IN RE: PETITIONS FOR SPECIAL HEARING \*

AND VARIANCE

(9616 Reisterstown Road)

3<sup>rd</sup> Election District

2<sup>nd</sup> Council District

Greenspring Associates Limited Partnership

Owner

Petitioner

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2017-0043-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 Greenspring Associates Limited Partnership, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R) to amend the site plan approved in Zoning Case No. 2001-118-A. In addition, a Petition for Variance seeks: (1) to allow a maximum of four wall-mounted enterprise signs on one façade for a single tenant in a multi-tenant building in lieu of the one wall-mounted and one canopy sign permitted (Sign Nos. D, E and F; H and I; L, M, N, and O; V and Y and CC and DD); (2) to allow a freestanding joint identification sign with a sign area/face of 324 sq. ft. per side with a sign height of 26 ft. in lieu of the permitted 100 sq. ft. and 25 ft. in height (Sign No.1); and (3) to allow a freestanding joint identification sign with seven lines of text and sign copy a minimum of 3 in. high in lieu of the permitted 5 lines and 8 in. height for copy (Sign No. 1). A three-sheet site plan was marked and accepted into evidence as Petitioner's Exhibit 1A-1C.

Appearing at the public hearing in support of the requests was professional engineer Joseph Ucciferro and Taylor Gelinas, both with Bohler Engineering, and Cherise Goldbach with Regency Centers. David H. Karceski, Esq. represented the Petitioner. There were no Protestants

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or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no substantive Zoning Advisory Committee (ZAC) comments received.

The subject property is approximately 30 acres in size and is zoned BM, BM-IM, and BR-IM. The Valley Centre shopping center is located at the site, and this case pertains to certain signage at the center.

### SPECIAL HEARING

The special hearing request is in the nature of a "housekeeping" issue. That is, the request is to amend a site plan approved in a 2001 zoning case, to reflect the relief granted in this case. As such, the petition will be granted.

### **VARIANCE**

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 Md. App. 691 (1995).

Petitioner has met this test. The property is irregularly shaped and though it is 30 acres in size, it has just 100 ft. of frontage on Reisterstown Road. As such, the property is unique. Petitioner would experience practical difficulty if the regulations were strictly interpreted because it would be unable to retain the existing signage. Finally, as demonstrated by the lack of any opposition, I do not believe granting the requests would have a detrimental impact upon the community.

2

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THEREFORE, IT IS ORDERED this <u>30th</u> day of **November**, **2016**, 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 amend the site plan approved in Zoning Case No. 2001-118-A, and to approve the site plan admitted herein as Petitioner's Exhibit 1A-1C, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the petition for variance: (1) to allow a maximum of four wall-mounted enterprise signs on one façade for a single tenant in a multi-tenant building in lieu of the one wall-mounted and one canopy sign permitted (Sign Nos. D, E and F; H and I; L, M, N, and O; V and Y and CC and DD); (2) to allow a freestanding joint identification sign with a sign area/face of 324 sq. ft. per side with a sign height of 26 ft. in lieu of the permitted 100 sq. ft. and 25 ft. in height (Sign No.1); and (3) to allow a freestanding joint identification sign with seven lines of text and sign copy a minimum of 3 in. high in lieu of the permitted 5 lines and 8 in. height for copy (Sign No. 1), be and is hereby GRANTED.

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

 Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its 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, Petitioner 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

ORDER RECEIVED FOR FILING

JEB/sln

Date\_\_\_\_\_

By\_\_\_

3





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 9616, 9634, 9646 Relsterstown Road which is presently zoned BM, BM-IM, BR-IM 10 Digit Tax Account # 2 2 0 0 0 0 2 9 6 5, 1 9 0 0 0 0 3 2 9 5, and Deed References: 12263-670, 7977-816 Property Owner(s) Printed Name(s) Greenspring Associates Limited Partnership 0316045275 (SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST) The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for: a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve SEE ATTACHED SHEET a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for 3. X a Variance from Section(s) SEE ATTACHED SHEET of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition) TO BE 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: 1 / 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 Petilion(s). Legal Owners (Petitioners): Greenspring Associates Limited Partnership Thomas Howard, Regional Property Manager Contract Purchaser/Lessee: Name- Type or Print Name #1-Type or Print Name #2 - Type or Print Signature 919 Gallows Road, Ste. 1000, Vienna, VA Mailing Address State Mailing Address State 22182 703-442-4327 Zip Code Telephone # Emall Address ZIp Code Telephone # Email Address Attorney for Petitioner: Representative to be contacted: David H. Kareeski, Esquire David H. Karceski, Esquire Name- Type or B Name - Type or Print Signature Venable LLP Signature Venable LLP 210 W. Pennsylvania Ave., Ste. 500 Towson MD 210 W. Pennsylvania Ave., Ste. 500 Towson MD Malling Address State Malling Address 21204 410-494-6285 dhkarceski@venable.com 21204 410-494-6285 dhkarceski@venable.com Zip Code Telephone # Emall Address Zip Code Telephone # Email Address CASE NUMBER ZUIT-0043. SPAR Filling Date 9,10, 2016 Do Not Schedule Dates: REV. 10/4/11 ORDER RECEIVED FOR FILING

By\_

# GREENSPRING ASSOCIATES LIMITED PARTNERSHIP '9616, 9634, 9646 REISTERSTOWN ROAD ATTACHMENT TO PETITION FOR SPECIAL HEARING'

1. An amendment to the site plan approved in zoning Case No. 2001-118-A.



### GREENSPRING ASSOCIATES LIMITED PARTNERSHIP

### 9616, 9634, 9646 REISTERSTOWN ROAD

### ATTACHMENT TO PETITION FOR VARIANCE

- 1. Variance from B.C.Z.R. Section 450.4 Attachment 1.5(d) to allow a maximum of four wall-mounted enterprise signs on one façade for a single tenant in a multi-tenant building, in lieu of the one wall-mounted and one canopy sign permitted (Sign Nos. D, E and F; H and I; L, M, N, and O; V and Y; and CC and DD).
- 2. Variance from BCZR Section 450.4 Attachment 1.7(b) to allow a freestanding joint identification sign with a sign area/face of 324 square feet per side with a sign height of 26 feet, in lieu of the permitted 100 square feet and 25 feet in height (Sign No. 1).
- 3. Variance from BCZR Section 450.4 Attachment 1.7(b) to allow a freestanding joint identification sign with seven lines of text and sign copy a minimum of 3 inches high, in lieu of the permitted 5 lines and 8 inch height for copy (Sign No. 1).

-4. Variance from B.C.Z.R. Section 450.4 Attachment 1-3(a) to allow a wall-mounted enterprise sign with sign area/face of 84.64 square feet in-lieu of the permitted 40 square feet (Sign No-Q) :

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

ZONING DESCRIPTION
TAX MAP 67, PARCEL 129-1
THE LAND OF
VALLEY CENTRE.
LIBER 79 FOLIO 263
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MD

BEGINNING AT A POINT ON THE SOUTH EASTERLY RIGHT-OF-WAY LIMITS OF REISTERSTOWN ROAD (MD ROUTE 140) (VARIABLE WIDTH RIGHT-OF-WAY), WHICH IS 275 FEET SOUTHEAST OF THE INTERSECTION OF SAID REISTERSTOWN ROAD AND KENMAR AVENUE (VARIABLE WIDTH RIGHT-OF-WAY), THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN THE REISTERSTOWN ROAD RIGHT-OF-WAY ON THE NORTH AND THE LAND OF VALLEY CENTRE (LIBER 79 FOLIO 263) ON THE SOUTH;

- 1. SOUTH 48 DEGREES 57 MINUTES 07 SECONDS EAST, 100.02 FEET TO A POINT, THENCE;
- 2. CONTINUING SOUTH 41 DEGREES 04 MINUTES 51 SECONDS WEST, 219.88 FEET TO A POINT, THENCE;
- 3. CONTINUING 93.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 139.58 FEET, A CENTRAL ANGLE OF 38 DEGREES 31 MINUTES 39 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 60 DEGREES 21 MINUTES 41 SECONDS WEST, 92.10 FEET TO A POINT, THENCE
- 4. CONTINUING 6.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.42 FEET, A CENTRAL ANGLE OF 02 DEGREES - 36 MINUTES - 20 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 78 DEGREES - 18 MINUTES - 18 SECONDS WEST, 6.48 FEET TO A POINT, THENCE
- 5. CONTINUING SOUTH 48 DEGREES 57 MINUTES 08 SECONDS EAST, 52.71 FEET TO A POINT, THENCE:
- 6. CONTINUING NORTH 85 DEGREES 28 MINUTES 35 SECONDS WEST, 79.14 FEET TO A POINT, THENCE
- 7. CONTINUING SOUTH 08 DEGREES 28 MINUTES 52 SECONDS WEST, 312.63 FEET TO A POINT, THENCE;
- 8. CONTINUING SOUTH 74 DEGREES 00 MINUTES 50 SECONDS WEST, 419.84 FEET TO A POINT, THENCE;
- 9. CONTINUING SOUTH 78 DEGREES 11 MINUTES 51 SECONDS WEST, 362.09 FEET TO A POINT, THENCE;
- 10. CONTINUING SOUTH 81 DEGREES 58 MINUTES 45 SECONDS WEST, 263.51 FEET TO A POINT, THENCE;
- 11. CONTINUING SOUTH 79 DEGREES 36 MINUTES 23 SECONDS WEST, 306.26 FEET TO A POINT, THENCE:



- 12. CONTINUING NORTH 47 DEGREES 28 MINUTES 57 SECONDS WEST, 28.94 FEET TO THE POINT, THENCE:
- 13. CONTINUING NORTH 06 DEGREES 42 MINUTES 23 SECONDS WEST, 622,78 FEET TO A POINT, THENCE:
- 14. CONTINUING NORTH 83 DEGREES 16 MINUTES 22 SECONDS EAST, 42.45 FEET TO A POINT, THENCE:
- 15. CONTINUING NORTH 06 DEGREES 46 MINUTES 08 SECONDS WEST, 45.30 FEET TO A POINT, THENCE;
- 16. CONTINUING NORTH 83 DEGREES 13 MINUTES 52 SECONDS EAST, 345.53 FEET TO A POINT, THENCE:
- 17. CONTINUING NORTH 06 DEGREES 51 MINUTES 53 SECONDS WEST, 167.97 FEET TO A POINT, THENCE;
- 18. CONTINUING 24.57 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 93 DEGREES - 51 MINUTES - 24 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 38 DEGREES - 10 MINUTES - 59 SECONDS EAST, 21.91 FEET TO A POINT, THENCE:
- 19. CONTINUING NORTH 06 DEGREES 46 MINUTES 08 SECONDS WEST, 247.39 FEET TO A POINT, THENCE:
- 20. CONTINUING NORTH 37 DEGREES 40 MINUTES 10 SECONDS WEST, 51.06 FEET TO A POINT, THENCE:
- 21. CONTINUING NORTH 52 DEGREES 19 MINUTES 50 SECONDS EAST, 180.20 FEET TO A POINT, THENCE:
- 22. CONTINUING 471.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1910.08 FEET, A CENTRAL ANGLE OF 14 DEGREES - 08 MINUTES - 49 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 71 DEGREES - 45 MINUTES - 08 SECONDS EAST, 470.42 FEET TO A POINT, THENCE:
- 23. CONTINUING SOUTH 48 DEGREES 57 MINUTES 08 SECONDS EAST, 524.00 FEET TO A POINT, THENCE;
- 24. CONTINUING NORTH 74 DEGREES 00 MINUTES 52 SECONDS EAST, 125.42 FEET TO A POINT, THENCE:
- 25. CONTINUING NORTH 40 DEGREES 42 MINUTES 52 SECONDS EAST, 57.00 FEET TO A POINT, THENCE:
- 26. CONTINUING SOUTH 48 DEGREES 57 MINUTES 00 SECONDS EAST, 150.00 FEET TO A POIN THENCE;
- 27. CONTINUING NORTH 40 DEGREES 42 MINUTES 52 SECONDS EAST, 133.08 FEB POINT OF BEGINNING.

CONTAINING 1,286,564 SQUARE FEET OR 29.53544 ACRES.

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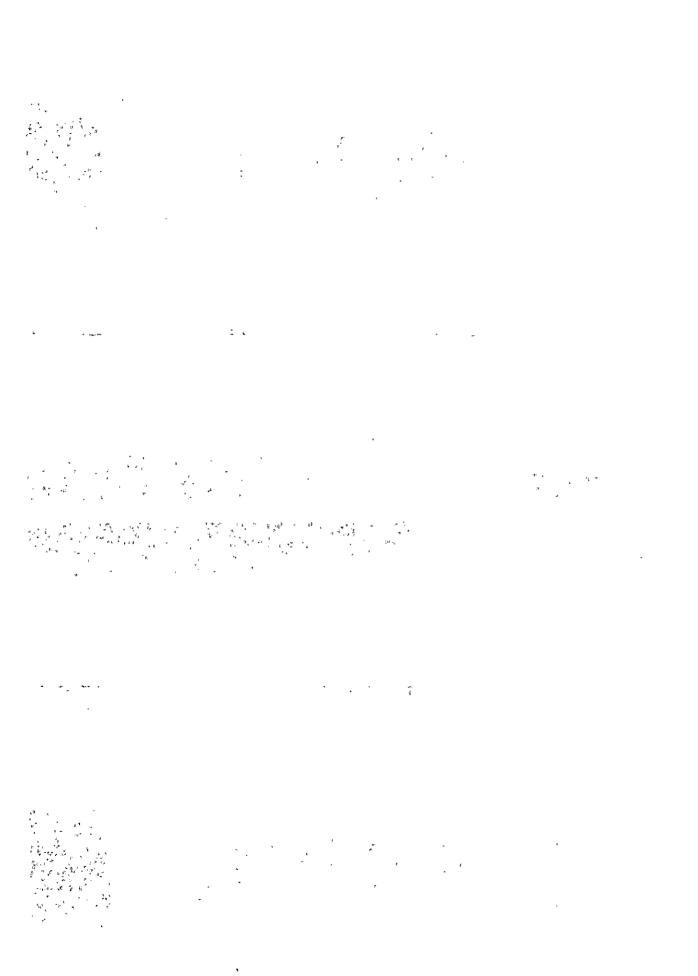
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# **CERTIFICATE OF POSTING**

	RE: Case No.:
	Petitioner/Developer:
	Greenspring Associated Ltd. Partnership
	October 21, 2010  Date of Hearing/Closing:
Baltimore County Department of Permits, Approvals and Inspections County Office Building, Room 111 111 West Chesapeake Avenue Fowson, Maryland 21204	
Attn: Kristen Lewis:	
Ladies and Gentlemen:	
9616, 9634, 9646 Reisterstown Road	September 30, 2016
The sign(s) were posted on	(Month, Day, Year)
	(Month, Day, Tear)
S	Sincerely,  September 30, 2016
	(Signature of Sign Poster) (Date)
ZONING NOTICE  CARE 2017-0043-SPHA  APPLIES MANUS MILES RAIGEDY  APPLIES MANUS MILES MANUS MILES RAIGEDY  APPLIES MANUS MILES MANUS	SSG Robert Black
ONE TO CONCENTRATE OF THE PROPERTY OF THE PROP	(Print Name)
Workings C. E. Gill Standard George (sign is not seen found in part of the control of the contro	1508 Leslie Road
T A CONTROL OF THE CO	(Address)
- W	Dundalk, Maryland 21222
	(City, State, Zip Code)
	(410) 282-7940
	(Telephone Number)







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ASSEMBLE OF BUILDING STORMS OF THE STORMS OF

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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 4431337

#### 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 08, 2016

#### NOTICE OF ZONING HEARING

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: # 2017-0#3-SPHA
9616, 9634, 9646 Reisterstown Road
5E/s Reisterstown Road, 275 ft, SE of Kenmar Avenue
3rd Election District - 2nd Councilmanic District
Legal Owner(s) Greenspring Associated Ltd. Partnership
SPECIAL HEARING: for an amendment to the site plan
approved in zoning case 2001-118-A.
VARIANCE: to allow a maximum of 4 wall-mounted
enterprise signs on one facade for a single tenant in a
multi-tenant building, in lieu of the 1 wall mounted and
1 canopy sign permitted (Sign Nos. D, E, & F, H, I, L, M,
N, O, V and Y; CC and DD). To allow a freestanding joint
identification sign with a sign area/face of 324 sq. ft. per
side with a sign height of 26 ft., in lieu of the permitted 100
sq. ft. and 25 ft. in height (Sign No. 1). to allow a wallmounted enterprise sign with 7 lines of text and sign copy a
minimum of 3 inches hich, in lieu of the permitted 5 lines
and 8 inch height for copy (Sign No. 1). To allow a wallmounted enterprise sign with 9 lines of text and sign copy a
minimum of 3 inches hich, in lieu of the permitted 5 lines
and 8 inch height for copy (Sign No. 1). To allow a wallmounted enterprise sign with 9 lines of text and sign copy a
minimum of 3 inches hich, in lieu of the permitted 5 lines
and 8 inch height for copy (Sign No. 1). To allow a wallmounted enterprise sign with 9 lines of text and sign copy a
minimum of 3 inches hich, in lieu of the permitted 5 lines
and 8 inch height for copy (Sign No. 1). To allow a wallmounted enterprise sign with 9 lines of text and sign copy a
minimum of 3 inches hich, in lieu of the permitted 5 lines
and 8 inch height for copy (Sign No. 1). To allow a wallmounted enterprise sign with 9 lines of text and sign copy a
minimum of 3 lines hich and 1 to 00 a.m. in
Room 205, Jefferson Building, 105 West Chesapeake
Ave

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.

The Baltimore Sun Media Group

Legal Advertising



KEVIN KAMENETZ

County Executive

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

August 26, 2016

### NOTICE OF ZONING HEARING

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

CASE NUMBER: 2017-0043-SPHA 9616, 9634, 9646 Reisterstown Road SE/s Reisterstown Road, 275 ft, SE of K

SE/s Reisterstown Road, 275 ft. SE of Kenmar Avenue 3<sup>rd</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owners: Greenspring Associated Ltd. Partnership

**Special Hearing** for an amendment to the site plan approved in zoning case 2001-118-A. **Variance** to allow a maximum of 4 wall-mounted enterprise signs on one façade for a single tenant in a multi-tenant building, in lieu of the 1 wall-mounted and 1 canopy sign permitted (Sign Nos. D, E & F; H, I, L, M, N, O; V and Y; CC and DD). To allow a freestanding joint identification sign with a sign area/face of 324 sq. ft. per side with a sign height of 26 ft., in lieu of the permitted 100 sq. ft. and 25 ft. in height (Sign No.1). To allow a freestanding joint identification sign with 7 lines of text and sign copy a minimum of 3 inches high, in lieu of the permitted 5 lines and 8 inch height for copy (Sign No. 1). To allow a wall-mounted enterprise sign with sign area/face of 84.64 sq. ft. in lieu of the permitted 40 sq. ft. (Sign No. Q)

Hearing: Friday, September 30, 2016 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jabion Director

AJ:ki

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204 Thomas Howard, 1919 Gallows Road, Ste. 1000, Vienna VA 22182

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., SEPTEMBER 10, 2016.

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

TO: PATUXENT PUBLISHING COMPANY

Thursday, September 8, 2016 Issue - Jeffersonian

Please forward billing to:

A. Neil Thopani Venable, LLP 210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

### NOTICE OF ZONING HEARING

410-494-6357

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

**CASE NUMBER: 2017-0043-SPHA** 9616, 9634, 9646 Reisterstown Road SE/s Reisterstown Road, 275 ft. SE of Kenmar Avenue 3<sup>rd</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owners: Greenspring Associated Ltd. Partnership

Special Hearing for an amendment to the site plan approved in zoning case 2001-118-A. Variance to allow a maximum of 4 wall-mounted enterprise signs on one façade for a single tenant in a multi-tenant building, in lieu of the 1 wall-mounted and 1 canopy sign permitted (Sign Nos. D, E & F; H, I, L, M, N, O; V and Y; CC and DD). To allow a freestanding joint identification sign with a sign area/face of 324 sq. ft. per side with a sign height of 26 ft., in lieu of the permitted 100 sq. ft. and 25 ft. in height (Sign No.1). To allow a freestanding joint identification sign with 7 lines of text and sign copy a minimum of 3 inches high, in lieu of the permitted 5 lines and 8 inch height for copy (Sign No. 1). To allow a wall-mounted enterprise sign with sign area/face of 84.64 sq. ft. in lieu of the permitted 40 sq. ft. (Sign No. Q)

Hearing: Friday, September 30, 2016 at 10:00 a.m. in Room 205. Jefferson Building. 105 West Chesapeake Avenue, Towson 21204

Arnold Jablor

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.

- RE: PETITION FOR SPECIAL HEARING AND VARIANCE 9616, 9634 & 9646 Reisterstown Road; 275' SE of c/line Kenmar Avenue 3rd Election & 2nd Councilmanic Districts Legal Owner(s): Greenspring Associates Limited Partnership, by Thomas Howard Petitioner(s)
- BEFORE THE OFFICE
- \* OF ADMINSTRATIVE
- \* HEARINGS FOR
- BALTIMORE COUNTY
- \* 2017-043-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

AUG 2 9 2016

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CAROLE C. DENHILL

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 29th day of August, 2016, 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 Zummerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

# DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS ZONING REVIEW OFFICE

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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.



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 4497320

### **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 "The Baltimore Sun", "Daily", a newspaper printed and published in Baltimore City on the following dates:

Sep 30, 2016	
	The Baltimore Sun Media Group
	By Mison Barrel
Subscribed and sworn to before me this 30 da	ay of <u>560+ 2016</u> ,
ByMuhili Elaine	TANE OR ST.
Notary Public  My commission expires 10/5/9	A COLIO PE
	NO COUNTRIES

## **CERTIFICATE OF POSTING**

		2017-0043-SPHA
	RE: Case No.:	
	Petitioner/Developer:	
	Greenspring Associated	Ltd. Partnership
	Date of Hearing/Closing:	October 21, 2016
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 posted conspicuously on the property located	erjury that the necessary sign(s) re	quired by law were
9616, 9634, 9646 Reisterstown Road	*	
	September 30, 2016	····
The sign(s) were posted on	(Month, Day, Year)	······································
Sin	ncerely,	September 30, 2016
	(Signature of Sign Poster)	(Date)
ZONING ZONING	SSG Robert Bla	, ,
The state of the s	(Print Name)	
	1508 Leslie Ro	ad
	(Address)	
	Dundalk, Maryland	21222
	(City, State, Zip C	Code)
	(410) 282-794	0
	(Telephone Num	ber)

# **ZONING** NOTICE

2017-0043-SPHA

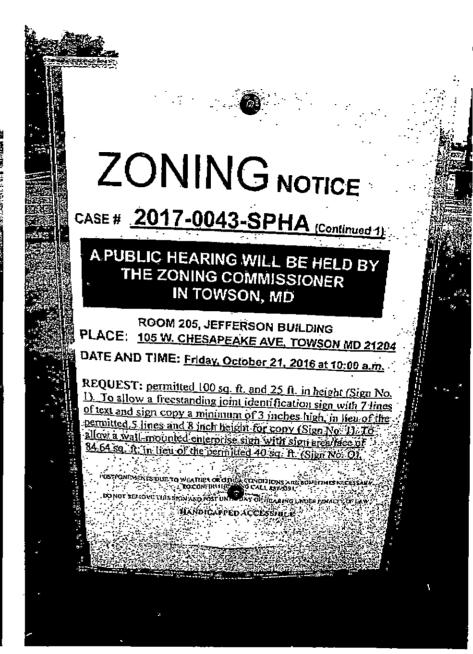
A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD

ROOM 205, JEFFERSON BUILDING PLACE: 105 W. CHESAPEAKE AVE. TOWSON MD 21204

DATE AND TIME: Friday, October 21, 2016 at 10:00 a.m.

REQUEST: Special Hearing for an amendment to the site plan approved in zoning case 2001-118-A. Variance to allow a maximum of 4 wall-mounted enterprise signs on one facade for a single tenant in a multi-tenahebuilding, in lieu obtlie i will included and I canopy sign permitted (Sign Nos. D. E. & E. H. I. L. M. N. O. Vand Y. CG and DD). To allow a free standing look identification sign with a sign area/face of 124 sq. ft. per sine with a sign height of 26 ft. similer of the

IMADICAPPED ACCESSIBLE



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KEVIN KAMENETZ County Executive

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

September 21, 2016

Greenspring Associates Ltd Partnership Thomas Howard 1919 Gallows Road Suite 1000 Vienna VA 22182

RE: Case Number: 2017-0043 SPHA, Address: 9616, 9634 and 9646 Reisterstown Road

Dear Mr. Howard:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 10, 2016. 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,

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David H Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204



Larry Hogan, Governor Boyd K. Rutherford, Lt. Governor Pete K. Rahn, Secretary Gregory C. Johnson, P.E., Administrator

Date: 8/22/16

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

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 3/22/16. A field inspection and internal review reveals that an entrance onto 16/140 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for 1/20140. Case Number 2017-0043-SPHA.

Greenspring Associates Limited Portugushia 9616,9634,9646 Reisterstown Road. MD 140

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,

Wendy Wolcott, PLA

Acting Metropolitan District Engineer – District 4

Baltimore & Harford Counties

WW/RAZ

### BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO:

Arnold Jablon

DATE: September 9, 2016

Deputy Administrative Officer and

Director of Permits, Approvals and Inspections

FROM:

Andrea Van Arsdale

Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

RECEIVED

Case Number: 17-043

SEP 1 5 2016

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

**Property Address:** 9616, 9634, 9646 Reisterstown Road

**Petitioner:** 

Greenspring Associates Limited Partnership

Zoning:

BM, BM-IM, BR-IM

**Requested Action:** 

Special Hearing and Variance

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 site plan approved in Zoning Case No. 2001-118-A and also the petition for variance as listed on the attachment to the petition submitted to and received by the Department on August 19, 2016.

A site visit was conducted on August 30, 2016.

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

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

Prepared by

Lloyd T. Moxley

**Division Chief:** 

AVA/KS/LTM/ka

c: Bill Skibinski

David H. Karceski, Esquire Office of the Administrative Hearings

People's Counsel for Baltimore County

### **BALTIMORE COUNTY, MARYLAND**

### **Inter-Office Correspondence**

RECEIVED



AUG 2 5 2016

OFFICE OF ADMINISTRATIVE HEARINGS

TO:

Hon. Lawrence M. Stahl; Managing Administrative Law Judge

Office of Administrative Hearings

FROM:

Jeff Livingston, Department of Environmental Protection and

Sustainability (EPS) - Development Coordination

DATE:

August 25, 2016

SUBJECT:

**DEPS** Comment for Zoning Item

# 2017-0043-SPHA

Address

9616, 9634, 9646 Reisterstown Road

(Greenspring Associates, L.P.

Property)

Zoning Advisory Committee Meeting of AUGUST 29, 2016

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

Reviewer:

Steve Ford

Date: 08-25-2016

### **BALTIMORE COUNTY, MARYLAND**

#### INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: September 6, 2016

Department of Permits, Approvals

And Inspections

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

**Zoning Advisory Committee Meeting** 

For August 29, 2016

Item No. 2017-0043, 0044, 0046, 0049, 0052, 0053 and 0054

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\ZAC201708292016.doc

### **BALTIMORE COUNTY, MARYLAND**

### **Inter-Office Correspondence**



TO:

Hon. Lawrence M. Stahl; Managing Administrative Law Judge

Office of Administrative Hearings

FROM:

Jeff Livingston, Department of Environmental Protection and

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DATE:

August 25, 2016

SUBJECT:

**DEPS** Comment for Zoning Item

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Address

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(Greenspring Associates, L.P.

Property)

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Reviewer:

Steve Ford

Date: 08-25-2016

### **BALTIMORE COUNTY, MARYLAND** INTER-OFFICE MEMORANDUM

TO:

Arnold Jablon

DATE: September 9, 2016

Deputy Administrative Officer and

Director of Permits, Approvals and Inspections

FROM:

Andrea Van Arsdale

Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case Number: 17-043

INFORMATION:

Property Address:

9616, 9634, 9646 Reisterstown Road

Petitioner:

Greenspring Associates Limited Partnership

Zoning:

BM, BM-IM, BR-IM

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Prepared by

Lloyd T. Moxley

**Division Chief:** 

AVA/KS/LTM/ka

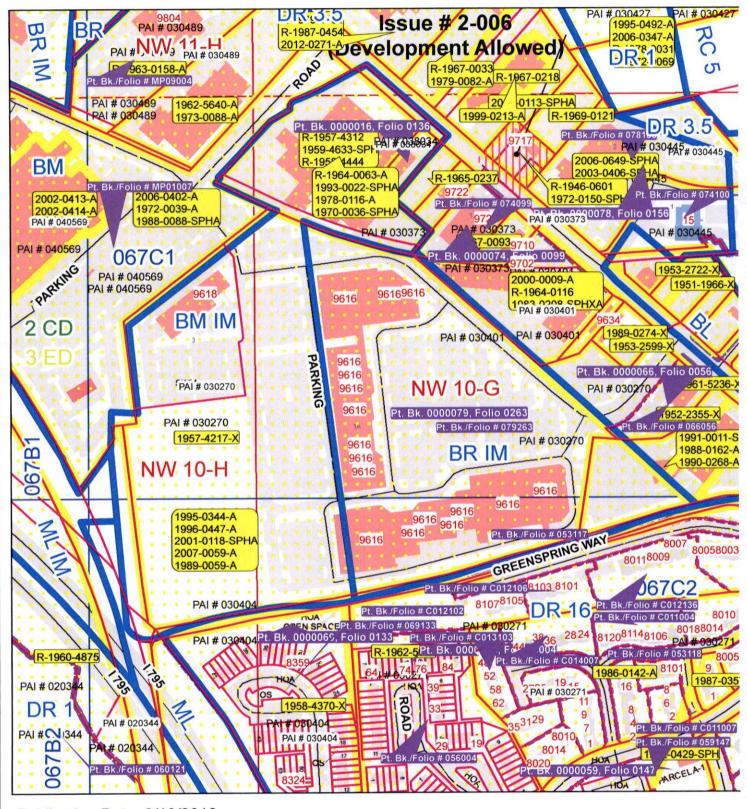
c: Bill Skibinski

David H. Karceski, Esquire

Office of the Administrative Hearings

People's Counsel for Baltimore County

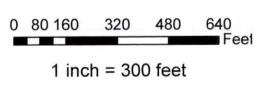
### 9616 - 9646 Feisterstown Road 2017-0043-SPHA



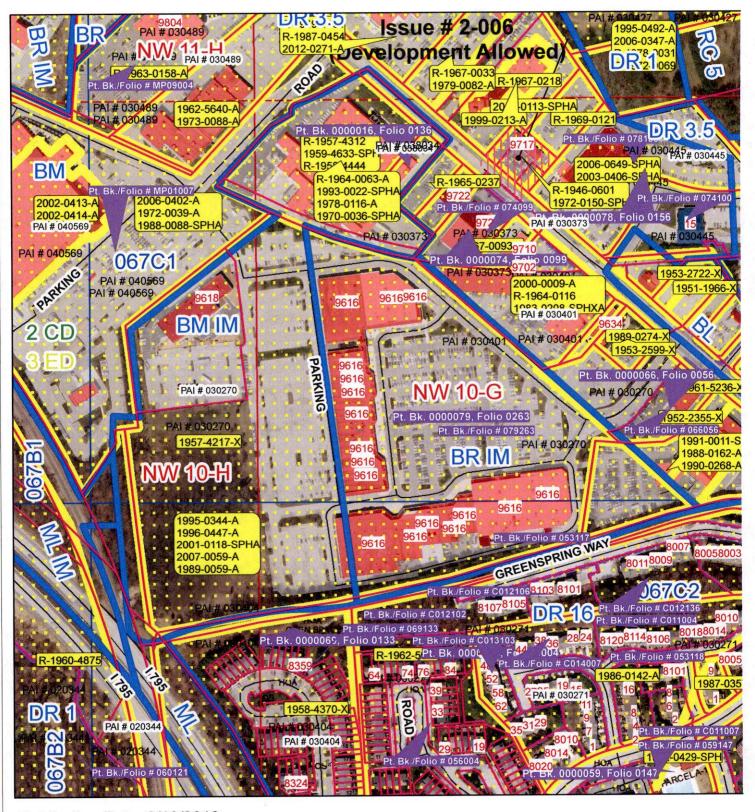
Publication Date: 8/10/2016

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





### 9616 - 9646 Fuisterstown Road 2017-0043-SPHA



Publication Date: 8/10/2016



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



0 80 160 320 480 640 Feet

1 inch = 300 feet

### PLEASE PRINT CLEARLY

CASE NAME Reistuston Road
CASE NUMBER 2017 - 43 - SPMA
DATE 10/21/16

### PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP 2, 204	E- MAIL
Joseph Ucciferro	901 Dulaney Valley Robel		juciferrow but kereng un tgelinasio bother eng un
Taylor Gelmas Chense Guldball	1919 4gilous ka	DUTE ION VICTIMA, VA DOIBO	Chen's Salver a reconsuranters com
DAVID KARCESPI	210 W. Pensylvania Are	Suste são Jamson 21209	dranceski & verube a
		·	
		,	

### **Debra Wiley**

From:

John E. Beverungen

Sent:

Tuesday, November 15, 2016 10:18 AM

To:

Sherry Nuffer; Debra Wiley

Subject:

FW: 2017-0043-SPHA

FYI

From: Karceski, David H. [mailto:DKarceski@Venable.com]

Sent: Monday, November 14, 2016 11:27 AM

To: John E. Beverungen < jbeverungen@baltimorecountymd.gov>

Subject: Re: 2017-0043-SPHA

Judge Beverungen

Our project engineer Joe Ucciferro was in a car accident so I will not have the revised petition today. When he returns to the office I will complete it and send to you.

Again, sorry for the delay.

Thank you David

Sent from my BlackBerry 10 smartphone.

From: Karceski, David H.

Sent: Thursday, November 3, 2016 9:58 AM

**To:** John E. Beverungen **Subject:** Re: 2017-0043-SPHA

Judge Beverungen

I am still waiting for Bohler Engineering to confirm the length of the tenant space. I apologize for the delay. I will send you the revised petition as soon as possible.

Thank you

David

Sent from my BlackBerry 10 smartphone.

From: Karceski, David H.

Sent: Tuesday, October 25, 2016 3:49 PM

To: John E. Beverungen

Subject: RE: 2017-0043-SPHA

Judge Beverungen,

Thank you for your e-mail, and I apologize for the delay. We are in the process or confirming the length of the tenant space related to this sign. Would you please wait until we have confirmed the length?

Thank you,

David

David Karceski, Esq. | Venable LLP t 410.494.6285 | f 410.821.0147 | m 443.956.7425

Towson: 210 W. Pennsylvania Avenue, Ste. 500, Towson, MD 21204 Baltimore: 750 East Pratt Street, Ste. 900, Baltimore, MD 21201

From: John E. Beverungen [mailto:jbeverungen@baltimorecountymd.gov]

Sent: Tuesday, October 25, 2016 2:46 PM

To: Karceski, David H. < DKarceski@Venable.com>

**Subject: 2017-0043-SPHA** 

Mr. Karceski,

At the conclusion of last week's hearing in the above case we discussed variance request #4, Sign Q. Specifically, the variance was to permit a sign of 84.64 sq. ft., but you were going to verify if that was in lieu of 40 sq. ft. or some other number, depending of course upon the length of the façade to which it is affixed. I will not be in the office the rest of the week and wanted to know if you would prefer I issue the order today based on the petition as filed, or if you preferred I wait until I hear from you with a revised number. If the latter, I will send out the order next week.

John Beverungen

ΑIJ



**CONNECT WITH BALTIMORE COUNTY** 



\*

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.

### **Sherry Nuffer**

From:

John E. Beverungen

Sent:

Thursday, September 29, 2016 2:20 PM

To:

Thupari, A. Neill

Cc:

Sherry Nuffer; Debra Wiley; Kristen L Lewis

Subject:

RE: Request for Postponement - Case No. 2017-43-SPHA

Mr. Thupari,

The request for postponement will be granted, and the case will be removed from the OAH calendar. Am I correct that since the property was never posted it is unlikely anyone would appear for the hearing? If there is a possibility a citizen would attend I would ask that someone from your office appear in the hearing room and explain to him/her the case has been postponed, and obtain their name/address so they can be notified when the case is rescheduled.

John Beverungen

AЦ

From: Thupari, A. Neill [mailto:ANThupari@Venable.com]

Sent: Thursday, September 29, 2016 12:11 PM

To: John E. Beverungen < jbeverungen@baltimorecountymd.gov>

Cc: Sherry Nuffer <snuffer@baltimorecountymd.gov>

Subject: Request for Postponement - Case No. 2017-43-SPHA

Dear Judge Beverungen,

On behalf of the Petitioner, Greenspring Associates Limited Partnership, I write to respectfully request a postponement of the hearing scheduled for tomorrow, September 30, 2016 at 10:00 a.m., in the above-captioned matter.

The requisite posting for this matter has not been completed, and it will be completed on or by Friday, September 30, 2016. As such, I have spoken to Mr. Kristin Lewis in the Zoning Office, and she advised that the matter will be rescheduled for Friday, October 21, 2016, at 10:00 a.m. I apologize for any inconvenience caused by this request, and I assure you that this postponement request is not for unnecessary delay.

Accordingly, I respectfully request a postponement of the September 30, 2016 hearing for Case No. 2017-43-SPHA.

Thank you for your time and consideration of this request.

Neill

A. Neill Thupari, Esq. | Venable LLP t 410.494.6358 | f 410.821.0147 210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

ANThupari@Venable.com | www.Venable.com

\*

This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply

# CHECKLIST

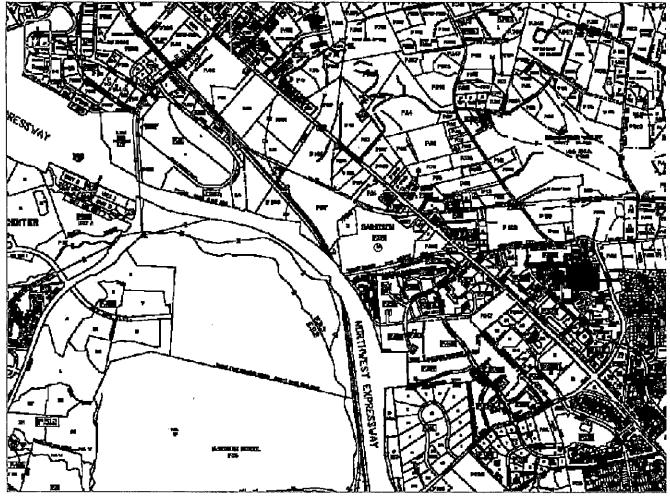
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## **Baltimore County**

New Search (http://sdat.dat.maryland.gov/RealProperty)

District: 03 Account Number: 2200002965



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.

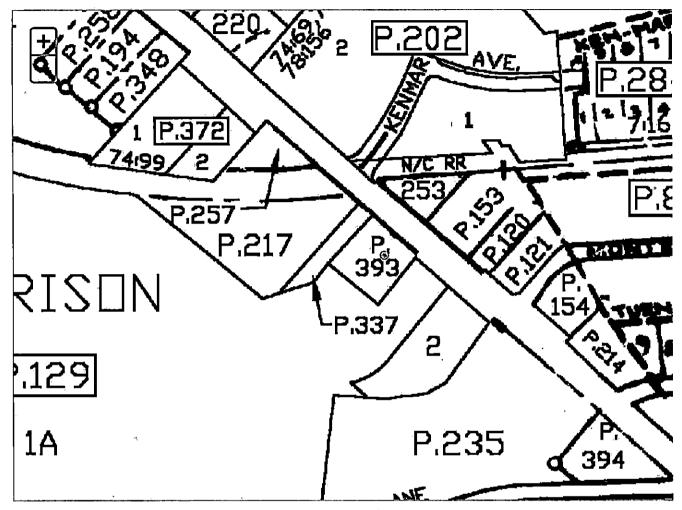
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (http://www.mdp.state.md.us/OurProducts/OurProducts.shtml).

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## **Baltimore County**

New Search (http://sdat.dat.maryland.gov/RealProperty)

District: 03 Account Number: 1900003295



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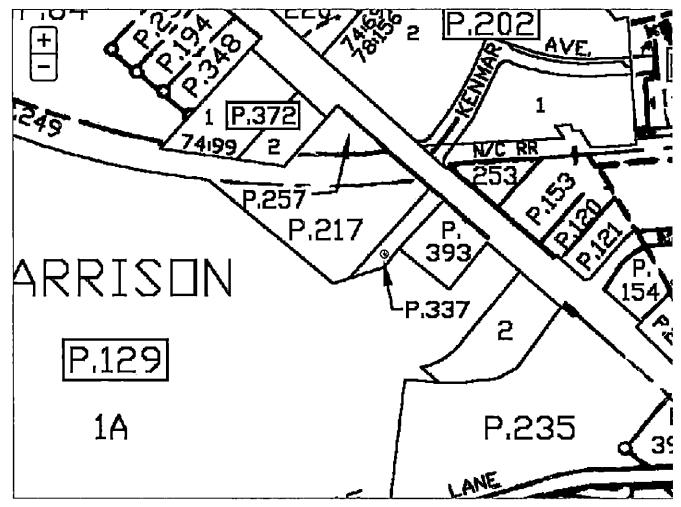
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## **Baltimore County**

New Search (http://sdat.dat.maryland.gov/RealProperty)

District: 03 Account Number: 0316045275



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 <a href="http://www.plats.net">www.plats.net</a> (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 <a href="https://www.mdp.state.md.us/OurProducts/OurProducts.shtml">www.mdp.state.md.us/OurProducts/OurProducts.shtml</a>) (http://www.mdp.state.md.us/OurProducts/OurProducts.shtml)</a>)

Case	NI	
1 900	116	•
Case	1 11	

# 2017-0043-5PHA

# **Exhibit Sheet**

	Exhibit Sl Petitioner/Developer	200-16
No. 1	1A-1C Plan	
No. 2	Viciterro C.V.	
No. 3	3A-3E Photos	
No. 4	Aerial zpring mgo	
No. 5	Aerial zoning map Highlighted plan	
No. 6		c c
No. 7	*	
No. 8	2	
No. 9		,
No. 10	3	
No. 11	, and a second s	
No. 12		



## Joseph J. Ucciferro, P.E. **Project Manager**

## **EDUCATION:**

Bachelor of Civil Engineering, University of Delaware, Newark, DE

## **PROJECT TESTIMONY:**

Testified on behalf of Bohler Engineering in numerous municipalities before Planning Commissions, Board of Supervisors, Board of Appeals, and related municipal entities in Maryland, Delaware, and Pennsylvania.

#### **EXPERIENCE:**

Currently serves as a Project Manager in Bohler Engineering's Towson, Maryland Office. Experience includes over twelve (12) years of design and project management. Primarily responsible for client and project management for various commercial, residential, and industrial developments. Areas of experience include site feasibility analysis and budgeting, site layout and planning, zoning and subdivision ordinance review/interpretation, horizontal and vertical roadway design, site grading, earthwork balancing and analysis, soil erosion and sediment control measures and facilities, utility design, stormwater management and water quality system designs, environmental compliance/evaluations, pump/tank design and permitting, lighting photometric studies/design, signage compliance, landscaping design, vehicular circulation design, oversight of expediting and application approvals, and related services. Expertise includes supermarkets, service stations, maintenance facilities, restaurants, shopping centers, retail centers, car washes and other related projects in municipalities in Maryland, Delaware, and Pennsylvania.

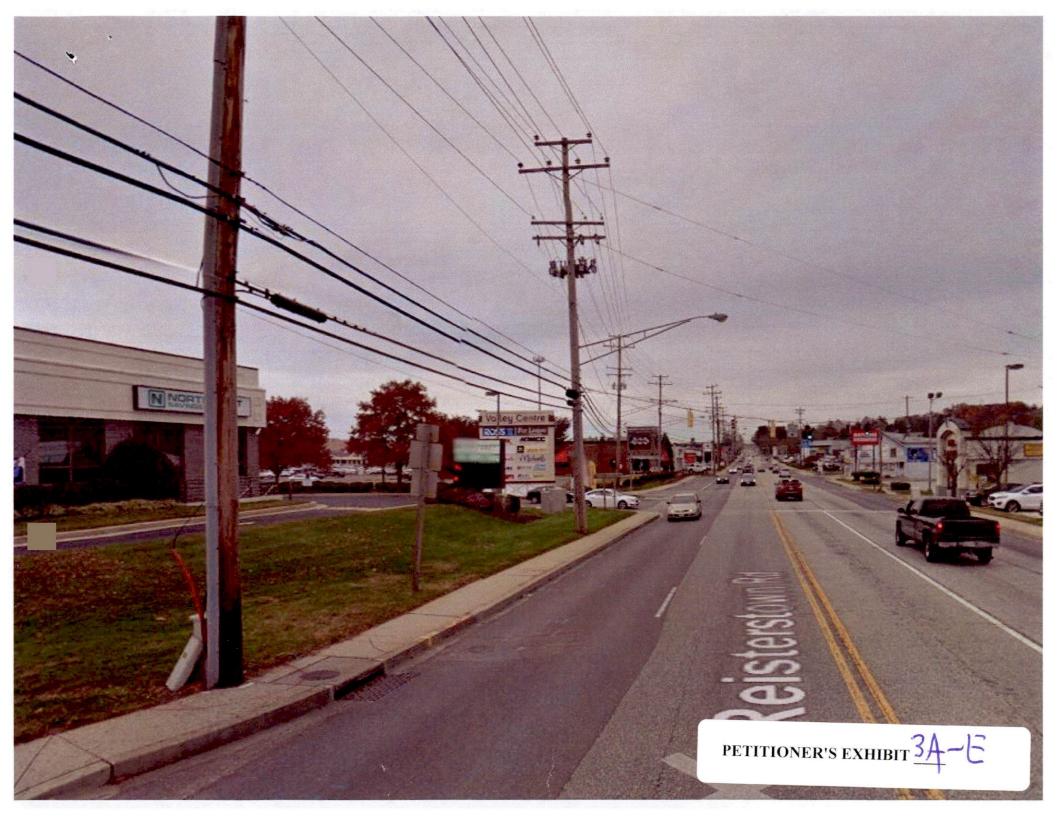
## **BALTIMORE COUNTY PROJECTS OF NOTE:**

- Merritt Pavilion (Planned Unit Development) Dundalk
- Insurance Auto Auction Rosedale and Dundalk (Special Exception and Variance)
- Shelter Development and YMCA (Planned Unit Development) Catonsville
- Federal Realty Flats at 703 (Towson Multi-family Development Plan)
- Federal Realty Avenue at White Marsh PUD Refinement
- YMCA Development (Development Plan) Towson
- Multiple Quick Serve Restaurants (Chick-fil-A, Sonic)
- Multiple Bank Projects (Bank of America, M&T Bank, PNC Bank, BB&T Bank)
- Multiple Fuel Service Station Projects (SMO, Wawa, Royal Farms)
- Multiple Pharmacy Projects

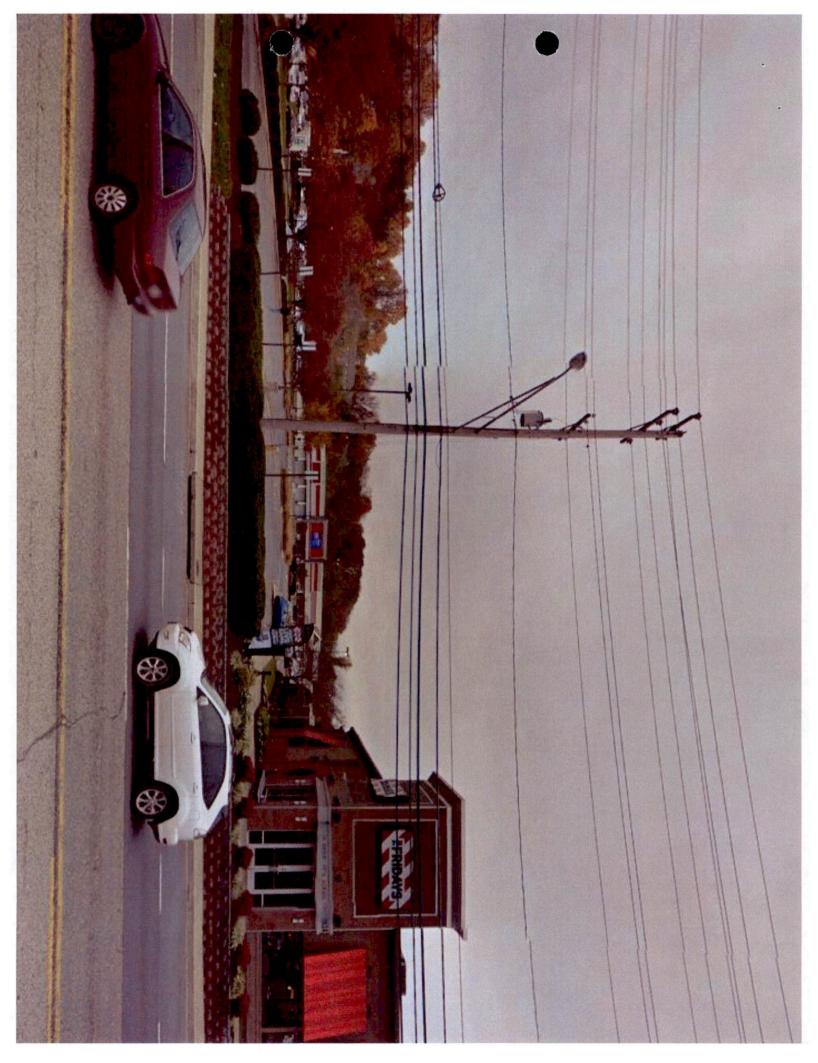
#### **PROFESSIONAL AFFILIATIONS:**

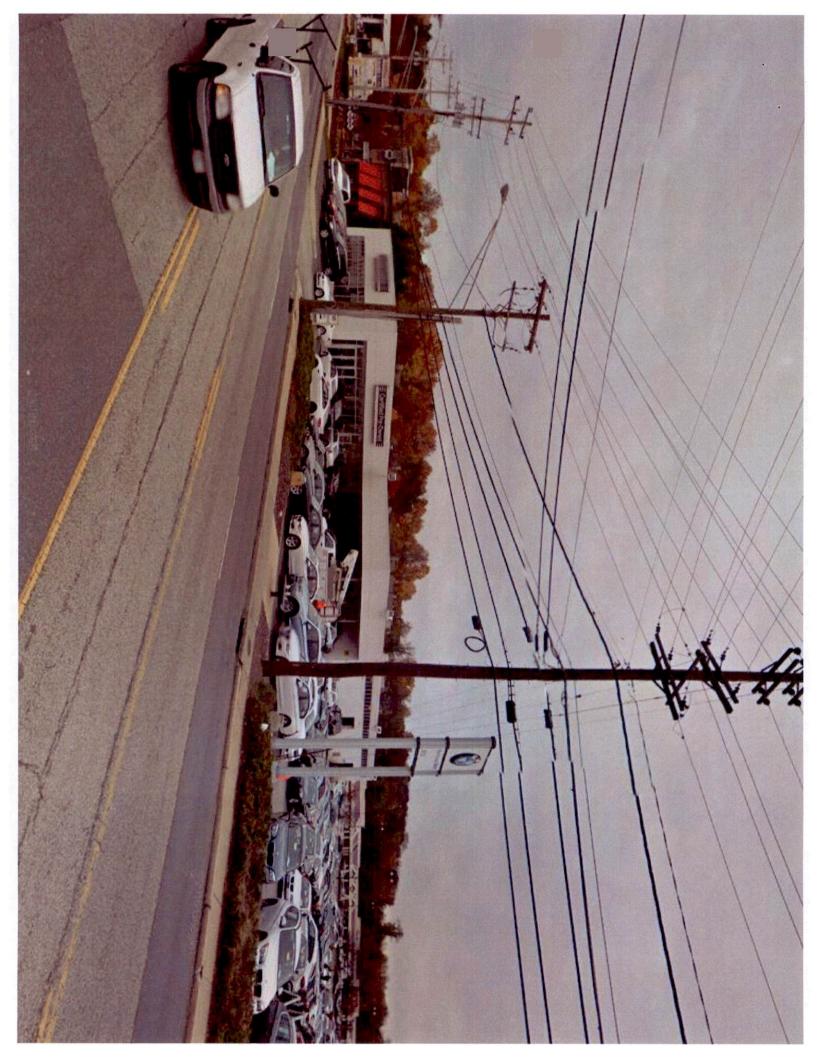
PETITIONER'S EXHIBIT 2

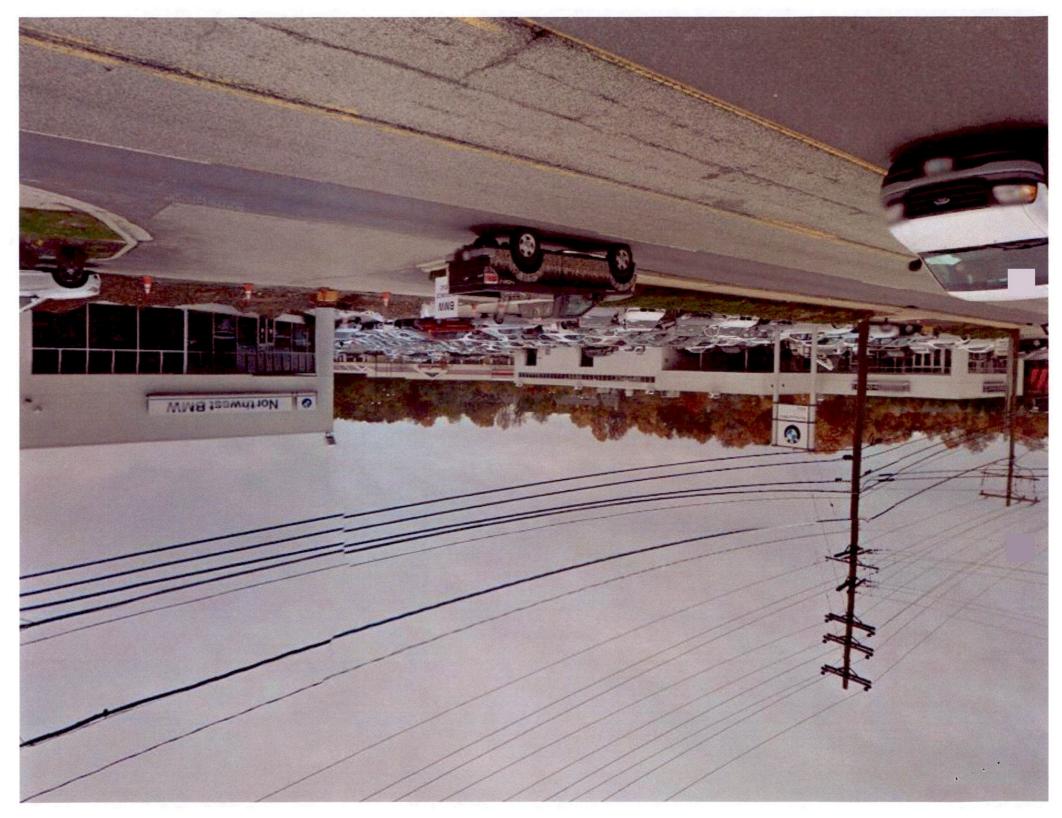
- Maryland Professional Engineer #36064
- Urban Land Institute (ULI)
- National Association of Industrial & Office Properties (NAIOP)
- International Conference of Shopping Centers (ICSC)

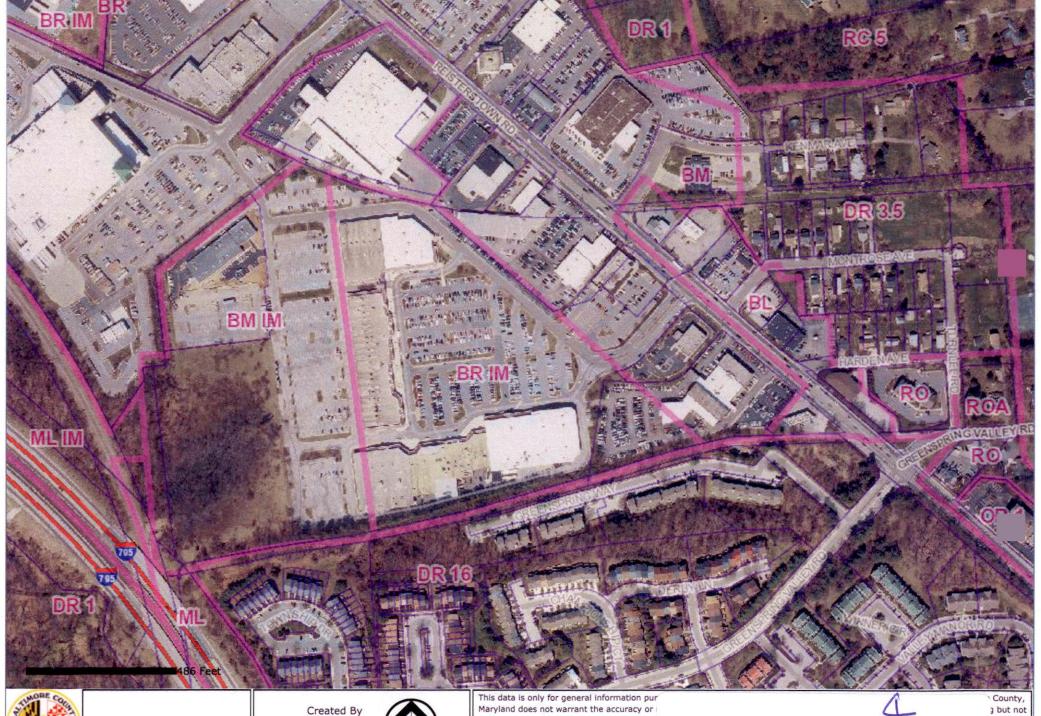












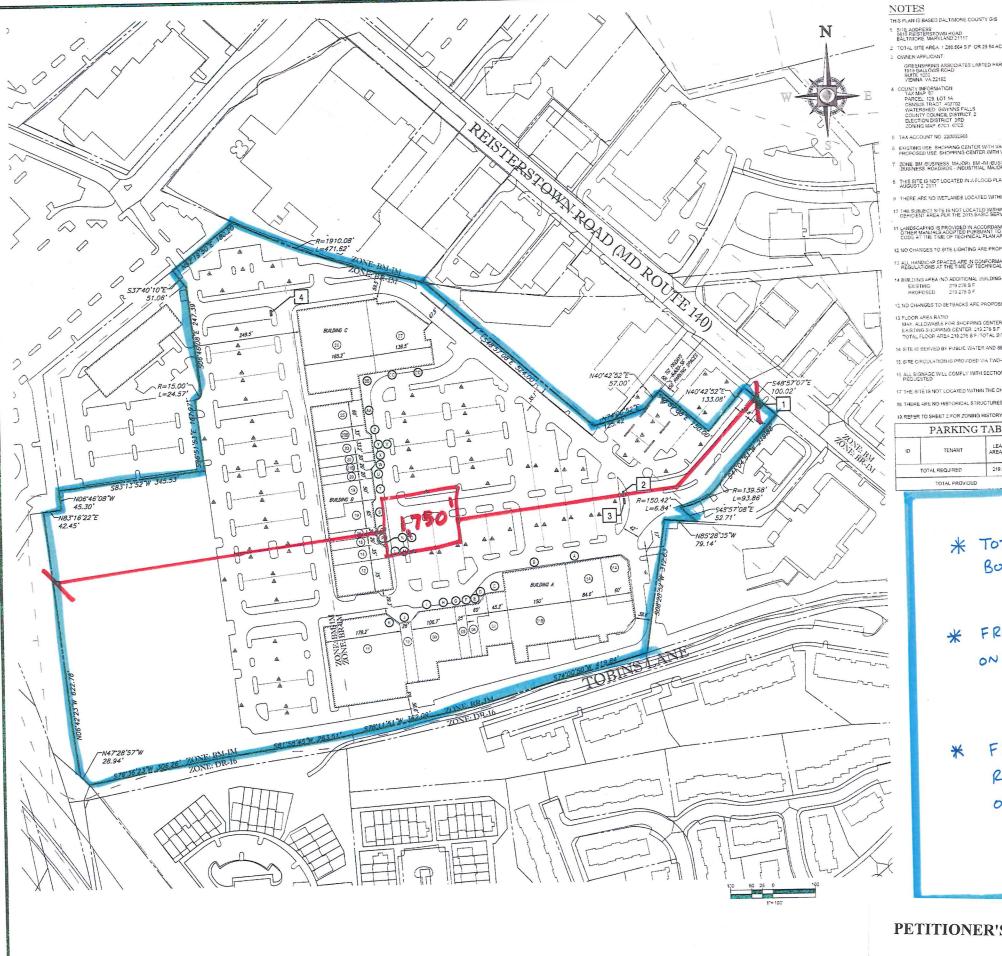
My Neighborhood Map

Created By Baltimore County My Neighborhood Maryland does not warrant the accuracy or limited to, all warranties, express or implied disclaims all obligation and liability for dama attorneys' and experts' fees, and court cost data.

PETITIONER'S EXHIBIT

County, g but not yland ges, pon this

Printed 10/20/2016



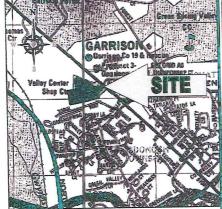
THIS PLAN IS BASED BALTIMORE COUNTY GIS

- OWNER/APPLICANT.
- GREENSPRING ASSOCIATES LIMITED PARTNERSHIP 1919 GALLOWS ROAD SUITE 1000 VIENNA VA 22182
- 2 COUNTY WAS PERSONNEL TO A COUNTY WINDOWN TO A MAP 97 PAPOEL 129 LOT 14 CENSUS TRACT 495702 WATERSHED GOWNNS FALLS COUNTY COUNCIL DISTRICT 2 ELECTION DISTRICT 3 RDD ZONNIS MAP 6701 6702
- 5 TAX ACCOUNT NO. 220002966
- 6 EXISTING USE SHOPPING CENTER WITH VARIOUS USES PROPOSED USE SHOPPING CENTER WITH VARIOUS USES
- ZONE BM (BUSINESS MAJOR) BM (MUSINESS MAJOR INDUSTRIAL, MAJOR) BR4M (BUSINESS ROADSIDE INDUSTRIAL MAJOR)
- 8 THIS SITE IS NOT LOCATED IN A FLOOD PLAIN PER PLAN FEMA MAP 2400100220D, DATED AUGUST 2: 2011
- 9 THERE ARE NO WETLANDS LOCATED WITHIN THE SITE BOUNDARY
- 13 THE SUBJECT SITE IS NOT LOCATED WITHIN A WATER, SEWER OR TRANSPORTATION OFFICIENT AREA PER THE 2015 BASIC SERVICES MAPS.
- I LANDSCAPING IS PROVIDED IN ACCORDANCE WITH THE LANDSCAPE MANUAL AND ALL OTHER MANUALS ADDITED PURSUANT TO SECTION 22-105 OF THE BALTIMORE COUNTY CODE AT THE TIME OF TECHNICAL PLAN APPROVAL
- 12 NO CHANGES TO SITE LIGHTING ARE PROPOSED WITH THIS PLAN.
- 13 ALL HANDICAP SPACES ARE IN CONFORMANCE WITH THE ADA CODE OF MARYLAND REGULATIONS AT THE TIME OF TECHNICAL PLAN APPROVAL
- 14 BUILDING AREA INO ADDITIONAL BUILDING SQUARE FOOTAGE IS BEING PROPOSED).

  EXISTING 219 278 S F
  PROPOSED 219 273 S F
- 12 NO CHANGES TO SETBACKS ARE PROPOSED WITH THIS PLAN
- 13 FLOOR APEA RATIO
  MAX, ALLOW-BLE FOR SHOPPING CENTER, 4.0
  EXISTING SHOPPING CENTER, 216.276.5F
  TOTAL FLOOR AREA 216.276.5F JTOTAL SITE AREA 1,295.564.9.0.17
- 14 SITE IS SERVED BY PUBLIC WATER AND SEWER
- 15. SITE CIRCULATION IS PROVIDED VIA TWO-WAY DRIVE AISLES, MINIMUM 22' WIDE
- 18 ALL SIGNAGE WILL COMPLY WITH SECTION 450 OF THE BCZR OR A VARIANCE IS BEING REQUESTED.
- 17 THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA
- 18 THERE ARE NO HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.

#### 19 REFER TO SHEET 2 FOR ZONING HISTORY DARKING TARIE

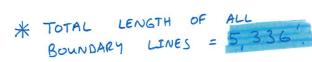
	PARKING	TABLE	
10	TENANT	LEASE AREA (SF)	PARKING REQUIRED
TO	OTAL REQUIRED	219 277	1 097
	TOTAL PROVIDE	)	1,183



LOCATION MAP



ZONING MAP BALTIMORE COUNTY MY NEIGHBORHOOD TOOL NOT TO SCALE



ON REISTERS TOWN TOTAL LENGTH PROPERTY / BOUNDARY LINES

**EXHIBIT** REGENCY CENTERS

Z

田二

REVISIONS

DATE COMMENT

VALLEY CENTRE SHOPPING CENTER LOCATION OF SITE

NOT APPROVED FOR

9616 REISTERSTOWN ROAD BALTIMORE, MD 21117 BALTIMORE COUNTY 3RD ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT

# BOHLER BURGERING

991 DULANEY VALLEY ROAD, SUITE 80 TOWSON, MARYLAND 21204 Phone: (410) 821-7990 Fax: (410) 821-7997 MD@BohlerEng.com

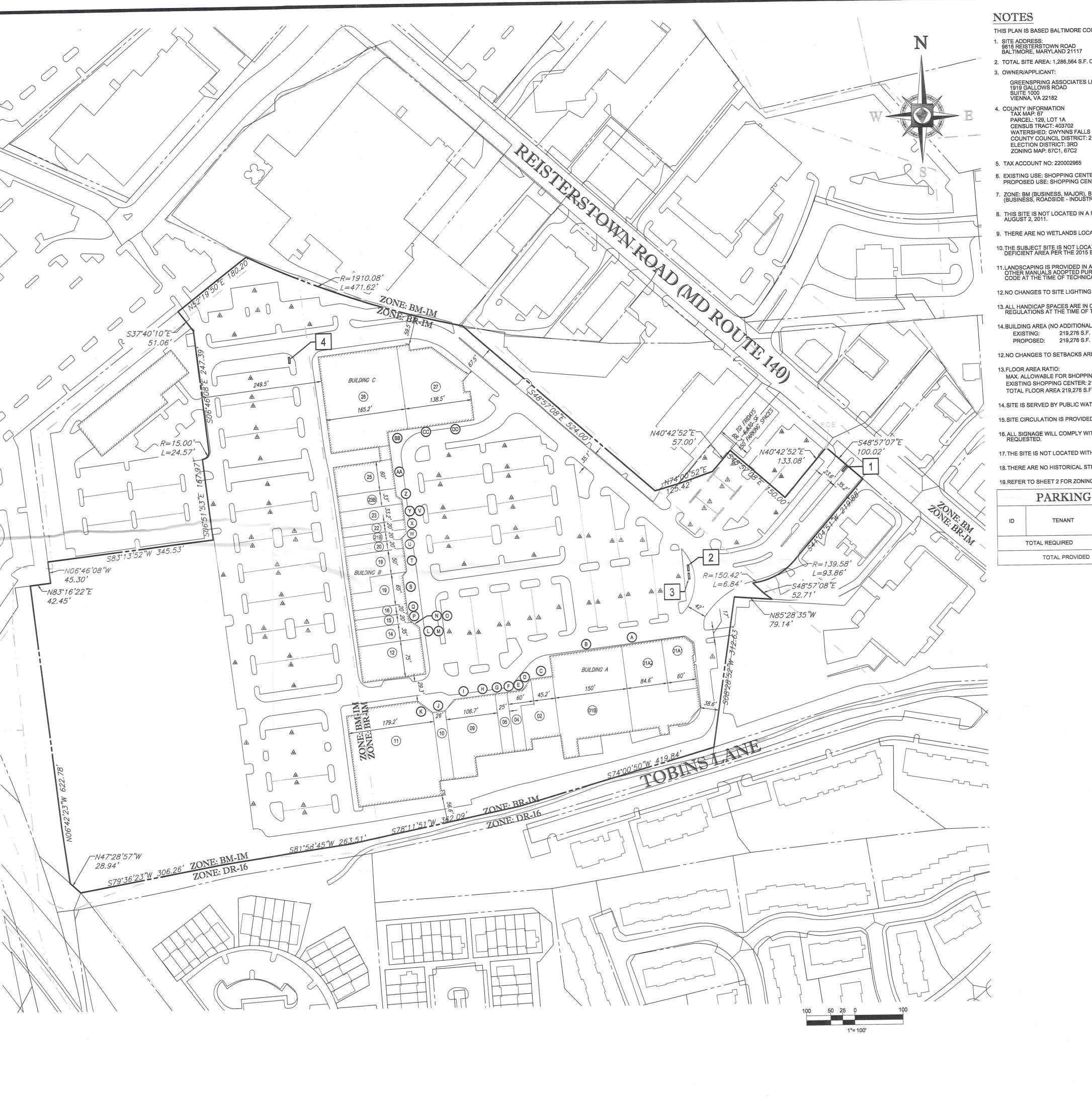
J.J. UCCIFERRO

PROFESSIONAL ENGINEER

SHEET TITLE

PLAN TO ACCOMPANY PETITION FOR VARIANCE HEARING

PETITIONER'S EXHIBIT



H:2016IMD162041IDRAWINGS\EXHIBITSIPLAN TO ACCOMPANY SIGN VARIANCE:MD162041EX3.DWG PRINTED BY: MGESELL 8.15.16 @ 1:14 PM LAST SAV

THIS PLAN IS BASED BALTIMORE COUNTY GIS

2. TOTAL SITE AREA: 1,286,564 S.F. OR 29.54 AC.

GREENSPRING ASSOCIATES LIMITED PARTNERSHIP 1919 GALLOWS ROAD SUITE 1000 VIENNA, VA 22182

CENSUS TRACT: 403702 WATERSHED: GWYNNS FALLS COUNTY COUNCIL DISTRICT: 2 ELECTION DISTRICT: 3RD

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

ZONE: BM (BUSINESS, MAJOR), BM -IM (BUSINESS, MAJOR - INDUSTRIAL, MAJOR), BR-IM (BUSINESS, ROADSIDE - INDUSTRIAL, MAJOR)

THIS SITE IS NOT LOCATED IN A FLOOD PLAIN PER PLAN FEMA MAP 2400100220D, DATED AUGUST 2, 2011.

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

10. THE SUBJECT SITE IS NOT LOCATED WITHIN A WATER, SEWER OR TRANSPORTATION DEFICIENT AREA PER THE 2015 BASIC SERVICES MAPS.

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

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

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

14.BUILDING AREA (NO ADDITIONAL BUILDING SQUARE FOOTAGE IS BEING PROPOSED): 219,276 S.F.

12.NO CHANGES TO SETBACKS ARE PROPOSED WITH THIS PLAN.

MAX. ALLOWABLE FOR SHOPPING CENTER: 4.0 EXISTING SHOPPING CENTER: 219,276 S.F. TOTAL FLOOR AREA 219,276 S.F./TOTAL SITE AREA 1,286,564 = 0.17

14. SITE IS SERVED BY PUBLIC WATER AND SEWER.

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

16. ALL SIGNAGE WILL COMPLY WITH SECTION 450 OF THE BCZR OR A VARIANCE IS BEING REQUESTED.

219,277

1,097

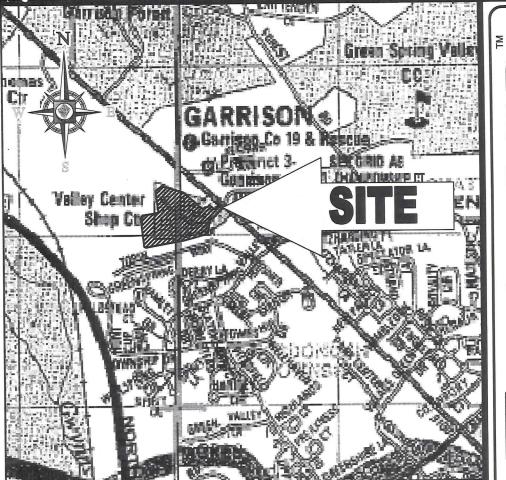
1,183

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

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

19. REFER TO SHEET 2 FOR ZONING HISTORY.

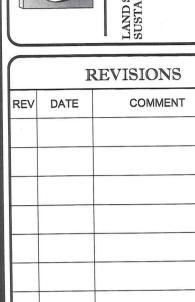
PARKING TABLE LEASE PARKING TENANT REQUIRED AREA (SF)



LOCATION MAP COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NO. 20602153-5 SCALE: 1"=1000'



**ZONING MAP** BALTIMORE COUNTY MY NEIGHBORHOOD TOOL NOT TO SCALE



THE FOLLOWING STATES REQUIRE NOTIFICATI
EXCAVATORS, DESIGNERS, OR ANY PERSON PREP
DISTURB THE EARTH'S SURFACE ANYWHERE IN THIN VIRGINIA, MARYLAND, THE DISTRICT OF COLUM

DELAWARE CALL - 811 WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800 VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-NOT APPROVED FOR

CONSTRUCTION

DRAWN BY: CHECKED BY: DATE:

**EXHIBIT** 

REGENCY CENTE VALLEY CENTR

SHOPPING CENT LOCATION OF SITE

9616 REISTERSTOWN ROA BALTIMORE, MD 21117 BALTIMORE COUNTY 3RD ELECTION DISTRICT 2ND COUNCILMANIC DISTR



901 DULANEY VALLEY ROAD, SL TOWSON, MARYLAND 2120 Phone: (410) 821-7900 Fax: (410) 821-7987 MD@BohlerEng.com



PLAN TO ACCOMPANY PETITION FO VARIANCE HEAR

	FREESTANDING I.D. SIGNS											
ID	TENANT		SIGNAGE		SIGN HEIGHT (FT.)	ALLOWABLE SIGN HEIGHT PER	ALLOWABLE SIGN AREA (SF.)	NOTES				
		SIGN PANEL WIDTH (FT.)	SIGN PANEL HEIGHT (FT.)	SIGN PANEL AREA (SF.)	(* 1-)	CODE (SF.)	, ,					
1	PYLON ENTRY SIGN	20.00	16.20	324.00	26.00	25.00	100.00					
2	DIRECTORY SIGN	3.00	2.67	8.01	6.00	6.00	NOT SPECIFIED					
3	DIRECTORY SIGN	3.00	2.67	8.01	6.00	6.00	NOT SPECIFIED					
4	DIRECTORY SIGN	3.00	2.67	8.01	6.00	6.00	NOT SPECIFIED					

	WALL MOUNTED I.D. SIGNS											
ID	TENANT	SIGN TEXT	TENANT SPACE WIDTH (FT.)		SIGNAGE		ALLOWABLE SIGN AREA (SF.)	VARIANCE REQUIRED?				
				SIGN PANEL WIDTH (FT.)	SIGN PANEL HEIGHT (FT.)	SIGN PANEL AREA (SF.)						
Α	ALDI			SIGN	PERMITS ISSUED IN	2016						
В	HOMEGOODS	HOMEGOODS	150.00	35.50	5.08	180.34	300.0	NO				
С	EMPIRE BEAUTY SCHOOL	EMPIRE BEAUTY SCHOOL	45.20	17.75	1.00	17.75	90.4	NO				
D		KAROKE	9	10.00	1.92	19.20						
Е	GINZA JAPANESE STEAKHOUSE	SUSHI BAR	60.00	12.25	1.92	23.52	120.0	YES (#PER STORE FRONT)				
F		GINZA		8.58	1.92	16.47						
G	AVIS RENT A CAR	AVIS	25.00	6.50	2.00	13.00	50.0	NO				
Н	MICHAELS	MICHAELS	106.70	15.63	4.00	62.52	213.4	YES (# PER STORE FRONT)				
1	MICHAELS	THE ARTS AND CRAFTS STORE	100.70	30.08	1.96	58.96	213.4	YES (# PER STORE FRONT)				
J	JENNY CRAIG	JENNY CRAIG	26.00	13.00	1.54	20.02	52.0	NO				
K	TJ MAXX	TJ MAXX	179.20	21.00	5.00	105.00	358.4	NO				
L		SHOE CITY		9.40	2.00	18.80						
М	SHOE CITY	SQUARE LOGO	35.00	2.38	2.38	5.66	70.0	YES (# PER STORE FRONT)				
N	SHOE CITY	SHOE CITY	33.00	9.40	2.00	18.80	70.0	TEO (#1 ER OT ORE TROWN)				
0		SQUARE LOGO	v	2.38	2.38	5.66						
Р	SUSHIYA	SUSHIYA	20.00	9.33	1.42	13.25	40.0	NO				
Q	SLEEPY'S	SLEEPY'S THE MATTRESS PROFESSIONALS	20.00	34.13	2.48	84.64	40.0	YES (SIGN AREA)				
S	DOLLAR TREE	DOLLAR TREE	65.00	21.67	2.08	45.07	130.0	NO				
Т	HAIR CUTTERY	HAIR CUTTERY	50.00	8.00	1.33	10.64	100.0	NO				
U	NAIL TRIX	NAIL TRIX	20.00	11.58	2.00	23.16	40.0	NO				
W	AMERICA'S BEST WINGS	AMERICA'S BEST WINGS	20.00	15.58	2.00	31.16	40.0	NO				
Χ	SPRINT	SPRINT	20.00	8.00	2.25	18.00	40.0	NO				
V	DEALITY ICLAND	BEAUTY	33.20	13.20	2.25	29.70	66.4	YES (# PER STORE FRONT)				
Υ	BEAUTY ISLAND	ISLAND	33.20	10.80	2.25	24.30	00.4	TES (# FER STORE PROINT)				
Z	LESLIE'S POOL SUPPLIES	LESLIE'S POOL SUPPLIES	33.00	14.17	2.58	36.56	66.0	NO				
AA	PAYLESS SHOES	PAYLESS SHOES	60.00	16.92	2.42	40.95	120.0	NO				
BB	ROSS DRESS FOR LESS	ROSS DRESS FOR LESS	165.20	20.00	6.17	123.40	330.4	NO				
CC	DETOMART	PETSMART	100 50	21.17	5.33	112.84	077.0	YES (# PER STORE FRONT)				
DD	PETSMART	GROOMING	138.50	10.25	1.29	13.22	277.0	TES (# FER STORE PRONT)				

H:\2016\MD162041\DRAWINGS\EXHIBITS\PLAN TO ACCOMPANY SIGN VARIANCE\MD162041EX3.DWG PRINTED BY: MGESELL 8.15.16 @ 1:12 PM LAST SAV

**ZONING HISTORY** 

1. CASE NO.: 1952-2355-X

PETITION TO PERMIT AN AMUSEMENT PARK (DRIVE-IN MOVIE) DENIED ON OCTOBER 7,

2. CASE NO.: 1953-2599-X

PETITION TO PERMIT A GASOLINE SERVICE STATION WAS GRANTED ON MAY 7, 1953. 3. CASE NO.: 1957-4217-X

PETITION FOR A SPECIAL EXCEPTION FOR AN AMPHITHEATER AND DRIVE-IN MOVE THEATRE AT TOBIN'S LANE WAS GRANTED ON MARCH 6, 1958.

4. CASE NO.: R-1957-4312

PETITION FOR A ZONING RE-CLASSIFICATION FROM MR AND ML TO A BR ZONE WITHDRAWN AT THE APPLICANT'S REQUEST.

5. CASE NO.: R-1958-4444

PETITION FOR A ZONING RE-CLASSIFICATION FROM MR TO AN ML ZONE WAS DENIED

PETITION FOR A SPECIAL HEARING TO APPROVE AN APPLICATION FOR A BUILDING PERMIT TO CONSTRUCT A ONE STORY MASONRY PLANT AND OFFICE BUILDING FOR THE MANUFACTURE OF SPICE AND RELATED PRODUCTS WAS GRANTED ON APRIL 24,

7. CASE NO.: R-1964-0063-A

6. CASE NO.: 1959-4633-SPH

PETITION FOR A ZONING RE-CLASSIFICATION FROM MR AND BL TO AN ML ZONE WAS

8. CASE NO.: R-1964-0116 PETITION FOR A ZONING RE-CLASSIFICATION FROM BL TO AN BM ZONE WAS GRANTED

9. CASE NO.: <u>1970-0036-SPHA</u>

PETITION FOR A VARIANCE FROM SECTION 252.2 TO PERMIT A SIDE YARD OF 23' INSTEAD OF THE REQUIRED 50', AND FROM SECTION 252.4 TO PERMIT A LAND COVERAGE OF 105,190 SQ. FT. INSTEAD OF THE PERMITTED 25% COVERAGE WAS GRANTED ON SEPTEMBER 3, 1969.

10. CASE NO.: 1972-0039-A

PETITION FOR A VARIANCE FROM SECTION 255.1 AND 238.2 TO PERMIT A SIDE YARD OF 18.27 FT INSTEAD OF THE REQUIRED 30 FT AND A REAR YARD OF 10.0 FT INSTEAD OF THE REQUIRED 30 FT, BECAUSE STRICT COMPLIANCE WOULD CAUSE PRACTICAL DIFFICULTY AND UNREASONABLE HARDSHIP DUE TO THE SHAPE OF THIS TRACT AND OTHER FACTORS TO BE COVERED AT THE TIME OF THE HEARING HEREON WAS GRANTED ON AUGUST 25, 1971.

11. CASE NO.: 1978-0116-A

PETITION FOR A VARIANCE FROM SECTION 255.1 AND 238.2 TO PERMIT A REAR YARD OF 0 FT INSTEAD OF THE REQUIRED 30 FT WAS GRANTED ON NOVEMBER 30, 1977. 12. CASE NO.: <u>1983-0208-SPHXA</u>

PETITION FOR A:

VARIANCE FROM SECTION 255.1 AND 238.2 TO PERMIT A REAR YARD OF 6 FT INSTEAD OF THE REQUIRED 30 FT

SPECIAL HEARING FOR A CONVERSION FROM FULL SERVICE GAS STATION TO GAS AND GO IN COMBINATION WITH A FOOD STORE BY AMENDING THE SITE PLAN

IN CASE #2599

SPECIAL EXCEPTION FOR A FOOD STORE AS A USE IN COMBINATION WITH A GAS SERVICE STATION (GAS AND GO)

WAS GRANTED ON JUNE 2, 1983. 13. CASE NO.: <u>1988-0088-SPHA</u>

PETITION FOR A:
 VARIANCE FROM SECTION 255.1 / 238.1 / 238.2 / 102.2 TO PERMIT A 4 - 0 FT
 PROPERTY LINE SETBACKS AND A 1 FT AND 2 FT SETBACK, ALL IN LIEU OF THE
 MAXIMUM REQUIRED 30 FT
 SPECIAL HEARING FOR THE INSTALLATION OF AN ELEVATED ENCLOSED TOW
 LINE/CONVEYOR BETWEEN (CONNECTING) TWO EXISTING WAREHOUSES, WHICH
 CONVEYOR IS LOCATED IN A MANUFACTURING, LIGHT INDUSTRIAL, MAJOR (ML-IM)
 ZONE ACROSS TWO PROPERTY LINES.

WAS GRANTED ON AUGUST 31, 1987.

14. CASE NO.: 1988-0162-A

PETITION FOR A VARIANCE FROM SECTION 413.2F TO ALLOW SIGN OF 155 SF PER SIDE IN LIEU OF THAT ALLOWED AS PER SECTION 413.2F; TO ALLOW THE HEIGHT OF SAID SIGN TO BE 35 FT IN LIEU OF MAXIMUM 25 FT AS PER SECTION 413.5D WAS GRANTED

15. CASE NO.: <u>1989-0059-A</u>

PETITION FOR A VARIANCE FROM SECTION 413.2e TO PERMIT A SIGN OF 375 SF IN OF THE PERMITTED 150 SF WAS GRANTED ON JANUARY 30, 1989.

16. CASE NO.: 1989-0274-X

PETITION FOR A SPECIAL EXCEPTION FOR TWO (2) ILLUMINATED 12' X 25' OUTDOOR ADVERTISING (SIGNS) STRUCTURES WAS GRANTED ON FEBRUARY 1, 1989. 17. CASE NO.: 1990-0268-A

PETITION FOR A VARIANCE FROM SECTION 413.2F TO ALLOW A SECOND, OTHER BUSINESS SIGN OF 234 SF (117 SF PER FACE) YIELDING A TOTAL OF 544 SF IN LIEU OF THE PERMITTED 100 SQUARE FEET (SEE CASE 88-162-A) AND 413.5D TO ALLOW A TOTAL HEIGHT ABOVE STREET LEVEL OF 45 FEET IN LIEU OF THE MAXIMUM 25 WAS GRANTED ON JANUARY 30, 1989.

18. CASE NO.: 1991-0011-SPH

PETITION FOR A SPECIAL HEARING TO APPROVE THE MODIFICATIONS OF CERTAIN CONDITIONS AND RESTRICTIONS IMPOSED BY THE ZONING COMMISSIONER IN CASE NO. 90-268-A IN THE ORDER OF MARCH 12, 1990 WAS GRANTED ON SEPTEMBER 21,

19. CASE NO.: 1993-0022-SPHA

PETITION FOR A:

• VARIANCE FROM SECTION 254 TO PERMIT A BUILDING HEIGHT OF 80 FEET WITHIN 100 OF A BUSINESS ZONE, IN LIEU OF THE PERMITTED MAXIMUM 40 FT (ML-IM).

• SPECIAL HEARING TO DETERMINE THAT THE PORTION OF THE EXISTING BUILDING LOCATED WITHIN THE MLR ZONE EXISTS AS A VALID NON-CONFIRMING USE WITH REPSECT TO CURRENT BCZR SECTIONS 250.2 (SUM OF SIDE YARDS) AND 250.5 (FLOOR AREA RATIO AND LAND COVERAGE) PURSUANT TO THE ZONING COMMISSIONER'S ORDER OF SEPTEMBER 3, 1969 IN CASE #70-36-ASPH (WHEN THE PROPER WAS ZONED MR AND ML); OR IN THE ALTERNATIVE, A VARIANCE IS REQEST FROM SECTION 250.2 TO PERMIT A SUM OF THE SIDE YARDS OF 56 IN LIEU OF THE REQUIRED 80 FEET; FROM SECTION 250.5 TO PERMIT A FLOOR AREA RATIO OF 0.73 IN LIEU OF THE PERMITTED 0.60, AND TO PERMIT A LAND AREA COVERAGE OF 55% IN LIEU OF THE PIERMITTED 50%.

WAS GRANTED ON SEPTEMBER 15, 1992.

20. CASE NO.: 1995-0344-A

PETITION FOR A VARIANCE FROM SECTION 409.6 TO PERMIT 1359 PARKING SPACES IN LIEU OF THE REQUIRED 1384 WAS GRANTED ON MAY 15, 1995.

21. CASE NO.: 1996-447-A

PETITION FOR A VARIANCE FROM SECTION 409.6 TO PERMIT 1359 PARKING SPACES IN LIEU OF THE REQUIRED 1434 AND TO APPROVE THE PREVIOUSLY APPROVED SITE PLAN IN CASE NO. 95-344-A WAS GRANTED IN JUNE 1996.

22. CASE NO.: 2000-0009-A

PETITION FOR A VARIANCE FROM SECTION 409.8A4 TO ALLOW SURFACE PARKING FOUR FEET FROM AN EXISTING RIGHT-OF-WAY LINE IN LIEU OF THE MINIMUM REQUIRED TEN FEET WAS GRANTED ON AUGUST 27, 1999.

23. CASE NO.: 2001-0118-A

PETITION FOR A:

VARIANCE FROM SECTION

450.4.7b TO PERMIT 3 JOINT IDENTIFICATION SIGNS ON A FRONTAGE IN LIEU OF 1 PER FRONTAGE AND TO PERMIT 165 SF OF SIGN AREA IN LIEU OF THE PERMITTED 100 SF FOR THE FIRST SIGN AND 50 SF EACH FOR THE SECOND AND THIRD SIGNS IN LIEU OF THE PERMITTED 0 SF.

450.4.E.1.b.V TO PERMIT A CHANGEABLE COPY SIGN ACCESSORY TO A THEATER OF 165 SF OF FACE AREA IN LIEU OF THE MAXIMUM PERMITTED 150 SF.

450.4.1.7.b.IX TO PERMIT 8 TENANT DISPLAY LINES IN LIEU OF THE PERMITTED

5.
450.7 TO PERMIT A TENANT DIRECTORY SIGN HAVING OCCUPANT NAMES AND LOCATIONS LETTERING SIGNS OF 4.5" IN LIEU OF THE PERMITTED 2".
450.4.G.4.VII TO PERMIT A DIRECTORY SIGN OF 15' - 2" IN HEIGHT IN LIEU OF THE PERMITTED 6 FT
450.5.B.4 TO PERMIT 3 FREE STANDING SIGNS AS CLOSE AS 30 FT OF ANOTHER IN LIEU OF THE MINIMUM 100 FT.

SPECIAL HEARING TO PERMIT STORAGE OF NEW AUTOMOBILES FOR AN ADJACENT CAR DEALER

WAS GRANTED ON NOVEMBER 6, 2000.

25. CASE NO.: 2007-0059-A

24. CASE NO.: 2006-0402-A

PETITION FOR A VARIANCE FROM SECTION 409.6A2 TO ALLOW 1364 PARKING SPACES FOR A SHOPPING CENTER AND FUEL SERVICE STATION IN LIEU OF 1464 SPACES REQUIRED WAS GRANTED ON APRIL 12, 2006.

PETITION FOR A VARIANCE FROM SECTION 421.2 TO PERMIT A PET SHOP TO BE LOCATED WITHIN 0 FT OF THE NEAREST LEASE LINE IN LIEU OF THE REQUIRED 200 FT WAS GRANTED ON NOVEMBER 14, 2006.



EX. "GINZA" WALL-MOUNTED ID SIGN (D - 19.20 S.F.) (E - 23.52 S.F.) (F - 16.47 S.F.)



EX. "AVIS" WALL-MOUNTED ID SIGN (13.0 S.F. NOT TO SCALE



EX. "ALDI"

WALL-MOUNTED ID SIGN

(SIGN PERMIT ISSUED IN 2016)

NOT TO SCALE

EX. "HOMEGOODS"

WALL-MOUNTED ID SIGN

(180.34 S.F.)

EX. "EMPIRE BEAUTY SCHOOL"

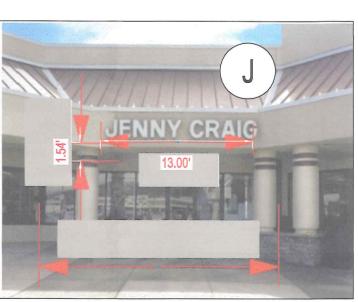
WALL-MOUNTED ID SIGN

(17.75 S.F.)

NOT TO SCALE

NOT TO SCALE

WALL-MOUNTED ID SIGN (H - 62.52 S.F.) (I - 58.96 S.F.)



(20.02 S.F.) NOT TO SCALE

(105.0 S.F.)

PETITION FOR VARIANCE HEARING SHEET NUMBER:

SHEET TITLE:

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**REVISIONS** 

THE FOLLOWING STATES REQUIRE NOTIFICATION BY

DELAWARE CALL - 811 (WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777

VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR

PROJECT No.:

DRAWN BY:

DATE:

SCALE:

CAD I.D

PROJECT

CONSTRUCTION

**EXHIBIT** 

— FOR —

REGENCY CENTERS VALLEY CENTRE

SHOPPING CENTER

LOCATION OF SITE

9616 REISTERSTOWN ROAD BALTIMORE, MD 21117

BALTIMORE COUNTY 3RD ELECTION DISTRICT

2ND COUNCILMANIC DISTRICT

BOHLER

901 DULANEY VALLEY ROAD, SUITE 801

**TOWSON, MARYLAND 21204** 

Phone: (410) 821-7900

Fax: (410) 821-7987

MD@BohlerEng.com

SIGN DETAILS TO

ACCOMPANY

MD162041

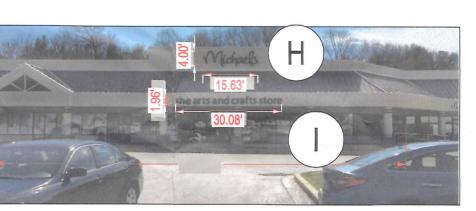
AS NOTED

8/8/16

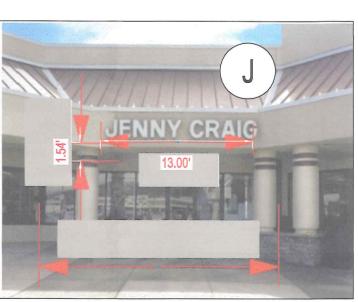
CAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND

COMMENT

REV DATE



EX. "MICHAELS"



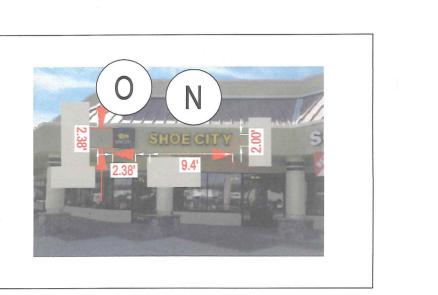
EX. "JENNY CRAIG" WALL-MOUNTED ID SIGN



EX. "TJ MAXX" WALL-MOUNTED ID SIGN NOT TO SCALE



EX. "SHOE CITY"
WALL-MOUNTED ID SIGN
(L - 18.80 S.F.) (M - 5.66 S.F.)
NOT TO SCALE



EX. "SHOE CITY"
WALL-MOUNTED ID SIGN
(N - 18.80 S.F.) (O - 5.66 S.F.)
NOT TO SCALE



EX. "SUSHI YA"
WALL-MOUNTED ID SIGN
(13.25 S.F.)
NOT TO SCALE



EX. "HAIR CUTTERY"
WALL-MOUNTED ID SIGN
(10.64 S.F.)
NOT TO SCALE



EX. "NAIL TRIX"
WALL-MOUNTED ID SIGN
(23.16 S.F.)
NOT TO SCALE



EX. "AMERICA'S BEST WINGS"

WALL-MOUNTED ID SIGN

(31.16 S.F.)

NOT TO SCALE



EX. "SLEEPY'S"
WALL-MOUNTED ID SIGN
(84.64 S.F.)
NOT TO SCALE



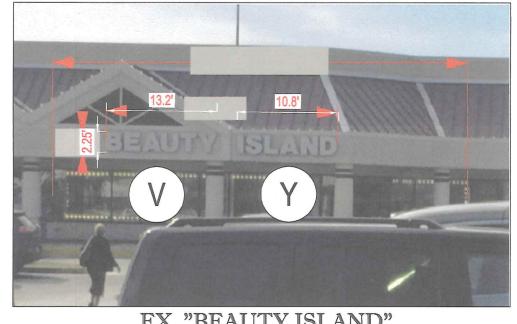
EX. "SPRINT"
WALL-MOUNTED ID SIGN
(18.0 S.F.)
NOT TO SCALE



EX. "DOLLAR TREE"
WALL-MOUNTED ID SIGN

(45.07 S.F.)
NOT TO SCALE

H:\2016\MD162041\DRAWINGS\EXHIBITS\PLAN TO ACCOMPANY SIGN VARIANCE\MD162041EX3.DWG PRINTED BY: MGESELL 8.15.16 @ 1:13 PM LAST SAV



EX. "BEAUTY ISLAND"

WALL-MOUNTED ID SIGN

(V - 29.70 S.F.) (Y - 24.30 S.F.)

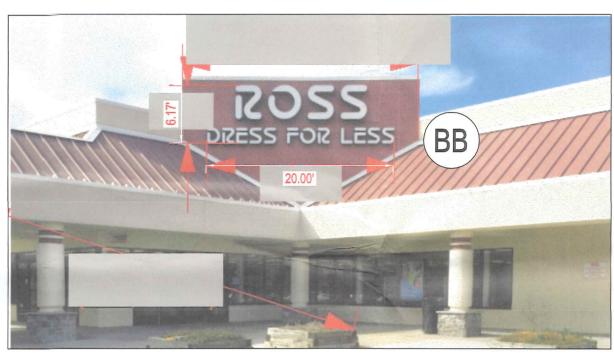
NOT TO SCALE



EX. "LESLIE'S"
WALL-MOUNTED ID SIGN
(36.56 S.F.)
NOT TO SCALE



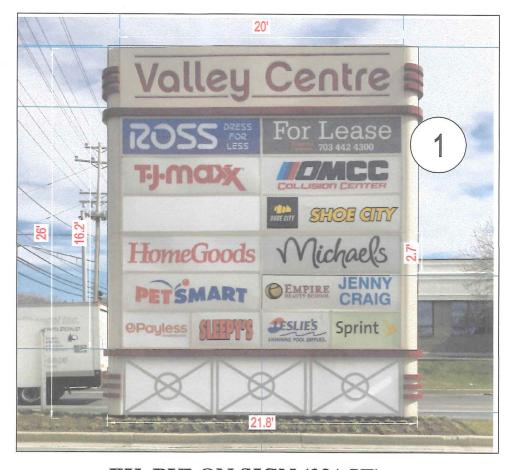
EX. "PAYLESS"
WALL-MOUNTED ID SIGN
(40.95 S.F.)
NOT TO SCALE



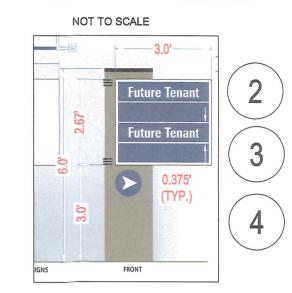
EX. "ROSS"
WALL-MOUNTED ID SIGN
(123.40 S.F.)
NOT TO SCALE



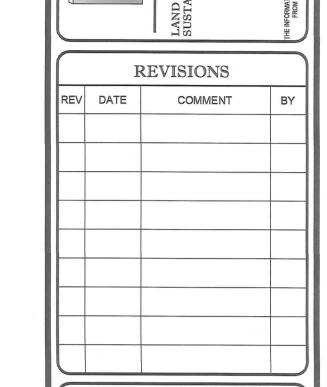
EX. "PETSMART"
WALL-MOUNTED ID SIGN
(CC - 112.84 S.F.)(DD - 13.22 S.F.)
NOT TO SCALE



EX. PYLON SIGN (324 SF)



EX. DIRECTORY SIGN
(8.01 S.F.)
NOT TO SCALE





NOT APPROVED FOR CONSTRUCTION

- 1		
	PROJECT No.: DRAWN BY: CHECKED BY:	MD162
	DATE: SCALE: CAD I.D.:	05/05/1 AS NO
- 1		

PROJECT

**EXHIBIT** 

REGENCY CENTERS
VALLEY CENTRE

SHOPPING CENTER
LOCATION OF SITE

9616 REISTERSTOWN ROAD
BALTIMORE, MD 21117
BALTIMORE COUNTY
3RD ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT



901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
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MD@BohlerEng.com

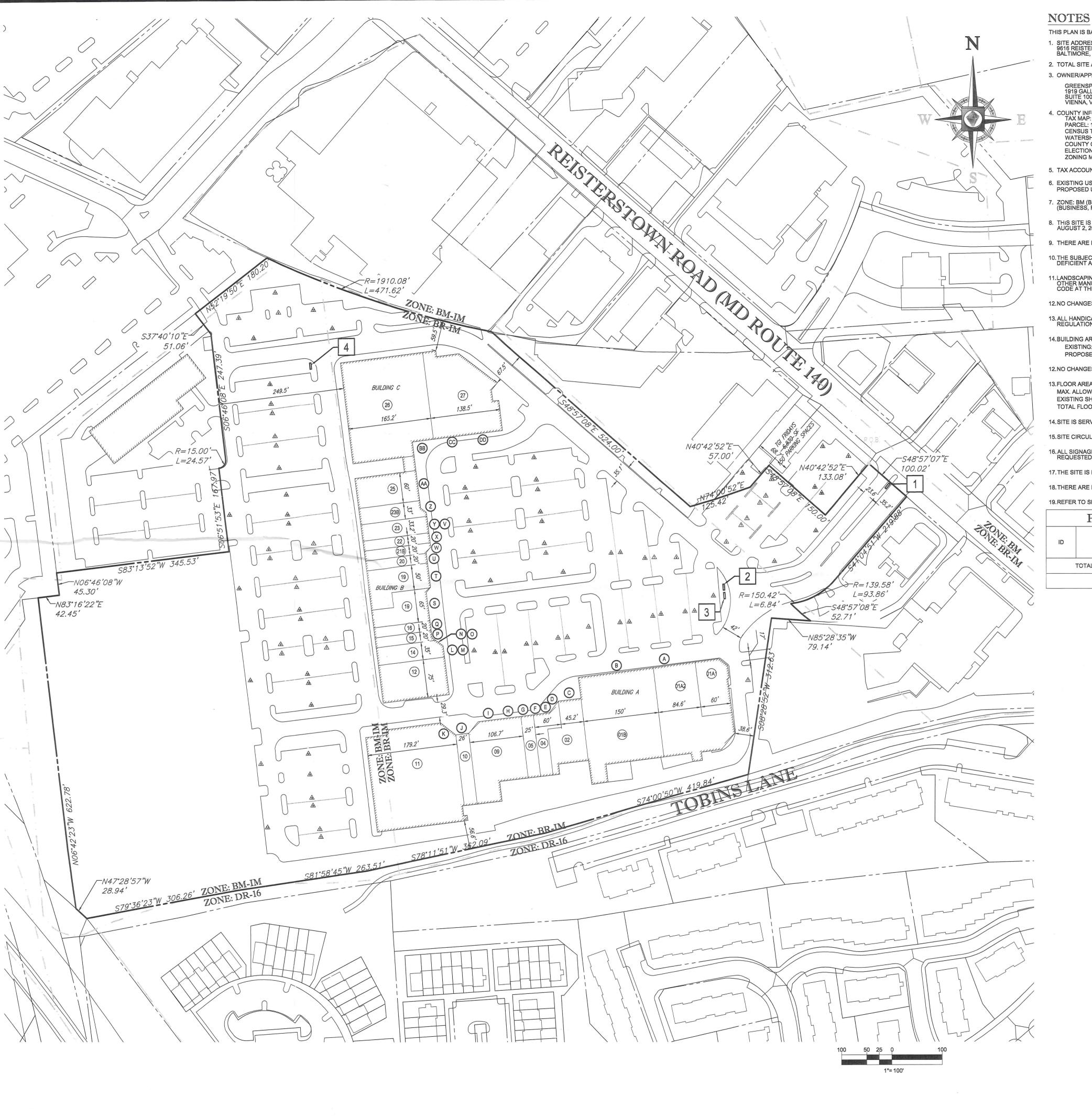


SHEET TITLE:

SIGN DETAILS TO ACCOMPANY PETITION FOR VARIANCE HEARING

SHEET NUMBER:

3



 $H.^12016 \text{IMD} 162041 \text{IDRAWINGS} \text{IEXHIBITS} \text{PLAN TO ACCOMPANY SIGN VARIANCE} \text{IMD} 162041 \text{EX3.DWG PRINTED BY: MGESELL } 8.15.16 \text{ @ }1:14 \text{ PM LAST SAV} \text{ AND COMPANY SIGN VARIANCE} \text{ AND COMPANY SIGN$ 

THIS PLAN IS BASED BALTIMORE COUNTY GIS

SITE ADDRESS:
 9616 REISTERSTOWN ROAD
 BALTIMORE, MARYLAND 21117

2. TOTAL SITE AREA: 1,286,564 S.F. OR 29.54 AC.

3. OWNER/APPLICANT:

GREENSPRING ASSOCIATES LIMITED PARTNERSHIP 1919 GALLOWS ROAD SUITE 1000 VIENNA, VA 22182

4. COUNTY INFORMATION TAX MAP: 67 PARCEL: 129, LOT 1A CENSUS TRACT: 403702

WATERSHED: GWYNNS FALLS COUNTY COUNCIL DISTRICT: 2 ELECTION DISTRICT: 3RD ZONING MAP: 67C1, 67C2

5. TAX ACCOUNT NO: 220002965

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

ZONE: BM (BUSINESS, MAJOR), BM -IM (BUSINESS, MAJOR - INDUSTRIAL, MAJOR), BR-IM (BUSINESS, ROADSIDE - INDUSTRIAL, MAJOR)

THIS SITE IS NOT LOCATED IN A FLOOD PLAIN PER PLAN FEMA MAP 2400100220D, DATED AUGUST 2, 2011.

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

10. THE SUBJECT SITE IS NOT LOCATED WITHIN A WATER, SEWER OR TRANSPORTATION DEFICIENT AREA PER THE 2015 BASIC SERVICES MAPS.

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

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

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

14.BUILDING AREA (NO ADDITIONAL BUILDING SQUARE FOOTAGE IS BEING PROPOSED): EXISTING: 219,276 S.F. PROPOSED: 219,276 S.F.

12.NO CHANGES TO SETBACKS ARE PROPOSED WITH THIS PLAN.

13.FLOOR AREA RATIO: MAX. ALLOWABLE FOR SHOPPING CENTER: 4.0

EXISTING SHOPPING CENTER: 219,276 S.F. TOTAL FLOOR AREA 219,276 S.F./TOTAL SITE AREA 1,286,564 = 0.17

14. SITE IS SERVED BY PUBLIC WATER AND SEWER.

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

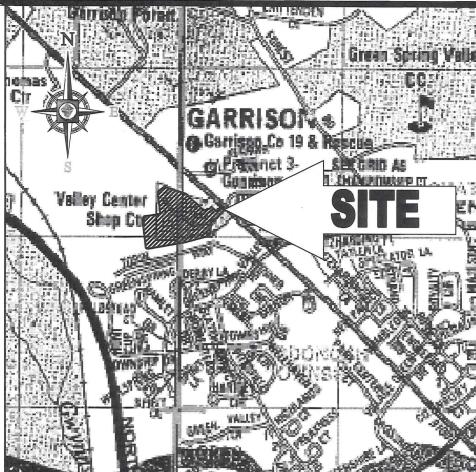
16. ALL SIGNAGE WILL COMPLY WITH SECTION 450 OF THE BCZR OR A VARIANCE IS BEING REQUESTED.

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

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

19.REFER TO SHEET 2 FOR ZONING HISTORY.

PARKING TABLE									
ID	TENANT	LEASE AREA (SF)	PARKING REQUIRED						
,	TOTAL REQUIRED	219,277	1,097						
	TOTAL PROVIDED		1,183						



LOCATION MAP COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NO. 20602153-5 SCALE: 1"=1000'



**ZONING MAP** BALTIMORE COUNTY MY NEIGHBORHOOD TOOL NOT TO SCALE



REVISIONS REV DATE COMMENT



EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811 WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-777 (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-855

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: DRAWN BY: DATE: SCALE: CAD I.D.

**EXHIBIT** 

8/8/16 1"=100' EX3

**REGENCY CENTERS** 

VALLEY CENTRE SHOPPING CENTER

> LOCATION OF SITE 9616 REISTERSTOWN ROAD BALTIMORE, MD 21117 BALTIMORE COUNTY 3RD ELECTION DISTRICT

2ND COUNCILMANIC DISTRICT



901 DULANEY VALLEY ROAD, SUITE 801 TOWSON, MARYLAND 21204 Phone: (410) 821-7900 Fax: (410) 821-7987 MD@BohlerEng.com



PLAN TO ACCOMPANY PETITION FOR VARIANCE HEARING

SHEET NUMBER:

PROFESSIONAL CERTIFICATION I, JOSEPH J. UCCIFERRO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 36064, EXPIRATION DATE: 6/26/2018

PETITIONER'S EXHIBIT NO.

ĕ														
		FREESTANDING I.D. SIGNS												
	ID	TENANT		SIGNAGE			ALLOWABLE SIGN HEIGHT PER	ALLOWABLE SIGN AREA (SF.)	NOTES					
			SIGN PANEL WIDTH (FT.)	SIGN PANEL HEIGHT (FT.)	SIGN PANEL AREA (SF.)	(FT.)	CODE (SF.)							
	1	PYLON ENTRY SIGN	20.00	16.20	324.00	26.00	25.00	100.00						
1	2	DIRECTORY SIGN	3.00	2.67	8.01	6.00	6.00	NOT SPECIFIED						
	3	DIRECTORY SIGN	3.00	2.67	8.01	6.00	6.00	NOT SPECIFIED						
	4	DIRECTORY SIGN	3.00	2.67	8.01	6.00	6.00	NOT SPECIFIED						

F	WALL MOUNTED I.D. SIGNS								
SIGN PANEL   SIG	ID	TENANT	SIGN TEXT		SIGNAGE				
B									regonies.
C	Α	ALDI			SIGN PERMITS ISSUED IN 2016				
D	В	HOMEGOODS	HOMEGOODS	150.00	35.50	5.08	180.34	300.0	NO
E   GINZA APANESE   SUSHI BAR   60.00   12.25   19.2   22.52   120.0   VES (IPPER STORE FRONT)	С		EMPIRE BEAUTY SCHOOL	45.20	17.75	1.00	17.75	90.4	NO
E	D		KAROKE	60.00	10.00	1.92	19.20	120.0	YES (#PER STORE FRONT)
C	Е		SUSHI BAR		12.25	1.92	23.52		
H	F		GINZA		8.58	1.92	16.47		
MICHAELS   THE ARTS AND CRAFTS STORE   106.70   30.08   1.96   56.96   213.4   YES (# PER STORE PRON' STORE   1.96   1.96   56.96   213.4   YES (# PER STORE PRON' STORE   1.96	G	AVIS RENT A CAR	AVIS	25.00	6.50	2.00	13.00	50.0	NO
THE ARTS AND CRAFTS STORE   30.08   1.86   58.96	Н	ec	MICHAELS	106.70	15.63	4.00	62.52	213.4	YES (# PER STORE FRONT)
K   TJMAXX   TJMAXX   179.20   21.00   5.00   105.00   358.4   NO	1	MICHAELS			30.08	1.96	58.96		
L   M   SHOE CITY   SQUARE LOGO   35,00   2.38   2.38   5.66   70,0   YES (# PER STORE FROM NO	J	JENNY CRAIG	JENNY CRAIG	26.00	13.00	1.54	20.02	52.0	NO
N	K	TJ MAXX	TJ MAXX	179.20	21.00	5.00	105.00	358.4	NO
N	L		SHOE CITY	35.00	9.40	2.00	18,80	70.0	YES (# PER STORE FRONT)
N	М		SQUARE LOGO		2.38	2.38	5.66		
P   SUSHIYA   SUSHIYA   20.00   9.33   1.42   13.25   40.0   NO	N	SHOE CITY	SHOE CITY		9.40	2.00	18.80		
Q   SLEEPY'S   THE MATTRESS PROFESSIONALS   20.00   34.13   2.48   84.64   40.0   YES (SIGN AREA)	0		SQUARE LOGO		2.38	2.38	5.66		
Q   SLEEPY'S   THE MATTRESS   20.00   34.13   2.48   84.64   40.0   YES (SIGN AREA)	Р	SUSHIYA	SUSHIYA	20.00	9.33	1.42	13.25	40.0	NO
T         HAIR CUTTERY         50.00         8.00         1.33         10.64         100.0         NO           U         NAIL TRIX         20.00         11.58         2.00         23.16         40.0         NO           W         AMERICA'S BEST WINGS         20.00         15.58         2.00         31.16         40.0         NO           X         SPRINT         20.00         8.00         2.25         18.00         40.0         NO           V         BEAUTY         33.20         13.20         2.25         29.70         66.4         YES (# PER STORE FRONT           Y         LESLIE'S POOL SUPPLIES         33.00         14.17         2.58         36.56         66.0         NO           AA         PAYLESS SHOES         60.00         16.92         2.42         40.95         120.0         NO	Q	SLEEPY'S	THE MATTRESS	20.00	34.13	2.48	84.64	40.0	YES (SIGN AREA)
U   NAIL TRIX   NAIL TRIX   20.00   11.58   2.00   23.16   40.0   NO	S	DOLLAR TREE	DOLLAR TREE	65.00	21.67	2.08	45.07	130.0	NO
W         AMERICA'S BEST WINGS         20.00         15.58         2.00         31.16         40.0         NO           X         SPRINT         SPRINT         20.00         8.00         2.25         18.00         40.0         NO           V         BEAUTY ISLAND         BEAUTY         33.20         13.20         2.25         29.70         66.4         YES (# PER STORE FRONT           Y         LESLIE'S POOL SUPPLIES         33.00         14.17         2.58         36.56         66.0         NO           AA         PAYLESS SHOES         PAYLESS SHOES         60.00         16.92         2.42         40.95         120.0         NO	T	HAIR CUTTERY	HAIR CUTTERY	50.00	8.00	1.33	10.64	100.0	NO
W   WINGS   AIMERICA'S BEST WINGS   20.00   19.38   2.00   31.16   40.0   NO	U	NAIL TRIX	NAIL TRIX	20.00	11.58	2.00	23.16	40.0	NO
V         BEAUTY ISLAND         BEAUTY         33.20         13.20         2.25         29.70         66.4         YES (# PER STORE FRONT F	W		AMERICA'S BEST WINGS	20.00	15.58	2.00	31.16	40.0	NO
Y         BEAUTY ISLAND         33.20         10.80         2.25         24.30         66.4         YES (# PER STORE FRONT           Z         LESLIE'S POOL SUPPLIES         33.00         14.17         2.58         36.56         66.0         NO           AA         PAYLESS SHOES         PAYLESS SHOES         60.00         16.92         2.42         40.95         120.0         NO	Χ	SPRINT	SPRINT	20.00	8.00	2.25	18.00	40.0	NO
Y         ISLAND         10.80         2.25         24.30           Z         LESLIE'S POOL SUPPLIES         33.00         14.17         2.58         36.56         66.0         NO           AA         PAYLESS SHOES         PAYLESS SHOES         60.00         16.92         2.42         40.95         120.0         NO	V	BEAUTY ISLAND	BEAUTY	33.20	13.20	2.25	29.70	- 66.4	YES (# PER STORE FRONT)
Z         SUPPLIES         LESLIE'S POOL SUPPLIES         33.00         14.17         2.56         36.50         66.0         NO           AA         PAYLESS SHOES         PAYLESS SHOES         60.00         16.92         2.42         40.95         120.0         NO	Υ		ISLAND		10.80	2.25	24.30		
	Z		LESLIE'S POOL SUPPLIES	33.00	14.17	2.58	36.56	66.0	NO
	AA	PAYLESS SHOES	PAYLESS SHOES	60.00	16.92	2.42	40.95	120.0	NO
BB         ROSS DRESS FOR LESS         ROSS DRESS FOR LESS         165.20         20.00         6.17         123.40         330.4         NO	BB	ROSS DRESS FOR LESS	ROSS DRESS FOR LESS	165.20	20.00	6.17	123.40	330.4	NO
CC PETSMART 21.17 5.33 112.84 277.0 YES # PER STORE FRONT	CC	PETSMART	PETSMART	- 138.50	21.17	5.33	112.84	277.0	YES (# PER STORE FRONT)
DD GROOMING 10.25 1.29 13.22	DD		GROOMING		10.25	1.29	13.22		

H:\2016\MD162041\DRAWINGSIEXHIBITSIPLAN TO ACCOMPANY SIGN VARIANCE\MD162041EX3.DWG PRINTED BY: MGESELL 8.15.16 @ 1:12 PM LAST SAV

# **ZONING HISTORY**

1. CASE NO.: 1952-2355-X

PETITION TO PERMIT AN AMUSEMENT PARK (DRIVE-IN MOVIE) DENIED ON OCTOBER 7,

2. CASE NO.: 1953-2599-X

PETITION TO PERMIT A GASOLINE SERVICE STATION WAS GRANTED ON MAY 7, 1953. 3. CASE NO.: 1957-4217-X

PETITION FOR A SPECIAL EXCEPTION FOR AN AMPHITHEATER AND DRIVE-IN MOVE THEATRE AT TOBIN'S LANE WAS GRANTED ON MARCH 6, 1958.

4. CASE NO.: R-1957-4312 PETITION FOR A ZONING RE-CLASSIFICATION FROM MR AND ML TO A BR ZONE WITHDRAWN AT THE APPLICANT'S REQUEST.

5. CASE NO.: R-1958-4444

PETITION FOR A ZONING RE-CLASSIFICATION FROM MR TO AN ML ZONE WAS DENIED ON FEBRUARY 19, 1959.

6. CASE NO.: 1959-4633-SPH PETITION FOR A SPECIAL HEARING TO APPROVE AN APPLICATION FOR A BUILDING PERMIT TO CONSTRUCT A ONE STORY MASONRY PLANT AND OFFICE BUILDING FOR THE MANUFACTURE OF SPICE AND RELATED PRODUCTS WAS GRANTED ON APRIL 24,

7. CASE NO.: R-1964-0063-A

PETITION FOR A ZONING RE-CLASSIFICATION FROM MR AND BL TO AN ML ZONE WAS

8. CASE NO.: R-1964-0116

PETITION FOR A ZONING RE-CLASSIFICATION FROM BL TO AN BM ZONE WAS GRANTED APRIL 16, 1964. 9. CASE NO.: 1970-0036-SPHA

PETITION FOR A VARIANCE FROM SECTION 252.2 TO PERMIT A SIDE YARD OF 23' INSTEAD OF THE REQUIRED 50', AND FROM SECTION 252.4 TO PERMIT A LAND COVERAGE OF 105,190 SQ. FT. INSTEAD OF THE PERMITTED 25% COVERAGE WAS GRANTED ON SEPTEMBER 3, 1969.

10. CASE NO.: 1972-0039-A

PETITION FOR A VARIANCE FROM SECTION 255.1 AND 238.2 TO PERMIT A SIDE YARD OF 18.27 FT INSTEAD OF THE REQUIRED 30 FT AND A REAR YARD OF 10.0 FT INSTEAD OF THE REQUIRED 30 FT, BECAUSE STRICT COMPLIANCE WOULD CAUSE PRACTICAL DIFFICULTY AND UNREASONABLE HARDSHIP DUE TO THE SHAPE OF THIS TRACT AND OTHER FACTORS TO BE COVERED AT THE TIME OF THE HEARING HEREON WAS GRANTED ON AUGUST 25, 1971.

11. CASE NO.: 1978-0116-A

PETITION FOR A VARIANCE FROM SECTION 255.1 AND 238.2 TO PERMIT A REAR YARD OF 0 FT INSTEAD OF THE REQUIRED 30 FT WAS GRANTED ON NOVEMBER 30, 1977. 12. CASE NO.: <u>1983-0208-SPHXA</u>

PETITION FOR A:

PETITION FOR A:
 VARIANCE FROM SECTION 255.1 AND 238.2 TO PERMIT A REAR YARD OF 6 FT INSTEAD OF THE REQUIRED 30 FT
 SPECIAL HEARING FOR A CONVERSION FROM FULL SERVICE GAS STATION TO GAS AND GO IN COMBINATION WITH A FOOD STORE BY AMENDING THE SITE PLAN IN CASE #2599
 SPECIAL EXCEPTION FOR A FOOD STORE AS A USE IN COMBINATION WITH A GAS SERVICE STATION (GAS AND GO)

WAS GRANTED ON JUNE 2, 1983.

13. CASE NO.: 1988-0088-SPHA

VARIANCE FROM SECTION 255.1 / 238.1 / 238.2 / 102.2 TO PERMIT A 4 - 0 FT PROPERTY LINE SETBACKS AND A 1 FT AND 2 FT SETBACK, ALL IN LIEU OF THE MAXIMUM REQUIRED 30 FT

SPECIAL HEARING FOR THE INSTALLATION OF AN ELEVATED ENCLOSED TOW

LINE/CONVEYOR BETWEEN (CONNECTING) TWO EXISTING WAREHOUSES, WHICH CONVEYOR IS LOCATED IN A MANUFACTURING, LIGHT INDUSTRIAL, MAJOR (ML-IM) ZONE ACROSS TWO PROPERTY LINES.

WAS GRANTED ON AUGUST 31, 1987.

14. CASE NO.: 1988-0162-A

PETITION FOR A VARIANCE FROM SECTION 413.2F TO ALLOW SIGN OF 155 SF PER SIDE IN LIEU OF THAT ALLOWED AS PER SECTION 413.2F; TO ALLOW THE HEIGHT OF SAID SIGN TO BE 35 FT IN LIEU OF MAXIMUM 25 FT AS PER SECTION 413.5D WAS GRANTED ON JANUARY 6, 1988.

15. CASE NO.: 1989-0059-A

PETITION FOR A VARIANCE FROM SECTION 413.2e TO PERMIT A SIGN OF 375 SF IN OF THE PERMITTED 150 SF WAS GRANTED ON JANUARY 30, 1989. 16. CASE NO.: 1989-0274-X

PETITION FOR A SPECIAL EXCEPTION FOR TWO (2) ILLUMINATED 12' X 25' OUTDOOR ADVERTISING (SIGNS) STRUCTURES WAS GRANTED ON FEBRUARY 1, 1989.

17. CASE NO.: 1990-0268-A

PETITION FOR A VARIANCE FROM SECTION 413.2F TO ALLOW A SECOND, OTHER BUSINESS SIGN OF 234 SF (117 SF PER FACE) YIELDING A TOTAL OF 544 SF IN LIEU OF THE PERMITTED 100 SQUARE FEET (SEE CASE 88-162-A) AND 413.5D TO ALLOW A TOTAL HEIGHT ABOVE STREET LEVEL OF 45 FEET IN LIEU OF THE MAXIMUM 25 WAS GRANTED ON JANUARY 30, 1989.

18. CASE NO.: 1991-0011-SPH PETITION FOR A SPECIAL HEARING TO APPROVE THE MODIFICATIONS OF CERTAIN CONDITIONS AND RESTRICTIONS IMPOSED BY THE ZONING COMMISSIONER IN CASE NO. 90-268-A IN THE ORDER OF MARCH 12, 1990 WAS GRANTED ON SEPTEMBER 21,

19. CASE NO.: <u>1993-0022-SPHA</u>

PETITION FOR A:
VARIANCE FROM SECTION 254 TO PERMIT A BUILDING HEIGHT OF 80 FEET WITHIN 100 OF A BUSINESS ZONE, IN LIEU OF THE PERMITTED MAXIMUM 40 FT (ML-IM).
SPECIAL HEARING TO DETERMINE THAT THE PORTION OF THE EXISTING BUILDING LOCATED WITHIN THE MLR ZONE EXISTS AS A VALID NON-CONFIRMING USE WITH REPSECT TO CURRENT BCZR SECTIONS 250.2 (SUM OF SIDE YARDS) AND 250.5 (FLOOR AREA RATIO AND LAND COVERAGE) PURSUANT TO THE ZONING COMMISSIONER'S ORDER OF SEPTEMBER 3, 1969 IN CASE #70-36-ASPH (WHEN THE PROPER WAS ZONED MR AND ML); OR IN THE ALTERNATIVE, A VARIANCE IS REQEST FROM SECTION 250.2 TO PERMIT A SUM OF THE SIDE YARDS OF 56 IN LIEU OF THE REQUIRED 80 FEET; FROM SECTION 250.5 TO PERMIT A FLOOR AREA RATIO OF 0.73 IN LIEU OF THE PERMITTED 0.60, AND TO PERMIT A LAND AREA COVERAGE OF 55% IN LIEU OF THE P[ERMITTED 50%.

WAS GRANTED ON SEPTEMBER 15, 1992.

20. CASE NO.: 1995-0344-A

PETITION FOR A VARIANCE FROM SECTION 409.6 TO PERMIT 1359 PARKING SPACES IN LIEU OF THE REQUIRED 1384 WAS GRANTED ON MAY 15, 1995.

21. CASE NO.: 1996-447-A

PETITION FOR A VARIANCE FROM SECTION 409.6 TO PERMIT 1359 PARKING SPACES IN LIEU OF THE REQUIRED 1434 AND TO APPROVE THE PREVIOUSLY APPROVED SITE PLAN IN CASE NO. 95-344-A WAS GRANTED IN JUNE 1996.

22. CASE NO.: 2000-0009-A

PETITION FOR A VARIANCE FROM SECTION 409.8A4 TO ALLOW SURFACE PARKING FOUR FEET FROM AN EXISTING RIGHT-OF-WAY LINE IN LIEU OF THE MINIMUM REQUIRED TEN FEET WAS GRANTED ON AUGUST 27, 1999.

23. CASE NO.: 2001-0118-A

PETITION FOR A:

VARIANCE FROM SECTION

VARIANCE FROM SECTION

From 450.4.7b TO PERMIT 3 JOINT IDENTIFICATION SIGNS ON A FRONTAGE IN LIEU OF 1 PER FRONTAGE AND TO PERMIT 165 SF OF SIGN AREA IN LIEU OF THE PERMITTED 100 SF FOR THE FIRST SIGN AND 50 SF EACH FOR THE SECOND AND THIRD SIGNS IN LIEU OF THE PERMITTED 0 SF.

From 450.4.E.1.b.V TO PERMIT A CHANGEABLE COPY SIGN ACCESSORY TO A THEATER OF 165 SF OF FACE AREA IN LIEU OF THE MAXIMUM PERMITTED 150 SF.

450.4.1.7.b.IX TO PERMIT 8 TENANT DISPLAY LINES IN LIEU OF THE PERMITTED

5.
450.7 TO PERMIT A TENANT DIRECTORY SIGN HAVING OCCUPANT NAMES AND LOCATIONS LETTERING SIGNS OF 4.5" IN LIEU OF THE PERMITTED 2".
450.4.G.4.VII TO PERMIT A DIRECTORY SIGN OF 15' - 2" IN HEIGHT IN LIEU OF THE PERMITTED 6 FT
450.5.B.4 TO PERMIT 3 FREE STANDING SIGNS AS CLOSE AS 30 FT OF ANOTHER IN LIEU OF THE MINIMUM 100 FT.

SPECIAL HEARING TO PERMIT STORAGE OF NEW AUTOMOBILES FOR AN ADJACENT CAR DEALER

WAS GRANTED ON NOVEMBER 6, 2000. 24. CASE NO.: 2006-0402-A

PETITION FOR A VARIANCE FROM SECTION 409.6A2 TO ALLOW 1364 PARKING SPACES FOR A SHOPPING CENTER AND FUEL SERVICE STATION IN LIEU OF 1464 SPACES REQUIRED WAS GRANTED ON APRIL 12, 2006.

25. CASE NO.: 2007-0059-A

PETITION FOR A VARIANCE FROM SECTION 421.2 TO PERMIT A PET SHOP TO BE LOCATED WITHIN 0 FT OF THE NEAREST LEASE LINE IN LIEU OF THE REQUIRED 200 FT WAS GRANTED ON NOVEMBER 14, 2006.



EX. "GINZA" WALL-MOUNTED ID SIGN (D - 19.20 S.F.) (E - 23.52 S.F.) (F - 16.47 S.F.)



EX. "AVIS" WALL-MOUNTED ID SIGN (13.0 S.F.) NOT TO SCALE



EX. "ALDI"

WALL-MOUNTED ID SIGN

(SIGN PERMIT ISSUED IN 2016)

NOT TO SCALE

EX. "HOMEGOODS"

WALL-MOUNTED ID SIGN

(180.34 S.F.)

NOT TO SCALE

EX. "EMPIRE BEAUTY SCHOOL"

WALL-MOUNTED ID SIGN

(17.75 S.F.)

NOT TO SCALE

EX. "MICHAELS" WALL-MOUNTED ID SIGN (H - 62.52 S.F.) (I - 58.96 S.F.) NOT TO SCALE



EX. "JENNY CRAIG" WALL-MOUNTED ID SIGN (20.02 S.F.) NOT TO SCALE



EX. "TJ MAXX" WALL-MOUNTED ID SIGN (105.0 S.F.) NOT TO SCALE

COMMENT DATE THE FOLLOWING STATES REQUIRE NOTIFICATION BY AVATORS, DESIGNERS, OR ANY PERSON PREPARING DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AN DELAWARE CALL - 811 NV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777 NOT APPROVED FOR

REVISIONS

DRAWN BY: CHECKED BY: DATE: 8/8/16 SCALE: AS NOTED

CONSTRUCTION

CAD I.D.: PROJECT

**EXHIBIT** 

REGENCY CENTERS VALLEY CENTRE SHOPPING CENTER

LOCATION OF SITE

9616 REISTERSTOWN ROAD BALTIMORE, MD 21117 BALTIMORE COUNTY 3RD ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT



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



SIGN DETAILS TO **ACCOMPANY** PETITION FOR VARIANCE HEARING

SHEET NUMBER:



EX. "SHOE CITY"
WALL-MOUNTED ID SIGN
(L - 18.80 S.F.) (M - 5.66 S.F.)
NOT TO SCALE



EX. "SHOE CITY"
WALL-MOUNTED ID SIGN
(N - 18.80 S.F.) (O - 5.66 S.F.)

NOT TO SCALE



EX. "SUSHI YA"
WALL-MOUNTED ID SIGN
(13.25 S.F.)
NOT TO SCALE



EX. "HAIR CUTTERY"
WALL-MOUNTED ID SIGN
(10.64 S.F.)
NOT TO SCALE



EX. "NAIL TRIX"
WALL-MOUNTED ID SIGN
(23.16 S.F.)
NOT TO SCALE



EX. "AMERICA'S BEST WINGS"

WALL-MOUNTED ID SIGN

(31.16 S.F.)

NOT TO SCALE



EX. "SLEEPY'S"
WALL-MOUNTED ID SIGN
(84.64 S.F.)
NOT TO SCALE



EX. "SPRINT"
WALL-MOUNTED ID SIGN
(18.0 S.F.)
NOT TO SCALE



EX. "DOLLAR TREE"
WALL-MOUNTED ID SIGN
(45.07 S.F.)
NOT TO SCALE



EX. "BEAUTY ISLAND"

WALL-MOUNTED ID SIGN

(V - 29.70 S.F.) (Y - 24.30 S.F.)

NOT TO SCALE



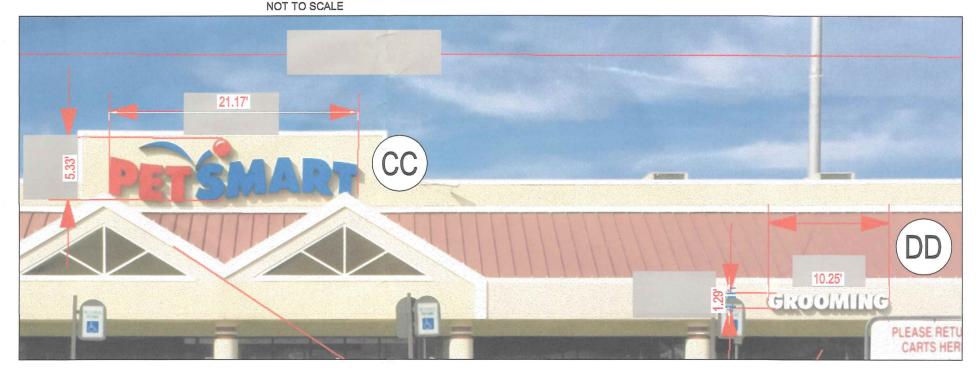
EX. "LESLIE'S"
WALL-MOUNTED ID SIGN
(36.56 S.F.)
NOT TO SCALE



EX. "PAYLESS"
WALL-MOUNTED ID SIGN
(40.95 S.F.)
NOT TO SCALE

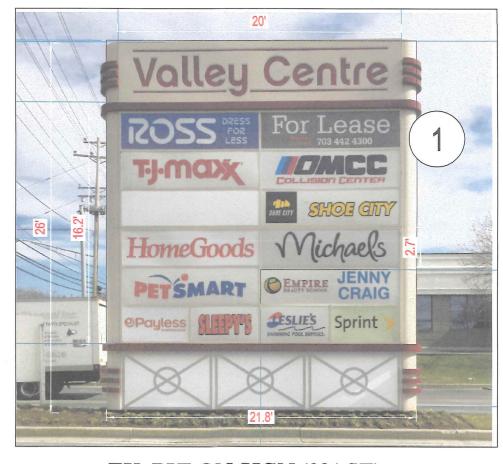


EX. "ROSS"
WALL-MOUNTED ID SIGN
(123.40 S.F.)
NOT TO SCALE

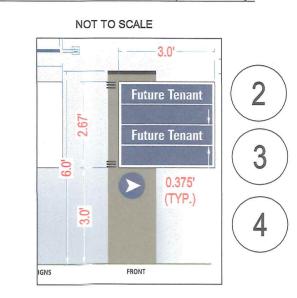


EX. "PETSMART"
WALL-MOUNTED ID SIGN
(CC - 112.84 S.F.)(DD - 13.22 S.F.)

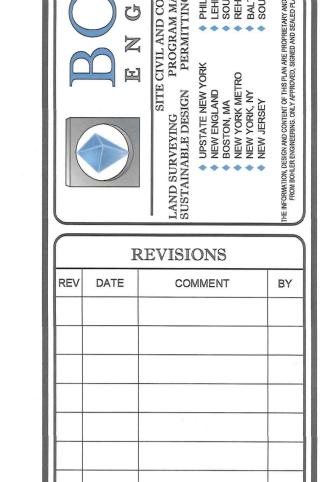
NOT TO SCALE



EX. PYLON SIGN (324 SF)



EX. DIRECTORY SIGN
(8.01 S.F.)
NOT TO SCALE





# NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD162041
DRAWN BY:	MDD
CHECKED BY:	MDD
DATE:	05/05/16
SCALE:	AS NOTED
CAD I.D.:	EX3

PROJECT:

**EXHIBIT** 

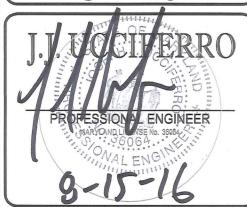
REGENCY CENTERS
VALLEY CENTRE
SHOPPING CENTER

LOCATION OF SITE

9616 REISTERSTOWN ROAD
BALTIMORE, MD 21117
BALTIMORE COUNTY
3RD ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT



901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com



HEET TITLE:

SIGN DETAILS TO ACCOMPANY PETITION FOR VARIANCE HEARING

SHEET NUMBER:

3