

IN RE: **PETITION FOR VARIANCE**

NE side of Twin Springs Road; 1,485
feet NW of the c/l of Washington Blvd.
(1701 Twin Springs Road)
13th Election District
1st Council District

Kaiser Foundation Health Plan
of the Mid-Atlantic States, Inc.
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2012-0064-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for consideration of a Petition for Variance filed by Petitioner Kaiser Foundation Health Plan of Mid-Atlantic States, Inc. ("Kaiser"), legal property owner, requesting variance relief from Section 405.4 of the Baltimore County Zoning Regulations ("B.C.Z.R.") for free-standing signage (entry sign and on-site directional signs) on the campus of its new medical facility and for certain wall-mounted signage at the new facility. In particular, Petitioner requested variances from: Section 450.4 Attachment 1, 5(b)(V) to permit a free-standing enterprise sign with a sign face/area of 290.0 sq. ft. in lieu of the maximum permitted 75 sq. ft. (Sign 1); Section 450.4 Attachment 1, 5(a)(VI) to permit a total of 4 wall-mounted enterprise signs on building façades in lieu of the maximum permitted 3 signs (Signs 4-7); Section 450.4 Attachment 1, 5(a)(V) to permit a wall-mounted enterprise sign with a sign face/area of 297.0 sq. ft. in lieu of the maximum permitted 210.6 sq. ft. (Sign 5); Section 450.4 Attachment 1, 5(a)(IX) to permit four wall-mounted enterprise signs with sign face/areas of 483.0 sq. ft., 297.0 sq. ft., 154.00 sq. ft., and 154.00 sq. ft. in lieu of the maximum permitted 150 square feet each (Signs 4-7); Section 450.4 Attachment 1, 3(b)(V) and (VII) to permit 4 free-standing directional signs with a sign face/area of 9 sq. ft. and a height of 6.25 feet each in lieu of the maximum permitted 8 sq. ft.

ORDER RECEIVED FOR FILING

Date 11-7-11

by [signature]

and 6 feet each (Sign 2); and Section 450.4 Attachment 1, 3(b)(V) and (VII) to permit a free-standing directional sign with a sign face/area of 50 sq. ft. and a height of 20 feet in lieu of the maximum permitted 8 sq. ft. and 6 feet each (Sign 3). The subject property and requested relief are more fully described on the site plan marked and accepted into evidence as Petitioner's Exhibit 1A and 1B.

Appearing at the public hearing on behalf of Kaiser in support of the requested relief were Patrick Farrell, Director of Capital Projects, and Kimberley Roberts, Program Director. Iwona Rostek-Zarska, Professional Engineer, and Valek Zarski, Project Manager, appeared on behalf of Baltimore Land Design Group, Inc., the engineering firm responsible for preparation of the site plan submitted into evidence. Patricia Malone, Esquire, appeared as legal counsel for the Petitioner. Dan Pallace with Merritt Properties, LLC also appeared in support of the request. There were no Protestants or other persons in attendance.

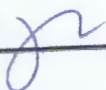
At the outset of the hearing, Ms. Malone explained that, after meetings with the Department of Planning, Kaiser had agreed to eliminate all relief related to Sign 6 from its request. Ms. Malone introduced amended petition language, and Ms. Rostek-Zarska revised the site plan (Petitioner's Exhibit 1A and 1B) to reflect the elimination of Sign 6. With this change, as reflected in its Zoning Advisory Committee (ZAC) comment, the Department of Planning offered no objection to the approval of the requested variance relief, and none of the other ZAC comments indicated any opposition or agency comment concerning the requested relief. Prior to the hearing, the undersigned received correspondence, dated May 12, 2011, from Peirce Macgill, Commercial Revitalization Specialist with the Department of Economic Development, voicing strong support of the requested relief. The ZAC comments and the memorandum from Mr. Macgill were made part of the case file.

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Date

11-7-11

By



Ms. Malone then proffered the evidence presented, and I accepted the proffer and exhibits into the record of the case. As Ms. Malone explained, Petitioner is in the process of constructing a new regional Kaiser Permanente medical facility in Halethorpe on a 9.6± acre site located off Washington Boulevard. The property is split-zoned BM-IM and ML and is accessed through a private drive - Twin Springs Road - off of Washington Boulevard.

Kaiser selected the site because of its central location in terms of its other facilities in the area, as reflected on a facilities map introduced into evidence. Kaiser intends for this location to act as a "hub" for other Kaiser facilities in the area, which do not provide the full spectrum of services to be offered at this facility. This location will be a full-service outpatient medical center, providing surgical and diagnostic services, along with medical offices, laboratory, and pharmacy. Kaiser produced a floor plan of the proposed medical center to show the services to be provided and the layout of the building.

Ms. Malone next described the proposed signage for the site and the relief necessary. The proposed signs include an entrance sign from Twin Springs Road into the site and on-site directional signs to direct patients to the parking garage and to the medical services. Wall-mounted "Kaiser Permanente" signs are also proposed. Detailed sign measurements and sign elevations were introduced.

As Ms. Malone explained, the site has an irregular shape with a narrow panhandle leading into the site from the private Twin Springs Road. The bulk of the site is located to the rear. Given the site's unusual configuration and the location of the buildable area on the site, the view from Washington Boulevard is very limited, which will make it more difficult for patients, who may be ill, elderly, or under stress, to locate the medical center. For this reason, Kaiser requests variance relief in order to provide adequate signage to help patients and

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Date 11-7-11

By [Signature]

visitors more easily locate the facility and navigate through the site. As a regional facility, it will draw patients from other jurisdictions, who may be unfamiliar with the area. The need for visible notification signage in this instance is, therefore, particularly important.

Having considered the testimony and evidenced offered at the hearing, I am convinced that the requested variance relief should be granted. The physical characteristics of the property certainly make it difficult to locate and identify the site. Requiring strict compliance with the B.C.Z.R. with regard to signage would result in practical difficulty for Kaiser and potential hardship for its patients, who may have difficulty in locating the medical center from the main roads. Without the grant of a variance, Kaiser cannot provide sufficient notice for a facility of this size.

Based on the evidence presented, I find that the variances can be granted in such a manner as to meet the requirements of Section 307 of the B.C.Z.R., as established in *Cromwell v. Ward*, 102 Md. App. 691 (1995). The requests will not result in any adverse impact as there are no residential properties nearby. The area is a commercial/industrial corridor. Even so, the signs, as designed, are tasteful and non-obtrusive. Some of the smaller signs, when in place, may not even be visible off campus. Those that are visible will provide much needed directional guidance without being distracting. For these reasons, I find that the variance requests satisfy the requirement that they be consistent with the spirit and intent of B.C.Z.R. and not result in injury to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property and public hearing held, and after considering the testimony and evidence offered, I find that Petitioner's variance requests, as amended, should be granted.

THEREFORE, IT IS ORDERED by this Administrative Law Judge for Baltimore County this 7th day of November, 2011 that Petitioner's Petition for Variance, as amended, from

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Date 11-7-11

[Signature]

Section 450.4 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit the following variances:

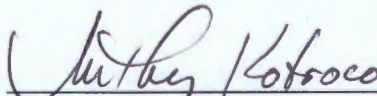
1. Section 450.4 Attachment 1, 5(b)(V) to permit a free-standing enterprise sign with a sign face/area of 290.0 sq. ft. in lieu of the maximum permitted 75 sq. ft. (Sign 1);
2. Section 450.4 Attachment 1, 5(a)(V) to permit a wall-mounted enterprise sign with a sign face/area of 297.0 sq. ft. in lieu of the maximum permitted 210.6 sq. ft. (Sign 5);
3. Section 450.4 Attachment 1, 5(a)(IX) to permit three wall-mounted enterprise signs with sign face/areas of 483.0 sq. ft., 297.0 sq. ft., and 154.00 sq. ft. in lieu of the maximum permitted 150 square feet each. (Signs 4,5,7);
4. Section 450.4 Attachment 1, 3(b)(V) and (VII) to permit 4 free-standing directional signs with a sign face/areas of 9 sq. ft. and a height of 6.25 feet each in lieu of the maximum permitted 8 sq. ft. and 6 feet each. (Sign 2);
5. Section 450.4 Attachment 1, 3(b)(V) and (VII) to permit a free-standing directional sign with a sign face/area of 50 sq. ft. and a height of 20 feet in lieu of the maximum permitted 8 sq. ft. and 6 feet each. (Sign 3),

be and is hereby GRANTED.

The relief granted herein is subject to the following condition:

1. Petitioner is advised that it may apply for any required building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until the 30-day appeal period from the date of this Order has expired. If for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

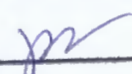
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

ORDER RECEIVED FOR FILING

Date 11-7-11

By 



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

November 7, 2011

PATRICIA A. MALONE, ESQUIRE
VENABLE, LLP
210 WEST PENNSYLVANIA AVENUE
SUITE 500
TOWSON, MD 21204

RE: Petition For Variance
(1701 Twin Springs Road)
Case No. 2012-0064-A

Dear Ms. Malone:

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

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits, Approvals and Inspections at 410-887-3391.

Sincerely,

A handwritten signature in dark ink, appearing to read "Timothy M. Kotroco", is written over a light blue horizontal line.

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure



PETITION FOR ZONING HEARING(S)

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

To the Office of Administrative Law of Baltimore County for the property located at:
address 1701 Twin Springs Road which is presently zoned ML, BM
Deed Reference 0030357 / 182 10 Digit Tax Account # 2 5 0 0 0 8 2 9 5
Property Owner(s) Printed Name(s) Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc.

CASE NUMBER 2012-0064-A Filing Date 9/1/11 Estimated Posting Date / / Reviewer D.T.

(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) 450.4 Attachment 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:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ / Telephone # _____ Email Address _____

Attorney for Petitioner:

Patricia A. Malone

Name- Type or Print _____

Signature _____

210 W. Pennsylvania Avenue, Suite 500, Towson, MD
Mailing Address _____ City _____ State _____

21204 / 410-494-6206 / pamalone@venable.com
Zip Code Telephone # Email Address

Legal Owners:

Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc.

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

Kendall D. Hunter / *Kendall D. Hunter*

Chief Operating Officer Signature

2101 East Jefferson Street, Rockville, MD

Mailing Address _____ City _____ State _____

20852 / 301-816-6373 /

Zip Code Telephone # Email Address

Representative to be contacted:

Patricia A. Malone

Name - Type or Print _____

Signature _____

210 W. Pennsylvania Avenue, Suite 500 Towson, MD
Mailing Address _____ City _____ State _____

21204 / 410-494-6206 / pamalone@venable.com
Zip Code Telephone # Email Address

REV. 2/23/11 ORDER RECEIVED FOR FILING

Date 11-7-11

Bv

Amended
Petition
Request
JMK

**Attachment to
Petition for Variance**

Beltway Business Park – Lot 7A

The following requests are for variances from the Baltimore County Zoning Regulations:

1. Section 450.4 Attachment 1, 5(b)(V) to permit a free-standing enterprise sign with a sign area/face of 290.0 SF in lieu of the maximum permitted 75 SF. (Sign 1)
- ~~2. Section 450.4 Attachment 1, 5(a)(VI) to permit a total of 4 wall-mounted enterprise signs on building façades in lieu of the maximum permitted 3 signs. (Signs 4-7)~~
23. Section 450.4 Attachment 1, 5(a)(V) to permit a wall-mounted enterprise sign with a sign area/face of 297.0 SF in lieu of the maximum permitted 210.6 SF. (Sign 5)
34. Section 450.4 Attachment 1, 5(a)(IX) to permit three ~~four~~ wall-mounted enterprise signs with sign face/areas of 483.0 SF, 297.0 SF, ~~154.00 SF~~, and 154.00 SF in lieu of the maximum permitted 150 square feet each. (Signs 4, 5, 7 ~~4-7~~)
45. Section 450.4 Attachment 1, 3(b)(V) and (VII) to permit 4 free-standing directional signs with a sign area/face of 9 SF and a height of 6.25 FT each in lieu of the maximum permitted 8 SF and 6FT each. (Sign 2)
56. Section 450.4 Attachment 1, 3(b)(V) and (VII) to permit a free-standing directional sign with a sign area/face of 50 SF and a height of 20 FT in lieu of the maximum permitted 8 SF and 6FT each. (Sign 3)

**Attachment to
Petition for Variance**

Beltway Business Park – Lot 7A

The following requests are for variances from the Baltimore County Zoning Regulations:

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3. **Section 450.4 Attachment 1, 5(a)(V) to permit a wall-mounted enterprise sign with a sign area/face of 297.0 SF in lieu of the maximum permitted 210.6 SF. (Sign 5)**
4. **Section 450.4 Attachment 1, 5(a)(IX) to permit four wall-mounted enterprise signs with sign face/areas of 483.0 SF, 297.0 SF, 154.00 SF, and 154.00 SF in lieu of the maximum permitted 150 square feet each. (Signs 4-7)**
5. **Section 450.4 Attachment 1, 3(b)(V) and (VII) to permit 4 free-standing directional signs with a sign area/face of 9 SF and a height of 6.25 FT each in lieu of the maximum permitted 8 SF and 6FT each. (Sign 2)**
6. **Section 450.4 Attachment 1, 3(b)(V) and (VII) to permit a free-standing directional sign with a sign area/face of 50 SF and a height of 20 FT in lieu of the maximum permitted 8 SF and 6FT each. (Sign 3)**

2012-0064-A

**DESCRIPTION TO ACCOMPANY PETITION
FOR ZONING VARIANCES
1701 TWIN SPRINGS ROAD
BALTIMORE COUNTY, MARYLAND
13TH ELECTION DISTRICT; 1ST COUNCILMANIC DISTRICT**

August 30, 2011

Beginning at the point located on the north east side of Twin Springs Road, a private road contained within the variable width ingress and egress and drainage & utility private easement, said point being located westerly 1,485 feet, more or less, from the intersection of centerlines of Washington Boulevard with Twin Springs Road, thence running the following courses and distances:

1. North 46° 16' 30" West, 65.40 feet; thence,
2. North 19° 59' 53" East, 156.43 feet; thence,
3. Along the curve to the left having a radius of 116 feet, 79.42 feet; thence,
4. Along the curve to the left having a radius of 70 feet, 170.67 feet; thence,
5. North 68° 12' 07" West, 149.73 feet; thence,
6. Along the curve to the right having a radius of 189 feet, 136.25 feet; thence,
7. North 83° 48' 03" West, 95.61 feet; thence,
8. South 21° 47' 53" West, 431.60 feet; thence,
9. North 59° 08' 12" West, 285.53 feet; thence,
10. North 11° 35' 48" East, 226.22 feet; thence,
11. North 20° 13' 30" East, 245.89 feet; thence,
12. North 27° 01' 01" East, 170.98 feet; thence,
13. North 27° 09' 23" East, 128.62 feet; thence,
14. North 76° 36' 42" East, 196.29 feet; thence,
15. South 46° 02' 42" East, 827.65 feet; thence,
16. South 33° 41' 15" West, 289.22 feet, to the point of beginning.

Containing 418,176 square feet or 9.60 acres, more or less

This description is intended for zoning purposes only and shall not be used for conveyance of land.



2012-0064-A

NOTICE OF ZONING HEARING

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

Case: # 2012-0064-A

1701 Twin Springs Road
NE/s of Twin Springs Road, 1,485 feet N/W of centerline of Washington Blvd.
13th Election District - 1st Councilmanic District
Legal Owner(s): Kaiser Foundation Health Plan of Mid-Atlantic States, Inc., Kendall Hunter

Variance: to permit a free-standing enterprise sign with a sign area/face of 290.0 sq. ft. in lieu of the maximum permitted 75 sq. ft. (sign 1); to permit a total of 4 wall-mounted enterprise signs on building facades in lieu of the maximum permitted 3 signs (signs 4-7); to permit a wall-mounted enterprise sign with a sign area/face of 297.0 sq. ft. in lieu of the maximum 210.6 sq. ft. (sign 5); to permit 4 wall-mounted enterprise signs with sign face/areas of 483.0 sq. ft., 297.0, 154.00 sq. ft. and 154.00 sq. ft. in lieu of the maximum permitted 150 sq. ft. each (signs 4-7); to permit 4 free-standing directional signs with a sign area/face of 9 sq. ft. and a height of 6.25 ft. each in lieu of the maximum permitted 8 sq. ft. and 6 ft. each (sign 2); to permit a free-standing directional sign with a sign area/face of 50 sq. ft. and a height of 20 ft. in lieu of the maximum permitted 8 sq. ft. and 6 ft. each (sign 3).

Hearing: Thursday, October 20, 2011 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS
AND INSPECTIONS FOR
BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/10/603 Oct. 4

287634

CERTIFICATE OF PUBLICATION

10/6/2011

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/4/2011.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkins

LEGAL ADVERTISING

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 4, 2011 Issue - Jeffersonian

Please forward billing to:

Kedrick Whitmore

410-494-6200

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2012-0064-A

1701 Twin Springs Road

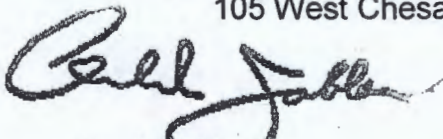
NE/s of Twin Springs Road, 1,485 feet NW of centerline of Washington Blvd.

13th Election District – 1st Councilmanic District

Legal Owners: Kaiser Foundation Health Plan of Mid-Atlantic States, Inc., Kendall Hunter

Variance to permit a free-standing enterprise sign with a sign area/face of 290.0 sq. ft. in lieu of the maximum permitted 75 sq. ft. (sign 1); to permit a total of 4 wall-mounted enterprise signs on building facades in lieu of the maximum permitted 3 signs (signs 4-7); to permit a wall-mounted enterprise sign with a sign area/face of 297.0 sq. ft. in lieu of the maximum 210.6 sq. ft. (sign 5); to permit 4 wall-mounted enterprise signs with sign face/areas of 483.0 sq. ft., 297.0, 154.00 sq. ft. and 154.00 sq. ft. in lieu of the maximum permitted 150 sq. ft. each (signs 4-7); to permit 4 free-standing directional signs with a sign area/face of 9 sq. ft. and a height of 6.25 ft. each in lieu of the maximum permitted 8 sq. ft. and 6 ft. each (sign 2); to permit a free-standing directional sign with a sign area/face of 50 sq. ft. and a height of 20 ft. in lieu of the maximum permitted 8 sq. ft. and 6 ft. each (sign 3).

Hearing: Thursday, October 20, 2011 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections
September 19, 2011

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2012-0064-A

1701 Twin Springs Road

NE/s of Twin Springs Road, 1,485 feet N/W of centerline of Washington Blvd.

13th Election District – 1st Councilmanic District

Legal Owners: Kaiser Foundation Health Plan of Mid-Atlantic States, Inc., Kendall Hunter

Variance to permit a free-standing enterprise sign with a sign area/face of 290.0 sq. ft. in lieu of the maximum permitted 75 sq. ft. (sign 1); to permit a total of 4 wall-mounted enterprise signs on building facades in lieu of the maximum permitted 3 signs (signs 4-7); to permit a wall-mounted enterprise sign with a sign area/face of 297.0 sq. ft. in lieu of the maximum 210.6 sq. ft. (sign 5); to permit 4 wall-mounted enterprise signs with sign face/areas of 483.0 sq. ft., 297.0, 154.00 sq. ft. and 154.00 sq. ft. in lieu of the maximum permitted 150 sq. ft. each (signs 4-7); to permit 4 free-standing directional signs with a sign area/face of 9 sq. ft. and a height of 6.25 ft. each in lieu of the maximum permitted 8 sq. ft. and 6 ft. each (sign 2); to permit a free-standing directional sign with a sign area/face of 50 sq. ft. and a height of 20 ft. in lieu of the maximum permitted 8 sq. ft. and 6 ft. each (sign 3).

Hearing: Thursday, October 20, 2011 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Patricia Malone, Venable, 210 W. Pennsylvania Ave., Ste. 500, Towson 21204
Kendall Hunter, 2101 East Jefferson St., Rockville 20852

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, OCTOBE 5, 2011.**
(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

Zoning Review | County Office Building
111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048
www.baltimorecountymd.gov

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

Item Number or Case Number: 2011 - 0064 - A

Petitioner: Kaiser Foundation

Address or Location: 1701 Twin Springs Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kedrick Whitmore, Venable LLP

Address: 210 W. Pennsylvania Ave, Suite 500
Towson MD 21204

Telephone Number: (410) 494 - 6200

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

No. 73693

Date: 9/1/11

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	206	0000		0150					385.00

Total: 385.00

Rec

From: VENABLE LLP

For: 2011-0004-A

KAISER FOUNDATION

D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

October 12, 2011

Kendall Hunter
2101 East Jefferson Street
Rockville, MD 20852

RE: Case Number 2012-0064A, 1701 Twin Springs Road

Dear Mr. Hunter,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 1, 2011. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Patricia Malone, Venable LLC, 210 w. Pennsylvania Avenue, Ste. 500, Towson, MD 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 17, 2011

FROM: Andrea Van Arsdale
Director, Office of Planning

RECEIVED

OCT 19 2011

SUBJECT: 1701 Twin Springs Road

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Item Number: 12-064

Petitioner: Kaiser Foundation Health Plan of the Mid Atlantic States, Inc.

Zoning: ML, BM

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and accompanying site plan and has no objection regarding this zoning case provided the requested variances are amended as indicated in the attached letter from Patricia A. Malone of Venable LLP dated October 13, 2011.

For further information concerning the matters stated here in, please contact Dennis Wertz at 410-887-3480.

Prepared by: _____

Division Chief: _____
AVA/LL: CM
Attachment

Patricia A. Malone
Of Counselt 410.494.6206
f 410.821.0147
pamalone@venable.com

October 13, 2011

HAND-DELIVERED

Ms. Lynn Lanham, Chief,
Development Review Division
Mr. Dennis Wertz, 1st District Area
Planner
Baltimore County Office of Planning
The Jefferson Building, Suite 101
105 West Chesapeake Avenue
Towson, Maryland 21204

Re: Zoning Case No. 2012-0064-A
Kaiser Foundation Health Plan of Mid-Atlantic States, Inc.

Dear Lynn and Dennis:

Thank you for meeting with me to review the above-referenced zoning request. As discussed, this case involves a Petition for Variance to allow additional signage at the future Kaiser Permanente health facility in the Lansdowne area of Baltimore County. The property is adjacent to Merritt Properties' Beltway Business Park, and access to the facility will be from Twin Springs Road, which is a private drive. The facility will be located well off of Washington Boulevard and will back to I-95. In reviewing Kaiser's request, you raised some questions regarding the proposed wall-mounted signage that would be visible from I-95. I apologize that our requests were not clear, and I hope the information I am providing will address your questions.

We had originally requested a total of four wall-mounted enterprises signs in lieu of the maximum permitted three signs. Three of the proposed signs would have been visible from motorists on I-95. After further consideration, Kaiser has agreed to reduce its request to a total of three wall-mounted enterprises signs: one on the front façade (Sign 5), one on the medical office building facing I-95 (Sign 4), and one on the structured parking portion of the facility facing I-95 (Sign 7). Relief for Sign 6 is no longer being pursued. I will make the necessary amendments to remove the applicable requests at our hearing on October 20, 2011.

With regard to the appearance of the signs from I-95, I have enclosed elevations of the proposed wall-mounted signage so you can get a sense of how the signs will look once the building is constructed and the signs are installed. The architects have envisioned the

Ms. Lynn Lanham, et al.
October 13, 2011
Page 2

medical office building sign (Sign 4) being on the left side of the building, but would like the flexibility to locate the sign on either end of the façade, depending on post-construction results.

The sign on the parking structure is significantly smaller (154 square feet) than the one on the medical office building (483 square feet). I have included the actual measurements of the three wall-mounted signs proposed. The architect has confirmed that the letters on the signs will be 30 inches, 42 inches, and 54 inches, respectively; however, it is the size of the Kaiser logo (three people) that is dictating the calculated square footage of the signs. The sign square footage is calculated on the basis of the maximum height by maximum length of the proposed sign. The Kaiser logo is 4 feet (48 inches), 5.5 feet (65 inches), and 7 feet (84 inches), respectively, which increases the sign square footages. Given the size of the building and the length of the façade, these signs are proportional and in scale. The design is tasteful and unobtrusive.

Visibility of the facility from I-95 is important, not only for advertising purposes, but also for purposes of providing directional guidance. Motorists traveling from the west or south are unable to exit onto Washington Boulevard from I-695's Outer Loop, and it is likely that patients will be directed to reach the facility from I-95 (North) to Caton Avenue to access Washington Boulevard. Having the building be identifiable from I-95 provides some directional assistance in this regard.

I hope that I have answered your questions in a satisfactory manner and that you will support Kaiser's Petition for Variance (minus the request for the fourth wall-mounted sign).

Please feel free to contact me if you have any other questions or concerns.

Very truly yours,



Patricia A. Malone

PAM/bl
Enclosures

TK 10/20 11 AM
205

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: September 19, 2011

SUBJECT: DEPS Comment for Zoning Item # 12-0064-A
Address: 1701 Twin Springs Road
(Kaiser Foundation Health Plan of the Mid-Atlantic States, Inc. Property)

Zoning Advisory Committee Meeting of September 12, 2011.

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

Reviewer: *Jeff Livingston; Development Coordination*

RECEIVED

SEP 19 2011

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For September 26, 2011
Item Nos. 2012-061,063,064,065
And 066

DATE: September 15, 2011

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-09262011 -NO COMMENTS.doc

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



Beverley K. Swaim-Staley, Secretary
Darrell B. Mobley, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9-12-11

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

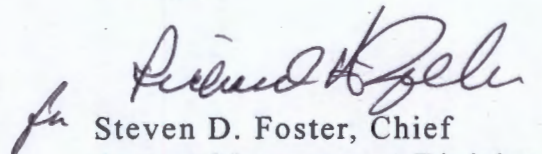
RE: Baltimore County
Item No. 2012-0064-A
Variance
Kaiser Foundation Health Plan
of the Mid-Atlantic States, Inc.
1701 Twin Springs Road.

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. 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 Item No. 2012-0064-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/rz

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

**Baltimore County
Department of Economic Development**



105 West Chesapeake Avenue, Suite 300
Towson, MD 21204

(410) 887-8000
Fax (410) 887-8017

MEMORANDUM

To: Administrative Law Judge
Office of Administrative Hearings

RECEIVED

OCT 19 2011

From: Peirce Macgill *PM*
Business Development Representative

OFFICE OF ADMINISTRATIVE HEARINGS

Date: October 19, 2011

Re: Variance – Kaiser Foundation Health Plan of Mid-Atlantic States, Inc.
Case Number: 2012-0064-A

The Department of Economic Development strongly supports the requested variances submitted by Kaiser Foundation Health Plan. Kaiser is requesting five sign variances as part of a major development project along Washington Boulevard in Lansdowne.

The Kaiser medical center will consist of a medical office building, an ambulatory surgery center and an adjacent parking garage. The 131,000 square foot facility will bring together primary and specialty care in one location for customers. This is a major development project for the Lansdowne-Halethorpe area. The center represents a significant financial investment into the County and will mean additional tax revenue, as well as the creation of approximately 250 new jobs. Aesthetically, the center will provide a new standard of quality for office buildings in the area. Additionally, the project is located adjacent to the Beltway Business Park. The medical center will help attract tenants into the park. The center will also assist in attracting a quality tenant and building to developable land near the center along Washington Boulevard.

The requested sign variances are needed due to the difficult nature of access to the future Kaiser medical center. The exits to Lansdowne-Halethorpe from I-95 and I-695 can be confusing, which makes access to the area difficult for those who are not familiar with the road network. Since I-695 south does not have an entry ramp for Washington Boulevard, the easiest access route is via I-95. The signage will help serve as a landmark for those traveling from I-95 to Caton Avenue and then to Washington Boulevard and the site. This is critical to the success of the medical center, and the success of the center is critical for future development and investment into Lansdowne and Halethorpe.

Again, the Department of Economic Development supports the proposed project and encourages the approval of the requested variances. Thank you for your time and attention to this matter. If you have any questions, please feel free to contact me at extension 2589.

cc: Ms. Patricia Malone, Venable LLP

RE: PETITION FOR VARIANCE * BEFORE THE
1701 Twin Springs Road; NE/S Twin Springs *
Road, 1,485' N/W c/line Washington Blvd * ADMINSTRATIVE LAW
13th Election & 1st Councilmanic Districts *
Legal Owner(s): Kaiser Foundation Health * JUDGE FOR
Plan of Mid-Atlantic States, Inc. *
Petitioner(s) * BALTIMORE COUNTY
* 2012-064-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

SEP 19 2011



Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of September, 2011, a copy of the foregoing Entry of Appearance was mailed to Patricia Malone, Esquire, Venable, LLP, 210 West Pennsylvania Avenue, Suite 500, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: December 8, 2011
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0064-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 7, 2011. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

Debra Wiley - ZAC Comments

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 9/20/2011 2:10 PM
Subject: ZAC Comments

Good Afternoon,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

Thanks and feel free to contact me should you have any questions or concerns.

2012-0060-SA - 10749, 10751, 10803, 10805, 20089 Falls Rd.
Hearing Date: 10/19/11 @ 10 AM

2012-0061-A - 5108 Morning Dove Way
Administrative Variance: Closing 9/26/11

2012-0062-SPHA - 9402 Belair Road
Hearing Date: None in data base as of 9/20

2012-0063-A - 907 Catherine Avenue
Administrative Variance: Closing 9/26/11

2012-0064-A - 1701 Twin Springs Road
Hearing Date: None in data base as of 9/20

2012-0065-A - 7655 Old Battle Grove Road (CBCA)
Hearing Date: None in data base as of 9/20

2012-0066-SPH - 6630 Ebenezer Road
Hearing Date: None in data base as of 9/20

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Debra Wiley - Fwd: 2012-0064-A

From: Debra Wiley
To: kwhitmore@venable.com
Date: 10/19/2011 2:39 PM
Subject: Fwd: 2012-0064-A

Ked,

Per our telephone conversation, please find attached a signed ZAC comment from the Department of Planning.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Iwona Rostek - Zarska, P.E.

24 English Saddle Court
Parkton, Maryland, 21120
410-343-1208

Professional Registration

Licensed Professional Engineer in the State of Maryland (1995)
PE 21245

Education

Masters of Science in Civil Engineering, Polytechnic of Bialystok / Technical University,
Bialystok, Poland, June 1981, *with honors*

Essex Community College, Baltimore, MD (1982 - 1984) *placed on the Dean's Highest List for Fall, 1983*

- Computer Programming
- Engineering Courses and Learning English language

Seminars: HEC-2, TR20

Summary of Qualifications

- Licensed professional engineer with over 27 years of experience in site development engineering, planning and management for various commercial, industrial, institutional and residential projects.
- Background in design, budget management, project scheduling, project coordination with the design team, design and construction supervision, obtaining regulatory land-use approvals and permits, bidding procedures, and employees training.
- Experience in developing innovative and the most cost effective design solutions.
- Strengths in design and analysis of storm water management facilities, water and wastewater systems, close and open channel drainage systems, site grading, erosion and sediment control, site planning, roads, flood plains.
- Knowledge and experience with preparation of drawings using CADD

Work Experience:

February 1999 - present

Principal with the engineering firm of Baltimore Land Design Group, Inc., Baltimore, Maryland.
Responsible for overall engineering and administrative tasks.
Directly responsible for seeking work, contract negotiation, and project management.

Walenty Zarski

24 English Saddle Court
Parkton, Maryland, 21120
410-343-1208

Education

Masters of Science in Civil Engineering, Polytechnic of Bialystok / Technical University,
Bialystok, Poland, June 1981, *with honors*

Summary of Qualifications

- Engineer with over 25 years of experience in site development engineering, planning and management for various commercial, industrial, institutional and residential projects.
- Background in design, budget management, cost estimating, project scheduling, project coordination with the design team, design and construction supervision, obtaining regulatory land-use approvals and permits, bidding procedures.
- Experience in developing innovative and the most cost effective design solutions.
- Strengths in design and analysis of site planning, water and wastewater systems, close and open channel drainage systems, roads, site grading, and erosion and sediment control.

Work Experience

September 1999 – present

Project Manager, Baltimore Land Design Group, Inc.,
Hunt Valley, Maryland.

Responsible for various tasks related to management, design and coordination of civil engineering projects.

Engineering tasks include: general site planning and design; design of erosion and sediment control, utilities, roads and storm water drainage systems; grading studies; earth quantity take-offs; construction cost analysis; obtaining plan approvals and construction permits; preparation of construction drawings.

April 1986 - September 1999

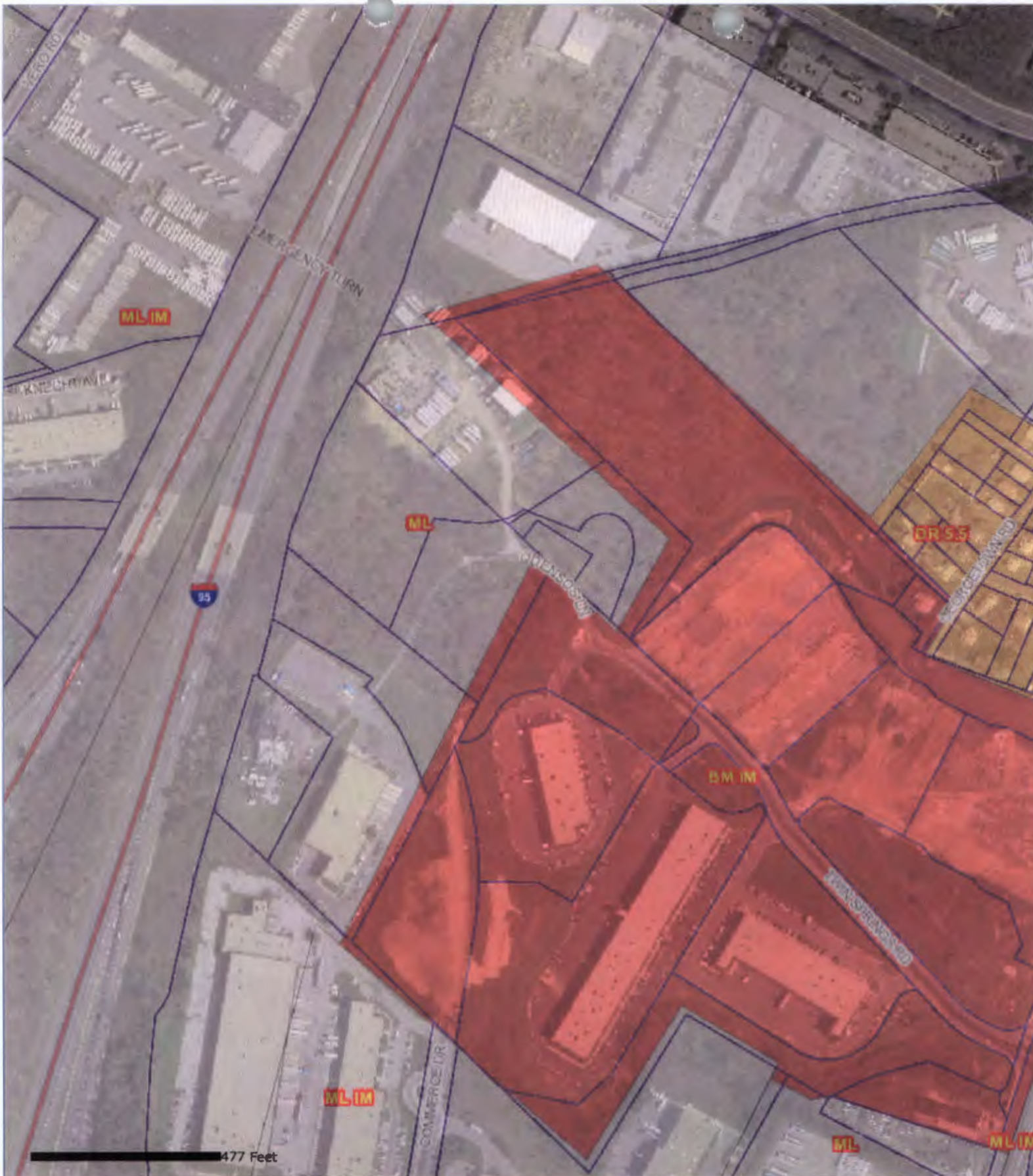
Senior Associate and Project Manager, George William
Stephens, Jr. and Associates, Inc., Towson, Maryland.

Responsible for overall engineering tasks related to management, design, budgeting and scheduling of the civil engineering projects, and preparation of proposals for the new projects. Supervised engineering staff and handled employees' evaluations.

Engineering tasks included: comprehensive site planning and design; erosion and sediment control; grading studies; utilities; road plans; earth quantity take-offs; project scheduling and budgeting; assistance in bidding and contracting construction work; preparation of contract documents; specification writing; expediting issuance of construction permits.

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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

Printed 10/17/2011

Case No.:

2012-0064-A

Exhibit Sheet

4/7/11
PB
DW 11/8/11

Petitioner/Developer

Protestant

No. 1	1A Site Plan 1B Sign Plan	
No. 2	Floor Plan of Bldg	
No. 3	Area Map	
No. 4	Letter of Support from Econ Dev.	
No. 5	Sign Schematic	
No. 6	Road network Map	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PETITIONER'S

Baltimore County
Department of Economic Development

EXHIBIT NO. 4



105 West Chesapeake Avenue, Suite 300
Towson, MD 21204

(410) 887-8000
Fax (410) 887-8017

MEMORANDUM

To: Administrative Law Judge
Office of Administrative Hearings

From: Peirce Macgill
Business Development Representative

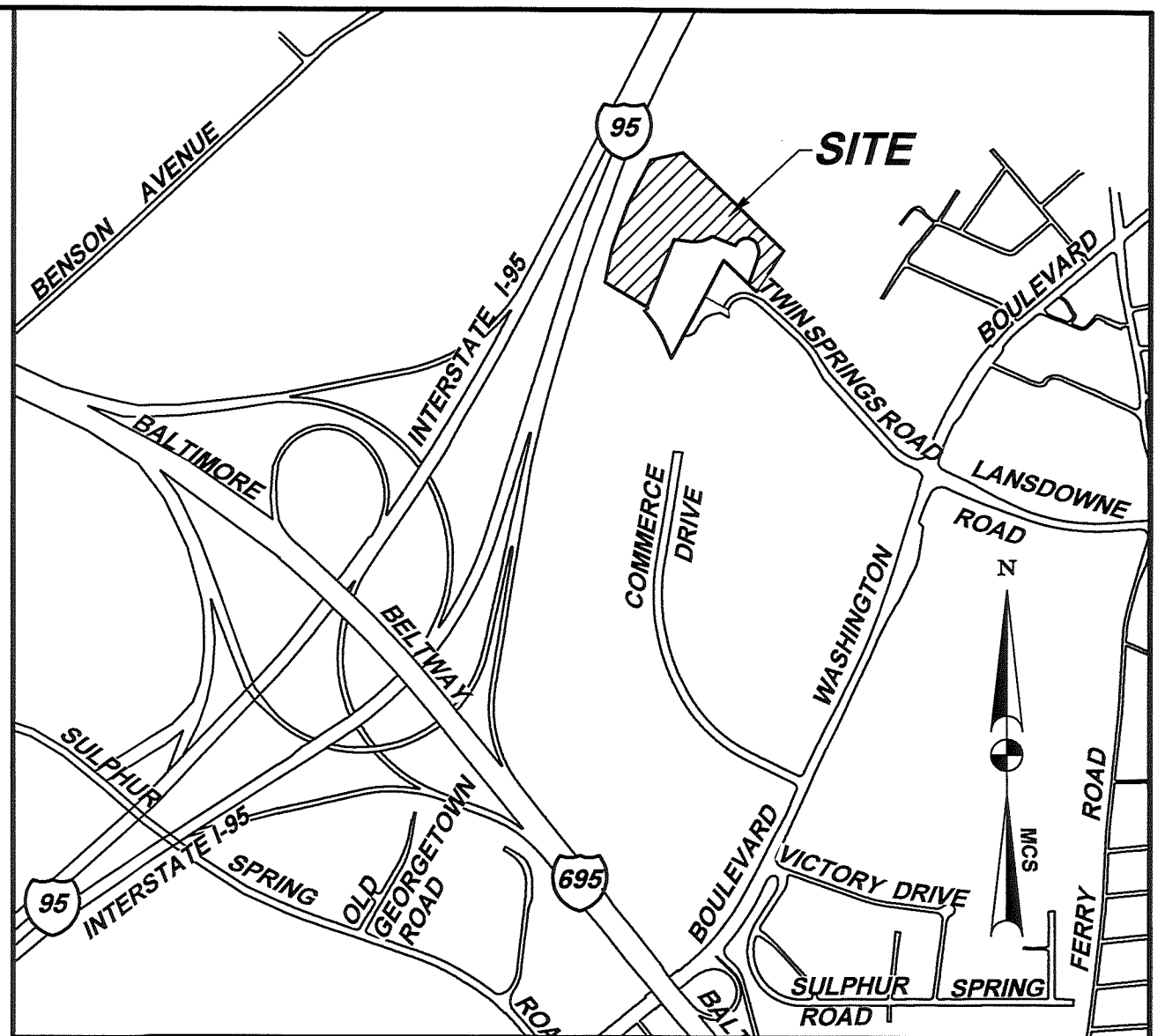
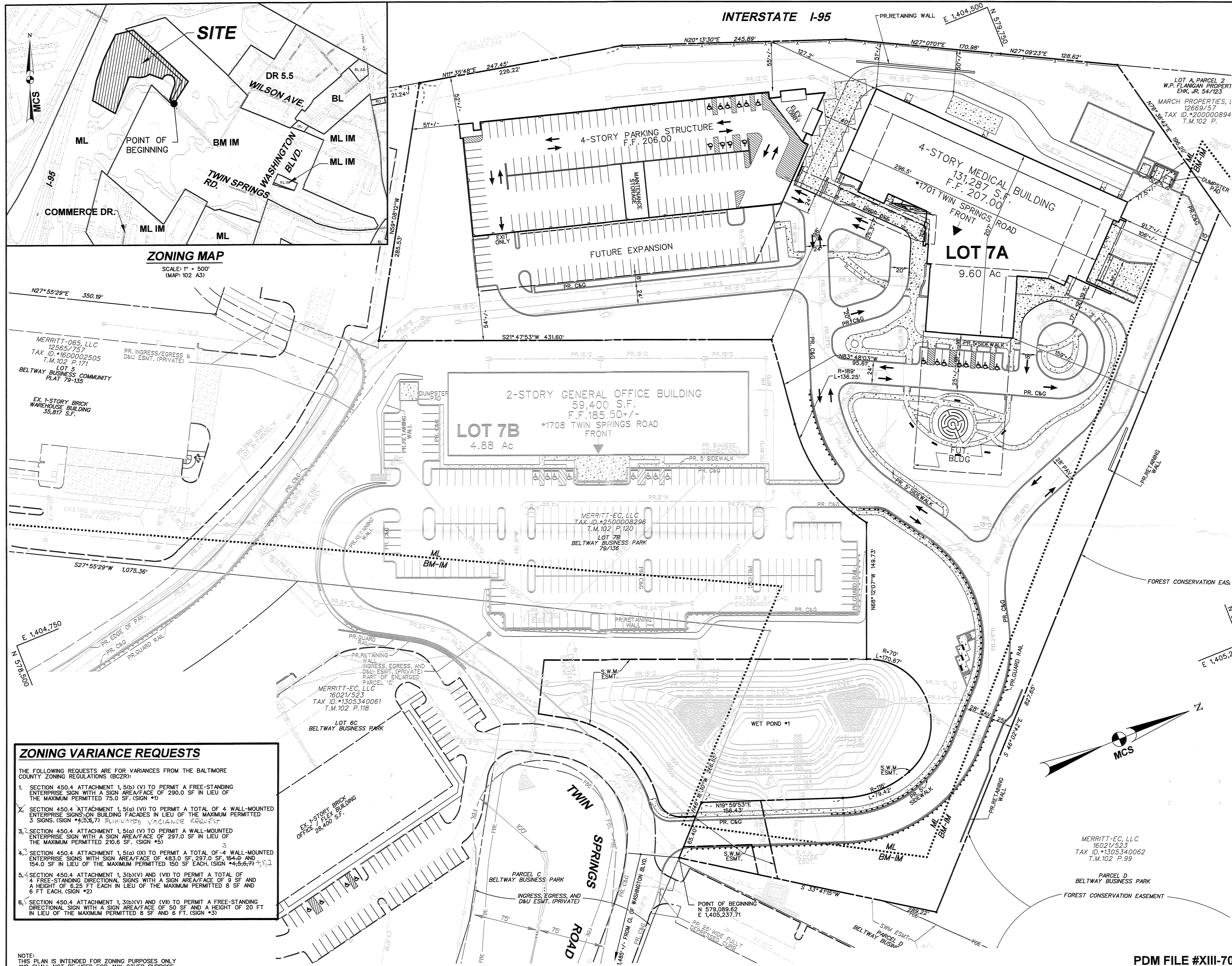
Date: October 19, 2011

Re: Variance – Kaiser Foundation Health Plan of Mid-Atlantic States, Inc.
Case Number: 2012-0064-A

The Department of Economic Development strongly supports the requested variances submitted by Kaiser Foundation Health Plan. Kaiser is requesting five sign variances as part of a major development project along Washington Boulevard in Lansdowne.

The Kaiser medical center will consist of a medical office building, an ambulatory surgery center and an adjacent parking garage. The 131,000 square foot facility will bring together primary and specialty care in one location for customers. This is a major development project for the Lansdowne-Halethorpe area. The center represents a significant financial investment into the County and will mean additional tax revenue, as well as the creation of approximately 250 new jobs. Aesthetically, the center will provide a new standard of quality for office buildings in the area. Additionally, the project is located adjacent to the Beltway Business Park. The medical center will help attract tenants into the park. The center will also assist in attracting a quality tenant and building to developable land near the center along Washington Boulevard.

The requested sign variances are needed due to the difficult nature of access to the future Kaiser medical center. The exits to Lansdowne-Halethorpe from I-95 and I-695 can be confusing, which makes access to the area difficult for those who are not familiar with the road network. Since I-695 south does not have an entry ramp for Washington Boulevard, the easiest access route is via I-95. The signage will help serve as a landmark for those traveling from I-95 to Caton Avenue and then to Washington Boulevard and the site. This is critical to the success of the medical center, and the success of the center is critical for future development and investment into Lansdowne and Halethorpe.



VICINITY MAP
SCALE: 1" = 1000'

BENCH MARK

GIS-179
NORTH 581,163.97; EAST 1,403,553.51; ELEV. 199.90
BRASS DISK ON EAST SIDE OF BENSON AVE. NEAR INTERSECTION WITH WEDDEL AVE.

SITE DATA

- AREA OF SITE: 418,176 SF OR 9.60 AC
- EXISTING ZONING: ML & BM-IM; MAP: 102A3
- OWNER / DEVELOPER: KAISER FOUNDATION HEALTH PLAN OF THE MID-ATLANTIC STATES, INC. C/O LORENA STRANGAN 11921-A BOURNEFIELD WAY SILVER SPRING, MD 20904
- OWNERSHIP DEED REFERENCES: 0030357/182
- TAX MAP REFERENCES: MAP: 102; GRID: 19 PARCEL 120, TAX ACCOUNT *2500008295 RECORD PLAT: "LOTS 7A & 7B BELTWAY BUSINESS PARK" 79/135
- ELECTION DISTRICT: 13; COUNCILMANIC DISTRICT: 1
- GENERAL DATA: LAND MANAGEMENT AREA: EMPLOYMENT CENTER 2000 CENSUS TRACT: 430400 REGIONAL PLANNING DISTRICT: 325 WATER SERVICE AREA: SECOND ZONE WATERSHED: PATAPSCO RIVER SUBWERSHED: 73 DRAINAGE ZONE: 0703 ZIP CODE: 21227
- PROPOSED LAND USE: MEDICAL OFFICE
- BULK REGULATIONS:
 - HEIGHT REGULATIONS: MAXIMUM ALLOWED - UNLIMITED PURSUANT TO SECTION 254.1 OF THE BCZR PROPOSED HEIGHT: 70 FT MAX.; 4-STORY
 - AREA REGULATIONS IN ML ZONE: 255.1 THE AREA REGULATIONS IN THE M.L. ZONE SHALL BE THE SAME AS THOSE IN B.R. ZONE UNLESS SUCH B.R. ZONE REGULATIONS CONFLICT WITH THE PROVISIONS OF SECTION 255.2. AREA REGULATIONS IN BR ZONE, SECTION 238.1 THROUGH 238.5:
 - FRONT YARD REQUIRED - 50 FT
 - SIDE AND REAR YARDS REQUIRED - 30 FT
 - MAXIMUM FLOOR AREA RATIO - 2.0
 SETBACK REQUIREMENTS FOR STRUCTURES WITHIN 100 FT OF THE I-95:
 - FRONT YARD REQUIRED - 75 FT
 - SIDE AND REAR YARDS REQUIRED - 50 FT
 SETBACKS PROVIDED: FRONT: 198', REAR: 51', SIDE: 106' & 127.2'
- OPEN SPACE: NONE REQUIRED
- LANDSCAPE REQUIREMENTS: LANDSCAPING WILL COMPLY WITH THE MOST RECENT BALTIMORE COUNTY LANDSCAPE MANUAL.
- FOREST CONSERVATION REQUIREMENTS: PROPOSED DEVELOPMENT WILL COMPLY WITH THE APPLICABLE FOREST CONSERVATION REGULATIONS.
- STORM WATER MANAGEMENT (SWM) FOR LOTS 7A & 7B IS PROVIDED WITHIN THE PROPOSED PRIVATE WET POND. THE SOILS WITHIN LOTS 7A & 7B DO NOT MEET MINIMUM REQUIRED INFILTRATION RATES, THEREFORE RECHARGE IS NOT PROVIDED FOR THOSE LOTS.
- SIGNAGE: ANY SIGNS WILL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL ZONING SIGN POLICIES, UNLESS PERMITTED OTHERWISE. VARIANCES ARE BEING REQUESTED.
- PARKING SPACES REQUIRED: 131,287 SF MEDICAL OFFICE @ 4.5 PS / 1,000 SF = 591 PS PARKING SPACES PROVIDED = 656 PS (INCLUDING 66 HDGP) ALL PARKING SPACES PROVIDED SHALL BE IN ACCORDANCE WITH THE MARYLAND BUILDING CODE FOR HANDICAPPED, CONTAINED IN THE CODE OF MARYLAND REGULATIONS 05.01.07.
- SITE IS NOT LOCATED WITHIN 100 YEAR FLOODPLAIN
- SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA
- THERE ARE NO HISTORIC STRUCTURES ON THE SITE
- ZONING HISTORY: NONE
- DEVELOPMENT APPROVALS:
 - DRG HAS DETERMINED THAT PROJECT MET REQUIREMENTS OF A LIMITED EXEMPTION UNDER SECTION 32-0106 (S.W.M.) DRG-00418 (SEPTEMBER 14, 2010)
 - DEVELOPMENT PLAN WAS APPROVED ON DECEMBER 9, 2010

ZONING VARIANCE REQUESTS

THE FOLLOWING REQUESTS ARE FOR VARIANCES FROM THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR):

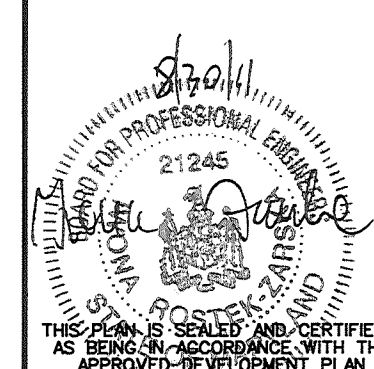
- SECTION 450.4 ATTACHMENT 1.5(b) (V) TO PERMIT A FREE-STANDING ENTERPRISE SIGN WITH A SIGN AREA/FACE OF 290.0 SF IN LIEU OF THE MAXIMUM PERMITTED 75.0 SF. (SIGN #1)
- SECTION 450.4 ATTACHMENT 1.5(c) (V) TO PERMIT A TOTAL OF 4 WALL-MOUNTED ENTERPRISE SIGNS ON BUILDING FACADES IN LIEU OF THE MAXIMUM PERMITTED 3 SIGNS. (SIGN #4, 5, 6, 7) *UNIMOUNTED VARIANCE REQUEST*
- SECTION 450.4 ATTACHMENT 1.5(c) (V) TO PERMIT A WALL-MOUNTED ENTERPRISE SIGN WITH A SIGN AREA/FACE OF 297.0 SF IN LIEU OF THE MAXIMUM PERMITTED 210.6 SF. (SIGN #5)
- SECTION 450.4 ATTACHMENT 1.5(c) (V) TO PERMIT A TOTAL OF 4 WALL-MOUNTED ENTERPRISE SIGNS WITH A SIGN AREA/FACE OF 483.0 SF, 297.0 SF, 164.0 AND 154.0 SF IN LIEU OF THE MAXIMUM PERMITTED 150 SF EACH. (SIGN #4, 5, 6, 7)
- SECTION 450.4 ATTACHMENT 1.3(b)(v) AND (vii) TO PERMIT A TOTAL OF 4 FREE-STANDING DIRECTIONAL SIGNS WITH A SIGN AREA/FACE OF 9 SF AND A HEIGHT OF 8.25 FT EACH IN LIEU OF THE MAXIMUM PERMITTED 8 SF AND 6 FT EACH. (SIGN #2)
- SECTION 450.4 ATTACHMENT 1.3(b)(v) AND (vii) TO PERMIT A FREE-STANDING DIRECTIONAL SIGN WITH A SIGN AREA/FACE OF 50 SF AND A HEIGHT OF 20 FT IN LIEU OF THE MAXIMUM PERMITTED 8 SF AND 6 FT. (SIGN #3)

NOTE: THIS PLAN IS INTENDED FOR ZONING PURPOSES ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

BLDG

Baltimore Land Design Group Inc.
Consulting Engineers

222 SCHILLING CIRCLE SUITE 105 • HUNT VALLEY, MARYLAND 21030
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM



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. 21245, EXPIRATION DATE: JUNE 9, 2012.

DATE	ITEM

PDM FILE #XIII-70

PLAT TO ACCOMPANY ZONING PETITION
PLAN, MAPS, NOTES AND DETAILS

BELTWAY BUSINESS PARK - LOT 7A

1701 TWIN SPRINGS ROAD (PRIVATE)
BALTIMORE, MARYLAND 21227

BALTIMORE COUNTY, MD
SCALE: 1" = 50'

THE COORDINATE SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1983. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
HORZ: NAD 83/91; VERT: NAVD 88

ZIP SHEET 1 OF 2

DRAWING NO.

CS

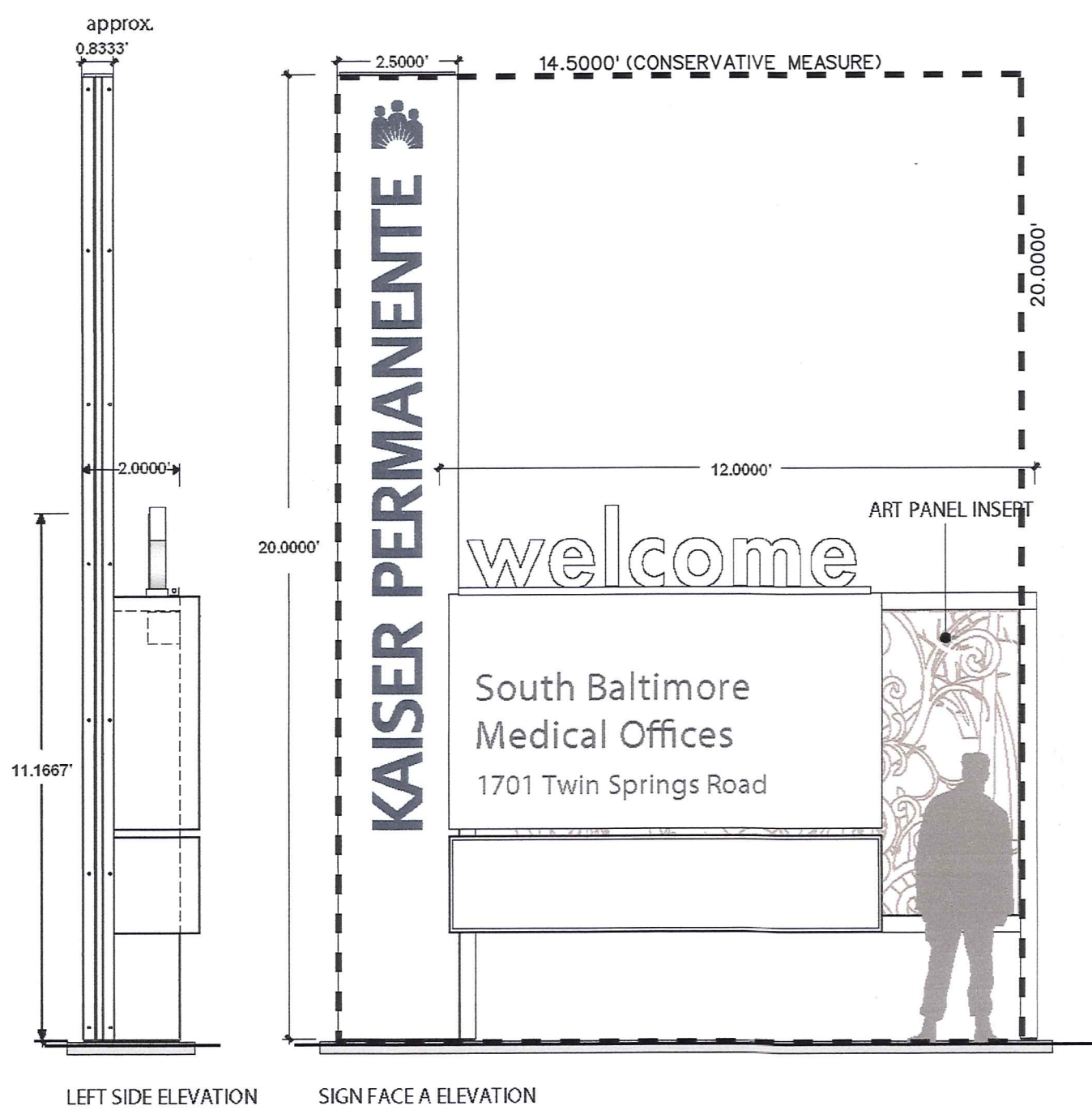
ZP-1

SHEET 1 OF 2

PETITIONER'S
EXHIBIT NO. 1A

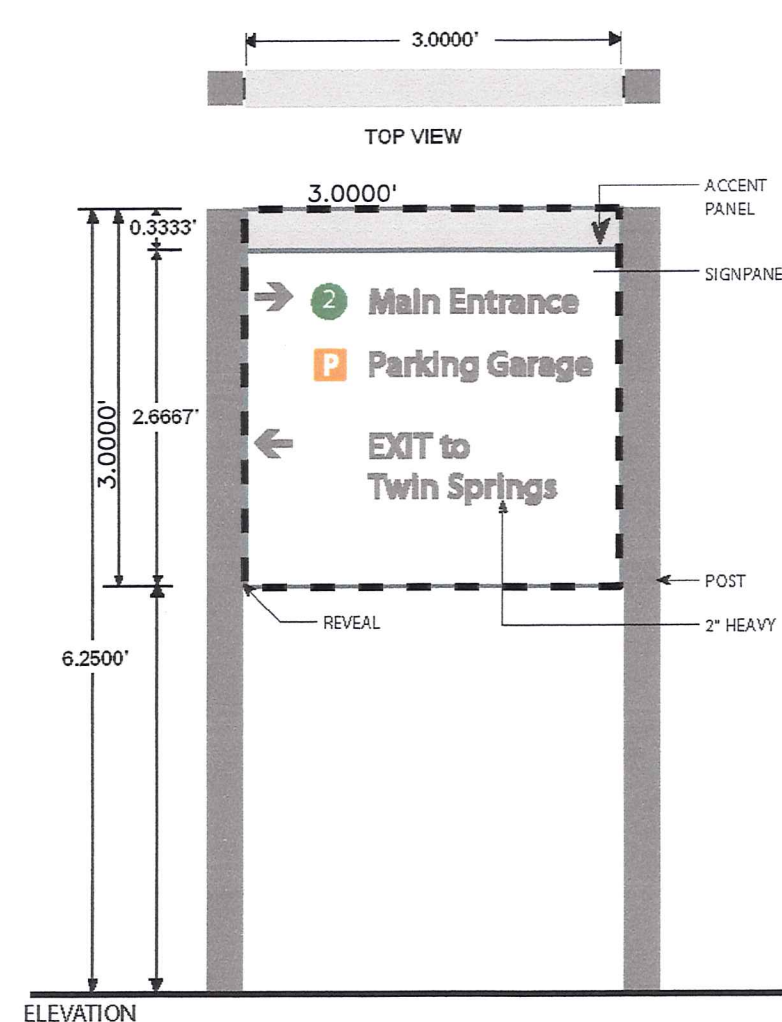
1

TH-10.31/20	
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	20.0000' x 14.5000' = 290.0000 SF
QUANTITY:	1
HEIGHT:	20.0 FT
ILLUMINATION:	YES



2

TH-54.10r	
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	3.0000' x 3.0000' = 9.0000 SF
QUANTITY:	4
HEIGHT:	6.2500'
ILLUMINATION:	NO



3

TH-17.1/20	
CLASS:	DIRECTIONAL
STRUCTURAL TYPE:	FREESTANDING
FACE AREA:	20.0000' x 2.5000' = 50.0000 SF
QUANTITY:	1
HEIGHT:	20'
ILLUMINATION:	YES



4

TH-02.1/54B, LEFT ORIENTATION	
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	WALL-MOUNTED
FACE AREA:	7.0000' x 69.0000' = 483.0000 SF
QUANTITY:	1
HEIGHT:	N/A
ILLUMINATION:	YES



5

TH-02.1/42A LEFT ORIENTATION	
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	WALL-MOUNTED
FACE AREA:	5.5000' x 54.0000' = 297.0000 SF
QUANTITY:	1
HEIGHT:	N/A
ILLUMINATION:	YES



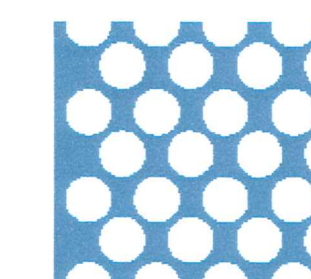
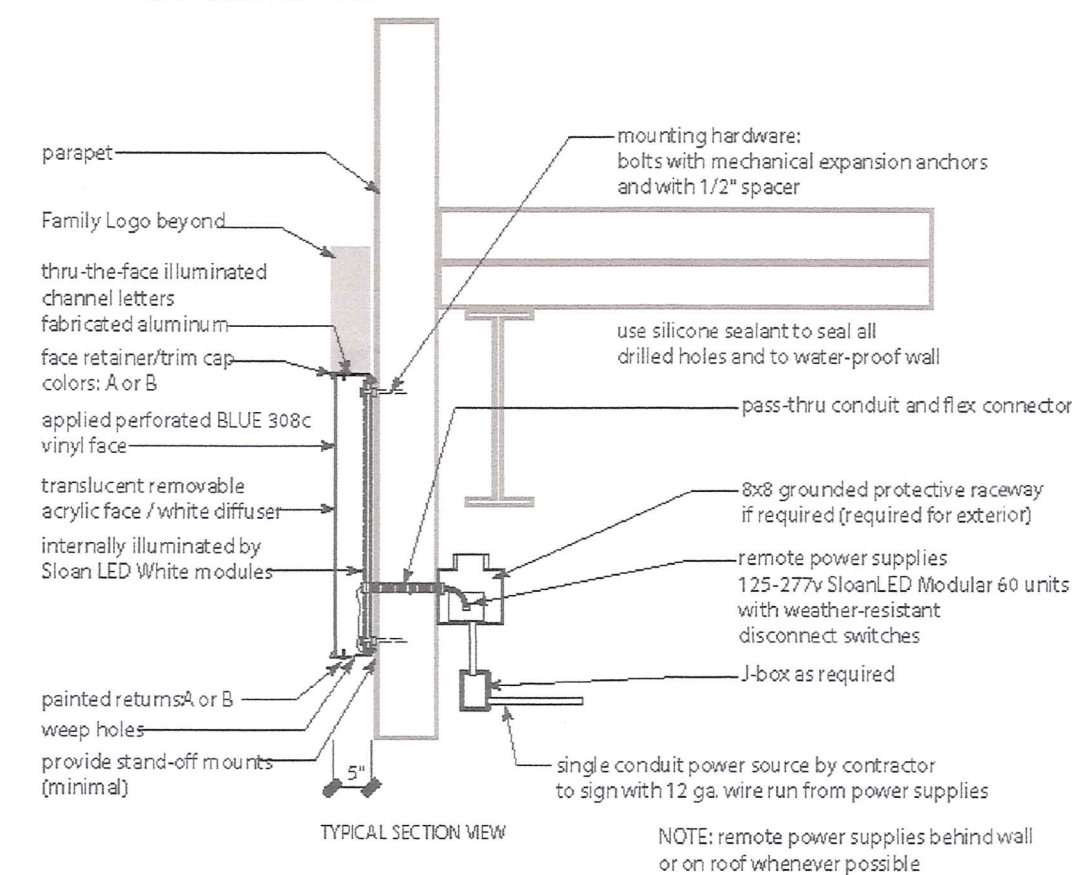
6

TH-02.1/30A RIGHT ORIENTATION	
CLASS:	ENTERPRISE
STRUCTURAL TYPE:	WALL-MOUNTED
FACE AREA:	4.0000' x 38.5000' = 154.0000 SF
QUANTITY:	2
HEIGHT:	N/A
ILLUMINATION:	YES

7



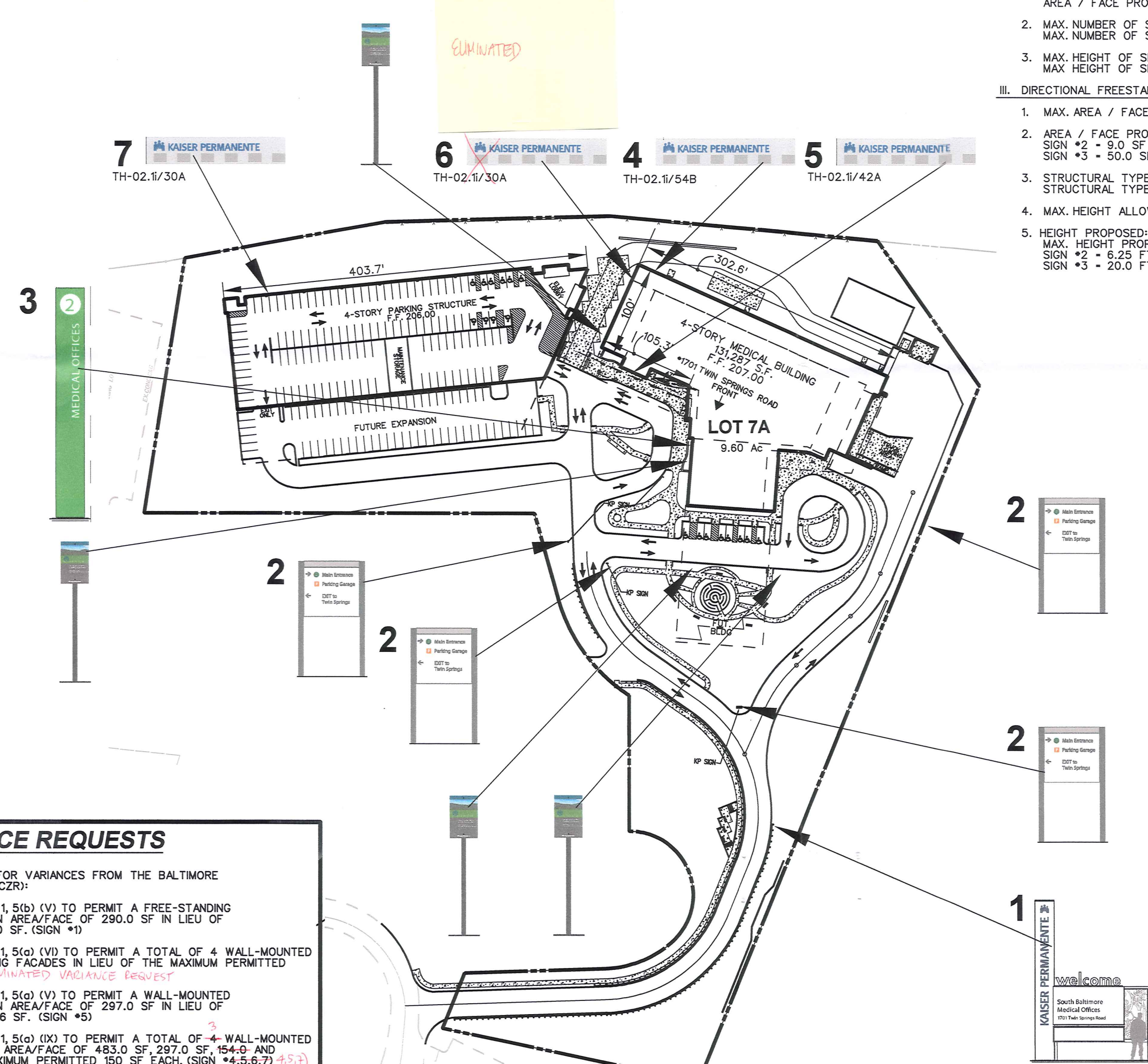
TYPICAL SECTION VIEW



PERFORATED FACE DETAIL
DAY: reads BLUE
NIGHT: reads WHITE

SIGNAGE DATA

- I. ENTERPRISE SIGN ON THE BUILDING FACADES (SIGN *4,5,6,7)
- AREA / FACE OF THE ENTERPRISE SIGNS ON THE SINGLE FACADE:
 - FRONT BUILDING FACADE (LENGTH = 105.3 FT)
MAXIMUM AREA / FACE OF ALL SIGNS ALLOWED: 2 x 105.3 = 210.6 SF
SIGN *5 = 297.0 SF > 210.6 SF ALLOWED
MAXIMUM AREA / FACE OF SINGLE SIGN ALLOWED: 150 SF
SIGN *5 = 297.0 SF > 150 SF ALLOWED
 - SIDE BUILDING FACADE (LENGTH = 100.0 FT)
MAXIMUM AREA / FACE OF ALL SIGNS PROPOSED: 2 x 100.0 = 200.0 SF
SIGN *6 = 154.0 SF < 200.0 SF ALLOWED
MAXIMUM AREA / FACE OF SINGLE SIGN ALLOWED: 150 SF
SIGN *6 = 154.0 SF > 150 SF ALLOWED
 - REAR BUILDING FACADE (LENGTH = 302.6 FT)
MAXIMUM AREA / FACE OF ALL SIGNS ALLOWED: 2 x 302.6 = 605.2 SF
SIGN *4 = 483.0 SF < 605.2 SF ALLOWED
MAXIMUM AREA / FACE OF SINGLE SIGN ALLOWED: 150 SF
SIGN *4 = 483.0 SF > 150 SF ALLOWED
 - PARKING STRUCTURE FACADE (LENGTH = 403.7 FT)
MAXIMUM AREA / FACE OF ALL SIGNS ALLOWED: 2 x 403.7 = 807.4 SF
SIGN *7 = 154.0 SF < 807.4 SF ALLOWED
MAXIMUM AREA / FACE OF SINGLE SIGN ALLOWED: 150 SF
SIGN *7 = 154.0 SF > 150 SF ALLOWED
 - NUMBER OF ENTERPRISE SIGNS:
 - NUMBER OF SIGNS PERMITTED:
THREE (3) ON PREMISES, NO MORE THAN TWO ON EACH FACADE.
 - NUMBER OF ENTERPRISE SIGNS PROPOSED:
SIGNS ON FRONT FACADE: 1 (SIGN *5)
SIGN ON SIDE FACADE: 1 (SIGN *6)
SIGN ON REAR FACADE: 1 (SIGN *4)
SIGN ON GARAGE FACADE: 1 (SIGN *7)
TOTAL NUMBER OF PROPOSED ENTERPRISE SIGNS: 4 > 3 ALLOWED
- II. ENTERPRISE FREESTANDING SIGN (SIGN *1)
- AREA / FACE ALLOWED: 75.0 SF
AREA / FACE PROPOSED: 290.0 SF > 75.0 SF ALLOWED
 - MAX. NUMBER OF SIGNS / PREMISE ALLOWED: 1
MAX. NUMBER OF SIGNS / PREMISE PROPOSED: 1
 - MAX. HEIGHT OF SIGN ALLOWED: 25.0 FT
MAX. HEIGHT OF SIGNS PROPOSED: 20.0 FT
- III. DIRECTIONAL FREESTANDING SIGNS (SIGN *2,3)
- MAX. AREA / FACE ALLOWED: 8.0 SF (EACH SIGN)
MAX. AREA / FACE PROPOSED:
SIGN *2 = 8.0 SF > 8.0 SF ALLOWED (EACH SIGN)
SIGN *3 = 8.0 SF > 8.0 SF ALLOWED
 - STRUCTURAL TYPE ALLOWED: FREESTANDING
STRUCTURAL TYPE PROPOSED: FREESTANDING
 - MAX. HEIGHT ALLOWED: 6.0 FT
MAX. HEIGHT PROPOSED:
SIGN *2 = 6.25 FT > 6.0 FT ALLOWED (EACH SIGN)
SIGN *3 = 20.0 FT > 6.0 FT ALLOWED



ZONING VARIANCE REQUESTS

THE FOLLOWING REQUESTS ARE FOR VARIANCES FROM THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR):

- SECTION 450.4 ATTACHMENT 1.5(b) (V) TO PERMIT A FREE-STANDING ENTERPRISE SIGN WITH A SIGN AREA/FACE OF 290.0 SF IN LIEU OF THE MAXIMUM PERMITTED 75.0 SF. (SIGN *1)
- SECTION 450.4 ATTACHMENT 1.5(g) (V) TO PERMIT A TOTAL OF 4 WALL-MOUNTED ENTERPRISE SIGNS ON BUILDING FACADES IN LIEU OF THE MAXIMUM PERMITTED 3 SIGNS. (SIGN *4,5,6,7) **ELIMINATED VARIANCE REQUEST**
- SECTION 450.4 ATTACHMENT 1.5(d) (V) TO PERMIT A WALL-MOUNTED ENTERPRISE SIGN WITH A SIGN AREA/FACE OF 297.0 SF IN LIEU OF THE MAXIMUM PERMITTED 210.6 SF. (SIGN *5)
- SECTION 450.4 ATTACHMENT 1.5(g) (X) TO PERMIT A TOTAL OF 4 WALL-MOUNTED ENTERPRISE SIGNS WITH SIGN AREA/FACE OF 483.0 SF, 297.0 SF, 154.0 SF AND 154.0 SF IN LIEU OF THE MAXIMUM PERMITTED 150 SF EACH. (SIGN *4,5,6,7) **4,5,7**
- SECTION 450.4 ATTACHMENT 1.3(b)(V) AND (VII) TO PERMIT A TOTAL OF 4 FREE-STANDING DIRECTIONAL SIGNS WITH A SIGN AREA/FACE OF 9 SF AND A HEIGHT OF 6.25 FT EACH IN LIEU OF THE MAXIMUM PERMITTED 8 SF AND 6 FT EACH. (SIGN *2)
- SECTION 450.4 ATTACHMENT 1.3(b)(V) AND (VII) TO PERMIT A FREE-STANDING DIRECTIONAL SIGN WITH A SIGN AREA/FACE OF 50 SF AND A HEIGHT OF 20 FT IN LIEU OF THE MAXIMUM PERMITTED 8 SF AND 6 FT. (SIGN *3)

PDM FILE #XIII-70

PLAN TO ACCOMPANY ZONING PETITION
SIGNAGE DETAILS AND DATA

BELTWAY BUSINESS PARK - LOT 7A

1701 TWIN SPRINGS ROAD (PRIVATE)
BALTIMORE, MARYLAND 21227

BALTIMORE COUNTY, MD
SCALE: 1" = 50'

ELECTION DISTRICT NO.: 13, C1
DATE: AUGUST, 2011

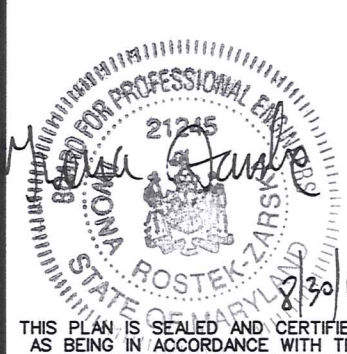
ZP	SHEET 2 OF 2
DRAWING NO.	CS
	ZP-2
	SHEET 2 OF 2

BLDG

Baltimore Land Design Group Inc.

Consulting Engineers

222 SCHILLING CIRCLE SUITE 105 • HUNT VALLEY, MARYLAND 21030
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM



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. 21245, EXPIRATION DATE: JUNE 9, 2012.

PETITIONER'S
EXHIBIT NO. 1B

Department Legend

- ALLERGY
- ALLERGY CIRCULATION
- BUILDING SUPPORT
- CENTRAL RECEPTION
- IMAGING, NUCLEAR MEDICINE
- IMAGING, NUCLEAR MEDICINE CIRCULATION
- MEDICAL INFUSION CENTER
- MEDICINE: CARDIOLOGY
- MEDICINE: CARDIOLOGY CIRCULATION
- MEDICINE: PULMONARY
- MEDICINE: PULMONARY CIRCULATION
- MEDICINE: SPECIALTY CLINIC
- MEDICINE: SPECIALTY CLINIC CIRCULATION
- OB/GYN
- OB/GYN CIRCULATION
- PATIENT WAITING
- PEDIATRICS
- PEDIATRICS CIRCULATION
- PRIMARY CARE
- PRIMARY CARE CIRCULATION
- PUBLIC CIRCULATION
- SHARED SUPPORT
- STAFF AMENITIES
- VERTICAL CIRCULATION



27,652 GSF A



South Baltimore MOB

FOURTH FLOOR

Blocking Diagrams - 100% Construction Documents

OCTOBER 2011

Exhibit 2.2.4

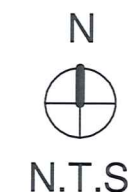


Department Legend

- BUILDING SUPPORT
- CENTRAL RECEPTION
- COMPREHENSIVE PAIN MANAGEMENT
- COMPREHENSIVE PAIN MANAGEMENT CIRCULATION
- DERMATOLOGY
- DERMATOLOGY CIRCULATION
- FACILITIES ENGINEERING
- HEAD & NECK SURGERY
- HEAD & NECK SURGERY CIRCULATION
- IT ADMINISTRATION
- IT ADMINISTRATION CIRCULATION
- NEUROLOGY
- NEUROLOGY CIRCULATION
- ORTHOPEDICS & PODIATRY
- ORTHOPEDICS & PODIATRY CIRCULATION
- PATIENT WAITING
- PUBLIC CIRCULATION
- SHARED SUPPORT
- SHELL SPACE
- STAFF AMENITIES
- SURGERY
- SURGERY CIRCULATION
- UNASSIGNED
- UROLOGY
- UROLOGY CIRCULATION
- VERTICAL CIRCULATION



27,652 GSF A



South Baltimore MOB

THIRD FLOOR

Exhibit 2.2.3



Blocking Diagrams - 100% Construction Documents

OCTOBER 2011



Department Legend

- BUILDING SUPPORT
- CENTRAL RECEPTION
- CLINICAL TECHNOLOGY (BIOMED)
- CONFERENCE CENTER
- FACILITIES ENGINEERING
- HEALTH EDUCATION & HEALTH INFORMATION LIBRARY
- HEALTH EDUCATION & HEALTH INFORMATION LIBRARY CIRCULATION
- HEALTH INFORMATION MANAGEMENT
- HEALTH INFORMATION MANAGEMENT CIRCULATION
- MEDICINE: GASTROENTEROLOGY
- MEDICINE: GASTROENTEROLOGY CIRCULATION
- MOB ADMINISTRATION
- MOB ADMINISTRATION CIRCULATION
- OUTPATIENT PROCEDURE SUITE
- OUTPATIENT PROCEDURE SUITE CIRCULATION
- OUTPATIENT SURGERY
- OUTPATIENT SURGERY CIRCULATION
- PATIENT WAITING
- PRE-SURGERY CENTER
- PRE-SURGERY CENTER CIRCULATION
- PUBLIC CIRCULATION
- RECOVERY SERVICE, PERIOPERATIVE SERVICES (PACU)
- RECOVERY SERVICE, PERIOPERATIVE SERVICES (PACU) CIRCULATION
- SHELLED SPACE
- STAFF AMENITIES
- STERILE PROCESSING OPS
- STERILE PROCESSING OPS CIRCULATION
- VERTICAL CIRCULATION

HEALTH INFO. MGMT.
832 DGSF P
981 DGSF A

HEALTH ED. & HEALTH
INFORMATION LIBRARY
203 DGSF P
180 DGSF A

CONFERENCE CENTER
1,767 DGSF P
1,765 DGSF A

CENTRALIZED RECEPTION
1,752 DGSF P
1,533 DGSF A
(DISTRIBUTED ON 3 FLOORS)

MEDICINE: GASTROENTEROLOGY
958 DGSF P
1,412 DGSF A

CLINICAL TECHNOLOGY
(BIOMEDICAL ENGINEERING)
200 DGSF P
284 DGSF A

MOB STAFF AMENITIES
1,078 DGSF P
997 DGSF A (DISTRIBUTED
ON 4 FLOORS)

OUTPATIENT PROCEDURE SUITE
4,369 DGSF P
4,702 DGSF A

34,275 GSF A



South Baltimore MOB

SECOND FLOOR

Blocking Diagrams - 100% Construction Documents

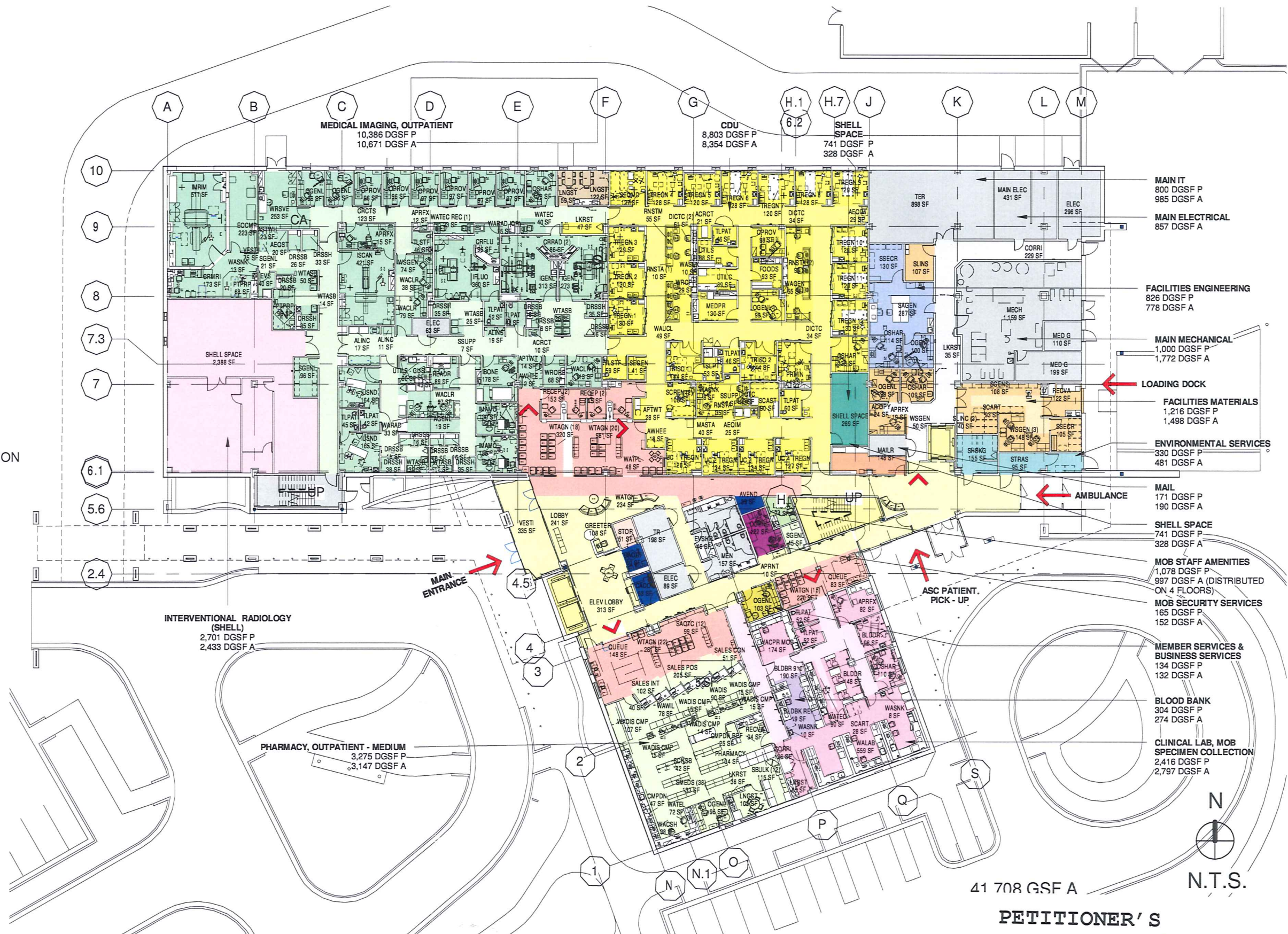
OCTOBER 2011

Exhibit 2.2.2



Department Legend

- BLOOD BANK
- BUILDING SUPPORT
- CENTRAL RECEPTION
- CLINICAL LAB, MOB SPECIMEN COLLECTION
- CLINICAL LAB, MOB SPECIMEN COLLECTION CIRCULATION
- ENVIRONMENTAL SERVICES
- FACILITIES ENGINEERING
- FACILITIES MATERIALS
- FACILITIES MATERIALS CIRCULATION
- INTERVENTIONAL RADIOLOGY
- MAILROOM/COPY CENTER
- MAIN ELECTRICAL CIRCULATION
- MEDICAL IMAGING, OUTPATIENT
- MEDICAL IMAGING, OUTPATIENT CIRCULATION
- MEMBER SERVICES & BUSINESS OFFICE
- MOB ADMINISTRATION
- MOB SECURITY SERVICES
- OBSERVATION/CDU
- OBSERVATION/CDU CIRCULATION
- PATIENT WAITING
- PHARMACY, OUTPATIENT - MEDIUM
- PHARMACY, OUTPATIENT - MEDIUM CIRCULATION
- PUBAMN
- PUBLIC CIRCULATION
- SHARED SUPPORT
- SHELL SPACE
- STAFF AMENITIES
- VERTICAL CIRCULATION

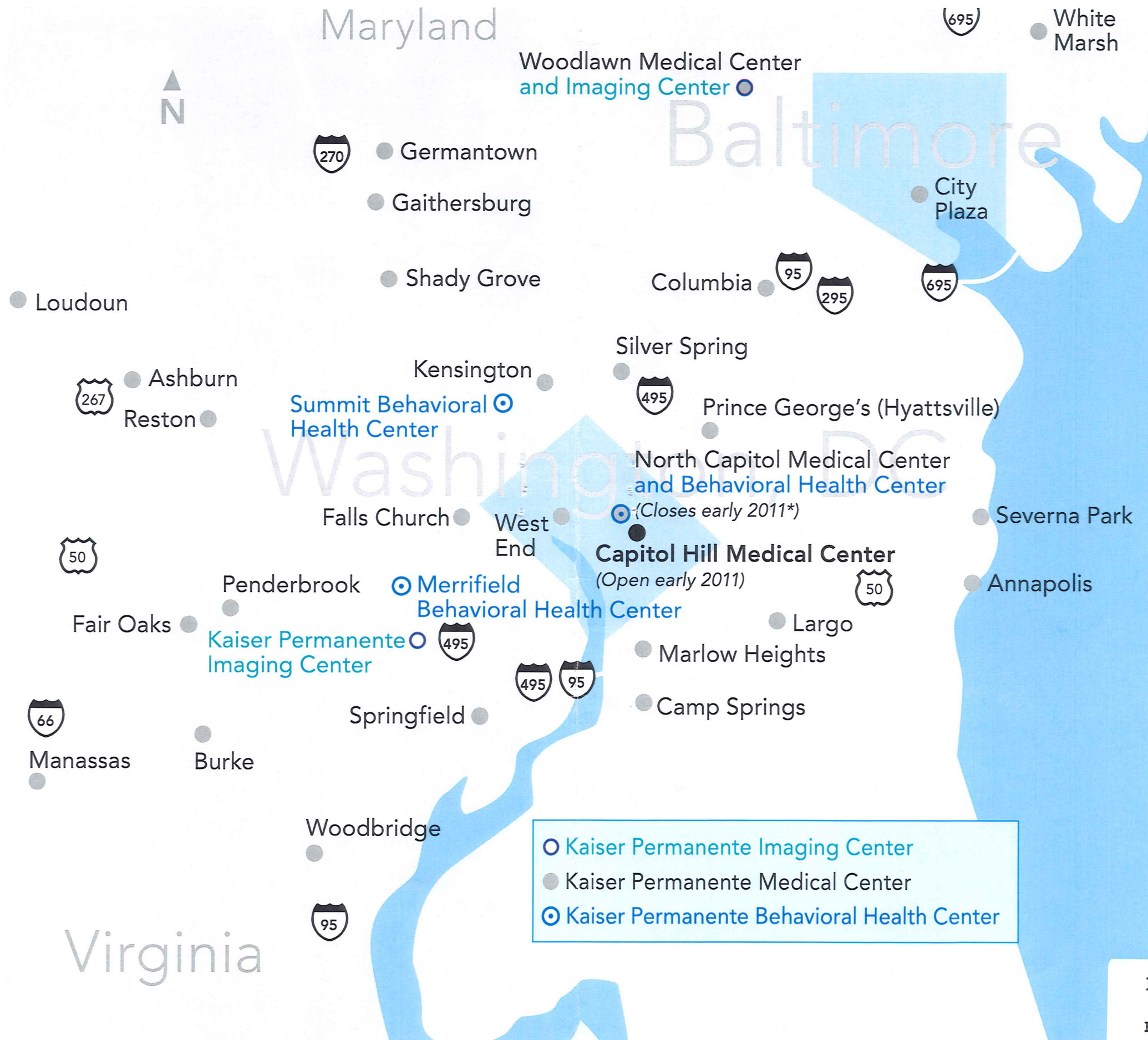


South Baltimore MOB

FIRST FLOOR

PETITIONER'S

EXHIBIT NO. 2 1.2.1



PETITIONER'S

EXHIBIT NO.

3



Parking Garage Mounted Logo from I-95 - 30" h



Building Mounted Logo from I-95 - 54" h



Building Mounted Logo from I-95 - 54"h





Building Mounted Logo - 42" h

PETITIONER' S

EXHIBIT NO. 5

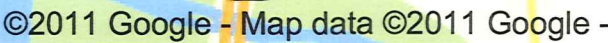


EXHIBIT NO.

6

[illegible][illegible]

6 AND 7	TH-02.1/30A: RIGHT ORIENTATION
	CLASS: ENTERPRISE
	STRUCTURAL TYPE: WALL-MOUNTED
	FACE AREA: 4.0000' x 38.5000' = 154.0000 SF
	QUANTITY: 2
	HEIGHT: N/A
	ILLUMINATION: YES

Technical drawings of a directional sign for the Main Entrance and Parking Garage. The drawings include a top view and an elevation view.

Top View: Shows a rectangular sign with a width of 3.0000' and a height of 3.0900'. The sign features directional arrows and text: "Main Entrance", "Parking Garage", and "EXIT to Twin Springs". A smaller sign on the right shows a "No Vehicle Stopping" sign with a height of 1.5000' and a width of 1.0000'.

Elevation View: Shows the sign mounted on a post. The total height of the sign assembly is 6.2500'. The sign itself is 3.0900' high. The post is 3.5000' high. The sign features directional arrows and text: "Main Entrance", "Parking Garage", and "EXIT to Twin Springs".

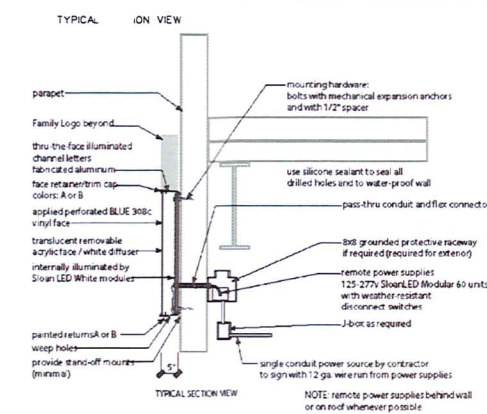
Sign Details:

- Sign Panel: 3.0900' high, 3.0000' wide.
- Accent Panel: 0.3333' high, 3.0000' wide.
- Sign Panel: 2.6667' high, 3.0000' wide.
- Post: 3.5000' high, 2" heavy.
- Sign Panel: 1.5000' high, 1.0000' wide.

Sign Text:

- Main Entrance
- Parking Garage
- EXIT to Twin Springs
- No Vehicle Stopping

NO VARIANCE RELIEF NECESSARY.
SIGN IS PERMITTED AS A "NOTICE"
SIGN UNDER BCZR 450.4, ATTACHMENT 1, 10



PERFORATED FACE DETAIL
DAY: reads BLUE
NIGHT: reads WHITE

1. ENTERPRISE SIGN ON THE BUILDING FACADES (SIGN +4.5,5,7)

1. AREA / FACE OF THE ENTERPRISE SIGNS ON THE SINGLE FACADE:

A. FRONT BUILDING FACADE (LENGTH + 105.3 FT)
MAXIMUM AREA / FACE OF ALL SIGNS ALLOWED: 2 x 105.3 - 210.6 SF
MAXIMUM AREA / FACE OF ALL SIGNS PROPOSED:
SIGN +5 - 297.0 SF > 210.6 SF ALLOWED
MAXIMUM AREA / FACE OF SINGLE SIGN ALLOWED: 150 SF
MAXIMUM AREA / FACE OF SINGLE SIGN PROPOSED:
SIGN +5 - 297.0 SF > 150 SF ALLOWED

B. SIDE BUILDING FACADE (LENGTH + 100.0 FT)
MAXIMUM AREA / FACE OF ALL SIGNS ALLOWED: 2 x 100.0 - 200.0 SF
MAXIMUM AREA / FACE OF ALL SIGNS PROPOSED:
SIGN +6 - 154.0 SF > 200.0 SF ALLOWED
MAXIMUM AREA / FACE OF SINGLE SIGN ALLOWED: 150 SF
MAXIMUM AREA / FACE OF SINGLE SIGN PROPOSED:
SIGN +6 - 154.0 SF > 150 SF ALLOWED

C. REAR BUILDING FACADE (LENGTH + 302.6 FT)
MAXIMUM AREA / FACE OF ALL SIGNS ALLOWED: 2 x 302.6 - 605.2 SF
MAXIMUM AREA / FACE OF ALL SIGNS PROPOSED:
SIGN +4 - 483.0 SF > 605.2 SF ALLOWED
MAXIMUM AREA / FACE OF SINGLE SIGN ALLOWED: 150 SF
MAXIMUM AREA / FACE OF SINGLE SIGN PROPOSED:
SIGN +4 - 483.0 SF > 150 SF ALLOWED

D. PARKING STRUCTURE FACADE (LENGTH + 403.7 FT)
MAXIMUM AREA / FACE OF ALL SIGNS ALLOWED: 2 x 403.7 - 807.4 SF
MAXIMUM AREA / FACE OF ALL SIGNS PROPOSED:
SIGN +7 - 154.0 SF < 807.4 SF ALLOWED
MAXIMUM AREA / FACE OF SINGLE SIGN ALLOWED: 150 SF
MAXIMUM AREA / FACE OF SINGLE SIGN PROPOSED:
SIGN +7 - 154.0 SF > 150 SF ALLOWED

2. NUMBER OF ENTERPRISE SIGNS:

A. NUMBER OF SIGNS PERMITTED:
THREE (3) ON PREMISES, NO MORE THAN TWO ON EACH FACADE.

B. NUMBER OF ENTERPRISE SIGNS PROPOSED:
SIGNS ON FRONT FACADE: 1 (SIGN +5)
SIGN ON SIDE FACADE: 1 (SIGN +6)
SIGN ON REAR FACADE: 1 (SIGN +4)
SIGN ON GARAGE FACADE: 1 (SIGN +7)
TOTAL NUMBER OF PROPOSED ENTERPRISE SIGNS: 4 > 3 ALLOWED

II. ENTERPRISE FREESTANDING SIGN (SIGN +1)

1. AREA / FACE ALLOWED: 75.0 SF
MAXIMUM AREA / FACE PROPOSED: 290.0 SF > 75.0 SF ALLOWED

2. MAX. NUMBER OF SIGNS / PREMISE ALLOWED: 1
MAX. NUMBER OF SIGNS / PREMISE PROPOSED: 1

3. MAX. HEIGHT OF SIGN ALLOWED: 25.0 FT
MAX. HEIGHT OF SIGN PROPOSED: 20.0 FT

III. DIRECTIONAL FREESTANDING SIGNS (SIGN +2,3)

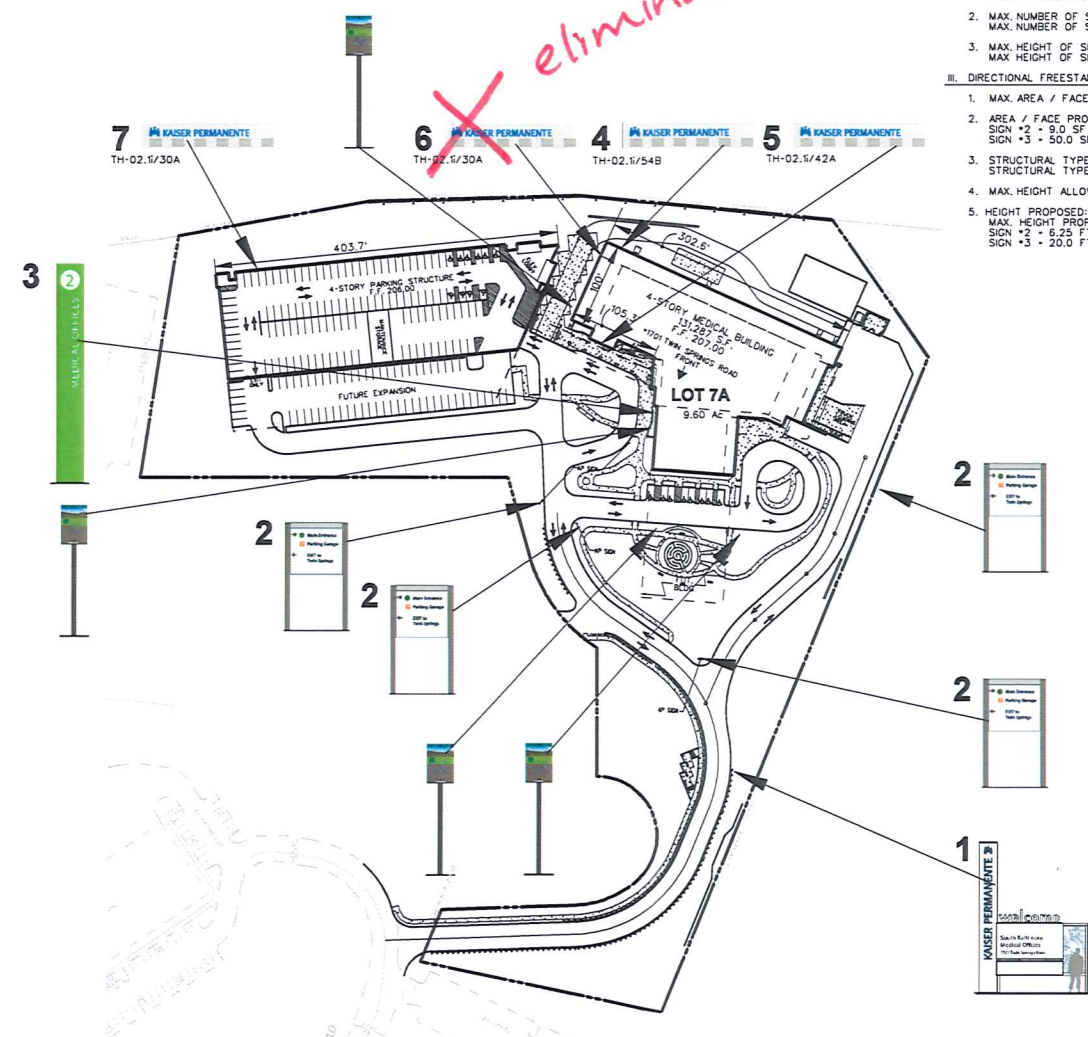
1. MAX. AREA / FACE ALLOWED: 8.0 SF (EACH SIGN)

2. AREA / FACE PROPOSED:
SIGN +2 - 9.0 SF > 8.0 SF ALLOWED (EACH SIGN)
SIGN +3 - 50.0 SF > 8.0 SF ALLOWED

3. STRUCTURAL TYPE ALLOWED: FREESTANDING
STRUCTURAL TYPE PROPOSED: FREESTANDING

4. MAX. HEIGHT ALLOWED: 6.0 FT

5. HEIGHT PROPOSED:
MAX. HEIGHT PROPOSED:
SIGN +2 - 2.25 FT > 6.0 FT ALLOWED (EACH SIGN)
SIGN +3 - 20.0 FT > 6.0 FT ALLOWED



THE COORDINATE SYSTEM OF ALL DRAWINGS IS
BASED ON THE NORTH AMERICAN DATUM OF 1983.
THE ELEVATION SYSTEM OF ALL DRAWINGS IS
BASED ON THE NORTH AMERICAN VERTICAL
DATUM OF 1988.
HORZ: NAD 83/91; VERT: 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. 21245, EXPIRATION
 DATE: JUNE 9, 2012

[illegible]

PDM FILE #XIII-70

PLAN TO ACCOMPANY ZONING PETITION

BELTWAY BUSINESS PARK - LOT 7A

1701 TWIN SPRINGS ROAD (PRIVATE)
BALTIMORE, MARYLAND 21227

BALTIMORE COUNTY, MD
SCALE: 1" = 50'ELECTION DISTRICT NO.: 13, C1
DATE: 11/11/2011

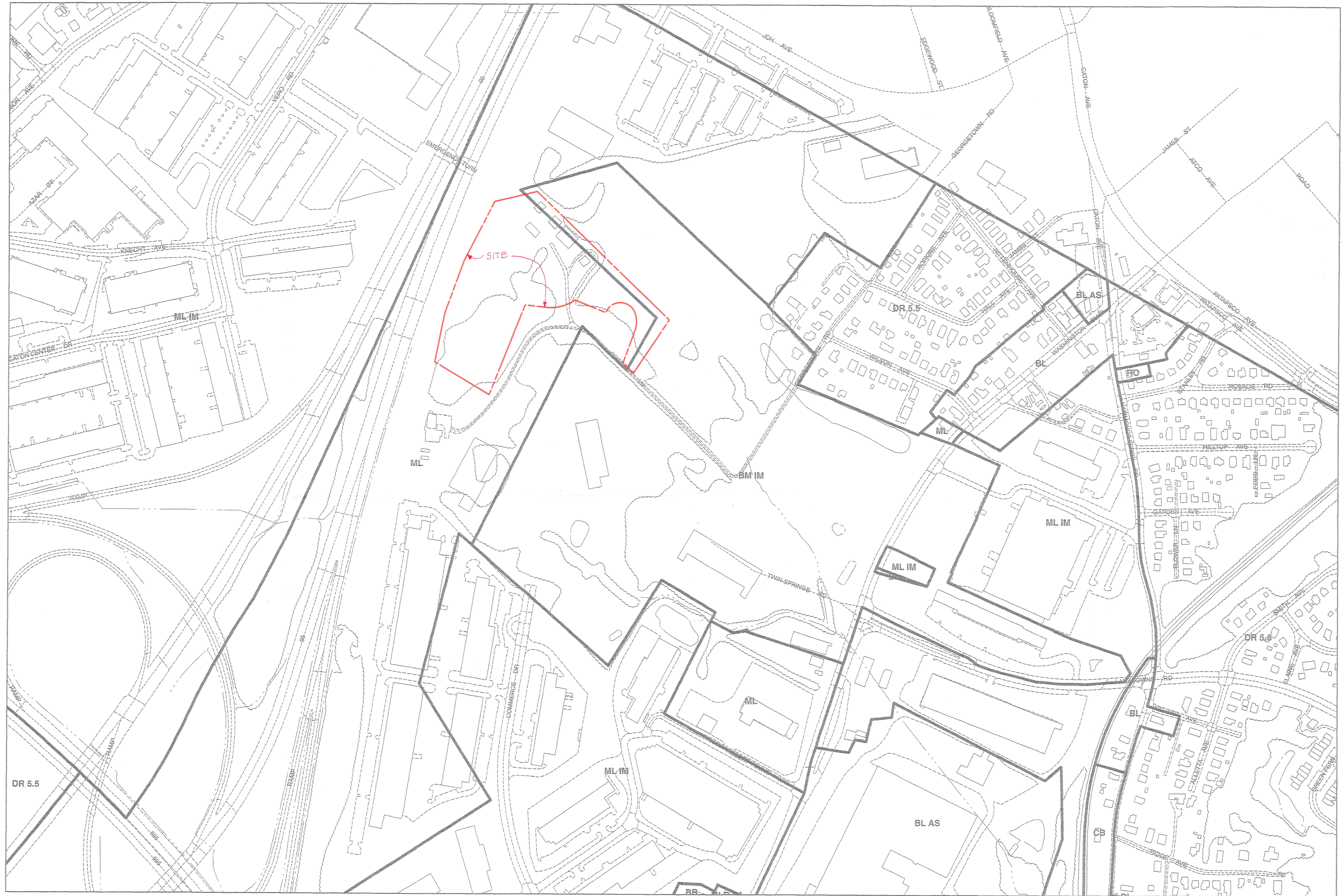
ZP SHEET 2 OF 2

DRAWING NO.

CS

ZP-2

SHEET 2 OF 2



Plan Sheet: 102A3

Note:
The zoning depicted in this application incorporates the actions associated with 2008 Comprehensive Zoning Map Process, zoning changes associated with an adopted Community Plan and Baltimore County Board of Appeals actions through December 31, 2008.

Legend

- | | | |
|-----------|---------|------------|
| Buildings | Streams | Vegetation |
| Zoning | Roads | Rail Lines |

Baltimore County Office of Planning and Zoning Official Zoning Map

101B2	101C2	102A2	
101B3	101C3	102A3	102B3
108B1	108C1	109A1	109B1
			109C1

Scale

1" = 200'

0 100 200 400
Feet



Data Sources:
Planimetric Data - Baltimore County
OT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2008

2012-0064-A