

IN RE: PETITION FOR VARIANCE
(10100 Reisterstown Road)
3rd Election District
2nd Council District
GGCV Real Estate, LLC
Petitioner

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2015-0105-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owner of the subject property. This case concerns only the signage proposed for the Foundry Row project. As is often the case with large commercial projects (the Foundry Row project encompasses nearly 50 acres and will have 425,000 square feet of commercial/office space) a variety of sign variances are sought, and the Petition identified the relief sought with respect to each of the sign types proposed for the site.

The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

Wall-Mounted Enterprise Signs:

1. Pursuant to §450.4 Attachment 1.5(d)(vi) to permit three (3) wall-mounted enterprise signs for LA Fitness (Building 1) in lieu of the permitted one (1) such sign per entity with a separate exterior customer entrance (two (2) of which do not have customer entrances); and
2. Pursuant to §450.4 Attachment 1.5(d)(v) to permit wall-mounted enterprise signs for LA Fitness (Building 1) with a maximum area/face of up to 350 square feet in lieu of the permitted 320 square feet (i.e. two times the length of the wall (160 feet) containing the exterior entrance and defining the space occupied by the separate commercial entity); and

Freestanding Joint Identification Signs:

1. Pursuant to §450.4 Attachment 1.7(b)(vi) to permit up to 3 freestanding joint identification signs per frontage on Reisterstown Road and Painters Mill Road for 1 Sign

ORDER RECEIVED FOR FILING

Date 11/2/15
By Sen

- A and 2 Sign B or Sign C's (or, in the alternative, up to 2 freestanding joint identification signs per frontage on Reisterstown Road and Painters Mill Road (as well as the one at the corner of Reisterstown Road and Painters Mill Road)); and
2. Pursuant to §450.4 Attachment 1.7(b)(ix) to permit freestanding joint identification signs fronting on Reisterstown Road and Painters Mill Road with up to 9 lines of copy in lieu of the maximum of 5 lines of copy; and

Freestanding Directory Sign:

1. Pursuant to §§450.4 Attachment 1.4 & 450.7.A.1 to permit a freestanding directory sign with:
 - a. Lettering indicating the names and locations of occupants up to 12 inches high in lieu of the maximum permitted 2 inches high; and
 - b. Other lettering indicating the "identity" (as defined in B.C.Z.R. §450.3) of the shopping center up to 4 feet high in lieu of the maximum permitted 3 inches high; and

Joint Identification Signs with Changeable Copy:

1. Pursuant to §§450.4 Attachment 1.1©(vi), 450.6.B.3 and/or 450.7.B to permit up to 4 joint identification signs with up to 50% of the face area devoted to changeable copy (and to confirm that what is labeled on sheet 3 of 3 on the plan as Joint Identification Sign C constitutes a freestanding changeable copy sign erected as an integral part of an otherwise permitted freestanding joint identification sign which is permitted to have up to 50% of the face area devoted to changeable copy (i.e. up to 43 s.f. is permitted if the face area is 86 s.f.))

A three-sheet site plan was marked and accepted into evidence as Petitioner's Exhibit 1A-1C, and it contains further details regarding the site and the design and location of the proposed signs.

Appearing at the public hearing in support of the requests was Kim Potember, Authorized Representative of GGCV Real Estate LLC. Michael Pieranunzi, a landscape architect accepted as an expert, provided testimony (via proffer) in support of the variance requests. Lawrence Schmidt, Esquire from Smith, Gildea & Schmidt, LLC, represented the Petitioner. No Protestants or interested citizens attended the hearing. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP) dated December 11, 2014.

ORDER RECEIVED FOR FILING

Date 1/2/15
By sen

To obtain variance relief requires a showing that:

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

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

Petitioner has met this test. As noted earlier, the property is nearly 50 acres and has irregular dimensions; i.e., it is shaped like a pan handle lot. Both of these attributes make the property unique. If the B.C.Z.R. were strictly interpreted the Petitioner would suffer a practical difficulty, given it would be unable to install the signage as proposed.

While at first blush it might seem the signage is excessive, on closer examination I believe the relief sought is both reasonable and consistent with the signage featured at other prominent retail and commercial projects. When you consider that along this stretch of Reisterstown Road each fast food outlet or other small business has its own freestanding sign (see Exhibits 4A-4F), the five freestanding signs proposed for this 50 acre site, which will have 15 or more individual buildings/retailers, seems reasonable indeed. I also find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County and/or community opposition.

The DOP did not oppose the relief, and it believed the proposed signage presents "a consistent aesthetic for the entire project." The DOP's ZAC comment identified four proposed conditions regarding the location of the freestanding signs. After consulting with the DOP, the Petitioner prepared a redlined sign variance plan (Exhibits 2A-2C) which identified the precise location of each freestanding sign, and thus that agency's concerns have been addressed. The

ORDER RECEIVED FOR FILING

Date 1/2/15
By Sen

DOP also reviewed and approved sign elevations with logos and font/typeface details for proposed anchor tenants (including LA Fitness and Wegmans), and the signs will be attractive and constructed of high quality materials. See Exhibits 3A & 3B.

THEREFORE, IT IS ORDERED, this 2nd day of January, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows:

Wall-Mounted Enterprise Signs:

1. Pursuant to §450.4 Attachment 1.5(d)(vi) to permit three (3) wall-mounted enterprise signs for LA Fitness (Building 1) in lieu of the permitted one (1) such sign per entity with a separate exterior customer entrance (two (2) of which do not have customer entrances); and
2. Pursuant to §450.4 Attachment 1.5(d)(v) to permit wall-mounted enterprise signs for LA Fitness (Building 1) with a maximum area/face of up to 350 square feet in lieu of the permitted 320 square feet (i.e. two times the length of the wall (160 feet) containing the exterior entrance and defining the space occupied by the separate commercial entity); and

Freestanding Joint Identification Signs:

1. Pursuant to §450.4 Attachment 1.7(b)(vi) to permit up to 3 freestanding joint identification signs per frontage on Reisterstown Road and Painters Mill Road for 1 Sign A and 2 Sign B or Sign C's (or, in the alternative, up to 2 freestanding joint identification signs per frontage on Reisterstown Road and Painters Mill Road (as well as the one at the corner of Reisterstown Road and Painters Mill Road)); and
2. Pursuant to §450.4 Attachment 1.7(b)(ix) to permit freestanding joint identification signs fronting on Reisterstown Road and Painters Mill Road with up to 9 lines of copy in lieu of the maximum of 5 lines of copy; and

Freestanding Directory Sign:

1. Pursuant to §§450.4 Attachment 1.4 & 450.7.A.1 to permit a freestanding directory sign with:
 - c. Lettering indicating the names and locations of occupants up to 12 inches high in lieu of the maximum permitted 2 inches high; and
 - d. Other lettering indicating the "identity" (as defined in B.C.Z.R. §450.3) of the shopping center up to 4 feet high in lieu of the maximum permitted 3 inches high; and

ORDER RECEIVED FOR FILING

Date 1/2/15

By sln

Joint Identification Signs with Changeable Copy:

1. Pursuant to §§450.4 Attachment 1.1 ©(vi), 450.6.B.3 and/or 450.7.B to permit up to 4 joint identification signs with up to 50% of the face area devoted to changeable copy (and to confirm that what is labeled on sheet 3 of 3 on the plan as Joint Identification Sign C constitutes a freestanding changeable copy sign erected as an integral part of an otherwise permitted freestanding joint identification sign which is permitted to have up to 50% of the face area devoted to changeable copy (i.e. up to 43 s.f. is permitted if the face area is 86 s.f.)),

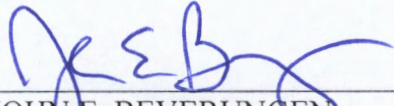
be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

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

JEB:slm



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 1/2/15
By slm



KEVIN KAMENETZ
County Executive

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

January 2, 2015

Lawrence E. Schmidt, Esquire
Smith, Gildea & Schmidt, LLC
600 Washington Avenue
Suite 200
Towson, Maryland 21204

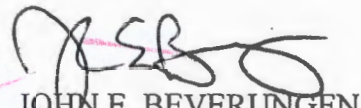
RE: Petition for Variance
Property: 10100 Reisterstown Road
Case No. 2015-0105-A

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



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 10100 Reisterstown Road which is presently zoned BM 1700009626
 Deed References: 31168/00344 10 Digit Tax Account # 0319091370; 1700009625; 0313001550; 0313025131; 0313025130
 Property Owner(s) Printed Name(s) GGCV Real Estate LLC

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

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

1. ☐ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a **Variance** from Section(s)
 See attached.

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

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address Date 1/2/15 City State

Zip Code / By Telephone # Email Address

Attorney for Petitioner:

Jason T. Vettori, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Ave, Suite 200 Towson, MD 21204

Mailing Address City State

/ 410-821-0070 / jvettori@sgs-law.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Brian Gibbons, Authorized Representative of GGCV Real Estate LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

10096 Red Run Blvd, Suite 100, Owings Mills, MD 21117

Mailing Address City State

/ 410-559-2500 / bgibbons@ggcommercial.com

Zip Code Telephone # Email Address

Representative to be contacted:

Jason T. Vettori, Smith, Gildea & Schmidt, LLC

Name - Type or Print

Signature

600 Washington Ave, Suite 200 Towson, MD 21204

Mailing Address City State

/ 410-821-0070 / jvettori@sgs-law.com

Zip Code Telephone # Email Address

CASE NUMBER 2015-0105-A

Filing Date 11/06/2014

Do Not Schedule Dates:

Reviewer

ATTACHMENT TO PETITION FOR ZONING HEARING*10100 Reisterstown Road**3rd Election District**2nd Councilmanic District*Variance from Section(s):Wall- Mounted Enterprise Signs

1. BCZR § 450.4 Attachment 1.5(d)(vi) to permit three (3) wall-mounted enterprise signs for LA Fitness (Building I) in lieu of the permitted one (1) such sign per entity with a separate exterior customer entrance (two (2) of which do not have customer entrances); and
2. BCZR § 450.4 Attachment 1.5(d)(v) to permit wall-mounted enterprise signs for LA Fitness (Building I) with a maximum area/face of up to 350 square feet in lieu of the permitted 320 square feet (i.e. two times the length of the wall (160 feet) containing the exterior entrance and defining the space occupied by the separate commercial entity); and

Freestanding Joint Identification Signs

3. BCZR § 450.4 Attachment 1.7(b)(vi) to permit up to 3 freestanding joint identification signs per frontage on Reisterstown Road and Painters Mill Road for 1 Sign A and 2 Sign B or Sign C's (or, in the alternative, up to 2 freestanding joint identification signs per frontage on Reisterstown Road and Painters Mill Road (as well as the one at the corner of Reisterstown Road and Painters Mill Road)); and
4. BCZR § 450.4 Attachment 1.7(b)(ix) to permit freestanding joint identification signs fronting on Reisterstown Road and Painters Mill Road with up to 9 lines of copy in lieu of the maximum of 5 lines of copy; and

Freestanding Directory Sign

5. BCZR §§ 450.4 Attachment 1.4 & 450.7.A.1 to permit a freestanding directory sign with:
 - a. lettering indicating the names and locations of occupants up to 12 inches high in lieu of the maximum permitted 2 inches high; and

- b. other lettering indicating the "identity" (as defined in BCZR § 450.3) of the shopping center up to 4 feet high in lieu of the maximum permitted 3 inches high; and

Joint Identification Signs with Changeable Copy

6. BCZR §§ 450.4 Attachment 1.1(c)(vi), 450.6.B.3 and/or 450.7.B to permit up to 4 joint identification signs with up to 50% of the face area devoted to changeable copy (and to confirm that what is labeled on sheet 3 of 3 on the plan as Joint Identification Sign C constitutes a freestanding changeable copy sign erected as an integral part of an otherwise permitted freestanding joint identification sign which is permitted to have up to 50% of the face area devoted to changeable copy (i.e. up to 43 s.f. is permitted if the face area is 86 s.f.)); and

Miscellaneous

7. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

**CONSOLIDATED
FOUNDRY ROW
ZONING DESCRIPTION**

Beginning for the same at a point on the southeastern right-of-way of Painters Mill Road, said point being located 40.00 feet left, measured radially, from station 9+30.03 as shown on Baltimore County Plat HRW 63-152-7. Thence running with and binding on the southeastern right-of-way of Painters Mill Road as shown on Baltimore County Plats HRW 63-152-5 through HRW 63-152-7, as now surveyed and referenced to the Maryland Coordinate System (NAD 83/91)

- 1) 70.86 feet along the arc of a curve to the left, having a radius of 16097.41 feet and being subtended by a chord bearing North 48° 15' 06" East 70.86 feet to a point, thence
- 2) 217.49 feet along the arc of a curve to the left, having a radius of 44240.86 feet and being subtended by a chord bearing North 47° 59' 22" East 217.49 feet to a point, thence by a line not tangent to the preceding arc
- 3) South 42° 09' 05" East 11.44 feet to a point, thence
- 4) North 47° 50' 17" East 12.00 feet to a point, thence
- 5) North 42° 09' 05" West 4.43 feet to a point, thence
- 6) 137.30 feet along the arc of a curve to the left, not tangent to the preceding line, having a radius of 44247.86 feet and being subtended by a chord bearing North 47° 44' 31" East 137.30 feet to a point of tangency, thence by a line tangent to the preceding arc
- 7) North 47° 39' 19" East 117.91 feet to a point, thence
- 8) North 51° 15' 07" East 67.13 feet to a point, thence
- 9) North 42° 20' 41" West 7.00 feet to a point, thence
- 10) North 51° 15' 07" East 108.22 feet to a point, thence
- 11) North 48° 41' 00" East 54.74 feet to a point, thence
- 12) North 62° 25' 27" East 76.03 feet to a point, thence
- 13) South 69° 47' 38" East 68.55 feet to a point on the southwestern right-of-way of Reisterstown Road, as shown the State of Maryland, State Roads Commission Plat No. 54951, thence running with and binding on the right-of-way of Reisterstown Road
- 14) South 47° 57' 07" East 14.06 feet to a point, thence
- 15) South 53° 41' 13" East 110.55 feet to a point, thence
- 16) South 47° 58' 35" East 239.00 feet to a point, thence
- 17) South 42° 01' 25" West 7.00 feet to a point, thence

- 19) North 42° 01' 25" East 7.00 feet to a point, thence
- 20) South 47° 58' 35" East 137.00 feet to a point, thence
- 21) South 50° 50' 19" East 38.69 feet to a point, thence
- 22) South 42° 01' 25" West 22.24 feet to a point, thence
- 23) South 47° 53' 06" East 8.00 feet to a point, thence
- 24) North 42° 01' 25" East 17.33 feet to a point, thence
- 25) South 47° 58' 35" East 21.36 feet to a point, thence
- 26) North 42° 01' 25" East 6.40 feet to a point, thence
- 27) South 50° 50' 19" East 119.46 feet to a point, thence
- 28) South 48° 04' 25" East 909.16 feet to a point, thence leaving the right-of-way of Reisterstown Road,
- 29) South 41° 26' 21" West 1121.32 feet to a point, thence
- 30) North 41° 38' 26" West 2050.24 feet to a point, thence
- 31) North 48° 21' 51" East 22.16 feet to a point, thence
- 32) North 41° 37' 03" West 21.50 feet to the place of beginning.

Containing 1,775,308 square feet or 40.755 acres of land, more or less.

Being part of those parcels of land described in a deed to GGCV Real Estate, LLC dated August 31, 2011 and recorded among the Land Records of Baltimore County in Liber 31168 Folio 344.

Professional Certification

I hereby certify that this description was prepared by me or under my responsible charge, and that I am a duly licensed professional land surveyor under the laws of the State of Maryland, License No. 21139, Expiration Date June 20, 2016.



**CASHIER'S
VALIDATION**

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2015-0105-A

Petitioner: GGCV Real Estate LLC

Address or Location: 10100 Reisterstown Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: JASON T. VETTORI

Address: SMITH, GILDEA & SCHMIDT

600 Washington Ave, Ste 200

Towson, MD 21204

Telephone Number: (410) 821-0070



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 2880068

Sold To:

GILDEA & SCHMIDT L SMITH - CU00172003
600 Washington Ave
Ste 200
Towson, MD 21204-1301

Bill To:

GILDEA & SCHMIDT L SMITH - CU00172003
600 Washington Ave
Ste 200
Towson, MD 21204-1301

Was published in "Jeffersonian", "Bi-Weekly", a newspaper pri
County on the following dates:

Dec 09, 2014

The Baltim

By _____

Le

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: # 2015-0105-A

10100 Reisterstown Road

SW/s Reisterstown Road at corner of Painters Mill Road
3rd Election District - 2nd Councilmanic District

Legal Owner(s) Brian Gibbons, GGCV Real Estate, LLC

Variance: Wall-Mounted Enterprise Signs 1. To permit three (3) wall-mounted enterprise signs for LA Fitness (Building 1) in lieu of the permitted one (1) sign per entity with a separate exterior customer entrance (two (2) of which do not have customer entrances); and 2. To permit wall-mounted enterprise signs for LA Fitness (Building 1) with a maximum area/face of up to 350 sq. ft. in lieu of the permitted 320 sq. ft. (i.e. two times the length of the wall (160 ft.) containing the exterior entrance and defining the space occupied by the separate commercial entity); and Freestanding Joint Identification Signs. 3. To permit up to 3 freestanding joint identification signs per frontage on Reisterstown Road and Painters Mill Road for 1 Sign A and 2 Sign B or Sign C's (or, in the alternative, up to 2 freestanding joint identification signs per frontage on Reisterstown Road and Painters Mill Road (as well as the one at the corner of Reisterstown Road and Painters Mill Road); and 4. To permit freestanding joint identification signs fronting on Reisterstown Road and Painters Mill Road with up to 9 lines of copy in lieu of the maximum of 5 lines of copy; and Freestanding Directory Sign 5. To permit a freestanding directory sign with: a. Lettering indicating the name and locations of occupants up to 12 in. high in lieu of the maximum permitted 2 in. high; and b. Other lettering indicating the "Identity" (as defined in BCZR section 450.3) of the shopping center up to 4 ft. high in lieu of the maximum permitted 3 in. high; and Joint Identification Signs with Changeable Copy 6. To permit up to 4 joint identification signs with up to 50 % of the face area devoted to changeable copy (and to confirm that what is labeled on sheet 3 of 3 on the plan as Joint Identification Sign C constitutes a freestanding changeable copy sign erected as an integral part of an otherwise permitted freestanding joint identification sign which is permitted to have up to 50% of the face area devoted to changeable copy (i.e. up to 43 sq. ft. is permitted if the face area is 86 sq. ft.); and Miscellaneous 7. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Hearing: Monday, December 29, 2014 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

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

IT 12/683 Dec. 9

2880068

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 12/8/2014

Case Number: 2015-0105-A

Petitioner / Developer: JASON VETTORI of SMITH GILDEA & SCHIMDT, LC ~ BRIAN GIBBONS

Date of Hearing (Closing): DECEMBER 29, 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:
10100 REISTERSTOWN ROAD – (ON-SITE)

The sign(s) were posted on: DECEMBER 7, 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)

ZONING NOTICE

CASE # 2015-0105-A

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: MONDAY, DECEMBER 29, 2014
AT 1:30 P.M.

VARIANCE WALL-MOUNTED ENTERPRISE SIGNS

1. TO PERMIT THREE (3) WALL-MOUNTED ENTERPRISE SIGNS FOR LA FITNESS (BUILDING 1) IN LIEU OF THE PERMITTED ONE (1) SUCH SIGN PER ENTITY WITH A SEPARATE EXTERIOR CUSTOMER ENTRANCE (TWO (2) OF WHICH DO NOT HAVE CUSTOMER ENTRANCES); AND 2. TO PERMIT WALL-MOUNTED ENTERPRISE SIGNS FOR LA FITNESS (BUILDING 1) WITH A MAXIMUM

PERMITTED SIGN AREA OF 320 SQ. FT. (I.E. TWO TIMES THE LENGTH OF THE WALL (160 FT.) CONTAINING THE EXTERIOR ENTRANCE AND DEFINING THE SPACE OCCUPIED BY THE SEPARATE COMMERCIAL ENTITY); AND FREESTANDING JOINT IDENTIFICATION SIGNS 3. TO PERMIT UP TO 3 FREESTANDING JOINT IDENTIFICATION SIGNS PER FRONTAGE ON REISTERSTOWN ROAD AND

HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 2015-0105-A

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: MONDAY, DECEMBER 29, 2014
AT 1:30 P.M.

AREA/FACE OF UP TO 350 SQ. FT. IN LIEU OF THE PERMITTED 320 SQ. FT. (I.E. TWO TIMES THE LENGTH OF THE WALL (160 FT.) CONTAINING THE EXTERIOR ENTRANCE AND DEFINING THE SPACE OCCUPIED BY THE SEPARATE COMMERCIAL ENTITY); AND FREESTANDING JOINT IDENTIFICATION SIGNS 3. TO PERMIT UP TO 3 FREESTANDING JOINT IDENTIFICATION SIGNS PER FRONTAGE ON REISTERSTOWN ROAD AND

HANDICAPPED ACCESSIBLE

REISTERSTOWN RD. #1

REISTERSTOWN RD. #2

ZONING NOTICE

CASE # 2015-0105-A

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: MONDAY, DECEMBER 29, 2014
AT 1:30 P.M.

PAINTERS MILL ROAD FOR 1 SIGN A AND 2 SIGN B
OR SIGN C's (OR IN THE ALTERNATIVE, UP TO 2
FREESTANDING JOINT IDENTIFICATION SIGNS PER
FRONTAGE ON REISTERSTOWN ROAD AND
PAINTERS MILL ROAD (AS WELL AS THE ONE AT
THE CORNER OF REISTERSTOWN ROAD AND
PAINTERS MILL ROAD); AND 4. TO PERMIT
FREESTANDING JOINT IDENTIFICATION SIGNS
FRONTING ON REISTERSTOWN AND PAINTERS MILL

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIME NECESSARY
THE ZONING COMMISSIONER WILL BE NOTIFIED

PLEASE REMOVE SIGNAGE AND RETURN TO THE ZONING COMMISSIONER'S OFFICE BY 4:00 P.M.

HANDICAPPED ACCESSIBLE

REISTERSTOWN RD. # 3

ZONING NOTICE

CASE # 2015-0105-A

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: MONDAY, DECEMBER 29, 2014
AT 1:30 P.M.

ROAD WITH UP TO 9 LINES OF COPY IN LIEU OF THE
MAXIMUM OF 5 LINES OF COPY; AND
FREESTANDING DIRECTORY SIGN 5. TO PERMIT A
FREESTANDING DIRECTORY SIGN WITH: a.
LETTERING INDICATING THE NAMES AND
LOCATIONS OF OCCUPANTS UP TO 12 IN. HIGH IN
LIEU OF THE MAXIMUM PERMITTED 2 IN. HIGH; AND
b. OTHER LETTERING INDICATING THE "IDENTITY"
(AS DEFINED IN BCZR SECTION 450.3) OF THE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIME NECESSARY
THE ZONING COMMISSIONER WILL BE NOTIFIED

PLEASE REMOVE SIGNAGE AND RETURN TO THE ZONING COMMISSIONER'S OFFICE BY 4:00 P.M.

HANDICAPPED ACCESSIBLE

REISTERSTOWN RD. # 4

ZONING NOTICE

CASE # 2015-0105-A

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: MONDAY, DECEMBER 29, 2014
AT 1:30 P.M.

SHOPPING CENTER UP TO 4 FT. HIGH IN LIEU OF
THE MAXIMUM PERMITTED 3 IN. HIGH; AND JOINT
IDENTIFICATION SIGNS WITH CHANGEABLE COPY.
6. TO PERMIT UP TO 4 JOINT IDENTIFICATION SIGNS
WITH UP TO 50% OF THE FACE AREA DEVOTED TO
CHANGEABLE COPY (AND TO CONFIRM THAT WHAT
IS LABELED ON SHEET 3 OF 3 ON THE PLAN AS
JOINT IDENTIFICATION SIGN C CONSTITUTES A
FREESTANDING CHANGEABLE COPY SIGN

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
FOR CANCELLATION CALL 410-386-1001

DO NOT REMOVE THE SIGN AND POST UNTIL THE DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

REISTERSTOWN RD. # 5

ZONING NOTICE

CASE # 2015-0105-A

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: MONDAY, DECEMBER 29, 2014
AT 1:30 P.M.

ERECTED AS AN INTEGRAL PART OF AN
OTHERWISE PERMITTED FREESTANDING JOINT
IDENTIFICATION SIGN WHICH IS PERMITTED TO
HAVE UP TO 50% OF THE FACE AREA DEVOTED TO
CHANGEABLE COPY (i.e. UP TO 43 SQ. FT. IS
PERMITTED IF THE FACE AREA IS 86 SQ. FT.); AND
MISCELLANEOUS 7. FOR SUCH OTHER AND
FURTHER RELIEF AS MAY BE REQUIRED BY THE
ADMINISTRATIVE LAW JUDGE FOR BALTO. COUNTY

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
FOR CANCELLATION CALL 410-386-1001

DO NOT REMOVE THE SIGN AND POST UNTIL THE DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

REISTERSTOWN RD. # 6



November 18, 2014
KEVIN KAMENETZ
County Executive

NOTICE OF ZONING HEARING

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

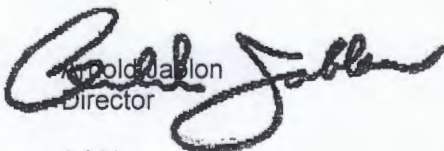
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0105-A

10100 Reisterstown Road
SW/s Reisterstown Road at corner of Painters Mill Road
3rd Election District – 2nd Councilmanic District
Legal Owners: Brian Gibbons, GGCV Real Estate, LLC

Variance Wall-Mounted Enterprise Signs 1. To permit three (3) wall-mounted enterprise signs for LA Fitness (Building 1) in lieu of the permitted one (1) such sign per entity with a separate exterior customer entrance (two (2) of which do not have customer entrances); and 2. To permit wall-mounted enterprise signs for LA Fitness (Building 1) with a maximum area/face of up to 350 sq. ft. in lieu of the permitted 320 sq. ft. (i.e. two times the length of the wall (160 ft.) containing the exterior entrance and defining the space occupied by the separate commercial entity); and Freestanding Joint Identification Signs 3. To permit up to 3 freestanding joint identification signs per frontage on Reisterstown Road and Painters Mill Road for 1 Sign A and 2 Sign B or Sign C's (or, in the alternative, up to 2 freestanding joint identification signs per frontage on Reisterstown Road and Painters Mill Road (as well as the one at the corner of Reisterstown Road and Painters Mill Road); and 4. To permit freestanding joint identification signs fronting on Reisterstown Road and Painters Mill Road with up to 9 lines of copy in lieu of the maximum of 5 lines of copy; and Freestanding Directory Sign 5. To permit a freestanding directory sign with: a. Lettering indicating the names and locations of occupants up to 12 in. high in lieu of the maximum permitted 2 in. high; and b. Other lettering indicating the "identity" (as defined in BCZR section 450.3) of the shopping center up to 4 ft. high in lieu of the maximum permitted 3 in. high; and Joint Identification Signs with Changeable Copy. 6. To permit up to 4 joint identification signs with up to 50 % of the face area devoted to changeable copy (and to confirm that what is labeled on sheet 3 of 3 on the plan as Joint Identification Sign C constitutes a freestanding changeable copy sign erected as an integral part of an otherwise permitted freestanding joint identification sign which is permitted to have up to 50 % of the face area devoted to changeable copy (i.e. up to 43 sq. ft. is permitted if the face area is 86 sq. ft.); and Miscellaneous 7. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Hearing: Monday, December 29, 2014 at 1:30 p.m., Rm. 205, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Jason Vettori, 600 Washington Ave., Ste. 200, Towson 21204
Brian Gibbons, 10096 Red Run Blvd., Ste. 100, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 9, 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.

Zoning Review | County Office Building
111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048
www.baltimorecountymd.gov

TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 9, 2014 Issue - Jeffersonian

Please forward billing to:

Jason Vettori
Smith, Gildea & Schmidt
600 Washington Ave., Ste. 200
Towson, MD 21204

410-821-0070

NOTICE OF ZONING HEARING

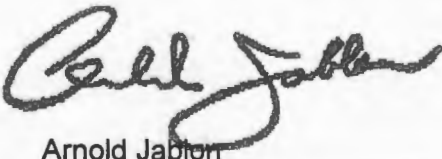
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0105-A

10100 Reisterstown Road
SW/s Reisterstown Road at corner of Painters Mill Road
3rd Election District – 2nd Councilmanic District
Legal Owners: Brian Gibbons, GGCV Real Estate, LLC

Variance Wall-Mounted Enterprise Signs 1. To permit three (3) wall-mounted enterprise signs for LA Fitness (Building 1) in lieu of the permitted one (1) such sign per entity with a separate exterior customer entrance (two (2) of which do not have customer entrances); and 2. To permit wall-mounted enterprise signs for LA Fitness (Building 1) with a maximum area/face of up to 350 sq. ft. in lieu of the permitted 320 sq. ft. (i.e. two times the length of the wall (160 ft.) containing the exterior entrance and defining the space occupied by the separate commercial entity); and Freestanding Joint Identification Signs 3. To permit up to 3 freestanding joint identification signs per frontage on Reisterstown Road and Painters Mill Road for 1 Sign A and 2 Sign B or Sign C's (or, in the alternative, up to 2 freestanding joint identification signs per frontage on Reisterstown Road and Painters Mill Road (as well as the one at the corner of Reisterstown Road and Painters Mill Road); and 4. To permit freestanding joint identification signs fronting on Reisterstown Road and Painters Mill Road with up to 9 lines of copy in lieu of the maximum of 5 lines of copy; and Freestanding Directory Sign 5. To permit a freestanding directory sign with: a. Lettering indicating the names and locations of occupants up to 12 in. high in lieu of the maximum permitted 2 in. high; and b. Other lettering indicating the "identity" (as defined in BCZR section 450.3) of the shopping center up to 4 ft. high in lieu of the maximum permitted 3 in. high; and Joint Identification Signs with Changeable Copy 6. To permit up to 4 joint identification signs with up to to 50 % of the face area devoted to changeable copy (and to confirm that what is labeled on sheet 3 of 3 on the plan as Joint Identification Sign C constitutes a freestanding changeable copy sign erected as an integral part of an otherwise permitted freestanding joint identification sign which is permitted to have up to 50 % of the face area devoted to changeable copy (i.e. up to 43 sq. ft. is permitted if the face area is 86 sq. ft.); and Miscellaneous 7. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Hearing: Monday, December 29, 2014 at 1:30 p.m., Rm. 205, Jefferson Building,
105 W. 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.

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
10100 Reisterstown Road; SW/S Reisterstown	*	
Road at the corner of Painters Mill Road	*	OF ADMINISTRATIVE
3 rd Election & 2 nd Councilmanic Districts	*	
Legal Owner(s): GGCV Real Estate LLC	*	HEARINGS FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	2015-105-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

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

RECEIVED

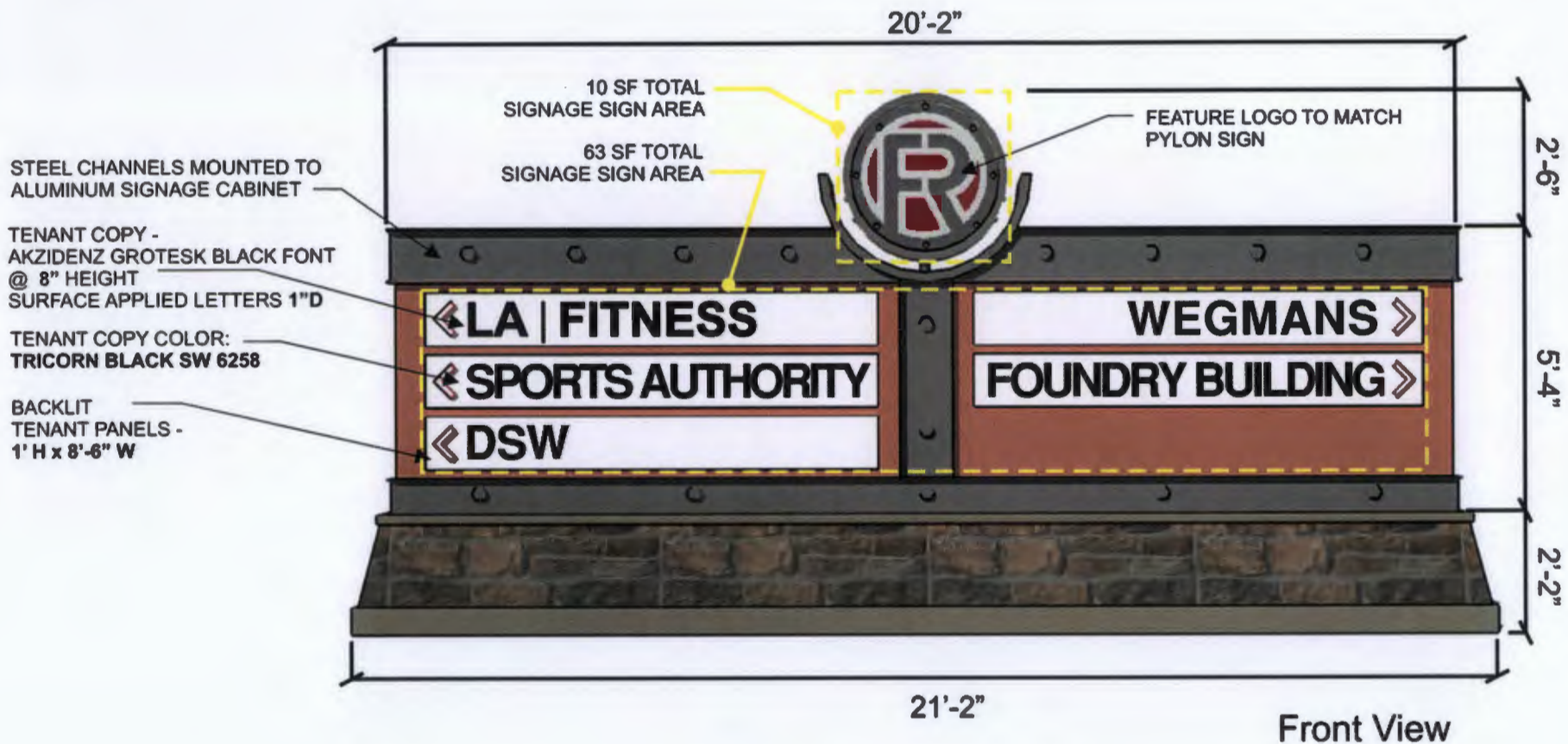
NOV 25 2014

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25th day of November, 2014, a copy of the foregoing Entry of Appearance was mailed to Jason Vettori, Esquire, Smith, Gildea & Schmidt, LLC, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



DIRECTORY SIGN

Not to Scale

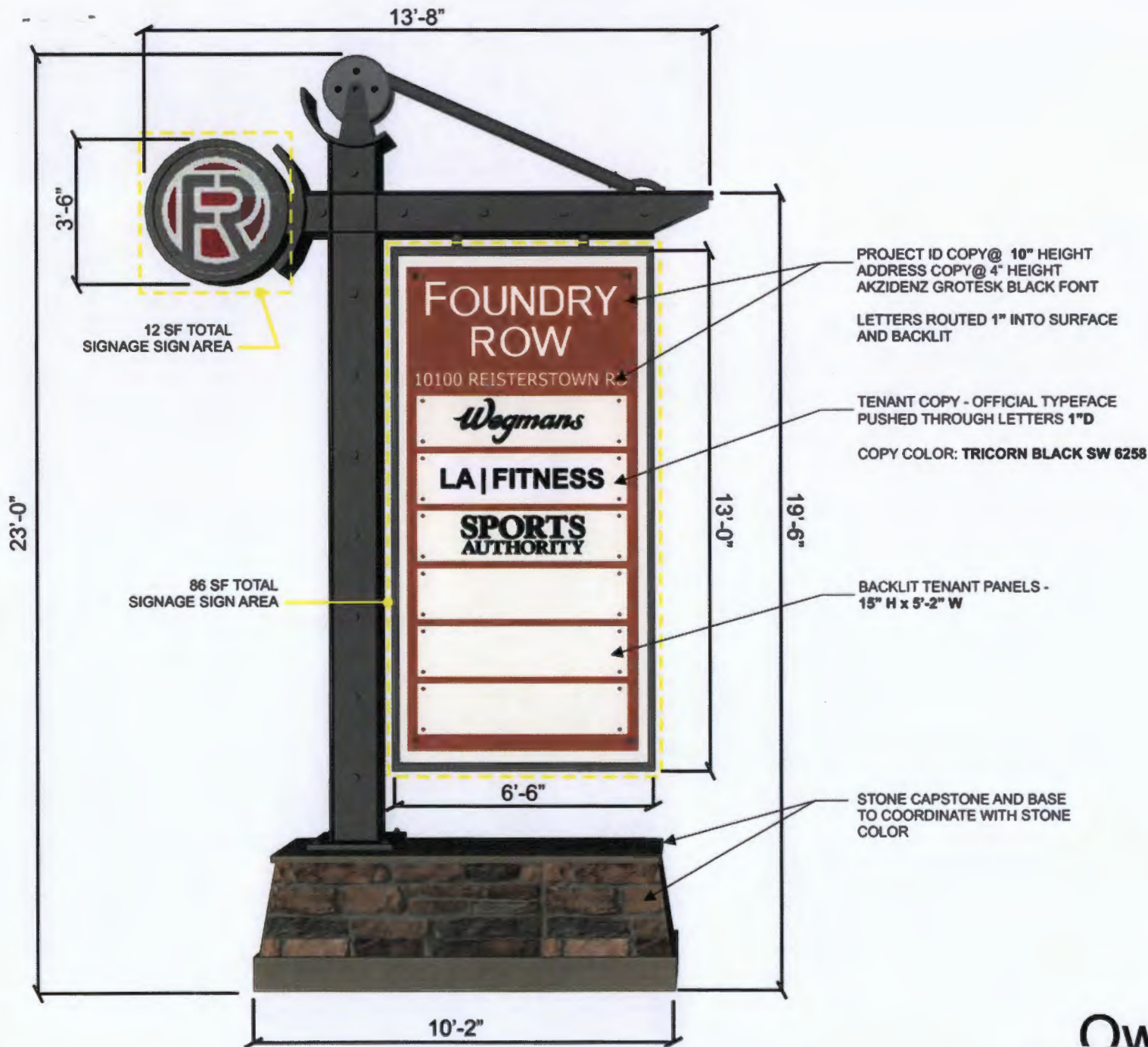
LA Fitness
Foundry Row, Owings Mills, MD

DEVELOPER'S

11.19.14

EXHIBIT NO.

3A



JOINT IDENTIFICATION SIGN 'B'

Not to Scale

**LA Fitness
Foundry Row
Owings Mills, MD**

DEVELOPER' S

EXHIBIT NO.

3B

1.19.14

DEVELOPER' S

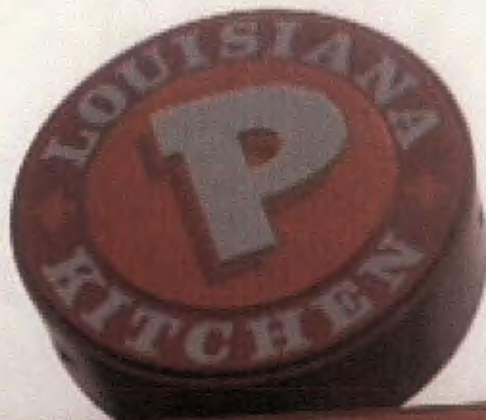
EXHIBIT NO. 4A



DEVELOPER'S

EXHIBIT NO. 4B





DEVELOPER' S

EXHIBIT NO. 4C



DEVELOPER'S

EXHIBIT NO.

40



DEVELOPER'S

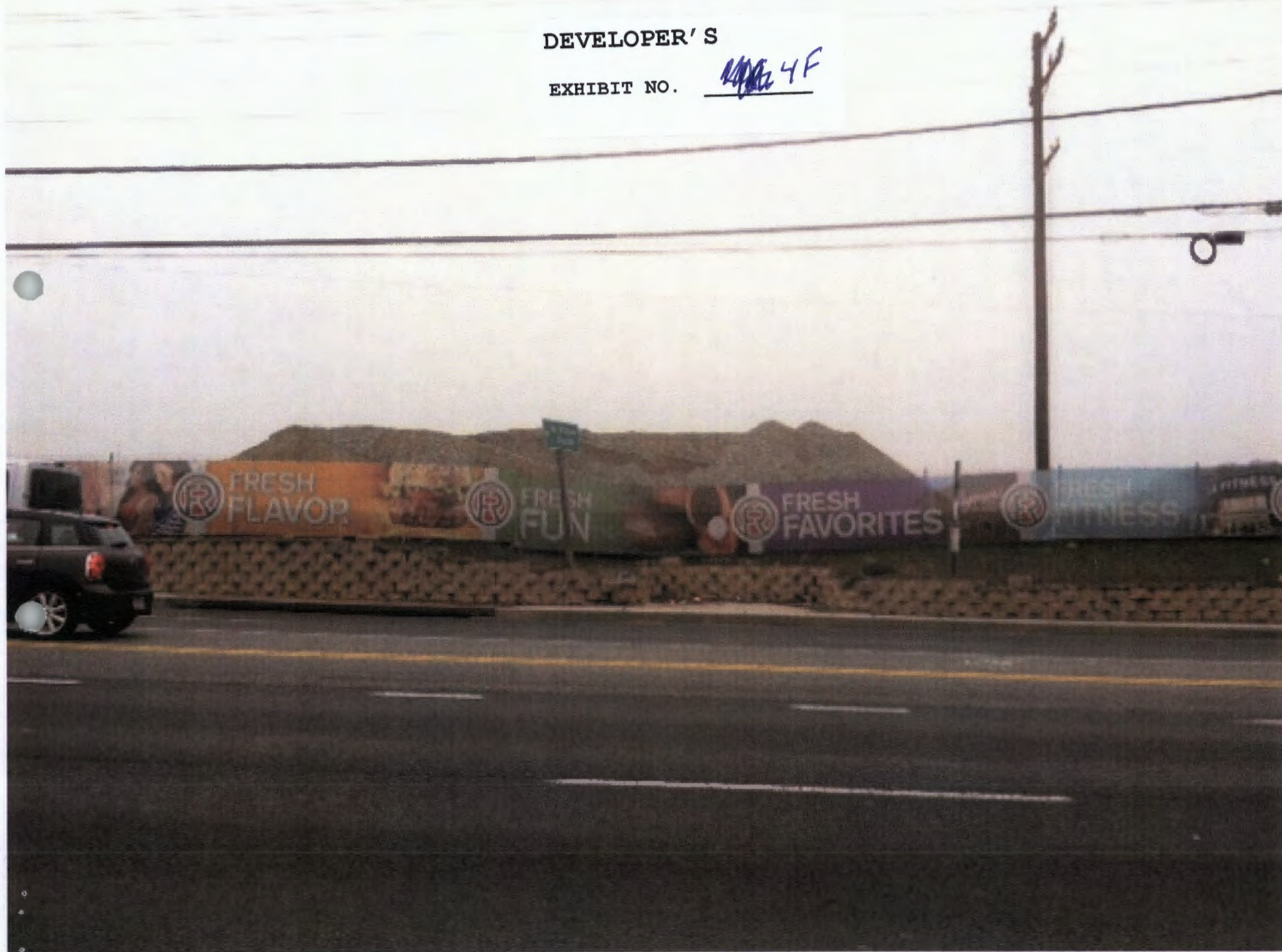
EXHIBIT NO. 4E



DEVELOPER' S

EXHIBIT NO.

1004F



Case No.: 2015-0105-A

Exhibit Sheet

Petitioner/Developer

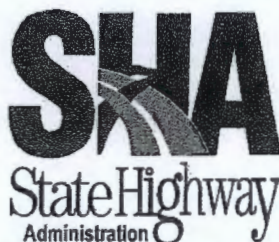
Protestants

DW
2-3-15

1/2/15
slr

No. 1	1A-1C Sign Variance Plan	
No. 2	2A-2C Sign Variance Plan (redlined)	
No. 3	3A-3B Sign Detail	
No. 4	4A-4F Photos	
No. 5	SHA Letter 11-26-14	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

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



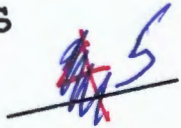
James T. Smith, Jr., Secretary
Meliuda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

November 26, 2014

RE: Baltimore County
MD 140 (Route Number)
Foundry Row
SHA Tracking No: 12APBA021xx
County PAI No: 03-0496
Case No. 2015-0105-A
Mile Post: 4.72

Ms. Colleen M. Kelly,
Supervisor
Department of Development Management, Permits
Approvals & Inspections
111 West Chesapeake Avenue
Towson, Maryland 21031

DEVELOPER'S
EXHIBIT NO. 

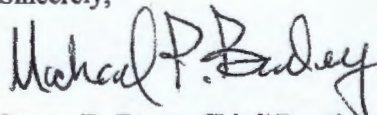
Dear Ms. Kelly:

Thank you for the opportunity to review the sign variance plan for the proposed Foundry Row development, located in Baltimore County. Please disregard the November 20, 2014 SHA comment letter and retain this letter for your use and reference. The State Highway Administration (SHA) review is complete and we are pleased to respond.

We note that the plan reflects a joint identification sign at the entrance into Foundry Row opposite Garrison View Road. After further discussion we have determined that the sign location places the structure outside the MD 140 (Reisterstown Road) right-of-way. Therefore, SHA has no objection to sign variance plan approval for Foundry Row Case No. 2015-0105-A.

Please inform the owner of the above noted comments. Please keep in mind that you can view the reviewer and project status via SHA Access Management Division web page at <http://www.roads.maryland.gov/pages/amd.aspx>. If you have any questions, or require additional information, please contact Mr. Michael Bailey at 410-545-5593, by using our toll free number in Maryland only at 1-800-876-4742x-5593 or via email at mbailey@sha.state.md.us.

Sincerely,



for

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

SDF/MB

Mr. Colleen M. Kelly
SHA Tracking No.: 12APBA021xx
Page 2
November 26, 2014

cc: Mr. Dennis Doda, SHA- OOTS- Traffic Engineering Design Division
Mr. Woodrow Hood, SR., SHA- Materials management Division
Mr. Aamir Khurram, SHA- District 4 Owings Maintenance Shop
Ms. Kelly Kosino, District 4 Traffic Engineering Office
Ms. Kristen Lewis, reviewer, Baltimore County Dept. of Development Management, Permits,
Approvals & Inspections
Mr. Michael Pasquariello, SHA- District 4 Utility Engineer
Mr. David Peake, SHA- District4 Metropolitan District Engineer
Ms. Kimberly Potember, developer, General Group Commercial
(KPotember@ggcomercial.com)
Mr. John D. Ranocchia, Sr., engineer Century Engineering, Inc. (jranocchia@centuryeng.com)
Mr. Jason Stolicny, SHA- Highway Design Division
Mr. George Subin, OOTS- Traffic Engineering Design Division
Mr. Richard Zeller, SHAS- Access Management Division

10100 Reisterstown Road 2015-0105-A



Publication Date: 11/6/2014



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



0 90 180 360 540 720 Feet

1 inch = 350 feet

MEMORANDUM

DATE: February 3, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0105-A – Appeal Period Expired

The appeal period for the above-referenced case expired on February 2, 2015. 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

CASE NAME FOURDAY ROW
CASE NUMBER 2015-105-A
DATE 12/29/14

[illegible]

CASE NO. 2015- 0105-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>11/21</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>12/11</u>	PLANNING (if not received, date e-mail sent _____)	<u>C</u>
<u>11/26</u>	STATE HIGHWAY ADMINISTRATION	<u>No Obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>12/9/14</u>	
SIGN POSTING	Date: <u>12/7/14</u>	by <u>O'Keefe</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 03 Account Number - 0313025131		
Owner Information		
Owner Name:	GGCV REAL ESTATE LLC	Use: INDUSTRIAL Principal Residence: NO
Mailing Address:	GREENBERG GIBBONS COMM CORP 10096 RED RUN BLVD STE 100 OWINGS MILLS MD 21117-	Deed Reference: /31168/ 00344
Location & Structure Information		
Premises Address:	10100 REISTERSTOWN RD 0-0000	Legal Description: 18.55 AC 10100 REISTERSTOWN RD PAINTERS MILL RD
Map:	Grid:	Parcel:
0067	0004	0044
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
		2013
Special Tax Areas:	Town: NONE Ad Valorem: Tax Class:	Plat No: Plat Ref:
Primary Structure Built	Above Grade Enclosed Area 530252	Finished Basement Area
		Property Land Area 18.5500 AC
County Use		07
Stories	Basement	Type
		LIGHT MANUFACTURING
Exterior	Full/Half Bath	Garage
		Last Major Renovation
Value Information		
	Base Value	Value As of 01/01/2013
Land:	3,862,100	3,862,100
Improvements	535,400	535,400
Total:	4,397,500	4,397,500
Preferential Land:	0	0
		Phase-in Assessments As of 07/01/2014 As of 07/01/2015
		4,397,500 4,397,500
Transfer Information		
Seller: SOLO CUP OWINGS MILLS HOLDINGS	Date: 09/09/2011	Price: \$15,000,000
Type: ARMS LENGTH MULTIPLE	Deed1: /31168/ 00344	Deed2:
Seller: SWEETHEART HOLDINGS INC	Date: 07/10/2009	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /28376/ 00126	Deed2:
Seller: SWEETHEART CUP CORPORATION	Date: 05/23/2000	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /14483/ 00257	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
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		



KEVIN KAMENETZ
County Executive

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

December 19, 2014

Brian Gibbons
10096 Red Run Boulevard
Suite 100
Owings Mills MD 21117

RECEIVED

JAN 02 2015

OFFICE OF ADMINISTRATIVE HEARINGS

RE: Case Number: 2015-0105 A, Address: 10100 Reisterstown Road

Dear Mr. Gibbons:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 6, 2014. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is stylized with a large, looped "W" and a long, sweeping "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Jason T Vettori, Esquire, 600 Washington Avenue, Suite 200, Towson MD 21204



KEVIN KAMENETZ
County Executive

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

December 19, 2014

Brian Gibbons
10096 Red Run Boulevard
Suite 100
Owings Mills MD 21117

RE: Case Number: 2015-1015 A, Address: 10100 Reisterstown Road

Dear Mr. Gibbons:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 6, 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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Jason T Vettori, 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
November 26, 2014

RECEIVED

DEC 19 2014

OFFICE OF ADMINISTRATIVE HEARINGS

RE: Baltimore County
MD 140 (Route Number)
Foundry Row
SHA Tracking No: 12APBA021xx
County PAI No: 03-0496
Case No. 2015-0105-A
Mile Post: 4.72

Ms. Colleen M. Kelly,
Supervisor
Department of Development Management, Permits
Approvals & Inspections
111 West Chesapeake Avenue
Towson, Maryland 21031

Dear Ms. Kelly:

Thank you for the opportunity to review the sign variance plan for the proposed Foundry Row development, located in Baltimore County. Please disregard the November 20, 2014 SHA comment letter and retain this letter for your use and reference. The State Highway Administration (SHA) review is complete and we are pleased to respond.

We note that the plan reflects a joint identification sign at the entrance into Foundry Row opposite Garrison View Road. After further discussion we have determined that the sign location places the structure out side the MD 140 (Reisterstown Road) right-of-way. Therefore, SHA has no objection to sign variance plan approval for Foundry Row Case No. 2015-0105-A.

Please inform the owner of the above noted comments. Please keep in mind that you can view reviewer and project status via SHA Access Management Division web page at <http://www.roads.maryland.gov/pages/amd.aspx>. If you have any questions, or require additional information, please contact Mr. Michael Bailey at 410-545-5593, by using our toll free number in Maryland only at 1-800-876-4742x-5593 or via email at mbailey@sha.state.md.us.

Sincerely,

for Steven D. Foster, Chief/ Development M
Access Management Division

SDF/MB

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 •

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

November 20, 2014

RE: Baltimore County
MD 140 (Route Number)
Foundry Row
SHA Tracking No: 12APBA021xx
County PAI No: 03-0496
Case No. 2015-0105-A
Mile Post: 4.72

Ms. Colleen M. Kelly,
Supervisor
Department of Development Management, Permits
Approvals & Inspections
111 West Chesapeake Avenue
Towson, Maryland 21031

Dear Ms. Kelly:

Thank you for the opportunity to review the sign variance plan for the proposed Foundry Row development, located in Baltimore County. The State Highway Administration (SHA) review is complete and we are pleased to respond.

We note that the plan reflects a joint identification sign at the entrance into Foundry Row opposite Garrison View Road. The sign location places it within MD 140 (Reisterstown Road right-of-way). Due to safety and liability the sign needs to be located outside the State right-of-way. Therefore, SHA is not in a position to support approval of the sign variance plan for Foundry Row.

Please inform the owner of the above noted comments. Further plan submittals should reflect the above comments. Please, provide revised plans, a CD containing the plans and supporting documentation in PDF format, reflecting the SHA comments directly to Mr. Steven Foster attention of Mr. Michael Bailey. Please reference the SHA tracking number on future submissions. Please keep in mind that you can view the reviewer and project status via SHA Access Management Division web page at <http://www.roads.maryland.gov/pages/amd.aspx>. If you have any questions, or require additional information, please contact Mr. Bailey at 410-545-5593, by using our toll free number in Maryland only at 1-800-876-4742x-5593 or via email at mbailey@sha.state.md.us.

Sincerely,

A handwritten signature in black ink that reads "Michael P. Bailey".

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

SDF/MB

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

Mr. Colleen M. Kelly
SHA Tracking No.: 12APBA021xx
Page 2
November 20, 2014

cc: Mr. Dennis Doda, SHA- OOTS- Traffic Engineering Design Division
Mr. Woodrow Hood, SR., SHA- Materials management Division
Ms. Colleen M. Kelly, supervisor, Baltimore County Department of Development
Management, Permits, Inspections and Approvals
Mr. Aamir Khurram, SHA- District 4 Owings Maintenance Shop
Ms. Kelly Kosino, District 4 Traffic Engineering Office
Ms. Kristen Lewis, reviewer, Baltimore County Dept. of Development Management, Permits,
Approvals & Inspections
Mr. Michael Pasquariello, SHA- District 4 Utility Engineer
Mr. David Peake, SHA- District4 Metropolitan District Engineer
Ms. Kimberly Potember, developer, General Group Commercial
(KPotember@ggcomercial.com)
Mr. John D. Ranocchia, Sr., engineer Century Engineering, Inc. (jranocchia@centuryeng.com)
Mr. Jason Stolicny, SHA- Highway Design Division
Mr. George Subin, OOTS--Traffic Engineering Design Division
Mr. Richard Zeller, SHAS- Access Management Division

JB 12-29-14
1:30 PM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 11, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 10100 Reisterstown Road, aka Foundry Row

INFORMATION:

Item Number: 15-105 Amended

Petitioner: Brian Gibbons

Zoning: BM

Requested Action: Variance

RECEIVED

DEC 12 2014

OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The subject request is for certain variances to BCZR Section 450 sign regulations to allow, in general, the number of signs to exceed what is allowed, sign area to exceed what is allowed and the number of lines and height of copy of certain signs to exceed what is allowed. Relief is also requested for joint identification signs to allow up to 4 joint identification signs with integral changeable copy up to 50% of the total area of the sign.

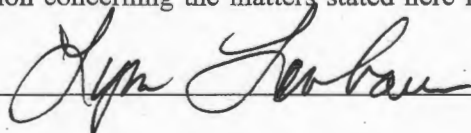
The Department of Planning has reviewed the petitioner's request, accompanying site plan and Master Development Guidelines for Foundry Row dated September 22, 2014. The department finds that the proposed sign designs present a consistent aesthetic for the entire project and are consistent for the most part with the Master Development Guidelines.

The Department of Planning does not object to the petitioner's requests subject to the following conditions:

1. The proposed sign locations are not totally clear. Identify the locations for the freestanding joint identification signs by type on plan view sheets as suggested below.
2. Type A sign should be located at the corner of Painters Mill and Reisterstown Road.
3. The Department of Planning has no objection to the Type B signs used at all of the proposed entrances of the site off of Painters Mill Road and Reisterstown Road.
4. Should the Type C signs (with changeable copy display) be selected to be used as an option, they shall be located at the outermost located entrances of the site on both Reisterstown Road and Painters Mill Roads only.

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

Division Chief:
AVA/LL



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 5, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 10100 Reisterstown Road, aka Foundry Row

INFORMATION:

Item Number: 15-105

Petitioner: Brian Gibbons

Zoning: BM

Requested Action: Variance

RECEIVED

DEC 08 2014

OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The subject request is for certain variances to BCZR Section 450 sign regulations to allow, in general, the number of signs to exceed what is allowed, sign area to exceed what is allowed and the number of lines and height of copy of certain signs to exceed what is allowed. Relief is also requested for joint identification signs to allow up to 4 joint identification signs with integral changeable copy up to 50% of the total area of the sign.

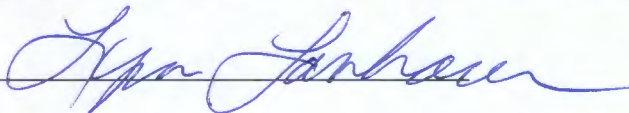
The Department of Planning has reviewed the petitioner's request, accompanying site plan and Master Development Guidelines for Foundry Row dated September 22, 2014. The department finds that the proposed sign designs present a consistent aesthetic for the entire project and are consistent for the most part with the Master Development Guidelines.

The Department of Planning does not object to the petitioner's requests subject to the following conditions:

1. The proposed sign locations are not totally clear. Identify the locations for the freestanding joint identification signs by type on plan view sheets as suggested below.
2. Type A sign should be located at the corner of Painters Mill and Reisterstown Road.
3. Type B signs should be located at the entrances of the site off of Painters Mill Road and Reisterstown Road and should be limited to two locations.
4. Type C signs (with changeable copy display) should be limited to a maximum of two joint identification signs and type C signs should be located at the edge of the site on the northeast side off of Painters Mill Road and the southwest side off of Reisterstown Road .

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

Division Chief:
AVA/LL



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 21, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For November 24, 2014
Item No. 2015-0098, 0105, 0107, 0108 and 0110

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\ZAC11242014 -.doc

12/16/14
WCO



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: December 11, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 10100 Reisterstown Road, aka Foundry Row

INFORMATION:

Item Number: 15-105 Amended

Petitioner: Brian Gibbons

Zoning: BM

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The subject request is for certain variances to BCZR Section 450 sign regulations to allow, in general, the number of signs to exceed what is allowed, sign area to exceed what is allowed and the number of lines and height of copy of certain signs to exceed what is allowed. Relief is also requested for joint identification signs to allow up to 4 joint identification signs with integral changeable copy up to 50% of the total area of the sign.

The Department of Planning has reviewed the petitioner's request, accompanying site plan and Master Development Guidelines for Foundry Row dated September 22, 2014. The department finds that the proposed sign designs present a consistent aesthetic for the entire project and are consistent for the most part with the Master Development Guidelines.

The Department of Planning does not object to the petitioner's requests subject to the following conditions:

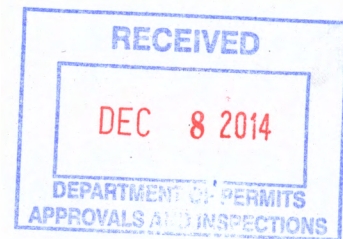
1. The proposed sign locations are not totally clear. Identify the locations for the freestanding joint identification signs by type on plan view sheets as suggested below.
2. Type A sign should be located at the corner of Painters Mill and Reisterstown Road.
3. The Department of Planning has no objection to the Type B signs used at all of the proposed entrances of the site off of Painters Mill Road and Reisterstown Road.
4. Should the Type C signs (with changeable copy display) be selected to be used as an option, they shall be located at the outermost located entrances of the site on both Reisterstown Road and Painters Mill Roads only.

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

Division Chief:
AVA/LL

A handwritten signature in black ink, appearing to read "Troy Leftwich", written over a horizontal line.

relax
to work



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: December 5, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 10100 Reisterstown Road, aka Foundry Row

INFORMATION:

Item Number: 15-105

Petitioner: Brian Gibbons

Zoning: BM

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The subject request is for certain variances to BCZR Section 450 sign regulations to allow, in general, the number of signs to exceed what is allowed, sign area to exceed what is allowed and the number of lines and height of copy of certain signs to exceed what is allowed. Relief is also requested for joint identification signs to allow up to 4 joint identification signs with integral changeable copy up to 50% of the total area of the sign.

The Department of Planning has reviewed the petitioner's request, accompanying site plan and Master Development Guidelines for Foundry Row dated September 22, 2014. The department finds that the proposed sign designs present a consistent aesthetic for the entire project and are consistent for the most part with the Master Development Guidelines.

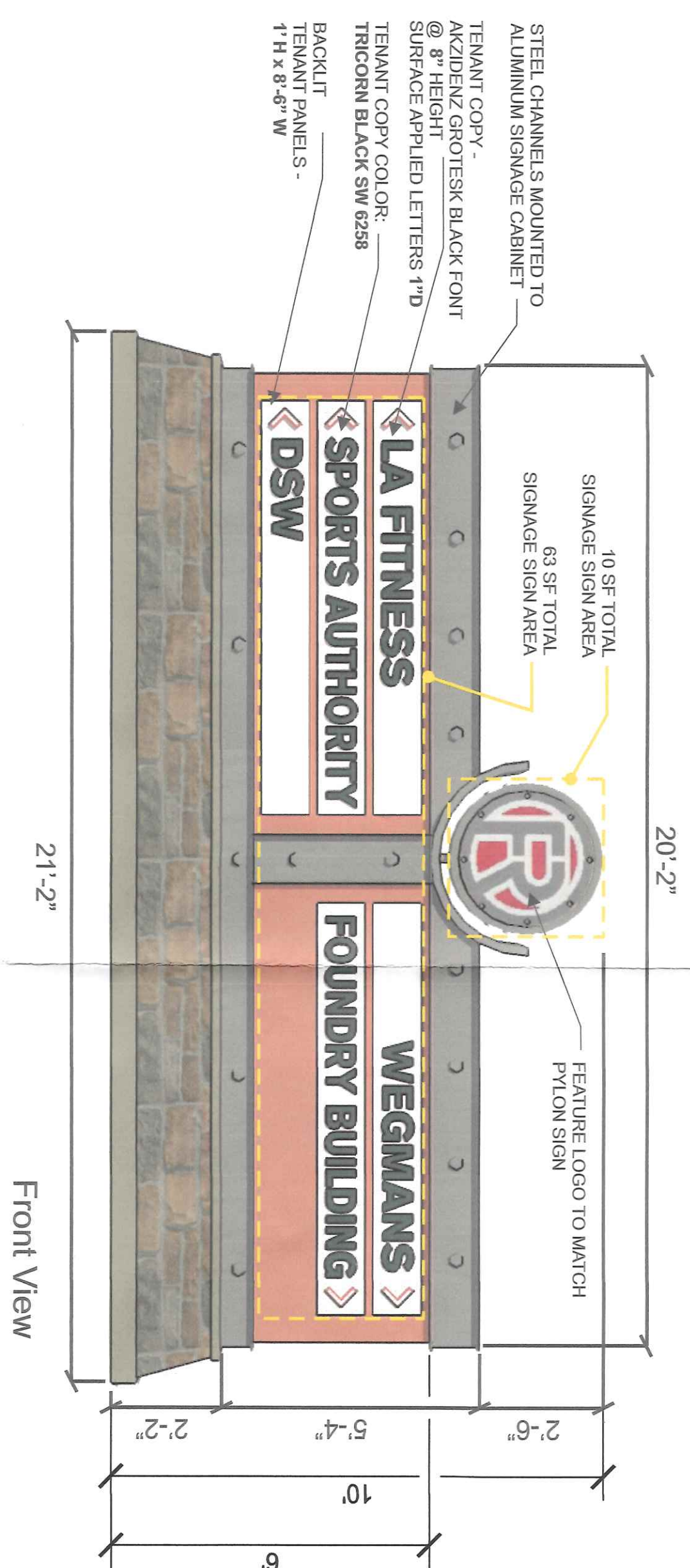
The Department of Planning does not object to the petitioner's requests subject to the following conditions:

1. The proposed sign locations are not totally clear. Identify the locations for the freestanding joint identification signs by type on plan view sheets as suggested below.
2. Type A sign should be located at the corner of Painters Mill and Reisterstown Road.
3. Type B signs should be located at the entrances of the site off of Painters Mill Road and Reisterstown Road and should be limited to two locations.
4. Type C signs (with changeable copy display) should be limited to a maximum of two joint identification signs and type C signs should be located at the edge of the site on the northeast side off of Painters Mill Road and the southwest side off of Reisterstown Road.

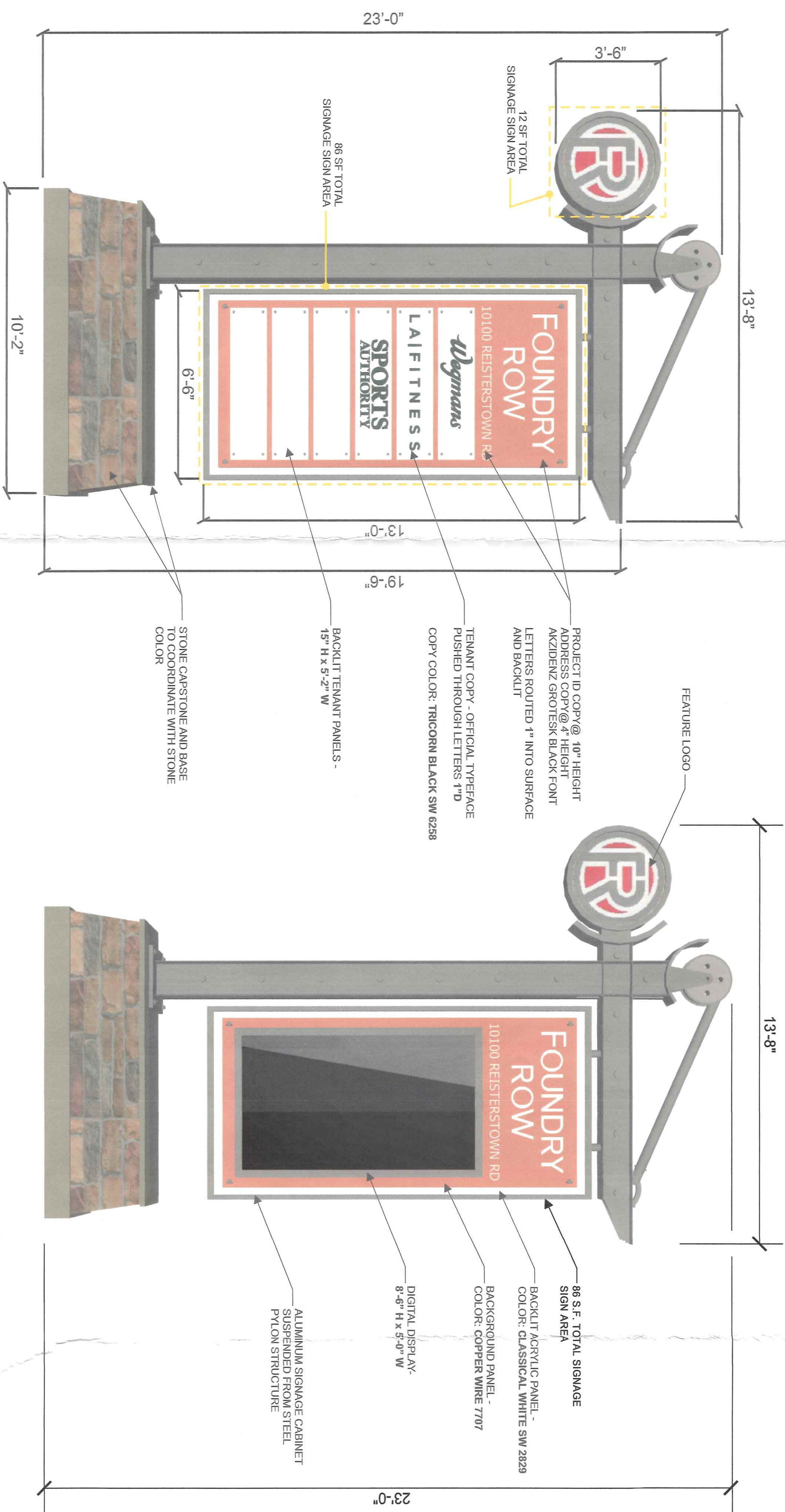
For further information concerning the matters stated here in, please contact Troy Leftwich at 410-887-3480.

Division Chief:
AVA/LL

Not to Scale

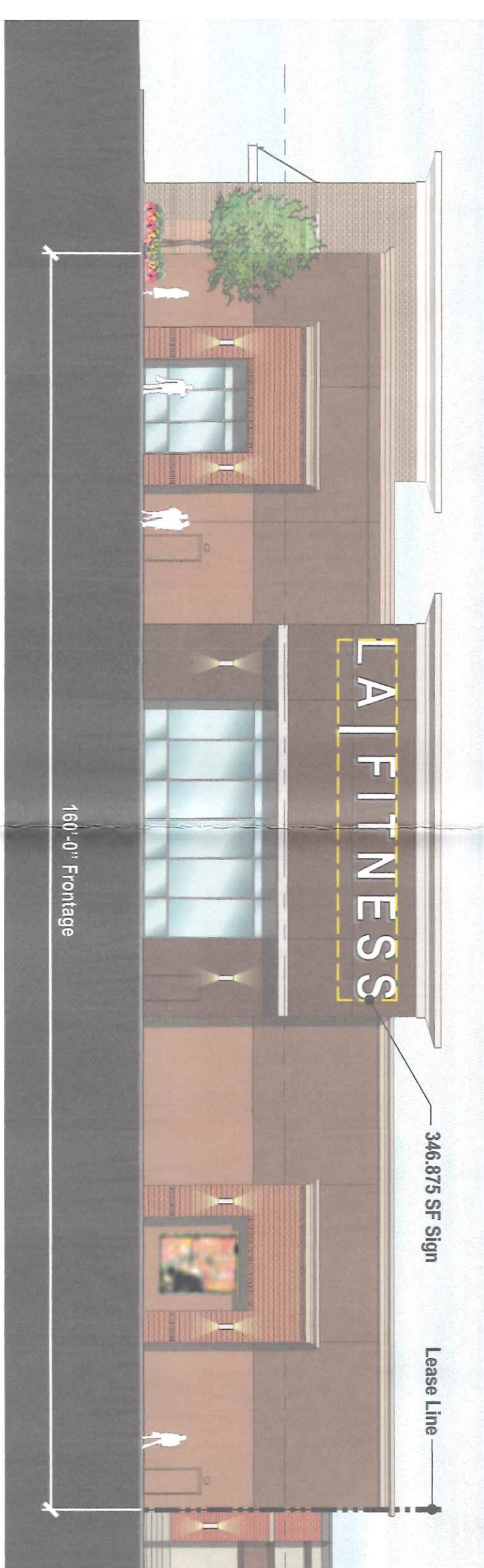


Not to Scale

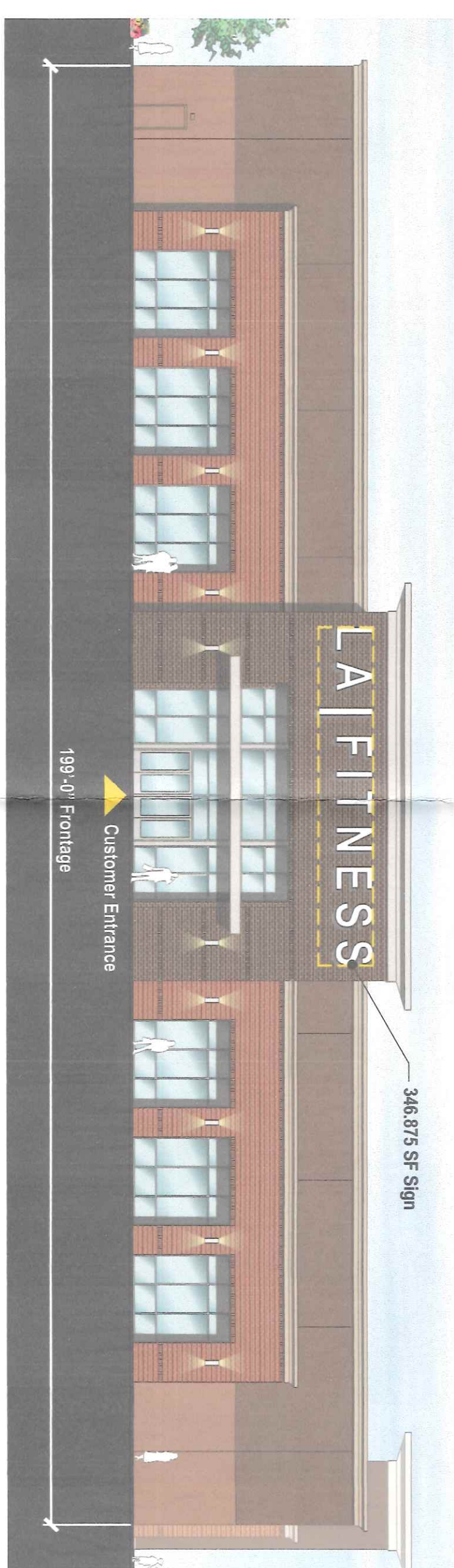


Not to Scale

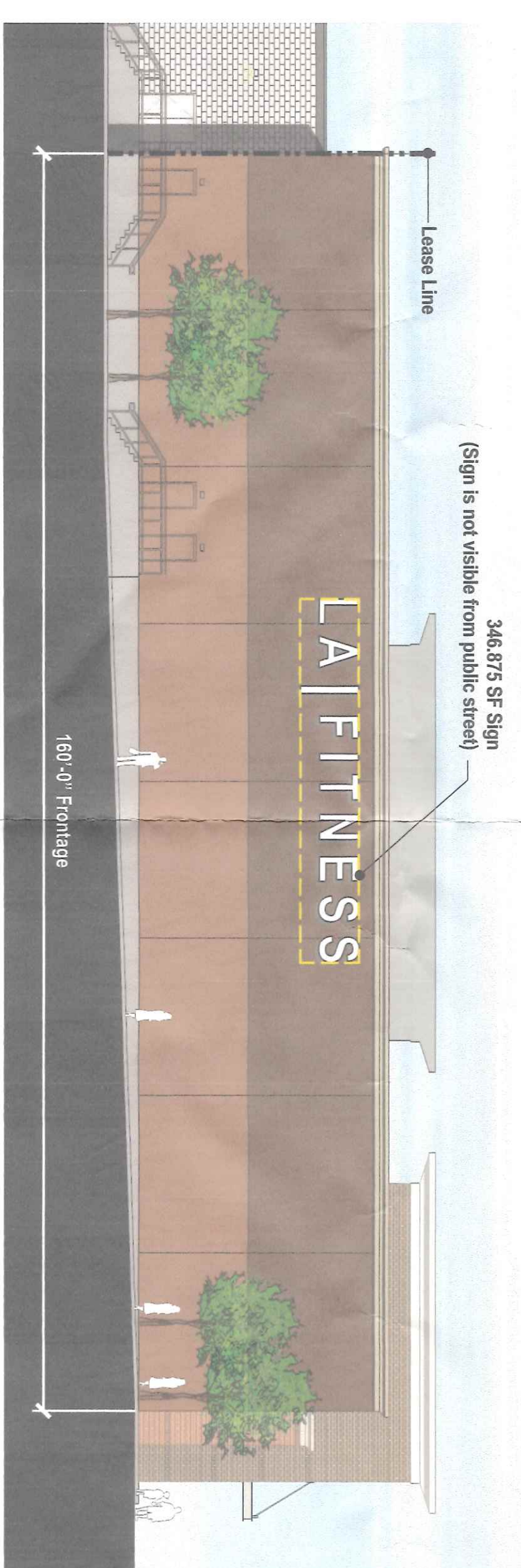
Not to Scale



Not to Scale



Not to Scale



Not to Scale

TYPE	QUANTITY	SQUARE FOOTAGE EACH SIGN	TOTAL
a. Wall Mounted Enterprise (Building I-4)	3	350 ±	1,050 S.F.
b. Identification	5	90	245 S.F.
c. Directory	1	73	73 S.F.

GENERAL NOTES

1. Pursuant to Section A4.02 (B,C,ZR), the basic services maps for Baltimore County indicate the following:
 - The site is not located in any water supply deficient area.
 - The site is not located in any sewerage deficient area.
2. Each project/identification sign will have ground – mounted uplighting. Each element sign will be illuminated.
3. Signs designed by #2 Architects

PAI No. 03-0496

DATE	BY	REVISIONS



10710 Green Road, Hunt Valley, MD 21031
 Phone: 410.259.2510
 www.centuryeng.com

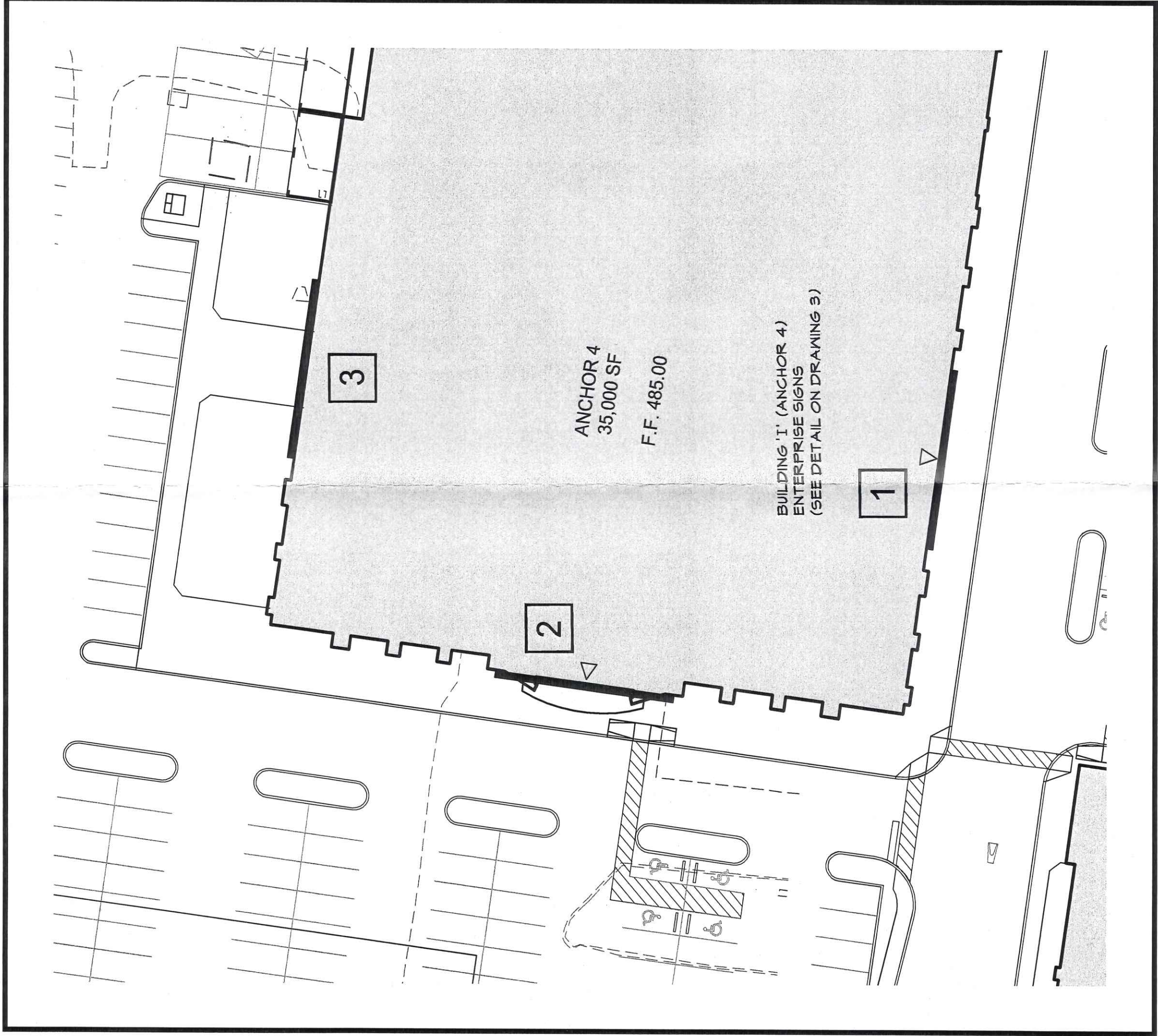
Sign Variance Details

Foundry Row

107100 Reisterstown Road
 3rd Election District 2nd Councilmanic District
 Baltimore County, Maryland

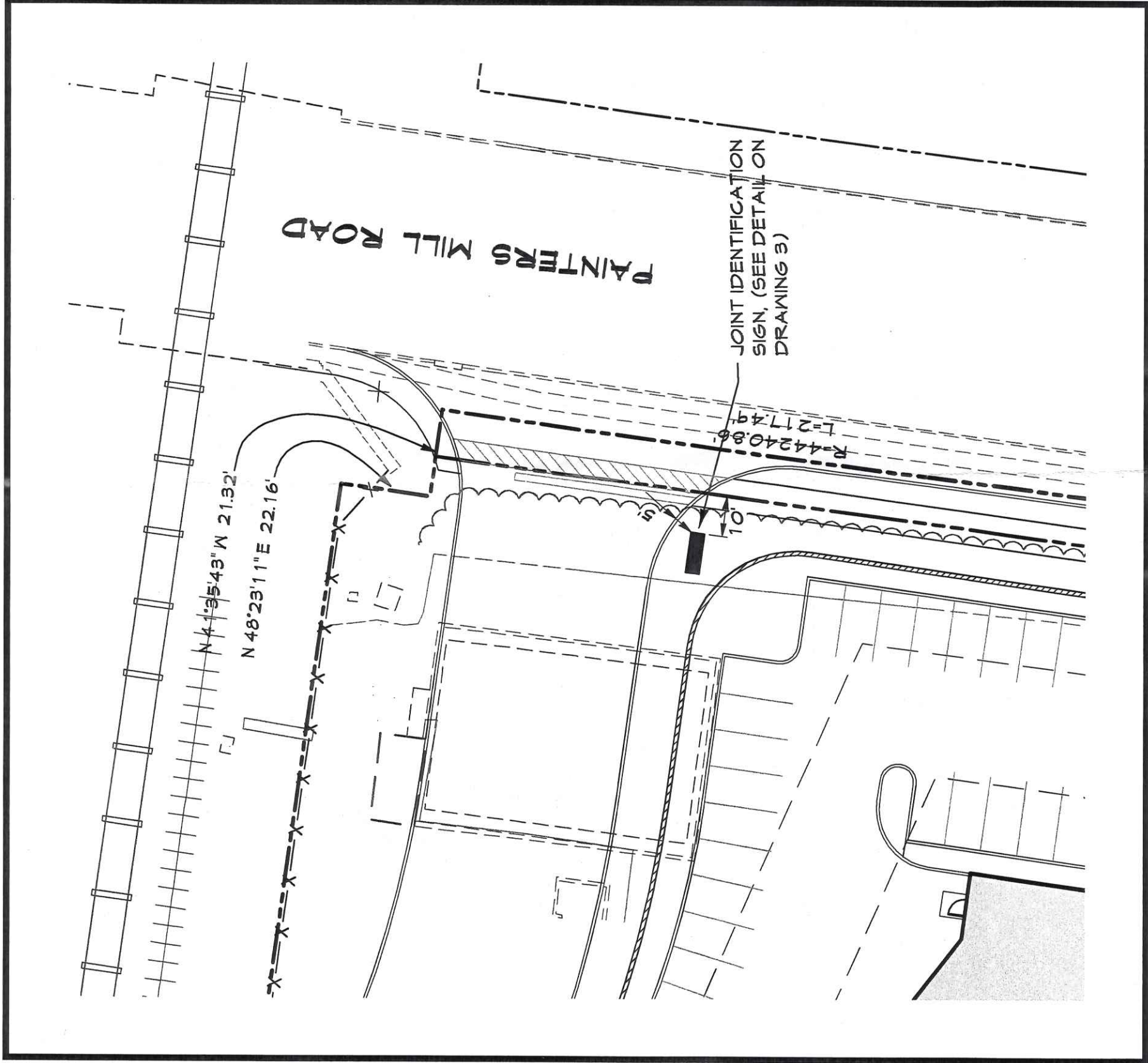


PROJECT NO.:	111304	ISSUE DATES	11.6.14
REVIEW:		DATE:	M.5.5.
BID:		DRAWN:	M.5.5.
PERMIT:		DESIGNED:	M.L.P.
CONSTRUCTION:		CHECKED BY:	
SCALE:	Nat'l to Scale	DATE CHECKED:	
		DRAWING:	3 of 3



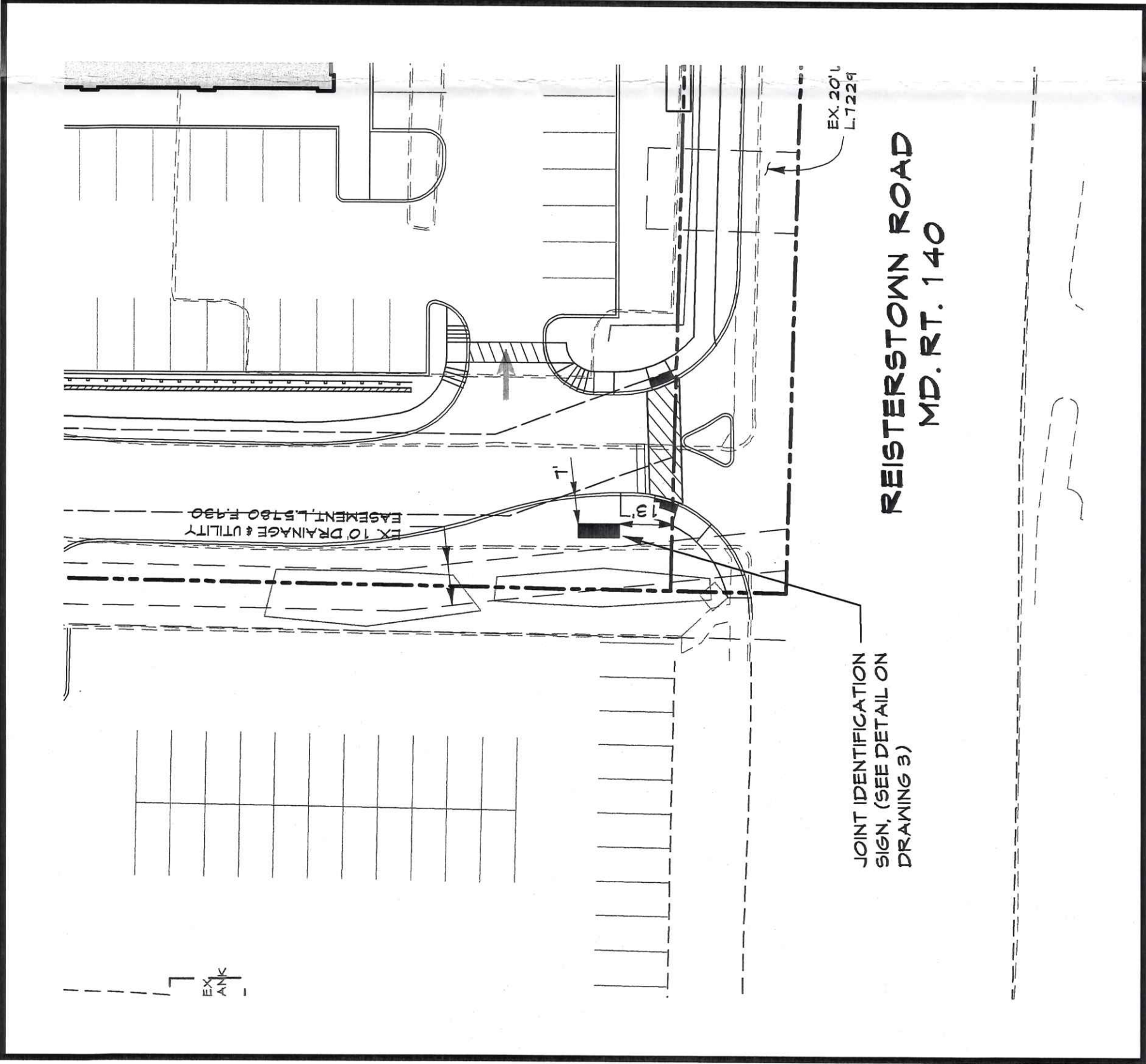
BUILDING I-4 ENTERPRISE SIGNS

SCALE: 1"=30'



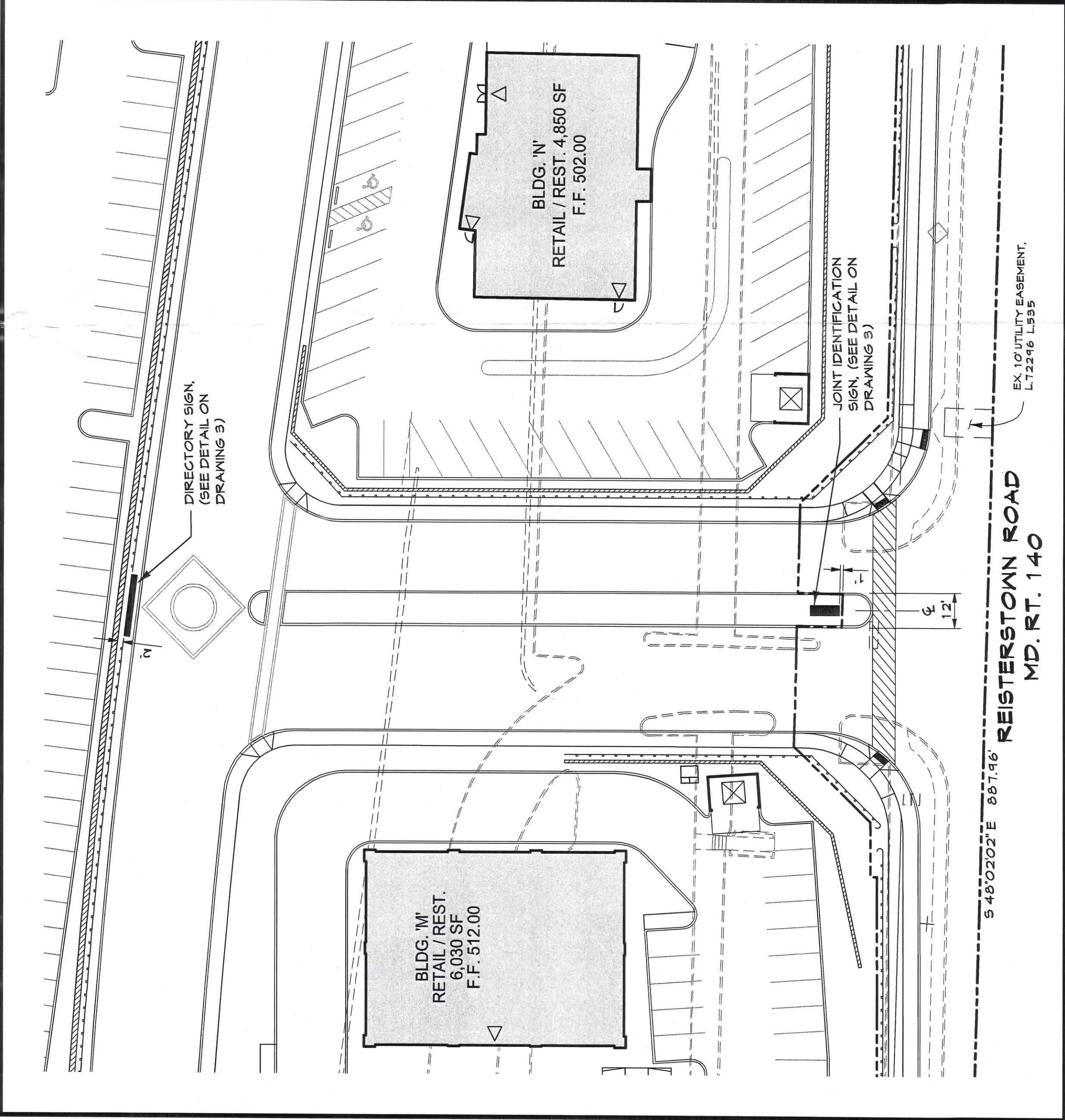
JOINT IDENTIFICATION SIGN

SCALE: 1"=30'



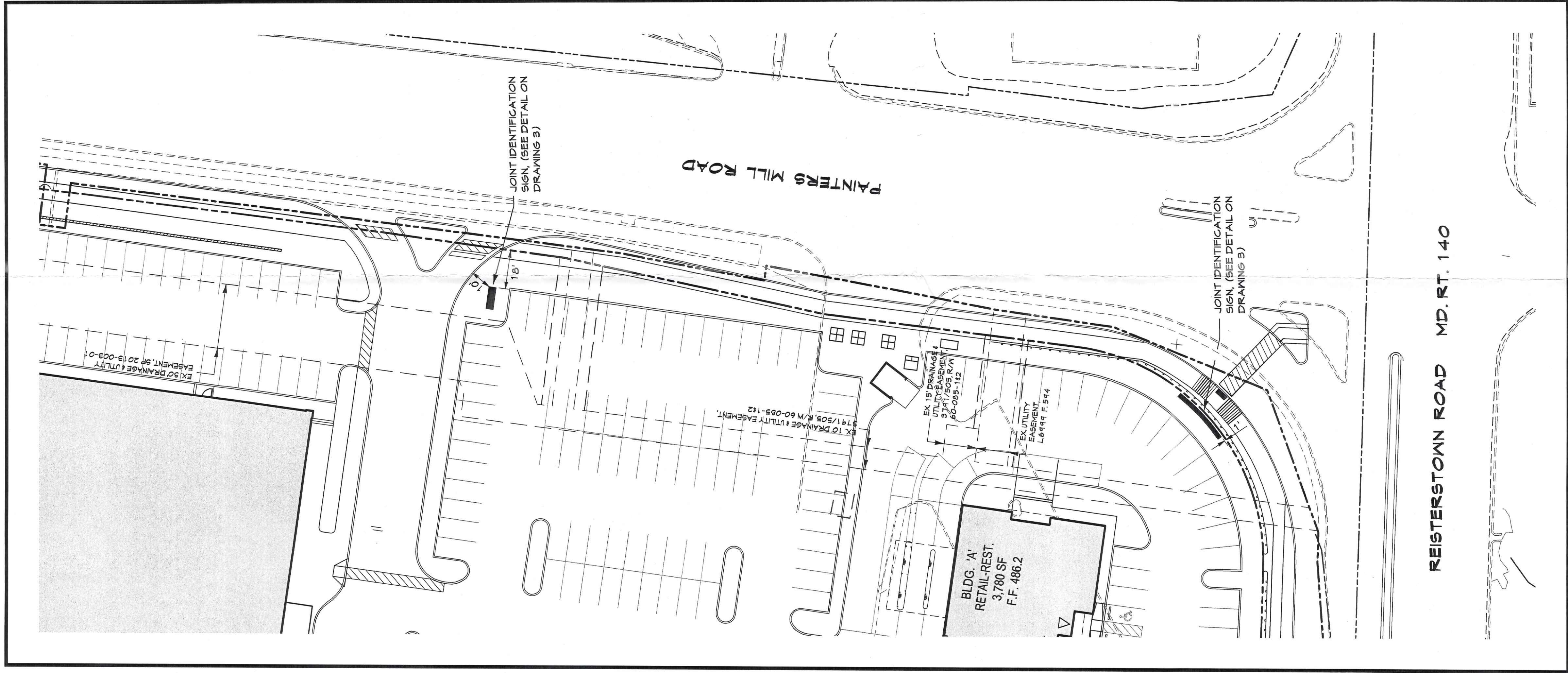
JOINT IDENTIFICATION SIGN

SCALE: 1"=30'



JOINT IDENTIFICATION SIGN and DIRECTORY SIGN

SCALE: 1"=30'



JOINT IDENTIFICATION SIGNS

SCALE: 1"=30'

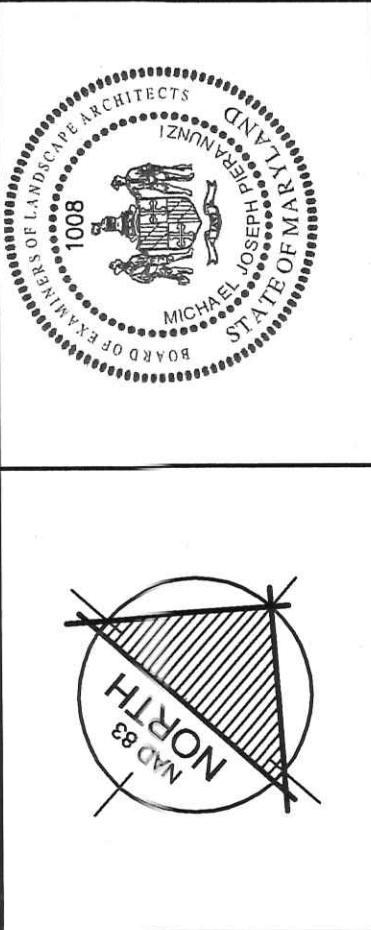
- LEGEND**
- Existing Major Centerline
 - Existing Minor Centerline
 - Existing Edge of Road
 - Existing Storm Drain and Inlet
 - Existing Water and Fire Hydrant
 - Existing Sewer
 - Existing Tree Line
 - Existing Tree
 - Utility Easement Line
 - Existing Building
 - Proposed Building
 - Proposed Curb & Gutter
 - Zoning Lines

DATA SOURCES:
Existing survey information shown on this plan is from a Field-Run survey performed by Century Engineering, Inc. dated February, 2012. The property boundary was established March, 2012. The plan was prepared by Century Engineering, Inc. for the Baltimore County Office of Technology, 615 Lee, 6th Floor, Baltimore, MD 21201. Some existing utilities shown are from public drawings of record.

DATE	BY	REVISIONS

Century
ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 Glen Road, Hunt Valley, MD 21031
Phone: 410.383.2441
www.centuryeng.com

Sign Variance Plan
Foundry Row
10100 Reisterstown Road
3rd Election District 2nd Councilmanic District
Baltimore County, Maryland



REVIEW: BASE: M.S.S.	ISSUE DATES: 11.6.14	CONSTRUCTION: 11.19.04	PROJECT NO.: 111904
BID: DESIGNED: M.S.S.	PERMIT: M.J.P.	SCALE: 1"=100'	DRAWING: 2 of 3
CHECKED BY: M.J.P.	DATE CHECKED: 11.19.04		

DEVELOPER'S
EXHIBIT NO. **1A**

PAI No. 03-0496

ZONING CASE 2015-0105-A

BUILDING	NUMBER	STREET NAME
M	10020	REISTERSTOWN ROAD
L	10010	REISTERSTOWN ROAD
K	10020	REISTERSTOWN ROAD
ANCHOR 8	10030	REISTERSTOWN ROAD
ANCHOR 5	10040	REISTERSTOWN ROAD
I	10050	REISTERSTOWN ROAD
ANCHOR 4	10060	REISTERSTOWN ROAD
ANCHOR 3	10070	REISTERSTOWN ROAD
ANCHOR 2	10080	REISTERSTOWN ROAD
ANCHOR 1	10100	REISTERSTOWN ROAD
G	10110	REISTERSTOWN ROAD
B	10120	REISTERSTOWN ROAD
A	10130	REISTERSTOWN ROAD
D	10140	REISTERSTOWN ROAD
E	10150	REISTERSTOWN ROAD
F-1	10160	REISTERSTOWN ROAD
F-2	10170	REISTERSTOWN ROAD
G	10180	REISTERSTOWN ROAD
H	10190	REISTERSTOWN ROAD
N	10110	REISTERSTOWN ROAD

BUILDING	NUMBER	STREET NAME
M	10020	REISTERSTOWN ROAD
L	10010	REISTERSTOWN ROAD
K	10020	REISTERSTOWN ROAD
ANCHOR 8	10030	REISTERSTOWN ROAD
ANCHOR 5	10040	REISTERSTOWN ROAD
I	10050	REISTERSTOWN ROAD
ANCHOR 4	10060	REISTERSTOWN ROAD
ANCHOR 3	10070	REISTERSTOWN ROAD
ANCHOR 2	10080	REISTERSTOWN ROAD
ANCHOR 1	10100	REISTERSTOWN ROAD
G	10110	REISTERSTOWN ROAD
B	10120	REISTERSTOWN ROAD
A	10130	REISTERSTOWN ROAD
D	10140	REISTERSTOWN ROAD
E	10150	REISTERSTOWN ROAD
F-1	10160	REISTERSTOWN ROAD
F-2	10170	REISTERSTOWN ROAD
G	10180	REISTERSTOWN ROAD
H	10190	REISTERSTOWN ROAD
N	10110	REISTERSTOWN ROAD

1. Site Address. 10100 Reisterstown Road
Owings Mills, MD 21117
2. Owner/Developer. GGCV Real Estate, LLC
10000 Reisterstown Road
Suite 100
Owings Mills, MD 21117
410-353-2266
3. Tax Account Numbers. 03 10028 131, 110006416, 05 18001 058,
03 10028 132, 03 13023 132, 11000016226
4. Tax Map. 6-7
5. Parcel ID. 03 044 33 90
6. Deed Reference. 31 1182/02346
7. Gross Area. 49,816 Acres.
a. Parcel 42: 16,544 acres
b. Parcel 43: 16,544 acres
c. Parcel 44: 19,355 acres
d. Parcel 93: 48,651 acres
e. Parcel 10: 5,825 acres
8. Net Acreage. N/A
N/A Development Area: 151 acres
9. Existing Zoning. BM
10. Projected Zoning. a. N/A
b. Office
c. Retail/Restaurant
d. 45,000 square feet
11. Existing Building Area to Remain. 241,603 square feet
12. Parking Summary. 200 parking spaces (see Parking Calculations Chart)
Total provided: 23.17 parking spaces

13. **FLOOR AREA RATIO PERMITTED:** 40
FLOOR AREA RATIO REQUIRED: 40
- FLOOR AREA RATIO CALCULATIONS:**
- | | |
|--|--|
| Adjusted Gross Floor Area of Restaurant | 19,000 S.F. |
| Gross area of site | 2,156,220 S.F. |
| Adjusted Gross Floor Area of Restaurant | 34,000 S.F. |
| Gross area of site | 2,156,220 S.F. |
| Adjusted Gross Floor Area of Office, General | 25,160 S.F. |
| Adjusted Gross Floor Area of Merchandise | 24,160 S.F. |
| Gross area of site | 2,156,220 S.F. |
| Adjusted Gross Floor Area of Office, General | 66,220 S.F. |
| Gross area of site | 2,156,220 S.F. |
| F.A.R. 666.233-2 | 2,156,220 S.F. = 0.30 Floor Area Ratio |
14. **Block Regulations for BN Zone:**
- Front Yard - Section 232.1:** Front building line shall be set back from the front lot line by a distance of not less than 10 feet from the center line of the street, except as specified in Section 303.2.
 - Side Yard - Section 303.2:** none required on interior lots, except that: where the lot abuts a lot in a residence zone, there must be a side yard of not less than 10 feet on the lot side and on corner lots, the side yard on the street side shall be not less than 10 feet in width.
 - Rear Yard - Section 232.1:** none required, except that: where the rear lot abuts a lot in a residence zone, there shall be a rear yard not less than 20 feet deep.

15. The property was returned to the B-1 Zone, pursuant to the Board's decision on the B-1 Zone, which took effect on September 10, 2012.
16. Year Designation: W-1
Sewer Designation: 5-1
17. Site is within MPDL.
18. Site is within the Metropolitan District.
19. Site not in the Chesapeake Bay Critical Area.
20. The site is not located in a deficient area on any of the Basic Services Maps.
21. No signage is proposed at this time; however, any future signage to comply with Section 450 of the Baltimore County Zoning Regulations and all zoning sign policies.
22. There is no prior zoning case history for this property.
23. Census Tract: 403702
24. Watershed: Guytons Falls
25. Subwatershed: Reisterstown
26. There are no 100 year floodplains, flood areas, wetlands, or historic buildings on site.
27. The site is not located within a designated area of critical concern.
28. There are no historic structures located on this site.

- | | ZONING HISTORY | |
|--|----------------|--|
| Case # 16-04-131-SM
Approved to construct building for office and plant use on Maryland Gap property (Does not apply) | | |
| Case # 14-7D-029
Genor/Mo-Criss Property Request to redevelop existing portion of Genor/Mo-Criss Property as part of the Foundry Row project (This building has been razed) | | |
| Case # R-14-15-0226
Request for zoning redesignation for portion of the Suwannee Properties (Does not apply) | | |
| Case # 13-7A-0142-A
Request for rezoning from TPO to height II in lieu of the required 40' height. (Does not apply) | | |

SCALE: 1"=100'

Foudry Row

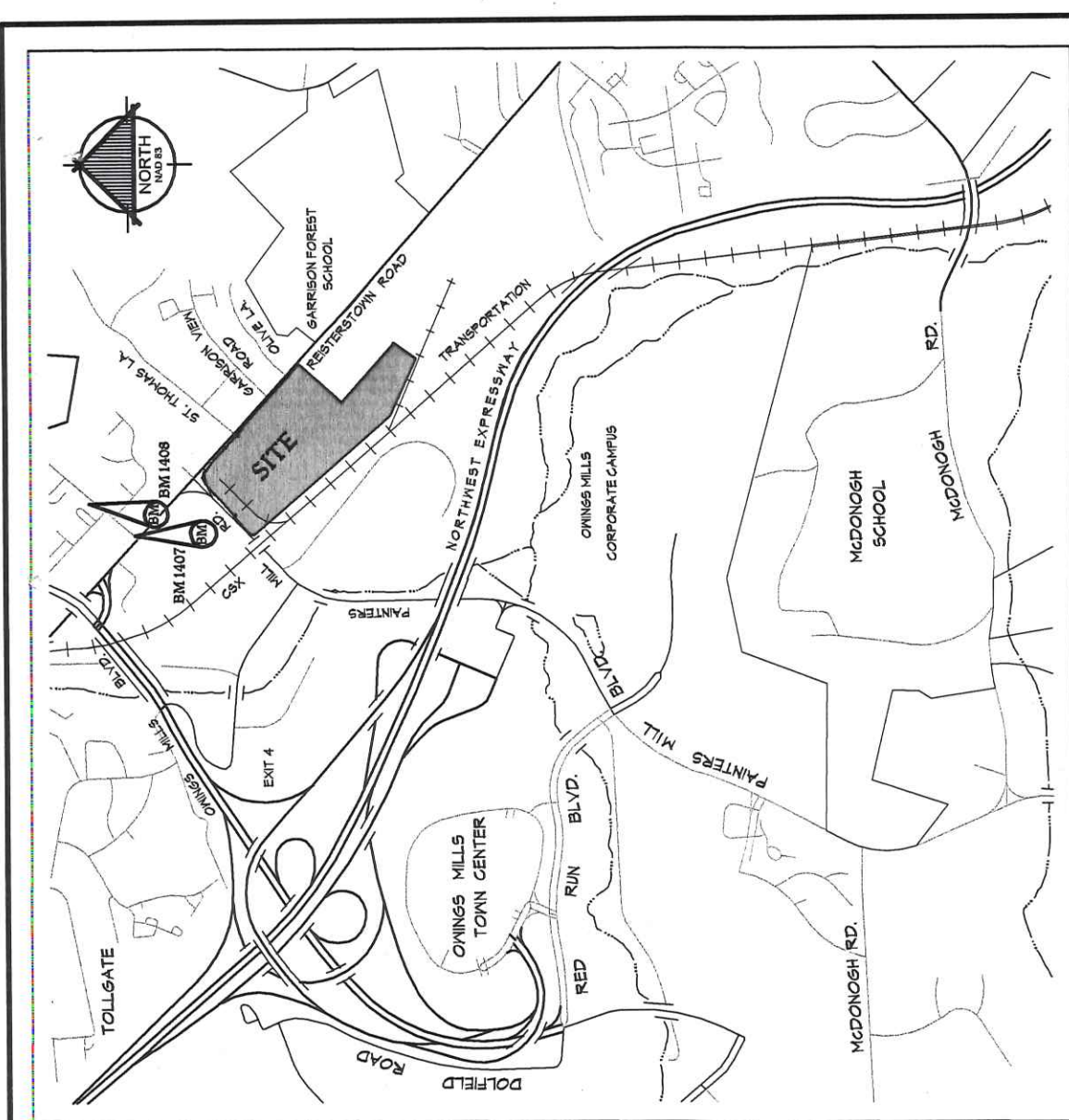
10100 Reisterstown Road
3rd Election District 2nd Councilmanic District
Baltimore County, Maryland



ISSUE DATES		BASE:	M.S.S.
REVIEW:	11.6.14	DRAWN:	M.S.S.
BID:		DESIGNED:	M.J.P.
PERMIT:		CHECKED BY:	
CONSTRUCTION:		DATE CHECKED:	
SCALE: 1"=100'		DRAWING:	
PROJECT NO.: 111904		1 of 3	

PAI No. 03-0496

ZONING CASE 2015-0105-A



VICINITY

SCALE: 1"=2000'

DZEW

- | | |
|--|----------------------------------|
| | Proposed Building |
| | Proposed Curp t enter |
| | Zoning Lines |
| | Existing Tree Line |
| | Trsect Boundary |
| | Utility Easement Line |
| | Existing Building |
| | Excavating Area and Fire Hydrant |
| | Excavating Storm Drain and Inlet |
| | Excavating Major Contour |
| | Excavating Edge of Road |

DATA SOURCES:
Existing topographic information shown on this plan is from a Field-Run survey performed by Century Engineering, Inc. dated February, 2012. The property boundary was established March, 2012. Existing topography shown outside the property is from the Baltimore County Office of Technology - 615 Lab. 615 The Number 06-TB-1. Some existing utilities shown are from public drawings of record.

DATE	BY	REVISIONS

mm CENTURY
ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401
www.centuryeng.com

Sign Variance Plan

Foudry Row

10100 Reisterstown Road
3rd Election District 2nd Councilmanic District
Baltimore County, Maryland



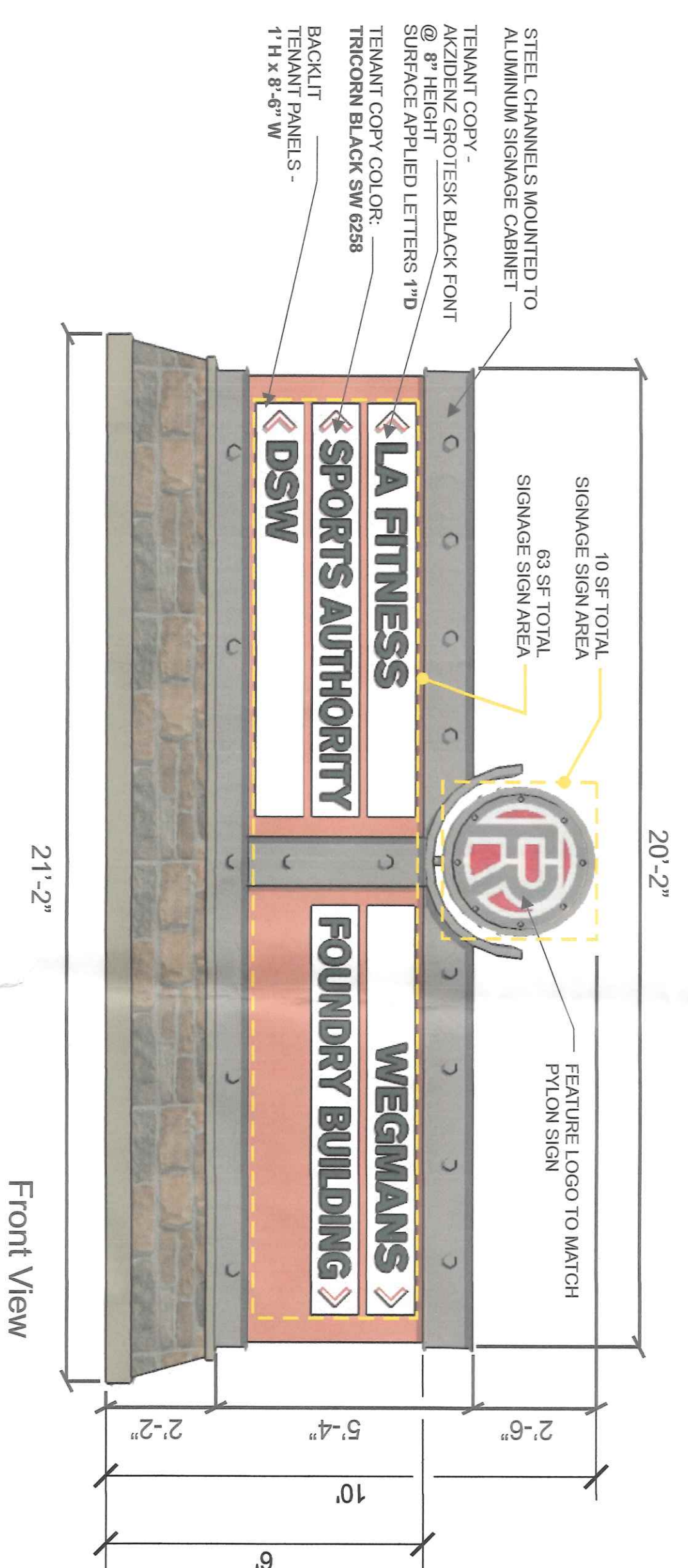
ISSUE DATES		BASE:	M.S.S.
REVIEW:	11.6.14	DRAWN:	M.S.S.
BID:		DESIGNED:	M.J.P.
PERMIT:		CHECKED BY:	
CONSTRUCTION:		DATE CHECKED:	
SCALE: 1"=100'		DRAWING:	
PROJECT NO.: 111904		1 of 3	

PAI No. 03-0496

ZONING CASE 2015-0105-A

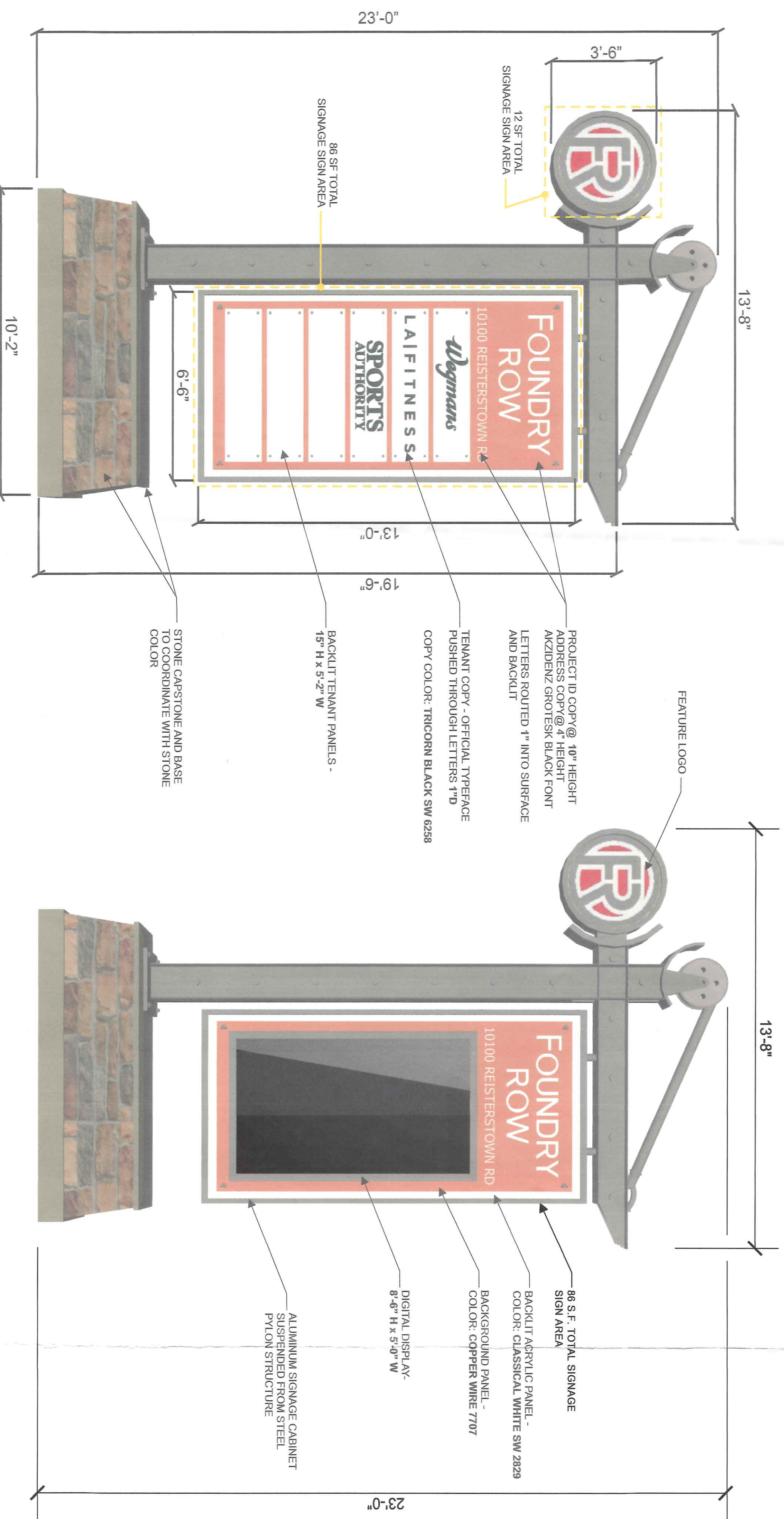
27'-4"
Front View

Not to Scale



UNIVERSITY OF TORONTO LIBRARY

Not to Scale

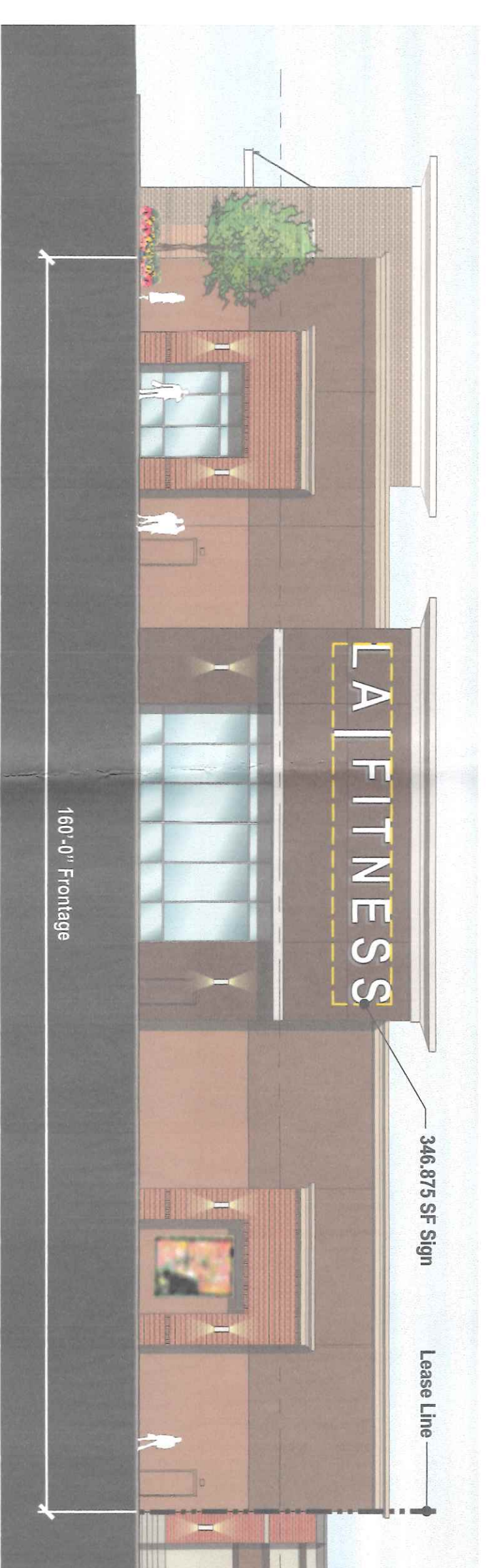


JOINT IDENTIFICATION SIGN 'B'

Not to Scale

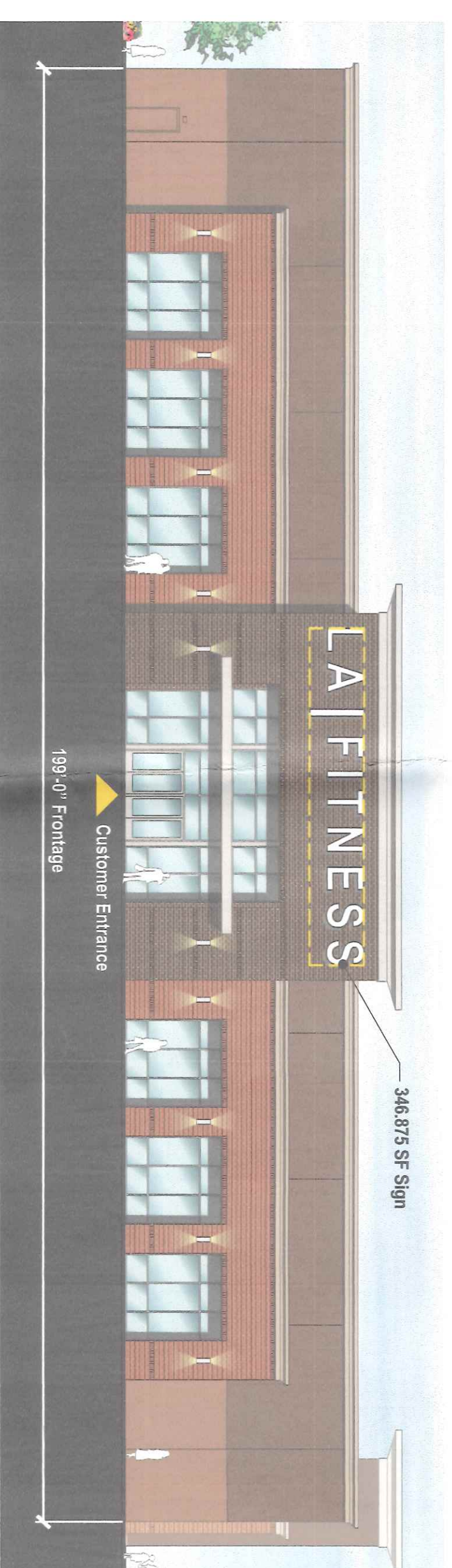
ALTERNATIVE OPTION
JOINT IDENTIFICATION SIGN 'C'

Not to Scale



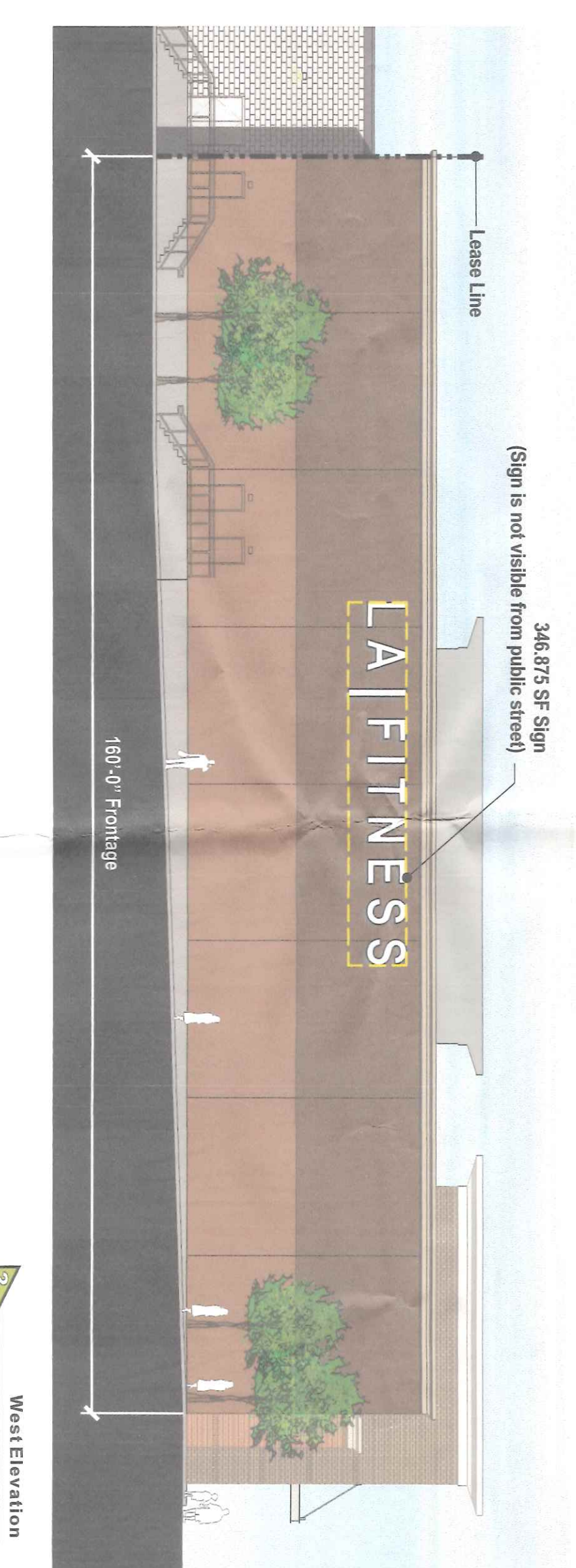
BUILDING I-4 WALL MOUNTED
ENTERPRISE SIGN NO. 1

Not to Scale



BUILDING I-4 WALL MOUNTED
ENTERPRISE SIGN NO.2

Not to Scale



BUILDING I-4 WALL MOUNTED
ENTERPRISE SIGN NO.3

Not to Scale

SIGN SQUARE FOOTAGE CHART				
TYPE	QUANTITY	SQUARE FOOTAGE EACH SIGN	TOTAL	
a. Mail Mounted Enterprise (Building I-4)	3	350±	1,050 S.F.	
b. Identification	5	40±	204 S.F.	
c. Directory	1	73	73 S.F.	

GENERAL NOTES

1. Pursuant to section AA02 (B.C.Z.R.), the basic services maps for Baltimore County indicate the following:
The site is not located in any water supply deficient area.
The site is not located in any sewerage deficient area.
2. Each Displacement/Identification sign will have ground-mounted uplighting. Each license sign will be illuminated.
3. Signs designed by #2 Architects

JP2

DEVELOPER'S
EXHIBIT NO. 2C

PAI No. 03-0496

DATE	BY	REVISIONS

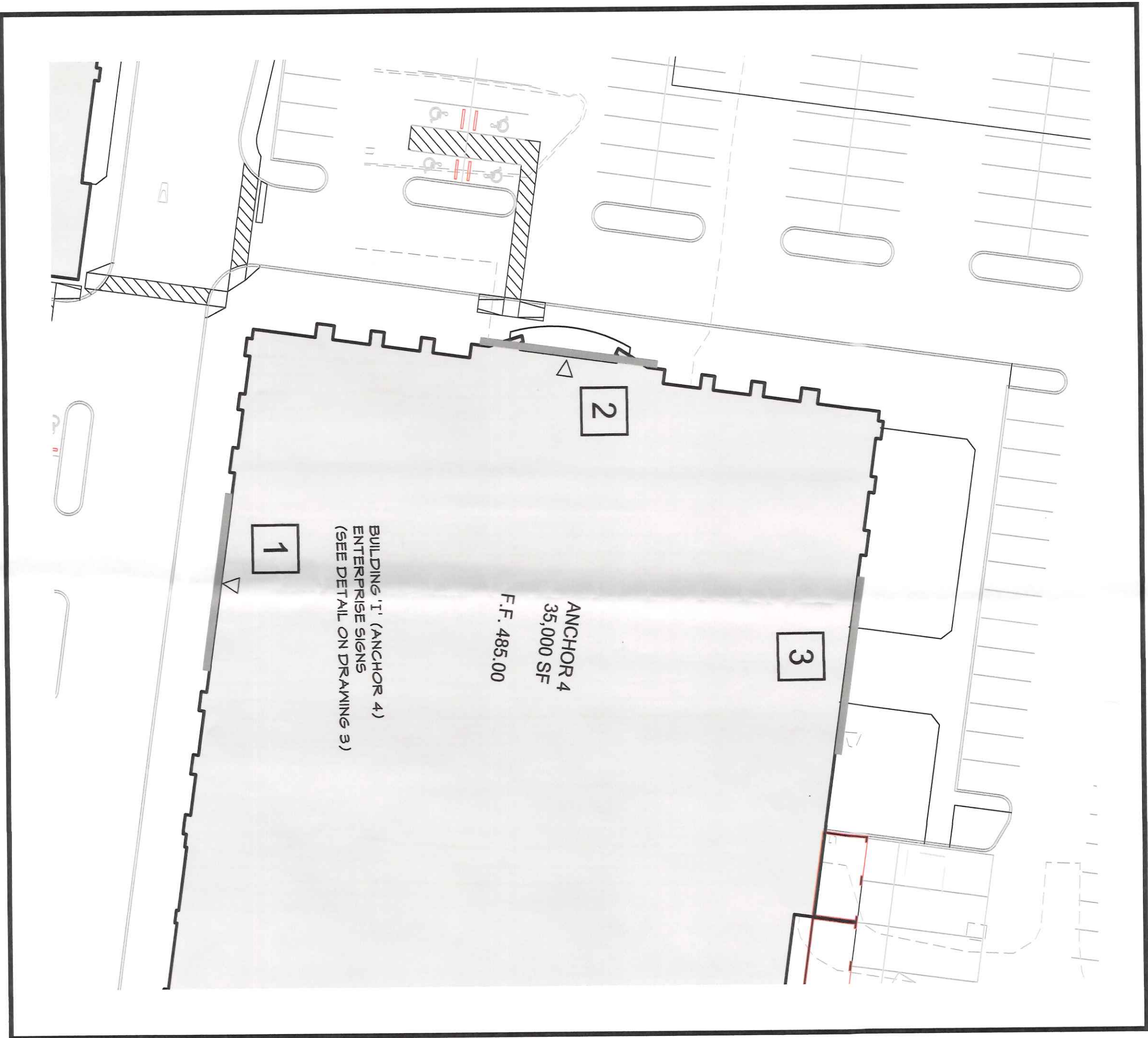
century
ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401
www.centuryeng.com

Sign Variance Details

10100 Reisterstown Road
3rd Election District 2nd Councilmanic District
Baltimore County, Maryland

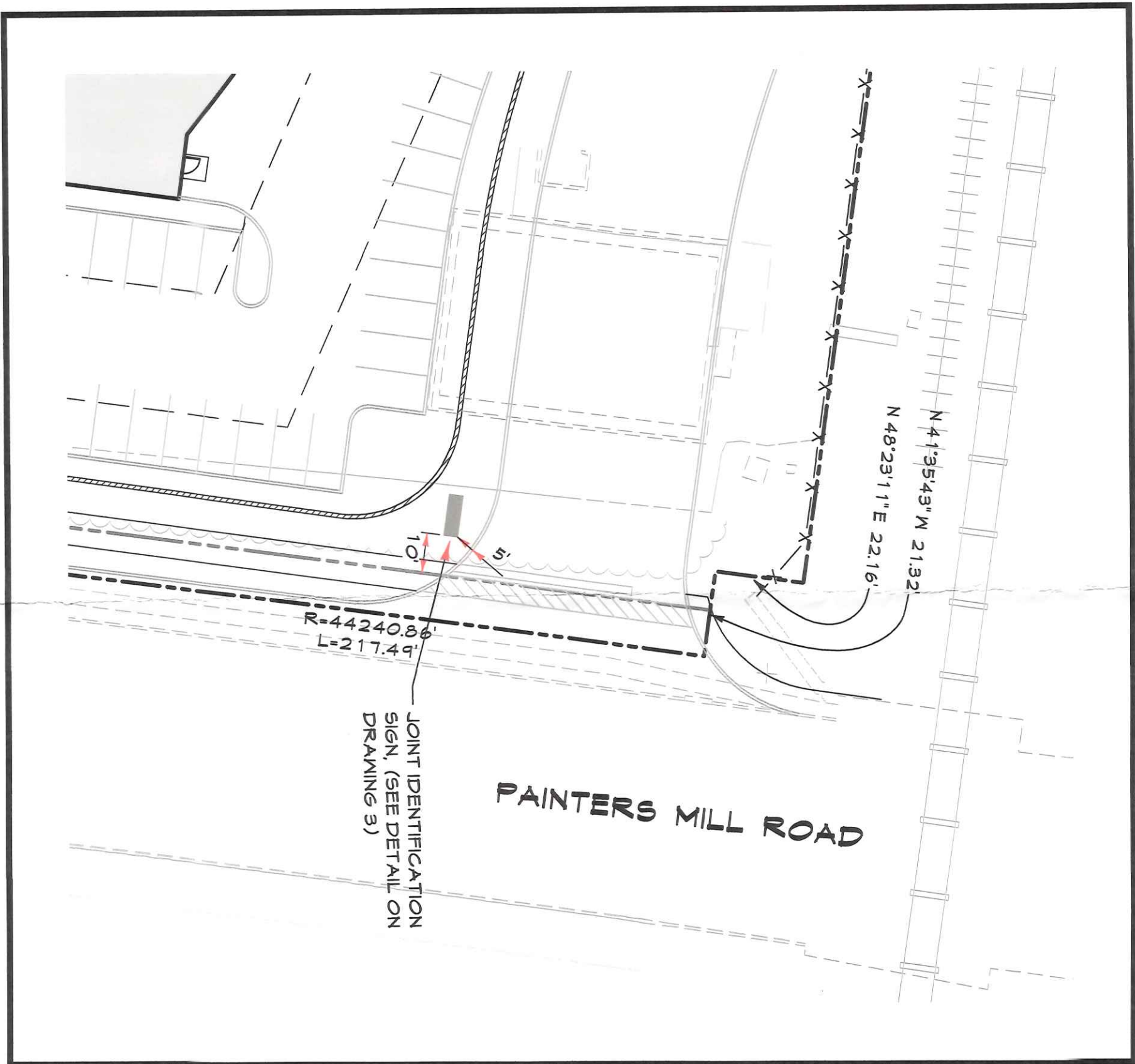


ISSUE DATES	BASE:
REVIEW: 11.6.14	DRAWN: M.S.S.
BID: -----	CHECKED BY: M.J.P.
PERMIT: -----	DATE CHECKED: -----
CONSTRUCTION: -----	



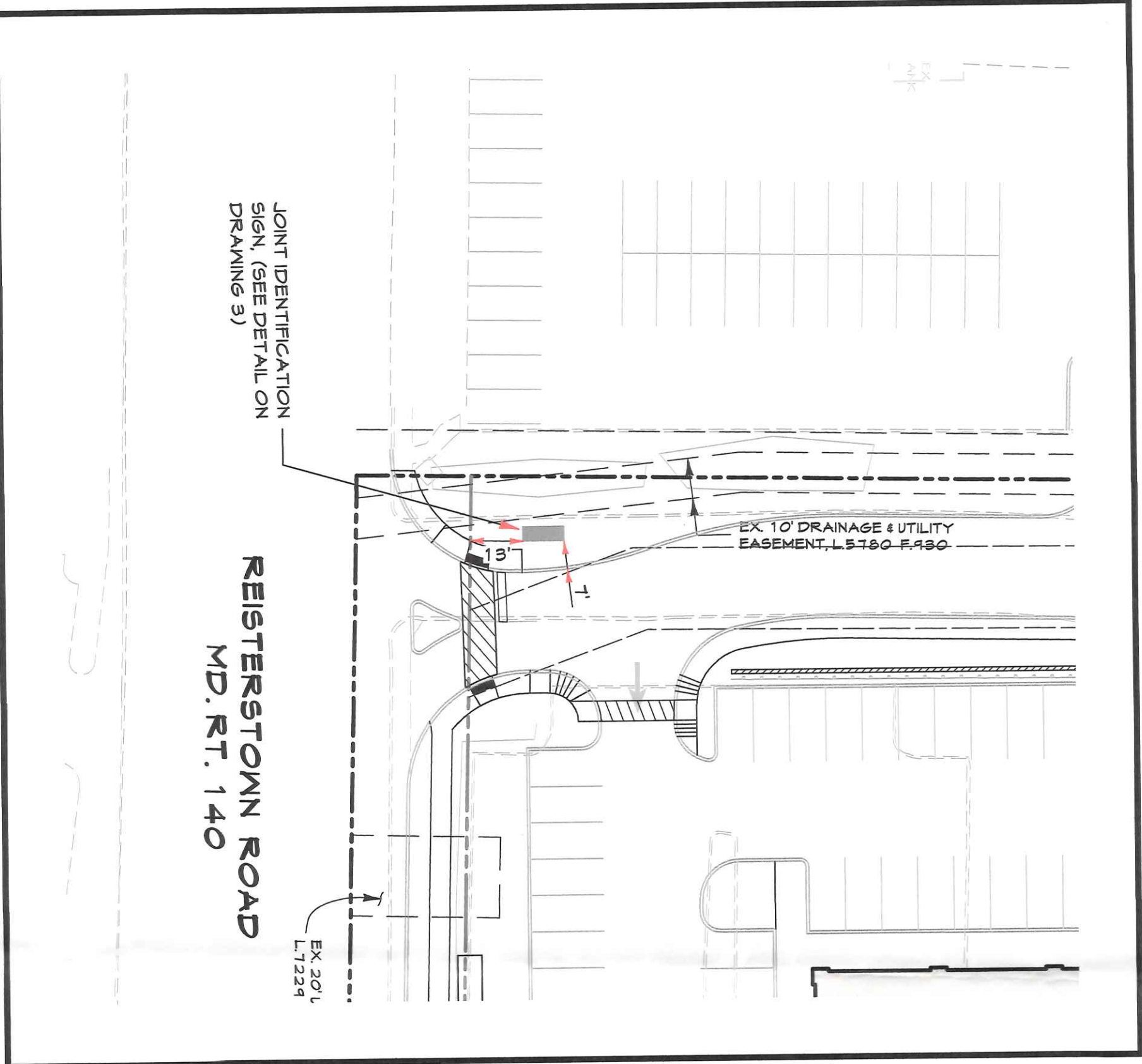
BUILDING I-4 ENTERPRISE SIGNS

SCALE: 1"=30'



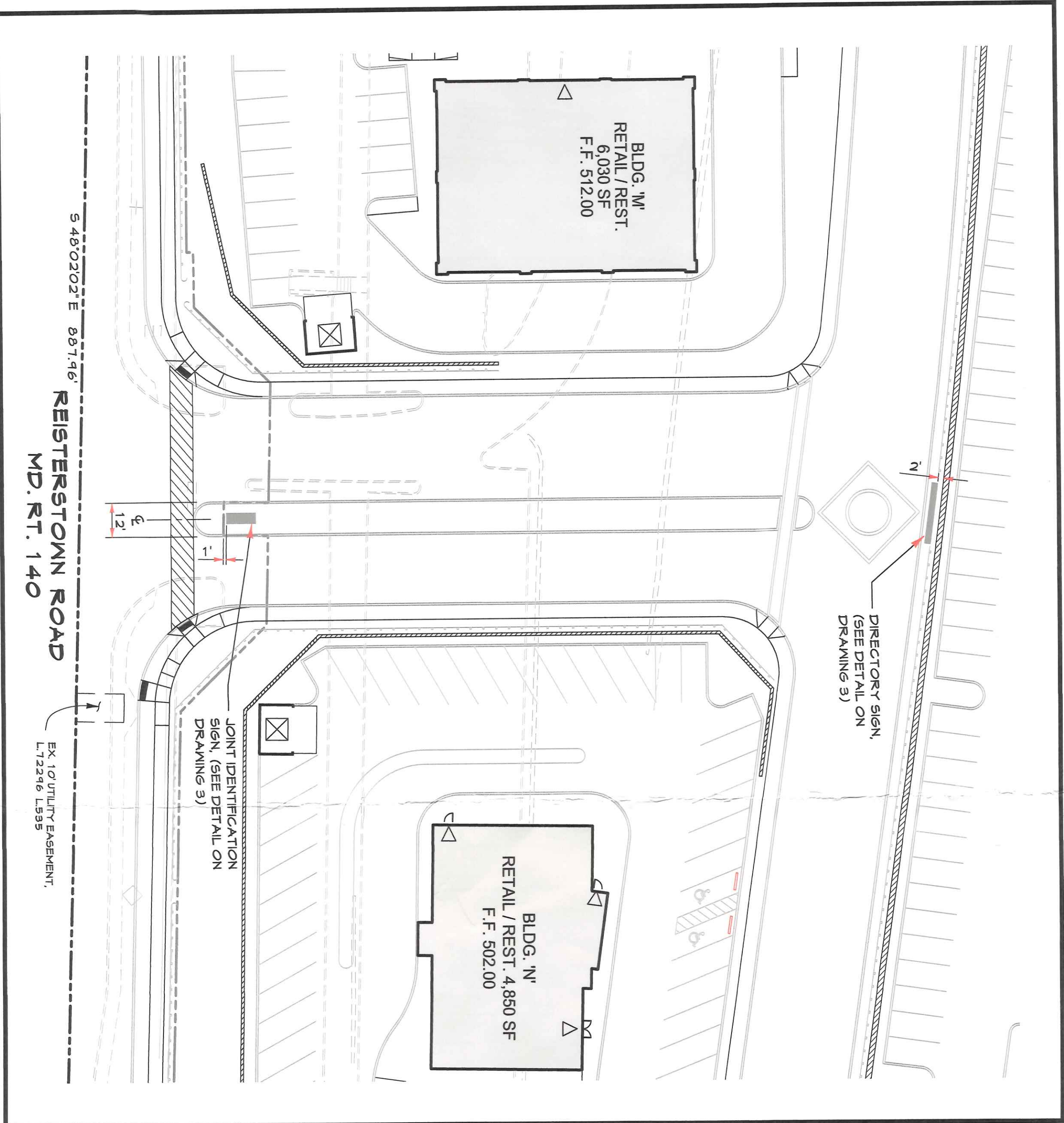
JOINT IDENTIFICATION SIGN B or C

SCALE: 1"=30'



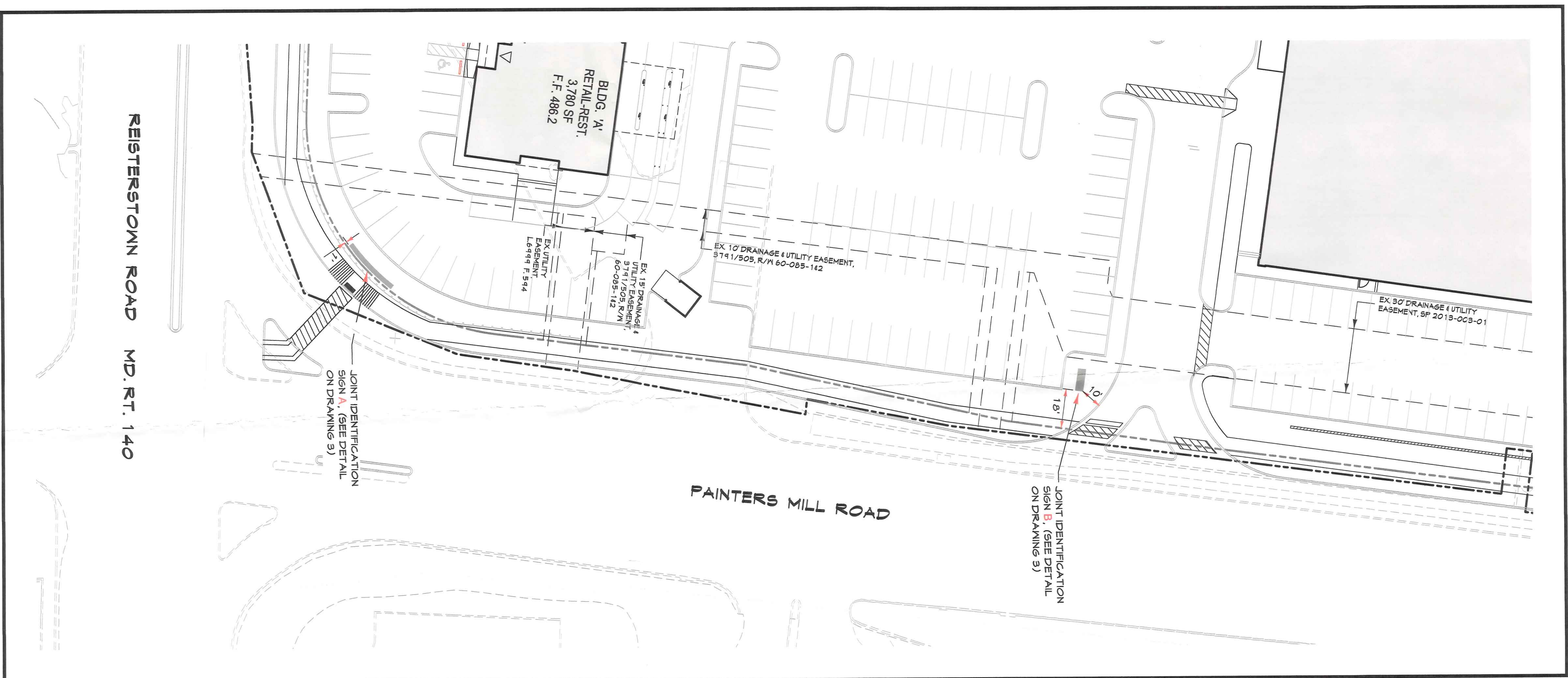
JOINT IDENTIFICATION SIGN B or C

SCALE: 1"=30'



JOINT IDENTIFICATION SIGN B and DIRECTORY SIGN

SCALE: 1"=30'



JOINT IDENTIFICATION SIGNS

SCALE: 1"=30'

- LEGEND**
- Existing Minor Contour
 - Existing Major Contour
 - Existing Edge of Road
 - Existing Storm Drain and Inlet
 - Existing Water and Fire Hydrant
 - Existing Drive and Gutter
 - Existing Tree Line
 - Existing Drive
 - Tract Boundary
 - Utility Element Line
 - Existing Building
 - Proposed Building
 - Proposed Curb & Gutter
 - Zoning Lines

DATA SOURCES:

Existing building information shown on this plan is from a field-survey performed by Century Engineering, Inc. dated February 2013. The property boundary was established by a 2013 Baltimore City Office of Technology - GIS Unit. The Number 061811. Some existing utilities shown are from public drawings of record.

TM CENTURY ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10716 Gitty Road, Hunt Valley, MD 21031
Phone: 443.888.8444 Fax: 443.888.2401
www.centuryeng.com

Sign Variance Plan
Foundry Row
10100 Reisterstown Road
3rd Election District 2nd Councilmanic District
Baltimore County, Maryland



DEVELOPER'S
EXHIBIT NO. **2B**
PAI No. 03-0496

ISSUE DATES		BASE	
REVIEW	11/6/14	DRAWN	MSS
BID		DESIGNED	MSS
PERMIT		CHECKED BY	MJP
CONSTRUCTION		DATE CHECKED	
SCALE	1"=100'	DRAWING	2 of 3
PROJECT NO.	111904		

ZONING CASE 2015-0105-A

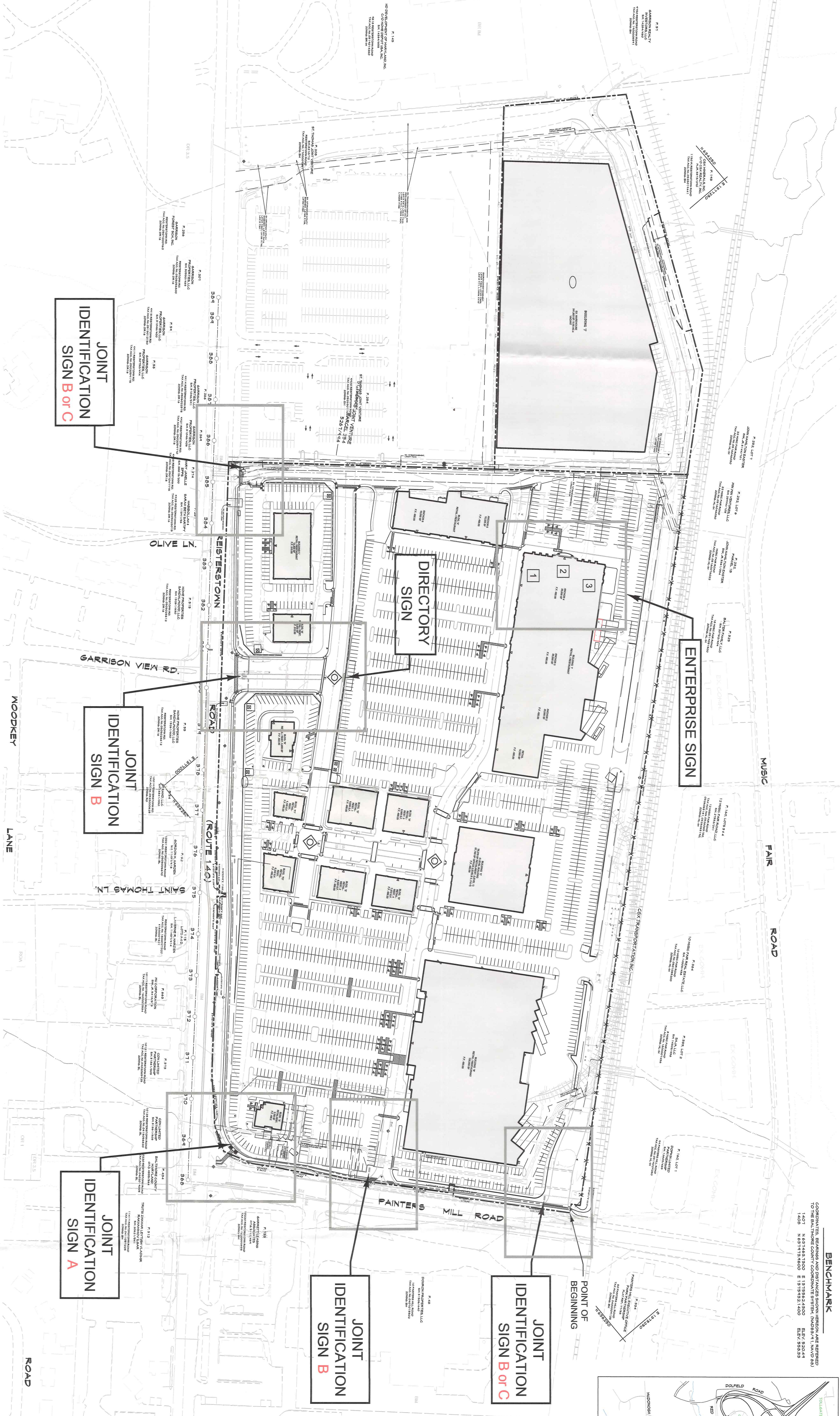
STREET ADDRESS CHART		
BUILDING	NUMBER	STREET NAME
M	10000	REIBERSTOWN ROAD
L	10010	REIBERSTOWN ROAD
K		
J	10020	REIBERSTOWN ROAD
ANCHOR 5	10030	REIBERSTOWN ROAD
ANCHOR 4		
ANCHOR 3	10040	REIBERSTOWN ROAD
ANCHOR 2	10050	REIBERSTOWN ROAD
ANCHOR 1	10060	REIBERSTOWN ROAD
ANCHOR 1	10070	REIBERSTOWN ROAD
C	10080	REIBERSTOWN ROAD
B	10100	REIBERSTOWN ROAD
A	10110	REIBERSTOWN ROAD
D	10130	REIBERSTOWN ROAD
E	10140	REIBERSTOWN ROAD
F-1	10141	REIBERSTOWN ROAD
F-2	10141	REIBERSTOWN ROAD
G	10150	REIBERSTOWN ROAD
H	10160	REIBERSTOWN ROAD
N	10170	REIBERSTOWN ROAD

GENERAL NOTES

- [illegible]

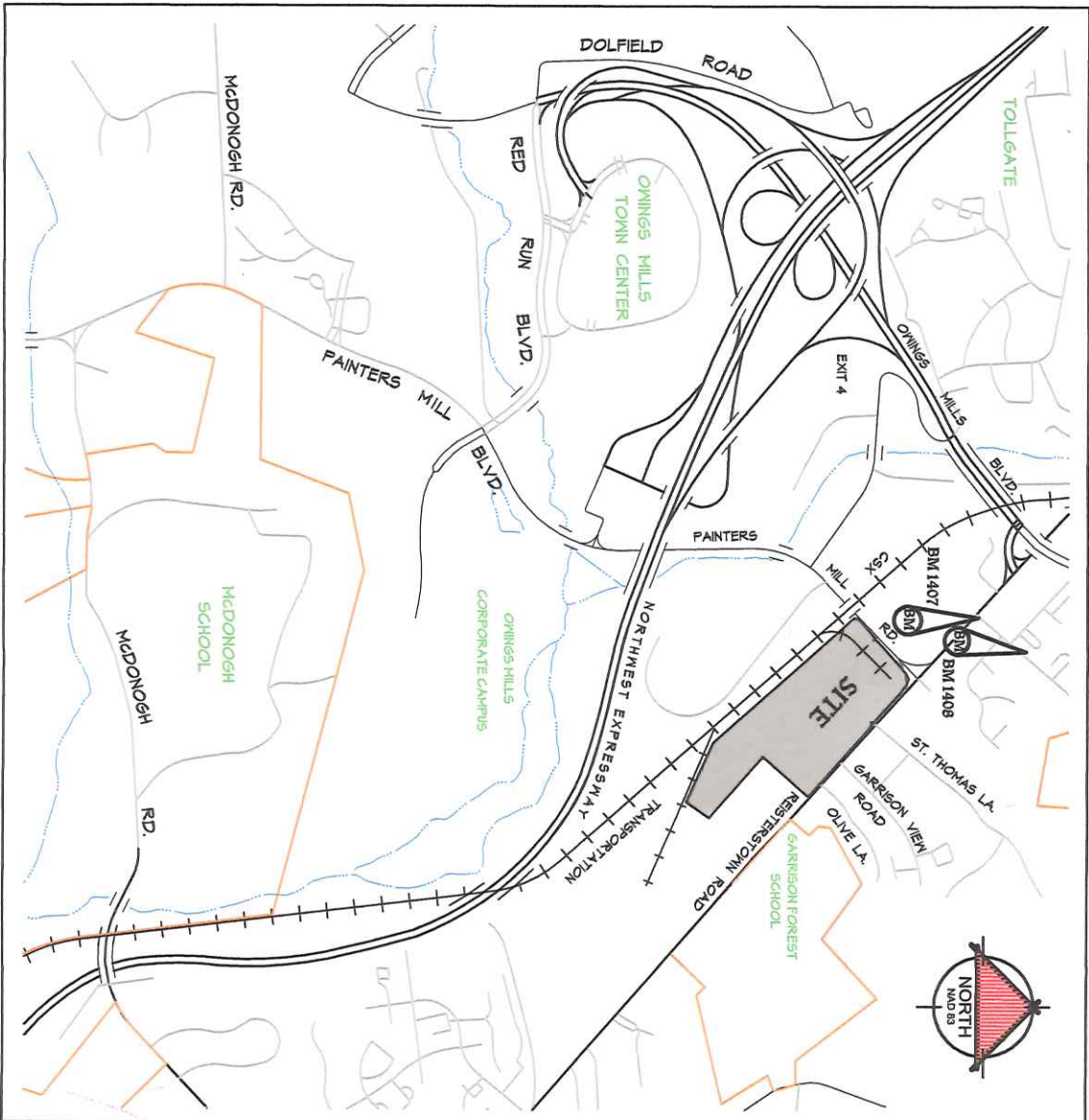
PLAN

SCALE: 1"=100'



VICINITY MAP

SCALE: 1"=2000'



LEGEND

- | | | |
|---|---------|--------------------------------|
|  | 6.10-10 | Exhibit Major Contour |
|  | 6.10-10 | Exhibit Major Contour |
|  | 6.10-10 | Exhibit Edge of Road |
|  | 6.10-10 | Exhibit Water and Fire Hydrant |
|  | 6.10-10 | Exhibit Sewer |
|  | 6.10-10 | Exhibit Car and Gutter |
|  | 6.10-10 | Exhibit Tree Line |
|  | 6.10-10 | Exhibit Drive |
|  | 6.10-10 | Tract boundary |
|  | 6.10-10 | Utility Easement Line |
|  | 6.10-10 | Exhibit Building |
|  | 6.10-10 | Proposed Curb & Gutter |
|  | 6.10-10 | Proposed Building |
|  | 6.10-10 | Zoning Lines |

DATA SOURCES

Existing topographic information shown on this plan is from a Field-Run survey performed by Century Engineering, Inc. dated February, 2012. The property boundary was established March, 2012. Existing topography shown outside the property is from the Baltimore County Office of Technology - 645, L&O, 645 The Number 06/10.1. Some existing utilities shown are from public drawings of record.

DATE	BY	REVISIONS

TH CENTURY
ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401
www.centuryeng.com

Sign Variance Plan

Foundry Row

10100 Reisterstown Road
3rd Election District 2nd Councilmanic District
Baltimore County, Maryland

DEVELOPER'S
EXHIBIT NO. 2A

PAI No. 03-0496