



KEVIN KAMENETZ
County Executive

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

October 17, 2012

Charles E. Brooks, Esquire
Jean M. Kosloski, Esquire
Law Offices of Brooks & Kosloski
610 Bosley Avenue
Towson, Maryland 21204

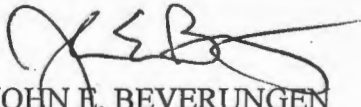
RE: Petition for Variance
Case No.: 2013-0035-A
Property: 2033 E. Joppa Road

Dear Counsel:

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 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR VARIANCE
(2033 Joppa Road)
Satyr Limited Partnership
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2013-0035-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by Charles E. Brooks, Esquire, with Brooks and Kosloski, on behalf of the legal owner, Satyr Limited Partnership. The Petitioner is requesting Variance relief from § 450.4 Attachment 1.7(b) as follows:

- (1) To permit the maximum area of the "Joint Identification Freestanding" sign to be 190.9' in lieu of the 122 square feet permitted,
- (2) To permit the maximum sign height of the "Joint Identification Freestanding" sign to be 27' in lieu of 25' permitted, and
- (3) To permit the maximum number of tenant lines displayed on the sign from five (5) to seven (7).

The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit I.

Appearing at the public hearing in support for this case was Rick Gabell of Gebhart Properties, and Michael Domeier with Strickler Signs. Charles E. Brooks, Esquire and Jean M. Kosloski, Esquire appeared as counsel and represented the Petitioner. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

ORDER RECEIVED FOR FILING

Date 10-17-12

By DS

The Zoning Advisory Committee (ZAC) comments were received and made a part of the file. A ZAC comment was received from the Department of Planning (DOP) on September 13, 2012, as follows:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning does not oppose the petitioner's request for variances from Section 450.4 of the BCZR (Joint Identification Freestanding). The existing freestanding joint identification sign is in poor condition. Although the proposed sign is much larger than the existing sign, it will serve more tenants and will be constructed of quality materials, as shown by the provided sign elevation.

The proposed freestanding sign shall be landscaped at the base, to provide screening and mitigate the appearance of the height. The Department of Planning has no additional comments on the modifications to the freestanding Goodyear sign or the removal of the other two signs on the lot.

Testimony and evidence revealed that the subject property is approximately 5.19 acres in size, and is zoned BL-CCC. The site is improved with a shopping center constructed in 1956, which counsel described as one of the oldest in the county. Mr. Rick Gabell, Director of Development for Petitioner, testified that the existing joint identification sign at the center was struck by a truck and destroyed. He explained the new sign would update the look and appearance of the center, and the height proposed would allow for all tenants to be identified.

Based upon the testimony and evidence presented, I will grant the request for variance relief. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioner has met this test.

ORDER RECEIVED FOR FILING

Date 10-17-12

By 103

As shown on the site plan, the property is uniquely shaped, and has frontages on both Joppa and Satyr Hill Roads. The center has been in existence for over 55 years, and as noted by the DOP, the new sign will improve the look of the center, and will allow shoppers and motorists to properly identify the businesses on site.

If the B.C.Z.R. were strictly enforced, the Petitioner would indeed suffer a practical difficulty and/or hardship. The Petitioner would be unable to reconstruct the damaged sign as proposed. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of opposition from the community and the lack of negative comments from Baltimore County reviewing agencies. In addition, the Petitioner noted that two signs presently on site (identified on the plan as signs "B" and "C") would be removed, so the end result is that the number of signs is reduced, and the appearance is enhanced, which is the goal of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED, this 17th day of October, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 450.4 Attachment 1.7(b) as follows:

- (1) To permit the maximum area of the "Joint Identification Freestanding" sign to be 190.9' in lieu of the 122 square feet permitted,
- (2) To permit the maximum sign height of the "Joint Identification Freestanding" sign to be 27' in lieu of 25' permitted, and
- (3) To permit the maximum number of tenant lines displayed on the sign from five (5) to seven (7),

ORDER RECEIVED FOR FILING

Date 10-17-12

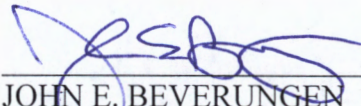
By [Signature]

be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

1. The Petitioner may apply for its appropriate permits 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.
2. The Petitioner must provide and install vegetative material and plants at the base of the joint identification sign on Joppa Road, in accordance with Exhibit H attached hereto.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 10-17-12

By 

**JUSTIFICATION for
JOINT IDENTIFICATION FREESTANDING
SIGN VARIANCE
August 7, 2012**

We are requesting these variances as this signage is necessary for the continuing success of the shopping center as it will accommodate the needs of the fifteen (15) tenant spaces available in the center.

The original shopping center was constructed in 1956 and consisted of seven stores including an Acme supermarket. In 1971 the balance of the shopping center was built out and, as it is currently demised, will accommodate fifteen (15) different tenants including three (3) anchor tenants.

As of February 7, 2012, the center was served by a "Joint Identification Freestanding" pylon sign that was approximately 10'x 20' and had ten (10) tenant lines of copy. On February 7, 2012 a truck ran into and significantly damaged the sign resulting in its removal. Since that time the center has not been served by a "Joint Identification Freestanding" sign as the owner of the shopping center has contemplated what the correct course of action would be to serve the tenants and comply with the intent of the Baltimore County Zoning Regulations Article 4 - Special Regulations. After speaking with their sign contractor, Strickler Signs, and conferring with Baltimore County Zoning office, the owner of the center believes that the variance requests attached hereto are in the spirit of the Code. See Exhibit 1, Sign Rendering.

Maximum Area of Sign "A": The permitted area of the sign is predicated on the amount of road frontage and set back from the right of way. In this case, the road frontage along Joppa Road is 490.21 feet. Based on road frontage, the allowable sign area is one (1') sq. ft. for each four (4') linear feet of road frontage or 122.55 sq. ft. After factoring in the five (5%) percent area increase permitted if the sign is located ten (10') ft. away from the right of way line the total maximum sign area is 128.67 sq. ft. The sign area proposed in this variance request is 183.30 sq. ft.; a difference of 54.63 sq. ft.

Maximum Height and Number of Lines of Copy for Sign "A": The maximum permitted sign height is twenty five (25'). We are proposing that the sign be increased by two (2') feet to allow for two (2) additional lines of tenant copy to accommodate both the large and small tenancies and adequately promote their businesses.

Other existing signs: We understand that in order to comply with the Baltimore County Zoning Regulations that there are two (2) freestanding signs that will require removal along Joppa Road and one (1) freestanding sign along Satyr Hill Road that will require modification. The signs that will be removed on Joppa Road are the twenty three (23) s.f. Maryland State Inspection sign (Sign "B") and the ninety-seven (97) s.f. Fisherman's Wharf sign (Sign "C"). The freestanding Goodyear sign along Satyr Hill Road (Sign "D") will be modified to become a Joint Identification sign by adding the words "Satyr Hill Shopping Center" on the top of the sign.

In closing, it should be noted that the combined sign area of Sign "B" and "C" is one hundred twenty (120) s.f. The dimensions of the original freestanding joint identification sign were 10'x 20'-8" or two hundred seven (207) s.f. Therefore, if this petition for a sign variance is granted as submitted, the number of free standing signs will be reduced by two (2) and the total sign area will be reduced by sixteen and four tenths (16.4) s.f. We trust that both reductions will be deemed to be in the spirit of the Code.

VARIANCE FROM SECTION 450.4 Attachment 1 - 7(b)

To permit the maximum area of the "Joint Identification Freestanding" sign to be 190.9 feet in lieu of the 122 s.f. permitted.

VARIANCE FROM SECTION 450.4 Attachment 1 - 7(b)

To permit the maximum sign height of the "Joint Identification Freestanding" sign to be 27 ft in lieu of the 25 ft permitted.

VARIANCE FROM SECTION 450.4 Attachment 1 - 7(b)

To permit the maximum number of tenant lines displayed on the sign from five (5) to seven (7).

Satyr Limited Partnership



334 Cranbrook Road
Cockeysville, MD 21030
410-666-7000
FAX 410-666-3735

EXHIBIT H

CASE NUMBER 2013-0035
Address: 2033 E. Joppa Road, 21234
October 15, 2012

PROPOSED PLANTINGS FOR PROPOSED FREESTANDING JOINT
IDENTIFICATION "SIGN A"

We propose to plant the base of the proposed freestanding joint identification "Sign A" with six (6) Juniperis Chinensis Sea Green (common name Chinese Juniper Sea Green) in three (3) gallon containers. These are hardy drought tolerant evergreen plants that grow to 4' to 6' in height and 6' to 8' in diameter at maturity.

ORDER RECEIVED FOR FILING

Date 10-17-12

By RS



Satyr Hill Shopping Center metes and bounds description.

2033 E. Joppa Road.
Parkville, MD 21234

Beginning for the same at the intersection of the southern right of way line of Joppa Road 80' wide with the eastern right of way line of Satyr Hill Cut Off of variable width, thence leaving said place of beginning and running and binding on the southern right of way line of Joppa Road, the 2 following courses and distances, namely: (1) South 70 degrees 26 minutes 13 seconds East 394.00 feet, thence (2) running southerly by a curve to the left having a radius of 1081.74 feet with an arc length of 46.20 feet subtended by a chord bearing and distance of South 71 degrees 39 minutes 41 seconds East 46.20 feet, thence leaving said southern right of way line of Joppa Road South 31 degrees 21 minutes 00 second West 594.06 feet, thence South 67 degrees 15 minutes 33 seconds West 144.82 feet to the eastern right of way line of Satyr Hill Road of a variable width, thence running and binding on said eastern right of way line of Satyr Hill Road the three following courses and distances, namely: (1) northwesterly be a curve to the left with a radius of 475 feet an arc length of 91.09 feet subtended by a chord bearing and distance of North 11 degrees 54 minutes 12 seconds West 90.25 feet, thence (2) North 31 degrees 28 minutes 52 east 5.85 feet and thence (3) North 25 degrees 16 minutes 50 seconds West 117.21 feet, thence running and binding on said eastern right of way line of Satyr Hill Cut Off the 3 following courses and distances, namely: (1) Northwesterly by a curve to the right having a radius of 400.00 feet with an arc length of 316.14 feet subtended by a chord bearing and distance of North 02 degrees 38 minutes 20 seconds West 307.98 feet, thence (2) North 20 degrees 00 minutes 11 seconds East 194.75 feet, thence (3) N 64 degrees 44 minutes 25 seconds East 50.01 to the place of beginning.

Containing 5.19 acres of land more or less.

Note: This metes and bounds description has been prepared from plats and deeds and other resources and does not represent a field survey of this property by me.

J. Carroll Hagan, PLS
Assistant Development Director
Gephart Properties, Inc.
599 Cranbrook Road
Cockeysville MD 21030



0035-A

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

No. 8710

Date: 6/20/12

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	906	0000		6150				385.00

Total: 385.00

Rec From: Satyre Limited Pkgs.

For: 2033 E Taper Rd
7.030

2013-0035-A

DISTRIBUTION

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

CASH RECEIPT

DATE: 6/20/12
 TIME: 10:00 AM
 BY: [Signature]
 FOR: [Signature]
 AMOUNT: \$385.00
 CHECK NO: 2013-0035-A

**CASHIER'S
 VALIDATION**

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: 2013-0035-A
Petitioner: Satyr Hill Limited Partnership
Address or Location: 2033 E. Joppa Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: SATYR HILL LIMITED PARTNERSHIP
Address: C/O CARROLL HAGAN
334 CRANFORD RD
COCKEYSVILLE, MD 21030
Telephone Number: 410-666-3400

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 09/22/2012

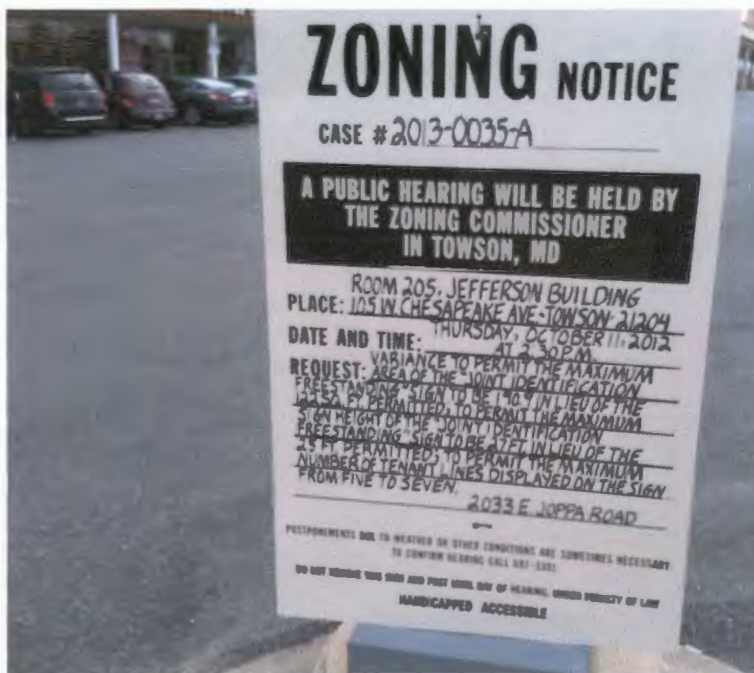
Case Number: 2013-0035-A

Petitioner / Developer: LAW OFFICES of BROOKS & KOSLOSKI,
CHARLES E. BROOKS, ESQ.~ALAN GEBHART

Date of Hearing (Closing): OCTOBER 11, 2012

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
(SIGN#1)-2033 E. JOPPA ROAD, (SIGN #2)-FIRST ENTRANCE FROM SATYR HILL ROAD (on-site), (SIGN #3) SECOND ENTRANCE FROM SATYR HILL ROAD.

The sign(s) were posted on: SEPTEMBER 22, 2012



2033 E. JOPPA RD. ENTRANCE

Linda O'Keefe
(Signature of Sign Poster)

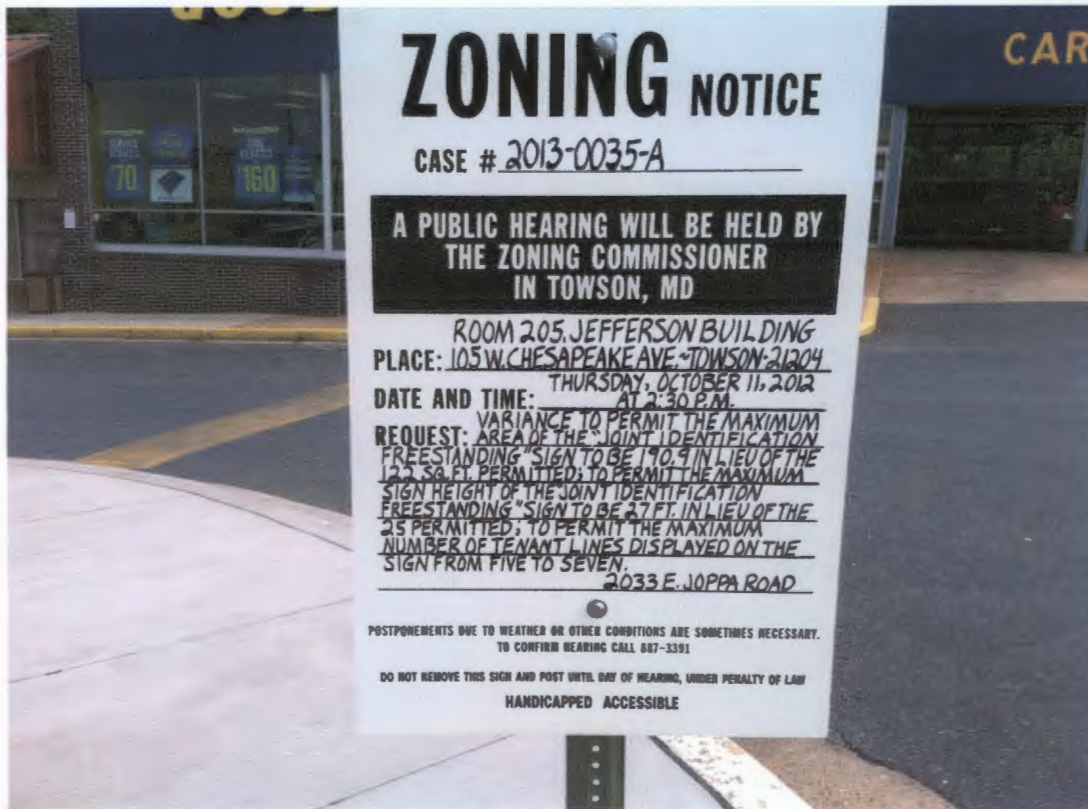
Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

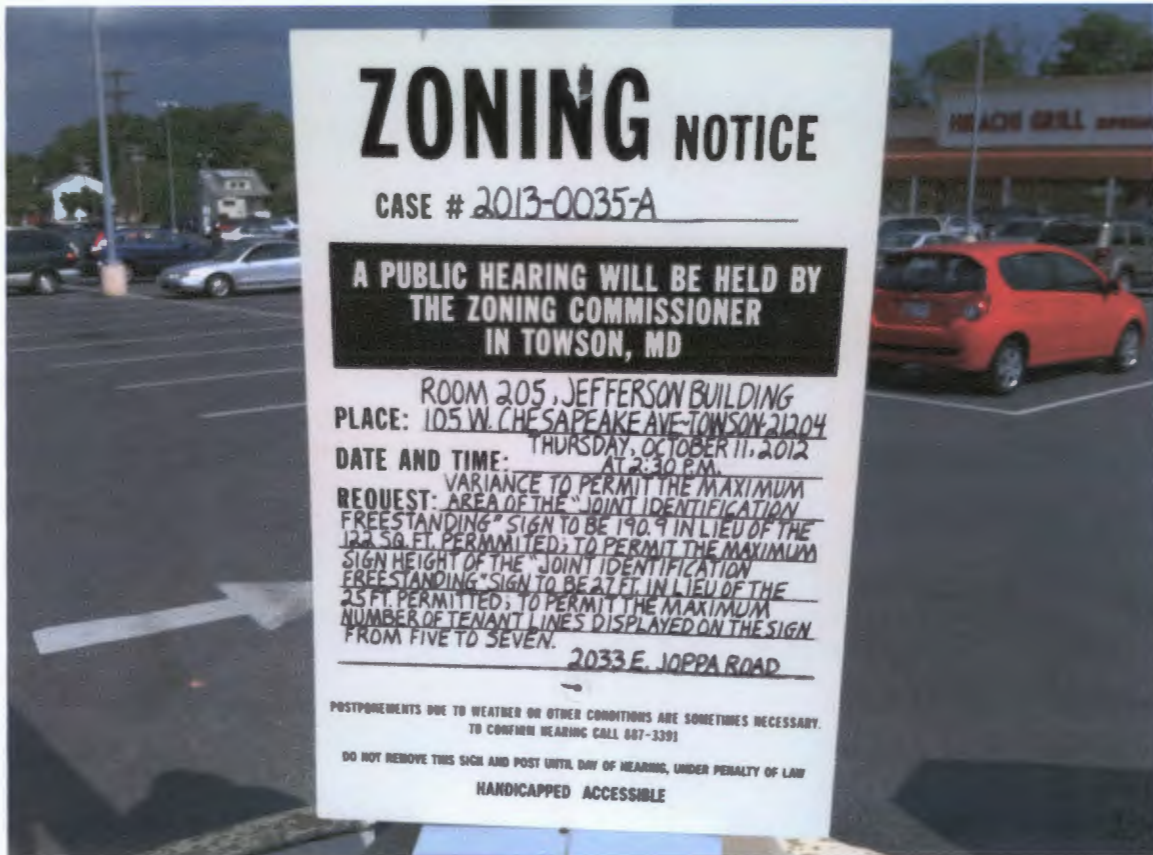
Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

FIRST ENTRANCE FROM SATYR HILL ROAD-(ON-SITE)



SECOND ENTRANCE FROM SATYR HILL ROAD-(ON-SITE)



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: #2013-0035-A

2033 E. Joppa Road

S/s of E. Joppa Road at the S/e corner of Satyr Hill Road

9th Election District - 5th Councilmanic District

Legal Owner(s): Satyr Hill Limited Partnership, Alan Gebhart

Variance: to permit the maximum area of the "Joint Identification Freestanding" sign to be 190.9' in lieu of the 122 sq. ft. permitted; to permit the maximum sign height of the "Joint Identification Freestanding" sign to be 27 ft. in lieu of the 25 ft. permitted; to permit the maximum number of tenant lines displayed on the sign from five to seven.

Hearing: Thursday, October 11, 2012 at 2:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD IABLON, 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.
09/21/2012 September 20 875727



501 N. Calvert Street, Baltimore, MD 21278

September 20, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on September 20, 2012.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson



KEVIN KAMENETZ
County Executive
September 10, 2012

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

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2033 E. Joppa Road

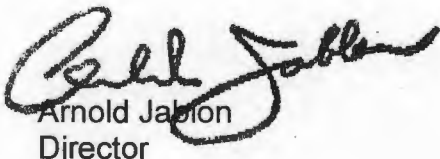
S/s of E. Joppa Road at the S/e corner of Satyr Hill Road

9th Election District – 5th Councilmanic District

Legal Owners: Satyr Hill Limited Partnership, Alan Gebhart

Variance to permit the maximum area of the "Joint Identification Freestanding" sign to be 190.9' in lieu of the 122 sq. ft. permitted; to permit the maximum sign height of the "Joint Identification Freestanding" sign to be 27 ft. in lieu of the 25 ft. permitted; to permit the maximum number of tenant lines displayed on the sign from five to seven.

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105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Law Offices Brooks & Kosloksi, 610 Bosley Ave., Towson 21204
Alan Gebhart, 334 Cranbrook Road, Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPT. 22, 2012.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARING OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 20, 2012 Issue - Jeffersonian

Please forward billing to:
Satyr Hill Limited Partnership
C/o Carroll Hagan
334 Cranbrook Road
Cockeysville, MD 21030

410-666-3400

NOTICE OF ZONING HEARING

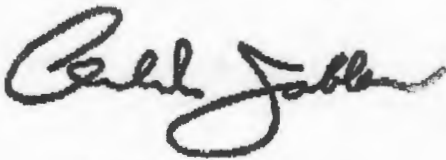
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2013-0035-A

2033 E. Joppa Road
S/s of E. Joppa Road at the S/e corner of Satyr Hill Road
9th Election District – 5th Councilmanic District
Legal Owners: Satyr Hill Limited Partnership, Alan Gebhart

Variance to permit the maximum area of the "Joint Identification Freestanding" sign to be 190.9' in lieu of the 122 sq. ft. permitted; to permit the maximum sign height of the "Joint Identification Freestanding" sign to be 27 ft. in lieu of the 25 ft. permitted; to permit the maximum number of tenant lines displayed on the sign from five to seven.

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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR VARIANCE
2033 East Joppa Road; S/S E. Joppa Road,
At the S/E corner of Satyr Hill Road
9th Election & 5th Councilmanic Districts
Legal Owner(s): Satyr Limited Partnership
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2013-035-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 05 2012

.....

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 5th day of September, 2012, a copy of the foregoing Entry of Appearance was mailed to Charles Brooks, Esquire, 610 Bosley Avenue, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MEMORANDUM

DATE: November 19, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0035-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 16, 2012. 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

LAW OFFICES
BROOKS & KOSLOSKI
610 BOSLEY AVENUE
TOWSON, MARYLAND 21204

(410) 298-2600
FAX (410) 298-2379

CHARLES E. BROOKS, ESQUIRE
cebreesq@comcast.net

JEAN M. KOSLOSKI, ESQUIRE
jeank@charlesebrooks.com

October 16, 2012

HAND DELIVERED

The Honorable John E. Beverungen
Jefferson Building
Room 204
105 W. Chesapeake Avenue
Towson, MD 21204

Re: Case No. 2013-0035-A
2033 E. Joppa Road

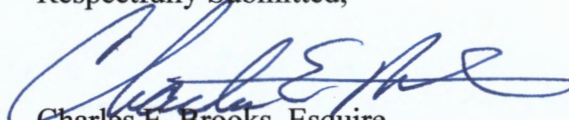
Dear Judge Beverungen:

Please find enclosed a description of the plantings for the base of the proposed joint identification sign to be located on Joppa Road and noted on the Site Plan as Sign A, as requested by you at the Hearing on Thursday, October 11, 2012.

This description is being submitted as Petitioner's Exhibit H.

Should you have any questions, please contact me. If I am not available, please speak to my partner, Jean M. Kosloski, Esquire.

Respectfully Submitted,



Charles E. Brooks, Esquire

CEB/clb

Enclosures

Cc: Mr. Rick Gabell

Mr. Alan Gebhart, Satyr Limited Partnership

CASE NAME 2033 C. Joppa Rd.
CASE NUMBER 2013-0035-A
DATE October 11, 2012

[illegible]

Rick Gabell

16306 Old York Road
Monkton, Maryland 21111
Phone: 443-604-8011
Email: rggabell@gmail.com

2007 to Present Director of Development
Gebhart Properties, Cockeysville, Md.

Responsibilities include analyzing investment opportunities to determine highest and best use for the acquisition and development of commercial property to increase the Gebhart Property portfolio. Specific duties include developing site use concept plans for use in preparing pro forma budgets and associated internal rates of return that model current market conditions.

My responsibilities also include property management of our resort, commercial and multi-family properties and oversight for all special projects.

1994 to 2007 President
Galloway Construction, Inc., Phoenix, Md.

As founder and general manager of this commercial general contracting company, I was responsible for performing marketing, estimating, project management, managing field operations, determining methods of construction and maintaining high safety and quality standards. I also monitored and reviewed all accounting ledgers and prepared all supplementary documentation and reports required by our accountant, bank and bonding company. The company built a reputation as a high quality design/build contractor completing complex projects on time and within budget. Projects included a 52,000 s.f. medical office building, numerous restaurants including Della Notte, Bluestone, ReMoMo, Ellicott Mills Brewing Company, Enotria, and ultimately the construction of the \$8.6 million Valley Mansion catering facility operated by Martins Caterers. The company was closed in 2007 due to sluggish economy.

1990 to 1994 Development and Construction Project Manager
Henry J. Knott Development Co., Baltimore, Md.

As project manager, my responsibilities included preparing construction and development budgets for two (2)-off-campus student housing projects for Johns Hopkins University, the Loyola College general administration building, the Loyola College Jesuit Residence and Chapel and a sixty (60) unit garden condominium project. I also negotiated the purchase of a tract of land for the development of a garden apartment project.

My experience with this firm culminated as development team leader for the \$5 million renovation of the Parkway Crossing Shopping Center owned by the Twelve Knott Limited Partnership. After directing the completion of the design, permitting and leasing of the property, I was assigned to the field to perform the duties of project manager and general superintendent. This multi-phased critical path project was completed on time and within budget.



G. R. Gabell

1984 to 1990 Project Coordinator
Kinsley Construction, Towson, Md.

Duties performed as project coordinator included marketing, conceptual and detailed estimating, providing supervision to in-house architects and engineers, project management for the design and construction of pre-engineered and conventionally built R&D spaces, warehouse facilities, manufacturing buildings and industrial retrofit projects. I also assisted Bob Kinsley in preparing development budgets and leases for commercial projects and office tenants.

1981 to 1984 Project Manager/Estimator
NSC Contracting, Inc., Baltimore, Md.

With this company I gained my initial experience in estimating, project management and field supervision. I was initially assigned to the field as project engineer/expediter for the construction of the \$20 million Fort Meade Waste Water Treatment Facility. While assigned to this project, I also compiled all geologic and financial documentation required to successfully prosecute a \$1.0 million changed subsurface condition claim against the Corps of Engineers. Other projects included the design/build construction of an 80,000 s.f. warehouse facility for the U.S. Coast Guard, historic renovations, office building construction, tenant fit outs, bank construction and R&D warehouse construction.

1977 to 1981 Project Geologist
Ackenheil & Associates, Baltimore, Md.

As project geologist was subcontracted to the Consolidated Coal Company to log rock cores and map coal seams in West Virginia; consulted Baltimore County to substantiate the validity of a tunnel contractor's changed condition claim in a 2,100 ft. long eight (8') ft. dia. tunnel driven through the Cockeysville marble; investigated landslides occurring within the over consolidated Arundel clay soils of Fairfax, Va.; determined the cause of a leaking 60" dia. water main located under the Francis Scott Key toll plaza due to soil creep caused by surcharged plastic soils; monitored coal/slag refuse fill placement with nuclear density equipment in West Virginia; served as test bore rig driller and drillers helper and performed soil lab testing.

Education: Bachelor of Science Degree in Geology, 1977, University of Maryland

Military: 1973-1981 Boswains Mate/Search & Rescue Small Boat Coxswain
United States Coast Guard Reserve

References: Marty & Wayne Resnick, Martin's Caterers
Ted Julio, Della Notte
Francis Knott, Twelve Knotts
Jay Brown & Murray Weiner, Levin Brown Architects
Tim Sibol & Jim Skarda, Skarda Associates
Lou Battistone, Battistone
Paul Thompson, Architectural Design Works

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9-7</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>9-13</u>	PLANNING (if not received, date e-mail sent _____)	<u>C w/ Cond.</u>
<u>9-27 + 8-28</u>	STATE HIGHWAY ADMINISTRATION	<u>Both - No objection</u>
_____	TRAFFIC ENGINEERING	<u>No objection</u>
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>9-20-12</u>	<u>The Jeffersonian</u>
SIGN POSTING	Date: <u>9-22-12</u>	by <u>O'Keefe</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: Please see "Supplemental Filing" from Mr. Brooks
9/19

Maryland Department of Assessments and Taxation
Real Property Data Search (vw2.2A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier:

District - 09 Account Number - 2200003254

Owner Information

Owner Name: SATYR LIMITED PARTNERSHIP **Use:** COMMERCIAL
Mailing Address: 334 CRANBROOK RD **Principal Residence:** NO
COCKEYSVILLE MD 21030 **Deed Reference:** 1) /08957/ 00216
2)

Location & Structure Information**Premises Address**

JOPPA RD
BALTIMORE MD 21234-0000

Legal Description

5.251 AC SS JOPPA RD
SE COR SATYR HILL RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0071	0014	0646		0000				2	

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		5.2500 AC	14

Stories **Basement** **Type** **Exterior**

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	2,625,500	2,625,500		
Improvements:	7,275,300	6,379,800		
Total:	9,900,800	9,005,300	9,005,300	9,005,300
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
GEBHART ALAN J	10/31/1991	\$0
Type:	Deed1:	Deed2:
NON-ARMS LENGTH OTHER	/08957/ 00216	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: No Application

[Go Back](#)
[View Map](#)
[New Search](#)

http://sdatcert3.resiusa.org/rp_rewrite/maps/showmap.asp?countyid=04&accountid=09+22... 10/9/2012

10/25 10am, 205
10/11, 2:30pm,
205

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 11, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2033 East Joppa Road

RECEIVED

INFORMATION:

SEP 13 2012

Item Number: 13-035

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Charles E. Brooks

Zoning: BL-CCC

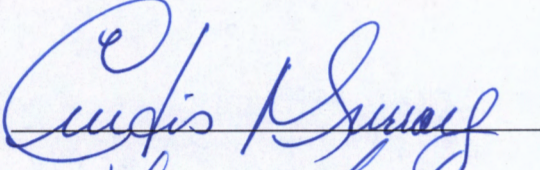
Requested Action: Variance

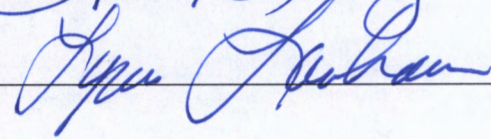
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning does not oppose the petitioner's request for variances from Section 450.4 of the BCZR (Joint Identification Freestanding). The existing freestanding joint identification sign is in poor condition. Although the proposed sign is much larger than the existing sign, it will serve more tenants and will be constructed of quality materials, as shown by the provided sign elevation.

The proposed freestanding sign shall be landscaped at the base, to provide screening and mitigate the appearance of the height. The Department of Planning has no additional comments on the modifications to the freestanding Goodyear sign or the removal of the other two signs on the lot.

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

Prepared by: 

Division Chief: 
AVA/LL: CM

Debra Wiley - ZAC Comments - Distribution Mtg. of 8/27

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 8/30/2012 8:06 AM
Subject: ZAC Comments - Distribution Mtg. of 8/27

Good Morning,

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.

2013-0004-SPHA - 1236 E. Riverside Rd.
No hearing date in database as of today

2013-0032-A - 349 Bigley Ave.
Admin. Var. - Closing Date: 9/10

2013-0033-A - 3937 Chaffey Rd.
Admin. Var. - Closing Date: 9/10

2013-0034-A - 714 Murdock Rd.
Admin. Var. - Closing Date: 9/10

2013-0035-A - 2033 E. Joppa Rd.
No hearing date in database as of today

2013-0036-A - 5803 Pine Hill Dr.
Admin. Var. - Closing Date: 9/17

2013-0037-SPHXA - 10845 Philadelphia Rd.
No hearing date in database as of today

2013-0038-X - 5012 Mt. Carmel Rd.
No hearing date in database as of today

2013-0039-SPH - 1401 Regester Ave.
No hearing date in database as of today

2013-0040-A - 3310 Blenheim Rd.
Admin. Var. - Closing Date: 9/17

2013-0041-A - 1919 Wills Rd.
No hearing date in database as of today

2013-0042-A - 3112 Rices Lane
Admin. Var. - Closing Date: 9/17

Subject: ZAC Comments - Distribution Mtg. of 8/27
Created By: dwiley@baltimorecountymd.gov
Scheduled Date:
Creation Date: 8/30/2012 8:06 AM
From: Debra Wiley

Recipient	Action	Date & Time	Comment
To: Curtis Murray (cjmurray@baltimorecountymd.gov)	Delivered	8/30/2012 8:06 AM	
To: David Lykens (dlykens@baltimorecountymd.gov)	Delivered	8/30/2012 8:06 AM	
To: Dennis Kennedy (DKennedy@baltimorecountymd.gov)	Pending		
To: Don Muddiman (dmuddiman@baltimorecountymd.gov)	Pending		
To: Jeffrey Livingston (jlivingston@baltimorecountymd.gov)	Delivered	8/30/2012 8:06 AM	
To: Lynn Lanham (mlanham@baltimorecountymd.gov)	Delivered	8/30/2012 8:06 AM	



KEVIN KAMENETZ
County Executive

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

October 3, 2012

Alan Gebhart
Satyr Limited Partnership
334 Cranbrook Road
Cockeysville MD 21030

RE: Case Number: 2013-0035 A, Address: 2033 E. Joppa Road, 21234

Dear Mr. Gebhart:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 20, 2012. 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Charles E. Brooks, Esquire, 610 Bosley Avenue, Towson MD 21204



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

State Highway
Administration

Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9-27-12

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

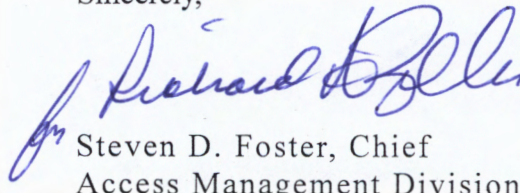
RE: Baltimore County
Item No 2013-0035-A
Sign Variance
Satyr Hill Shopping Center

Dear Ms. Lewis:

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. 2013-0035-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).

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/raz

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, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 7, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For September 10, 2012
Item Nos. 2013-0004, 0032, 0033, 0034, 0035, 0036, 0038, 0039, 0040, 0041
0042 and 0044.

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-08102012-NO COMMENTS.doc

a/13/12
wcp
8

RECEIVED
SEP 14 2012
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: September 11, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2033 East Joppa Road

INFORMATION:

Item Number: 13-035

Petitioner: Charles E. Brooks

Zoning: BL-CCC

Requested Action: Variance

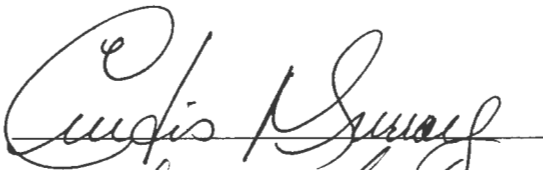
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning does not oppose the petitioner's request for variances from Section 450.4 of the BCZR (Joint Identification Freestanding). The existing freestanding joint identification sign is in poor condition. Although the proposed sign is much larger than the existing sign, it will serve more tenants and will be constructed of quality materials, as shown by the provided sign elevation.

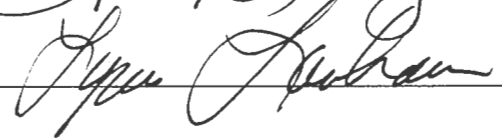
The proposed freestanding sign shall be landscaped at the base, to provide screening and mitigate the appearance of the height. The Department of Planning has no additional comments on the modifications to the freestanding Goodyear sign or the removal of the other two signs on the lot.

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

Prepared by:



Division Chief:
AVA/LL: CM



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



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 8-28-12

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

RE: Baltimore County
Item No. 203-0035-A
Variance
Alan F. Gebhart, Satyr Limited
2033 Joppa Road, Partnership

Dear Ms. Lewis:

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. 203-0035-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).

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".
Steven D. Foster, Chief
Access Management Division

SDF/raz

Case No.:

2013-0035-A

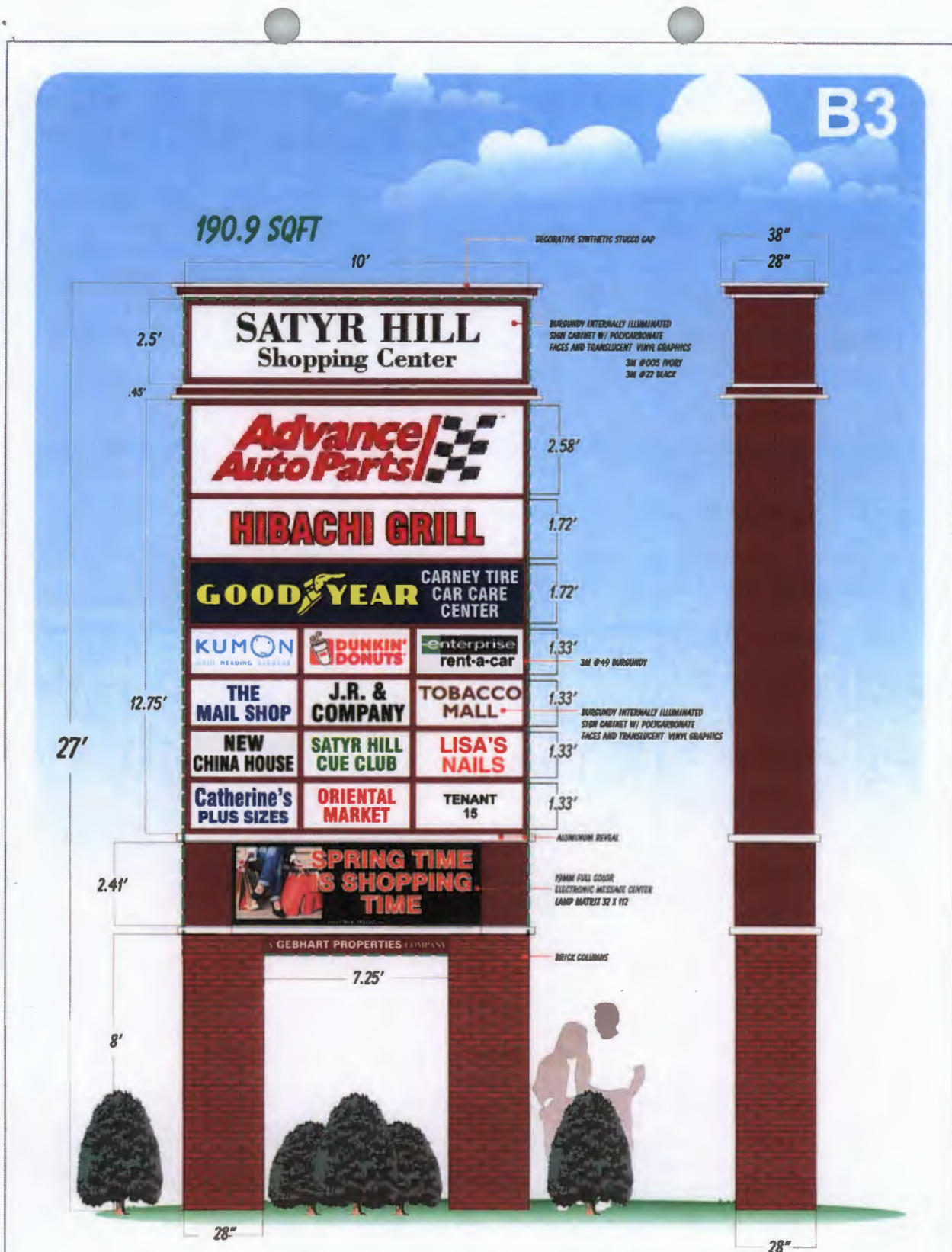
Exhibit Sheet

Petitioner/Developer

Protestant

DW 11-19-12
DW 10-17-12

No. 1 A	Proposed Sign	
No. 2 B	Photo Existing Joint ID Sign	
No. 3 C	Existing Conditions Entrance	
No. 4 D	Mo's Seafood Sign	
No. 5 E	State Inspection Sign	
No. 6 F	Exist. Goodyear Sign	
No. 7 G	Proposed Goodyear Sign	
No. 8 H	Proposed Plantings Proposed Plantings	
No. 9 I	Site Plan	
No. 10		
No. 11		
No. 12		



W.J. Strickler Signs
 3999 CARLISLE PIKE
 NEW OXFORD, PA 17350
 16803 SOUTH NOTLEY RD
 HAGERSTOWN, MD
 1-800-222-0387
 717-624-8450
 Fax: 717-624-7151
 www.stricklersigns.com

SALES/REP MIKE DOMEIER
WORKS mdomerier@stricklersigns.com
TEL 717-624-7151

CLIENT/LOCATION SATYR HILL SHOPPING CENTER 2105 JOPPA RD., PARKVILLE, MD			
DRAWING NAME SATYR-HILL-SHOPPING-CENTER2			
SIGN TYPE PYLON SIGN			
DRAWING LABEL B3	QUOTE # 26021	DRAWING SCALE 3/8" = 1'	
DRAWING DATE 8/14/12	REVISION 12	DESIGNER rbw	

ELECTRIC REQUIREMENTS	
TOP I.D. SIGN	VOLT
AMP'S PER SIGN - TOTAL	AMP'S
SIGN TO BE CONTROLLED BY A THERMIST AND OR A PHOTOCELL	
PHOTOCELL TO BE INSTALLED AT SIGN	
ELECTRONIC SIGN	VOLT
AMP'S PER SIGN - TOTAL	AMP'S
ELECTRIC TO THE ELECTRONIC SIGN TO BE CONSTANT HOT	

This proposal contains original design work which is covered by applicable copyright law and is the exclusive property of W.J. Strickler Signs, Inc. It is not to be used without the express permission of the owner. Unauthorised use, distribution or violation of these plans to anyone other than employees of your company for the purpose of reviewing the proposal is prohibited.

In the event that such use or violation infringement occurs, W.J. Strickler Signs, Inc. shall not be responsible for any damages (including attorney's fees) that may be incurred by the owner.

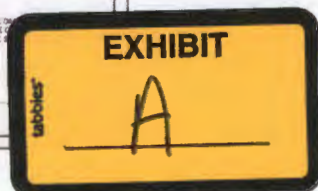
Any state who violates this copyright will also be responsible for complete reimbursement of all attorney and court costs to W.J. Strickler Signs, Inc. in addition to other penalties.

CUSTOMER'S SIGNATURE INDICATES CUSTOMER HAS REVIEWED THIS DESIGN AND APPROVES. COPIES OF THIS DESIGN SHALL BE PROVIDED TO THE OWNER AND ALL CHANGES SHOULD BE SIGNED AND DATED WHILE IN WRITING. NO CHANGES WILL BE MADE TO THIS DESIGN WITHOUT THE SIGNATURE OF THE OWNER AND THE DESIGNER. NO CHANGES WILL BE MADE TO THIS DESIGN WITHOUT THE SIGNATURE OF THE OWNER AND THE DESIGNER.

SIGNATURE _____



© COPYRIGHT
 BY W.J. STRICKLER SIGNS, INC.

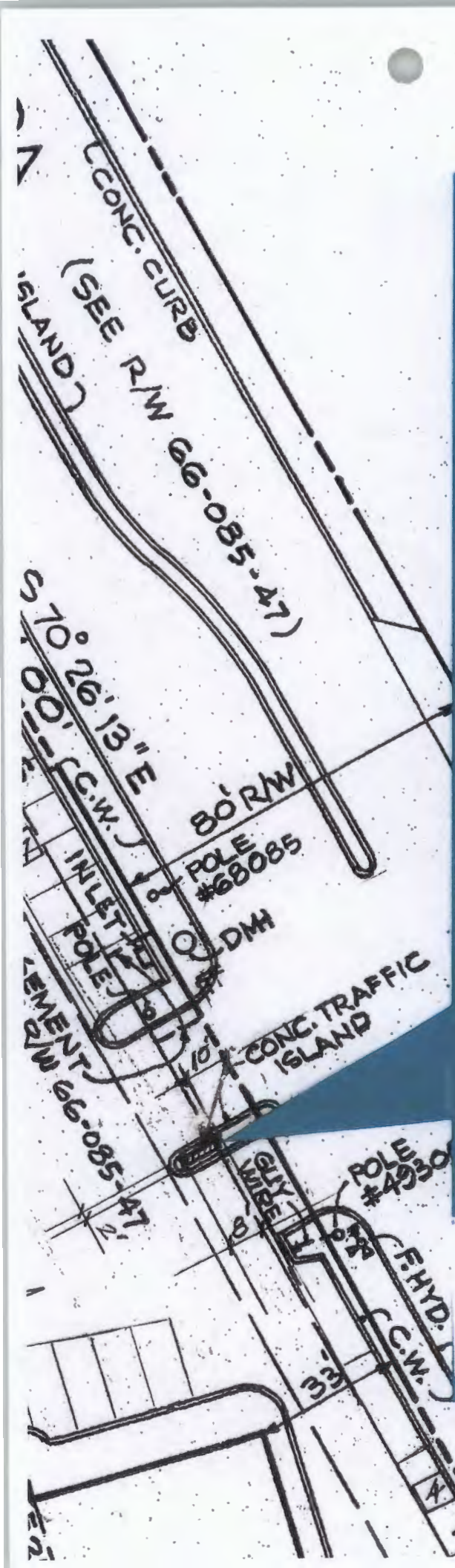




DAMAGED JOINT
ID SIGN

EXHIBIT

B



EXISTING CONDITION AT
PROPOSED JOINT IDENTIFICATION
FREESTANDING SIGN

CONC. CURB

POINT OF BEGINNING
N 36775.78
E 20678.23

TRAFFIC CONTROL BOX
ON 1.8'x3.2' CONC. SLAB

POLE
BEG

POLE

POLES

POLE

SIGN

10' UTILITY EASEMENT
4014/469 SEE R/W 55-394

18' PARKING

CONC. CURB

S 70° 26' 13" E
394.00' CC.W.

66-085-47

80' R/W

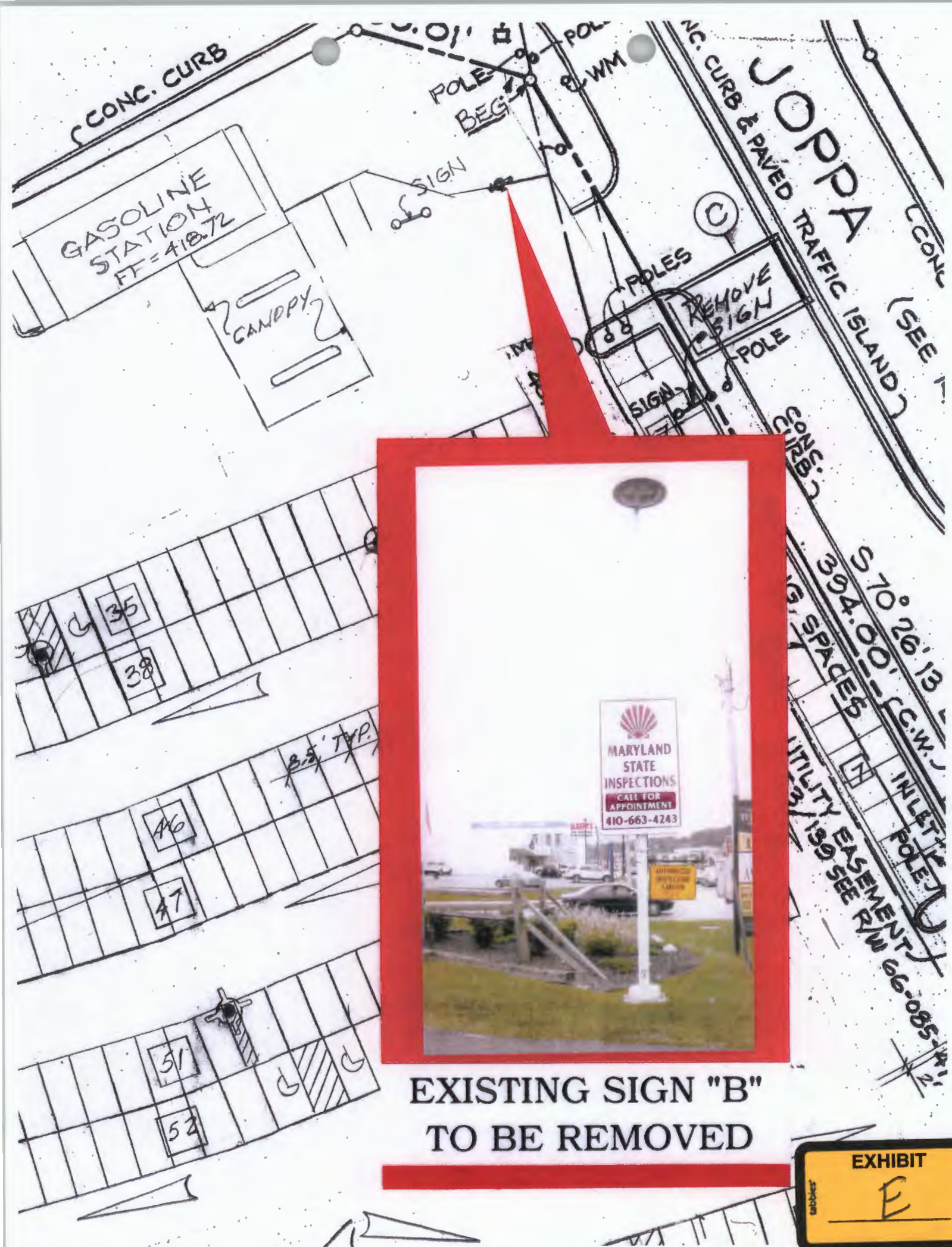
POLE #68085



REMOVE SIGN "C"

EXHIBIT

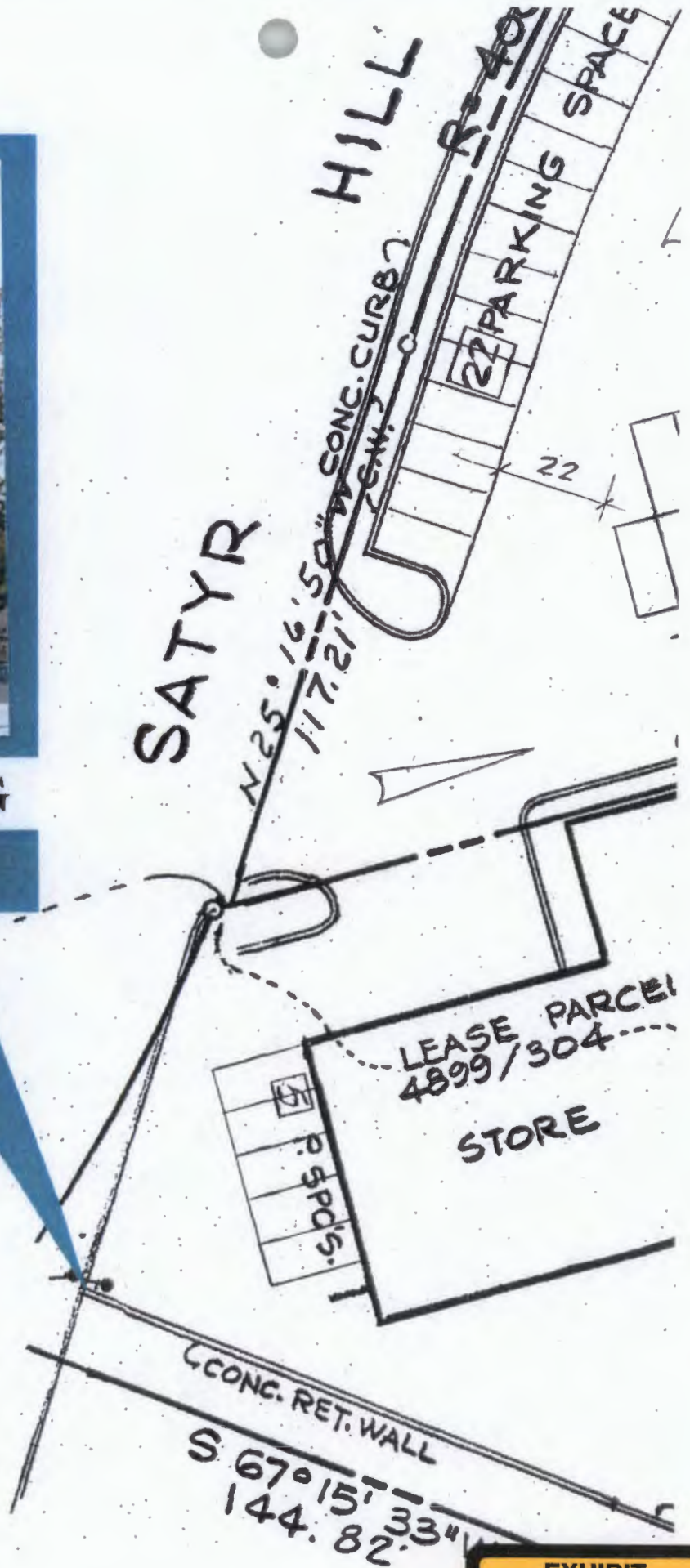
D





MODIFY EXISTING
SIGN "D"

$N 31^{\circ} 28' 52'' E$
 $A. 91.09 \quad R. 475.00'$
 $CHD N 11^{\circ} 54' 12'' W 90.25'$



EXHIBIT

F

tabbles



PROPOSED MODIFICATION
TO SIGN "D"

EXHIBIT

tabbles

G

LAW OFFICES
BROOKS & KOSLOSKI
610 BOSLEY AVENUE
TOWSON, MARYLAND 21204

(410) 296-2600
FAX (410) 296-2379

CHARLES E. BROOKS, ESQUIRE
cebrooksesq@comcast.net

JEAN M. KOSLOSKI, ESQUIRE
jeank@charlesebrooks.com

September 19, 2012

Mr. Carl Richards
Zoning Supervisor
Department of Permits, Approvals and Inspections
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Petition for Sign Variance
Case No.: 2013-0035-A

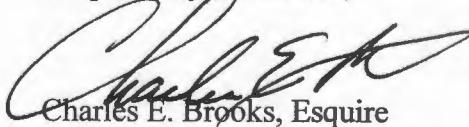
Dear Mr. Richards:

Please find enclosed a Supplemental Filing for the above referenced case for your review.

Please note that there is no change to the Petition and Plat.

Should you have any questions, please contact me.

Respectfully Submitted,



Charles E. Brooks, Esquire

CEB/clb
Enclosures
cc: Alan Gebhart

**VARIANCE JUSTIFICATION for a
JOINT IDENTIFICATION
FREESTANDING SIGN at the
SATYR HILL SHOPPING CENTER**

September 19, 2012

**JUSTIFICATION
SUMMARY**

**JUSTIFICATION for
JOINT IDENTIFICATION FREESTANDING
SIGN VARIANCE**

August 7, 2012

We are requesting these variances as this signage is necessary for the continuing success of the shopping center as it will accommodate the needs of the fifteen (15) tenant spaces available in the center.

The original shopping center was constructed in 1956 and consisted of seven stores including an Acme supermarket. In 1971 the balance of the shopping center was built out and, as it is currently demised, will accommodate fifteen (15) different tenants including three (3) anchor tenants.

As of February 7, 2012, the center was served by a "Joint Identification Freestanding" pylon sign that was approximately 10'x 20' and had ten (10) tenant lines of copy. On February 7, 2012 a truck ran into and significantly damaged the sign resulting in its removal. Since that time the center has not been served by a "Joint Identification Freestanding" sign as the owner of the shopping center has contemplated what the correct course of action would be to serve the tenants and comply with the intent of the Baltimore County Zoning Regulations Article 4 - Special Regulations. After speaking with their sign contractor, Strickler Signs, and conferring with Baltimore County Zoning office, the owner of the center believes that the variance requests attached hereto are in the spirit of the Code. See Exhibit 1, Sign Rendering.

Maximum Area of Sign "A": The permitted area of the sign is predicated on the amount of road frontage and set back from the right of way. In this case, the road frontage along Joppa Road is 490.21 feet. Based on road frontage, the allowable sign area is one (1') sq. ft. for each four (4') linear feet of road frontage or 122.55 sq. ft. After factoring in the five (5%) percent area increase permitted if the sign is located ten (10') ft. away from the right of way line the total maximum sign area is 128.67 sq. ft. The sign area proposed in this variance request is 183.30 sq. ft.; a difference of 54.63 sq. ft.

Maximum Height and Number of Lines of Copy for Sign "A": The maximum permitted sign height is twenty five (25'). We are proposing that the sign be increased by two (2') feet to allow for two (2) additional lines of tenant copy to accommodate both the large and small tenancies and adequately promote their businesses.

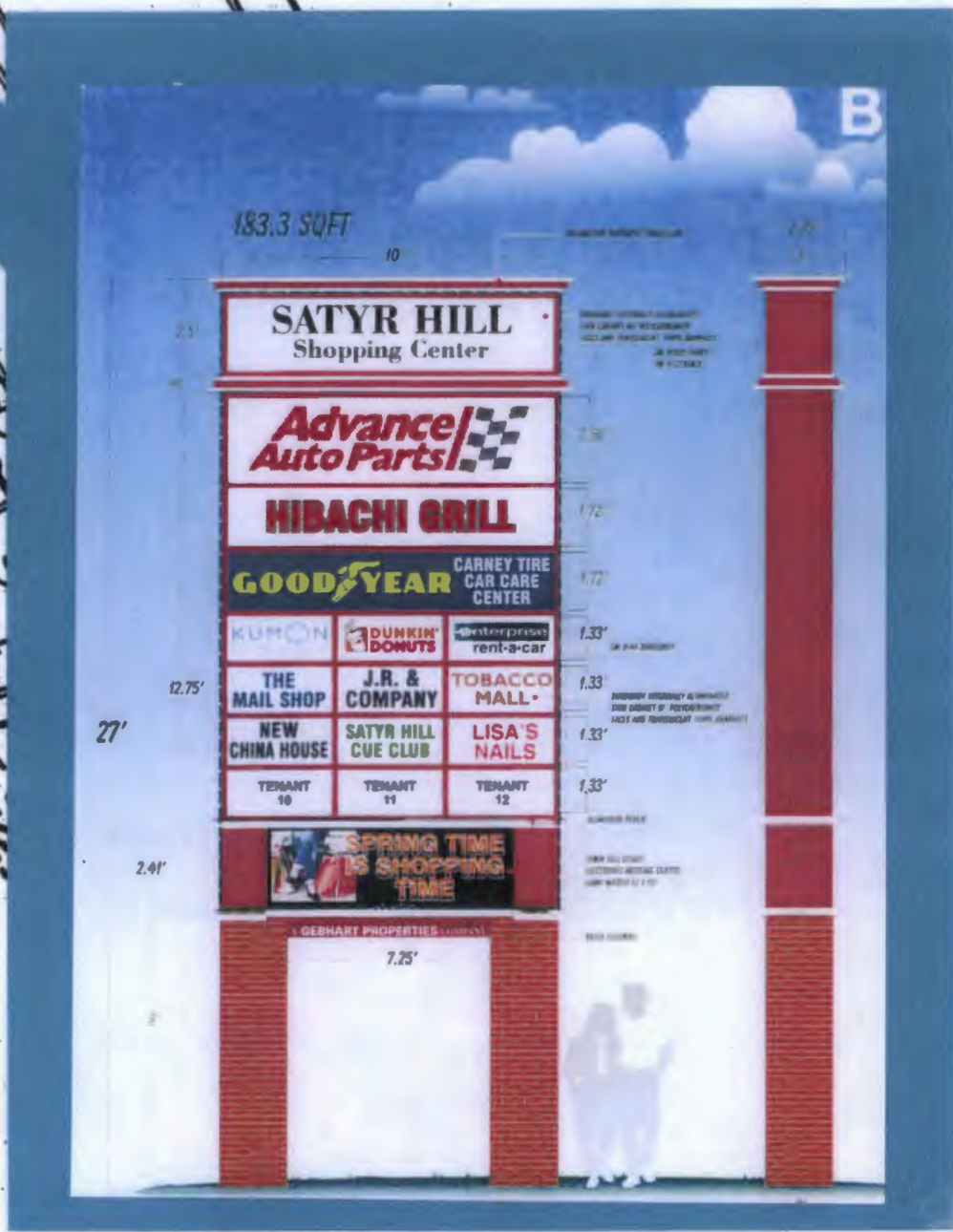
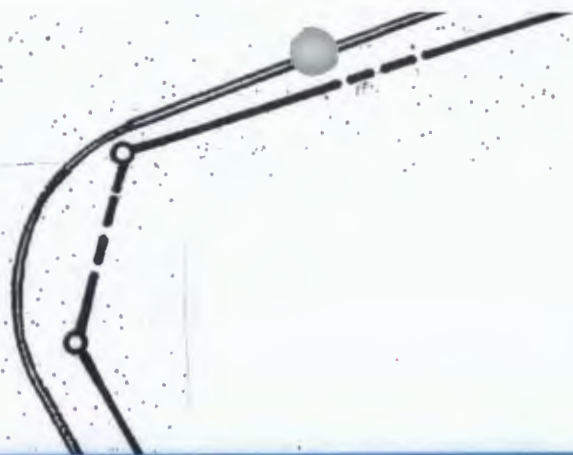
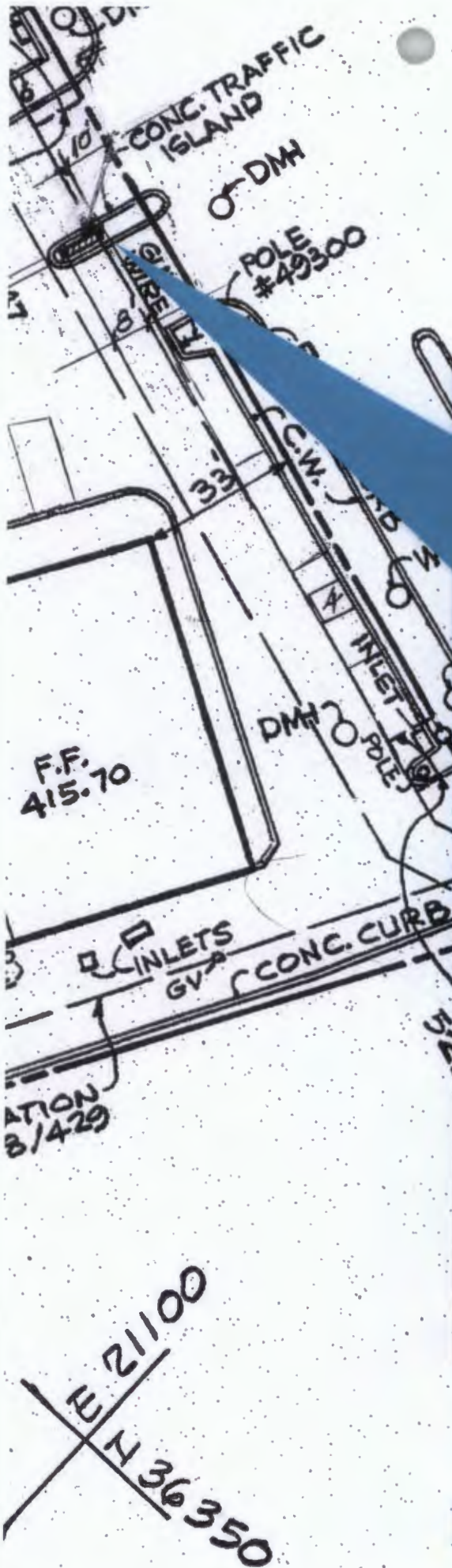
Other existing signs: We understand that in order to comply with the Baltimore County Zoning Regulations that there are two (2) freestanding signs that will require removal along Joppa Road and one (1) freestanding sign along Satyr Hill Road that will require modification. The signs that will be removed on Joppa Road are the twenty three (23) s.f. Maryland State Inspection sign (Sign "B") and the ninety-seven (97) s.f. Fisherman's Wharf sign (Sign "C"). The freestanding Goodyear sign along Satyr Hill Road (Sign "D") will be modified to become a Joint Identification sign by adding the words "Satyr Hill Shopping Center" on the top of the sign.

In closing, it should be noted that the combined sign area of Sign "B" and "C" is one hundred twenty (120) s.f. The dimensions of the original freestanding joint identification sign were 10'x 20'-8" or two hundred seven (207) s.f. Therefore, if this petition for a sign variance is granted as submitted, the number of free standing signs will be reduced by two (2) and the total sign area will be reduced by sixteen and four tenths (16.4) s.f. We trust that both reductions will be deemed to be in the spirit of the Code.

**JUSTIFICATION
KEY PLAN**

SIGN "A"
JOINT IDENTIFICATION
FREESTANDING SIGN
JOPPA ROAD ENTRANCE

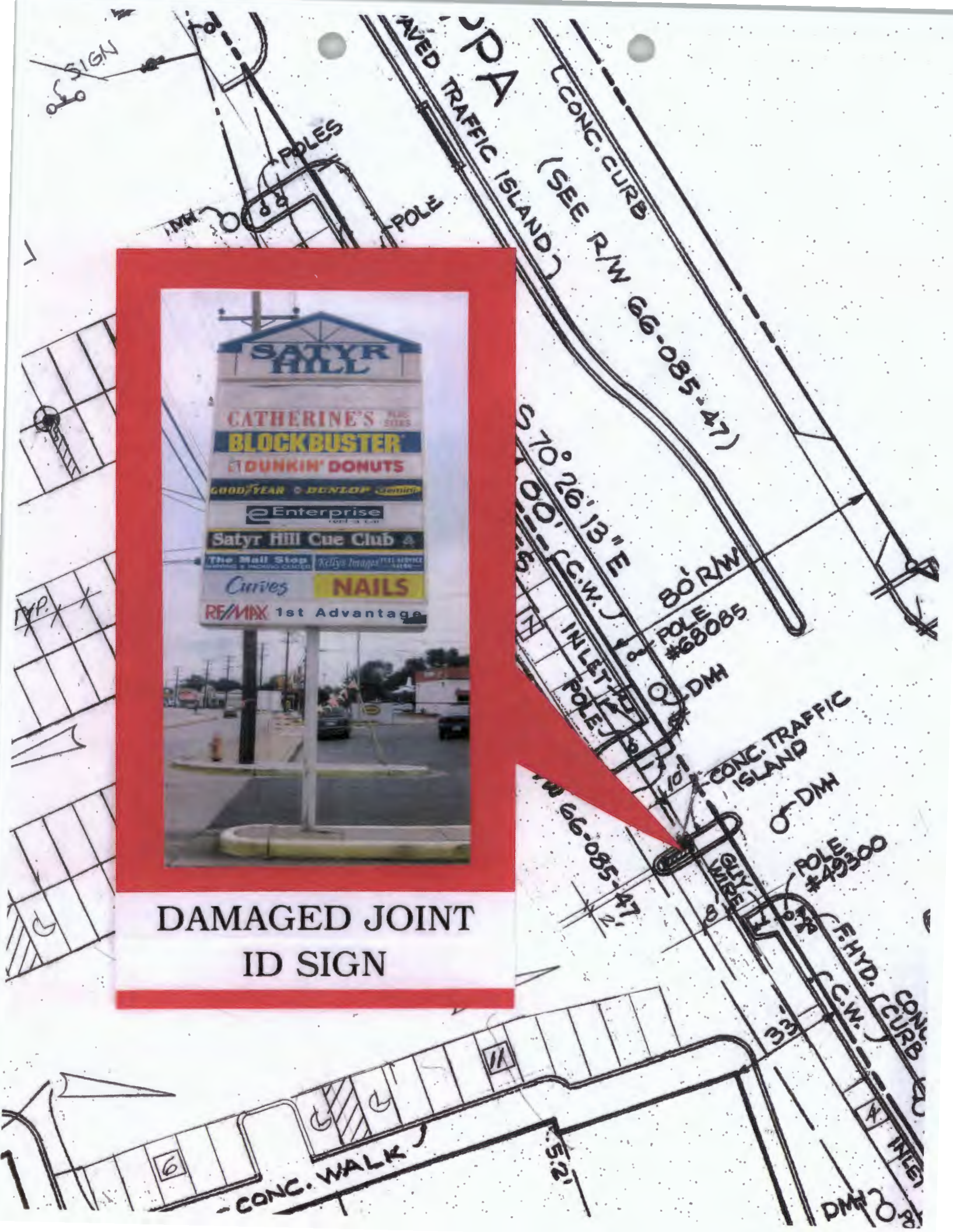
- **Proposed Sign**
- **Previously Damaged Sign**
- **Existing Condition**

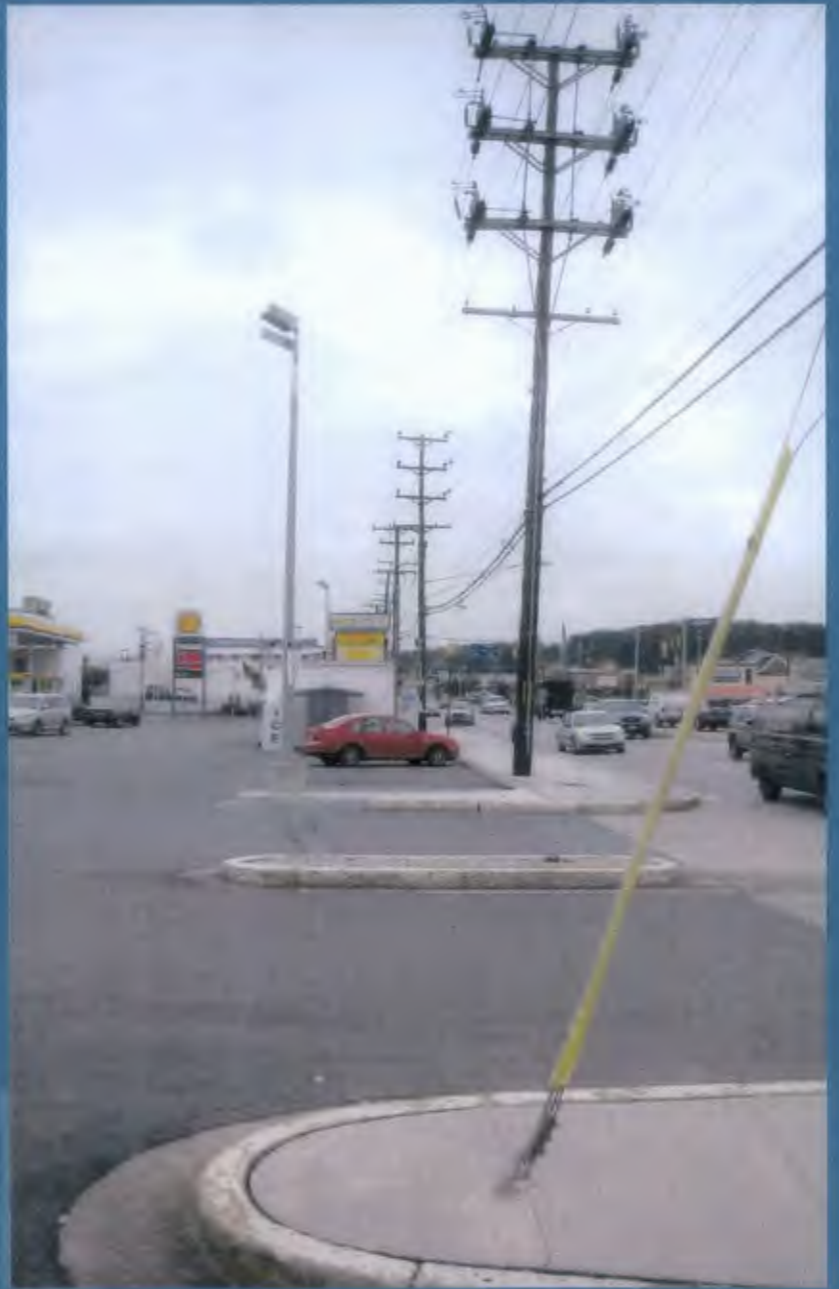
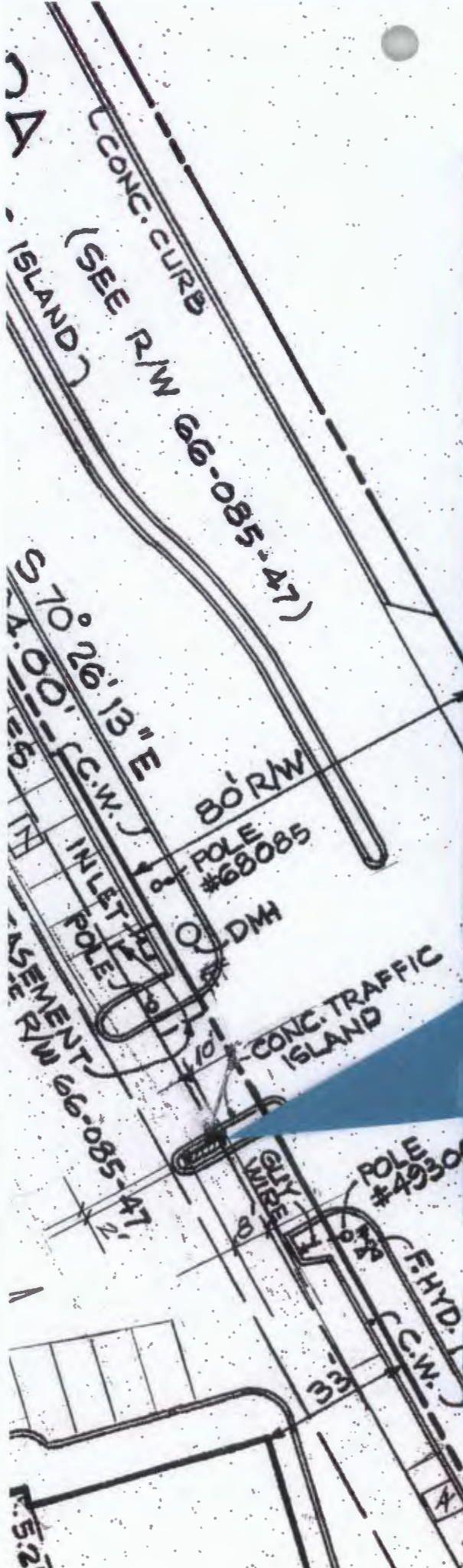


PROPOSED JOINT IDENTIFICATION
FREESTANDING SIGN "A"



DAMAGED JOINT
ID SIGN





EXISTING CONDITION AT
PROPOSED JOINT IDENTIFICATION
FREESTANDING SIGN

SIGN "B"
SHELL STATION INSPECTION SIGN
To be removed from existing light pole



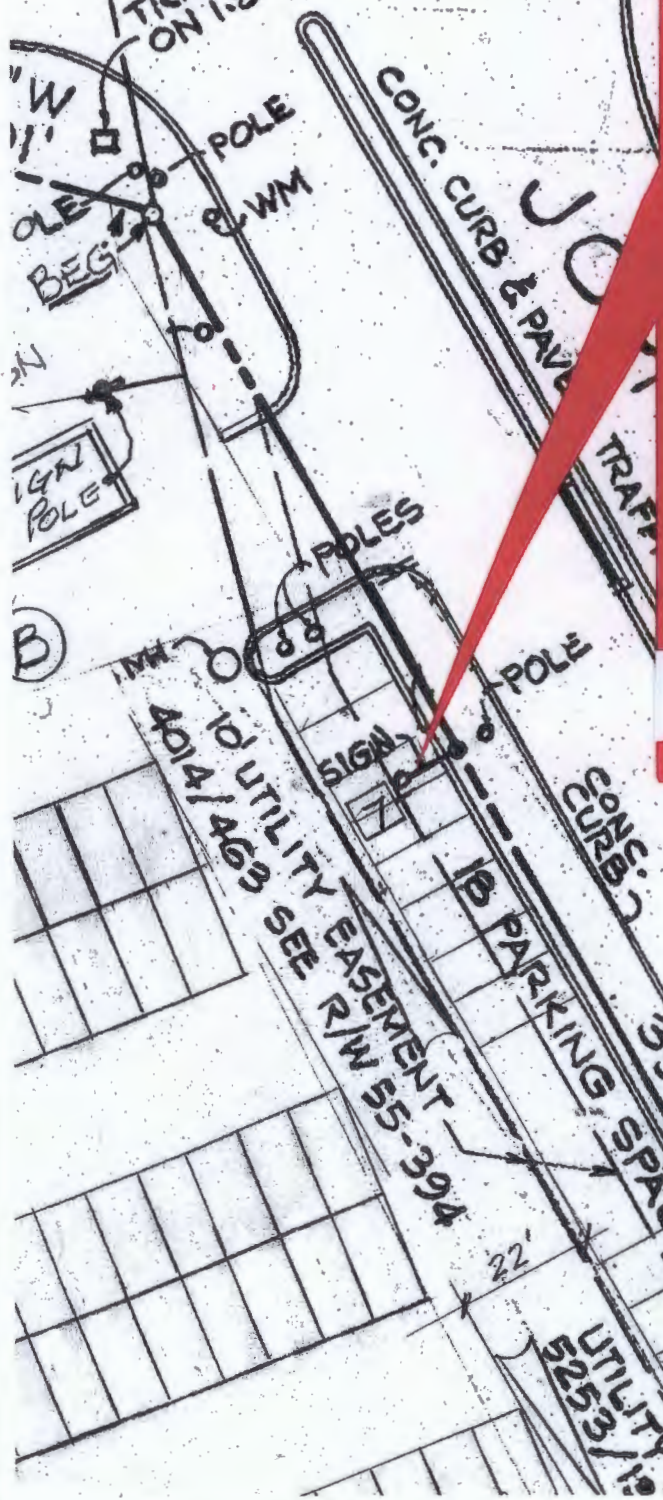
**EXISTING SIGN "B"
TO BE REMOVED**

SIGN "C"
FISHERMAN EXCHANGE PYLON
To be removed.

CONC. CURB

POINT OF BEGINNING
N 36775.78
E 20678.23

TRAFFIC CONTROL BOX
ON 1.8' x 3.2' CONC. SLAB



REMOVE SIGN "C"

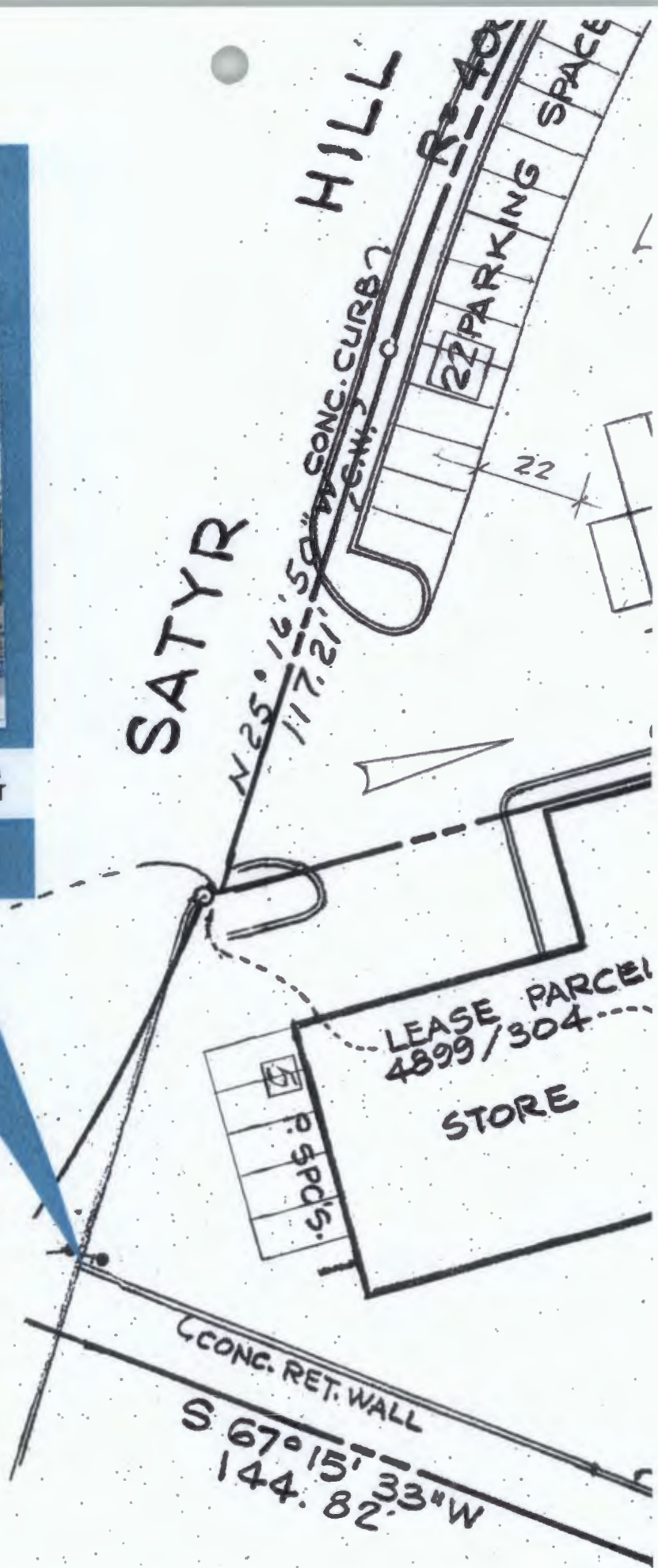
SIGN "D"
GOODYEAR PYLON SIGN
SATRY HILL ROAD

- **Existing Sign**
- **Proposed Modification to create
a Joint Identification Sign**



MODIFY EXISTING
SIGN "D"

$N 31^{\circ} 28' 52'' E$
 $A. 91.09' \quad R. 475.00'$
 $CHD N 11^{\circ} 54' 12'' W 90.25'$





**PROPOSED MODIFICATION
TO SIGN "D"**

SHELL STATION PYON SIGN
Existing Sign to Remain

NA - RU

CONC. CURB

POINT OF BEGIN
N 36° 75.7'
E 206° 78.1'

TRAFFIC CONTROL
ON 1.8' x 3.2' CONC

4° 44'

25" W
50.01'

POLE
BEG

SIGN

POLES

SIGN

10' UTILITY EASEMENT
SEE R/W 55-394

18' PARKING SPACES

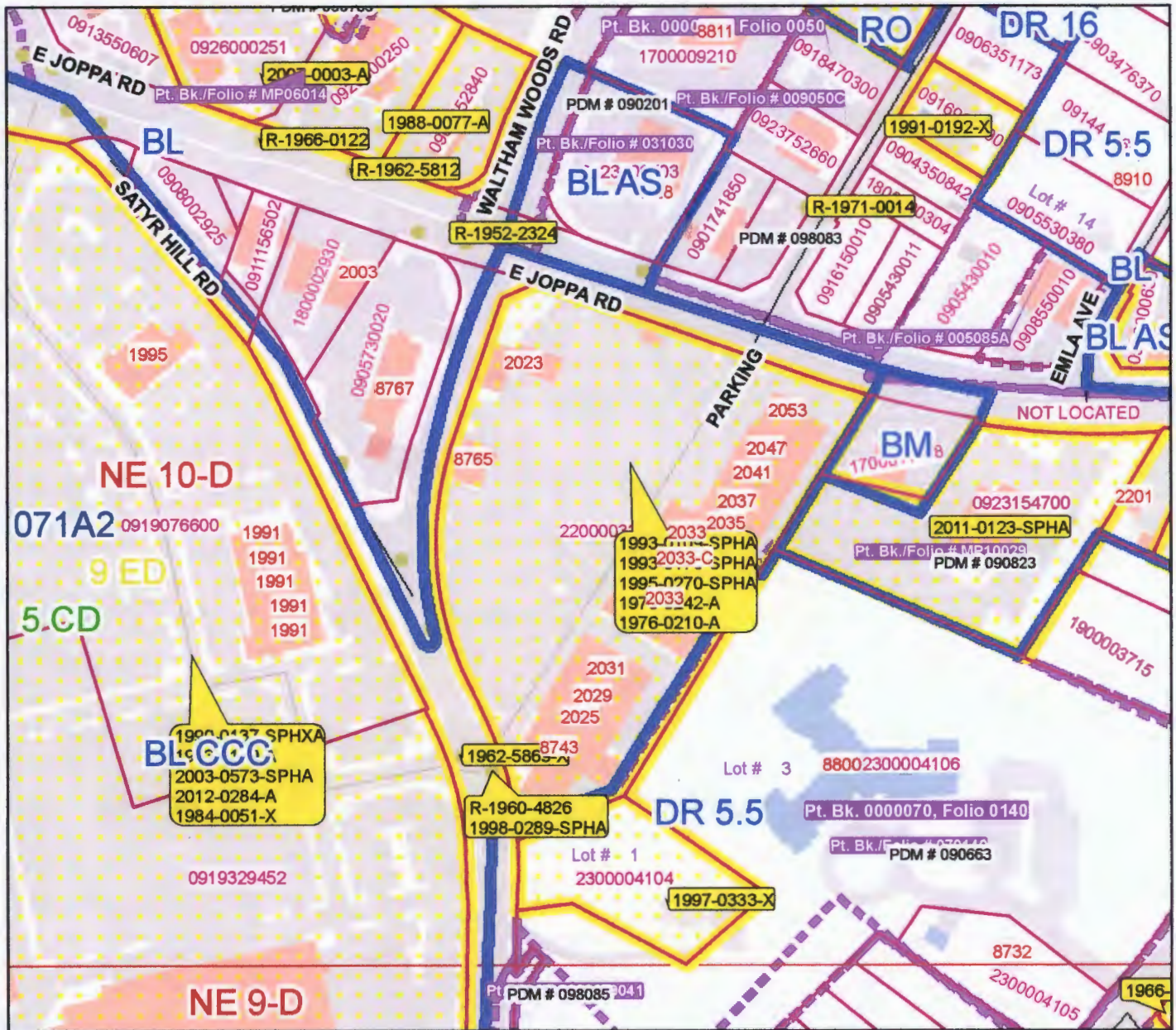
S 70° 26' 13" E
394.00' FC

66-085-47



EXISTING SIGN
TO REMAIN

2033 EAST JOPPA ROAD 2013-0035-A



Publication Date: August 21, 2012
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes

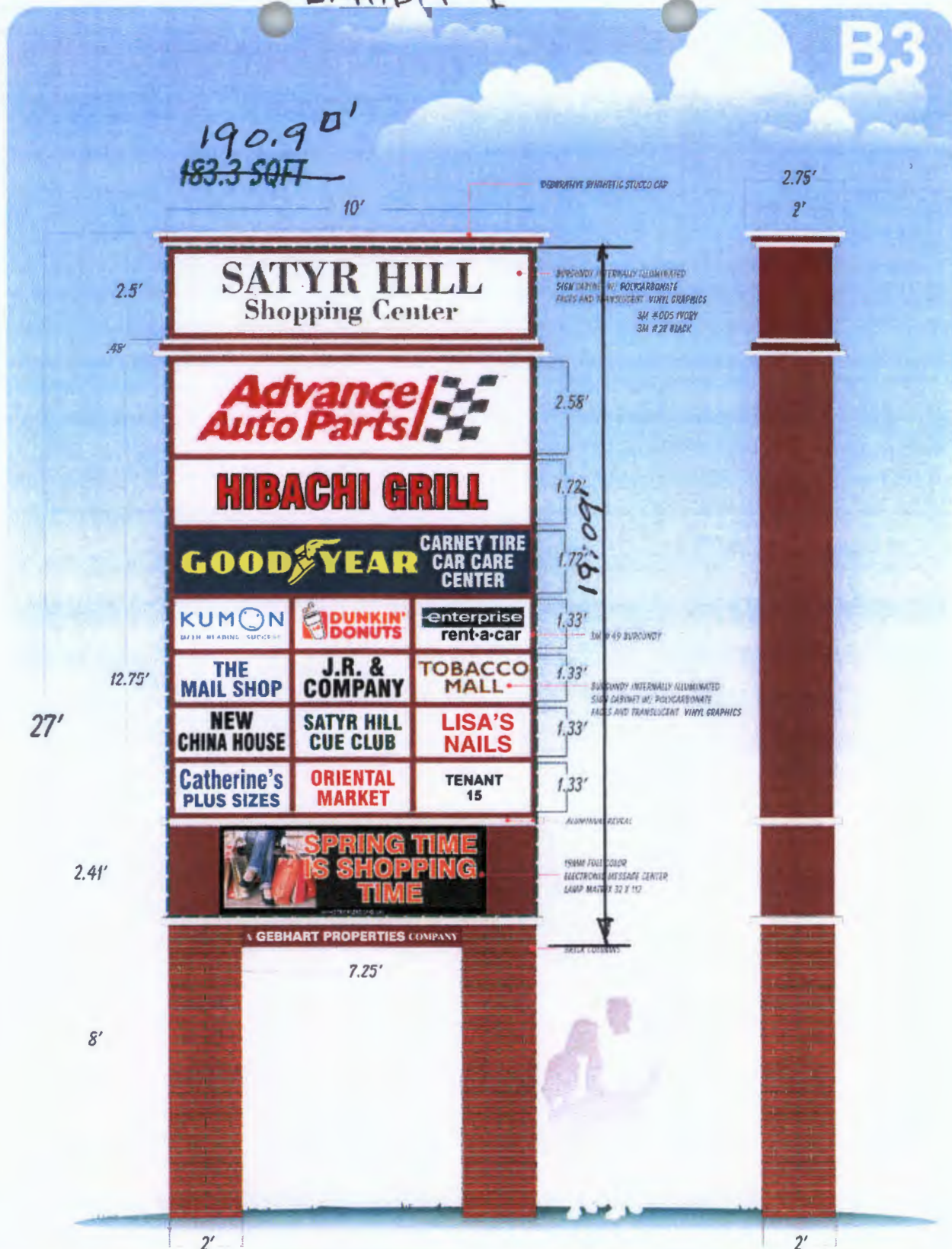


A horizontal scale bar with a black background and white markings. It is divided into three equal segments, each representing 133.33 feet. The segments are labeled '0', '200', and '400' at their respective positions. The word 'Feet' is written at the right end of the bar.

1 inch = 200 feet

EXHIBIT 1

B3



2013-0035-A

UL LISTED

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 www.stricklersigns.com
 SALESPER: MIKE DOMEIER
 EMAIL: mdomeier@stricklersigns.com
 FAX: 717-624-7161

CLIENT/LOCATION
SATYR HILL SHOPPING CENTER
2105 JOPPA RD., PARKVILLE, MD

DRAWING NAME
SATYR-HILL-SHOPPING-CENTER2

SIGN TYPE
PYLON SIGN

DRAWING LABEL
B3

QUOTE#
26021

DRAWING SCALE
3/8" = 1'

DRAWING DATE
8/7/12

REVISION
11

DESIGNER
rbw

ELECTRIC REQUIREMENTS

TOP I.D. SIGN _____ VOLT

_____ AMPS PER SIGN - TOTAL _____ AMPS

SIGN TO BE CONTROLLED BY A TIMER AND OR A PHOTOCELL

PHOTOCELL TO BE INSTALLED AT SIGN

ELECTRONIC SIGN _____ VOLT

_____ AMPS PER SIGN - TOTAL _____ AMPS

ELECTRIC TO THE ELECTRONIC SIGN TO BE CONSTANT HOT

SIGNATURE _____

DATE _____

190.09 $\square'$
~~183.3 SQFT~~

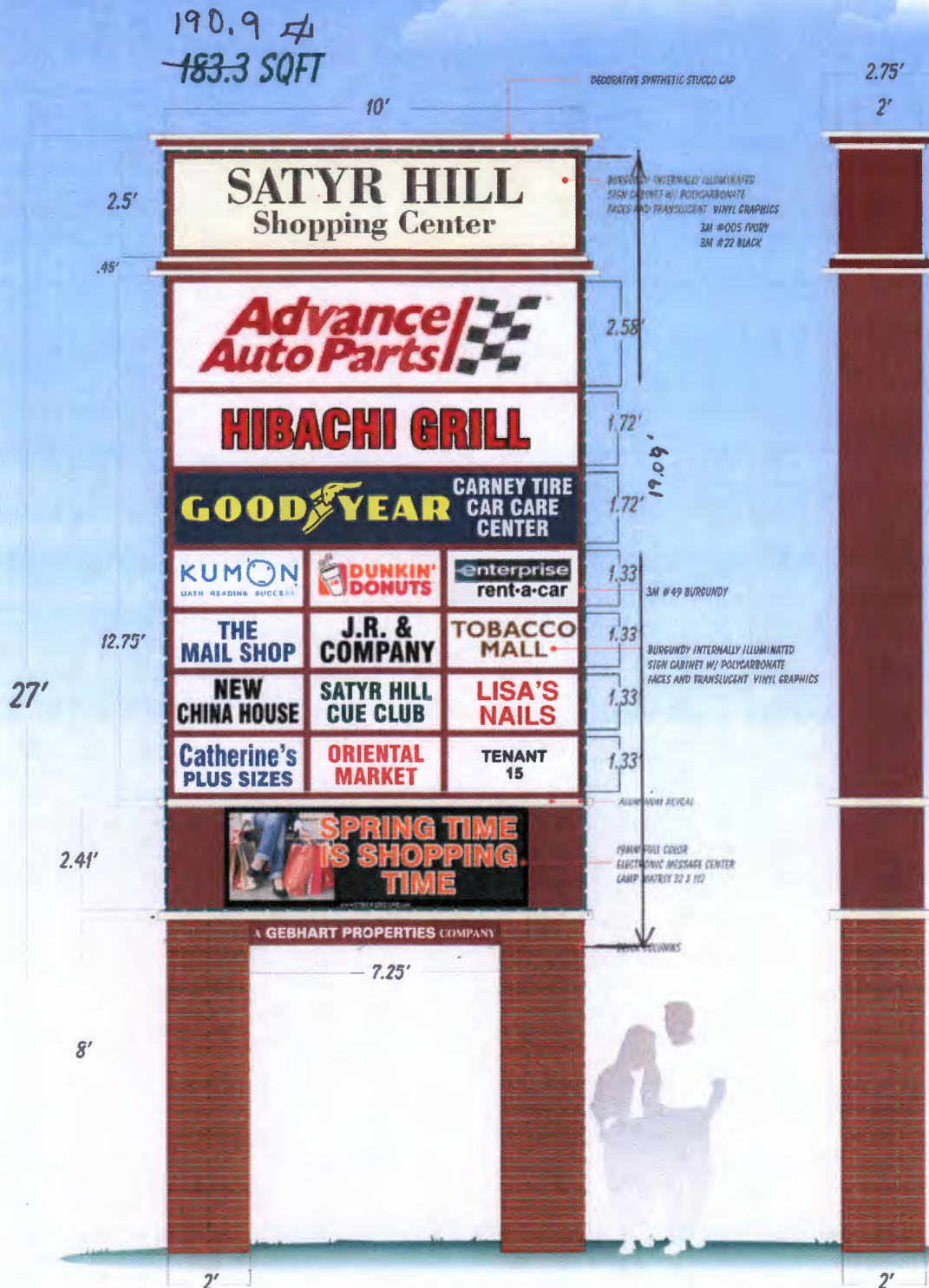


SALESREP MIKE DOMEIER
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CLIENT/LOCATION

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2105 JOPPA RD., PARKVILLE, MD

DRAWING NAME

SATYR-HILL-SHOPPING-CENTER2

SIGN TYPE

PYLON SIGN

DRAWING LABEL

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AND OR A PHOTOCELL

PHOTOCELL TO BE INSTALLED

AT SIGN

ELECTRONIC SIGN _____ VOLT

_____ AMPS PER SIGN - TOTAL _____ AMPS

ELECTRIC TO THE ELECTRONIC SIGN

TO BE CONSTANT HOT

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2013-0035-A / /
SIGNATURE DATE



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My Neighbor

Address

Address Search

Address

2033 E JOPPA

2033 E JOPPA

2033 E JOPPA

Report Results

Find Tile

Tax Account Number

Owner Name

Tax Premise Address

GIS Tile Number (200 Scale)

600 Scale Tile Number (Tax Map)

Map Title : Find Tile Map

Note: After clicking on Print Map, use the print dialog preferences option to specify paper size and orientation (landscape is recommended).

☐ Also Print Legend (New printing process will start once Map has been sent to printer.)

21234

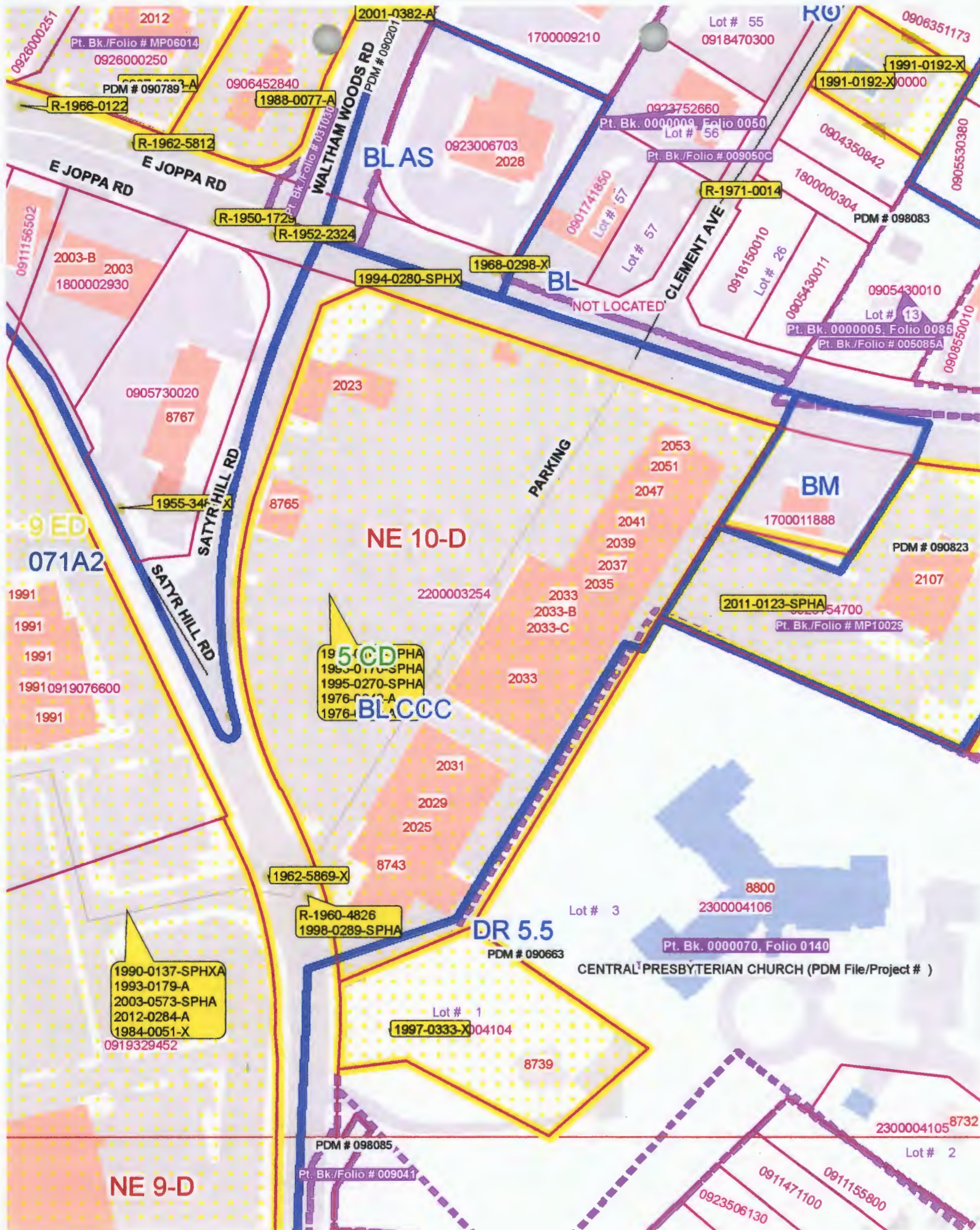
071A2

Printed 8/2/2012

Close

Display More Data

2035-A



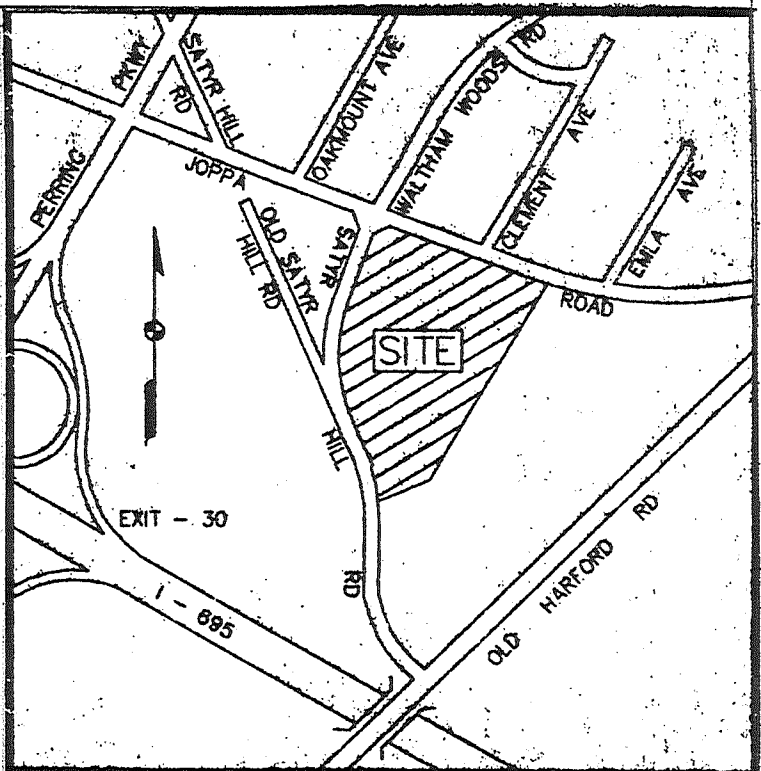
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NOTES:

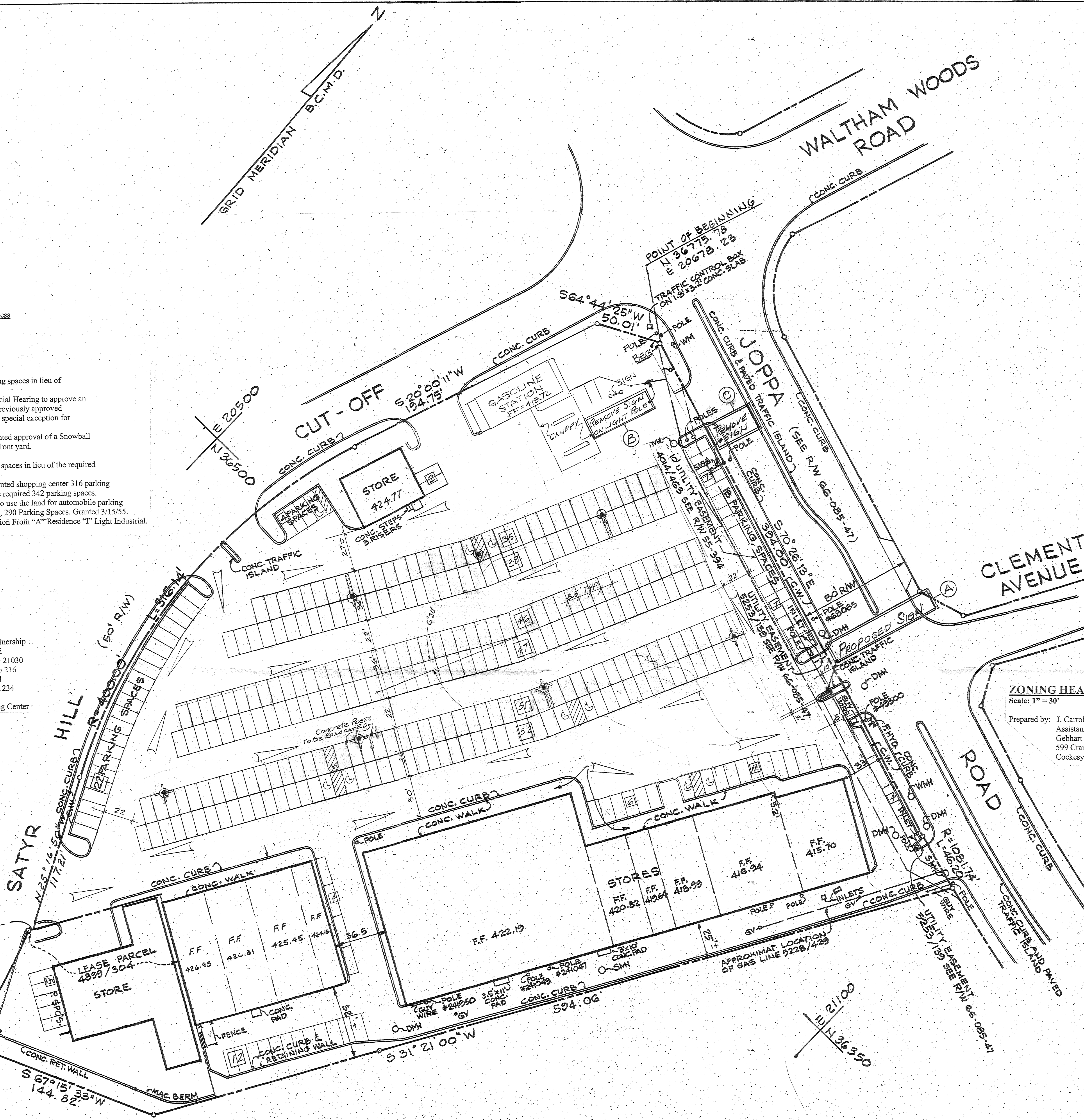
Zoning Map: #071A2
Site Zoned: BL-CCC
Election District: 9th
Council District: 5th
Lot Area Acreage: 5.19 Acres more or less
Historic: No
In CBCA: No
In Flood Plain: No
Water is: Public
Sewer is: Public
Prior Hearing is: 95-270-SPHA
To permit 347 parking spaces in lieu of the required 489.
94-280-SPHX - Special Hearing to approve an Amendment to the previously approved Site plan 93-176 and special exception for Rental car agency.
93-176-SPHA - Granted approval of a Snowball Snowball stand 10' front yard.
93-109-SPHA - Granted "0" parking spaces in lieu of the required 9 parking spaces.
76-210A #166 - Granted shopping center 316 parking Spaces in lieu of the required 342 parking spaces.
3489-S - Variance to use the land for automobile parking (27,723 Sq Ft LDG, 290 Parking Spaces. Granted 3/15/55.
2324 - Reclassification From "A" Residence "T" Light Industrial. Granted 8/14/52

ADDITIONAL NOTES:

Tax Account Number: 2200003254
Owner Name: Satyr Limited partnership
Address: 334 Cranbrook Rd
Cockeysville, MD 21030
Deed Reference: Liber 8957 / Folio 216
Tax Premise address: 2033 E. Joppa Rd
Parkville, MD 21234
Development Name: Satyr Hill Shipping Center



VICINITY MAP
1" = 500'



ZONING HEARING PLAN FOR SIGN VARIANCE
Scale: 1" = 30' August 8, 2012

Prepared by: J. Carroll Hagan, PLS
Assistant Development Director
Gebhart Properties, Inc
599 Cranbrook Rd
Cockeysville, MD 21030

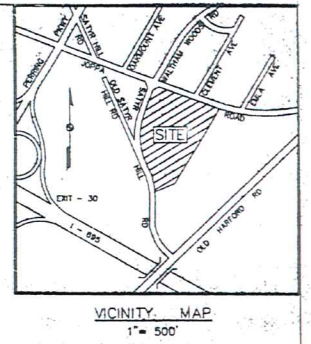
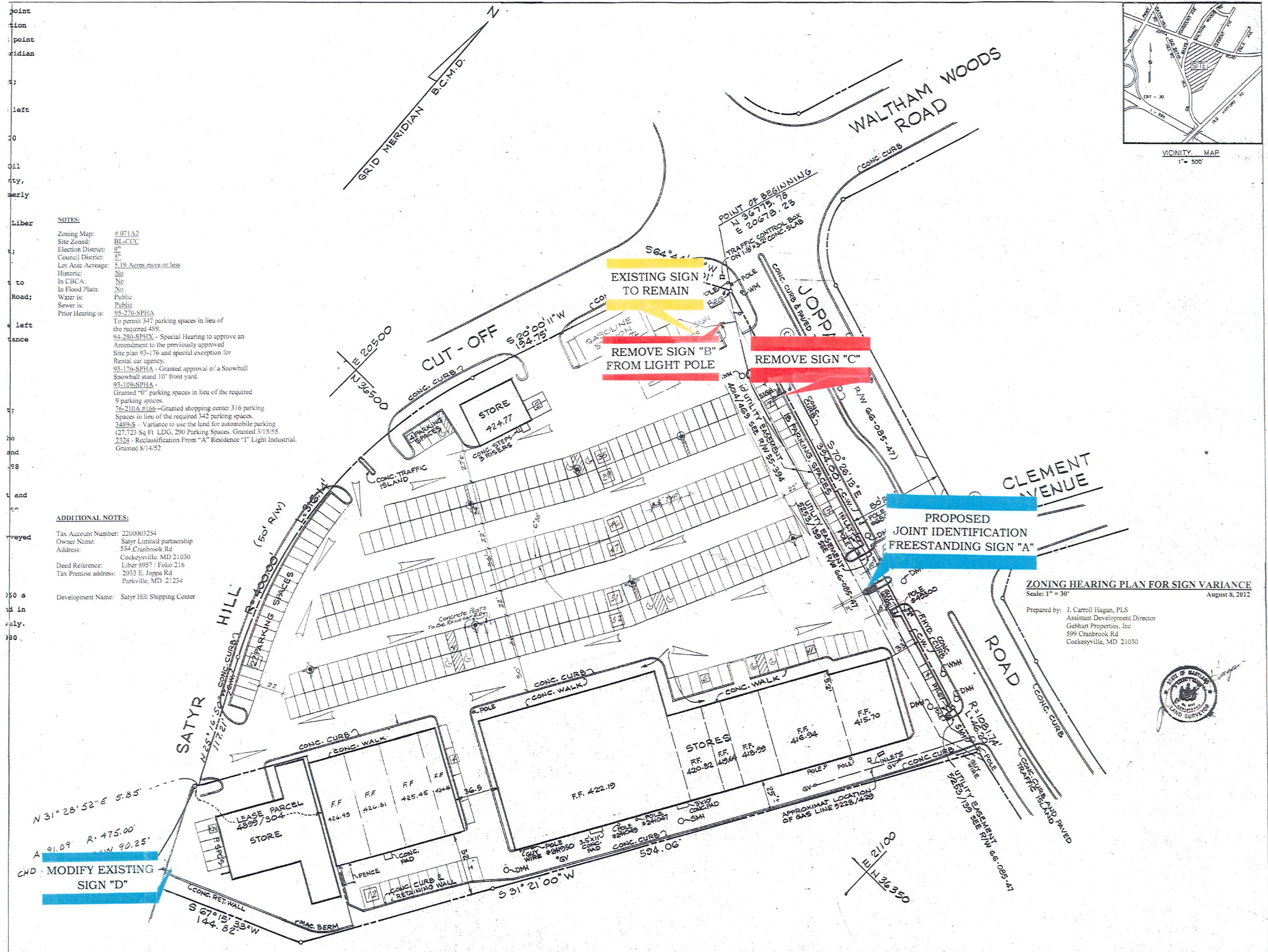


EX-1
2013-0035-1

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Scale: 1" = 30'
August 8, 2012
Prepared by: J. Carroll Hagan, PLS
Assistant Development Director
Gubhart Properties, Inc.
599 Cranbrook Rd
Cockeysville, MD 21030

