



KEVIN KAMENETZ
County Executive

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

October 20, 2014

David H. Karceski, Esquire
Venable, LLP
210 W. Pennsylvania Avenue
Suite 500
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance
Property: 103 E. Joppa Road
Case No.: 2015-0037-SPHA

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 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:sln
Enclosure

c: Paul Hartman, 18 ½ Cedar Avenue, Towson, Maryland 21286

DOP Comments

The DOP submitted comments in its memorandum dated September 15, 2014. Each of the comments made by that agency concern only the proposed parking signage for the project. As I indicated at the hearing, I think it is arguable that the Revenue Authority, which will manage and own the parking garage facility, is not subject to the B.C.Z.R. The Baltimore County Revenue Authority (BCRA) was created by the General Assembly, Chapter 126 of Acts of 1955. As an instrumentality of the State, it is not subject to the County's zoning regulations. Board of Child Care v. Harker, 316 Md. 683, 691 (1989). In addition, parking signage (strictly speaking) is utilitarian and not commercial in nature, and does create the type of visual clutter that B.C.Z.R. §450 is meant to address.

In any event, page 3 of the site plan was revised and redlined to reflect that the proposed building-mounted parking sign just south of Pad G (discussed on the second page of DOP's ZAC comment) was relocated to a mounting height of $\pm$ 26 ft., to provide better visibility. Ken Mills, of the BCRA, indicated his agency was willing to honor the DOP's request regarding the "Additional Parking at the Library Garage" lettering, and the Order which follows will contain such a condition. With regard to comment Nos. 1 and 2, I respectfully disagree with the DOP. As noted at the outset, this project is located within downtown Towson, and along with the new commercial projects reshaping the area comes the need for enhanced signage. The parking signs proposed will enhance the functionality of the project and will not in my opinion appear excessive or mar the landscape in any way.

THEREFORE, IT IS ORDERED this 20th day of October, 2014, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") as follows: (1) to allow directional signs for parking garage purposes to project from a wall no more than 7 feet and to be installed on canopies and

ORDER RECEIVED FOR FILING

Date 10/20/14
By ALJ

extend no more than 3 feet above the canopy structure; and (2) to allow a changeable copy display (for parking space availability only) on directional signs not to exceed 16 sq. ft. each, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief as follows: (1) to allow two (2) freestanding joint identification signs on a single road frontage (Joppa Road) with a sign area/face of 106 sq. ft. each and a height of 22 feet in lieu of a total of four (4) signs permitted (one each on four different public road frontages) with a permitted sign area/face of 100 sq. ft. and a height of 25 feet for each sign; (2) for freestanding joint identification signs to display a maximum of 16 lines of text with a sign copy a minimum of 1 inch in height in lieu of the permitted 5 lines of text and required 8 inch height for sign copy; (3) to allow freestanding signs to be erected as close as 30 feet apart in lieu of the required 100 feet on the same side of a highway (Joppa Road); (4) to allow freestanding directional signs with a sign area/face a maximum of 55 sq. ft. each and maximum height of 10 feet in lieu of the permitted 8 sq. ft. and height of 6 feet; (5) to allow company names/logos on directional signs to occupy more than 30% of the total sign area; and (6) to allow wall-mounted and canopy directional signs for parking garage purposes with sign area/faces a maximum of 90 sq. ft. each, be and is hereby GRANTED.

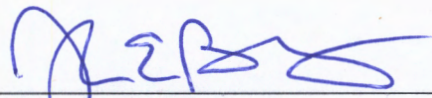
The relief granted herein shall be subject to the following:

1. Prior to issuance of any permit for the signage approved herein, the Petitioner shall submit for review and approval by the DOP revised elevations and plans showing exact sign locations.
2. Within 15 days of the date of this Order the Petitioner shall submit to Baltimore County a revised sheet 3 of the plan (containing sign details) with redline revisions striking through the non-illuminated "Additional Parking at the Library Garage" and "Additional Parking Towson Library Garage" as shown on several of the proposed signs.

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By Sen

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:slh

ORDER RECEIVED FOR FILING

Date 10/20/14

By slh



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 See Attachment 1 which is presently zoned BM-CT

Deed References: See Attachment 1 10 Digit Tax Account # See Attachment 1

Property Owner(s) Printed Name(s) Towson Circle Holdings, LLC

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

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

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

SEE ATTACHED SHEET 2

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

SEE

3. ☒ a Variance from Section(s)

See Attachment 2

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

To Be Presented At Hearing

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karczeski, Esquire

Name- Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 410-494-6285 dhkarczeski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Towson Circle Holdings, LLC

SEE ATTACHED #3

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

See Attachment 3

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karczeski, Esquire

Name - Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 410-494-6285 dhkarczeski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2015-0037 JHA

Filing Date 8/14/2014

Do Not Schedule Dates:

Reviewer

ORDER RECEIVED FOR FILING

Date

10/20/14

By

Den

TOWSON CIRCLE HOLDINGS, LLC

**ATTACHMENT 1
TO PETITION FOR VARIANCE**

**103 E. JOPPA ROAD
TAX ACCOUNT #1800013377
DEED REF. 26332-522**

**115 E. JOPPA ROAD
TAX ACCOUNT #0919610370
DEED REF. 27108-666**

**515 VIRGINIA AVENUE
TAX ACCOUNT #0914900173
DEED REF. 26332-522**

**517 VIRGINIA AVENUE
TAX ACCOUNT #0914900175
DEED REF. 26332-522**

**101 SHEALY AVENUE
TAX ACCOUNT #0908301541
DEED REF. 27417-657**

**103 SHEALY AVENUE
TAX ACCOUNT #0902573700
DEED REF. 27417-657**

**514 DELAWARE AVENUE
TAX ACCOUNT #09194500121
DEED REF. 26332-513**

**516 DELAWARE AVENUE
TAX ACCOUNT #0919450120
DEED REF. 26332-513**

TOWSON CIRCLE HOLDINGS, LLC
ATTACHMENT 2
PETITION FOR VARIANCE

1. Variance from B.C.Z.R. Section 450.4 Attachment 1.7(b)(V)(VI) and (VII) to allow two freestanding joint identification signs on a single road frontage (Joppa Road) with a sign area/face of 106 square feet each and a height of 22 feet in lieu of a total of four signs permitted (one each of four different public road frontages [Joppa Road, Virginia Avenue, East Pennsylvania Avenue, and Delaware Avenue]), with a permitted sign area/face of 100 square feet and height of 25 feet for each sign.
2. Variance from B.C.Z.R. Section 450.4 Attachment 1.7(b)(IX) for freestanding joint identification signs to display a maximum of 16 lines of text with a sign copy a minimum of 1 inch in height in lieu of the permitted 5 lines of text and required 8 inch height for sign copy.
3. Variance from B.C.Z.R. Section 450.5.4.b to allow freestanding ~~identification~~ signs to be erected as close as 30 feet apart in lieu of the required 100 feet on the same side of a highway (Joppa Road). *a maximum of 55*
4. Variance from B.C.Z.R. Section 450.4 Attachment 1.3(V) and (VII) to allow freestanding directional signs with a sign area/face of ~~9~~ *10* square feet each and ~~height of 8 feet~~ *maximum* in lieu of the permitted 8 square feet and height of 6 feet.
5. Variance from B.C.Z.R. Section 450.4 Attachment 1.3(IX) to allow company names/logos on directional signs to occupy more than 30% of the total sign area of directional signs.
6. Variance from B.C.Z.R. Section 450.4 Attachment 1.3 to allow wall-mounted *and canopy* directional signs for parking garage purposes with sign area/faces a maximum of 90 square feet each.
7. Special Hearing, pursuant to B.C.Z.R. Sections 500.7 and 450.4 Attachment 1.3 to allow directional signs for parking garage purposes to project from a wall no more than 7 feet and to be installed on canopies and extend no more than 3 feet above the canopy structure.
8. Special Hearing, pursuant to B.C.Z.R. Section 500.7, to allow a changeable copy display (for parking space availability only) on directional signs not to exceed 16 square feet each.

REVISED 9/15/14

0037-SP4A

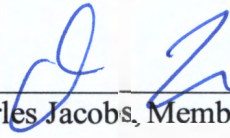
TOWSON CIRCLE HOLDINGS, LLC

**ATTACHMENT 3
PETITION FOR VARIANCE**

Legal Owners (Petitioners):

Towson Circle Holdings, LLC
c/o Heritage Properties, Inc.
501 Fairmount Avenue
Suite 300
Towson, Maryland 21286-5461

By: _____


Charles Jacobs, Member

0037-SPHA



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

~~SEE ATTACHED SHEET~~

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of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
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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).

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Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 / 410-494-6285 / dhkarceski@venable.com

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Signature # 2

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Mailing Address

City

State

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Representative to be contacted:

David H. Karceski, Esquire

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

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Zip Code Telephone # Email Address

CASE NUMBER

2015-0037-JMA

Filing Date

8/14/2014

Do Not Schedule Dates:

Reviewer

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Date

10/20/14

By

Sen

TOWSON CIRCLE HOLDINGS, LLC

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REVISED 9/15/14

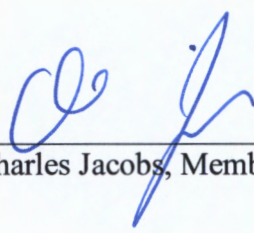
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TOWSON CIRCLE HOLDINGS, LLC

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c/o Heritage Properties, Inc.
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Suite 300
Towson, Maryland 21286-5461

By: 

Charles Jacobs, Member

0037-SPHA

**TOWSON CIRCLE HOLDINGS, LLC
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PETITION FOR VARIANCE**

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7. Special Hearing, pursuant to B.C.Z.R. Sections 500.7 and 450.4 Attachment 1.3 to allow directional signs for parking garage purposes to project from a wall no more than 7 feet and to be installed on canopies and extend no more than ~~8~~ *3* feet above the canopy structure.
8. Special Hearing, pursuant to B.C.Z.R. Section 500.7, to allow a changeable copy display (for parking space availability only) on directional signs not to exceed 16 square feet each.

LEGAL DESCRIPTION

EXHIBIT "A-1"

Description of
Parcels 57, 215, 328, 405,
426, 417, 432, 433, and "Area Released" from Baltimore County
As Shown on Tax Map 70A
Lying North of Shealy Avenue

Beginning for the same at corner formed by the intersection of the north side of Shealy Avenue with the southeast side of Delaware Avenue, said point of beginning being also the beginning point of the secondly described tract of land in a deed conveyed by Anne E. Gehring to Towson Circle Holdings, LLC dated October 29, 2007, and recorded in the Land Records of Baltimore County, Maryland in Liber S.M. 26332, Folio 513; thence leaving said point of beginning and running with and binding on the first line of the abovementioned parcel and also with the first line of the first parcel described in the aforementioned deed as now surveyed and referring all courses of this description to the Maryland Coordinate System (NAD 83/1991), (1) North 24 degrees 15 minutes 49 seconds East 130.85 feet; thence running with and binding on a portion of the second or North 82 degrees 21 minutes 57 seconds East 21.88 foot line of the second mentioned parcel of land, (2) North 82 degrees 08 minutes 12 seconds East 6.90 feet to the beginning of the fifth or North 24 degrees 29 minutes 34 seconds East 150.85 foot line as described in a deed conveyed by Josef of Vienna, Inc. to Towson Circle Holdings, LLC by a deed dated October 29, 2007, and recorded among the aforementioned land records in Liber S.M. 26332, Folio 522; thence running with and binding on all of the said fifth line and also the sixth through eighth lines; (3) North 24 degrees 15 minutes 49 seconds East 150.85 feet; thence (4) North 79 degrees 50 minutes 56 seconds East 69.01 feet; thence (5) North 85 degrees 58 minutes 45 seconds East 37.36 feet; thence (6) Northeasterly by a line curving to the left, having a radius of 5,764.55 feet, for a distance of 119.00 feet (the arc of said curve being subtended by a chord bearing North 85 degrees 23 minutes 16 seconds East 119.00 feet); thence (7) South 47 degrees 15 minutes 20 seconds East 32.40 feet to the west side of Virginia Avenue; thence running with and binding with said west side of Virginia Avenue, (8) South 06 degrees 26 minutes 28 seconds East 207.07 feet to the north side of Shealy Avenue; thence running with said Shealy Avenue, (9) South 82 degrees 08 minutes 12 seconds West 396.16 feet; thence to the point of beginning; containing 75,940 square feet or 1.743 acres of land, more or less, as now described by Daft-McCune-Walker, Inc. in June 2012.
June 18, 2012

EXHIBIT "A-2"

Description of
The Area of Shealy Avenue Intended to be Closed
Baltimore County, Maryland

Beginning for the same at a distance of 13.65 feet from the corner formed by the intersection of the north side of Shealy Avenue with the southeast side of Delaware Avenue, said point of beginning being 13.65 feet from the end of the fifth or North 82 degrees 21 minutes 57 seconds East 100.14 foot line of the secondly described land in a deed conveyed by Anne E. Gehring to Towson Circle Holdings, LLC dated October 29, 2007, in the Land Records of Baltimore County, Maryland in Liber S.M. 26332, Folio 513; thence leaving said point of beginning and running with said north side of Shealy Avenue, (1) North 82 degrees 08 minutes 12 seconds East 379.93 feet; thence (2) South 06 degrees 33 minutes 12 seconds East 17.81 feet to the south side of Shealy Avenue; thence running with the said south side of Shealy Avenue, (3) South 80 degrees 43 minutes 38 seconds West 84.83 feet; thence (4) South 83 degrees 26 minutes 16 seconds West 38.35 feet; thence (5) South 81 degrees 46 minutes 24 seconds West 265.82 feet; thence (6) Northeasterly by a line curving to the right, having a radius of 140.00 feet, for a distance of 21.90 feet (the arc of said curve being subtended by a chord bearing North 11 degrees 28 minutes 40 seconds East 21.88 feet) to the point of beginning; containing 7,498 square feet or 0.172 acres of land, more or less, as now described by Daft-McCune-Walker, Inc. in June 2012.
June 18, 2012

EXHIBIT "A-3"

Description of
Parcels 186, 289, 372, 376, 377, 380,
393, 420, 431, 480 and 489
As Shown on Tax Map 70
Lying South of Shealy Avenue

Beginning for the same at corner formed by the intersection of the east side of Delaware Avenue with the south side of Shealy Avenue at a 1-inch diameter iron pipe found, said point also being at the beginning of the second or North 89 degrees 29 minutes East 281.10 foot line of the first described parcel of land which by deed dated March 28, 1983, and recorded among the Land Records of Baltimore County, Maryland, in Liber E.H.K., Jr. 6509, Folio 440, was conveyed by Richard M. Kremen to Paul S. Brody; thence leaving said point of beginning and binding on the south side of Shealy Avenue and running with and binding on said second line, referring all courses of this description to the Maryland Coordinate System NAD (83/1991), (1) North 81 degrees 46 minutes 24 seconds East 280.70 feet; thence (2) South 08 degrees 56 minutes 54 seconds East 39.82 feet; thence (3) North 82 degrees 31 minutes 35 seconds East 26.70 feet; thence (4) North 81 degrees 04 minutes 55 seconds East 11.84 feet; thence (5) North 12 degrees 12 minutes 24 seconds West 38.95 feet; thence (6) North 80 degrees 43 minutes 38 seconds East 87.13 feet to the west side of Virginia Avenue; thence running with said west side of Virginia Avenue the following two courses: (7) South 05 degrees 27 minutes 04 seconds East 39.50 feet; thence (8) South 11 degrees 39 minutes 16 seconds West 294.32 feet to the north side of Pennsylvania Avenue; thence running with said north side of Pennsylvania Avenue, (9) North 83 degrees 52 minutes 18 seconds West 147.24 feet; thence (10) South 07 degrees 26 minutes 20 seconds West 4.06 feet; thence (11) North 84 degrees 08 minutes 24 seconds West 161.37 feet to the east side of Delaware Avenue; thence running with said east side of Delaware Avenue, (12) North 08 degrees 40 minutes 34 seconds West 243.85 feet to the point of beginning; containing 100,492 square feet or 2.307 acres of land, more or less, as now described by Daft-McCune-Walker, Inc. in June 2012.
June 18, 2012

TOWSON

TA
#1

PAI
TOWSON CI
2
TAX AC
#894 C
7NO

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

No. **116236**

Date: **8/14/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
 8/13/2014 8/15/2014 10:15:22

REF MSD4 WALKIN SHI BAH

RECEIPT # 641234 8/15/2014

Dest 5 525 ZONING VERIFICATION

CR NO. 116236

Recpt Tot \$1,000.00

\$1,000.00 CR \$1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000	000	6150				1000.00

Total: **1000.00**

Rec From: **Venable LLP**

For: **103 E Joppa Rd AKA Towson Square**

2015-00 37-SP44

DISTRIBUTION

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

GOLD - ACCOUNTING

**CASHIER'S
 VALIDATION**

Case No.: 2015-0037-SPHA

Exhibit Sheet

Petitioner/Developer

DW
11-24-14

SLN
10/20/14
Respondent

No. 1	Site Plan	
No. 2	2A-2I Color photos	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

David H. Karceski

T 410.494-6285
F 410.821.0147
dhkarceski@venable.com

November 3, 2014

HAND-DELIVERED

The Honorable John E. Beverungen
Office of Administrative Hearings
105 W. Chesapeake Avenue, Ste. 103
Towson, Maryland 21204

RECEIVED

NOV 03 2014

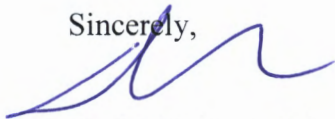
OFFICE OF ADMINISTRATIVE HEARINGS

Re: Petitions for Variance and Special Hearing
Property: 103 E. Joppa Road
Case No.: 2015-0037-SPHA

Dear Judge Beverungen:

I am in receipt of the Opinion and Order issued in Case No. 2015-0037-SPHA, dated October 20, 2014. I am writing this letter for compliance with Condition No. 2 of your Order, which requires Petitioner to submit a revised sheet 3 of Petitioner's Exhibit 1 to be included in the County's permanent case file for this matter. Enclosed is the revised sheet of the site plan with the non-illuminated language that reads "Additional Parking at Library Garage" and "Additional Parking Towson Library Garage" removed from the sign details for certain approved signs.

Sincerely,

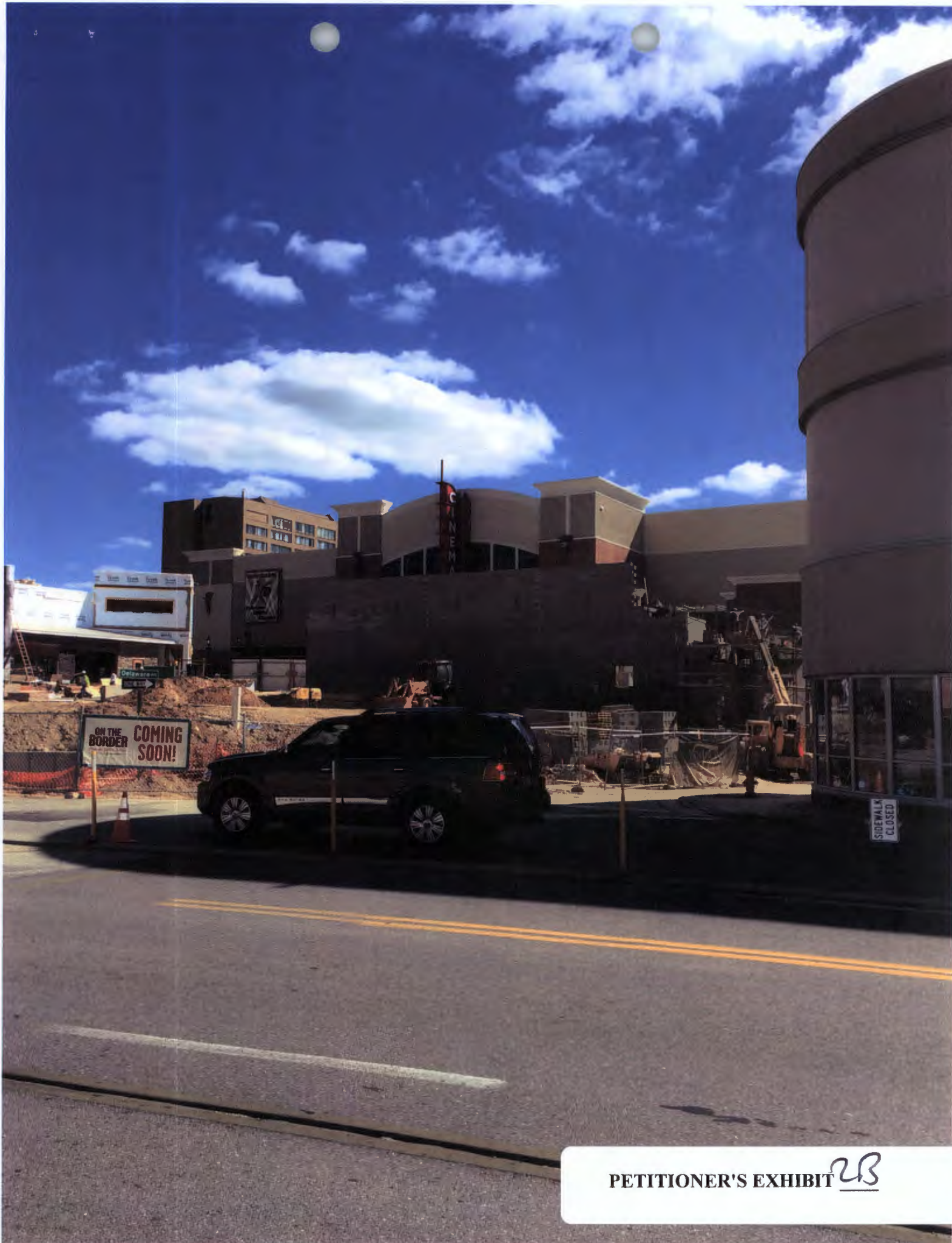


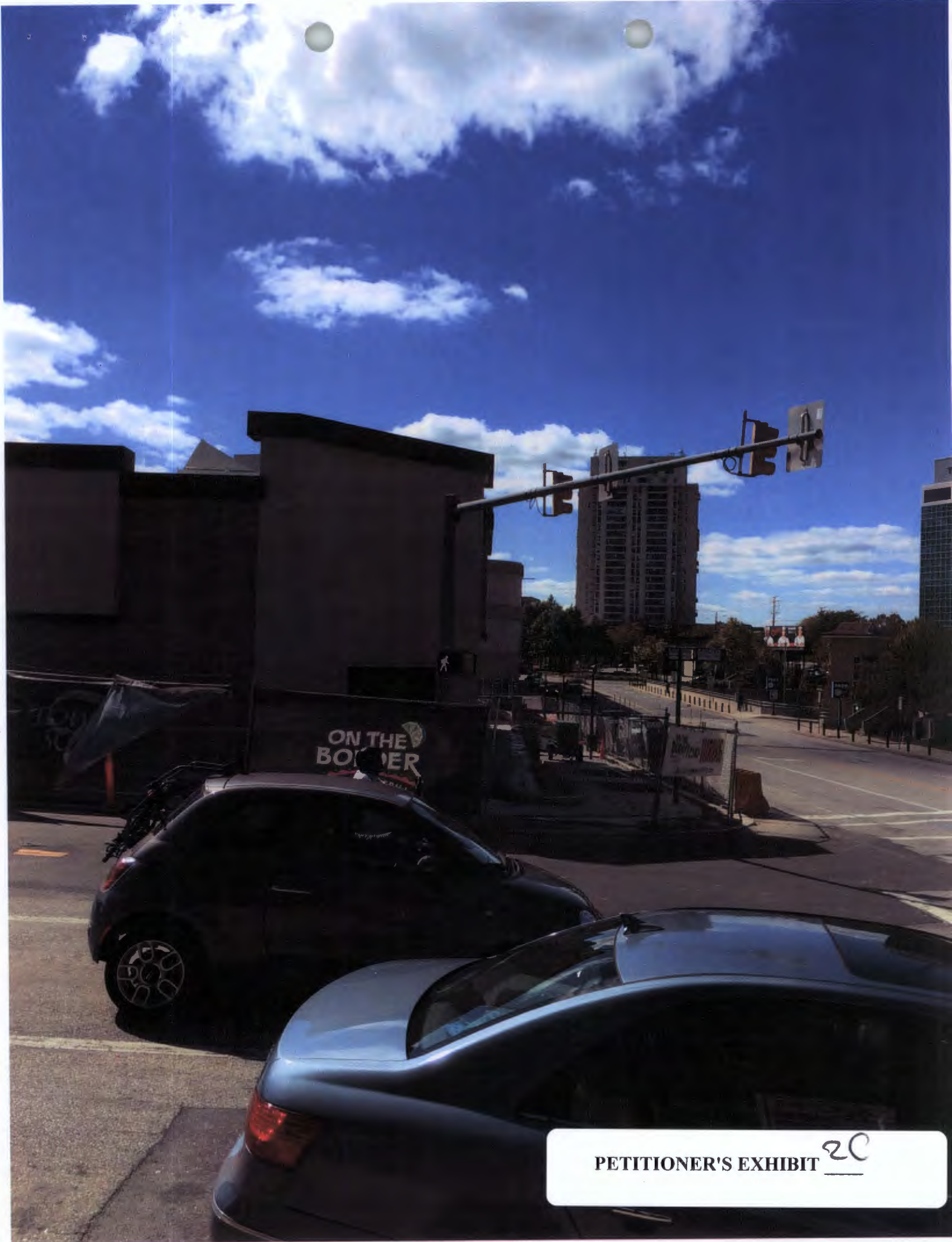
David H. Karceski

DHK/cak
Enclosure



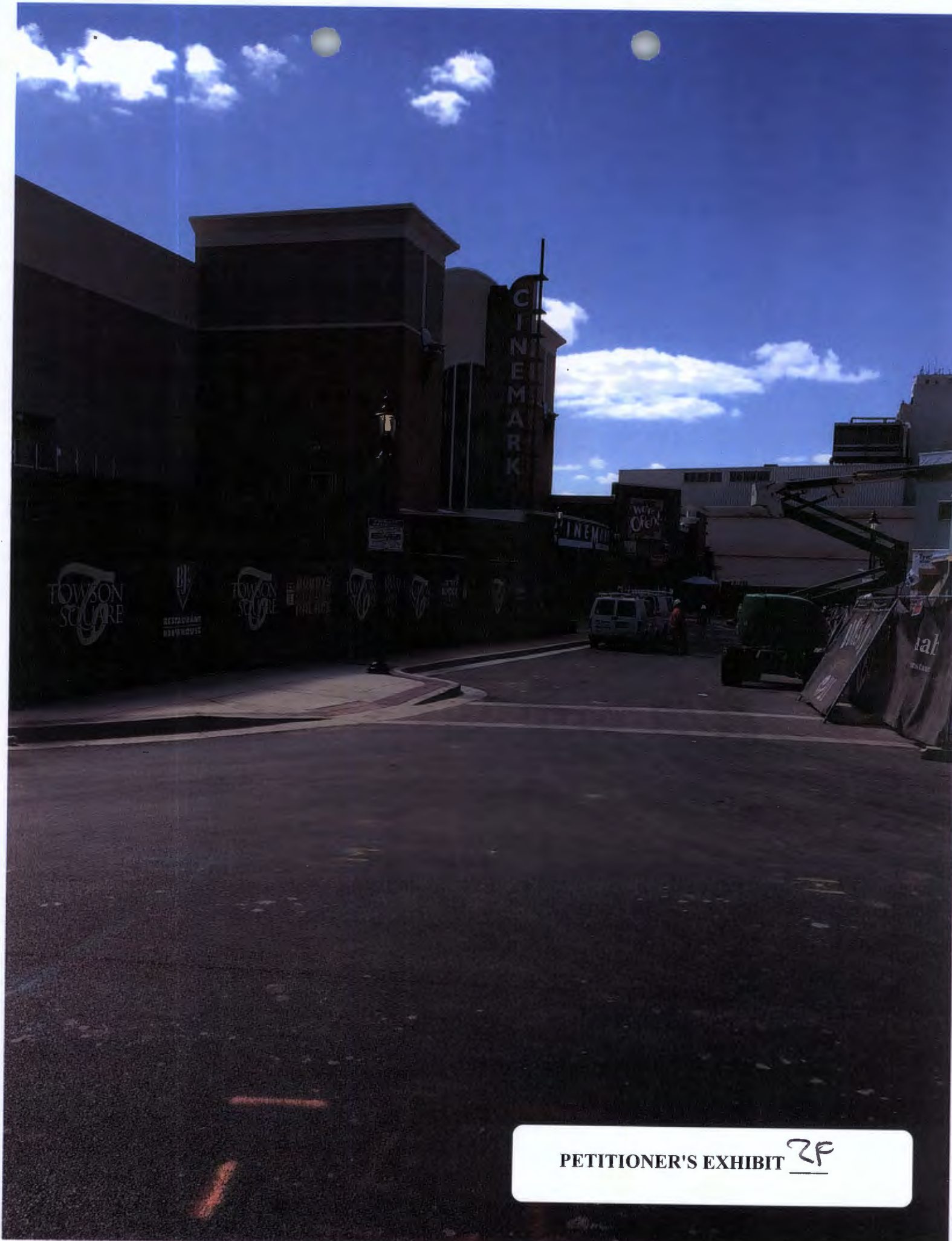
PETITIONER'S EXHIBIT 24











PETITIONER'S EXHIBIT 2F





PETITIONER'S EXHIBIT 2H



**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2015-0037-SPMA
Property Address: 103 E. JOIPA ROAD
Property Description: _____

Legal Owners (Petitioners): TOWSON CRIDE HOLDINGS LLC
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Justin Williams
Company/Firm (if applicable): Venable LLP
Address: 210 W-Pennsylvania Ave
Suite 500
Towson MD 21204
Telephone Number: _____

(410) 494-6200



KEVIN KAMENETZ
County Executive

September 12, 2014

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: 2015-0037-SPHA

103 E. Joppa Road
NE corner of Delaware Avenue and Shealy Avenue
9th Election District – 5th Councilmanic District
Legal Owners: Towson Circle Holdings, LLC

Special Hearing to allow directional signs for parking garage purposes to project from a wall no more than 7 ft. and to be installed on canopies and extend no more than 3 ft. above the canopy structure; to allow a changeable copy display (for parking space availability only) on directional signs not to exceed 16 sq. ft. each. Variance to allow two freestanding joint identification signs on a single road frontage (Joppa Road) with a sign area/face of 106 sq. ft. each and height of 22 ft. in lieu of a total of four signs permitted (one each of four different public road frontages, Joppa Road, Virginia Avenue, East Pennsylvania Avenue, Delaware Avenue) with a permitted sign area/face of 100 sq. ft. and height of 25 ft. for each sign

Hearing: Thursday, October 9, 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: David Karceski, 210 W. Pennsylvania Ave., Ste. 500, Towson 21204
Towson Circle Holdings, LLC, 501 Fairmount Ave., Ste. 300, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 19, 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.



KEVIN KAMENETZ
County Executive

September 16, 2014

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

CORRECTED 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:

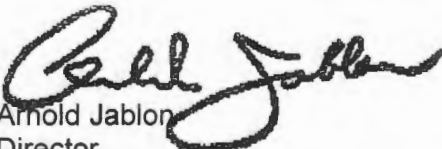
CASE NUMBER: 2015-0037-SPHA

103 E. Joppa Road
NE corner of Delaware Avenue and Shealy Avenue
9th Election District – 5th Councilmanic District
Legal Owners: Towson Circle Holdings, LLC

Special Hearing to allow directional signs for parking garage purposes to project from a wall no more than 7 ft. and to be installed on canopies and extend no more than 3 ft. above the canopy structure; to allow a changeable copy display (for parking space availability only) on directional signs not to exceed 16 sq. ft. each.

1. To allow two freestanding joint identification signs on a single road frontage (Joppa Road) with a sign area/face of 106 sq. ft. each and a height of 22 ft. in lieu of a total of four signs permitted (one each of four different public road frontages (Joppa Road, Virginia Avenue, East Pennsylvania Avenue, and Delaware Avenue) with a permitted sign area/face of 100 sq. ft. and height of 25 ft. for each sign.
2. For freestanding joint identification signs to display a maximum of 16 lines of text with a sign copy a minimum of 1 inch in height in lieu of the permitted 5 lines of text and required 8 in. height for sign copy.
3. To allow freestanding signs to be erected as close as 30 ft. apart in lieu of the required 100 ft. on the same side of a highway (Joppa Road).
4. To allow freestanding directional signs with a sign area/face a maximum of 55 sq. ft. each and maximum height of 10 ft. in lieu of the permitted 8 sq. ft. and height of 6 ft.
5. To allow company names/logos on directional signs to occupy more than 30% of the total sign area of directional signs.
6. To allow wall-mounted and canopy directional signs for parking garage purposes with sign area/faces a maximum of 90 sq. ft. each.

Hearing: Thursday, October 9, 2014 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Ave., Ste. 500, Towson 21204
Towson Circle Holdings, LLC, 501 Fairmount Ave., Ste. 300, Towson 21286

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 19, 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.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
103 E. Joppa Road; NE corner of Delaware * OF ADMINISTRATIVE
Avenue & Shealy Avenue *
9th Election & 5th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Towson Circle Holdings *
Petitioner(s) * BALTIMORE COUNTY
* 2015-037-SPHA

* * * * *

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

AUG 28 2014

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 28th day of August, 2014, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, Venable, LLP, 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

MEMORANDUM

DATE: November 24, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0037-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on November 19, 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

DATE _____

SQUARE
TOWSON ~~STATE~~
2015-0037-SPHA
10/9/14

CITIZEN'S SIGN - IN SHEET

NAME _____

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

CASE NAME 103 F. Jappa Rd.
CASE NUMBER 2015-37-SPMA
DATE 10/9/14

[illegible]

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9/4</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
<u>9/15</u>	FIRE DEPARTMENT	<u>G</u>
<u>9/3</u>	PLANNING (if not received, date e-mail sent _____)	<u>No Obj</u>
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

9/18/14

SIGN POSTING

Date:

9/19/14

by SSG Black

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 1800013377			
Owner Information					
Owner Name:	TOWSON CIRCLE HOLDINGS LLC		Use:	COMMERCIAL	
Mailing Address:	601 EAST PRATT ST STE 600 BALTIMORE MD 21202-		Principal Residence:	NO	
			Deed Reference:	/26332/ 00522	
Location & Structure Information					
Premises Address:		103 E JOPPA RD BALTIMORE MD 21286-3104		Legal Description:	.758 AC SS JOPPA RD 350 FT EAST OF YORK RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
070A	0011	0057		0000	
Assessment Year:				Plat No: Plat Ref:	
2014					
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
2014	3832		31,450 SF	24	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		CINEMA			
Value Information					
Base Value		Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2014	07/01/2014	07/01/2015	
Land:	1,515,500	2,476,300			
Improvements	32,671,000	36,301,700			
Total:	34,186,500	38,778,000	35,717,000	37,247,500	
Preferential Land:	0			0	
Transfer Information					
Seller: JOSEF OF VIENNA INC		Date: 10/31/2007	Price: \$2,220,000		
Type: ARMS LENGTH MULTIPLE		Deed1: /26332/ 00522	Deed2:		
Seller:		Date:	Price:		
Type:		Deed1:	Deed2:		
Seller:		Date:	Price:		
Type:		Deed1:	Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014	07/01/2015		
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					

New Search (<http://sdat.resiusa.org/RealProperty>)

Order the **TAX MAP** [click here...](#)

(<http://imsweb05.mdp.state.md.us/website/mosp/>)

✖ Loading... Please Wait. Loading... Please Wait.



KEVIN KAMENETZ
County Executive

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

October 2, 2014

Towson Circle Holdings LLC
C/O Heritage Properties Inc
Charles Jacobs, Member
501 Fairmount Avenue
Suite 300
Towson MD 21286-5461

RE: Case Number: 2015-0037 SPHA, Address: 103 E Joppa Road

Dear Mr. Jacobs:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 14, 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, 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 21286

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



Maryland Department of Transportation

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

Date: 9/3/14

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

RE: Baltimore County
Item No 2015-0037-SHA
Special Hearing Variance
Towson Circle Holdings
103 E. Joppa 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. 2015-0037-SHA

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 black ink, appearing to read "Steven D. Foster".

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 15, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 103 E Joppa Road

INFORMATION:

Item Number: 15-037

Petitioner: Towson Circle Holdings, LLC

Zoning: BM-CT

Requested Action: Special Hearing, Variance

RECEIVED

SEP 16 2014

OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the subject request for variances and special hearing regarding signage at the Towson Square Development and parking garage. We have the following comments:

All signage should comply with the approved development plans. Our review of the attached elevations revealed that they do not represent the most up-to-date approved plan and architecture (i.e. there is no pedestrian entry and/or windows on the Delaware Ave elevation). Therefore, prior to issuance of permit for any signage, revised elevations and development plans shall be submitted for review and approval.

Regarding Attachment 2 which enumerates requests for variances, this department has no objection to variance requests 1 through 6 provided that the following revisions are made:

- Eliminate the parking sign and canopy from the building elevations at the corner of Delaware and Pennsylvania on the west side of the building, as there will be no entrance at that location.
- Eliminate from the site plan the pylon-mounted parking signs indicated for the corners of Delaware and Joppa and Virginia and Joppa. They are not indicated in the variance or special hearing requests and are not necessary.

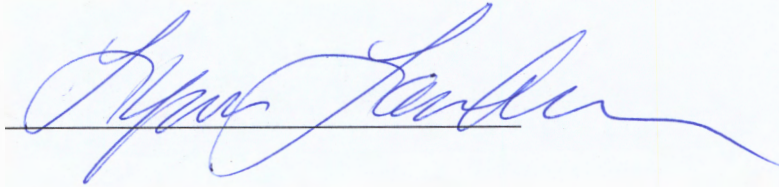
Regarding Attachment 2 which enumerates the special hearing requests 7 and 8 for parking garage signage, this department has the following comments:

- Remove from all proposed garage signage the non illuminated lettering "ADDITIONAL PARKING AT THE LIBRARY GARAGE". The changeable copy, which will be managed and operated by the Revenue Authority, will be adequate to direct patrons to other garages when necessary.

- Relocate the proposed building mounted parking sign indicated on the site plan on Virginia Avenue just south of Pad G (Bobbie's Burgers.) to provide better visibility. The angle of the restaurant building will likely obscure the sign at its current proposed location. *done*
- Submit revised development plan and elevations once exact sign locations are determined for review and approval.

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

Division Chief:
AVA/LL



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: September 4, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For September 1, 2014
Item No. 2015-0037, 0039, 0040, 0041 and 0043

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\ZAC09012014 -.doc

9/22/14
TO



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: September 15, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 103 E Joppa Road

INFORMATION:

Item Number: 15-037

Petitioner: Towson Circle Holdings, LLC

Zoning: BM-CT

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

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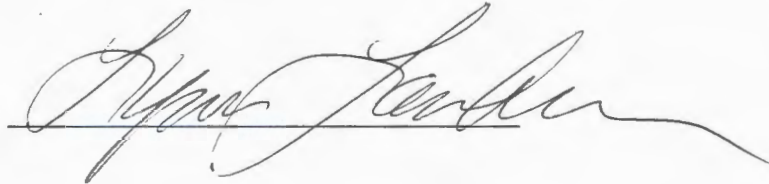
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- Relocate the proposed building mounted parking sign indicated on the site plan on Virginia Avenue just south of Pad G (Bobbie's Burgers.) to provide better visibility. The angle of the restaurant building will likely obscure the sign at its current proposed location. — plan redlined to, 26'
- Submit revised development plan and elevations once exact sign locations are determined for review and approval.

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

Division Chief:
AVA/LL



IN RE: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(103 E. Joppa Road) *

9th Election District *

5th Council District *

Towson Circle Holdings, LLC *Legal Owner* *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2015-0037-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Towson Circle Holdings, LLC Legal Owner ("Petitioner"). As in many cases involving the sign regulations, the Petition in this case contains numerous requests (i.e., eight) for zoning relief. But distilled to its essence, requests 1-3 concern two joint identification signs along Joppa Road. The regulations permit only one sign per road frontage. These signs would be slightly larger than permitted by the regulations (106 sq. ft. in lieu of the 100 sq. ft.) and would be located within 30 ft. of one another in lieu of the required 100 ft. Request Nos. 4-8 concern directional signs for the proposed parking garage which would be owned and managed by the Baltimore County Revenue Authority. 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 Thomas Crawley, a Professional Engineer whose firm prepared the plans. David H. Karceski, Esquire, represented the Petitioner. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Paul Hartman, President of the Greater Towson Council of Community Associations (GTCCA), attended the hearing and expressed support for the requests. A substantive Zoning Advisory Committee (ZAC) comment was submitted by the Department of

ORDER RECEIVED FOR FILING

Date 10/20/14

By Sen

Planning (DOP), dated September 15, 2014. That agency did not oppose the relief, but did provide substantive comments which will be discussed in greater detail below.

The subject property is approximately 4.12 acres and is zoned BM-CT. This case involves the newly constructed Towson Square project located opposite Towson Town Center. The \$85 million project will feature a movie theatre, eight restaurants, shops and a parking garage just off of the traffic circle in downtown Towson.

Mr. Karceski presented via proffer the testimony of Mr. Crawley, and representatives of the Developer and Baltimore County Revenue Authority also testified. All witnesses noted that the site is located within a crowded and heavily travelled section of the Towson core. Photographs were admitted which depicted the unique nature of the site, as well as the existing development which partially obscures the view of the proposed signage.

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 (Petitioner describes it as "barrel" shaped) and the grade changes throughout the site. As such, the property is unique. The Petitioner would experience a practical difficulty if the regulations were strictly interpreted, since the permitted signage would not be sufficient to allow patrons (and especially motorists) to identify the particular uses on site, including the availability of parking. The grant of relief will in no way be detrimental to the health, safety or welfare of the community, as demonstrated by the support of the local community association.

2

ORDER RECEIVED FOR FILING
Date 10/20/14
By sln



The Cordish Company
601 East Pratt Street, 6th Floor
Baltimore, MD 21202
410.752.5444

selbert perkins design collaborative inc.
432 e. west boulevard
prince george, md 20592
T 301.222.2222
F 301.222.2222
2 north riverside plaza, suite 1472
chicago, il 60606
T 312.876.4300
F 312.893.0167

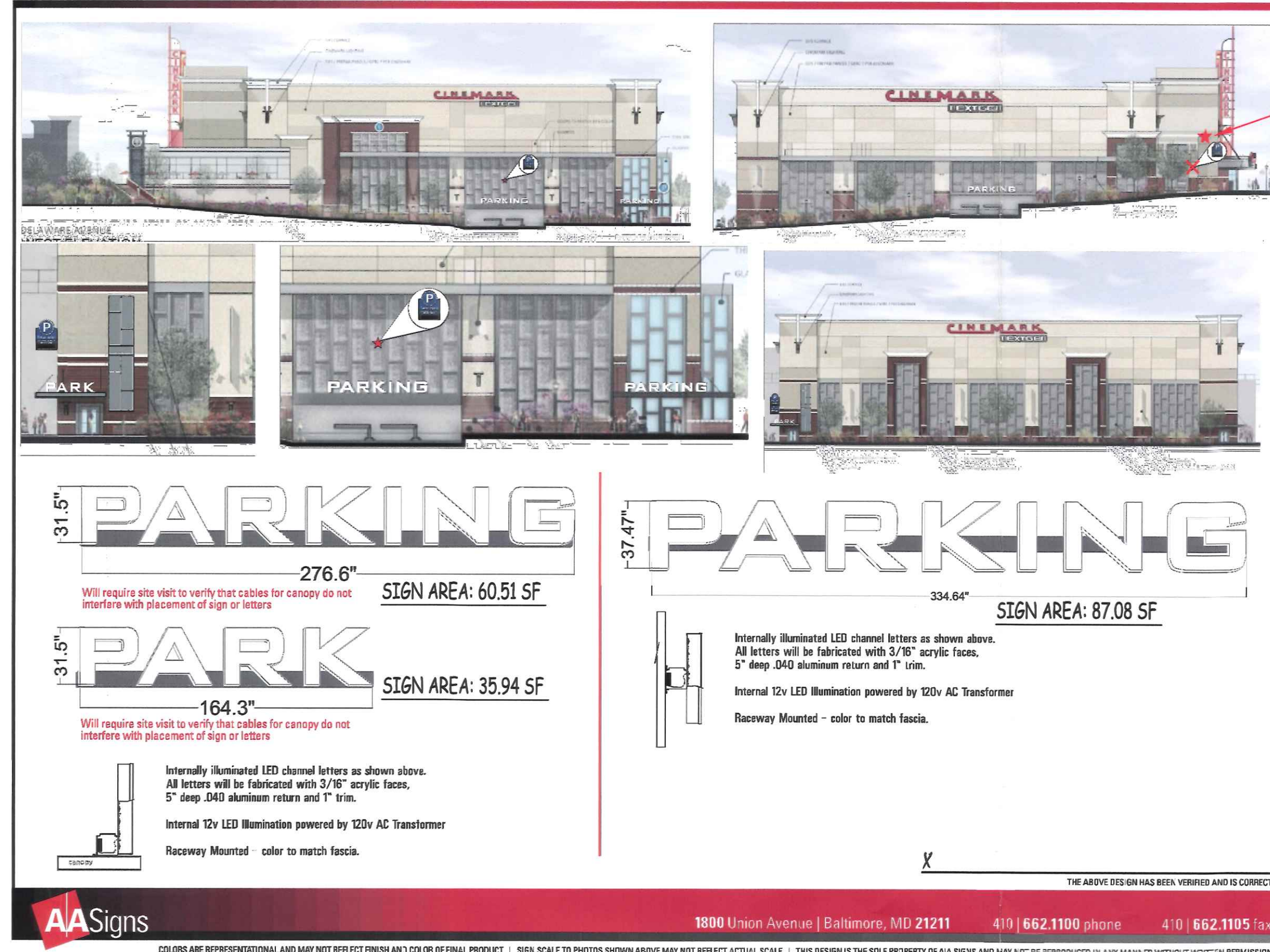
sheet title:
Rendering

date: 12 June 2014
scale: AS SHOWN

sheet no.: **EG-7**

G:\G-L\HERITAGE\Towson Square\Exterior Elevations.plt 5/2/2014 11:14:54 AM

Scale: 1:68.09 Height: 531.120 Length: 717.538 in



RELOCATED BUILDING
MOUNTED PARKING SIGN
MOUNTING HEIGHT: ±26'

31.5" **PARKING**
276.6" SIGN AREA: 60.51 SF

Will require site visit to verify that cables for canopy do not interfere with placement of sign or letters

31.5" **PARK**
164.3" SIGN AREA: 35.94 SF

Will require site visit to verify that cables for canopy do not interfere with placement of sign or letters

Internally illuminated LED channel letters as shown above. All letters will be fabricated with 3/16" acrylic faces, 5" deep .040 aluminum return and 1" trim.

Internal 12v LED Illumination powered by 120v AC Transformer

Racway Mounted - color to match fascia.

37.4" **PARKING**
334.64" SIGN AREA: 87.08 SF

Internally illuminated LED channel letters as shown above. All letters will be fabricated with 3/16" acrylic faces, 5" deep .040 aluminum return and 1" trim.

Internal 12v LED Illumination powered by 120v AC Transformer

Racway Mounted - color to match fascia.

AA Signs

1800 Union Avenue | Baltimore, MD 21211 410 | 662.1100 phone 410 | 662.1105 fax

G:\G-L\HERITAGE\Towson Square\Parking Perp.plt 5/2/2014 10:54:10 AM

Scale: 1:37.78 Height: 294.686 Length: 398.121 in



51.5" **P**
Towson Square
ADDITIONAL PARKING AT LIBRARY GARAGE
USE TOWSON LIBRARY GARAGE
72" TOTAL SIGN AREA: 54.83 SF

CHANGEABLE MESSAGE SIGN AREA: 11.67 SF

CHANGEABLE MESSAGE SIGN AREA: 14.58 SF

Optional LED "LOT FULL" CABINET Customer to Provide Secondary Circuit on Switch

51.5" **P**
Towson Square
ADDITIONAL PARKING AT LIBRARY GARAGE
LOT FULL USE LIBRARY GARAGE
72" TOTAL SIGN AREA: 54.83 SF

CHANGEABLE MESSAGE SIGN AREA: 11.67 SF

CHANGEABLE MESSAGE SIGN AREA: 15.07 SF

Optional Sign without Status Indicator

SIDE VIEW



Sq Footage of Sign: 16.29 sq feet

PAINTED STEEL POLE ON CONCRETE BASE (FINAL DESIGN BY OTHERS)

NOTE: PARKING SIGNS ARE POLE-MOUNTED ONLY WHEN LOCATED ADJACENT TO JOPPA ROAD

POLE-MOUNTED PARKING SIGN DETAIL

NO SCALE

COPYRIGHT © 2014, McLAREN ENGINEERING GROUP

SIGN DETAILS
NO SCALE

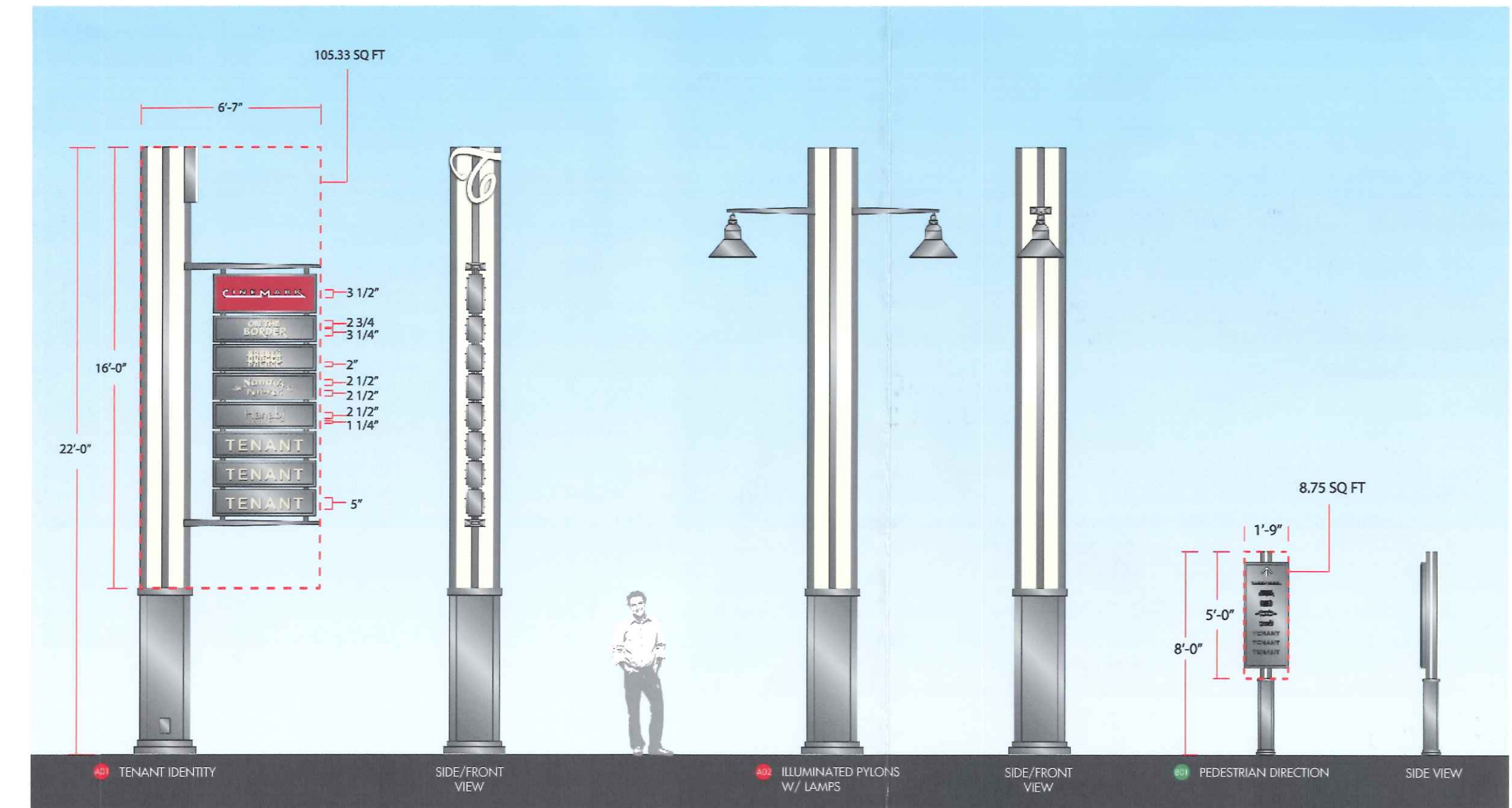
The Cordish Company
601 East Pratt Street, 6th Floor
Baltimore, MD 21202
410.752.5444

selbert perkins design collaborative inc.
432 e. west boulevard
prince george, md 20592
T 301.222.2222
F 301.222.2222
2 north riverside plaza, suite 1472
chicago, il 60606
T 312.876.4300
F 312.893.0167

sheet title:
Summary of Signs

date: 12 June 2014
scale: AS SHOWN

sheet no.: **EG-8**



The Cordish Company
601 East Pratt Street, 6th Floor
Baltimore, MD 21202
410.752.5444

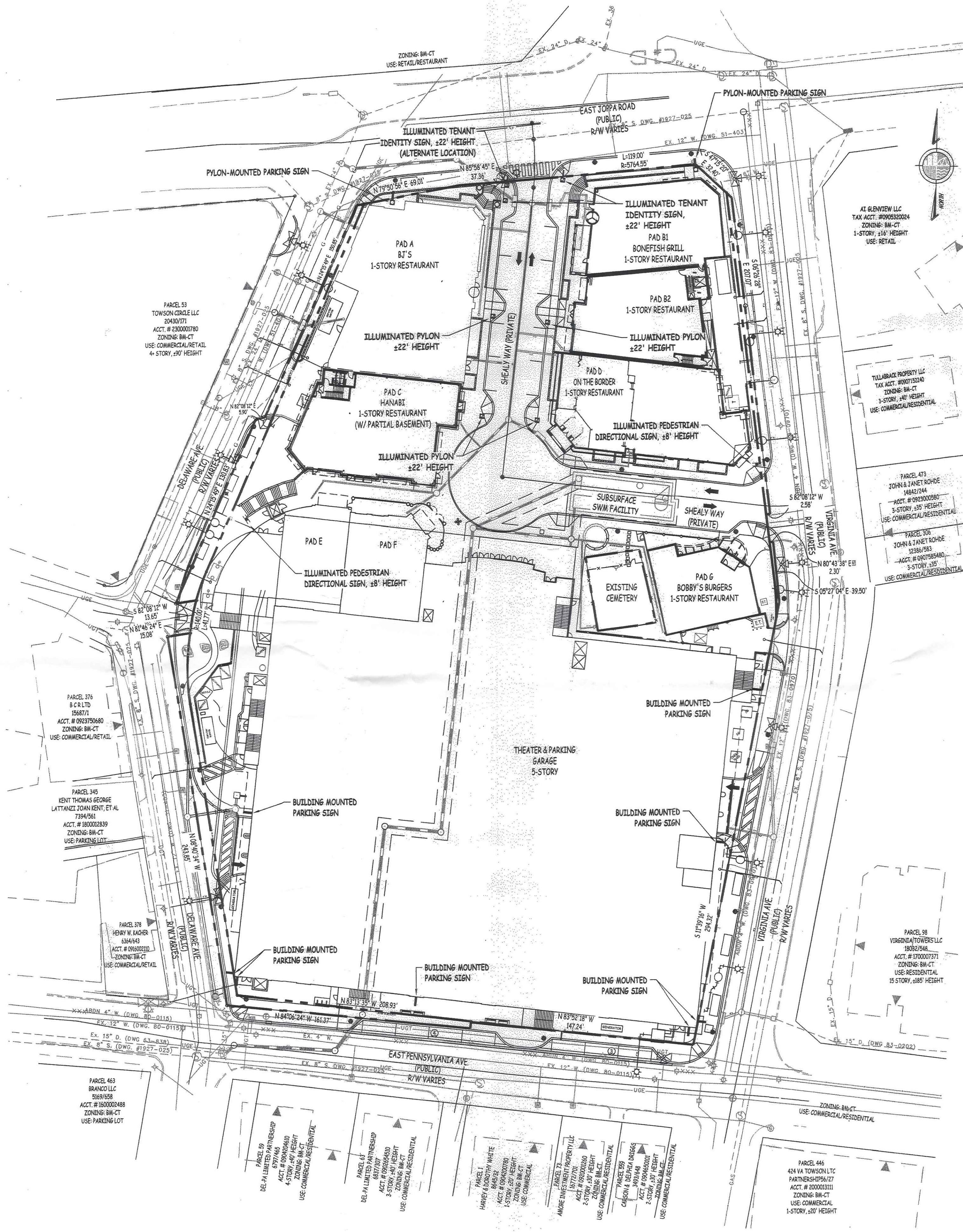
selbert perkins design collaborative inc.
432 e. west boulevard
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F 312.893.0167

sheet title:
Summary of Signs

date: 12 June 2014
scale: AS SHOWN

sheet no.: **EG-8**

THIS PLAN IS BASED UPON THE 'INTERFACE PLAN' FOR TOWSON SQUARE PREPARED BY DAFT McCUNE WALKER INC., DATED 12/13/2013, PORTIONS OF WHICH ARE USED HEREIN.



OVERALL PLAN

1"=40'

LIGHTING NOTE:

ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SETBACK AND PUBLIC STREETS.

NOTE:
REFER TO SHEET 2 FOR
DETAILS REGARDING THE
PROPOSED PYLON-MOUNTED
SIGN LOCATIONS.

NOTE:
FINAL LOCATIONS AND
NUMBER OF PARKING SIGNS
IS SUBJECT TO CHANGE.

EXISTING LEGEND

---	SITE PROPERTY LINE	---	UNDERGROUND ELECTRIC LINE
---	ADJACENT PROPERTY LINE	---	OVERHEAD UTILITY LINE
---	EXISTING STORM DRAIN	---	EXISTING WATER (ABANDONED)
---	EXISTING GAS LINE	---	EXISTING SANITARY SEWER
---	EXISTING WATER MAIN & FIRE HYDRANT	---	EXISTING CURB & GUTTER
---	EXISTING STREET LIGHT		

PROPOSED LEGEND

---	PROPOSED ILLUMINATED PYLON SIGN	---	PROPOSED ELEVATOR
---	PROPOSED PEDESTRIAN DIRECTIONAL SIGN	---	PROPOSED ELECTRIC TRANSFORMER
---	PROPOSED RETAINING WALL	---	PROPOSED STREET LIGHT
---	PROPOSED STORM DRAIN	---	PROPOSED CURB & GUTTER
---	PROPOSED FENCE	---	PROPOSED GAS LINE
---	PROPOSED SANITARY SEWER		
---	PROPOSED WATER MAIN & FIRE HYDRANT		
---	PROPOSED WATER SERVICE & METER		

GENERAL NOTES:

1. THE TOTAL SITE AREA IS 179,387 SF, 4.12 AC.
2. THE SITE LIES WITHIN CENSUS TRACT 490900.
3. THE SITE LIES WITHIN THE JONES FALLS WATERSHED, TOWSON RUN SUBWASH.
4. THE SITE LIES WITHIN THE "TOWSON SQUARE" AREA (FORMERLY TOWSON CIRCLE III).
5. EXISTING ZONING OF SUBJECT PROPERTY: BM-CT
6. EXISTING ZONING OF ALL ADJACENT PROPERTIES: BM-CT
7. BUILDING SETBACKS ARE AS ESTABLISHED BY ORD/DRC PLAN, DRC No. 092711B AND 090313B.
8. THE FLOOR AREA RATIO FOR THE PROPOSED DEVELOPMENT IS 0.42, AS ESTABLISHED BY DRC No. 092711B.
9. PROPOSED USE: RESTAURANT, THEATER, PARKING GARAGE.
10. NO DWELLING UNITS ARE PROPOSED BY THIS PROJECT.
11. THE SITE IS SHOWN ON TAX MAP 070A.
12. STORMWATER MANAGEMENT FOR THIS PROPOSED DEVELOPMENT IS PROVIDED IN A PRIVATE SUBSURFACE WATER QUALITY FACILITY, LOCATED IN SHEALY WAY, AS DETAILED IN THE TOWSON SQUARE SITE PLANS (PAI #1X-377).
13. AN EXISTING CEMETERY LIES WITHIN THE PROJECT AREA. THE CEMETERY IS IDENTIFIED ON BALTIMORE COUNTY GIS MAPPING AS THE "SHEALY CEMETERY", MHP #0013.
14. NO WETLANDS LIE WITHIN THE PROJECT SITE.
15. NO STREAMS OR FLOODPLAINS LIE WITHIN THE PROJECT SITE.
16. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
17. SITE TOPOGRAPHIC SURVEY AND BOUNDARY SURVEY WAS PERFORMED BY DAFT McCUNE WALKER, INC., AND PROVIDED BY THE DEVELOPER. EXISTING UTILITIES ARE PLOTTED FROM FIELD SURVEY OBSERVATIONS AND PLANS OF RECORD BELIEVED TO BE RELIABLE. THE CORRECTNESS OF COMPLETENESS OF INFORMATION SHOWN IS NOT GUARANTEED AND MUST BE FIELD VERIFIED BY THE CONTRACTOR TO THEIR OWN SATISFACTION PRIOR TO COMMENCING WORK.
18. THE SITE IS SERVED BY EXISTING PUBLIC WATER AND SEWER.
19. THE SITE IS NOT LOCATED WITHIN ANY FAILED BASIC SERVICES MAP AREAS.
20. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 A MINIMUM OF 5 DAYS PRIOR TO THE START OF WORK.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES PRIOR TO CONSTRUCTION.
22. PROPERTY OWNER:
TOWSON CIRCLE HOLDINGS, LLC
C/O HERITAGE PROPERTIES
501 FAIRMOUNT AVE, SUITE 300
TOWSON, MD 21286
T: 410-769-6100
23. APPLICANT:
TOWSON CIRCLE HOLDINGS, LLC
C/O MR. TUNNIE PING
601 EAST PRATT STREET, 6TH FLOOR
BALTIMORE, MD 21202
T: 410-752-5444
24. DATUM:
H: NAD 83/91
V: NAVD 88

BUILDING PERMITS:

THE FOLLOWING BUILDING PERMIT NUMBERS APPLY TO THE SUBJECT PROPERTIES:

8839962 - PAD B2
8841005 - PAD B1 (BONAFISH GRILL)
8839976 - PAD C (HANABI)
8838124 - PAD G (BOBBY'S BURGERS)
8729814 - GARAGE & THEATER

PARKING CALCULATION:

THEATER:
REQUIRED: 1 SP / 4 SEATS
3,400 SEATS x 1/4 = 850 SPACES
PROPOSED: 850 SPACES (IN GARAGE)
RESTAURANT:
NO PARKING REQUIRED

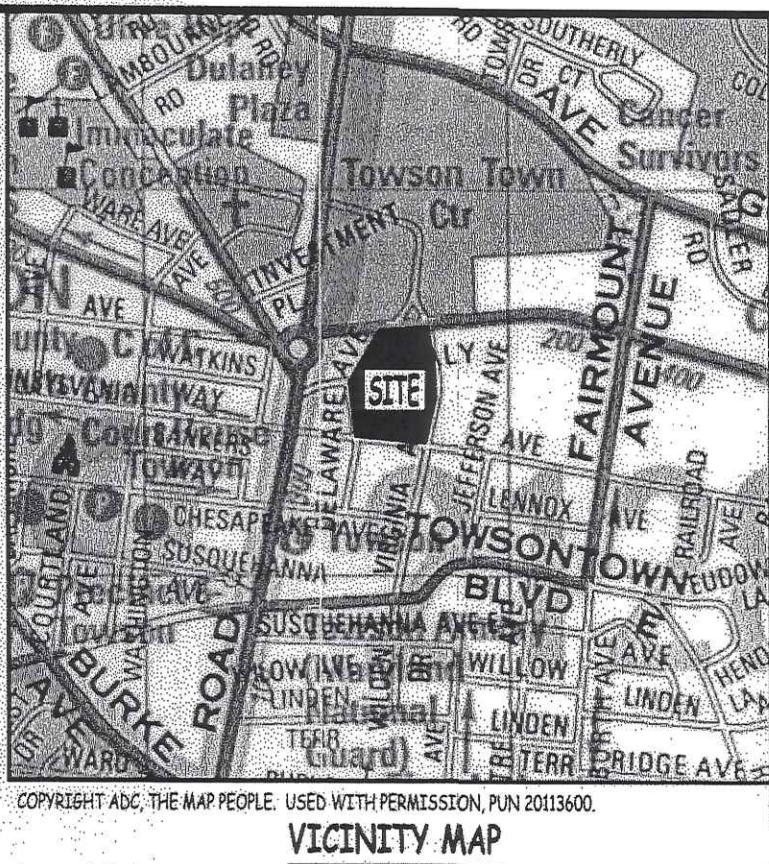
ZONING CASE HISTORY:

CASE NO: 04-308-ASPH
ADDRESS: 515 VIRGINIA AVENUE
FINDINGS:
THEREFORE, IT IS ORDERED, BY THE ZONING COMMISSIONER FOR BALTIMORE COUNTY, THIS 17TH DAY OF FEBRUARY, 2004, THAT THE REQUEST FOR ADMINISTRATIVE SPECIAL HEARING TO APPROVE A WAIVER PURSUANT TO SECTIONS 26-171, 26-172(B), BALTIMORE COUNTY CODE OF SECTION 26-203(C)(8) AND SECTION 26-278 TO RAISE A 2 STORY STRUCTURE IS HEREBY GRANTED.
IT IS FURTHER ORDERED, THAT A WAIVER OF THE REQUIREMENTS OF SECTIONS 26-542 AND 26-544 OF THE BALTIMORE COUNTY CODE THAT THE MATTER BE CONSIDERED BY THE BALTIMORE COUNTY LANDMARKS PRESERVATION COMMISSION, BE AND IS HEREBY GRANTED.

CASE NO: 04-309-ASPH
ADDRESS: 514 VIRGINIA AVENUE
FINDINGS:
THEREFORE, IT IS ORDERED, BY THE ZONING COMMISSIONER FOR BALTIMORE COUNTY, THIS 17TH DAY OF FEBRUARY, 2004, THAT THE REQUEST FOR ADMINISTRATIVE SPECIAL HEARING TO APPROVE A WAIVER PURSUANT TO SECTIONS 26-171, 26-172(B), BALTIMORE COUNTY CODE OF SECTION 26-203(C)(8) AND SECTION 26-278 TO RAISE A 2 STORY STRUCTURE IS HEREBY GRANTED.
IT IS FURTHER ORDERED, THAT A WAIVER OF THE REQUIREMENTS OF SECTIONS 26-542 AND 26-544 OF THE BALTIMORE COUNTY CODE THAT THE MATTER BE CONSIDERED BY THE BALTIMORE COUNTY LANDMARKS PRESERVATION COMMISSION, BE AND IS HEREBY GRANTED.

CASE NO: 04-310-ASPH
ADDRESS: 517 AND 519 VIRGINIA AVENUE
FINDINGS:
THEREFORE, IT IS ORDERED, BY THE ZONING COMMISSIONER FOR BALTIMORE COUNTY, THIS 17TH DAY OF FEBRUARY, 2004, THAT THE REQUEST FOR ADMINISTRATIVE SPECIAL HEARING TO APPROVE A WAIVER PURSUANT TO SECTIONS 26-171, 26-172(B), BALTIMORE COUNTY CODE OF SECTION 26-203(C)(8) AND SECTION 26-278 TO RAISE A 2 STORY STRUCTURE IS HEREBY GRANTED.
IT IS FURTHER ORDERED, THAT A WAIVER OF THE REQUIREMENTS OF SECTIONS 26-542 AND 26-544 OF THE BALTIMORE COUNTY CODE THAT THE MATTER BE CONSIDERED BY THE BALTIMORE COUNTY LANDMARKS PRESERVATION COMMISSION, BE AND IS HEREBY GRANTED.

1"=40' FEET
COPYRIGHT © 2014, McLAREN ENGINEERING GROUP



TOWSON CIRCLE HOLDINGS, LLC

**ATTACHMENT 1
TO PETITION FOR VARIANCE**

103 E. JOPPA ROAD
TAX ACCOUNT #1800013377
DEED REF. 26332-522

115 E. JOPPA ROAD
TAX ACCOUNT #0919610370
DEED REF. 27108-666

515 VIRGINIA AVENUE
TAX ACCOUNT #0914900173
DEED REF. 26332-522

517 VIRGINIA AVENUE
TAX ACCOUNT #0914900175
DEED REF. 26332-522

101 SHEALY AVENUE
TAX ACCOUNT #0908301541
DEED REF. 27417-657

103 SHEALY AVENUE
TAX ACCOUNT #0902573700
DEED REF. 27417-657

514 DELAWARE AVENUE
TAX ACCOUNT #09194500121
DEED REF. 26332-513

516 DELAWARE AVENUE
TAX ACCOUNT #0919450120
DEED REF. 26332-513

**PROPERTIES SUBJECT TO SIGN
VARIANCE PETITION**

PROJECT NO. 120006.14
SCALE AS NOTED
DATE 8/4/2014
DRAWN BY TJC
CHECKED BY PVM
DRAWING NO. 1

1 OF 3 SHEETS

McLaren ENGINEERING GROUP
1111 applied ingenuity
McLaren Technical Services, Inc.
901 East Pratt Street, Suite 302 Baltimore, Maryland 21202
T: (410) 243-9261 F: (410) 243-4655 www.mclaren.com

TOWSON SQUARE
ZONING PLAN

MARYLAND
BALTIMORE COUNTY

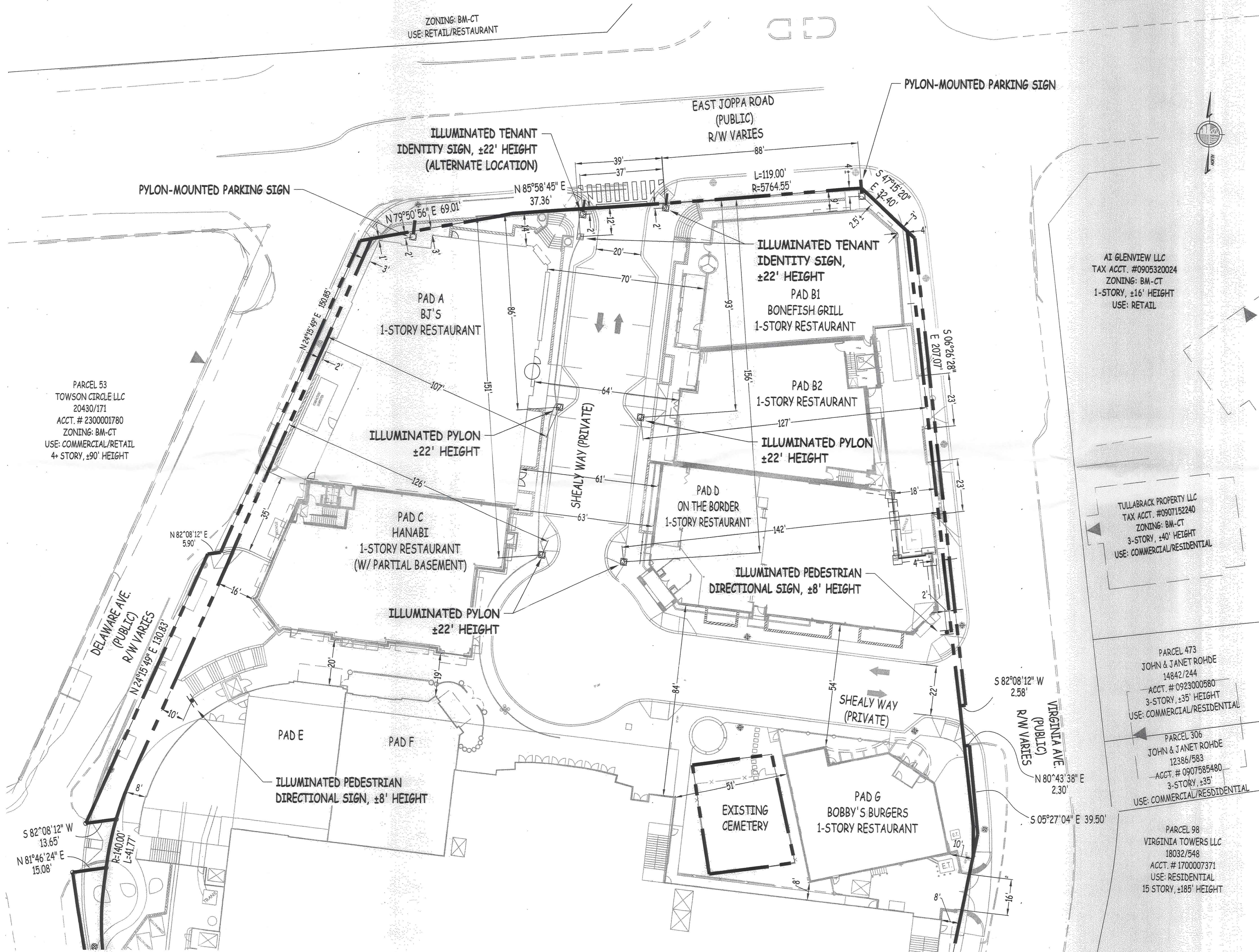
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
PIERO VAN MELLENS
No. 21878
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE
SITE PLAN
TO ACCOMPANY
SIGN VARIANCE REQUEST

DRC #092711B, 090313B, PAI #1X-377
ELECTION DISTRICT 9
COUNCILMANIC DISTRICT 5
ZONING MAP 070A2

FILE NAME: P:\Proj\2012\2006.14 Towson Square - Overall Interface Plan\10_Docs\CADD\Working\Sign Zoning Plan\Sign Zoning Plan 24.26.dwg PLOT TIME: Mon, 04 Aug 2014 - 4:41pm LAST SAVE: Mon, 04 Aug 2014 - 4:40pm BY: TOWSON

THIS PLAN IS BASED UPON THE 'INTERFACE PLAN' FOR TOWSON SQUARE PREPARED BY DAFT MCCUNE WALKER INC., DATED 12/13/2013, PORTIONS OF WHICH ARE USED HEREIN.



SIGN LOCATION PLAN
1"=20'

NOTE:
ALL SIGN/PYLON SETBACK DIMENSIONS ARE MEASURED TO THE CENTER OF THE SIGN/PYLON.

20 10 0 20 40
1"=20' FEET
COPYRIGHT © 2014, McLAREN ENGINEERING GROUP

McLaren
ENGINEERING GROUP
applied ingenuity
McLaren Technical Services, Inc.
601 East Pratt Street, Suite 302 Baltimore, Maryland 21202
T: (410) 243-8787 F: (410) 243-8568 www.mclaren.com

PROJECT
TOWSON SQUARE
ZONING PLAN
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 ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
PIERO V. W. HELLIS
No. 21875
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE
DRC #092711B, 090313B, PAI #1X-377
SITE PLAN
TO ACCOMPANY
SIGN VARIANCE REQUEST
ZONING MAP 070A2
ELECTION DISTRICT 9
COUNCILMANIC DISTRICT 5

PROJECT NO. 120006.14
SCALE AS NOTED
DATE 8/4/2014
DRAWN BY TJC
CHECKED BY PWM
DRAWING NO. 2
2 OF 3 SHEETS

AI GLENVIEW LLC
TAX ACCT. #0905320024
ZONING: BM-CT
1-STORY, ±16' HEIGHT
USE: RETAIL

TULLABRACK PROPERTY LLC
TAX ACCT. #0907152240
ZONING: BM-CT
3-STORY, ±40' HEIGHT
USE: COMMERCIAL/RESIDENTIAL

PARCEL 473
JOHN & JANET ROHDE
14842/244
ACCT. #0923000580
3-STORY, ±35' HEIGHT
USE: COMMERCIAL/RESIDENTIAL

PARCEL 306
JOHN & JANET ROHDE
12386/583
ACCT. #0907585480
3-STORY, ±35' HEIGHT
USE: COMMERCIAL/RESIDENTIAL

PARCEL 98
VIRGINIA TOWERS LLC
18032/548
ACCT. #1700007371
USE: RESIDENTIAL
15 STORY, ±185' HEIGHT



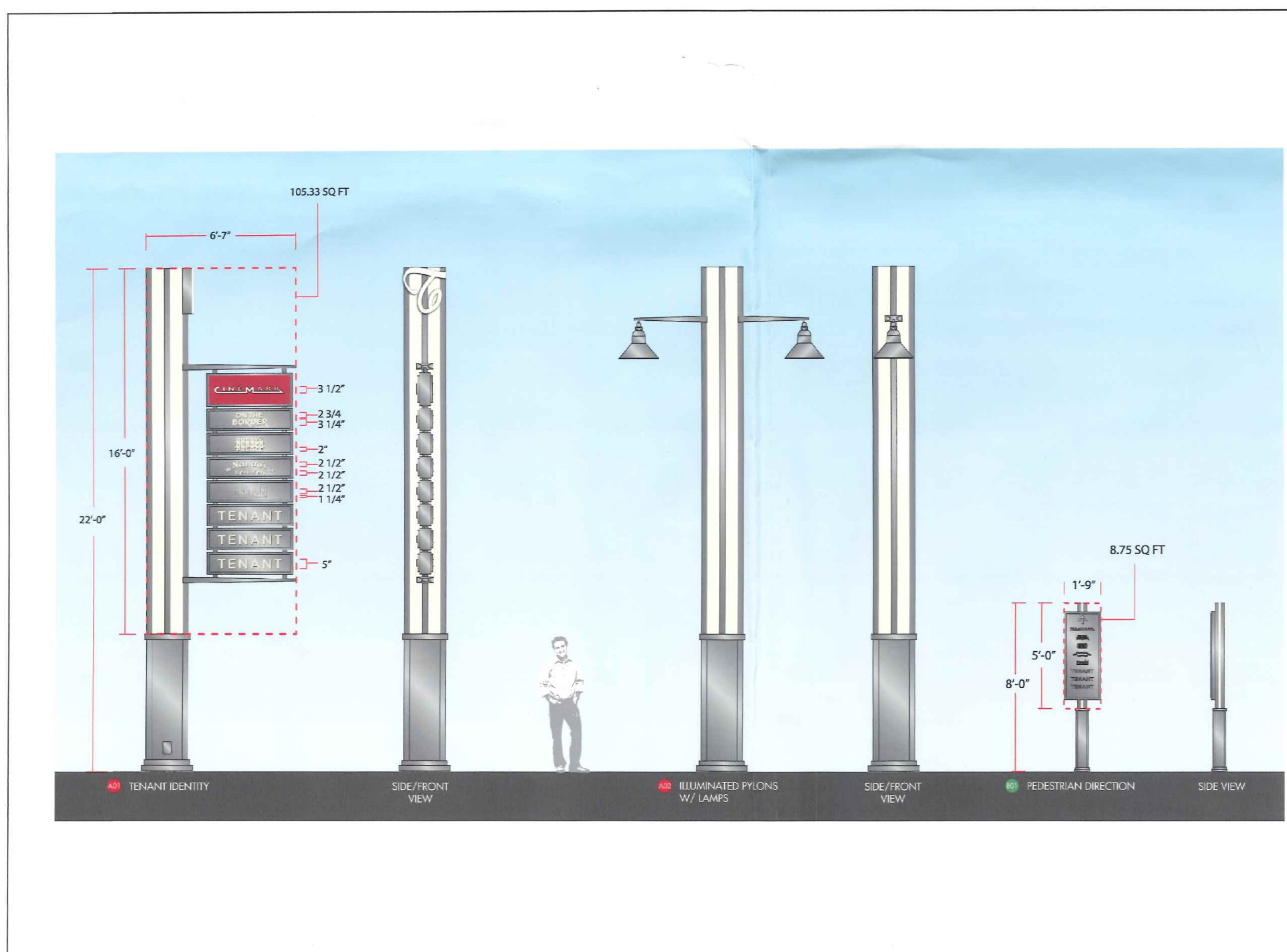
The Cordish Company
601 East Pratt Street, 5th Floor
Baltimore, MD 21202
410.752.5444

selbert parkins design collaborative inc.
452 E. North Street, Suite 100
Baltimore, MD 21202
T: 410.822.3223
F: 410.822.3223
2 night meeting place, no 1475
chicago, IL 60606
T: 312.992.0107

sheet title:
Rendering

date: 12 June 2014
scale: AS SHOWN

sheet no. EG-7



The Cordish Company
601 East Pratt Street, 5th Floor
Baltimore, MD 21202
410.752.5444

selbert parkins design collaborative inc.
452 E. North Street, Suite 100
Baltimore, MD 21202
T: 410.822.3223
F: 410.822.3223
2 night meeting place, no 1475
chicago, IL 60606
T: 312.992.0107

sheet title:
Summary of Signs

date: 12 June 2014
scale: AS SHOWN

sheet no. EG-8

G:\G-L\HERITAGE\Towson Square\Exterior Elevations.plt 5/2/2014 11:14:54 AM

Scale: 1:68.09 Height: 531.120 Length: 717.538 in

RELOCATED BUSINESS MOUNTED
PARKING SIGN
MOUNTING HEIGHT: ± 26'

G:\G-L\HERITAGE\Towson Square\Parking Per.plt 5/2/2014 10:54:10 AM

Scale: 1:37.78 Height: 294.686 Length: 398.121 in

SIGN DETAILS
NO SCALE

NOTE:
PARKING SIGNS ARE POLE-MOUNTED ONLY
WHEN LOCATED ADJACENT TO JOPPA ROAD

POLE-MOUNTED PARKING SIGN DETAIL
NO SCALE
COPYRIGHT © 2014, McLAREN ENGINEERING GROUP

McLaren ENGINEERING GROUP
601 East Pratt Street, Suite 502 Baltimore, Maryland 21202
T: (410) 243-4956 F: (410) 243-4958 www.mclaren.com

TOWSON SQUARE ZONING PLAN
BALTIMORE COUNTY MARYLAND

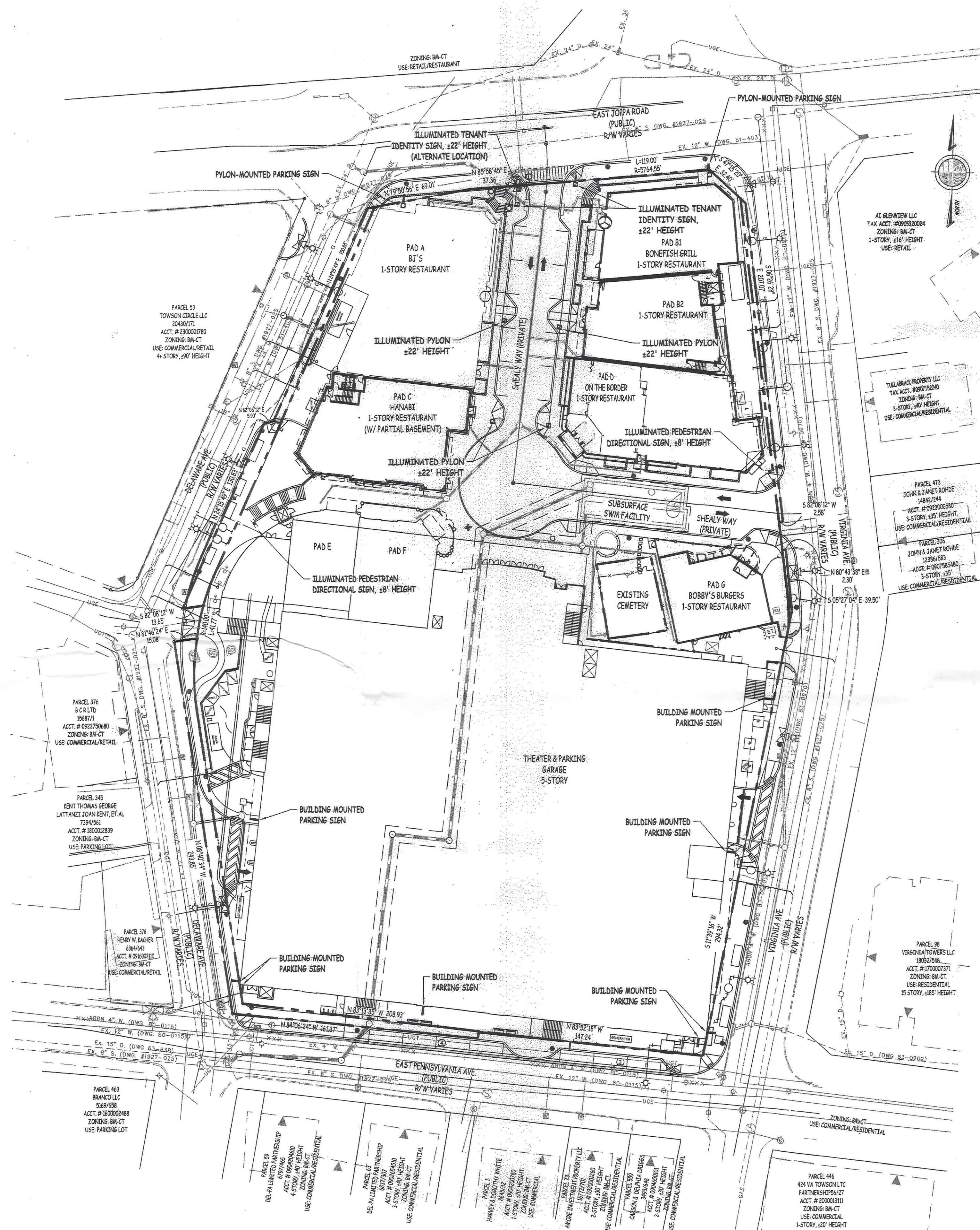
PROJECT
DRC #092711B, PAI #1X-377
SITE PLAN TO ACCOMPANY SIGN VARIANCE REQUEST
ELECTION DISTRICT 9 COUNCILMANIC DISTRICT 5

PROFESSIONAL CERTIFICATION
I 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. 21675 Expiration Date: 2/13/16

PIERO VAN MELLERS
No. 21675
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE
DRC #092711B, PAI #1X-377
SITE PLAN TO ACCOMPANY SIGN VARIANCE REQUEST
ELECTION DISTRICT 9 COUNCILMANIC DISTRICT 5

PROJECT NO. 120006.14
SCALE AS NOTED
DATE 10/2/2014
DRAWN BY TJC
CHECKED BY PVM
DRAWING NO. 3



OVERALL PLAN
1"=40'

LIGHTING NOTE:

ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.

NOTE:
REFER TO SHEET 2 FOR
DETAILS REGARDING THE
PROPOSED PYLON-MOUNTED
SIGN LOCATIONS.

NOTE:
FINAL LOCATIONS AND
NUMBER OF PARKING SIGNS
IS SUBJECT TO CHANGE.

EXISTING LEGEND

---	SITE PROPERTY LINE	---	UNDERGROUND ELECTRIC LINE
---	ADJACENT PROPERTY LINE	---	OVERHEAD UTILITY LINE
---	EXISTING STORM DRAIN	---	EXISTING WATER (ABANDONED)
---	EXISTING GAS LINE	---	EXISTING SANITARY SEWER
---	EXISTING WATER MAIN & FIRE HYDRANT	---	EXISTING CURB & GUTTER
---	EXISTING STREET LIGHT		

PROPOSED LEGEND

---	PROPOSED ILLUMINATED PYLON SIGN	---	PROPOSED ELEVATOR
---	PROPOSED PEDESTRIAN DIRECTIONAL SIGN	---	PROPOSED ELECTRIC TRANSFORMER
---	PROPOSED RETAINING WALL	---	PROPOSED STREET LIGHT
---	PROPOSED STORM DRAIN	---	PROPOSED CURB & GUTTER
---	PROPOSED FENCE	---	PROPOSED GAS LINE
---	PROPOSED SANITARY SEWER		
---	PROPOSED WATER MAIN & FIRE HYDRANT		
---	PROPOSED WATER SERVICE & METER		

GENERAL NOTES:

- THE TOTAL SITE AREA IS 179,387 SF, 4.12 AC.
- THE SITE LIES WITHIN CENSUS TRACT 490900.
- THE SITE LIES WITHIN THE JONES FALLS WATERSHED, TOWSON RUN SUBSHED.
- THE SITE LIES WITHIN THE "TOWSON SQUARE" AREA (FORMERLY TOWSON CIRCLE III).
- EXISTING ZONING OF SUBJECT PROPERTY: BM-CT
- EXISTING ZONING OF ALL ADJACENT PROPERTIES: BM-CT
- BUILDING SETBACKS ARE AS ESTABLISHED BY CRG/DRC PLAN, DRC NO. 092711B AND 090313B.
- THE FLOOR AREA RATIO FOR THE PROPOSED DEVELOPMENT IS 0.42, AS ESTABLISHED BY DRC NO. 092711B.
- PROPOSED USE: RESTAURANT, THEATER, PARKING GARAGE.
- NO DWELLING UNITS ARE PROPOSED BY THIS PROJECT.
- THE SITE IS SHOWN ON TAX MAP 070A.
- STORMWATER MANAGEMENT FOR THIS PROPOSED DEVELOPMENT IS PROVIDED IN A PRIVATE SUBSURFACE WATER QUALITY FACILITY, LOCATED IN SHEALY WAY, AS DETAILED IN THE TOWSON SQUARE SITE PLANS (PAI #1X-377).
- AN EXISTING CEMETERY LIES WITHIN THE PROJECT AREA. THE CEMETERY IS IDENTIFIED ON BALTIMORE COUNTY GIS MAPPING AS THE "SHEALY CEMETERY", MHP #CR13.
- NO WETLANDS LIE WITHIN THE PROJECT SITE.
- NO STREAMS OR FLOODPLAINS LIE WITHIN THE PROJECT SITE.
- THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- SITE TOPOGRAPHIC SURVEY AND BOUNDARY SURVEY WAS PERFORMED BY DAFT MCCUNE WALKER, INC., AND PROVIDED BY THE DEVELOPER. EXISTING UTILITIES ARE PLOTTED FROM FIELD SURVEY OBSERVATIONS AND PLANS OF RECORD BELIEVED TO BE RELIABLE. THE CORRECTNESS OF COMPLETENESS OF INFORMATION SHOWN IS NOT GUARANTEED AND MUST BE FIELD VERIFIED BY THE CONTRACTOR TO THEIR OWN SATISFACTION PRIOR TO COMMENCING WORK.
- THE SITE IS SERVED BY EXISTING PUBLIC WATER AND SEWER.
- THE SITE IS NOT LOCATED WITHIN ANY FAILED BASIC SERVICES MAP AREAS.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 A MINIMUM OF 5 DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES PRIOR TO CONSTRUCTION.
- PROPERTY OWNER:
TOWSON CIRCLE HOLDINGS, LLC
C/O HERITAGE PROPERTIES
501 FAIRMOUNT AVE., SUITE 300
TOWSON, MD 21286
T: 410-769-6100
- APPLICANT:
TOWSON CIRCLE HOLDINGS, LLC
C/O MR. TUNNIE PING
601 EAST PRATT STREET, 6TH FLOOR
BALTIMORE, MD 21202
T: 410-752-5444
- DATUM:
H: NAD 83/91
V: NAVD 88

BUILDING PERMITS:

THE FOLLOWING BUILDING PERMIT NUMBERS
APPLY TO THE SUBJECT PROPERTIES:

8839962 - PAD B2
8841065 - PAD B1 (BONEFISH GRILL)
8839976 - PAD C (HANABI)
8838124 - PAD G (BOBBY'S BURGERS)
8729814 - GARAGE & THEATER

PARKING CALCULATION:

THEATER:
REQUIRED: 157 / 4 SEATS
3,400 SEATS x 1/4 = 850 SPACES
PROPOSED: 850 SPACES (IN GARAGE)
RESTAURANT:
NO PARKING REQUIRED

ZONING CASE HISTORY:

CASE NO.: 04-308-ASP
ADDRESS: 515 VIRGINIA AVENUE
FINDINGS:

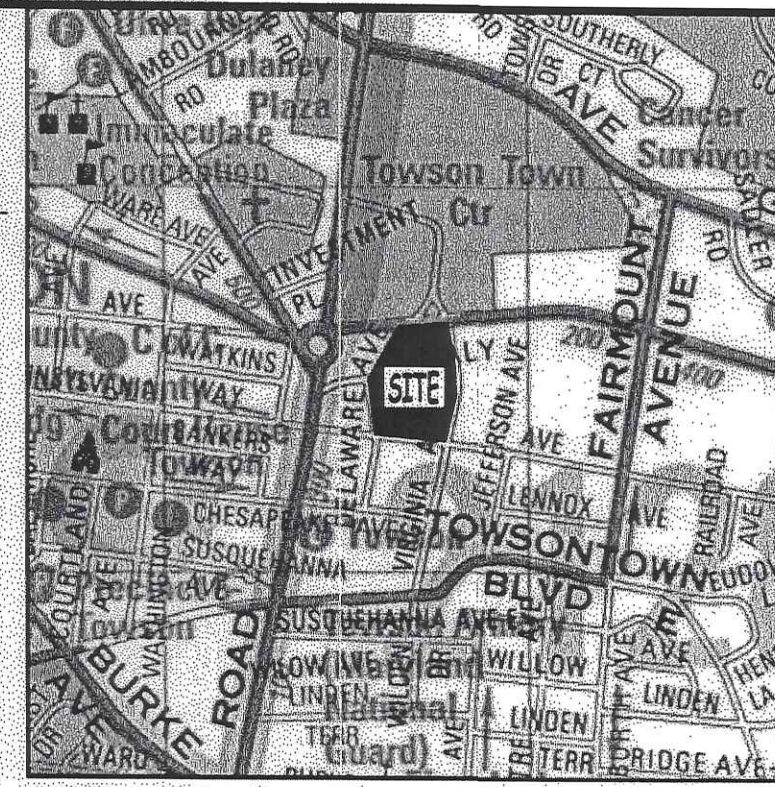
THEREFORE, IT IS ORDERED, BY THE ZONING COMMISSIONER FOR BALTIMORE COUNTY, THIS 17TH DAY OF FEBRUARY, 2004, THAT THE REQUEST FOR ADMINISTRATIVE SPECIAL HEARING TO APPROVE A WAIVER PURSUANT TO SECTIONS 26-171, 26-172(8), BALTIMORE COUNTY CODE OF SECTION 26-203(C)(8) AND SECTION 26-278 TO RAZE A 2 STORY STRUCTURE IS HEREBY GRANTED. IT IS FURTHER ORDERED, THAT A WAIVER OF THE REQUIREMENTS OF SECTIONS 26-542 AND 26-544 OF THE BALTIMORE COUNTY CODE THAT THE MATTER BE CONSIDERED BY THE BALTIMORE COUNTY LANDMARKS PRESERVATION COMMISSION, BE AND IS HEREBY GRANTED.

CASE NO.: 04-309-ASP
ADDRESS: 514 VIRGINIA AVENUE
FINDINGS:

THEREFORE, IT IS ORDERED, BY THE ZONING COMMISSIONER FOR BALTIMORE COUNTY, THIS 17TH DAY OF FEBRUARY, 2004, THAT THE REQUEST FOR ADMINISTRATIVE SPECIAL HEARING TO APPROVE A WAIVER PURSUANT TO SECTIONS 26-171, 26-172(8), BALTIMORE COUNTY CODE OF SECTION 26-203(C)(8) AND SECTION 26-278 TO RAZE A 2 STORY STRUCTURE IS HEREBY GRANTED. IT IS FURTHER ORDERED, THAT A WAIVER OF THE REQUIREMENTS OF SECTIONS 26-542 AND 26-544 OF THE BALTIMORE COUNTY CODE THAT THE MATTER BE CONSIDERED BY THE BALTIMORE COUNTY LANDMARKS PRESERVATION COMMISSION, BE AND IS HEREBY GRANTED.

CASE NO.: 04-310-ASP
ADDRESS: 517 AND 519 VIRGINIA AVENUE
FINDINGS:

THEREFORE, IT IS ORDERED, BY THE ZONING COMMISSIONER FOR BALTIMORE COUNTY, THIS 17TH DAY OF FEBRUARY, 2004, THAT THE REQUEST FOR ADMINISTRATIVE SPECIAL HEARING TO APPROVE A WAIVER PURSUANT TO SECTIONS 26-171, 26-172(8), BALTIMORE COUNTY CODE OF SECTION 26-203(C)(8) AND SECTION 26-278 TO RAZE A 2 STORY STRUCTURE IS HEREBY GRANTED. IT IS FURTHER ORDERED, THAT A WAIVER OF THE REQUIREMENTS OF SECTIONS 26-542 AND 26-544 OF THE BALTIMORE COUNTY CODE THAT THE MATTER BE CONSIDERED BY THE BALTIMORE COUNTY LANDMARKS PRESERVATION COMMISSION, BE AND IS HEREBY GRANTED.



VICINITY MAP
1"=1,000'

TOWSON CIRCLE HOLDINGS, LLC

**ATTACHMENT 1
TO PETITION FOR VARIANCE**

103 E. JOPPA ROAD
TAX ACCOUNT #1800013377
DEED REF. 26332-522

115 E. JOPPA ROAD
TAX ACCOUNT #0919610370
DEED REF. 27108-666

515 VIRGINIA AVENUE
TAX ACCOUNT #0914900173
DEED REF. 26332-522

517 VIRGINIA AVENUE
TAX ACCOUNT #0914900175
DEED REF. 26332-522

101 SHEALY AVENUE
TAX ACCOUNT #0908301541
DEED REF. 27417-657

103 SHEALY AVENUE
TAX ACCOUNT #0902573700
DEED REF. 27417-657

514 DELAWARE AVENUE
TAX ACCOUNT #09194500121
DEED REF. 26332-513

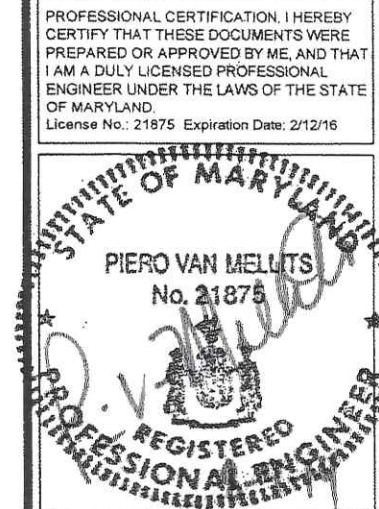
516 DELAWARE AVENUE
TAX ACCOUNT #0919450120
DEED REF. 26332-513

**PROPERTIES SUBJECT TO SIGN
VARIANCE PETITION**

NO.	DATE	REVISION

McLaren
ENGINEERING GROUP
McLaren Technical Services, Inc.
601 East Pratt Street, Suite 302 Baltimore, Maryland 21202
T: (410) 242-8781 F: (410) 242-4558 www.mclaren.com

**TOWSON SQUARE
ZONING PLAN**



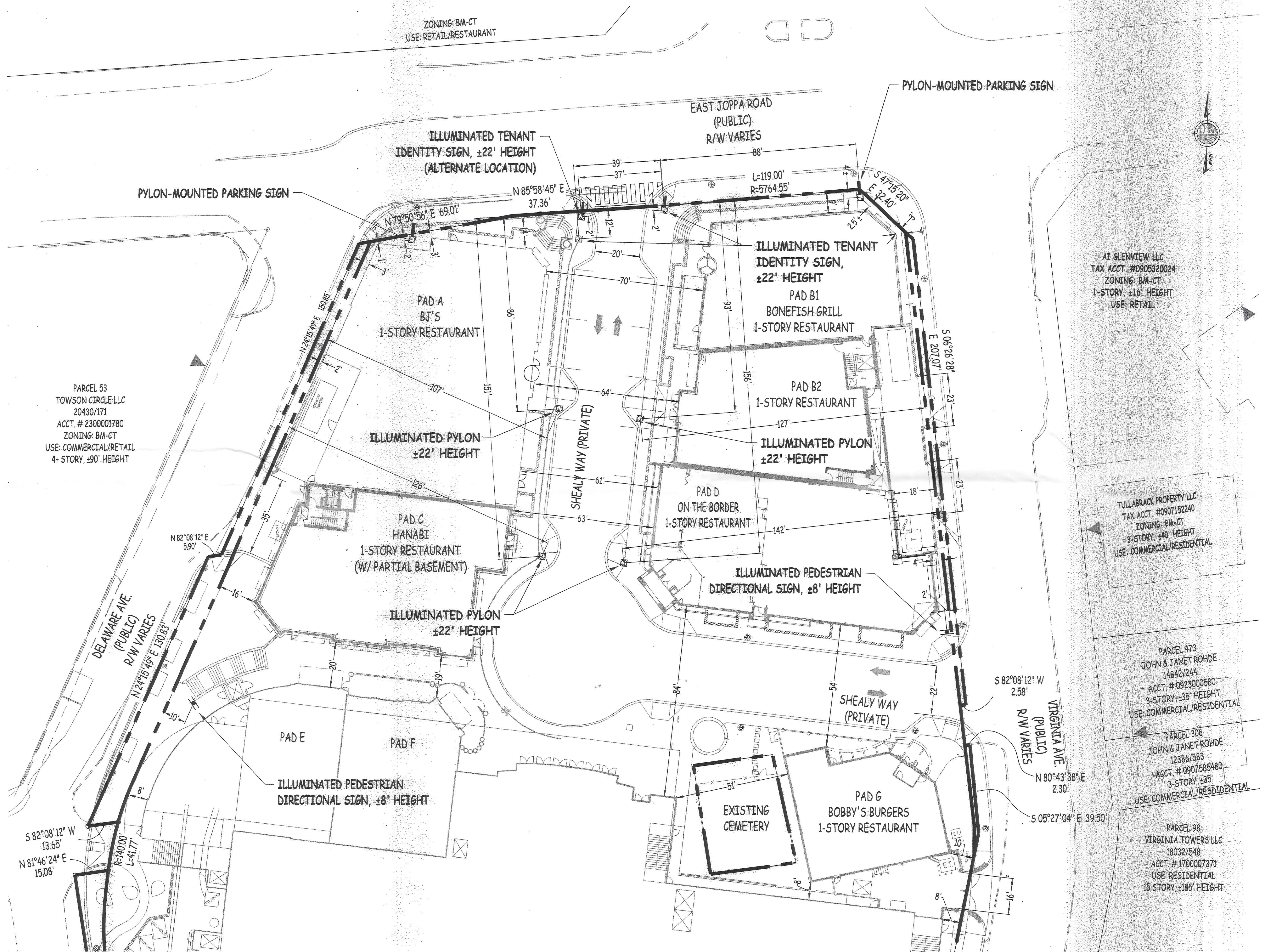
SHEET TITLE
DRC #092711B, 090313B, PAI #1X-377
SITE PLAN
TO ACCOMPANY
SIGN VARIANCE REQUEST
no specific Hearing
ZONING MAP 070A2
ELECTION DISTRICT 9
COUNCILMANIC DISTRICT 5

PROJECT NO.	120006.14
SCALE	AS NOTED
DATE	8/4/2014
DRAWN BY	TJC
CHECKED BY	PVM
DRAWING NO.	1

1 of 3 SHEETS

Case No. 2015-0037-SPM

FILE NAME: P:\Proj\2014\Towson Square - Overall Interface Plan\10_Dwg\CAD\Working\SIGN ZONING PLAN\VARANCE PLAN 24x36.dwg PLOT TIME: Mon, 04 Aug 2014 - 4:41pm LAST SAVE: Mon, 04 Aug 2014 - 4:40pm BY: TOWSON



PARCEL 53
TOWSON CIRCLE LLC
20430/171
ACCT. # 2300001780
ZONING: BM-CT
USE: COMMERCIAL/RETAIL
4+ STORY, ±90' HEIGHT

AI GLENVIEW LLC
TAX ACCT. #0905320024
ZONING: BM-CT
1-STORY, ±16' HEIGHT
USE: RETAIL

TULLABACK PROPERTY LLC
TAX ACCT. #0907152240
ZONING: BM-CT
3-STORY, ±40' HEIGHT
USE: COMMERCIAL/RESIDENTIAL

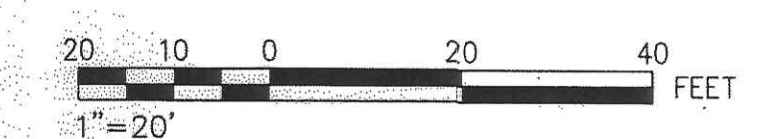
PARCEL 473
JOHN & JANET ROHDE
14842/244
ACCT. # 0923000580
3-STORY, ±35' HEIGHT
USE: COMMERCIAL/RESIDENTIAL

PARCEL 306
JOHN & JANET ROHDE
12386/583
ACCT. # 0907585480
3-STORY, ±35'
USE: COMMERCIAL/RESIDENTIAL

PARCEL 98
VIRGINIA TOWERS LLC
18032/548
ACCT. # 1700007371
USE: RESIDENTIAL
15 STORY, ±185' HEIGHT

SIGN LOCATION PLAN
1"=20'

NOTE:
ALL SIGN/PYLON SETBACK DIMENSIONS ARE MEASURED
TO THE CENTER OF THE SIGN/PYLON.



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McLaren ENGINEERING GROUP Applied Ingenuity	
601 East Pratt Street, Suite 302 Baltimore, Maryland 21202 T: (410) 243-9787 F: (410) 243-4926 www.mclaren.com	
PROJECT	TOWSON SQUARE ZONING PLAN
LOCATION	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 ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. License No. 21875 PIERO VAN MELLETS REGISTERED PROFESSIONAL ENGINEER	
SHEET TITLE	SITE PLAN TO ACCOMPANY SIGN VARIANCE REQUEST
DRC #092711B, 090313B, PAI #1X-377	ZONING MAP 070A2
PROJECT NO.	120006.14
SCALE	AS NOTED
DATE	8/4/2014
DRAWN BY	TJC
CHECKED BY	PVM
DRAWING NO.	2

FILE NAME: P:\Proj\20120006.14 Towson Square - Overall Interface Plan\10_Docs\CADD\Working\Sign_Zoning_Variance_Plan\24x36.dwg PLOT TIME: Tue, 05 Aug 2014 - 8:15am LAST SAVE: Tue, 05 Aug 2014 - 8:15am BY: TCrawley



The Cordish Company
601 East Pratt Street, 6th Floor
Baltimore, MD 21202
410.752.5444

selbert perkins design collaborative inc.
432 Calvert Street West
Baltimore, MD 21202
P 410.822.3223
F 410.822.3203
2 north harbor plaza, suite 1475
Baltimore, MD 21202
P 410.876.1829
F 410.876.1827

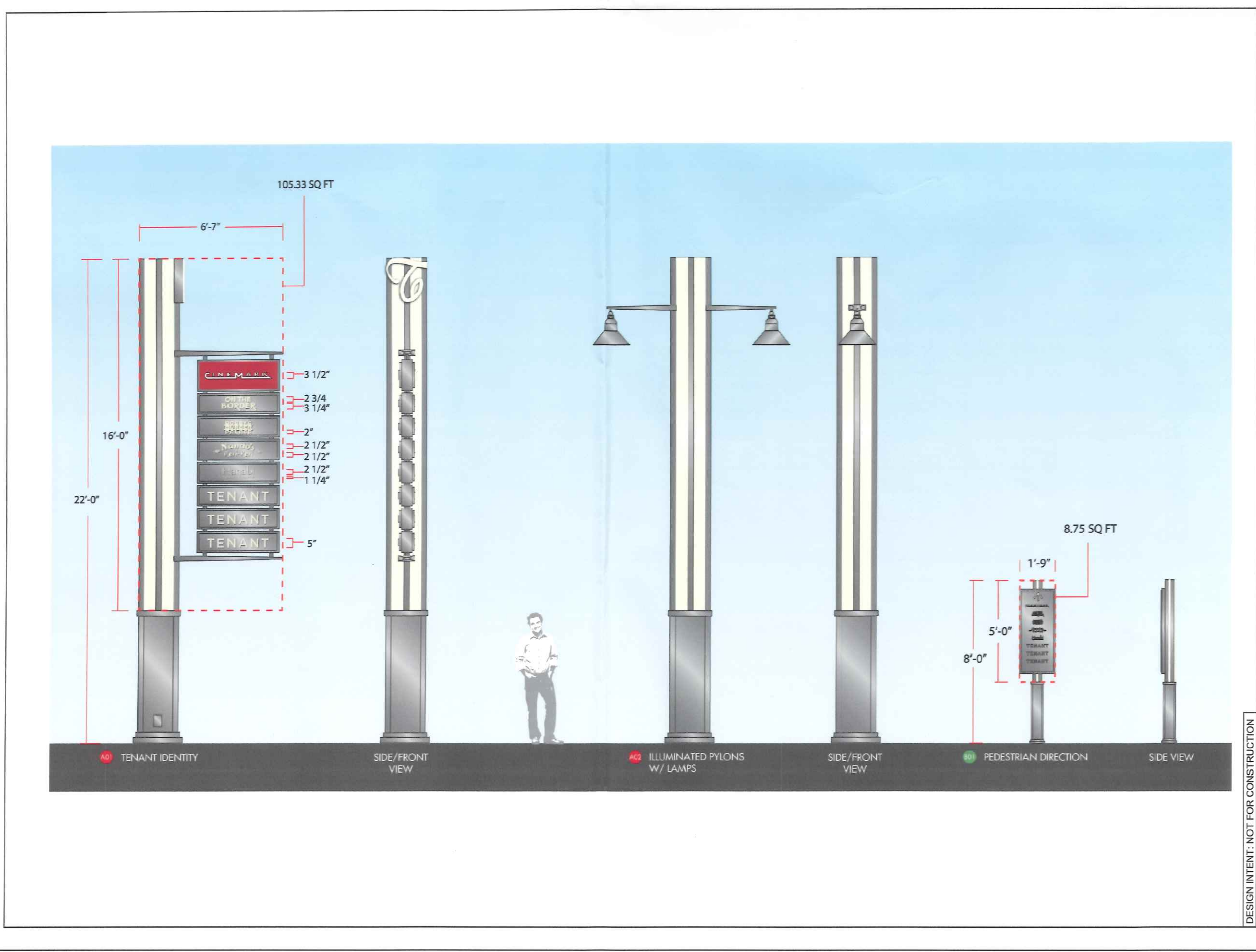
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sheet title:
Rendering

rev	desc	by	date
1			12 June 2014

scale:
AS SHOWN

sheet no. **EG-7**



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F 410.876.1827

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sheet title:
Summary of Signs

rev	desc	by	date
1			12 June 2014

scale:
AS SHOWN

sheet no. **EG-8**

SIGN DETAILS
NO SCALE

G:\G-L\HERITAGE\Towson Square\Exterior Elevations.plt 5/2/2014 11:14:54 AM Scale: 1:68.09 Height: 531.120 Length: 717.538 in

PARKING
31.5' x 276.6' SIGN AREA: 60.51 SF
Will require site visit to verify that cables for canopy do not interfere with placement of sign or letters

PARK
31.5' x 164.3' SIGN AREA: 35.94 SF
Will require site visit to verify that cables for canopy do not interfere with placement of sign or letters

PARKING
37.47' x 334.64' SIGN AREA: 87.08 SF
Internally illuminated LED channel letters as shown above.
All letters will be fabricated with 3/16" acrylic faces, 5" deep .040 aluminum return and 1" trim.
Internal 12v LED Illumination powered by 120v AC Transformer
Raceway Mounted - color to match fascia.

AA Signs
1800 Union Avenue | Baltimore, MD 21211 410 | 662.1100 phone 410 | 662.1105 fax

COLORS ARE REPRESENTATIONAL AND MAY NOT REFLECT FINISH AND COLOR OF FINAL PRODUCT | SIGN SCALE TO PHOTOS SHOWN ABOVE MAY NOT REFLECT ACTUAL SCALE | THIS DESIGN IS THE SOLE PROPERTY OF AA SIGNS AND MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION

G:\G-L\HERITAGE\Towson Square\Parking Perp.plt 5/2/2014 10:54:10 AM Scale: 1:37.78 Height: 294.686 Length: 398.121 in

Towson Square
ADDITIONAL PARKING AT LIBRARY GARAGE
USE TOWSON LIBRARY GARAGE
72" x 54.83 SF
CHANGEABLE COPY = 11.67

Towson Square
ADDITIONAL PARKING AT LIBRARY GARAGE
LOT FULL
USE LIBRARY GARAGE
72" x 11.67
CHANGEABLE COPY = 15.07

Towson Square
ADDITIONAL PARKING AT LIBRARY GARAGE
LOT FULL
72" x 15.07
CHANGEABLE COPY = 14.50 S.F.

AA Signs
1800 Union Avenue | Baltimore, MD 21211 410 | 662.1100 phone 410 | 662.1105 fax

COLORS ARE REPRESENTATIONAL AND MAY NOT REFLECT FINISH AND COLOR OF FINAL PRODUCT | SIGN SCALE TO PHOTOS SHOWN ABOVE MAY NOT REFLECT ACTUAL SCALE | THIS DESIGN IS THE SOLE PROPERTY OF AA SIGNS AND MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION

0037-
SOMAH



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McLaren ENGINEERING GROUP
applied ingenuity
McLaren Technical Services, Inc.
601 East Pratt Street, Suite 302 Baltimore, Maryland 21202
T: (410) 243-3787 F: (410) 243-4956 www.mclaren.com

PROJECT
TOWSON SQUARE ZONING PLAN
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 ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
License No. 21875
PIERO VAN MELLETS
REGISTERED PROFESSIONAL ENGINEER
SIGNATURE

SHEET TITLE
DRC #092711B, 090313B, PAI #1X-377
SITE PLAN TO ACCOMPANY SIGN VARIANCE REQUEST
ELECTION DISTRICT 9
COUNCILMANIC DISTRICT 5
ZONING MAP 070A2

PROJECT NO. 120006.14
SCALE AS NOTED
DATE 8/4/2014
DRAWN BY TJC
CHECKED BY PVM
DRAWING NO. 3 OF 3 SHTS

LEGAL DESCRIPTION

EXHIBIT "A-1"

Description of
Parcel 67, 215, 329, 405,
426, 417, 432, 433, and "Area Released" from Baltimore County
As Shown on Tax Map 70A
Lying North of Shealy Avenue

Beginning for the same at corner formed by the intersection of the north side of Shealy Avenue with the southeast side of Delaware Avenue, said point of beginning being also the beginning point of the secondly described tract of land in a deed conveyed by Anne E. Gehring to Towson Circle Holdings, LLC dated October 29, 2007, and recorded in the Land Records of Baltimore County, Maryland in Liber S.M. 26332, Folio 515; thence leaving said point of beginning and running with and binding on the first line of the aforementioned parcel and also with the first line of the first parcel described in the aforementioned deed as now surveyed and referring all courses of this description to the Maryland Coordinate System (NAD 83/1983), (1) North 84 degrees 15 minutes 49 seconds East 150.05 feet; thence running with and binding on a portion of the second or North 82 degrees 21 minutes 57 seconds East 23.99 feet to the line of the second mentioned parcel of land, (2) North 82 degrees 06 minutes 12 seconds East 5.30 feet to the beginning of the fifth or North 24 degrees 28 minutes 34 seconds East 150.05 feet line as described in a deed conveyed by Josef of Vienna, Inc. to Towson Circle Holdings, LLC by a deed dated October 29, 2007, and recorded among the aforementioned land records in Liber S.M. 26332, Folio 522; thence running with and binding on all of the said fifth line and also the sixth through eighth line; (3) North 24 degrees 15 minutes 49 seconds East 150.05 feet; thence (4) North 79 degrees 50 minutes 56 seconds East 69.01 feet; thence (5) North 85 degrees 58 minutes 46 seconds East 27.36 feet; thence (6) Northeast by a line curving to the left, having a radius of 5,764.25 feet, for a distance of 119.00 feet (the arc of said curve being subtended by a chord bearing North 85 degrees 23 minutes 18 seconds East 119.00 feet); thence (7) South 47 degrees 15 minutes 20 seconds East 32.40 feet to the west side of Virginia Avenue; thence running with and binding with said west side of Virginia Avenue, (8) South 06 degrees 56 minutes 29 seconds East 277.07 feet to the north side of Shealy Avenue; thence running with said Shealy Avenue, (9) South 82 degrees 08 minutes 12 seconds East 396.16 feet thence to the point of beginning containing 75,940 square feet or 1.745 acres of land, more or less, as now described by Daft-McCune-Walker, Inc. in June 2012.

EXHIBIT "A-2"

Description of
The Area of Shealy Avenue Intended to be Closed
Baltimore County, Maryland

Beginning for the same at a distance of 13.65 feet from the corner formed by the intersection of the north side of Shealy Avenue with the southeast side of Delaware Avenue, said point of beginning being 13.65 feet from the end of the fifth or North 82 degrees 21 minutes 57 seconds East 103.14 feet line of the secondly described land in a deed conveyed by Anne E. Gehring to Towson Circle Holdings, LLC dated October 29, 2007, in the Land Records of Baltimore County, Maryland in Liber S.M. 26332, Folio 515; thence leaving said point of beginning and running with said north side of Shealy Avenue, (1) North 82 degrees 06 minutes 12 seconds East 379.35 feet; thence (2) South 06 degrees 58 minutes 12 seconds East 17.81 feet to the south side of Shealy Avenue; thence running with the said south side of Shealy Avenue, (3) South 80 degrees 43 minutes 38 seconds West 84.89 feet; thence (4) South 03 degrees 36 minutes 16 seconds West 36.35 feet; thence (5) South 01 degrees 46 minutes 24 seconds West 265.62 feet; thence (6) Northeast by a line curving to the right, having a radius of 400.00 feet, for a distance of 21.90 feet (the arc of said curve being subtended by a chord bearing North 11 degrees 28 minutes 40 seconds East 21.85 feet) to the point of beginning containing 7,499 square feet or 0.172 acres of land, more or less, as now described by Daft-McCune-Walker, Inc. in June 2012.

EXHIBIT "A-3"

Description of
Parcel 186, 226, 372, 375, 377, 380,
383, 420, 431, 490 and 491
As Shown on Tax Map 70
Lying South of Shealy Avenue

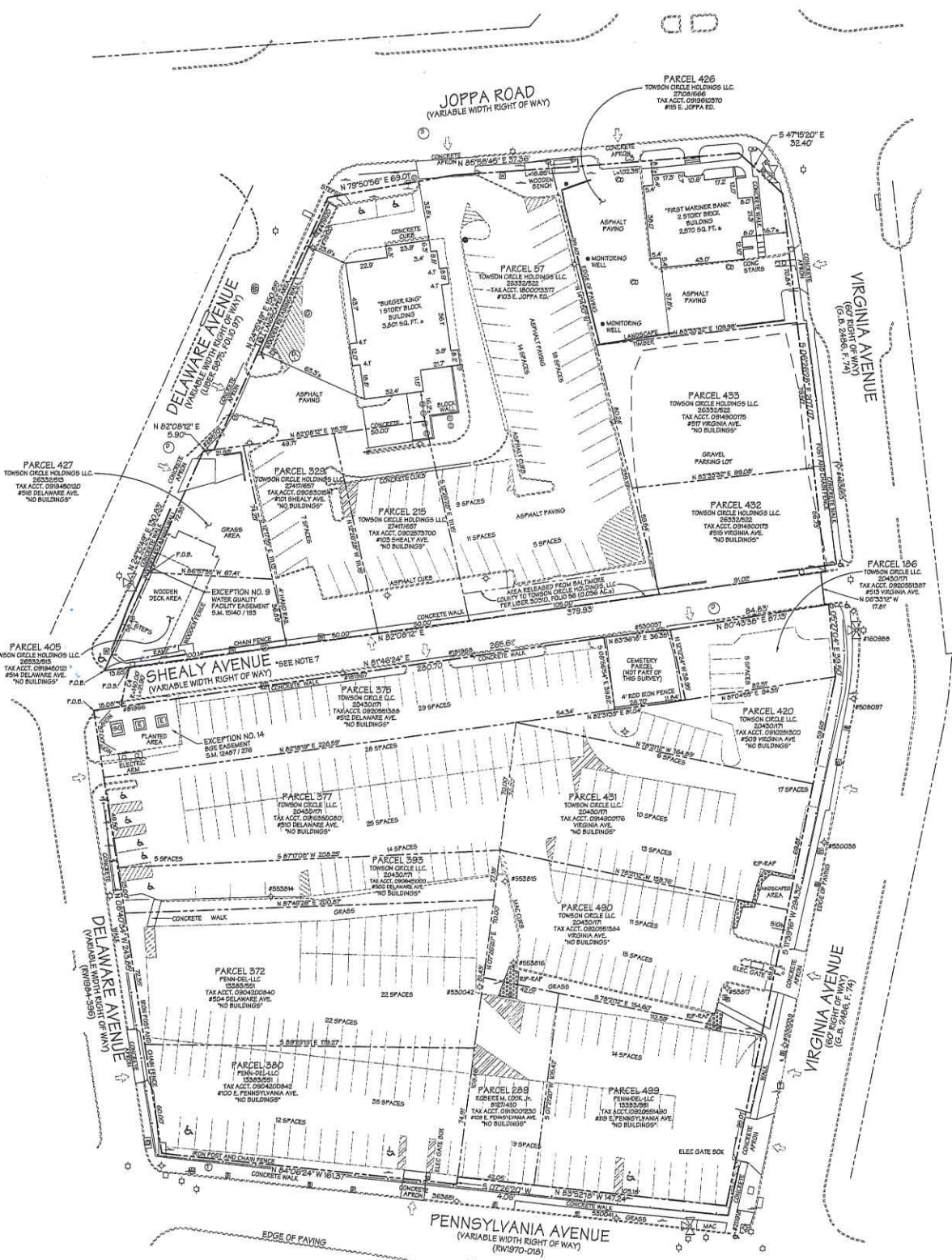
Beginning for the same at corner formed by the intersection of the east side of Delaware Avenue with the south side of Shealy Avenue at a 16 inch diameter iron pipe found, said point also being at the beginning of the second or North 89 degrees 29 minutes East 281.10 feet line of the first described parcel of land which by deed dated March 29, 1985, and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 16,609, Folio 440, was conveyed by Richard M. Kremen to Paul S. Brody; thence leaving said point of beginning and binding on the south side of Shealy Avenue and running with and binding on said second line, referring all courses of this description to the Maryland Coordinate System (NAD 83/1983), (1) North 81 degrees 46 minutes 24 seconds East 280.70 feet; thence (2) South 08 degrees 56 minutes 54 seconds East 39.82 feet; thence (3) North 82 degrees 31 minutes 35 seconds East 26.70 feet; thence (4) North 81 degrees 04 minutes 55 seconds East 11.84 feet; thence (5) North 12 degrees 12 minutes 34 seconds West 38.95 feet; thence (6) North 80 degrees 43 minutes 38 seconds East 87.13 feet to the west side of Virginia Avenue; thence running with said west side of Virginia Avenue the following two courses: (7) South 05 degrees 27 minutes 04 seconds East 38.50 feet; thence (8) South 11 degrees 38 minutes 16 seconds West 284.32 feet to the north side of Pennsylvania Avenue; thence running with said north side of Pennsylvania Avenue, (9) North 85 degrees 52 minutes 19 seconds West 167.24 feet; thence (10) South 07 degrees 38 minutes 30 seconds West 4.06 feet; thence (11) North 84 degrees 06 minutes 24 seconds West 161.37 feet to the east side of Delaware Avenue; thence running with said east side of Delaware Avenue, (12) North 08 degrees 40 minutes 34 seconds West 245.03 feet to the point of beginning containing 100,492 square feet or 2.307 acres of land, more or less, as now described by Daft-McCune-Walker, Inc. in June 2012.

LEGEND

- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- GAS VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- UTILITY POLE
- BOLLARD
- AC UNIT
- TRANSFORMER
- HAND BOX
- HANDICAP
- ELECTRIC MANHOLE
- TELEPHONE PEDESTAL
- CLEANOUT
- LIGHT POLE
- ENTRANCE POINT

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARINGS	CHORD	TANGENT
C1	07°08"	878.55	18.22'	N 87°23'00" E	18.02'	89.54'
C4	102°42"	140.92'	12.87'	N 17°02'10" E	23.25'	12.97'



DISPOSITION OF TITLE EXCEPTIONS

TITLE EXCEPTIONS SHOWN HEREON ARE BASED UPON CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. HL-9767 BEARING AN EFFECTIVE DATE OF APRIL 23, 2010 LAST REVISED JUNE 18, 2012.

EXCEPTION NO. 8 DELETED PER TITLE COMMITMENT.

EXCEPTION NO. 9 Subject to terms and provisions set forth in Deed of Declaration of Easement dated November 15, 2000 and recorded among the Land Records of Baltimore County in Liber S.M. No. 1940, folio 193, by Josef of Vienna, Inc. and Baltimore County, Maryland. (THE WATER QUALITY FACILITY EASEMENT IS SHOWN HEREON)

EXCEPTION NO. 10 DELETED PER TITLE COMMITMENT.

EXCEPTION NO. 11 Subject to terms and provisions set forth in Grant dated January 20, 1942 and recorded among the Land Records of Baltimore County in Liber C.R. No. 1214, folio 163, by and between Flora German and Consolidated Gas Electric and Power Company of Baltimore. (MATTERS SET FORTH IN GRANT AFFECT THE SUBJECT SITE, HOWEVER THE DESCRIPTION IS BLANKET IN NATURE.)

EXCEPTION NO. 12 Subject to and together with the use in common with others, the right to use a 10' alley located in the rear of the subject property. (To be deleted upon consolidation of lots.) (THE MENTIONED ALLEY CANNOT BE PLOTTED)

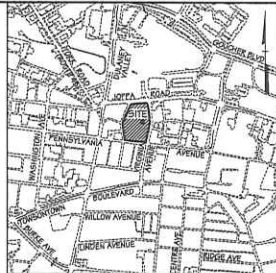
EXCEPTION NO. 13 The following matters shown and/or noted on that ALTA/ACSM Land Title Survey entitled "ALTA/ACSM Land Title Survey of the LANDS DESCRIBED AS TAX MAP 70A, GRID 11, PARCELS 37, 186, 215, 288, 329, 372, 375, 377, 380, 393, 405, 420, 426, 427, 431, 432, 433, 490 and 491" as prepared by Daft-McCune-Walker Inc., dated October 26, 2011, Project No. 80051, including the following:

- Iron fence running off line of the "fenced cemetery".
- concrete and asphalt paving running onto the Third Parcel;
- parking spaces running off of the Third Parcel;
- curb and gutter running through various portions of the parcels;
- building lying on property line at various points;
- concrete retaining wall and/or chain link fence on property line as shown;
- ingress and egress with adjoining property as shown (MATTERS SHOWN IN THE PREVIOUS SURVEY ARE SHOWN HEREON).

EXCEPTION NO. 14 Subject to terms and provisions set forth in Right of Way Agreement dated October 30, 1997 and recorded among the Land Records of Baltimore County in Liber 12467, folio 276, by and between Baltimore Gas and Electric Company and Heritage Properties, Inc. (THE EGE EASEMENT IS SHOWN HEREON)

EXCEPTION NO. 15 DELETED PER TITLE COMMITMENT.

EXCEPTION NO. 16 DELETED PER TITLE COMMITMENT.



VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- COORDINATES AND BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM.
- TOTAL AREA 4.222 ACRES OF LAND, MORE OR LESS.
- THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 10/21/11.
- THE SUBJECT PROPERTY IS SITUATE IN FLOOD ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY 240100, PANEL 0265 F, BEARING AN EFFECTIVE DATE OF SEPTEMBER 26, 2006.
- THE SQUARE FOOTAGE OF ANY BUILDING SHOWN HEREON REFLECTS THE AREA OF THE GROUND FLOOR ONLY AND WAS COMPUTED BASED ON THE OUTSIDE DIMENSIONS OF THE GROUND FLOOR.
- THERE WAS NO EVIDENCE OF WETLANDS FOUND DURING THE COURSE OF THIS SURVEY.
- FURTHER TO SECTION 18-3-302 OF THE BALTIMORE COUNTY CODE, SHEALY AVENUE (A/K/A SHEALY AVENUE) IS TO BE CLOSED IN THE FUTURE. SEE CASE NO. KC 2007-005, CURRENT OWNERSHIP OF THE ROAD IS VESTED WITH BALTIMORE COUNTY, MARYLAND.

GRAPHIC SCALE

DMW

DAFT MCCUNE WALKER INC.

235 EAST PENNSYLVANIA AVENUE, TOWSON, MD 21286
P: 410 284 3333 F: 410 284 4748 WWW.DMW.COM

A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

ALTA/ACSM LAND TITLE SURVEY OF

THE LANDS DESCRIBED AS
TAX MAP 70A, GRID 11, PARCELS
57, 186, 215, 289, 329, 372, 375, 377, 380, 393, 405,
420, 426, 427, 431, 432, 433, 490, 491, AND
AND THAT PORTION OF SHEALY AVENUE INTENDED TO BE
CLOSED BY BALTIMORE COUNTY, MARYLAND

9th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND



DATE	BY	REVISIONS
06-18-2012	C.S.	PER TITLE COMMITMENT

Scale: 1"=30'
Date: 10/28/2011
Project No: 80051.

Field Crew
Processed by R.C.
Drawn by R.C.
Project Manager M.D.M.
Checked by: Date:

SURVEYORS CERTIFICATE

To: Susquehanna Bank, its successors and assigns, TOWSON CIRCLE HOLDINGS, LLC, and CHICAGO TITLE INSURANCE COMPANY.

I hereby certify that on this the 22 day of JUNE, 2012.

This survey was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon (if any) and the distance therefrom to the nearest facing exterior property lines of the subject property; (ii) the location of all rights-of-way, easements, and any other matters of record (or of which I have knowledge or have been advised, whether or not of record) affecting the subject property; (iii) the location of the parking areas on the subject property showing the number of parking spaces provided hereby (if) all abutting dedicated public streets providing access to the subject property together with the width and name thereof; and (v) all other significant items on the subject property.

Except as shown on the survey, there are no (i) encroachments upon the subject property by improvements on adjacent property; (ii) encroachments on easements or on adjacent property, streets, or alleys by any improvements on the subject property; (iii) party walls or (iv) conflicts or pretensions.

Adequate ingress to and egress from the subject property is provided by Virginia Avenue, Pennsylvania Avenue, Delaware Avenue, Joppa Road and Shealy Avenue, the same being paved, dedicated public right(s)-of-way maintained by Baltimore County Maryland;

All required building setback lines on the subject property are located as shown hereon; and

The subject property is not situated within a flood hazard area (as defined in the document entitled "Department of Housing and Urban Development, Federal Insurance Administration - Special Flood Hazard Area Map") nor is it shown on any U.S. Department of H.U.D. Flood Insurance Boundary Map.

Michael D. Walker, Professional Land Surveyor
Maryland Registration No. 21234

6-20-12
Date

LEGAL DESCRIPTION

EXHIBIT "A-1"

Description of
Parcel 57, 215, 328, 405,
426, 417, 432, 433, and "Area Released" from Baltimore County
As Shown on Tax Map 70A
Lying North of Shealy Avenue

Beginning for the same at corner formed by the intersection of the north side of Shealy Avenue with the southeast side of Delaware Avenue, said point of beginning being also the beginning point of the secondly described tract of land in a deed conveyed by Anne E. Gehring to Towson Circle Holdings, LLC dated October 23, 2007, and recorded in the Land Records of Baltimore County, Maryland in Liber S.M. 26352, Folio 513; thence leaving said point of beginning and running with and binding on the first line of the abovementioned parcel and also with the first line of the first parcel described in the aforementioned deed as now conveyed and referring all courses of this description to the Maryland Coordinate System (NAD 83/1983), (1) North 24 degrees 15 minutes 49 seconds East 130.83 feet; thence running with and binding on a portion of the second or North 82 degrees 21 minutes 57 seconds East 21.80 feet line of the second mentioned parcel of land, (2) North 82 degrees 08 minutes 12 seconds East 5.80 feet to the beginning of the fifth or North 24 degrees 28 minutes 54 seconds East 150.85 feet line as described in a deed conveyed by Josef V. Venna, Inc. to Towson Circle Holdings, LLC by a deed dated October 23, 2007, and recorded among the aforementioned land records in Liber S.M. 26352, Folio 522; thence running with and binding on all of the said fifth line and also the sixth through eighth lines; (3) North 24 degrees 15 minutes 49 seconds East 150.85 feet; thence (4) North 79 degrees 50 minutes 56 seconds East 69.01 feet; thence (5) North 85 degrees 58 minutes 45 seconds East 27.56 feet; thence (6) Northeastly by a line curving to the left, having a radius of 5,184.55 feet, for a distance of 180.00 feet (the arc of said curve being subtended by a chord bearing North 85 degrees 23 minutes 16 seconds East 119.50 feet); thence (7) South 47 degrees 15 minutes 20 seconds East 32.40 feet to the west side of Virginia Avenue; thence running with and binding with said west side of Virginia Avenue, (8) South 06 degrees 26 minutes 20 seconds East 207.07 feet to the north side of Shealy Avenue; thence running with said Shealy Avenue, (9) South 82 degrees 08 minutes 12 seconds East 388.16 feet thence to the point of beginning containing 75,840 square feet or 1.748 acres of land, more or less, as now described by Daft-McCune-Walker, Inc. in June 2012.

EXHIBIT "A-2"

Description of
The Area of Shealy Avenue Intended to be Closed
Baltimore County, Maryland

Beginning for the same at a distance of 13.65 feet from the corner formed by the intersection of the north side of Shealy Avenue with the southeast side of Delaware Avenue, said point of beginning being 13.65 feet from the end of the fifth or North 82 degrees 21 minutes 57 seconds East 100.14 foot line of the secondly described land in a deed conveyed by Anne E. Gehring to Towson Circle Holdings, LLC dated October 23, 2007, in the Land Records of Baltimore County, Maryland in Liber S.M. 26352, Folio 513; thence leaving said point of beginning and running with said north side of Shealy Avenue, (1) North 82 degrees 08 minutes 12 seconds East 379.33 feet; thence (2) South 06 degrees 35 minutes 12 seconds East 17.81 feet to the south side of Shealy Avenue; thence running with the said south side of Shealy Avenue, (3) South 90 degrees 43 minutes 36 seconds West 84.83 feet; thence (4) South 83 degrees 36 minutes 16 seconds West 36.35 feet; thence (5) South 81 degrees 46 minutes 24 seconds West 265.62 feet; thence (6) Northeastly by a line curving to the right, having a radius of 140.00 feet, for a distance of 21.50 feet (the arc of said curve being subtended by a chord bearing North 11 degrees 28 minutes 40 seconds East 21.80 feet) to the point of beginning containing 7,489 square feet or 0.172 acres of land, more or less, as now described by Daft-McCune-Walker, Inc. in June 2012.

EXHIBIT "A-3"

Description of
Parcel 106, 289, 372, 375, 377, 380,
389, 420, 431, 480 and 489
As Shown on Tax Map 70
Lying South of Shealy Avenue

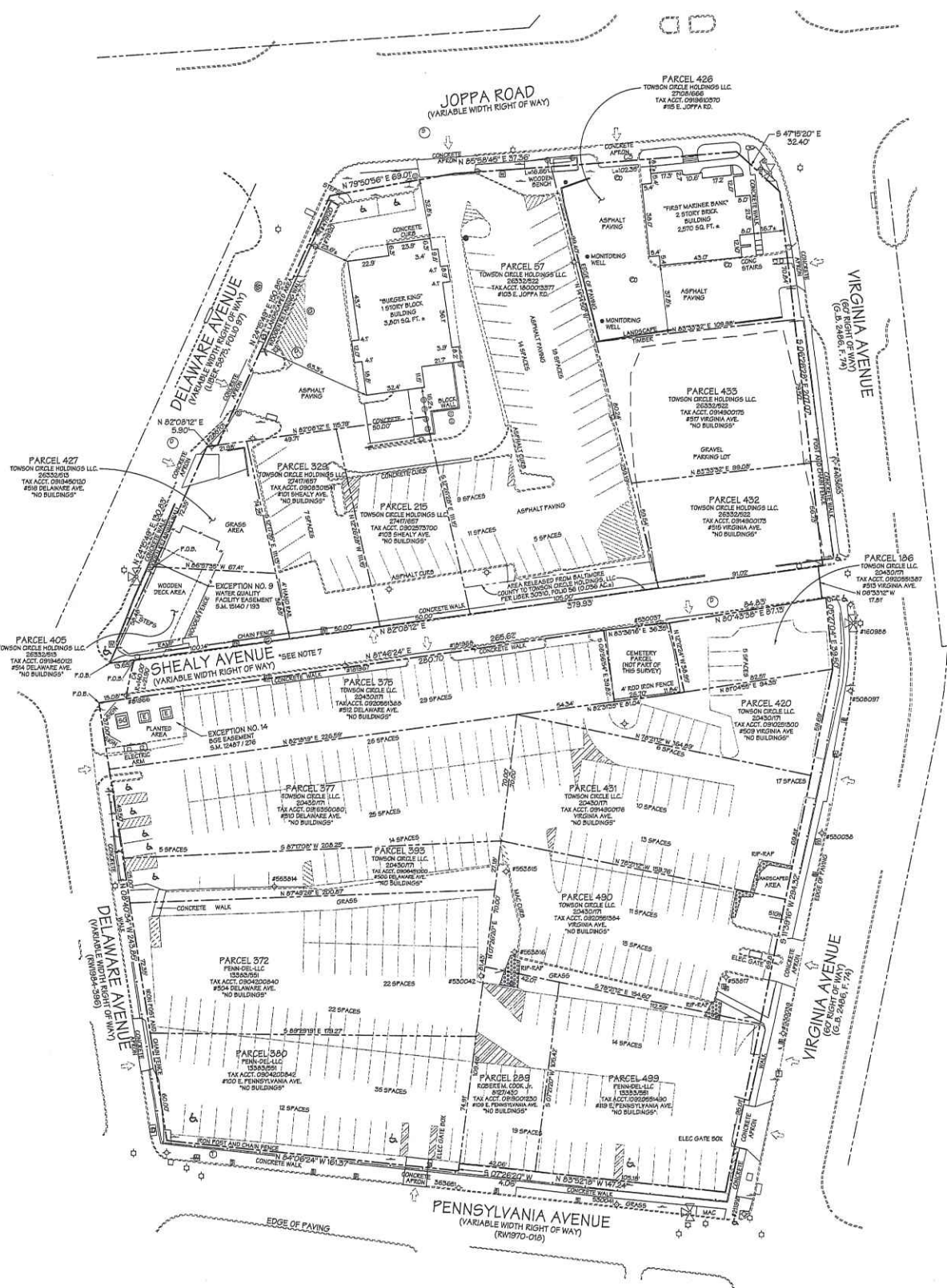
Beginning for the same at corner formed by the intersection of the east side of Delaware Avenue with the south side of Shealy Avenue at a 1-inch diameter iron pipe found, said point also being at the beginning of the second or North 89 degrees 28 minutes East 281.10 foot line of the first described parcel of land which by deed dated March 29, 1983, and recorded among the Land Records of Baltimore County, Maryland, in Liber E.H.K., Jr. 6509, Folio 440, was conveyed by Richard M. Kremen to Paul S. Brody; thence leaving said point of beginning and binding on the south side of Shealy Avenue and running with and binding on said second line, referring all courses of this description to the Maryland Coordinate System (NAD 83/1983), (1) North 81 degrees 46 minutes 24 seconds East 220.70 feet; thence (2) South 08 degrees 56 minutes 54 seconds East 39.82 feet; thence (3) North 83 degrees 36 minutes 30 seconds East 26.70 feet; thence (4) North 81 degrees 04 minutes 55 seconds East 11.84 feet; thence (5) North 12 degrees 12 minutes 24 seconds West 39.35 feet; thence (6) North 80 degrees 45 minutes 36 seconds East 87.15 feet to the west side of Virginia Avenue; thence running with said west side of Virginia Avenue the following two courses: (7) South 05 degrees 27 minutes 04 seconds East 39.50 feet; thence (8) South 11 degrees 38 minutes 16 seconds West 234.32 feet to the north side of Pennsylvania Avenue; thence running with said north side of Pennsylvania Avenue, (9) North 83 degrees 52 minutes 10 seconds West 147.24 feet; thence (10) South 07 degrees 28 minutes 20 seconds West 4.06 feet; thence (11) North 84 degrees 06 minutes 24 seconds West 161.57 feet to the east side of Delaware Avenue; thence running with said east side of Delaware Avenue, (12) North 05 degrees 40 minutes 54 seconds West 243.85 feet to the point of beginning containing 100,492 square feet or 2.307 acres of land, more or less, as now described by Daft-McCune-Walker, Inc. in June 2012.

LEGEND

- ⊙ STORM DRAIN MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ GAS VALVE
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ UTILITY POLE
- ⊙ BOLLARD
- ⊙ AC UNIT
- ⊙ TRANSFORMER
- ⊙ HAND BOX
- ⊙ HANDICAP
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ CLEANOUT
- ⊙ LIGHT POLE
- ⊙ ENTRANCE POINT

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	0°10'55"	5784.55	89.00'	N 82°08'12" E	18.00'	59.50'
C4	05°14'31"	140.00'	21.50'	N 12°28'40" E	21.80'	10.97'



DISPOSITION OF TITLE EXCEPTIONS

TITLE EXCEPTIONS SHOWN HEREON ARE BASED UPON CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. HL-9767 BEARING AN EFFECTIVE DATE OF APRIL 23, 2010 LAST REVISED JUNE 19, 2012.

EXCEPTION NO. 8 DELETED PER TITLE COMMITMENT.

EXCEPTION NO. 9 Subject to terms and provisions set forth in Deed of Declaration of Easement dated November 15, 2000 and recorded among the Land Records of Baltimore County in Liber S.M. No. 19140, folio 193, by Josef of Venna, Inc. and Baltimore County, Maryland.

EXCEPTION NO. 10 DELETED PER TITLE COMMITMENT.

EXCEPTION NO. 11 Subject to terms and provisions set forth in Grants dated January 20, 1942 and recorded among the Land Records of Baltimore County in Liber CHK No. 124, folio 163, by and between Flett German and Consolidated Gas Electric and Power Company of Baltimore.

EXCEPTION NO. 12 Subject to and together with the use in common with others, the right to use a 16' alley located in the rear of the subject property. (To be deleted upon consolidation of lots.)

EXCEPTION NO. 13 The following matters shown and/or noted on that ALTA/ACSM Land Title Survey entitled, "ALTA/ACSM Land Title Survey of THE LANDS DESCRIBED AS TAX MAP 70A, GRID 11, PARCELS 57, 215, 328, 405, 426, 417, 432, 433, 430, 480 AND 489" as prepared by Daft-McCune-Walker Inc., dated October 28, 2011, Project No. 80051, including the following:

- A. Iron fence running off line of the "fenced cemetery".
- B. concrete and asphalt paving running onto the Third Parcel.
- C. parking spaces running off of the Third Parcel.
- D. curb and gutter running through various portions of the parcels.
- E. building lying on property line at various points.
- F. concrete retaining wall and/or chain link fence on property line as shown.
- G. concrete wall of parking structure along property line as shown.
- H. ingress and egress with adjoining property as shown (MATTERS SHOWN IN THE PREVIOUS SURVEY ARE SHOWN HEREON).

EXCEPTION NO. 14 Subject to terms and provisions set forth in Right of Way Agreement dated October 30, 1997 and recorded among the Land Records of Baltimore County in Liber 12487, folio 276, by and between Baltimore Gas and Electric Company and Heritage Properties, Inc.

EXCEPTION NO. 15 DELETED PER TITLE COMMITMENT.

EXCEPTION NO. 16 DELETED PER TITLE COMMITMENT.

SURVEYORS CERTIFICATE

To: Sunquahanna Bank, its successors and assigns, TOWSON CIRCLE HOLDINGS, LLC, and CHICAGO TITLE INSURANCE COMPANY.

I hereby certify that on this 30 day of June, 2012.

This survey was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundaries and areas of the subject property and the location, and type of buildings and improvements thereon (if any) and the distance therefrom to the nearest facing exterior property lines of the subject property; (ii) the location of all rights-of-way, easements, and any other matters of record (or of which I have knowledge or have been advised, whether or not of record) affecting the subject property; (iii) the location of the parking area on the subject property showing the number of parking spaces provided hereby; (iv) all abutting dedicated public streets providing access to the subject property together with the width and name thereof; and (v) all other significant items on the subject property.

Except as shown on the survey, there are no (i) encroachments upon the subject property by improvements on adjacent property; (ii) encroachments on easements or on adjacent property, streets, or alleys by any improvements on the subject property; (iii) party walls; or (iv) conflicts or protrusions.

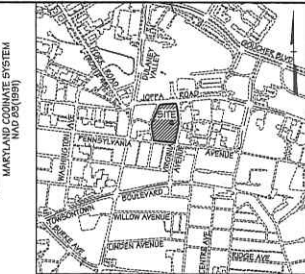
Adequate ingress to and egress from the subject property is provided by Virginia Avenue, Pennsylvania Avenue, Delaware Avenue, Joppa Road and Shealy Avenue, the same being paved, dedicated public right(s)-of-way maintained by Baltimore County Maryland.

All required building setback lines on the subject property are located as shown hereon and.

The subject property is not situated within a flood hazard area (as defined in the document entitled "Department of Housing and Urban Development, Federal Insurance Administration - Special Flood Hazard Area Map") nor is it shown on any U.S. Department of H.U.D. Flood Insurance Boundary Map.

Michael D. Martin, Professional Land Surveyor
Maryland Registration No. 21224

6-30-12



VICINITY MAP

SCALE = 1/2" = 100'

GENERAL NOTES:

1. COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THIS SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM.
2. TOTAL AREA 4.222 ACRES OF LAND, MORE OR LESS.
3. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 10/27/11.
4. THE SUBJECT PROPERTY IS SITUATE IN FLOOD ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY 540012, PANEL 0205 F, BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2005.
5. THE SQUARE FOOTAGE OF ANY BUILDING SHOWN HEREON REFLECTS THE AREA OF THE GROUND FLOOR ONLY AND WAS COMPUTED BASED ON THE OUTSIDE DIMENSIONS OF THE GROUND FLOOR.
6. THERE WAS NO EVIDENCE OF WETLANDS FOUND DURING THE COURSE OF THIS SURVEY.
7. PURSUANT TO SECTION 18-3-302 OF THE BALTIMORE COUNTY CODE, SHEALY AVENUE (AK/A SHEALEY AVENUE) IS TO BE CLOSED IN THE FUTURE. SEE CASE NO. 10/2007-009. CURRENT OWNERSHIP OF THE ROAD IS VESTED WITH BALTIMORE COUNTY, MARYLAND.

GRAPHIC SCALE

DMW

DAFT MCCUNE WALKER INC
205 EAST PENNSYLVANIA TOWSON, MD 21286
P: 410 226 3333 F: 410 226 4705 WWW.DMW.COM

A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

ALTA/ACSM LAND TITLE SURVEY OF

THE LANDS DESCRIBED AS
TAX MAP 70A, GRID 11, PARCELS
57, 106, 215, 289, 328, 372, 375, 377, 380, 383, 405,
420, 426, 427, 431, 432, 433, 430, & 489
AND THAT PORTION OF SHEALY AVENUE INTENDED TO BE
CLOSED BY BALTIMORE COUNTY, MARYLAND

9th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND



DATE BY REVISIONS
06-19-2012 C.S. PER TITLE COMMITMENT

Scale: 1"=30'
Date: 10/28/2011
Project No: 80051.
Field Crew:
Processed by: E.C.
Drawn by: E.C.
Project Manager: M.P.M.
Checked by: Date: