

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE *
(6810 Loch Raven Blvd.) *
5th Election District *
9th Council District *
Loch Raven Improvements, LLC, *Owner* *
Bridgestone Retail Operations, LLC *
Lessee *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2015-0050-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 Loch Raven Improvements, LLC, legal owner, and Bridgestone Retail Operations, LLC, lessee, ("Petitioners"). The Special Hearing was filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a freestanding enterprise sign for a single tenant pad site within a shopping center. In addition, a Petition for Variance seeks the following: (1) to allow a freestanding sign within 95' ± of another freestanding sign in lieu of the minimum 100' required; and (2) to allow more than one freestanding sign on a single street frontage.

The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1. Appearing at the public hearing in support of the requests were Ken Padgett and Brian Collins, a landscape architect whose firm prepared the site plan. Lawrence E. Schmidt, Esquire, represented the Petitioners. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) dated September 26, 2014. That agency did not oppose the request, but suggested that landscaping be installed at the site.

ORDER RECEIVED FOR FILING
Date 10/27/14
By [Signature]

The subject property is zoned BL and CCC. The site contains a large shopping center with a strip center portion as well as several discrete pad sites. The Firestone Car Care Center has been a pad site tenant at the center for many years. It had a longstanding roof-mounted sign that became illegal after the expiration of the abatement period in the sign regulations. As a result, the Petitioner was obliged to install a new sign in compliance with the B.C.Z.R.

To obtain variance relief requires a showing that:

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

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

Petitioners have met this test. The property is irregularly shaped and is situated within a much larger shopping center. As such it is unique. I also find that strict compliance with the B.C.Z.R. would result in practical difficulty, given that Petitioners would be unable to install a sign identifying their business. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. The rooftop sign was both old and unsightly. The proposed sign is more attractive, and is much smaller than the existing roof top sign. As such, I believe the goals and intent of the sign regulations (i.e., to reduce excessive signage and visual clutter) have been satisfied in this instance. I am mindful of the DOP's comment, but Petitioner noted there has never been landscaping at the site, and I do not believe it would be appropriate to impose such a requirement in this scenario.

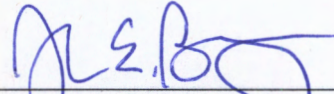
THEREFORE, IT IS ORDERED this 27th day of October, 2014, by this Administrative Law Judge, that Petitioners' request for Special Hearing filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a freestanding enterprise sign for a single tenant pad site within a shopping center, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 10/27/14
By Den

IT IS FURTHER ORDERED that the Petition for Variance pursuant to B.C.Z.R. as follows: (1) to allow a freestanding sign within 95' ± of another freestanding sign in lieu of the minimum 100' required; and (2) to allow more than one freestanding sign on a single street frontage, be and is hereby GRANTED.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 10/27/14

By sln



KEVIN KAMENETZ
County Executive

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

October 27, 2014

Lawrence E. Schmidt, Esquire
Smith, Gildea & Schmidt
600 Washington Avenue
Towson, Maryland 21204

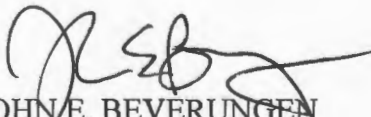
RE: Petitions for Special Hearing and Variance
Property: 6810 Loch Raven Blvd.
Case No.: 2015-0050-SPHA

Dear Mr. Schmidt:

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,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Brian Collins, 192 E. Main Street, Westminster, Maryland 21157
Ken Padgett, 12035-B Tech Road, Silver Spring, Maryland 20904



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 6810 Loch Raven Blvd. which is presently zoned BL CCC

Deed References: 19343/00497 10 Digit Tax Account # 0901741830

Property Owner(s) Printed Name(s) Loch Raven Improvements, LLC

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

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

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

Please see the attached.

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

3. a **Variance** from Section(s)

Please see the attached.

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Bridgestone Retail Operations, LLC

Name- Type or Print

Signature

333 E. Lake Street Bloomington IL

Mailing Address City State

60108 630257-5421 d.mccolligan@

Zip Code Telephone # Email Address

Attorney for Petitioner:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 lschmidt@sgs-law.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Loch Raven Improvements, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

580 White Plains Road Tannytown NY

Mailing Address City State

10591-5198 / /

Zip Code Telephone # Email Address

Representative to be contacted:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 lschmidt@sgs-law.com

Zip Code Telephone # Email Address

CASE NUMBER 2015-0050-SHA Filing Date 9/9/14

Do Not Schedule Dates: 10/27/14 Reviewer G.A

Date 10/27/14 REV. 10/4/11

By Sen

ORDER RECEIVED FOR FILING

ATTACHMENT TO PETITION FOR ZONING RELIEF

6810 Loch Raven Blvd.

Special Hearing:

1. To permit a freestanding enterprise sign for a single tenant pad site within a shopping center; and
2. Such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Variance:

1. From BCZR § 450.5.B.4.a to allow a freestanding sign within 95 feet +/- of another freestanding sign in lieu of the minimum 100 feet required;
2. From BCZR § 450 (Table 1, section 5.b(vi)) to allow more than one freestanding sign on a single street frontage; and
3. Such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Description to Accompany
Zoning Petition
10.274 Acre Parcel
6810 Loch Raven Boulevard
West Side of Loch Raven Boulevard
South of Taylor Avenue
Ninth Election District, Baltimore County, Maryland

Commencing at a point in or near the center of Loch Raven Boulevard at the intersection with Taylor Avenue, thence running in a southwesterly direction with the centerline of Loch Raven Boulevard 341 feet, more or less, and thence in a southwesterly direction 60 feet, more or less, to the Point of Beginning on the northwest side of Loch Raven Boulevard, thence leaving the Point of Beginning and running for the following nineteen (19) courses,

- 1) North 62 degrees 38 minutes 52 seconds West 305.19 feet to a point; thence,
- 2) North 28 degrees 31 minutes 13 seconds West 334.11 feet to the southwest side of Taylor Avenue; thence running with said road the four (4) following courses,
- 3) Northwesterly by a line curving to the right with a radius of 1,465.50 feet for a distance of 303.70 feet (the arc of said curve being subtended by a chord bearing North 45 degrees 19 minutes 29 seconds West 303.15 feet); thence,
- 4) North 39 degrees 23 minutes 20 seconds West 123.78 feet to a point; thence,
- 5) South 44 degrees 25 minutes 00 seconds West 7.08 feet to a point; thence,
- 6) North 37 degrees 52 minutes 20 seconds West 127.17 feet to the east side of Goucher Boulevard; thence leaving Taylor Avenue and running with said Goucher Boulevard the eleven (11) following courses; thence,
- 7) Southwesterly by a line curving to the left with a radius of 84.00 feet for a distance of 123.69 feet (the arc of said curve being subtended by a chord bearing South 72 degrees 09 minutes 07 seconds West 112.82 feet); thence,
- 8) South 29 degrees 58 minutes 04 seconds East 93.65 feet to a point; thence,

- 9) Southwesterly by a line curving to the left with a radius of 567.00 feet for a distance of 82.94 feet (the arc of said curve being subtended by a chord bearing South 25 degrees 46 minutes 38 seconds West 82.87 feet); thence,
- 10) South 27 degrees 15 minutes 18 seconds East 24.22 feet to a point; thence,
- 11) South 18 degrees 57 minutes 11 seconds West 18.59 feet to a point; thence,
- 12) North 72 degrees 01 minutes 02 seconds West 18.00 feet to a point; thence,
- 13) Southeasterly by a line curving to the left with a radius of 567.00 feet for a distance of 477.16 feet (the arc of said curve being subtended by a chord bearing South 06 degrees 07 minutes 33 seconds East 463.20 feet); thence,
- 14) South 30 degrees 14 minutes 04 seconds East 238.96 feet to a point; thence,
- 15) Southeasterly by a line curving to the right with a radius of 928.88 feet for a distance of 49.78 feet (the arc of said curve being subtended by a chord bearing South 28 degrees 41 minutes 57 seconds East 49.77 feet); thence,
- 16) North 62 degrees 28 minutes 28 seconds East 32.16 feet to a point; thence,
- 17) South 16 degrees 36 minutes 25 seconds West 58.29 feet to a point; thence leaving Goucher Boulevard,
- 18) South 62 degrees 38 minutes 52 seconds East 330.78 feet to a point on the northwest side of Loch Raven Boulevard; thence, running with said road
- 19) North 28 degrees 39 minutes 50 seconds East 330.06 feet to the point of beginning, containing 10.274 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE



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

No. 116251
 Date: 9/9/14

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 9/09/2014 9/09/2014 09:37:06 5
 REG NG85 WALKIN RB05 LRB
 RECEIPT # 750952 9/09/2014 OFLH
 Dept 5 528 ZONING VERIFICATION
 CR NO. 116251
 Receipt Tot \$1,000.00
 \$1,000.00 CK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	002		6150					1000.00

Total: 1000.00

Rec From: Smith, Gildea, & Schmidt, LLC

For: 6810 Loch Raven Blvd
Case # 2013-0050-SPA

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

**CASHIER'S
 VALIDATION**



**THE BALTIMORE SUN
MEDIA GROUP**

Baltimore, Maryland 21278-0001

October 2, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on October 2, 2014

The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

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

Case: #2015-0050-SPHA

6810 Loch Raven Blvd.

W/s Loch Raven Blvd., 341 ft. S/w of Taylor Avenue

5th Election District - 9th Councilmanic District

Legal Owner(s): Loch Raven Improvements, LLC

Contract Purchaser: Bridgestone Retail Operations, LLC

Special Hearing to permit a freestanding sign for a single tenant pad site within a shopping center, and such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County. **variance** to allow a freestanding sign within 95 feet +/- of another freestanding sign in lieu of the minimum 100 ft. required; to allow more than one freestanding sign on a single street frontage; and such other and further relief as may be deemed necessary by the Administrative Law Judge

Hearing: Friday, October 24, 2014 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

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

10/007 October 2

995850

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/3/2014

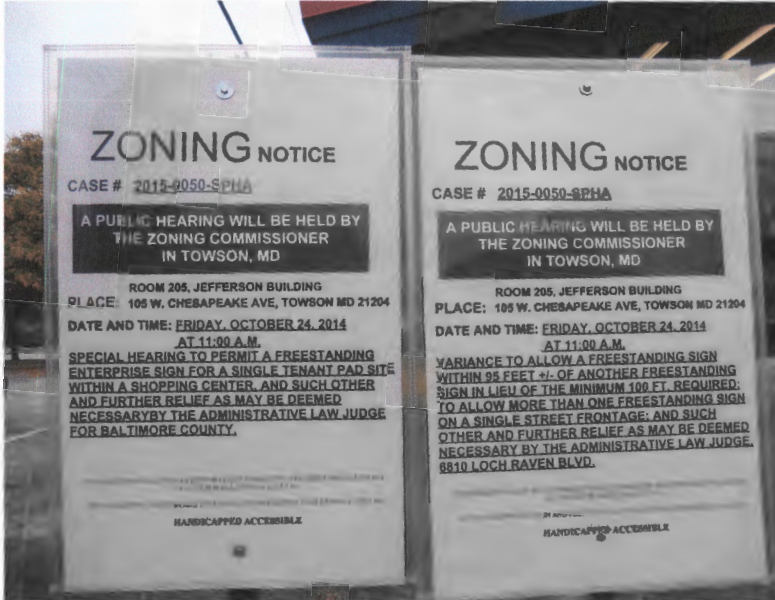
Case Number: 2015-0050-SPHA

Petitioner / Developer: LAWRENCE SCHMIDT, ESQ. ~ BRIDGESTONE
RETAIL OPERATIONS

Date of Hearing (Closing): OCTOBER 24, 2014

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
6810 LOCH RAVEN BLVD.

The sign(s) were posted on: OCTOBER 3, 2014



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

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/neighbor 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: 2015-0050-SPH A
Property Address: 6810 Loch Raven Blvd.
Property Description: W/S OF LOCH RAVEN BLVD
341' SW OF C/I OF TAYLOR AVE LOCH RAVEN
BLVD
Legal Owners (Petitioners): Loch Raven Improvements, LLC
Contract Purchaser/Lessee: Bridgestone Retail Operations, LLC

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lawrence E. Schmidt, Esquire
Company/Firm (if applicable): Smith, Gildea & Schmidt, LLC
Address: 600 Washington Avenue, Suite 200
TOWSON, MD 21284
Telephone Number: 410-821-0070

Revised 5/20/2014

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 2, 2014 Issue - Jeffersonian

Please forward billing to:
Lawrence Schmidt
Smith, Gildea & Schmidt
600 Washington Ave., Ste. 200
Towson, MD 21204

410-821-0070

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2015-0050-SPHA

6810 Loch Raven Blvd.

W/s Loch Raven Blvd., 341 ft. S/w of Taylor Avenue

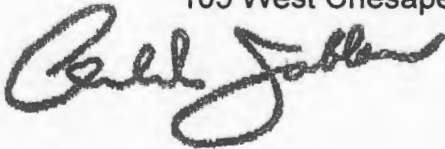
5th Election District – 9th Councilmanic District

Legal Owners: Loch Raven Improvements, LLC

Contract Purchaser: Bridgestone Retail Operations, LLC

Special Hearing to permit a freestanding enterprise sign for a single tenant pad site within a shopping center, and such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County. Variance to allow a freestanding sign within 95 feet +/- of another freestanding sign in lieu of the minimum 100 ft. required; to allow more than one freestanding sign on a single street frontage; and such other and further relief as may be deemed necessary by the Administrative Law Judge.

Hearing: Friday, October 24, 2014 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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



KEVIN KAMENETZ
County Executive

September 23, 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: 2015-0050-SPHA

6810 Loch Raven Blvd.

W/s Loch Raven Blvd., 34.1 ft. S/w of Taylor Avenue

5th Election District – 9th Councilmanic District

Legal Owners: Loch Raven Improvements, LLC

Contract Purchaser: Bridgestone Retail Operations, LLC

Special Hearing to permit a freestanding enterprise sign for a single tenant pad site within a shopping center, and such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County. Variance to allow a freestanding sign within 95 feet +/- of another freestanding sign in lieu of the minimum 100 ft. required; to allow more than one freestanding sign on a single street frontage; and such other and further relief as may be deemed necessary by the Administrative Law Judge.

Hearing: Friday, October 24, 2014 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director

AJ:kl

C: Lawrence Schmidt, 600 Washington Ave., Ste. 200, Towson 21204
Bridgestone Retail Operations, 333 E. Lake St., Bloomingdale IL 60108
Loch Raven Improvements, 580 White Plains Rd., Tarrytown NY 10591-5198

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 4, 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

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

October 16, 2014

Loch Raven Improvements LLC
580 White Plains Road
Tannytown NY 10591-5198

RE: Case Number: 2015-0050 SPHA, Address: 6810 Loch Raven Boulevard

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 9, 2014. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Bridgestone Retail Operations LLC, 333 E Lake Street, Bloomingdale IL 60108
Lawrence E Schmidt, Esquire, 600 Washington Avenue, Suite 200, Towson MD 21204



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

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

Maryland Department of Transportation

Date: 9/15/14

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

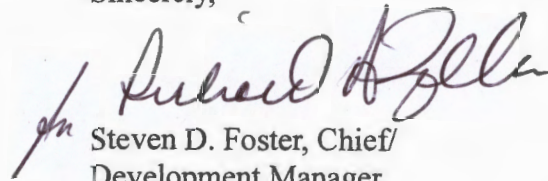
RE: Baltimore County
Item No. 2015-0050-SPHA
Special Hearing Variance
Loch Raven Improvement, LLC
6810 Loch Raven Boulevard
MD 542

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 9/15/14. A field inspection and internal review reveals that an entrance onto MD542 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2015-0050-SPHA.

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

Sincerely,


Steven D. Foster, Chief/
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

16-24-14
11 Am

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: September 26, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 6810 Loch Raven Boulevard

RECEIVED

INFORMATION:

SEP 29 2014

Item Number: 15-050

Petitioner: Loch Raven Improvements, LLC

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: BL CCC

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the subject request for special hearing and variances regarding a freestanding enterprise sign for a single tenant pad site within a shopping center.

The site is within the Loch Raven-Hillendale Design Review Panel area as well as the Loch Raven Commercial Revitalization District.

After visiting the site, it was apparent that other tenant pad sites within the shopping center have their own individual freestanding tenant signs.

The Department of Planning supports the request subject to landscaping along the street frontage on Loch Raven Boulevard as well as at the base of the proposed sign.

For further information concerning the matters stated here in, please contact Krystle Patchak 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 17, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For September 22, 2014
Item No. 2015-0049, 0050, 0051 and 0052

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\ZAC09222014 -.doc

9/30/14
JD [initials]



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: September 26, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 6810 Loch Raven Boulevard

INFORMATION:

Item Number: 15-050
Petitioner: Loch Raven Improvements, LLC
Zoning: BL CCC
Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the subject request for special hearing and variances regarding a freestanding enterprise sign for a single tenant pad site within a shopping center.

The site is within the Loch Raven-Hillendale Design Review Panel area as well as the Loch Raven Commercial Revitalization District.

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

Division Chief:
AVA/LL

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
6810 Loch Raven Blvd; W/S Loch Raven Blvd,*		OF ADMINSTRATIVE
341' SW of c/line Taylor Avenue		
5 th Election & 9 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Loch Raven Improvements LLC		
Contract Purchaser(s): Bridgestone Retail	*	BALTIMORE COUNTY
Operations, LLC		
Petitioner(s)	*	2015-050-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

SEP 16 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 16th day of September, 2014, a copy of the foregoing Entry of Appearance was mailed to Lawrence Schmidt, Esquire, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

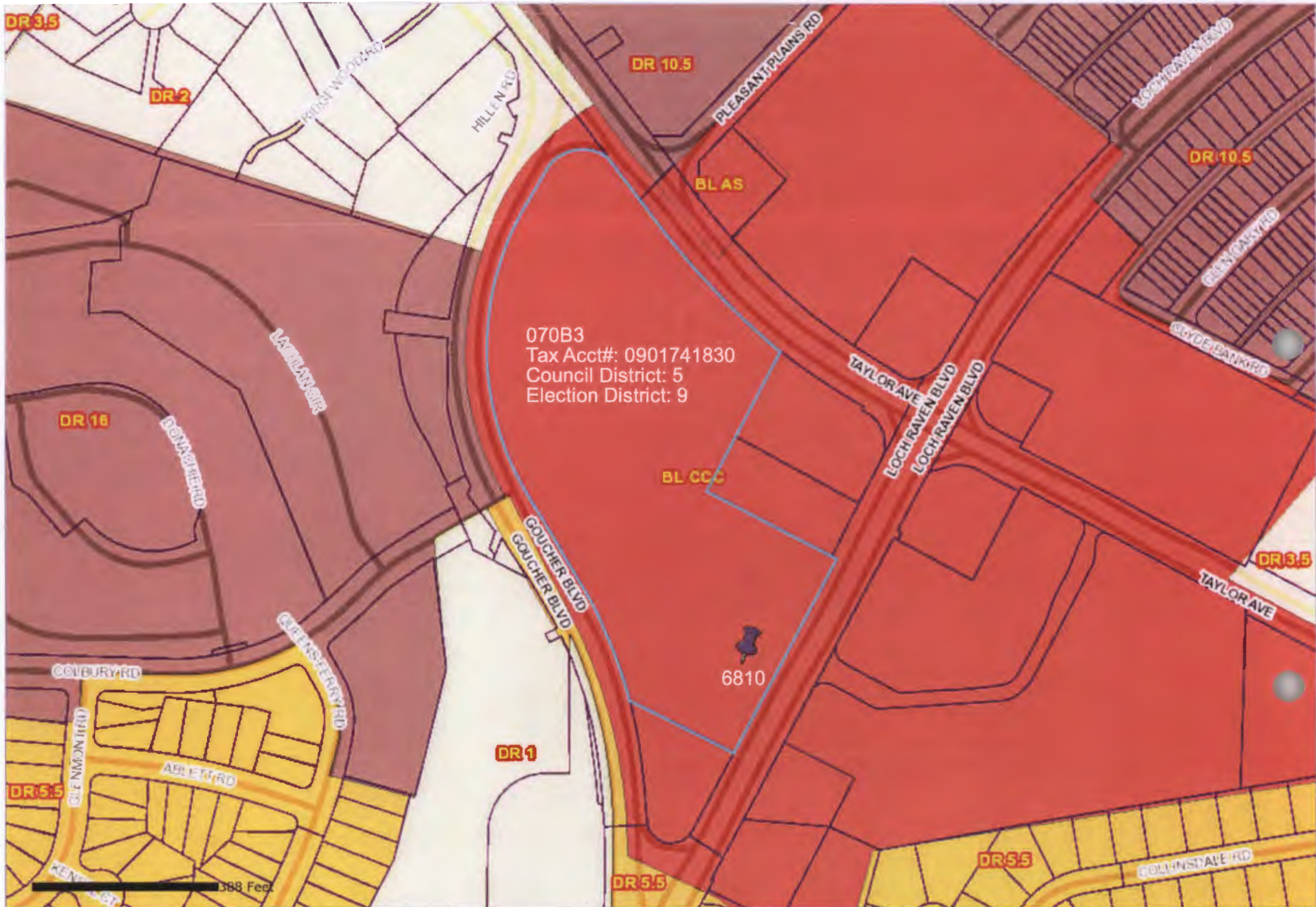
 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

M E M O R A N D U M

DATE: November 28, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0050-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on November 26, 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



Zoning Map

Created By
 Baltimore County
 My Neighborhood



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Printed 9/4/2014

2015-0050-SPH-A

Case No.: 2015-0050 - SPHA

Exhibit Sheet

Petitioner/Developer

DW
11-28-14

SEN
10/27/14
Protestants

No. 1	Plan	
No. 2	Collins CV	
No. 3	3A-3C Color photo sign-existing sign	
No. 4	4A-4I color photos of site	
No. 5	5A-5C Proposed sign renderings	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Pet. No 2



Planners
Surveyors
Engineers
Landscape Architects

192 East Main Street
Westminster, MD 21157

410 386 0560
Fax 410 386 0564

DDC@DDCinc.us
www.DDCinc.us

Brian K. Collins, RLA, ASLA, LEED AP
Project Manager & Landscape Architect

Education:

Bachelor of Landscape Architecture
The Pennsylvania State University, University Park, PA

Registration:

Registered Landscape Architect – MD #3171,
Registered Landscape Architect – VA #0406001232

Prior Experience:

H. Edward Black and Associates – 2 Yrs.
Daft McCune Walker Inc. (DMW) – 4 Yrs.
Christopher Consultants, Inc. – 7 Yrs.
Development Design Consultants Inc. (DDC) – 3+ Yrs.

Summary of Qualifications:

As a Project Manager and a Landscape Architect, Mr. Collins is involved in all aspects of land planning and landscape architecture services at DDC. He has been involved in a wide variety of commercial, industrial, and residential projects in Prince George's, Howard, Baltimore and Anne Arundel Counties of Maryland, in addition to various projects in Virginia, West Virginia and Pennsylvania. His experience includes site design and feasibility studies, planning, grading, forest stand delineations, forest conservation plans, landscape (planting) plans, illustrative master plans, exhibits and preparation of construction drawings, including site details. Mr. Collins also maintains a good working relationship with the county agencies and has been involved with plans during every aspect of the design process. In addition Mr. Collins has been recognized as a professional expert, testifying in matters of zoning and land use, in Howard County, MD, Baltimore County, MD, Anne Arundel County, MD, and Prince George's County, MD.

As a LEED AP, Mr. Collins has worked on and been involved with a variety of LEED projects in various stages, from initial planning through LEED Credit Templates and Documentation and to ultimately construction and commissioning. In addition to being versed with the LEED program, Mr. Collins is an active member in the HBAM Residential Green Building Council.

His Relevant Project Experience Includes:

Sheltered Harbor, Baltimore County, Maryland

Project manager/ Land Planner for an 11 acre mixed-use re-development project located on an old waterfront industrial site, which includes approximately 200 residential units, 10,000 square feet of office space, 55,000 square feet of retail space and a marina.

Lutheran Village at Millers Grant, Howard County, Maryland

Planning Manager for the conceptual planning and preparation of construction documents for a 299 unit Continuing Care Retirement Community. The project included a mix of apartments, assisted living, independent living duplexes and individual cottages. Amenities included an indoor swimming pool, tennis courts, garden plots and multiple landscape/hardscape areas. Project involvement from rezoning, through land planning and construction documents.

Wilmer's Park Towne Center, Prince George's County, Maryland

Planning Manager for the rezoning and conceptual planning of a 80 acre mixed-use community. The project included a mix of 200 Age Restricted Apartments, a "Main Street Retail shopping area, a Medical Service/Office Campus and a hotel.

JHU/APL South Campus Expansion, Howard County, Maryland

Project Manager for the preparation and approval of an overall campus plan and the construction documents for the first of 3, 200,000 sf buildings. Responsibilities included detailed construction administration services throughout the construction of the building. Project approvals included a LEED Gold certification from the USGBC.

Franklin Center, Howard County, Maryland

Planning Manager for the design and preparation of landscape and site amenity plans for a 200,000 square foot office building project. Detailed landscape and hardscape plans were prepared for bidding and construction. Responsibilities included the construction administration services throughout construction. Project approvals included a LEED Gold certification from the USGBC.

Mount Vernon Commons, Alexandria, Virginia

Project Landscape Architect for a 141 unit multi-story apartment building with 5,000 square foot of retail located on a rehabilitated brownfield site. Responsibilities included the preparation of detailed landscape and hardscape plans for approval, construction and bidding. Project approvals included a LEED Certified certification from the USGBC.

Largo Park, Prince George's County, Maryland

Project Manager responsible for overseeing the Detailed Site Plan design and submission for a mixed use commercial retail/office and residential condominium project. Reviewed Site and Landscape Plans and Architectural plans for conformance with the Approved Sector Plan and Sectional Map Amendment for the Morgan Boulevard and Largo Town Center Metro Areas.

The Delight at Fairwood, Prince George's County, Maryland

Landscape architect/planner for the detailed site plans for a 214- unit Condominium Project. Responsibilities included, site layout, grading, planting plans, site details, color illustrative and preparation of construction documents.

Pet 3A

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CAR SERVICE

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QUARANTEED

OVERSTOCK
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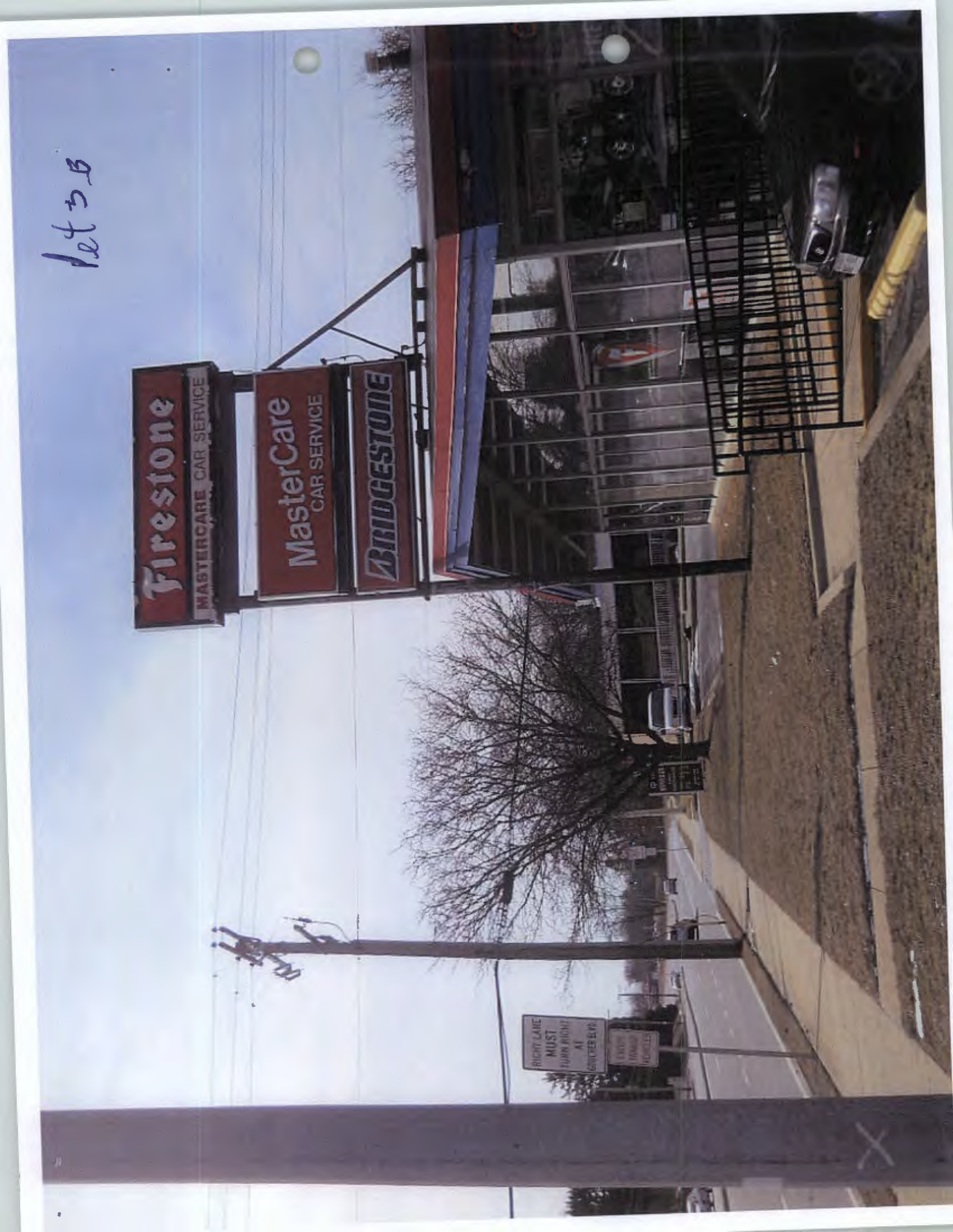
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CAR SERVICE

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DOLLAR TREE
FRESH PRODUCE
MULTI-COORDINATE
CUT-TO-ORDER

IHO



ZONING NOTICE

CASE # 2015-0050-SPHA

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: FRIDAY, OCTOBER 24, 2014
AT 11:00 A.M.

SPECIAL HEARING TO PERMIT A FREESTANDING
ENTERPRISE SIGN FOR A SINGLE TENANT PAD SITE
WITHIN A SHOPPING CENTER, AND SUCH OTHER
AND FURTHER RELIEF AS MAY BE DEEMED
NECESSARY BY THE ADMINISTRATIVE LAW JUDGE
FOR BALTIMORE COUNTY.

HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 2015-0050-SPHA

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: FRIDAY, OCTOBER 24, 2014
AT 11:00 A.M.

VARIANCE TO ALLOW A FREESTANDING SIGN
WITHIN 95 FEET +/- OF ANOTHER FREESTANDING
SIGN IN LIEU OF THE MINIMUM 100 FT. REQUIRED;
TO ALLOW MORE THAN ONE FREESTANDING SIGN
ON A SINGLE STREET FRONTAGE; AND SUCH
OTHER AND FURTHER RELIEF AS MAY BE DEEMED
NECESSARY BY THE ADMINISTRATIVE LAW JUDGE,
6810 LOCH RAVEN BLVD.

HANDICAPPED ACCESSIBLE

01.01.2005

Let 413



Feb 4c

ROSA
BLAZEN
P.L.A.Z.A



FOOD MARKET

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ARTISTIC COSTUMES
& DANCE FASHIONS



Lot 42



01.01.2005

1208 4E

01.01.2005







Red Y

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45

60 SF. Pylon Sign @ 25'



5A

Site ID: 024538 - Baltimore MD	Location: Towson	AGI Rep: F. Smith	Drawn by: M. Holman	 Architectural Graphics, Inc. 2655 International Pkwy., Virginia Beach, VA 23452 PHONE: (757) 427-1900 - Fax (757) 430-1297 www.AGISign.com
	Survey ID:	Project Title: Firestone	<small>The document is the sole property of Architectural Graphics, Inc. and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. If it is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.</small>	
Date: 5/30/14	Date Revised:	Scale: 3/16"=1'		

60 SF. Pylon Sign @ 25'



013

Site ID: 024538 - Baltimore MD

Location:
Towson

AGI Rep: F. Smith

Drawn by: M. Holman



Survey ID:

Project Title: Firestone

Date: 5/30/14

Scale: NTS

Date Revised:

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Architectural Graphics, Inc.

2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - Fax (757) 430-1297
www.AGISign.com

60 SF. Pylon Sign @ 25'



AGI

Site ID: 024538 - Baltimore MD

Location:
Towson

AGI Rep: F. Smith

Drawn by: M. Holman



Survey ID:

Project Title: Firestone

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Date: 5/30/14

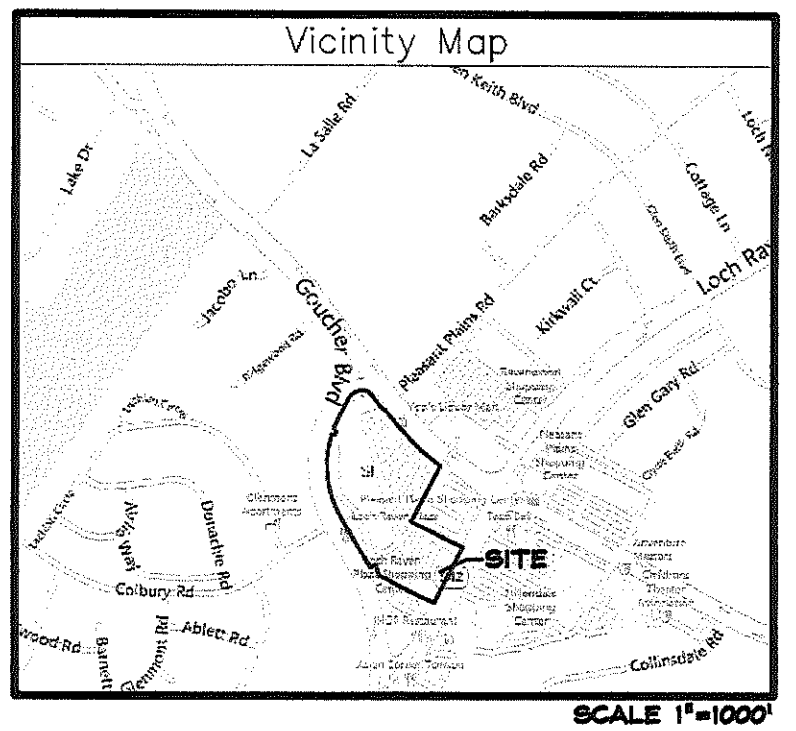
Scale: NTS

Date Revised:



Architectural Graphics, Inc.

2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - Fax (757) 430-1297
www.AGISign.com



- GENERAL NOTES:**
- OWNER: LOCH RAVEN IMPROVEMENTS LLC, 580 WHITE PLAINS ROAD, TANNYTOWN, NY 10591-5198
 - SITE AREA: GROSS: 10.2740 A.C. OR 447,535 S.F., NET AREA: N/A
 - BUILDING AREA: EXISTING: 1 STORY BRICK 889 SF (0.10 AC), 1 STORY MASONRY 4,426 SF (0.10 AC), 1 STORY MASONRY 5,246 SF (0.12 AC), 1 STORY BRICK 5,068 SF (0.14 AC), 2 STORY MASONRY 11,486 SF (0.26 AC), 2 STORY MASONRY 66,106 SF (1.52 AC); PROPOSED ADDITION: N/A; TOTAL PROPOSED: N/A
 - UTILITIES: PUBLIC WATER IS LOCATED WITHIN TAYLOR AVENUE. PUBLIC SEWER AND WATER IS LOCATED WITHIN LOCH RAVEN BLVD.
 - THE SITE DOES NOT LIE WITHIN THE FLOODPLAIN AS SHOWN ON F.I.R.M. COMMUNITY PANEL #2400100265F, WHICH BEARS AN EFFECTIVE DATE OF 09/26/08 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 - PARKING SPACE FORMULA: 5 SPACES PER 1,000 SF OF GROSS AREA. PARKING PROVIDED - REGULAR = 455 SPACES, HANDICAP = 21 SPACES, TOTAL SPACES PROVIDED = 474
 - SETBACKS: FRONT - 10 FT, SIDE - 10 FT, REAR - NONE REQUIRED
 - HEIGHT OF STRUCTURE: MAX PERMITTED: 100 FT, PROVIDED: N/A
 - DEED REF: 19349.0497
 - TAX ACCOUNT: #090741830
 - COUNCILMANIC DISTRICT: 5th
 - REGIONAL PLANNING DISTRICT: 315
 - CENSUS TRACT: 491800
 - WATERSHED: BACK RIVER
 - ZONING: BL-CCC (PER 1"=200' ZONING MAP 070B3)
 - TAX MAP #70, PARCEL #583
 - PREVIOUS ZONING CASES ON FILE: 1960-4912-X - ZONING REQUEST (GRANTED), ORDER DATE 03/30/1960; 1965-5922-X - GARAGE SERVICE REPAIR (GRANTED), ORDER DATE 10/9/1965; 1965-0094-X - GARAGE SERVICE REPAIRS (GRANTED), ORDER DATE 10/31/1963; 1982-0127-A - VARIANCE PARKING REQUEST (GRANTED), ORDER DATE 01/22/1982; 1983-0151-2PHX - SPECIAL EXCEPTION FOR INDOOR RELATION CENTER (GRANTED), ORDER DATE 02/28/1983
 - PERMITS ON FILE: N/A
 - FLOOR AREA FOR BUILDING: MAXIMUM PERMITTED: 4.0, EXISTING: 95,721 / 447,535 = 0.214, PROPOSED: N/A
 - SIGN INFORMATION: PROPOSED 60 SF PYLON SIGN @ 25', 16'-4" x 9'-8" DOUBLE-FACED, ILLUMINATED, ±14'2" SETBACK FROM EXISTING R.O.W. (ALL SIGNAGE WILL COMPLY WITH BCZR SECTION 450)
 - THERE IS NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
 - PREVIOUS DRC MEETINGS: N/A
 - THE SITE IS NOT LOCATED WITHIN A DEFICIENT WATER OR SEWER SERVICE AREA ON THE BASIC SERVICES MAPS. THE TRANSPORTATION SERVICES MAP DOES NOT INDICATE ANY SERVICE LEVEL ISSUES IN THE VICINITY OF THIS PROJECT.
 - RELIEF REQUESTED: (1) A SPECIAL HEARING TO PERMIT A FREESTANDING ENTERPRISE SIGN FOR A SINGLE TENANT PAD SITE WITHIN A SHOPPING CENTER; (2) A VARIANCE FROM BCZR SECTION 450.5.B.4.A TO ALLOW A FREESTANDING SIGN WITHIN 95 FEET +/- OF ANOTHER FREESTANDING SIGN IN LIEU OF THE MINIMUM 100 FEET REQUIRED; (3) A VARIANCE FROM BCZR SECTION 450 (TABLE 1, SECTION 5.B.(VI)) TO ALLOW MORE THAN ONE FREESTANDING SIGN ON A SINGLE STREET FRONTAGE; (4) SUCH OTHER AND FURTHER RELIEF WHICH MAY BE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE.

DATA SOURCES:
 BASE INFORMATION SHOWN PER ALTA/ACSM LAND TITLE SURVEY PREPARED BY FIRST ORDER, LLC AND DATED JANUARY 10, 2014. PLAN PROVIDED TO DDC, INC. BY SMITH, GILDEA & SCHMIDT, LLC ON 8/14/2014.

DDC
 Development Design Consultants

Planners
 Surveyors
 Engineers
 Landscape Architects

192 East Main Street
 Westminster, MD 21157
 410.386.0560
 410.386.0564 (Fax)
 DDC@DDCinc.us
 www.DDCinc.us

OWNER: LOCH RAVEN IMPROVEMENTS LLC
 580 WHITE PLAINS ROAD
 TANNYTOWN, NY 10591-5198

DEVELOPER:
 FIRESTONE STORE
 6810 LOCH RAVEN BLVD
 BALTIMORE, MD 21286

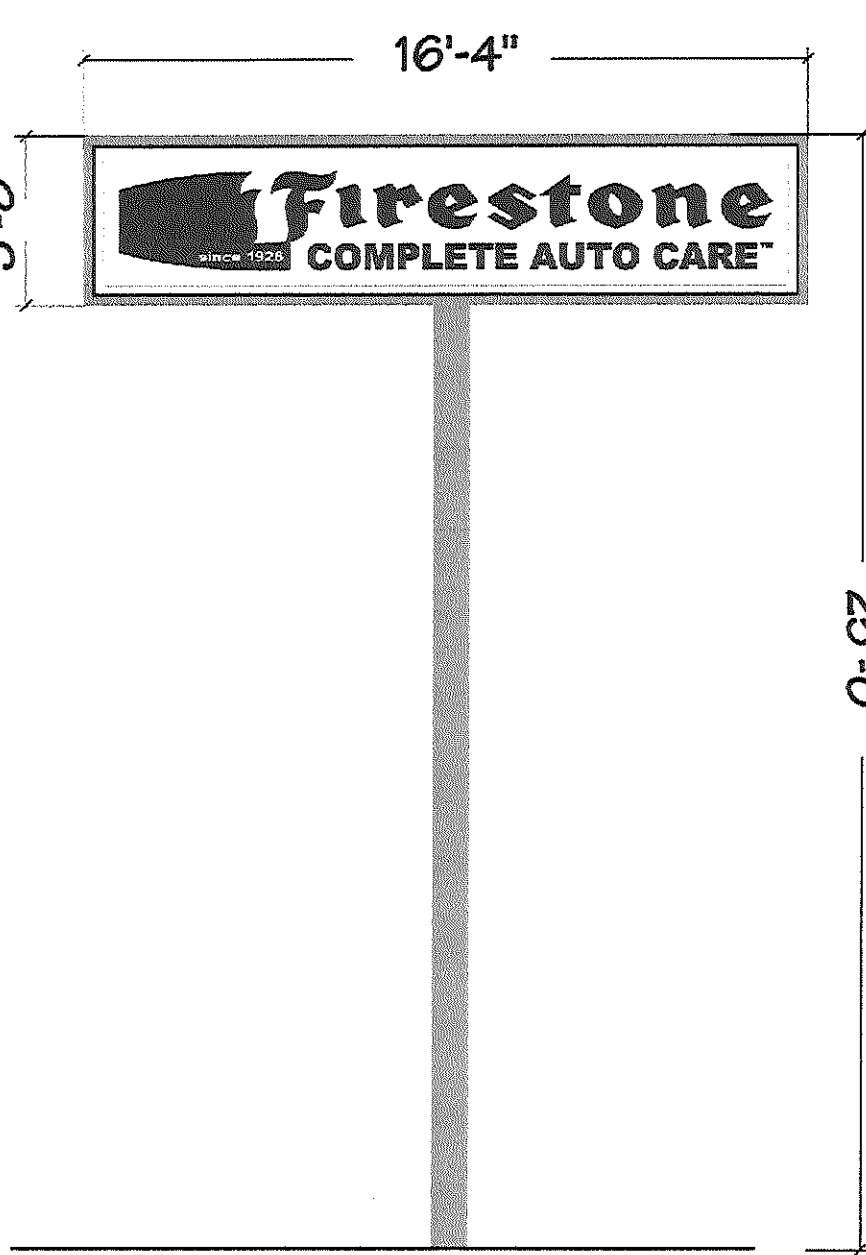
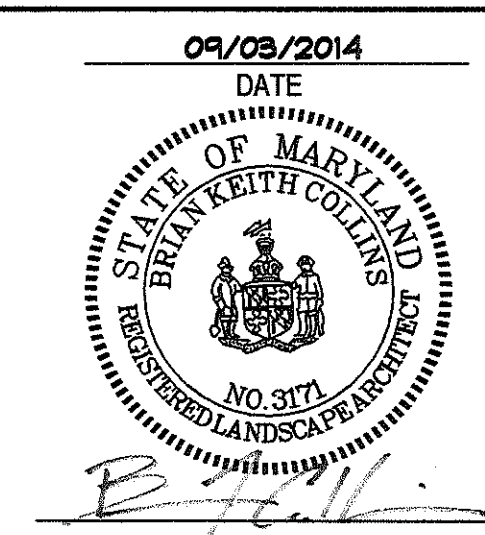
SITE ADDRESS:
 FIRESTONE STORE
 6810 LOCH RAVEN BLVD
 BALTIMORE, MD 21286

FIRESTONE STORE

PLAN TO ACCOMPANY ZONING PETITION

5TH COUNCILMANIC DISTRICT
 4TH ELECTION DISTRICT BALTIMORE COUNTY

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #	N/A	DES. BY:	JHK	
TAX ACC. #	0901741830	DRN. BY:	JHK	
TAX MAP:	70	CHK. BY:	BKC	
BLOCK / GRID:	BLOCKGRID	DATE:	09/03/14	
PARCEL #	383	DDC JOB#:	14043.1	
ZONE / USE:	BL-CCC	SHEET NUMBER:		
DWG. SCALE:	1"=60'		1 of 1	



PROPOSED SIGN DETAIL
 N.T.S.

CURVE TABLE

Curve No.	Radius	Length	Tangent	Ch Brg	Ch Dist.	Delta
C1	1465.50'	303.70'	152.40'	N45°19'29"W	303.15'	11°52'25"
C2	567.00'	477.16'	253.73'	N06°07'33"W	463.20'	48°13'04"
C3	567.00'	82.94'	41.54'	N25°46'38"E	82.87'	8°22'52"
C4	84.00'	123.69'	76.12'	N72°09'07"E	112.82'	84°22'05"
C5	928.88'	49.78'	24.90'	S28°41'57"E	49.77'	3°04'14"

PLAN VIEW
 SCALE 1"=60'

PROPOSED SIGN LOCATION
 60 SF PYLON SIGN @ 25'
 16'-4" x 9'-8" DOUBLE-FACED, ILLUMINATED
 17' SETBACK FROM EXISTING R.O.W.