JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

November 6, 2024

David Karceski, Esquire – dkarceski@venable.com
Adam M. Rosenblatt, Esquire- amrosenblatt@Venable.com
Venable, LLP
210 W. Chesapeake Avenue, Suite 500
Towson, MD 21204

RE: Petition for Variance
Case No. 2024-0206-A
Property: 8858 Waltham Woods Road

Dear Messrs. Karceski and Rosenblatt:

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

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlm
Enclosure

IN RE: PETITION FOR VARIANCE	*	BEFORE THE
(8858 Waltham Woods Road)		
9th Election District	*	OFFICE OF ADMINISTRATIVE
5th Council District		
North Plaza I, LLC North Plaza II, LLC	*	HEARINGS OF
North Plaza III, LLC		
Legal Owner	*	BALTIMORE COUNTY
Marilyn Beardsley		
Lessee	*	**Case No: 2024-0206-A**
Petitioners		

* * * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Variance filed by the legal owner, North Plaza I, LLC, North Plaza II, LLC and North Plaza III, LLC and lessee Marilyn Beardsley ("Petitioners") for property located at 8858 Waltham Woods Road, ("the Property") Petitioner filed a Petition for Variance from Section 450.4 Table of Sign Regulations5(d) to allow a total of 8 wall-mounted enterprise signs for a tenant in a multi-tenant building in lieu of the one wall-mounted enterprise sign and one canopy enterprise sign permitted for each separate customer entrance and to allow 4 of the enterprise signs on building walls without separate exterior customer entrances in lieu of the requirement for a customer entrance on the same façade of the multi-tenant building.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing on November 4, 2024. The Petition was properly advertised and posted.

Lawrence Snyder, project manager for Albertsons/Safeway attended the hearing along with Thomas Sheckells, the civil engineer who prepared and sealed a Site Plan (the "Site Plan"). (Pet. Ex. 1). David Karceski, Esquire and Adam Rosenblatt, Esquire of Venable, LLP represented the Petitioners. There were no Protestants or interested citizens who attended the hearing.

Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP"). They did not oppose the requested relief.

The case proceeded by way of proffer by Mr. Karceski. The property is approximately 31.72 acres zoned BL and BL CCC. (Pet. Ex. 3) The 8 signs at issue deal with wall mounted enterprise signs on the Safeway Food and Drug (A Starbucks is located inside) in the North Plaza Mall in Parkville. Two of these signs exist presently, with the additional signs being proposed for different areas of the front, side and back of the Safeway, part of a rebranding of the signage for the premises. (Pet. Ex. 1)

Mr. Karceski explained that the subject property is bound by Perring Parkway to the north, Waltham Woods Road to the east, East Joppa Road to the south, and Satyr Hill Road to the west. (Pet. Ex 4.) This property was also the subject of Case No. 2021-0044-SPHA in which it was determined that the property is bordered at odd angles by several public roads, has significant grade changes and is a significant distance the main arterial, Joppa Road, all evidencing that the subject property is unique.

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).

As noted *supra,* the subject property has been previously deemed unique. Additionally, I find that the Petitioners would suffer practical difficulty and hardship if the requested variance relief were denied in that they would be prohibited from installing necessary signage for the viability of their tenant. I further find that the requested relief is within the spirit and intent of the

BCZR.

THEREFORE, IT IS ORDERED, this **6th** day of **November, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from the BCZR, Section 450.4 Table of Sign Regulations5(d) to allow a total of 8 wall-mounted enterprise signs for a tenant in a multi-tenant building in lieu of the one wall-mounted enterprise sign and one canopy enterprise sign permitted for each separate customer entrance and to allow 4 of the enterprise signs on building walls without separate exterior customer entrances in lieu of the requirement for a customer entrance on the same façade of the multi-tenant building be and is hereby **GRANTED.**

The relief granted herein shall be subject to the following:

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

2. The Site Plan (Pet. Ex. 1) is attached hereto and incorporated herein in its entirety.

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

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB/dlm

GENERAL NOTES

1. PROPERTY INFORMATION
   A. PROPERTY ADDRESS: [illegible] WOODS ROAD, BALTIMORE, MD 21234
   B. SITE AREA: 21.5716 AC.
   C. ELECTION DISTRICT: [illegible]
   D. COUNCILMANIC DISTRICT: [illegible]
   E. TAX MAP: [illegible]
   F. CENSUS TRACT: 4013.04
   G. TAX MAP: 0070
   H. PARCEL: 0630
   I. TAX ACCOUNT NO.: 1400000788
   J. DEED REFERENCE: 21115/0289
2. ZONING: M-2 & BL-CCC
3. ZONING MAP/SSR TILE NO.: 07141, 07142
4. FLOOR AREA RATIO: MAXIMUM PERMITTED = 2.0
   EXISTING = 0.34 (327,871 S.F. / 1,381,712 S.F. = 0.244)
   TOTAL PROPOSED = 0.34
   EXISTING LAND USE: COMMERCIAL SHOPPING CENTER
   PROPOSED LAND USE: COMMERCIAL SHOPPING CENTER
5. BL ZONE SETBACKS: REQUIRED
   FRONT (FROM PROPERTY LINE): [illegible]'
   FRONT (FROM CENTERLINE): [illegible]'

   THE BL ZONES, THE FRONT YARD DEPTH OR ANY BUILDING HEIGHTEEN (18)FEET SHALL BE THE AVERAGE OF THE FRONT YARD DEPTHS OF THE LESS NONCONFORMING BUILDINGS ON EACH SIDE, PROVIDED SUCH BUILDINGS LIES ARE WITHIN 100 FEET OF THE LOT SIDE PROPERTY LINE, BUT WHERE SUCH NONCONFORMING BUILDINGS LIES ARE NOT WITHIN 100 FEET OF THE LOT SIDE PROPERTY LINE, THE FRONT YARD DEPTH SHALL BE THE AVERAGE OF THE FRONT YARD DEPTHS OF THE NEAREST BUILDINGS ON EACH SIDE, WHICH ARE WITHIN 100 FEET OF THE LOT SIDE PROPERTY LINE, BUT WHERE SUCH NONCONFORMING BUILDINGS LIES ARE NOT WITHIN 100 FEET OF THE LOT SIDE PROPERTY LINE, THE FRONT YARD OF THE LOT SHALL BE THE AVERAGE DEPTH OF THE FRONT YARDS OF ALL LOTS WITHIN 100 FEET ON EACH SIDE THEREOF, WHICH ARE IMPROVED AS DESCRIBED ABOVE.

   SIDE: EXCEPT THAT WHERE THE LOT WIDTH A LOT IN A RESIDENCE ZONE SHALL MEET BE A SIDE YARD FOR LOT SIDE YARD FOR CONFORM MINIMUM WIDTH REQUIRED FOR A DWELLING ON THE EXISTING LOT AND ON CORNER LOTS THE SIDE YARD ON THE STREET SIDE SHALL BE NOT LESS THAN 30 FEET IN WIDTH.

   REAR: EXCEPT THAT WHERE THE REAR LOT LINE ABUTS A LOT IN A RESIDENCE ZONE THERE SHALL BE A REAR YARD NOT LESS THAN 30 FEET DEEP.
6. MAXIMUM BUILDING HEIGHT: [illegible]'

   WITHIN REGULATIONS IMPOSE A FLEXIBLE HEIGHT "TENT" WITHIN WHICH THE BUILDING MAY RISE, ALONG A STREET, ALLEY OR OTHER PUBLIC WAY, SUCH "TENT" OUTWARD UPWARD AT A 45-DEGREES ANGLE TOWARDS THE SUBJECT PROPERTY FROM THE OPPOSITE SIDE OF THE STREET OR ALLEY ALONG ITS ENTIRE SIDE OR REAR THE HEIGHT MAY EXCEED THE HEIGHT LIMIT ALLOWED BY THE ZONE IN WHICH THE PROPERTY IS LOCATED. IN THE CASE OF A PERPENDICULAR PARKING, DIAGONAL OR TOTAL AREA, SUCH PROPORTIONATELY MORE OF THE REAR OR SIDE OF THE LOT THAT DOES NOT ABUTTING A STREET, ALLEY OR OTHER PUBLIC WAY, A SIMILAR "TENT" WOULD EXTEND UPWARD WHERE EXCEPT WHEN NOT APPROVED BY VARIANCE THESE PROVISIONS ARE IN PRACTICABLE TO ASSURE ADEQUATE LIGHT AND AIR TO ADJACENT PROPERTIES IF THE BUILDING HEIGHT EXCEEDS 40 FEET.
7. THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
8. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
9. THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN (F.I.M. PANEL NO. 24005C0230F)
10. THE SITE IS NOT LOCATED IN ANY PRIZE BASE SERVICES AREAS.
11. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE PROPERTY.
12. THERE ARE NO HISTORIC BUILDINGS ON SITE.
13. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
14. 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.
15. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450, OR A VARIANCE SHALL BE REQUESTED.
16. PARKING CALCULATIONS:
    REQUIRED = 1,000 SPACES (1/STATE GALF: 8.5 PER 1,000)
    PROVIDED = 1,032 SPACES (40 HANDICAPPED, 1,085 REGULAR)
17. A 40 PARKING VARIANCE REQUESTED, SEE ZONING CASE NO. 2021-0280-A IN WHICH A PARKING VARIANCE WAS GRANTED TO ALLOW 1,042 PARKING SPACES IN LIEU OF 1,082.

ZONING HISTORY

CASE NO. 8-1001-2003 - ZONING RECLASSIFICATION FROM "A" RESIDENTIAL TO "B" COMMERCIAL TO WITCH NORTHWEST AND SOUTHEAST CORNERS THAT ARE ALREADY ZONED COMMERCIAL. GRANTED JUNE 28, 1976.

CASE NO. 8-1016-2012 - ZONING RECLASSIFICATION FROM "B-4" RESIDENTIAL TO "B" ZONE. GRANTED AUGUST 17, 1976.

CASE NO. 8-2001-0013 - EXTENSION OF BR ZONE ON EXISTING BL ZONE. GRANTED MAY 22, 1980.

CASE NO. 8-1001-2012 - ZONING RECLASSIFICATION FOR PARCEL A FROM "B-4" TO A "BM" ZONE, FOR PARCEL B FROM "B-4" TO A "BM" ZONE, FOR PARCEL C FROM "B-4" TO A "BL" ZONE. GRANTED APRIL 16, 1986.

CASE NO. 8-1004-0123 - ZONING RECLASSIFICATION FROM "B-4" RESIDENTIAL TO "BL" COMMERCIAL FOR A PARKING LOT. GRANTED OCTOBER 30, 1986.

CASE NO. 8-1006-0036 - ZONING RECLASSIFICATION FROM "BL" RESIDENTIAL TO "BL" COMMERCIAL TO RECEIVED COMMERCIAL ZONING DEFINED PRIOR. GRANTED JULY 11, 1991.

CASE NO. 1974-0130-X - SPECIAL USE PERMIT FOR A SERVICE GARAGE. GRANTED APRIL 16, 1974.

CASE NO. 2001-0261-A - REQUEST FOR RELIEF FROM SECTION 409.8.A.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.) TO REDUCE LOADING SPACES FROM ONE OF THE REQUIRED 1,837 SPACES FOR THE PROPOSED REDEVELOPMENT OF THE SUBJECT SITE. GRANTED MAY 14, 2001.

CASE NO. 2002-0286-X - SPECIAL USE PERMIT FOR A GYM, HEALTH CLUB/ SPA WITHIN A BL ZONE. GRANTED OCTOBER 1, 2001.

CASE NO. 2011-0313-X - SPECIAL EXCEPTION FOR AN ARCADE IN A FULL RESTAURANT/ FAMILY ENTERTAINMENT CENTER WITH MORE THAN FOUR (4) COIN OPERATED AMUSEMENT DEVICES. GRANTED JULY 22, 2011.

CASE NO. 2011-0280-A - PETITION FOR VARIANCE TO ALLOW ILLUMINATED WALL MOUNTED ENTERPRISE SIGNS. GRANTED JULY 13, 2011.

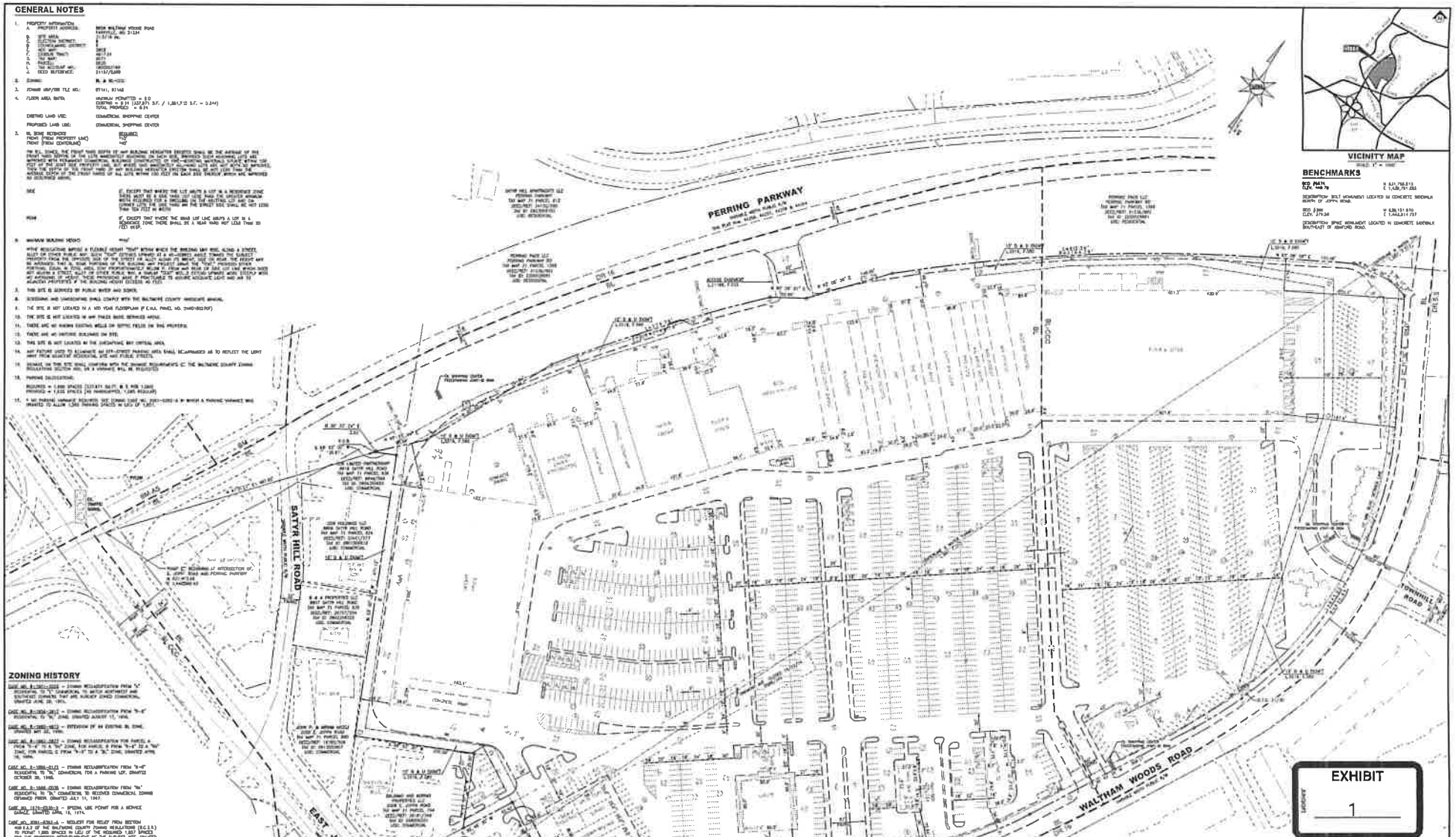
CASE NO. 2011-0255-SPHA - PETITION FOR SPECIAL HEARING AND VARIANCE TO ALLOW FOUR FREESTANDING SIGNS TO DECORE ON WALTHAM WOODS ROAD. THOSE SIGNS TO DISPLAY A MAXIMUM OF 8 LINE OF TEXT AND A MINIMUM SIGN COPY OF 3M IN HEIGHT, TWO SIGNS TO BEING FACING NON-TRAFFICKED ROADWAYS, FREESTANDING DIRECTIONAL SIGNS, AND WALL-MOUNTED ENTERPRISE SIGNS. GRANTED MAY 24, 2011.

LEGEND

- EX. RIGHT-OF-WAY
- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. EASEMENT
- EX. BUILDING
- EX. CURB
- EX. PAVEMENT
- EX. CENTERLINE
- EX. ZONING LINE

GENERAL NOTE

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE AS REQUIRED TO VERIFY EXACT LOCATION AND DEPTHS BEFORE THE START OF CONSTRUCTION. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.



VICINITY MAP

BENCHMARKS

BCO #A14
ELEV. 448.78
N 631,766.513
E 1,430,791.255
DESCRIPTION: BOLT MONUMENT LOCATED IN CONCRETE SIDEWALK NORTH OF JOPPA ROAD.

BCO #3B6
ELEV. 379.34
N 630,151.610
E 1,442,611.737
DESCRIPTION: SPIKE MONUMENT LOCATED IN CONCRETE SIDEWALK SOUTHEAST OF ASHFORD ROAD.

PLAN

SCALE: 1" = 80'

DATUM

DESIGN & DRAWING BASED ON MARYLAND STATE PLANE COORDINATE SYSTEM (NAD)
HORIZONTAL NAD 83 (2011)
VERTICAL NAVD 88

PROFESSIONAL CERTIFICATION

I 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. 38291. EXPIRATION DATE: 01/12/2026

DEVELOPER

ALDEPTHONE / SAFCONY
75 VALLEY STREAM PARKWAY
WALKDEN, PA 19355
PHONE: 302-711-6750
ATTN: LARRY SANDER

OWNER

NORTH PLAZA I LLC
NORTH PLAZA II LLC ET AL
1427 CLARKVIEW ROAD
BALTIMORE, MD 21209
PHONE: 443-931-4335
ATTN: JR BRAGSTOLD

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-B EAST JOPPA ROAD, SUITE 400K
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748

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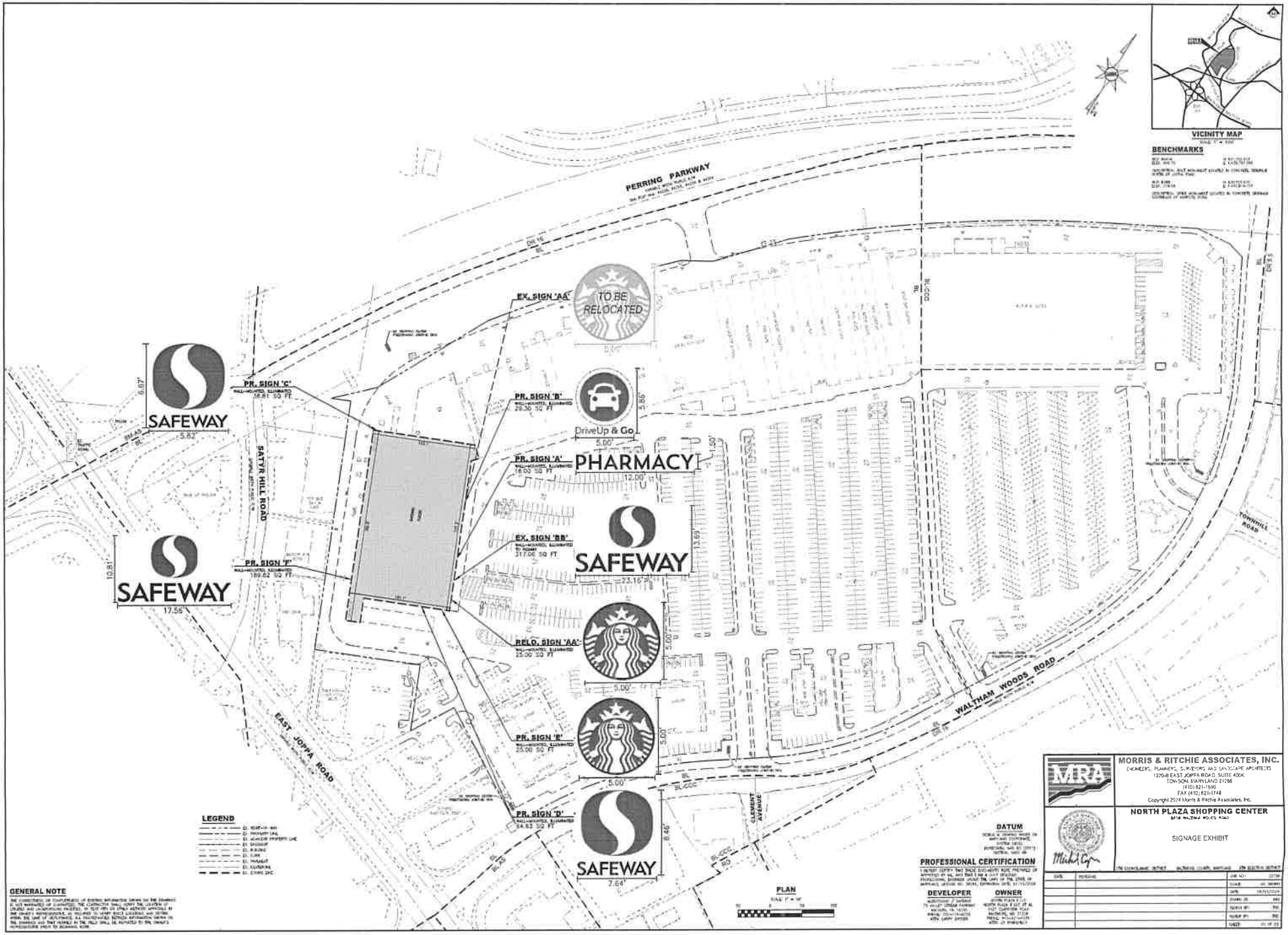
NORTH PLAZA SHOPPING CENTER

BASE WALTHAM WOODS ROAD

PLAN TO ACCOMPANY
SIGNAGE VARIANCE PETITION

7TH COUNCILMANIC DISTRICT | BALTIMORE COUNTY, MARYLAND | 8TH ELECTION DISTRICT

DATE	REVISIONS	
		JOB NO.: 22198
		SCALE: AS SHOWN
		DATE: 08/22/2024
		DRAWN BY: ABC
		DESIGN BY: TJG
		REVIEW BY: TJG
		SHEET: 01 OF 01


PERRING PARKWAY
EX. SIGN 'AA'
TO BE RELOCATED
PR. SIGN 'C'
38.81 SQ. FT.
PR. SIGN 'B'
29.30 SQ. FT.
DriveUp & Go
PR. SIGN 'A'
18.00 SQ. FT.
PHARMACY
EX. SIGN 'BB'
317.00 SQ. FT.
PR. SIGN 'F'
189.62 SQ. FT.
SAFEWAY
RELO. SIGN 'AA'
25.00 SQ. FT.
PR. SIGN 'E'
25.00 SQ. FT.
PR. SIGN 'D'
24.63 SQ. FT.
SATYR HILL ROAD
EAST JOPPA ROAD
WALTHAM WOODS ROAD
TOWNHILL ROAD
CLEMENT AVENUE
LEGEND
GENERAL NOTE
PLAN
DATUM
PROFESSIONAL CERTIFICATION
DEVELOPER
OWNER
VICINITY MAP
BENCHMARKS
MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-B EAST JOPPA ROAD, SUITE 400K
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748
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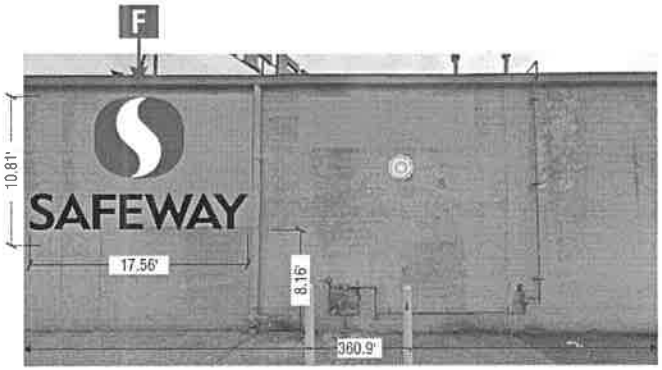
NORTH PLAZA SHOPPING CENTER
SIGNAGE EXHIBIT

PROPOSED BUILDING ELEVATION - EAST

NOT TO SCALE

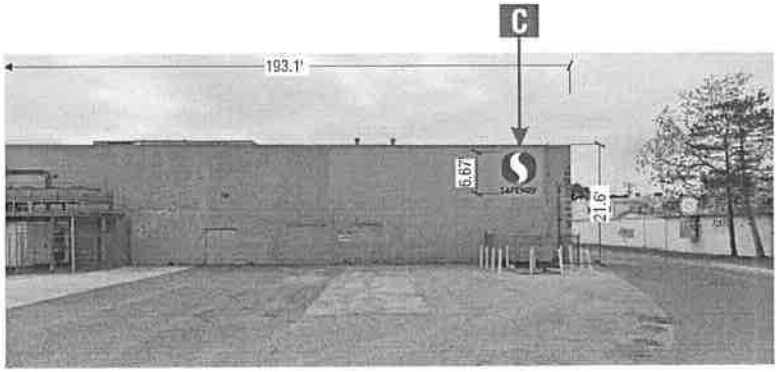
PROPOSED BUILDING ELEVATION - SOUTH

NOT TO SCALE



PROPOSED BUILDING ELEVATION - WEST

NOT TO SCALE



PROPOSED BUILDING ELEVATION - NORTH

NOT TO SCALE

GENERAL NOTE

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DEVELOPER

ALBERTSONS / SAFEWAY
75 VALLEY STREAM PARKWAY
MALVERN, PA 19355
PHONE: 202-774-6756
ATTN: LARRY SNYDER

OWNER

NORTH PLAZA I LLC
NORTH PLAZA II LLC ET AL
1427 CLARKVIEW ROAD
BALTIMORE, MD 21209
PHONE: 443-921-6335
ATTN: JO BRAMFIELD

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-B EAST JOPPA ROAD, SUITE 400K
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748

NORTH PLAZA SHOPPING CENTER
8858 WALTHAM WOODS ROAD

BUILDING ELEVATIONS EXHIBIT

5TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND 8TH ELECTION DISTRICT

DATE	REVISIONS		
		JOB NO.:	22155
		SCALE:	AS SHOWN
		DATE:	08/26/2024
		DRAWN BY:	ARJ
		DESIGN BY:	TBH
		REVIEW BY:	TBH
		SHEET:	2 OF 2

24-0837 JK

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 8858 Waltham Woods Road **which is presently zoned** BL

Deed References: 21557 / 369 10 Digit Tax Account # 1 8 0 0 0 0 3 1 9 0

Property Owner(s) Printed Name(s) NORTH PLAZA I, LLC, NORTH PLAZA II, LLC and NORTH PLAZA III, LLC

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

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

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

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

3.X **a Variance** from Section(s)

SEE ATTACHED SHEET

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: **(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)**

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.
Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:
SEE ATTACHED SHEET
Name- Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Legal Owners (Petitioners):
SEE ATTACHED SHEET
Name #1 – Type or Print / Name #2 – Type or Print
Signature #1 / Signature # 2
Mailing Address City State
Zip Code Telephone # Email Address

Attorney for Petitioner: (Lessee)
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

Representative to be contacted: (Lessee)
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 2024-0206-A **Filing Date** 9/11/24 **Do Not Schedule Dates:** _____ **Reviewer** JK

REV. 10/4/11

8858 WALTHAM WOODS ROAD

ATTACHMENT TO PETITION FOR VARIANCE

1. Petition for Variance from Section 450.4.Table of Sign Regulations 5(d) of the Baltimore County Zoning Regulations to allow a total of 8 wall-mounted enterprise signs for a tenant in a multi-tenant building in lieu of the one wall-mounted enterprise sign and one canopy enterprise sign permitted for each separate customer entrance and to allow 4 of the enterprise signs on building walls without separate exterior customer entrances in lieu of the requirement for a customer entrance on the same façade of the multi-tenant building.

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

MRA 45 Years 1979-2024

ZONING AREA DESCRIPTION
for 8858 WALTHAM WOODS ROAD

Beginning at a point on the southern side of Perring Parkway at the point of intersection with the nearest improved street intersection, East Joppa Road, which is 98' wide.

From the intersection of the baselines of Perring Parkway and East Joppa Road, North 41 degrees 31 minutes 17 seconds East 467.92 feet to the Point of Beginning.

1) North 30 degrees 33 minutes 24 seconds East 3.03 feet,
2) North 45 degrees 37 minutes 44 seconds East 85.56 feet,
3) North 27 degrees 25 minutes 51 seconds east 241.84 feet,
4) Northeasterly, by a curve to the right with the radius of 2764.79 feet, the distance of 379.79 feet, the chord of said arc being North 41 degrees 13 minutes 25 seconds East 379.49 feet,
5) North 60 degrees 06 minutes 01 seconds East 60.60 feet,
6) North 42 degrees 05 minutes 39 seconds East 148.00 feet,
7) Northeasterly, by a curve to the right with the radius of 2764.79 feet, the distance of 613.34 feet, the chord of said arc being North 55 degrees 47 minutes 39 seconds East 612.08 feet,
8) North 62 degrees 08 minutes 58 seconds East 155.48 feet,
9) North 84 degrees 06 minutes 36 seconds East 66.85 feet,
10) South 75 degrees 17 minutes 27 seconds East 34.01 feet,
11) South 27 degrees 51 minutes 02 seconds east 204.21 feet,
12) Southerly, by a curve to the right with the radius of 630.89 feet, the distance of 645.00 feet, the chord of said arc being South 01 degrees 26 minutes 16 seconds West 617.27 feet,
13) South 30 degrees 43 minutes 35 seconds West 308.17 feet,
14) Southwesterly, by a curve to the right with the radius of 660.00 feet, the distance of 283.56 feet, the chord of said arc being South 43 degrees 02 minutes 05 seconds West 281.39 feet,
15) South 55 degrees 20 minutes 35 seconds west 114.75 feet,
16) Southwesterly, by a curve to the left with the radius of 740.00 feet, the distance of 381.03 feet, the chord of said are being South 40 degrees 35 minutes 31 seconds West 376.84 feet,
17) North 59 degrees 13 minutes 30 seconds West 6.15 feet,
18) North 59 degrees 13 minutes 30 seconds West 240.00 feet,
19) South 30 degrees 46 minutes 30 seconds West 92.40 feet,
20) North 23 degrees 07 minutes 30 seconds West 125.00 feet,
21) South 66 degrees 52 minutes 30 seconds West 200.00 feet,
22) North 23 degrees 07 minutes 30 seconds West 471.12 feet,
23) South 66 degrees 52 minutes 30 seconds West 35.91 feet to the place of beginning.

Containing 31.5716 acres of land, more or less, being located in the 9th Election District and 5th Councilmanic District of Baltimore County, Maryland.

I certify that this description as either personally prepared by me or I was in responsible charge of its preparation.

STATE OF MARYLAND
MICHAEL GRAY COUGHLIN
38291
PROFESSIONAL ENGINEER

1220-B East Joppa Road, Suite 400K, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

Abingdon, MD (410) 515-9000 ✦ Baltimore, MD (443) 490-7201 ✦ Laurel, MD (410) 792-9792 ✦ Towson, MD (410) 821-1690 ✦ Georgetown, DE (302) 855-5734 ✦ Newark, DE (302) 326-2200 ✦ Purcellville, VA (703) 994-4047 ✦ Raleigh, NC (984) 200-2103 ✦ Wilmington, NC (910) 523-5065 ✦ Orlando, FL (407) 317-6288

GENERAL NOTES

1. PROPERTY INFORMATION:
   - A. PROPERTY ADDRESS: 8858 WALTHAM WOODS ROAD PARKVILLE, MD 21234
   - B. SITE AREA: 31.5716 Ac.
   - C. ELECTION DISTRICT: 9
   - D. COUNCILMANIC DISTRICT: 5
   - E. ADC MAP: 28C6
   - F. CENSUS TRACT: 4917.01
   - G. TAX MAP: 0071
   - H. PARCEL: 0620
   - I. TAX ACCOUNT NO.: 1800003190
   - J. DEED REFERENCE: 21157/0369
2. ZONING: BL & BL-CCC
3. ZONING MAP/GIS TILE NO.: 071A1, 071A2
4. FLOOR AREA RATIO: MAXIMUM PERMITTED = 2.0
   EXISTING = 0.24 (337,971 S.F. / 1,381,780 S.F. = 0.244)
   TOTAL PROVIDED = 0.24

   EXISTING LAND USE: COMMERCIAL SHOPPING CENTER

   PROPOSED LAND USE: COMMERCIAL SHOPPING CENTER
5. BL ZONE SETBACKS — REQUIRED
   FRONT (FROM PROPERTY LINE) *10'
   FRONT (FROM CENTERLINE) *40'

   *IN B.L. ZONES, THE FRONT YARD DEPTH OF ANY BUILDING HEREAFTER ERECTED SHALL BE THE AVERAGE OF THE FRONT YARD DEPTHS OF THE LOTS IMMEDIATELY ADJOINING ON EACH SIDE, PROVIDED SUCH ADJOINING LOTS ARE IMPROVED WITH PERMANENT COMMERCIAL BUILDINGS CONSTRUCTED OF FIRE-RESISTING MATERIALS SITUATE WITHIN 100 FEET OF THE JOINT SIDE PROPERTY LINE, BUT WHERE SAID IMMEDIATELY ADJOINING LOTS ARE NOT BOTH SO IMPROVED, THEN THE DEPTH OF THE FRONT YARD OF ANY BUILDING HEREAFTER ERECTED SHALL BE NOT LESS THAN THE AVERAGE DEPTH OF THE FRONT YARDS OF ALL LOTS WITHIN 100 FEET ON EACH SIDE THEREOF WHICH ARE IMPROVED AS DESCRIBED ABOVE.

   SIDE: 0', EXCEPT THAT WHERE THE LOT ABUTS A LOT IN A RESIDENCE ZONE THERE MUST BE A SIDE YARD NOT LESS THAN THE GREATER MINIMUM WIDTH REQUIRED FOR A DWELLING ON THE ABUTTING LOT AND ON CORNER LOTS THE SIDE YARD ON THE STREET SIDE SHALL BE NOT LESS THAN TEN FEET IN WIDTH

   REAR: 0', EXCEPT THAT WHERE THE REAR LOT LINE ABUTS A LOT IN A RESIDENCE ZONE THERE SHALL BE A REAR YARD NOT LESS THAN 20 FEET DEEP.
6. MAXIMUM BUILDING HEIGHT: **40'

   **THE REGULATIONS IMPOSE A FLEXIBLE HEIGHT "TENT" WITHIN WHICH THE BUILDING MAY RISE. ALONG A STREET, ALLEY OR OTHER PUBLIC WAY, SUCH "TENT" EXTENDS UPWARD AT A 45-DEGREE ANGLE TOWARD THE SUBJECT PROPERTY FROM THE OPPOSITE SIDE OF THE STREET OR ALLEY ALONG ITS FRONT, SIDE OR REAR. THE HEIGHT MAY BE AVERAGED; THAT IS, SOME PORTIONS OF THE BUILDING MAY PROJECT ABOVE THE "TENT," PROVIDED OTHER PORTIONS, EQUAL IN TOTAL AREA, STAY PROPORTIONATELY BELOW IT. FROM ANY REAR OR SIDE LOT LINE WHICH DOES NOT ADJOIN A STREET, ALLEY OR OTHER PUBLIC WAY, A SIMILAR "TENT" WOULD EXTEND UPWARD MORE STEEPLY WITH NO AVERAGING OF HEIGHT. THESE PROVISIONS MAKE IT PRACTICABLE TO ASSURE ADEQUATE LIGHT AND AIR TO ADJACENT PROPERTIES IF THE BUILDING HEIGHT EXCEEDS 40 FEET.
7. THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
8. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
9. THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN (F.E.M.A. PANEL NO. 2400100270F).
10. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
11. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
12. THERE ARE NO HISTORIC BUILDINGS ON SITE.
13. THIS SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
14. 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.
15. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450, OR A VARIANCE WILL BE REQUESTED.
16. PARKING CALCULATIONS:
    REQUIRED = 1,690 SPACES (337,971 SQ.FT. @ 5 PER 1,000)
    PROVIDED = 1,625 SPACES (40 HANDICAPPED, 1,585 REGULAR)
17. * NO PARKING VARIANCE REQUIRED. SEE ZONING CASE NO. 2001-0382-A IN WHICH A PARKING VARIANCE WAS GRANTED TO ALLOW 1,595 PARKING SPACES IN LIEU OF 1,857.

VICINITY MAP

SCALE: 1" = 1000'

BENCHMARKS

BCD #567A — N 631,756.512, ELEV. 440.70 — E 1,439,791.285

DESCRIPTION: BOLT MONUMENT LOCATED IN CONCRETE SIDEWALK NORTH OF JOPPA ROAD.

BCD #388 — N 630,151.070, ELEV. 379.58 — E 1,442,914.727

DESCRIPTION: SPIKE MONUMENT LOCATED IN CONCRETE SIDEWALK SOUTHEAST OF ASHFORD ROAD.

ZONING HISTORY

CASE NO. R-1951-2026 – ZONING RECLASSIFICATION FROM "A" RESIDENTIAL TO "E" COMMERCIAL TO MATCH NORTHWEST AND SOUTHEAST CORNERS THAT ARE ALREADY ZONED COMMERCIAL. GRANTED JUNE 29, 1951.

CASE NO. R-1956-3917 – ZONING RECLASSIFICATION FROM "R-6" RESIDENTIAL TO "BL" ZONE. GRANTED AUGUST 17, 1956.

CASE NO. R-1960-4973 – EXTENSION OF AN EXISTING BL ZONE. GRANTED MAY 20, 1960.

CASE NO. R-1962-5837 – ZONING RECLASSIFICATION FOR PARCEL A FROM "R-6" TO A "RA" ZONE, FOR PARCEL B FROM "R-6" TO A "RA" ZONE, FOR PARCEL C FROM "R-6" TO A "BL" ZONE. GRANTED APRIL 19, 1964.

CASE NO. R-1966-0122 – ZONING RECLASSIFICATION FROM "R-6" RESIDENTIAL TO "BL" COMMERCIAL FOR A PARKING LOT. GRANTED OCTOBER 28, 1965.

CASE NO. R-1968-0038 – ZONING RECLASSIFICATION FROM "RA" RESIDENTIAL TO "BL" COMMERCIAL TO RECOVER COMMERCIAL ZONING OBTAINED PRIOR. GRANTED JULY 11, 1967.

CASE NO. 1974-0235-X – SPECIAL USE PERMIT FOR A SERVICE GARAGE. GRANTED APRIL 18, 1974.

CASE NO. 2001-0382-A – REQUEST FOR RELIEF FROM SECTION 409.6.A.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.) TO PERMIT 1,595 SPACES IN LIEU OF THE REQUIRED 1,857 SPACES FOR THE PROPOSED REDEVELOPMENT OF THE SUBJECT SITE. GRANTED MAY 16, 2001.

CASE NO. 2002-0064-X – SPECIAL USE PERMIT FOR A GYM, HEALTH CLUB/ SPA WITHIN A BL ZONE. GRANTED OCTOBER 1, 2001.

CASE NO. 2014-0233-X – SPECIAL EXCEPTION FOR AN ARCADE IN A PIZZA RESTAURANT/ FAMILY ENTERTAINMENT CENTER WITH MORE THAN FOUR (4) COIN OPERATED AMUSEMENT DEVICES. GRANTED JULY 28, 2014.

CASE NO. 2019-0306-A – PETITION FOR VARIANCE TO ALLOW ILLUMINATED WALL MOUNTED ENTERPRISE SIGNS, GRANTED JULY 19, 2019.

CASE NO. 2021-0044-SPHA – PETITION FOR SPECIAL HEARING AND VARIANCE TO ALLOW: FOUR FREESTANDING JOINT ID SIGNS ON WALTHAM WOODS ROAD, THOSE SIGNS TO DISPLAY A MAXIMUM OF 8 LINE OF TEXT AND A MINIMUM SIGN COPY OF 3IN IN HEIGHT, TWO JOINT ID SIGNS FACING NON-FRONTED ROADWAYS, FREESTANDING DIRECTIONAL SIGNS, AND WALL-MOUNTED ENTERPRISE SIGNS. GRANTED MAY 24, 2021.

LEGEND

- EX. RIGHT-OF-WAY
- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. EASEMENT
- EX. BUILDING
- EX. CURB
- EX. PAVEMENT
- EX. CENTERLINE
- EX. ZONING LINE

GENERAL NOTE

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

PLAN

SCALE: 1" = 50'

50 0 50 100

DATUM

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM (MCS):
HORIZONTAL NAD 83 (2011)
VERTICAL NAVD 88

PROFESSIONAL CERTIFICATION

I 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. 38291, EXPIRATION DATE: 01/13/2026

STATE OF MARYLAND — MICHAEL A. GRAY-LEONARD — 38291 — PROFESSIONAL ENGINEER

DEVELOPER

ALBERTSONS / SAFEWAY
75 VALLEY STREAM PARKWAY
MALVERN, PA 19355
PHONE: 202-774-8256
ATTN: LARRY SNYDER

OWNER

NORTH PLAZA I LLC
NORTH PLAZA II LLC ET AL
1427 CLARKVIEW ROAD
BALTIMORE, MD 21209
PHONE: 443-921-4335
ATTN: JD BRAKEFIELD

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-B EAST JOPPA ROAD, SUITE 400K
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748

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NORTH PLAZA SHOPPING CENTER
8858 WALTHAM WOODS ROAD

PLAN TO ACCOMPANY
SIGNAGE VARIANCE PETITION

5TH COUNCILMANIC DISTRICT — BALTIMORE COUNTY, MARYLAND — 9TH ELECTION DISTRICT

DATE	REVISIONS		
		JOB NO.:	22788
		SCALE:	AS SHOWN
		DATE:	09/03/2024
		DRAWN BY:	AWJ
		DESIGN BY:	THS
		REVIEW BY:	THS
		SHEET:	01 OF 03

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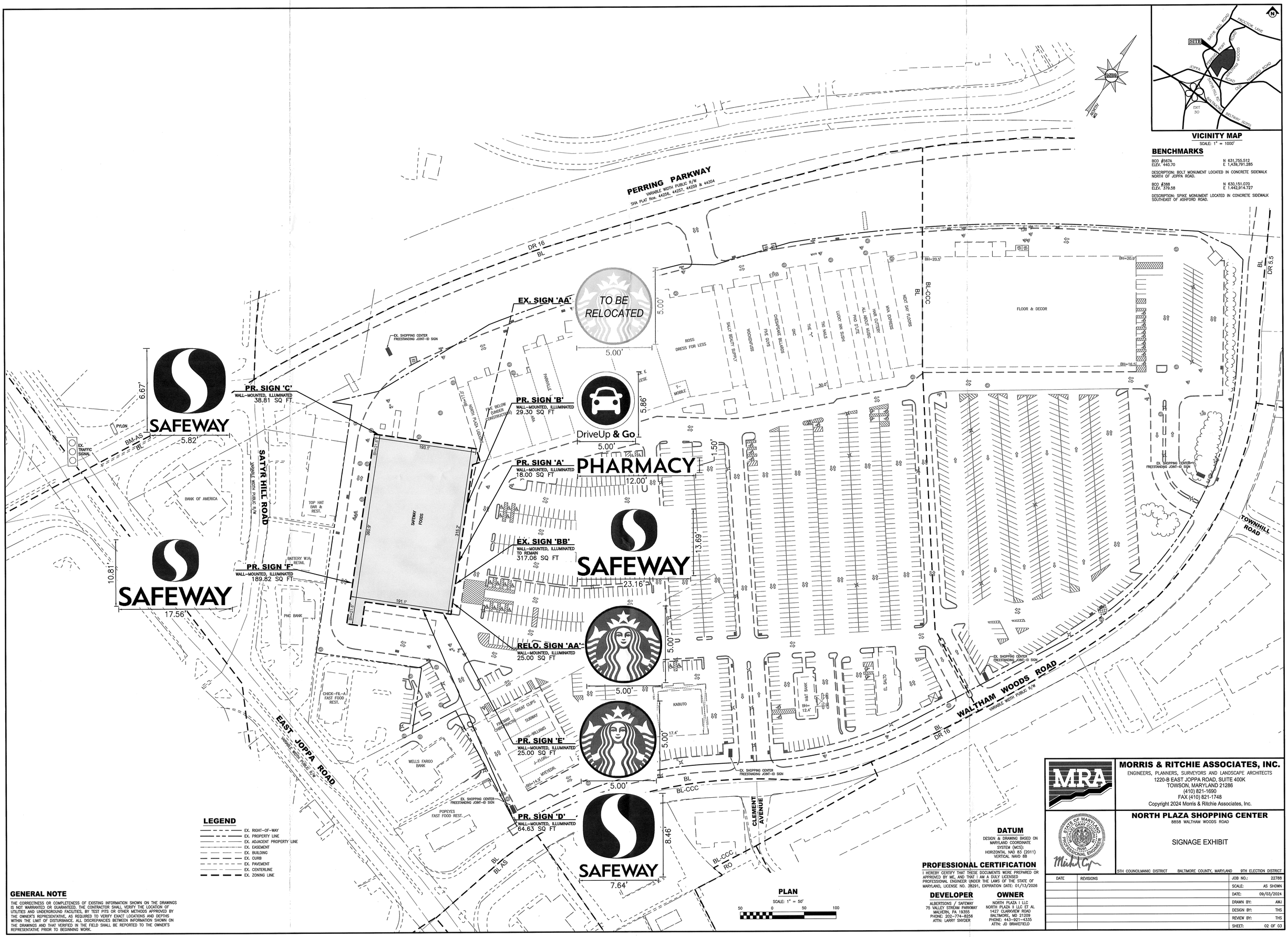

VICINITY MAP

SCALE: 1" = 1000'

BENCHMARKS

BCD #567A
ELEV. 440.70

N 631,755.512
E 1,439,791.285

DESCRIPTION: BOLT MONUMENT LOCATED IN CONCRETE SIDEWALK NORTH OF JOPPA ROAD.

BCD #398
ELEV. 379.58

N 630,151.070
E 1,442,914.727

DESCRIPTION: SPIKE MONUMENT LOCATED IN CONCRETE SIDEWALK SOUTHEAST OF ASHFORD ROAD.

LEGEND

- EX. RIGHT-OF-WAY
- EX. PROPERTY LINE
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GENERAL NOTE

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SCALE: 1" = 50'

50 0 50 100

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DEVELOPER

ALBERTSONS / SAFEWAY
75 VALLEY STREAM PARKWAY
MALVERN, PA 19355
PHONE: 202-774-8256
ATTN: LARRY SNYDER

OWNER

NORTH PLAZA I LLC
NORTH PLAZA II LLC ET AL
1427 CLARKVIEW ROAD
BALTIMORE, MD 21209
PHONE: 443-921-4335
ATTN: JO BRANCFIELD

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-B EAST JOPPA ROAD, SUITE 400K
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748

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STATE OF MARYLAND
MICHAEL S. GRAY
38291
PROFESSIONAL ENGINEER
01/13/2026

NORTH PLAZA SHOPPING CENTER

8858 WALTHAM WOODS ROAD

SIGNAGE EXHIBIT

5TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND 9TH ELECTION DISTRICT

DATE	REVISIONS		
		JOB NO.:	22788
		SCALE:	AS SHOWN
		DATE:	09/03/2024
		DRAWN BY:	AWJ
		DESIGN BY:	THS
		REVIEW BY:	THS
		SHEET:	02 OF 03

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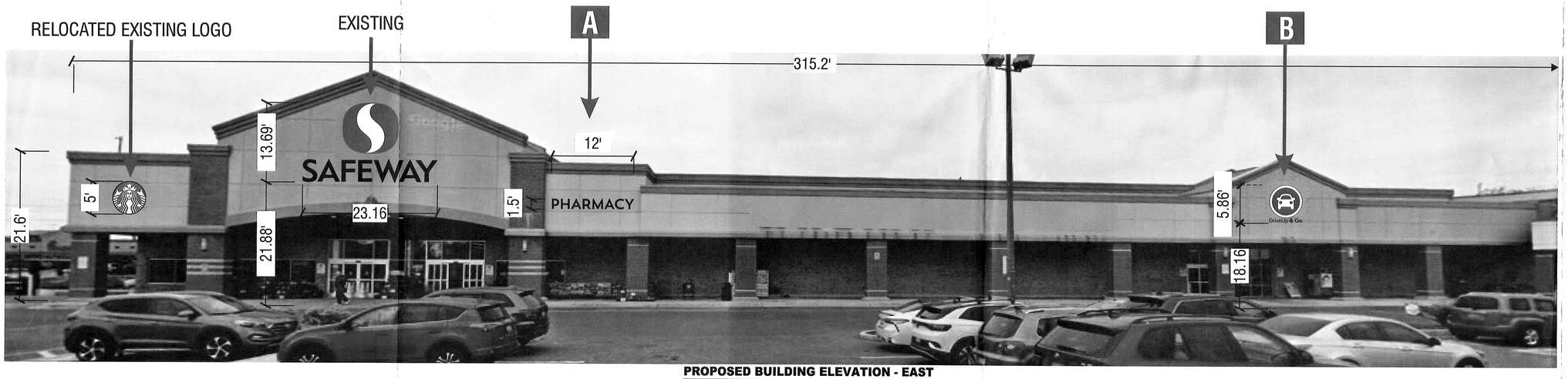
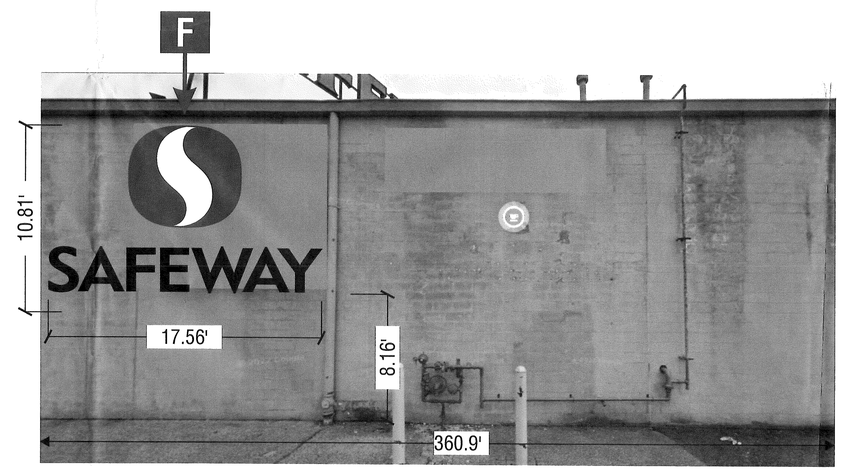


PROPOSED BUILDING ELEVATION - EAST

NOT TO SCALE

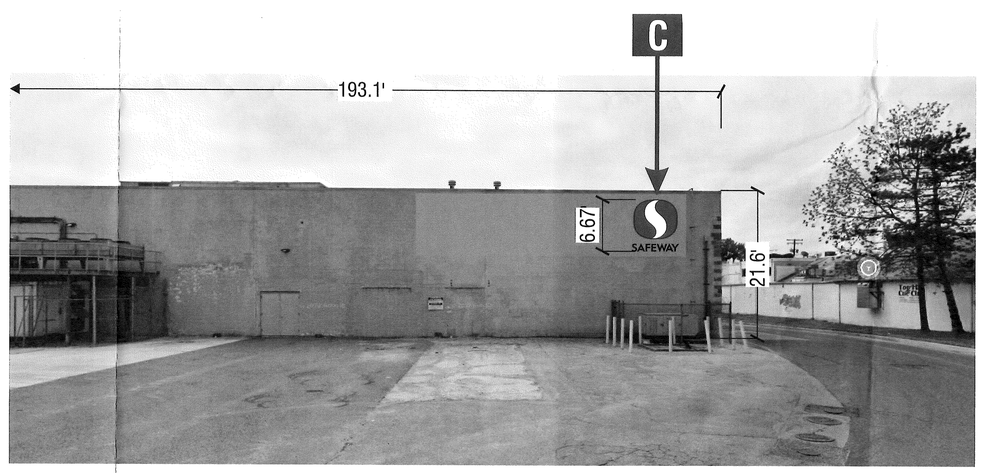
PROPOSED BUILDING ELEVATION - SOUTH

NOT TO SCALE



PROPOSED BUILDING ELEVATION - WEST

NOT TO SCALE



PROPOSED BUILDING ELEVATION - NORTH

NOT TO SCALE

GENERAL NOTE

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NORTH PLAZA SHOPPING CENTER
8858 WALTHAM WOODS ROAD

BUILDING ELEVATIONS EXHIBIT

5TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND 9TH ELECTION DISTRICT

DATE	REVISIONS		
		JOB NO.:	22788
		SCALE:	AS SHOWN
		DATE:	08/26/2024
		DRAWN BY:	AWJ
		DESIGN BY:	THS
		REVIEW BY:	THS
		SHEET:	03 OF 03

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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 **two** signs 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: 2024-0206-A

Property Address: 8858 Waltham Woods Road

Legal Owners (Petitioners): North Plaza I, LLC / North Plaza II, LLC / North Plaza III, LLC

Contract Purchaser/Lessee:

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Venable LLP

Address: [redacted] David H. Karceski, Esquire
210 West Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

Telephone Number: (410) 494-6285

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a $250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 7/2024

8858 WALTHAM WOODS ROAD

ATTACHMENT TO PETITION FOR VARIANCE

Lessee / Petitioner:

Albertsons/Safeway
5918 Stoneridge Mall Road
Pleasanton, CA 94588

By: Marilyn K. Beardsley
Marilyn K. Beardsley

Title: Vice President, Real Estate Law

Phone No.: (925) 738-1425

Email: Marilyn.Beardsley@albertsons.com

8858 WALTHAM WOODS ROAD

ATTACHMENT TO PETITION FOR VARIANCE

Property Owners:

NORTH PLAZA I, LLC
1427 Clarkview Road
Baltimore Maryland 21209

By: _____

Title: Vice President

Phone No.: (410) 296-4600

Email: ddonato@crcrealty.com

NORTH PLAZA II, LLC
1427 Clarkview Road
Baltimore Maryland 21209

By: _____

Title: Vice President

Phone No.: (410) 296-4600

Email: ddonato@crcrealty.com

#64232988v1

8858 WALTHAM WOODS ROAD

ATTACHMENT TO PETITION FOR VARIANCE

Property Owners (Continued):

NORTH PLAZA III, LLC
1427 Clarkview Road
Baltimore Maryland 21209

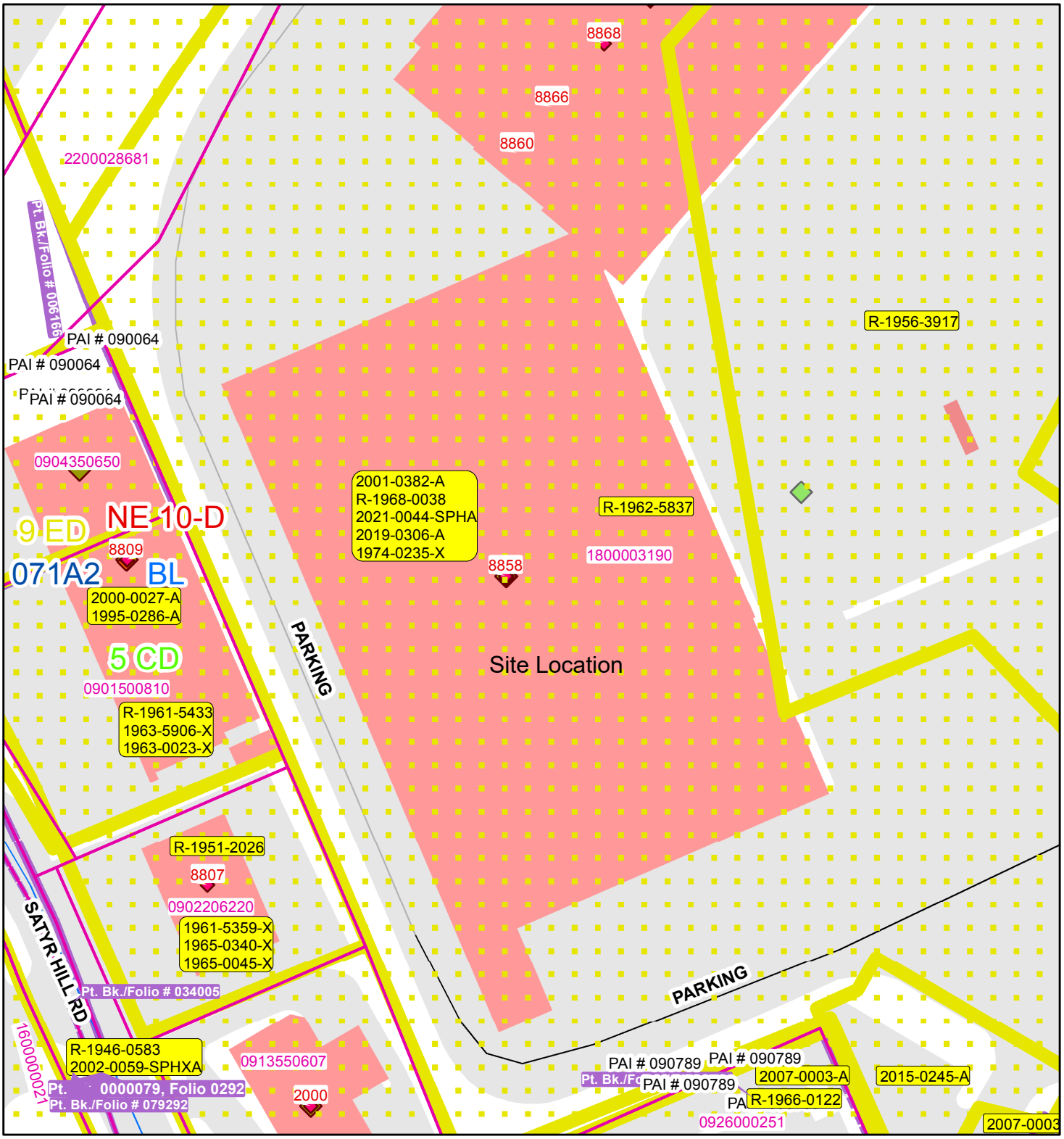
By: _____

Title: Vice President

Phone No.: (410) 296-4600

Email: ddonato@crcrealty.com

8858 Waltham Woods Rd



Publication Date: 9/10/2024

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

N
W E
S

0 15 30 60 90 120
Feet

1 inch = 71.137096 feet

Real Property Data Search ( )
Search Result for BALTIMORE COUNTY

View Map **View GroundRent Redemption** **View GroundRent Registration**

Special Tax Recapture: None

Account Identifier: **District -** 09 **Account Number -** 1800003190

Owner Information

Owner Name:	NORTH PLAZA I LLC NORTH PLAZA II LLC ET AL	**Use:** **Principal Residence:**	COMMERCIAL NO
Mailing Address:	1427 CLARKVIEW RD BALTIMORE MD 21209	**Deed Reference:**	/21157/ 00369

Location & Structure Information

Premises Address:	8858 WALTHAM WOODS RD BALTIMORE 21234-2402	**Legal Description:**	31.7213 AC NWS WALTHAM WOODS RD 600 N JOPPA RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0071	0008	0620	20000.04	0000				2023	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2001	67,938 SF		31.7200 AC	14

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		MARKET /		C4			2001

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments As of 07/01/2024	As of 07/01/2025
Land:	13,180,000	13,180,000		
Improvements	12,670,400	24,894,200		
Total:	25,850,400	38,074,200	33,999,600	38,074,200
Preferential Land:	0	0		

Transfer Information

Seller: STULMAN LEONARD	**Date:** 12/21/2004	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /21157/ 00369	**Deed2:**
Seller: STULMAN LEONARD	**Date:** 09/04/1992	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /09350/ 00201	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	**Class**	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

24-0837 JK

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 8858 Waltham Woods Road **which is presently zoned** BL

Deed References: 21557 / 369 10 Digit Tax Account # 1 8 0 0 0 0 3 1 9 0

Property Owner(s) Printed Name(s) NORTH PLAZA I, LLC, NORTH PLAZA II, LLC and NORTH PLAZA III, LLC

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

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

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

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

3.X **a Variance** from Section(s)

SEE ATTACHED SHEET

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: **(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)**

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.
Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:
SEE ATTACHED SHEET
Name- Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Legal Owners (Petitioners):
SEE ATTACHED SHEET
Name #1 – Type or Print / Name #2 – Type or Print
Signature #1 / Signature # 2
Mailing Address City State
Zip Code Telephone # Email Address

Attorney for Petitioner: (Lessee)
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

Representative to be contacted: (Lessee)
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 2024-0206-A **Filing Date** 9/11/24 **Do Not Schedule Dates:** _____ **Reviewer** JK

REV. 10/4/11

8858 WALTHAM WOODS ROAD

ATTACHMENT TO PETITION FOR VARIANCE

1. Petition for Variance from Section 450.4.Table of Sign Regulations 5(d) of the Baltimore County Zoning Regulations to allow a total of 8 wall-mounted enterprise signs for a tenant in a multi-tenant building in lieu of the one wall-mounted enterprise sign and one canopy enterprise sign permitted for each separate customer entrance and to allow 4 of the enterprise signs on building walls without separate exterior customer entrances in lieu of the requirement for a customer entrance on the same façade of the multi-tenant building.

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

MRA 45 Years 1979-2024

ZONING AREA DESCRIPTION
for 8858 WALTHAM WOODS ROAD

Beginning at a point on the southern side of Perring Parkway at the point of intersection with the nearest improved street intersection, East Joppa Road, which is 98' wide.

From the intersection of the baselines of Perring Parkway and East Joppa Road, North 41 degrees 31 minutes 17 seconds East 467.92 feet to the Point of Beginning.

1) North 30 degrees 33 minutes 24 seconds East 3.03 feet,
2) North 45 degrees 37 minutes 44 seconds East 85.56 feet,
3) North 27 degrees 25 minutes 51 seconds east 241.84 feet,
4) Northeasterly, by a curve to the right with the radius of 2764.79 feet, the distance of 379.79 feet, the chord of said arc being North 41 degrees 13 minutes 25 seconds East 379.49 feet,
5) North 60 degrees 06 minutes 01 seconds East 60.60 feet,
6) North 42 degrees 05 minutes 39 seconds East 148.00 feet,
7) Northeasterly, by a curve to the right with the radius of 2764.79 feet, the distance of 613.34 feet, the chord of said arc being North 55 degrees 47 minutes 39 seconds East 612.08 feet,
8) North 62 degrees 08 minutes 58 seconds East 155.48 feet,
9) North 84 degrees 06 minutes 36 seconds East 66.85 feet,
10) South 75 degrees 17 minutes 27 seconds East 34.01 feet,
11) South 27 degrees 51 minutes 02 seconds east 204.21 feet,
12) Southerly, by a curve to the right with the radius of 630.89 feet, the distance of 645.00 feet, the chord of said arc being South 01 degrees 26 minutes 16 seconds West 617.27 feet,
13) South 30 degrees 43 minutes 35 seconds West 308.17 feet,
14) Southwesterly, by a curve to the right with the radius of 660.00 feet, the distance of 283.56 feet, the chord of said arc being South 43 degrees 02 minutes 05 seconds West 281.39 feet,
15) South 55 degrees 20 minutes 35 seconds west 114.75 feet,
16) Southwesterly, by a curve to the left with the radius of 740.00 feet, the distance of 381.03 feet, the chord of said are being South 40 degrees 35 minutes 31 seconds West 376.84 feet,
17) North 59 degrees 13 minutes 30 seconds West 6.15 feet,
18) North 59 degrees 13 minutes 30 seconds West 240.00 feet,
19) South 30 degrees 46 minutes 30 seconds West 92.40 feet,
20) North 23 degrees 07 minutes 30 seconds West 125.00 feet,
21) South 66 degrees 52 minutes 30 seconds West 200.00 feet,
22) North 23 degrees 07 minutes 30 seconds West 471.12 feet,
23) South 66 degrees 52 minutes 30 seconds West 35.91 feet to the place of beginning.

Containing 31.5716 acres of land, more or less, being located in the 9th Election District and 5th Councilmanic District of Baltimore County, Maryland.

I certify that this description as either personally prepared by me or I was in responsible charge of its preparation.

STATE OF MARYLAND
MICHAEL GRAY COUGHLIN
38291
PROFESSIONAL ENGINEER

1220-B East Joppa Road, Suite 400K, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

Abingdon, MD (410) 515-9000 ✦ Baltimore, MD (443) 490-7201 ✦ Laurel, MD (410) 792-9792 ✦ Towson, MD (410) 821-1690 ✦ Georgetown, DE (302) 855-5734 ✦ Newark, DE (302) 326-2200 ✦ Purcellville, VA (703) 994-4047 ✦ Raleigh, NC (984) 200-2103 ✦ Wilmington, NC (910) 523-5065 ✦ Orlando, FL (407) 317-6288

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and Sustainability (EPS) - Development Coordination

DATE: September 16, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0206-A
Address: 8858 WALTHAM WOODS ROAD
Legal Owner: Marilyn Beardsley

Zoning Advisory Committee Meeting of September 20, 2024.

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

Reviewer: Earl D. Wrenn

xBALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: September 16, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0206-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No comment.

DPW-T: No exception taken.

Landscaping: No comment.

Recreations & Parks: No comment LOS & No Greenways affected.

VKD: sc
cc: file

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald **DATE:** 9/20/2024
Director, Department of Permits, Approvals and Inspections

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 2024-0206-A

INFORMATION:
Property Address: 8858 Waltham Woods Road
Petitioner: North Plaza I LLC, North Plaza II LLC, North Plaza III LLC
Zoning: BL
Requested Action: Variance

The Department of Planning has reviewed the petition for the following:

Variance - From Section 450.4.Table of Sign Regulations 5(d) of the Baltimore County Zoning Regulations to allow a total of 8 wall-mounted enterprise signs and one canopy enterprise sign permitted for each separate customer entrance and to allow 4 of the enterprise signs on building walls without separate exterior customer entrances in lieu of the requirement for a customer entrance on the same façade of the multi-tenant building.

The subject site is an approximately 32 acre site in the Parkville area, and is bound by Perring Parkway to the north, Waltham Woods Road to the east, East Joppa Road to the south, and Satyr Hill Road to the west. It is improved with multiple pad sites and a strip mall; the strip mall tenants include a Safeway with a Starbucks inside, which is the subject of this Zoning relief, as well as multiple commercial, retail, and food service establishments.

Uses immediately surrounding the subject site are primarily commercial and retail, with residential uses nearby. The commercial and retail uses include multiple fast food establishments, banks, stores, and office spaces. Nearby residential units are a mix of apartments and single family detached dwellings.

The existing Safeway has multiple wall-mounted signs, including two Safeway logo signs, a “Safeway Food & Drug” sign, and a Starbucks sign on the east elevation; a Safeway logo sign and a Starbucks sign on the south elevation; a Safeway logo sign and a Starbucks sign on the west elevation; and a “Safeway Food & Drug” sign on the north elevation.

Based on the site plan submitted with the petition, the Petitioners wish to redo the signage on all four elevations, changing multiple text signs to logo signs, adding a “Drive and Go” sign, and adding a “Pharmacy” sign.

The proposed signage is consistent with the existing signage, and will provide an updated look for the Safeway and its interior Starbucks. As such, the Department of Planning has no objections to the requested Variance relief.

For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

SL/JGN/KP

c: David Karceski, Esquire
David Birkenthal, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

CERTIFICATE OF POSTING

2024-0206-A

RE: Case No.: _____

Petitioner/Developer: _____

Marilyn Beardsley

North Plaza, I, LLC, North Plaza, II, LLC, North Plaza, III, LLC

November 4, 2024

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: Jeff Perlow:

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:_____

8858 Waltham Woods Road ***SIGN 1A & 1B***

October 13, 2024

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

Sincerely,

October 13, 2024

(Signature of Sign Poster) **(Date)**

SSG Robert Black

(Print Name)

1508 Leslie Road

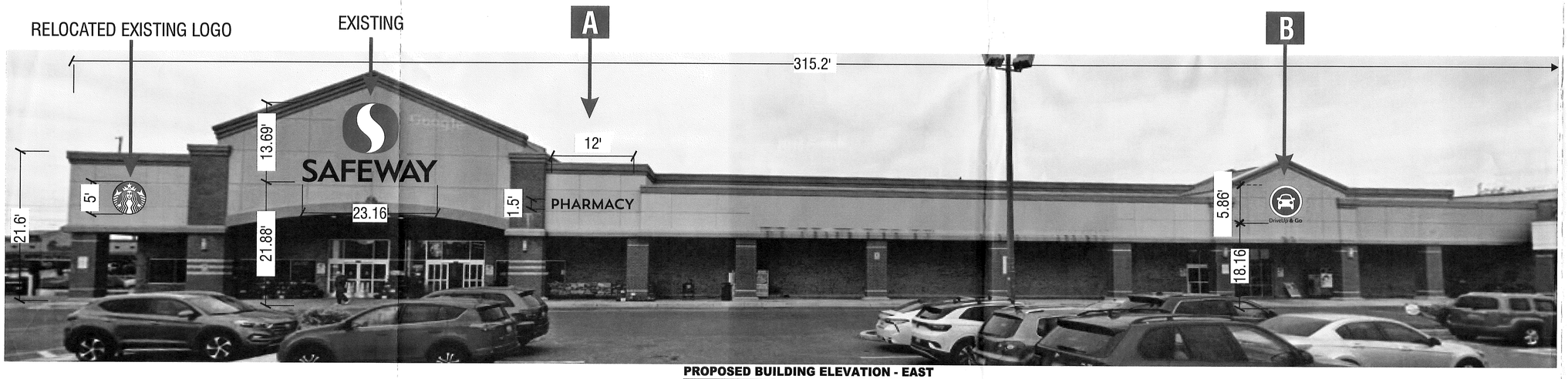
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

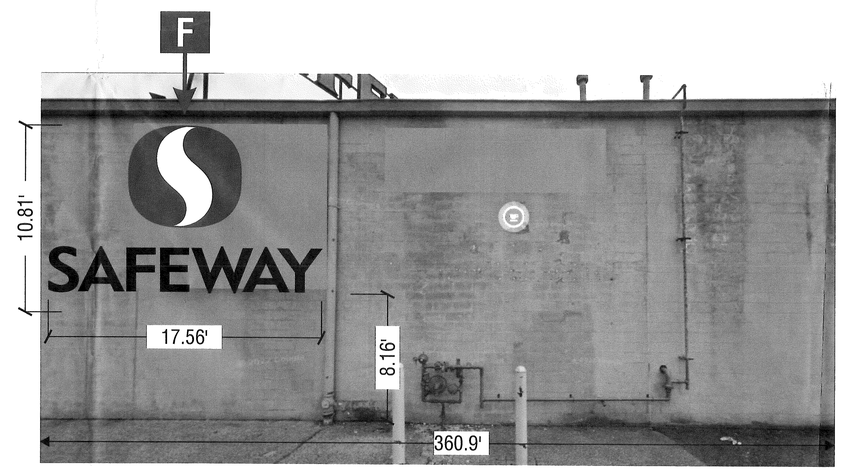


PROPOSED BUILDING ELEVATION - EAST

NOT TO SCALE

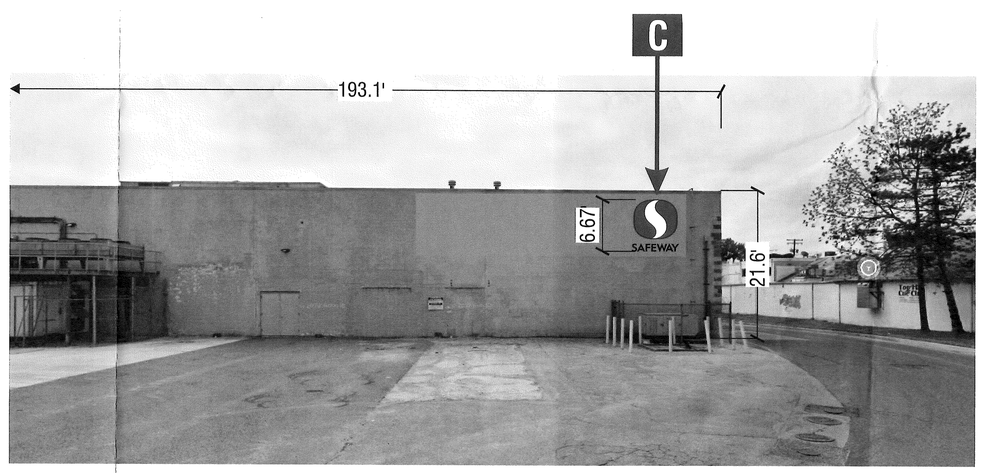
PROPOSED BUILDING ELEVATION - SOUTH

NOT TO SCALE



PROPOSED BUILDING ELEVATION - WEST

NOT TO SCALE



PROPOSED BUILDING ELEVATION - NORTH

NOT TO SCALE

GENERAL NOTE

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DEVELOPER

ALBERTSONS / SAFEWAY
75 VALLEY STREAM PARKWAY
MALVERN, PA 19355
PHONE: 202-774-8256
ATTN: LARRY SNYDER

OWNER

NORTH PLAZA I LLC
NORTH PLAZA II LLC ET. AL
1427 CLARKVIEW ROAD
BALTIMORE, MD 21209
PHONE: 443-921-4335
ATTN: JD BRAKEFIELD

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TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748

NORTH PLAZA SHOPPING CENTER
8858 WALTHAM WOODS ROAD

BUILDING ELEVATIONS EXHIBIT

5TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND 9TH ELECTION DISTRICT

DATE	REVISIONS		
		JOB NO.:	22788
		SCALE:	AS SHOWN
		DATE:	08/26/2024
		DRAWN BY:	AWJ
		DESIGN BY:	THS
		REVIEW BY:	THS
		SHEET:	03 OF 03

P:\22788\PLANNING\PLOT\SIGNAGE VARIANCE\22788-SIGN-03.dwg, 9/4/2024 10:36:02 AM, AJacobson, 1:1, Copyright 2024 Morris & Ritchie Associates, Inc.

GENERAL NOTES

1. PROPERTY INFORMATION:
   - A. PROPERTY ADDRESS: 8858 WALTHAM WOODS ROAD, PARKVILLE, MD 21234
   - B. SITE AREA: 31.5716 Ac.
   - C. ELECTION DISTRICT: 9
   - D. COUNCILMANIC DISTRICT: 5
   - E. ADC MAP: 28C6
   - F. CENSUS TRACT: 4917.01
   - G. TAX MAP: 0071
   - H. PARCEL: 0620
   - I. TAX ACCOUNT NO.: 1800003190
   - J. DEED REFERENCE: 21157/0369
2. ZONING: BL & BL–CCC
3. ZONING MAP/GIS TILE NO.: 071A1, 071A2
4. FLOOR AREA RATIO: MAXIMUM PERMITTED = 2.0
   EXISTING = 0.24 (337,971 S.F. / 1,381,780 S.F. = 0.244)
   TOTAL PROVIDED = 0.24

   EXISTING LAND USE: COMMERCIAL SHOPPING CENTER

   PROPOSED LAND USE: COMMERCIAL SHOPPING CENTER
5. BL ZONE SETBACKS — REQUIRED
   FRONT (FROM PROPERTY LINE) *10'
   FRONT (FROM CENTERLINE) *40'

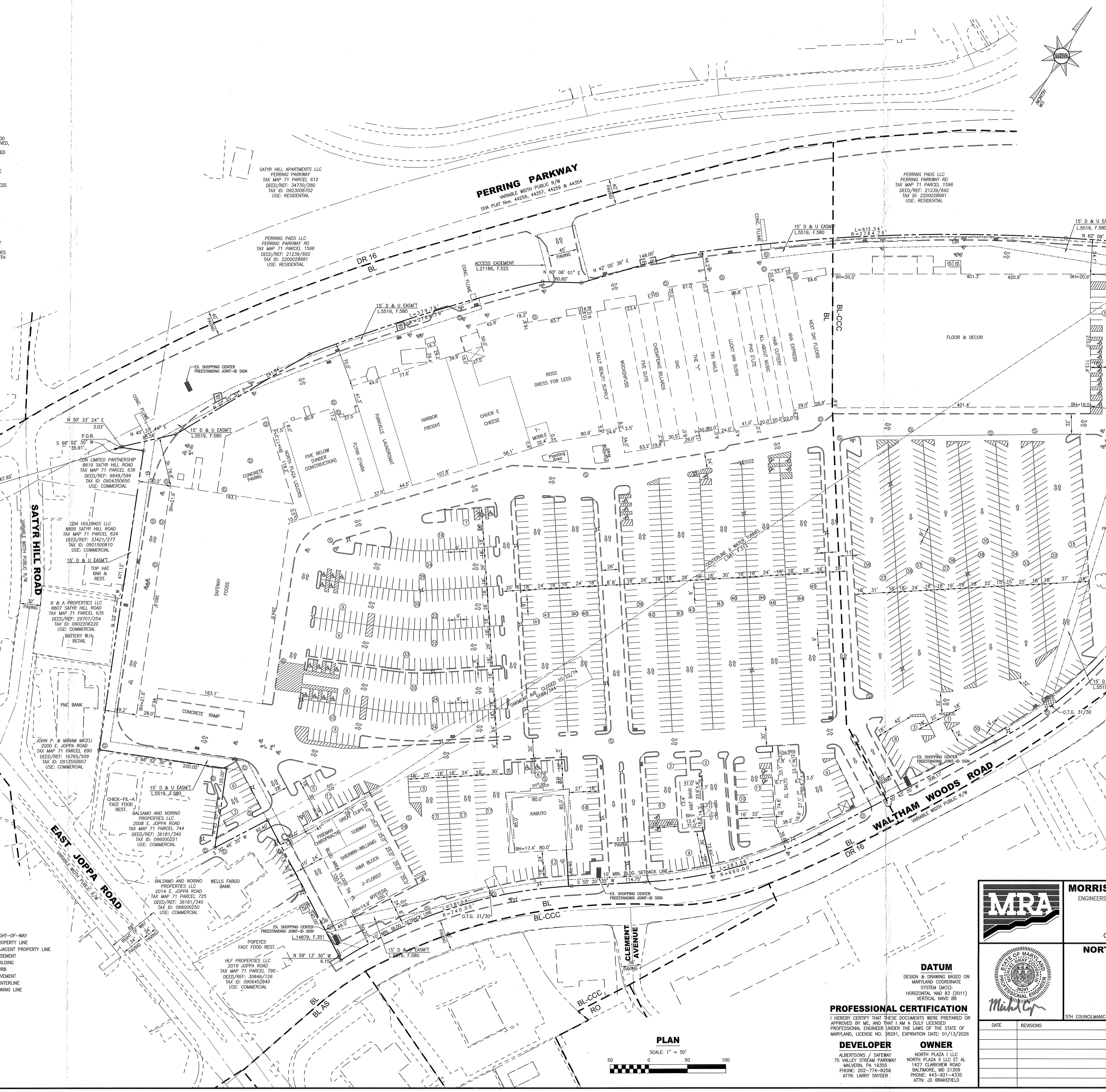
   *IN B.L. ZONES, THE FRONT YARD DEPTH OF ANY BUILDING HEREAFTER ERECTED SHALL BE THE AVERAGE OF THE FRONT YARD DEPTHS OF THE LOTS IMMEDIATELY ADJOINING ON EACH SIDE, PROVIDED SUCH ADJOINING LOTS ARE IMPROVED WITH PERMANENT COMMERCIAL BUILDINGS CONSTRUCTED OF FIRE–RESISTING MATERIALS SITUATE WITHIN 100 FEET OF THE JOINT SIDE PROPERTY LINE, BUT WHERE SAID IMMEDIATELY ADJOINING LOTS ARE NOT BOTH SO IMPROVED, THEN THE DEPTH OF THE FRONT YARD OF ANY BUILDING HEREAFTER ERECTED SHALL BE NOT LESS THAN THE AVERAGE DEPTH OF THE FRONT YARDS OF ALL LOTS WITHIN 100 FEET ON EACH SIDE THEREOF WHICH ARE IMPROVED AS DESCRIBED ABOVE.

   SIDE — 0', EXCEPT THAT WHERE THE LOT ABUTS A LOT IN A RESIDENCE ZONE THERE MUST BE A SIDE YARD NOT LESS THAN THE GREATER MINIMUM WIDTH REQUIRED FOR A DWELLING ON THE ABUTTING LOT AND ON CORNER LOTS THE SIDE YARD ON THE STREET SIDE SHALL BE NOT LESS THAN TEN FEET IN WIDTH

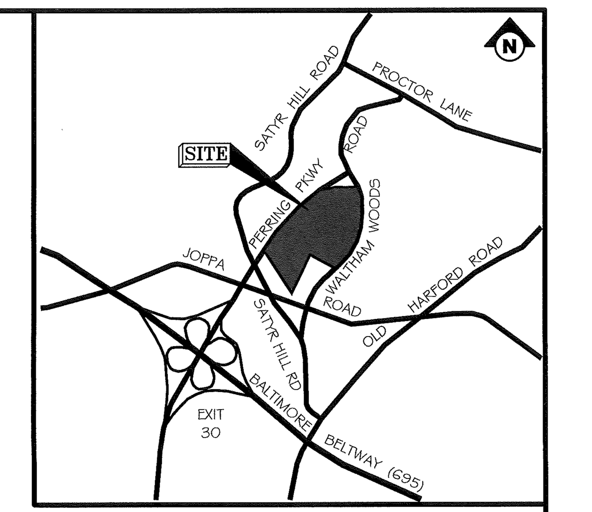
   REAR — 0', EXCEPT THAT WHERE THE REAR LOT LINE ABUTS A LOT IN A RESIDENCE ZONE THERE SHALL BE A REAR YARD NOT LESS THAN 20 FEET DEEP.
6. MAXIMUM BUILDING HEIGHT: **40'

   **THE REGULATIONS IMPOSE A FLEXIBLE HEIGHT "TENT" WITHIN WHICH THE BUILDING MAY RISE. ALONG A STREET, ALLEY OR OTHER PUBLIC WAY, SUCH "TENT" EXTENDS UPWARD AT A 45–DEGREE ANGLE TOWARD THE SUBJECT PROPERTY FROM THE OPPOSITE SIDE OF THE STREET OR ALLEY ALONG ITS FRONT, SIDE OR REAR. THE HEIGHT MAY BE AVERAGED; THAT IS, SOME PORTIONS OF THE BUILDING MAY PROJECT ABOVE THE "TENT," PROVIDED OTHER PORTIONS, EQUAL IN TOTAL AREA, STAY PROPORTIONATELY BELOW IT. FROM ANY REAR OR SIDE LOT LINE WHICH DOES NOT ADJOIN A STREET, ALLEY OR OTHER PUBLIC WAY, A SIMILAR "TENT" WOULD EXTEND UPWARD MORE STEEPLY WITH NO AVERAGING OF HEIGHT. THESE PROVISIONS MAKE IT PRACTICABLE TO ASSURE ADEQUATE LIGHT AND AIR TO ADJACENT PROPERTIES IF THE BUILDING HEIGHT EXCEEDS 40 FEET.
7. THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
8. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
9. THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN (F.E.M.A. PANEL NO. 2400100270F).
10. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
11. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
12. THERE ARE NO HISTORIC BUILDINGS ON SITE.
13. THIS SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
14. 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.
15. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450, OR A VARIANCE WILL BE REQUESTED.
16. PARKING CALCULATIONS:

    REQUIRED = 1,690 SPACES (337,971 SQ.FT. @ 5 PER 1,000)
    PROVIDED = 1,625 SPACES (40 HANDICAPPED, 1,585 REGULAR)
17. * NO PARKING VARIANCE REQUIRED. SEE ZONING CASE NO. 2001–0382–A IN WHICH A PARKING VARIANCE WAS GRANTED TO ALLOW 1,595 PARKING SPACES IN LIEU OF 1,857.



VICINITY MAP



SCALE: 1" = 1000'

BENCHMARKS

BCO #567A — ELEV. 440.70 — N 631,755.512, E 1,439,791.285

DESCRIPTION: BOLT MONUMENT LOCATED IN CONCRETE SIDEWALK NORTH OF JOPPA ROAD.

BCO #388 — ELEV. 379.58 — N 630,151.070, E 1.442,914.727

DESCRIPTION: SPIKE MONUMENT LOCATED IN CONCRETE SIDEWALK SOUTHEAST OF ASHFORD ROAD.

ZONING HISTORY

CASE NO. R–1951–2026 – ZONING RECLASSIFICATION FROM "A" RESIDENTIAL TO "E" COMMERCIAL TO MATCH NORTHWEST AND SOUTHEAST CORNERS THAT ARE ALREADY ZONED COMMERCIAL. GRANTED JUNE 29, 1951.

CASE NO. R–1956–3917 – ZONING RECLASSIFICATION FROM "R–6" RESIDENTIAL TO "BL" ZONE. GRANTED AUGUST 17, 1956.

CASE NO. R–1960–4973 – EXTENSION OF AN EXISTING BL ZONE. GRANTED MAY 20, 1960.

CASE NO. R–1962–5837 – ZONING RECLASSIFICATION FOR PARCEL A FROM "R–6" TO A "RA" ZONE, FOR PARCEL B FROM "R–6" TO A "RA" ZONE, FOR PARCEL C FROM "R–6" TO A "BL" ZONE. GRANTED APRIL 19, 1964.

CASE NO. R–1966–0122 – ZONING RECLASSIFICATION FROM "R–6" RESIDENTIAL TO "BL" COMMERCIAL FOR A PARKING LOT. GRANTED OCTOBER 28, 1965.

CASE NO. R–1968–0038 – ZONING RECLASSIFICATION FROM "RA" RESIDENTIAL TO "BL" COMMERCIAL TO RECOVER COMMERCIAL ZONING OBTAINED PRIOR. GRANTED JULY 11, 1967.

CASE NO. 1974–0235–X – SPECIAL USE PERMIT FOR A SERVICE GARAGE. GRANTED APRIL 18, 1974.

CASE NO. 2001–0382–A – REQUEST FOR RELIEF FROM SECTION 409.6.A.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.) TO PERMIT 1,595 SPACES IN LIEU OF THE REQUIRED 1,857 SPACES FOR THE PROPOSED REDEVELOPMENT OF THE SUBJECT SITE. GRANTED MAY 16, 2001.

CASE NO. 2002–0064–X – SPECIAL USE PERMIT FOR A GYM, HEALTH CLUB/ SPA WITHIN A BL ZONE. GRANTED OCTOBER 1, 2001.

CASE NO. 2014–0233–X – SPECIAL EXCEPTION FOR AN ARCADE IN A PIZZA RESTAURANT/ FAMILY ENTERTAINMENT CENTER WITH MORE THAN FOUR (4) COIN OPERATED AMUSEMENT DEVICES. GRANTED JULY 28, 2014.

CASE NO. 2019–0306–A – PETITION FOR VARIANCE TO ALLOW ILLUMINATED WALL MOUNTED ENTERPRISE SIGNS, GRANTED JULY 19, 2019.

CASE NO. 2021–0044–SPHA – PETITION FOR SPECIAL HEARING AND VARIANCE TO ALLOW: FOUR FREESTANDING JOINT ID SIGNS ON WALTHAM WOODS ROAD, THOSE SIGNS TO DISPLAY A MAXIMUM OF 8 LINE OF TEXT AND A MINIMUM SIGN COPY OF 3IN IN HEIGHT, TWO JOINT ID SIGNS FACING NON–FRONTED ROADWAYS, FREESTANDING DIRECTIONAL SIGNS, AND WALL–MOUNTED ENTERPRISE SIGNS. GRANTED MAY 24, 2021.

LEGEND

- EX. RIGHT–OF–WAY
- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. EASEMENT
- EX. BUILDING
- EX. CURB
- EX. PAVEMENT
- EX. CENTERLINE
- EX. ZONING LINE

GENERAL NOTE

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

PLAN

SCALE: 1" = 50'

DATUM

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM (MCS):
HORIZONTAL NAD 83 (2011)
VERTICAL NAVD 88

PROFESSIONAL CERTIFICATION

I 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. 38291, EXPIRATION DATE: 01/13/2026

DEVELOPER

ALBERTSONS / SAFEWAY
75 VALLEY STREAM PARKWAY
MALVERN, PA 19355
PHONE: 202–774–8256
ATTN: LARRY SNYDER

OWNER

NORTH PLAZA I LLC
NORTH PLAZA II LLC ET AL
1427 CLARKVIEW ROAD
BALTIMORE, MD 21209
PHONE: 443–921–4335
ATTN: JD BRAKEFIELD

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NORTH PLAZA SHOPPING CENTER
8858 WALTHAM WOODS ROAD

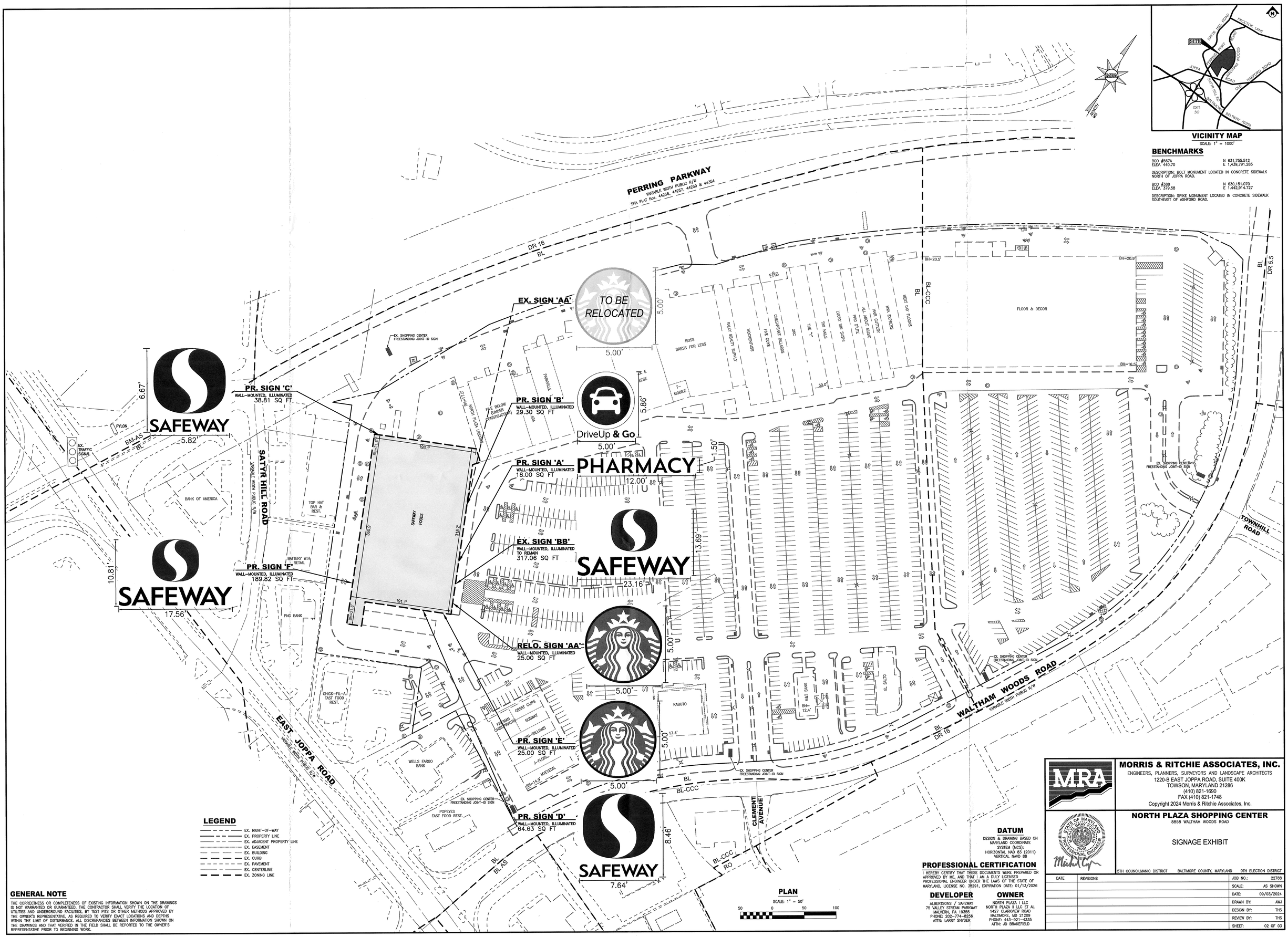
PLAN TO ACCOMPANY
SIGNAGE VARIANCE PETITION

STATE OF MARYLAND — MICHAEL GRAY COUGHLIN — 38291 — PROFESSIONAL ENGINEER

5TH COUNCILMANIC DISTRICT — BALTIMORE COUNTY, MARYLAND — 9TH ELECTION DISTRICT

DATE	REVISIONS		
		JOB NO.:	22788
		SCALE:	AS SHOWN
		DATE:	09/03/2024
		DRAWN BY:	AWJ
		DESIGN BY:	THS
		REVIEW BY:	THS
		SHEET:	01 OF 03

P:\22788\PLANNING\PLOT\SIGNAGE VARIANCE\22788–SIGN–01.dwg, 9/4/2024 10:35:50 AM, AJacobson.
1:1. Copyright 2024 Morris & Ritchie Associates, Inc.



VICINITY MAP

SCALE: 1" = 1000'

BENCHMARKS

BCD #567A
ELEV. 440.70

N 631,755.512
E 1,439,791.285

DESCRIPTION: BOLT MONUMENT LOCATED IN CONCRETE SIDEWALK NORTH OF JOPPA ROAD.

BCD #398
ELEV. 379.58

N 630,151.070
E 1,442,914.727

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SCALE: 1" = 50'

50 0 50 100

DATUM

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STATE OF MARYLAND
MICHAEL S. GRAY
38291
PROFESSIONAL ENGINEER
01/13/2026

NORTH PLAZA SHOPPING CENTER

8858 WALTHAM WOODS ROAD

SIGNAGE EXHIBIT

5TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND 9TH ELECTION DISTRICT

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		DESIGN BY:	THS
		REVIEW BY:	THS
		SHEET:	02 OF 03

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