

IN RE: **PETITION FOR VARIANCE**
8th Election District
3rd Councilmanic District
(30-115 West Ridgely Road)
Yorkridge Shopping Center, LLC
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2013-0105-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Variance filed by David H. Karceski, Esquire, on behalf of Yorkridge Shopping Center, LLC, legal owner. The Variance was filed pursuant to B.C.Z.R. § 450.4 Attachment 1.5 (d) (VI) to allow wall-mounted enterprise signs on a building façade of a multi-tenant building without separate exterior customer entrances (Signs 1-6). 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 1.

Appearing at the public hearing in support of the requests was Jeffrey Gaber, Mark Ronbaum, and Bill Monk, with Morris & Ritchie Associates, Inc., the consulting firm that prepared the site plan. David H. Karceski, Esquire and Justin Williams, Esquire appeared as counsel and represented the Petitioner. The file reveals that the Petition was properly posted and advertised as required by the Baltimore County Zoning Regulations. There were no Protestants in attendance, and the file does not contain any letters of protest or opposition.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

ORDER RECEIVED FOR FILING

Date 12/31/12

By Sen

The subject property is 15.39 acres (parcel 1 - 14.89 acres and parcel 2 - 0.50 acres) and is zoned BL-CCC, BL, and ML-IM. The site is improved with a strip shopping center, and the owner is in the midst of certain improvements and upgrades to the center. This Petition concerns signage sought for six (6) commercial tenants at the center. Given the orientation of the building occupied by these tenants - - the store fronts face the interior of the site and the rear of the building faces York Road (see Exhibit 1) - - the owner proposes to install signage on the rear of the building in question.

Based on the evidence presented, I find that the variance 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). I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Indeed, the property is uniquely shaped and there is also a dramatic grade change from York Road to the site. I also find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship, given that Petitioner (and its commercial tenants) would have difficulty identifying their businesses and attracting customers, given that the existing signage is not visible from either York or Ridgely Road, which border the site. 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 absence of opposition from the community and County reviewing agencies. In addition, signage on the rear of the stores is becoming more common in this area. As an example, many of the stores in the new Hunt Valley Town Center have enterprise signs on the rear of the building in those cases where the existing signage on the front of the business is oriented toward the interior of the center rather than the adjoining roadways.

ORDER RECEIVED FOR FILING

Date 12/31/12

By Sen

Pursuant to the posting of the property, public hearing, and after considering the testimony and evidence offered, I find that Petitioner's Variance request should be granted.

THEREFORE, IT IS ORDERED this 31st day of December, 2012, by the Administrative Law Judge, that the Petition for Variance filed pursuant to B.C.Z.R. § 450.4 Attachment 1.5 (d) (VI) to allow wall-mounted enterprise signs on a building façade of a multi-tenant building without separate exterior customer entrances (Signs 1-6 as shown on Exhibit 1), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for its appropriate 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 such time as the 30-day appellate process from 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.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 12/31/12

By sln



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

December 31, 2012

David H. Karceski, Esquire
Justin Williams, Esquire
210 W. Pennsylvania Avenue
Suite 500
Towson, Maryland 21204

RE: Petition for Variance
Case No.: 2013-0105-A
Property: 30-115 West Ridgely Road

Dear Mr. Karceski and Mr. Williams:

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:slh
Enclosure

c: Jeffrey Gaber and Mark Ronbaum, 910 Reisterstown Road, Baltimore, Maryland 21208



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 30-115 West Ridgely Road which is presently zoned BL-CCC and ML-IM

Deed References: 29037/119 10 Digit Tax Account # 0825045300 and 0819035780

Property Owner(s) Printed Name(s) Yorkridge Shopping Center LLC

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

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

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

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

3. ☒ a Variance from Section(s)

SEE ATTACHED SHEET

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 bound 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:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address

City

State

21204

410-494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Yorkridge Shopping Center, LLC

Jeffrey D. Gaber, Member /

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

910 Reisterstown Road,

Baltimore,

MD

Mailing Address

City

State

21208

Zip Code

Telephone #

Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address

City

State

21204

410-494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2013-0105-A

Filing Date 11/2/12

Do Not Schedule Dates: _____

Reviewer JS

REV. 10/4/11

ORDER RECEIVED FOR FILING

Date 12/31/12

By Aln

PETITION FOR VARIANCE

ATTACHED SHEET

30-115 WEST RIDGELY ROAD

Variance from Section 450.4 Attachment 1.5(d)(VI) of the Baltimore County Zoning Regulations ("BCZR") to allow wall-mounted enterprise signs on a building facade of a multi-tenant building without separate exterior customer entrances (Signs 1-6).

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



November 7, 2012

ZONING DESCRIPTION FOR VARIANCE REQUEST

Beginning at a point 41.4 feet in the southwesterly direction from the centerline of York Road across from entrance to Mars Supermarket, running along York Road right-of-way line South 20°24'45" East for 75.53 feet; continuing South 15°00'19" East for 122.04 feet; continuing South 20°24'45" East for 291.95 feet; continuing South 17°52'17" East for 27.04 feet along York Road; heading Southwesterly by a line curving to the right having a radius of 45.00 feet with an arc distance of 8.53 feet said curve being subtended by a chord bearing South 15°47'37" West; heading South 35°47'00" West 13.85 feet; heading South 64°17'20" West 965.00 feet along Ridgely Road; heading North 24°31'05" West 515.53 feet; heading North 18°57'02" East 14.51 feet; heading North 41°45'49" West 244.20 feet; heading North 65°31'11" East 690.02 feet; heading South 20°21'49" East 210.08 feet; heading North 65°31'11" East 410.57 feet to the point of beginning having an address of 30 thru 36 W. Ridgely Road being located on the Northwestern side of York Road.

Containing 670,384 square feet or 15.3899 acres of land, more or less and being located in the Eighth Election District, Third Councilmanic District, of Baltimore County, Maryland.



Michael Coughlin
Professional Engineer No. 38291

2013-0105-A

S:\PROJECT FOLDERS\13500-13599\13539.04\Docs\13539-zoningdescription.doc

1220-C East Joppa Road, Suite 505, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

Abingdon, MD	+	Laurel, MD	+	Towson, MD	+	Georgetown, DE	+	Wilmington, DE	+	York, PA
(410) 515-9000		(410) 792-9792		(410) 821-1690		(302) 855-5734		(302) 326-2200		(717) 751-6073

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

No. **90121**

Date: **11/17/12**

PAID RECEIPT

BUSINESS ACTUAL TIME DED

11/07/2012 11/07/2012 09:15:42 2

REC WS05 WALKTH DIAL DND

RECEIPT # 643360 11/07/2012 RFLN

5 520 ZONING CERTIFICATION

090121

Receipt for \$385.00

\$385.00 01 \$1.00 CR

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						\$ 385.00

Total: **\$ 385.00**

Rec From: **YORKAIBLE SHOPPING CENTER**

For: **2013-0105-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

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: #2013-0105-A

30-115 West Ridgely Road
N/W Corner of Intersection of West Ridgely Road and York Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): Yorkridge Shopping Center, LLC

Variance: to allow wall-mounted enterprise signs on a building facade of a multi-tenant building without separate exterior customer entrances.

Hearing: Friday, December 21, 2012, at 2:30 p.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.

11/384 Nov. 29

890406



501 N. Calvert Street, Baltimore, MD 21278

November 29, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, the publication appearing on November 29, 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

CERTIFICATE OF POSTING

2013-0105-A

RE: Case No.: _____

Petitioner/Developer: _____

Yorkridge Shopping Center, LLC

December 21, 2012

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: _____

30-115 West Ridgely Rd

December 1, 2012

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



Sincerely,

December 1, 2012

(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)

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 29, 2012 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich
Venable

410-494-6200

210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2013-0105-A

30-115 West Ridgely Road

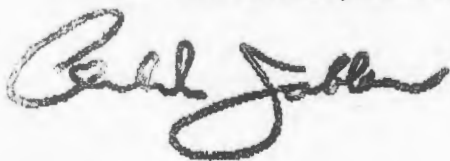
N/w Corner of intersection of West Ridgely Road and York Road

8th Election District – 3rd Councilmanic District

Legal Owners: Yorkridge Shopping Center, LLC

Variance to allow wall-mounted enterprise signs on a building façade of a multi-tenant building without separate exterior customer entrances.

Hearing: Friday, December 21, 2012 at 2:30 p.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

November 19, 2012

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: 2013-0105-A

30-115 West Ridgely Road

N/w Corner of intersection of West Ridgely Road and York Road

8th Election District – 3rd Councilmanic District

Legal Owners: Yorkridge Shopping Center, LLC

Variance to allow wall-mounted enterprise signs on a building façade of a multi-tenant building without separate exterior customer entrances.

Hearing: Friday, December 21, 2012 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Jeffrey Gaber, 910 Reisterstown Road, Baltimore 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, DECEMBER 1, 2012**
- (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.

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: 2013-0105-A
Petitioner: YORKKEDGE SHOPPING CENTER, LLC
Address or Location: 30-115 W. RIDGELY RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: BARBARA LUKASEWICH
Address: 210 W. PENNSYLVANIA AVE
STE 500
TOWSON, MD 21204
Telephone Number: 410-494-6200



KEVIN KAMENETZ
County Executive

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

December 12, 2012

Yorkridge Shopping Center LLC
Jeffrey D. Gaber, Member
910 Reisterstown Road
Baltimore MD 21208

RE: Case Number: 2013-0105 A, Address: 30-115 West Ridgely Road

Dear Mr. Gaber:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 7, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
David H. Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson MD 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 21, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 30-115 West Ridgely Road

INFORMATION:

Item Number: 13-105 (*also see 13-104*)
Petitioner: Yorkridge Shopping Center, LLC
Zoning: BL-CCC and ML-IM
Requested Action: Variance

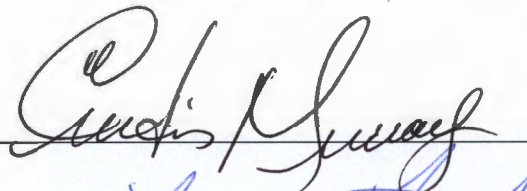
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning supports the petitioner's request for a variance, as signs 1-6 will be located on the rear of the multi-tenant building that faces York Road. These new signs will be identical to the ones that are currently on the front of the multi-tenant building.

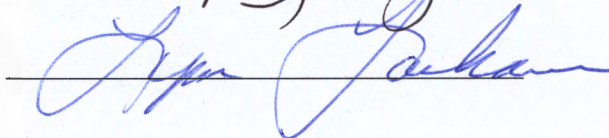
Notwithstanding the support of the request, this Department requests that landscaping be placed on the north end of the multi-tenant building for screening purposes as the roof (HVAC equipment, etc...) of the multi-tenant building, is highly visible from the north traveling south on York Road.

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

Prepared by:



Division Chief:
AVA/LL: CM



RECEIVED

DEC 24 2012

OFFICE OF ADMINISTRATIVE HEARINGS



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 11-15-12

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

RE: Baltimore County

Item No. 2013-0105-A

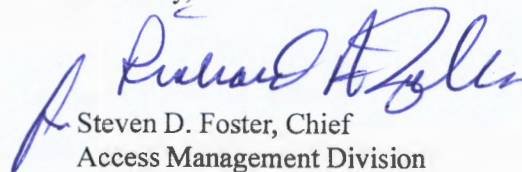
Variance
York Ridge Shopping Center, LLC
30-115 West Ridgely Road
W York Rd. MD45

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 11-14-12. A field inspection and internal review reveals that an entrance onto MD45 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2013-0105-A.

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

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 : November 15, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For November 26, 2012
Item Nos. 2013-0100, 0102 ,0103, 0104 and 0105.

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

DAK. CEN
cc: File

RE: PETITION FOR VARIANCE

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2013-105-A

30-115 W Ridgely Road; N/W corner of
intersection of West Ridgely Rd & York Rd
8th Election & 3rd Councilmanic Districts
Legal Owner(s): Yorkridge Shopping Center
Petitioner(s)

* * * * *

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

NOV 14 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 14th day of November, 2012, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: January 31, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0105-A - Appeal Period Expired

The appeal period for the above-referenced case expired on January 30, 2013. 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

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 08 Account Number - 0819035720

Owner Information

Owner Name: SHELL OIL CO OF NEW YORK **Use:** COMMERCIAL
Mailing Address: C/O SMO INC **Principal Residence:** NO
PO BOX 2810 **Deed Reference:** 1) /03892/ 00474
LAPLATA MD 20646-2800 2)

Location & Structure Information

Premises Address **Legal Description**
1800 YORK RD .4405 AC SWS YORK RD
LUTHERVILLE MD 21093-5118
NW COR RIDGELY RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0060	0018	0750		0000				2	Plat Ref:

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1962	2726	19,188 SF	20

Stories **Basement** **Type** **Exterior**
SERVICE STATION

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	767,100	767,100		
Improvements:	223,700	213,200		
Total:	990,800	980,300	980,300	980,300
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
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

Maryland Department of Assessments and Taxation
Real Property Data Search (vw1.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 08 Account Number - 0825045300

Owner Information

Owner Name: YORKRIDGE SHOPPING CENTER LLC **Use:** COMMERCIAL
Mailing Address: 910 REISTERSTOWN RD **Principal Residence:** NO
BALTIMORE MD 21208-4295 **Deed Reference:** 1) /29037/ 00119
2)

Location & Structure Information

Premises Address **Legal Description**
YORK RD 15.416 AC WS
LUTHERVILLE MD 21093-5112 YORK RD
115 N RIDGELY RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0060	0018	0008		0000				2	Plat Ref:

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2005	92000	15.6800 AC	14

Stories	Basement	Type	Exterior
		DISCOUNT STORE	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	13,822,500	13,120,500		
Improvements:	7,456,000	10,915,300		
Total:	21,278,500	24,035,800	23,116,700	24,035,800
Preferential Land:	0			0

Transfer Information

Seller: SCHWABER CECILIA WAGONHEIM MYRA	Date: 01/04/2010	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /29037/ 00119	Deed2:
Seller: FOURTH DISTRICT CORPORATION	Date: 10/27/1983	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06614/ 00703	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

CASE NAME W. Ridgely Rd
CASE NUMBER 2013-105-A
DATE 12/21/12

[illegible]

Case No.: 2013-0105-A

~~Sn~~
12/31/12

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan - 2 sheet	
No. 2	Monk CV	
No. 3	Aerial Photo	
No. 4	"My Neighborhood" Map	
No. 5	Color Photos 5A + 5B	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



This data is only for general information purposes and may not be accurate 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 9/26/2011



PETITIONER'S

EXHIBIT NO.

2013-105-4

5A



PETITIONER'S

EXHIBIT NO.

2013-105-A

513

WILLIAM P. MONK

Principal

Project Assignment:

Principal, Project Manager, Urban
Design and Site Planning, Expert
Witness

Years of Experience:

MRA: 10
Other Firms: 25

Education:

Master of Urban Planning,
University of Illinois, 1975
Bachelor of Urban Planning,
University of Illinois, 1973

Professional and Industry Affiliations:

Mayor's Transition Committee for
Economic Development, Mayor
Martin O'Malley, City of
Baltimore 1999-2000
Greater Towson Committee
(formerly Towson Development
Corporation)
President 1998-2000
Bd. of Directors 1994-2010
Chairman of the Baltimore County
Design Review Panel, 2008-
present
Tomorrow's Towson Urban Design
Committee (member)
National Association of Industrial
and Office Properties (member)
Baltimore Development Work Group
(member)
International Council of Shopping
Centers (ICSC)

Past Member:

American Planning Association
National Golf Association
Citizens Planning & Housing Association
(CPHA) (past board member)



**MORRIS & RITCHIE
ASSOCIATES, INC.**

Qualifications:

Mr. Monk is a Principal of MRA and provides site planning/design, project management, and government and community liaison services to institutional, commercial/retail, industrial, and residential clients throughout the mid-Atlantic region. Mr. Monk has worked in Baltimore City for over 35 years, representing commercial/retail and residential clients, as well as serving on nonprofit boards, ad hoc committees, and providing pro bono professional services.

Mr. Monk has extensive experience providing expert witness testimony. He is an approved expert witness in several jurisdictions throughout the mid-Atlantic region, including Prince George's County, Annapolis, Anne Arundel County, Baltimore, Baltimore County, Carroll County, Frederick County, Harford County, Howard County, and St. Charles Community in Maryland. Furthermore, he has testified in more than 300 zoning hearings over the past 35 years.

Sample projects managed and designed by Mr. Monk include the following:

COMMERCIAL/RETAIL CENTERS

Bay River – Planned Business Community, Havre de Grace, Maryland
Project Manager/Chief Designer for a 76-acre mixed-use master planned business community containing over 900,000 SF of retail, office, and institutional space. Located at the interchange of I-95 and MD 155, the "Gateway" to the historic city of Havre de Grace.

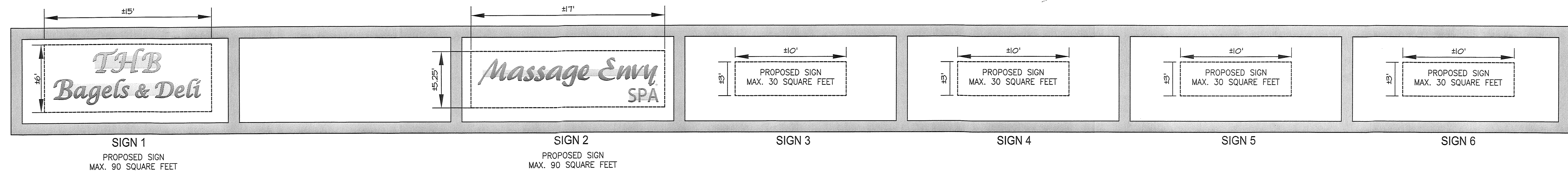
Hampstead Business Park, Hampstead, Maryland - Project management and site planning for a 26-acre mixed-use (industrial, office, and retail) planned community at the crossroads of the new Hampstead By-Pass and MD Route 482.

Solo Cup Site, Owings Mills, Maryland - Project Manager and Designer in the preparation of a mixed-use (office, retail, and residential) planned community containing over 900,000 SF for this 51-acre site in Baltimore County.

Reisterstown Plaza, Baltimore, Maryland - Principal-In-Charge responsible for design/site planning studies for the reconfiguration expansion of the retail center consisting of over 100,000 SF.

Towson Commons Redevelopment Studies and Design, Towson, Maryland
Project Manager for ongoing redevelopment design studies intended to reposition the street-level retail component of a 15-year old mixed-use project that includes a proposed 20-story residential tower and an existing 10-story office tower. The Redevelopment Study process began with a survey of existing commercial real estate market opportunities in the area, and has focused on adding a strong residential component, while reinforcing the project's strength as an office location of choice and creating new retail and restaurant opportunities with direct street level pedestrian access. Upfront project feasibility studies included surveying, site engineering, and securing government entitlement approvals.

Continued on the next page...

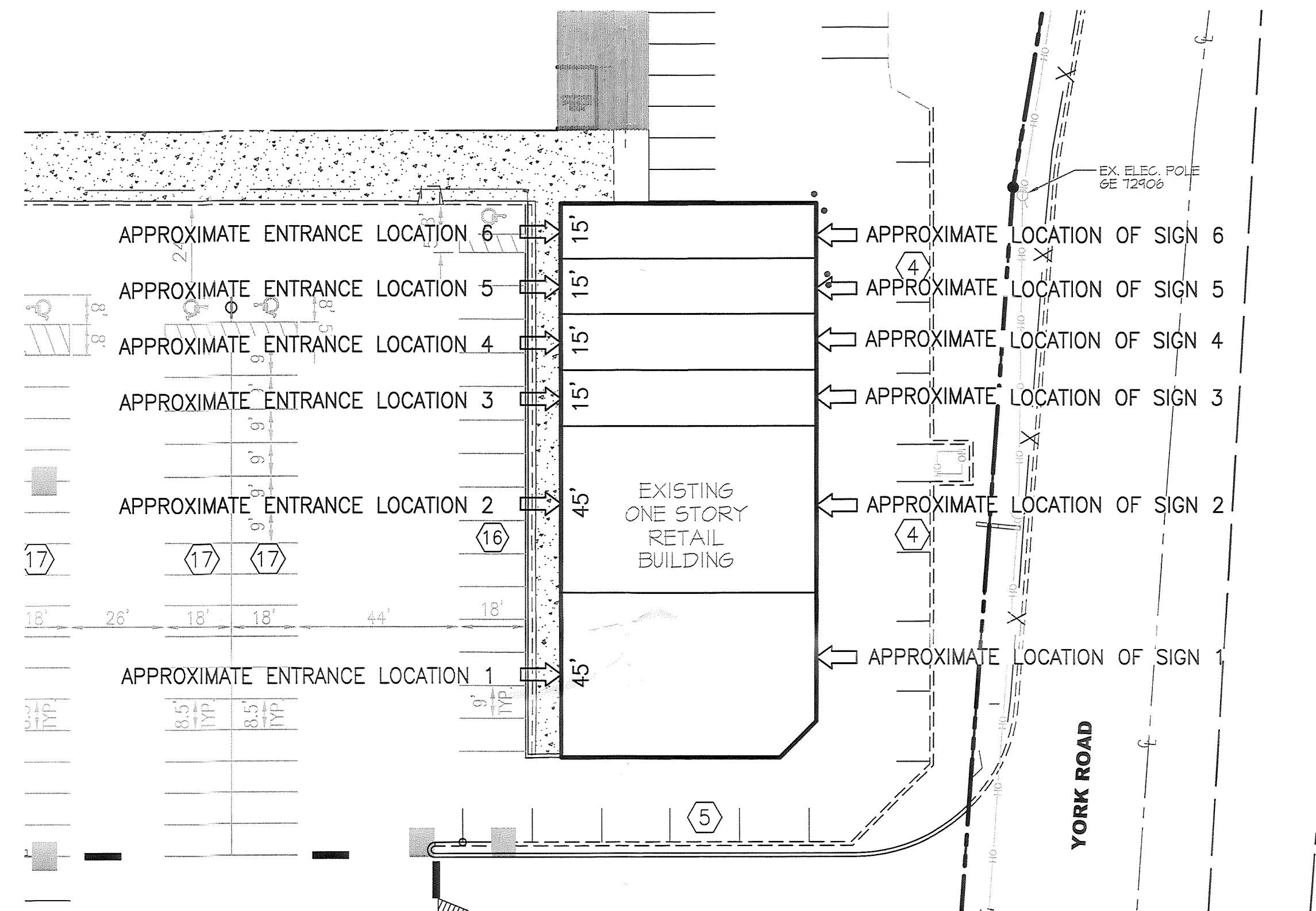


PARAPET WALL & SIGN ELEVATIONS (FACING YORK ROAD)

SCALE: 1" = 5'

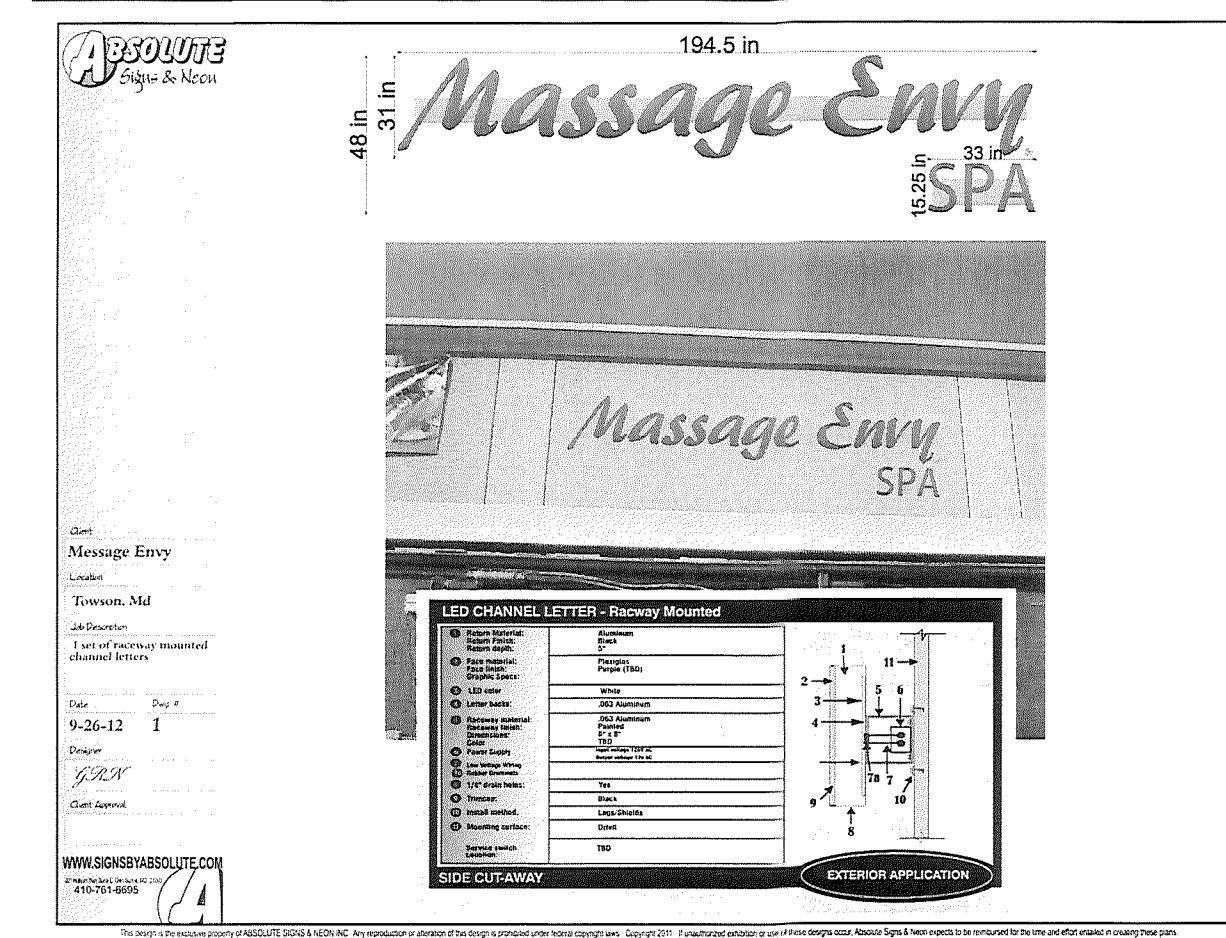
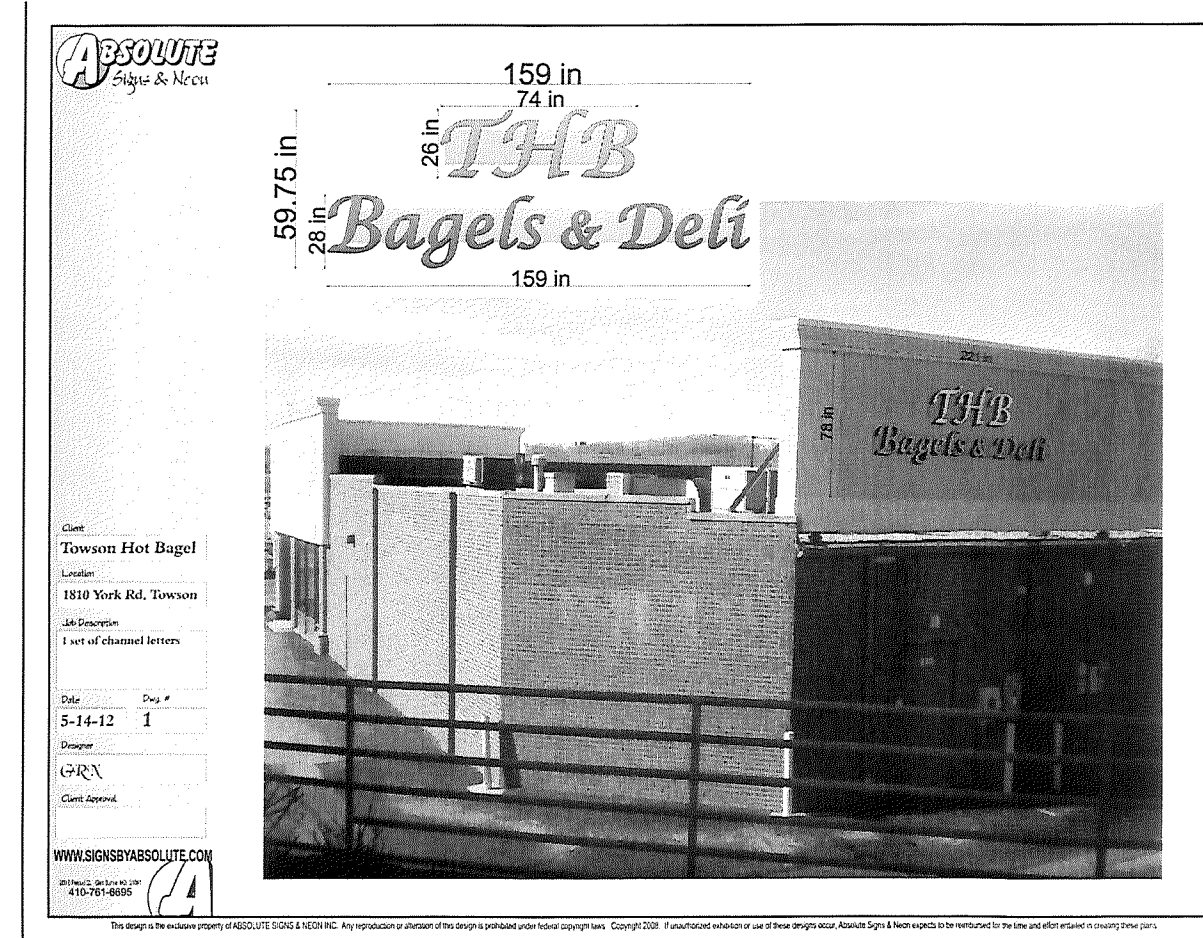


EXISTING SIGNAGE ON FRONT OF BUILDING



LOCATION PLAN

SCALE: 1" = 30'



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3365, EXPIRATION DATE: 08/20/14



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748

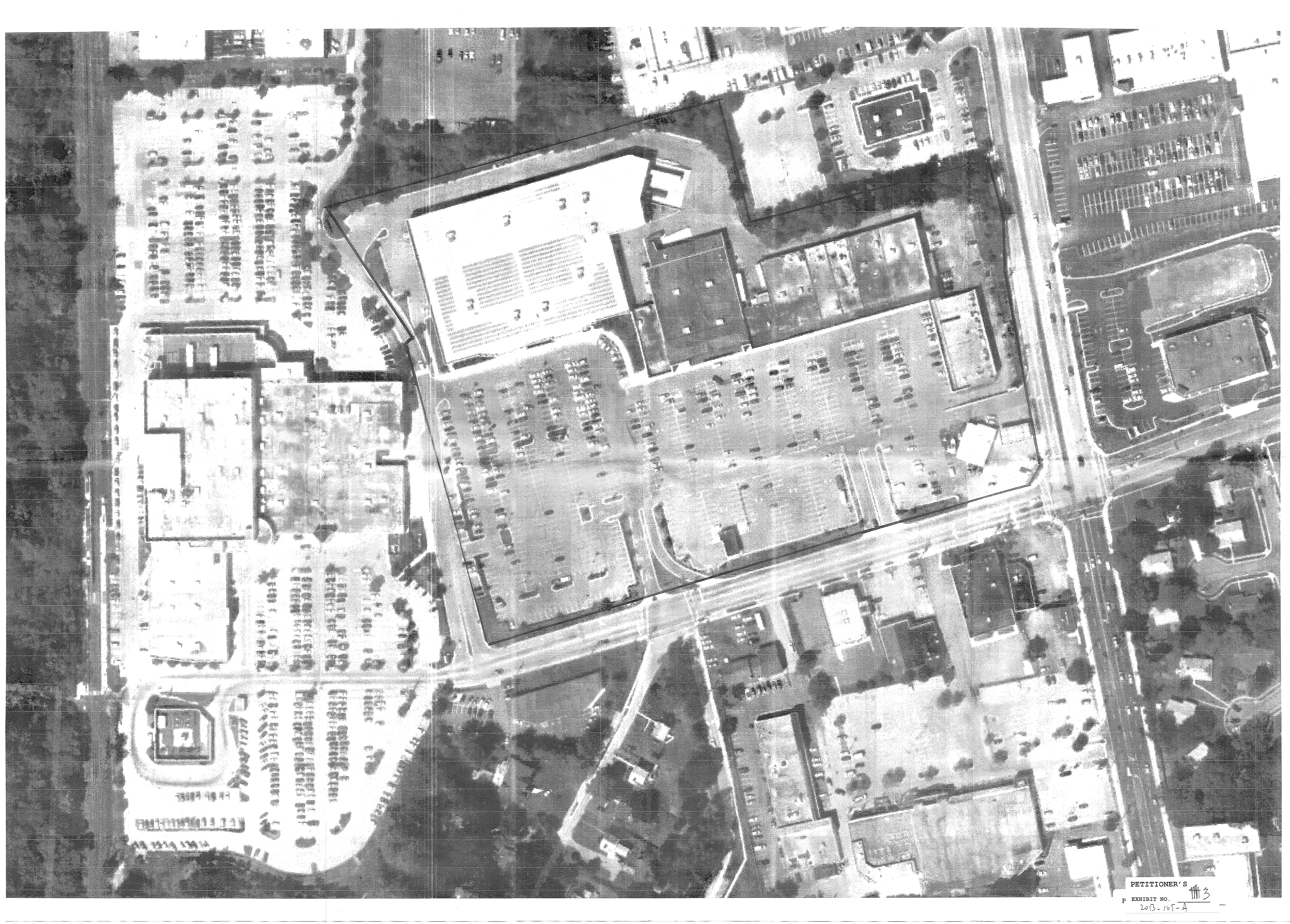
PLAN TO ACCOMPANY VARIANCE PETITION

YORKRIDGE SHOPPING CENTER

30-115 WEST RIDGELY ROAD
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.: 13539.05
		SCALE: 1" = 50'
		DATE: 11/07/2012
		DRAWN BY: M.L.E.
		DESIGN BY: B.M.
		REVIEW BY: B.M.
		SHEET: 02 OF 02

PETITIONER'S
EXHIBIT NO. 13
2013-2165-A





KEY PLAN

SCALE

AS SHOWN

No.	DATE	BY	Description	

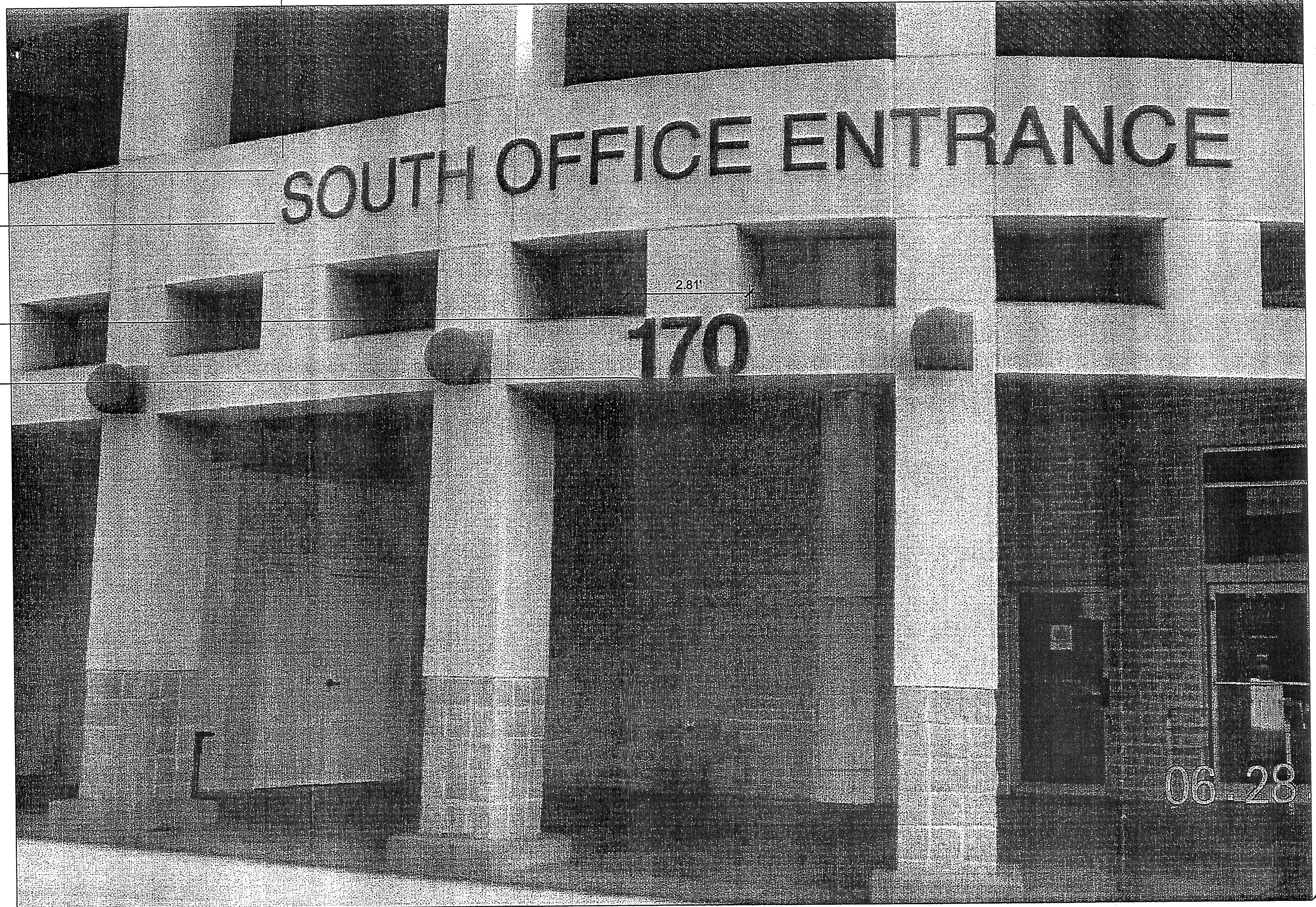
REVISIONS

DRAWN BY EDL
APPROVED BY DLT
CHECKED BY LRB
DATE OCTOBER 17, 2012

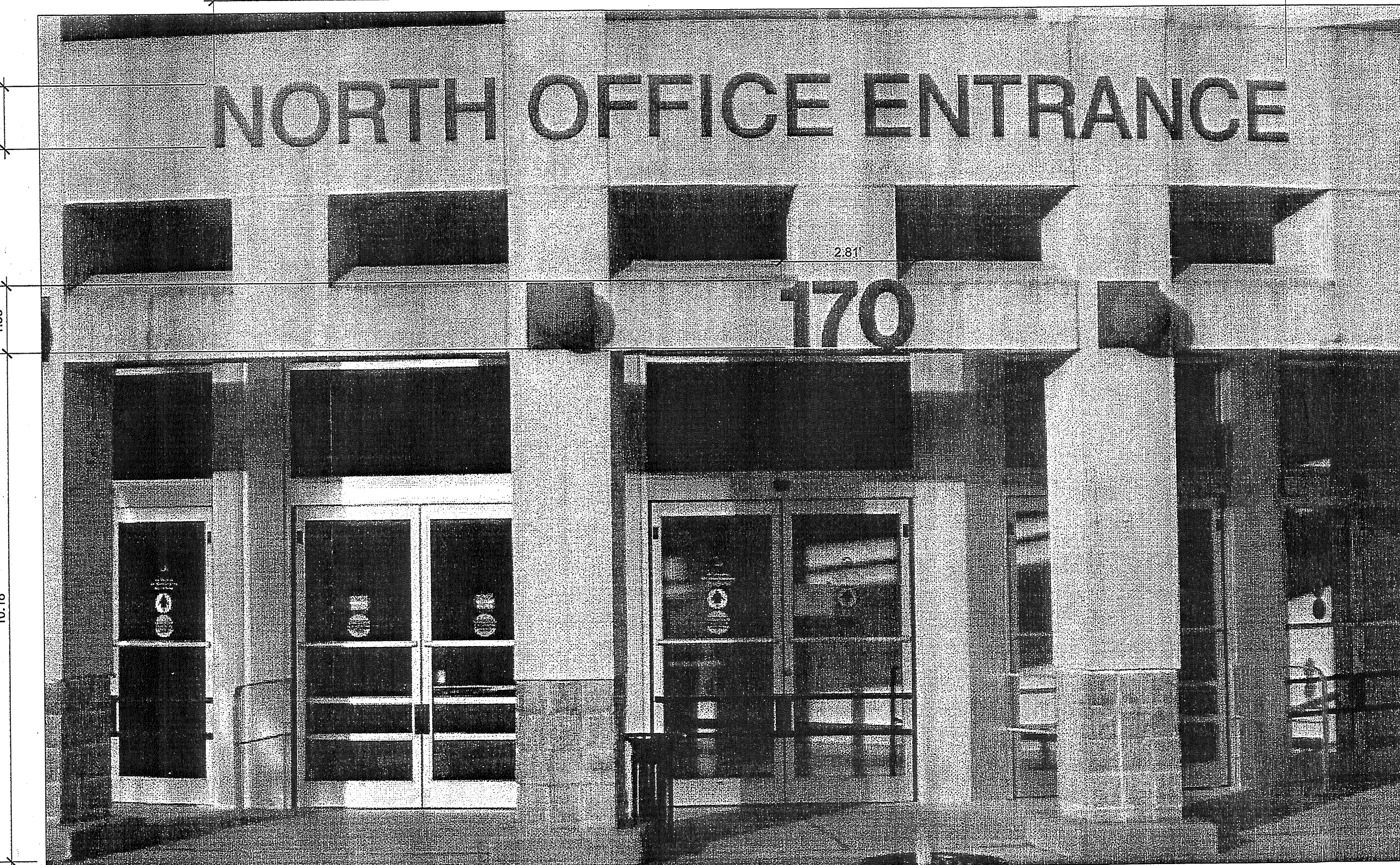
TITLE
PLAN TO
ACCOMPANY
VARIANCE
HEARING

PROJECT NO. 50054722

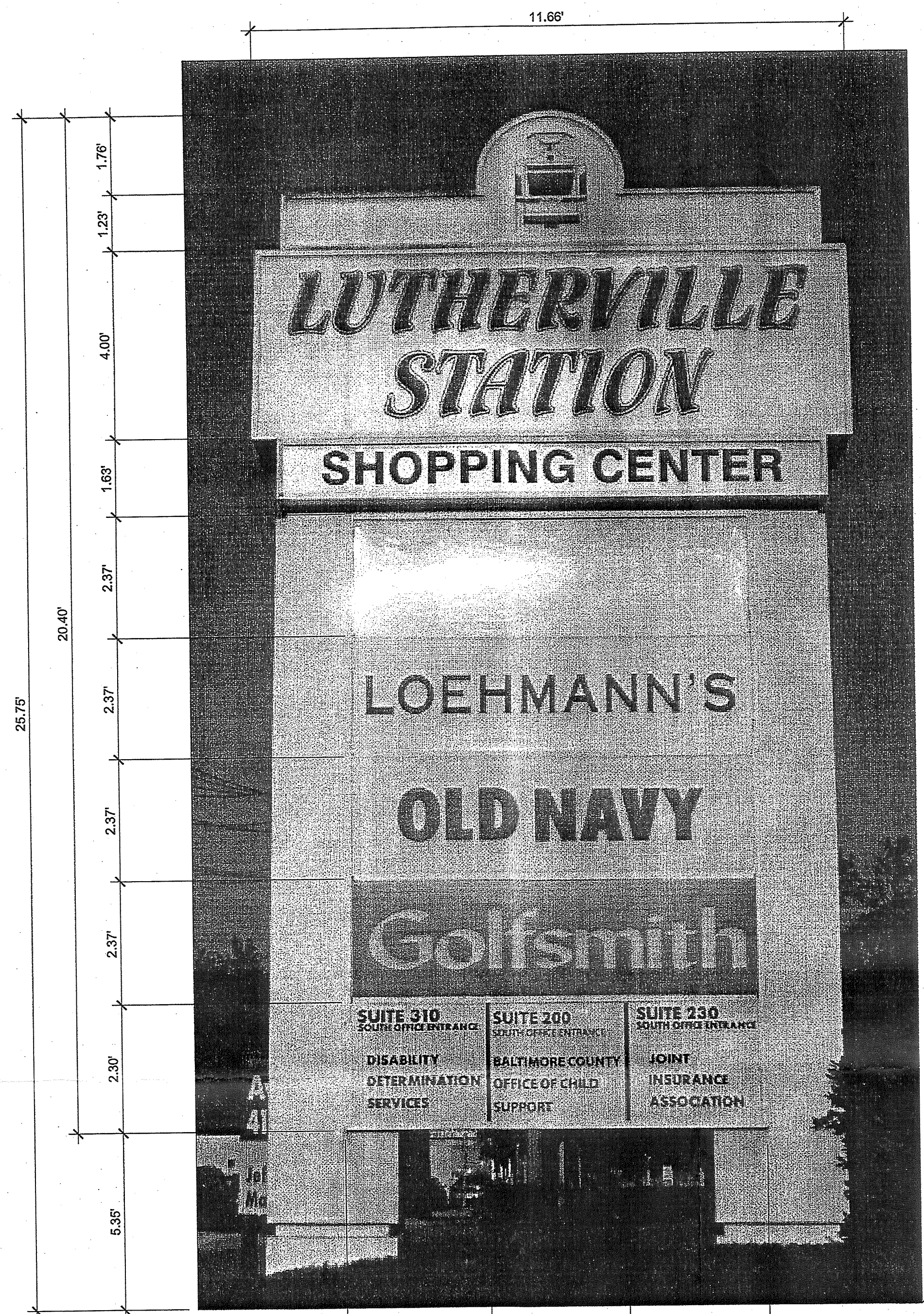
EXHIBIT B
(P2)



2
2
EXISTING SOUTH OFFICE ENTRANCE SIGN
SCALE: 1"=2'



3
2
EXISTING NORTH OFFICE ENTRANCE SIGN
SCALE: 1"=2'

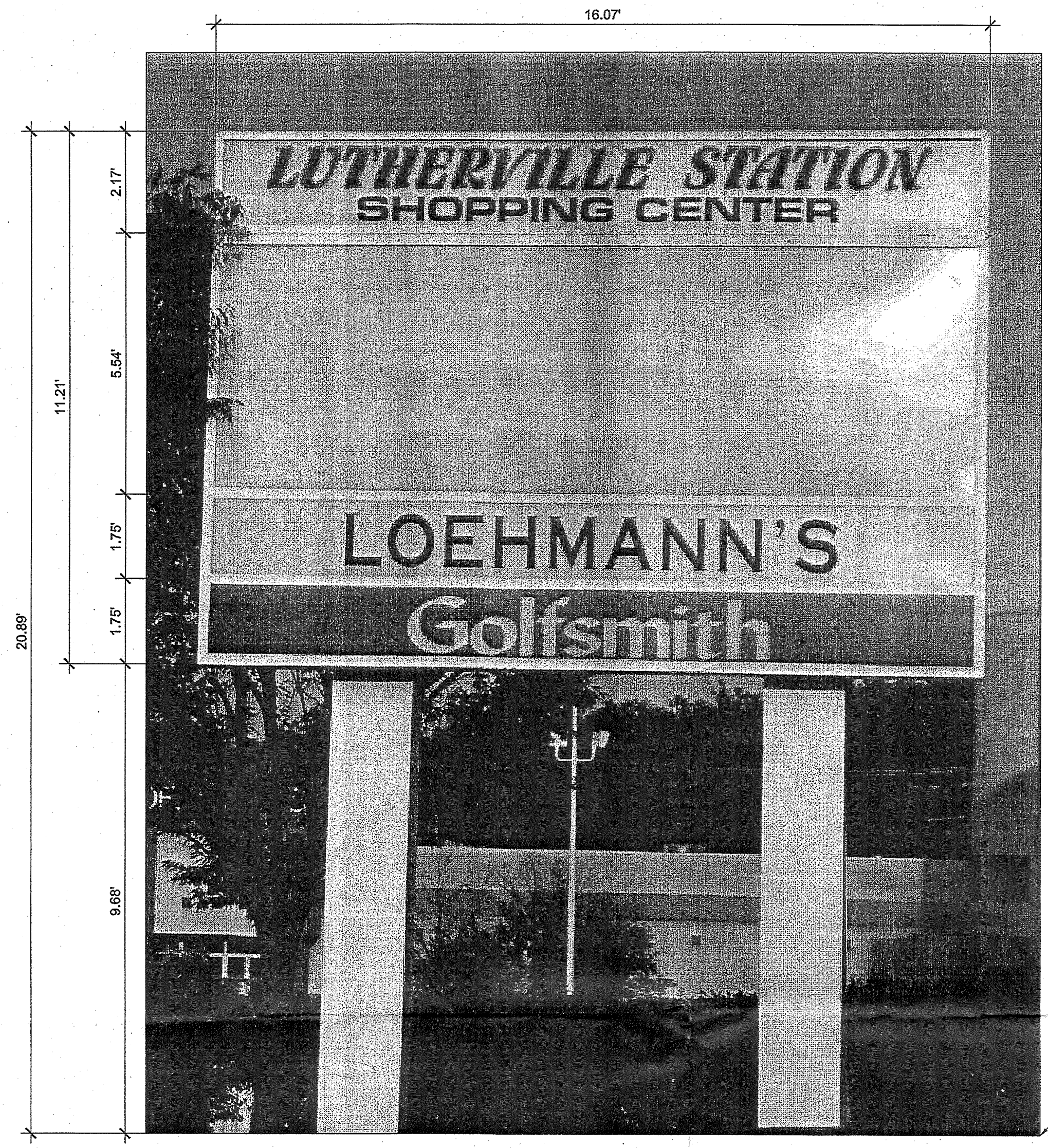


1
2
EXISTING SOUTH ENTRANCE JOINT IDENTIFICATION SIGN
SCALE: 1"=2'

E
D
C
B
A

1 2 3 4 5

Exhibit 18 (p.1)



4
3
EXISTING FREE STANDING JOINT IDENTIFICATION SIGN
SCALE: 1"=2'



5
3
EXISTING NORTH ENTRANCE JOINT IDENTIFICATION SIGN
SCALE: 1"=2'



Dewberry & Davis LLC
3106 LORD BALTIMORE DRIVE
SUITE 110
BALTIMORE, MARYLAND 21244
PHONE: 410.265.9600
FAX: 410.265.8575

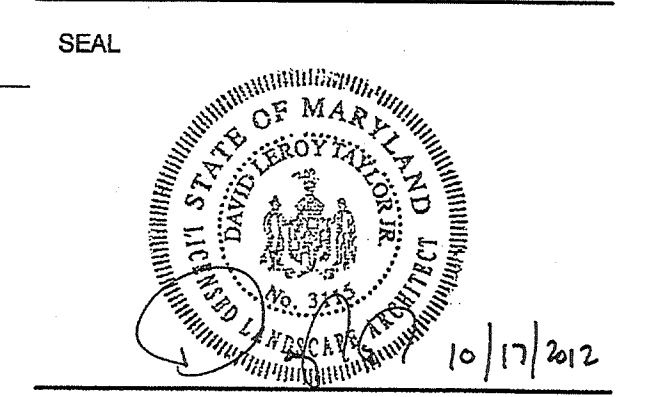
DEVELOPER/APPLICANT
HUTENSKY GROUP

100 CONSTITUTION PLAZA,
7TH FLOOR
HARTFORD, CT 06103-1703

LUTHERVILLE
STATION

LUTHERVILLE, MARYLAND

130 WEST RIDGELEY ROAD
TAX MAP 0060; GRID 0016; PARCEL 0776



KEY PLAN

SCALE

AS SHOWN

No.	DATE	BY	Description

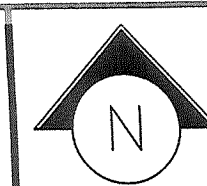
REVISIONS			
DRAWN BY	EDL		
APPROVED BY	DLT		
CHECKED BY	LRB		
DATE	OCTOBER 17, 2012		

TITLE
**PLAN TO
ACCOMPANY
VARIANCE
HEARING**

PROJECT NO. 50054722

3

DESIGN AND DRAWING BASED ON
MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD 83/91
VERTICAL - NAVD 88



VICINITY MAP

GENERAL NOTES

SCALE: 1" = 1000'

- OWNER: YORKRIDGE SHOPPING CENTER, LLC
910 REISTERSTOWN ROAD
BALTIMORE, MARYLAND 21208
CONTACT: MARK RENBAUM / JEFFERY D. GABER
PHONE: (410) 484-6100
- PLAN PREPARED BY:
MORRIS & RITCHIE ASSOCIATES, INC.
1220 E. JOPPA RD., SUITE 505C
TOWSON, MD 21286
(410) 821-1690
ATTN: BILL MONK

2013-0105-A

- SITE DATA:
 - A. LOCATION: ADC MAP 27, GRID A-1
 - B. ELECTION DISTRICT: 8TH
 - C. COUNCILMANIC DISTRICT: 3RD
 - D. BALTIMORE COUNTY SOILS SURVEY MAPS: 60
 - E. TAX MAP: 60
 - F. PARCELS: 8, 750
 - G. TAX ACCOUNT #: 0825045300, 0819035720
 - H. DEED REFERENCES: 29037/119
 - I. CENSUS TRACT: 4086.01
 - J. WATERSHED: 02-13-09 (3)
 - K. SUBSEWERSHED: (C) 57 N
 - L. EXISTING ZONING: BL-CCC, BL, ML-IM
 - M. PROPOSED BUILDING HEIGHT: NOT TO EXCEED 40'
 - N. ZONING MAP #: 60C2

4. SITE AREA	PARCEL #	DEED REF.	TAX ACCT #	AREA
PARCEL 1	8	29037/119	0825045300	14.89 AC/648,604 S.F.
PARCEL 2	750	29037/119	0819035780	0.50 AC/21,780 S.F.
			TOTAL	15.39 AC/670,384 S.F.

5. BUILDING AREA:	EXISTING:	179,924 S.F.
- ADDITIONAL AREA PROPOSED AND APPROVED		16,550 S.F.
- IN CASE #2012-0082-A		
- ADDITIONAL AREA PROPOSED PER THIS APPLICATION		3,201 S.F.
	TOTAL	199,675 S.F.
AMENITY OPEN SPACE	MINIMUM REQUIRED:	PROVIDED:
	RATIO 0.20	0.359 *
	S.F. 39,935	71,833
		* AMENITY OPEN SPACE RATIO (71,816 / 199,675 = 0.359)

- FLOOR AREA RATIO:
 - MAXIMUM F.A.R. ALLOWED: 4.0
 - EXISTING APPROVED F.A.R.: 0.29 ±
 - PROPOSED F.A.R.: 0.29 ±
- PARKING: SEE PARKING TABLE BELOW

- ADDITIONAL NOTES:
 - A. OUTLINES SHOWN HEREON ARE BASED ON MORRIS & RITCHIE ASSOCIATES, INC. SURVEYS DATED 02/19/03.
 - B. TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHICAL SURVEY BY MORRIS & RITCHIE AND ON GIS TOPOGRAPHY OBTAINED FROM BALTIMORE CO.
 - C. THERE ARE NO 100-YEAR FLOODPLAINS ON THIS SITE.
 - D. THERE ARE NO NON-TIDAL WETLANDS ON THIS SITE.
 - E. THERE ARE NO HISTORIC STRUCTURES OR KNOWN ARCHEOLOGICAL SITES ON THIS PROPERTY.
 - F. THE PROPERTY IS NOT UNDER ANY ACTIVE ZONING VIOLATION.
 - G. ANY FIXTURE USED TO ILLUMINATE AN OFF STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
 - H. PREVIOUS COMMERCIAL PERMITS: B543485 SIGN @ 30 W. RIDGELY; B8501704 SIGN @ 38 W. RIDGELY; B560418 COMMERCIAL BUILDING B577927 FIRE ALARM/SPRINKLER B580798 SIGN B590083 RETAINING WALL B700283 COMMERCIAL BUILDING @ 50 W. RIDGELY; B582810 SIGN @ 115 W. RIDGELY.
 - J. THERE ARE NO DEFICIENT BASIC SERVICES TO THIS SITE.

10. BUILDING SETBACK TABLE	REQUIRED	PROVIDED
FRONT YARD	10' ±	35' ± (PAD 1)
INTERIOR SIDE	0	62' ± (EXISTING BUILDING)
STREET CORNER SIDE	10' ±	43' ± (10' MINIMUM)
REAR	0	44' ± (EXISTING BUILDING)

APPROVED IN
CASE # 2012-0082-A
RETAIL
ADDITION 'C'
(1 LEVEL)

SEE SHEET 2 OF 2
FOR SIGNAGE DETAILS

APPROVED IN
CASE # 2012-0082-A

APPROVED IN
CASE # 2012-0082-A
RETAIL
ADDITION 'B'
(1 LEVEL)

RETAIL
ADDITION 'A'
(1 LEVEL)

PREVIOUSLY APPROVED IN
CASE # 2012-0082-A
AS 6,825 S.F. RETAIL PAD

PARCEL 1

PARCEL 2

PAD #3
4,028 SF

PAD #2
3,000 SF

PAD #1
3,850 SF

SITE LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED CONTRACT LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CONCRETE
- PROPOSED NEW RETAIL AREA(S)
- LIGHT POLE

ZONING HISTORY:

CASE NO. 5084-XA - PETITION FOR A SPECIAL EXCEPTION TO APPROVE LAUNDRY AND DRY CLEANING PLANT ON THE SUBJECT PROPERTY GRANTED IN SEPTEMBER 7, 1960.
CASE NO. 5331-XA - A SPECIAL EXCEPTION TO PERMIT A GASOLINE SERVICE STATION. APPROVED AUGUST 1, 1961.
CASE NO. 63-117X - SPECIAL EXCEPTION TO USE SUBJECT PROPERTY FOR A MOTION PICTURE THEATER, GRANTED IN NOVEMBER 4, 1963.
CASE NO. 64-177-A - VARIANCE FROM SECTION 413.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A DOUBLE-FACE ILLUMINATED ADVERTISING STRUCTURE OF 420 SQUARE FEET AREA IN LIEU OF ALLOWED 150 SQUARE FEET LOCATED ON THE WEST SIDE OF YORK ROAD; GRANTED IN SEPTEMBER 4, 1964.
CASE NO. 66-226-A - VARIANCE FROM SECTION 413.2 OF THE BALTIMORE COUNTY ZONING REGULATION TO PERMIT A SIGN OF 285 SQUARE FEET AREA IN LIEU OF THE ALLOWED 150 SQUARE FEET, GRANTED IN NOVEMBER 17, 1966 UPON APPEAL TO THE BOARD OF APPEALS.
CASE NO. 91-229-SPHA - TO AMEND THE APPROVED SITE PLAN IN CASE # 5331-XA TO ALLOW A GASOLINE CANOPY 4' FROM R/W PER SECTION 405.4A (2) (g). APPROVED MARCH 20, 1991.
CASE NOS. 02-102-SPH & 02-103-SPH - A SPECIAL HEARING TO DETERMINE THE NATURE OF THE PROPOSED USE (HOME DEPOT EXPO DESIGN CENTER) AND THE METHOD USED TO CALCULATE THE NUMBER OF PARKING SPACES REQUIRED FOR SUCH USE. DISMISSED WITHOUT PREJUDICE, JANUARY 23, 2002.
CASE NO. 05-259-A - TO PERMIT AN ILLUMINATED DOUBLE FACED SHOPPING CENTER JOINT IDENTIFICATION SIGN WITH AN AREA OF 169.5 SQ.FT. IN LIEU OF THE REQUIRED 150 SQ. FT. AND FROM SECTION 450.4.7(b) TO PERMIT THE DISPLAY OF UP TO 10 LINES FOR THE NAMES OF TENANTS OR OCCUPANTS IN THE SITE PLAN AND SIGN DETAIL IN CASE NO. 64-177-A.
APPROVED FEBRUARY 2, 2005.
DRC NO. 020303E - AN A-2 EXEMPTION WAS GRANTED ON FEBRUARY 14, 2003 TO PERMIT THE CONSTRUCTION OF A KOHL'S DEPARTMENT STORE.
CASE NO. 2012-0082-A - VARIANCE FROM SECTION 409.6.A.2 TO PERMIT 921 OFF STREET PARKING SPACES IN LIEU OF THE REQUIRED 1048 SPACES. GRANTED ON NOVEMBER 16, 2011.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3365, EXPIRATION DATE: 06/20/14

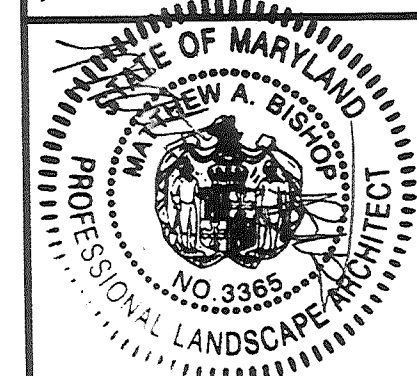
PETITION FOR VARIANCE

- VARIANCE FROM SECTION 450.4 ATTACHMENT 1.5(d)(vi) OF THE BALTIMORE COUNTY ZONING REGULATIONS ("BCZR") TO ALLOW WALL-MOUNTED ENTERPRISE SIGNS ON A BUILDING FACADE OF A MULTI-TENANT BUILDING WITHOUT SEPARATE EXTERIOR CUSTOMER ENTRANCES (SIGNS 1-6).



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

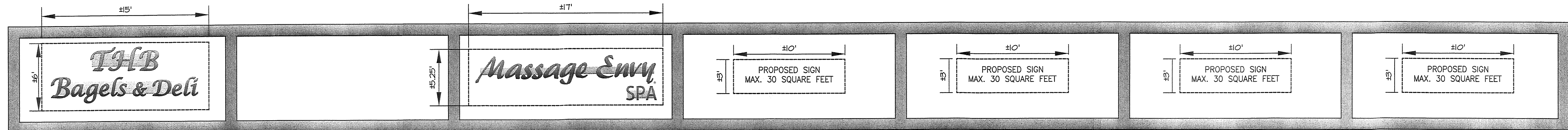
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748



PLAN TO ACCOMPANY
VARIANCE PETITION

YORKRIDGE SHOPPING CENTER
30-115 WEST RIDGELY ROAD
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.: 13539.05
		SCALE: 1" = 50'
		DATE: 11/07/2012
		DRAWN BY: M.L.E.
		DESIGN BY: B.M.
		REVIEW BY: B.M.
		SHEET: 01 OF 02



SIGN 1
PROPOSED SIGN
MAX. 90 SQUARE FEET

SIGN 2
PROPOSED SIGN
MAX. 90 SQUARE FEET

SIGN 3

SIGN 4

SIGN 5

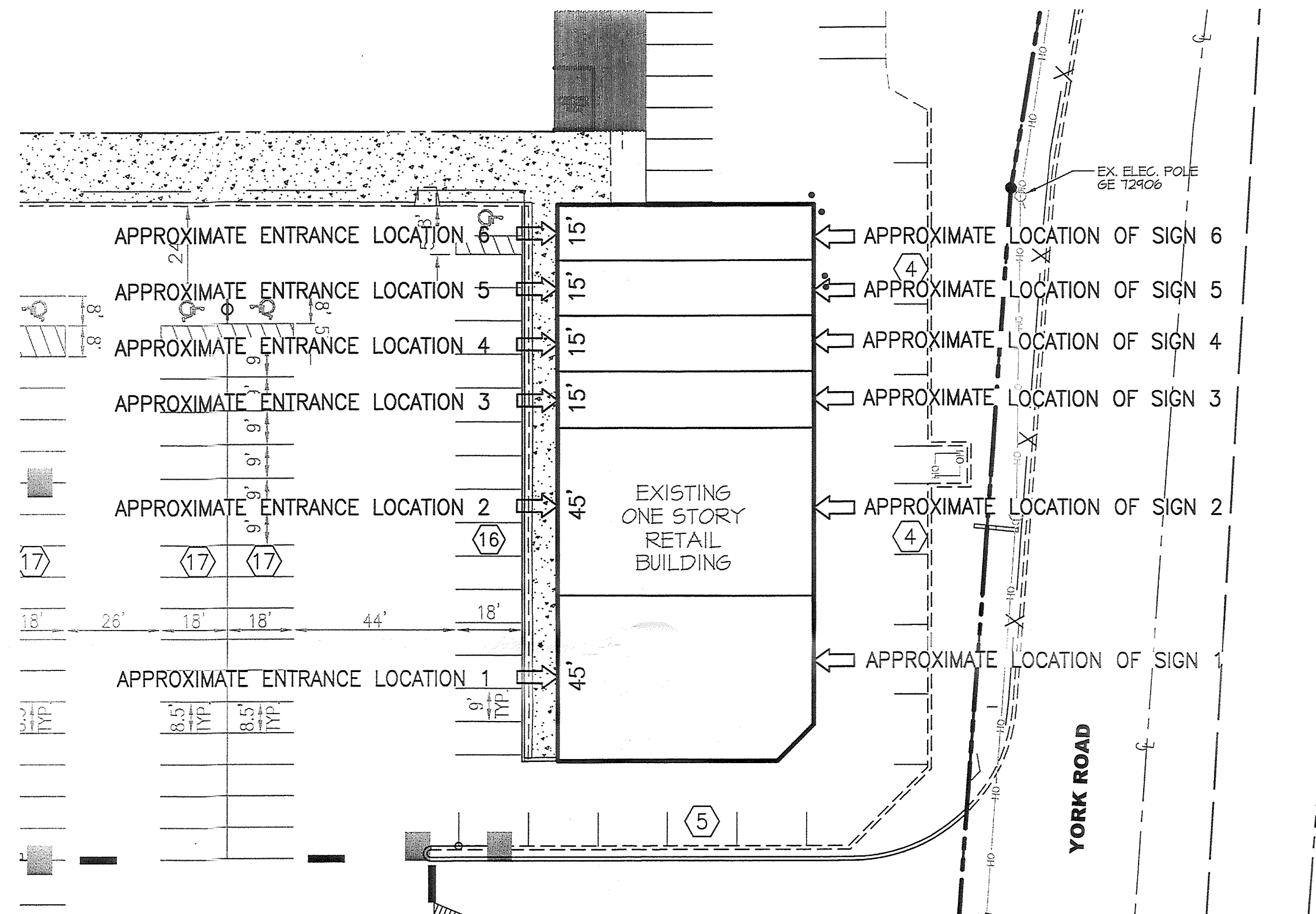
SIGN 6

PARAPET WALL & SIGN ELEVATIONS (FACING YORK ROAD)

SCALE: 1" = 5'

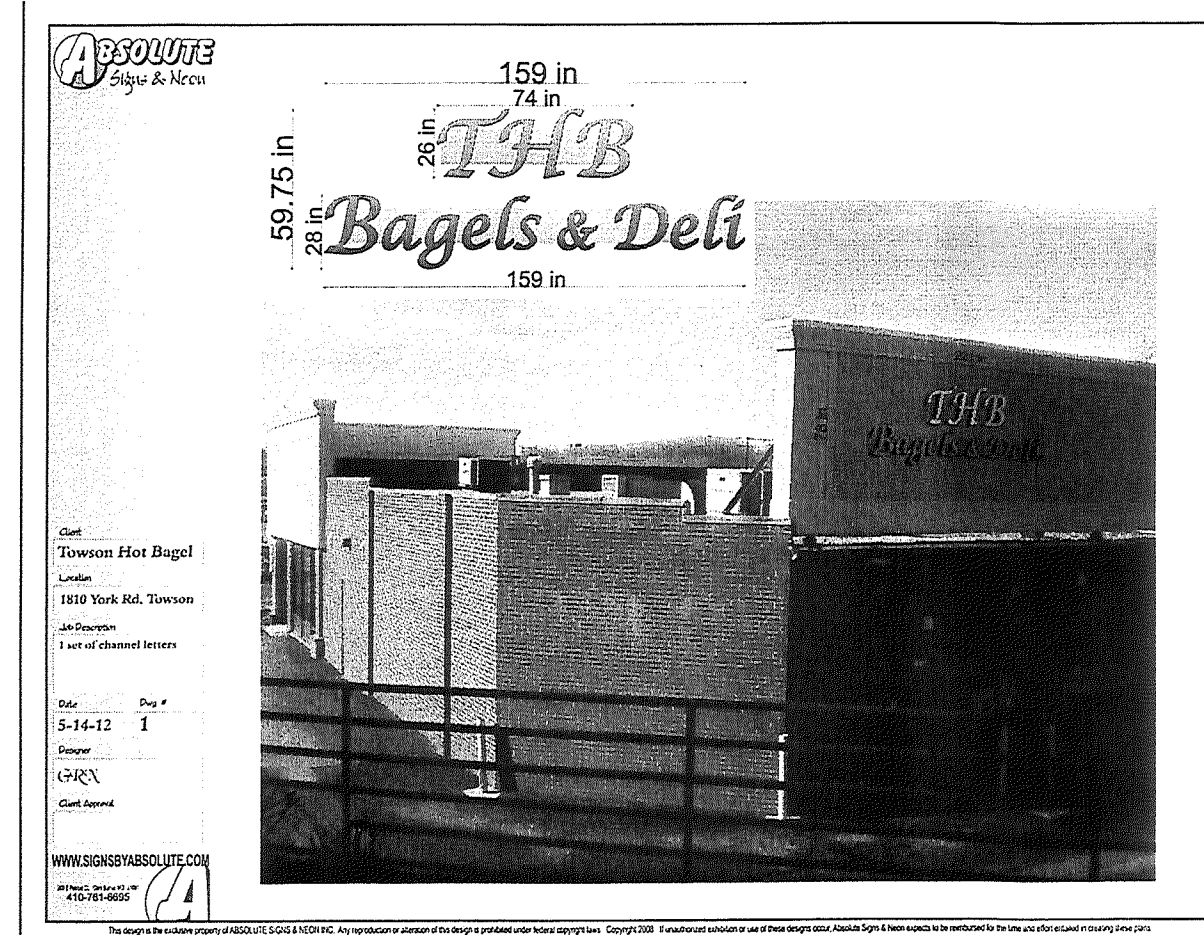


EXISTING SIGNAGE ON FRONT OF BUILDING

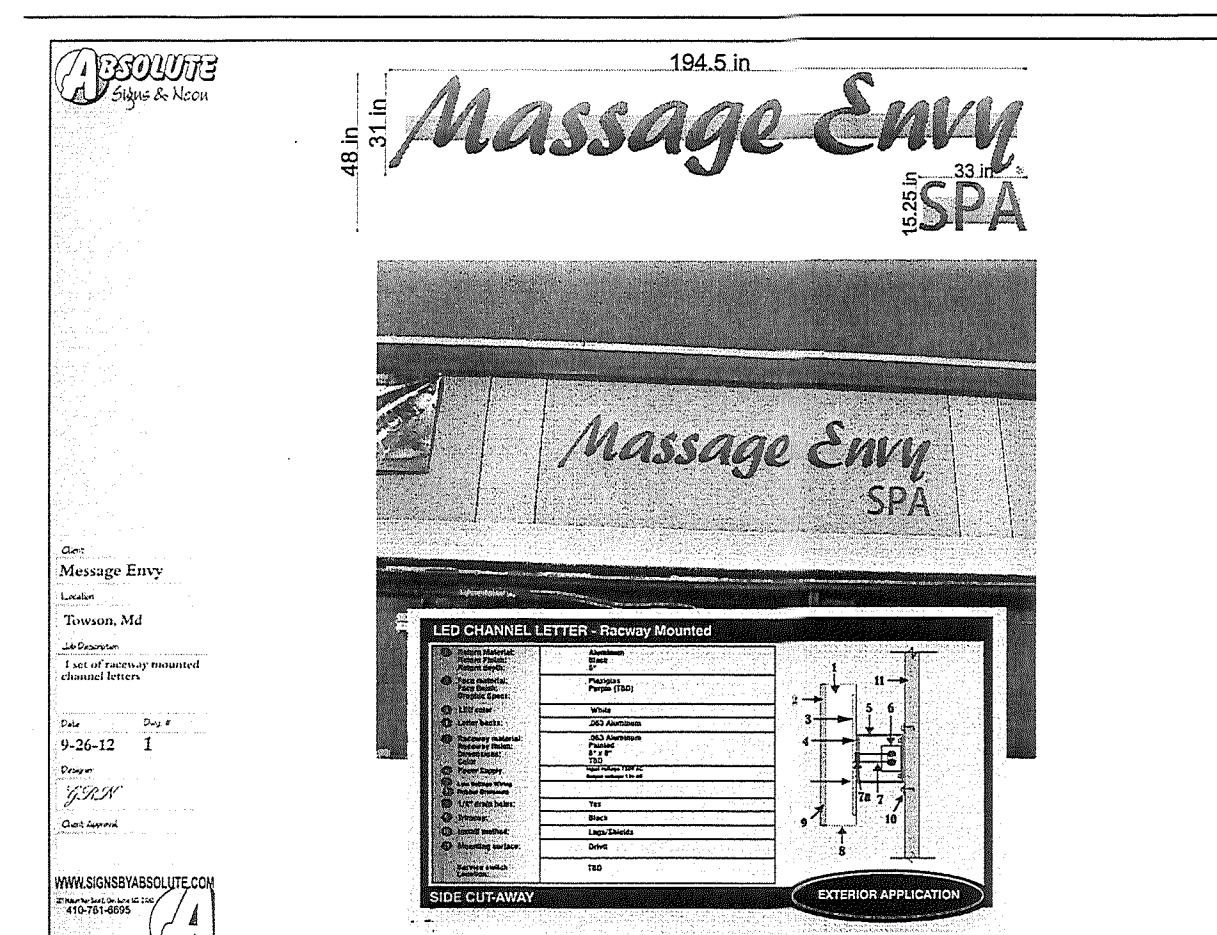


LOCATION PLAN

SCALE: 1" = 30'



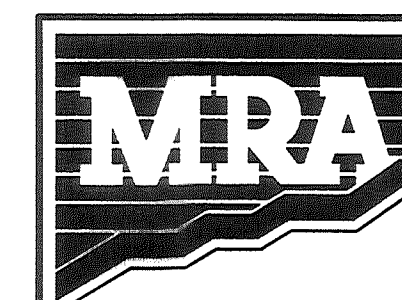
TYPICAL DETAIL SIGN 1



TYPICAL DETAIL & SPECIFICATIONS SIGN 2

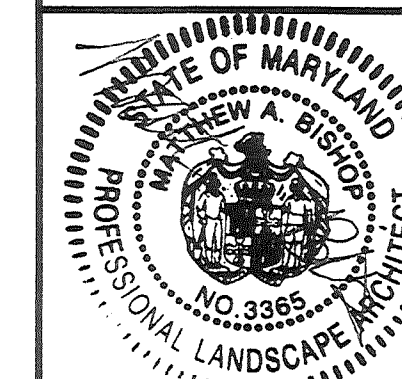
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MORRIS & RITCHIE ASSOCIATES, INC.
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1220-C EAST JOPPA ROAD, SUITE 505
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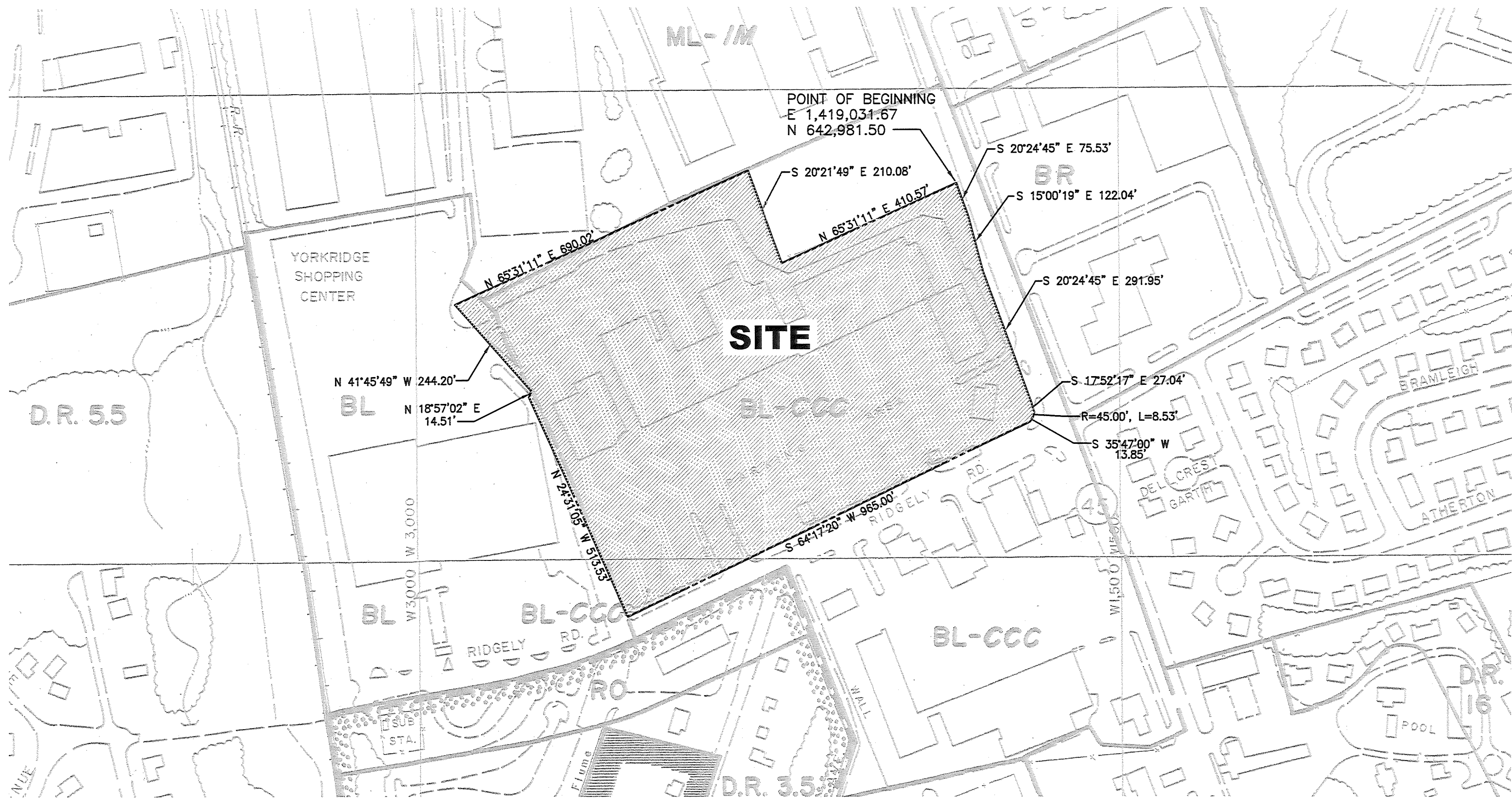


**PLAN TO ACCOMPANY
VARIANCE PETITION**

YORKRIDGE SHOPPING CENTER
30-115 WEST RIDGELY ROAD

8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.: 13539.05
		SCALE: 1" = 50'
		DATE: 11/07/2012
		DRAWN BY: M.L.E.
		DESIGN BY: B.M.
		REVIEW BY: B.M.
		SHEET: 02 OF 02



2013-0105-A



	MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS 1220-C EAST JOPPA ROAD, SUITE 505 TOWSON, MARYLAND 21286 (410) 821-1690 FAX: (410) 821-1748	ZONING EXHIBIT YORKRIDGE SHOPPING CENTER BALTIMORE COUNTY, MARYLAND	
		LOCATION: LUTHERVILLE / TIMONIUM	JOB NO. : 13539.04

SCALE: 1"= 200'

DATE: 11/07/2012

ZONING MAP: NW 12 A
NW 13 A