

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(6820 Loch Raven Blvd.)		
9 th Election District	*	OFFICE OF
5 th Councilmanic District		
Loch Raven Improvements, LLC	*	ADMINISTRATIVE HEARINGS
Legal Owner		
Harvest Towson, Inc.	*	FOR BALTIMORE COUNTY
Lessee		
Petitioners	*	Case No. 2015-0062-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Loch Raven Improvements, LLC, Legal Owner, and Harvest Towson, Inc., Lessee ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve an existing freestanding enterprise sign on a pad site; or in the alternative to approve an existing freestanding enterprise sign on a shopping center lot in addition to the existing free standing joint identification sign on the same frontage for reasons to be presented at a hearing.

Appearing at the public hearing in support of the requests was Sattar Shaik and Matt Bishop, professional landscape architect, whose firm prepared the plan. C. William Clark, Esquire, represented the Petitioners. There were no protestants in attendance. 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 October 14, 2014, which did not oppose the requests.

The subject property is approximately 10.27 acres and is zoned BL-CCC. The property contains an IHOP restaurant that is situated on a "pad site" within the Loch Raven Shopping Center. Petitioners would like to install modern signage at the restaurant, but as Mr. Wasilewski

ORDER RECEIVED FOR FILING

Date 11-6-14

By Sen

notes in his memo (which was admitted as Exhibit 7) the pad site definition was removed some years ago from the B.C.Z.R. As such, special hearing relief is now required for a freestanding sign at this location. In other respects, the signage would comply with the sign face area and height limitations in the B.C.Z.R.

As shown on the photos admitted at the hearing (Exhibit 11A-11H) the IHOP restaurant is located on the periphery of the shopping center and is not listed on the joint identification sign at the entrance drive. Without a freestanding enterprise sign (which has existed at the site for 20+ years) the Petitioners would not be able to properly identify their location to potential customers. Petitioners noted that existing roof-mounted signage would be removed, and thus there will be less visual clutter at the site, which is the goal of the sign regulations (B.C.Z.R. §450).

THEREFORE, IT IS ORDERED this 6th day of November, 2014, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve an existing freestanding enterprise sign on a "pad site," be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

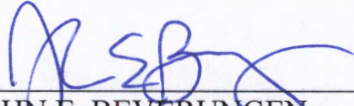
- Petitioners may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order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

ORDER RECEIVED FOR FILING

Date 11-6-14

By den

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 11-6-14

By sln



KEVIN KAMENETZ
County Executive

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

November 6, 2014

C. William Clark
502 Washington Avenue
Suite 700
Towson, Maryland 21204

RE: Petition for Special Hearing
Property: 6820 Loch Raven Blvd.
Case No.: 2015-0062-SPH

Dear Mr. Clark:

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", with a long horizontal flourish extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure



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 6820 Loch Raven Blvd. which is presently zoned BL CCC
Deed References: 19343/497 10 Digit Tax Account # 0 9 0 1 7 4 1 8 3 0
Property Owner(s) Printed Name(s) Loch Raven Improvments 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. X a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an existing free standing enterprise sign on a pad site or in the alternative to approve an existing free standing enterprise sign on a shopping center lot in addition to the existing free standing joint identification sign on the same frontage for reasons to be presented at a hearing.
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. a **Variance** from Section(s)

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)

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: (Petitioners)

Harvest Towson, Inc.

Name- Type or Print

By: [Signature]

Signature

19971 Belmont Station Drive, Ashburn, VA

Mailing Address City State

20147 763-587-7688 sattarshaik70@

Zip Code Telephone # Email Address
gmail.com

Attorney for Petitioner:

C. William Clark

Name- Type or Print

[Signature]

Signature

502 Washington Ave., Ste. 700, Towson, MD

Mailing Address City State

21204 410-823-7800 cwclark@

Zip Code Telephone # Email Address
nolanplumhoff.com

CASE NUMBER 2015-0062-3PH Filing Date 9/22/14

Legal Owners (Petitioners)

Loch Raven Improvements, LLC

By: First Man Loch Raven Corp., its manager

Name #1 - Type or Print

Name #2 - Type or Print

By: [Signature]

Signature #1 Adam Ifshin, President

580 White Plains Rd, Tarrytown, NY

Mailing Address City State

10591 914-631-1690

Zip Code Telephone # Email Address

Representative to be contacted:

William Monk, Morris, Ritchie Associates

Name - Type or Print

[Signature] (Agent)

Signature

1220 C E. Joppa Rd., Towson, MD

Mailing Address City State

21286 410-821-1690 wmonk@mrta.com

Zip Code Telephone # Email Address

Date 11-20-14 Reviewer [Signature]

Do Not Schedule Dates:

By: [Signature]

REV. 10/4/11

Zoning Property Description For 6820 Loch Raven Boulevard (area of special hearing)

Beginning at a point on the southwest side of Loch Raven Boulevard which is a 90 feet Right of Way at the distance of 327 feet Southwest of the centerline of the nearest improved intersecting street Taylor Avenue 102 feet Right of Way Width. **Thence** the following courses and distances, referred to the Maryland Coordinate System (NAD '83/91):

From intersection corner running South 28 degrees 39 minutes 50 seconds West, 295.12 feet to the Point of Beginning for area of special hearing, continuing South 28 degrees 39 minutes 50 seconds West, 178.17' to a point; North 62 degrees 38 minutes 52 seconds West, 232.90' to a point; North 28 degrees 30 minutes 38 seconds East, 177.14' to a point; South 61 degrees 29 minutes 22 seconds East, 229.63' to a point and place of beginning.

Containing an area of 41,085.06 square feet or 0.9432 acres of land, more or less and being located in the Ninth Election District and Fifth Council District of Baltimore County Maryland.



Item #0062

Zoning Property Description For 6820 Loch Raven Boulevard (tract boundary)

Beginning at a point on the southwest side of Loch Raven Boulevard which is a 90 feet Right of Way at the distance of 327 feet Southwest of the centerline of the nearest improved intersecting street Taylor Avenue 102 feet Right of Way Width. **Thence** the following courses and distances, referred to the Maryland Coordinate System (NAD '83/91):

From intersection corner running South 28 degrees 39 minutes 50 seconds West, 295.12 feet to the Point of Beginning for Tract Boundary, continuing South 28 degrees 39 minutes 50 seconds West, 330.90' to a point; North 62 degrees 38 minutes 52 seconds West, 330.78' to a point; North 16 degrees 36 minutes 25 seconds West, 58.29' to a point; South 62 degrees 28 minutes 28 seconds West, 32.16' to a point; Chord Bearing North 28 degrees 41 minutes 57 seconds West Radius 928.88' length 49.78' to a point; North 30 degrees 14 minutes 04 seconds West 238.96' to a point; Chord Bearing North 6 degrees 7 minutes 33 seconds West Radius 567.00' Length 477.16' to a point; South 72 degrees 01 minutes 02 seconds East 18.00' to a point; North 18 degrees 57 minutes 11 seconds East 18.59' to a point North 27 degrees 15 minutes 18 seconds West 24.22' to a point; Chord Bearing North 72 degrees 9 minutes 11 seconds East Radius 567.00' Length 82.94' to a point; North 29 degrees 58 minutes 04 seconds East 93.65' to a point; Chord Bearing --- Radius 84.00' Length 123.69' to a point; South 37 degrees 52 minutes 20 seconds East 127.17' to a point; North 44 degrees 25 minutes 0 seconds East 7.08' to a point; South 39 degrees 23 minutes 20 seconds East 123.78' to a point; chord bearing South 45 degrees 19 minutes 30 seconds East Radius 1465.00' Length 303.70' to a point; South 28 degrees 31 minutes 13 seconds West 332.11' to a point; South 62 degrees 38 minutes 52 seconds East 305.19' to a point and place of beginning.

Containing an area of 447,774.7412 square feet or 10.28 acres of land, more or less and being located in the Ninth Election District and Fifth Council District of Baltimore County Maryland.



Item # 0062

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

No. **117513**

Date: **9/22/14**

PAID RECEIPT

BUSINESS ACTUAL TIME INV
 9/22/2014 9/22/2014 10:09:46 3

REG 4505 WALKIN FROG LRD
 > RECEIPT # 162732 9/22/2014 OFLW

Stat 5 528 ZONING VERIFICATION
 CP NO. 117513

Recpt Tot 1500.00
 1500.00 / CX 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						5500.00

Total: **5500.00**

Rec From:

For: **Zoning hearing - case # 2015-0062-SPH**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

**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: 2015-0062-SPH

Property Address: 6820 Loch Raven Blvd.

Property Description: _____

Legal Owners (Petitioners): Loch Raven Improvements, LLC

Contract Purchaser/Lessee: Harvest Towson, Inc.

PLEASE FORWARD ADVERTISING BILL TO:

Name: C. William Clark, Esquire

Company/Firm (if applicable): Nolan, Plumhoff & Williams, Chtd.

Address: 502 Washington Ave., Ste. 700, Towson, MD 21204

Telephone Number: 410-823-7800



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

October 16, 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 14, 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: # 2015-0062-SPH

6820 Loch Raven Blvd.

W/s Loch Raven Blvd., 327 ft. s/of centerline
of Taylor Avenue

9th Election District - 5th Councilmanic District

Legal Owner(s): Loch Raven Improvements, LLC

Petitioner: Harvest Towson, Inc.

Special Hearing: to approve an existing free standing enterprise sign on a pad site; or in the alternative to approve an existing free standing enterprise sign on a shopping center lot in addition to the existing free standing joint identification sign on the same frontage for reasons to be presented at a hearing.

Hearing: Monday, November 3, 2014 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

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

JT 10/652 Oct. 14

997374

CERTIFICATE OF POSTING

2015-0062-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Loch Raven Improvements, LLC

November 3, 2014

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6820 Loch Raven Blvd

October 14, 2014

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



Sincerely,

 **October 14, 2014**
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 14, 2014 Issue - Jeffersonian

Please forward billing to:

C. William Clark
Nolan, Plumhoff & Williams
502 Washington Avenue, Ste. 700
Towson, MD 21204

410-823-7800

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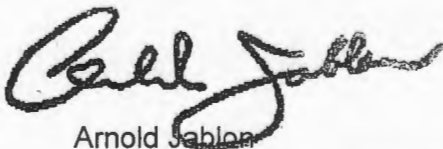
9th Election District – 5th Councilmanic District

Legal Owners: Loch Raven Improvements, LLC

Petitioner: Harvest Towson, Inc.

Special Hearing to approve an existing free standing enterprise sign on a pad site; or in the alternative to approve an existing free standing enterprise sign on a shopping center lot in addition to the existing free standing joint identification sign on the same frontage for reasons to be presented at a hearing.

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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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



KEVIN KAMENETZ
County Executive

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

October 1, 2014

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: 2015-0062-SPH

6820 Loch Raven Blvd.

W/s Loch Raven Blvd., 327 ft. s/of centerline of Taylor Avenue

9th Election District – 5th Councilmanic District

Legal Owners: Loch Raven Improvements, LLC

Petitioner: Harvest Towson, Inc.

Special Hearing to approve an existing free standing enterprise sign on a pad site; or in the alternative to approve an existing free standing enterprise sign on a shopping center lot in addition to the existing free standing joint identification sign on the same frontage for reasons to be presented at a hearing.

Hearing: Monday, November 3, 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: C. William Clark, 502 Washington Avenue, Ste. 700, Towson 21204
Harvest Towson, Inc., 19971 Belmont Station Drive, Ashburn VA 20147
Loch Raven Improvements, LLC, 580 White Plains Road, Tarrytown NY
William Monk, 1220 C E. Joppa Road, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 14, 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 30, 2014

Loch Raven Improvements LLC
First Man Loch Raven Corporation
Adam Ifshin, President
580 White Plains Road
Tarrytown, NY 10591

RE: Case Number: 2015-0062 SPH, Address: 6820 Loch Raven Boulevard

Dear Mr. Ifshin:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 22, 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Harvest Towson Inc., 19971 Belmont Station Drive, Ashburn VA 20147
C William Clark, Esquire, 502 Washington Avenue, Suite 700, Towson MD 21204
William Monk, 1220 C E Joppa Road, Towson MD 21286

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



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

Date: 9/29/14

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

RE: Baltimore County
Item No. 2015-0062-SPH
Special Hearing
Loch Raven Improvement, LLC
6820 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 9/29/14. A field inspection and internal review reveals that an entrance onto MD 542 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Hearing Case Number 2015-0062-SPH

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,

for 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
INTEROFFICE CORRESPONDENCE

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

DATE: October 1, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For October 6, 2014
Item No. 2015-0061, 0062, 0063, 0064, 0065, 0066, 0067 and 0068

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\ZAC10062014 -.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 14, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 6820 Loch Raven Boulevard

OCT 14 2014

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

Item Number: 15-062

Petitioner: Loch Raven Improvements, LLC

Zoning: BL-CCC

Requested Action: Special Hearing

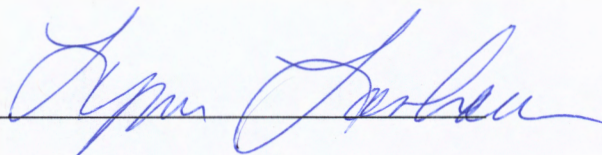
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the subject request for special hearing regarding an existing 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. The Department of Planning supports the request subject to providing landscaping around the base of the existing 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 Memorandum

DATE: September 25, 2014

TO: Zoning Commissioner and File

FROM: Leonard Wasilewski
Planner II, Zoning Review 

SUBJECT: IHOP – Harvest Towson, Inc
2015-0062-SPH

- A. For clarification, this office accepted a Special Hearing for a free standing Enterprise Sign on a Pad Site in the Loch Raven Plaza Shopping Center.
- B. The site was originally approved as a Pad Site, which permitted a freestanding sign for IHOP.
- C. In 1997 Pad Sites were eliminated from the sign regulations. However, many non-conforming pad sites continue to operate as such.
- D. If this site is officially approved as a Pad Site by Special Hearing, they would be entitled to have a freestanding sign as long as they meet the current requirements for an Enterprise Sign.
- E. Please call me if you have any questions. (410-887-3391)

LW

MEMORANDUM

DATE: December 12, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0062-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on December 8, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
6820 Loch Raven Boulevard; W/S Loch Raven
Boulevard, 327' S of c/line Taylor Avenue * OF ADMINISTRATIVE
9th Election & 5th Councilmanic Districts
Legal Owner(s): Loch Raven Improvements, LLC* HEARINGS FOR
Contract Purchaser(s): Harvest Towson, Inc
Petitioner(s) * BALTIMORE COUNTY
* 2015-062-SPH

* * * * *

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

OCT 02 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 2nd day of October, 2014, a copy of the foregoing Entry of Appearance was mailed to William Monk, Morris, Ritchie Associates, 1220 E Joppa Road, Towson, Maryland 21286 and C. William Clark, Esquire, 502 Washington Avenue, Suite 700, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

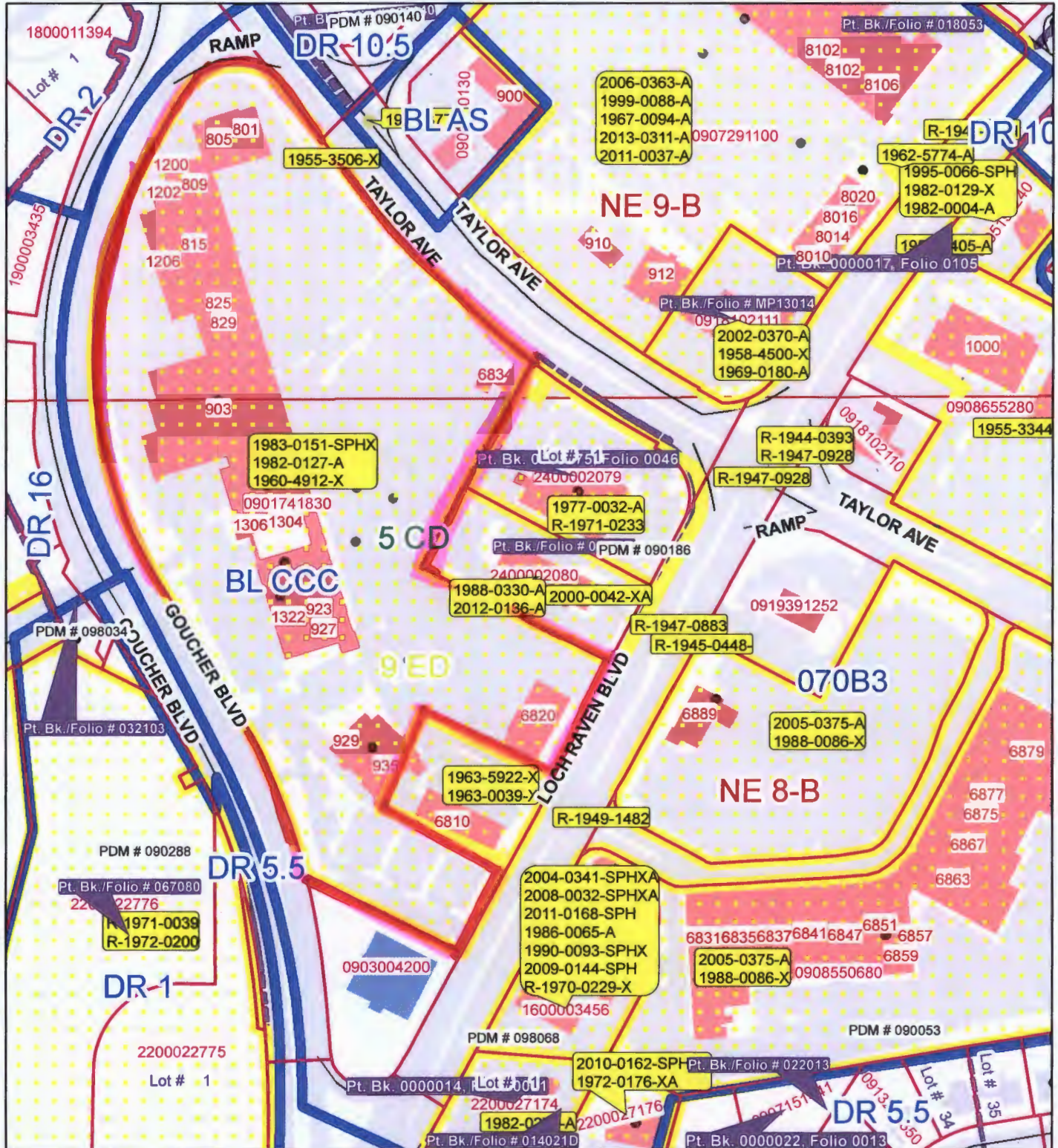
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration													
Account Identifier:				District - 09 Account Number - 0901741830																	
Owner Information																					
Owner Name:		LOCH RAVEN IMPROVEMENTS LLC				Use: Principal Residence:		COMMERCIAL NO													
Mailing Address:		580 WHITE PLAINS ROAD TANNYTOWN NY 10691-5198				Deed Reference:		/19343/ 00497													
Location & Structure Information																					
Premises Address:		TAYLOR AVE BALTIMORE MD 21286-8309				Legal Description:		10.274 AC SWS TAYLOR 300 NW OF LOCH RAVEN BL													
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:												
0070	0022	0383		0000				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													
1969		9283				10.2700 AC		14													
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation														
		RESTAURANT																			
Value Information																					
			Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2014		As of 07/01/2015												
Land:			5,135,000		5,135,000																
Improvements			3,265,000		4,334,100																
Total:			8,400,000		9,469,100		8,756,367		9,112,733												
Preferential Land:			0						0												
Transfer Information																					
Seller: HIGH EQUITY PARTNERS SERIES 85				Date: 12/23/2003				Price: \$9,875,000													
Type: ARMS LENGTH IMPROVED				Deed1: /19343/ 00497				Deed2:													
Seller: A & R INC				Date: 06/27/1986				Price: \$9,451,510													
Type: ARMS LENGTH IMPROVED				Deed1: /07195/ 00121				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																					

6820 Loch Raven Blvd.



Publication Date: 8/8/2014



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



0 50 100 200 300 400 Feet

1 inch = 200 feet

Item #0062

CASE NAME Harvest Town
CASE NUMBER 2015-0062-SPH
DATE 11/3/14

[illegible]

Case No.:

2015-0062 SPH

Exhibit Sheet

Petitioner/Developer

Protestants

PW
12-12-14

slw
11-6-14

No. 1	Site plan	
No. 2	Franchise Agt.	
No. 3	Shopping Center Lease	
No. 4	4A+4B Photos of Sign	
No. 5	SMI Sign Contract	
No. 6	Bishop CV	
No. 7	Wasilewski memo	
No. 8	DOP ZAC Comment	
No. 9	1HADP color sign exhibit	
No. 10	10A-10C Color photos	
No. 11	11A-11H Color photos	
No. 12	BC2R §450 excerpts	

FRANCHISE AGREEMENT

THIS FRANCHISE AGREEMENT ("Agreement") is made and entered into as of this 9 day of MAY, 2014, (the "Effective Date") by and between INTERNATIONAL HOUSE OF PANCAKES, LLC (hereinafter referred to as "Franchisor") and HARVEST-TOWSON, INC., a Virginia corporation (hereinafter referred to as "Franchisee") with reference to the following facts:

A. Franchisor or its predecessors have developed and Franchisor and its Affiliates are continuing to develop certain Systems for operating IHOP Restaurants under the names "IHOP," "The International House of Pancakes" and "International House of Pancakes Restaurant" which feature the sale of pancakes and various other food products, and which, conducted in accordance with the provisions of this Agreement and Franchisor's Operations Bulletins, are designed to enable such businesses to compete more effectively in their respective marketplaces;

B. Franchisor now owns or licenses and hereafter will develop, license or purchase valuable Trademarks used in connection with the operation of IHOP Restaurants; and

C. Franchisee desires to obtain a franchise to use the Systems and the Trademarks associated therewith in connection with the operation of one Franchised Restaurant at a specific Franchised Location, and Franchisor is willing to grant said franchise upon the terms and subject to the conditions set forth below. Franchisee has executed this Agreement pursuant to the following (check one):

- ☐ Area Development Agreement, dated _____
- ☐ Multi-Store Development Agreement, dated _____
- ☐ Novation Program
- ☐ Single Store Development Program
- ☐ Purchase Program
- ☐ Renewal or extension of an existing franchise
- ☒ Assignment of an existing franchise
- ☐ Other

INITIALS
85

WHEREFORE, IT IS AGREED:

I
GRANT OF FRANCHISE

1.01 Use of Systems.

Franchisor hereby grants to Franchisee and Franchisee hereby accepts a franchise to operate one Franchised Restaurant at the Franchised Location during the Term hereof in accordance with the provisions of this Agreement and any ancillary documents pertaining hereto.

SHOPPING CENTER LEASE

for

Loch Raven Plaza Shopping Center

by and between

Loch Raven Improvements, LLC

"Landlord"

and

IHOP Properties, LLC
d/b/a International House of Pancakes

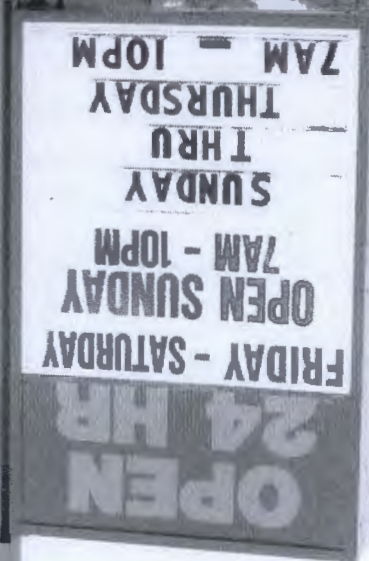
"Tenant"

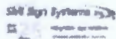
4A



4B

05/21/2014 10:09



**SMI Sign Systems, Inc.**

3903 Cornell Place
Frederick, MD 21703
Ph: (301) 468-1132
FAX: (301) 230-9048
Email: sales@smisigns.com
Web: www.smisigns.com

Estimate #: 140806

Estimate Date 5/12/2014 3 10 26PM
Entered By Renee Randazzo
Salesperson Renee Randazzo

Page 1 of 1

Prepared For: Harvest Gabriels, Inc. TOWSON INC

Office Phone (703) 587-7688

Office Fax (301) -

Contact: Sattar Shaik

Email: sattarshaik70@gmail.com

IHOP Towson - Face Replacements

Item #	Product	Quantity	Regular Price	Unit Price	Subtotal
1	Sign	1	\$1,695.00	\$1,695.00	\$1,695.00

Description: Sign - Face Replacement - Pan Formed - front elevation

- * x1) Front elevation face replacement
- Retainer is 1-1/2"
Visible Opening is 39-1/2" high x 93-1/2" wide

Item #	Product	Quantity	Regular Price	Unit Price	Subtotal
2	Sign	2	\$3,504.00	\$1,752.00	\$3,504.00

Description: Sign - Face Replacement - Pan Formed - Pylon Sign

- * x2) Replace Pylon Sign Faces
- Retainer is 1-1/2"
75" h x 122" wide
Pan formed reface

Item #	Product	Quantity	Regular Price	Unit Price	Subtotal
3	Electric Sign Installation	1	\$1,380.00	\$1,380.00	\$1,380.00

Description: Installation of pan formed faces. Travel labor and materials. Price includes removing reader board. Painting pole and sign cabinet. SMI will provide the paint.

Item #	Product	Quantity	Regular Price	Unit Price	Subtotal
4	Electric Sign Service	1	\$0.00	\$0.00	\$0.00

Description: Electric Sign Service - Recommend installing new T8 high energy efficient fluorescent lamps, test ballasts and clean inside of sign. The amount is TBD

- * Reported Issue:

Subtotal:	\$6,579.00
Taxes	\$311.94
Total:	\$6,890.94

Payment Terms:

ATTN: Sattar Shaik
~~Harvest Gabriels, Inc.~~
19971 Belmont Station Dr
Ashburn, VA 20147

Harvest TOWSON

- ☐ Estimate Accepted As Is Please proceed with Order
☐ Changes required, please contact me

Accepted By

(Today's Date)

SYSTEM: Estimate_Estimate02

Tax ID:

Print Date 5/22/2014 3 03 57PM

Integrated Signage Solutions

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

Sr. Landscape Architect

PROJECT ASSIGNMENT:

Expert Witness, Landscape Architect

YEARS OF EXPERIENCE:

MRA: 8
Other Firms: 5

EDUCATION:

B.S. Landscape Architecture / 2001 /
University of Connecticut
M.S. Plant Science / 2005 / University
of Connecticut

ACTIVE REGISTRATION:

Landscape Architect:
Maryland, 2006, #3365
North Dakota, 2013, #80

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

PROFESSIONAL AFFILIATIONS:

American Society of Landscape
Architects (ASLA)
U.S. Green Building Council
(USGBC), Maryland Chapter
Homebuilders Association of
Maryland, Baltimore County
Chapter

QUALIFICATIONS:

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

Sample projects managed by Mr. Bishop include the following:

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

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

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

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

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

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



**MORRIS & RITCHIE
ASSOCIATES, INC.**

7

BALTIMORE COUNTY, MARYLAND

Interoffice Memorandum

DATE: September 25, 2014

TO: Zoning Commissioner and File

FROM: Leonard Wasilewski
Planner II, Zoning Review 

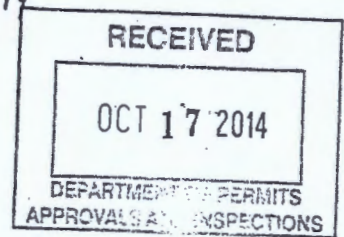
SUBJECT: IHOP – Harvest Towson, Inc
2015-0062-SPH

- A. For clarification, this office accepted a Special Hearing for a free standing Enterprise Sign on a Pad Site in the Loch Raven Plaza Shopping Center.
- B. The site was originally approved as a Pad Site, which permitted a freestanding sign for IHOP.
- C. In 1997 Pad Sites were eliminated from the sign regulations. However, many non-conforming pad sites continue to operate as such.
- D. If this site is officially approved as a Pad Site by Special Hearing, they would be entitled to have a freestanding sign as long as they meet the current requirements for an Enterprise Sign.
- E. Please call me if you have any questions. (410-887-3391)

LW

10/21/14
WCR

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



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

DATE: October 14, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 6820 Loch Raven Boulevard

INFORMATION:

Item Number: 15-062
Petitioner: Loch Raven Improvements, LLC
Zoning: BL-CCC
Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the subject request for special hearing regarding an existing 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. The Department of Planning supports the request subject to providing landscaping around the base of the existing sign.

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

Division Chief:
AVA/LL

A handwritten signature in dark ink, appearing to read "Krystle Patchak", written over a horizontal line.

Building ID

Pan Formed/Illuminated



Front View

Side View

1-1/2" Return



Existing Cabinet

Existing Pole

Long Break



Proposed Sign Reface

Scale: NTS



DESIGNED BY

SMI Sign Systems, Inc.

Integrated sign solutions

3903 Cornell Place • Frederick, MD • 21703
Tel: 301-468-1132 Fax: 301-230-9048

SALES REPRESENTATIVE

NAME Renee Randazzo
PHONE 301-468-1132 (102)
EMAIL renee.randazzo@smisigns.com

PROJECT MANAGER

NAME
PHONE
EMAIL

PROJECT DESIGNER

NAME Mike

DATE 5/28/2014

FILE PATH N:\@JOBS\ie-IHarvest Gabrills\140810 - IHOP Signage

PAGE 1 of 2

REVISIONS Date:

DESIGNED FOR



I verify that I have checked all details in text, copy and layout including spelling and grammar on each proof and find it to be correct. I authorize this job to begin production.

Approved By:

Date:

SMI Sign Systems, Inc. is not responsible for reprinting of layout errors after customer sign-off. Changes to reprinting, layout, content or any aspect of production shall be sole financial responsibility of customer. Should an error occur within our control, SMI Sign Systems, Inc. will make best effort to rectify. SMI Sign Systems, Inc. will not be liable for costs or damages beyond costs associated with correction of the sign.

18A



Google earth

feet
meters

2000

700



10B

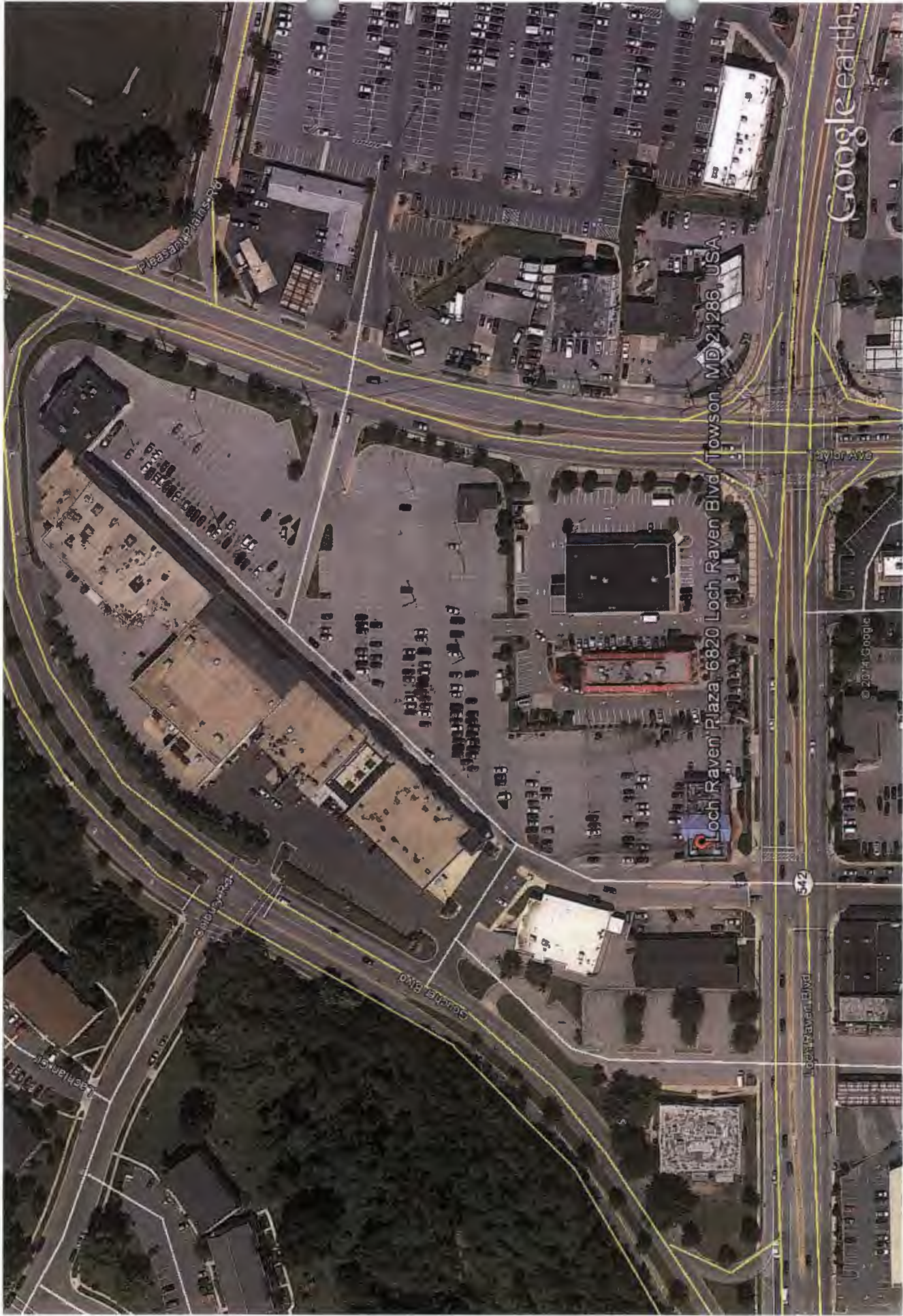


feet
meters

Google earth

1000
300





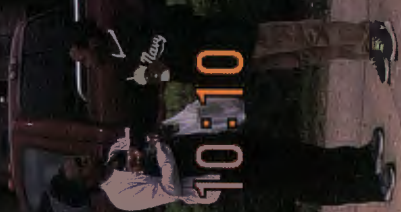


OPEN 24 HR
FRIDAY - SATURDAY
OPEN SUNDAY
7AM - 10PM
SUNDAY
THRU
THURSDAY
7AM - 10PM

INTERN

3 1/2
10-4
NO STOPPING
ANY TIME
BOARD BUS
HERE

HOUSE OF PANCAKES



05/21/2014 10:10



TRY OUR
BACON C

**OPEN
24 HR**
FRIDAY - SATURDAY
OPEN SUNDAY
7AM - 10PM
SUNDAY
THRU
THURSDAY
7AM 10PM



05/21/2014 10:08

LOCH RAVEN
P.L.A.Z.A.

ALDI
FOOD MARKET

RadioShack

DOLLAR TREE

ARTISTIC COSTUMES & DANCE FASHIONS

OVER STOCK MATTRESS OUTLET
LARGEST SELECTION IN STOCK
MATTRESSES • BEDROOMS
FURNITURE • SOFA BEDS

SAVE DAY • GET DAY DRIVER
GUARANTEED BEST PRICES

05/21/2014 10:08



05/21/2014 10:08



**OPEN
24 HR**
FRIDAY - SATURDAY
OPEN SUNDAY
7AM - 10PM
SUNDAY
THRU
THURSDAY
7AM 10PM

TRY OUR
BACON C

YOUR KIDS
EMULATE YOU

05/21/2014 10:09



McDonald's

McDonald's

TRY OUR NEW
BACON CLUBHOUSE

05/21/2014 10:11

RITE

AID

**Drive Thru
Pharmacy**

SINGLES VACCINES

05/21/2014 10:11

HILLENDALE CENTER

H&R BLOCK

CONVENIENCE
LOTTERY TICKET UP TO \$5000
• GROCERY • CIGARETTES
OPEN 7 DAYS *Memo. Recycling*

N.Y. FRIE
SEA

MOUNT EVEREST
Groceries

NY FOOD
VERBB
1-6595
& HERBS

RAC
Rent-A-Center

NAIL

JoJo's

ASIAN COR
SUSHI THAI CHINE

E-Z CONVE
OPEN 7

Bottle & Cap

UNIFORM

segall
RETAIL SPACE
AVAILABLE
410-753 3000

CO'S
RESTAURANT

HILLENDALE
AUT SALON



VER S

OCK MATTRESS

metroPCS
Authorized Dealer

05/21/2014 10:10

SPECIAL REGULATIONS

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
5. ENTERPRISE, meaning an accessory sign which displays the identity and which may otherwise advertise the products or services associated with the individual organization	(a) Wall-mounted; projecting; canopy [Bill No. 117-2003]	B.L., B.M., B.R., C.B., B.L.R., M.L., M.L.R., M.H., M.R., excluding multi-tenant office, retail or industrial building	Use	Twice the length of the wall to which the signs are affixed	One in C.B. and M.R., otherwise three, no more than two on each facade	Not applicable	Yes, when the use to which sign is accessory is open, but not in C.B. or M.R.	No single sign larger than 50 square feet in C.B. and M.R.; 150 square feet otherwise
	(b) Freestanding	B.L.R., B.M., B.L., B.R., M.L.R., M.R., M.L., M.H., excluding Multi-tenant office, retail or industrial building	Use	75 square feet 100 square feet if premises has more than 300 feet of frontage	One per frontage	25 feet	Yes	See 450.3.5.g
	(c) Awning	B.L., B.M., B.R., C.B., B.L.R.	Use	See Section 450.5.B.1	See Section 450.5.B.1	Not applicable	No	

12

the face of a sign. The "message" may be distinguishable from the structural and supportive elements of the sign.

NEW MOTOR VEHICLE SIGN — A sign which identifies the brand of new motor vehicle authorized for sale under a franchise agreement between a state licensed dealership and state licensed manufacturer, distributor or factory branch.

OFF-PREMISES SIGN — Any sign which is not an on-premises sign.

ON-PREMISES SIGN — A sign erected on a premises to which the sign directly pertains.

ORDER BOARD — A wall-mounted, freestanding or projecting sign displaying information about ready-to-consume food or beverages available for sale to motorists within their vehicles.

OWNER — The person holding legal title to a sign or, if the sign is not separately titled, the owner of the property on which the sign is located.

PERMANENT SIGN — A sign other than a "temporary sign" or "portable sign" as each of these terms is defined or identified in this section or in the Baltimore County Building Code, Section 3102.2.

PORTABLE SIGN — A sign that is not securely anchored to the ground or to a building or structure, is intended to display a message and is comprised of or located on:

- A. A wheeled or movable designed framework.
- B. A motor vehicle, whether operative or not, as defined by the Annotated Code of Maryland, Transportation Article.
- C. A movable structure.
- D. Movable materials.

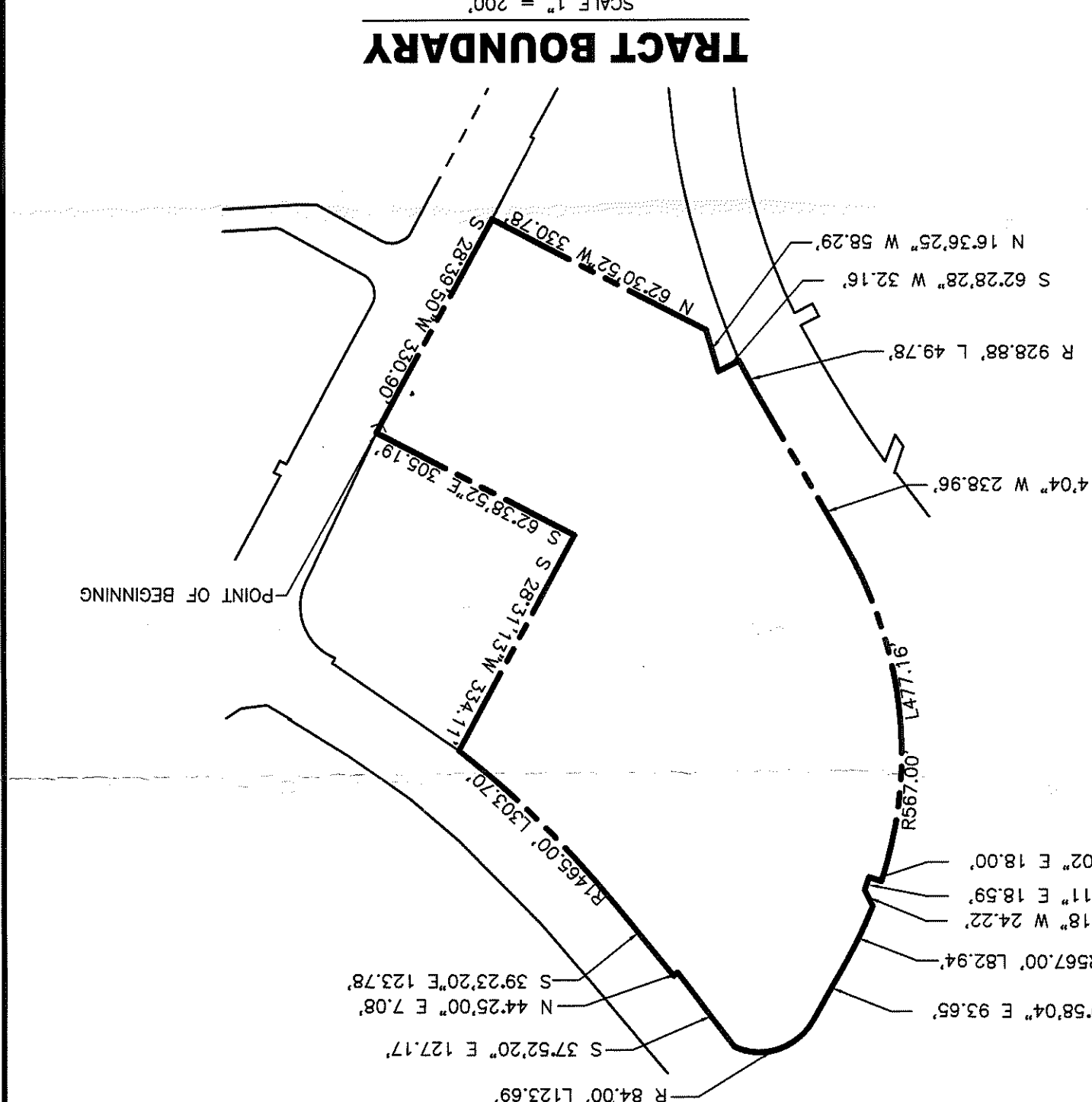
PREMISES — A recorded lot, or in the case of a multi-occupant lot such as a shopping center, office park or industrial park, the total area of the development under common ownership or control. "Premises" also means two or more contiguous lots under common ownership, leasehold or other assignment of interest in real property which are used as a unified parcel.

SCROLLING — Any movement of text, pictures, or graphics, horizontally, vertically, or diagonally across the display area. **[Bill No. 106-2008]**

SIGN — Any structure or other object, or part thereof, which displays any word, illustration, decoration or other symbolic representation which:

- A. Is used or intended to inform, advertise or otherwise attract attention or convey a message regarding an activity, condition or commercial or noncommercial organization, person, place or thing.
- B. Has a "face" that is "visible" from a "highway" as each of these terms is defined in this section.

MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1220-C EAST JOPPA ROAD, SUITE 605 TOWSON, MARYLAND 21286 FAX: (410) 821-1748 MIRA@GTA.COM	
PLAN TO ACCOMPANY SPECIAL HEARING REQUEST FOR I-HOP RESTAURANT 6820 LOCH RAVEN BOULEVARD LOCH RAVEN PLAZA BALTIMORE COUNTY, MARYLAND	



HILLENDALE BUSINESS TRUST
12300 HIGHGROVE CT
REISTERSTOWN MD 21117-5670
DEED 24599/529
PARCEL 1042 USE: COMMERCIAL
ZONE: BL-COC
TAX ACCT.: 09085506880

DESIGNED BY	
	
Integrated / Sign solutions	
3903 Cornell Place • Frederick, MD • 21703 Tel. 301-466-1132 Fax: 301-230-0048	
SALES REPRESENT	
NAME	Renee Randazzo
PHONE	301-466-1132 (102)
EMAIL	renee.randazzo@smisigns.com
PROJECT MANAGER	
NAME	
PHONE	
EMAIL	
PROJECT DESIGNER	
NAME	Mike
DATE	5/28/2014
FILE PATH	N:\@JDS\N\Harvest Gabrilus\140810 - IHOP Signage
PAGE	1 of 2
REVISIONS	Date: _____
_____ _____ _____	
DESIGNED FOR	
	
We certify that I have provided all details in text, copy and layout including quality assurance on each proof and final if it is to come. I authorize this job to be high proof.	
Approved By: _____	
Date: _____	

SIGN - 1
SCALE: 1" = 2'

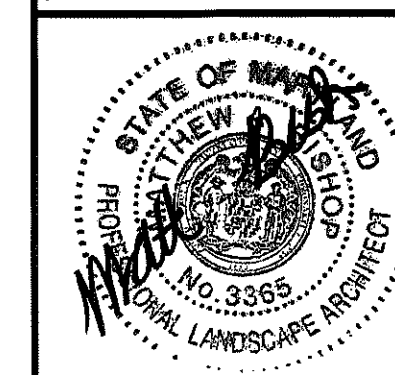
HARVEST TOWSON INC.
19971 BELMONT STATION DR
ASHBURN VA 20147
ATTN: SATTAR SHAIK
PHONE: 703-587-7688

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM:
HORIZONTAL NAD 83/91
VERTICAL NAVD 88



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

MRAGTA.COM



I-HOP RESTAURANT
6820 LOCH RAVEN BOULEVARD
LOCH RAVEN PLAZA
 BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.: 18388
		SCALE: AS SHOWN
		DATE: 09/04/2014
		DRAWN BY: MLE
		DESIGN BY: MAB
		REVIEW BY: WPM
		SHEET: 2 OF 2