

David H. Karceski

T 410.494.6285
F 410.821.0147
dhkarceski@venable.com

July 16, 2018

Via Hand Delivery

W. Carl Richards, Jr., Supervisor
Office of Zoning Review
Department of Permits, Approvals
and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: REQUEST FOR SPIRIT AND INTENT APPROVAL
Padonia Village Shopping Center
Tax Account No. 2500000012
Case No. 2013-0215-A
3RD Councilmanic District, 8th Election District

Dear Mr. Richards:

This firm represents the owner of the above-referenced shopping center, located at the southeast corner of the intersection of York and Padonia Roads in the Timonium area of Baltimore County (the "Property"). In Case No. 2013-0215-A ("the 2013 Case"), our client obtained variances for numerous signs, including three joint identification signs referred to as "Sign A," "Sign B," and "Sign C" on the site plan approved in the 2013 Case (or "2013 Case Site Plan"). A copy of the Order and site plan approved in the 2013 Case are enclosed for your review and convenience. Our client now intends to redesign these three freestanding joint identification signs, which will remain in the same locations shown on the 2013 Case Site Plan. I am writing to confirm that the proposed design changes for Signs A, B, and C are within the spirit and intent of the variance relief granted in the 2013 Case.

By way of brief history, the Administrative Law Judge granted variances to permit the following:

Sign A (York Road): To have a sign area/face of 134 square feet per side with up to 12 lines of text and sign copy a minimum of 1.5 inches in height;

W. Carl Richards, Jr., Supervisor
Office of Zoning Review
July 16, 2018
Page 2

Sign B (Padonia Road): To have a sign area/face of 149 square feet per side with up to 12 lines of text and sign copy a minimum of 1.5 inches in height; and

Sign C (Padonia Road): To have a sign area/face of 90 square feet per side with up to 12 lines of text and sign copy a minimum of 1.5 inches in height.

In September of 2016, I submitted and your office approved a spirit and intent request for a prior redesign of Sign A. A copy of the letter and site plan approved in 2016 are also enclosed with this letter.

The owner is now proposing to redesign all three signs within the parameters of the relief granted in the 2013 Case, as shown and indicated on sheet nos. 1 through 3 of the "Plan to Accompany Spirit and Intent Request for Sign Variance" enclosed with this letter ("2018 S&I Plan") and dated July 6, 2018. The 2018 S&I Plan is identical to the site plan approved in the 2013 Case, with the exception of new sign details for Signs A, B, and C. I have also attached side-by-side comparisons of the approved sign details and proposed new sign details.

Under this proposal, the new signs will be designed to the following specifications:

Sign A (York Road): A sign area/face of 132 square feet per side with less than 12 lines of text;

Sign B (Padonia Road): A sign area/face of 148 square feet per side with less than 12 lines of text; and

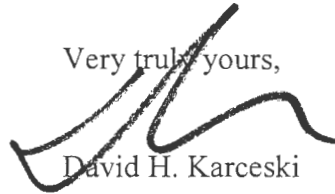
Sign C (Padonia Road): A sign area/face of 90 square feet per side with less than 12 lines of text.

As such, all three signs will comply with the variances granted in Case No. 2013-0215-A. We are, therefore, requesting confirmation that the intended design of the freestanding signs, as shown and indicated on the 2018 S&I Plan, is within the spirit and intent of the relief granted in Case No. 2013-0215-A and that another public hearing before the Administrative Law Judge will not be required issuance of permits consistent with the sign details shown on the 2018 S&I Plan.

W. Carl Richards, Jr., Supervisor
Office of Zoning Review
July 16, 2018
Page 3

If you are in agreement, I request that you please countersign this letter on behalf of your office below. If you need any additional information in order to complete your review, please feel free to contact me. With this letter, I have enclosed a check in the amount of \$500.00 made payable to "Baltimore County, Maryland" to cover the administrative costs associated with this **expedited** review.

Very truly yours,



David H. Karceski

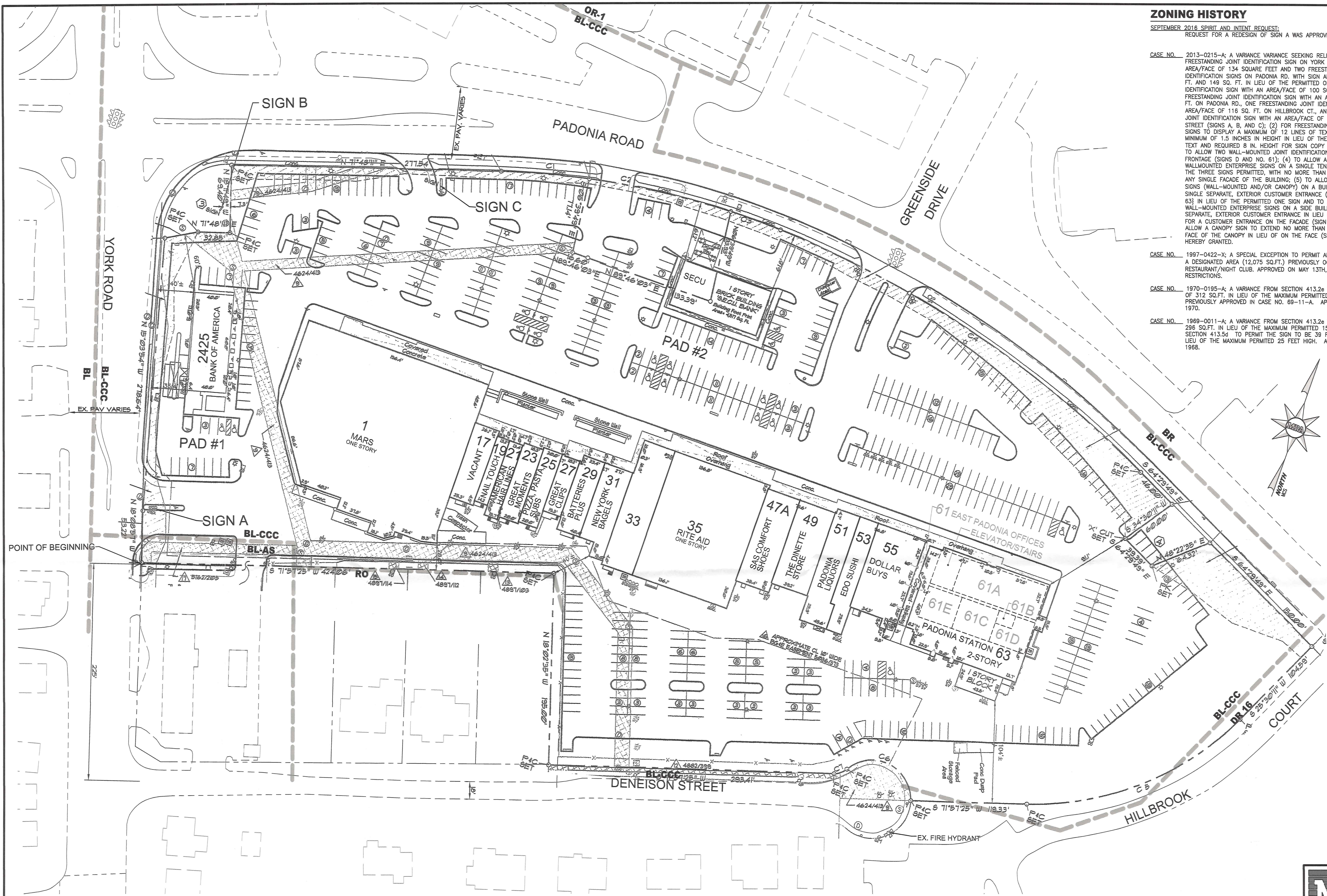
Enclosures

AGREED AND ACCEPTED:



W. Carl Richards Jr.
Chief of Zoning Review
Baltimore County Department of Permits,
Approvals and Inspections

7/16/18
Date



- LEGEND**
- EX. PROPERTY LINE
 - EX. ADJACENT PROPERTY LINE
 - EX. RIGHT OF WAY LINE
 - EX. BUILDING
 - EX. CONCRETE
 - ===== EX. CURB

PLAN
SCALE: 1" = 50'

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. 3787, EXPIRATION DATE: 06/30/2020

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM:
HORIZONTAL NAD 83/(1991)
VERTICAL NAVD 88

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

ZONING HISTORY

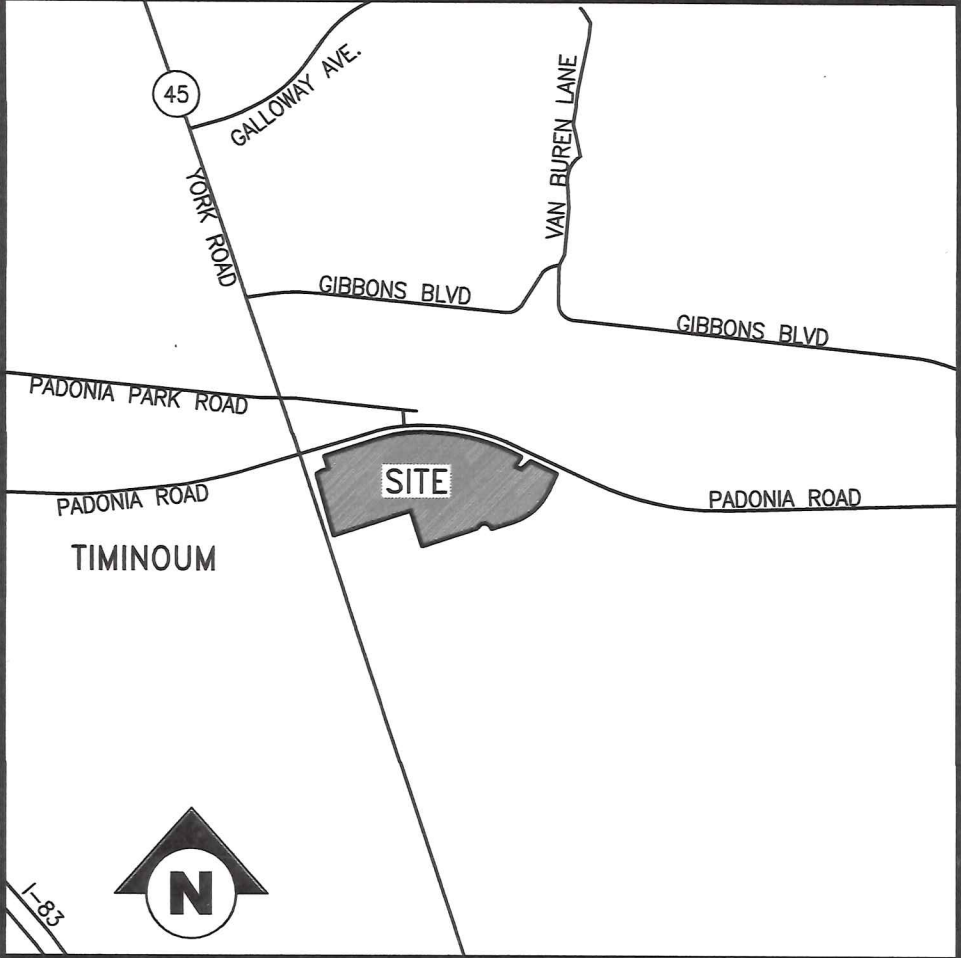
SEPTEMBER 2016 SPIRIT AND INTENT REQUEST:
REQUEST FOR A REDESIGN OF SIGN A WAS APPROVED.

CASE NO. 2013-0215-A: A VARIANCE VARIANCE SEEKING RELIEF (1) TO ALLOW A FREESTANDING JOINT IDENTIFICATION SIGN ON YORK RD WITH A SIGN AREA/FACE OF 134 SQUARE FEET AND TWO FREESTANDING JOINT IDENTIFICATION SIGNS ON PADONIA RD. WITH SIGN AREA/FACES OF 90 SQ. FT. AND 149 SQ. FT. IN LIEU OF THE PERMITTED ONE FREESTANDING JOINT IDENTIFICATION SIGN WITH AN AREA/FACE OF 100 SQ. FT. ON YORK RD. ONE FREESTANDING JOINT IDENTIFICATION SIGN WITH AN AREA/FACE OF 150 SQ. FT. ON PADONIA RD., ONE FREESTANDING JOINT IDENTIFICATION SIGN WITH AN AREA/FACE OF 116 SQ. FT. ON HILLBROOK CT., AND ONE FREESTANDING JOINT IDENTIFICATION SIGN WITH AN AREA/FACE OF 100 SQ. FT. ON DENEISON STREET (SIGNS A, B, AND C); (2) FOR FREESTANDING JOINT IDENTIFICATION SIGNS TO DISPLAY A MAXIMUM OF 12 LINES OF TEXT WITH A SIGN COPY A MINIMUM OF 1.5 INCHES IN HEIGHT IN LIEU OF THE PERMITTED 5 LINES OF TEXT AND REQUIRED 8 IN. HEIGHT FOR SIGN COPY (SIGNS A, B, AND C); (3) TO ALLOW TWO WALL-MOUNTED JOINT IDENTIFICATION SIGNS ON ONE ROAD FRONTAGE (SIGNS D AND NO. 61); (4) TO ALLOW A TOTAL OF FOUR WALLMOUNTED ENTERPRISE SIGNS ON A SINGLE TENANT BUILDING IN LIEU OF THE THREE SIGNS PERMITTED, WITH NO MORE THAN TWO SUCH SIGNS ON ANY SINGLE FACADE OF THE BUILDING; (5) TO ALLOW UP TO SIX ENTERPRISE SIGNS (WALL-MOUNTED AND/OR CANOPY) ON A BUILDING FACADE WITH A SINGLE SEPARATE, EXTERIOR CUSTOMER ENTRANCE (SIGN NOS. 1, 35, AND 63) IN LIEU OF THE PERMITTED ONE SIGN AND TO ALLOW TWO WALL-MOUNTED ENTERPRISE SIGNS ON A SIDE BUILDING FACADE WITHOUT A SEPARATE, EXTERIOR CUSTOMER ENTRANCE IN LIEU OF THE REQUIREMENT FOR A CUSTOMER ENTRANCE ON THE FACADE (SIGN NO. L); AND (6) TO ALLOW A CANOPY SIGN TO EXTEND NO MORE THAN TWO FT. BELOW THE FACE OF THE CANOPY IN LIEU OF ON THE FACE (SIGN NO. 63), BE AND IS HEREBY GRANTED.

CASE NO. 1997-0422-Y: A SPECIAL EXCEPTION TO PERMIT AN AMUSEMENT ARCADE IN A DESIGNATED AREA (12,075 SQ.FT.) PREVIOUSLY OCCUPIED BY A RESTAURANT/NIGHT CLUB. APPROVED ON MAY 13TH, 1997. NO RESTRICTIONS.

CASE NO. 1970-0195-A: A VARIANCE FROM SECTION 413.2a TO PERMIT A SIGN AREA OF 312 SQ.FT. IN LIEU OF THE MAXIMUM PERMITTED 296 SQ.FT. AS PREVIOUSLY APPROVED IN CASE NO. 69-11-A. APPROVED ON APRIL 14TH, 1970.

CASE NO. 1969-0011-A: A VARIANCE FROM SECTION 413.2a TO PERMIT A SIGN OF 296 SQ.FT. IN LIEU OF THE MAXIMUM PERMITTED 150 SQ.FT. AND FROM SECTION 413.5d TO PERMIT THE SIGN TO BE 39 FEET 6 INCHES HIGH IN LIEU OF THE MAXIMUM PERMITTED 25 FEET HIGH. APPROVED ON JULY 15TH, 1968.

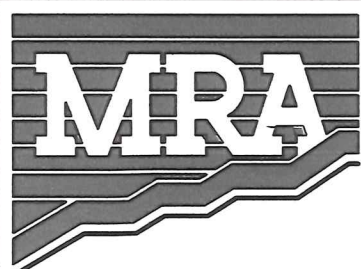


VICINITY MAP

SCALE: 1" = 500'

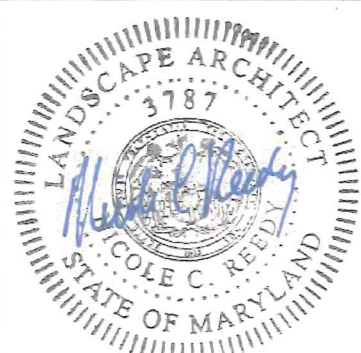
GENERAL NOTES

- PROPERTY INFORMATION:
A. OWNER INFO: PADONIA VILLAGE SHOPPING CENTER
A BUSINESS TRUST ET AL
1427 CLARKVIEW RD. SUITE 500
BALTIMORE, MD 21209
B. PROPERTY ADDRESS: 33 E. PADONIA ROAD
TIMINOUM, MARYLAND 21093
C. NET SITE AREA: PARCEL 1 11.45 AC± (498,762 SF)
PARCEL 2 0.30 AC± (13,088 SF)
TOTAL NET: 11.75 AC± (511,830 SF)
GROSS SITE AREA: PARCEL 1 AND 2 13.47 AC± (586,753 SF)
D. ELECTION DISTRICT: 8
COUNCILMANIC DISTRICT: 3
ADC MAP: 4460K8
CENSUS TRACT: 408505
H. TAX MAP: 51
I. PARCEL: 461 & 41
J. TAX ACCOUNT NO.: 1600000158
1600000159
- DEED REFERENCES: PARCEL 461 & 41 = 23820/00316
- ZONING: BL-CCC/DR16/BL-AS
- ZONING MAP REFERENCE: 0051C3
- FLOOR AREA RATIO: PERMITTED = 4.0
PROVIDED = .19
- AMENITY OPEN SPACE: REQUIRED: 0.2 (511,830 X 0.2 = 102,366 SF)
PROPOSED: 0.2 (105,460 SF)
- EXISTING LAND USE: COMMERCIAL / RETAIL
- SETBACKS: (TO PROPERTY LINE) REQUIRED PROVIDED
FRONT 10' 60'±
SIDE 10' 40'±
REAR 20' 28'±
- BUILDING HEIGHT REQUIREMENTS: NOT APPLICABLE
- THIS SITE IS SERVED BY PUBLIC WATER AND SEWER.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL UNLESS OTHERWISE NOTED.
- THE SITE IS NOT IN A 100 YEAR FLOODPLAIN.
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
- ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
- SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450, UNLESS OTHERWISE NOTED.
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN BUILDINGS, PROPERTIES, OR SITES WHICH ARE ON THE MARYLAND HISTORICAL TRUST INVENTORY, BALTIMORE COUNTY LANDMARKS LIST, THE NATIONAL REGISTER OF HISTORIC PLACES, OR THE MARYLAND ARCHEOLOGICAL SURVEY.
- PARKING
REQUIRED 5/1,000 SF = 557 SPACES
EXISTING 565 SPACES



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
SPIRIT AND INTENT REQUEST
FOR SIGN VARIANCE
PADONIA VILLAGE
SHOPPING CENTER**

5-63 (ODD) PADONIA ROAD & 2425 YORK ROAD
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.: 17611X02
		SCALE: 1" = 50'
		DATE: 07/06/2018
		DRAWN BY: NCR
		DESIGN BY: NCR
		REVIEW BY: MCC
		SHEET: 01 OF 03

SIGNS FOR LEASE SPACE #1 FACING PADONIA ROAD
WIDTH OF LEASE SPACE = 195'
390 SF PERMITTED
218 SF PROPOSED
3'x31.66' (95 SF)
7'x7.58' (54 SF)
2.67'x11.25' (30 SF)
2.7'x8' (21 SF)
2.67'x5.5' (18 SF)
TOTAL = 218 SF

TOTAL AREA OF SIGNS FOR LEASE SPACE #1 FACING YORK ROAD
WIDTH OF LEASE SPACE = 174'
348 SF PERMITTED
149 SF PROPOSED
3'x31.67' (95 SF)
7'x7.58' (54 SF)

SIGNS FOR LEASE SPACE #35
WIDTH OF LEASE SPACE = 103'
206 SF PERMITTED
142 SF PROPOSED
1.5' x 8.5' (12.75 SF)
1.5' x 10.5' (15.75 SF)
1.5' x 8.5' (12.75 SF)
5' x 20' (100 SF)
TOTAL 142 SF

206 SF PERMITTED
MAX 15.75 SF PROPOSED
1.5' x 8.5' (12.75 SF)
1.5' x 10.5' (15.75 SF)
1.5' x 8.5' (12.75 SF)

206 SF PERMITTED
100 SF PROPOSED
5' x 20' (100 SF)

LENGTH OF BUILDING 47'
94 SF PERMITTED
60 SF PROPOSED
5' x 12' (60 SF)

THERE ARE A TOTAL OF 4 SECU
SIGNS ON THIS BUILDING. 1
SIGN PER FRONTAGE. ALL OF
THE SIGNS ARE THE SAME SIZE.
LENGTH OF BUILDING 95'
180 SF PERMITTED
60 SF PROPOSED
5' x 12' (60 SF)

70 SF PERMITTED
68 SF PROPOSED
2.42' x 27.83' (68 SF)

2.5' x 25.25' (64 SF)
WIDTH OF LEASE SPACE 39'
78 SF PERMITTED
64 SF PROPOSED

2.18' x 19.87' (43 SF)
WIDTH OF LEASE SPACE 25'
50 SF PERMITTED
43 SF PROPOSED

SIGN B
JOINT ID SIGN
HEIGHT OF SIGN: 25'
150 SF PERMITTED
LENGTH OF FRONTAGE = ±1,200'
AREA OF SIGN: 18'-6"x8" = ±148 SF

SIGN C
JOINT ID SIGN
HEIGHT OF SIGN: 25'
150 SF PERMITTED
LENGTH OF FRONTAGE = ±1,200'
AREA OF SIGN: 12'-6"x7'-2" = ±89.6 SF

3'x31.67' (95 SF)

#1
Will be moved from
roof top
FACING PADONIA ROAD

MARS BALL
7'x7'-7" (54 SF)
BAKERY
2'-8"x11'-3" (30 SF)
SECU ATM
2'-7'x8" (21 SF)
DELI
2'-8'x6'-8" (18 SF)

#1

3'x31'-8" (95 SF)

MARS BALL 7'x7'-7" (54 SF)

#1

LOCATION OF SIGN B
SEE IMAGE TOP RIGHT
JOINT ID SIGN

PAD #1
SEE IMAGES BOTTOM LEFT

WIDTH OF LEASE SPACE 26'
52 SF PERMITTED
MAXIMUM 52 SF PROPOSED

#17

WIDTH OF LEASE SPACE 14.5'
19.2'x10.42' (20 SF)
29 SF PERMITTED
20 SF PROPOSED

#19

LOCATION OF SIGN A
SEE IMAGE BOTTOM OF PLAN
JOINT ID SIGN

180 SF PERMITTED
27 SF PROPOSED
2'x13.5' (27 SF)

12' x 1.08' (14 SF)
29 SF PERMITTED
14 SF PROPOSED

#21

WIDTH OF LEASE SPACE 14.5'

#23
14.91' x 1.33' (20 SF)
WIDTH OF LEASE SPACE 14.5'
29 SF PERMITTED
20 SF PROPOSED

#25

1.5' x 13.25' (20 SF)
WIDTH OF LEASE SPACE 20'
40 SF PERMITTED
20 SF PROPOSED

#27

#29
11.75' x 1.58' (19 SF)
WIDTH OF LEASE SPACE 19'
38 SF PERMITTED
19 SF PROPOSED
2'-0" x 13.5' (27 SF)
WIDTH OF LEASE SPACE 23.33'
48 SF PERMITTED
27 SF PROPOSED

#29

#31

20' x 1.58' (32 SF)
WIDTH OF LEASE SPACE 27'
54 SF PERMITTED
32 SF PROPOSED

#63

10' x 1.5' (15 SF)

#63
SIGNS FOR LEASE SPACE #63
WIDTH OF LEASE SPACE = 115'
230 SF PERMITTED
142 SF PROPOSED
10' x 1.5' (15 SF)
3' x 8' (24 SF)
5' x 5' (25 SF)
TOTAL = 64 SF

#63

5' x 5' (25 SF)

#61

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#55

100 SF PERMITTED
1.5'x16.42' = 25 SF PROPOSED
WIDTH OF LEASE SPACE 50'

#53

2.41' x 13' (32 SF)
WIDTH OF LEASE SPACE 20'

40 SF PERMITTED
32 SF PROPOSED

LOCATION OF SIGN C
SEE IMAGE TOP RIGHT
JOINT ID SIGN

#47A

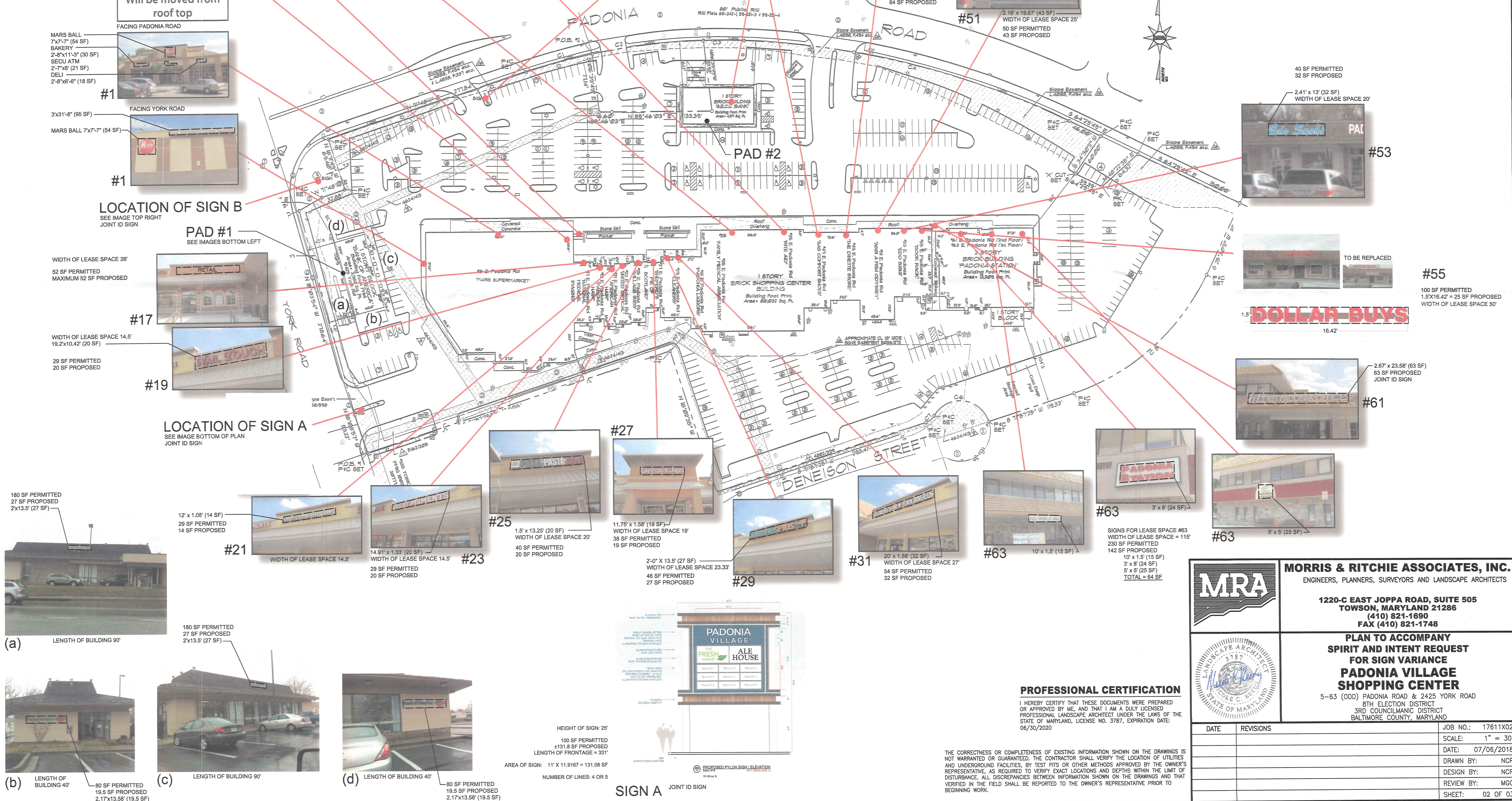
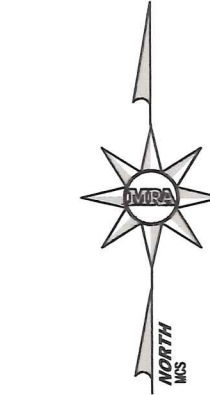
WIDTH OF LEASE SPACE 35'

#49

2.5' x 25.25' (64 SF)
WIDTH OF LEASE SPACE 39'
78 SF PERMITTED
64 SF PROPOSED

#51

2.18' x 19.87' (43 SF)
WIDTH OF LEASE SPACE 25'
50 SF PERMITTED
43 SF PROPOSED



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. 3787, EXPIRATION DATE: 06/30/2020

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

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 SPIRIT AND INTENT REQUEST FOR SIGN VARIANCE PADONIA VILLAGE SHOPPING CENTER 5-63 (ODD) PADONIA ROAD & 2425 YORK ROAD 8TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND		
DATE	REVISIONS	JOB NO.: 17611X02
		SCALE: 1" = 30'
		DATE: 07/06/2018
		DRAWN BY: NCR
		DESIGN BY: NCR
		REVIEW BY: MGC
		SHEET: 02 OF 03

SIGNS FOR LEASE SPACE #1 FACING PADONIA ROAD
WIDTH OF LEASE SPACE = 195'
390 SF PERMITTED
218 SF PROPOSED
3'x31.66' (95 SF)
7'x7.58' (54 SF)
2.67'x11.25' (30 SF)
2'7'x8' (21 SF)
2.67'x6.5' (18 SF)
TOTAL = 218 SF

TOTAL AREA OF SIGNS FOR LEASE SPACE #1 FACING YORK ROAD
WIDTH OF LEASE SPACE = 174'
348 SF PERMITTED
149 SF PROPOSED
3'x31.67' (95 SF)
7'x7.58' (54 SF)

MARS BALL
7'x7.58' (54 SF)
BAKERY
2.67'x11.25' (30 SF)
SECU ATM
2'7'x8' (21 SF)
DELI
2.67'x6.5' (18 SF)

3'x31.67' (95 SF)
MARS BALL 7'x7.58' (54 SF)

SIGNS FOR LEASE SPACE #35
WIDTH OF LEASE SPACE = 103'
208 SF PERMITTED
142 SF PROPOSED
1.5' x 8.5' (12.75 SF)
1.5' x 10.5' (15.75 SF)
1.5' x 8.5' (12.75 SF)
5' x 20' (100 SF)
TOTAL 142 SF

208 SF PERMITTED
MAX 15.75 SF PROPOSED
1.5' x 8.5' (12.75 SF)
1.5' x 10.5' (15.75 SF)
1.5' x 8.5' (12.75 SF)

208 SF PERMITTED
100 SF PROPOSED
5' x 20' (100 SF)

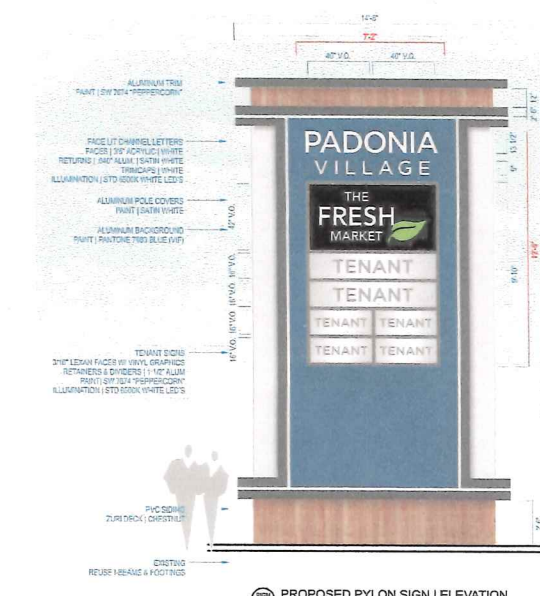
LENGTH OF BUILDING 47'
94 SF PERMITTED
60 SF PROPOSED
5' x 12' (60 SF)

THERE ARE A TOTAL OF 4 SECU
SIGNS ON THIS BUILDING. 1
SIGN PER FRONTAGE. ALL OF
THE SIGNS ARE THE SAME SIZE.
LENGTH OF BUILDING 95'
190 SF PERMITTED
80 SF PROPOSED
5' x 12' (80 SF)



SIGN B
JOINT ID SIGN

HEIGHT OF SIGN: 25'
150 SF PERMITTED
LENGTH OF FRONTAGE = ±1,200'
AREA OF SIGN: 18'-6"x6" = ±148 SF



SIGN C
JOINT ID SIGN

HEIGHT OF SIGN: 25'
150 SF PERMITTED
LENGTH OF FRONTAGE = ±1,200'
AREA OF SIGN: 12'-6"x7'-2" = ±89.6 SF

Will be moved from
roof top

LOCATION OF SIGN B
SEE IMAGE TOP RIGHT
JOINT ID SIGN

PAD #1
SEE IMAGES BOTTOM LEFT

LOCATION OF SIGN A
SEE IMAGE BOTTOM OF PLAN
JOINT ID SIGN

180 SF PERMITTED
27 SF PROPOSED
2'x13.5' (27 SF)



(a)

180 SF PERMITTED
27 SF PROPOSED
2'x13.5' (27 SF)



(c)



(b)

LENGTH OF BUILDING 40'
80 SF PERMITTED
19.5 SF PROPOSED
2.17'x13.58' (19.5 SF)



(d)

LENGTH OF BUILDING 40'
80 SF PERMITTED
19.5 SF PROPOSED
2.17'x13.58' (19.5 SF)

HEIGHT OF SIGN: 25'
100 SF PERMITTED
±131.8 SF PROPOSED
LENGTH OF FRONTAGE = 331'

AREA OF SIGN: 11' x 11.9167' = 131.08 SF

NUMBER OF LINES: 4 OR 5

SIGN A
JOINT ID SIGN



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. 3787, EXPIRATION DATE:
06/30/2020

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

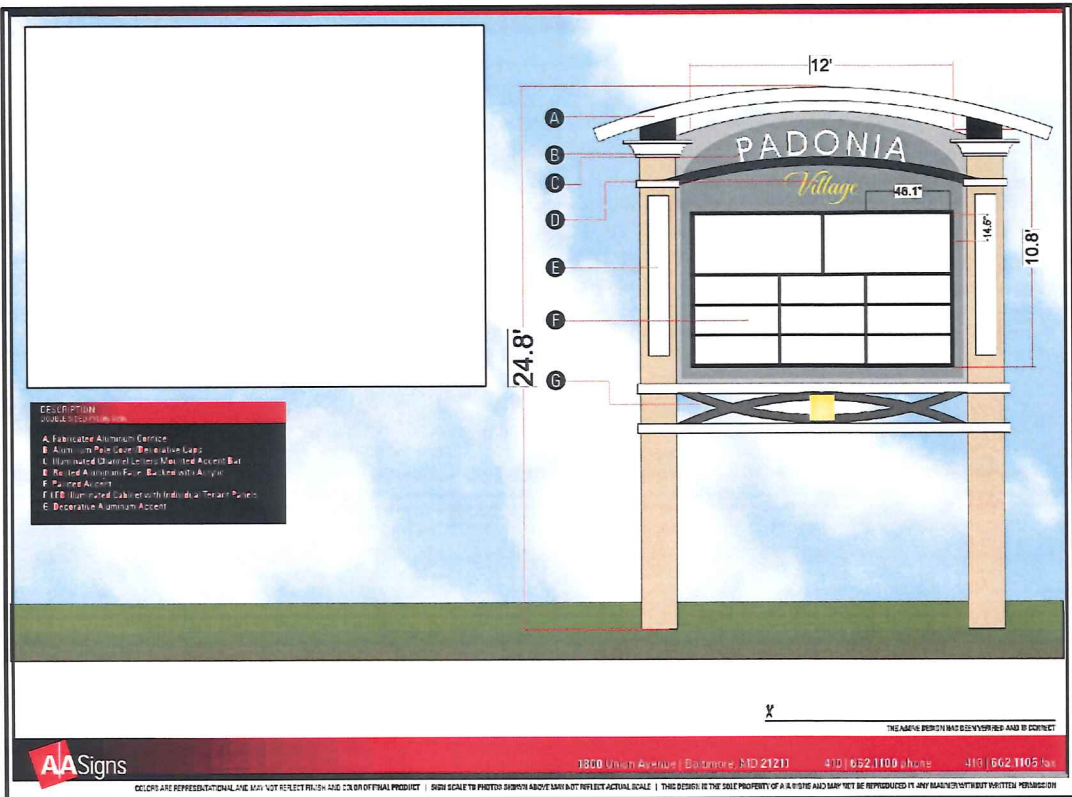
		MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1220-C EAST JOPPA ROAD, SUITE 505 TOWSON, MARYLAND 21286 (410) 821-1690 FAX (410) 821-1748	
		PLAN TO ACCOMPANY SPIRIT AND INTENT REQUEST FOR SIGN VARIANCE PADONIA VILLAGE SHOPPING CENTER 5-63 (ODD) PADONIA ROAD & 2425 YORK ROAD 8TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND	
DATE	REVISIONS	JOB NO.:	17611X02
		SCALE:	1" = 30'
		DATE:	07/06/2018
		DRAWN BY:	NCR
		DESIGN BY:	NCR
		REVIEW BY:	MGC
		SHEET:	03 OF 03

JOINT ID SIGN A (OPTION 1)
PREVIOUSLY APPROVED IN
ZONING CASE #2013-0125-A

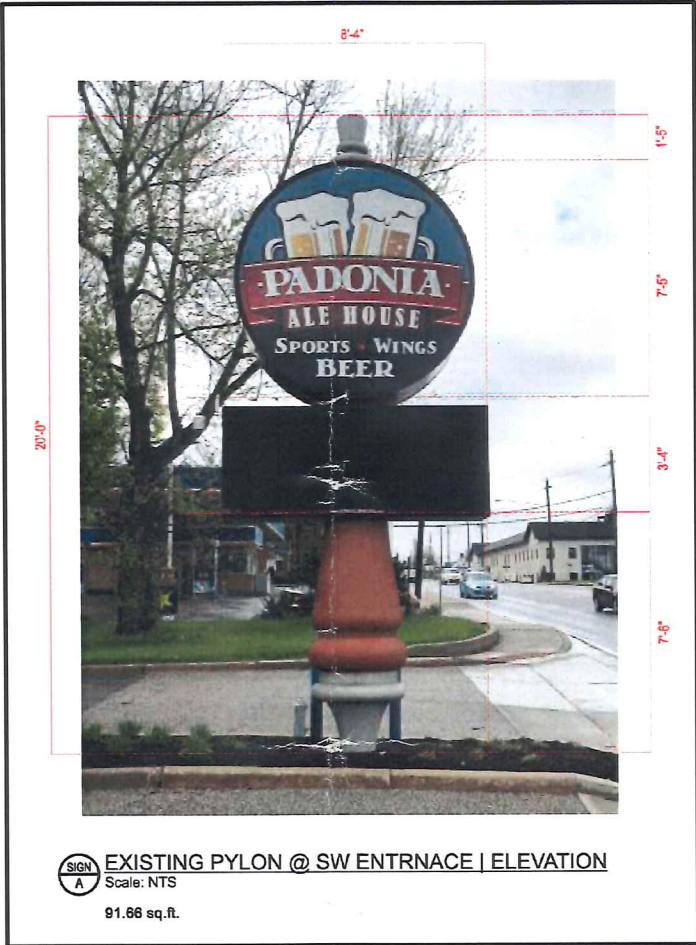


HEIGHT OF SIGN: 20' TALL
100 SF PERMITTED
±134 SF PROPOSED
LENGTH OF FRONTAGE = 331'
AREA OF SIGN: 8.33'x16' = ±134SF
SIGN A
JOINT ID SIGN
OPTION 1

JOINT ID SIGN A (OPTION 2)
PREVIOUSLY APPROVED IN
ZONING CASE #2013-0125-A



SIGN A JOINT ID SIGN
OPTION 2



HEIGHT OF SIGN: 24.8'
100 SF PERMITTED
±130 SF PROPOSED
LENGTH OF FRONTAGE = 331'
AREA OF SIGN: 12' X 10.8 = 130 SF
NUMBER OF LINES: 4 OR 5

PROPOSED
JOINT ID SIGN A



SIGN A
JOINT ID SIGN

HEIGHT OF SIGN: 25'
100 SF PERMITTED
±131.8 SF PROPOSED
LENGTH OF FRONTAGE = 331'
AREA OF SIGN: 11' X 11.9167 = 131.08 SF
NUMBER OF LINES: 4 OR 5

	MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1220-C EAST JOPPA ROAD, SUITE 505 TOWSON, MARYLAND 21286 (410) 821-1690 FAX: (410) 821-1748 MRAGTA.COM Copyright 2018 Morris & Ritchie Associates, Inc.	JOINT ID SIGN A COMPARISON		
	PADONIA VILLAGE SHOPPING CENTER BALTIMORE COUNTY, MD			
DATE: 07/06/2018	DRAWN BY: NCR	DESIGN BY: NCR	REVIEW BY: MGC	JOB NO.: 17611X02

JOINT ID SIGN B
PREVIOUSLY APPROVED IN
ZONING CASE #2013-0125-A



SIGN B EXISTING PYLON | ELEVATION
Scale: NTS
148.66 sq. ft.

SIGN B
JOINT ID SIGN
HEIGHT OF SIGN: 25'
150 SF PERMITTED
LENGTH OF FRONTAGE = ±1,200'
AREA OF SIGN: 18.59'x8' = ±149 SF

PROPOSED
JOINT ID SIGN B



SIGN B PROPOSED PYLON SIGN | PERSPECTIVE
Scale: NTS

SIGN B PROPOSED PYLON SIGN | ELEVATION
Scale: NTS
QTY. REQ'D: ONE (1)
148 sq.ft.

SIGN B
JOINT ID SIGN
HEIGHT OF SIGN: 25'
150 SF PERMITTED
LENGTH OF FRONTAGE = ±1,200'
AREA OF SIGN: 18'-6"x8' = ±148 SF



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
MRAGTA.COM
Copyright 2018 Morris & Ritchie Associates, Inc.

JOINT ID SIGN B COMPARISON

**PADONIA VILLAGE
SHOPPING CENTER**
BALTIMORE COUNTY, MD

SCALE: NTS

DATE: 07/06/2018

DRAWN BY: NCR

DESIGN BY: NCR

REVIEW BY: MGC

JOB NO. :17611X02

JOINT ID SIGN C
PREVIOUSLY APPROVED IN
ZONING CASE #2013-0125-A



SIGN C EXISTING PYLON | ELEVATION
Scale: NTS
89.44 sq. ft.

SIGN C
JOINT ID SIGN
HEIGHT OF SIGN: 25'
150 SF PERMITTED
LENGTH OF FRONTAGE = ±1,200'
AREA OF SIGN: 6.67'x13.5' = ±90 SF

PROPOSED
JOINT ID SIGN C



SIGN C PROPOSED PYLON SIGN | ELEVATION
Scale: NTS
89.6 sq. ft.
QTY. REQ'D: ONE (1)

SIGN C
JOINT ID SIGN
HEIGHT OF SIGN: 25'
150 SF PERMITTED
LENGTH OF FRONTAGE = ±1,200'
AREA OF SIGN: 12'-6"x7'-2" = ±89.6 SF

	MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1220-C EAST JOPPA ROAD, SUITE 505 TOWSON, MARYLAND 21286 (410) 821-1690 FAX: (410) 821-1748 MRAGTA.COM Copyright 2018 Morris & Ritchie Associates, Inc.			JOINT ID SIGN C COMPARISON		
	PADONIA VILLAGE SHOPPING CENTER BALTIMORE COUNTY, MD			DATE: 07/06/2018	DRAWN BY: NCR	DESIGN BY: NCR
REVIEW BY: MGC JOB NO. :17611X02						

Patricia A. Malone
Counsel

t 410.494.6206
f 410.821.0147
pamalone@venable.com

June 27, 2017

W. Carl Richards, Zoning Supervisor
Zoning Review Office
County Office Building
111 W. Chesapeake Avenue, Room 111
Towson, Maryland 21204

Re: Request for Spirit and Intent Determination
Liberty Plaza – 8700-8730 Liberty Road

Dear Mr. Richards:

I am writing on behalf of New Plan Maryland Holdings, LLC ("New Plan"), legal owner of Lot 1 of Liberty Plaza (8700 Liberty Road). New Plan is requesting confirmation from you that the proposed site changes described in this letter are within the spirit and intent of the zoning relief granted in Case No. 2011-0249-A.

Together Lot 1 (8700 Liberty Road) and Lot 2 (8730 Liberty Road) comprise the shopping center known as Liberty Plaza. Lot 1 has 59,370± square feet of space (occupied by Marshalls and other retail/restaurant/service shops). Lot 2, which New Plan recently conveyed to Cole WM Randallstown MD, LLC, has 160,908± square feet of space (occupied by Walmart Supercenter). The center will continue to be operated as a unified center pursuant to a Reciprocal Easement and Operation Agreement.

On Lot 1, New Plan seeks to add a drive-through automated teller machine (ATM) to be operated by SunTrust Bank. The proposed configuration for the ATM is shown on the enclosed Plan to Accompany DRC Request and will include a drive-through lane, delineated by pavement striping, a vehicle space at the ATM machine, and five stacking spaces as required by Section 409.10 of the Baltimore County Zoning Regulations ("BCZR"). This use would occupy approximately 3,239 square feet of area within the existing parking lot that serves Lot 1. The installation of the ATM would result in the loss of 17 parking spaces. The adjacent drive aisle is wide enough that vehicles in the spaces directly adjacent of the ATM will be able to back up unimpeded.

By way of Case No. 2011-0249-A, New Plan obtained approval to park the shopping center at a ratio of 4.24 spaces per 1,000 square feet of gross floor area. Lot 1 and Lot 2, combined, have a total of 220,278 square feet of gross leasable area, which, based on the approved ratio, would require 933 parking spaces. See Order and Opinion from Case No. 2011-0249-A, in which the Administrative Law Judge agreed to the proposed parking ratio of 4.24 spaces in

VENABLE[®]_{LLP}

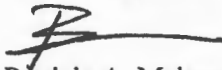
W. Carl Richards, Zoning Supervisor
June 27, 2017
Page 2

lieu of the required 5.0 spaces and granted a request to permit 933 parking spaces in lieu of the required 1,102 parking spaces.

The enclosed plan for the Liberty Plaza reflects a total of 961 parking spaces for the center with 297 of those spaces being on Lot 1. With the construction of the drive-through ATM facility and the corresponding loss of 17 spaces, the center will have a total of 944 parking spaces remaining, which number exceeds the 933 parking spaces required by Case No. 2011-0249-A. For this reason, I believe the installation of the ATM machine as described in this letter is within the spirit and intent of the prior approved parking variance. If you agree with my conclusion, please indicate your approval by signing below.

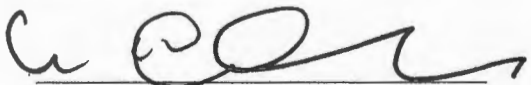
With this letter, I have enclosed a check in the amount of \$150.00 made payable to "Baltimore County, Maryland" to cover the administrative costs associated with this review. If you need any additional information in order to complete your review, please feel free to contact me.

Very truly yours,



Patricia A. Malone

AGREED AND ACCEPTED:

 7/18/17

W. Carl Richards Jr., Chief

Enclosures

cc: William Greimel
Brian Conlon

David H. Karceski

T 410.494.6285
F 410.821.0147
dhkarceski@venable.com

September 26, 2016

Via Hand Delivery

W. Carl Richards, Jr., Supervisor
Zoning Review Bureau
Department of Permits, Approvals
and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: SPIRIT AND INTENT LETTER
Padonia Village Shopping Center
Tax Account No. 2500000012
Case No. 2013-0215-A

Dear Mr. Richards:

This firm represents the owner of the above-referenced shopping center, located at the southeast corner of York and Padonia Roads in the Timonium area of Baltimore County (the "Property"). In Case No. 2013-0215-A ("the 2013 Case"), our client obtained variances for several signs, including a joint identification sign referred to as "Sign A" on the site plan approved in the 2013 Case. Our client now intends to install a new freestanding joint identification sign at this location, and I am writing to confirm that the proposed changes to Sign A are within the spirit and intent of the variance relief granted in the 2013 Case.

By way of brief history, the Administrative Law Judge granted variances to permit Sign A to have a sign area/face of 134 square feet per side with up to 12 lines of text and sign copy a minimum of 1.5 inches in height. The owner is now proposing a replacement sign, as shown and indicated on sheets 2 and 3 of the "Plan to Accompany Spirit and Intent Request for Sign Variance" enclosed with this letter. The enclosed site plan is identical to the site plan approved in the 2013 Case, with the exception of new sign details for the proposed changes to Sign A. I have also attached a side-by-side comparison of the existing sign and proposed new sign.

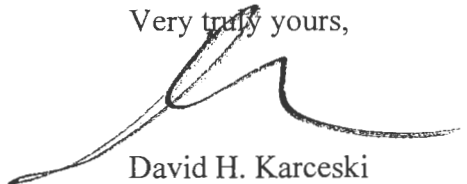
W. Carl Richards, Jr.
Chief, Zoning Review
September 26, 2016
Page 2

Under this proposal, a new sign will be installed on the property at a height of 24.8 feet, with a sign area/face of 134 square feet per side and 4 or 5 lines of text.

As such, it will comply with the variances granted in Case No. 2013-0215-A. We are, therefore, requesting confirmation that the new sign is within the spirit and intent of the relief granted in Case No. 2013-0215-A and that another public hearing before the Administrative Law Judge will not be required for installation.

If you are in agreement, I request that you please countersign this letter on behalf of your department below. If you need any additional information in order to complete your review, please feel free to contact me. With this letter, I have enclosed a check in the amount of \$500.00 made payable to "Baltimore County, Maryland" to cover the administrative costs associated with this expedited review.

Very truly yours,



David H. Karceski

AGREED AND ACCEPTED:



W. Carl Richards Jr.
Chief of Zoning Review
Baltimore County Department of Permits,
Approvals and Inspections

IN RE: PETITION FOR VARIANCE

(33 E. Padonia Road)

8th Election District

3rd Councilman District

Padonia Village Shopping Center

A,B& C, Business Trust, Eugene C. Parker

Legal Owners

Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0215-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by David H. Karceski, Esquire, on behalf of the legal owner of the subject property. The Petitioner is requesting Variance relief from Section 450.4 Attachment 1 of the Baltimore County Zoning Regulations (B.C.Z.R.), with respect to certain existing and proposed signs at the Padonia Village Shopping Center, which was constructed in 1976. At the hearing, the Petition as filed was amended in the following respects: (1) the proposed freestanding joint identification sign on York Road will be 134 square feet, not 105 square feet; (2) In the next to last paragraph of the attachment, the Petitioners seek a maximum of six (6) enterprise signs (wall mounted and/or canopy), not "up to five." These changes were made to the original zoning petition included in the case file, and were initialed by the undersigned. The subject property and details of each of the existing and proposed signs are more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibits 1A-1C.

Appearing at the public hearing in support of the requests was Haley Gallagher and Matt Bishop, a landscape architect whose firm prepared the plans. David H. Karceski, Esquire with Venable, LLP appeared and represented the Petitioner. Eric Rockel attended the hearing as an

ORDER RECEIVED FOR FILING

Date

5/31/13

By

Sen

interested citizen. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

The only substantive Zoning Advisory Committee (ZAC) comment was submitted by the Department of Planning, which supported the Petition.

Testimony and evidence revealed that the subject property is approximately 586,753 square feet and is zoned BL-CCC, DR 16 and BL-AS. The property is improved with a shopping center, and the owners would like to update and improve the existing signage, which requires Variance relief.

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).

Petitioners have met this test. As noted in the proffered testimony of Mr. Bishop (who was accepted as an expert) the property is of irregular dimensions, and is surrounded on four sides by roadways. In addition, and Mr. Rockel conceded this point as well, the stores front onto Padonia Road and sit perpendicular to York Road (the major thoroughfare) which is also a unique factor that justifies the proposed signage to alert motorists to the location of the businesses in the center.

If the B.C.Z.R. were strictly enforced, the Petitioners would indeed suffer a practical difficulty, since they would be unable to install the proposed signage. 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 support of the County and community.

ORDER RECEIVED FOR FILING

Date

5/31/13

By

SEN

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the variance relief requested shall be granted

THEREFORE, IT IS ORDERED, this 31st day of May, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") as follows: (1) to allow a freestanding joint identification sign on York Rd with a sign area/face of 134 square feet and two freestanding joint identification signs on Padonia Rd. with sign area/faces of 90 sq. ft. and 149 sq. ft. in lieu of the permitted one freestanding joint identification sign with an area/face of 100 sq. ft. on York Rd, one freestanding joint identification sign with an area/face of 150 sq. ft. on Padonia Rd., one freestanding joint identification sign with an area/face of 116 sq. ft. on Hillbrook Ct., and one freestanding joint identification sign with an area/face of 100 sq. ft. on Denison Street (Signs A, B, and C); (2) for freestanding joint identification signs to display a maximum of 12 lines of text with a sign copy a minimum of 1.5 inches in height in lieu of the permitted 5 lines of text and required 8 in. height for sign copy (Signs A, B, and C); (3) to allow two wall-mounted joint identification signs on one road frontage (Signs D and No. 61); (4) to allow a total of four wall-mounted enterprise signs on a single tenant building in lieu of the three signs permitted, with no more than two such signs on any single façade of the building; (5) to allow up to six enterprise signs (wall-mounted and/or canopy) on a building façade with a single separate, exterior customer entrance (Sign Nos. 1, 35, and 63) in lieu of the permitted one sign and to allow two wall-mounted enterprise signs on a side building façade without a separate, exterior customer entrance in lieu of the requirement for a customer entrance on the façade (Sign No. 1); and (6) to allow a canopy sign to extend no more than two ft. below the face of the canopy in lieu of on the face (Sign No. 63), be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

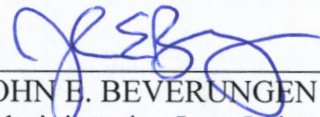
Date 5/31/13

By slh

The relief granted herein shall be subject to the following:

- Petitioners may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners 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

5/31/13

By

sln



KEVIN KAMENETZ
County Executive

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

May 31, 2013

David H. Karceski, Esquire
210 W. Pennsylvania Ave
Suite 500
Towson, Maryland 21204

RE: Petitions for Variance
Case No. 2013-0215-A
Property: 33 East Padonia Road

Dear Mr. Karceski:

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,

A handwritten signature in black ink, appearing to read "JEB", with a long horizontal line extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Eric Rockel, 1610 Riderwood Drive, Lutherville, Maryland 21093



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 33 East Padonia Road which is presently zoned BL-CCC, BL-AS, DR16

Deed References: SEE ATTACHED 10 Digit Tax Account # SEE ATTACHED

Property Owner(s) Printed Name(s) SEE ATTACHED

(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

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

TO BE PRESENTED AT HEARING.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

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):

SEE ATTACHED

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

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 2013-0215A Filing Date 3/21/2013

Do Not Schedule Dates:

Reviewer

REV. 10/4/11

**Attachment to Petition for Variance
33 East Padonia Road**

The following variances are requested from Section 450.4 Attachment 1 of the Baltimore County Zoning Regulations:

From 7(b)(V) and 7(b)(VII) to allow a freestanding joint identification sign on York Road with a sign area/face of ~~100~~ ¹³⁴ square feet and two freestanding joint identification signs on Padonia Road with sign area/faces of 90 square feet and 149 square feet in lieu of the permitted one freestanding joint identification sign with an area/face of 100 square feet on York Road, one freestanding joint identification sign with an area/face of 150 square feet on Padonia Road, one freestanding joint identification sign with an area/face of 116 square feet on Hillbrook Court, and one freestanding joint identification sign with an area/face of 100 square feet on Deneison Street (Signs A, B and C).

From 7(b)(IX) for freestanding joint identification signs to display a maximum of 12 lines of text with a sign copy a minimum of 1 and 1/2 inches in height in lieu of the permitted 5 lines of text and required 8 inch height for sign copy (Signs A, B and C).

From 7(a)(VI) to allow two wall-mounted joint identification signs on one road frontage (Signs ~~A~~ ^D and No. 61).

From 5(a)(IX) and 5(a)(VI) to allow a total of four wall-mounted enterprise signs on a single tenant building in lieu of the three signs permitted, with no more than two such signs on any single façade of the building (Pad Nos. 1 and 2).

From 5(d)(VI) to allow up to ~~five~~ ^{six} enterprise signs (wall-mounted and/or canopy) on a building façade with a single separate, exterior customer entrance (Sign Nos. 1, 35, and 63) in lieu of the permitted one sign and to allow two wall-mounted enterprise signs on a side building façade without a separate, exterior customer entrance in lieu of the requirement for a customer entrance on the façade (Sign No. 1).

Variance from BCZR Section 450.5.B.9.a to allow a canopy sign to extend no more than two feet below the face of the canopy in lieu of on the face (Sign No. 63).

0215-A

**Attachment to
Petition for Variance**

33 East Padonia Road

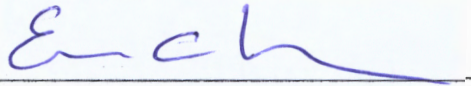
LEGAL OWNERS/PETITIONERS:

PADONIA VILLAGE SHOPPING CENTER A BUSINESS TRUST

PADONIA VILLAGE SHOPPING CENTER B BUSINESS TRUST

PADONIA VILLAGE SHOPPING CENTER C BUSINESS TRUST

By: _____



Name: Eugene C. Parker

Title: Vice President

Address: 1427 Clarkview Road, Suite 500
Baltimore, Maryland 21209

Phone: (410) 296 - 4800

0215-A

MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

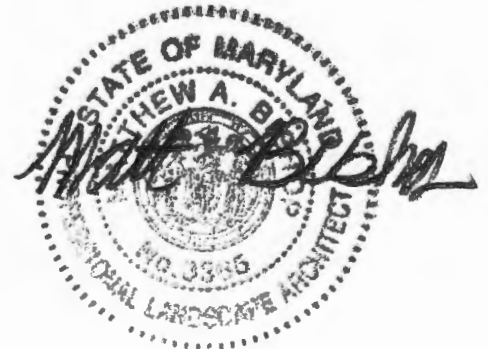


Zoning Description

Beginning at a point located on the east side of York Road approximately 225' from the intersection of Deneison Street **Thence** the following courses and distances, referred to the Maryland Coordinate System (NAD '83/91):

North 18 degrees 8 minutes 57 seconds West, 53.21' to a point; North 15 degrees 3 minutes 54 seconds West, 278.64' to a point; North 60 degrees 28 minutes 59 seconds East, 34.70' to a point; North 71 degrees 48 minutes 11 seconds East, 32.85' to a point; North 18 degrees 11 minutes 49 seconds West, 69.40' to a point; North 71 degrees 48 minutes 11 seconds East, 277.54' to a point; an arc with a radius of 822.47' and length of 90.93' to a point; an arc with a radius of 822.47' and length of 149.26' to a point; an arc with a radius of 822.47' and length of 54.50' to a point; an arc with a radius of 1105.92' and length of 447.25' to a point; South 64 degrees 29 minutes 49 seconds East, 46.00' to a point; South 34 degrees 30 minutes 11 seconds West, 60.00' to a point; South 64 degrees 29 minutes 49 seconds East, 39.39' to a point; North 48 degrees 22 minutes 35 seconds East, 64.32' to a point; South 64 degrees 29 minutes 49 seconds East, 150.00' to a point; South 25 degrees 30 minutes 11 seconds West, 104.59' to a point; an arc with a radius of 300.00' and length of 243.23' to a point; South 71 degrees 57 minutes 25 seconds West, 119.33' to a point; an arc with a radius of 40.00' and length of 91.74' to a point; an arc with a radius of 19.98' and length of 14.44' to a point; South 71 degrees 57 minutes 25 seconds West, 293.41' to a point; North 18 degrees 02 minutes 35 seconds West, 119.33' to a point; South 71 degrees 57 minutes 25 seconds West, 424.06' to a point; and place of beginning.

Containing an area of 511,830 square feet or 11.75 acres of land, more or less and being located in the Eighth Election District of Baltimore County Maryland.



2013-0215-A

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

Abingdon, MD
(410) 515-9000

Laurel, MD
(410) 792-9792

Towson, MD
(410) 821-1690

Georgetown, DE
(302) 855-5734

Wilmington, DE
(302) 326-2200

York, PA
(717) 751-6073

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
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 - 0215-A
Petitioner: Padonia Village Shopping Center A Business Trust et. al.
Address or Location: 33 E. Padonia Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukasevich
Address: 210 W. Pennsylvania Ave
Ste. 500
Towson, MD 21204
Telephone Number: (410) 494-6200

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

No. **96260**

Date: **3/28/13**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 3/28/2013 3/28/2013 11:07:51 2

REG WSD5 WALKIN DOOL DMD
 >>RECEIPT # 659884 3/28/2013 DFLW

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

5 528 ZONING VERIFICATION

CR NO. 096260

Recpt Tot \$385.00
 \$385.00 CR \$1.00 CA
 Baltimore County, Maryland

Total: **385.00**

Rec From: **Venable LLP**
 For: **Podornia Village**
York + Podornia - RD

2013-0215-A

ck 600189

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2013-0215-A

RE: Case No.: _____

Petitioner/Developer: _____

Padonia Village Shopping Center A,B,C Business Trust

May 22, 2013

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: _____

33 East Padonia Rd

May 2, 2013

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

Sincerely,

May 2, 2013

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

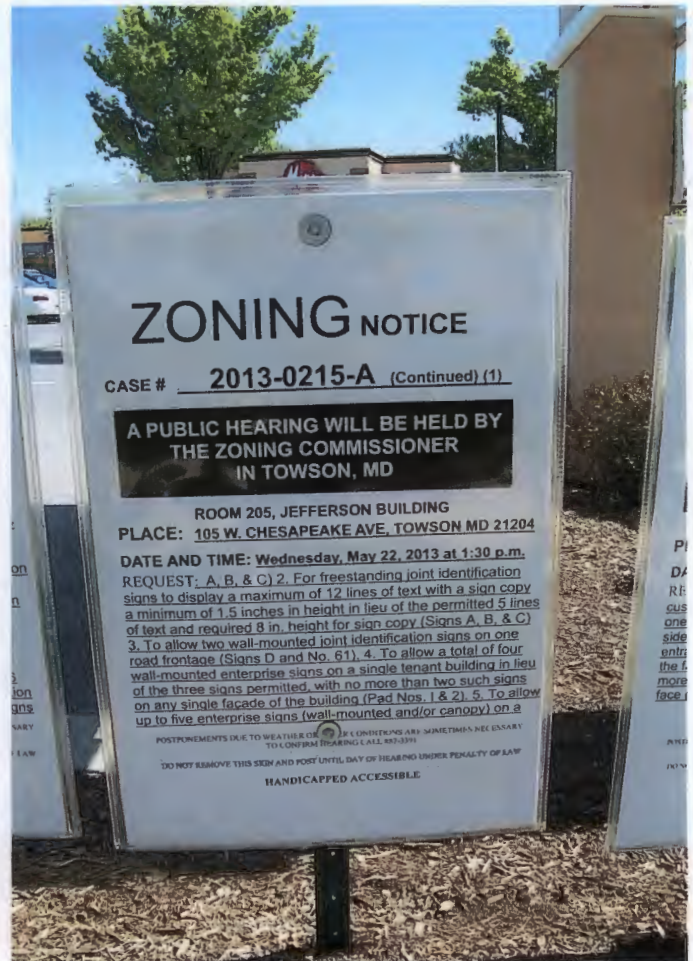
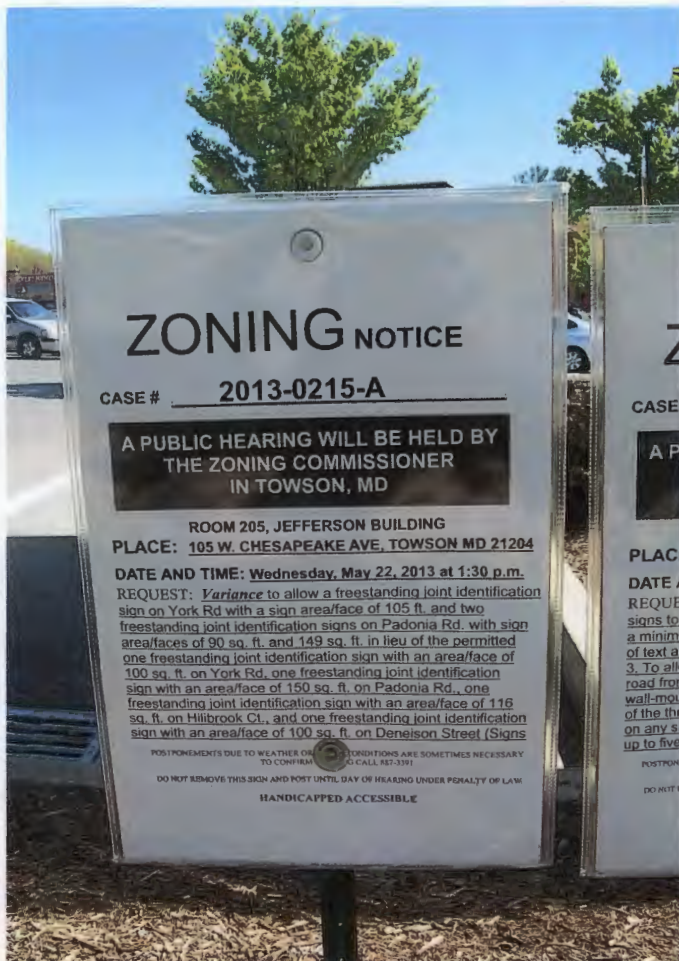
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

May 2, 2013

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 May 2, 2013

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

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: #2013-0215-A

33 East Padonia Road

S/s Padonia Road, S/w corner of York Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): Padonia Village Shopping Center A, B, C Business Trust

Variance: to allow a freestanding joint identification sign on York Rd with a sign area/face of 105 sq. ft. and two freestanding joint identification signs on Padonia Rd. with sign area/faces of 90 sq. ft. and 149 sq. ft. in lieu of the permitted one freestanding joint identification sign with an area/face of 100 sq. ft. on York Rd, one freestanding joint identification sign with an area/face of 150 sq. ft. on Padonia Rd., one freestanding joint identification sign with an area/face of 116 sq. ft. on Hillbrook Ct., and one freestanding joint identification sign with an area/face of 100 sq. ft. on Denelson Street (signs A, B, & C) 2. For freestanding joint identification signs to display a maximum of 12 lines of text with a sign copy a minimum of 1.5-inches in height in lieu of the permitted 5 lines of text and required 8 in. height for sign copy (Signs A, B, & C) 3. To allow two wall-mounted joint identification signs on one road frontage (Signs D and No. 61). 4. To allow a total of four wall-mounted enterprise signs on a single tenant building in lieu of the three signs permitted, with no more than two such signs on any single facade of the building (Pad Nos. 1 & 2). 5. To allow up to five enterprise signs (wall-mounted and/or canopy) on a building facade with a single separate, exterior customer entrance (Sign Nos. 1, 35, & 63) in lieu of the permitted one sign and to allow two wall-mounted enterprise signs on a side building facade without a separate, exterior customer entrance in lieu of the requirement for a customer entrance on the facade (Sign No. 1) 6. To allow a canopy sign to extend no more than two ft. below the face of the canopy in lieu of on the face (Sign No. 63)

Hearing: Wednesday, May 22, 2013 at 1:30 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.
05/013 May 2 919181



KEVIN KAMENETZ
County Executive

April 11, 2013

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

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: 2013-0215-A

33 East Padonia Road

S/s Padonia Road, S/w corner of York Road

8th Election District – 3rd Councilmanic District

Legal Owners: Padonia Village Shopping Center A, B, C Business Trust

Variance to allow a freestanding joint identification sign on York Rd with a sign area/face of 105 sq. ft. and two freestanding joint identification signs on Padonia Rd. with sign area/faces of 90 sq. ft. and 149 sq. ft. in lieu of the permitted one freestanding joint identification sign with an area/face of 100 sq. ft. on York Rd, one freestanding joint identification sign with an area/face of 150 sq. ft. on Padonia Rd., one freestanding joint identification sign with an area/face of 116 sq. ft. on Hillbrook Ct., and one freestanding joint identification sign with an area/face of 100 sq. ft. on Denison Street (Signs A, B, & C) 2. For freestanding joint identification signs to display a maximum of 12 lines of text with a sign copy a minimum of 1.5 inches in height in lieu of the permitted 5 lines of text and required 8 in. height for sign copy (Signs A, B, & C) 3. To allow two wall-mounted joint identification signs on one road frontage (Signs A and No. 61). 4. To allow a total of four wall-mounted enterprise signs on a single tenant building in lieu of the three signs permitted, with no more than two such signs on any single façade of the building. 5. To allow up to five enterprise signs (wall-mounted and/or canopy) on a building façade with a single separate, exterior customer entrance (Sign Nos. 1, 35, & 63) in lieu of the permitted one sign and to allow two wall-mounted enterprise signs on a side building façade without a separate, exterior customer entrance in lieu of the requirement for a customer entrance on the façade (Sign No. 1) 6. To allow a canopy sign to extend no more than two ft. below the face of the canopy in lieu of on the face (Sign No. 63)

Hearing: Wednesday, May 22, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MAY 2, 2013.**
- (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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 2, 2013 Issue - Jeffersonian

Please forward billing to:

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

410-494-6200

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: 2013-0215-A

33 East Padonia Road

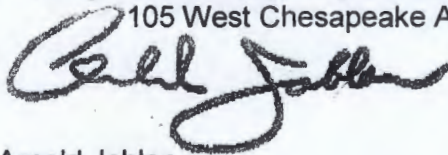
S/s Padonia Road, S/w corner of York Road

8th Election District – 3rd Councilmanic District

Legal Owners: Padonia Village Shopping Center A, B, C Business Trust

Variance to allow a freestanding joint identification sign on York Rd with a sign area/face of 105 sq. ft. and two freestanding joint identification signs on Padonia Rd. with sign area/faces of 90 sq. ft. and 149 sq. ft. in lieu of the permitted one freestanding joint identification sign with an area/face of 100 sq. ft. on York Rd, one freestanding joint identification sign with an area/face of 150 sq. ft. on Padonia Rd., one freestanding joint identification sign with an area/face of 116 sq. ft. on Hillbrook Ct., and one freestanding joint identification sign with an area/face of 100 sq. ft. on Denison Street (Signs A, B, & C) 2. For freestanding joint identification signs to display a maximum of 12 lines of text with a sign copy a minimum of 1.5 inches in height in lieu of the permitted 5 lines of text and required 8 in. height for sign copy (Signs A, B, & C) 3. To allow two wall-mounted joint identification signs on one road frontage (Signs A and No. 61). 4. To allow a total of four wall-mounted enterprise signs on a single tenant building in lieu of the three signs permitted, with no more than two such signs on any single façade of the building. 5. To allow up to five enterprise signs (wall-mounted and/or canopy) on a building façade with a single separate, exterior customer entrance (Sign Nos. 1, 35, & 63) in lieu of the permitted one sign and to allow two wall-mounted enterprise signs on a side building façade without a separate, exterior customer entrance in lieu of the requirement for a customer entrance on the façade (Sign No. 1) 6. To allow a canopy sign to extend no more than two ft. below the face of the canopy in lieu of on the face (Sign No. 63)

Hearing: Wednesday, May 22, 2013 at 1:30 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.

MEMORANDUM

DATE: July 2, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0215-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 1, 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

RE: PETITION FOR VARIANCE
33 East Padonia Road; S/S Padonia Road,
SW corner of York Road
8th Election & 3rd Councilmanic Districts
Legal Owner(s): Padonia Village Shopping
Center A, B, & C Business Trust
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2013-215-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

APR 02 2013

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 2nd day of April, 2013, 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

CASE NO. 2013-0215-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
4/4/13	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
4/5/13	DEPS (if not received, date e-mail sent _____)	N/C
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
4/4/13	STATE HIGHWAY ADMINISTRATION	NO Obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 5/2/13	
SIGN POSTING	Date: 5/2/13 by Black	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 04, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For April 8, 2013
Item Nos. 2013- 0210, 0211, 0212,0213,0215 and 0216.

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

DAK:CEN
Cc: file

5/22
1:30 PM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: April 5, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0215-A
Address 33 Padonia Road
(Padonia Village Shopping Center A, B, C Business Trust Property)

Zoning Advisory Committee Meeting of April 1, 2013.

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

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED

APR 05 2013

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 24, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 33 East Padonia Road

INFORMATION:

Item Number: 13-216

Petitioner: Padonia Village Shopping Center A, B, and C Business Trust

Zoning: BL-AS, BL-CCC, and DR 16

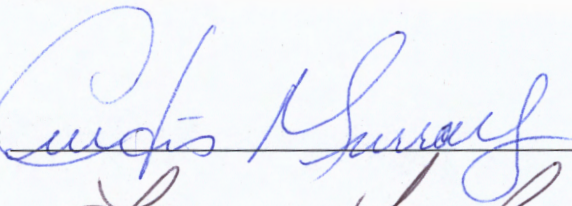
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

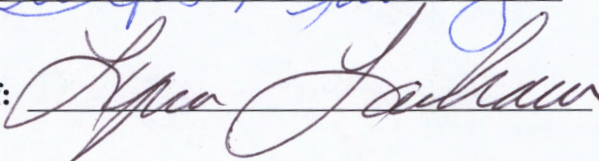
The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning supports the petitioner's request; the signage exists on the subject property and the requested variance will allow the petitioner to retain and update the existing signage. This department opines that the existing signage is not excessive and is not detrimental to the visual aesthetics of this portion of the York Road corridor.

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

Prepared By:



Division Chief:
AVA/LL:cjm



RECEIVED

APR 25 2013

OFFICE OF ADMINISTRATIVE HEARINGS

March 26, 2013

David H. Karceski

T 410.494.6285
F 410.821.0147
dhkarceski@venable.com

Hand Delivered

Mr. W. Carl Richards, Jr., Supervisor
Zoning Review Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Variance
Petitioner: Padonia Village Shopping Center A Business Trust, et al.
Location: 33 East Padonia Road

Dear Mr. Richards:

I am drop filing the enclosed Petition for Variance for the above referenced property.
With this letter, I have enclosed the following documents:

1. Petition for Variance (3)
2. Description (3)
3. Site Plans (12)
4. Newspaper advertising form (1)
5. Zoning Map (1)
6. Check in the amount of \$385.00

If you have any questions or concerns regarding this filing, please give me a call.

Very truly yours,



David H. Karceski

DHK/jaw
Enclosures

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 4-4-13

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

RE: Baltimore County
Item No. 2013-0215-A
Variance
Padonia Village Shopping Center
A, B, C Business Trust
Eugene C. Parker, Vice President
33 E. Padonia Road.

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 4-3-13. 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 2013-0215-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,

A handwritten signature in blue ink, appearing to read "Richard Zeller", is written over a light blue rectangular background.

Steven D. Foster, Chief
Access Management Division

SDF/raz



KEVIN KAMENETZ
County Executive

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

May 16, 2013

Padonia Village Shopping Center A Business Trust
Padonia Village Shopping Center B Business Trust
Padonia Village Shopping Center C Business Trust
Eugene C. Parker, Vice President
1427 Clarkview Road, Suite 500
Baltimore MD 21209

RE: Case Number: 2013-0215 A, Address: 33 East Padonia Road

Dear Mr. Parker:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 27, 2013. 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

CASE NAME Padonia Village SC
CASE NUMBER 2013-215-A
DATE 5/22/13

[illegible]

CASE NAME Padonia Village Sign
CASE NUMBER 2013-215-A
DATE May 22, 2013

NAME _____

CITY, STATE, ZIP

E - MAIL

[illegible]

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 - 0804002851

Owner Information

Owner Name:	PADONIA VILLAGE SHOPPING CENTER A BUSINESS TRUST ET AL	Use:	COMMERCIAL
Mailing Address:	SUITE 500 1427 CLARKVIEW RD BALTIMORE MD 21209-0016	Principal Residence:	NO
		Deed Reference:	1) /23820/ 00316 2)

Location & Structure Information

Premises Address	Legal Description
33 PADONIA RD TIMONIUM MD 21093-2319	.3004AC SS PADONIA RD 450FT E OF YORK RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0051	0023	0461		0000				2	Plat Ref:

Special Tax Areas	Town	NONE
	Ad Valorem	
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2009	4512	13,086 SF	20

Stories	Basement	Type	Exterior
		BRANCH BANK	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	517,800	588,800		
Improvements:	847,100	4,078,500		
Total:	1,364,900	4,667,300	3,566,500	4,667,300
Preferential Land:	0			0

Transfer Information

Seller:	PADONIA VILLAGE INC	Date:	05/11/2006	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/23820/ 00316	Deed2:	
Seller:	SHELL OIL COMPANY	Date:	07/31/1996	Price:	\$350,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/11725/ 00081	Deed2:	
Seller:	ATLANTIC RICHFIE LD COMPANY	Date:	11/06/1985	Price:	\$162,668
Type:	ARMS LENGTH IMPROVED	Deed1:	/07029/ 00375	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

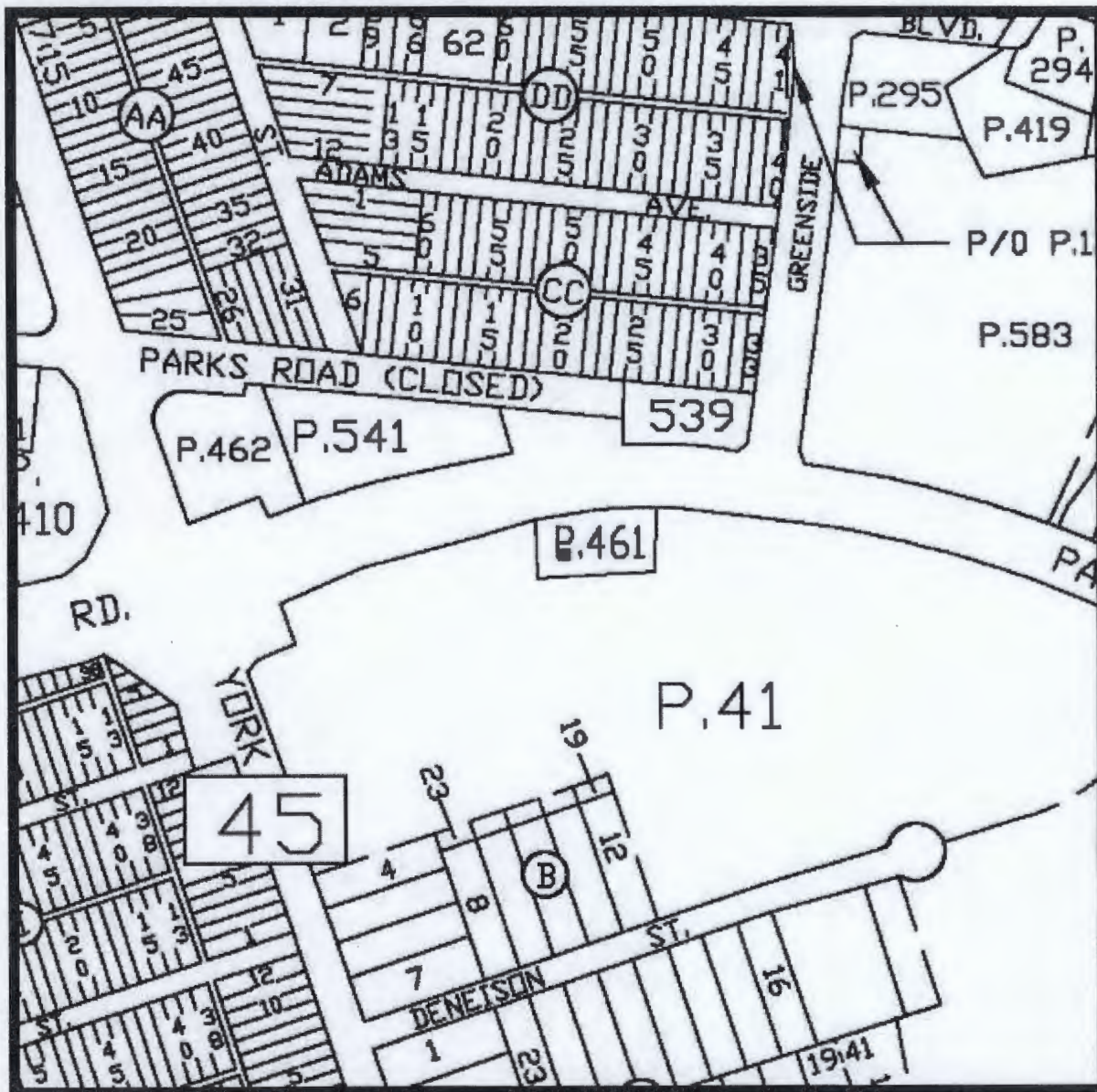
Homestead Application Status:	No Application
--------------------------------------	----------------



**Maryland Department of Assessments and
Taxation
BALTIMORE COUNTY
Real Property Data Search**

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

District - 08 Account Number - 0804002851



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Case No.:

2013-215 A

Exhibit Sheet

192-2-13

SLN
5/31/13

Petitioner/Developer

Protestant

No. 1	1A, 1B, 1C Plans to Accompany Sign Variance	
No. 2	Bishop CV	
No. 3	Aerial Zoning Map	
No. 4	4A, 4B Color Photos	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

**MATTHEW A. BISHOP, PLA,
LEED AP BD+C**

Sr. Landscape Architect

PROJECT ASSIGNMENT:

Expert Witness, Landscape Architect

YEARS OF EXPERIENCE:

MRA: 7

Other Firms: 5

EDUCATION:

B.S. Landscape Architecture / 2001 /
University of Connecticut

M.S. Plant Science / 2005 / University
of Connecticut

ACTIVE REGISTRATION:

Landscape Architect:

Maryland, 2006, #3365

North Dakota, 2013, #80

L.E.E.D. Accredited Professional
(2008)

PROFESSIONAL AFFILIATIONS:

U.S. Green Building Council
(USGBC), Maryland Chapter
Homebuilders Association of
Maryland, Baltimore County
Chapter

QUALIFICATIONS:

Mr. Bishop is a Sr. Landscape Architect with MRA's Towson office. His experience includes a variety of projects ranging in scale from site specific to regional planning including streetscapes, neighborhood parks, mixed-use and residential development. The scope of Mr. Bishop's project involvement includes site analysis through construction documents; applications and permitting; graphic renderings; grading; and cost estimating. His experience also includes working with various government agencies, private interest groups, and project related consultants including: architects; civil engineers; traffic engineers; and City, State, and County environmental and planning agencies.

Sample projects managed by Mr. Bishop include the following:

Firestone Auto Care Center, Baltimore County, Maryland - Located in Perry Hall on the east side of Belair Road, this commercial auto care facility included 5,000 sf of service and retail space with associated parking, signage, and landscape improvements. Served as project manager in the preparation of all Baltimore County required plans including a Special Exception Plan, Development Plan, Grading Plan, Site Plan, ESC Plan, Utility Plans, and Landscape Plans. Served as expert witness at the Special Exception hearing.

Gunpowder Overlook, Baltimore County, Maryland - Located in Perry Hall on the east side of Belair Road, this residential community includes 48 single family detached residential homes with associated open space, stormwater management facilities, environmental conservation areas, public roads and utilities. Served as project manager in the preparation of Concept Plans, a Development Plan, a Pattern Book, and coordination of a Community Input Meeting. Provided expert witness testimony at the Administrative Law Judge

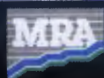
Hearing.

5737 Allender Road, Baltimore County, Maryland - Located on the east side of Baltimore County in White Marsh this development incorporates 121 homes situated around an extensive network of community open spaces. Served as project landscape architect in the design and preparation of planning related design products including Concept Plan, Development Plan, Pattern Book, and Final Development Plan. Also provided expert witness testimony for a Variance hearing to reduce side and rear yard building setbacks.

Red Lion Farm, Baltimore County, Maryland - Located on the east side of Baltimore County in White Marsh this development incorporates 61 homes. Provided expert witness testimony for a variance hearing to reduce rear yard building setbacks.

Windlass Run, Baltimore County, Maryland - Located on the east side of Baltimore County south of White Marsh Boulevard this Planned Unit Development incorporates 424 homes situated around an extensive network of community open spaces including a clubhouse, pool, and children's play equipment. Served as project landscape architect in the design and preparation of planning related design products including Concept Plan, Development Plan, Pattern Book, and Final Development Plan. Also designed and prepared detailed landscape architecture related design products including Active Open Space areas, Passive Open Space areas, Entry features, and Club house/pool area.

Towson Manor, Towson, Maryland - Located south of downtown Towson, on the east side of York Road, this Planned Unit Development incorporates 109 townhouses and an assisted living facility on ±8.22 acres. The project is a redevelopment of an existing single family residential community which had fallen into disrepair. Served as project



**MORRIS & RITCHIE
ASSOCIATES, INC.**

C:\USERS\MBR

PETITIONER'S

EXHIBIT NO.

2

landscape architect in the design and preparation of Baltimore County required Concept Plan, Development Plan, Pattern Book, Final Development Plan, Grading Plan, Landscape Plan / Cost Estimates, and Stormwater Management Plan. Also designed and prepared landscape construction drawings for a highly visible centrally located Bio-Retention facility that will be used not only as a functional stormwater treatment facility but also as a visually appealing community open space. The design incorporated native plant species chosen for both functional and aesthetic qualities while also meeting the strict specifications of Baltimore County DEPS and the Maryland Stormwater Design Manual

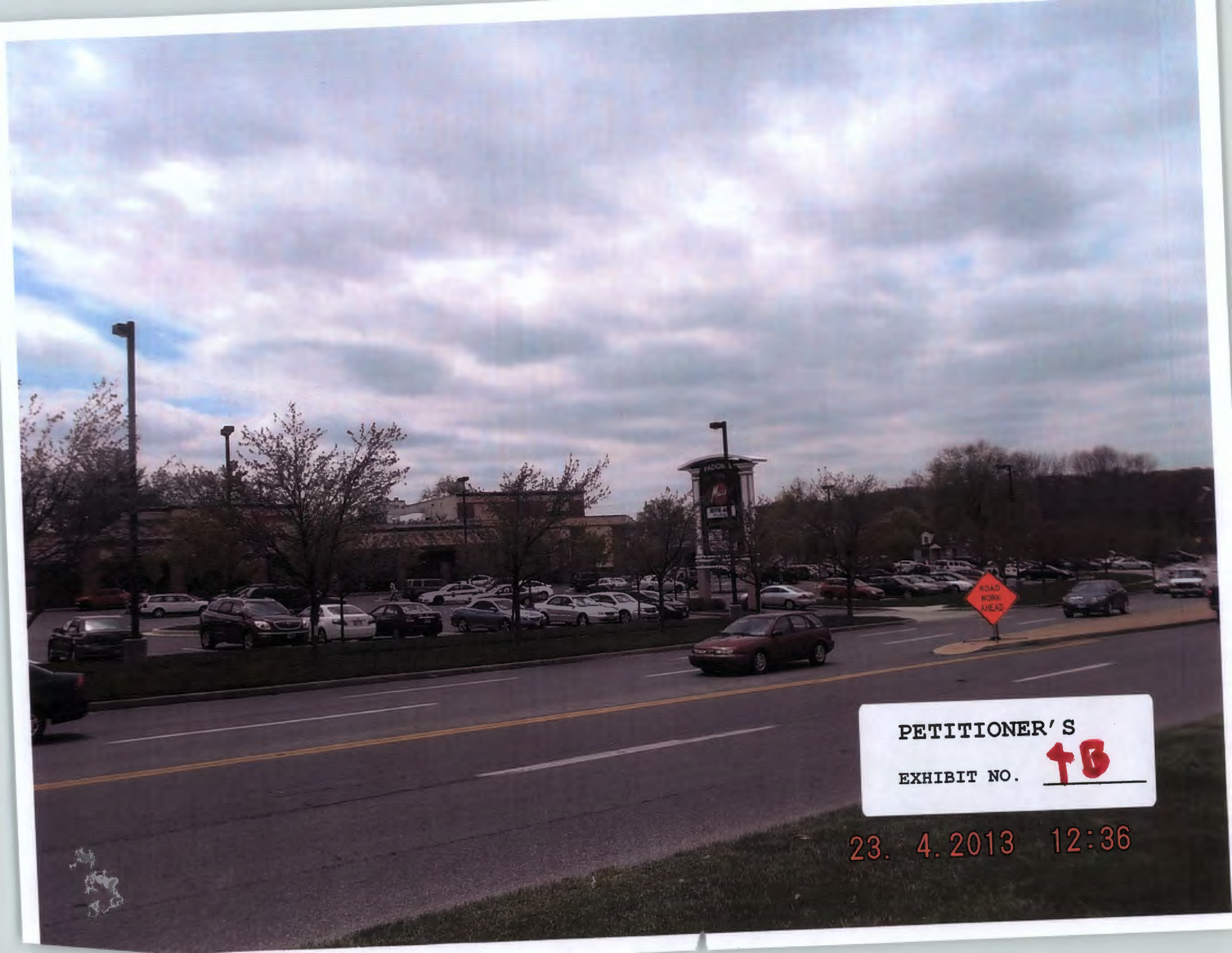


PETITIONER'S

EXHIBIT NO.

4A

23. 4. 2013 12:33



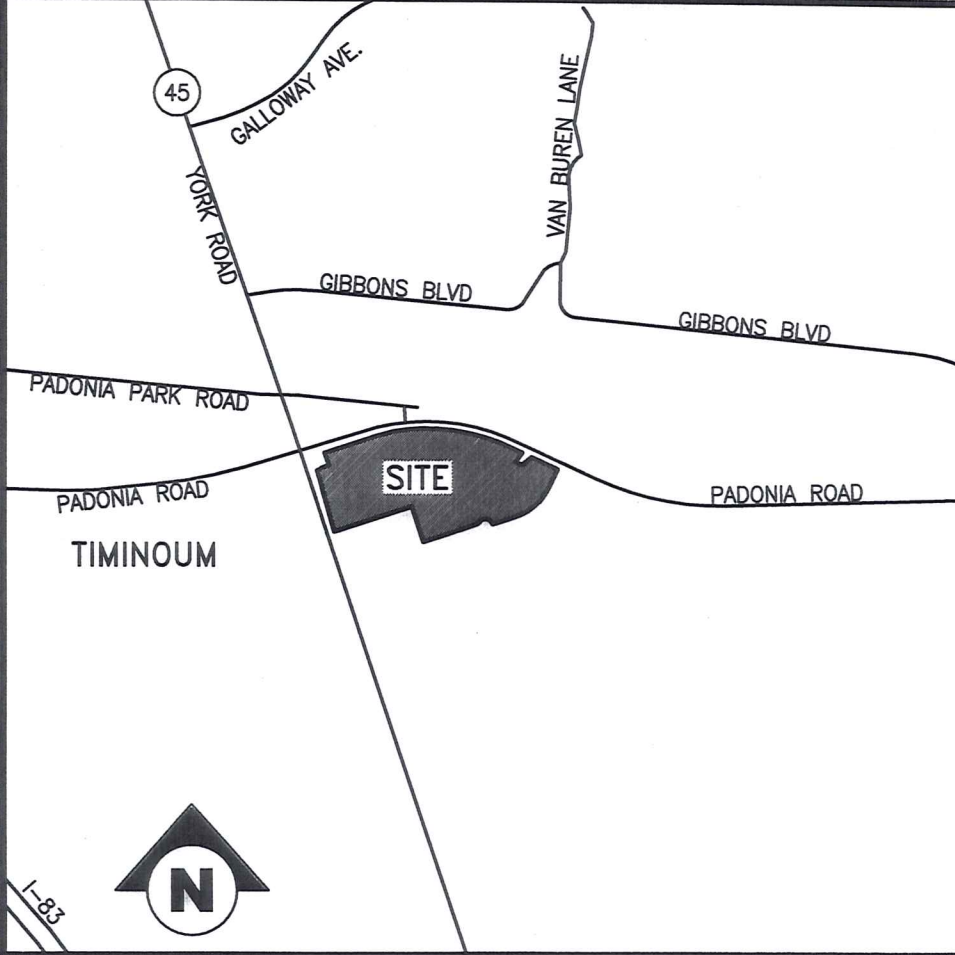
PETITIONER'S

EXHIBIT NO.

16

23. 4. 2013 12:36

Table with 10 columns: CURVE, RADIUS, DELTA, LENGTH, TANGENT, BEARING, CHORD, CHORD DIST. It lists curve data for various segments of the site plan.



VICINITY MAP
SCALE: 1" = 500'

GENERAL NOTES

- 1. PROPERTY INFORMATION: A. OWNER INFO: PADONIA VILLAGE SHOPPING CENTER... B. PROPERTY ADDRESS: 33 E. PADONIA ROAD... C. NET SITE AREA: 11.45 AC± (498,762 SF)...
- 2. TAX ACCOUNT NO.: 1600000159
- 3. DEED REFERENCES: PARCEL 461 & 41 = 23820/00316
- 4. ZONING: BL-CCC/DR16/BL-AS
- 5. ZONING MAP REFERENCE: 0051C3
- 6. FLOOR AREA RATIO: PERMITTED = 4.0, PROVIDED = .19
- 7. AMENITY OPEN SPACE: REQUIRED: 0.2 (511,830 X 0.2 = 102,366 SF), PROPOSED: 0.2 (105,460 SF)
- 8. EXISTING LAND USE: COMMERCIAL / RETAIL
- 9. SETBACKS: (TO PROPERTY LINE) REQUIRED: 10', 10', 20'; PROVIDED: 60', 40', 28'
- 10. BUILDING HEIGHT REQUIREMENTS: NOT APPLICABLE
- 11. THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- 12. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL UNLESS OTHERWISE NOTED.
- 13. THE SITE IS NOT IN A 100 YEAR FLOODPLAIN.
- 14. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
- 15. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
- 16. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
- 17. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450, UNLESS OTHERWISE NOTED.
- 18. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- 19. THERE ARE NO KNOWN BUILDINGS, PROPERTIES, OR SITES WHICH ARE ON THE MARYLAND HISTORICAL TRUST INVENTORY, BALTIMORE COUNTY LANDMARKS LIST, THE NATIONAL REGISTER OF HISTORIC PLACES, OR THE MARYLAND ARCHEOLOGICAL SURVEY.
- 20. PARKING: REQUIRED 5/1,000 SF = 557 SPACES, EXISTING 565 SPACES

ZONING HISTORY

- CASE NO. 97-422-X: A SPECIAL EXCEPTION TO PERMIT AN AMUSEMENT ARCADE IN A DESIGNATED AREA (12,075 SQ.FT.) PREVIOUSLY OCCUPIED BY A RESTAURANT/NIGHT CLUB. APPROVED ON MAY 13TH, 1997. NO RESTRICTIONS.
- CASE NO. 70-195-A: A VARIANCE FROM SECTION 413.2a TO PERMIT A SIGN AREA OF 312 SQ.FT. IN LIEU OF THE MAXIMUM PERMITTED 296 SQ.FT. AS PREVIOUSLY APPROVED IN CASE NO. 69-11-A. APPROVED ON APRIL 14TH, 1970.
- CASE NO. 69-11-A: A VARIANCE FROM SECTION 413.2a TO PERMIT A SIGN OF 296 SQ.FT. IN LIEU OF THE MAXIMUM PERMITTED 150 SQ.FT. AND FROM SECTION 413.5d TO PERMIT THE SIGN TO BE 39 FEET 6 INCHES HIGH IN LIEU OF THE MAXIMUM PERMITTED 25 FEET HIGH. APPROVED ON JULY 15TH, 1968.

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
SIGN VARIANCE PETITION
PADONIA VILLAGE
SHOPPING CENTER**

5-63 (ODD) PADONIA ROAD & 2425 YORK ROAD

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

DATE	REVISIONS	PETITIONER'S	EXHIBIT NO.	JOB NO.	SCALE	DATE	DRAWN BY	DESIGN BY	REVIEW BY	SHEET
			1A	17611	1" = 50'	03/18/2013	MLE	MAB	WPM	01 OF 03

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: 08/20/2014.

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83/(1991) VERTICAL NAVD 88

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

LEGEND

- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY LINE
- EX. BUILDING
- EX. CONCRETE
- EX. CURB
- EX. WOODS LINE
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. WATER
- EX. UNDERGROUND LINE
- EX. OVERHEAD LINE
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. GAS

PLAN

SCALE: 1" = 50'

* Vacancies as of 5/22/13
V = 8,591 square feet

SIGNS FOR LEASE SPACE #1 FACING PADONIA ROAD
WIDTH OF LEASE SPACE = 195'
390 SF PERMITTED
218 SF PROPOSED
3'x31.67' (95 SF)
7'x7.58' (54 SF)
2.67'x11.25' (30 SF)
2-7'x8' (21 SF)
2.67'x6.5' (18 SF)
TOTAL = 218 SF

TOTAL AREA OF SIGNS FOR LEASE SPACE #1 FACING YORK ROAD
WIDTH OF LEASE SPACE = 174'
348 SF PERMITTED
149 SF PROPOSED
3'x31.67' (95 SF)
7'x7.58' (54 SF)

SIGNS FOR LEASE SPACE #35
WIDTH OF LEASE SPACE = 103'
206 SF PERMITTED
142 SF PROPOSED
1.5' x 8.5' (12.75 SF)
1.5' x 10.5' (15.75 SF)
1.5' x 8.5' (12.75 SF)
5' x 20' (100 SF)
TOTAL 142 SF

4.5' x 2.83' (13 SF)
13 SF PROPOSED

206 SF PERMITTED
MAX 15.75 SF PROPOSED
1.5' x 8.5' (12.75 SF)
1.5' x 10.5' (15.75 SF)
1.5' x 8.5' (12.75 SF)

206 SF PERMITTED
100 SF PROPOSED
5' x 20' (100 SF)

LENGTH OF BUILDING 47'
94 SF PERMITTED
60 SF PROPOSED
5' x 12' (60 SF)

HEIGHT OF SIGN: 25'
150 SF PERMITTED
LENGTH OF FRONTAGE = ±1,200'
AREA OF SIGN: 6.67'x13.5' = ±90SF

THERE ARE A TOTAL OF 4 SECU
SIGNS ON THIS BUILDING. 1
SIGN PER FRONTAGE. ALL OF
THE SIGNS ARE THE SAME SIZE.

LENGTH OF BUILDING 95'
190 SF PERMITTED
80 SF PROPOSED
5' x 12' (60 SF)

PROPOSED
149 SF

SIGN B
JOINT ID SIGN

HEIGHT OF SIGN: 25'
150 SF PERMITTED
LENGTH OF FRONTAGE = ±1,200'
AREA OF SIGN: 18.59'x8' = ±149SF

40 SF PERMITTED
32 SF PROPOSED

2.41' x 13' (32 SF)
WIDTH OF LEASE SPACE 20'

#55

100 SF PERMITTED
1.5'x16.42' = 25 SF PROPOSED
WIDTH OF LEASE SPACE 50'

#53

#61

#63

SIGNS FOR LEASE SPACE #63
WIDTH OF LEASE SPACE = 115'
230 SF PERMITTED
142 SF PROPOSED
10' x 1.5' (15 SF)
3' x 8' (24 SF)
5' x 5' (25 SF)
TOTAL = 64 SF

#63

5' x 5' (25 SF)



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
SIGN VARIANCE PETITION
PADONIA VILLAGE
SHOPPING CENTER**

5-63 (ODD) PADONIA ROAD & 2425 YORK ROAD

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

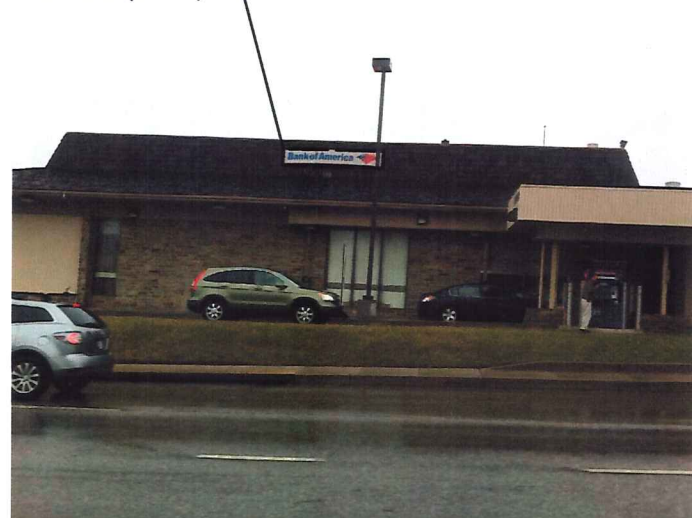
DATE	REVISIONS	JOB NO.:	17611
		SCALE:	1" = 30'
		DATE:	03/26/2013
		DRAWN BY:	MLE
		DESIGN BY:	MAB
		REVIEW BY:	WPM
		SHEET:	02 OF 03

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: 08/20/2014.

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

180 SF PERMITTED
27 SF PROPOSED
2'x13.5' (27 SF)



(a) LENGTH OF BUILDING 90'



(b) LENGTH OF BUILDING 40'
80 SF PERMITTED
19.5 SF PROPOSED
2.17'x13.58' (19.5 SF)



(c) LENGTH OF BUILDING 90'



(d) LENGTH OF BUILDING 40'
80 SF PERMITTED
19.5 SF PROPOSED
2.17'x13.58' (19.5 SF)

LOCATION OF SIGN B
SEE IMAGE TOP RIGHT
JOINT ID SIGN

PAD #1
SEE IMAGES BOTTOM LEFT

WIDTH OF LEASE SPACE 26'
52 SF PERMITTED
MAXIMUM 52 SF PROPOSED

#17

WIDTH OF LEASE SPACE 14.5'
19.2'x10.42' (20 SF)
29 SF PERMITTED
20 SF PROPOSED

#19

HEIGHT OF SIGN: 20' TALL
100 SF PERMITTED
±134 SF PROPOSED
LENGTH OF FRONTAGE = 331'
AREA OF SIGN: 8.33'x16' = ±134SF

SIGN A
JOINT ID SIGN

#21

12' x 1.08' (14 SF)
29 SF PERMITTED
14 SF PROPOSED

#23

14.91' x 1.33' (20 SF)
29 SF PERMITTED
20 SF PROPOSED

#25

1.5' x 13.25' (20 SF)
40 SF PERMITTED
20 SF PROPOSED

#27

11.75' x 1.58' (19 SF)
38 SF PERMITTED
19 SF PROPOSED

#29

2-0' x 13.5' (27 SF)
48 SF PERMITTED
27 SF PROPOSED

#31

20' x 1.58' (32 SF)
54 SF PERMITTED
32 SF PROPOSED

#33

10' x 1.5' (15 SF)

#35

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#37

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#39

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#41

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#43

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#45

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#47

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#49

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#51

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#53

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#55

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#57

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#59

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#61

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#63

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#65

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#67

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#69

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#71

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#73

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#75

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#77

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#79

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#81

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#83

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#85

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#87

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#89

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#91

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#93

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#95

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#97

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#99

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#101

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#103

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#105

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#107

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#109

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#111

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#113

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#115

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#117

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#119

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#121

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#123

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#125

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#127

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#129

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#131

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#133

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#135

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#137

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#139

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#141

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#143

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#145

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#147

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#149

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#151

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#153

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#155

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#157

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#159

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#161

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#163

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#165

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#167

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#169

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#171

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#173

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#175

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#177

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#179

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#181

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#183

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#185

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#187

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#189

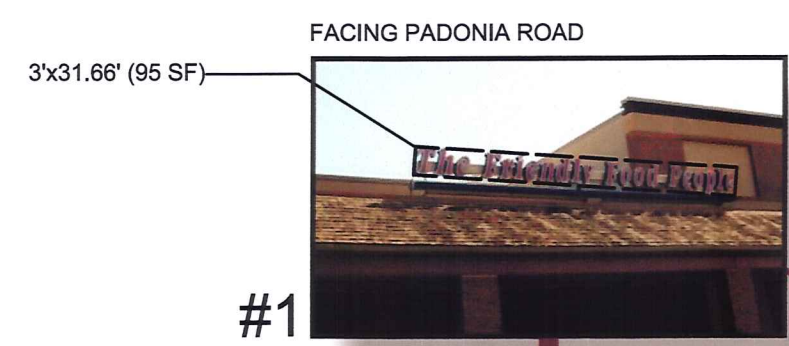
2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

#191

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN

SIGNS FOR LEASE SPACE #1 FACING PADONIA ROAD
WIDTH OF LEASE SPACE = 195'
390 SF PERMITTED
218 SF PROPOSED
3'x31.66' (95 SF)
7'x7.58' (54 SF)
2.67'x11.25' (30 SF)
2'x7'x8' (21 SF)
2.67'x6.5' (18 SF)
TOTAL = 218 SF

TOTAL AREA OF SIGNS FOR LEASE SPACE #1 FACING YORK ROAD
WIDTH OF LEASE SPACE = 174'
348 SF PERMITTED
149 SF PROPOSED
3'x31.67' (95 SF)
7'x7.58' (54 SF)

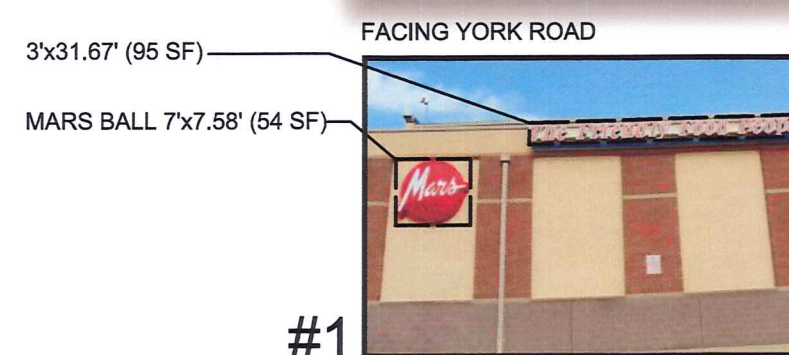


#1

Will be moved from roof top

MARS BALL
7'x7.58' (54 SF)
BAKERY
2.67'x11.25' (30 SF)
SECU ATM
2'x7'x8' (21 SF)
DELI
2.67'x6.5' (18 SF)

#1



#1

LOCATION OF SIGN B
SEE IMAGE TOP RIGHT
JOINT ID SIGN

PAD #1
SEE IMAGES BOTTOM LEFT

HEIGHT OF SIGN: 20' TALL
100 SF PERMITTED
±134 SF PROPOSED
LENGTH OF FRONTAGE = 331'
AREA OF SIGN: 8.33'x16' = ±134SF

SIGN A
JOINT ID SIGN

180 SF PERMITTED
27 SF PROPOSED
2'x13.5' (27 SF)



(a)

LENGTH OF BUILDING 90'



(b)

LENGTH OF BUILDING 40'

80 SF PERMITTED
19.5 SF PROPOSED
2.17'x13.58' (19.5 SF)



(c)

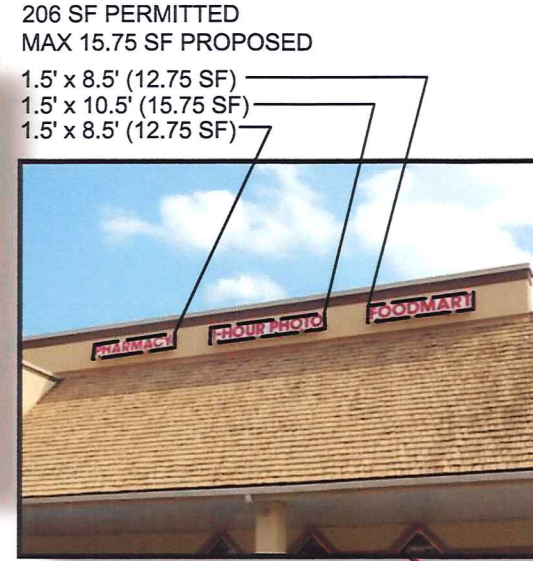
LENGTH OF BUILDING 90'



(d)

80 SF PERMITTED
19.5 SF PROPOSED
2.17'x13.58' (19.5 SF)

SIGNS FOR LEASE SPACE #35
WIDTH OF LEASE SPACE = 103'
206 SF PERMITTED
142 SF PROPOSED
1.5' x 8.5' (12.75 SF)
1.5' x 10.5' (15.75 SF)
1.5' x 8.5' (12.75 SF)
5' x 20' (100 SF)
TOTAL 142 SF



#35



#35

LENGTH OF BUILDING 47'
94 SF PERMITTED
60 SF PROPOSED
5' x 12' (60 SF)
HEIGHT OF SIGN: 25'
150 SF PERMITTED
LENGTH OF FRONTAGE = ±1,200'
AREA OF SIGN: 6.67'x13.5' = ±90SF



SIGN C
JOINT ID SIGN

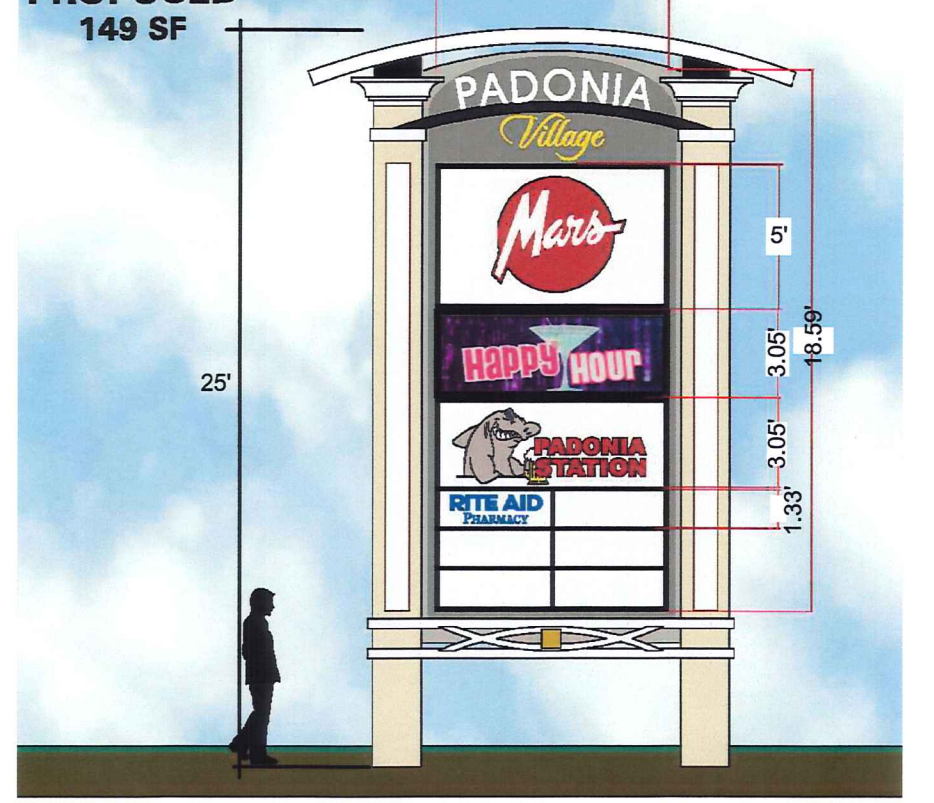


LENGTH OF BUILDING 95'

THERE ARE A TOTAL OF 4 SECU
SIGNS ON THIS BUILDING. 1
SIGN PER FRONTAGE. ALL OF
THE SIGNS ARE THE SAME SIZE.

LENGTH OF BUILDING 95'
190 SF PERMITTED
60 SF PROPOSED
5' x 12' (60 SF)

PROPOSED
149 SF



SIGN B
JOINT ID SIGN

HEIGHT OF SIGN: 25'
150 SF PERMITTED
LENGTH OF FRONTAGE = ±1,200'
AREA OF SIGN: 18.59'x8' = ±149SF



#61

2.67' x 23.58' (63 SF)
63 SF PROPOSED
JOINT ID SIGN



#63

SIGNS FOR LEASE SPACE #63
WIDTH OF LEASE SPACE = 115'
230 SF PERMITTED
142 SF PROPOSED
10' x 1.5' (15 SF)
3' x 8' (24 SF)
5' x 5' (25 SF)
TOTAL = 64 SF



#63

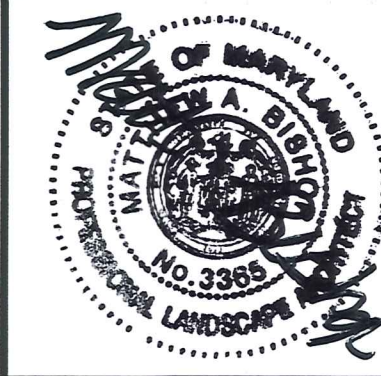
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

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

PLAN TO ACCOMPANY
SIGN VARIANCE PETITION
**PADONIA VILLAGE
SHOPPING CENTER**

5-63 (ODD) PADONIA ROAD & 2425 YORK ROAD

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

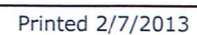
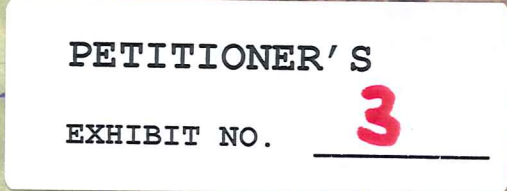


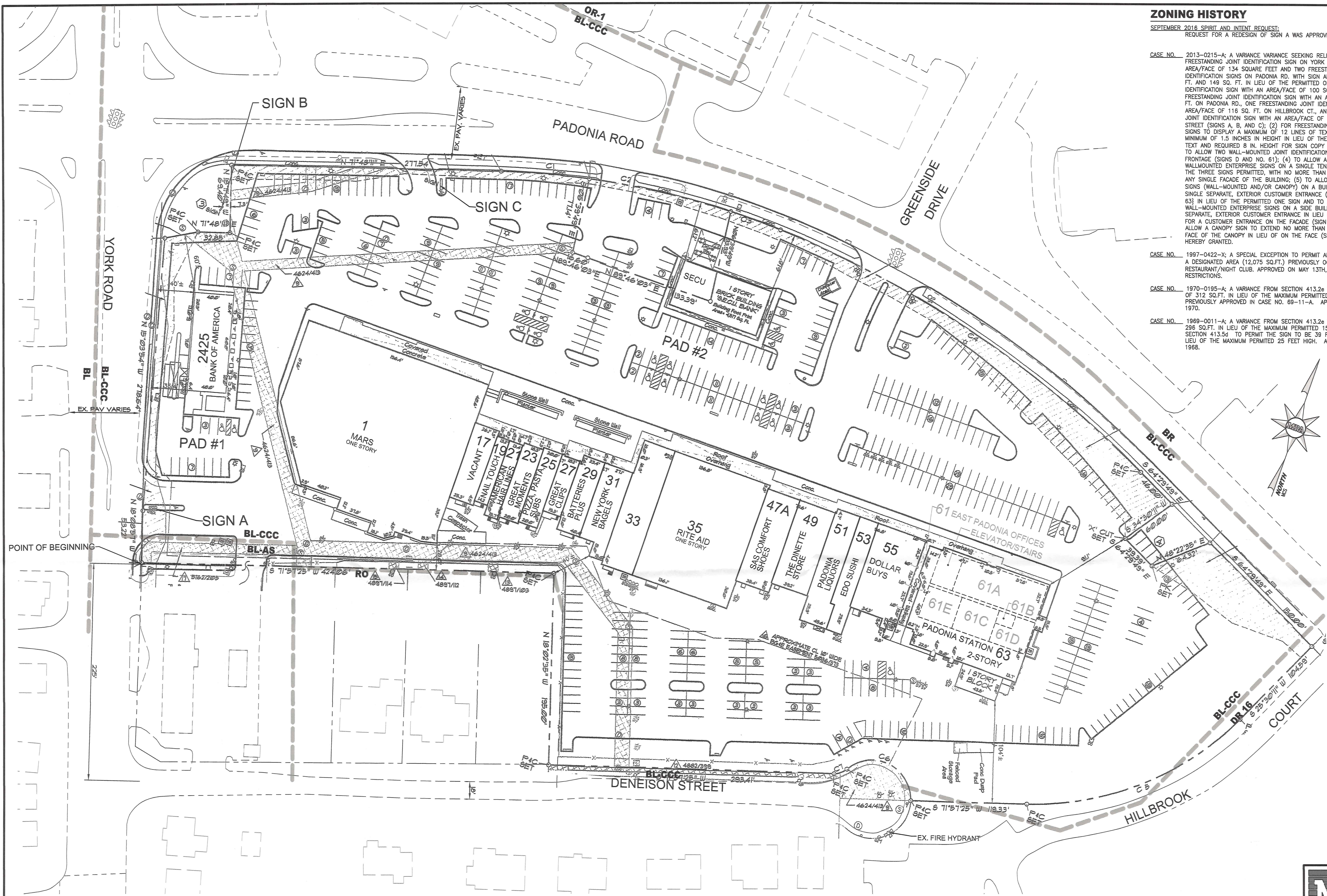
PROFESSIONAL CERTIFICATION

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:
08/20/2014

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

DATE	REVISIONS	JOB NO.:	17611
	PETITIONER'S	SCALE:	1" = 30'
	EXHIBIT NO. IC	DATE:	03/26/2013
		DRAWN BY:	MLE
		DESIGN BY:	MAB
		REVIEW BY:	WPM
		SHEET:	03 OF 03





- LEGEND**
- EX. PROPERTY LINE
 - EX. ADJACENT PROPERTY LINE
 - EX. RIGHT OF WAY LINE
 - EX. BUILDING
 - EX. CONCRETE
 - ===== EX. CURB

PLAN
SCALE: 1" = 50'

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. 3787, EXPIRATION DATE: 06/30/2020

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM:
HORIZONTAL NAD 83/(1991)
VERTICAL NAVD 88

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

ZONING HISTORY

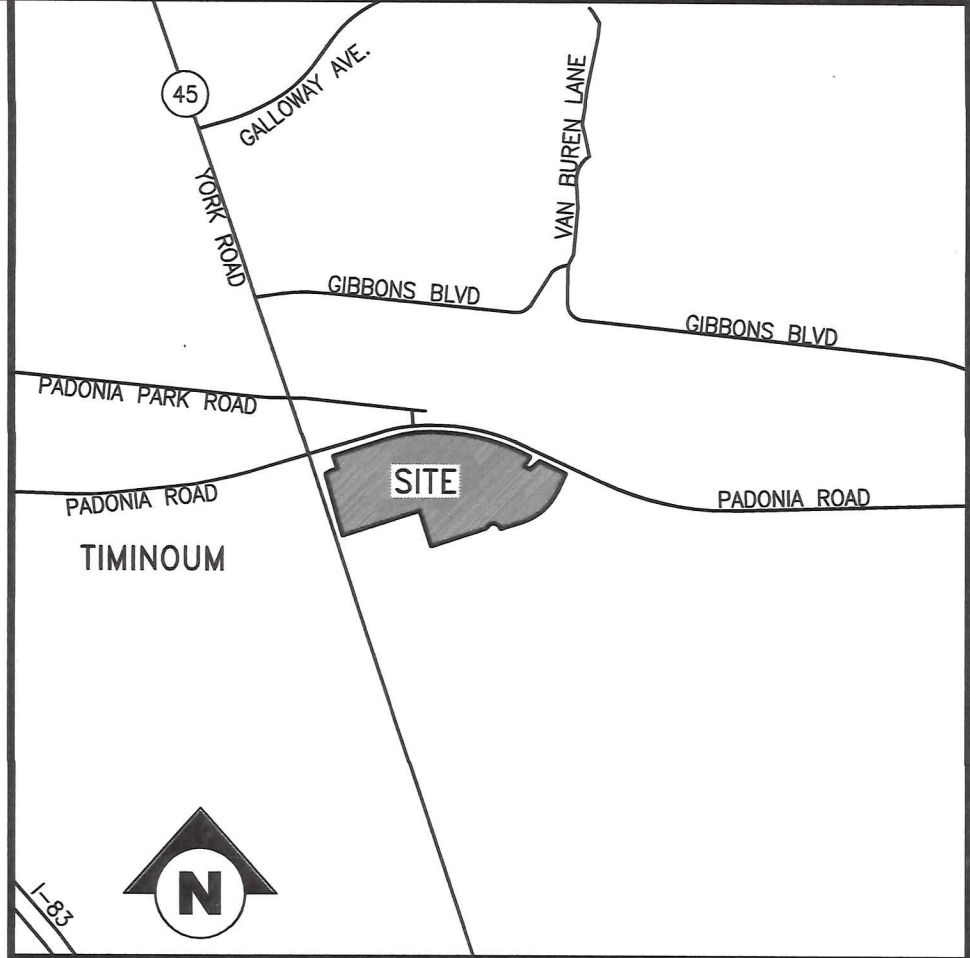
SEPTEMBER 2016 SPIRIT AND INTENT REQUEST:
REQUEST FOR A REDESIGN OF SIGN A WAS APPROVED.

CASE NO. 2013-0215-A: A VARIANCE VARIANCE SEEKING RELIEF (1) TO ALLOW A FREESTANDING JOINT IDENTIFICATION SIGN ON YORK RD WITH A SIGN AREA/FACE OF 134 SQUARE FEET AND TWO FREESTANDING JOINT IDENTIFICATION SIGNS ON PADONIA RD. WITH SIGN AREA/FACES OF 90 SQ. FT. AND 149 SQ. FT. IN LIEU OF THE PERMITTED ONE FREESTANDING JOINT IDENTIFICATION SIGN WITH AN AREA/FACE OF 100 SQ. FT. ON YORK RD. ONE FREESTANDING JOINT IDENTIFICATION SIGN WITH AN AREA/FACE OF 150 SQ. FT. ON PADONIA RD., ONE FREESTANDING JOINT IDENTIFICATION SIGN WITH AN AREA/FACE OF 116 SQ. FT. ON HILLBROOK CT., AND ONE FREESTANDING JOINT IDENTIFICATION SIGN WITH AN AREA/FACE OF 100 SQ. FT. ON DENEISON STREET (SIGNS A, B, AND C); (2) FOR FREESTANDING JOINT IDENTIFICATION SIGNS TO DISPLAY A MAXIMUM OF 12 LINES OF TEXT WITH A SIGN COPY A MINIMUM OF 1.5 INCHES IN HEIGHT IN LIEU OF THE PERMITTED 5 LINES OF TEXT AND REQUIRED 8 IN. HEIGHT FOR SIGN COPY (SIGNS A, B, AND C); (3) TO ALLOW TWO WALL-MOUNTED JOINT IDENTIFICATION SIGNS ON ONE ROAD FRONTAGE (SIGNS D AND NO. 61); (4) TO ALLOW A TOTAL OF FOUR WALLMOUNTED ENTERPRISE SIGNS ON A SINGLE TENANT BUILDING IN LIEU OF THE THREE SIGNS PERMITTED, WITH NO MORE THAN TWO SUCH SIGNS ON ANY SINGLE FACADE OF THE BUILDING; (5) TO ALLOW UP TO SIX ENTERPRISE SIGNS (WALL-MOUNTED AND/OR CANOPY) ON A BUILDING FACADE WITH A SINGLE SEPARATE, EXTERIOR CUSTOMER ENTRANCE (SIGN NOS. 1, 35, AND 63) IN LIEU OF THE PERMITTED ONE SIGN AND TO ALLOW TWO WALL-MOUNTED ENTERPRISE SIGNS ON A SIDE BUILDING FACADE WITHOUT A SEPARATE, EXTERIOR CUSTOMER ENTRANCE IN LIEU OF THE REQUIREMENT FOR A CUSTOMER ENTRANCE ON THE FACADE (SIGN NO. L); AND (6) TO ALLOW A CANOPY SIGN TO EXTEND NO MORE THAN TWO FT. BELOW THE FACE OF THE CANOPY IN LIEU OF ON THE FACE (SIGN NO. 63), BE AND IS HEREBY GRANTED.

CASE NO. 1997-0422-Y: A SPECIAL EXCEPTION TO PERMIT AN AMUSEMENT ARCADE IN A DESIGNATED AREA (12,075 SQ.FT.) PREVIOUSLY OCCUPIED BY A RESTAURANT/NIGHT CLUB. APPROVED ON MAY 13TH, 1997. NO RESTRICTIONS.

CASE NO. 1970-0195-A: A VARIANCE FROM SECTION 413.2a TO PERMIT A SIGN AREA OF 312 SQ.FT. IN LIEU OF THE MAXIMUM PERMITTED 296 SQ.FT. AS PREVIOUSLY APPROVED IN CASE NO. 69-11-A. APPROVED ON APRIL 14TH, 1970.

CASE NO. 1969-0011-A: A VARIANCE FROM SECTION 413.2a TO PERMIT A SIGN OF 296 SQ.FT. IN LIEU OF THE MAXIMUM PERMITTED 150 SQ.FT. AND FROM SECTION 413.5d TO PERMIT THE SIGN TO BE 39 FEET 6 INCHES HIGH IN LIEU OF THE MAXIMUM PERMITTED 25 FEET HIGH. APPROVED ON JULY 15TH, 1968.

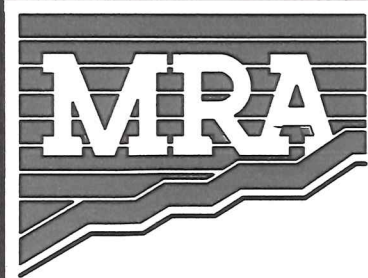


VICINITY MAP

SCALE: 1" = 500'

GENERAL NOTES

- PROPERTY INFORMATION:
A. OWNER INFO: PADONIA VILLAGE SHOPPING CENTER
A BUSINESS TRUST ET AL
1427 CLARKVIEW RD. SUITE 500
BALTIMORE, MD 21209
B. PROPERTY ADDRESS: 33 E. PADONIA ROAD
TIMINOUM, MARYLAND 21093
C. NET SITE AREA: PARCEL 1 11.45 AC± (498,762 SF)
PARCEL 2 0.30 AC± (13,088 SF)
TOTAL NET: 11.75 AC± (511,830 SF)
GROSS SITE AREA: PARCEL 1 AND 2 13.47 AC± (586,753 SF)
D. ELECTION DISTRICT: 8
COUNCILMANIC DISTRICT: 3
ADC MAP: 4460K8
CENSUS TRACT: 408505
H. TAX MAP: 51
I. PARCEL: 461 & 41
J. TAX ACCOUNT NO.: 1600000158
1600000159
- DEED REFERENCES: PARCEL 461 & 41 = 23820/00316
- ZONING: BL-CCC/DR16/BL-AS
- ZONING MAP REFERENCE: 0051C3
- FLOOR AREA RATIO: PERMITTED = 4.0
PROVIDED = .19
- AMENITY OPEN SPACE: REQUIRED: 0.2 (511,830 X 0.2 = 102,366 SF)
PROPOSED: 0.2 (105,460 SF)
- EXISTING LAND USE: COMMERCIAL / RETAIL
- SETBACKS: (TO PROPERTY LINE) REQUIRED PROVIDED
FRONT 10' 60'±
SIDE 10' 40'±
REAR 20' 28'±
- BUILDING HEIGHT REQUIREMENTS: NOT APPLICABLE
- THIS SITE IS SERVED BY PUBLIC WATER AND SEWER.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL UNLESS OTHERWISE NOTED.
- THE SITE IS NOT IN A 100 YEAR FLOODPLAIN.
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
- ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
- SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450, UNLESS OTHERWISE NOTED.
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN BUILDINGS, PROPERTIES, OR SITES WHICH ARE ON THE MARYLAND HISTORICAL TRUST INVENTORY, BALTIMORE COUNTY LANDMARKS LIST, THE NATIONAL REGISTER OF HISTORIC PLACES, OR THE MARYLAND ARCHEOLOGICAL SURVEY.
- PARKING
REQUIRED 5/1,000 SF = 557 SPACES
EXISTING 565 SPACES



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
SPIRIT AND INTENT REQUEST
FOR SIGN VARIANCE
PADONIA VILLAGE
SHOPPING CENTER**

5-63 (ODD) PADONIA ROAD & 2425 YORK ROAD
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.: 17611X02
		SCALE: 1" = 50'
		DATE: 07/06/2018
		DRAWN BY: NCR
		DESIGN BY: NCR
		REVIEW BY: MCC
		SHEET: 01 OF 03

SIGNS FOR LEASE SPACE #1 FACING PADONIA ROAD
WIDTH OF LEASE SPACE = 195'
390 SF PERMITTED
218 SF PROPOSED
3'x31.66' (95 SF)
7'x7.58' (54 SF)
2.67'x11.25' (30 SF)
2'7'x8' (21 SF)
2.67'x6.5' (18 SF)
TOTAL = 218 SF

TOTAL AREA OF SIGNS FOR LEASE SPACE #1 FACING YORK ROAD
WIDTH OF LEASE SPACE = 174'
348 SF PERMITTED
149 SF PROPOSED
3'x31.67' (95 SF)
7'x7.58' (54 SF)

3'x31.66' (95 SF)
FACING PADONIA ROAD

#1

Will be moved from
roof top

FACING PADONIA ROAD

MARS BALL
7'x7.58' (54 SF)
BAKERY
2.67'x11.25' (30 SF)
SECU ATM
2'7'x8' (21 SF)
DELI
2.67'x6.5' (18 SF)

#1

3'x31.67' (95 SF)
FACING YORK ROAD

MARS BALL 7'x7.58' (54 SF)

#1

LOCATION OF SIGN B
SEE IMAGE TOP RIGHT
JOINT ID SIGN

PAD #1
SEE IMAGES BOTTOM LEFT

LOCATION OF SIGN A
SEE IMAGE BOTTOM OF PLAN
JOINT ID SIGN

180 SF PERMITTED
27 SF PROPOSED
2'x13.5' (27 SF)



(a)

LENGTH OF BUILDING 90'



(b)

LENGTH OF
BUILDING 40'

80 SF PERMITTED
19.5 SF PROPOSED
2.17'x13.58' (19.5 SF)

180 SF PERMITTED
27 SF PROPOSED
2'x13.5' (27 SF)



(c)

LENGTH OF BUILDING 90'



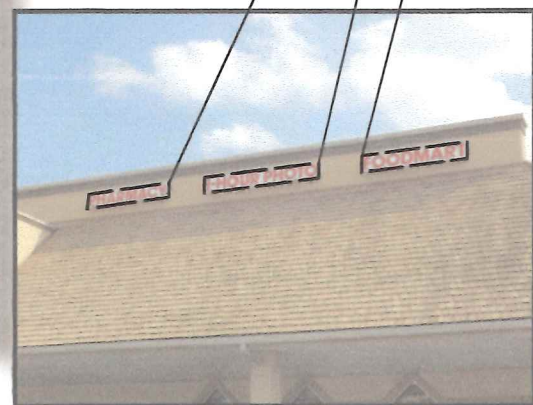
(d)

LENGTH OF BUILDING 40'

80 SF PERMITTED
19.5 SF PROPOSED
2.17'x13.58' (19.5 SF)

SIGNS FOR LEASE SPACE #35
WIDTH OF LEASE SPACE = 103'
208 SF PERMITTED
142 SF PROPOSED
1.5' x 8.5' (12.75 SF)
1.5' x 10.5' (15.75 SF)
1.5' x 8.5' (12.75 SF)
5' x 20' (100 SF)
TOTAL 142 SF

208 SF PERMITTED
MAX 15.75 SF PROPOSED
1.5' x 8.5' (12.75 SF)
1.5' x 10.5' (15.75 SF)
1.5' x 8.5' (12.75 SF)



#35

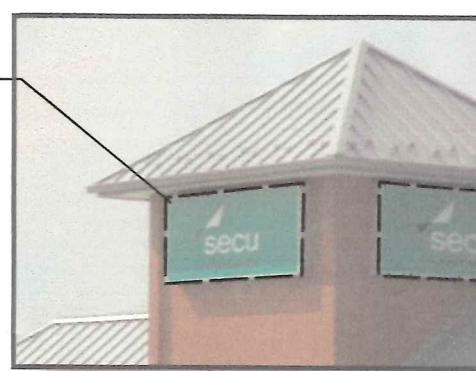
208 SF PERMITTED
100 SF PROPOSED
5' x 20' (100 SF)



#35

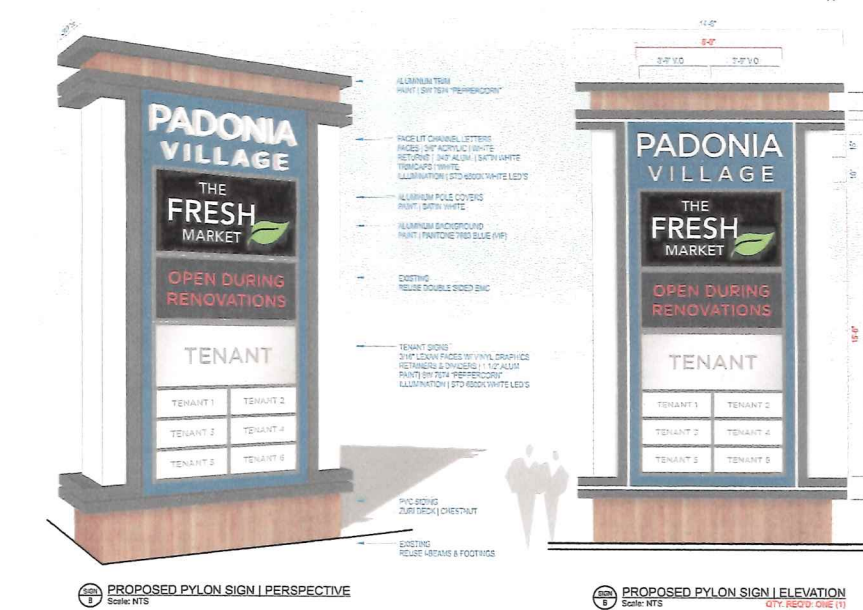
LOCATION OF SIGN C
SEE IMAGE TOP RIGHT
JOINT ID SIGN

LENGTH OF BUILDING 47'
94 SF PERMITTED
60 SF PROPOSED
5' x 12' (60 SF)



LENGTH OF BUILDING 95'

THERE ARE A TOTAL OF 4 SECU
SIGNS ON THIS BUILDING. 1
SIGN PER FRONTAGE. ALL OF
THE SIGNS ARE THE SAME SIZE.
LENGTH OF BUILDING 95'
190 SF PERMITTED
80 SF PROPOSED
5' x 12' (60 SF)

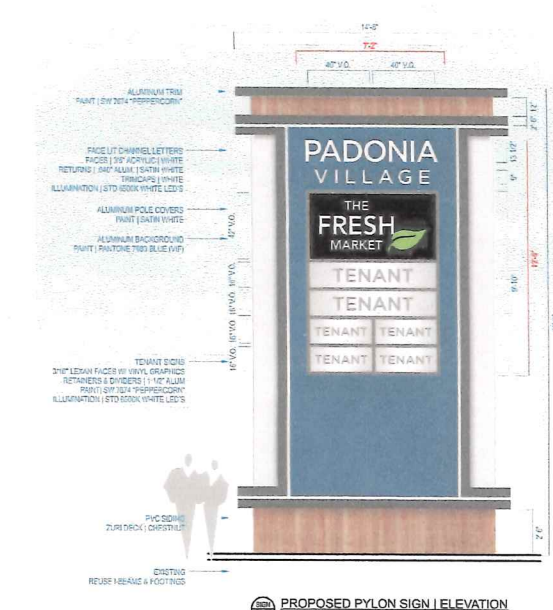
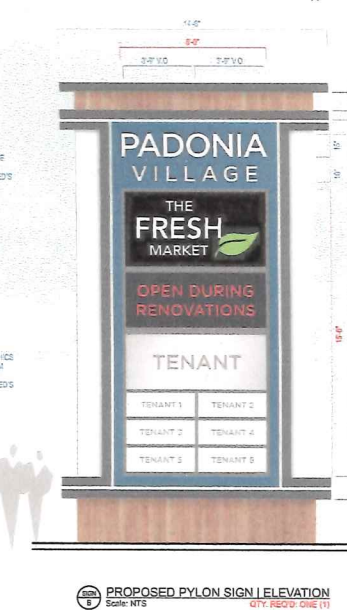


SIGN B
JOINT ID SIGN

HEIGHT OF SIGN: 25'

150 SF PERMITTED
LENGTH OF FRONTAGE = ±1,200'

AREA OF SIGN: 18'-6"x6" = ±148 SF



SIGN C
JOINT ID SIGN

HEIGHT OF SIGN: 25'

150 SF PERMITTED
LENGTH OF FRONTAGE = ±1,200'

AREA OF SIGN: 12'-6"x7'-2" = ±89.6 SF

SIGN A JOINT ID SIGN



HEIGHT OF SIGN: 25'
100 SF PERMITTED
±131.8 SF PROPOSED
LENGTH OF FRONTAGE = 331'

AREA OF SIGN: 11' X 11.9167 = 131.08 SF

NUMBER OF LINES: 4 OR 5

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. 3787, EXPIRATION DATE:
06/30/2020

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

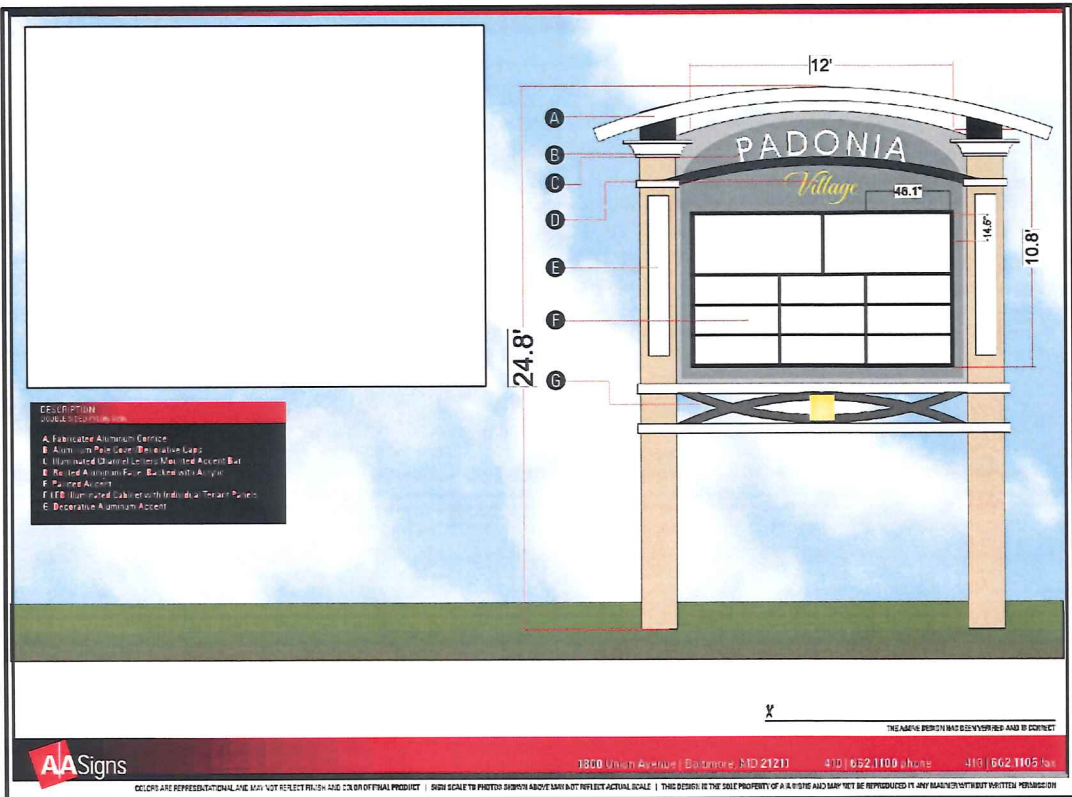
MRA LANDSCAPE ARCHITECT STATE OF MARYLAND		MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1220-C EAST JOPPA ROAD, SUITE 505 TOWSON, MARYLAND 21286 (410) 821-1690 FAX (410) 821-1748 PLAN TO ACCOMPANY SPIRIT AND INTENT REQUEST FOR SIGN VARIANCE PADONIA VILLAGE SHOPPING CENTER 5-63 (ODD) PADONIA ROAD & 2425 YORK ROAD 8TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND	
DATE	REVISIONS	JOB NO.:	17611X02
		SCALE:	1" = 30'
		DATE:	07/06/2018
		DRAWN BY:	NCR
		DESIGN BY:	NCR
		REVIEW BY:	MGC
		SHEET:	03 OF 03

JOINT ID SIGN A (OPTION 1)
PREVIOUSLY APPROVED IN
ZONING CASE #2013-0125-A

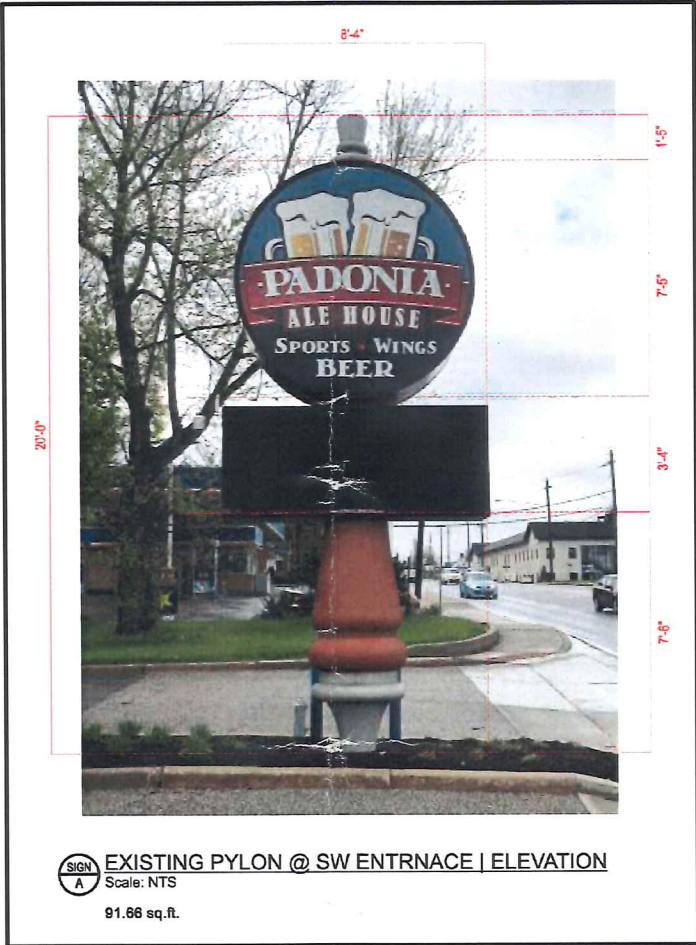


HEIGHT OF SIGN: 20' TALL
100 SF PERMITTED
±134 SF PROPOSED
LENGTH OF FRONTAGE = 331'
AREA OF SIGN: 8.33'x16' = ±134SF
SIGN A
JOINT ID SIGN
OPTION 1

JOINT ID SIGN A (OPTION 2)
PREVIOUSLY APPROVED IN
ZONING CASE #2013-0125-A



SIGN A JOINT ID SIGN
OPTION 2



HEIGHT OF SIGN: 24.8'
100 SF PERMITTED
±130 SF PROPOSED
LENGTH OF FRONTAGE = 331'
AREA OF SIGN: 12' X 10.8 = 130 SF
NUMBER OF LINES: 4 OR 5

PROPOSED
JOINT ID SIGN A



SIGN A
JOINT ID SIGN

HEIGHT OF SIGN: 25'
100 SF PERMITTED
±131.8 SF PROPOSED
LENGTH OF FRONTAGE = 331'
AREA OF SIGN: 11' X 11.9167 = 131.08 SF
NUMBER OF LINES: 4 OR 5

	MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1220-C EAST JOPPA ROAD, SUITE 505 TOWSON, MARYLAND 21286 (410) 821-1690 FAX: (410) 821-1748 MRAGTA.COM Copyright 2018 Morris & Ritchie Associates, Inc.	JOINT ID SIGN A COMPARISON		
	PADONIA VILLAGE SHOPPING CENTER BALTIMORE COUNTY, MD			
DATE: 07/06/2018	DRAWN BY: NCR	DESIGN BY: NCR	REVIEW BY: MGC	JOB NO.: 17611X02

JOINT ID SIGN B
PREVIOUSLY APPROVED IN
ZONING CASE #2013-0125-A



SIGN B EXISTING PYLON | ELEVATION
Scale: NTS
148.66 sq. ft.

SIGN B
JOINT ID SIGN
HEIGHT OF SIGN: 25'
150 SF PERMITTED
LENGTH OF FRONTAGE = ±1,200'
AREA OF SIGN: 18.59'x8' = ±149 SF

PROPOSED
JOINT ID SIGN B



SIGN B PROPOSED PYLON SIGN | PERSPECTIVE
Scale: NTS

SIGN B PROPOSED PYLON SIGN | ELEVATION
Scale: NTS
QTY. REQ'D: ONE (1)
148 sq.ft.

SIGN B
JOINT ID SIGN
HEIGHT OF SIGN: 25'
150 SF PERMITTED
LENGTH OF FRONTAGE = ±1,200'
AREA OF SIGN: 18'-6"x8' = ±148 SF



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
MRAGTA.COM
Copyright 2018 Morris & Ritchie Associates, Inc.

JOINT ID SIGN B COMPARISON

**PADONIA VILLAGE
SHOPPING CENTER**
BALTIMORE COUNTY, MD

SCALE: NTS

DATE: 07/06/2018

DRAWN BY: NCR

DESIGN BY: NCR

REVIEW BY: MGC

JOB NO. :17611X02

JOINT ID SIGN C
PREVIOUSLY APPROVED IN
ZONING CASE #2013-0125-A



SIGN C EXISTING PYLON | ELEVATION
Scale: NTS
89.44 sq. ft.

SIGN C
JOINT ID SIGN
HEIGHT OF SIGN: 25'
150 SF PERMITTED
LENGTH OF FRONTAGE = ±1,200'
AREA OF SIGN: 6.67'x13.5' = ±90 SF

PROPOSED
JOINT ID SIGN C



SIGN C PROPOSED PYLON SIGN | ELEVATION
Scale: NTS
QTY. REQ'D: ONE (1)
89.6 sq. ft.

SIGN C
JOINT ID SIGN
HEIGHT OF SIGN: 25'
150 SF PERMITTED
LENGTH OF FRONTAGE = ±1,200'
AREA OF SIGN: 12'-6\"/>

	MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1220-C EAST JOPPA ROAD, SUITE 505 TOWSON, MARYLAND 21286 (410) 821-1690 FAX: (410) 821-1748 MRAGTA.COM Copyright 2018 Morris & Ritchie Associates, Inc.			JOINT ID SIGN C COMPARISON	
	PADONIA VILLAGE SHOPPING CENTER BALTIMORE COUNTY, MD			DATE: 07/06/2018	JOB NO. :17611X02
	DRAWN BY: NCR	DESIGN BY: NCR	REVIEW BY: MGC		