

IN RE: PETITION FOR VARIANCE
SW corner of Lionhead Court and
Franklin Square Drive
14th Election District
6th Council District
(100 Lionhead Court)

Consolidated Franklin Square, LLC
Todd A. Tilson, Member
Petitioner

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY

CASE NO. 2012-0112-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County for consideration of a Petition for Variance filed by the legal owner of the property, Consolidated Franklin Square, LLC. The Petitioner is requesting Variance relief from Section 450.4, (Attachment 1, 6) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a free-standing identification sign (for an apartment complex) with a maximum sign area/face of 33 square feet +/- and a maximum height of 16 feet +/- in lieu of the permitted 25 square feet sign area/face and height of 6 feet. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the variance request was David L. Martin, landscape architect, from Martin & Phillips Design Associates, Inc. Patricia Malone, Esquire represented the Petitioner. The file reveals that the Petition was properly advertised and the site was properly posted as required by the B.C.Z.R. There were no Protestants or other interested persons in attendance, and the file does not contain any letters of protest and/or opposition.

The Zoning Advisory Committee (ZAC) comments were received and are made a part of the record of this case. No County agencies or departments submitted any substantive comments.

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Date

12-21-11

By

103

Considering all of the testimony and evidence presented, I am persuaded to grant the requested variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Specifically, as shown on the aerial photographs marked as Petitioner's Exhibit 2, the subject property consists of six (6) apartment buildings which sit far off of Franklin Square Drive. Lionhead Court is a private road, and the apartments are situated at the end of this narrow and long road, surrounded by woodlands. Petitioner also submitted color photographs which depict the present sign for the complex, and it is obvious that the view of the sign for passing motorists is obstructed by both the Franklin Square Hospital sign and a large MTA bus stand/shelter that was recently constructed. See Petitioner's Exhibit 3A-G. In these circumstances, I believe Petitioner has made the requisite showing of uniqueness, and if the B.C.Z.R. were strictly enforced the apartment owner would have almost no means available to identify his complex.

I further find that the granting of the relief as set forth herein can be accomplished without injury to the public health, safety, and general welfare. Therefore, in all manner and form, I find that variance relief can be granted in accordance with the requirements of Section 307 of the B.C.Z.R. as articulated in *Cromwell v. Ward*, 102 Md. App. 691 (1995).

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED, this 21 day of December, 2011 by this Administrative Law Judge that Petitioner's Variance request from Section 450.4, Attachment 1, 6 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a free-standing identification sign (for an apartment complex) with a maximum sign area/face of 33 square feet +/- and a

ORDER RECEIVED FOR FILING

Date 12-21-11

By 103

maximum height of 16 feet +/- in lieu of the permitted 25 square feet sign area/face and height of 6 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. The Petitioner may apply for a building permit and may be granted same upon receipt of this Order, however the Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason, this Order is reversed, the Petitioner will 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.

JEB:dlw



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 12-21-11

By OS



KEVIN KAMENETZ
County Executive

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

December 21, 2011

Patricia A. Malone, Esquire
Venable, LLP
210 West Pennsylvania Avenue
Suite 500
Towson, MD 21204

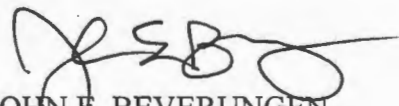
RE: Petition for Variance
Case No.: 2012-0112-A
Property: 100 Lionhead Court

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 Office of Administrative Hearings at 887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
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 100 Lionhead Court which is presently zoned OR-1
 Deed Reference SM16579 / 0321 10 Digit Tax Account # 1600005061
 Property Owner(s) Printed Name(s) Consolidated Franklin Square LLC

CASE NUMBER 2012-0112A Filing Date 12/21/11 Estimated Posting Date / / Reviewer JCM

(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

See attached.

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:

Todd A. Tilson, Member

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

Todd A. Tilson / Consolidated Franklin Square LLC

Signature #1 Signature #2

P.O. Box 1189, Brooklandville, MD
 Mailing Address City State

21022-1189 / 410-823-8100 /
 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

ORDER RECEIVED FOR FILING

REV. 2/23/11

Date 12-21-11

By [Signature]

Petition for Variance

100 Lionhead Court
Apartment at Franklin Square

Variance from Section 450.4, Attachment 1, 6, of the Baltimore County Zoning Regulations to permit a free-standing identification sign (for a multi-family building) with a maximum sign area/face of 33 square feet± and a maximum height of 16 feet± in lieu of the permitted 25 square foot sign area/face and height of 6 feet.

MARTIN

MARTIN
&
PHILLIPS

&

PHILLIPS

DESIGN ASSOCIATES, INC.

LAND PLANNING, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, DEVELOPMENT CONSULTING, ZONING
222 BOSLEY AVENUE, SUITE B1, TOWSON, MARYLAND 21204

October 17, 2011

ZONING DESCRIPTION
Sign Easement

100 Lionhead Court – Franklin Square Apartments

Beginning for the description of a 0.002 acre (84 square feet) sign easement recorded in the land records of Baltimore County in liber 31099, folio 309; located on Parcel 75 Tax Map 82 at a point at the centerline intersections of Franklin Square Drive, (Public 70' wide) and Lionhead Court (Private 30' wide) thence S27° 32' 41" W, 45.05' feet more or less to a point of beginning at the north eastern corner of a sign easement thence the following courses:

- 1) N78° 10' 17"E, 12.00', thence
- 2) S12° 53' 56"E, 7.00' thence
- 3) S78° 10' 17"W, 12.00', thence
- 4) N12° 53' 56"W, 7.00', thence
- 5) back to the point of beginning

Containing 84 Square Feet or 0.002 Acres of Land more or less.

The above bearings are based on the Maryland State Coordinate System (NAD83/91).

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONTRACTS, CONVEYANCES OR AGREEMENTS.



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

No. **74452**

Date: **10/21/11**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6130				385.00

Total: **385.00**

Rec From: **CNS - 10/21/11 - PAID**

For: **2-12-112-4**

DISTRIBUTION

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

GOLD - ACCOUNTING

**CASHIER'S
 VALIDATION**

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 1, 2011 Issue - Jeffersonian

Please forward billing to:

Patricia Malone
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6204

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2012-0112-A

100 Lionhead Court

S/west corner of Lionhead Court and Franklin Square Drive

14th Election District – 6th Councilmanic District

Legal Owners: Consolidated Franklin Square, LLC, Todd A. Tilson, Member

Variance to permit a free standing identification sign (for a multi-family building) with a maximum sign area face of 33 square feet (+/-) and a maximum height of 16 feet (+/-) in lieu of the permitted 25 square foot sign area/face and height of 6 feet.

Hearing: Monday, December 19, 2011 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

NOTICE OF ZONING HEARING

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

Case: # 2012-0112-A

100 Lionhead Court

S/west corner of Lionhead Court and Franklin Square Drive

14th Election District — 6th Councilmanic District

Legal Owner(s): Consolidated Franklin Square, LLC, Todd A. Tilson, Member

Variance: to permit a free standing identification sign (for a multi-family building) with a maximum sign area face of 33 square feet (+/-) and a maximum height of 16 feet (+/-) in lieu of the permitted 25 square foot sign area/face and height of 6 feet.

Hearing: Monday, December 19, 2011 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

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

12/004 December 1

291864

Hearing
12/19/11

CERTIFICATE OF PUBLICATION

12/1, 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 12/1, 2011.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

2012-0112-A

RE: Case No.: _____

Petitioner/Developer: _____

Todd A. Tilson
Consolidated Franklin Square, LLC

December 19, 2011

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

100 Lionhead Court

December 3, 2011

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

Sincerely,

December 3, 2011

(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)



Debra Wiley - ZAC Comments - Distribution Meeting of 10/31

From: Debra Wiley
To: Murray, Curtis; Lanham, Lynn; Kennedy, Dennis; Muddiman, Don; Lykens, Da...
Date: 10/30/2011 2:27 PM
Subject: ZAC Comments - Distribution Meeting of 10/31

Hi there,

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. Thank you.

2012-0108-A - 37 Belfast Road
 No hearing date as of 10/28

2012-0109-A - 39 Belfast Road
 No hearing date as of 10/28

2012-0110-SPHA - 4800 Deer Park Road
 No hearing date as of 10/28

2012-0111-A - 822 Wamper Road
 Administrative Variance (Closing Date: 11/14)

2012-0112-A - 100 Lionhead Court
 No hearing date as of 10/28

2012-0113-A - 11 Misty Hollow Court
 Administrative Variance (Closing Date: 11/21)

2012-0014-A - 906 Chariot Road
 Administrative Variance (Closing Date: 11/21)

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



KEVIN KAMENETZ
County Executive

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

December 13, 2011

Mr. Todd Tilson, Member
P. O. Box 1189
Brooklandville, MD 21022

RE: Case Number 2012-0112-A, 100 Lionhead Court

Dear Mr. Tilson,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 21, 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, 210 W. Pennsylvania Ave. Ste. 500, Towson, MD 21204

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 3, 2011

FROM: *for MKA* Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For November 14, 2011
Item Nos. 2012-108, 109, 110, 111, 112, 113
And 114.

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-11142011 -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: 11-2-11

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

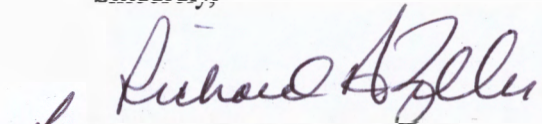
RE: Baltimore County
Item No. 2012-0112-A
Variance
Consolidated Franklin Square
Todd A. Tilson, Member
100 Lionhead Court

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. 2012-0112-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,


for 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

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
100 Lionhead Court; SW corner of Lionhead *
Court and Franklin Square Drive * OF ADMINISTRATIVE
14th Election & 6th Councilmanic Districts *
Legal Owner: Consolidated Franklin Square LLC* HEARINGS FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 2012-112-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.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

NOV 01 2011



CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1st day of November, 2011, a copy of the foregoing Entry of Appearance was mailed to Patricia Malone, Esquire, Venable, LLP, 210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME 100 Lionhead Ct.
CASE NUMBER 2012-0112-A
DATE 12-19-11

[illegible]

JB 12/19
10 AM

Case No.: 2012 - 0112 - A - 100 Lionhead Ct.

Exhibit Sheet

bw 12-21-11

11/23/12
PZ

Petitioner/Developer

Protestants

No. 1	Sitz Plan	
No. 2	Aerial Photo	
No. 3	Color Photos (A-G)	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PETITIONER'S

EXHIBIT NO. 3A



PETITIONER' S

EXHIBIT NO. 3B



PETITIONER'S

EXHIBIT NO. 3C



PETITIONER'S

EXHIBIT NO. 3D



PETITIONER'S

EXHIBIT NO. 3E



PEITIONER'S

EXHIBIT NO. 3F



PETITIONER' S

EXHIBIT NO.

36



NE 6-G

1410095292

199000327
OR 2

7106
1996048
1992032
028960
Pt. Bk./Folio # PDM # 140276

1900010638

DR 3.5

DR 5.5

1402060270

1413023351

FRANKLIN SQUARE DR

082A3

SIGN LOCATION

OR 1

1600005239

20110076

20110076
1700001397

1700011543

1419002220

14 ED

NE 5-G

6 CD

DR-10.5

7011 1404035226

7009 1408081376

1407061610

Pt. Bk./Folio # 034043

PDM # 140096

2400003860
Pt. Bk. 76, Folio 23

Lot # 0

Pt. Bk./Folio # 051120A
1900013751
PDM # 140198 Folio 120

Lot # 1

(PDM File/Project)

CARTWRIGHT CT

2468 12 18 22 32 36 42 46 39

Pt. Bk. 39, Folio 50

BOHN CT

13579 13 19 21 25 313337
PDM # 148052

DR-16

PENNSBURY PL

8809 8819 8868 8866 8860 8857 8855 8879 8880 8882 8849 8825 8829 8835 888 8862 8866 8868 8870 8881

090A1

DR-3.5

PDM # 140147

Pt. Bk./Folio # 044047A
1800007787
Pt. Bk. 44, Folio 47

Lot # 2

PDM # 140317

Pt. Bk./Folio # 067022

MAYFLOWER RD

Pt. Bk. 55, Folio 50

Pt. Bk./Folio # 055050

PDM # 140460

19960065

19990110

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9000

FRANKLIN SQUARE

HOSPITAL

1700011542

20070250

20110076
PDM # 140315

9000

ROAD

RIDGE RD

ROSSVILLE BLVD

LIONHEAD CT

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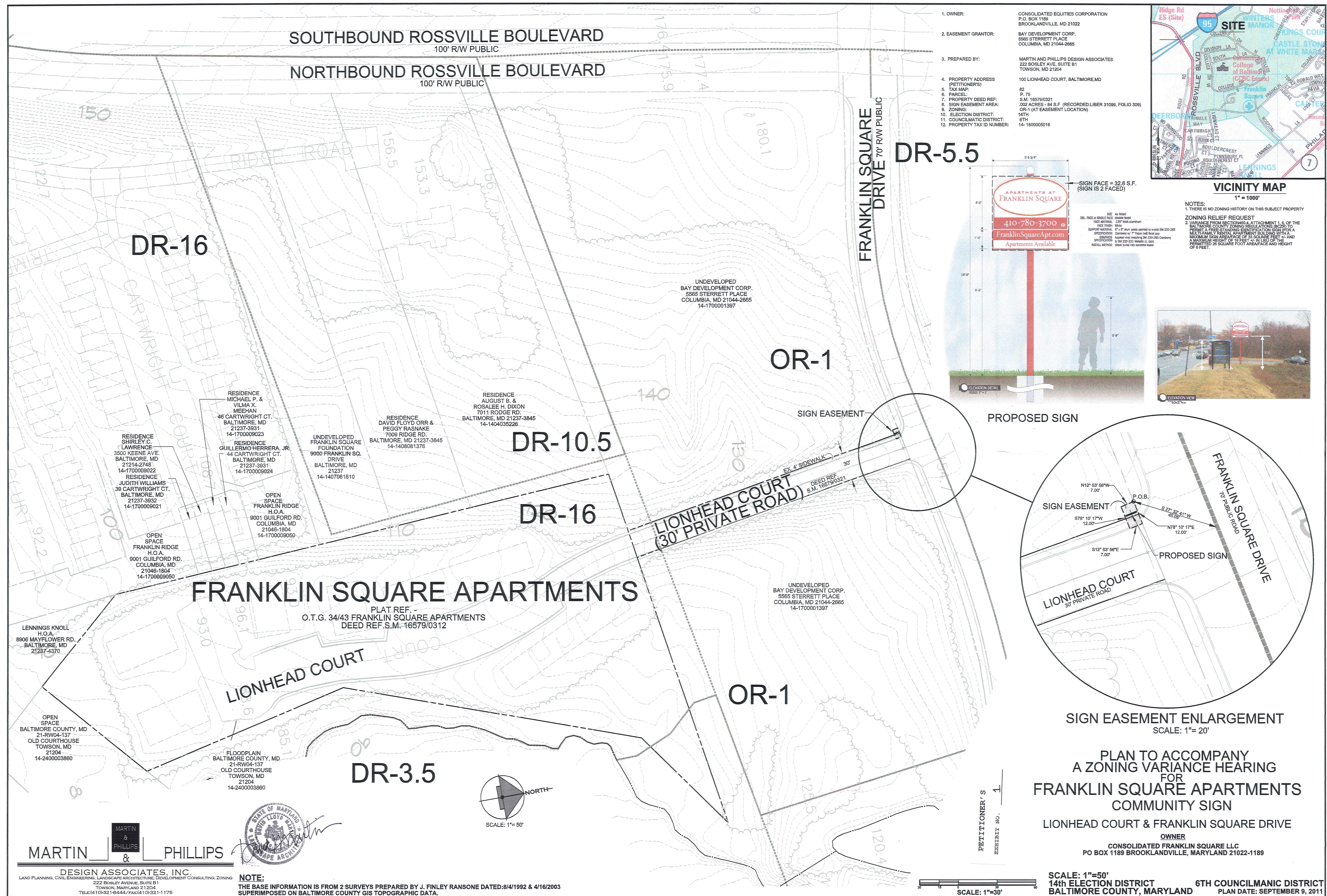
19680023

19980119

1418052127

19680023

19980119





279 Feet



My Neighborhood Map

Created By
Baltimore County
My Neighborhood

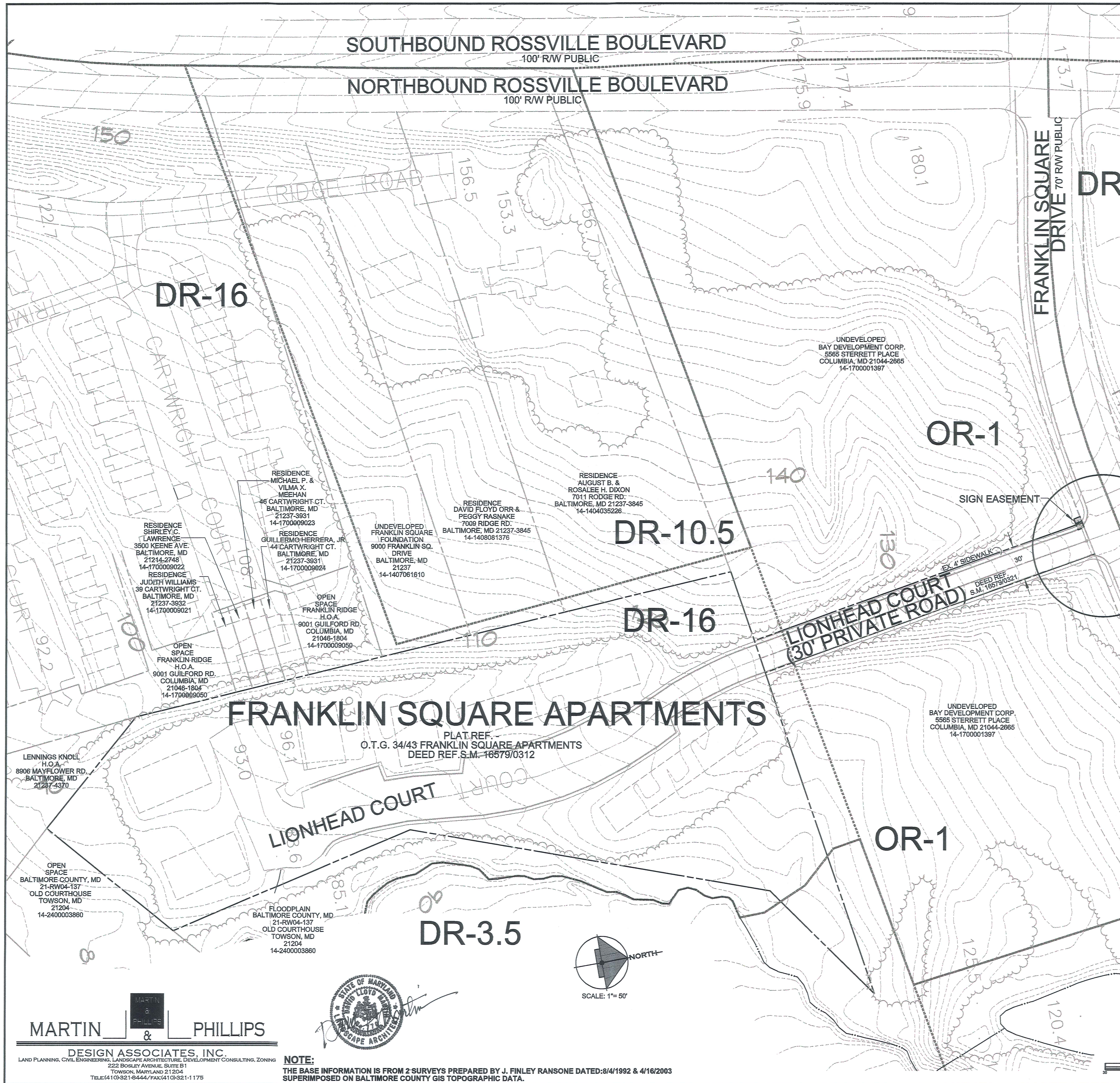


This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties, express or implied, of merchantability and fitness for any particular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

Printed 12/16/2011

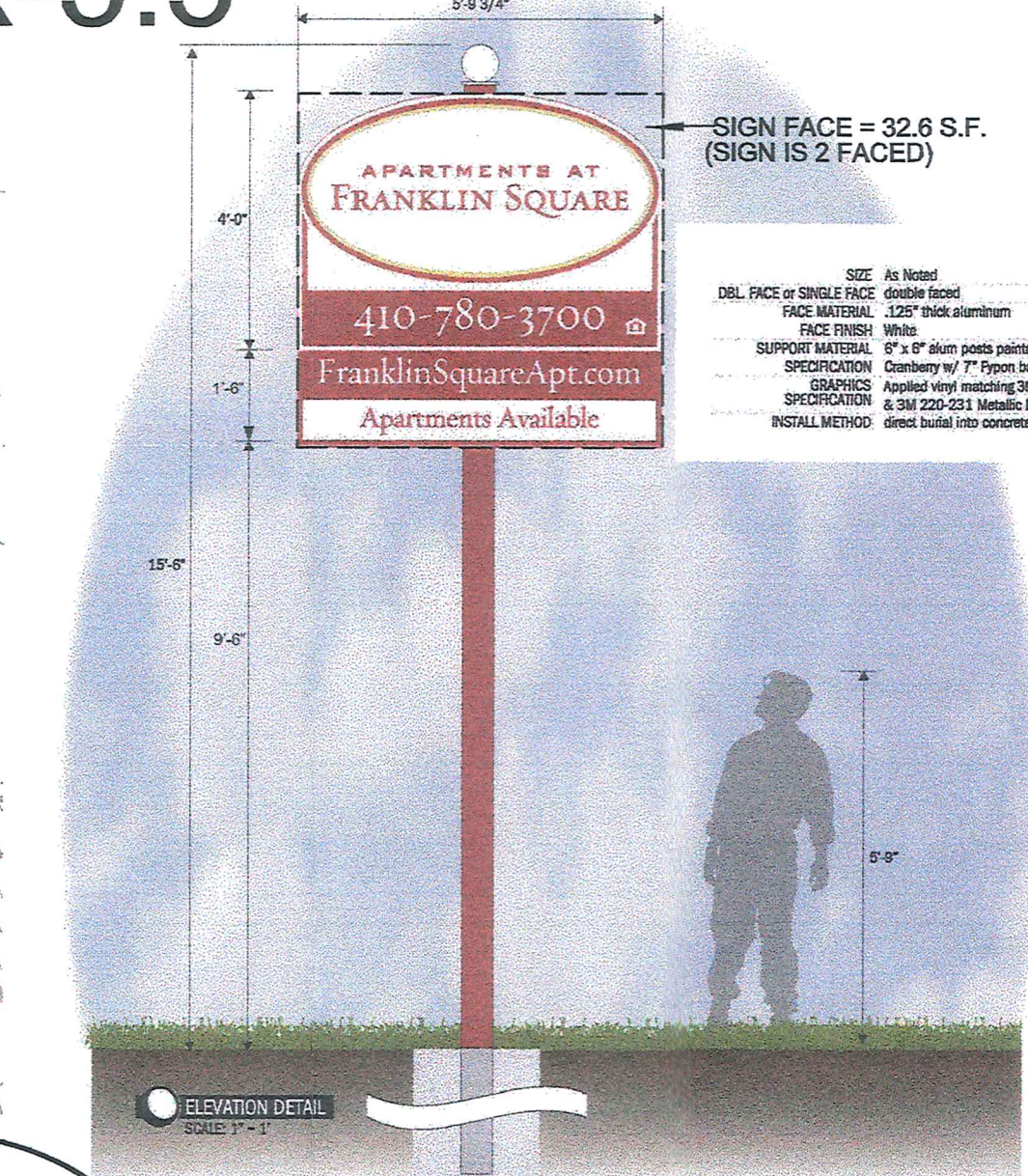
PETITIONER'S

EXHIBIT NO. 2

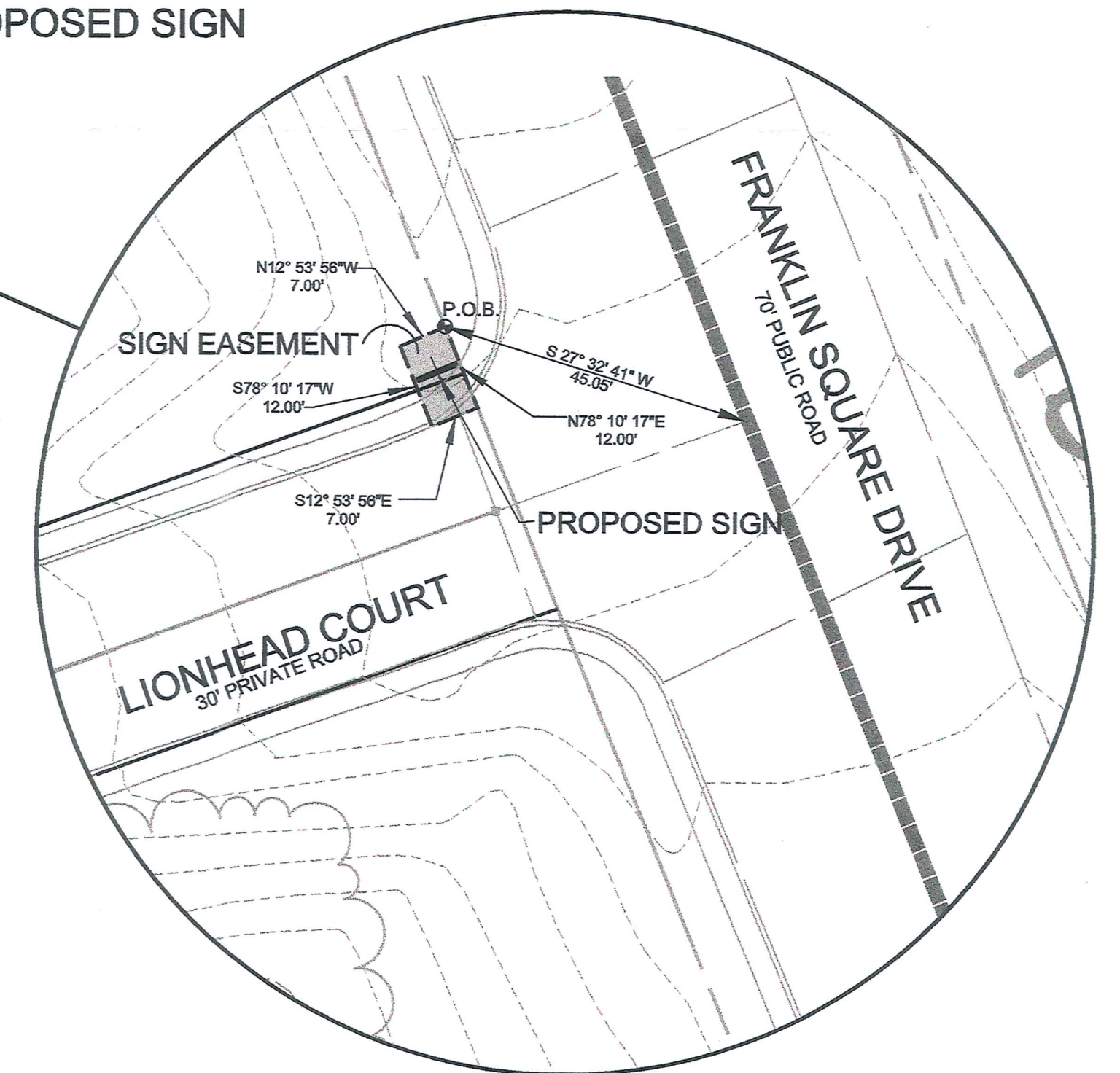


1. OWNER: CONSOLIDATED EQUITIES CORPORATION
P.O. BOX 1189
BROOKLANDVILLE, MD 21022
2. EASEMENT GRANTOR: BAY DEVELOPMENT CORP.
5565 STERRETT PLACE
COLUMBIA, MD 21044-2665
3. PREPARED BY: MARTIN AND PHILLIPS DESIGN ASSOCIATES
222 BOSLEY AVE, SUITE B1
TOWSON, MD 21204
4. PROPERTY ADDRESS (PETITIONER'S): 100 LIONHEAD COURT, BALTIMORE, MD
5. TAX MAP: 82
6. PARCEL: P. 75
7. PROPERTY DEED REF: S.M. 16579/0321
8. SIGN EASEMENT AREA: 302 ACRES - 84 S.F. (RECORDED: LIBER 31096, FOLIO 308)
9. ZONING: CR-1 (AT EASEMENT LOCATION)
10. ELECTION DISTRICT: 14TH
11. COUNCILMANIC DISTRICT: 6TH
12. PROPERTY TAX ID NUMBER: 14-160005016

DR-5.5



PROPOSED SIGN



SIGN EASEMENT ENLARGEMENT
SCALE: 1"= 20'

PLAN TO ACCOMPANY
A ZONING VARIANCE HEARING
FOR
FRANKLIN SQUARE APARTMENTS
COMMUNITY SIGN

LIONHEAD COURT & FRANKLIN SQUARE DRIVE

OWNER
CONSOLIDATED FRANKLIN SQUARE LLC
PO BOX 1189 BROOKLANDVILLE, MARYLAND 21022-1189

SCALE: 1"=50'
14th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
6TH COUNCILMANIC DISTRICT
PLAN DATE: SEPTEMBER 9, 2011

MARTIN & PHILLIPS

DESIGN ASSOCIATES, INC.
LAND PLANNING, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, DEVELOPMENT CONSULTING, ZONING
222 BOSLEY AVENUE, SUITE B1
TOWSON, MARYLAND 21204
TEL: (410) 321-6444 / FAX: (410) 321-1175

NOTE:
THE BASE INFORMATION IS FROM 2 SURVEYS PREPARED BY J. FINLEY RANSOME DATED: 8/4/1992 & 4/16/2003
SUPERIMPOSED ON BALTIMORE COUNTY GIS TOPOGRAPHIC DATA.

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