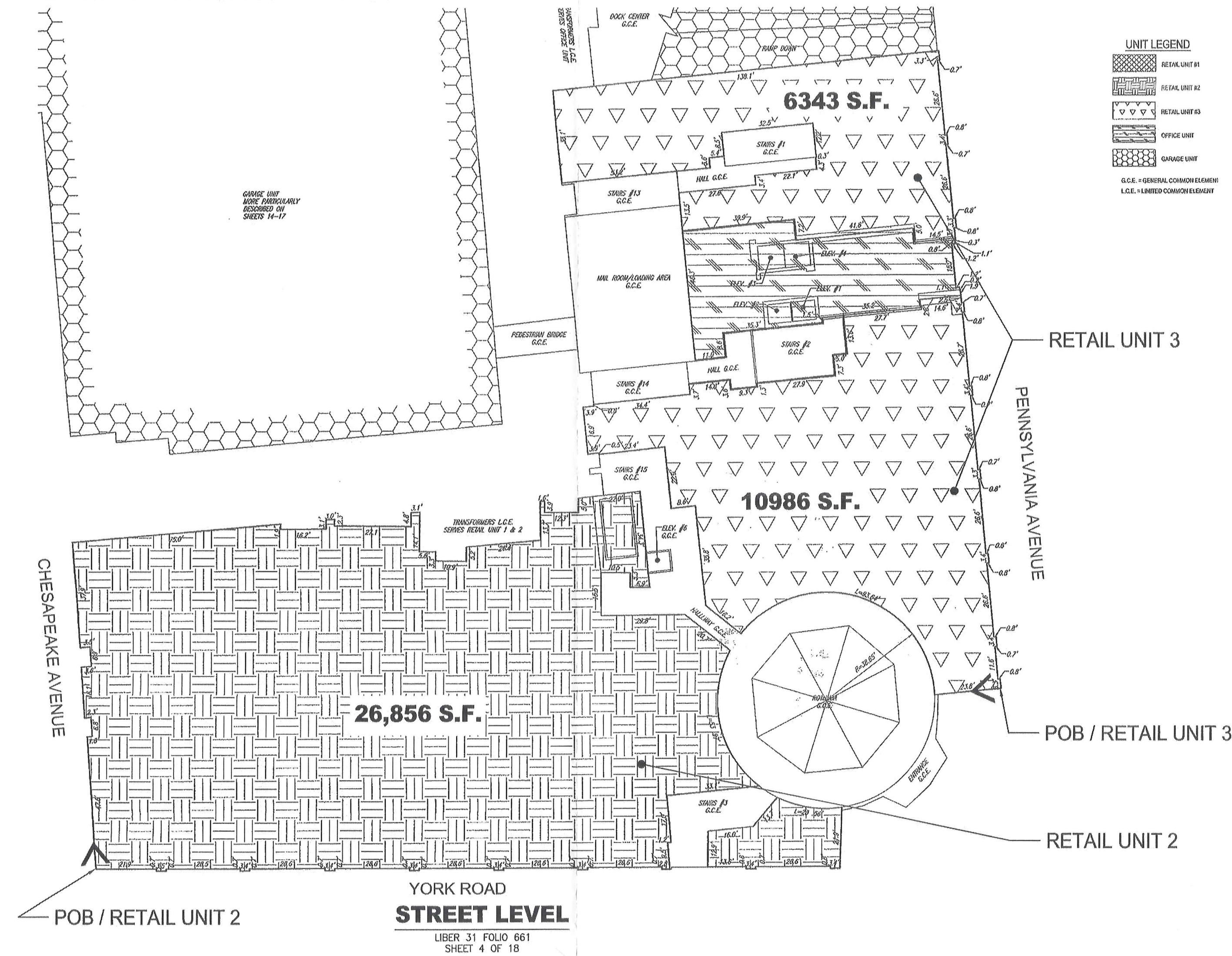
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21206
(410) 821-1690
FAX: (410) 821-1748



PLAN TO ACCOMPANY PETITION FOR VARIANCE & SPECIAL HEARING PETITION
LOTS 1 AND 3
(A.K.A. TOWSON COMMONS)
401 - 435 YORK ROAD AND 10 WEST PENNSYLVANIA AVENUE

TOWSON, MD 21204
BALTIMORE COUNTY, MARYLAND
9TH ELECTION DISTRICT 5TH COUNCILMANIC DISTRICT

DATE	REVISIONS	JOB NO.:
		18956
		SCALE: 1" = 30'
		DATE: 08/05/15
		DRAWN BY: CGM
		DESIGN BY: WPM
		REVIEW BY: WPM
		SHEET: 1 OF 2



BUILDING AREA/PARKING TABLE:

Level	Retail Unit 2	Retail Unit 3
Lower Level	22,127	0
Street Level	26,856	17,367
Mezzanine	25,032	0
Total Per Unit (SF)	74,015	17,367
Total (SF)	91,382	
3 Spaces/1000 SF	222.04	51.10
Total Spaces Required	274	
Parking Garage Capacity	844	

CONTRACT PURCHASER:

TOWSON COMMONS RETAIL LLC
C/O BEVERLY DOBROCHOWSKI
2800 QUARRY LAKE DRIVE, SUITE 340
BALTIMORE, MD 21209
PHONE: 410-308-0700

SPECIAL NOTE:

1. THE TOWSON COMMONS COMMERCIAL CONDOMINIUM RECORD PLATS INCLUDING RETAIL UNITS 2 AND 3 WERE PREPARED BY BOHLER ENGINEERING, DATED FEBRUARY 6, 2015 AND RECORDED IN THE LAND RECORDS OFFICE OF BALTIMORE COUNTY ON MARCH 10, 2015 AT (LIBER 33936 FOLIO 329) AND RECORDED AS LIBER 31 FOLIO 660 (SHEET 3 OF 18 / LOWER LEVEL), LIBER 31 FOLIO 661 (SHEET 4 OF 18 / STREET LEVEL) AND LIBER 31 FOLIO 662 (SHEET 5 OF 18) AS DEPICTED HEREIN.

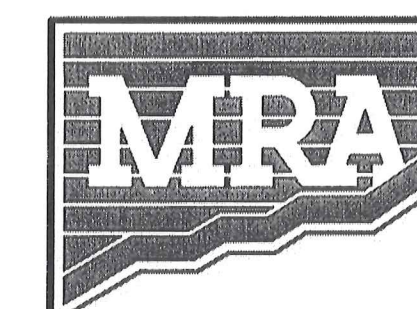
TOWSON COMMONS COMMERCIAL CONDOMINIUM:

DESCRIPTION OF LAND

BEING KNOWN AND DESIGNATED as Retail Unit 2 and Retail Unit 3, as established pursuant to a Declaration of Condominium for Towson Commons Commercial Condominium (the "Declaration of Condominium") made by Garrison Towson J.L.C. dated March 3, 2015 and recorded among the Land Records of Baltimore County, Maryland in Liber 35924, folio 385, together with an undivided interest in the general common elements of the Towson Commons Commercial Condominium, and as shown on a plat entitled "Condominium Plat for Towson Commons Commercial Condominium" consisting of eighteen (18) sheets, dated February 6, 2015 and recorded among the Plat Records of Baltimore County, Maryland in Plat Book JLE 31, pages 658-675.

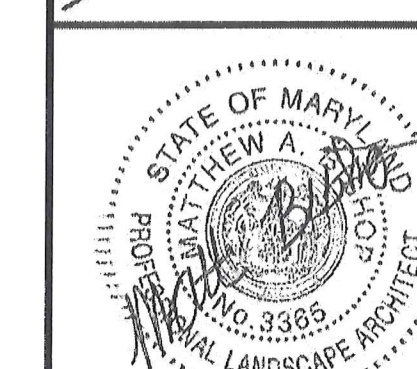
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MORRIS & RITCHIE ASSOCIATES, INC.

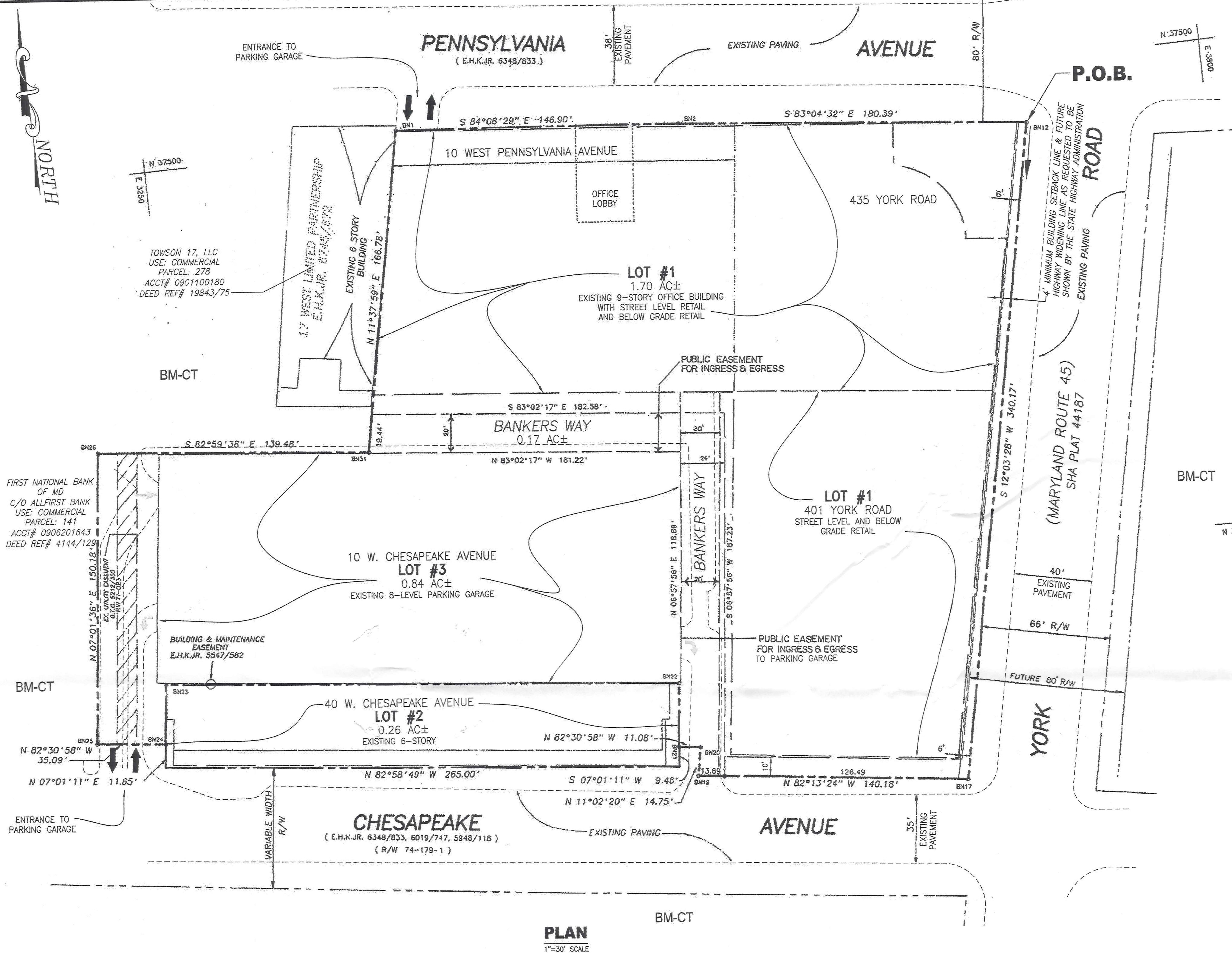
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
MRAGTA.COM



PLAN TO ACCOMPANY PETITION FOR VARIANCE & SPECIAL HEARING PETITION
LOTS 1 AND 3
(A.K.A. TOWSON COMMONS)
401 - 435 YORK ROAD AND 10 WEST PENNSYLVANIA AVENUE

TOWSON, MD 21204
BALTIMORE COUNTY, MARYLAND
9TH ELECTION DISTRICT
5TH COUNCILMANIC DISTRICT

DATE	REVISIONS	JOB NO.:
		18956
		SCALE: 1"=30'
		DATE: 07/22/15
		DRAWN BY: CGM
		DESIGN BY: WPM
		REVIEW BY: WPM
		SHEET: 2 OF 2



ZONING CASE HISTORY

- CASE NO.: 1954-3211-X: 413 YORK ROAD - PETITION FOR A SPECIAL PERMIT TO ERECT ONE DOUBLE FACED SIGN ON FRONT OF BUILDING. APPROVED 10-20-1954.
- CASE NO.: 1956-3789-A: 40 W. CHESAPEAKE AVE. - VARIANCES TO PERMIT FRONT YARD OF ZERO FEET IN LIEU OF 15 FEET, 10 PARKING SPACES IN LIEU OF 20 SPACES, AND TO PERMIT A SIGN TO PROJECT OVER THE RIGHT OF WAY. APPROVED 07-17-1956.
- CASE NO.: 1960-4839-A: 10 W. PENNSYLVANIA AVE. - VARIANCES TO PERMIT 25 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 154 SPACES. APPROVED 01-06-1960.
- CASE NO.: 1971-0286-A: 435 YORK - VARIANCE TO PERMIT 17 PARKING SPACES IN LIEU OF THE REQUIRED 140 SPACES. DISMISSED WITHOUT PREJUDICE ON 08-21-1972.
- CASE NO.: 1974-0239-A: 40 W. CHESAPEAKE AVE. - VARIANCE TO ALLOW A FRONT YARD SETBACK OF ZERO FEET AND REDUCTION IN THE NUMBER OF PARKING SPACES FROM 227 TO 102 SPACES. APPROVED 06-13-1974.
- CASE NO.: 1980-0045-A: 2 WEST PENNSYLVANIA AVE. - VARIANCE TO PERMIT 20 PARKING SPACES IN LIEU OF THE REQUIRED 147 SPACES. APPROVED 10-17-1979.
- CASE NO.: 1983-0003-SPHA: 403 YORK ROAD - A SPECIAL EXCEPTION FOR AN AMUSEMENT ARCADE AND A PARKING VARIANCE TO PERMIT ZERO SPACES IN LIEU OF THE REQUIRED 6 SPACES. APPROVED ON 10-30-1982.
- CASE NO.: 90-130-SPHA: 401-435 YORK ROAD
 - ON NOVEMBER 14, 1989, THE DEPUTY ZONING COMMISSIONER GRANTED THE VARIANCES SET FORTH BELOW, SUBJECT TO CERTAIN RESTRICTIONS, BUT DISMISSED THE SPECIAL HEARING RELIEF REQUESTED.
 - ON MARCH 23, 1990, THE BOARD OF APPEALS GRANTED THE REQUESTED VARIANCES FROM BCZR SECTIONS:
 - 235.1 - TO PERMIT A FRONT YARD SETBACK OF 0 FEET ALONG PENNSYLVANIA AVENUE IN LIEU OF THE REQUIRED 15 FEET.
 - 235.1 - TO PERMIT A STREET CORNER SETBACK OF 4 FEET IN LIEU OF THE REQUIRED 10 FEET ON YORK ROAD.
 - 231.D AND 235B.5 - TO PERMIT 125 FEET OF THE BUILDING TO PROJECT 30 FEET ABOVE AND 8 FEET BEYOND A PLANE SLOPING INWARD AND UPWARD AT A 1 TO 7.5 SLOPE.
 - 235B.4 - TO PERMIT 22,880 SQUARE FEET OF AMENITY OPEN SPACE IN LIEU OF THE REQUIRED 39,943 SQUARE FEET.
 THE BOARD OF APPEALS GRANTED THE ABOVE REFERENCED VARIANCES SUBJECT TO THE FOLLOWING RESTRICTIONS:
 - THE PETITIONER SHALL LANDSCAPE THE PROPERTY IN ACCORDANCE WITH AND AS REQUIRED BY THE BALTIMORE COUNTY LANDSCAPING MANUAL AND AS MAY BE REQUIRED BY THE DIRECTOR OF PLANNING AND ZONING AND THE LANDSCAPE PLANNER.
 - ALL SIGNS AND THE SCORING PATTERN IN THE BRICK AND CONCRETE AT THE ENTRANCES TO THE PROPERTY SHALL BE SUBMITTED TO THE OFFICE OF PLANNING FOR APPROVAL PRIOR TO CONSTRUCTION.
 - THAT THE FINAL LANDSCAPING PLAN SHALL BE MAINTAINED AT ALL TIMES BY PETITIONER AND/OR SUBSEQUENT PROPERTY OWNERS.
 - THE PETITIONERS SHALL IMPLEMENT, AT THEIR EXPENSE, ANY IMPROVEMENTS AS MAY BE REQUIRED BY THE STATE HIGHWAY ADMINISTRATION AND/OR THE BALTIMORE COUNTY BUREAU OF TRAFFIC ENGINEERING TO ASSURE SAFE PEDESTRIAN TRAVEL AT THE INTERSECTIONS OF YORK ROAD AND PENNSYLVANIA AVENUE, AND YORK ROAD AND CHESAPEAKE AVENUE.
 - CASE NO.: 2000-0059-A: 435 YORK ROAD - TO PERMIT AN ENTERPRISE SIGN OF 183 SQ. FT. IN LIEU OF THE MAXIMUM PERMITTED 150 SQ. FT. APPROVED 10-18-1999.
 - CASE NO.: 06-667-SPH: 401-435 YORK ROAD, 40 WEST CHESAPEAKE AVENUE, AND 10 WEST CHESAPEAKE AVENUE - SPECIAL HEARING TO CONFIRM THE MAXIMUM PERMITTED BUILDING AREA FOR EXISTING AND POTENTIAL IMPROVEMENTS AS MORE PARTICULARLY SHOWN ON THE SITE PLAN. APPROVED 09-07-2007, SUBJECT TO THE FOLLOWING:
 - THE OWNER SHALL SUBMIT ANY NEW PLANS FOR REDEVELOPMENT FOR REVIEW PURSUANT TO THE CURRENT DEVELOPMENT REVIEW PROCESS.

GENERAL NOTES:

- ZONING: BM-CT
- PROPERTY INFORMATION:
 - LOT #1: RETAIL UNIT #2 - ACCOUNT #: 2500012496, PLAT/REF: 0031/0658
RETAIL UNIT #3 - ACCOUNT #: 2500012497, PLAT/REF: 0031/0658
 - LOT #3: GARAGE - ACCOUNT #: 2500012499, PLAT/REF: 0031/0658
- PROPERTY AREA:

LOT #1	74,071 SF = 1.70 AC±
LOT #3	36,764 SF = 0.84 AC±
BANKERS WAY	7,540 SF = 0.17 AC±
NET PROPERTY/LOT AREA:	118,375 SF = 2.71 AC±
GROSS: PROPERTY/LOT AREA: INCLUDES 30' WITHIN ADJACENT PUBLIC ROADS (PENNSYLVANIA AVENUE, YORK ROAD, AND CHESAPEAKE AVENUE)	146,369 SF = 3.36 AC±
- BALTIMORE COUNTY SOILS SURVEY MAP: 35
- GIS TILE: 070A2
- PLAT REFERENCE: S.M. 62-115
- CENSUS TRACT: 490703
- WATERSHED: JONES FALLS
- SUBSEWERSHED: 55
- SEWAGE PLAN DESIGNATION: S1
- WATER SUPPLY PLAN DESIGNATION: W1
- REGIONAL PLANNING DISTRICT: 315
- ELECTION DISTRICT: 9TH
- COUNCILMANIC DISTRICT: 5TH
- EXISTING USE: VACANT RETAIL AND STRUCTURED PARKING (GARAGE)
- PROPOSED USE(S): RETAIL AND STRUCTURED PARKING (SEE SPECIAL NOTE #4)
- FLOOR AREA RATIO (F.A.R.):

MAXIMUM ALLOWED - 5.5	
17. MAXIMUM PERMITTED BUILDING AREA: (5.5 X 146,369 SF) (PER NOTE #2)	= 805,029 SF
18. PROPOSED F.A.R.: 0.18	
19. EXISTING BUILDING AREA:	
LOTS 1 AND 3 (PER APPROVED 3RD REFINED CRG PLAN)	= 402,085 SF
TOTAL EXISTING:	= 402,085 SF
- PURSUANT TO BCZR SECTION 235 B.7.C.1, NO RELIEF FROM HEIGHT LIMITATIONS OR SETBACKS IS REQUIRED.
- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE SITE IS NOT WITHIN A MORTUARY AREA OR IN AN AREA WHERE FAILURE OF BASIC SERVICES MAPS CURRENTLY EXISTS PER SECTION 402 (BCZR).
- THE SITE IS NOT IN A 100 YEAR FLOODPLAIN.
- THIS SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO NON-TIDAL WETLANDS ON THIS SITE.
- THERE ARE NO FOREST BUFFERS ON THIS SITE.
- THERE ARE NO KNOWN REGULATED PLANT OR WILDLIFE COMMUNITIES ASSOCIATED WITH THIS SITE.
- THERE ARE NO KNOWN HISTORICAL STRUCTURE, DISTRICT, OR ARCHEOLOGICAL AREAS ASSOCIATED WITH THIS SITE.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS WITHIN 100' OF THIS PROPERTY
- BUILDING CONSTRUCTION SHALL COMPLY WITH BUILDING AND FIRE CODE REQUIREMENTS.
- ALL LIGHTING SHALL CONFORM TO IES STANDARDS (ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA) MAXIMUM HT. 18' PER SECTION 405.4.C.1.D (BCZR)
- SIGNAGE: PROPOSED SIGNAGE SHALL BE IN COMPLIANCE WITH B.C.Z.R. SECTION 450 OR A PETITION FOR A VARIANCE WILL BE FILED.

PARKING:

Level	Retail Unit 2	Retail Unit 3
Lower Level	22,127	0
Street Level	26,856	17,367
Mezzanine	25,032	0
Total Per Unit (SF)	74,015	17,367
Total (SF)	91,382	
3 Spaces/1000 SF	222.04	51.10
Total Spaces Required	274	
Parking Garage Capacity	844	

SPECIAL NOTES:

- ALL RETAIL (PROPOSED) REDEVELOPMENT IS LIMITED TO RETAIL UNIT 2 AND RETAIL UNIT 3 AS DEPICTED ON THE RECORD PLAT AND SHOWN ON SHEET 2 OF 2 OF THIS SITE PLAN.
- NO INCREASE / DECREASE OF AMENITY OPEN SPACE IS PROPOSED WITH THIS APPLICATION. A VARIANCE TO AMENITY OPEN SPACE WAS GRANTED IN CASE #90-130-SPHA
- NO EXPANSION OF THE EXISTING BUILDING(S) IS PART OF THIS APPLICATION
- THIS VARIANCE APPLICATION IS LIMITED TO THREE (3) LEVELS (LOWER LEVEL, STREET LEVEL, AND MEZZANINE LEVEL) OF THE BUILDING(S). SEE SHEET 2 OF 2. HEALTH CLUB, ROTUNDA, AND OFFICE (AND RELATED BUILDING AREAS) NOT INCLUDED.
- THE TOWSON COMMONS COMMERCIAL CONDOMINIUM RECORD PLATS INCLUDING RETAIL UNITS 2 AND 3 WERE PREPARED BY BOHLER ENGINEERING, DATED FEBRUARY 6, 2015 AND RECORDED IN THE LAND RECORDS OFFICE OF BALTIMORE COUNTY ON MARCH 10, 2015 AT (LIBER 33936 FOLIO 329) AND RECORDED AS LIBER 31 FOLIO 660 (SHEET 3 OF 18 / LOWER LEVEL), LIBER 31 FOLIO 661 (SHEET 4 OF 18 / STREET LEVEL) AND LIBER 31 FOLIO 662 (SHEET 5 OF 18) AS DEPICTED HEREIN.

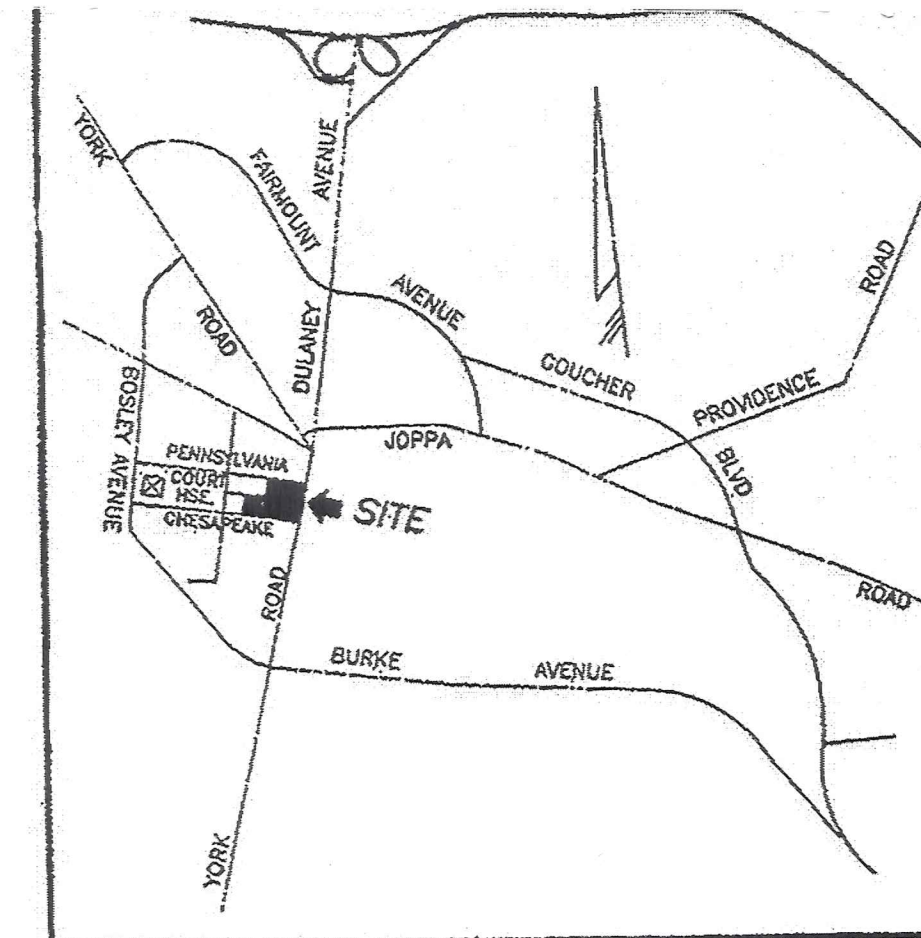
ZONING RELIEF:

- SPECIAL HEARING UNDER SECTION 500.7 OF THE BCZR TO APPROVE AN AMENDMENT TO THE PREVIOUSLY APPROVED PLAN IN CASE NO. 06-677-SPH
- VARIANCE FROM SECTION 409.6.A.2 TO ALLOW 25 OFF-STREET PARKING SPACES FOR TWO CONDOMINIUM UNITS, RETAIL UNITS 2 AND 3, IN LIEU OF THE REQUIRED 274 PARKING SPACES.

PROPERTY OWNERSHIP

LOT #1 CONTRACT PURCHASER: 401-435 YORK ROAD AND 10 WEST PENNSYLVANIA AVENUE
TOWSON COMMONS RETAIL LLC
2800 QUARRY LAKE DRIVE, SUITE 340
BALTIMORE, MD 21209
C/O: BEVERLY DOBROCHOWSKI, VICE PRESIDENT
PHONE: 410-308-0700
DEED REFERENCE: 22729/024
TAX MAP: 70A
PARCEL: 16
GRID: 15

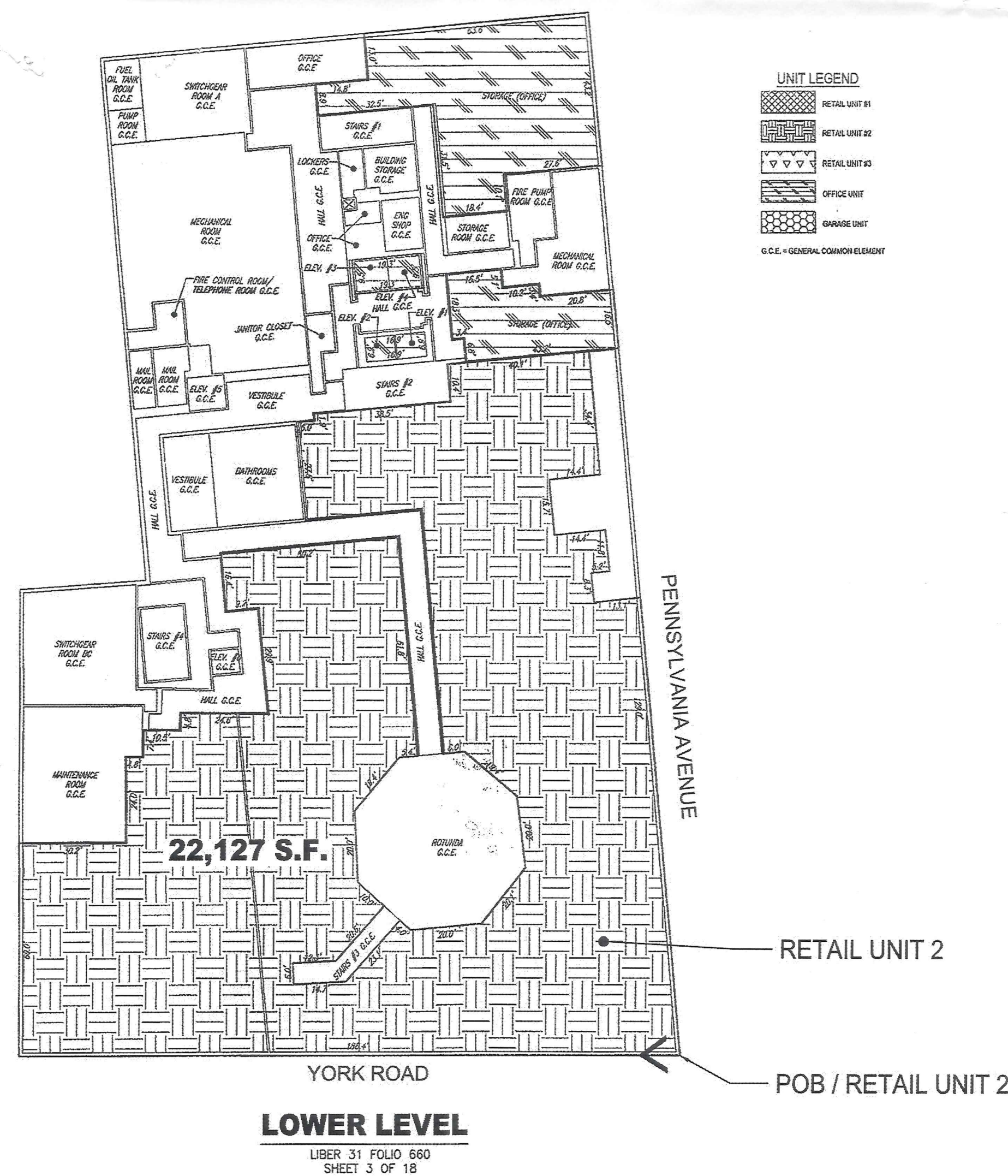
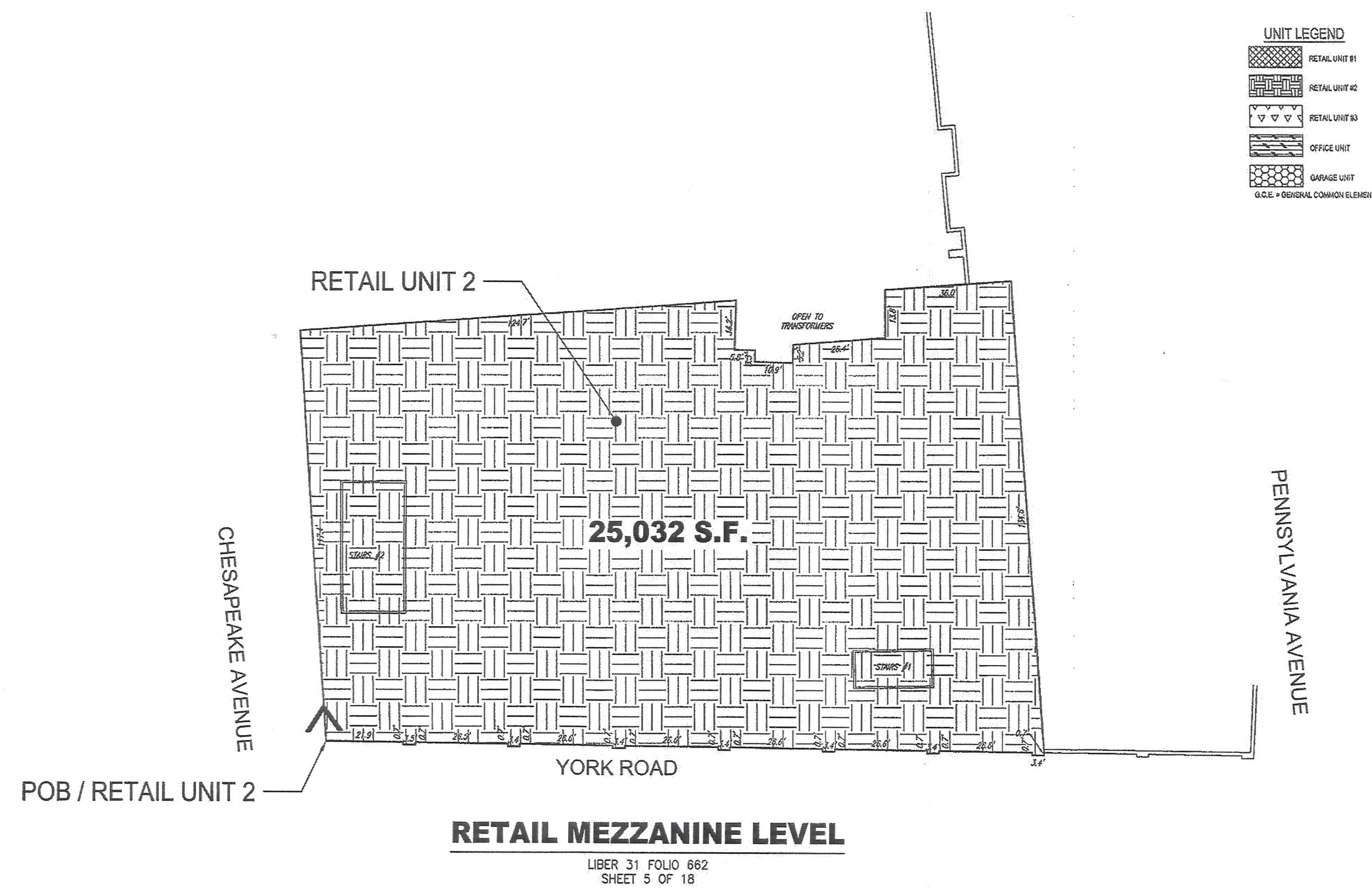
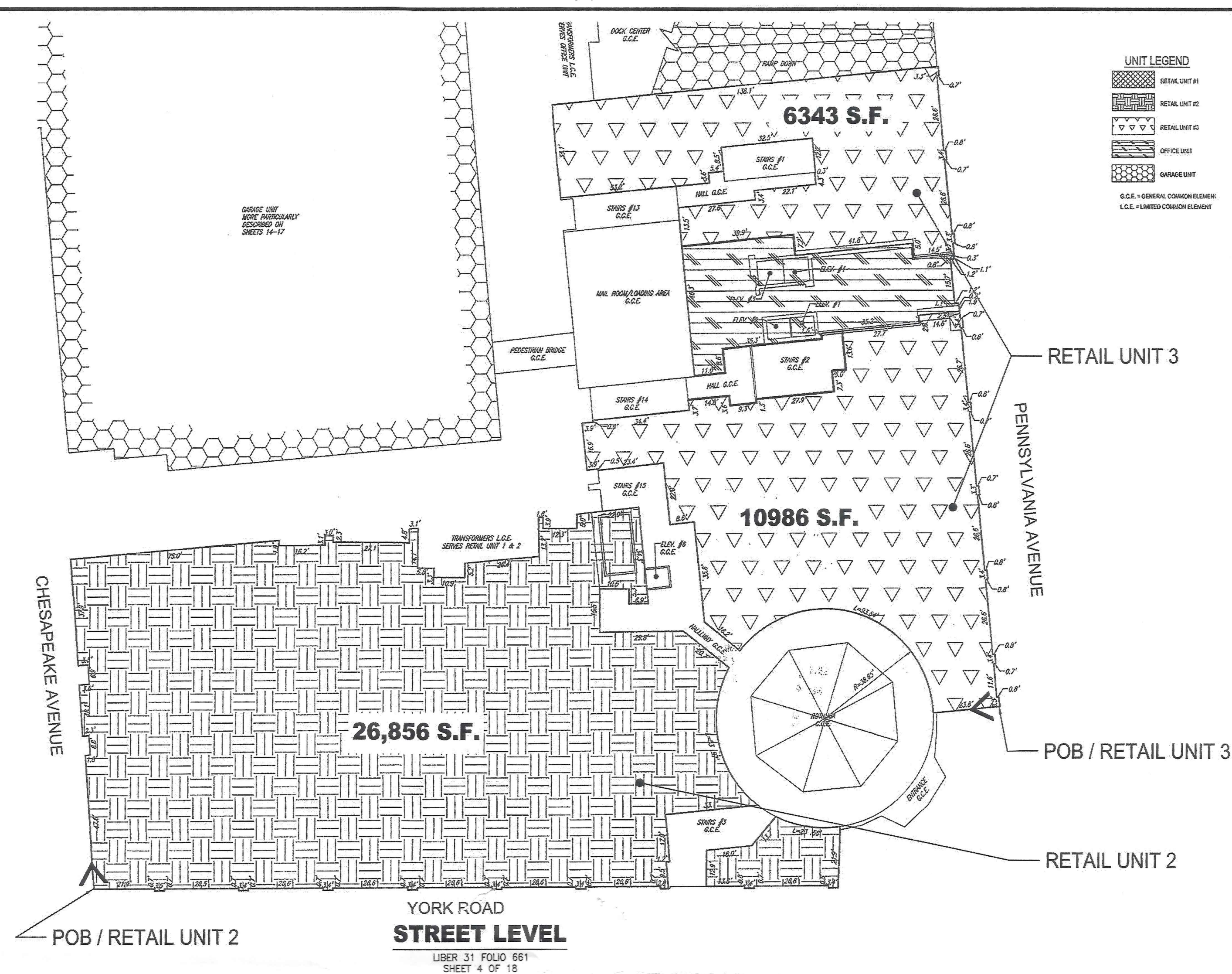
LOT #3 OWNER: 10 WEST CHESAPEAKE AVENUE
PARKING GARAGE
GARRISON TOWSON LLC
GARRISON INVESTMENT GROUP
1290 AVENUE OF THE AMERICAS, SUITE 914
NEW YORK, NY 10104-0008
C/O: JOSH DINSTEIN
PHONE: 212-372-9568
PLAT BOOK: 0031/0658
TAX MAP: 70A
PARCEL: 16
GRID: 15



LOCATION MAP

SCALE: 1" = 2000'

		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 MRA.GA.COM	
		PLAN TO ACCOMPANY PETITION FOR VARIANCE & SPECIAL HEARING PETITION LOTS 1 AND 3 (A.K.A. TOWSON COMMONS) 401 - 435 YORK ROAD AND 10 WEST PENNSYLVANIA AVENUE 9TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 5TH COUNCILMANIC DISTRICT	
DATE	REVISIONS	JOB NO.:	18956
		SCALE:	1" = 30'
		DATE:	08/05/15
		DRAWN BY:	CGM
		DESIGN BY:	WPM
		REVIEW BY:	WPM
PETITIONER'S EXHIBIT NO. 1A		SHEET: 1 OF 2	



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Parking Garage Capacity	844	

TOWSON COMMONS COMMERCIAL CONDOMINIUM:

DESCRIPTION OF LAND

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CONTRACT PURCHASER:

TOWSON COMMONS RETAIL LLC
C/O BEVERLY DOBROCHOWSKI
2800 QUARRY LAKE DRIVE, SUITE 340
BALTIMORE, MD 21209
PHONE: 410-308-0700

SPECIAL NOTE:

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DATE	REVISIONS	PETITIONER'S EXHIBIT NO. 12	
		JOB NO.: 18956	
		SCALE: 1"=30'	
		DATE: 07/22/15	
		DRAWN BY: CGM	
		DESIGN BY: WPM	
		REVIEW BY: WPM	
		SHEET: 2 OF 2	