

M E M O R A N D U M

DATE: May 30, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0253-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on May 29, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

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

(8867, 8903 & 8905 Belair Road) *
11th Election District
5th Council District *

W Arc Centre Owner VIII, LLC *
Legal Owner
Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0253-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 W Arc Centre Owner VIII, LLC, legal owner (“Petitioner”). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (“BCZR”) to allow a freestanding enterprise sign for a pad site. In addition, a Petition for Variance was filed pursuant to BCZR Section 409.10, to allow a total of three (3) stacking spaces for a drive-thru facility for a bank in lieu of the 5 stacking spaces required. A site plan was marked and accepted into evidence as Petitioner’s Exhibit 1.

Professional engineer Joseph Ucciferro, Zack Bosse, Jen Bass and Drew Robinson appeared in support of the requests. David H. Karceski, Esq. appeared and represented the Petitioner. There were no protestants or interested citizens in attendance at the hearing. The Petition was advertised and posted as required by the BCZR. There were no adverse ZAC comments received from any of the County reviewing agencies.

SPECIAL HEARING

The zoning petition was amended at the hearing and the petition for special hearing was withdrawn. Counsel explained Chase Bank will have a tenant panel on the shopping center’s (Perry Hall Center) freestanding joint identification sign. As such, under long-standing County

ORDER RECEIVED FOR FILING

Date 4/29/19
By Sen

policy the bank would not also be permitted to have a freestanding enterprise sign on its pad site, which was the relief sought in the special hearing petition.

Chase Bank will soon open a branch at the shopping center and also proposes to construct on the subject property a freestanding drive-thru ATM kiosk, which is becoming more common at banks in the area. *See, e.g.* Case No. 2019-0054-A (approving signs for ATM kiosk). Since the structure would qualify as a single-tenant building the bank would be permitted to have three enterprise signs. Petitioner proposes three signs for the kiosk, although their sizes are slightly larger than permitted by the BCZR which necessitated to filing of the petition.

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).

The property has irregular dimensions and the portion of the site on which the kiosk would be constructed is constrained by a County easement and a use-in-common driveway through the shopping center parking lot, which connects to an adjoining Chick-Fil-A restaurant. As such the property is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to place signage on the walls of the kiosk. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of County and/or community opposition.

ORDER RECEIVED FOR FILING

Date

4/29/19

By

Sen

THEREFORE, IT IS ORDERED this 29th day of **April, 2019**, by this Administrative Law Judge, that the Petition for Special Hearing seeking relief from Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") to allow a freestanding enterprise sign for a pad site, be and is hereby DISMISSED WITHOUT PREJUDICE.

IT IS FURTHER ORDERED that the Petition for Variance: **(1)** to allow a total of three (3) stacking spaces for a drive-thru facility for a bank in lieu of the five (5) stacking spaces required; and **(2)** to allow three (3) enterprise signs on a bank kiosk, two of which will be installed on opposite sides of the kiosk and one of which will be installed on top of the kiosk with sign face areas of 5.59 sq. ft. in lieu of the permitted 3.67 sq. ft. and 2.79 and 3.89 sq. ft. (total of 6.68 sq. ft.) in lieu of the permitted 5.83 sq. ft., be and is hereby GRANTED.

The relief granted herein shall be subject to 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

JEB:sln

ORDER RECEIVED FOR FILING

Date 4/29/19
By sln

David H. Karceski

T 410.494.6285
F 410.821.0147
dhkarceski@venable.com

February 27, 2019

HAND-DELIVERED

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

Re: Petitions for Special Hearing and Variance
Location: 8867, 8903, 8905 Belair Rd.

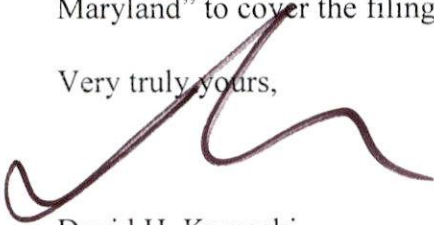
Dear Carl:

By way of this letter, I am drop-filing the following materials for the above-referenced property:

1. three copies of the Petition for Zoning Hearing;
2. twelve copies of the site plan to accompany the Petition;
3. three copies of the zoning description; and
4. one copy of the zoning map.

I am also enclosing a check in the amount of \$1,000.00 made payable to "Baltimore County, Maryland" to cover the filing fee. Please let me know if you need any additional information.

Very truly yours,



David H. Karceski

DHK:cak
Enclosures

cc: Ms. Roz Johnson

Amended 4/26/19



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 8867, 8903, 8905 Belair Road which is presently zoned BM, BL-CCC, RAE1, DR1

Deed References: 37892-232 10 Digit Tax Account # 2200013106, 1700006877

Property Owner(s) Printed Name(s) WARC PH CENTRE OWNER VIII L.L.C.

(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

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 1

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:

N/A

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):

SEE ATTACHED SHEET, 3

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature 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 2019-253-SPHA Filing Date 4/26/19

Do Not Schedule Dates: Reviewer

REV. 10/4/11

ORDER RECEIVED FOR FILING

Date

By

4/29/19
Sen

W ARC PH CENTRE OWNER VIII L.L.C. – LEGAL OWNER

PROPERTY: 8867, 8903, 8905 BELAIR ROAD

ATTACHMENT 1

TO PETITION FOR VARIANCE

Variance from B.C.Z.R. Section 409.10 to allow a total of 3 stacking spaces for a drive-thru facility for a bank in lieu of the 5 stacking spaces required.

Variance from B.C.Z.R. Section 450.4 Attachment 1.5(a)
to allow (3) enterprise signs on a bank
kiosk, two of which will be installed on opposite
sides of the kiosk and one of which will be
installed on top of the kiosk with sign face
areas 5.59 SQ. FT. in lieu of the permitted
3.67 SQ. FT. and 2.79 and 3.89 SQ. FT.
(total of 6.68 SQ. FT.) in lieu of the permitted
5.83 SQ. FT.

~~W ARC PH CENTRE OWNER VIII L.L.C. – LEGAL OWNER~~

~~PROPERTY: 8867, 8903, 8905 BELAIR ROAD~~

~~ATTACHMENT 2~~

~~TO PETITION FOR SPECIAL HEARING~~

~~Special hearing to allow a freestanding enterprise sign for a pad site.~~

W ARC PH CENTRE OWNER VIII L.L.C. – LEGAL OWNER

PROPERTY: 8867, 8903, 8905 BELAIR ROAD

ATTACHMENT 3

TO PETITION FOR VARIANCE

Legal Owners:

W ARC PH CENTRE OWNER VIII L.L.C.

By: ARC Management, L.L.C., Authorizing Agent

By: Atlantic Realty Companies, Inc., Manager

8150 Leesburg Pike, Suite 1100

Vienna, VA 22182

By:


Adam Schulman

Title: Executive Vice President

Phone: 703-760-9500

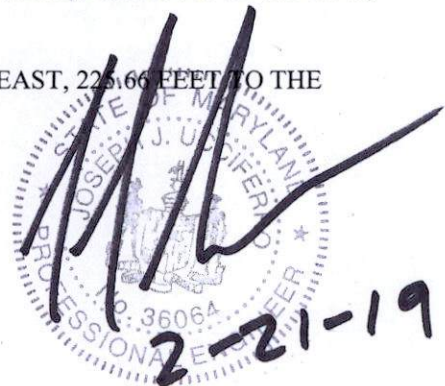


ZONING DESCRIPTION
TAX MAP 72, PARCEL 294 AND 442
THE LAND OF
W ARC PH CENTRE OWNER VIII LLC
LIBER 37892 FOLIO 232
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MD

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LIMITS OF BELAIR ROAD (VARIABLE WIDTH RIGHT-OF-WAY), WHICH IS 280 FEET SOUTHWEST OF THE INTERSECTION OF SAID BELAIR ROAD AND EBENEZER ROAD (70' WIDTH RIGHT-OF-WAY), THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN THE SAID BELAIR ROAD ON THE EAST AND THE LAND OF W ARC PH CENTRE OWNER VIII LLC (LIBER 37892 FOLIO 232) ON THE WEST;

1. SOUTH 53 DEGREES – 52 MINUTES – 51 SECONDS EAST, 1031.81 FEET TO A POINT, THENCE;
2. CONTINUING SOUTH 41 DEGREES – 25 MINUTES – 47 SECONDS WEST, 300.34 FEET TO A POINT, THENCE;
3. CONTINUING NORTH 53 DEGREES – 49 MINUTES – 21 SECONDS WEST, 831.57 FEET TO A POINT, THENCE;
4. CONTINUING SOUTH 42 DEGREES – 49 MINUTES – 59 SECONDS WEST, 225.00 FEET TO A POINT, THENCE;
5. CONTINUING NORTH 47 DEGREES – 10 MINUTES – 01 SECONDS WEST, 218.00 FEET TO A POINT, THENCE;
6. CONTINUING NORTH 42 DEGREES – 49 MINUTES – 59 SECONDS EAST, 199.56 FEET TO A POINT, THENCE;
7. CONTINUING SOUTH 53 DEGREES – 49 MINUTES – 21 SECONDS EAST, 28.19 FEET TO A POINT, THENCE;
8. CONTINUING NORTH 42 DEGREES – 58 MINUTES – 02 SECONDS EAST, 55.43 FEET TO A POINT, THENCE;
9. CONTINUING NORTH 02 DEGREES – 28 MINUTES – 00 SECONDS WEST, 24.28 FEET TO A POINT, THENCE;
10. CONTINUING NORTH 43 DEGREES – 05 MINUTES – 18 SECONDS EAST, 225.66 FEET TO THE POINT OF BEGINNING

CONTAINING 351,729.576 SQUARE FEET OR 8.0746 ACRES.

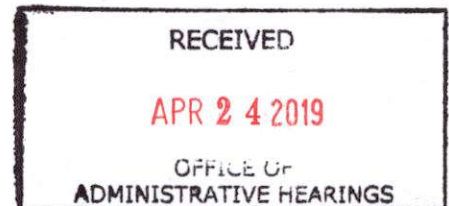


JB 4-26-19
11 AM

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Tuesday, April 23, 2019 9:59 PM
To: Barbara Lukasevich; DKarceski@Venable.com; Administrative Hearings
Subject: Recertification's For 2019-0245-XA AND 2019-0253-SPHA
Attachments: Re-Cert 1 2019-0245-XA.doc; Re-Cert 2 2019-0245-XA.doc; Re-Cert 1 2019-0253-SPHA.doc; Re-Cert 2 2019-0253-SPHA.doc

Recertification's for 6426, 6430, 6434 Baltimore National Pike AND 8869, 8903, 8905 Belair Road.
Thanks.



100-100000

RECEIVED
JAN 10 1964
FBI - NEW YORK

CERTIFICATE OF POSTING

2019-0253-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

W ARC PH CENTRE OWNER VIII, L.L.C.

April 26, 2019

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:

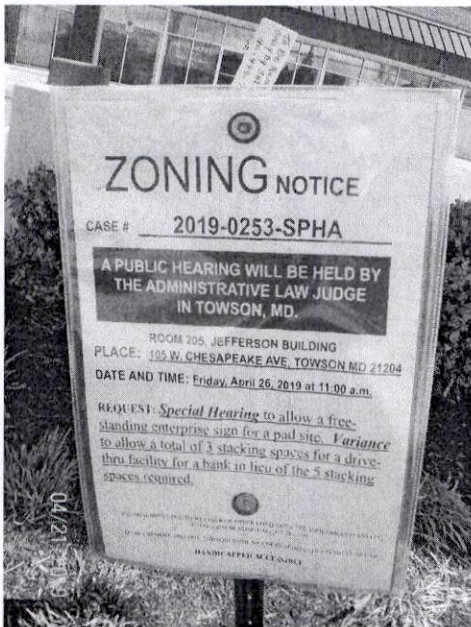
Ladies and Gentlemen:

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: _____

8867, 8903, 8905 Belair Road **SIGN 1 Recertification**

April 5, 2019

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



Sincerely,

April 21, 2019

(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)

CERTIFICATE OF POSTING

2019-0253-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

W ARC PH CENTRE OWNER VIII, L.L.C.

April 26, 2019

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: _____

8867, 8903, 8905 Belair Road **SIGN 2 Recertification**

April 5, 2019

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



Sincerely,

April 21, 2019

(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)

CERTIFICATE OF POSTING

2019-0253-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

W ARC PH CENTRE OWNER VIII, L.L.C.

April 26, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
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County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

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8867, 8903, 8905 Belair Road

SIGN 1

April 5, 2019

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



Sincerely,

April 5, 2019

(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)

CERTIFICATE OF POSTING

2019-0253-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

W ARC PH CENTRE OWNER VIII, L.L.C.

April 26, 2019

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:

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8867, 8903, 8905 Belair Road

SIGN 2

April 5, 2019

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

Sincerely,

April 5, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

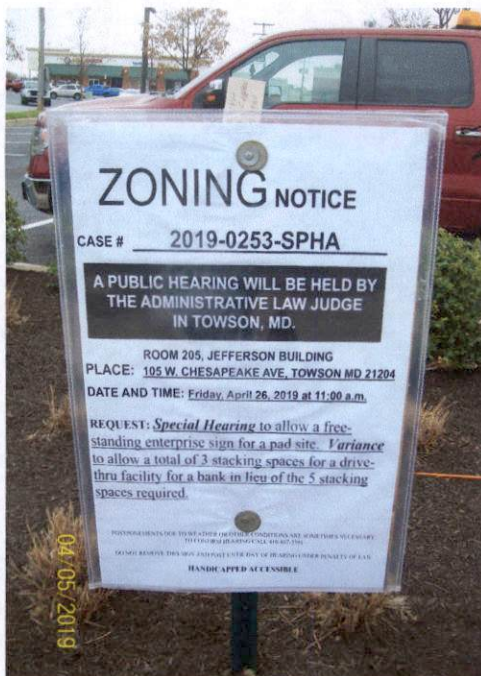
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2019-0253-SPHA

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Petitioner/Developer: _____

W ARC PH CENTRE OWNER VIII, L.L.C.

April 26, 2019

Date of Hearing/Closing: _____

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Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

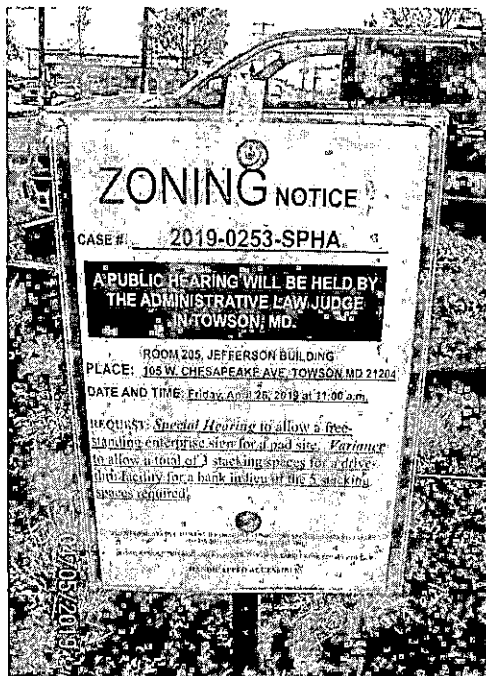
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

8867, 8903, 8905 Belair Road

SIGN 2

April 5, 2019

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



Sincerely,

 April 5, 2019
(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)

CERTIFICATE OF POSTING

2019-0253-SPHA

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Petitioner/Developer: _____

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April 26, 2019

Date of Hearing/Closing: _____

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Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

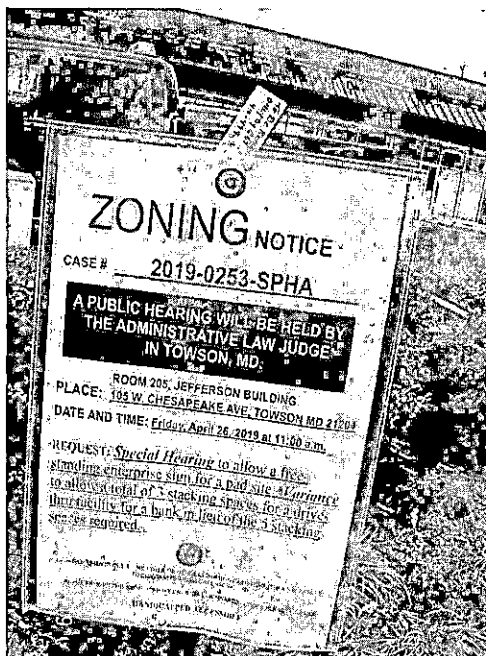
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

8867, 8903, 8905 Belair Road

SIGN 1

April 5, 2019

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



Sincerely,

April 5, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

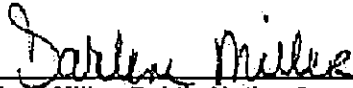
PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

4/5/2019

Order #: 11723634
Case #: 2019-0253-SPHA
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2019-0253-SPHA



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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: 2019-0253-SPHA

8867, 8903, 8905 Belair Road

SE side of Belair Road and Ebenezer Road

11th Election District - 5th Councilmanic District

Legal Owners: W ARC PH CENTRE OWNER VIII, L.L.C

Special Hearing to allow a freestanding enterprise sign for a pad site. Variance to allow a total of 3 stacking spaces for a drive-thru facility for a bank in lieu of the 5 stacking spaces required.

Hearing: Friday, April 26, 2019 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Mike Mohler

Director of Permits, Approval 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.

ap5



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

March 26, 2019

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: 2019-0253-SPHA

8867, 8903, 8905 Belair Road
SE side of Belair Road and Ebenezer Road
11th Election District – 5th Councilmanic District
Legal Owners: W ARC PH CENTRE OWNER VIII, L.L.C

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Hearing: Friday, April 26, 2019 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Mike Mohler".

Mike Mohler
Director

MM:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Adam Schulman, 8150 Leesburg Pike, Ste. 1100, Vienna VA 22182

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 6, 2019.**
- (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: THE DAILY RECORD
Friday, April 5, 2019 - Issue

Please forward billing to:

Barbara Lukasevich

410-494-6200

Venable

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2019-0253-SPHA

8867, 8903, 8905 Belair Road

SE side of Belair Road and Ebenezer Road

11th Election District – 5th Councilmanic District

Legal Owners: W ARC PH CENTRE OWNER VIII, L.L.C

Special Hearing to allow a freestanding enterprise sign for a pad site. Variance to allow a total of 3 stacking spaces for a drive-thru facility for a bank in lieu of the 5 stacking spaces required.

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Mike Mohler

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 * BEFORE THE OFFICE
AND VARIANCE * OF ADMINISTRATIVE
8867, 8903 & 8905 Belair Road; SE/S of *
Belair Road & Ebenezer Road * HEARINGS FOR
11th Election & 5th Councilmanic Districts *
Legal Owner(s): W ARC PH CENTRE * BALTIMORE COUNTY
OWNER VIII LLC *
Petitioner(s) * 2019-253-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

MAR 13 2019

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of March, 2019, 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



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

April 17, 2019

David H. Karceski Esquire
210 W. Pennsylvania Ave Ste. 500
Towson MD 21204

RE: Case Number: 2019-0253-SPHA, 8867, 8903, 8905 Belair Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 1, 2019. 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, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Atlantic Realty Companies, Inc, Manager 8150 Leesburg Pike, Suite 1100 Vienna, VA 22182

4-26
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: March 20, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0253-SPHA
Address 8867,8903,8905 Belair Road
(W ARC PH Centre Owner VIII,
LLC Property)

Zoning Advisory Committee Meeting of **March 18, 2019.**

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals

DATE: March 29, 2019

FROM: *MD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 18, 2019
Item No. 2019-0253-SPHA, 0254-SPH, 0255-SPH, 0257-A, 0259-SPHA,
0260-SPHA, 0261-A, 0262-A, 0263-X & 0264-SPH

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

* * * * *

VKD: cen
cc: file

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 3/13/19

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
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 3/13/19. A field inspection and internal review reveals that an entrance onto US 1 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Hearing, Variance, Case Number 2019-0253-SPI-A

W ARC PH Center Owner, VII, LLC
8867, 8903, 8905 Belair Road
US 1

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, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

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

TO: Mike Mohler
Acting Director, Department of Permits, Approvals and Inspections

DATE: 4/8/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-253

INFORMATION:

Property Address: 8867, 8903, 8905 Belair Road
Petitioner: Arc Management, LLC
Zoning: BM, BL-CCC, RAE 1, DR 1
Requested Action: Special Hearing, Variance

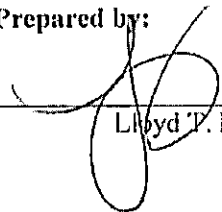
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a freestanding enterprise sign for a pad site and the petition for variance to allow a total of three stacking spaces for a drive thru facility (bank) in lieu of the 5 stacking spaces required.

A site visit was conducted on 4/2/2019. The subject site is located within the boundaries of the Perry Hall Commercial Revitalization District and within the boundaries of the Perry Hall Design Review Panel area. Petitioners have requested an administrative review of the proposal by the Design Review Panel (DRP). Administrative DRP approval was granted on 4/23/2019.

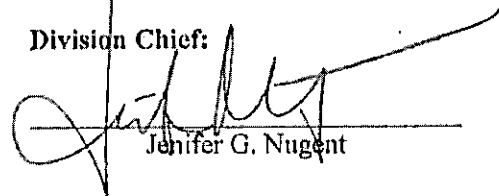
The Department has no objection to granting the petitioned zoning relief.

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

Prepared by:


Lloyd T. Moxley

Division Chief:


Jennifer G. Nugent

JM/JGN/LTM/

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

BALTIMORE COUNTY, CORRESPONDENCE

INTER-OFFICE CORRESPONDENCE

TO: Administrative Law Judge *CASE NO. 2019-0253-SPAA*

FROM: Roz Johnson
Planner, Office of Zoning Review

DATE: March 1, 2019

SUBJECT: Petition for Special Hearing
Location: 8905 Belair Road; Council Dist. 5, Election Dist. 11

The Baltimore County Office of Zoning reviewed the petitioner's request and recommended that the petitioner provide in the Special Hearing request the BCZR citation from which relief is needed.

rvj

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 3/13/19

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
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 3/13/19. A field inspection and internal review reveals that an entrance onto 451 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Hearing, Variance, Case Number 2019-0253-SPHA

W ARC PH Center Owner, VII, LLC
8867, 8903, 8905 Belair Road
451

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, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

Date: 3/13/19

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

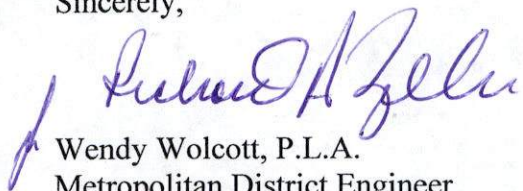
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No.

2019-0258-A
Administrative Variance
Michael Kobus & Anna Kobus
8201 Selwing Court

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

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

Date: 3/13/19

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

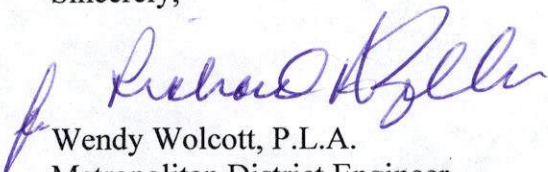
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2019-0257-A

Administrative Variance
Joseph Blaylock
279 Montrose Avenue

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

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ



RESUME

Joseph J. Ucciferro, P.E.
Associate

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 Office Manager of Bohler Engineering's Towson, Maryland Office. Experience includes over fifteen (15) 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:

- Tradepoint Atlantic at Sparrows Point (Under Armour, Amazon, Floor/Décor, others)
- Avalon Towson – Mixed Use
- Circle East – Towson
- Towson Row – Mixed Use
- 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)

CASE NAME 209-2583 - SPHA
CASE NUMBER 8867, 8903, 8905 Belg, L
DATE 4/26/19 pd

[illegible]

4-26-19

CASE NO. 2019-

0253-SPHA

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

3/29

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

N/c

3/20

DEPS
(if not received, date e-mail sent _____)

N/c

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)

3/13

STATE HIGHWAY ADMINISTRATION

NO
obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

4/5/19

SIGN POSTING (1st)

Date:

4/5/19

by

SSG Black

SIGN POSTING (2nd)

Date:

4/21/19

by

SSG Black

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration			
Tax Exempt:			Special Tax Recapture:						
Exempt Class:			NONE						
Account Identifier:			District - 11 Account Number - 1700006877						
Owner Information									
Owner Name:			W ARC PH CENTRE OWNER VIII LLC C/O WALTON STREET CAPITAL LLC				Use:		COMMERCIAL
							Principal Residence:		NO
Mailing Address:			SUITE 1900 900 NORTH MICHIGAN AVE CHICAGO IL 60611-				Deed Reference:		/37892/ 00232
Location & Structure Information									
Premises Address:			8903 BELAIR RD BALTIMORE 21236-2406				Legal Description:		7.095 AC ES BELAIR RD 325FT S EBENEZER RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0072	0013	0294		0000				2019	Plat Ref:
Special Tax Areas:			Town:				NONE		
			Ad Valorem:						
			Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
2002		60145				7.1000 AC		22	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
		MARKET				2002			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2019		07/01/2018		07/01/2019	
Land:		3,321,000		3,644,200					
Improvements		6,346,100		8,122,600					
Total:		9,667,100		11,766,800		9,667,100		10,367,000	
Preferential Land:		0						0	
Transfer Information									
Seller: MART PERRY HALL LLC				Date: 08/18/2016			Price: \$13,000,000		
Type: ARMS LENGTH MULTIPLE				Deed1: /37892/ 00232			Deed2:		
Seller: TOWN & COUNTRY PROPERTY				Date: 11/17/2000			Price: \$4,550,000		
Type: ARMS LENGTH MULTIPLE				Deed1: /14817/ 00471			Deed2:		
Seller: TOWN & COUNTRY PROPERTY PRTSHP				Date: 11/17/2000			Price: \$4,550,000		
Type: ARMS LENGTH MULTIPLE				Deed1: /14817/ 00471			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
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						

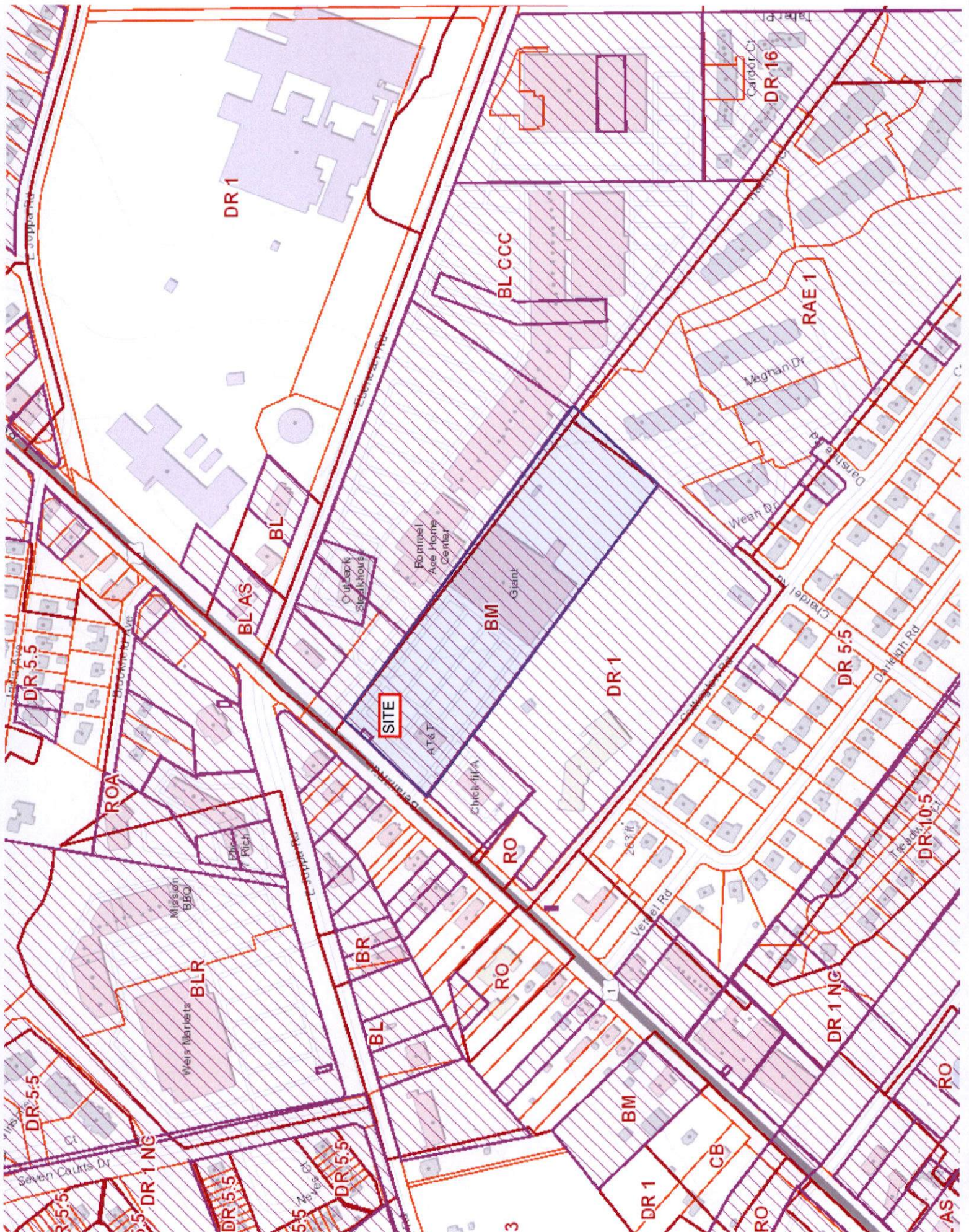
Homestead Application Information

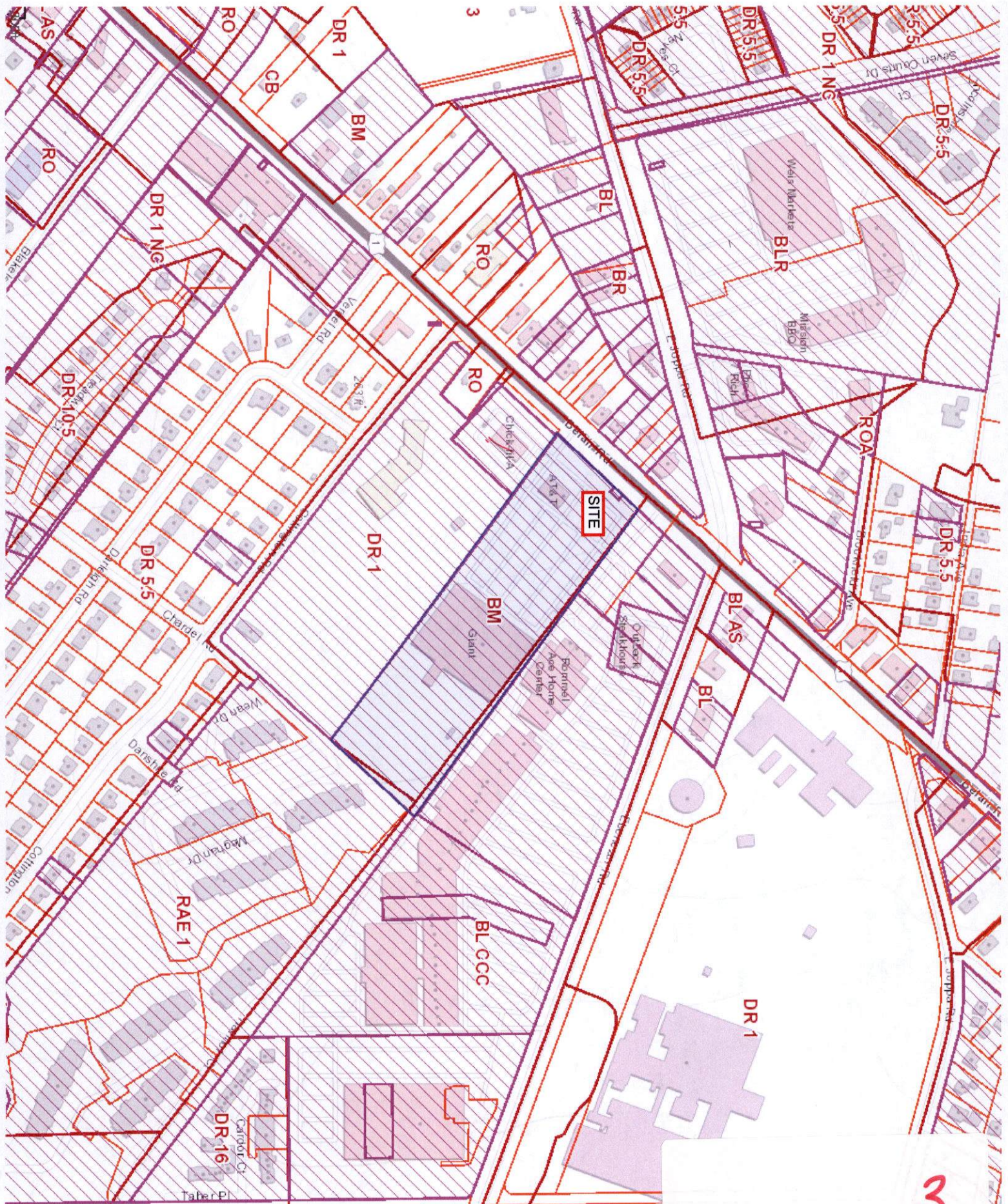
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:





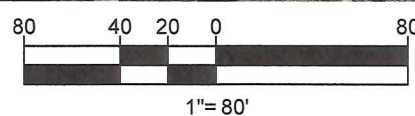
Real Property Data Search (w4)

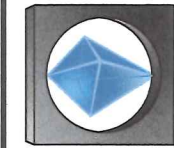
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 11 Account Number - 1700006877			
Owner Information					
Owner Name:		W ARC PH CENTRE OWNER VIII LLC C/O WALTON STREET CAPITAL LLC		Use:	COMMERCIAL
Mailing Address:		SUITE 1900 900 NORTH MICHIGAN AVE CHICAGO IL 60611-		Principal Residence:	NO
				Deed Reference:	/37892/ 00232
Location & Structure Information					
Premises Address:		8903 BELAIR RD BALTIMORE 21236-2406		Legal Description:	7.095 AC ES BELAIR RD 325FT S EBENEZER RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0072	0013	0294		0000	
Assessment Year:		Plat No:			
2019		Plat Ref:			
Special Tax Areas:		Town:			
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
2002		60145		7.1000 AC	
County Use		22			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		MARKET			
Last Major Renovation					
2002					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2019		07/01/2018	
Land:	3,321,000	3,644,200			
Improvements	6,346,100	8,122,600			
Total:	9,667,100	11,766,800		9,667,100	10,367,000
Preferential Land:	0				0
Transfer Information					
Seller: MART PERRY HALL LLC		Date: 08/18/2016		Price: \$13,000,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /37892/ 00232		Deed2:	
Seller: TOWN & COUNTRY PROPERTY		Date: 11/17/2000		Price: \$4,550,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /14817/ 00471		Deed2:	
Seller: TOWN & COUNTRY PROPERTY PRTSHP		Date: 11/17/2000		Price: \$4,550,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /14817/ 00471		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
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					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

1. This screen allows you to search the Real Property database and display property records.
2. Click here for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2019-0253-SPHA





BOHLER

ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING

SUSTAINABLE DESIGN

PROGRAM MANAGEMENT

PERMITTING SERVICES

LANDSCAPE ARCHITECTURE

TRANSPORTATION SERVICES

PAULSMITH, INC.

NEW YORK, NY

NEWARK, NJ

BOSTON, MA

NEW JERSEY

NEW YORK, NY

NEWARK, NJ

PHILADELPHIA, PA

SEAFORD, DE

REHOBOTH BEACH, DE

ATLANTA, GA

CHARLOTTE, NC

SOUTH FLORIDA

DALLAS - FT. WORTH, TX

NORTHERN VIRGINIA

CENTRAL VIRGINIA

SOUTHERN VIRGINIA

THE INFORMATION CONTAINED HEREIN IS FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

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 (VA 1-800-245-4848) (PA 1-800-242-1778) (DC 1-800-251-7777) (VA 1-800-552-7001) (MD 1-800-251-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD182010

DRAWN BY: CBC

CHECKED BY: JMS

DATE: 08/02/19

SCALE: 1"=80'

CAD I.D.: EXO

PROJECT: AERIAL EXHIBIT

FOR ATLANTIC REALTY COMPANY

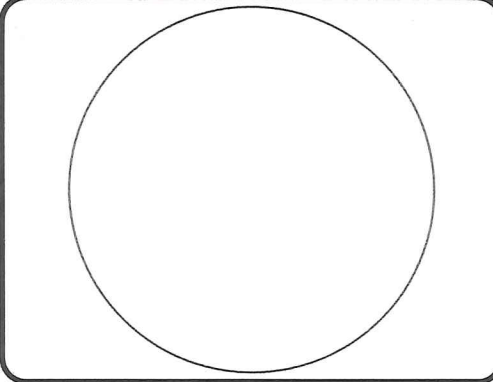
LOCATION OF SITE
PERRY HALL SHOPPING CENTER
8867,8906, 8905 BELAIR ROAD
TM 72, GRID 14, PARCEL 162
NOTTINGHAM MD 21236
BALTIMORE COUNTY



BOHLER

ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7800
Fax: (410) 821-7887
MD@BohlerEng.com



SHEET TITLE:
EXISTING
AERIAL
EXHIBIT

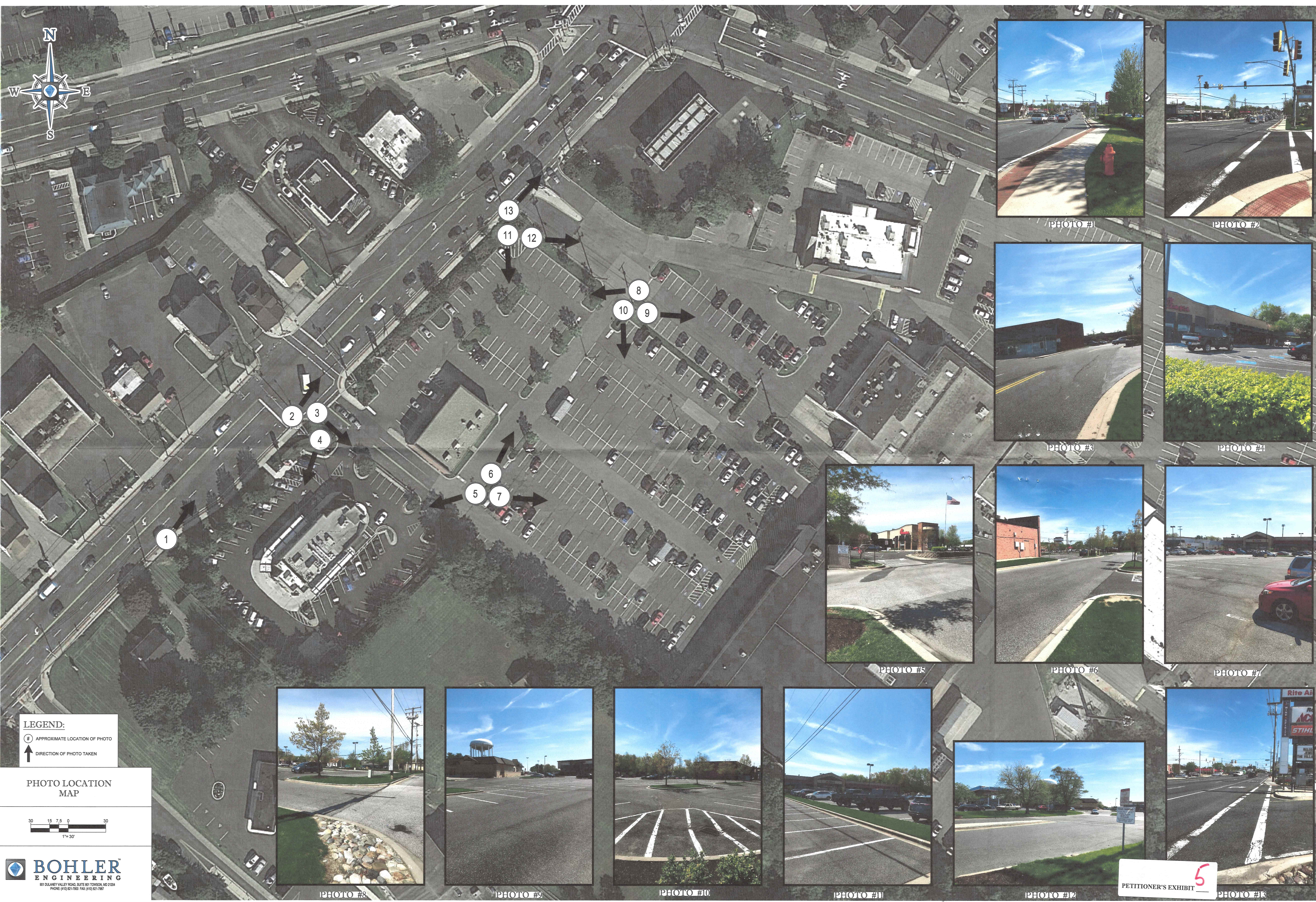


PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5



PHOTO #6

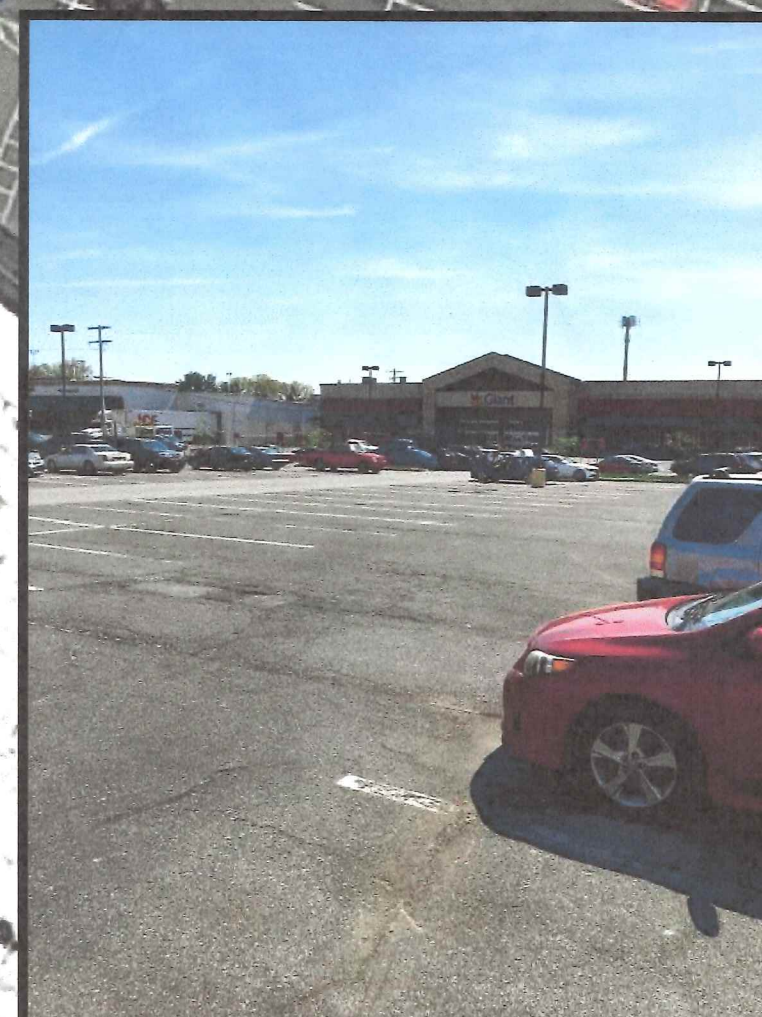


PHOTO #7

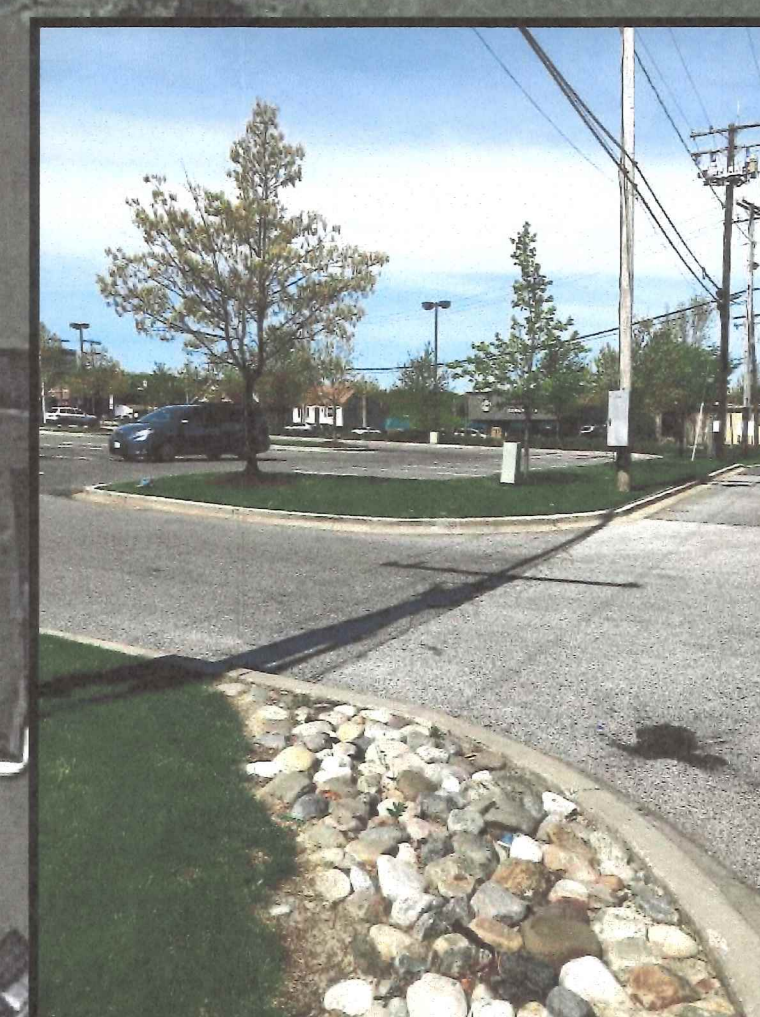


PHOTO #8



PHOTO #9



PHOTO #10



PHOTO #11



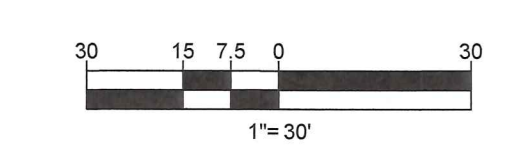
PHOTO #12



PHOTO #13

LEGEND:
APPROXIMATE LOCATION OF PHOTO
↑ DIRECTION OF PHOTO TAKEN

PHOTO LOCATION
MAP



ZONING HISTORY

R-1953-2641 - REQUEST FOR RECLASSIFICATION OF PROPERTY FROM A RESIDENCE ZONE TO A COMMERCIAL ZONE WAS DENIED ON 12/30/1953.

1968-0228-A - REQUEST FOR A VARIANCE TO PERMIT A SIDE YARD OF 8' INSTEAD OF REQUIRED 20' AND TO PERMIT EXISTING PARKING ADJACENT TO BELAIR ROAD TO BE LOCATED 4' FROM THE RIGHT-OF-WAY LINE INSTEAD OF THE REQUIRED 8' WAS GRANTED ON 4/3/68.

R-1969-0139 - REQUEST FOR A ZONING RECLASSIFICATION FROM BA AND BL TO BM WAS GRANTED ON 9/1/69. REQUEST FOR USE PERMIT FOR PARKING TO USE THE REAR 200' SUBJECT PARCEL OF LAND WAS GRANTED ON 9/1/69.

1973-0103 - REQUEST TO PERMIT A SECOND BUSINESS SIGN ON THE DESCRIBED PREMISES HAVING AN AREA OF 137 SF IN LIEU OF REQUIRED 100 SF WAS GRANTED ON 11/30/72.

2018-0330-SP18A - REQUEST FOR SPECIAL HEARING TO APPROVE AN EXISTING FREESTANDING ENTERPRISE SIGN FOR A PAD SITE AND PERMIT A FREESTANDING JOINT IDENTIFICATION SIGN WITH COPY OF TENANTS/OCCUPANTS A MINIMUM OF 3 INCHES IN HEIGHT IN LIEU OF THE REQUIRED 8 INCHES WAS GRANTED ON 8/7/18.

COMMERCIAL PERMIT HISTORY

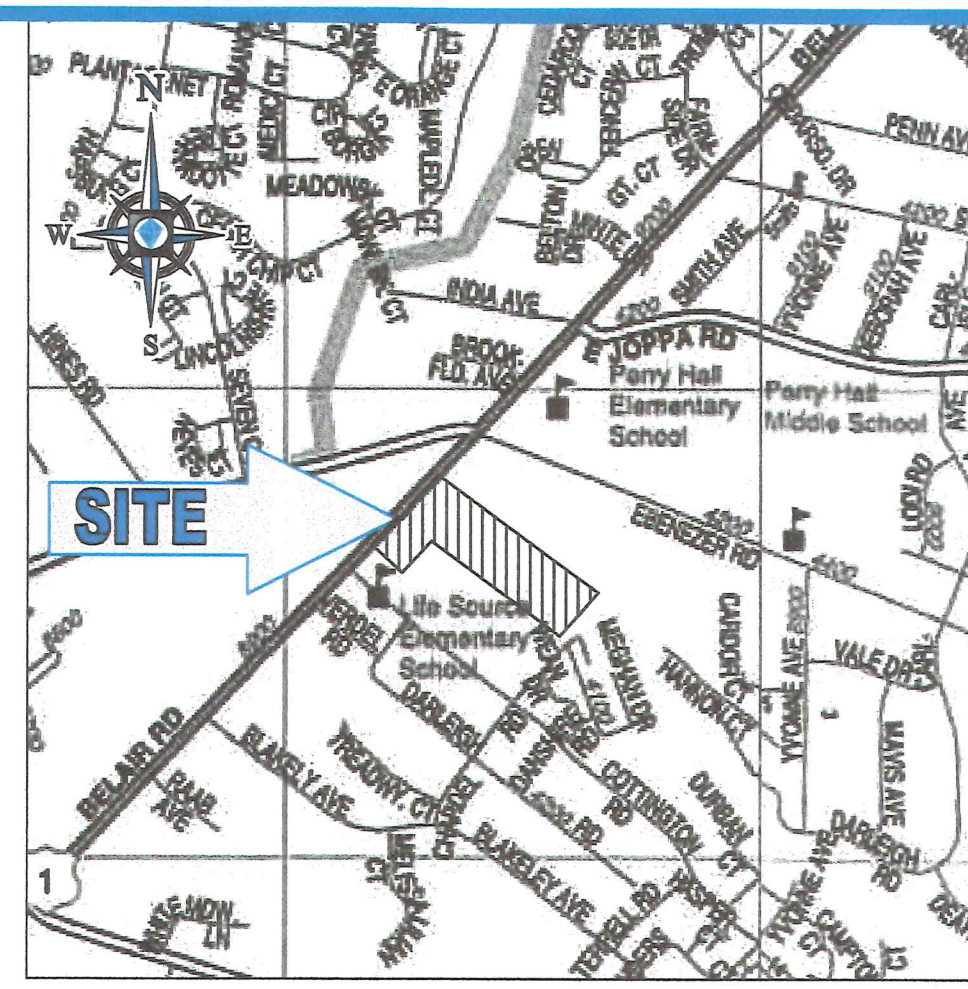
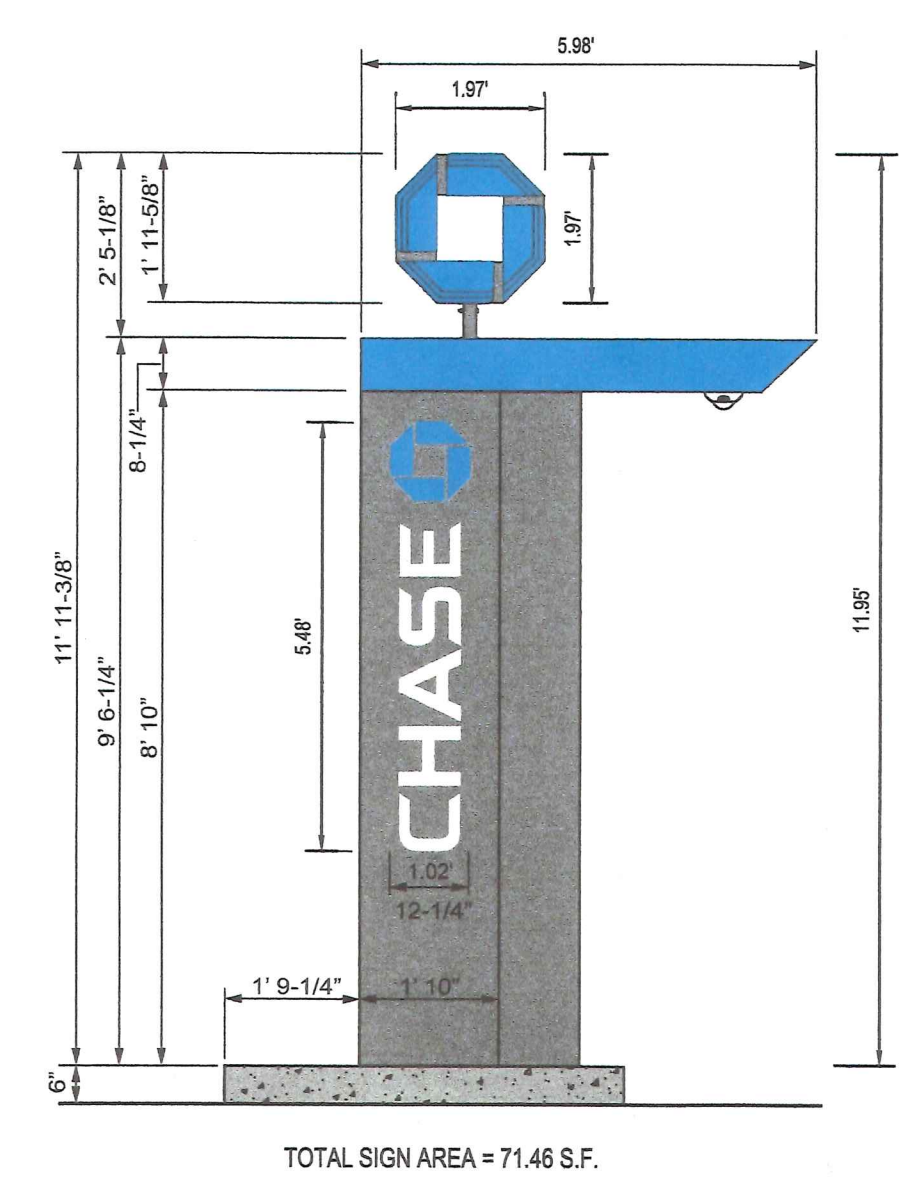
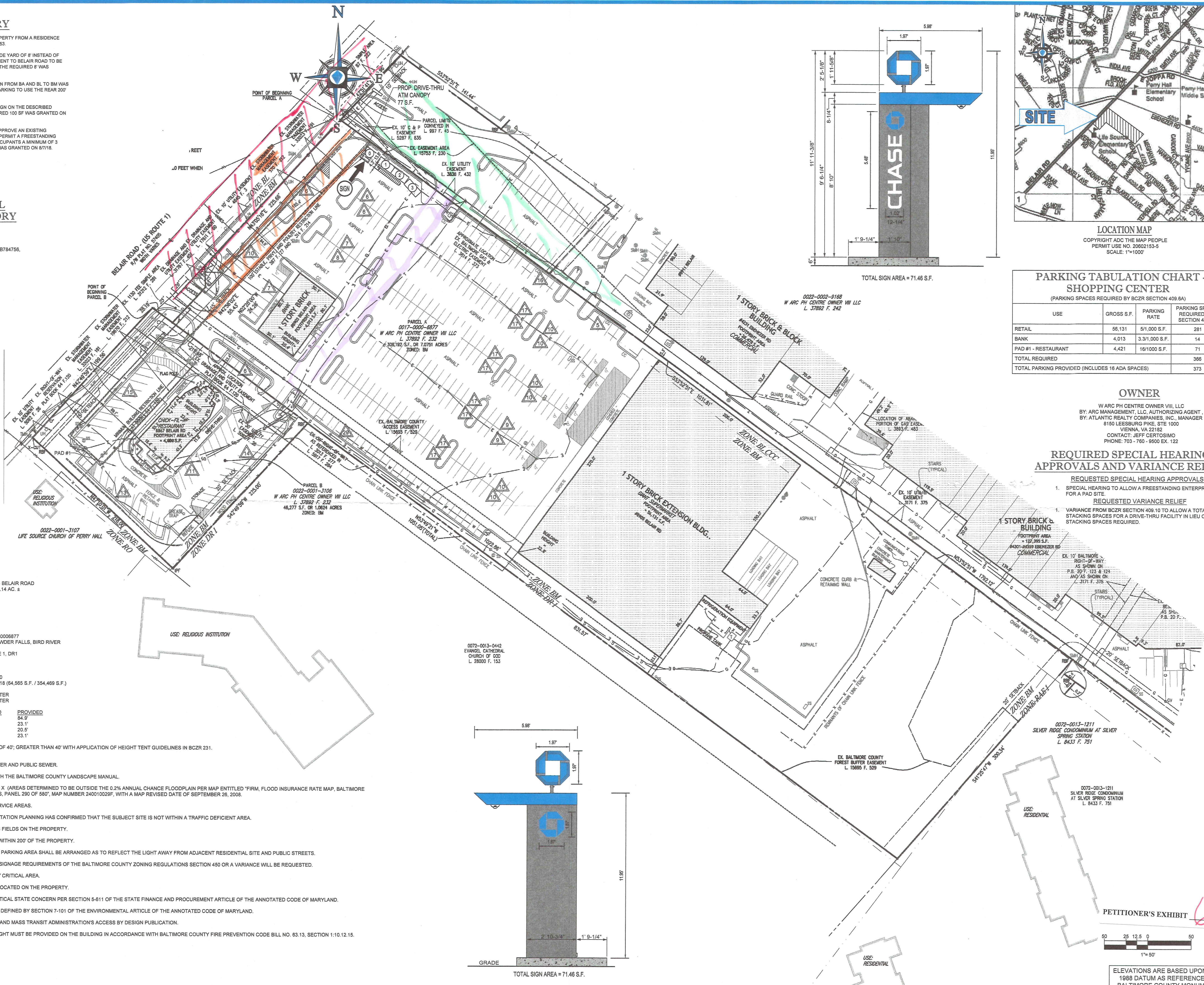
8867 BELAIR ROAD:
8947231, 8472285, 3451613

8903 BELAIR ROAD:
8443816, 8519740, 8553841, 8795219, 8784756,
8790991, 8785622

GENERAL NOTES

- PROPERTY INFORMATION:
 - PROPERTY ADDRESS: 8867, 8903, 8905 BELAIR ROAD
 - SITE AREA: 354,469 S.F. ±, 8.14 AC. ±
 - ELECTION DISTRICT: 11
 - COUNCILMANIC DISTRICT: 5
 - ADC MAP: 4581C7
 - CENSUS TRACT: 411303
 - TAX MAP: 72
 - GRID: 14
 - PARCEL: 442, 284
 - TAX ACCOUNT NO.: 220013106, 1700005877
 - WATERSHED: LOWER GUNPOWDER FALLS, BIRD RIVER
- ZONING: BM, BLCC, RAE 1, DR1
- ZONING MAP REFERENCE: 072A2
- FLOOR AREA RATIO:
PERMITTED = 4.0
PROVIDED = 0.18 (64,565 S.F. / 354,469 S.F.)
- EXISTING LAND USE: SHOPPING CENTER
PROPOSED LAND USE: SHOPPING CENTER
- SETBACKS: (TO PROPERTY LINE)

	REQUIRED	PROVIDED
FRONT (BELAIR ROAD)	15' (BM)	54.9'
SIDE (SOUTH)	10'	23.1'
REAR (EAST)	20'	20.5'
FROM DR RESIDENTIAL ZONE	40'	23.1'
- HEIGHT REQUIREMENTS:
PROPOSED BUILDING HEIGHT: MINIMUM OF 40'; GREATER THAN 40' WITH APPLICATION OF HEIGHT TENT GUIDELINES IN BCZR 231; 40' MAX.
- THIS SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND AND UNINCORPORATED AREAS, PANEL 290 OF 580", MAP NUMBER 240010029F, WITH A MAP REVISED DATE OF SEPTEMBER 26, 2008.
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS.
- BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE PROPERTY.
- THERE ARE NO STREAMS OR WETLANDS LOCATED WITHIN 200' OF THE PROPERTY.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
- SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450 OR A VARIANCE WILL BE REQUESTED.
- THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.
- THERE ARE NO KNOWN DESIGNATED AREAS OF CRITICAL STATE CONCERN PER SECTION 5-611 OF THE STATE FINANCE AND PROCUREMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
- THERE ARE NO KNOWN HAZARDOUS MATERIALS AS DEFINED BY SECTION 7-101 OF THE ENVIRONMENTAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
- TRANSIT SERVICES NOT PROVIDED PER THE MARYLAND MASS TRANSIT ADMINISTRATION'S ACCESS BY DESIGN PUBLICATION.
- ADDRESS NUMBERS A MINIMUM OF 6 INCHES IN HEIGHT MUST BE PROVIDED ON THE BUILDING IN ACCORDANCE WITH BALTIMORE COUNTY FIRE PREVENTION CODE BILL NO. 63.13, SECTION 1.10.12.15.



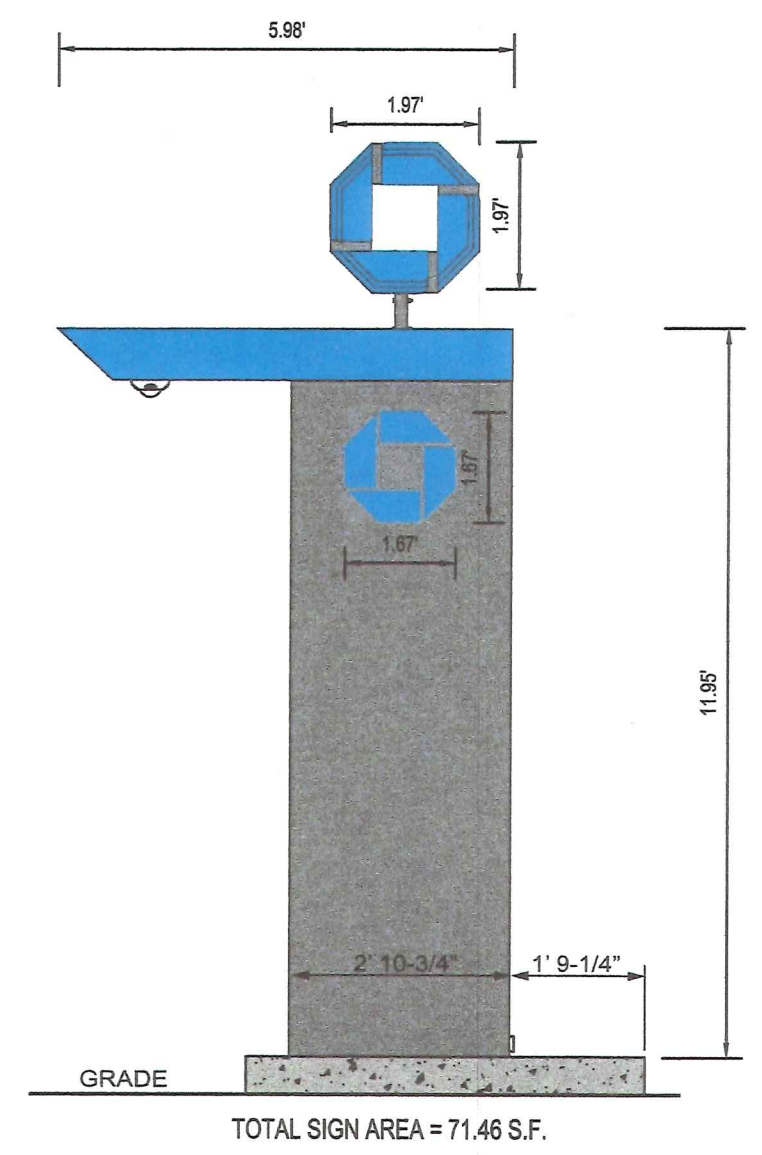
LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=1000'

PARKING TABULATION CHART - SHOPPING CENTER				
(PARKING SPACES REQUIRED BY BCZR SECTION 409.6A)				
USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 409.6A	
RETAIL	56,131	5/1,000 S.F.	281	
BANK	4,013	3.3/1,000 S.F.	14	
PAD #1 - RESTAURANT	4,421	16/1,000 S.F.	71	
TOTAL REQUIRED			366	
TOTAL PARKING PROVIDED (INCLUDES 16 ADA SPACES)			373	

OWNER
W ARC PH CENTRE OWNER VIII, LLC
BY: ARC MANAGEMENT, LLC, AUTHORIZING AGENT,
BY: ATLANTIC REALTY COMPANIES, INC., MANAGER
6150 LEEBURG PIKE, SUITE 1000
VIENNA, VA 22182
CONTACT: JEFF CERTOSIMO
PHONE: 703 - 760 - 9500 EX. 122

REQUIRED SPECIAL HEARING APPROVALS AND VARIANCE RELIEF

- REQUESTED SPECIAL HEARING APPROVALS**
- SPECIAL HEARING TO ALLOW A FREESTANDING ENTERPRISE SIGN FOR A PAD SITE.
- REQUESTED VARIANCE RELIEF**
- VARIANCE FROM BCZR SECTION 409.10 TO ALLOW A TOTAL OF 3 STACKING SPACES FOR A DRIVE-THRU FACILITY IN LIEU OF THE 5 STACKING SPACES REQUIRED.



ELEVATIONS ARE BASED UPON NAVD 1988 DATUM AS REFERENCED TO BALTIMORE COUNTY MONUMENTS 440A AND 659.

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS		
REV	DATE	COMMENT

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ALWAYS CALL 811
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FOR EXHIBIT PURPOSES ONLY
PROJECT NO.: MD1820101
DRAWN BY: JCB
CHECKED BY: JCB
DATE: 2/19/2019
SCALE: AS SHOWN
CAD I.D.: MD1820101 - EX -2

VARIANCE PLAN
FOR
ATLANTIC REALTY COMPANY

PERRY HALL SHOPPING CENTER
8867, 8903 & 8905 BELAIR ROAD
TM 72, GRID 14, PARCELS 294 & 442
NOTTINGHAM, MD 21236
BALTIMORE COUNTY

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

J. J. JUCIERRO
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 3061
PROFESSIONAL CERTIFICATION
I, J. J. JUCIERRO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE STATE OF MARYLAND, LICENSE NO. 3061, EXPIRATION DATE 09/20/20.

PLAN TO ACCOMPANY VARIANCE PETITION
SHEET NUMBER: 1
REVISION 0 - 2/19/2019

R-1953-0264 - REQUEST FOR RECLASSIFICATION OF PROPERTY FROM A RESIDENCE ZONE TO A COMMERCIAL ZONE WAS DENIED ON 12/30/1983.

1968-0229-A - REQUEST FOR A VARIANCE TO PERMIT A SIDE YARD OF 8' INSTEAD OF REQUIRED 20' AND TO PERMIT EXISTING PARKING ADJACENT TO BELAIR ROAD TO BE LOCATED 4' FROM THE RIGHT-OF-WAY LINE INSTEAD OF THE REQUIRED 8' WAS GRANTED ON 04/08/88.

R-1988-0103 - REQUEST FOR A ZONING RECLASSIFICATION FROM BA AND BL TO BM WAS GRANTED ON 5/11/89. REQUEST FOR USE PERMIT FOR PARKING TO USE THE REAR 200' SUBJECT PARCEL OF LAND WAS GRANTED ON 9/11/89.

1973-0103 - REQUEST TO PERMIT A SECOND BUSINESS SIGN ON THE DESCRIBED PREMISES HAVING AN AREA OF 137 SF IN LINE OF REQUIRED 100 SF WAS GRANTED ON 11/30/72.

2016-0305-SPHA - REQUEST FOR SPECIAL VOUCHER TO APPROVE AN EXISTING FREESTANDING ENTERPRISE SIGN FOR A PAD SITE AND PERMIT A FREESTANDING SIGN WITH COPY OF COPIES OF TENANTS/OCCUPANTS A MINIMUM OF 4 INCHES IN HEIGHT IN LINE OF THE REQUIRED 8 INCHES WAS GRANTED ON 8/7/16.

8867 BELAIR ROAD:
B942739, B472983, B451613

8903 BELAIR ROAD:
B449816, B819740, B553841, B795219, B784756,
B790991, B789522

PROPERTY INFORMATION:

A. PROPERTY ADDRESS: 8807, 8093, 8905 BELAIR ROAD
 B. SITE AREA: 354,469 S.F. ±, 8.14 AC. ±
 C. ELECTION DISTRICT: 11
 D. COUNCILMANIC DISTRICT: 5
 E. ADC MAP: 4581C7
 F. CENSUS TRACT: 411303
 G. TAX MAP: 72
 H. GRID: 14
 I. PARCEL: 442, 294
 J. TAX ACCOUNT NO.: 2200013105, 1700006877
 K. WATERSHED: LOWER GUNPOWDER FALLS, BIRD RIVER

2. ZONING: BM, BLCCC, RAE 1, DR1

3. ZONING MAP REFERENCE: 072A2

4. FLOOR AREA RATIO: PERMITTED = 4.0
 PROVIDED = 0.18 (64,565 S.F. / 354,469 S.F.)

5. EXISTING LAND USE: SHOPPING CENTER
 PROPOSED LAND USE: SHOPPING CENTER

6. SETBACKS: (TO PROPERTY LINE)

	REQUIRED	PROVIDED
FRONT (BELAIR ROAD)	15' (5M)	54.9'
SIDE (SOUTH)	10'	23.1'
REAR (EAST)	20'	20.5'
FROM DR RESIDENTIAL ZONE	40'	23.1'

7. HEIGHT REQUIREMENTS: MINIMUM OF 40'; GREATER THAN 40' WITH APPLICATION OF HEIGHT TENT GUIDELINES IN BCZR 231.
 PROPOSED BUILDING HEIGHT: 40' MAX.

8. THIS SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC SEWER.

9. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.

10. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND AND UNINCORPORATED AREAS, PANEL 250 OF 580", MAP NUMBER 240010029F, WITH A MAP REVISED DATE OF SEPTEMBER 26, 2008.

11. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS.

12. BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.

13. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE PROPERTY.

14. THERE ARE NO STREAMS OR WETLANDS LOCATED WITHIN 200' OF THE PROPERTY.

15. ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.

16. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450 OR A VARIANCE WILL BE REQUESTED.

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

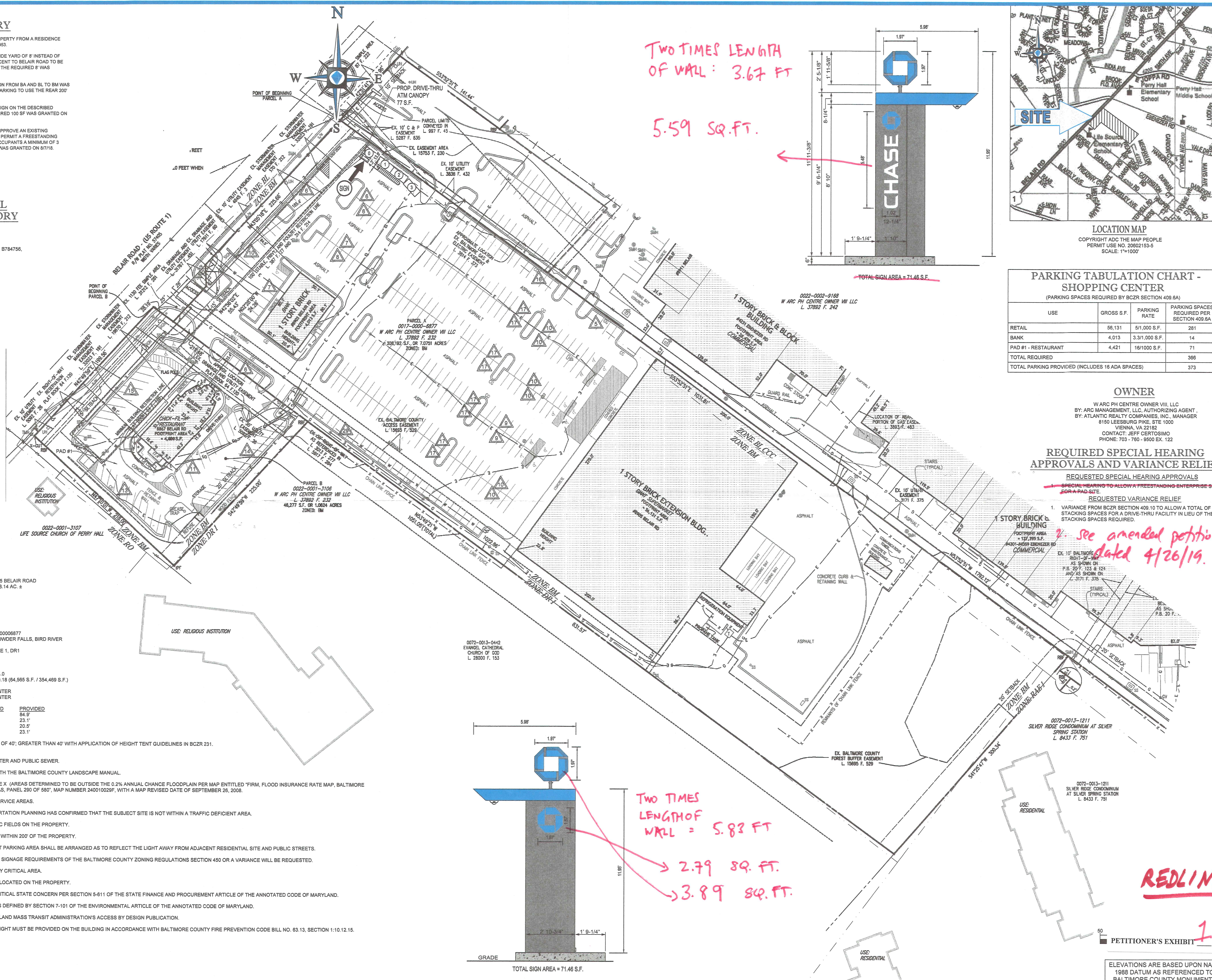
18. THERE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.

19. THERE ARE NO KNOWN DESIGNATED AREAS OF CRITICAL STATE CONCERN PER SECTION 5-611 OF THE STATE FINANCE AND PROCUREMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

20. THERE ARE NO KNOWN HAZARDOUS MATERIALS AS DEFINED BY SECTION 7-101 OF THE ENVIRONMENTAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

21. TRANSIT SERVICES NOT PROVIDED PER THE MARYLAND MASS TRANSIT ADMINISTRATION'S ACCESS BY DESIGN PUBLICATION.

22. ADDRESS NUMBERS A MINIMUM OF 6 INCHES IN HEIGHT MUST BE PROVIDED ON THE BUILDING IN ACCORDANCE WITH BALTIMORE COUNTY FIRE PREVENTION CODE BILL NO. 63.13, SECTION 1:10.12.13.



PARKING TABULATION CHART - SHOPPING CENTER			
(PARKING SPACES REQUIRED BY BCZR SECTION 409.6A)			
USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 409.6A
RETAIL	56,131	5/1,000 S.F.	281
BANK	4,013	3.3/1,000 S.F.	14
PAD #1 - RESTAURANT	4,421	16/1000 S.F.	71
TOTAL REQUIRED			366
TOTAL PARKING PROVIDED (INCLUDES 16 ADA SPACES)			373

OWNER

W ARC PH CENTRE OWNER VIII, LLC
BY: ARC MANAGEMENT, LLC, AUTHORIZING AGENT
BY: ATLANTIC REALTY COMPANIES, INC., MANAGER
8150 LEESBURG PIKE, STE 1000
VIENNA, VA 22182
CONTACT: JEFF CERTOSIMO
PHONE: 703 - 760 - 9500 EX. 122

REQUIRED SPECIAL HEARING APPROVALS AND VARIANCE RELIEF

REQUESTED SPECIAL HEARING APPROVALS

1. ~~SPECIAL HEARING TO ALLOW A FREESTANDING ENTERPRISE S~~
~~FOR A PAD SITE.~~

REQUESTED VARIANCE RELIEF

1. VARIANCE FROM BCZR SECTION 409.10 TO ALLOW A TOTAL OF
STACKING SPACES FOR A DRIVE-THRU FACILITY IN LIEU OF THE
STACKING SPACES REQUIRED.

2. Be amended setting

FD-302 (Rev. 11-27-70)

BOHLERTM
ENGINEERING

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

REVISIONS

[illegible]

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REVIEW AND APPROVAL. IT IS NOT INTENDED AS A
CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.



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FOR EXHIBIT
PURPOSES ONLY

PROJECT No.: MD18201
DRAWN BY: RM
CHECKED BY: JH
DATE: 2/19/20
SCALE: AS SHOWN
CAD I.D.: MD1820101 - EX

VARIANCE PLAN

FOR
ATLANTIC REALTY
COMPANY

PERRY HALL SHOPPING CENT

8867, 8903 & 8905 BELAIR ROAD
TM 72, GRID 14, PARCELS 294 & 4
NOTTINGHAM, MD 21236
BALTIMORE COUNTY



BOHLER
ENGINEERING

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

J. JOSEPH FERRO

PROFESSIONAL ENGINEER

MARYLAND LICENSE NO. 30564

PROFESSIONAL CERTIFICATION

I, JOSEPH C. FERRO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE ENGINEERING PROFESSIONAL BOARD ACT OF 1987, CHAPTER 29, SUBCHAPTER 2, OF THE CODE OF MARYLAND.

SHEET TITLE:
**PLAN TO
ACCOMPANY
VARIANCE
PETITION**

SHEET NUMBER:

1

REVISION 0 - 2/19/2019

ELEVATIONS ARE BASED UPON NA
1988 DATUM AS REFERENCED TO
BALTIMORE COUNTY MONUMENT
440A AND 659

4/26/19

ZONING HISTORY

R-1953-2641 - REQUEST FOR RECLASSIFICATION OF PROPERTY FROM A RESIDENCE ZONE TO A COMMERCIAL ZONE WAS DENIED ON 12/30/1953.

1968-0228-A - REQUEST FOR A VARIANCE TO PERMIT A SIDE YARD OF 9' INSTEAD OF REQUIRED 20' AND TO PERMIT EXISTING PARKING ADJACENT TO BELAIR ROAD TO BE LOCATED 4' FROM THE RIGHT-OF-WAY LINE INSTEAD OF THE REQUIRED 8' WAS GRANTED ON 4/3/68.

R-1969-0139 - REQUEST FOR A ZONING RECLASSIFICATION FROM BA AND BL TO BM WAS GRANTED ON 9/1/69. REQUEST FOR USE PERMIT FOR PARKING TO USE THE REAR 200' SUBJECT PARCEL OF LAND WAS GRANTED ON 9/1/69.

1973-0103 - REQUEST TO PERMIT A SECOND BUSINESS SIGN ON THE DESCRIBED PREMISES HAVING AN AREA OF 137 SF IN LIEU OF REQUIRED 100 SF WAS GRANTED ON 11/20/72.

2018-0303-SPHA - REQUEST FOR SPECIAL HEARING TO APPROVE AN EXISTING FREESTANDING ENTERPRISE SIGN FOR A PAD SITE AND PERMIT A FREESTANDING JOINT IDENTIFICATION SIGN WITH COPY OF TENANTS/OCCUPANTS A MINIMUM OF 3 INCHES IN HEIGHT IN LIEU OF THE REQUIRED 8 INCHES WAS GRANTED ON 8/7/18.

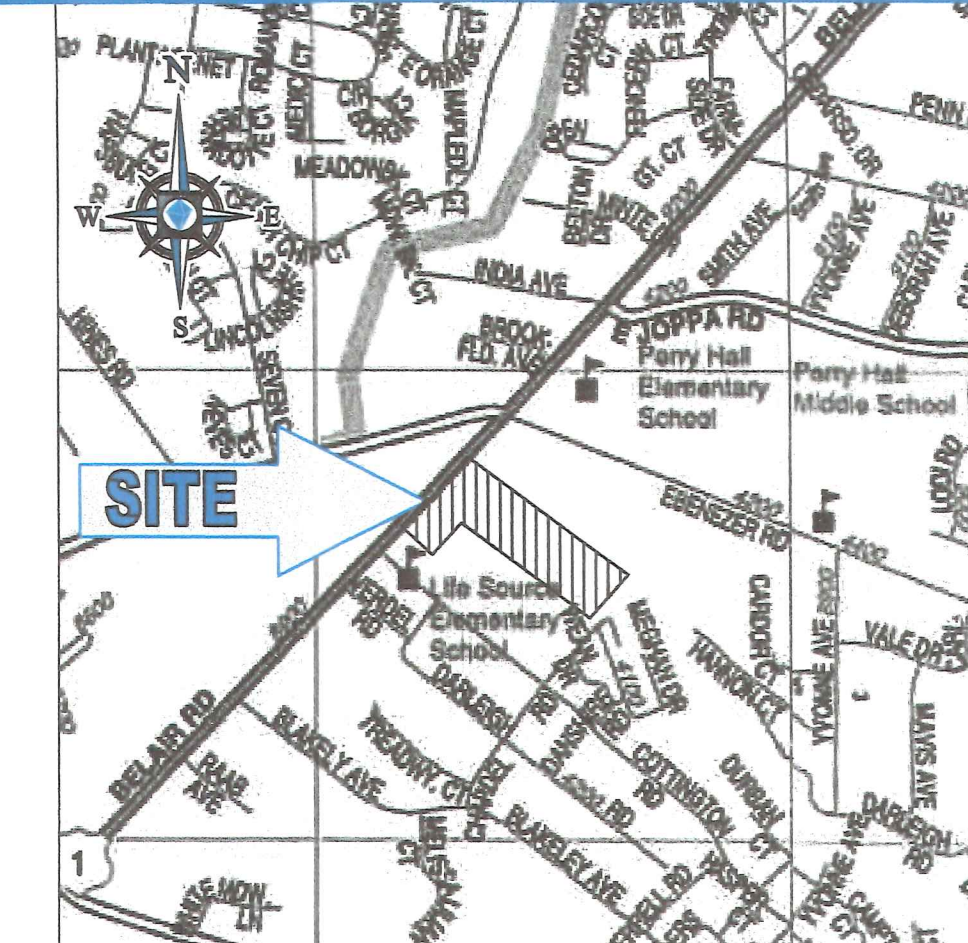
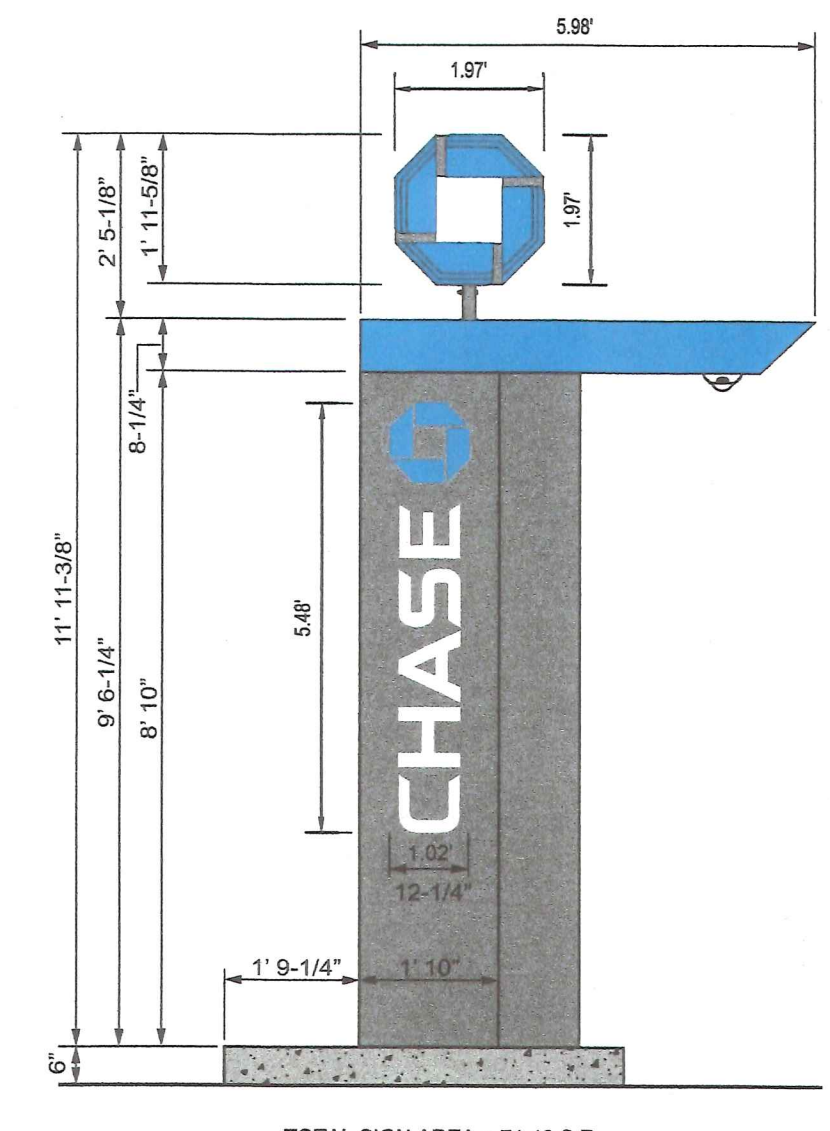
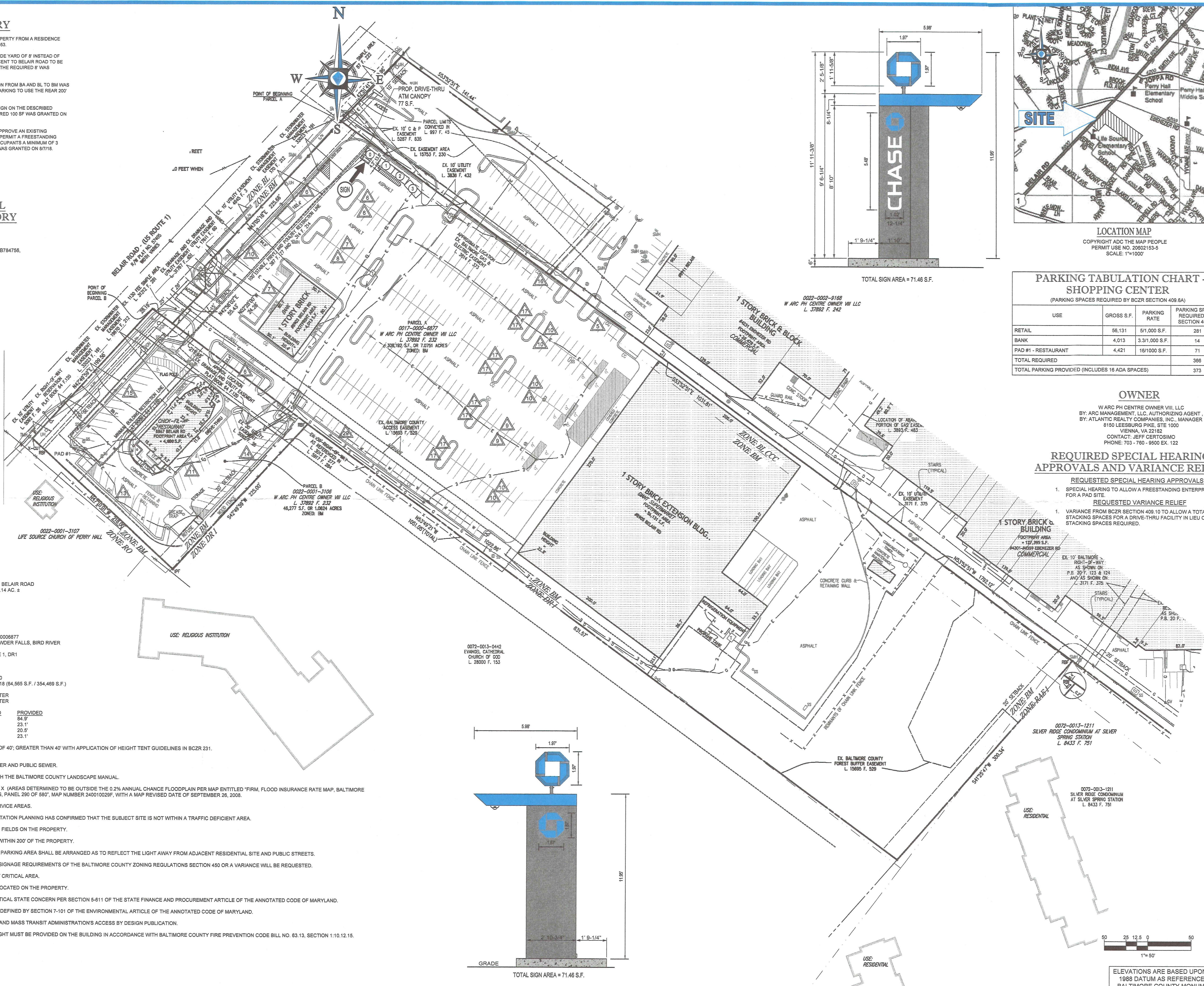
COMMERCIAL PERMIT HISTORY

8867 BELAIR ROAD,
B842728, B842285, B451613

8903 BELAIR ROAD,
B452318, B519740, B5533841, B795219, B7947956,
B790991, B789522

GENERAL NOTES

- PROPERTY INFORMATION:
 - PROPERTY ADDRESS: 8867, 8903, 8905 BELAIR ROAD
 - SITE AREA: 354,469 S.F. ±, 8.14 AC. ±
 - ELECTION DISTRICT: 11
 - COUNCILMANIC DISTRICT: 5
 - ADC MAP: 4581C7
 - CENSUS TRACT: 411303
 - TAX MAP: 72
 - GRID: 14
 - PARCEL: 442, 284
 - TAX ACCOUNT NO.: 2200013106, 1700005877
 - WATERSHED: LOWER GUNPOWDER FALLS, BIRD RIVER
- ZONING: BM, BLOCC, RAE 1, DR1
- ZONING MAP REFERENCE: 072A2
- FLOOR AREA RATIO:
PERMITTED = 4.0
PROVIDED = 0.18 (64,565 S.F. / 354,469 S.F.)
- EXISTING LAND USE: SHOPPING CENTER
PROPOSED LAND USE: SHOPPING CENTER
- SETBACKS: (TO PROPERTY LINE)
FRONT (BELAIR ROAD) 15' (BM) 84.9'
SIDE (SOUTH) 10' 23.1'
REAR (EAST) 20' 20.5'
FROM DR RESIDENTIAL ZONE 40' 23.1'
- HEIGHT REQUIREMENTS:
PROPOSED BUILDING HEIGHT: MINIMUM OF 40'; GREATER THAN 40' WITH APPLICATION OF HEIGHT TENT GUIDELINES IN BCZR 231.
40' MAX.
- THIS SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND AND UNINCORPORATED AREAS, PANEL 290 OF 580", MAP NUMBER 240010029F, WITH A MAP REVISED DATE OF SEPTEMBER 26, 2008.
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS.
- BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
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LOCATION MAP

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PERMIT USE NO. 20602153-5
SCALE: 1"=1000'

PARKING TABULATION CHART - SHOPPING CENTER

(PARKING SPACES REQUIRED BY BCZR SECTION 409.6A)

USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 409.6A
RETAIL	56,131	5/1,000 S.F.	281
BANK	4,013	3.3/1,000 S.F.	14
PAD #1 - RESTAURANT	4,421	16/1,000 S.F.	71
TOTAL REQUIRED			366
TOTAL PARKING PROVIDED (INCLUDES 16 ADA SPACES)			373

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W ARC PH CENTRE OWNER VIII, LLC
BY: ARC MANAGEMENT, LLC, AUTHORIZING AGENT,
BY: ATLANTIC REALTY COMPANIES, INC., MANAGER
8150 LEEBURG PIKE, SUITE 1000
VIENNA, VA 22186
CONTACT: JEFF CERTOSIMO
PHONE: 703-780-9500 EX. 122

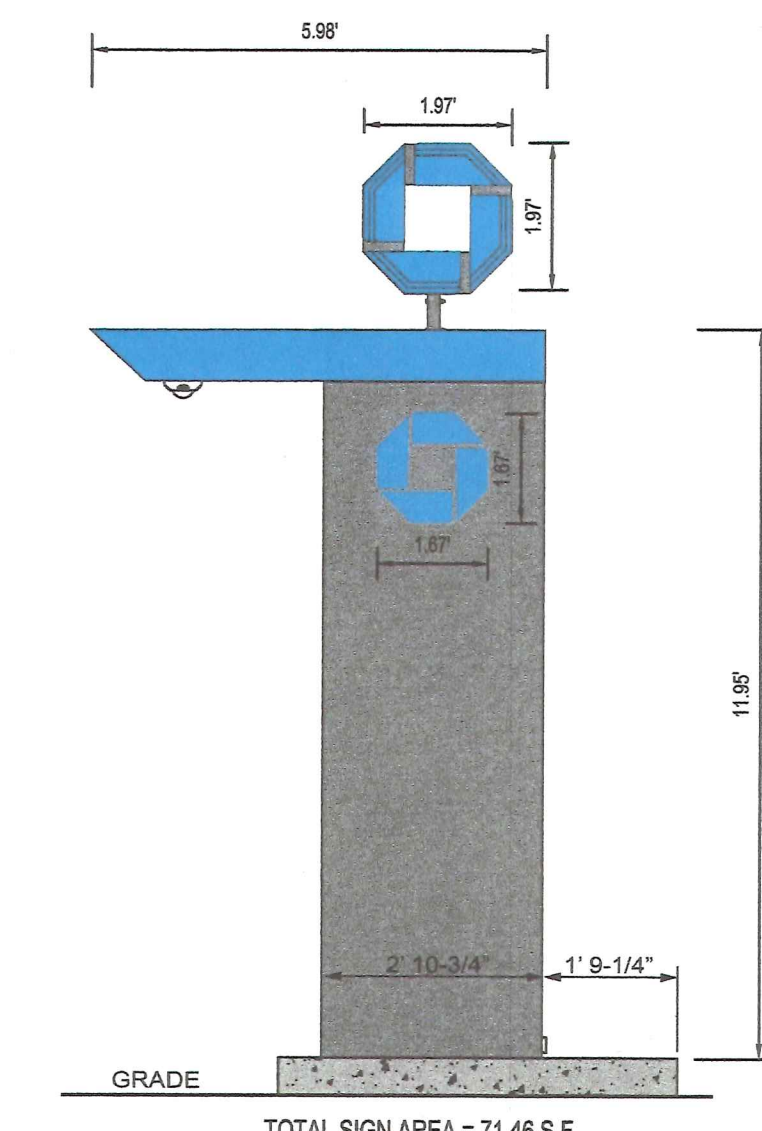
REQUIRED SPECIAL HEARING APPROVALS AND VARIANCE RELIEF

REQUESTED SPECIAL HEARING APPROVALS

- SPECIAL HEARING TO ALLOW A FREESTANDING ENTERPRISE SIGN FOR A PAD SITE.

REQUESTED VARIANCE RELIEF

- VARIANCE FROM BCZR SECTION 409.10 TO ALLOW A TOTAL OF 3 STACKING SPACES FOR A DRIVE-THRU FACILITY IN LIEU OF THE 5 STACKING SPACES REQUIRED.



ELEVATIONS ARE BASED UPON NAVD 1988 DATUM AS REFERENCED TO BALTIMORE COUNTY MONUMENTS 440A AND 659.

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

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

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FOR EXHIBIT PURPOSES ONLY

PROJECT NO.: MD1820101
DRAWN BY: RWS
CHECKED BY: JCB
DATE: 2/19/2019
SCALE: AS SHOWN
CAD I.D.: MD1820101 - EX - 2

VARIANCE PLAN

FOR
ATLANTIC REALTY COMPANY

PERRY HALL SHOPPING CENTER

8867, 8903 & 8905 BELAIR ROAD
TM 72, GRID 14, PARCELS 294 & 442
NOTTINGHAM, MD 21238
BALTIMORE COUNTY

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7887
MD@BohlerEng.com

J. J. UCCIERO
PROFESSIONAL ENGINEER
Maryland License No. 3604
PROFESSIONAL CERTIFICATION
I, J. J. UCCIERO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE STATE OF MARYLAND.
LICENSE NO. 3604, EXPIRATION DATE 02/28/2020

PLAN TO ACCOMPANY VARIANCE PETITION

SHEET NUMBER: 1

REVISION 0 - 2/19/2019