

IN RE: PETITION FOR VARIANCE

(2080 York Road)

8th Election District

3rd Councilmanic District

Kimco Realty

Legal Owner

Petitioner

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2014-0225-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed on behalf of the legal owner, Kimco Realty. The Petition was filed pursuant to §450 of the Baltimore County Zoning Regulations ("B.C.Z.R") and seeks a variety of sign variances for a strip shopping center. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requests was Gregg Birdsall. Dino C. LaFiandra, Esquire and Timothy Kotroco, Esquire, with Whiteford, Taylor & Preston, represented the Petitioner. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no Protestants in attendance and the file does not contain any letters of opposition. There were no substantive Zoning Advisory Committee (ZAC) comments received from any of the county agencies.

The subject property is approximately 3.54 acres and is zoned BR-IM. The property is improved with a shopping center known as Timonium Crossing, and is located at the intersection of three public roadways: York, Timonium & Aylesbury Roads. The property is located along an extremely busy commercial corridor, and is adjacent to the Timonium State Fairgrounds. The

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Date 8-1-14

By [Signature]

Petitioner requests zoning relief to legitimize the signs at the center which have been rendered "illegal" by the B.C.Z.R. sign abatement provisions. B.C.Z.R. §450.8.D. The shopping center has three types of signs for which relief is sought: two (2) freestanding joint identification pylon signs, four (4) landscape or directional signs, and twelve (12) storefront signs.

To obtain variance relief requires a showing that:

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

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

Petitioner has met this test. The property is irregularly shaped and is bounded on three sides by public roadways. As such, it is unique. If the B.C.Z.R. were strictly interpreted the Petitioner would suffer a practical difficulty, since it would be unable to retain the signs it has had for years, and would be unable to adequately identify the tenants/merchants located along this very busy corridor. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the absence of County and/or community opposition.

As noted at the outset, this Petition pertains to eighteen (18) signs at the shopping center, and twenty-five (25) variances are sought. To eliminate the potential for clerical errors or transposition of section or subsection references to the B.C.Z.R., the Order granting relief which follows will incorporate by reference the continuation sheets attached to the Petition.

THEREFORE, IT IS ORDERED, this 1st day of August, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to § 450 of the Baltimore County Zoning Regulations ("B.C.Z.R"), as described in detail on Exhibit A

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Date 8-1-14

2

By RSW

attached hereto, which is expressly incorporated herein by reference, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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


JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB: sln

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Date 8-1-79

By (signature)



KEVIN KAMENETZ
County Executive

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

August 1, 2014

Dino C. LaFiandra, Esquire
Timothy M. Kotroco, Esquire
Whiteford, Taylor & Preston, LLP
1 West Pennsylvania Avenue, Suite 300
Towson, Maryland 21204

RE: Petition for Variance
Property: 2080 York Road
Case No. 2014-0225-A

Dear Counsel:

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

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

Exhibit A

1. Variance from BCZR Section 450.4 to permit a 40 square foot wall mounted enterprise sign in a multi-tenant retail building on an exterior wall where the commercial entity does not have an exterior customer entrance in lieu of zero permitted.
2. Variance from BCZR Section 450.4 to permit a 100 square foot wall mounted enterprise sign in a multi-tenant retail building on an exterior wall where the commercial entity does not have an exterior customer entrance in lieu of zero permitted.
3. Variance from BCZR Section 450.4 to permit a 100 square foot wall mounted enterprise sign in a multi-tenant retail building on an exterior wall where the commercial entity does not have an exterior customer entrance in lieu of zero permitted.
4. Variance from BCZR Section 450.4 to permit a 100 square foot wall mounted enterprise sign in a multi-tenant retail building on an exterior wall where the commercial entity does not have an exterior customer entrance in lieu of zero permitted.
5. Variance from BCZR Section 450.4 to permit two wall mounted enterprise signs with a total size of 176.2 square feet in a multi tenant retail building on an exterior wall where the commercial entity has a customer entrance, in lieu of one sign of a maximum size of 123.6 square feet permitted.
6. Variance from BCZR Section 450.4 to permit a 80 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 40 square feet permitted.
7. Variance from BCZR Section 450.4 to permit a 80 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 40 square feet permitted.
8. Variance from BCZR Section 450.4 to permit a 80 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 40 square feet permitted.
9. Variance from BCZR Section 450.4 to permit a 80 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 40 square feet permitted.
10. Variance from BCZR Section 450.4 to permit a 172 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 88 square feet permitted.
11. Variance from BCZR Section 450.4 to permit a 84 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 44 square feet permitted.
12. Variance from BCZR Section 450.4 to permit a 244.8 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 123 square feet permitted.
13. Variance from BCZR Section 450.4 to permit a 160 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 81 square feet permitted.

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By [Signature]

14. Variance from BCZR Section 450.4 to permit 120 square foot wall mounted enterprise sign in a multi tenant retail building in lieu of 100 square feet permitted.
15. Variance from BCZR Section 450.4 to permit a 64 square foot wall mounted enterprise sign in a multi-tenant retail building on an exterior wall where the commercial entity does not have an exterior customer entrance in lieu of zero permitted.
16. Variance to permit 3 wall mounted enterprise signs in a multi tenant retail building on an exterior wall where the commercial entity has an exterior customer entrance in lieu of one sign permitted.
17. Variance from BCZR Section 450.4 to permit a 320 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 150 feet permitted.
18. Variance from BCZR Section 450.4 to permit a 80 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 41 feet permitted.
19. Variance from BCZR Section 450.4 to permit a 80 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 41 feet permitted.
20. Variance from BCZR Section 450.4 to permit a 84 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 41 feet permitted.
21. Variance from BCZR Section 450.4 to permit three (3) 75 square foot canopy signs on a multi tenant retail building on an exterior wall where the commercial entity does not have an exterior customer entrance in lieu of zero permitted.
22. Variance from BCZR Section 450.5 to permit 75 square foot canopy sign on a multi tenant retail building in lieu of 66 square feet permitted.
23. Variance from BCZR Section 450.4 for six (6) projecting signs measuring 11 square feet each in lieu of zero permitted.
24. Variance from section 450.4 to permit 4 directional signs in a non-residential zone with a company logo exceeding 30% of the total sign area in lieu of the 30% permitted.
25. Variance from BCZR Section 450.4 to permit two (2) joint identification signs displaying the names of twelve (12) occupants in lieu of five (5) occupants permitted.

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Date 8-1-14

By [Signature]



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 2080 York Road

which is presently zoned BR-IM

Deed References: 20114/581

10 Digit Tax Account # 0 8 1 3 0 2 2 5 5 0

Property Owner(s) Printed Name(s) Timonium Crossings LLC

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

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

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

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

3. ✓ a **Variance** from Section(s)

PLEASE 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:

N/A

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Dino C. LaFiandra, Esquire

Name - Type or Print

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address City State

21204 /410-832-2000/ dlafiandra@wtplaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Greg Birdsall, Kimco Realty /

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1954 Greenspring Avenue #330, Timonium, MD

Mailing Address City State

21093 /410-427-4414 /gbirdsall@kimcorealty.com

Zip Code Telephone # Email Address

Representative to be contacted:

Dino C. LaFiandra, Esquire

Name - Type or Print

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address City State

21204 / 410-832-2000 / dlafiandra@wtplaw.com

Zip Code Telephone # Email Address

CASE NUMBER 2014-0225-A Filing Date 5/2/2014 Do Not Schedule Dates: _____

Reviewer me

Petition for Variance
2080 York Road
Continuation Sheet

1. Variance from BCZR Section 450.4 Attachment 1 No. 5 (d) to permit a 40 square foot wall mounted enterprise sign in a multi-tenant retail building on an exterior wall where the commercial entity does not have an exterior customer entrance in lieu of zero permitted. (Key Sheet Page 1, Sign G)
2. Variance from BCZR Section 450.4 Attachment 1 No. 5 (d) to permit a 100 square foot wall mounted enterprise sign in a multi-tenant retail building on an exterior wall where the commercial entity does not have an exterior customer entrance in lieu of zero permitted. (Key Sheet Page 1, Sign D)
3. Variance from BCZR Section 450.4 Attachment 1 No. 5 (d) to permit a 100 square foot wall mounted enterprise sign in a multi-tenant retail building on an exterior wall where the commercial entity does not have an exterior customer entrance in lieu of zero permitted. (Key Sheet Page 1, Sign E)
4. Variance from BCZR Section 450.4 Attachment 1 No. 5 (d) to permit a 100 square foot wall mounted enterprise sign in a multi-tenant retail building on an exterior wall where the commercial entity does not have an exterior customer entrance in lieu of zero permitted. (Key Sheet Page 1, Sign F)
5. Variance from BCZR Section 450.4 Attachment 1 No. 5 (d) to permit two wall mounted enterprise signs with a total size of 176.2 square feet in a multi tenant retail building on an exterior wall where the commercial entity has a customer entrance, in lieu of one sign of a maximum size of 123.6 square feet permitted. (Key Sheet Page 1, Signs A and B)
6. Variance from BCZR Section 450.4 Attachment 1 No. 5 (d) to permit a 80 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 40 square feet permitted. (Key Sheet Page 2, Sign H)
7. Variance from BCZR Section 450.4 Attachment 1 No. 5 (d) to permit a 80 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 40 square feet permitted. (Key Sheet Page 2, Sign I)
8. Variance from BCZR Section 450.4 Attachment 1 No. 5 (d) to permit a 80 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 40 square feet permitted. (Key Sheet Page 2, Sign J)
9. Variance from BCZR Section 450.4 Attachment 1 No. 5 (d) to permit a 80 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 40 square feet permitted. (Key Sheet Page 2, Sign K)
10. Variance from BCZR Section 450.4 Attachment 1 No. 5 (d) to permit a 172 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 88 square feet permitted. (Key Sheet Page 2, Sign L)

2014-0225-A

11. Variance from BCZR Section 450.4 Attachment 1 No. 5 (d) to permit a 84 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 44 square feet permitted. (Key Sheet Page 2, Sign F)
12. Variance from BCZR Section 450.4 Attachment 1 No. 5 (d) to permit a 244.8 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 123 square feet permitted. (Key Sheet Page 2, Sign C)
13. Variance from BCZR Section 450.4 Attachment 1 No. 5 (d) to permit a 160 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 81 square feet permitted. (Key Sheet Page 2, Sign B)
14. Variance from BCZR Section 450.4 Attachment 1 No. 5 (d) to permit 120 square foot wall mounted enterprise sign in a multi tenant retail building in lieu of 100 square feet permitted. (Key Sheet Page 2, Sign A)
15. Variance from BCZR Section 450.4 Attachment 1 No. 5 (d) to permit a 64 square foot wall mounted enterprise sign in a multi-tenant retail building on an exterior wall where the commercial entity does not have an exterior customer entrance in lieu of zero permitted. (Key Sheet Page 4, Sign D)
16. Variance to from BCZR Section 450.4 Attachment 1 No. 5 (d) to permit 3 wall mounted enterprise signs in a multi tenant retail building on an exterior wall where the commercial entity has an exterior customer entrance in lieu of one sign permitted. (Key Sheet Page 4, Signs E, F, and G)
17. Variance from BCZR Section 450.4 Attachment 1 No. 5 (d) to permit a 320 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 150 feet permitted. (Key Sheet Page 3, Sign B "Medstar Health Women and Children Care")
18. Variance from BCZR Section 450.4 Attachment 1 No. 5 (d) to permit a 80 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 41 feet permitted. (Key Sheet Page 3, Sign B1)
19. Variance from BCZR Section 450.4 Attachment 1 No. 5 (d) to permit a 80 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 41 feet permitted. (Key Sheet Page 3, Sign B2)
20. Variance from BCZR Section 450.4 Attachment 1 No. 5 (d) to permit a 80 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 41 feet permitted. (Key Sheet, Sign A)
21. Variance from BCZR Section 450.4 Attachment 1 No. 5 (d) to permit four (4) 75 square foot canopy enterprise signs on a multi tenant retail building on an exterior wall where the commercial entity does not have an exterior customer entrance in lieu of zero permitted. (Key Sheet Page 4, Signs A, B and C and Page 5, Signs A, B and C).

0225-A

22. Variance from BCZR Section 450.5 to permit six (6) 75 square foot canopy enterprise signs on a multi-tenant retail building in lieu of two (2) 66 square feet canopy enterprise signs permitted. (Key Sheet Page 4, Signs A, B and C and Page 5, Signs A, B, and C.)
23. Variance from BCZR Section 450.4 Attachment 1 No. 5 for six (6) projecting signs measuring 11 square feet each in lieu of zero permitted. (Key Sheet Page 5, Sign(s) F)
24. Variance from section 450.4 Attachment 1 No. 3(b) to permit 4 directional signs in a non-residential zone with a company logo exceeding 30% of the total sign area in lieu of the 30% permitted. (Key Sheet Page 6)
25. Variance from BCZR Section 450.4 to permit two (2) joint identification signs displaying twelve (12) lines of tenant copy each in lieu of five (5) lines of tenant copy each permitted. (Key Sheet Page 7)

0225-A

Petition for Variance
2080 York Road
Continuation Sheet

1. Variance from BCZR Section 450.4 to permit a 40 square foot wall mounted enterprise sign in a multi-tenant retail building on an exterior wall where the commercial entity does not have an exterior customer entrance in lieu of zero permitted.
2. Variance from BCZR Section 450.4 to permit a 100 square foot wall mounted enterprise sign in a multi-tenant retail building on an exterior wall where the commercial entity does not have an exterior customer entrance in lieu of zero permitted.
3. Variance from BCZR Section 450.4 to permit a 100 square foot wall mounted enterprise sign in a multi-tenant retail building on an exterior wall where the commercial entity does not have an exterior customer entrance in lieu of zero permitted.
4. Variance from BCZR Section 450.4 to permit a 100 square foot wall mounted enterprise sign in a multi-tenant retail building on an exterior wall where the commercial entity does not have an exterior customer entrance in lieu of zero permitted.
5. Variance from BCZR Section 450.4 to permit two wall mounted enterprise signs with a total size of 176.2 square feet in a multi tenant retail building on an exterior wall where the commercial entity has a customer entrance, in lieu of one sign of a maximum size of 123.6 square feet permitted.
6. Variance from BCZR Section 450.4 to permit a 80 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 40 square feet permitted.
7. Variance from BCZR Section 450.4 to permit a 80 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 40 square feet permitted.
8. Variance from BCZR Section 450.4 to permit a 80 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 40 square feet permitted.
9. Variance from BCZR Section 450.4 to permit a 80 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 40 square feet permitted.
10. Variance from BCZR Section 450.4 to permit a 172 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 88 square feet permitted.
11. Variance from BCZR Section 450.4 to permit a 84 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 44 square feet permitted.
12. Variance from BCZR Section 450.4 to permit a 244.8 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 123 square feet permitted.
13. Variance from BCZR Section 450.4 to permit a 160 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 81 square feet permitted.

0225-A

14. Variance from BCZR Section 450.4 to permit 120 square foot wall mounted enterprise sign in a multi tenant retail building in lieu of 100 square feet permitted.
15. Variance from BCZR Section 450.4 to permit a 64 square foot wall mounted enterprise sign in a multi-tenant retail building on an exterior wall where the commercial entity does not have an exterior customer entrance in lieu of zero permitted.
16. Variance to permit 3 wall mounted enterprise signs in a multi tenant retail building on an exterior wall where the commercial entity has an exterior customer entrance in lieu of one sign permitted.
17. Variance from BCZR Section 450.4 to permit a 320 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 150 feet permitted.
18. Variance from BCZR Section 450.4 to permit a 80 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 41 feet permitted.
19. Variance from BCZR Section 450.4 to permit a 80 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 41 feet permitted.
20. Variance from BCZR Section 450.4 to permit a ⁸⁴80 square foot wall mounted enterprise sign in a multi-tenant retail building in lieu of 41 feet permitted.
21. Variance from BCZR Section 450.4 to permit three (3) 75 square foot canopy signs on a multi tenant retail building on an exterior wall where the commercial entity does not have an exterior customer entrance in lieu of zero permitted.
22. Variance from BCZR Section 450.5 to permit 75 square foot canopy sign (in lieu) on a multi tenant retail building in lieu of 66 square feet permitted.
23. Variance from BCZR Section 450.4 for six (6) projecting signs measuring 11 square feet each in lieu of zero permitted.
24. Variance from section 450.4 to permit 4 directional signs in a non-residential zone with a company logo exceeding 30% of the total sign area in lieu of the 30% permitted.
25. Variance from BCZR Section 450.4 to permit two (2) joint identification signs displaying the names of twelve (12) occupants in lieu of five (5) occupants permitted.

0225-A



BOHLER

ENGINEERING

901 Dulaney Valley Road, Suite 801
Towson, MD 21204
PHONE 410.821.7900
FAX 410.821.7987

ZONING DESCRIPTION
TAX MAP 60, PARCELS 201
THE LAND OF
TIMONIUM CROSSING, LLC.
LIBER 20114 FOLIO 581
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MD

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LIMITS OF TIMONIUM ROAD ROAD (VARIABLE WIDTH RIGHT-OF-WAY), WHICH IS 51 FEET EAST OF THE INTERSECTION OF SAID TIMONIUM ROAD AND AYLESBURY ROAD (VARIABLE WIDTH RIGHT-OF-WAY), THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN THE AYLESBURY ROAD RIGHT-OF-WAY ON THE WEST AND THE LAND OF TIMONIUM CROSSING, LLC. (LIBER 201414 FOLIO 581) ON THE EAST;

1. NORTH 71 DEGREES – 16 MINUTES – 28 SECONDS EAST, 281.14 FEET TO A POINT, THENCE;
2. CONTINUING 142.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 91.00 FEET, A CENTRAL ANGLE OF 89 DEGREES - 59 MINUTES - 09 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 63 DEGREES – 44 MINUTES – 03 SECONDS EAST, 128.67 FEET TO A POINT, THENCE
3. CONTINUING SOUTH 25 DEGREES – 50 MINUTES – 43 SECONDS EAST, 64.71 FEET TO A POINT, THENCE;
4. CONTINUING SOUTH 18 DEGREES – 44 MINUTES – 34 SECONDS EAST, 134.20 FEET TO A POINT, THENCE;
5. CONTINUING SOUTH 70 DEGREES – 06 MINUTES – 45 SECONDS WEST, 194.00 FEET TO A POINT, THENCE;
6. CONTINUING SOUTH 18 DEGREES – 44 MINUTES – 34 SECONDS EAST, 190.00 FEET TO A POINT, THENCE;
7. CONTINUING SOUTH 70 DEGREES – 06 MINUTES – 45 SECONDS WEST, 163.45 FEET TO A POINT, THENCE;
8. CONTINUING 18.66 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 1,334.00 FEET, A CENTRAL ANGLE OF 00 DEGREES – 48 MINUTES – 05 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 28 DEGREES – 34 MINUTES – 45 SECONDS WEST, 18.66 FEET TO A POINT, THENCE;
9. CONTINUING SOUTH 61 DEGREES – 01 MINUTES – 12 SECONDS WEST, 3.00 FEET TO A POINT, THENCE;
10. CONTINUING 112.81 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 1,331.00 FEET, A CENTRAL ANGLE OF 04 DEGREES – 51 SECONDS – 27 MINUTES, AND A CHORD BEARING AND DISTANCE OF NORTH 31 DEGREES – 34 MINUTES – 29 SECONDS WEST, 112.78 FEET TO A POINT, THENCE;

OTHER OFFICE LOCATIONS:

• Southborough, MA 508.480.9900	• Albany, NY 518.438.9900	• Ronkonkoma, NY 631.738.1200	• Warren, NJ 908.668.8300	• Center Valley, PA 610.709.9971	• Chalfont, PA 215.996.9100
• Philadelphia, PA 267.402.3400	• Bowie, MD 301.809.4500	• Sterling, VA 703.709.9500	• Warrenton, VA 540.349.4500	• Fort Lauderdale, FL 954.202.7000	• Tampa, FL 813.379.4100

CIVIL AND CONSULTING ENGINEERS • PROJECT MANAGERS • SURVEYORS • ENVIRONMENTAL CONSULTANTS • LANDSCAPE ARCHITECTS

www.BohlerEngineering.com

2014-0225-A



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11. CONTINUING NORTH 56 DEGREES - 09 MINUTES - 50 SECONDS EAST, 5.50 FEET TO A POINT, THENCE;
12. CONTINUING 30.15 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 1,336.50 FEET, A CENTRAL ANGLE OF 01 DEGREES - 17 MINUTES - 35 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 34 DEGREES - 28 MINUTES - 57 SECONDS WEST, 30.15 FEET TO A POINT OF CURVATURE, THENCE;
13. CONTINUING 108.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 663.50 FEET, A CENTRAL ANGLE OF 11 DEGREES - 57 MINUTES - 34 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 30 DEGREES - 27 MINUTES - 33 SECONDS WEST, 108.03 FEET TO A POINT, THENCE;
14. CONTINUING SOUTH 64 DEGREES - 12 MINUTES - 38 SECONDS WEST, 5.50 FEET TO A POINT, THENCE;
15. CONTINUING 52.79 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 669.00 FEET, A CENTRAL ANGLE OF 04 DEGREES - 31 MINUTES - 17 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 23 DEGREES - 31 MINUTES - 44 SECONDS WEST, 52.78 FEET TO A POINT, THENCE;
16. CONTINUING NORTH 18 DEGREES - 53 MINUTES - 39 SECONDS WEST, 104.72 FEET TO A POINT, THENCE;
17. CONTINUING 15.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 12 DEGREES - 53 MINUTES - 11 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 12 DEGREES - 29 MINUTES - 52 SECONDS WEST, 15.60 FEET TO A POINT, THENCE;
18. CONTINUING NORTH 83 DEGREES - 53 MINUTES - 55 SECONDS EAST, 5.50 FEET TO A POINT, THENCE;
19. CONTINUING 49.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 64.50 FEET, A CENTRAL ANGLE OF 43 DEGREES - 44 MINUTES - 15 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 15 DEGREES - 46 MINUTES - 10 SECONDS EAST, 48.05 FEET TO A POINT, THENCE;
20. CONTINUING NORTH 52 DEGREES - 21 MINUTES - 35 SECONDS WEST, 6.50 FEET TO A POINT, THENCE
21. CONTINUING 14.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 71.00 FEET, A CENTRAL ANGEL OF 11 DEGREES - 19 MINUTES - 27 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 43 DEGREES - 18 MINUTES - 14 SECONDS EAST, 14.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 154,224 SQUARE FEET OR 3.54 ACRES.



DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2014-0225-A

Petitioner: Kimco Realty

Address or Location: 2080 York Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Dino C. LaFiandra, Esquire

Address: Whiteford Taylor Preston LLC

1 West Pennsylvania Avenue #300

Towson MD 21204

Telephone Number: 410 832 2084

109885

No.

Date:

5/2/14

PAID RECEIPT

BUSINESS ACTUAL TIME DR
5/15/2014 5/02/2014 09:30:37

REC'D MEDS WALKIN RDOS LRB
RECEIPT # 735639 5/12/2014

Dept 5 528 ZONING VERIFICATION

NO. 109825

Receipt Tot 1500.00

1500.00	CK	1.50	CA
---------	----	------	----

Baltimore County, Maryland

[illegible]

Total:

100.00

Rec
From:

Whiteland Taxidermy & Posters LLP

For:

2080 York Rd

2014-0225-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

CASE NO: 2014-0225-A

PETITIONER/DEVELOPER
WHITEFORD, TAYLOR, PRESTON

DATE OF HEARING/CLOSING:

July 30, 2014

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

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 AT _____

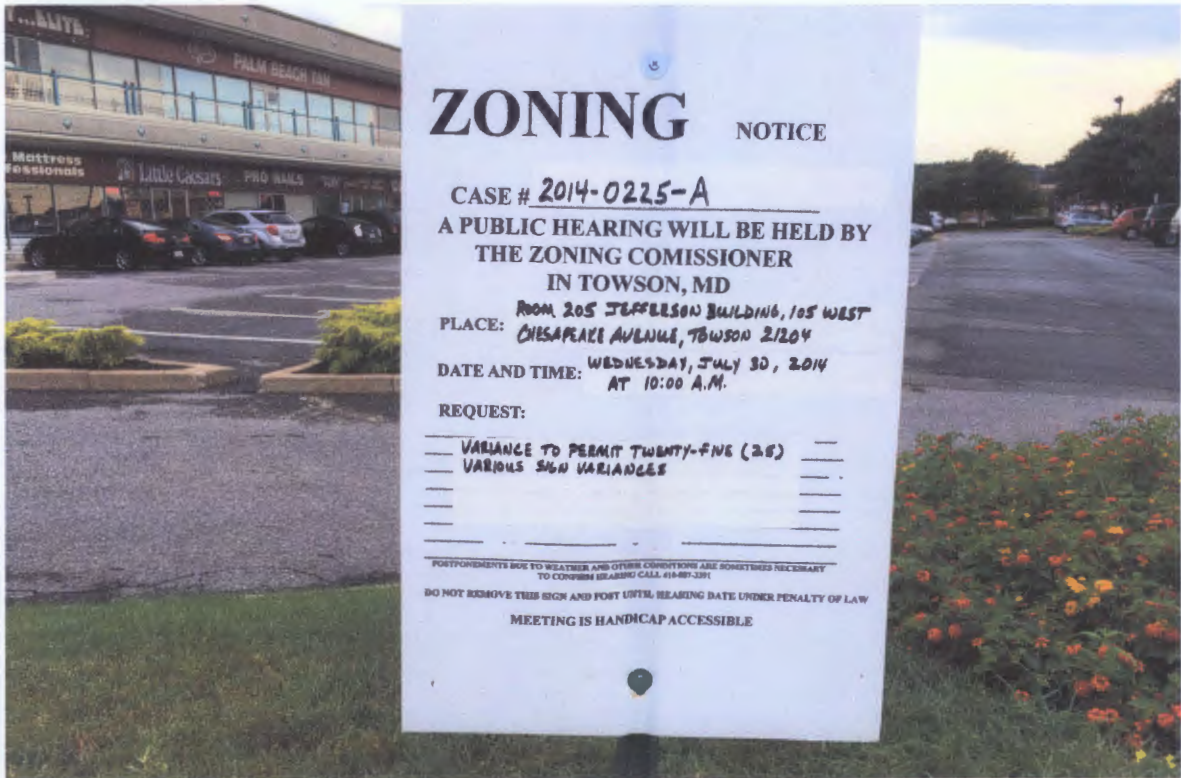
2080 YORK ROAD

THIS SIGN(S) WERE POSTED ON July 9, 2014
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 7/9/14
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411



my signature 7/9/14



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

July 10, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, the publication appearing on July 10, 2014.

- ☒ 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: #2014-0225-A

2080 York Road

S/s Timonium Road at the corner of Aylesbury Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): Greg Birdsall, Kimco Realty

Variance: to permit twenty-five (25) various sign variances.

Hearing: Wednesday, July 30, 2014 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

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

7/211 July 10

986142



KEVIN KAMENETZ
County Executive

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

July 1, 2014

NOTICE OF ZONING HEARING

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Variance to permit twenty-five (25) various sign variances.

Hearing: Wednesday, July 30, 2014 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Dino LaFiandra, 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204
Greg Birdsall, 1954 Greenspring Avenue, Ste. 330, Timonium 21093

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JULY 10, 2014.**
- (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, July 10, 2014 Issue - Jeffersonian

Please forward billing to:

Dino LaFiandra
Whiteford, Taylor & Preston
1 West Pennsylvania Avenue, Ste. 300
Towson, MD 21204

410-832-2084

NOTICE OF ZONING HEARING

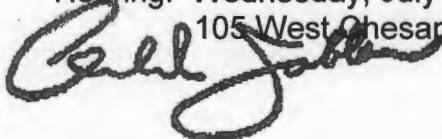
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CASE NUMBER: 2014-0225-A

2080 York Road
S/s Timonium Road at the corner of Aylesbury Road
8th Election District – 3rd Councilmanic District
Legal Owners: Greg Birdsall, Kimco Realty

Variance to permit twenty-five (25) various sign variances.

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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: September 3, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0225-A – Appeal Period Expired

The appeal period for the above-referenced case expired on September 2, 2014. 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	*	BEFORE THE OFFICE
2080 York Road; S/S Timonium Road, corner	*	OF ADMINSTRATIVE
Of Aylesbury Road		
8 th Election & 3 rd Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Kimco Realty, by Greg Birdsall	*	BALTIMORE COUNTY
Petitioner(s)	*	
	*	2014-225-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

RECEIVED

JUN 20 2014

.....

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 20th day of June, 2014, a copy of the foregoing Entry of Appearance was mailed to Dino LaFiandra, Esquire, 1 Pennsylvania Avenue, Suite 300, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2014-0225-A

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

6/23

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

N/C

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

7/17

PLANNING
(if not received, date e-mail sent _____)

N/C

6/16/14

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

7/10/14

SIGN POSTING

Date:

7/9/14

by

Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____



KEVIN KAMENETZ
County Executive

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

July 24, 2014

Greg Birdsall, Kimco Realty
1954 Greenspring Avenue
#330
Timonium MD 21093

RE: Case Number: 2014-0225 A, Address: 2080 York Road

Dear Mr. Birdsall:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 2, 2014. 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Dino C. LaFiandra, Esquire, 1 W. Pennsylvania Avenue, Suite 300, Towson MD 21206

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 6/16/14

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

RE: Baltimore County
Item No 2014-0225-A
Variance
Greg Birdsall, Kinco Realty
2080 York Road.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2014-0225-A.

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'Steven D. Foster', is written over a horizontal line. To the left of the signature is a small, stylized mark that looks like a checkmark or a flourish.

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

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

John Beverungen - No. 2014-0225-A

From: John Beverungen
To: Timothy Kotroco; dlafiandra@wtplaw.com
Date: 7/30/2014 3:49 PM
Subject: No. 2014-0225-A
CC: Debra Wiley; Sherry Nuffer

Counsel,

In the above case, my intention is to issue an order granting the relief, and in doing so I want to simply incorporate the continuation sheet you have attached to the Petition.

I reviewed that attachment and believe there are 2 errors: (1) for request # 20, the petition reads 80 sf, while Exhibit 2, p. 3, shows 84 sf; and (2) for request # 22, the words "in lieu" on the first line should be deleted.

It appears the rest of the requests on the petition match what is shown on Ex. 2, but I would appreciate if you would verify the accuracy of this attachment. Thereafter, would you please email to this office a revised continuation sheet attachment (labeled "EXHIBIT A") for the Petition, which I will then incorporate into the Order.

John Beverungen
ALJ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 17, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

JUL 17 2014

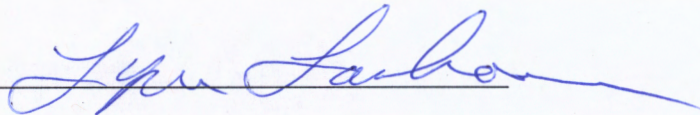
OFFICE OF ADMINISTRATIVE HEARINGS

SUBJECT: Zoning Advisory Petition(s) for
Item No: 2014-225, 2014-280 and 2014-287

The Department of Planning has reviewed the above referenced zoning items and has no comments.

For further questions or additional information concerning the matters stated herein, please contact Lynn Lanham at 410-887-3480.

Prepared By: _____



LL/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 23, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For June 23, 2014
Item No. 2014-0225, 0265, 0266, 0267, 0268 and 0269

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

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC06232014 -.doc

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 08 Account Number - 0813022560			
Owner Information					
Owner Name:		TIMONIUM CROSSING LLC		Use:	COMMERCIAL
Mailing Address:		SUITE 100 3333 NEW HYDE PARK RD NEW HYDE PARK NY 11042-1206		Principal Residence:	NO
				Deed Reference:	/20114/ 00581
Location & Structure Information					
Premises Address:		2080 YORK RD TIMONIUM MD 21093-0000		Legal Description:	3.5405 AC WS YORK RD SW COR TIMONIUM RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0060	0006	0201		0000	
				Block:	Lot:
				Assessment Year:	Plat No:
				2014	
					Plat Ref:
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
1986		59620			154,224 SF
					County Use
					14
Stories	Basement	Type		Exterior	Full/Half Bath
		SHOPPING CENTER / COMMUNITY			Garage
					Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2013 As of 07/01/2014	
Land:		6,940,000	6,940,000		
Improvements		5,951,500	6,437,500		
Total:		12,891,500	13,377,500	12,891,500	13,053,500
Preferential Land:		0			0
Transfer Information					
Seller: MART LIMITED PARTNERSHIP		Date: 05/25/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /20114/ 00581		Deed2:	
Seller: TRIPEC ASSOCIATES		Date: 06/30/1997		Price: \$6,381,419	
Type: ARMS LENGTH IMPROVED		Deed1: /12265/ 00469		Deed2:	
Seller: MASSEY HARRIS CO		Date: 01/25/1985		Price: \$2,360,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06857/ 00083		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2013		07/01/2014
County:		000	0.00		
State:		000	0.00		
Municipal:		000	0.00 0.00		0.00 0.00
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

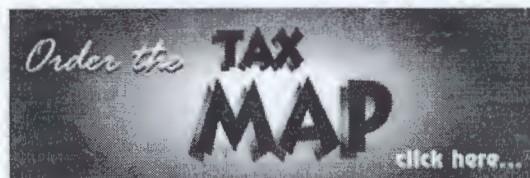
New Search (<http://sdat.resiusa.org/RealProperty/>)District: **08** Account Number: **0813022550**

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 (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://msweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please Wait. Loading... Please Wait.

→

CASE NAME Timonium Crossing
CASE NUMBER 2014-~~228~~ 228
DATE 7/30/14

[illegible]

7/30/2014

Case No.: 2014-0225-A

Exhibit Sheet

Petitioner/Developer

Protestant

DW 9-3-14

DW 7-30-14

No. 1	Plan	
No. 2	Sign Key Sheets	
No. 3	Color photos - signs	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

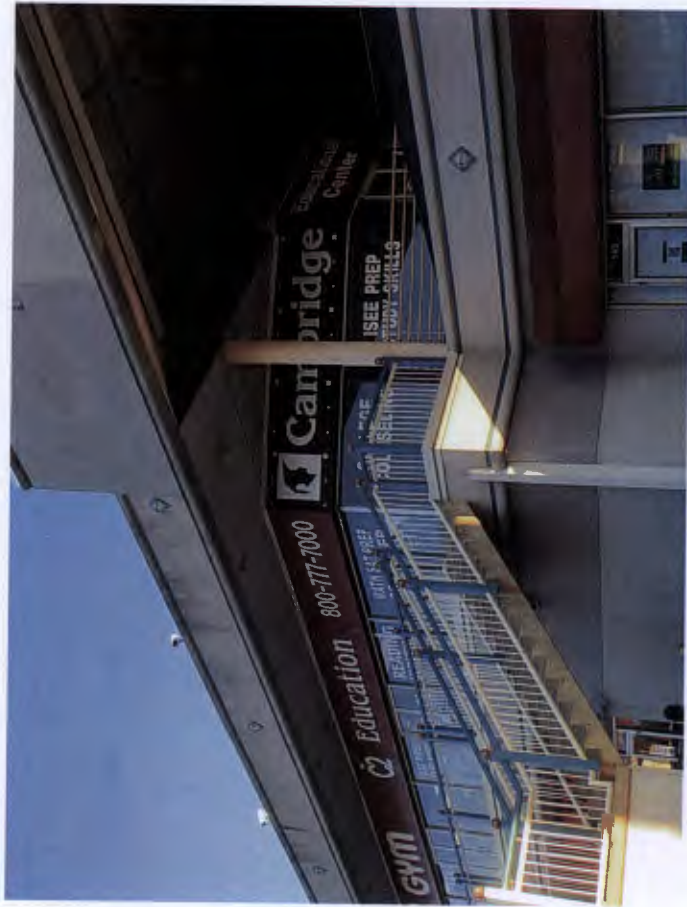


PETITIONER'S

EXHIBIT NO.

3



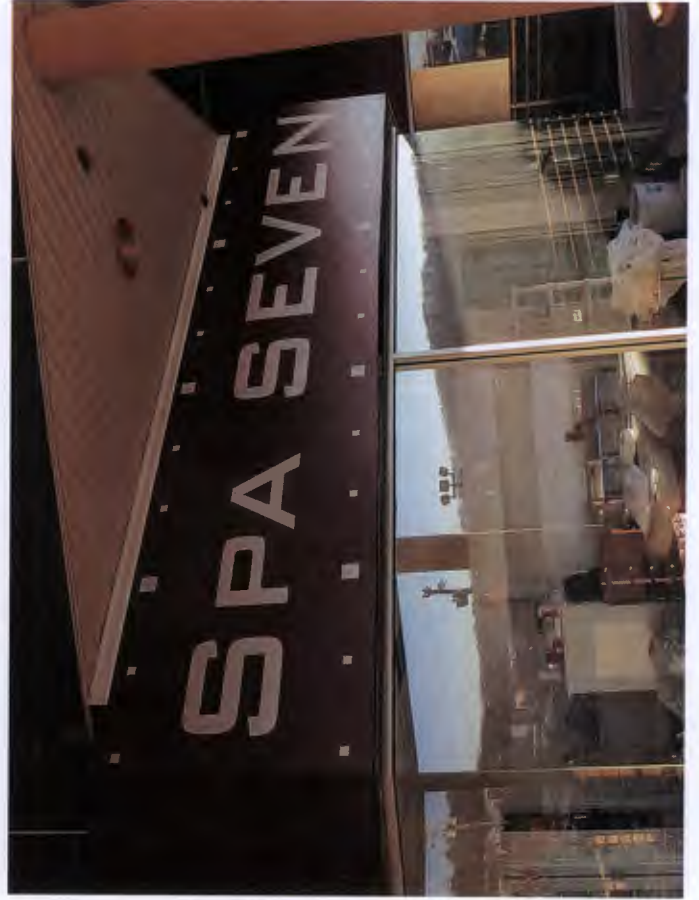


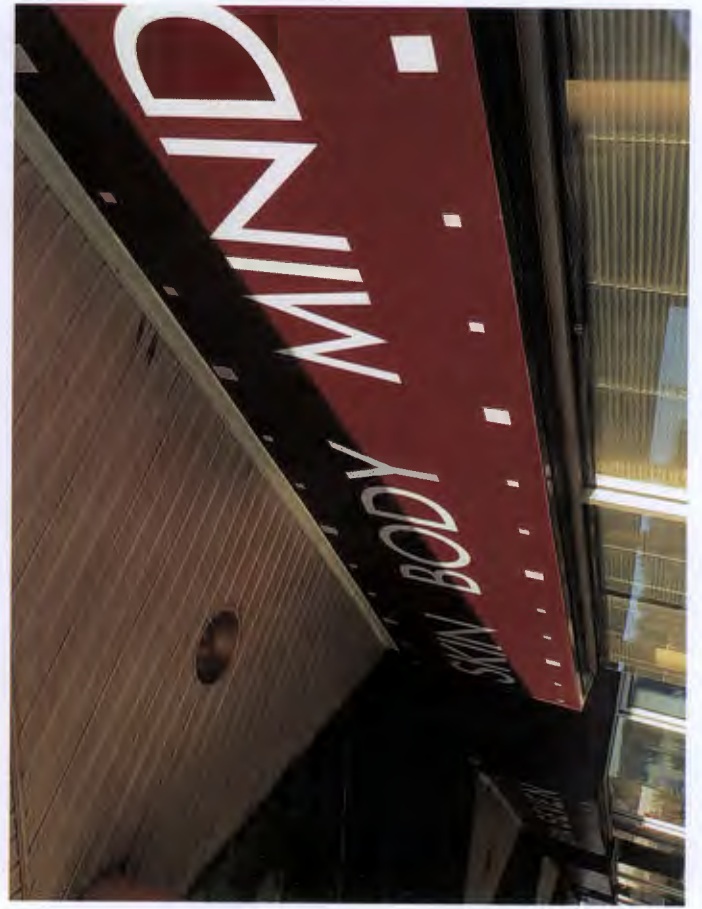


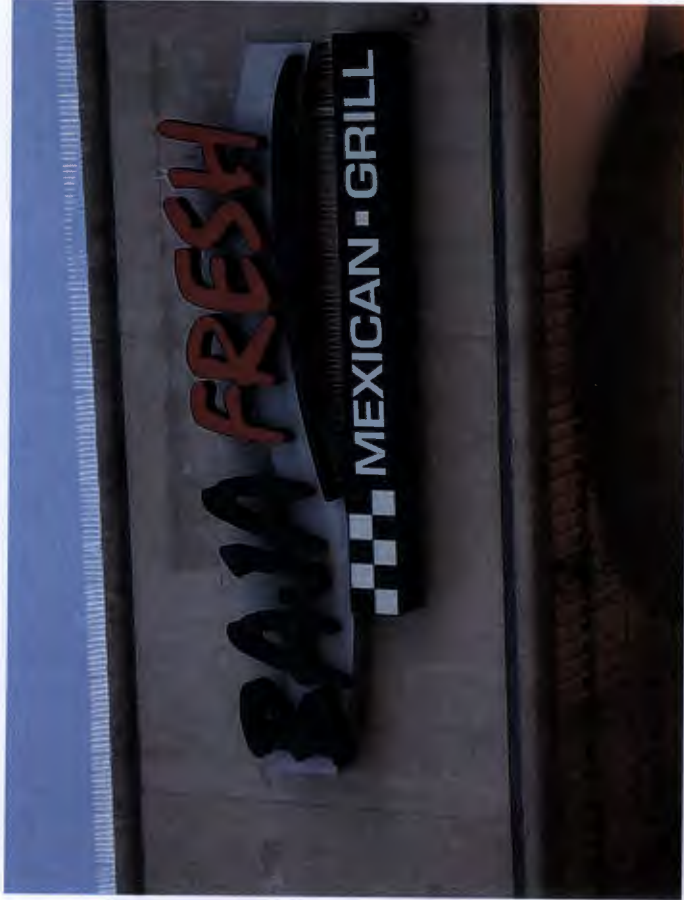




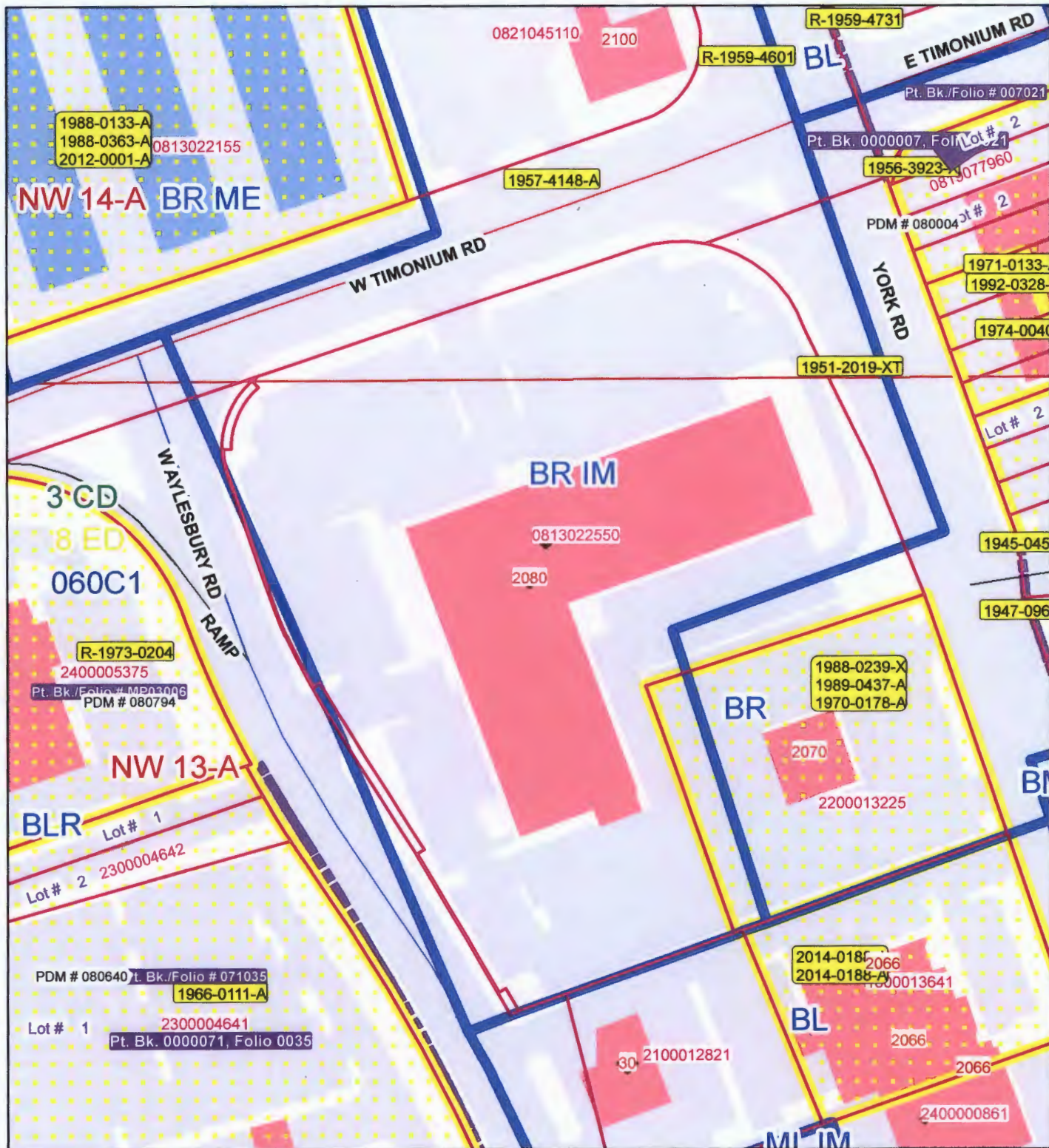








2080 York Road 2014-0225-A



Publication Date: 5/2/2014

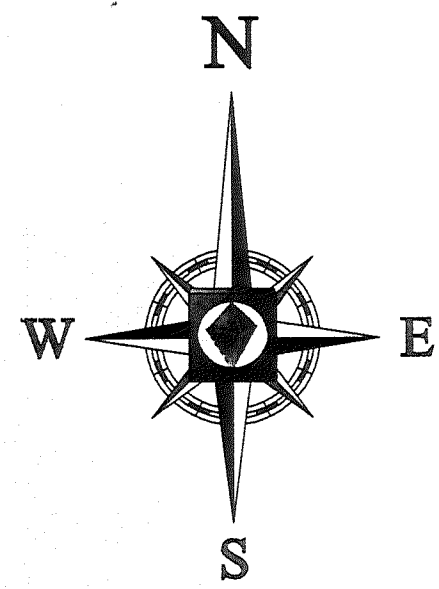


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet



TIMONIUM ROAD
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

R=91.00'
Δ=089°58'45"
L=142.91'
CHB=N63°44'03"W
CHD=128.67'

EXISTING
FREESTANDING
JOINT L.D. SIGN
DOUBLE SIDED

YORK ROAD
(MD RTE 45)
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

S25°50'43"E
64.71'

S18°44'34"E
134.20'

S70°06'45"W
194.00'

TIMONIUM CROSSINGS, LLC
081302230
LIBER: 20114 FOLIO: 581

2066 YORK ROAD PARTNESHIP LLP
C/O FRIEDMAN & FRIEDMAN, LLP
1800013641
LIBER: 28323 FOLIO: 261

2066 YORK ROAD PARTNESHIP LLP
C/O FRIEDMAN & FRIEDMAN, LLP
2100012821
LIBER: 28323 FOLIO: 261

AYLESBURY ROAD
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

R=663.50'
Δ=009°20'21"
L=108.15'
CHB=S30°27'33"E
CHD=108.03'

R=1336.50'
Δ=001°17'33"
L=30.15'
CHB=N34°28'57"W
CHD=30.15'

R=1331.00'
Δ=004°51'23"
L=112.81'
CHB=N31°34'29"W
CHD=112.78'

S61°01'12"W
3.00'

R=1334.00'
Δ=000°48'05"
L=18.66'
CHB=N28°34'45"W
CHD=18.66'

POINT OF BEGINNING

R=71.00'
Δ=011°19'27"
L=14.03'
CHB=S43°18'14"W
CHD=14.01'

N52°21'35"W
6.50'

EXISTING
FREESTANDING
JOINT L.D. SIGN
DOUBLE SIDED
R=64.50'
Δ=043°44'15"
L=49.24'
CHB=S15°46'10"W
CHD=48.05'
N83°53'55"E
5.50'

R=70.00'
Δ=012°53'11"
L=15.74'
CHB=S11°18'35"E
CHD=15.71'

N18°53'39"W
104.72'

R=669.00'
Δ=004°31'17"
L=52.79'
CHB=S23°31'44"E
CHD=52.78'

S64°12'38"W
5.50'

EXISTING
"THANK YOU"
SIGN

EXISTING
"WELCOME"
SIGN

EXISTING
"THANK YOU"
SIGN

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"WELCOME"
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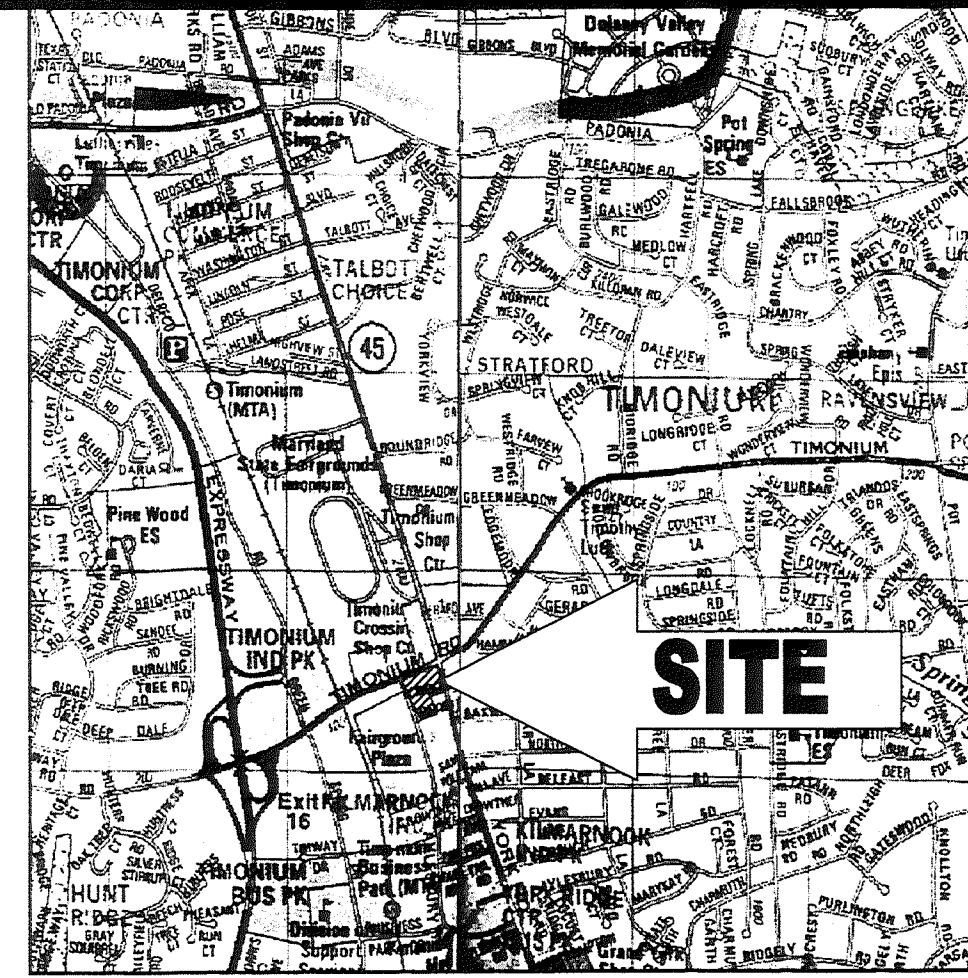
EXISTING
"WELCOME"
SIGN

EXISTING
"THANK YOU"
SIGN

EXISTING
"WELCOME"
SIGN

COMMERCIAL PERMIT HISTORY

- PERMIT # B001711
INTERIOR ALTERATION TO INCLUDE REMOVAL OF OFFICE PARTITIONS WAS APPROVED ON 01/05/89 UNDER PERMIT C-024-89.
- PERMIT # B001713
CHANGE OF OCCUPANCY FROM OFFICE SPACE TO CARPET SALES WAS APPROVED ON 01/05/89 UNDER PERMIT C-024-89.
- PERMIT # B 035495
INTERIOR ALTERATION TO DIMINISH WALL TO CREATE TENANT SPACE WAS APPROVED ON 10/25/89 UNDER C-2016-89.
- PERMIT # B038721
INTERIOR ALTERATION TO INCLUDE DRYWALL PARTITION, DROP CEILING, AND CARPETING WAS APPROVED ON 11-22-89 UNDER C-2200-89.
- PERMIT # B038661
WAS APPROVED ON 12/05/89 UNDER C-2259-89 TO ALLOW INTERIOR ALTERATIONS TO INCLUDE PARTITION CONSTRUCTION, FLOOR AND WALL FINISHES, AND A NEW H.C. BATHROOM.
- PERMIT # B043058
WAS APPROVED ON 01/22/90 UNDER C-0116-90 TO ALLOW INTERIOR ALTERATIONS TO REDUCE EXISTING TENANT SPACE INCLUDING DEMOLISHING SHEET ROCK WALLS AND PARTITIONS.
- PERMIT # B050663
WAS APPROVED ON 05/21/90 UNDER C-919-90 TO ALLOW INTERIOR ALTERATIONS TO INCLUDE INSTALLATION OF A 15' NON-BEARING WALL, CEILING, AND FLOOR FINISHES.
- PERMIT # B050664
WAS APPROVED ON 05/21/90 UNDER C-918-90 TO ALLOW A CHANGE OF OCCUPANCY FROM A GYM (RETAIL STORE) TO A CARRY OUT RESTAURANT.
- PERMIT # B051548
WAS APPROVED ON 08/22/90 UNDER C-1178-90 TO ALLOW INTERIOR ALTERATIONS TO INCLUDE PARTITIONING, FLOOR AND WALL FINISHES, HANDICAP BATHROOM AND DROP CEILING.
- PERMIT # B051552
WAS APPROVED ON 02/22/90 UNDER C-1197-90 TO ALLOW INTERIOR ALTERATIONS TO INCLUDE PARTITIONING, FLOOR AND WALL FINISHES, AND A DROP CEILING.
- PERMIT # B118963
WAS APPROVED ON 02/14-92 UNDER C-230-92 TO ALLOW INTERIOR ALTERATIONS TO INCLUDE INSTALLATION OF COUNTERS AND KITCHEN EQUIPMENT, AND A NEW EXHAUST SYSTEM.
- PERMIT # B123386
WAS APPROVED ON 03/27/92 UNDER C-491-92 TO ALLOW INTERIOR ALTERATIONS TO INCLUDE THE REMOVAL OF NON-BEARING SHEET ROCK WALLS AND TO CONSTRUCT NEW WALLS FOR ENLARGEMENT OF STORAGE AREA.
- PERMIT # B150963
WAS APPROVED ON 12/11/92 UNDER C-1985-92 TO ALLOW INTERIOR MODIFICATIONS TO INCLUDE 21.5' OF METAL STUD PARTITIONING, CABINETRY, PAINT, AND FINISHES.
- PERMIT # B283186
WAS APPROVED ON 09/19/96 TO ALLOW INTERIOR MODIFICATIONS TO INCLUDE FINISHES, PARTITIONS, DOORS, FRAMES, AND EQUIPMENT FOR A COFFEE BAR.
- PERMIT # B440210
WAS APPROVED ON 01/31/01 TO ALLOW INTERIOR ALTERATIONS TO INCLUDE STOREFRONT, CEILING TILE AND GRID, DRYWALL AND METAL STUD PARTITIONS, AND HVAC MODIFICATIONS.
- PERMIT # B442005
WAS APPROVED ON 02/21/01 TO ALLOW INTERIOR ALTERATIONS TO INCLUDE METAL STUD DRYWALL PARTITIONS, AND FINISHES TO DOORS AND FIXTURES.
- PERMIT # B530982
WAS APPROVED ON 09/17/03 TO ALLOW CHANGE OF OCCUPANCY FROM VACANT TENANT SPACE TO CHILD'S GYM. ADDITIONALLY, THE WORK INCLUDED INTERIOR ALTERATIONS, PARTITIONS AND CEILINGS AS WELL AS MINOR ELECTRICAL AND MECHANICAL WORK.
- PERMIT # B630638
WAS APPROVED ON 05/16/06 TO ALLOW INTERIOR RENOVATIONS TO INCLUDE NEW PARTITIONS AND CEILINGS AS WELL AS MINOR ELECTRICAL AND MECHANICAL WORK.
- PERMIT # B789123
WAS APPROVED ON 08/19/11 TO ALLOW INTERIOR ALTERATIONS TO VACANT TENANT SPACE TO INCLUDE NEW METAL STUD/DRYWALL PARTITIONS, SELF-CONTAINING FOOT BATHS, ADA SHOWER, FIXTURES AND FINISHES TO 1,000 SQUARE FEET.



LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'

GENERAL NOTES:

- PROPERTY INFORMATION:
A. SITE ADDRESS: 2080 YORK ROAD
B. SITE AREA: 154,224 S.F. OR 3.54 AC
C. ELECTION DISTRICT: 8
D. COUNCILMANIC DISTRICT: 3
E. ADC MAP: 4460K10
F. CENSUS TRACT: 408800
G. TAX MAP NO.: 60
H. PARCEL: 201
I. TAX ACCOUNT NO.: 0813022550
- ZONING : BR IM (BUSINESS ROADSIDE, INDUSTRY MAJOR)
- ZONING MAP REFERENCE: 060C1
- LAND USE: EXISTING: RETAIL SHOPPING CENTER
PROPOSED: RETAIL SHOPPING CENTER
- FLOOR AREA RATIO:
ALLOWABLE: 60.035 / 154,224 = 0.39
REQUIRED: 2.0 (MAX)
- SETBACKS:
FRONT (TIMONIUM ROAD): 25'
FRONT (YORK ROAD): 25'
FRONT (AYLESBURY ROAD): 25'
REAR: 30'
LANDSCAPE: 10'
PARKING: 15' FROM FRONT SETBACK (MAX.)
- PARKING :
REQUIRED: 5 SPACES PER 1,000 S.F. OF LEASABLE AREA
REDUCED: PER PLAN ENTITLED "PARKING EXHIBIT", KIMCO REALTY CORPORATION; TIMONIUM CROSSING; 2080-2090 YORK ROAD; TIMONIUM 21093 PREPARED BY BOHLER ENGINEERING, JOB NO. MD12062, DATED 01/18/11, PER SHARED PARKING REQUIREMENTS, 251 PARKING SPACES ARE REQUIRED.
- EXISTING: 261 PARKING SPACES
- HEIGHT REQUIREMENTS: NOT TO EXCEED 10'
- THIS SITE IS SERVICED BY A PUBLIC WATER AND SEWER SYSTEM.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPING MANUAL.
- THE SITE IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN PER FEMA MAP #2400100235F DATED SEPTEMBER 26, 2008.
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE SITE.
- 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.
- RESTROOM FACILITIES ARE PROVIDED WITHIN TENANT SPACES FOR CUSTOMERS.
- SIGNAGE ON THIS SHALL COMPLY WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS, SECTION 450, OR A VARIANCE WILL BE REQUIRED.
- THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.
- INFORMATION SHOWN ON THIS PLAN IS BASED UPON BALTIMORE COUNTY GEOGRAPHICAL INFORMATION SYSTEM DATA OBTAINED MARCH, 2014 AND A DEED DATED MAY 12, 2004 AND RECORDED AS LIBER 20114, FOLIO 581.

ZONING HISTORY

CASE No. 51-2019 (ORDERED : JULY 5, 1953 AND JULY 5, 1954)

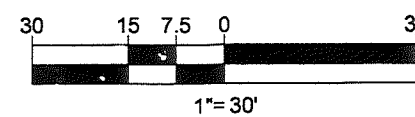
PETITION TO ALLOW ADVERTISING SIGNS BACK TO BACK (12' x 25') FOR TWO (2) YEARS ON SITE GRANTED.

PETITIONER'S

EXHIBIT NO. 1

OWNER

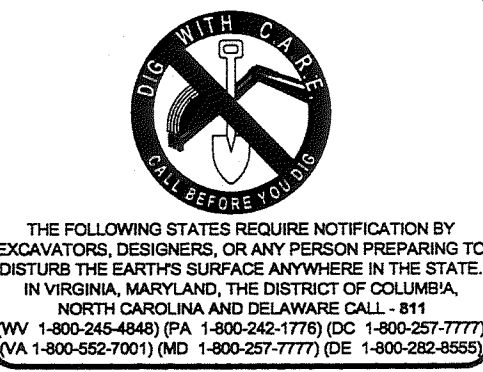
TIMONIUM CROSSINGS, LLC
C/O KIMCO REALTY CORPORATION SUITE 100
3333 NEW HYDE PARK RD.
NEW HYDE PARK, NY, 11042-1205



PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44997, EXPIRATION DATE: 8/9/15

BOHLER ENGINEERING
SITING AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
PROGRAM MANAGEMENT
SUSTAINABLE DESIGN
PERMITTING SERVICES
BALTIMORE, MARYLAND
BETHESDA, MARYLAND
BOSTON, MASSACHUSETTS
CHICAGO, ILLINOIS
DENVER, COLORADO
FORT LAUDERDALE, FLORIDA
HARTFORD, CONNECTICUT
LOS ANGELES, CALIFORNIA
MANASSAS, VIRGINIA
NEW YORK, NEW YORK
PHILADELPHIA, PENNSYLVANIA
PHOENIX, ARIZONA
PORTLAND, OREGON
SAN ANTONIO, TEXAS
WASHINGTON, D.C.
WICHITA, KANSAS
WILMINGTON, DELAWARE

REVISIONS			
REV	DATE	COMMENT	BY



NOT APPROVED FOR CONSTRUCTION

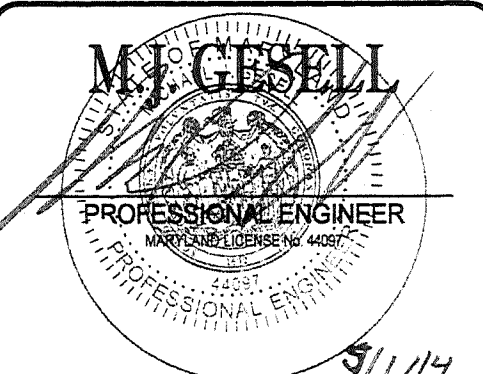
PROJECT No.: MD149000
DRAWN BY: AVG
CHECKED BY: AVG
DATE: 4/9/14
SCALE: 1"=30'
CAD I.D.: SVU

SIGN VARIANCE PLAN

FOR
KIMCO REALTY CORPORATION

LOCATION OF SITE
TIMONIUM CROSSING
2080-2090 YORK ROAD
TIMONIUM, BALTIMORE
COUNTY, MARYLAND 21093

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com



PLAN TO ACCOMPANY SIGN VARIANCE PETITION

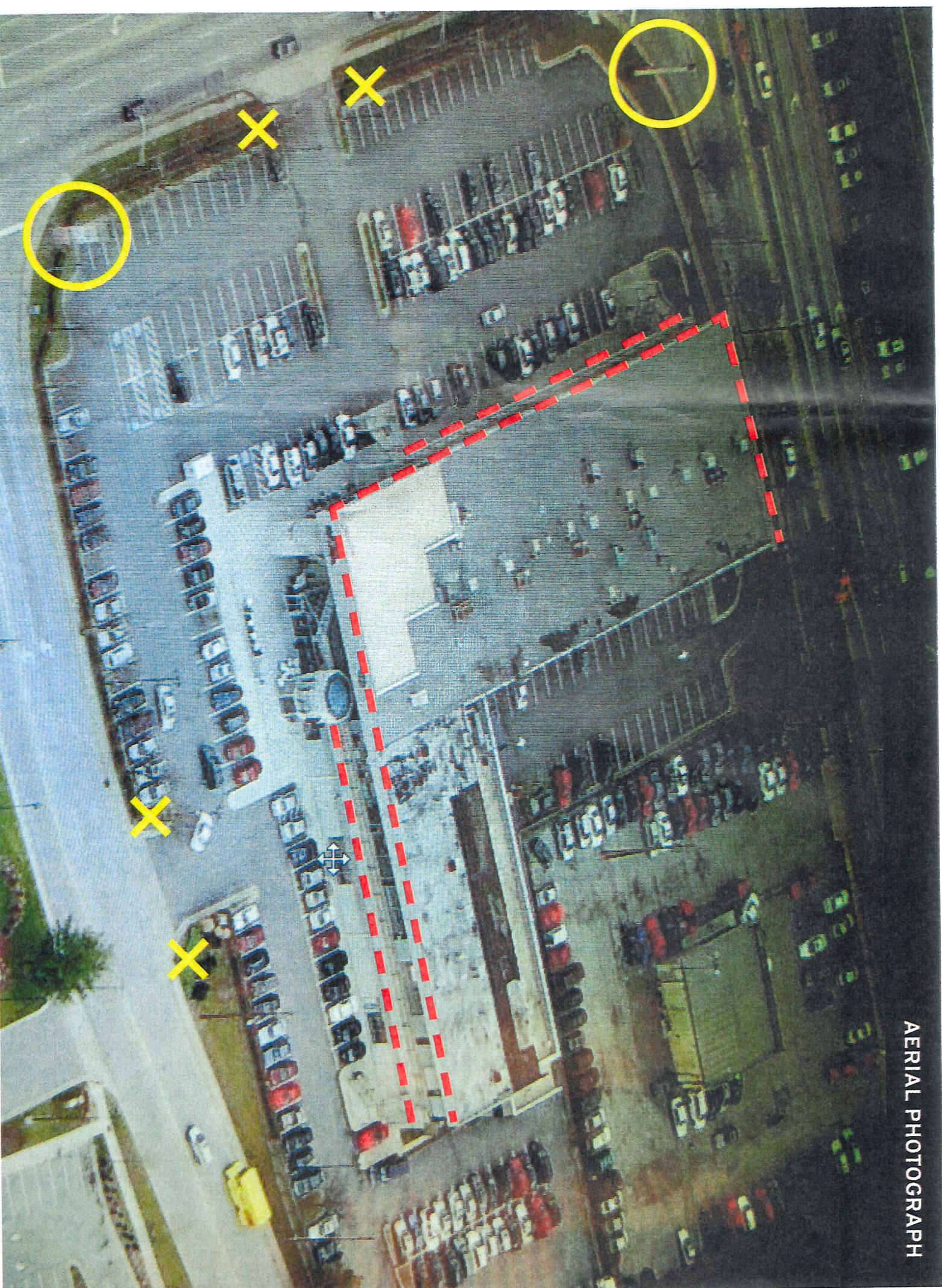
SHEET NUMBER: 1

AERIAL PHOTOGRAPH

PYLON SIGN

STOREFRONT SIGNAGE

LANDSCAPE SIGNAGE



PETITIONERS

EXHIBIT NO. 2



Case No. 2014-0225-A Page 1

TIMONIUM CROSSING
TIMONIUM, MARYLAND

Case No 2014-0225-A Key Sheet Page 1

McGowan Consulting, LLC.

- Volume 4*
- | | | |
|---|----------|-----------------------|
| 5 | A | 4' x 21'-5" = 85.6 SF |
| 5 | B | 4' x 20'-5" = 81.6 SF |
| | C | 4' x 20'-5" = 81.6 SF |
| 2 | D | 4' x 25' = 100 SF |
| 3 | E | 4' x 25' = 100 SF |
| 4 | F | 4' x 25' = 100 SF |
| 1 | G | 4' x 10' = 40 SF |



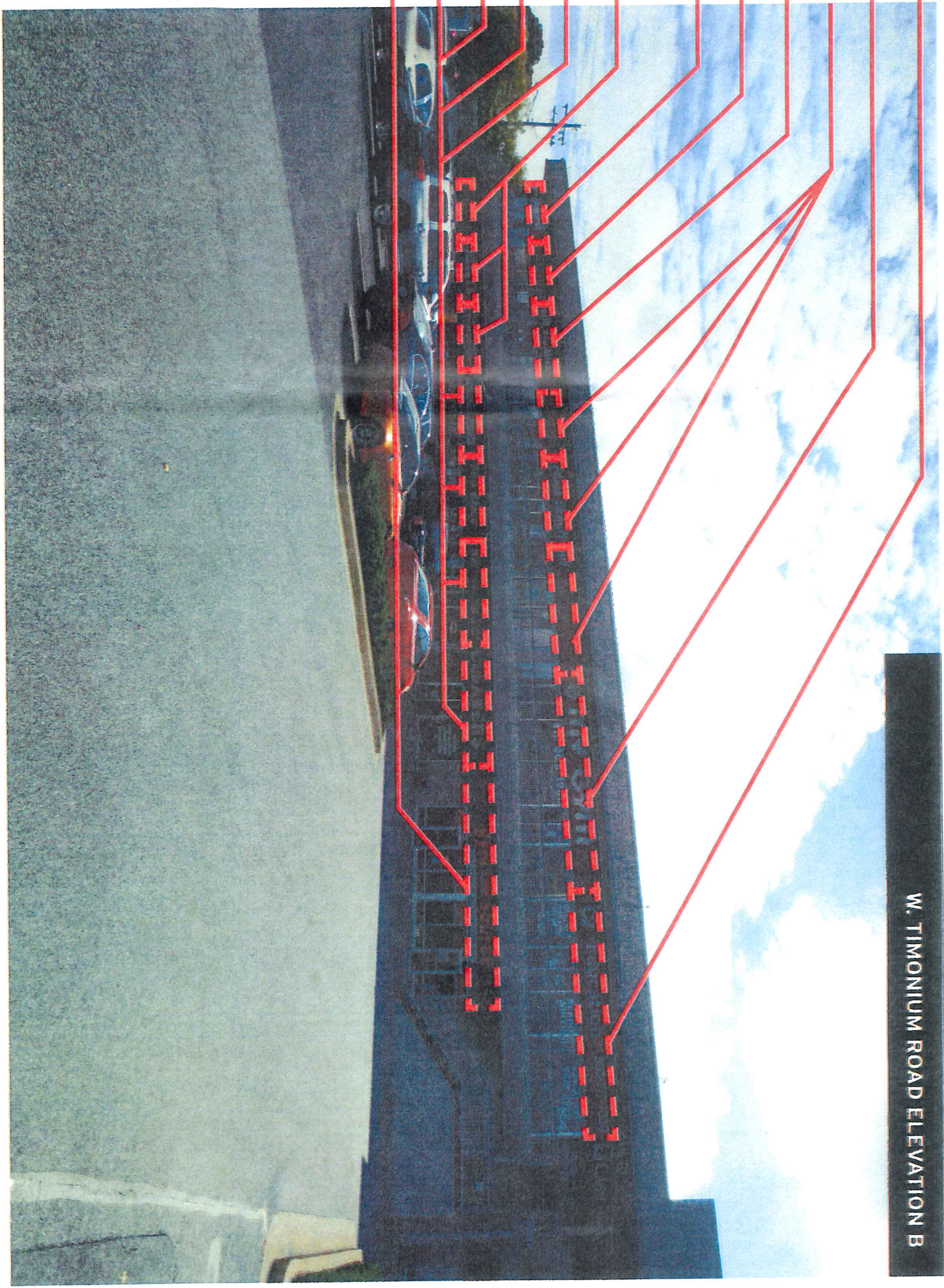
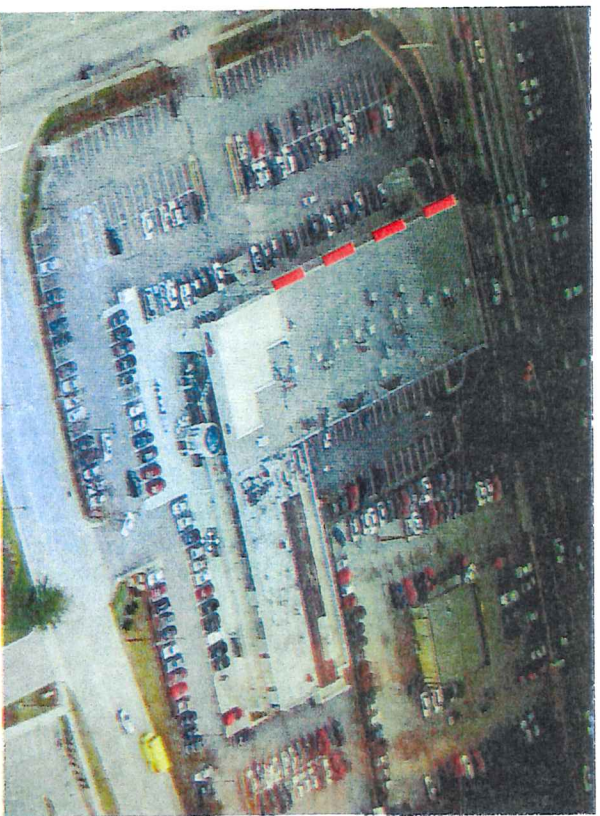
SLEEPY'S / YORK ROAD ELEVATION



TIMONIUM CROSSING
TIMONIUM, MARYLAND

Variance #

- 14 **A** 4' x 30' = 120 SF
- 13 **B** 4' x 40' = 160 SF
- 12 **C** 4' x 20'-5"=81.6 SF (x3)
- D** 4' x 25' = 100 SF
- E** 4' x 20' = 80 SF
- 11 **F** 4' x 21' = 84 SF
- G** SEE FOLLOWING PAGE
- 6 **H** 4' x 20' = 80 SF
- 7 **I** 4' x 20' = 80 SF
- 8 **J** 4' x 20' = 80 SF
- 9 **K** 4' x 20' = 80 SF
- 10 **L** 4' x 43' = 172 SF



Case No 2014-0225-A Key Sheet Page 2

McGowan Consulting, LLC.

W. TIMONIUM ROAD ELEVATION B

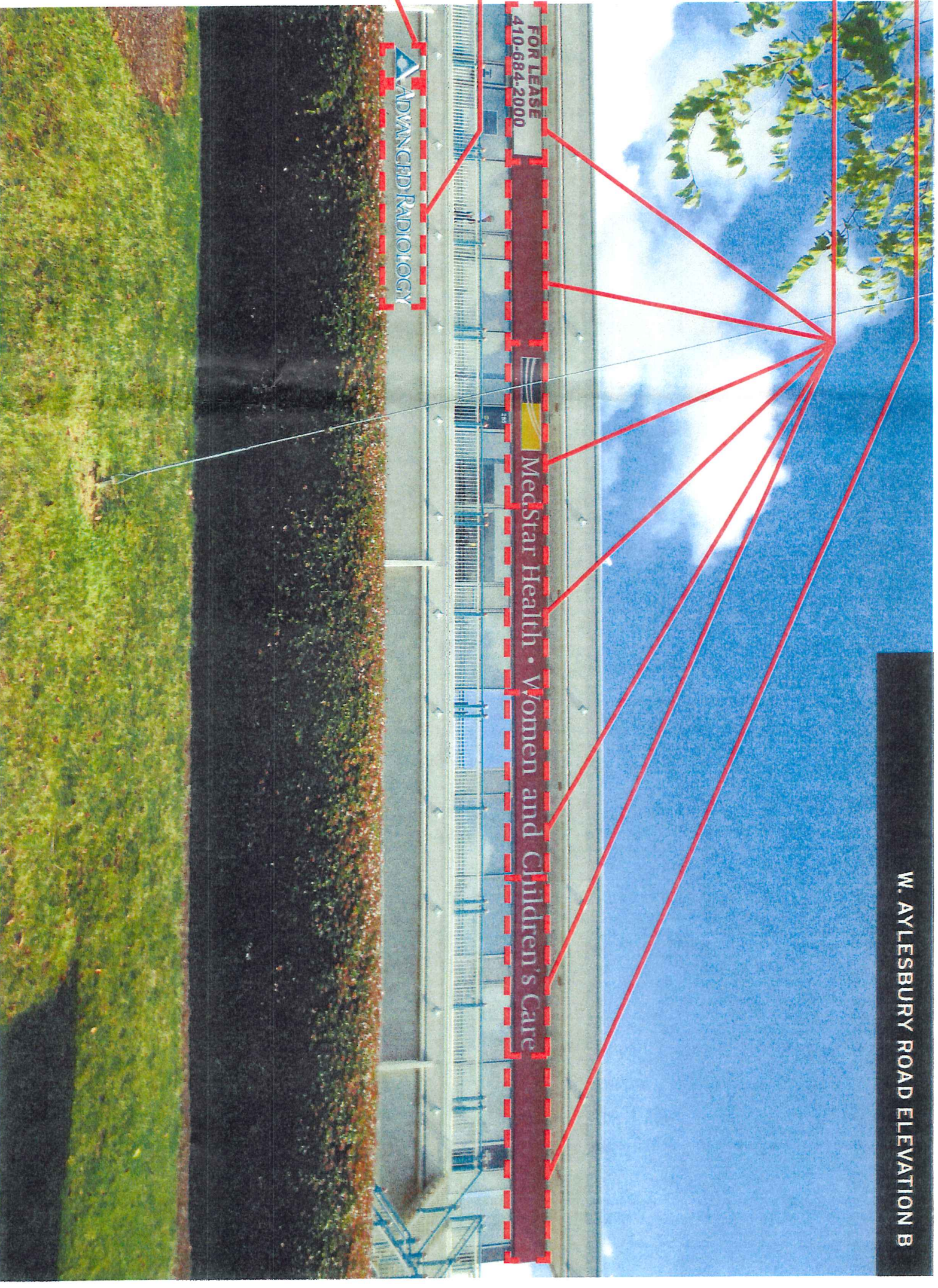
KIMCO
REALTY

TIMONIUM CROSSING
TIMONIUM, MARYLAND

Variance #

- 20 **A** 4' x 21' = 84 SF
- 17,8,19 **B** 4' x 20' = 80 SF (x4)

- C** 2' x 24'-3" = 48.5 SF
- D** 30" x 46" = 5.75 SF



Case No 2014-0225-A Key Sheet Page 3

McGowan Consulting, LLC.

W. AYLESBURY ROAD ELEVATION B

KIMCO
REALTY

TIMONIUM CROSSING
TIMONIUM, MARYLAND

Variance #

Case No 2014-0225-A - Key Sheet Page 5

McGowan Consulting, LLC.

2,1,22 **A** 5' x 15' = 75 SF

2,1,22 **B** 5' x 15' = 75 SF

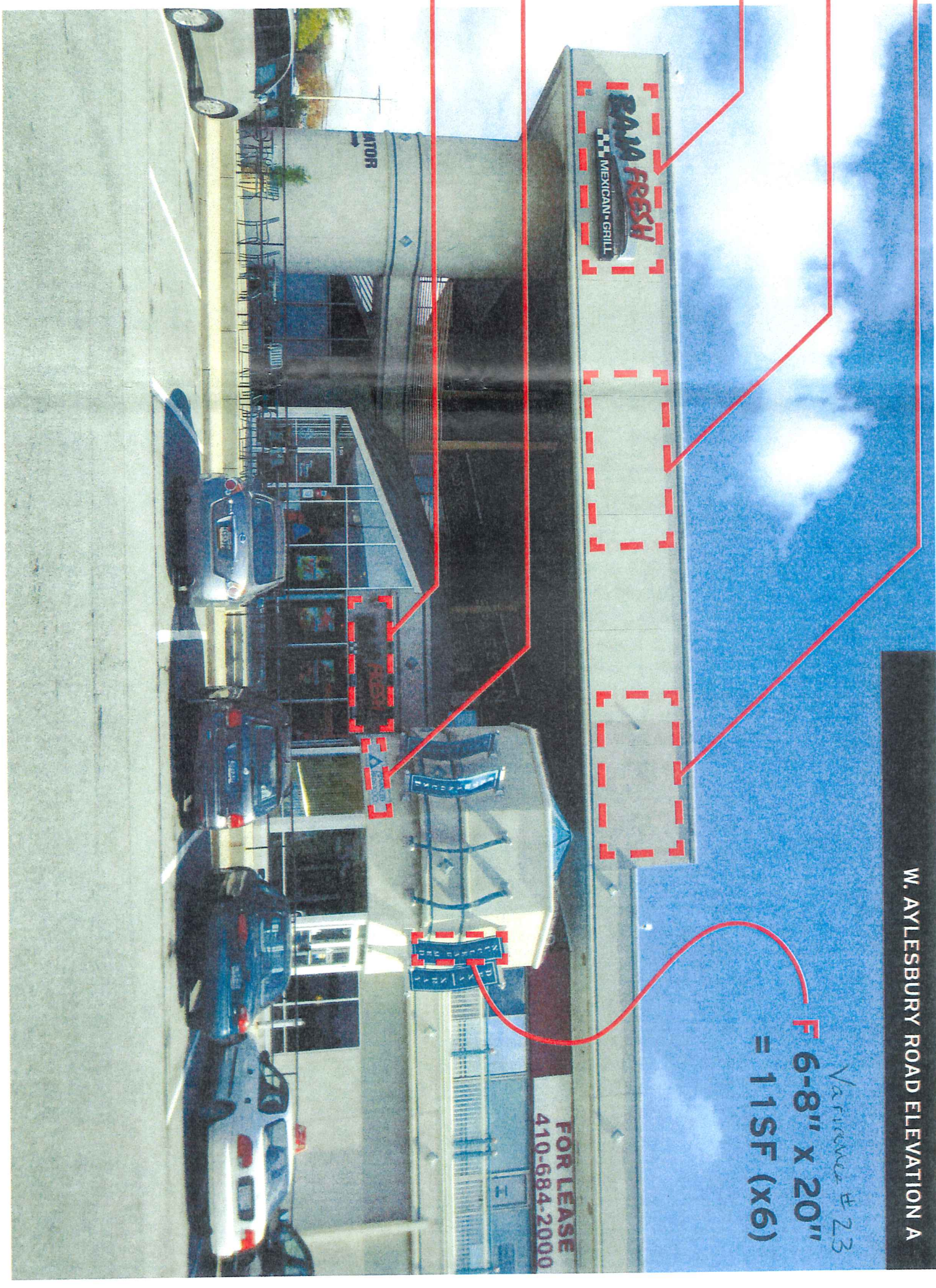
2,1,22 **C** 5' x 15' = 75 SF

W. AYLESBURY ROAD ELEVATION A

Variance # 23
F 6'-8" x 20"
= 111 SF (x6)

D 16" x 7' = 112 SF

E 8'-6 x 3'-1" = 26.2 SF



KIMCO
REALTY

TIMONIUM CROSSING
TIMONIUM, MARYLAND

Variance #
2,1,22 **A** 5' x 15' = 75 SF

2,1,22 **B** 5' x 15' = 75 SF

2,1,22 **C** 5' x 15' = 75 SF

15 **D** 4' x 16' = 64 SF

16 **E** 4' x 16' = 64 SF

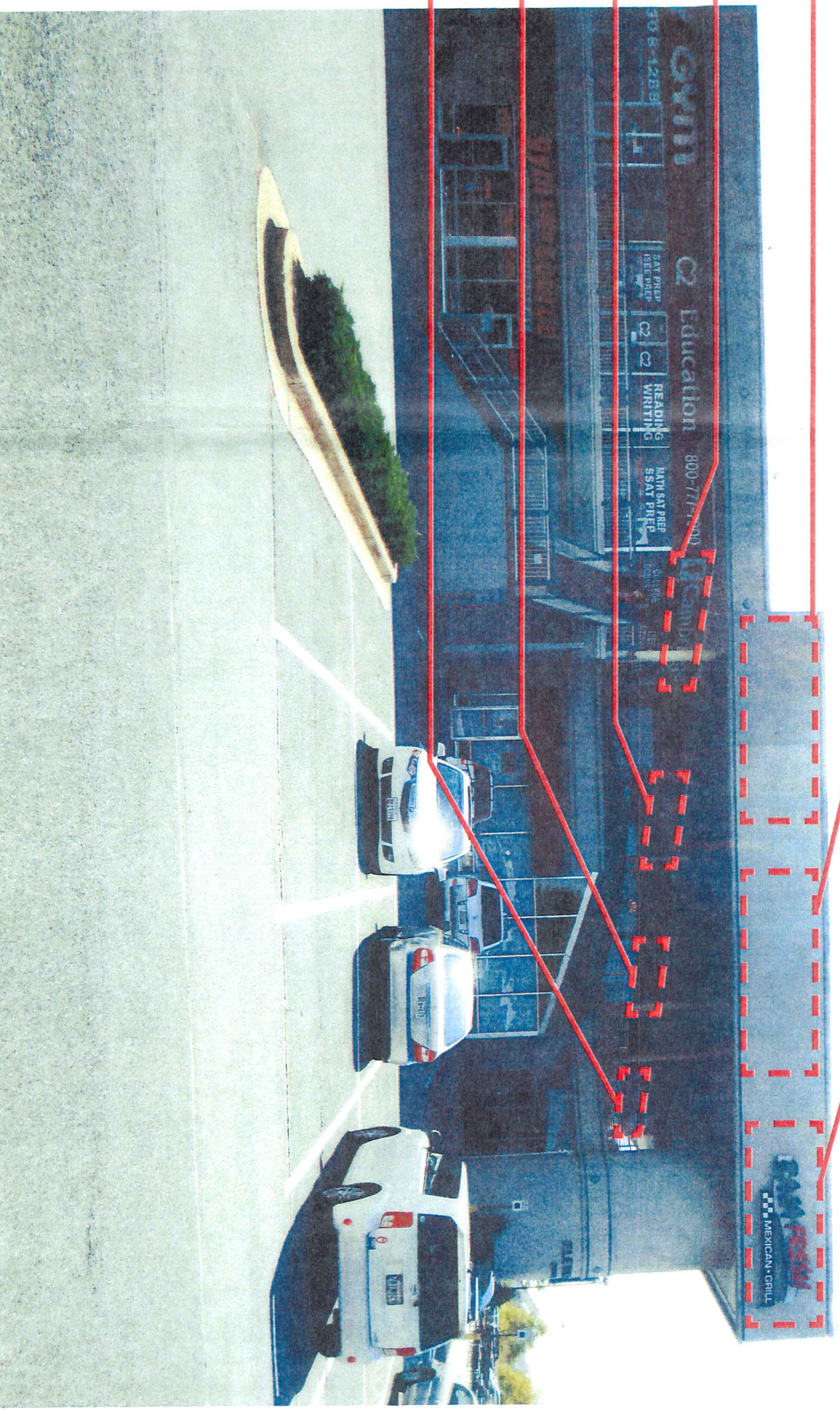
16 **F** 4' x 16' = 64 SF

16 **G** 4' x 16' = 64 SF

Case No 2014-0225-A - Key Sheet-Page 4

McGowan Consulting, LLC.

W. TIMONIUM ROAD ELEVATION A

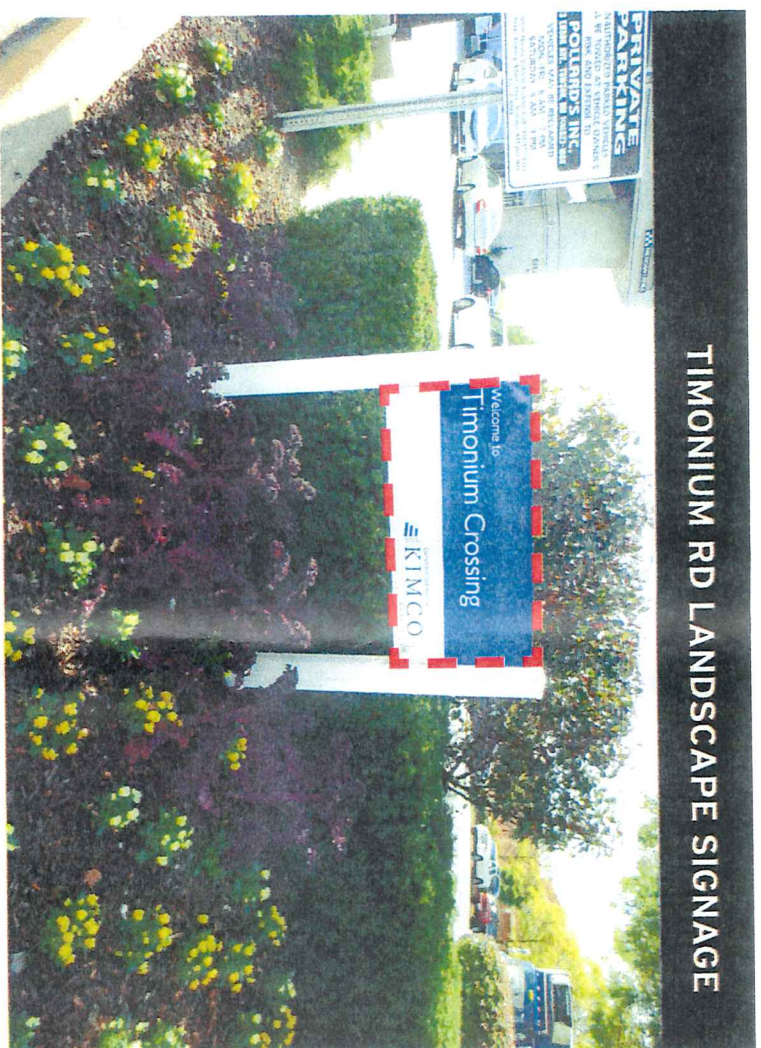


KIMCO
REALTY

TIMONIUM CROSSING
TIMONIUM, MARYLAND

ALL LANDSCAPE
SIGNAGE =
3' WIDE X 18" TALL

Variance # 24



TIMONIUM RD LANDSCAPE SIGNAGE



AYLESBURY RD LANDSCAPE SIGNAGE



TIMONIUM RD LANDSCAPE SIGNAGE



AYLESBURY RD LANDSCAPE SIGNAGE



TIMONIUM CROSSING
TIMONIUM, MARYLAND

Case No 2014-0225-A Key Sheet Page 7

McGowan Consulting, LLC.



TIMONIUM RD / YORK ROAD PYLON



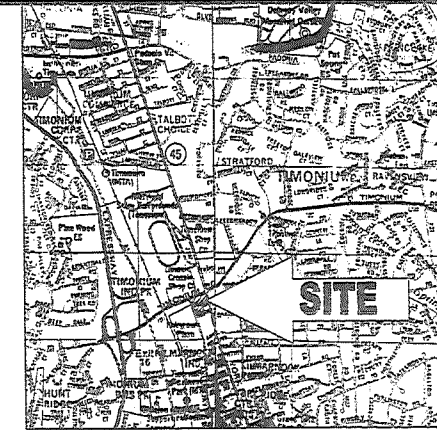
AYLESBURY RD / TIMONIUM RD PYLON



TIMONIUM CROSSING
TIMONIUM, MARYLAND

COMMERCIAL PERMIT HISTORY

1. PERMIT # 8007111
INTERIOR ALTERATION TO INCLUDE REMOVAL OF OFFICE PARTITIONS WAS APPROVED ON 01/05/89 UNDER PERMIT C-024-89
2. PERMIT # 8007113
CHANGE OF OCCUPANCY FROM OFFICE SPACE TO CARPET SALES WAS APPROVED ON 01/05/89 UNDER PERMIT C-024-89
3. PERMIT # 8035495
INTERIOR ALTERATION TO DIMINISH WALL TO CREATE TENANT SPACE WAS APPROVED ON 10/25/89 UNDER C-016-89
4. PERMIT # 8030721
INTERIOR ALTERATION TO INCLUDE DRYWALL, PARTITION, DROP CEILING, AND CARPETING WAS APPROVED ON 11-22-89 UNDER C-230-89
5. PERMIT # 8035551
WAS APPROVED ON 12/05/89 UNDER C-235-89 TO ALLOW INTERIOR ALTERATIONS TO INCLUDE PARTITION CONSTRUCTION, FLOOR AND WALL FINISHES, AND A NEW H.C. BATHROOM
6. PERMIT # 8043058
WAS APPROVED ON 01/22/90 UNDER C-0116-90 TO ALLOW INTERIOR ALTERATIONS TO REDUCE EXISTING TENANT SPACE INCLUDING DEVOLVING SHEET ROCK WALLS AND PARTITIONS
7. PERMIT # 8056643
WAS APPROVED ON 05/21/90 UNDER C-819-90 TO ALLOW INTERIOR ALTERATIONS TO INCLUDE INSTALLATION OF A 15' NON-BEARING WALL, CEILING, AND FLOOR FINISHES
8. PERMIT # 8056646
WAS APPROVED ON 05/21/90 UNDER C-819-90 TO ALLOW A CHANGE OF OCCUPANCY FROM A GYM (RETAIL STORE) TO A CARRY OUT RESTAURANT
9. PERMIT # 8051540
WAS APPROVED ON 05/22/90 UNDER C-1178-90 TO ALLOW INTERIOR ALTERATIONS TO INCLUDE PARTITIONING, FLOOR AND WALL FINISHES, HANDICAP BATHROOM AND DROP CEILING
10. PERMIT # 8051552
WAS APPROVED ON 05/22/90 UNDER C-1197-90 TO ALLOW INTERIOR ALTERATIONS TO INCLUDE PARTITIONING, FLOOR AND WALL FINISHES, AND A DROP CEILING
11. PERMIT # 8118953
WAS APPROVED ON 02/14/92 UNDER C-230-92 TO ALLOW INTERIOR ALTERATIONS TO INCLUDE INSTALLATION OF COUNTERS AND KITCHEN EQUIPMENT, AND A NEW EXHAUST SYSTEM
12. PERMIT # 8123386
WAS APPROVED ON 03/27/92 UNDER C-491-92 TO ALLOW INTERIOR ALTERATIONS TO INCLUDE THE REMOVAL OF NON-BEARING SHEET ROCK WALLS AND TO CONSTRUCT NEW WALLS FOR ENLARGEMENT OF STORAGE AREA
13. PERMIT # 8150593
WAS APPROVED ON 12/11/92 UNDER C-1985-92 TO ALLOW INTERIOR MODIFICATIONS TO INCLUDE 21 S.F. OF METAL STUD PARTITIONING, CABINETRY, PAINT, AND FINISHES
14. PERMIT # 8030185
WAS APPROVED ON 09/18/96 TO ALLOW INTERIOR MODIFICATIONS TO INCLUDE FINISHES, PARTITIONS, DOORS, FRAMES, AND EQUIPMENT FOR A COFFEE BAR
15. PERMIT # 8440010
WAS APPROVED ON 01/03/01 TO ALLOW INTERIOR ALTERATIONS TO INCLUDE STOREFRONT, CEILING TILE AND GRID, DRYWALL AND METAL STUD PARTITIONS, AND HVAC MODIFICATIONS
16. PERMIT # 8442005
WAS APPROVED ON 02/01/01 TO ALLOW INTERIOR ALTERATIONS TO INCLUDE METAL STUD DRYWALL PARTITIONS, AND FINISHES TO DOORS AND FIXTURES
17. PERMIT # 8530282
WAS APPROVED ON 09/17/03 TO ALLOW CHANGE OF OCCUPANCY FROM VACANT TENANT SPACE TO CHILD'S GYM. ADDITIONALLY, THE WORK INCLUDED INTERIOR ALTERATIONS TO INCLUDE NEW METAL STUD/DRYWALL PARTITIONS, SELF-CONTAINING FOOT BATHS, ADA SHOWER, FIXTURES AND FINISHES TO 1,000 SQUARE FEET
18. PERMIT # 8530536
WAS APPROVED ON 05/18/06 TO ALLOW INTERIOR RENOVATIONS TO INCLUDE NEW PARTITIONS AND CEILINGS AS WELL AS MINOR ELECTRICAL AND MECHANICAL WORK
19. PERMIT # 8078123
WAS APPROVED ON 08/19/11 TO ALLOW INTERIOR ALTERATIONS TO VACANT TENANT SPACE TO INCLUDE NEW METAL STUD/DRYWALL PARTITIONS, SELF-CONTAINING FOOT BATHS, ADA SHOWER, FIXTURES AND FINISHES TO 1,000 SQUARE FEET



LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20002153-5
SCALE: 1"=200'

GENERAL NOTES:

1. PROPERTY INFORMATION

A. SITE ADDRESS:	2080 YORK ROAD
B. SITE AREA:	154,224 S.F. OR 3.54 AC
C. ELECTION DISTRICT:	8
D. COUNCILMANIC DISTRICT:	3
E. ADC MAP:	4/60/10
F. CENSUS TRACT:	40550
G. TAX MAP NO.:	50
H. PARCEL:	201
I. TAX ACCOUNT NO.:	0813022550
2. ZONING
BR IM (BUSINESS ROADSIDE, INDUSTRY MAJOR)
3. ZONING MAP REFERENCE
0900C1
4. LAND USE
EXISTING: RETAIL SHOPPING CENTER
PROPOSED: RETAIL SHOPPING CENTER
5. FLOOR AREA RATIO

	ALLOWABLE	PROVIDED
2.0 (MAX.)	60.035 / 154,224 = 0.39	
6. SETBACKS

	REQUIRED	PROVIDED
FRONT (TIMONIUM ROAD):	25'	139.5'
FRONT (YORK ROAD):	25'	44.6'
FRONT (AYLESBURY ROAD):	25'	89.0'
REAR:	30'	31.2'
LANDSCAPE PARKING:	15' FROM FRONT SETBACK (MAX.)	101.5' EXISTING TO REMAIN
7. PARKING
REQUIRED: 5 SPACES PER 1,000 S.F. OF LEASABLE AREA
REDUCED: PER PLAN ENTITLED "PARKING EXHIBIT, KIMCO REALTY CORPORATION, TIMONIUM CROSSING, 2080-2090 YORK ROAD, TIMONIUM 21093" PREPARED BY BOHLER ENGINEERING, JOB NO. MD012082, DATED 01/10/11. PER SHARED PARKING REQUIREMENTS, 281 PARKING SPACES ARE REQUIRED
EXISTING: 261 PARKING SPACES
8. HEIGHT REQUIREMENTS: NOT TO EXCEED 100'
9. THIS SITE IS SERVICED BY A PUBLIC WATER AND SEWER SYSTEM.
10. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPING MANUAL.
11. THE SITE IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN PER FEMA MAP #2400100235F DATED SEPTEMBER 28, 2008.
12. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS.
13. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE SITE.
14. 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.
15. RESTROOM FACILITIES ARE PROVIDED WITHIN TENANT SPACES FOR CUSTOMERS.
16. SIGNAGE ON THIS SHALL COMPLY WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS, SECTION 450. OR A VARIANCE WILL BE REQUIRED.
17. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
18. THERE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.
19. INFORMATION SHOWN ON THIS PLAN IS BASED UPON BALTIMORE COUNTY GEOGRAPHICAL INFORMATION SYSTEM DATA OBTAINED MARCH, 2014 AND A DEED DATED MAY 12, 2004 AND RECORDED AS LIBER 20114, FOLIO 581.

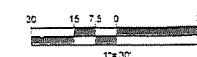
ZONING HISTORY

CASE NO. 51-2019, ORDERED JULY 5, 1993 AND JULY 5, 1994

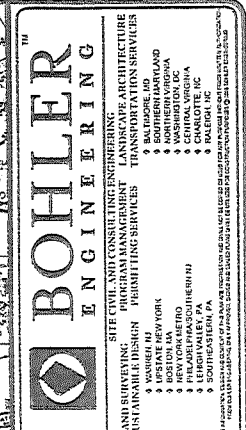
PETITION TO ALLOW ADVERTISING SIGNS BACK TO BACK (12' ± 25') FOR TWO (2) YEARS ON SITE GRANTED

OWNER

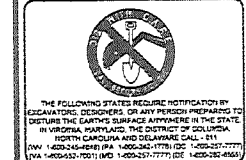
TIMONIUM CROSSINGS, LLC
C/O KIMCO REALTY CORPORATION SUITE 100
3330 NEW HYDE PARK RD
NEW HYDE PARK, NY 11042-1205



PROFESSIONAL CERTIFICATION
I, MICHAEL J. OSELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 44207, EXPIRATION DATE 6/30/15.



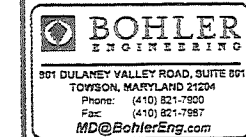
REVISIONS			
REV	DATE	COMMENT	BY



PROJECT NO.	MD149000
DRAWN BY	AVG
CHECKED BY	AVG
DATE	4/9/14
SCALE	1"=30'
CAD I.D.	SVS

SIGN VARIANCE PLAN

FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
TIMONIUM CROSSING
2080-2090 YORK ROAD
TIMONIUM, BALTIMORE
COUNTY, MARYLAND 21093



4/9/14

PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER
1

