

IN RE: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(9616 Reisterstown Road) *

3rd Election District

2nd 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

ORDER RECEIVED FOR FILING

Date

11/30/16

By

Sen

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.

ORDER RECEIVED FOR FILING

Date 11/30/16

By Sen

THEREFORE, IT IS ORDERED this 30th 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:

1. 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.

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 11/30/16
By sln



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 Reisterstown Road which is presently zoned BM, BM-IM, BR-IM
Deed References: 12263-670, 7977-816 10 Digit Tax Account # 2200002965, 1900003295, and
Property Owner(s) Printed Name(s) Greenspring Associates Limited Partnership 0316045275

(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

SEE ATTACHED SHEET

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

3. ☒ a Variance from Section(s)

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Greenspring Associates Limited Partnership
Thomas Howard, Regional Property Manager

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

Signature #1

Signature #2

1919 Gallows Road, Ste. 1000, Vienna, VA

Mailing Address City State

22182 703-442-4327

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 20-7-0043-SFHA Filing Date 9/10/2016

Do Not Schedule Dates:

Reviewer Ju

REV. 10/4/11

ORDER RECEIVED FOR FILING

Date

By

11/30/16
sen

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.

amended

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).~~

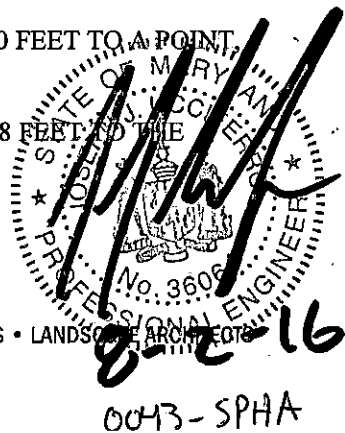


ZONING DESCRIPTION
TAX MAP 67, PARCEL 129-1
THE LAND OF
VALLEY CENTRE.
LIBER 79 FOLIO 263
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MD

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 POINT, THENCE;
27. CONTINUING NORTH 40 DEGREES – 42 MINUTES – 52 SECONDS EAST, 133.08 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,286,564 SQUARE FEET OR 29.53544 ACRES.



11/11/10
11-5-10

CERTIFICATE OF POSTING

2017-0043-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Greenspring Associated Ltd. Partnership

October 21, 2016

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: _____

9616, 9634, 9646 Reisterstown Road

September 30, 2016

The sign(s) were posted on _____

(Month, Day, Year)



Sincerely,

 September 30, 2016

(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)

ZONING NOTICE

CASE # 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 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

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 2017-0043-SPHA (Continued 1)

**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: 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).

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



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

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: # 2017-0043-SPHA
9616, 9634, 9646 Reisterstown Road
SE/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 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 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.

9/099 September 8 4431337

The Baltimore Sun Media Group

By S. Wilkinson
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 Kenmar Avenue
3rd Election District – 2nd 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

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon
Director

AJ:kl

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

410-494-6357

NOTICE OF ZONING HEARING

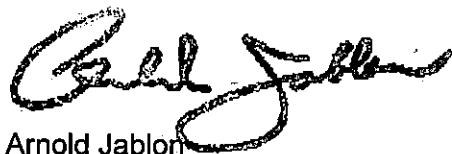
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0043-SPHA

9616, 9634, 9646 Reisterstown Road
SE/s Reisterstown Road, 275 ft. SE of Kenmar Avenue
3rd Election District – 2nd 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 Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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

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 ADMINISTRATIVE
* 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 29 2016

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 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 Zimmerman

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 Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the 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.

For Newspaper Advertising:

Case Number: 2017-0043-SPHA
Property Address: 9616, 9634, 9646 Reisterstown Rd.
Property Description: Valley Centre Shopping Center
Legal Owners (Petitioners): Greenspring Associates Limited Partnership
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: A. Neil Thupari
Company/Firm (if applicable): Venable LLP
Address: 210 W. Pennsylvania Ave.
Suite 500
Towson, MD 21204
Telephone Number: (410) 494-6358



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 Wilson Barrell

Subscribed and sworn to before me this 30 day of Sept 2016.

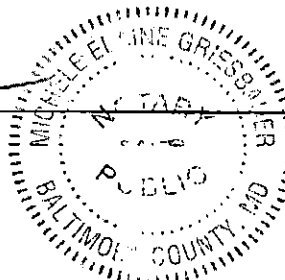
By _____

Michelle Elaine

Notary Public

My commission expires

10/5/19



CERTIFICATE OF POSTING

2017-0043-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Greenspring Associated Ltd. Partnership

October 21, 2016

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: _____

9616, 9634, 9646 Reisterstown Road

September 30, 2016

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

Sincerely,



September 30, 2016

(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)

ZONING NOTICE

CASE # 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-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

POSTONMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING DATE. PLEASE CALL 410-282-7940

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 2017-0043-SPHA (Continued 1)

**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: 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. O).

POSTONMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING DATE. PLEASE CALL 410-282-7940

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

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

No. **141414**

Date: **8/10/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
8/10/2016 8/10/2016 09:31:17 2

REC: W303 WALKIN JEE
>> RECEIPT # 977927 8/10/2016 OFLN

Dept 5 528 ZONING VERIFICATION
CA NO. 141414

Recpt Tot \$1,000.00
\$1,000.00 CK \$0.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				1000.00

Total: **1000.00**

Rec From:

For: Volley Center Shop (T12)
9616 - 9646 Re. H. 1100.00 KD
1017-0043-511111

DISTRIBUTION

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

CASHIER'S
VALIDATION



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,

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
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 8/22/16. A field inspection and internal review reveals that an entrance onto MD 140 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2017-0043-SPHA.

Greenspring Associates Limited Partnership
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,

for Wendy Wolcott, PLA

Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

9-30

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: September 9, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-043

RECEIVED

SEP 15 2016

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

OFFICE OF ADMINISTRATIVE HEARINGS

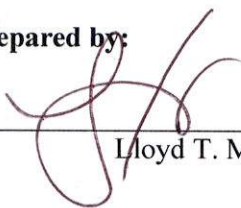
The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve an amendment to the site plan approved in Zoning Case No. 2001-118-A and also the petition for variance as listed on the attachment to the petition submitted 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:



Kathy Schlabach

AVA/KS/LTM/ka

c: Bill Skibinski
David H. Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

9-30

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED



AUG 25 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
Department of Permits, Approvals
And Inspections
DATE: September 6, 2016

FROM: ^{DAK} 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
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

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comment on the above-referenced zoning item.

Reviewer: Steve Ford Date: 08-25-2016

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: September 9, 2016

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
Requested Action: Special Hearing and Variance

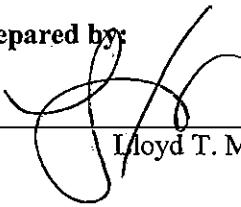
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Prepared by:



Lloyd T. Moxley

Division Chief:

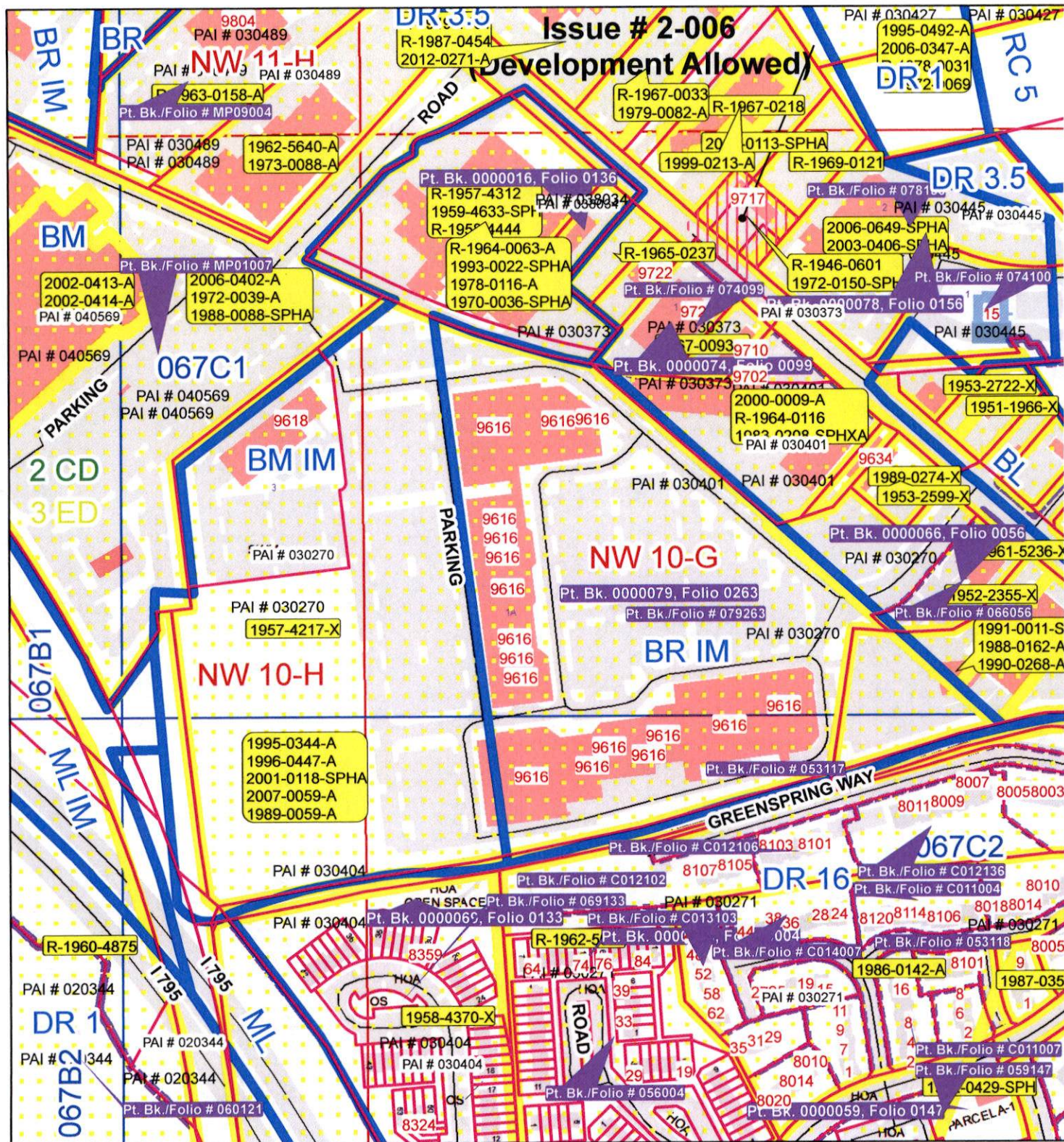


Kathy Schlabach

AVA/KS/LTM/ka

c: Bill Skibinski
David H. Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

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

9616 - 9646 Fisterstown 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

7616, 905T, 96T4
CASE NAME Reisterstown Road
CASE NUMBER 2017-43-SPM A
DATE 10/21/16

[illegible]

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 of 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
ALJ



CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

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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
ALJ

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

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transmission and delete the message without copying or disclosing it.

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment9/6DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)N/C8/25DEPS
(if not received, date e-mail sent _____)N/C9/9FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)NO Obj8/22

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

9/8/16

SIGN POSTING

Date:

9/30/16by SSG Black

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

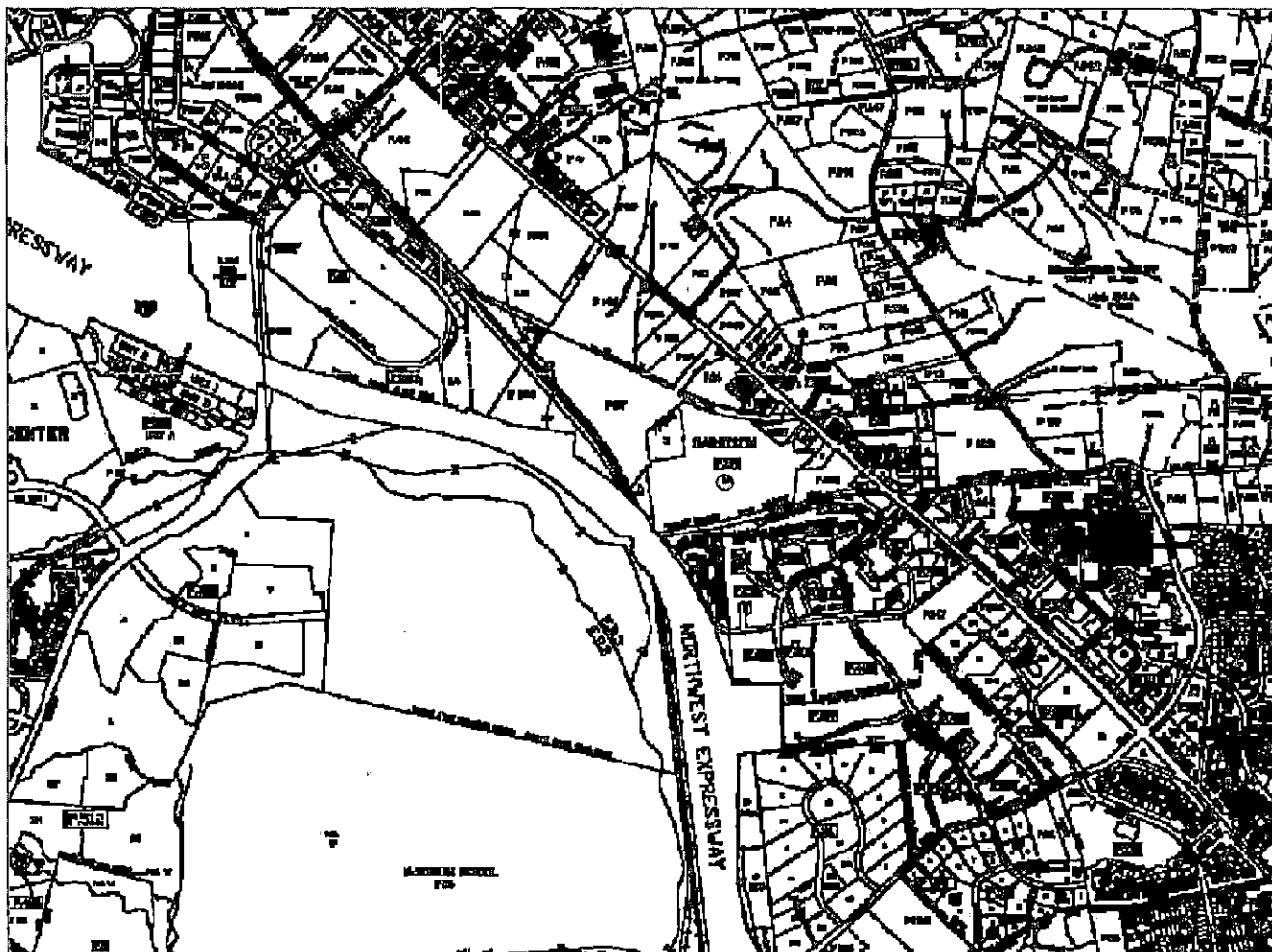
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 2200002965			
Owner Information					
Owner Name:	GREENSPRING ASSOCIATES LIMITED PARTNERSHIP		Use:	COMMERCIAL NO	
Mailing Address:	C/O PROPERTY TAX DEPT P O BOX 790830 SAN ANTONIO TX 78279-0830		Principal Residence:	Deed Reference:	
Location & Structure Information					
Premises Address:		9616 REISTERSTOWN RD OWINGS MILLS MD 21117-		Legal Description:	29.53544 AC 9616 REISTERSTOWN RD WS VALLEY CENTRE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0067	0011	0129		9263	1A
Assessment Year:				Plat No:	Plat Ref:
2016					79/263
Special Tax Areas:			Town:		
			NONE		
Ad Valorem:			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			29.5400 AC	14	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Value Information					
		Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		11,145,800	11,145,800		
Improvements		15,208,000	24,375,300		
Total:		26,353,800	35,521,100	29,409,567	32,465,333
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	07/01/2016		07/01/2017	
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>)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>).

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 - 03 Account Number - 1900003295			
Owner Information					
Owner Name:	GREENSPRING ASSOCIATES LIMITED PARTNERSHIP		Use:	COMMERCIAL NO	
Mailing Address:	C/O PROPERTY TAX DEPT P O BOX 790830 SAN ANTONIO TX 78279-0830		Deed Reference:	/12263/ 00670	
Location & Structure Information					
Premises Address:		9634 REISTERSTOWN RD 0-0000		Legal Description:	.0565 AC 9634 REISTERSTOWN RD 800 NW TOBINS LA
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0067	0011	0393		0000	2016 Plat Ref:
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1997	6928		22,500 SF	06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		RESTAURANT			
Value Information					
	Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2016 As of 07/01/2017		
Land:	422,500	422,500			
Improvements	1,402,600	1,517,600			
Total:	1,825,100	1,940,100	1,863,433	1,901,767	
Preferential Land:	0			0	
Transfer Information					
Seller: HAN TAL HONG		Date: 06/30/1997	Price: \$800,000		
Type: ARMS LENGTH IMPROVED		Deed1: /12263/ 00670	Deed2:		
Seller: W O W LIMITED PA RTNERSHIP		Date: 09/02/1983	Price: \$170,000		
Type: ARMS LENGTH IMPROVED		Deed1: /06584/ 00493	Deed2:		
Seller:		Date:	Price:		
Type:		Deed1:	Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016	07/01/2017		
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					

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

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 - 03 Account Number - 0316045275			
Owner Information					
Owner Name:	GREENSPRING ASSOCIATION LTD PRTSHP		Use:	COMMERCIAL NO	
Mailing Address:	C/O PROPERTY TAX DEPT P O BOX 790830 SAN ANTONIO TX 78279-0830		Principal Residence:	Deed Reference: /07977/ 00816	
Location & Structure Information					
Premises Address:		9646 REISTERSTOWN RD 0-0000		Legal Description:	LT WS REISTERSTOWN R
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0067	0011	0337		0000	
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			9,430 SF	06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Value Information					
		Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		188,600	188,600		
Improvements		6,800	6,800		
Total:		195,400	195,400	195,400	195,400
Preferential Land:		0			0
Transfer Information					
Seller: PITTINGER CHARLES H		Date: 09/21/1988		Price: \$100,000	
Type: ARMS LENGTH IMPROVED		Deed1: /07977/ 00816		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class			07/01/2016	07/01/2017
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>)District: **03** Account Number: **0316045275**

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Case No.:

2017-0043-SPHA

Exhibit Sheet

Petitioner/Developer

192
1-3-17

Protestants

Sen
11-30-16

No. 1	1A-1C Plan	
No. 2	Vuciferro C.V.	
No. 3	3A-3E Photos	
No. 4	Aerial zoning map	
No. 5	Highlighted plan	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
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:

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

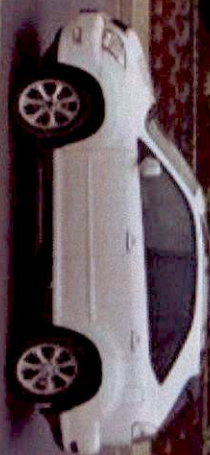
PETITIONER'S EXHIBIT

2

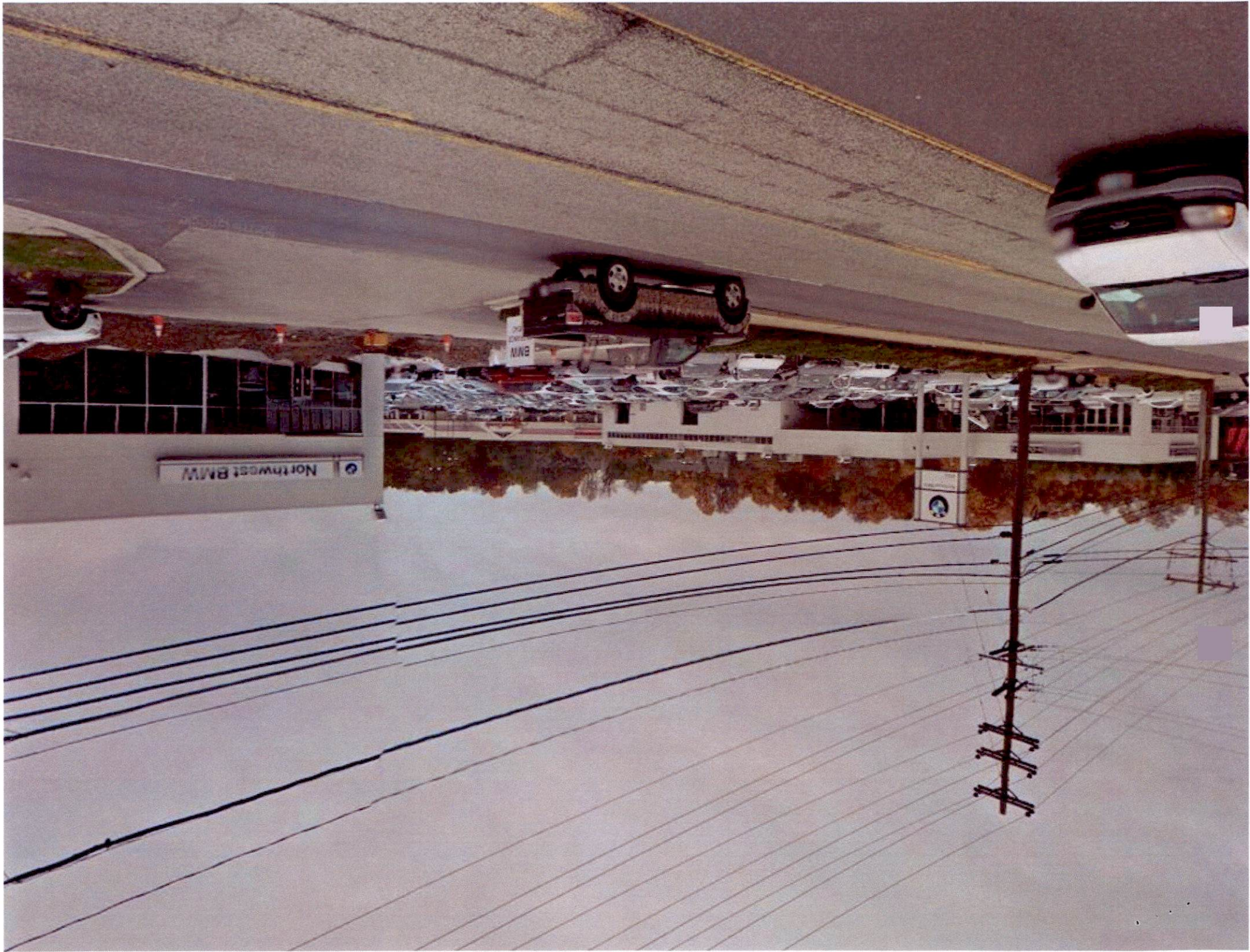


PETITIONER'S EXHIBIT 3A-E











My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information pur
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

4

County,
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ZONING HISTORY

Exterior view of a HomeGoods store. A large white circle with a black 'B' is superimposed on the roof. A yellow price tag on the left shows '5.00' and a red price tag on the right shows '653.6'.

NOT APPROVED FOR
CONSTRUCTION

PROJECT: _____

 **BOHLER**[™]
ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204

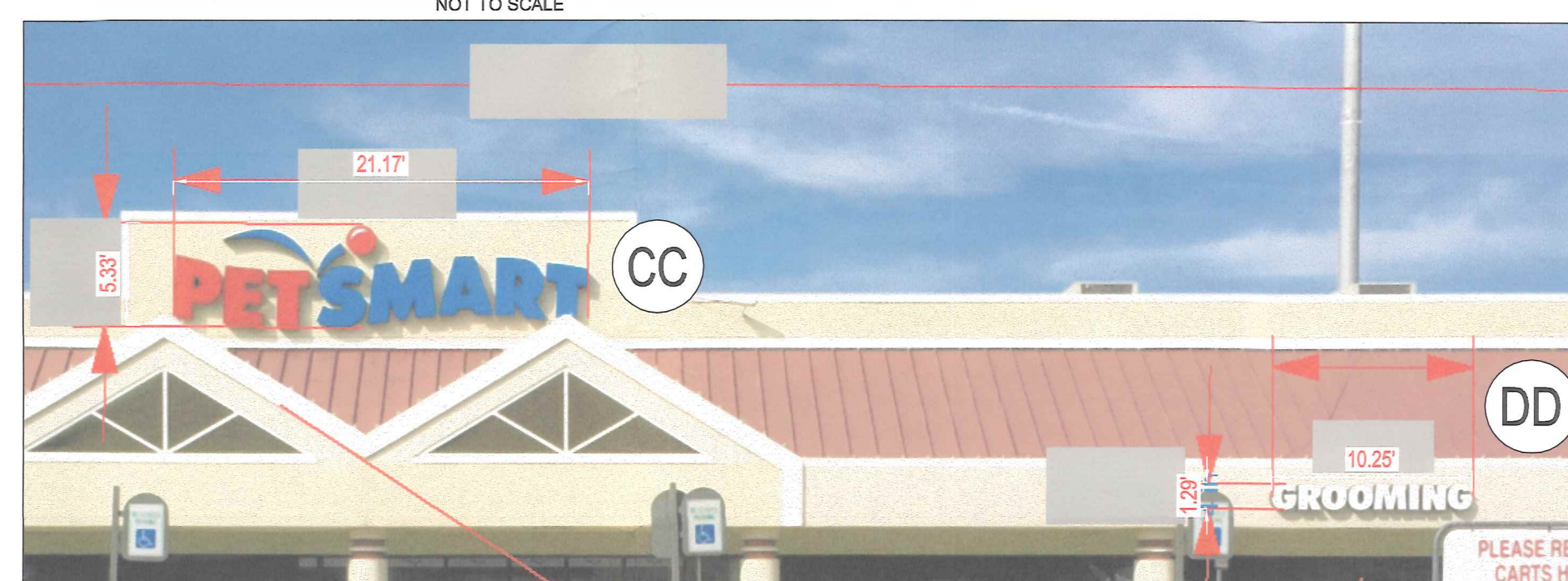
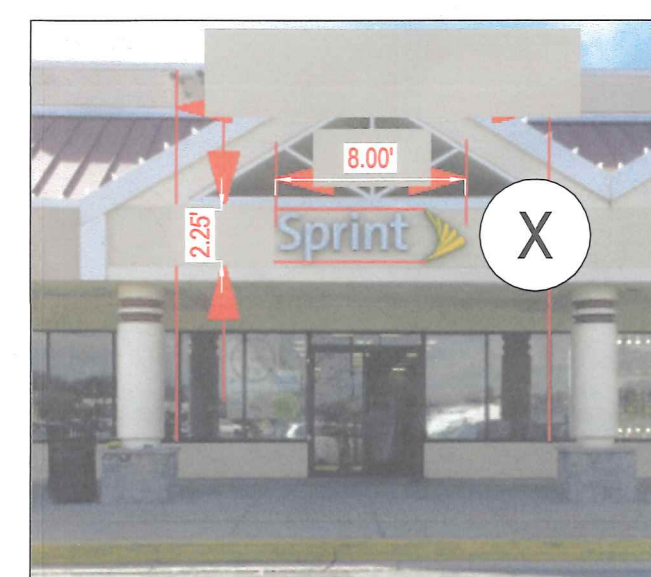
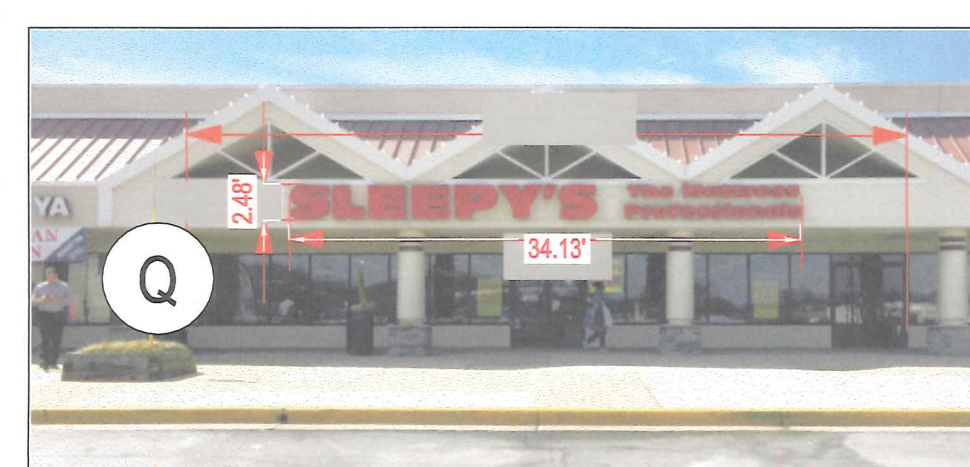
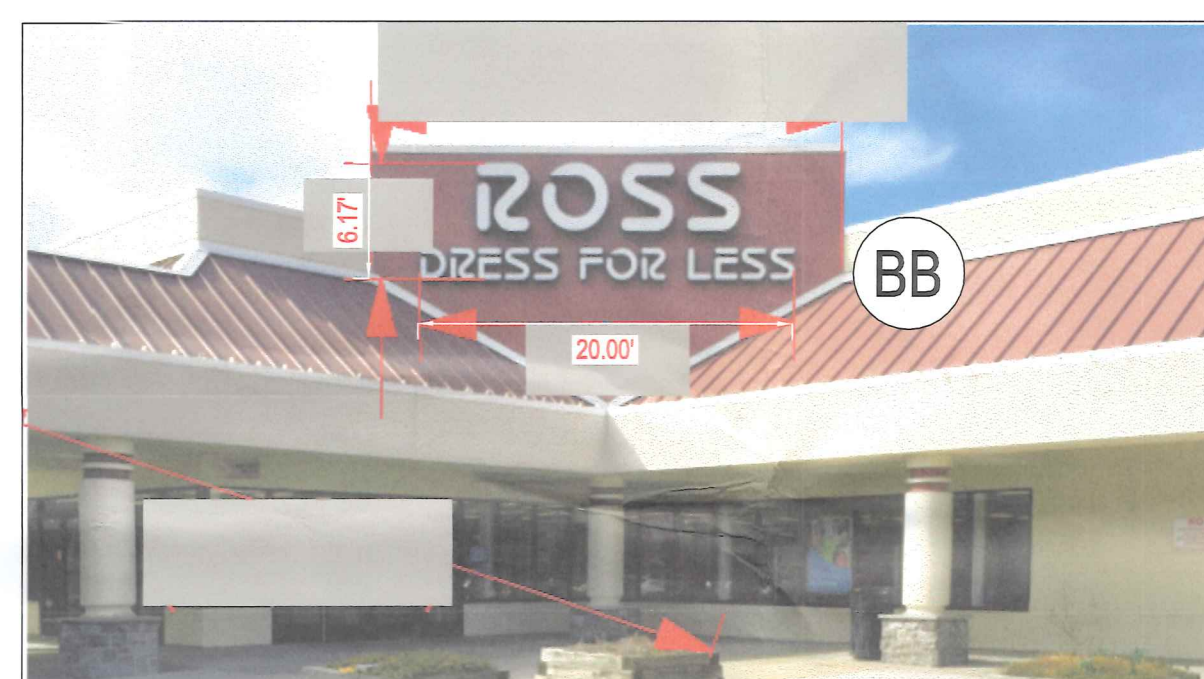
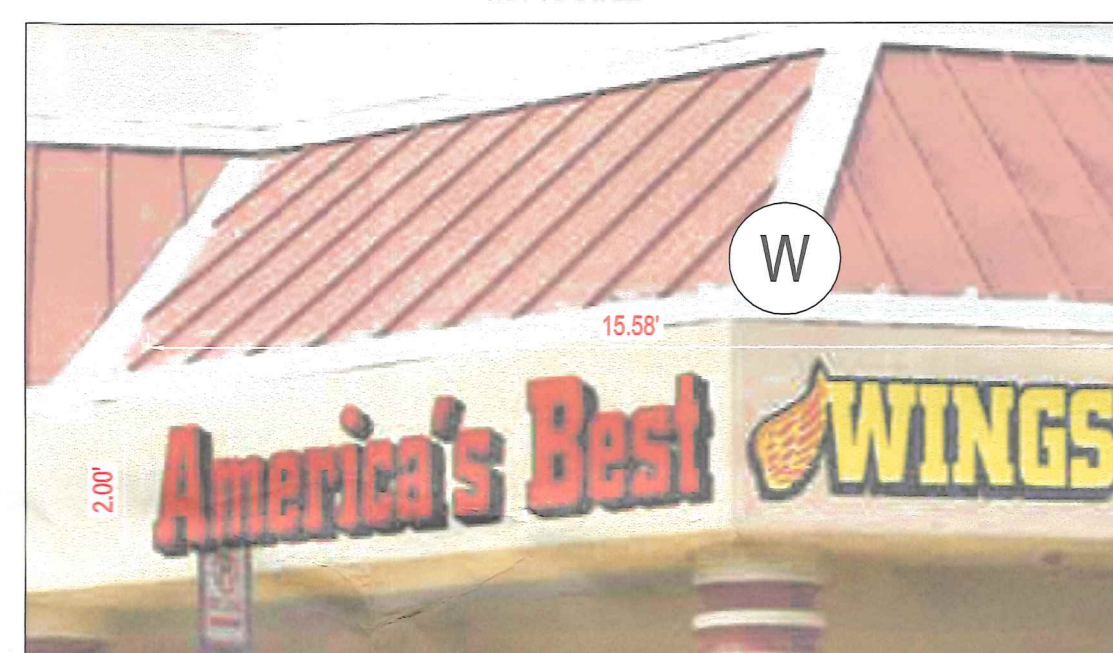
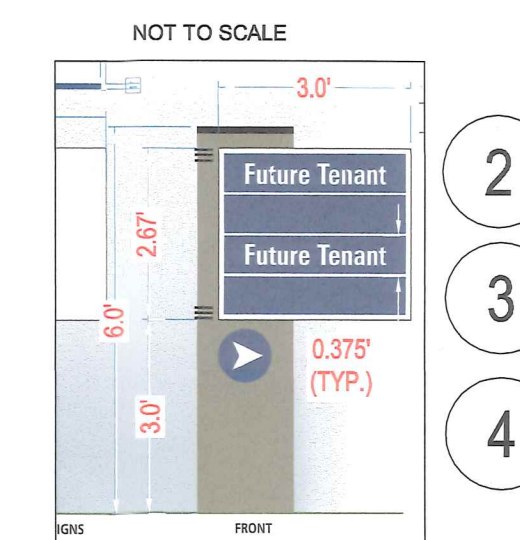
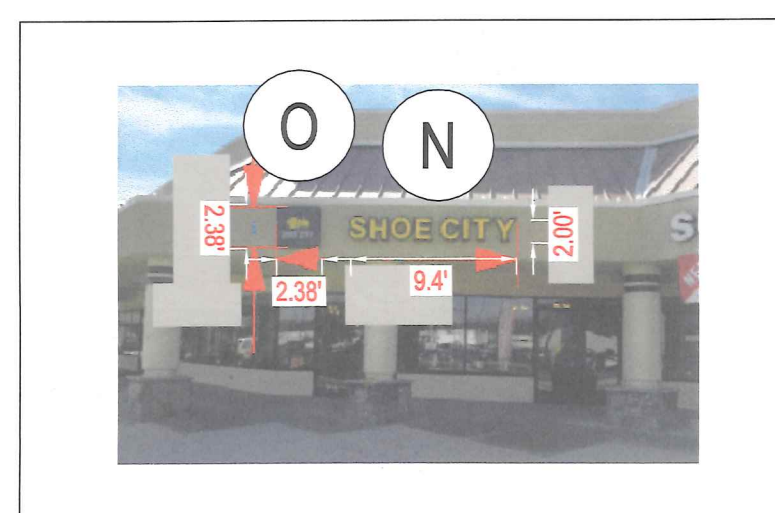
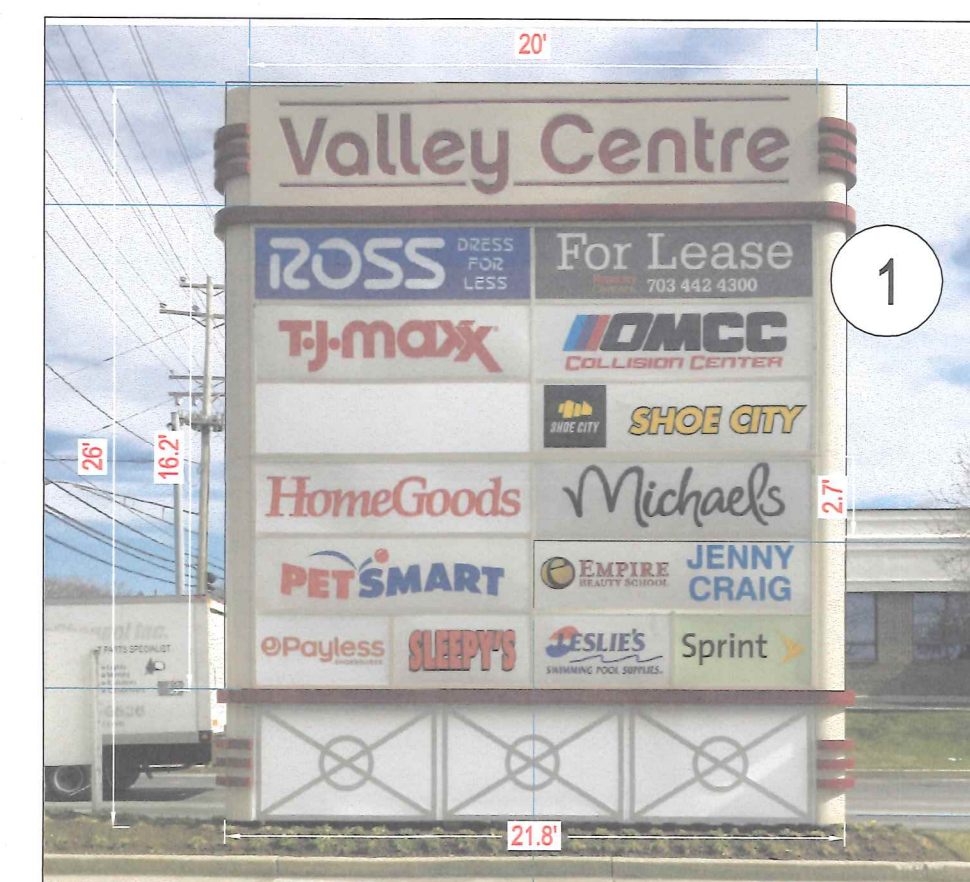
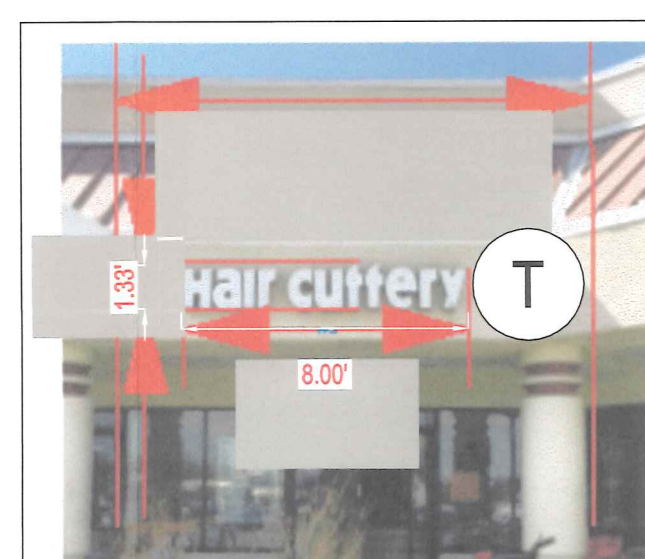
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

SHEET TITLE:

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

SHEET NUMBER: 2

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

[illegible]

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	MD1620
DRAWN BY:	M
CHECKED BY:	M
DATE:	05/05/16
SCALE:	AS NOTED
CAD I.D.:	F

PROJECT:

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**
ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 8
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

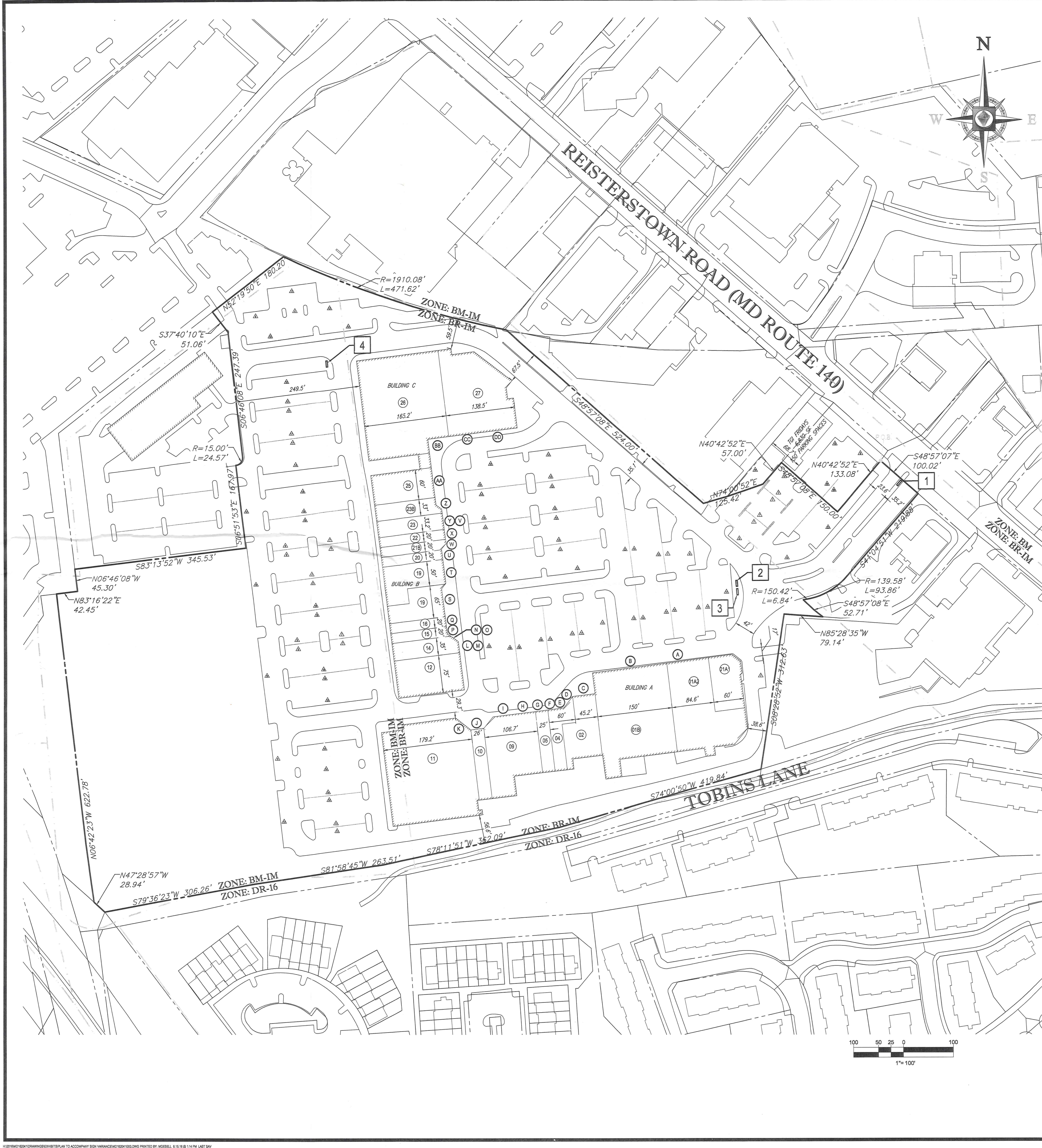
J.J. UCCHIERO
PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
No. 30264
8-15-16

SHEET TITLE:

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

SHEET NUMBER:

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

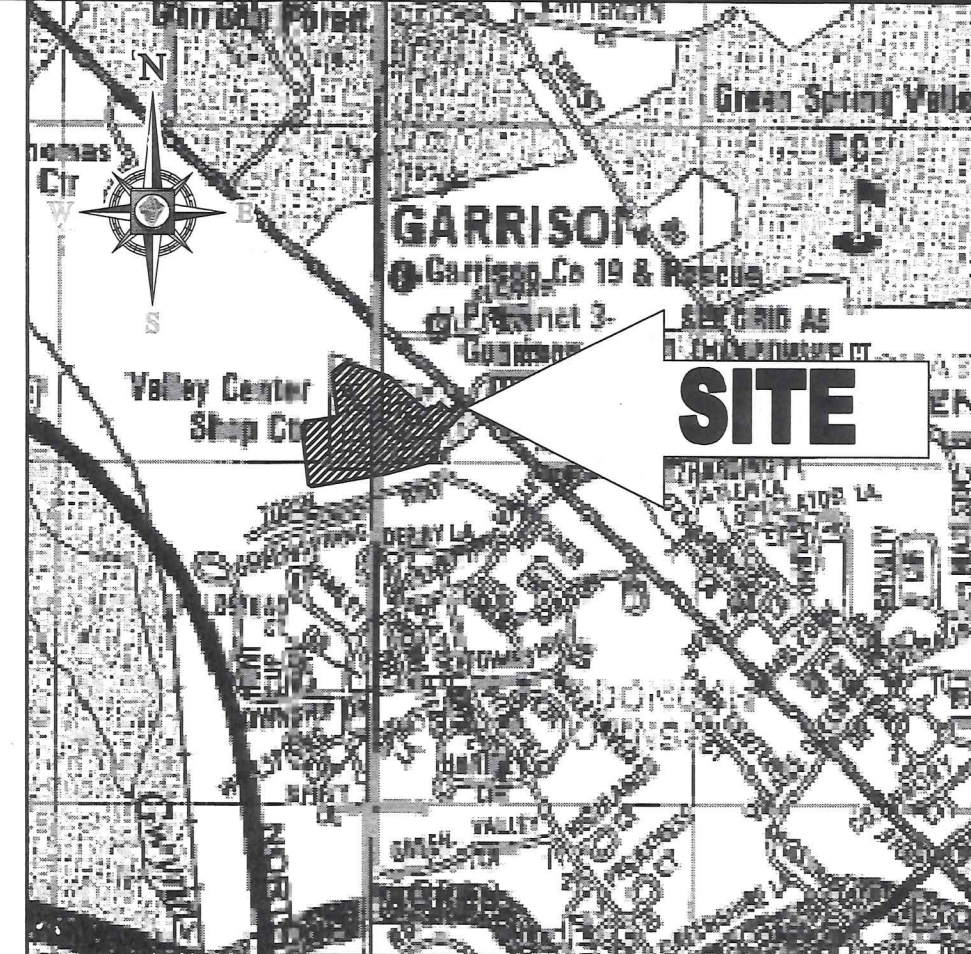


NOTES

- THIS PLAN IS BASED BALTIMORE COUNTY GIS
1. 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 GALLOWAY ROAD
SUITE 1000
VIENNA, VA 22182
 4. COUNTY INFORMATION
TAX MAP: 87
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: 220022865
 6. EXISTING USE: SHOPPING CENTER WITH VARIOUS USES
PROPOSED USE: SHOPPING CENTER WITH VARIOUS USES
 7. ZONE: BM (BUSINESS, MAJOR), BM-IM (BUSINESS, MAJOR - INDUSTRIAL, MAJOR), BR-IM (BUSINESS, MAJOR - 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.
 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.

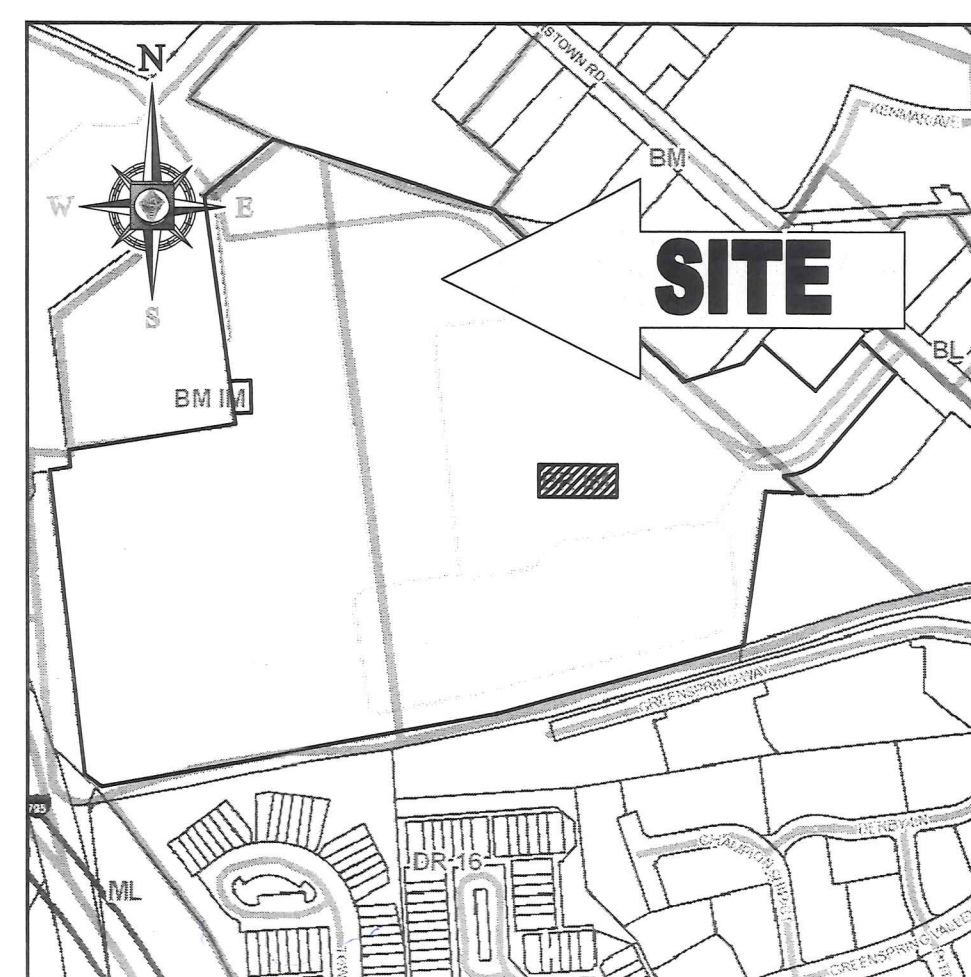
PARKING TABLE

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. 20802153-5
SCALE: 1"=1000'



ZONING MAP

BALTIMORE COUNTY MY NEIGHBORHOOD TOOL
NOT TO SCALE

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

NEW YORK
NEW JERSEY
NEW HAMPSHIRE
MASSACHUSETTS
CONNECTICUT
DELAWARE
PENNSYLVANIA
VIRGINIA
NORTH CAROLINA
SOUTH CAROLINA
FLORIDA
ALABAMA
LOUISIANA
MISSISSIPPI
ARKANSAS
OKLAHOMA
KANSAS
NEBRASKA
MINNESOTA
IOWA
MICHIGAN
INDIANA
ILLINOIS
OHIO
PENNSYLVANIA
DELAWARE
MARYLAND
DISTRICT OF COLUMBIA
VIRGINIA
NORTH CAROLINA
SOUTH CAROLINA
FLORIDA
ALABAMA
LOUISIANA
MISSISSIPPI
ARKANSAS
OKLAHOMA
KANSAS
NEBRASKA
MINNESOTA
IOWA
MICHIGAN
INDIANA
ILLINOIS
OHIO

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (WV 1-800-245-4848) (PA 1-800-245-1778) (DC 1-800-251-7777) (VA 1-800-852-7001) (MD 1-800-287-7777) (DE 1-800-232-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: MD162041
DRAWN BY: MDD
CHECKED BY: MDD
DATE: 8/8/16
SCALE: 1"=100'
CAD I.D.: EXS

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 ENGINEERING

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Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

J. J. UCIFERRO

PROFESSIONAL ENGINEER

8-15-16

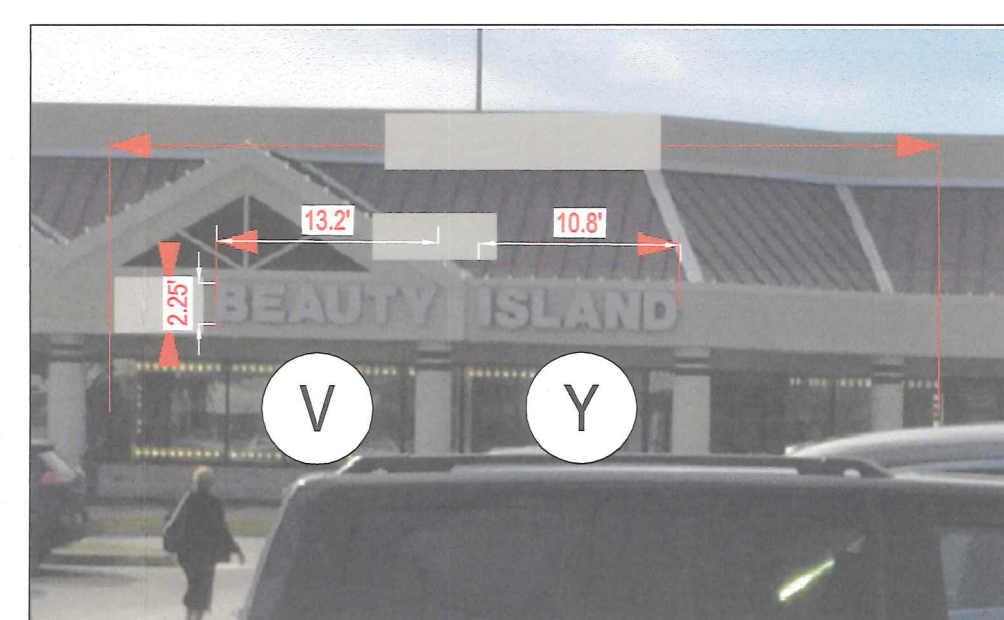
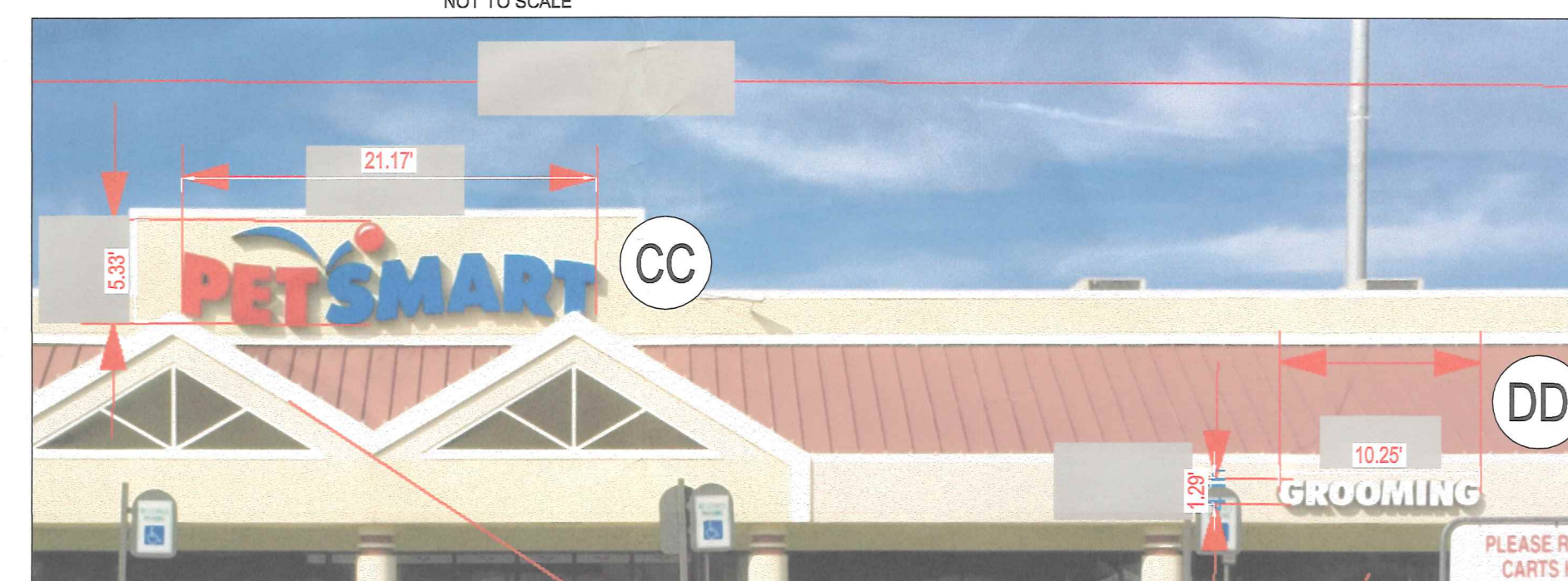
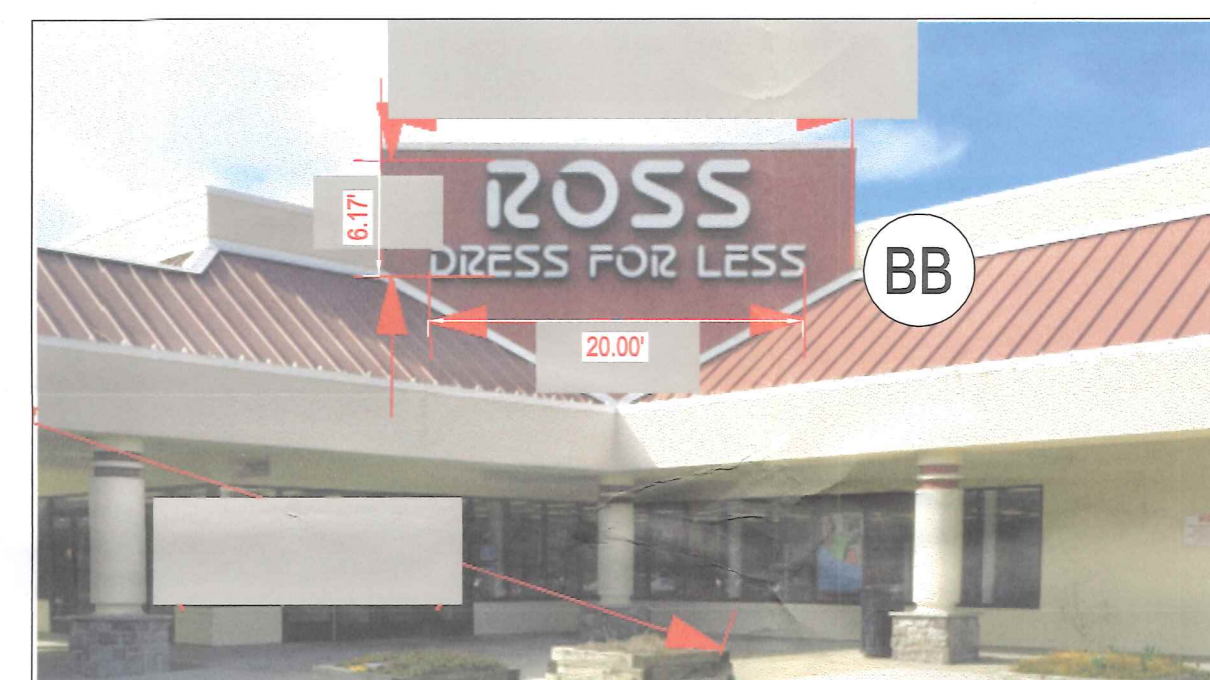
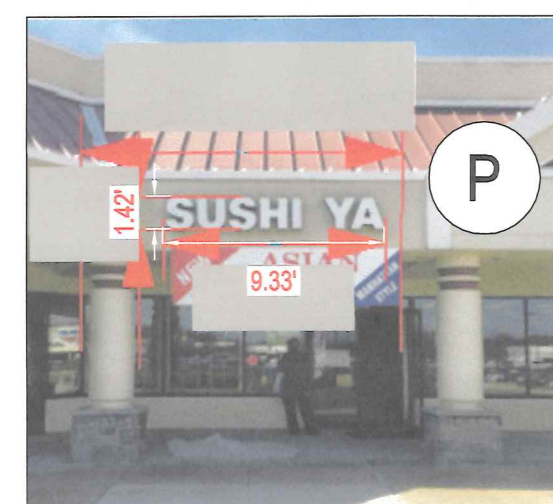
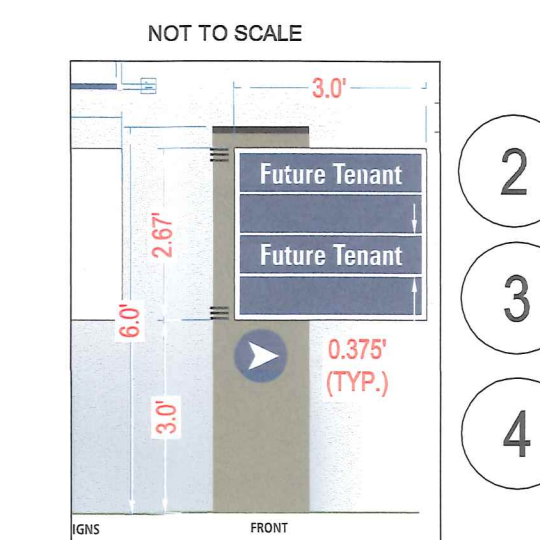
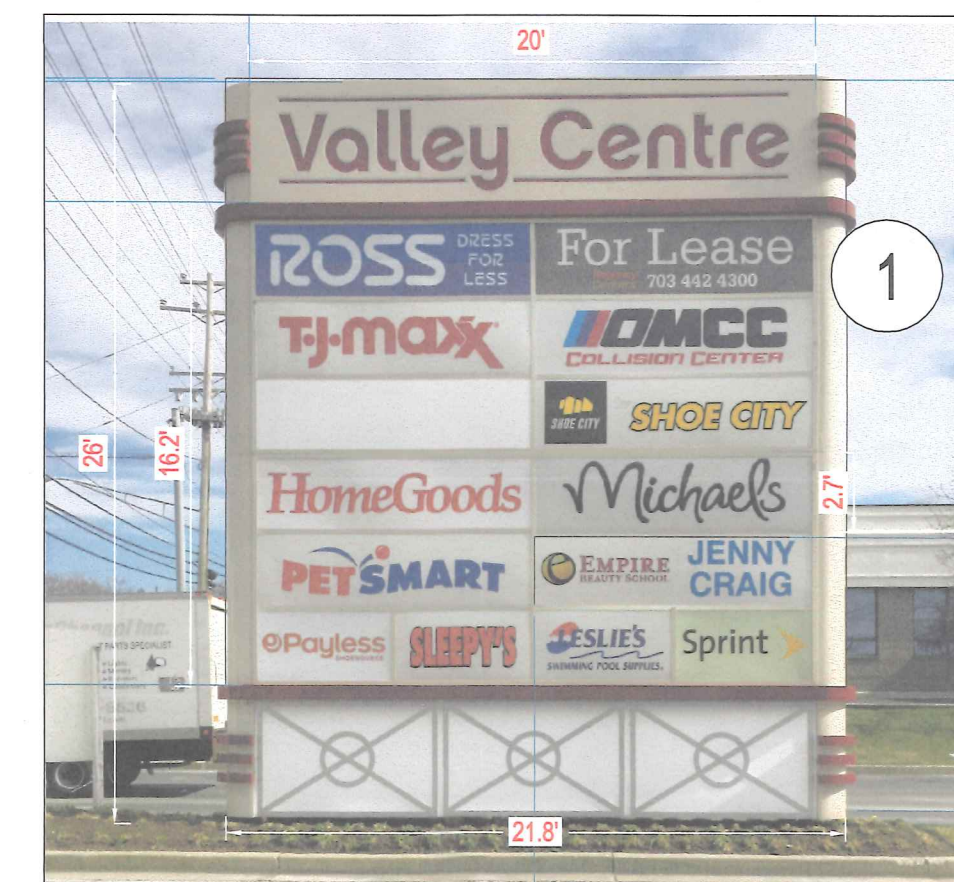
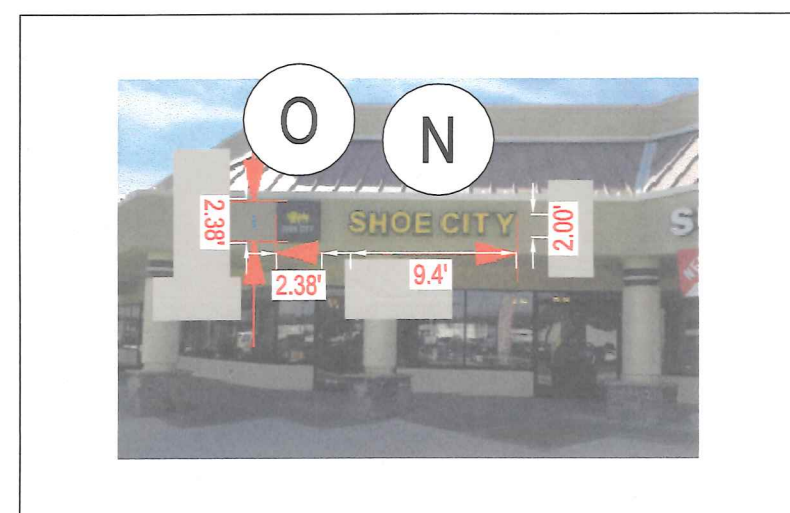
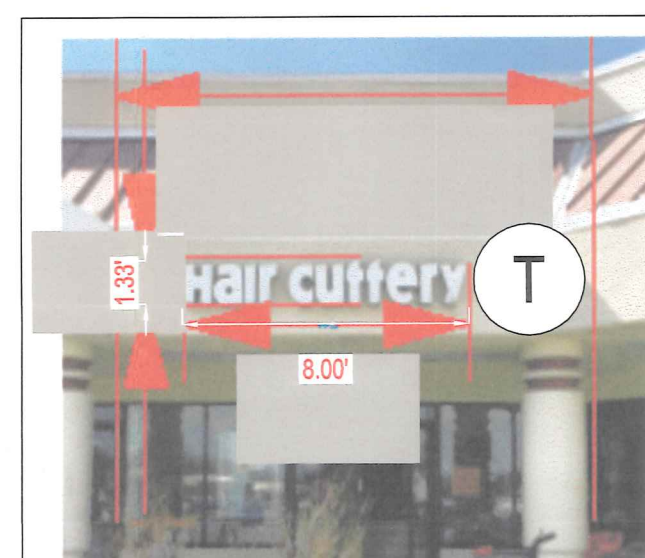
SHEET TITLE:

PLAN TO ACCOMPANY PETITION FOR VARIANCE HEARING

SHEET NUMBER: 1

PETITIONER'S EXHIBIT NO. 1A-C

PROFESSIONAL CERTIFICATION
I, JOSEPH J. UCIFERRO, 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. 36894, EXPIRATION DATE: 8/28/2018



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. 38064. EXPIRATION DATE: 6/26/2018



BOHLER™

ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING

- LAND SURVEYING
- LANDSCAPE ARCHITECTURE
- PERMITTING SERVICES
- TRANSPORTATION SERVICES

PROGRAM MANAGEMENT

- LANDSCAPE ARCHITECTURE
- TRANSPORTATION SERVICES

DESIGN

- NEW YORK
- NEW JERSEY
- ROSTON, MA
- NEW YORK, NY

ENGINEERING

- LEHIGH VALLEY, PA
- SOUTHEASTERN MD
- BALTIMORE, MD
- SOUTHERN VIRGINIA
- RALEIGH, NC
- TAMPA, FL
- SOUTH FLORIDA

[illegible]

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IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND
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(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777)
(VA 1-800-552-7000) (MD 1-800-267-7777) (DE 1-800-362-8585)

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	MD162041
DRAWN BY:	MDD
CHECKED BY:	MDD
DATE:	05/05/16
SCALE:	AS NOTED
CAD I.D.:	FX3

PROJECT:

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
ENGINEERING

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

J.J. UCCIFERRO
 PROFESSIONAL ENGINEER
 STATE OF NEW YORK
 NO. 36064
 8-15-16

SHEET TITLE:

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

SHEET NUMBER: _____

3