

MEMORANDUM

DATE: June 11, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0206-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 10, 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

IN RE: PETITION FOR VARIANCE

(7801 Eastern Avenue)

15th Election District

7th Council District

TRP-MCB Eastpoint, LLC

Legal Owner

Petitioner

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0206-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. The Petitioner is requesting Variance relief from §450 of the Baltimore County Zoning Regulations (B.C.Z.R.) with respect to a number of signs proposed for the revamped Eastpoint Mall.

The subject property and requested relief is more fully depicted on the site plan that was marked as Petitioner's Exhibit 1A-1F. David Frederick and landscape architect Matt Bishop appeared in support of the petition. Alan Batten, Esq. represented the Petitioner. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was submitted by the Department of Planning (DOP) and is discussed below. The file contains several letters of support from area community and civic associations. Petitioner's Exhibit 2.

The subject property is approximately 66 acres and is zoned BM-CT. This is the site of the Eastpoint Mall, a longstanding fixture in Eastern Baltimore County that has (according to Petitioner) "been an eyesore for many years." Mr. Frederick, a principal of the entity owner, testified that his firm acquired the property two years ago when its owner filed for bankruptcy. The Petitioner paid in excess of \$30 million for the property, and its redevelopment costs will total

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Date 5/11/15

By SN

approximately \$50 million. A significant part of those efforts, which will improve the appearance and functionality of the mall and attract well-known national retailers, is an enhanced sign package.

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, and it is worth noting that a similar finding was made in several prior zoning cases involving this property, as counsel noted at the hearing. Mr. Bishop testified (via proffer) the property is shaped like a triangle and that there is a significant grade (topographical) change across the site, which renders it unique. He also testified that this grade change makes it difficult for motorists to see into the site, and he presented several photos which illustrated the point. Petitioner's Ex. 4. If the B.C.Z.R. were strictly interpreted, Petitioner would experience a practical difficulty, given it would be unable to install the proposed signs. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the support of the community.

The DOP's ZAC comment indicated that while that agency had no objection to the bulk of the requests, it opposed variance Nos. 14-17. The DOP believed those freestanding joint identification signs were too large and excessive. In other settings that may be the case, but here I disagree. As Mr. Frederick explained, the Mall is a 66 acre parcel of land "right in the middle of Dundalk, yet invisible." The existing signage is dated and inadequate. Mr. Bishop testified that although the site has 4 points of ingress/egress, there are at present only two joint identification signs.

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Date 5/11/15

By Den

More importantly, Mr. Frederick stated that the Mall was haphazardly improved and enlarged throughout the years, such that certain areas are difficult for customers to see and/or locate. In my opinion, this scenario justifies these additional joint identification signs. They will be located a considerable distance from the public roadways, and will largely serve to improve internal navigation throughout the site.

THEREFORE, IT IS ORDERED, this 11th day of May, 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:

1. Wall Mounted Joint Identification Signs numbered as signs 1-5 on sheet 2 of 6 on the Plan to Accompany Variance Petition pursuant to §450.4 Attachment 1-7(a):
 - i. To permit a maximum sign area/face of 31% of area of wall upon which sign is erected in lieu of the permitted 12%.
 - ii. To permit three signs per frontage in lieu of the permitted one.
2. Freestanding Joint Identification Signs numbered as signs 6-9 & 14-17 on sheet 3 of 6 of the Plan to Accompany Variance Petition pursuant to §450.4 Attachment 1-7(b):
 - i. To permit a Freestanding Joint Identification Sign accessory to a commercial use.
 - ii. To permit four signs in lieu of the permitted one.
 - iii. To permit a 30 foot high Freestanding Joint Identification Sign in lieu of the permitted 25 feet.
 - iv. To permit 10 lines of copy in lieu of the permitted five.
3. Directory Signs numbered as signs 10-13 on sheet 3 of 6 of the Plan to Accompany Variance Petition pursuant to §450.4 Attachment 1-4:
 - i. To permit Directory Sign height of 9 feet in lieu of the permitted 6 feet.
4. Directory Signs numbered as signs 10-13 on sheet 3 of 6 of the Plan to Accompany Variance Petition pursuant to §450.7.A.1:
 - i. To permit letters 6" high in lieu of the permitted 2",

be and is hereby GRANTED.

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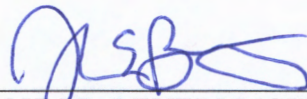
Date 5/11/15

By Sen

The relief granted herein shall be subject to the following:

1. 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.
2. Petitioner must provide landscaping (as determined in the sole discretion of the County's landscape architect) at the base of all freestanding joint identification signs.

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: son

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Date 5/11/15
By Den



KEVIN KAMENETZ
County Executive

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

May 11, 2015

Alan Betten, Esq.
600 Washington Avenue, Suite 300
Towson, Maryland 21204

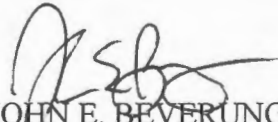
RE: Petition for Variance
Property: 7801 Eastern Avenue
Case No. 2015-0206-A

Dear Mr. Betten:

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 7801 Eastern Ave, Baltimore, MD 21224

which is presently zoned BM-CT

Deed References: 34690/00139; 05489/00589 10 Digit Tax Account # 1 5 0 5 0 0 0 5 0 0

Property Owner(s) Printed Name(s) TRP-MCB Eastpoint LLC (A) 1 7 0 0 0 0 0 3 7 3

c/o MCB Real Estate LLC (B) 1 7 0 0 0 0 0 3 7 4

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

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

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

See attachment.

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

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

See attachment.

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 City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Alan Betten

Name- Type or Print

Signature

600 Washington Ave., Ste. 300 Towson MD

Mailing Address City State

21204 (410) 823-1881 abetten@sagallaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

David Frederick VP

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2701 N Charles St., Ste. 404 Baltimore MD

Mailing Address City State

21218 (410) 662-0106 dfrederick@mcbrealestate.com

Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2015-0206-A

Filing Date 3/20/2015

Do Not Schedule Dates:

Reviewer

1. A Variance from Sections 450.4-Attachment 1-4, 450.4-Attachment 1-7(a), 450.4- Attachment 1-7(b), and 450.7.A.1 of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 - a. BCZR Section 450.4-Attachment 1-7(a) Wall Mounted Joint Identification Signs numbered as signs 1-5 on sheet 2 of 6 on the Plan to Accompany Variance Petition.
 - i. To permit a maximum sign area / face of 31% of area of wall upon which sign is erected in lieu of the permitted 12%.
 - ii. To permit three signs per frontage in lieu of the permitted one.
 - b. BCZR Section 450.4-Attachment 1-7(b) Freestanding Joint Identification Signs numbered as signs 6-9 & 14-17 on sheet 3 of 6 of the Plan to Accompany Variance Petition.
 - i. To permit a Freestanding Joint Identification Sign accessory to a commercial use.
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 - iv. To permit 10 lines of copy in lieu of the permitted five.
 - c. BCZR Section 450.4- Attachment 1-4 Directory Signs numbered as signs 10-13 on sheet 3 of 6 of the Plan to Accompany Variance Petition.
 - i. To permit a Directory Sign height of 9 feet in lieu of the permitted 6 feet.
 - d. BCZR Section 450.7.A.1 Directory Signs numbered as signs 10-13 on sheet 3 of 6 of the Plan to Accompany Variance Petition.
 - i. To permit letters 6" high in lieu of the permitted 2" .

2015-02-06-A



PETITION FOR ZONING HEARING(S)

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To the Office of Administrative Law of Baltimore County for the property located at:

Address 7801 Eastern Ave, Baltimore, MD 21224 which is presently zoned BM-CT
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Property Owner(s) Printed Name(s) TRP-MCB Eastpoint LLC (A) 2 1 0 0 0 0 7 0 5 4
c/o MCB Real Estate LLC (B) 1 7 0 0 0 0 0 3 7 4

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Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Alan Betten

Name- Type or Print

Signature

600 Washington Ave., Ste. 300 Towson MD

Mailing Address City State

21204 (410) 823-1881 abetten@sagallaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

David Frederick

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2701 N Charles St., Ste. 404 Baltimore MD

Mailing Address City State

21218 (410) 662-0106 dfrederick@mcbrealestate.com

Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2015-0206-A Filing Date 3/20/2015 Do Not Schedule Dates: Reviewer

1. A Variance from Sections 450.4-Attachment 1-4, 450.4-Attachment 1-7(a), 450.4- Attachment 1-7(b), and 450.7.A.1 of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
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2015-0206-A



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Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Alan Betten

Name- Type or Print

Signature

600 Washington Ave., Ste. 300 Towson MD
Mailing Address City State

21204 (410) 823-1881 abetten@sagallaw.com
Zip Code Telephone # Email Address

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David Frederick VP

Name #1 - Type or Print

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21218 (410) 662-0106 dfrederick@mcbrealestate.com
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Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2015-0206-A Filing Date 3/20/2015 Do Not Schedule Dates: Reviewer [Signature]

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2015-0206-A

MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



Zoning Description

Beginning at a point located +/- 82 feet from the south corner of the intersection of Rolling Mill Road and Eastern Avenue. The following courses and distances, referred to the Maryland Coordinate System (NAD '83/91):

From +/- 82 feet from the intersection Southeast corner of Rolling Mill Road and Eastern Avenue running North 69 degrees 59 minutes 25 seconds East, 316.40' feet from the Point of Beginning, thence the following courses and distances; north 67 degrees 33 minutes 47 seconds east 141.68' to a point, south 29 degrees 46 minutes 52 seconds east 26.00' to a point, north 60 degrees 13 minutes 08 seconds east 186.33' to a point, north 69 degrees 59 minutes 25 seconds east 199.03' to a point, south 00 degrees 34 minutes 34 seconds east 249.70' to a point, north 89 degrees 25 minutes 26 seconds east 15.00' to a point, south 00 degrees 34 minutes 34 seconds east 141.60' to a point, north 71 degrees 41 minutes 07 seconds west an arc with radius of 918.00' length of 162.65' to a point, north 66 degrees 36 minutes 34 seconds west 182.00' to a point, south 00 degrees 34 minutes 34 seconds east 54.72' to a point, south 66 degrees 36 minutes 34 seconds east 216.64' to a point, south 68 degrees 19 minutes 16 seconds east of arc with radius of 1,343.25' length 80.26' to a point, south 00 degrees 34 minutes 30 seconds east 880.40' to a point, south 49 degrees 25 minutes 18 seconds east 103.35' to a point, south 00 degrees 34 minutes 34 seconds east 458.46' to a point, north 87 degrees 01 minutes 28 seconds west 39.58' to a point, north 70 degrees 27 minutes 06 seconds west 103.55' to a point, north 19 degrees 32 minutes 54 seconds east 23.00' to a point, north 70 degrees 27 minutes 06 seconds west 45.00' to a point, south 19 degrees 32 minutes 54 seconds west 23.00' to a point, north 70 degrees 27 minutes 06 seconds west 2,303.94' to a point, north 01 degrees 00 minutes 20 seconds west 329.46' to a point, north 36 degrees 47 minutes 10 seconds east 137.41' to a point, north 65 degrees 53 minutes 09 seconds east 291.82' to a point, north 14 degrees 13 minutes 49 seconds west 16.45' to a point, north 66 degrees 46 minutes 27 seconds east 181.89' to a point, north 74 degrees 09 minutes 37 seconds east 157.60' to a point, north 71 degrees 25 minutes 20 seconds east 160.07' to a point, north 68 degrees 37 minutes 57 seconds east 168.80' to a point, north 73 degrees 42 minutes 22 seconds east 185.16' to a point, north 69 degrees 59 minutes 25 seconds east 160.00' to a point, north 66 degrees 49 minutes 33 seconds east 160.84' to a point and the place of beginning.

Containing an area of 66.44± acres of land, more or less and being located in the fifteenth Election District and seventh Council District of Baltimore County Maryland.



2015-0206-A

1220-C East Joppa Road, Suite 505, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

Abingdon, MD
(410) 515-9000

Laurel, MD
(410) 792-9792

Towson, MD
(410) 821-1690

Georgetown, DE
(302) 855-5734

Wilmington, DE
(302) 326-2200

York, PA
(717) 751-6073

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2015-0206-A
Property Address: 7801 Eastern Ave, Baltimore, 21224
Property Description: The property is zoned BM-CT and used as commercial/retail.
Currently known as Eastpoint Mall.
Legal Owners (Petitioners): TRP-MCB Eastpoint LLC; c/o MCB Real Estate LLC
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: David Frederick
Company/Firm (if applicable): TRP-MCB Eastpoint LLC; c/o MCB Real Estate LLC
Address: 2701 N Charles St., Ste. 404
Baltimore, MD 21218

Telephone Number: (410) 662 - 0106

Revised 5/20/2014

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

No. **123577**
 Date: **3/20/15**

PAID RECEIPT

BUSINESS ACTUAL TIME
 3/23/2015 3/26/2015 09:31:41
 REF: 4302 WALTON JENA JEE
 RECEIPT #: 915460 3/20/2015
 5 SEC ZIMING VERIFICATION
 123577
 Receipt Tot \$500.00
 \$500.00 CR \$0.00 CB
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				500.00

Total: **500**

Rec From: **Mex & Richie Assoc. Inc**

For: **7801 Eastern Ave**

2015-0206-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

April 6, 2015

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

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2015-0206-A

7801 Eastern Avenue

S/s Eastern Avenue, 920 ft. +/- n/east of Rolling Mill Road

15th Election District – 7th Councilmanic District

Legal Owners: TRP-MCB Eastpoint, LLC, David Frederick, VP

Variance to permit 1. Wall Mounted Joint Identification Signs numbered as signs 1-5 on sheet 2 of 6 on the plan to Accompany Variance Petition: a. To permit a maximum sign area/face of 31% of area of wall upon which sign is erected in lieu of the permitted 12%. b. To permit three signs per frontage in lieu of the permitted one. 2. Freestanding Joint Identification Signs numbered as signs 6-9 & 14-17 on sheet 3 of 6 of the Plan to Accompany Variance Petition:

a. To permit a Freestanding Joint Identification Sign accessory to a commercial use. b. To permit four (4) signs in lieu of the permitted one (1). c. To permit 30 ft. high Freestanding Joint Identification Sign in lieu of the permitted 25 ft. d. To permit 10 lines of copy in lieu of the permitted five. 3. Directory Signs numbered as signs 10-13 on sheet 3 of 6 of the Plan to Accompany Variance Petition: a. To permit a Directory Sign height of 9 ft. in lieu of the permitted 6 ft. 4. Directory Signs numbered as signs 10-13 on sheet 3 of 6 of the Plan to Accompany Variance Petition: a. To permit letters 6 in. high in lieu of the permitted 2 in.

Hearing: Monday, May 4, 2015 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: Alan Betten, 600 Washington Avenue, Ste. 300, Towson 21204
David Frederick, 2701 North Charles Street, Ste. 404, Baltimore 21218

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 14, 2015**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 14, 2015 Issue - Jeffersonian

Please forward billing to:

David Frederick
TRP-MCB Eastpoint LLC
2701 North Charles Street, Ste. 404
Baltimore, MD 21218

410-662-0106

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: 2015-0206-A

7801 Eastern Avenue

S/s Eastern Avenue, 920 ft. +/- n/east of Rolling Mill Road

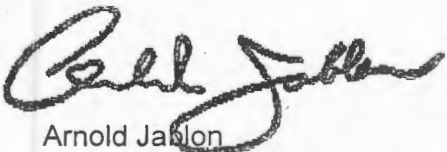
15th Election District – 7th Councilmanic District

Legal Owners: TRP-MCB Eastpoint, LLC, David Frederick, VP

Variance to permit 1. Wall Mounted Joint Identification Signs numbered as signs 1-5 on sheet 2 of 6 on the plan to Accompany Variance Petition: a. To permit a maximum sign area/face of 31% of area of wall upon which sign is erected in lieu of the permitted 12%. b. To permit three signs per frontage in lieu of the permitted one. 2. Freestanding Joint Identification Signs numbered as signs 6-9 & 14-17 on sheet 3 of 6 of the Plan to Accompany Variance Petition:

a. To permit a Freestanding Joint Identification Sign accessory to a commercial use. b. To permit four (4) signs in lieu of the permitted one (1). c. To permit 30 ft. high Freestanding Joint Identification Sign in lieu of the permitted 25 ft. d. To permit 10 lines of copy in lieu of the permitted five. 3. Directory Signs numbered as signs 10-13 on sheet 3 of 6 of the Plan to Accompany Variance Petition: a. To permit a Directory Sign height of 9 ft. in lieu of the permitted 6 ft. 4. Directory Signs numbered as signs 10-13 on sheet 3 of 6 of the Plan to Accompany Variance Petition: a. To permit letters 6 in. high in lieu of the permitted 2 in.

Hearing: Monday, May 4, 2015 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 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

7801 Frederick Road; S/S Eastern Avenue,
920' NE of the c/line of Rolling Mill Road
15th Election & 7th Councilmanic Districts
Legal Owner(s): TRP-MCB Eastpoint LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2015-206-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

APR 02 2014

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of April, 2015, a copy of the foregoing Entry of Appearance was mailed to Alan Betten, Esquire, 600 Washington Avenue, Suite 300, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



KEVIN KAMENETZ
County Executive

April 13, 2015

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

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 2015-0206-A

7801 Eastern Avenue

S/s Eastern Avenue, 920 ft. +/- n/east of Rolling Mill Road

15th Election District – 7th Councilmanic District

Legal Owners: TRP-MCB Eastpoint, LLC, David Frederick, VP

Variance to permit 1. Wall Mounted Joint Identification Signs numbered as signs 1-5 on sheet 2 of 6 on the plan to Accompany Variance Petition: a. To permit a maximum sign area/face of 31% of area of wall upon which sign is erected in lieu of the permitted 12%. b. To permit three signs per frontage in lieu of the permitted one. 2. Freestanding Joint Identification Signs numbered as signs 6-9 & 14-17 on sheet 3 of 6 of the Plan to Accompany Variance Petition:

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Hearing: Thursday, May 7, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the hearing information.

Arnold Jablon
Director

AJ:kl

C: Alan Betten, 600 Washington Avenue, Ste. 300, Towson 21204
David Frederick, 2701 North Charles Street, Ste. 404, Baltimore 21218

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, APRIL 17, 2015**
- (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.

CERTIFICATE OF POSTING

2015-0206-A

RE: Case No.: _____

Petitioner/Developer: _____

TRP-MCB Eastpoint, LLC, David Frederick, VP

May 7, 2015

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:

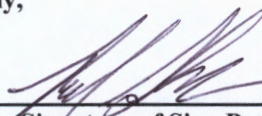
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

7801 Eastern Ave

April 17, 2015

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

Sincerely,



April 17, 2015

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

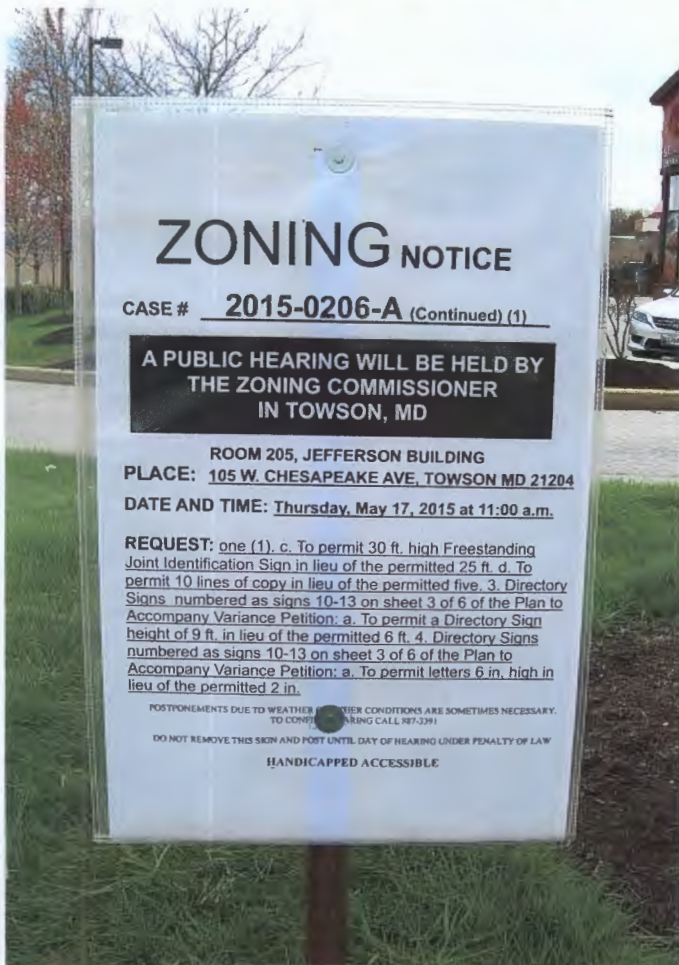
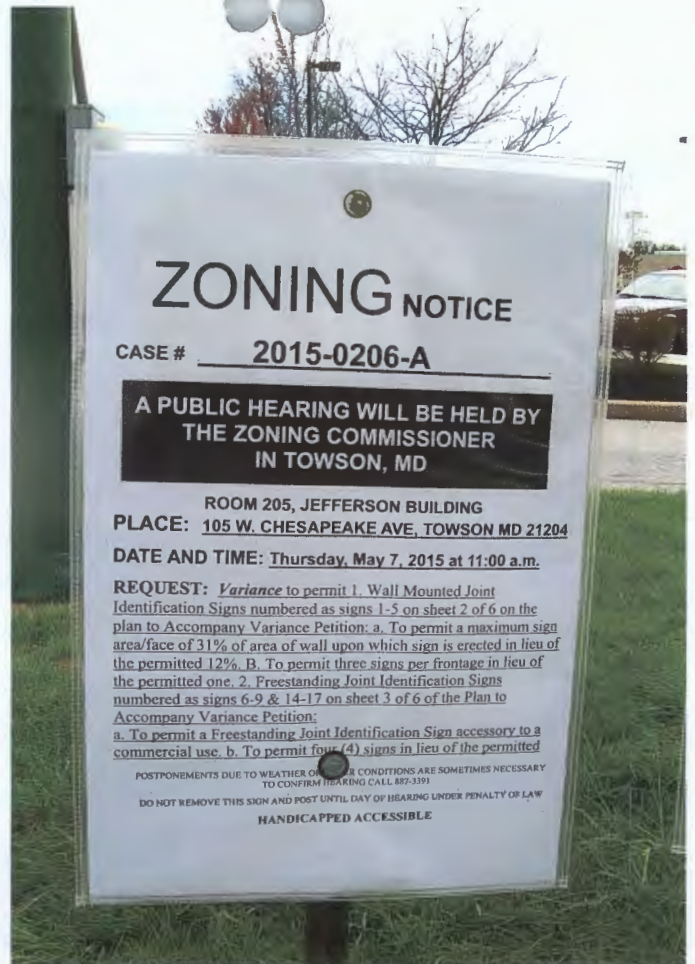
(Address)

Dundalk, Maryland 21222

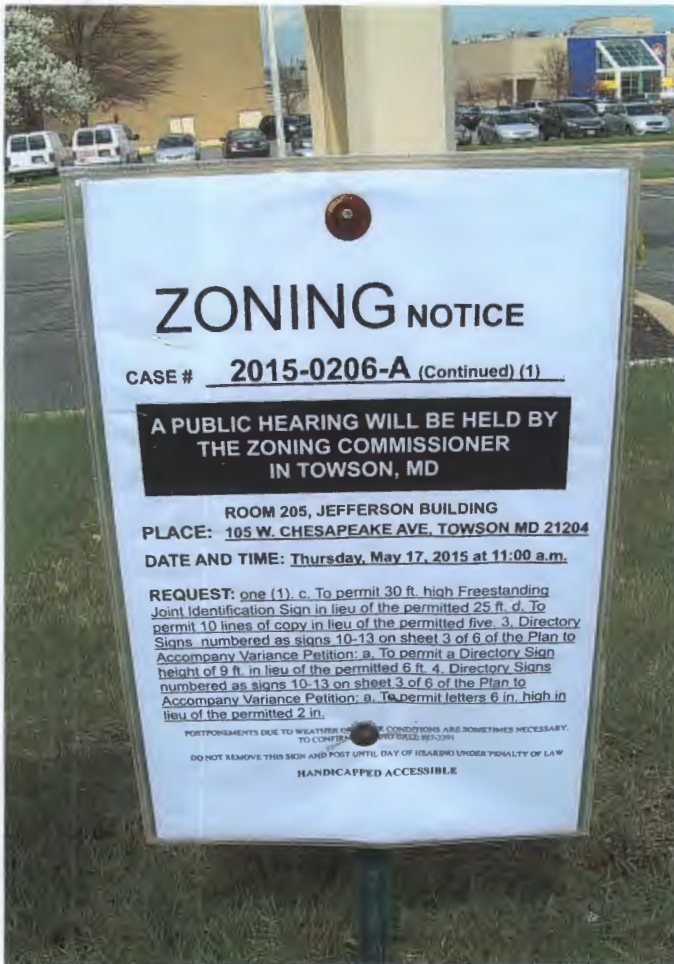
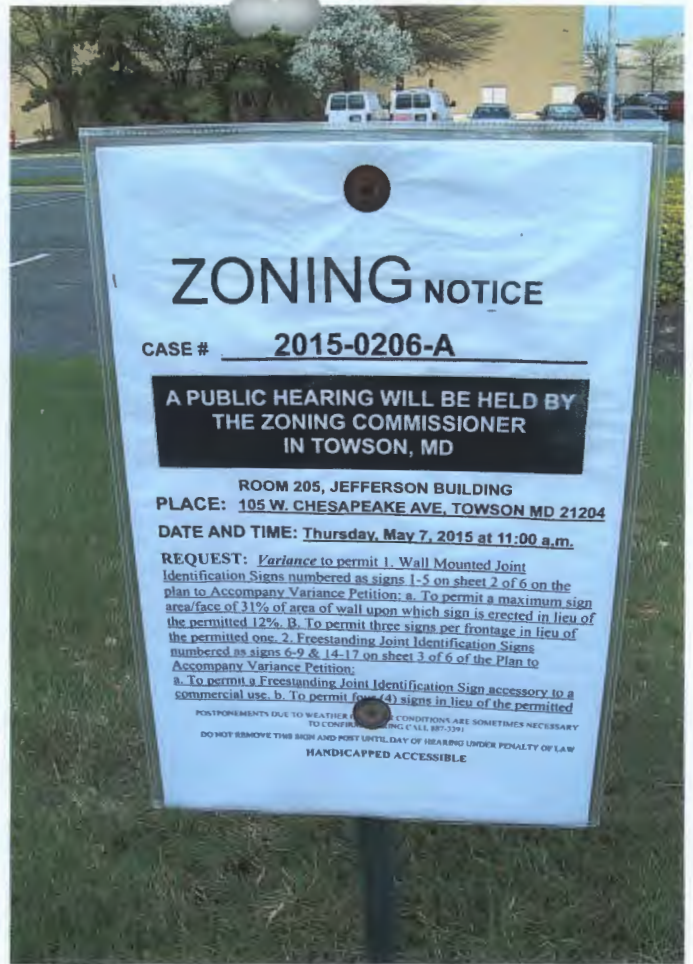
(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



EASTER AVE



NORTH POINT BLVD

ZONING NOTICE

CASE # 2015-0206-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: Thursday, May 7, 2015 at 11:00 a.m.

REQUEST: *Variance to permit 1. Wall Mounted Joint Identification Signs numbered as signs 1-5 on sheet 2 of 6 on the plan to Accompany Variance Petition; a. To permit a maximum sign area/face of 31% of area of wall upon which sign is erected in lieu of the permitted 12%. B. To permit three signs per frontage in lieu of the permitted one. 2. Freestanding Joint Identification Signs numbered as signs 6-9 & 14-17 on sheet 3 of 6 of the Plan to Accompany Variance Petition; a. To permit a Freestanding Joint Identification Sign accessory to a commercial use. b. To permit four (4) signs in lieu of the permitted*

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. TO CANCEL OR POSTPONE, CALL 887-3391. DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW. HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 2015-0206-A (Continued) (1)

**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: Thursday, May 17, 2015 at 11:00 a.m.

REQUEST: *one (1). c. To permit 30 ft. high Freestanding Joint Identification Sign in lieu of the permitted 25 ft. d. To permit 10 lines of copy in lieu of the permitted five. 3. Directory Signs numbered as signs 10-13 on sheet 3 of 6 of the Plan to Accompany Variance Petition; a. To permit a Directory Sign height of 9 ft. in lieu of the permitted 6 ft. 4. Directory Signs numbered as signs 10-13 on sheet 3 of 6 of the Plan to Accompany Variance Petition; a. To permit letters 6 in. high in lieu of the permitted 2 in.*

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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 3198990

Sold To:

TRP-MCB Eastpoint LLC - CU00435279
2701 N Charles St
Ste 404
Baltimore, MD 21218

Bill To:

TRP-MCB Eastpoint LLC - CU00435279
2701 N Charles St
Ste 404
Baltimore, MD 21218

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

Apr 14, 2015

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

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: # 2015-0206-A

7801 Eastern Avenue

S/S Eastern Avenue, 920 ft. +/- n/east of Rolling Mill Road

15th Election District - 7th Councilmanic District

Legal Owner(s) TRP-MCB Eastpoint, LLC,

David Frederick, VP

Variance: to permit 1. Wall Mounted Joint Identification Signs numbered as signs 1-5 on sheet 2 of 6 on the plan to Accompany Variance Petition: a. To permit a maximum sign area/face of 31% of area of wall upon which sign is erected in lieu of the permitted 12%. b. To permit three signs per frontage in lieu of the permitted one. 2. Freestanding Joint Identification Signs numbered as signs 6-9 & 14-17 on sheet 3 of 6 of the Plan to Accompany Variance Petition: a. To permit a Freestanding Joint Identification Sign accessory to a commercial use. b. To permit four (4) signs in lieu of the permitted one (1). c. To permit 30 ft. high Freestanding Joint Identification Sign in lieu of the permitted 25 ft. d. To permit 10 lines of copy in lieu of the permitted five. 3. Directory Signs numbered as signs 10-13 on sheet 3 of 6 of the Plan to Accompany Variance Petition: a. To permit a Directory Sign height of 9 ft. in lieu of the permitted 6 ft. 4. Directory Signs numbered as signs 10-13 on sheet 3 of 6 of the Plan to Accompany Variance Petition: a. To permit letters 6 in. high in lieu of the permitted 2 in.

Hearing: Thursday, May 7, 2015 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

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

JT 4/105 April 14

3198990

DATE 5-7-2015

[illegible]

CASE NO. 2015- 0256-A

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

3/31/15

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

N/C

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

FIRE DEPARTMENT

4/28/15

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

C

3/30/15

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

Support letters

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 2013-0259-A)

NEWSPAPER ADVERTISEMENT Date: 4/14/15

SIGN POSTING Date: 4/17/15

by SSG Black

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 15 Account Number - 1505000500							
Owner Information									
Owner Name:		TRP-MCB EASTPOINT LLC			Use:		COMMERCIAL		
Mailing Address:		C/O MCB REAL ESTATE LLC 2701 N CHARLES ST STE 404 BALTIMORE MD 21218-			Principal Residence: Deed Reference:		NO /34690/ 00139		
Location & Structure information									
Premises Address:		7801 EASTERN AVE BALTIMORE MD 21224- 0000			Legal Description:		60.653 AC NS EASTERN AVE COR NORTH POINT BLVD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0096	0017	0021		0000				2015	Plat Ref:
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
2012		24937				60.6500 AC		14	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
		FAST FOOD							
Value Information									
			Base Value	Value	Phase-In Assessments				
				As of	As of		As of		
				01/01/2015	07/01/2014		07/01/2015		
Land:			19,330,000	19,330,000					
Improvements			14,583,600	14,835,600					
Total:			33,913,600	34,165,600	33,913,600		33,997,600		
Preferential Land:			0				0		
Transfer Information									
Seller: LBUBS 2006-C3 7839 MALL LLC				Date: 02/18/2014		Price: \$32,424,768			
Type: ARMS LENGTH MULTIPLE				Deed1: /34690/ 00139		Deed2:			
Seller: THOR EASTPOINT MALL LLC				Date: 08/17/2012		Price: \$30,032,500			
Type: NON-ARMS LENGTH OTHER				Deed1: /32428/ 00141		Deed2:			
Seller: EASTPOINT PARTNERS LLC				Date: 01/25/2006		Price: \$112,125,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /23281/ 00198		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2014		07/01/2015			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: No Application									

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

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



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

 Loading... Please Wait.

Loading... Please Wait.

JB
✓ 6-20-13

IN RE: PETITION FOR VARIANCE
(7801 Eastern Avenue)
15th Election District
7th Councilman District
LBUBS 2006-C37839 Mall LLC,
Rudolfo S. Lauredo, *Legal Owners*
Rose Casual Dining, L.P.,
Lessee
Petitioners

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2013-0259-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by David H. Karceski, Esquire, on behalf of the legal owners, LBUBS 2006-C37839 Mall LLC and lessee Rose Casual Dining, L.P. The Variance was filed pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") § 450.4 Attachment 1 #5(a) to allow a total of 2 wall-mounted enterprise signs on a building façade with a separate exterior customer entrance in lieu of the permitted 1 sign. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the requests was Jack Cannon, Jennifer Wolfe, Kim Graham and David Woessner from Bohler Engineering, the firm that prepared the site plan. David H. Karceski, Esquire appeared as counsel and represented the Petitioners. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

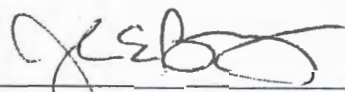
The only substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP), dated May 29, 2013, indicating that Petitioners shall remove the wall mounted sign located west of the red canopy/awning. Mr. Karceski confirmed that sign (shown in the photo marked as Exhibit 4A) will be removed.

THEREFORE, IT IS ORDERED, this 21st day of June, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") § 450.4 Attachment 1 #5(a) to allow a total of 2 wall-mounted enterprise signs on a building façade with a separate exterior customer entrance in lieu of the permitted 1 sign on a wall containing the exterior customer entrance and defining the space occupied by the separate entity, 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.

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



April 22, 2015

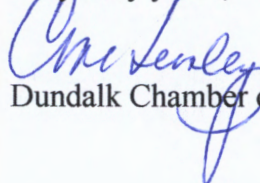
Mr. Arnold Jablon
Deputy Administrative Officer
Director, Department of Permits, Approvals and Inspections
Zoning Review
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

RE: Eastpoint Mall; Zoning Case No. 2015-0206-A

Dear Mr. Jablon:

This letter is being sent by Dundalk Chamber of Commerce, in order to express the Association's support for the changes and improvements that are the subject of Case No. 2015-0206-A. The Association acknowledges the improvements that have recently been made to Eastpoint Mall, and wholeheartedly supports all of the Variance Requests submitted by the Owner of Eastpoint Mall, TRP-MCB Eastpoint, LLC. In particular, the Association believes that the improved signage will make shopping at Eastpoint Mall an easier and more enjoyable experience, and will be an improvement to our neighborhood.

Very truly yours,


Dundalk Chamber of Commerce

By: Catherine M Hurley
Title: Executive Director



April 22, 2015

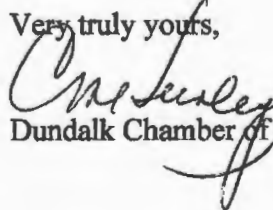
Mr. Arnold Jablon
Deputy Administrative Officer
Director, Department of Permits, Approvals and Inspections
Zoning Review
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

RE: Eastpoint Mall; Zoning Case No. 2015-0206-A

Dear Mr. Jablon:

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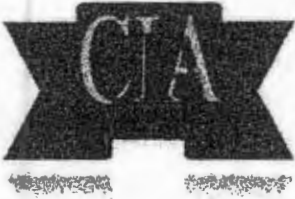
Very truly yours,


Dundalk Chamber of Commerce

By: Catherine M Hurley
Title: Executive Director

Est. 1952

Colgate-Northbrook-Eastpoint Improvement Association, Inc.



Mr. Arnold Jablon
Deputy Administrative Officer
Director, Department of Permits, Approvals and Inspections
Zoning Review
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

RE: Eastpoint Mall; Zoning Case No. 2015-0206-A

Dear Mr. Jablon:

This letter is being sent by the Colgate Improvement Association, in order to express the Association's support for the changes and improvements that are the subject of Case No. 2015-0206-A. The Association acknowledges the improvements that have recently been made to Eastpoint Mall, and wholeheartedly supports all of the Variance Requests submitted by the Owner of Eastpoint Mall, TRP-MCB Eastpoint, LLC. In particular, the Association believes that the improved signage will make shopping at Eastpoint Mall an easier and more enjoyable experience, and will be an improvement to our neighborhood.

Very truly yours,

Colgate Improvement Association

By: Donna Metlin

Title: President

Berkshire Area Community Association

Baltimore, MD 21224/21222

April 20, 2015

Mr. Arnold Jablon
Deputy Administrative Officer
Director, Department of Permits, Approvals and Inspections
Zoning Review
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

RE: Eastpoint Mall; Zoning Case No. 2015-0206-A

Dear Mr. Jablon:

This letter is being sent by Berkshire Area Community Association (the "Association"), in order to express the Association's support for the changes and improvements that are the subject of Case No. 2015-0206-A. The Association acknowledges the improvements that have recently been made to Eastpoint Mall, and wholeheartedly supports all of the Variance Requests submitted by the Owner of Eastpoint Mall, TRP-MCB Eastpoint, LLC. In particular, the Association believes that the improved signage will make shopping at Eastpoint Mall an easier and more enjoyable experience, and will be an improvement to our neighborhood.

Very truly yours,

Berkshire Area Community Assoc.

By: Nora Baubitz
Title: President

Kristen Lewis - Case Number: 2015-0206-A - Reschedule

From: "Bishop, Matthew" <MBishop@mragta.com>
To: "Kristen Lewis (klewis@baltimorecountymd.gov)" <klewis@baltimorecountymd...>
Date: 4/9/2015 2:59 PM
Subject: Case Number: 2015-0206-A - Reschedule
CC: "Alan Betten (abetten@sagallaw.com)" <abetten@sagallaw.com>

Good afternoon Kristen,

As discussed during our recent phone conversation we would like to reschedule this hearing for May 7th because the applicant will need to testify at the hearing and he is not available on May 4th. Please confirm once the date has been changed to May 7th and that a revised notice has been sent to the newspaper and other required agencies. Please also let me know the date by which we need to have the sign posted on the property.

Thank you,

Matthew Bishop, PLA, LEED AP
Associate

MORRIS & RITCHIE ASSOCIATES, INC.

1220-C East Joppa Road, Suite 505
Towson, Maryland 21286
Tel: 410-821-1690 Fax: 410-821-1748
Visit us at www.mragta.com

MRA: Planners • Architects • Landscape Architects
Civil, Structural & MEP Engineers • Surveyors



KEVIN KAMENETZ
County Executive

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

April 29, 2015

TRP-MCB Eastpoint LLC
David Frederick
2701 N Charles Street
Suite 404
Baltimore MD 21218

RE: Case Number: 2015-0206 A, Address: 7801 Eastern Avenue

Dear Mr. Frederick:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 20, 2015. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Alan Betten, Esquire, 600 Washington Avenue, Suite 300, Towson MD 21204

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Maryland Department of Transportation

Pete K. Rahn, Secretary
Melinda Peters, Administrator

Date: 3/30/15

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

RE: Baltimore County
Item No. 2015-0206-A
Variance
TRP-MCB Eastpoint LLC
David Frederick, VP
7801 Eastern Avenue
MD 150

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 3/30/15. A field inspection and internal review reveals that an entrance onto MD 150 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance.
Case Number 2015-0206-A.

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,

A handwritten signature in dark ink, appearing to read "Steven D. Foster".

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

SDF/raz

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 28, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

MAY 04 2015

OFFICE OF ADMINISTRATIVE HEARINGS

SUBJECT: 7801 Eastern Avenue (Eastpoint Mall)

INFORMATION:

Item Number: 15-206

Petitioner: TRP-MCB Eastpoint, LLC – David Frederick, V.P.

Zoning: BM-CT

Requested Action: Variance

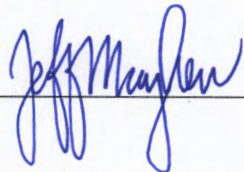
SUMMARY OF RECOMMENDATIONS:

The Department of Planning (Department) has reviewed the Petition for a Variance to allow significant zoning relief involving multiple signs of various structural types located throughout the subject site. The Department offers the following recommendations:

- Provided landscaping is installed at the base of all freestanding joint identification signs, the Department has no objection to the granting of the petitioned relief for the five (plan ID # 1-5) wall mounted joint identification signs, four (plan ID # 10-14) directory signs and the four (plan ID # 6-9) freestanding joint identification signs proposed to be located along the property frontage. The landscape planting arrangements and materials should be approved by the Baltimore County Landscape Architect prior to building permit approval.
- The Department does not support the granting of the petitioned zoning relief requested for the four (plan ID # 14-17) freestanding joint identification signs. The Department recommends that the proposed signs are overly large for their interior locations. These interior locations are either currently well marked primary customer entrances or at secondary customer entrances where there is existing signage that can be made more functional through redesign while remaining within their current heights and square footages.

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

Deputy Director:
AVA/JM



C: Dennis Wertz

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For April 6, 2015
Item No. 2015-0206, 0208 and 0209

DATE: March 31, 2015

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\ZAC04062015.doc

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 14, 2015 Issue - Jeffersonian

Please forward billing to:

David Frederick
TRP-MCB Eastpoint LLC
2701 North Charles Street, Ste. 404
Baltimore, MD 21218

410-662-0106

CORRECTED 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: 2015-0206-A

7801 Eastern Avenue

S/s Eastern Avenue, 920 ft. +/- n/east of Rolling Mill Road

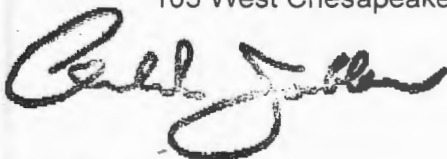
15th Election District – 7th Councilmanic District

Legal Owners: TRP-MCB Eastpoint, LLC, David Frederick, VP

Variance to permit 1. Wall Mounted Joint Identification Signs numbered as signs 1-5 on sheet 2 of 6 on the plan to Accompany Variance Petition: a. To permit a maximum sign area/face of 31% of area of wall upon which sign is erected in lieu of the permitted 12%. b. To permit three signs per frontage in lieu of the permitted one. 2. Freestanding Joint Identification Signs numbered as signs 6-9 & 14-17 on sheet 3 of 6 of the Plan to Accompany Variance Petition:

a. To permit a Freestanding Joint Identification Sign accessory to a commercial use. b. To permit four (4) signs in lieu of the permitted one (1). c. To permit 30 ft. high Freestanding Joint Identification Sign in lieu of the permitted 25 ft. d. To permit 10 lines of copy in lieu of the permitted five. 3. Directory Signs numbered as signs 10-13 on sheet 3 of 6 of the Plan to Accompany Variance Petition: a. To permit a Directory Sign height of 9 ft. in lieu of the permitted 6 ft. 4. Directory Signs numbered as signs 10-13 on sheet 3 of 6 of the Plan to Accompany Variance Petition: a. To permit letters 6 in. high in lieu of the permitted 2 in.

Hearing: Thursday, May 7, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

Case No.:

2015-0206-A

Exhibit Sheet

Petitioner/Developer

103
6-11-13

Sen
5-11-15

Protestants

No. 1	1A-1F site plan	
No. 2	Letters of support from community.	
No. 3	Bishop CV	
No. 4	color photos - site + vicinity	
No. 5	Aerial image	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Berkshire Area Community Association

Baltimore, MD 21224/21222

April 20, 2015

Mr. Arnold Jablon
Deputy Administrative Officer
Director, Department of Permits, Approvals and Inspections
Zoning Review
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

RE: Eastpoint Mall; Zoning Case No. 2015-0206-A

Dear Mr. Jablon:

This letter is being sent by Berkshire Area Community Association (the "Association"), in order to express the Association's support for the changes and improvements that are the subject of Case No. 2015-0206-A. The Association acknowledges the improvements that have recently been made to Eastpoint Mall, and wholeheartedly supports all of the Variance Requests submitted by the Owner of Eastpoint Mall, TRP-MCB Eastpoint, LLC. In particular, the Association believes that the improved signage will make shopping at Eastpoint Mall an easier and more enjoyable experience, and will be an improvement to our neighborhood.

Very truly yours,

Berkshire Area Community Assoc.

By: Nora Gaudin
Title: President

EXHIBIT

2

Est. 1952

Colgate-Northbrook-Eastpoint Improvement Association, Inc.



Mr. Arnold Jablon
Deputy Administrative Officer
Director, Department of Permits, Approvals and Inspections
Zoning Review
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

RE: Eastpoint Mall; Zoning Case No. 2015-0206-A

Dear Mr. Jablon:

This letter is being sent by the Colgate Improvement Association, in order to express the Association's support for the changes and improvements that are the subject of Case No. 2015-0206-A. The Association acknowledges the improvements that have recently been made to Eastpoint Mall, and wholeheartedly supports all of the Variance Requests submitted by the Owner of Eastpoint Mall, TRP-MCB Eastpoint, LLC. In particular, the Association believes that the improved signage will make shopping at Eastpoint Mall an easier and more enjoyable experience, and will be an improvement to our neighborhood.

Very truly yours,

Colgate Improvement Association

By: Donna Metlin

Title: President



April 22, 2015

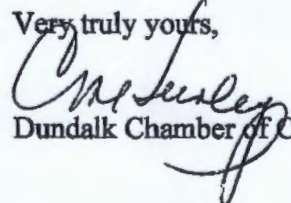
Mr. Arnold Jablon
Deputy Administrative Officer
Director, Department of Permits, Approvals and Inspections
Zoning Review
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

RE: Eastpoint Mall; Zoning Case No. 2015-0206-A

Dear Mr. Jablon:

This letter is being sent by Dundalk Chamber of Commerce, in order to express the Association's support for the changes and improvements that are the subject of Case No. 2015-0206-A. The Association acknowledges the improvements that have recently been made to Eastpoint Mall, and wholeheartedly supports all of the Variance Requests submitted by the Owner of Eastpoint Mall, TRP-MCB Eastpoint, LLC. In particular, the Association believes that the improved signage will make shopping at Eastpoint Mall an easier and more enjoyable experience, and will be an improvement to our neighborhood.

Very truly yours,


Dundalk Chamber of Commerce

By: Catherine M Hurley
Title: Executive Director

**MATTHEW A. BISHOP, PLA,
LEED AP**

Associate

PROJECT ASSIGNMENT:

Expert Witness, Landscape Architect

YEARS OF EXPERIENCE:

MRA: 9
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 an Associate 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

EXHIBIT

3



**MORRIS & RITCHIE
ASSOCIATES, INC.**

MATTHEW A. BISHOP, PLA, LEED AP- Page 2 of 2

landscape architect in the design and preparation of Baltimore County required Concept Plan, Development Plan, Pattern Book, Final Development Plan, Grading Plan, Landscape Plan / Cost Estimates, and Stormwater Management Plan. Also designed and prepared landscape construction drawings for a highly visible centrally located Bio-Retention facility that will be used not only as a functional stormwater treatment facility but also as a visually appealing community open space. The design incorporated native plant species chosen for both functional and aesthetic qualities while also meeting the strict specifications of Baltimore County DEPS and the Maryland Stormwater Design Manual



EXHIBIT
4

March 25, 2013



Northway Evans 1



JCPenney

NOTICE
A notice is hereby
given that the
following property
is subject to a
lien for unpaid
property taxes
and interest
thereon.

PLANNED
TRAFFIC
STOP
NOTICE





WELCOMING
TRAFFIC
KEEP
MOVING

SHOPPERS WORLD



EX Directional Sign (Typical)



Ex Directional Sign (T-101)



Eastern North



Easton looking over B-CEA



Easton North







Easton from Exit 150



Pylon 2
Joint 1P2



Pylon 54
Tint 128



Pylon 3
Joint 120

SHOES

WELCOME

ENTRANCE 5

WELCOME

ENTRANCE 5

Pylon 6

Test 12 14



Pylon 7
Tent 17.15



Prison 5
Jan + 12 16



Pylon 8

July 17, 1978



Directory 4

Page







Director's

7-17

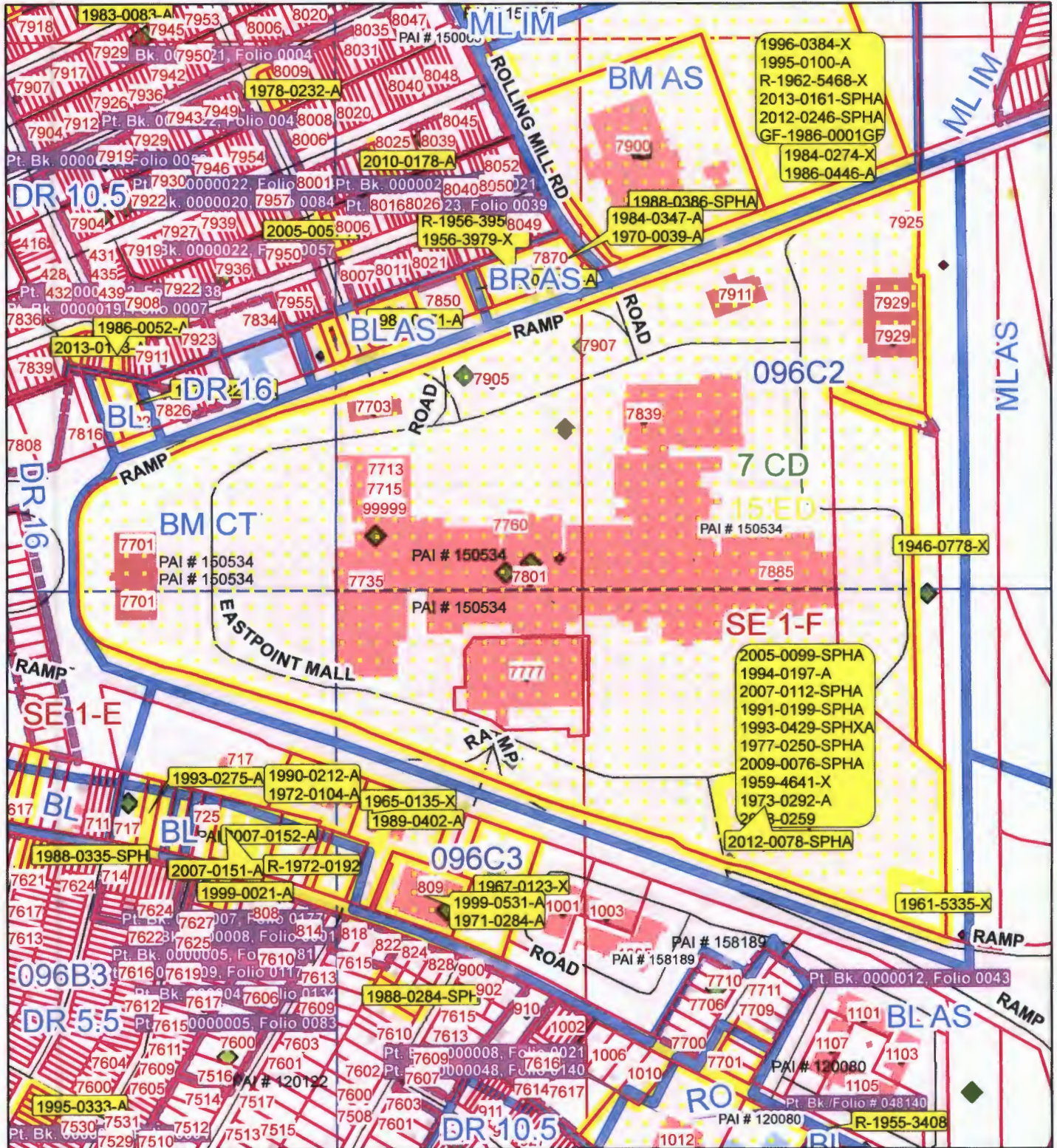


Pylon 1
Tent 12 6



Pylon 1
3-15-17

7801 Eastern Avenue 2015-0206-A



Publication Date: 3/20/2015

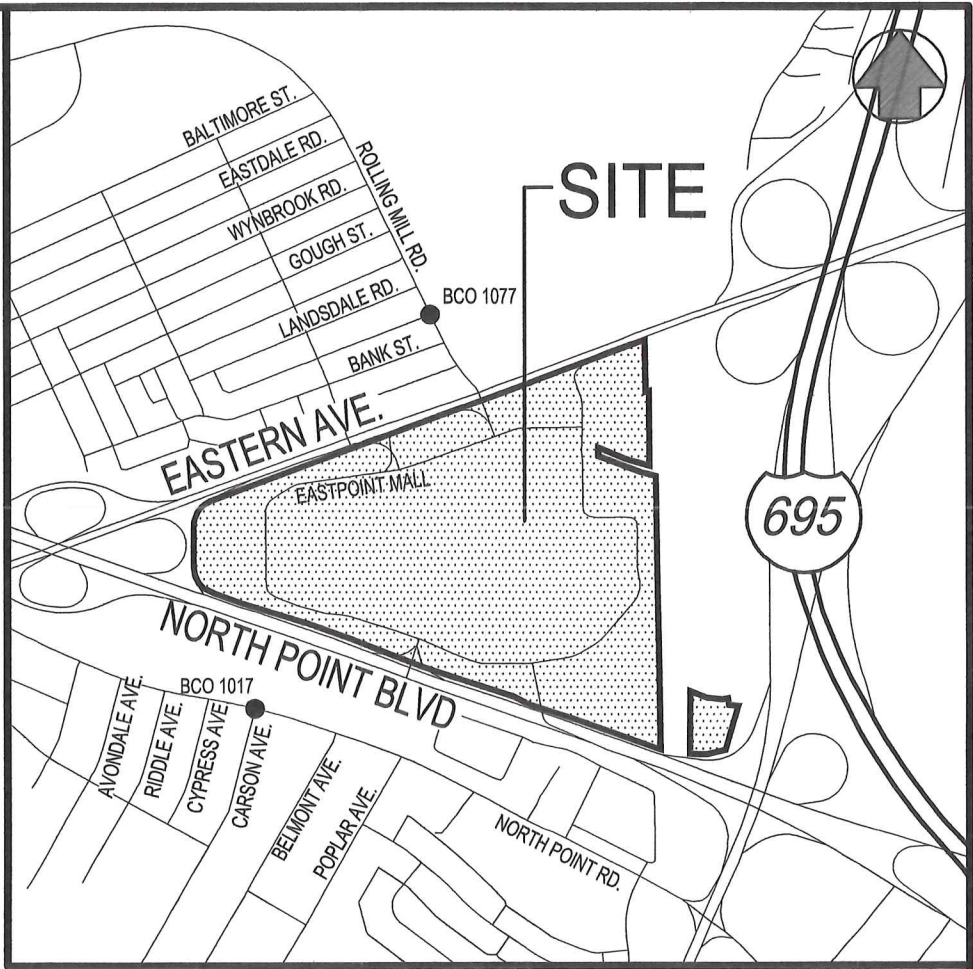


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 100 200 400 600 800 Feet

1 inch = 400 feet



VICINITY MAP
SCALE: 1"=1,000'

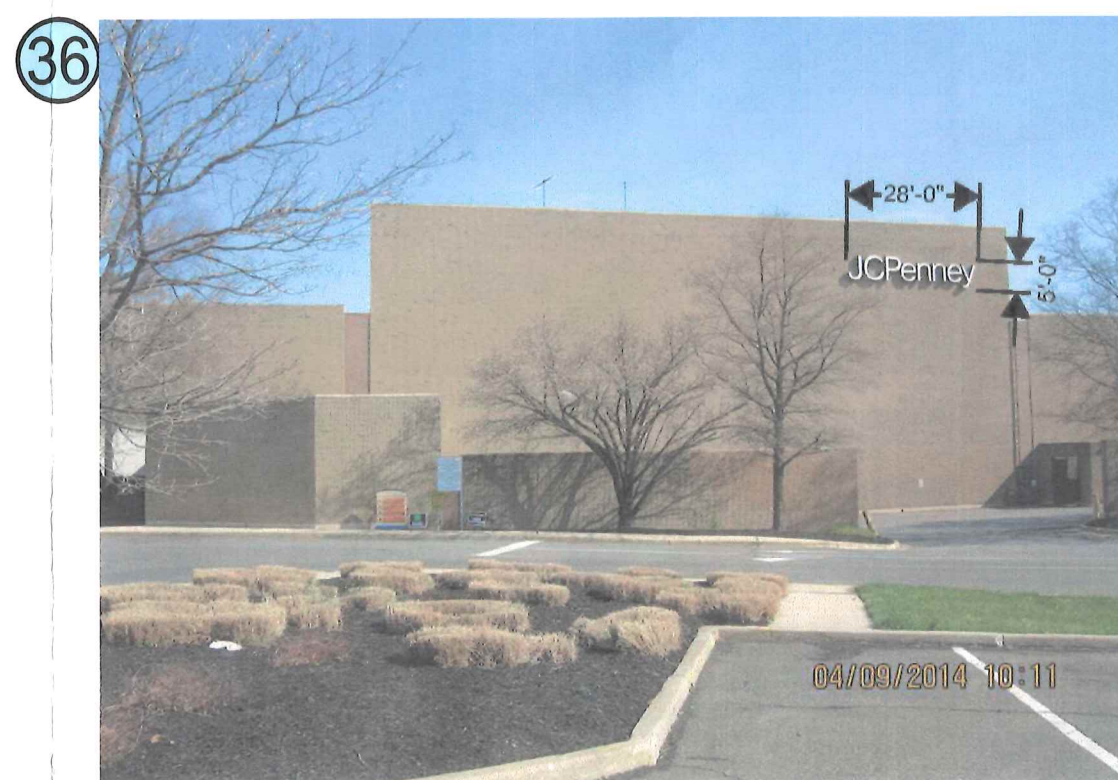
BENCHMARKS

B00 1017 ELEV. 88.43 SPIKE IN SIDEWALK SOUTHWEST OF THE INTERSECTION OF NORTH POINT RD. AND CARSON AVE.	N 591872.19 E 1449995.57 B00 1077 ELEV. 51.93 SPIKE ALONG ROLLING MILL RD., 24.23' SOUTHEAST OF EX. UTILITY POLE #A55162, & 22.86' EAST OF EX. STORM DRAIN INLET IN CONCRETE ALLEY
	N 594022.33 E 1450917.83

SITE PHOTOS



PROPOSED SIGN AREA: 12.00' X 3.00' = 36.00 SF



PROPOSED SIGN AREA: 28.00' X 5.00' = 140.00 SF



PROPOSED SIGN AREA: 22.00' X 2.50' = 55.00 SF



PROPOSED SIGN AREA: 12.00' X 3.00' = 36.00 SF



PROPOSED SIGN AREA: 28.00' X 5.00' = 140.00 SF



PROPOSED SIGN AREA: 28.00' X 5.00' = 140.00 SF



PROPOSED SIGN AREA: 25.00' X 5.00' = 125.00 SF

TOTALS:
LINEAR FOOTAGE OF SOUTH FACADE = **3,258 LF**

MAXIMUM PERMITTED SIGN AREA/FACE
(PER BCZR SECTION 450.4-(p)):
3,258 LF X 15' H = 48,870 SF X 12% = 5,864.4 SF

ENTERPRISE SIGN AREA TABLE		
NUMBER	DIMENSIONS	AREA
36	12.00' X 3.00'	36.00 SF
37	12.00' X 3.00'	36.00 SF
38	28.00' X 5.00'	140.00 SF
39	28.00' X 5.00'	140.00 SF
40	28.00' X 5.00'	140.00 SF
41	25.00' X 5.00'	125.00 SF
42	22.00' X 2.50'	55.00 SF

TOTAL PROPOSED SIGN AREA = **672 SF**

NOTE: THE SHOPPING CENTER HAS STRUCTURED PARKING

ENTERPRISE SIGNS SOUTH FACADE OF MALL

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

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

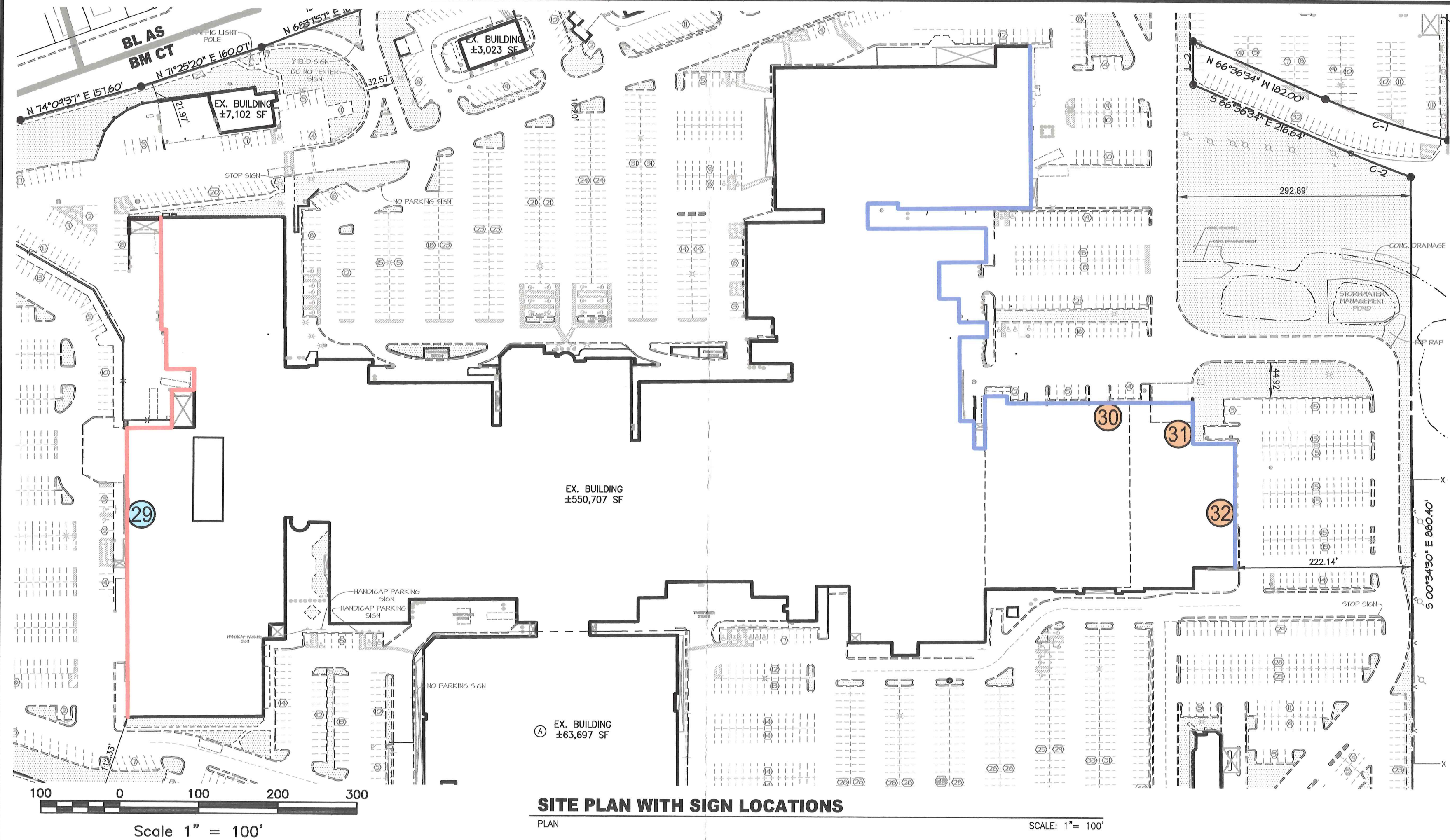
OWNER
TRP-JCB EASTPOINT LLC
C/O MCB REAL ESTATE LLC
2701 N CHARLES ST STE 404
BALTIMORE, MD 21218

2015-0206-A

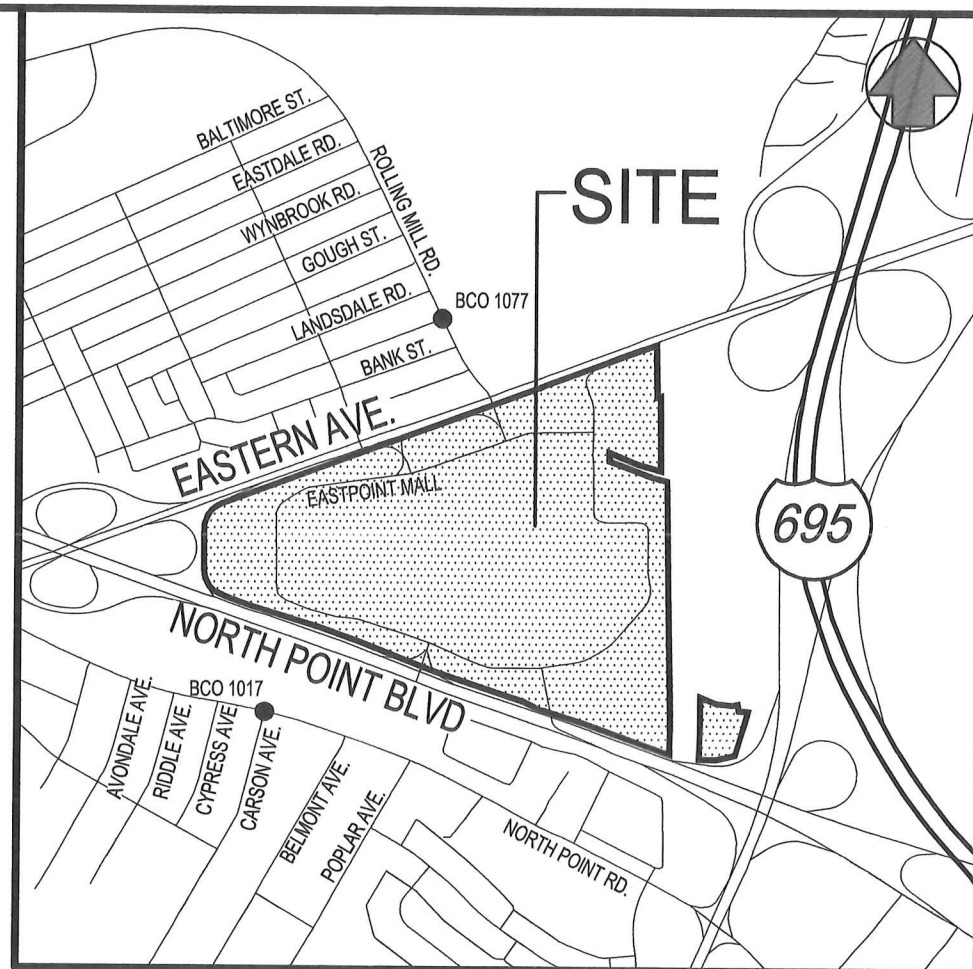
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
PHONE: (410) 821-1690
FAX: (410) 821-1748
MRAGTA.COM

EASTPOINT MALL
7801 EASTERN AVE
SOUTH FACADE
PLAN TO ACCOMPANY VARIANCE PETITION AND
SPECIAL HEARING REQUEST
15 TH ELECTION DISTRICT
7 TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.: 18206
		SCALE: 1" = 100'
		DATE: 03/19/2015
		DRAWN BY: CGM
		DESIGN BY: CGM
		REVIEW BY: MAB
		SHEET: 06 OF 06



LEGEND	
	EX. PROPERTY LINE
	EX. RIGHT OF WAY LINE
	EX. ADJACENT PROPERTY LINE
	EX. EASEMENT LINE
	EX. BUILDING
	EX. CONCRETE CURB AND GUTTER
	EX. EDGE OF CONCRETE
	EX. EDGE OF PAVING
	EX. CHAIN LINK FENCE
	EX. ZONING
	EX. STREAMS/WATER
	EX. HEDGES
	EX. TREES



VICINITY MAP
SCALE: 1"=1,000'

BENCHMARKS	
BCO 1017 ELEV. 88.43 SPIKE IN SIDEWALK SOUTHWEST OF THE INTERSECTION OF NORTH POINT RD. AND CARSON AVE.	N 591972.19 E 1449985.57
BCO 1077 ELEV. 51.93 SPIKE ALONG ROLLING MILL RD., 24.23' SOUTHEAST OF EX. UTILITY POLE #485182, & 22.96' EAST OF EX. STORM DRAIN INLET IN CONCRETE ALLEY	N 594022.33 E 1459177.83

SITE PHOTOS: WEST



PROPOSED SIGN AREA: 44.50' X 8.00' = 356.00 SF
NOTE: SIGN MOUNTED ABOVE THE ROOF LINE ON HVAC SCREEN TO BE ADDRESSED BY
TENANT.

SITE PHOTOS: EAST



PROPOSED SIGN AREA: 29.00' X 6.00' = 174.00 SF



PROPOSED SIGN AREA: 9.00' X 1.00' = 9.00 SF



PROPOSED SIGN AREA: 34.50' X 3.00' = 103.50 SF

TOTALS WEST:
LINEAR FOOTAGE OF WEST FACADE = 759 LF

MAXIMUM PERMITTED SIGN AREA/FACE
(PER BCZR SECTION 450.4--(P)):
759 LF X 15' H = 11,385 SF X 12% = 1,366.2 SF

ENTERPRISE SIGN AREA TABLE- WEST		
NUMBER	DIMENSIONS	AREA
32	44.50' X 8.00'	356.00 SF

TOTAL PROPOSED SIGN AREA = 356.00 SF

TOTALS EAST:
LINEAR FOOTAGE OF EAST FACADE = 1,661 LF

MAXIMUM PERMITTED SIGN AREA/FACE
(PER BCZR SECTION 450.4--(P)):
1,661 LF X 15' H = 24,915 SF X 12% = 2,989.8 SF

ENTERPRISE SIGN AREA TABLE - EAST		
NUMBER	DIMENSIONS	AREA
33	29.00' X 6.00'	174.00 SF
34	9.00' X 1.00'	9.00 SF
35	34.50' X 3.00'	103.50 SF

TOTAL PROPOSED SIGN AREA = 286.5 SF

NOTE: THE SHOPPING CENTER HAS STRUCTURED PARKING

ENTERPRISE SIGNS EAST AND WEST FACADE OF MALL

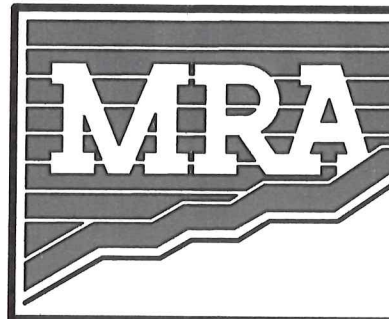
THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE
DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE
LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER
METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT
LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES
BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD
SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

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

OWNER

TRP-MCB EASTPOINT LLC
C/O MCB REAL ESTATE LLC
2701 N CHARLES ST STE 404
BALTIMORE, MD 21218

2015-0206-A

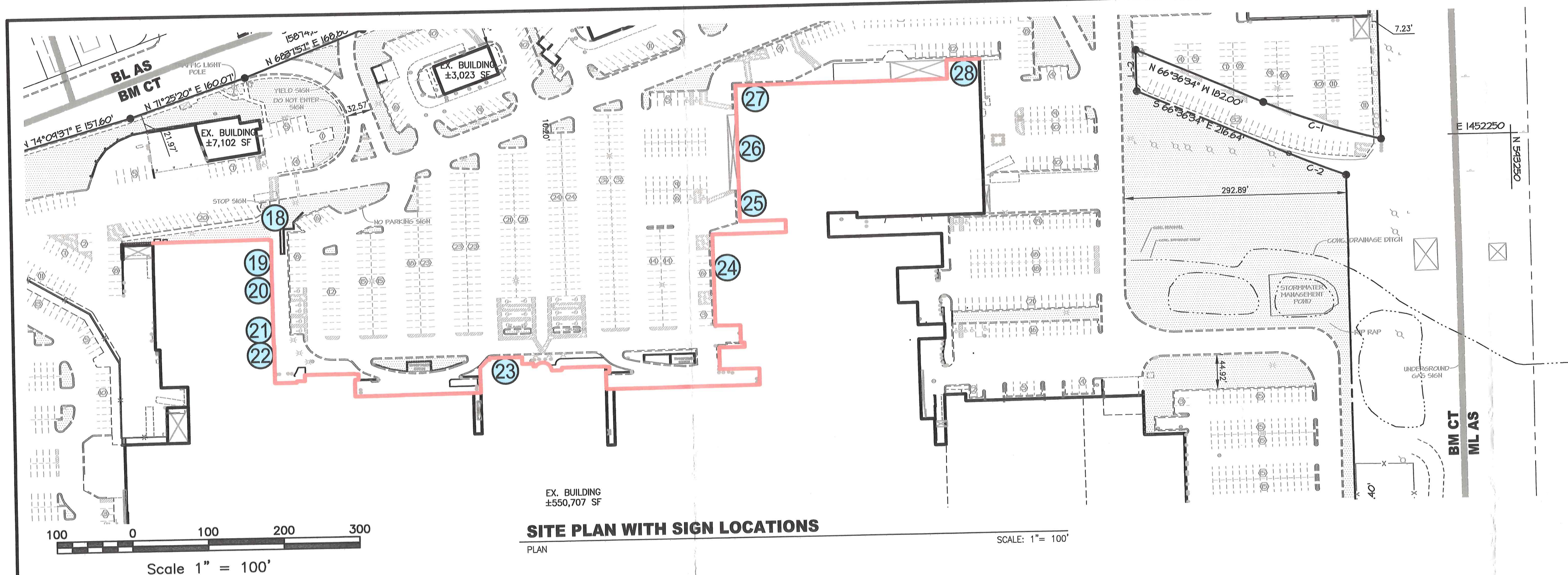


MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
PHONE: (410) 821-1690
FAX: (410) 821-1748
MRAGIA.COM

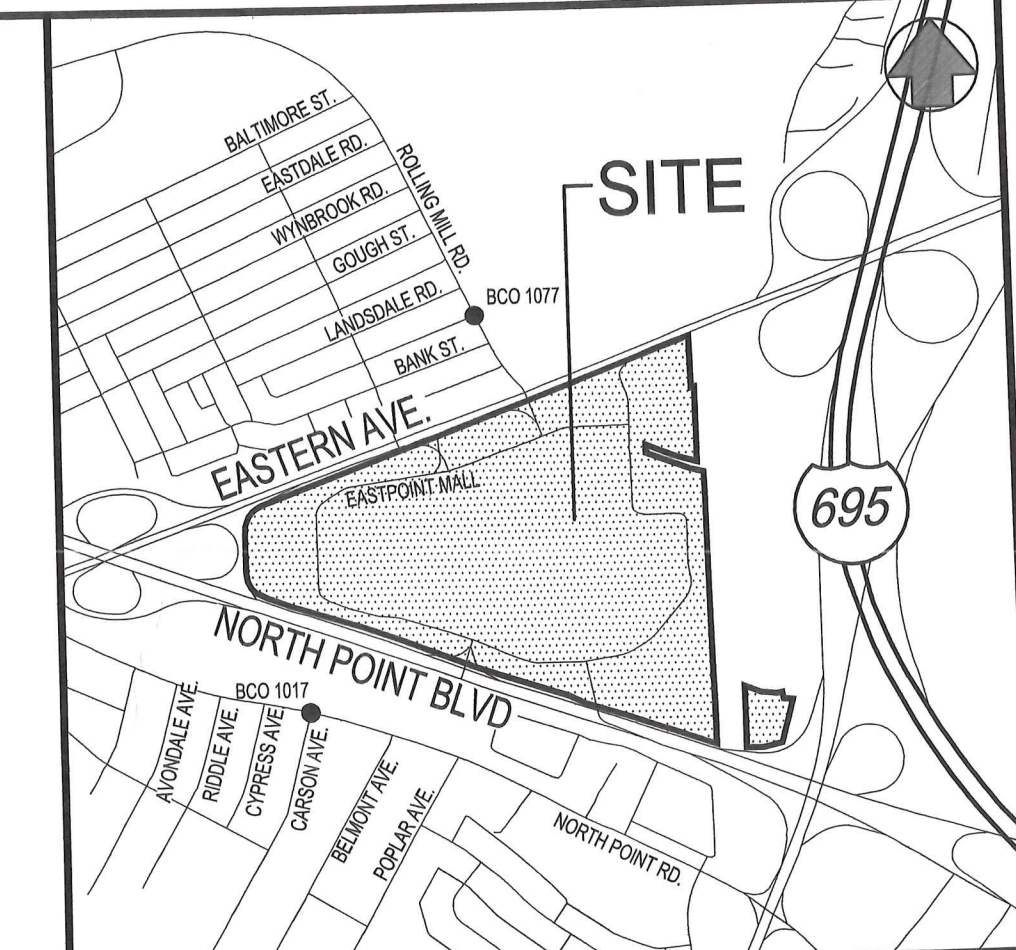


EASTPOINT MALL
7801 EASTERN AVE
EAST/WEST FACADE
PLAN TO ACCOMPANY VARIANCE PETITION AND
SPECIAL HEARING REQUEST
15 TH ELECTION DISTRICT
7 TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:
		18206
		SCALE: 1" = 100'
		DATE: 03/19/2015
		DRAWN BY: CGM
		DESIGN BY: CGM
		REVIEW BY: MAB
		SHEET: 05 OF 06



LEGEND	
---	EX. PROPERTY LINE
---	EX. RIGHT OF WAY LINE
---	EX. ADJACENT PROPERTY LINE
---	EX. EASEMENT LINE
---	EX. BUILDING
---	EX. CONCRETE CURB AND GUTTER
---	EX. EDGE OF CONCRETE
---	EX. EDGE OF PAVING
---	EX. CHAIN LINK FENCE
---	EX. ZONING
---	EX. STREAMS/WATER
---	EX. HEDGES
---	EX. TREES



VICINITY MAP

SCALE: 1"=1,000'

BENCHMARKS

BCD 1017 ELEV. 88.43 SPIKE IN SIDEWALK SOUTHWEST OF THE INTERSECTION OF NORTH POINT RD. AND CARSON AVE.	N 591972.19 E 1449995.57 N 594022.33 E 1450917.83
BCD 1077 ELEV. 51.93 SPIKE ALONG ROLLING MILL RD., 24.23' SOUTHEAST OF EX. UTILITY POLE #485192, & 22.98' EAST OF EX. STORM DRAIN INLET IN CONCRETE ALLEY	

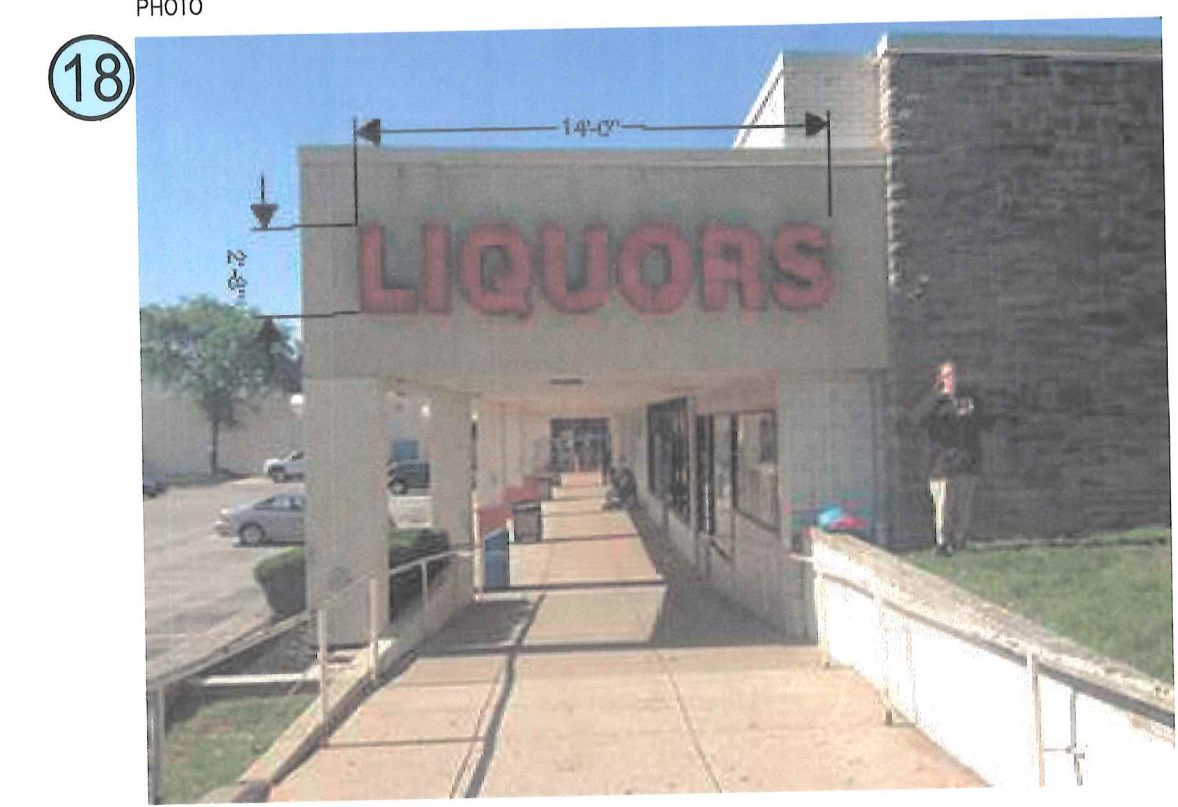
TOTALS:
LINEAR FOOTAGE OF NORTH FACADE = **2,164 LF**

MAXIMUM PERMITTED SIGN AREA/FACE
(PER BCZR SECTION 450.4-(P)):
2,164 LF X 15' H = 32,460 SF X 12% = 3,895.2 SF

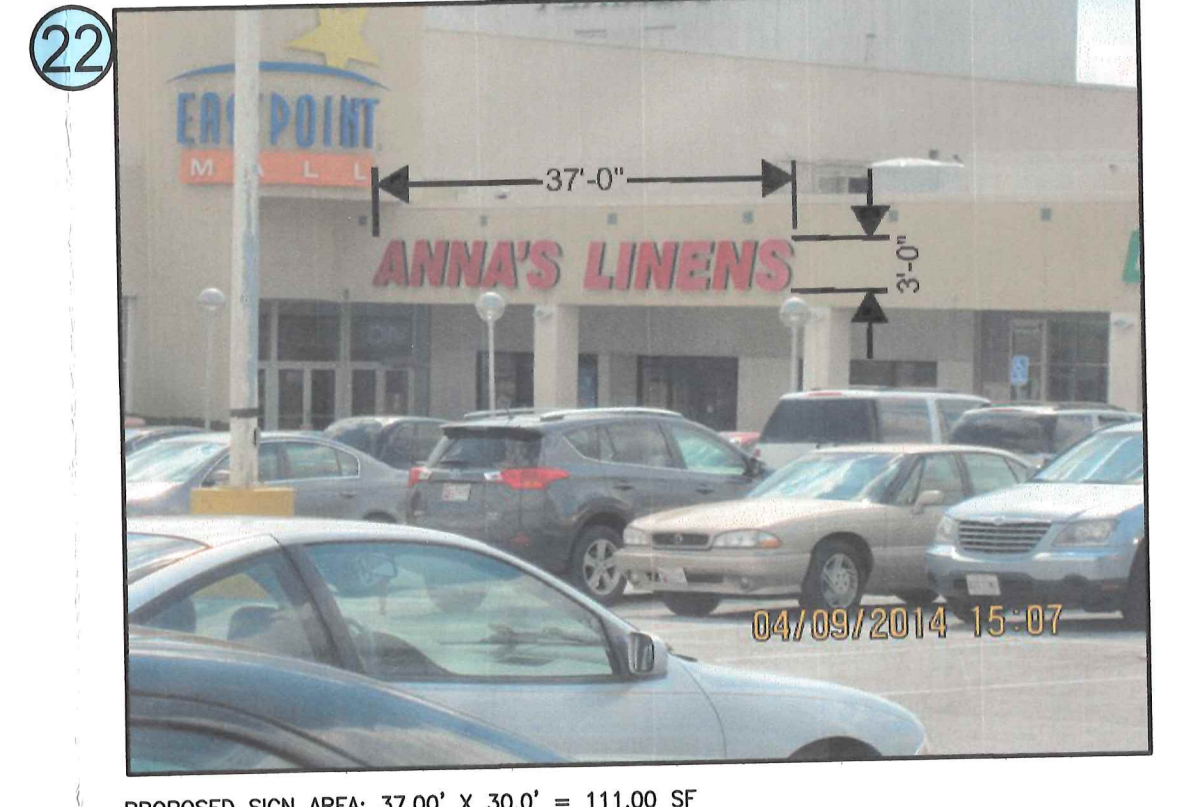
ENTERPRISE SIGN AREA TABLE		
NUMBER	DIMENSIONS	AREA
21	14.00' X 2.67'	37.38 SF
22	16.00' X 3.00'	48.00 SF
23	24.00' X 1.75'	42.00 SF
24	33.42' X 3.00'	100.26 SF
25	37.00' X 30.00'	111.00 SF
26	10.67' X 3.00'	32.01 SF
26A	24.42' X 2.50'	61.05 SF
27	33.50' X 3.00'	100.50 SF
28	17.50' X 2.50'	43.75 SF
29	63.50' X 5.50'	349.25 SF
30	45.00' X 3.67'	165.15 SF
31	17.50' X 2.50'	43.75 SF

TOTAL PROPOSED SIGN AREA = **1,134.10 SF**
NOTE: THE SHOPPING CENTER HAS STRUCTED PARKING

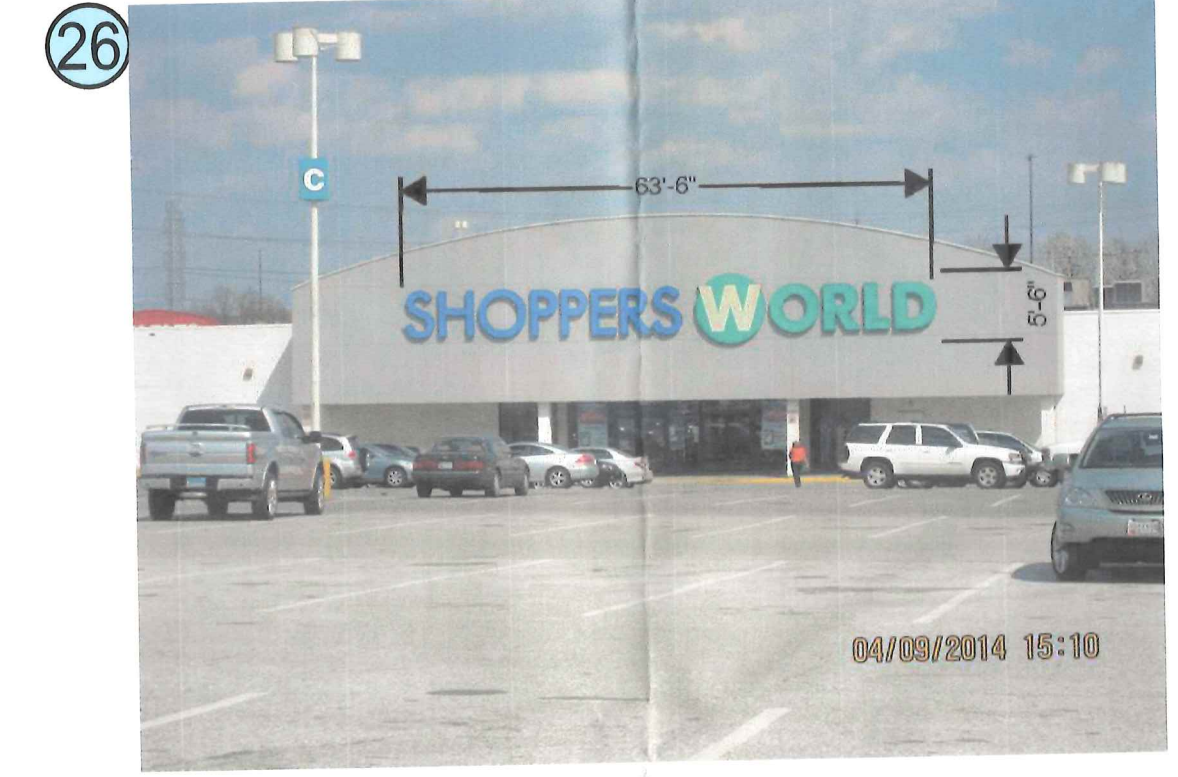
SITE PHOTOS



PROPOSED SIGN AREA: 14.00' X 2.67' = 37.38 SF



PROPOSED SIGN AREA: 37.00' X 30.00' = 111.00 SF



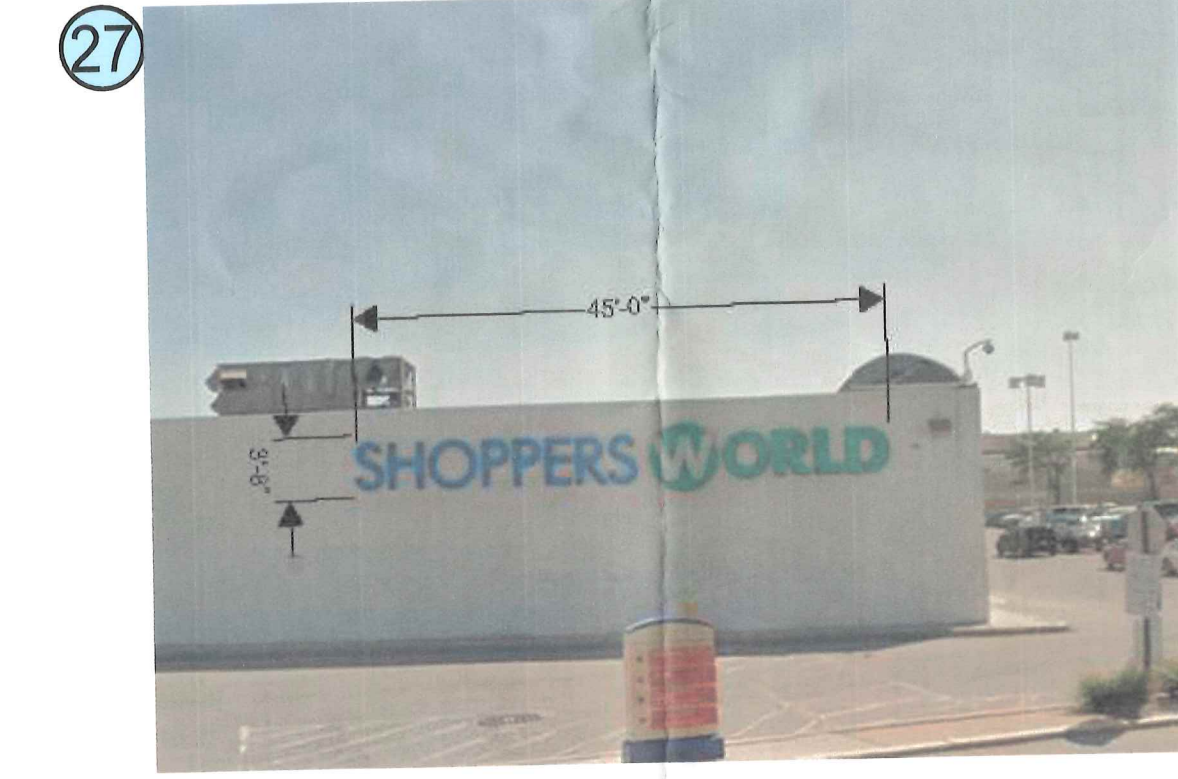
PROPOSED SIGN AREA: 63.50' X 5.50' = 349.25 SF



PROPOSED SIGN AREA: 16.00' X 3.00' = 48.00 SF



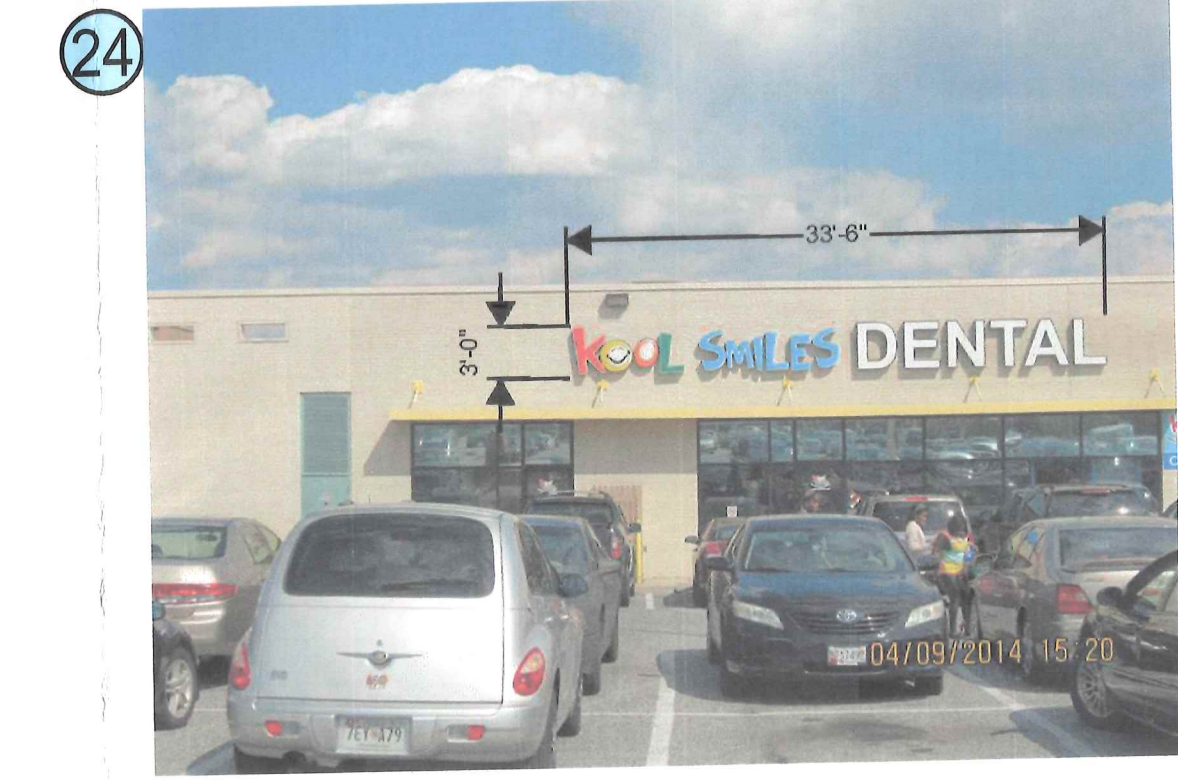
PROPOSED SIGN AREAS:
1) 10.67' X 3.00' = 32.01 SF
2) 24.42' X 2.50' = 61.05 SF



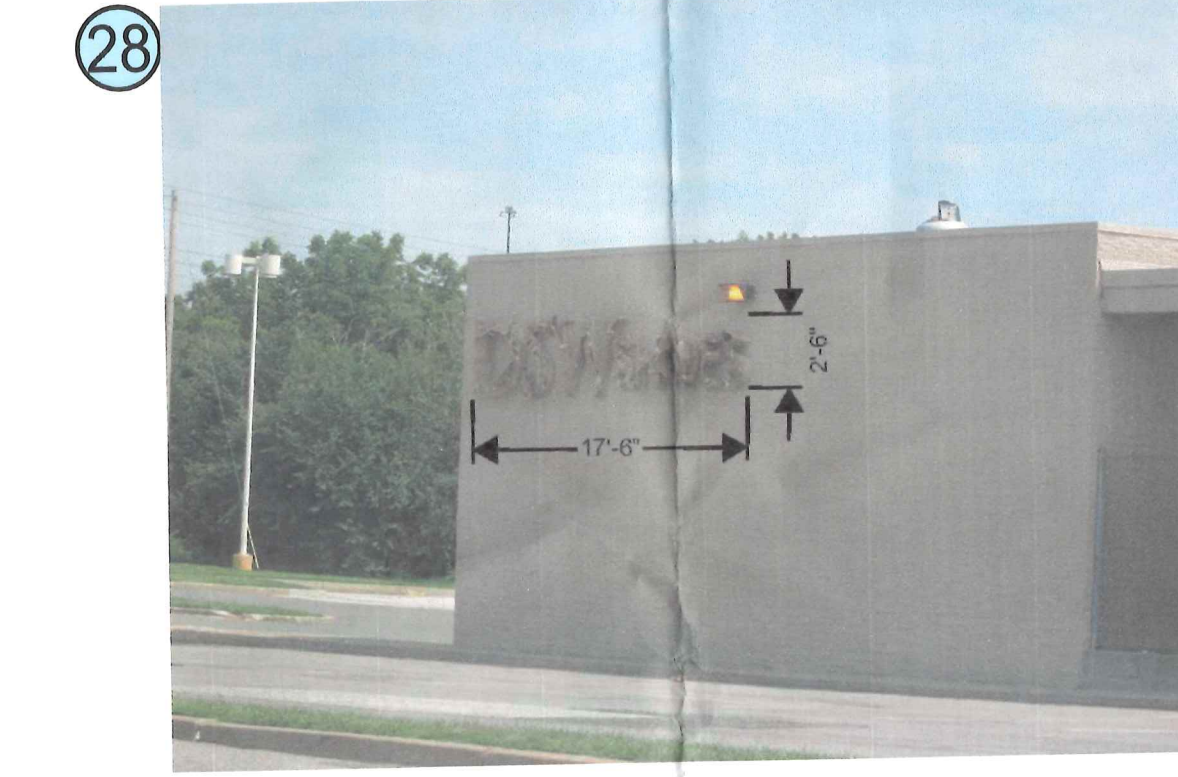
PROPOSED SIGN AREA: 45.00' X 3.67' = 165.15 SF



PROPOSED SIGN AREA: 24.00' X 1.75' = 42.00 SF



PROPOSED SIGN AREA: 33.50' X 3.00' = 100.50 SF



PROPOSED SIGN AREA: 17.50' X 2.50' = 43.75 SF



PROPOSED SIGN AREA: 33.42' X 3.00' = 100.26 SF



PROPOSED SIGN AREA: 17.50' X 2.50' = 43.75 SF

ENTERPRISE SIGNS NORTH FACADE OF MALL

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

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

OWNER
TRP-MCB EASTPOINT LLC
C/O MCB REAL ESTATE LLC
2701 N CHARLES ST STE 404
BALTIMORE MD 21218

2015-0206-A

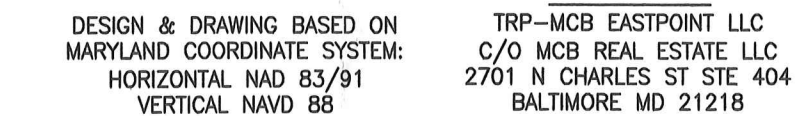
MRA

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
PHONE: (410) 821-1690
FAX: (410) 821-1748
MRA@GMAIL.COM

STATE OF MARYLAND
LANDSCAPE ARCHITECT
No. 3385

EASTPOINT MALL
7801 EASTERN AVE
NORTH FACADE
PLAN TO ACCOMPANY VARIANCE PETITION AND
SPECIAL HEARING REQUEST
15 TH ELECTION DISTRICT
7 TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

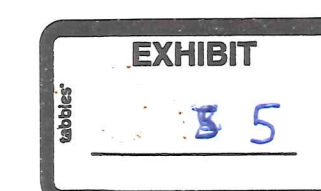
DATE	REVISIONS	JOB NO.: 18208
		SCALE: 1" = 100'
		DATE: 03/19/2015
		DRAWN BY: CGM
		DESIGN BY: CGM
		REVIEW BY: MAB
		SHEET: 04 OF 06



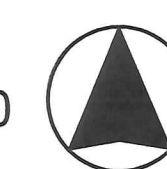


MORRIS & RITCHIE ASSOCIATES, INC.

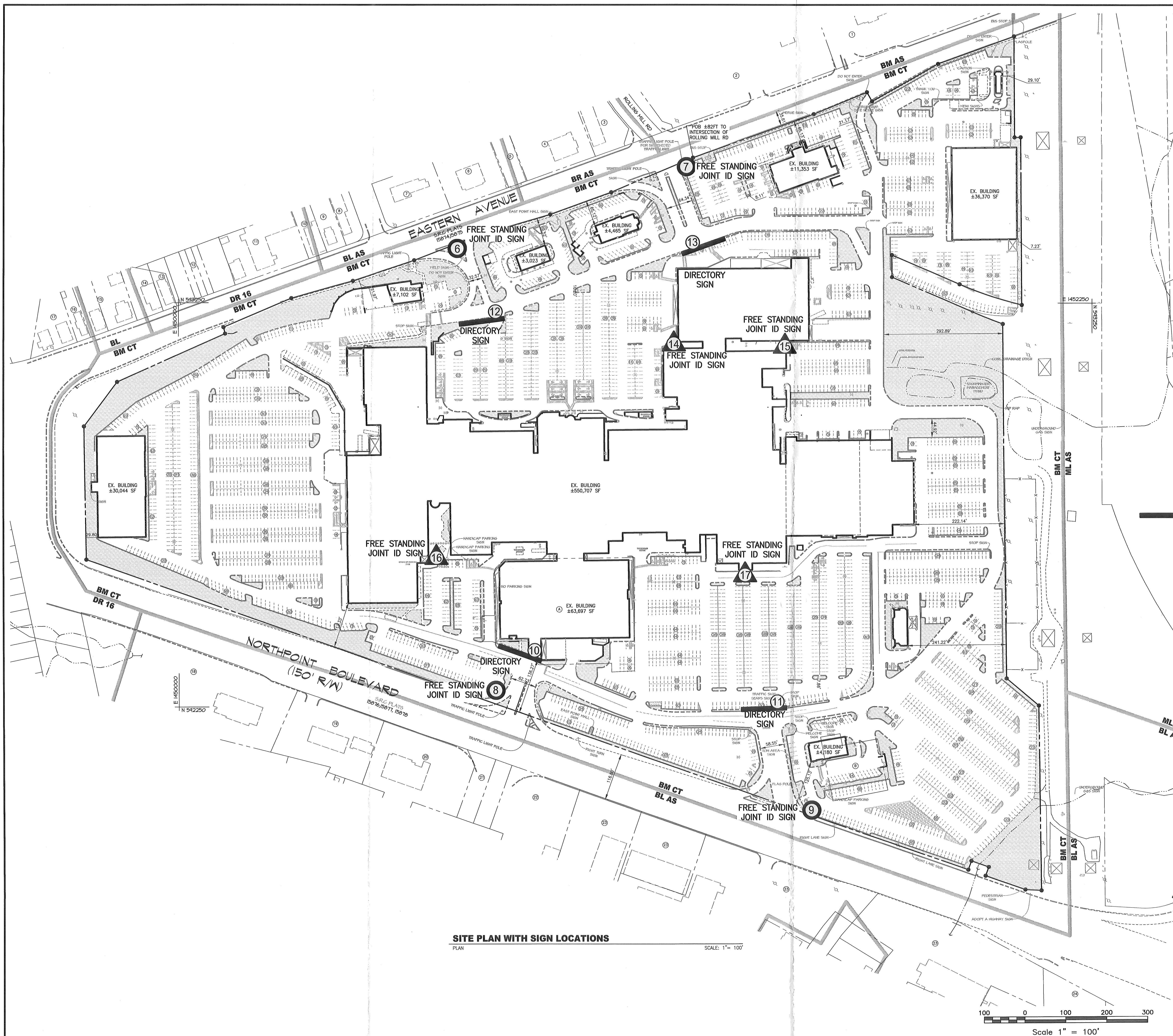
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS, AND
LANDSCAPE ARCHITECTS



0 100 200 300



EASTPOINT MALL - AERIAL IMAGERY



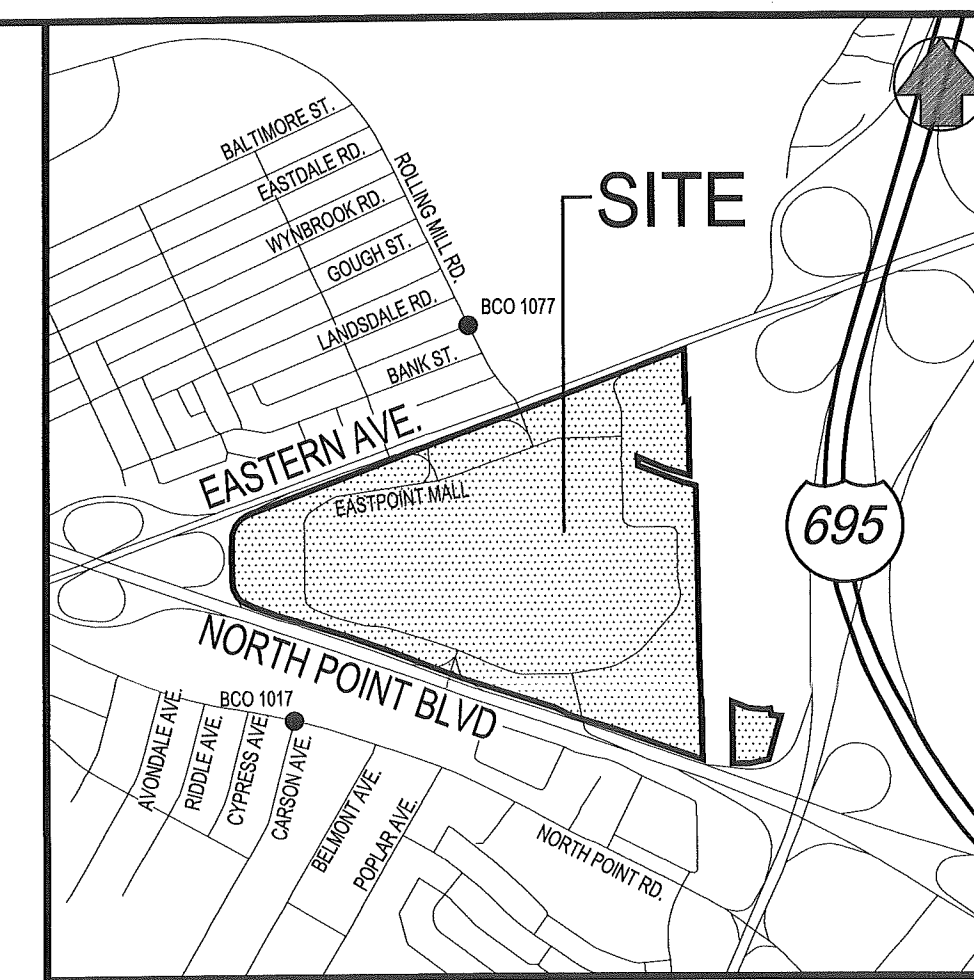
SITE PLAN WITH SIGN LOCATIONS

PLAN

SCALE: 1" = 100'

LEGEND

---	EX. PROPERTY LINE
---	EX. RIGHT OF WAY LINE
---	EX. ADJACENT PROPERTY LINE
---	EX. EASEMENT LINE
---	EX. BUILDING
---	EX. CONCRETE CURB AND GUTTER
---	EX. EDGE OF CONCRETE
---	EX. EDGE OF PAVING
---	EX. CHAIN LINK FENCE
---	EX. ZONING
---	EX. STREAMS/WATER
---	EX. HEDGES
---	EX. TREES



VICINITY MAP

SCALE: 1" = 1,000'

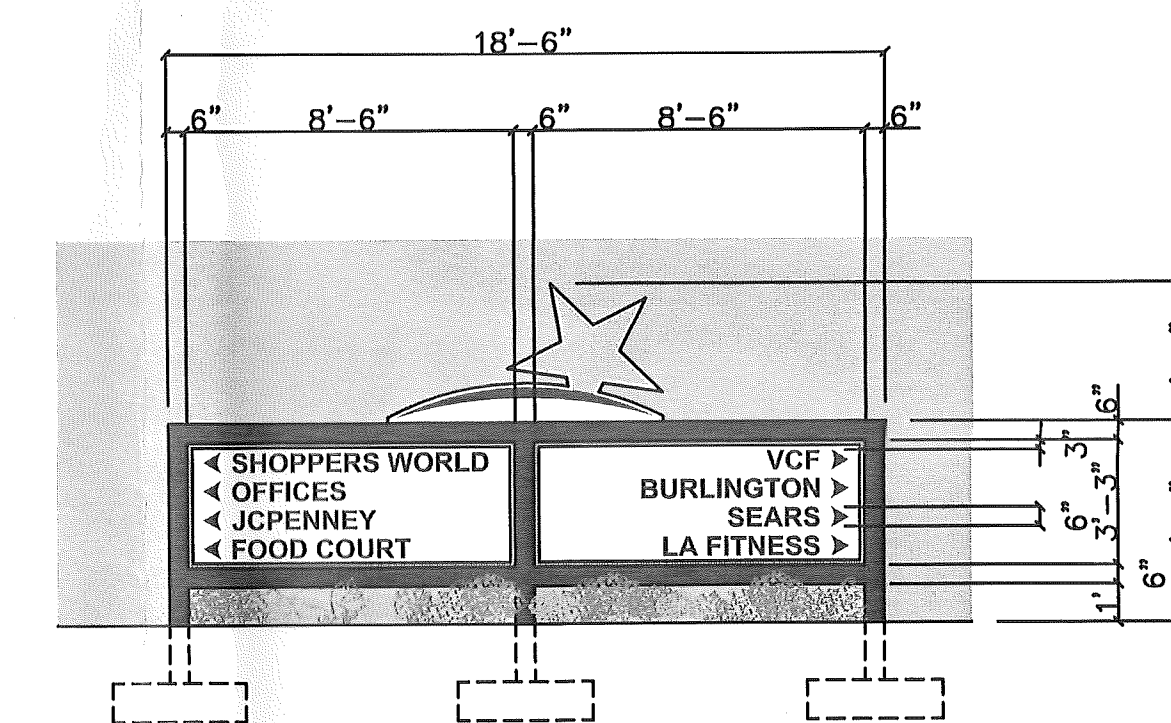
BENCHMARKS

B00 1017
ELEV. 89.43
SPK. IN SIDEWALK SOUTHWEST OF THE INTERSECTION OF NORTH
POINT RD. AND CARSON AVE.

N 591972.19
E 1449995.57

B00 1077
ELEV. 51.93
SPK. ALONG ROLLING MILL RD., 24.23' SOUTHEAST OF EX. UTILITY
POLE #485162, & 22.96' EAST OF EX. STORM DRAIN INLET IN
CONCRETE ALLEY

N 594022.33
E 1450917.83

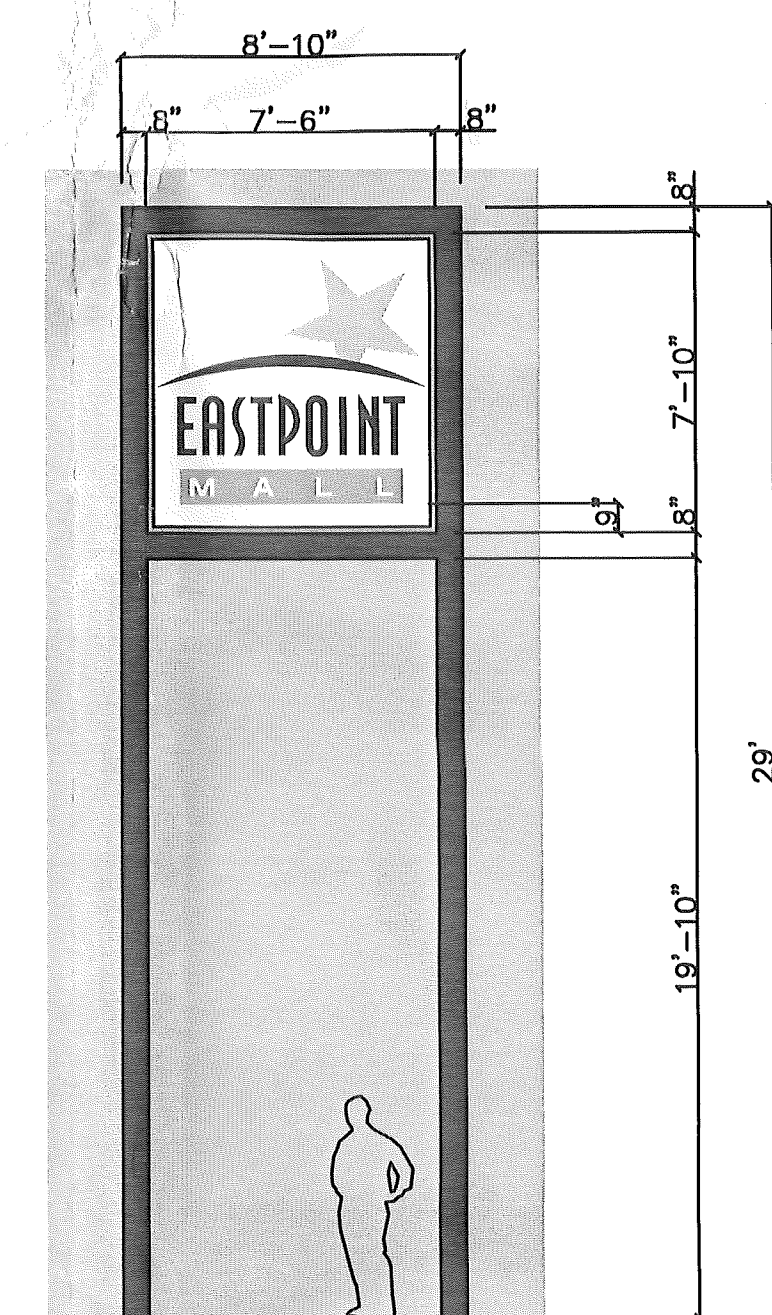


DIRECTORY SIGNAGE (10-13)

PROPOSED SIGN AREA: 18.5' X 8.83' = 163.36 SF

RELIEF REQUESTED: BCZR §450.4 ATTACHMENT 1-4

- 1) TO PERMIT A SIGN HEIGHT OF 9' IN LIEU OF THE PERMITTED 8'
- 2) BCZR §450.7.1 TO PERMIT LETTERS 6" HIGH IN LIEU OF THE PERMITTED 2" HEIGHT

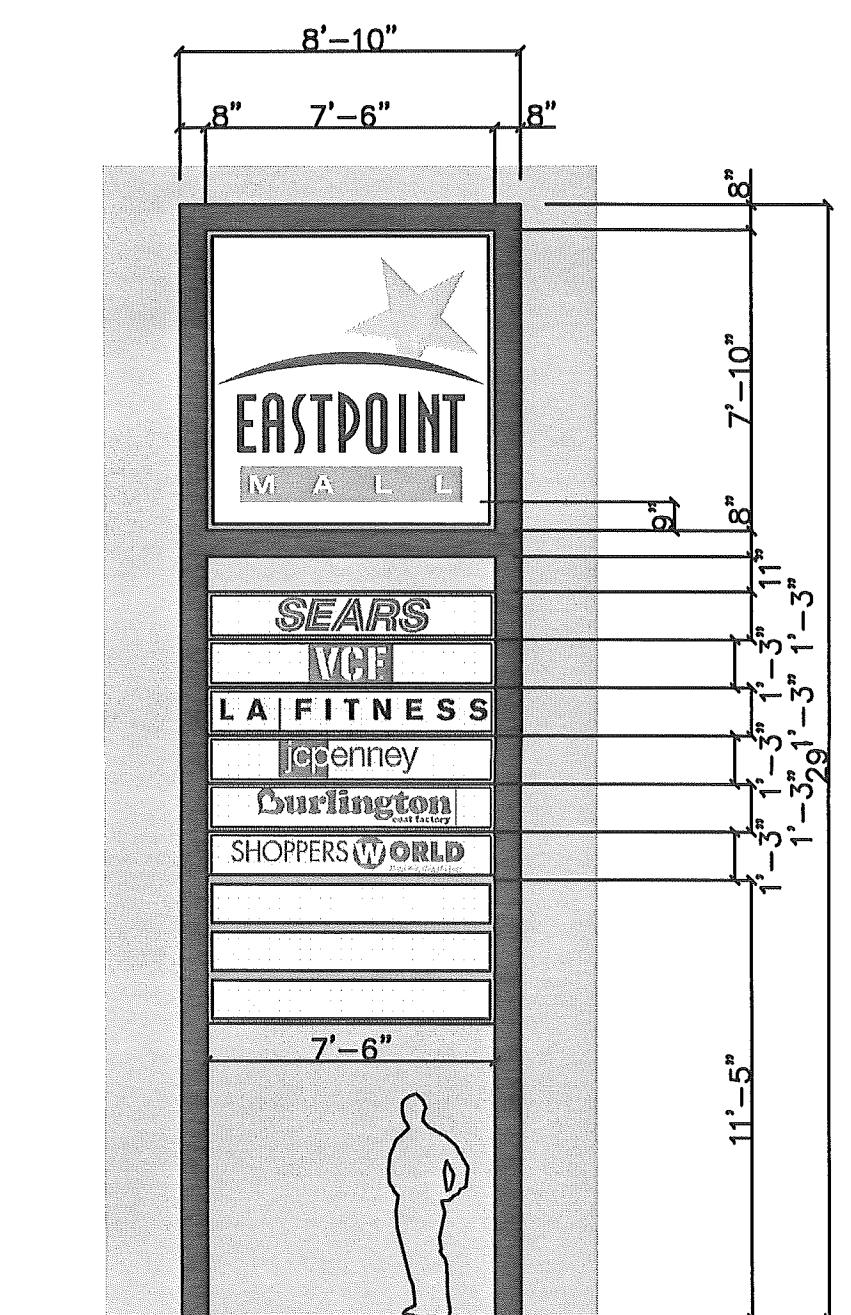


FREESTANDING JOINT IDENTIFICATION SIGNAGE (14-17)

PROPOSED SIGN AREA: 8.83' X 7.83' = 69.14 SF

RELIEF REQUESTED: BCZR §450.4 ATTACHMENT 1-7(b)

- 1) TO PERMIT A FREESTANDING IDENTIFICATION SIGN ACCESSORY TO A COMMERCIAL USE.
- 2) TO PERMIT A 30' HIGH SIGN IN LIEU OF THE PERMITTED 25'
- 3) TO PERMIT FOUR SIGNS PER FRONTAGE IN LIEU OF THE PERMITTED ONE.
- 4) TO PERMIT TEN LINES OF COPY IN LIEU OF THE PERMITTED 5.



FREESTANDING JOINT IDENTIFICATION SIGNAGE (6-9)

PROPOSED SIGN AREA: 16.92' X 8.83' = 149.40 SF

RELIEF REQUESTED: BCZR §450.4 ATTACHMENT 1-7(b)

- 1) TO PERMIT A 30' HIGH SIGN IN LIEU OF THE PERMITTED 25'
- 2) TO PERMIT FOUR SIGNS PER FRONTAGE IN LIEU OF THE PERMITTED ONE.
- 3) TO PERMIT TEN LINES OF COPY IN LIEU OF THE PERMITTED FIVE.

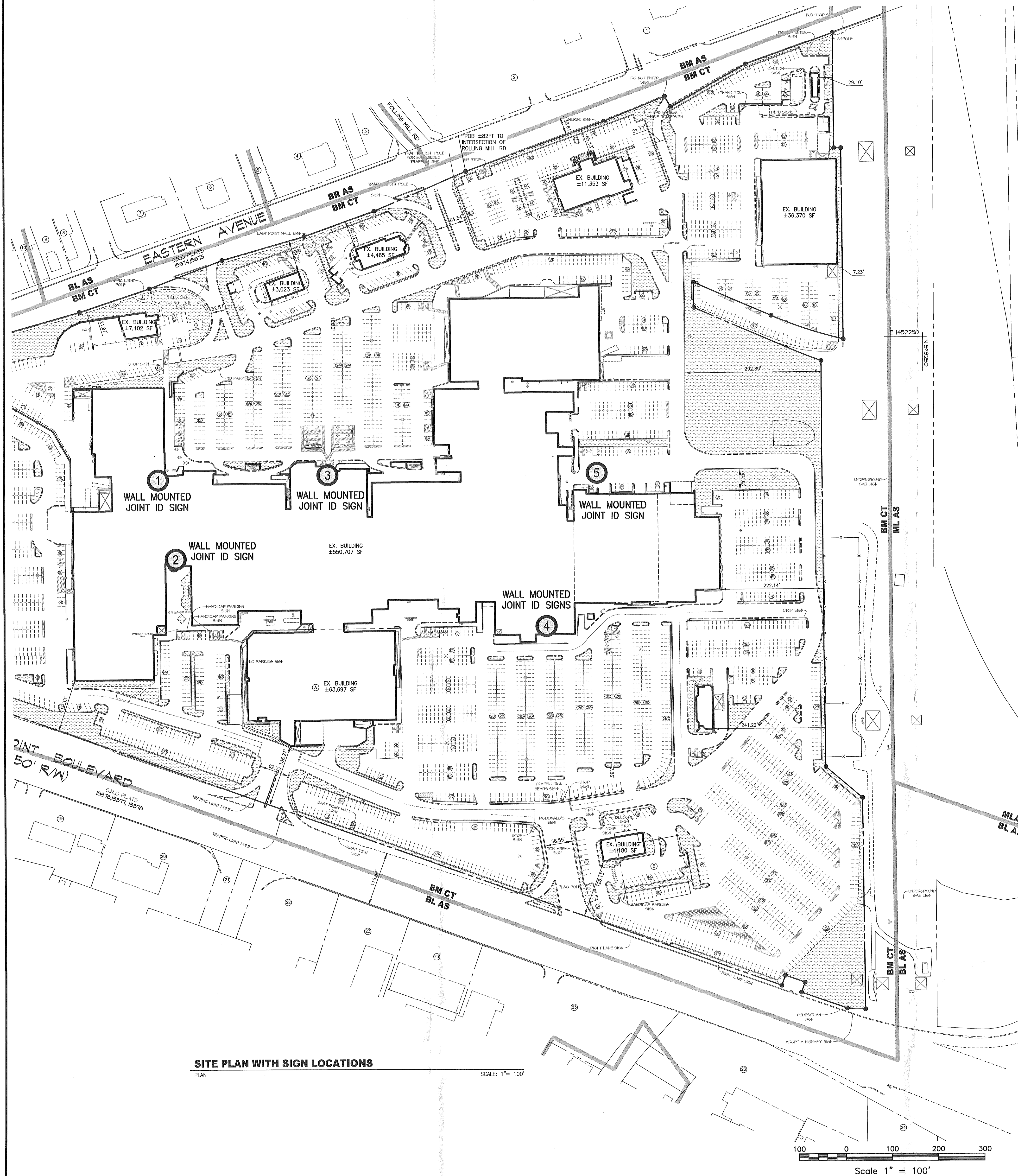
PROPOSED DIRECTORY AND FREESTANDING JOINT IDENTIFICATION SIGNS

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

OWNER
TRP-MCB EASTPOINT LLC
C/O MCB REAL ESTATE LLC
2701 N CHARLES ST STE 404
BALTIMORE MD 21218

MRA 		MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1220-C EAST JOPPA ROAD, SUITE 505 TOWSON, MARYLAND 21206 PHONE: (410) 821-1690 FAX: (410) 821-1748 MRA@A.COM
2015-0206-A EASTPOINT MALL 7801 EASTERN AVE PROPOSED DIRECTIONAL AND IDENTIFICATION SIGNS PLAN TO ACCOMPANY VARIANCE PETITION AND SPECIAL HEARING REQUEST 15 TH ELECTION DISTRICT 7 TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND		JOB NO.: 18206 SCALE: 1" = 100' DATE: 03/19/2015 DRAWN BY: CGM DESIGN BY: CGM REVIEW BY: MAB SHEET: 03 OF 06
DATE	REVISIONS	



PROPOSED WALL MOUNTED JOINT IDENTIFICATION SIGNS

SIGNS

PHOTO

1 WALL MOUNTED JOINT ID SIGN



PROPOSED SIGN AREA: 13.50' X 8.42' = 113.67 SF
EXISTING WALL AREA: 3,374 SQUARE FEET

RELIEF REQUESTED: BCZR §450.4 ATTACHMENT 1-7(g)

- 1) TO PERMIT THREE SIGNS PER FRONTAGE IN LIEU OF THE PERMITTED ONE
- 2) TO PERMIT A MAXIMUM SIGN AREA / FACE OF 31% OF THE WALL UPON WHICH THE SIGN IS ERECTED IN LIEU OF THE PERMITTED 12%

2 WALL MOUNTED JOINT ID SIGN

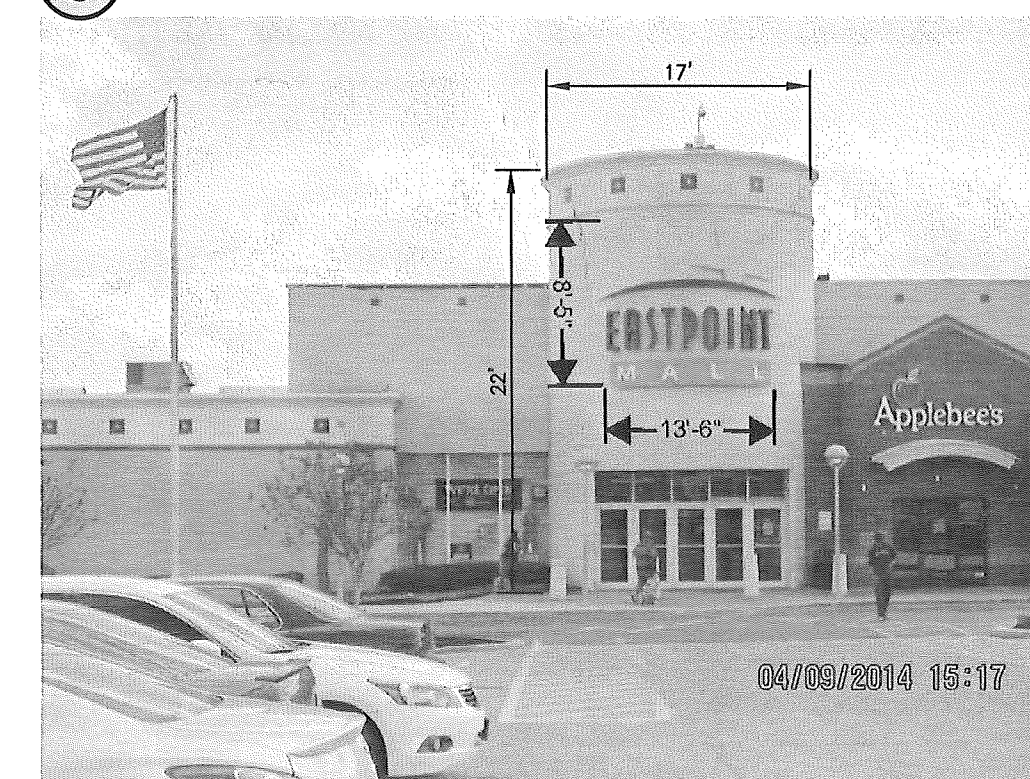


PROPOSED SIGN AREA: 13.50' X 8.42' = 113.67 SF
EXISTING WALL AREA: 3,374 SQUARE FEET

RELIEF REQUESTED: BCZR §450.4 ATTACHMENT 1-7(g)

- 1) TO PERMIT THREE SIGNS PER FRONTAGE IN LIEU OF THE PERMITTED ONE
- 2) TO PERMIT A MAXIMUM SIGN AREA / FACE OF 31% OF THE WALL UPON WHICH THE SIGN IS ERECTED IN LIEU OF THE PERMITTED 12%

3 WALL MOUNTED JOINT ID SIGN



PROPOSED SIGN AREA: 8.42' X 13.50' = 113.67 SF

PROPOSED SIGN AREA: 13.50' X 8.42' = 113.67 SF
EXISTING WALL AREA: 3,374 SQUARE FEET

RELIEF REQUESTED: BCZR §450.4 ATTACHMENT 1-7(g)

- 1) TO PERMIT THREE SIGNS PER FRONTAGE IN LIEU OF THE PERMITTED ONE
- 2) TO PERMIT A MAXIMUM SIGN AREA / FACE OF 31% OF THE WALL UPON WHICH THE SIGN IS ERECTED IN LIEU OF THE PERMITTED 12%

4 WALL MOUNTED JOINT ID SIGNS A AND B

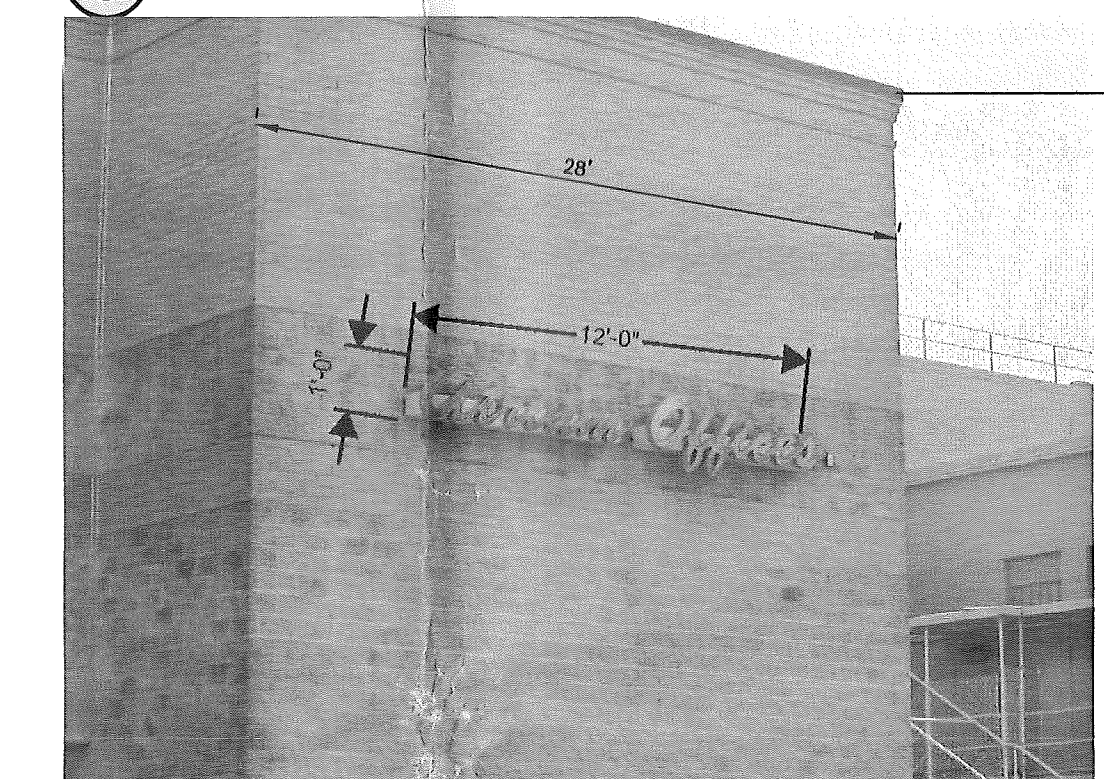


PROPOSED SIGN AREAS: A) 12.33' X 12.33' = 152.10 SF
B) 12.33' X 12.33' = 152.10 SF

EXISTING WALL AREA: 1,280 SQUARE FEET

- RELIEF REQUESTED: BCZR §450.4 ATTACHMENT 1-7(g)
- 1) TO PERMIT THREE SIGNS PER FRONTAGE IN LIEU OF THE PERMITTED ONE

5 WALL MOUNTED JOINT ID SIGN

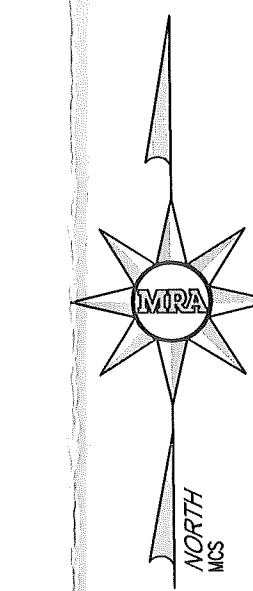


PROPOSED SIGN AREA: 12.00' X 1.00' = 12.00 SF

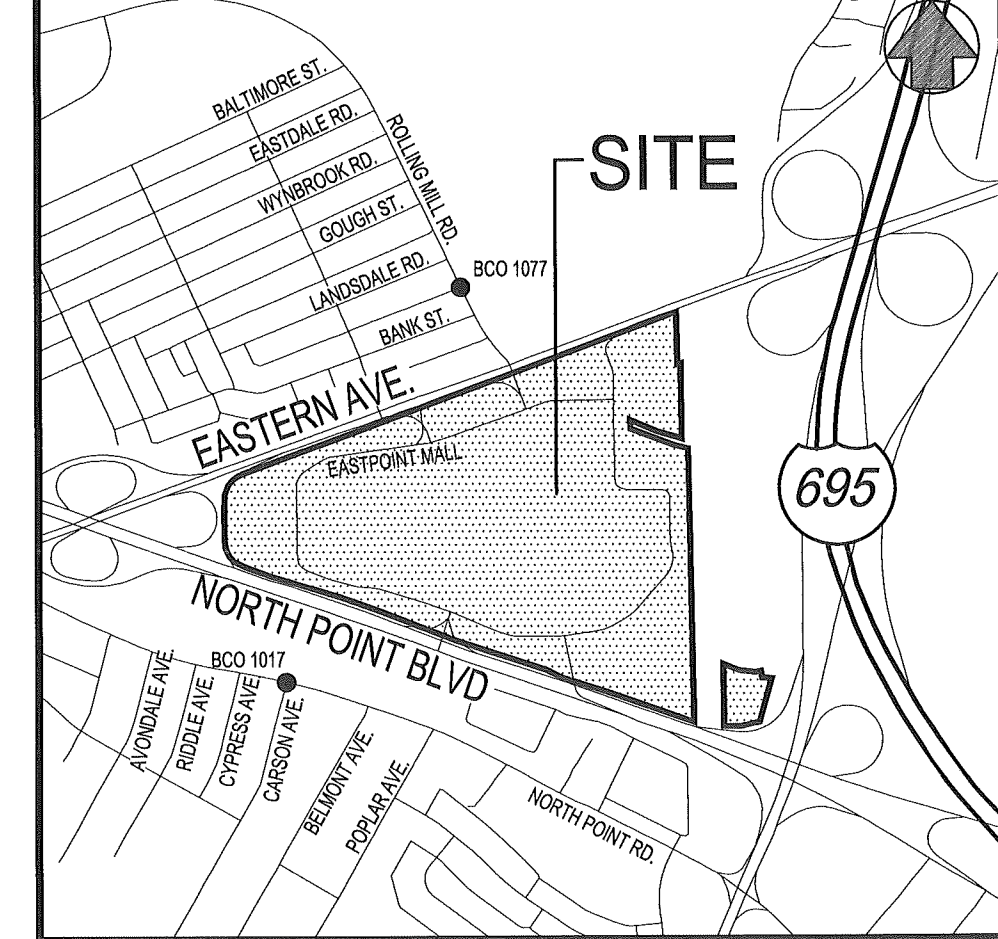
EXISTING WALL AREA: 4,560 SQUARE FEET

RELIEF REQUESTED: BCZR §450.4 ATTACHMENT 1-7(g)

- 1) TO PERMIT THREE SIGNS PER FRONTAGE IN LIEU OF THE PERMITTED ONE



LEGEND	
	EX. PROPERTY LINE
	EX. RIGHT OF WAY LINE
	EX. ADJACENT PROPERTY LINE
	EX. EASEMENT LINE
	EX. BUILDING
	EX. CONCRETE CURB AND GUTTER
	EX. EDGE OF PAVING
	EX. CHAIN LINK FENCE
	EX. ZONING
	EX. STREAMS/WATER
	EX. HEDGES
	EX. TREES



VICINITY MAP

SCALE: 1" = 1,000'

BENCHMARKS

BCD 1017
ELEV. 88.43
SPIKE IN SIDEWALK SOUTHWEST OF THE INTERSECTION OF NORTH
POINT RD. AND CARSON AVE.
N 591972.19
E 1448985.57
BCD 1077
ELEV. 51.83
SPIKE ALONG ROLLING MILL RD., 24.23' SOUTHEAST OF EX. UTILITY
POLE #485162, & 22.96' EAST OF EX. STORM DRAIN INLET IN
CONCRETE ALLEY
N 594022.33
E 1450917.83

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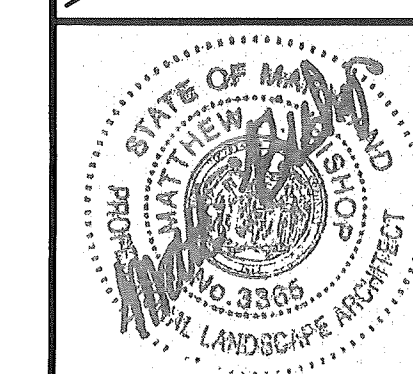
OWNER

DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM:
HORIZONTAL: NAD 83/11
VERTICAL: NAVD 88
TRP-MCB EASTPOINT LLC
C/O MCB REAL ESTATE, LLC
2701 N CHARLES ST STE 404
BALTIMORE MD 21218

2015-0206-A

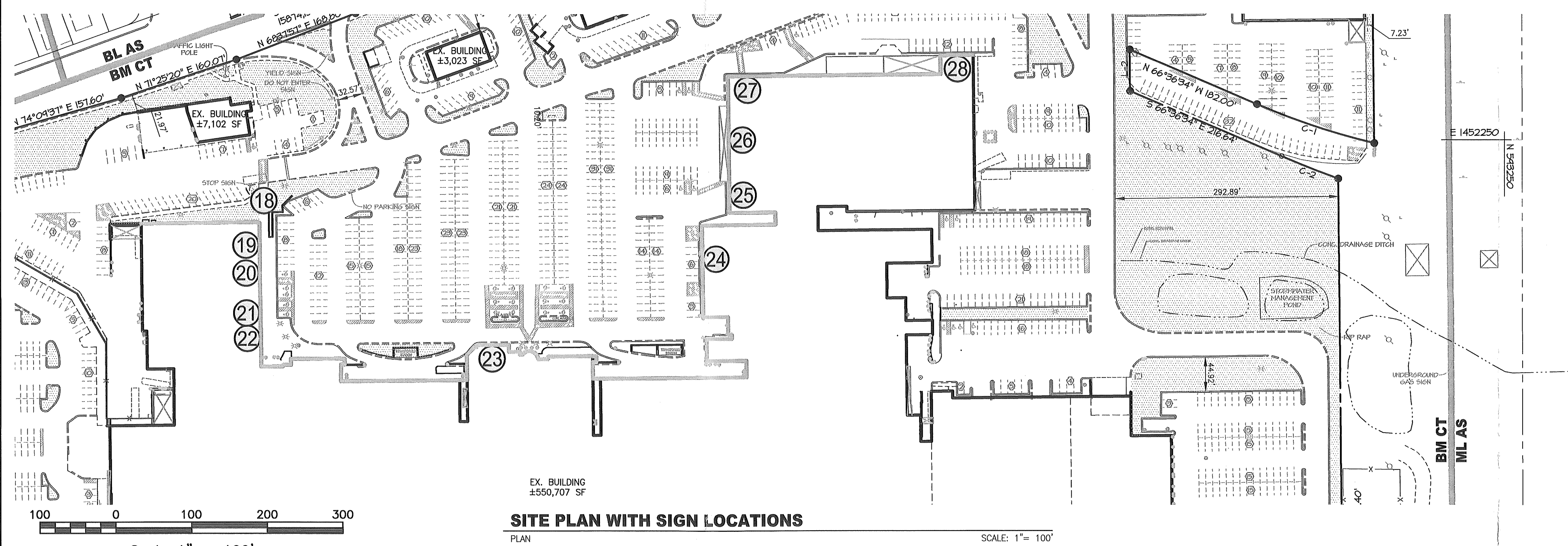


MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
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TOWSON, MARYLAND 21286
PHONE: (410) 821-1690
FAX: (410) 821-1748
MRAGTA.COM

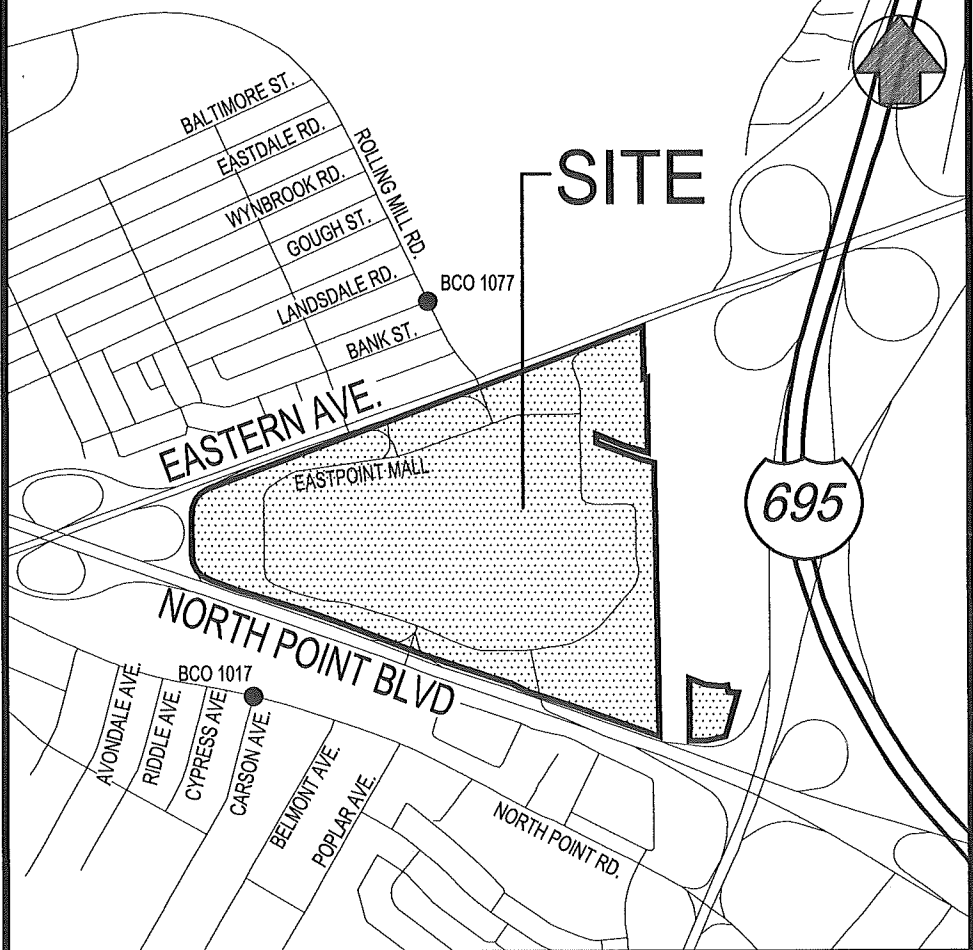


EASTPOINT MALL
7801 EASTERN AVE
EXISTING SIGNS
PLAN TO ACCOMPANY VARIANCE PETITION AND
SPECIAL HEARING REQUEST
15 TH ELECTION DISTRICT
7 TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.
		18208
		SCALE: 1" = 100'
		DATE: 03/19/2015
		DRAWN BY: CGM
		DESIGN BY: CGM
		REVIEW BY: MAB
		SHEET: 02 OF 06



LEGEND	
	EX. PROPERTY LINE
	EX. RIGHT OF WAY LINE
	EX. ADJACENT PROPERTY LINE
	EX. EASEMENT LINE
	EX. BUILDING
	EX. CONCRETE CURB AND GUTTER
	EX. EDGE OF CONCRETE
	EX. EDGE OF PAVING
	EX. CHAIN LINK FENCE
	EX. ZONING
	EX. STREAMS/WATER
	EX. HEDGES
	EX. TREES



VICINITY MAP

SCALE: 1"=1,000'

BENCHMARKS

BCO 1017 ELEV. 89.43
SPIKE IN SIDEWALK SOUTHWEST OF THE INTERSECTION OF NORTH POINT RD. AND CARSON AVE.
N 591972.19 E 1449995.57
BCO 1077 ELEV. 51.93
SPIKE ALONG ROLLING MILL RD., 24.23' SOUTHEAST OF EX. UTILITY POLE #485162, & 22.98' EAST OF EX. STORM DRAIN INLET IN CONCRETE ALLEY
N 594022.33 E 1450917.83

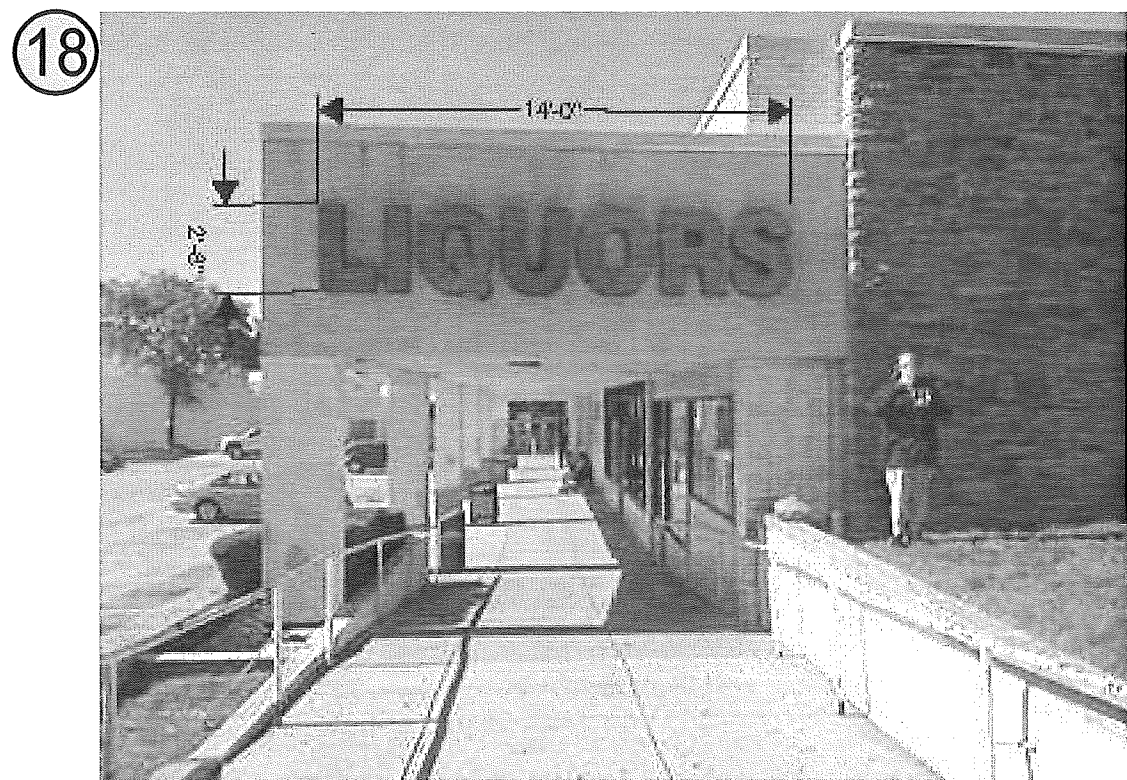
TOTALS:
LINEAR FOOTAGE OF NORTH FACADE = **2,164 LF**

MAXIMUM PERMITTED SIGN AREA/FACE
(PER BCZR SECTION 450.4-(P)):
2,164 LF X 15' H = 32,460 SF X 12% = 3,895.2 SF

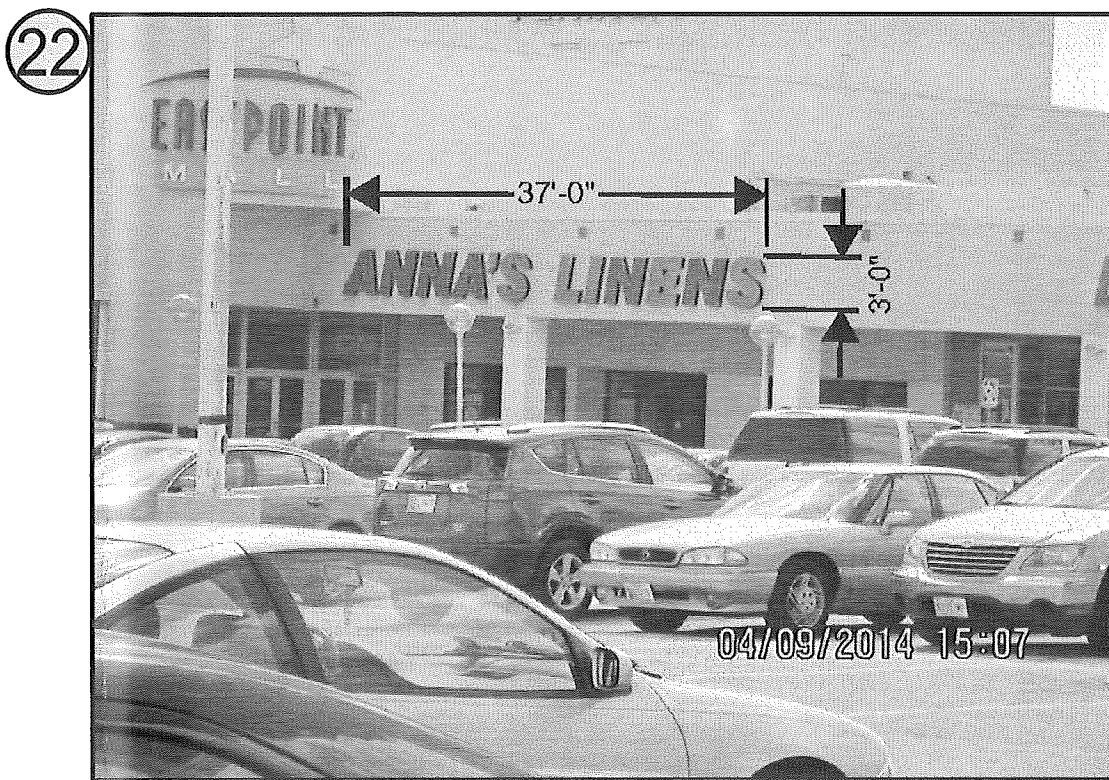
ENTERPRISE SIGN AREA TABLE		
NUMBER	DIMENSIONS	AREA
21	14.00' X 2.67'	37.38 SF
22	16.00' X 3.00'	48.00 SF
23	24.00' X 1.75'	42.00 SF
24	33.42' X 3.00'	100.26 SF
25	37.00' X 30.00'	111.00 SF
26	10.67' X 3.00'	32.01 SF
26A	24.42' X 2.50'	61.05 SF
27	33.50' X 3.00'	100.50 SF
28	17.50' X 2.50'	43.75 SF
29	63.50' X 5.50'	349.25 SF
30	45.00' X 3.67'	165.15 SF
31	17.50' X 2.50'	43.75 SF

TOTAL PROPOSED SIGN AREA = **1,134.10 SF**
NOTE: THE SHOPPING CENTER HAS STRUCTURED PARKING

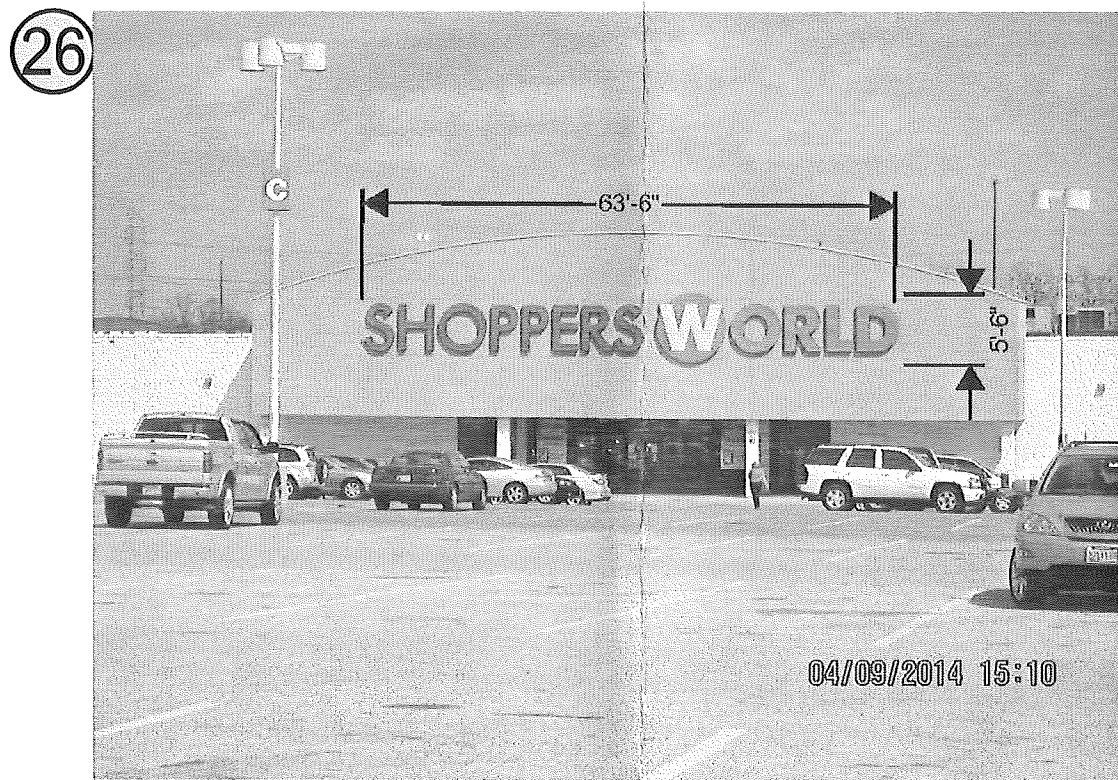
SITE PHOTOS



PROPOSED SIGN AREA: 14.00' X 2.67' = 37.38 SF



PROPOSED SIGN AREA: 37.00' X 30.00' = 111.00 SF



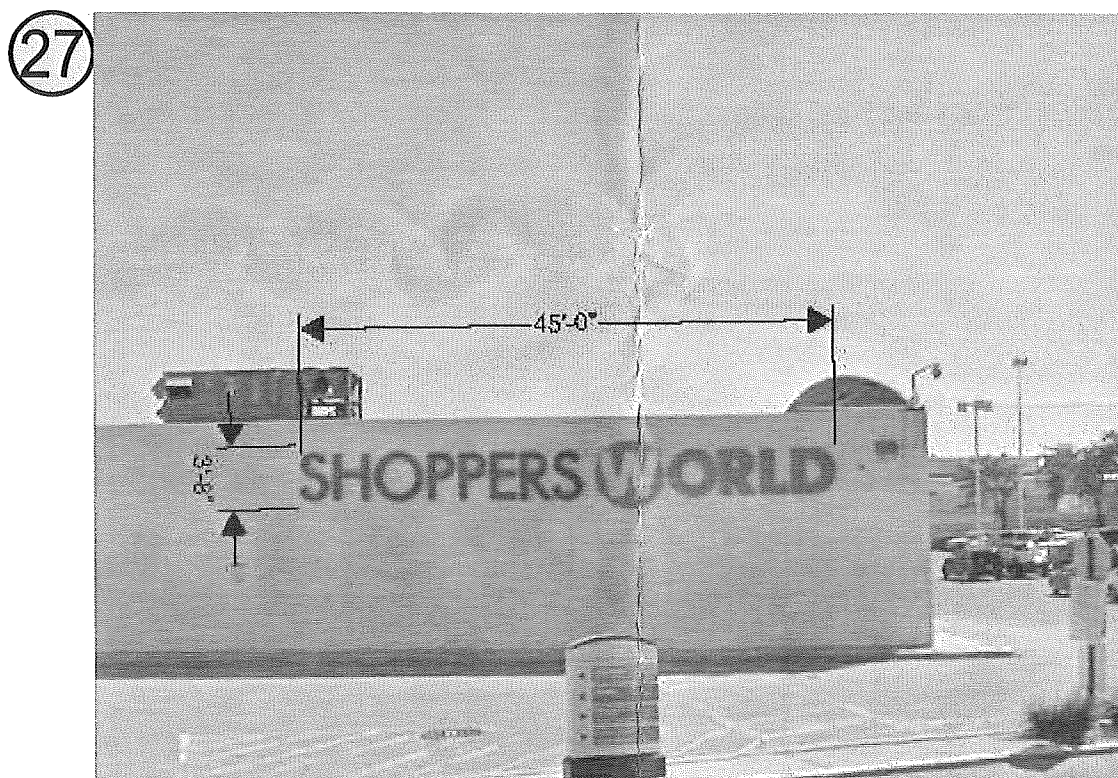
PROPOSED SIGN AREA: 63.50' X 5.50' = 349.25 SF



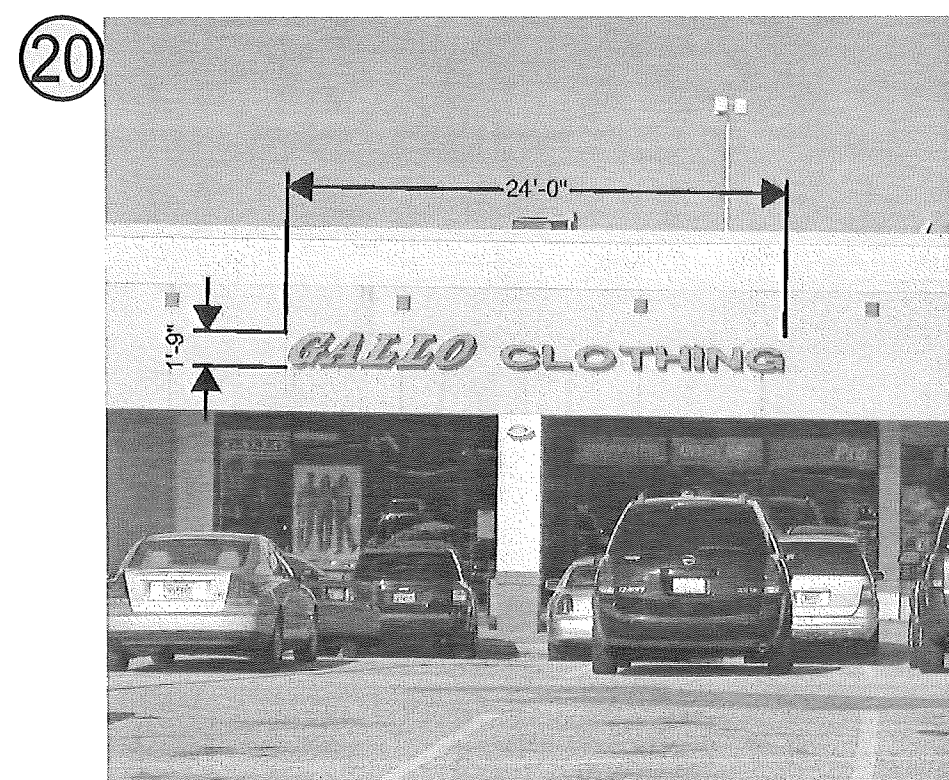
PROPOSED SIGN AREA: 16.00' X 3.00' = 48.00 SF



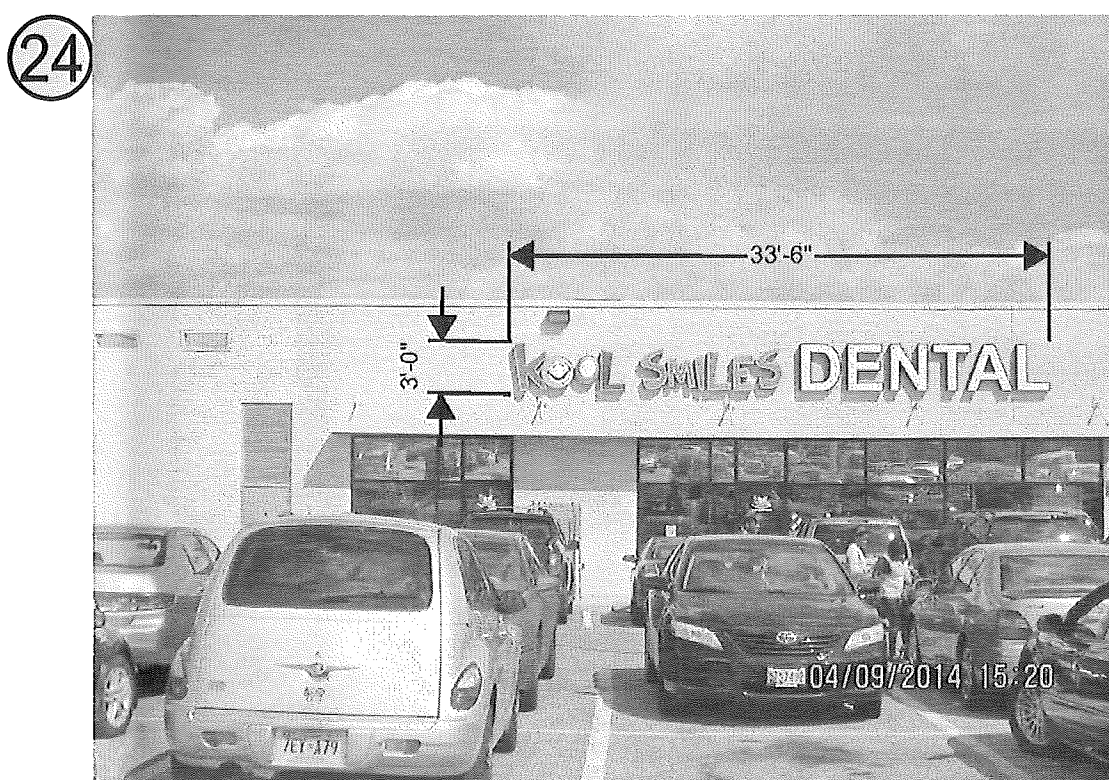
PROPOSED SIGN AREAS:
1) 10.67' X 3.00' = 32.01 SF
2) 24.42' X 2.50' = 61.05 SF



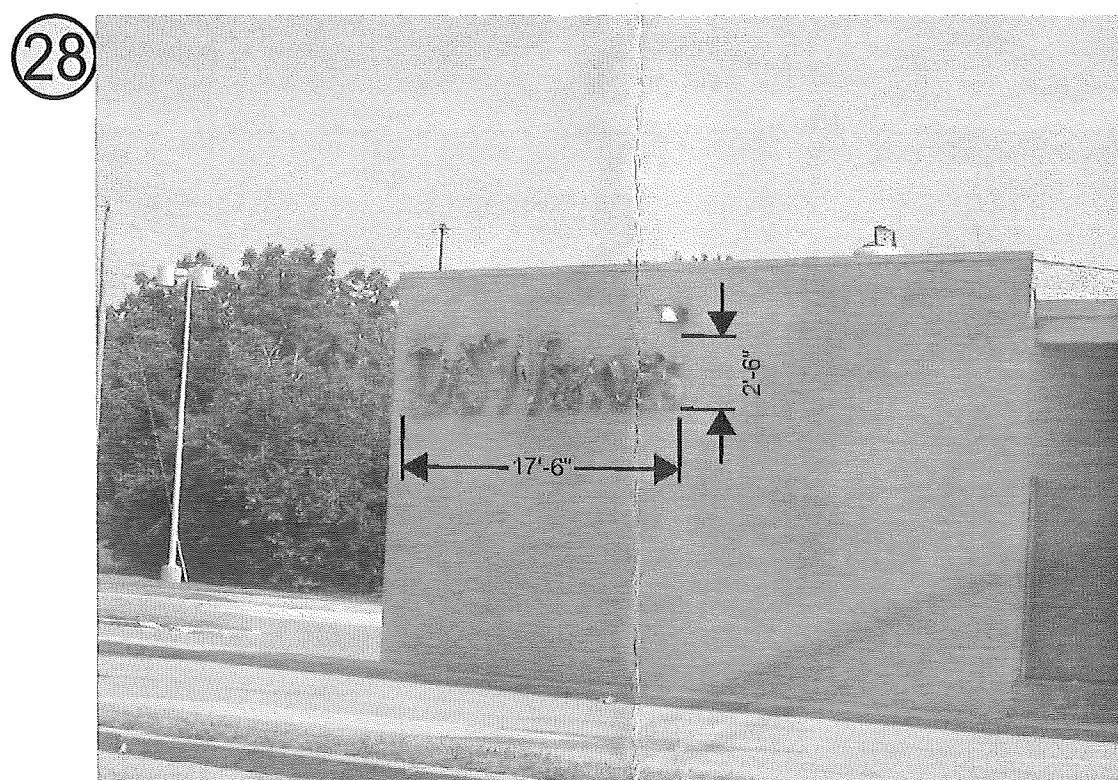
PROPOSED SIGN AREA: 45.00' X 3.67' = 165.15 SF



PROPOSED SIGN AREA: 24.00' X 1.75' = 42.00 SF



PROPOSED SIGN AREA: 33.50' X 3.00' = 100.50 SF



PROPOSED SIGN AREA: 17.50' X 2.50' = 43.75 SF



PROPOSED SIGN AREA: 33.42' X 3.00' = 100.26 SF



PROPOSED SIGN AREA: 17.50' X 2.50' = 43.75 SF

ENTERPRISE SIGNS NORTH FACADE OF MALL

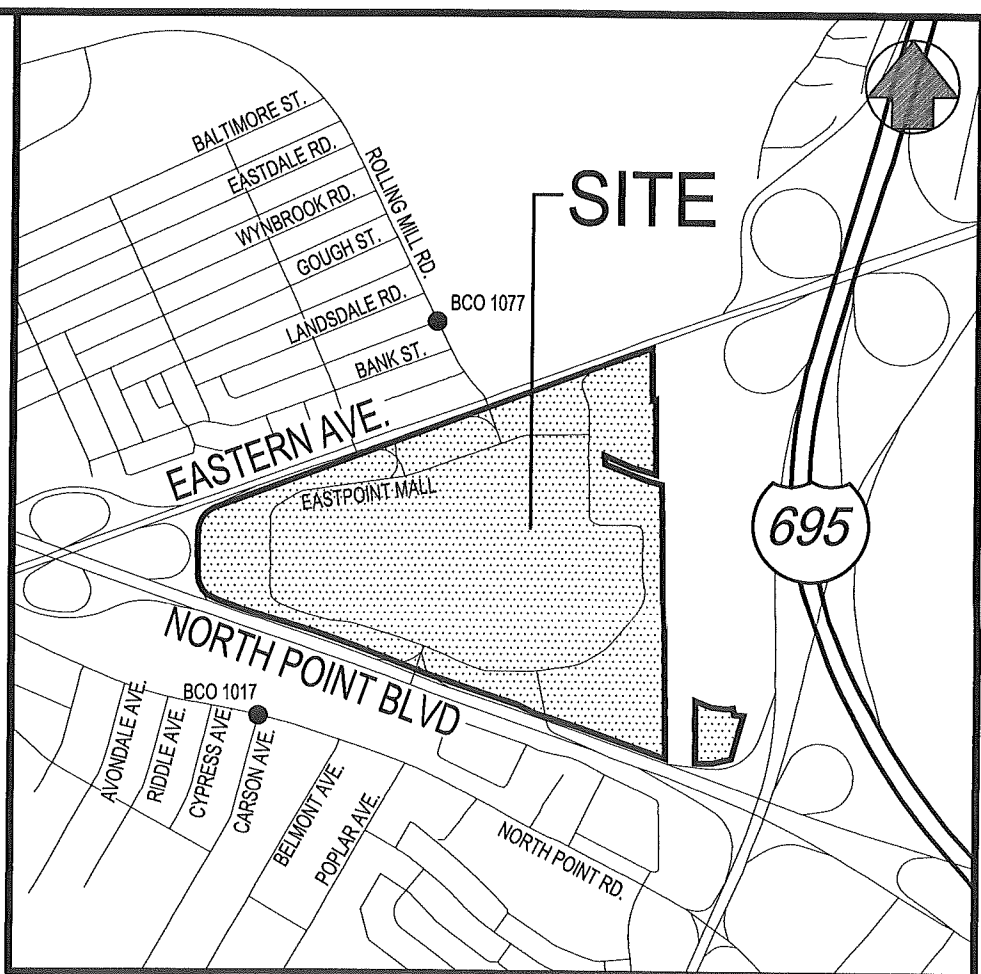
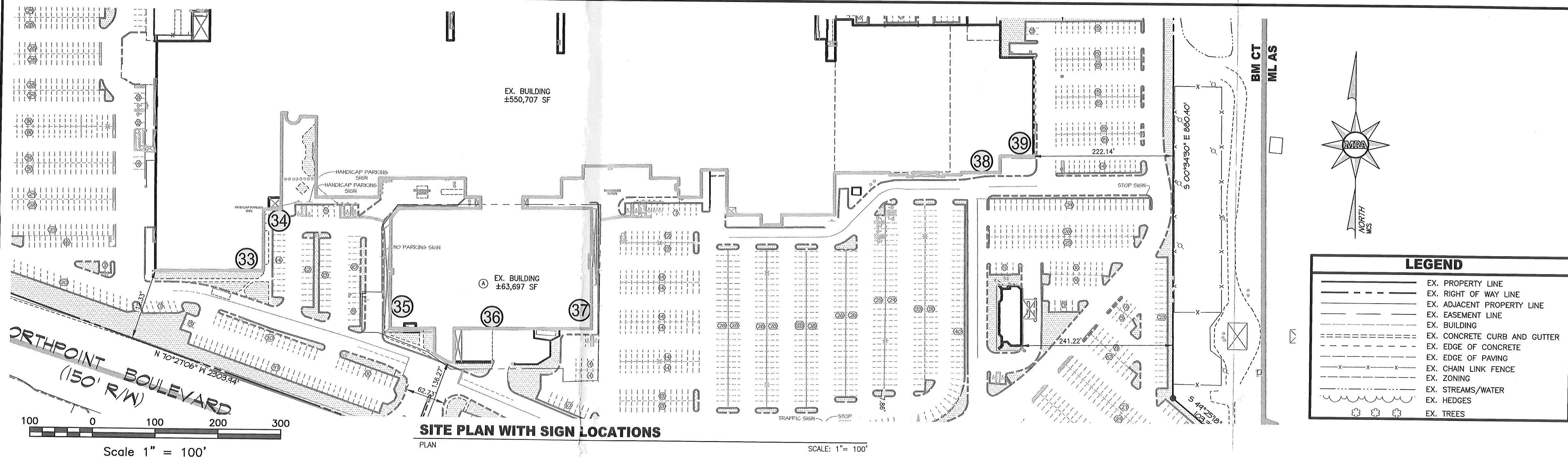
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DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM:
HORIZONTAL NAD 83/91
VERTICAL NAVD 88

OWNER
TRP-MCB EASTPOINT LLC
C/O MCB REAL ESTATE LLC
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2015-0206-A

		MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1220-C EAST JOPPA ROAD, SUITE 505 TOWSON, MARYLAND 21286 PHONE: (410) 821-1690 FAX: (410) 821-1748 MIRAGIA.COM	
		EASTPOINT MALL 7801 EASTERN AVE NORTH FACADE PLAN TO ACCOMPANY VARIANCE PETITION AND SPECIAL HEARING REQUEST 15 TH ELECTION DISTRICT 7 TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND	
DATE	REVISIONS	JOB NO.:	18206
		SCALE:	1" = 100'
		DATE:	03/19/2015
		DRAWN BY:	CGM
		DESIGN BY:	CGM
		REVIEW BY:	MAB
		SHEET:	04 OF 06



VICINITY MAP

SCALE: 1"=1,000'

BENCHMARKS

BCO 1017 N 581972.19
ELEV. 89.43 E 1460965.97
SPIKE IN SIDEWALK SOUTHWEST OF THE INTERSECTION OF NORTH
POINT RD. AND CHANDLER AVE.
BCO 1077 N 594022.33
ELEV. 51.93 E 1450917.83
SPIKE ALONG ROLLING MILL RD., 24.23' SOUTHEAST OF EX. UTILITY
POLE #485162, & 22.98' EAST OF EX. STORM DRAIN INLET IN
CONCRETE ALLEY

TOTALS:
LINEAR FOOTAGE OF SOUTH FACADE = 3,258 LF

MAXIMUM PERMITTED SIGN AREA/FACE
(PER BCZR SECTION 450.4-(p)):
3,258 LF X 15' H = 48,870 SF X 12% = 5,864.4 SF

ENTERPRISE SIGN AREA TABLE

NUMBER	DIMENSIONS	AREA
36	12.00' X 3.00	36.00 SF
37	12.00' X 3.00'	36.00 SF
38	28.00' X 5.00	140.00 SF
39	28.00' X 5.00'	140.00 SF
40	28.00' X 5.00'	140.00 SF
41	25.00' X 5.00'	125.00 SF
42	22.00' X 2.50'	55.00 SF

TOTAL PROPOSED SIGN AREA = 672 SF

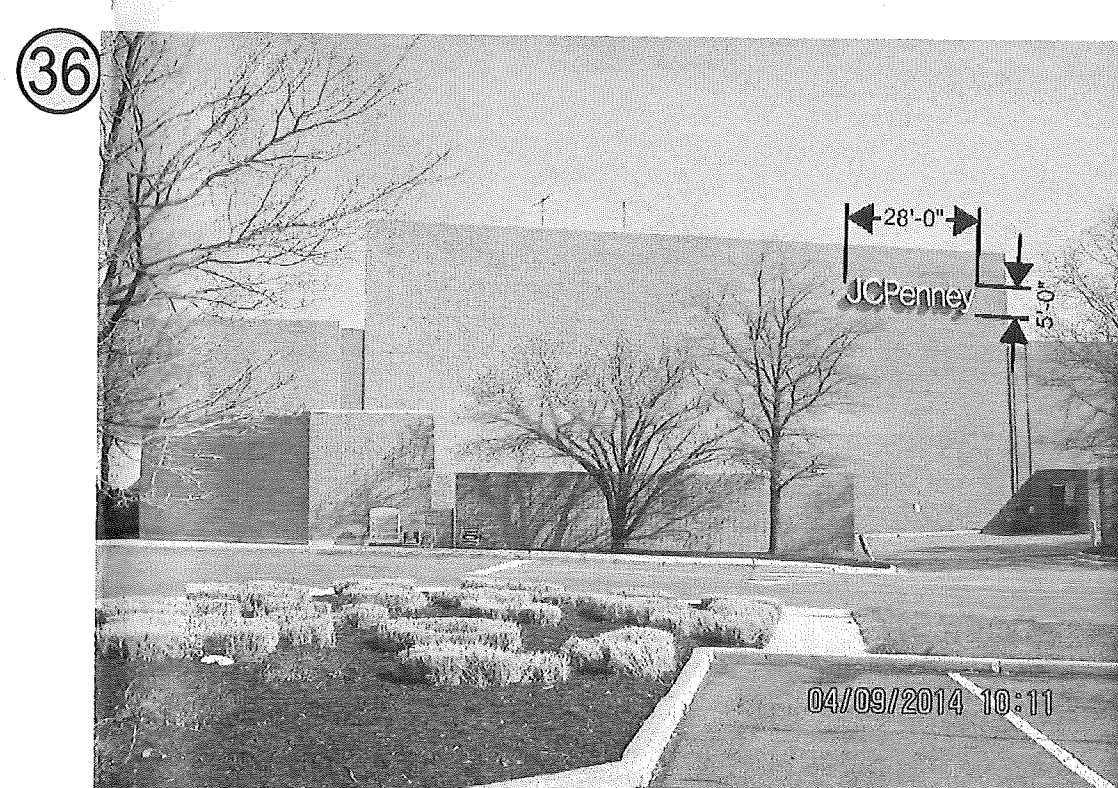
NOTE: THE SHOPPING CENTER HAS STRUCTURED PARKING

SITE PHOTOS

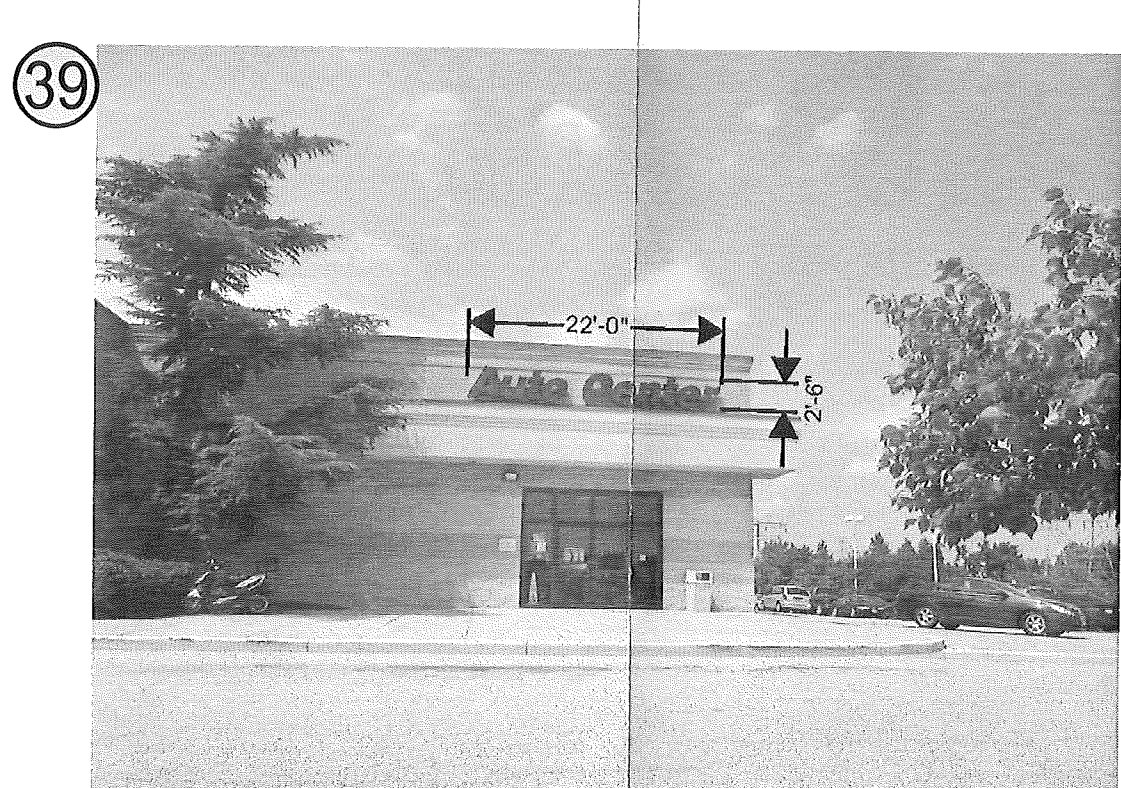
PHOTO



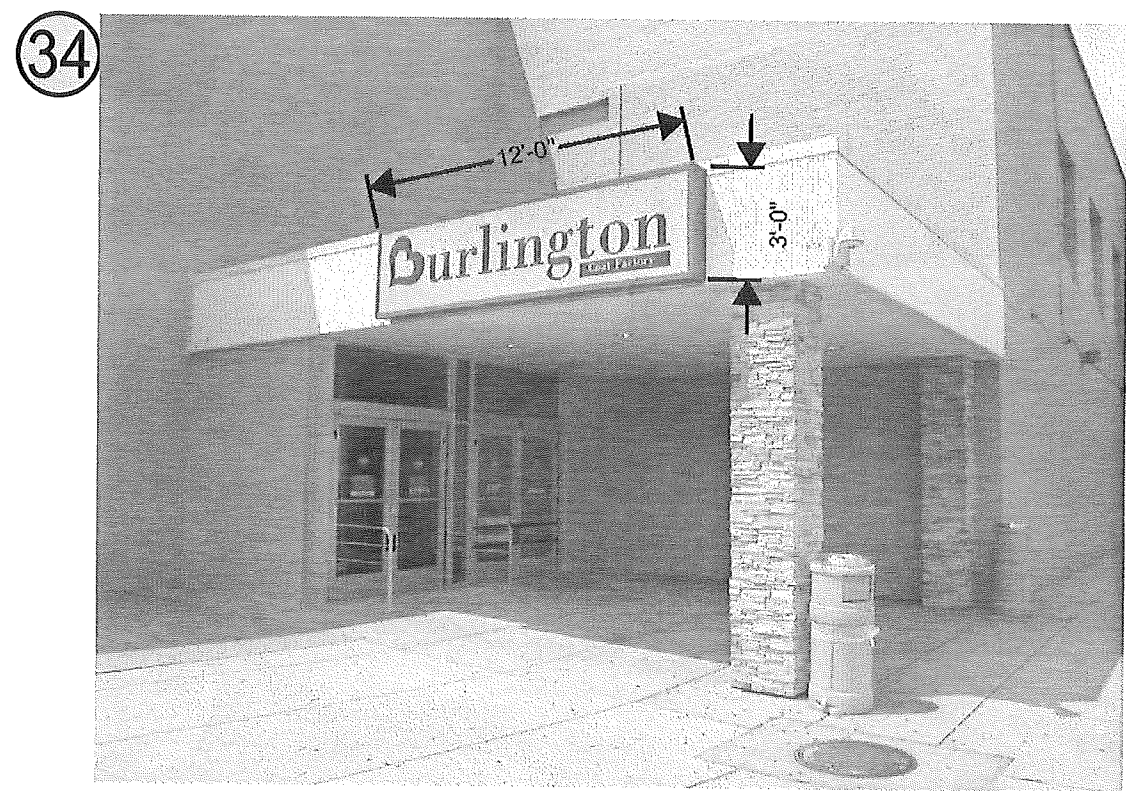
PROPOSED SIGN AREA: 12.00' X 3.00' = 36.00 SF



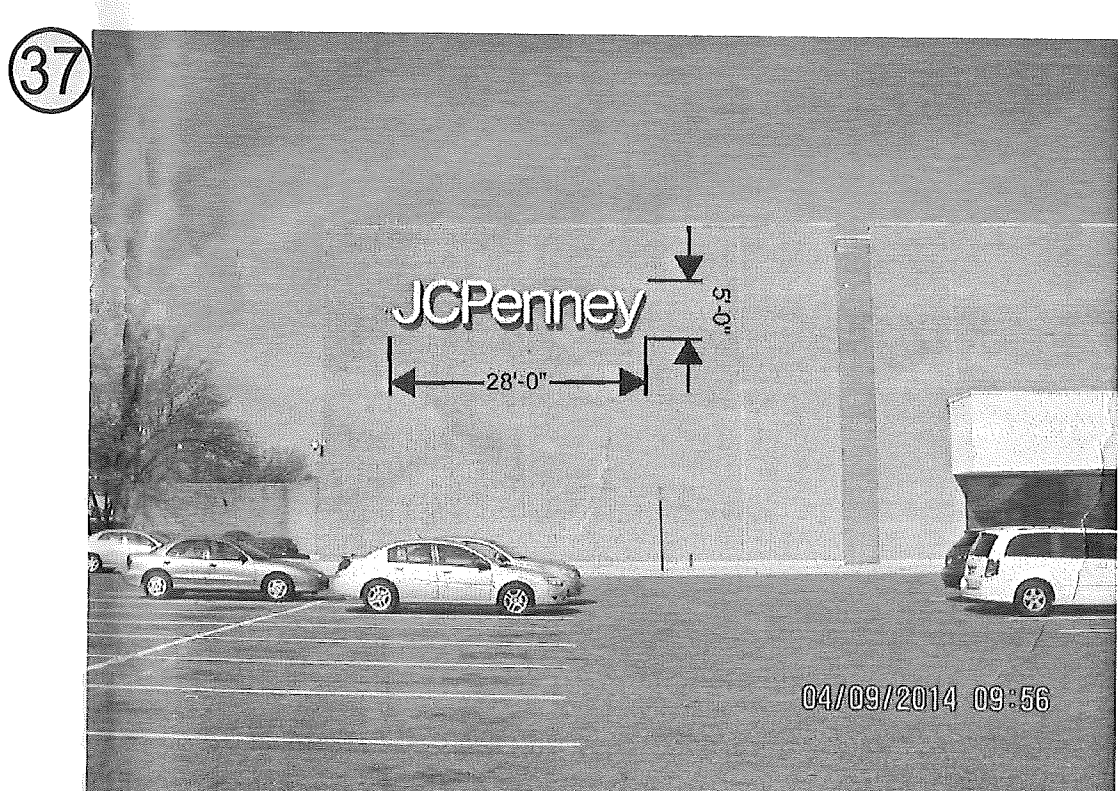
PROPOSED SIGN AREA: 28.00' X 5.00' = 140.00 SF



PROPOSED SIGN AREA: 22.00' X 2.50' = 55.00 SF



PROPOSED SIGN AREA: 12.00' X 3.00' = 36.00 SF



PROPOSED SIGN AREA: 28.00' X 5.00' = 140.00 SF



PROPOSED SIGN AREA: 28.00' X 5.00' = 140.00 SF



PROPOSED SIGN AREA: 25.00' X 5.00' = 125.00 SF

ENTERPRISE SIGNS SOUTH FACADE OF MALL

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE
DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE
LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER
METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT
LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES
BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD
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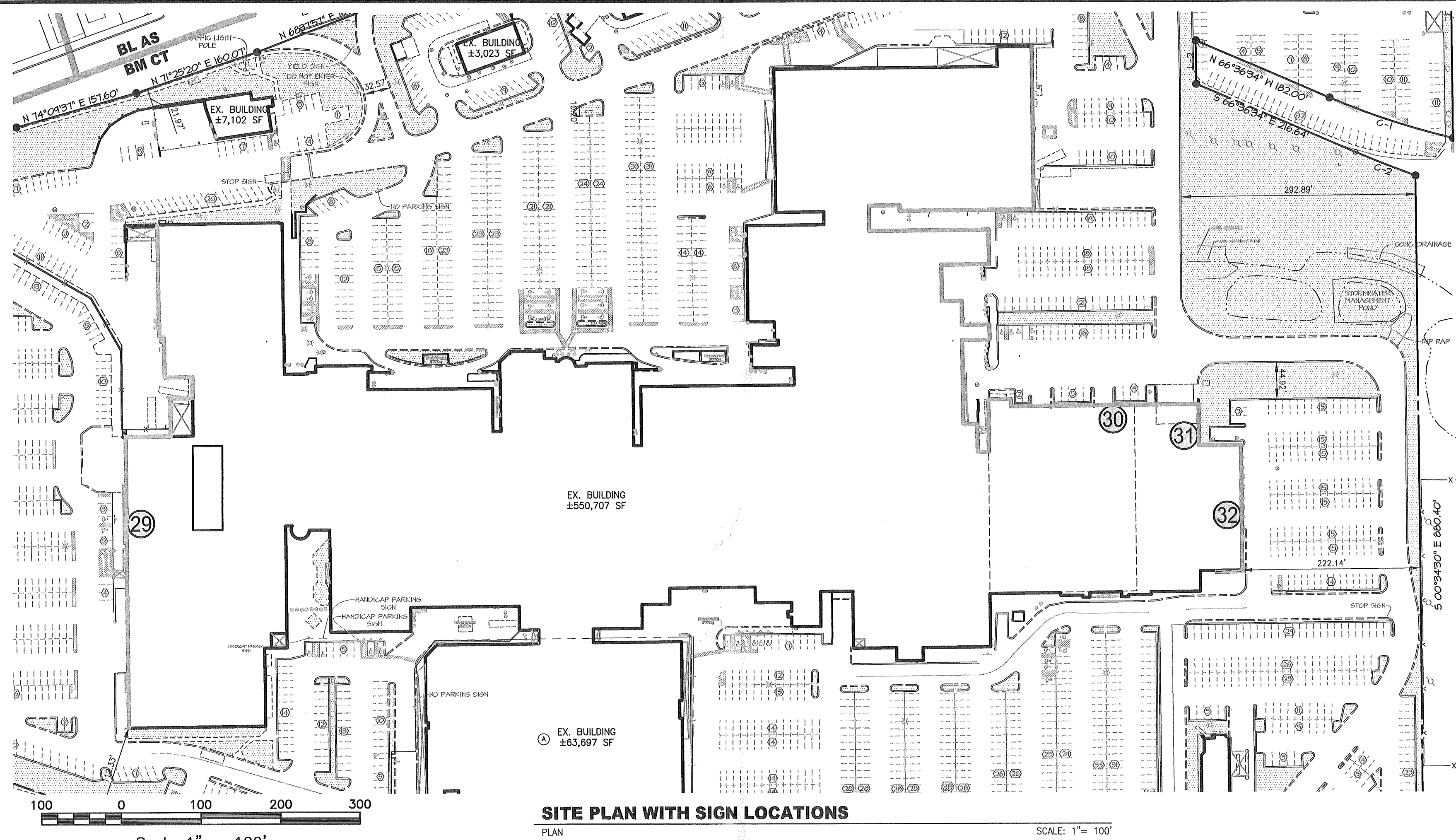
DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM:
HORIZONTAL: NAD 83/91
VERTICAL: NAVD 88

OWNER

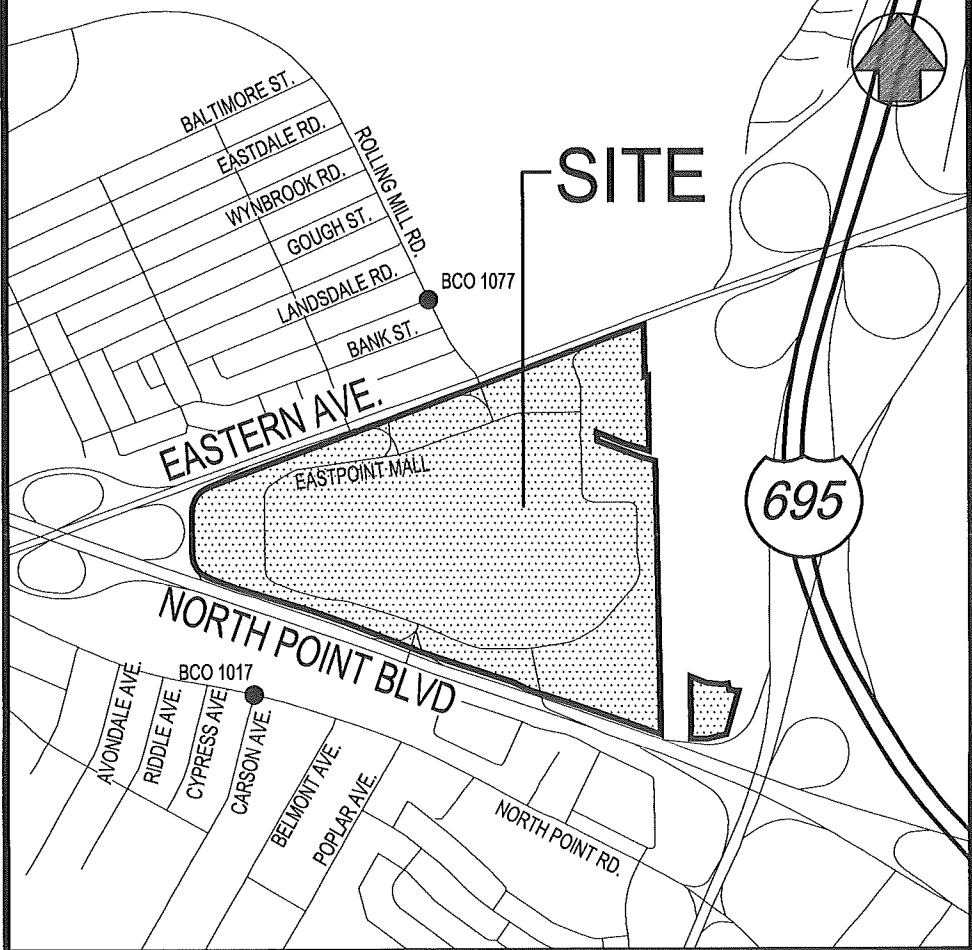
TRP-MCB EASTPOINT LLC
C/O MCB REAL ESTATE, LLC
2701 N CHARLES ST STE 404
BALTIMORE MD 21218

2015-0206-A

MRA		MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1220-C EAST JOPPA ROAD, SUITE 505 TOWSON, MARYLAND 21286 PHONE: (410) 821-1690 FAX: (410) 821-1748 MRAGIA.COM	
		EASTPOINT MALL 7801 EASTERN AVE SOUTH FACADE PLAN TO ACCOMPANY VARIANCE PETITION AND SPECIAL HEARING REQUEST 15 TH ELECTION DISTRICT 7 TH COUNCLIMANIC DISTRICT BALTIMORE COUNTY, MARYLAND	
DATE	REVISIONS	JOB NO.:	18206
		SCALE:	1" = 100'
		DATE:	03/19/2015
		DRAWN BY:	CGM
		DESIGN BY:	CGM
		REVIEW BY:	MAB
		SHEET:	06 OF 06



LEGEND	
	EX. PROPERTY LINE
	EX. RIGHT OF WAY LINE
	EX. ADJACENT PROPERTY LINE
	EX. EASEMENT LINE
	EX. BUILDING
	EX. CONCRETE CURB AND GUTTER
	EX. EDGE OF CONCRETE
	EX. EDGE OF PAVING
	EX. CHAIN LINK FENCE
	EX. ZONING
	EX. STREAMS/WATER
	EX. HEDGES
	EX. TREES



VICINITY MAP

SCALE: 1"=1,000'

BENCHMARKS

BCO 1017 N 591972.19
ELEV. 89.43 E 1449995.57
SPIKE IN SIDEWALK SOUTHWEST OF THE INTERSECTION OF NORTH
POINT RD. AND CARSON AVE.
BCO 1077 N 594022.33
ELEV. 51.93 E 1450917.83
SPIKE ALONG ROLLING MILL RD., 24.23' SOUTHEAST OF EX. UTILITY
POLE #485142, & 22.96' EAST OF EX. STORM DRAIN INLET IN
CONCRETE ALLEY

SITE PHOTOS: WEST

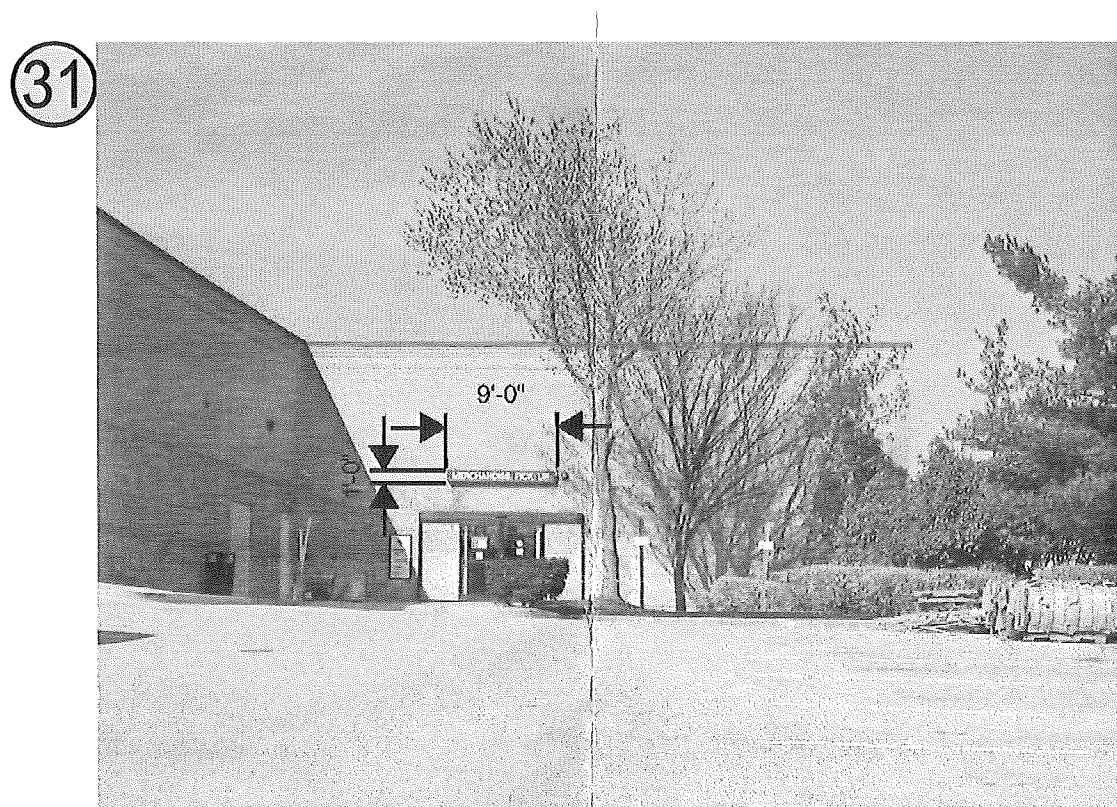


PROPOSED SIGN AREA: 44.50' X 8.00' = 356.00 SF
NOTE: SIGN MOUNTED ABOVE THE ROOF LINE ON HVAC SCREEN TO BE ADDRESSED BY
TENANT.

SITE PHOTOS: EAST



PROPOSED SIGN AREA: 29.00' X 6.00' = 174.00 SF



PROPOSED SIGN AREA: 9.00' X 1.00' = 9.00 SF



PROPOSED SIGN AREA: 34.50' X 3.00' = 103.50 SF

TOTALS WEST:

LINEAR FOOTAGE OF WEST FACADE = 759 LF

MAXIMUM PERMITTED SIGN AREA/FACE

(PER BCZR SECTION 450.4-(P)):

759 LF X 15' H = 11,385 SF X 12% = 1,366.2 SF

ENTERPRISE SIGN AREA TABLE- WEST

NUMBER	DIMENSIONS	AREA
32	44.50' X 8.00'	356.00 SF

TOTAL PROPOSED SIGN AREA = 356.00 SF

TOTALS EAST:

LINEAR FOOTAGE OF EAST FACADE = 1,661 LF

MAXIMUM PERMITTED SIGN AREA/FACE

(PER BCZR SECTION 450.4-(P)):

1,661 LF X 15' H = 24,915 SF X 12% = 2,989.8 SF

ENTERPRISE SIGN AREA TABLE - EAST

NUMBER	DIMENSIONS	AREA
33	29.00' X 6.00'	174.00 SF
34	9.00' X 1.00'	9.00 SF
35	34.50' X 3.00'	103.50 SF

TOTAL PROPOSED SIGN AREA = 286.5 SF

NOTE: THE SHOPPING CENTER HAS STRUCTURED PARKING

ENTERPRISE SIGNS EAST AND WEST FACADE OF MALL

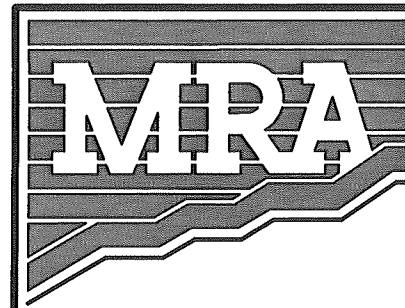
THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE
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DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM:
HORIZONTAL NAD 83/91
VERTICAL NAVD 88

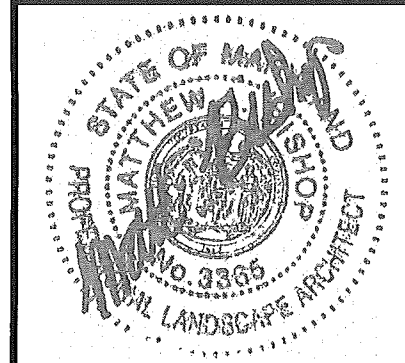
OWNER

TSP-MCB EASTPOINT LLC
C/O MCB REAL ESTATE LLC
2701 N CHARLES ST STE 404
BALTIMORE MD 21218

2015-0206-A

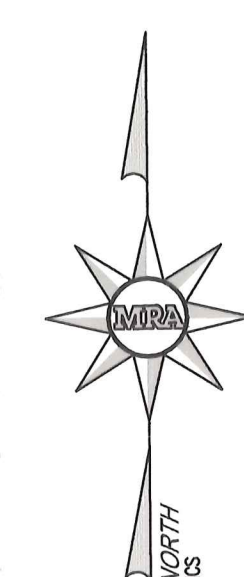
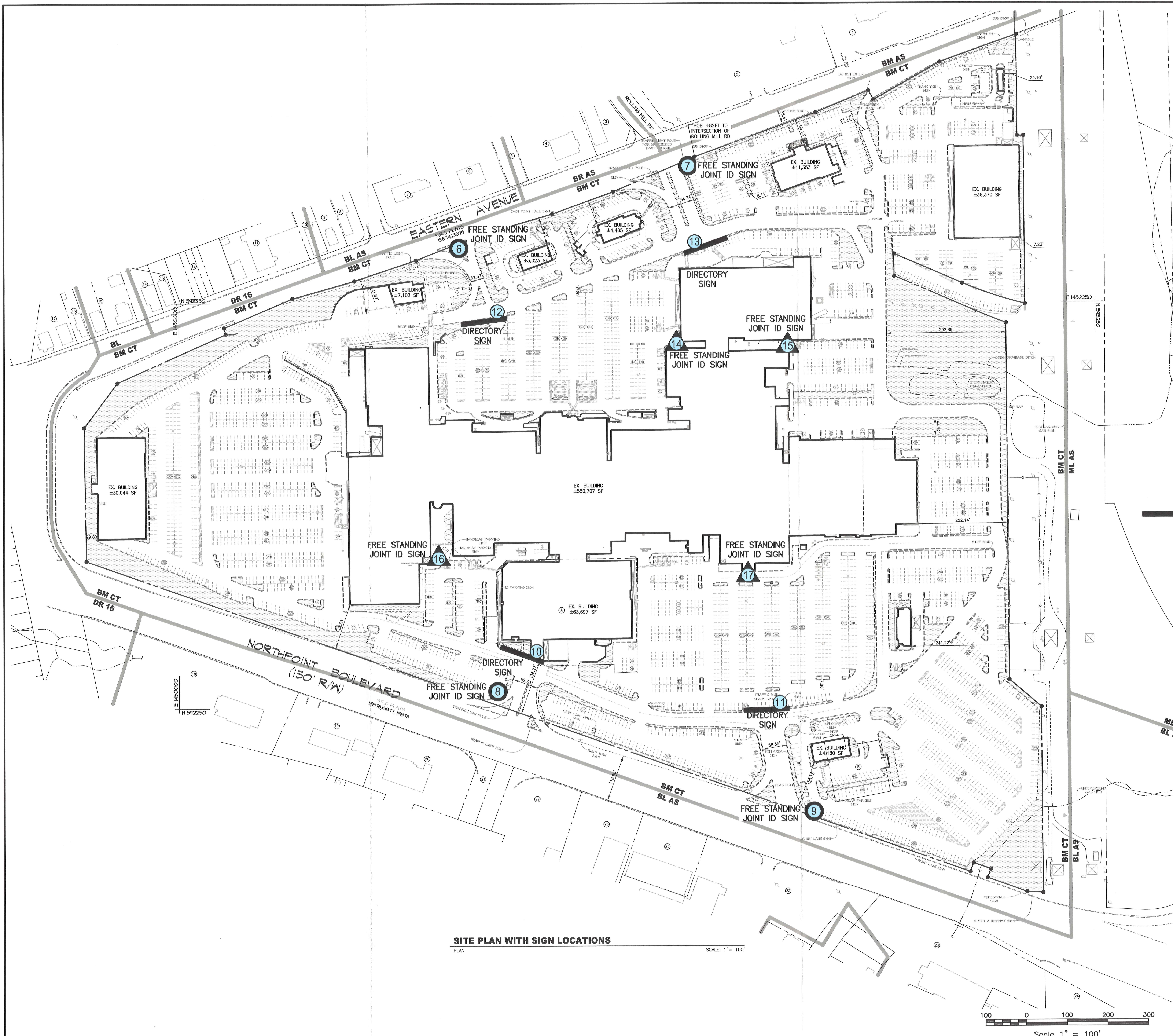


MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
PHONE: (410) 821-1690
FAX: (410) 821-1748
MRAGTA.COM

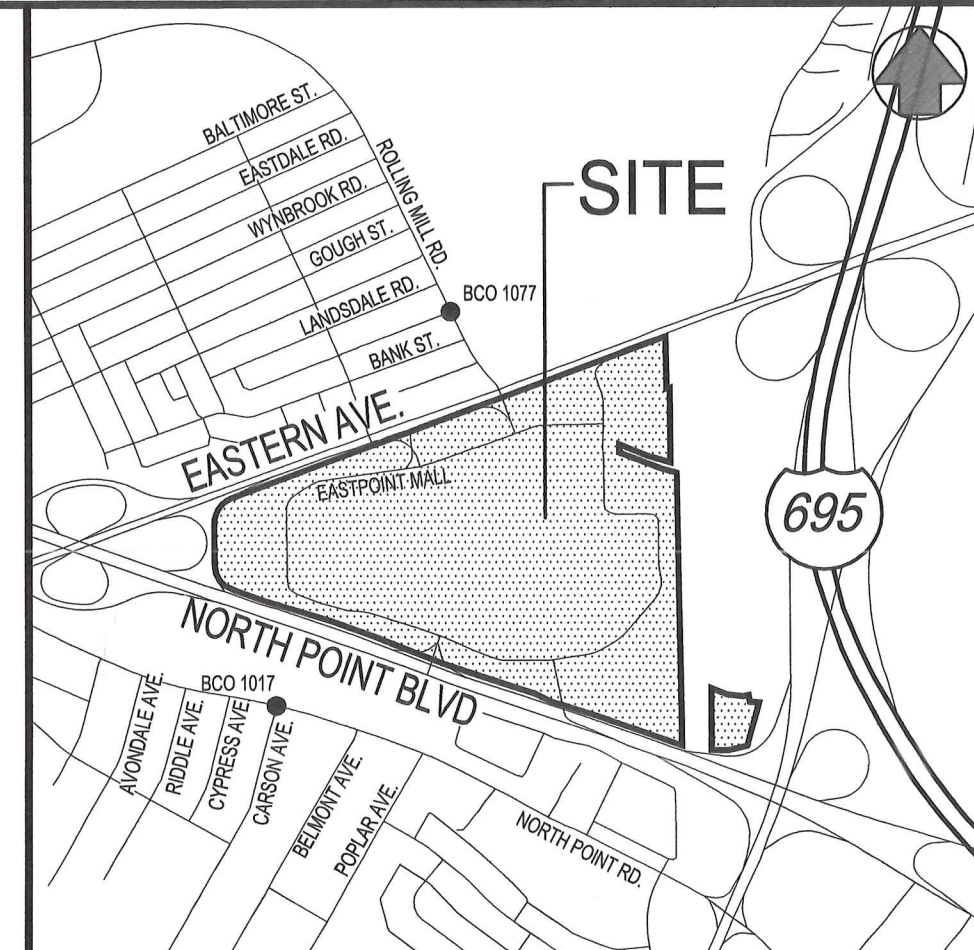


EASTPOINT MALL
7801 EASTERN AVE
EAST/WEST FACADE
PLAN TO ACCOMPANY VARIANCE PETITION AND
SPECIAL HEARING REQUEST
15 TH ELECTION DISTRICT
7 TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:	18206
		SCALE:	1" = 100'
		DATE:	03/19/2015
		DRAWN BY:	CGM
		DESIGN BY:	CGM
		REVIEW BY:	MAB
		SHEET:	05 OF 06



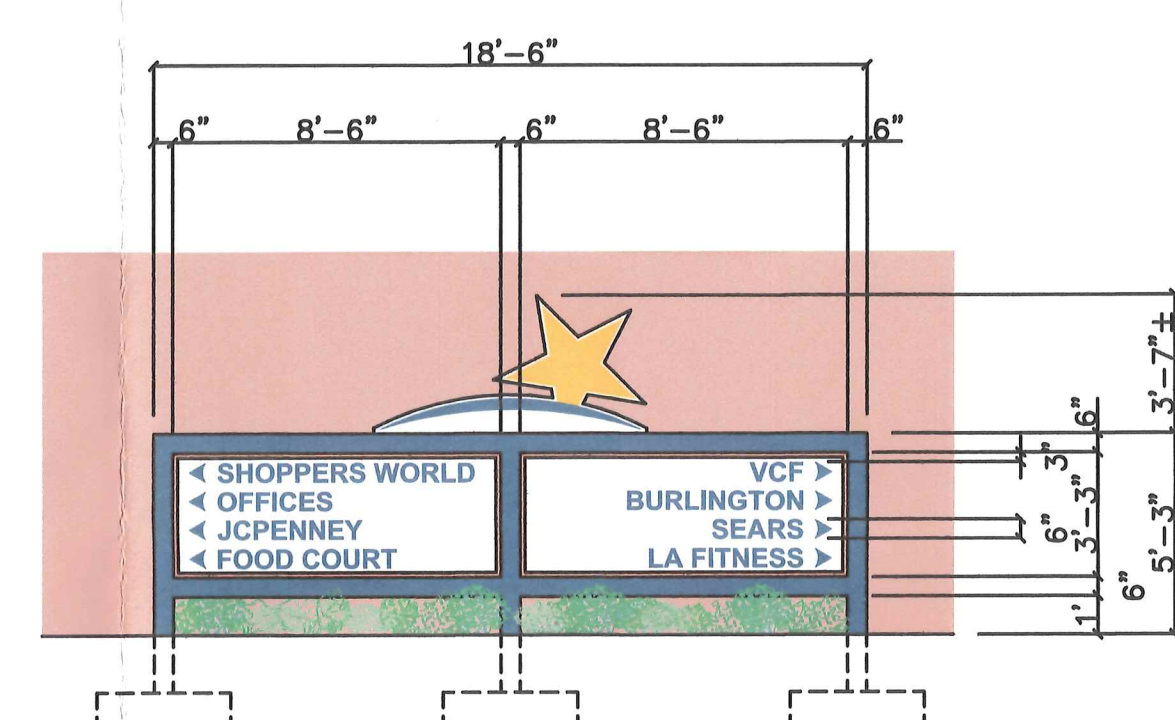
LEGEND	
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[Symbol]	EX. RIGHT OF WAY LINE
[Symbol]	EX. ADJACENT PROPERTY LINE
[Symbol]	EX. EASEMENT LINE
[Symbol]	EX. BUILDING
[Symbol]	EX. CONCRETE CURB AND GUTTER
[Symbol]	EX. EDGE OF CONCRETE
[Symbol]	EX. EDGE OF PAVING
[Symbol]	EX. CHAIN LINK FENCE
[Symbol]	EX. ZONING
[Symbol]	EX. STREAMS/WATER
[Symbol]	EX. HEDGES
[Symbol]	EX. TREES



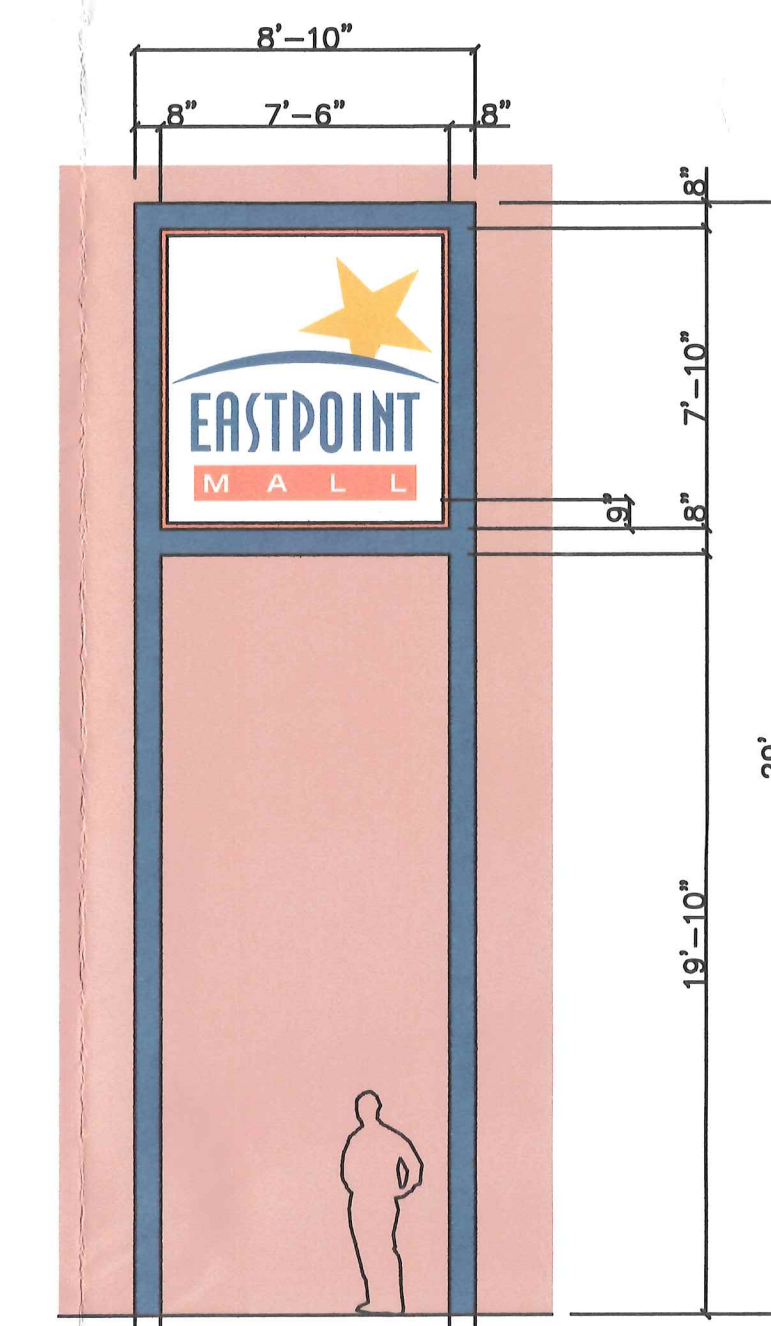
VICINITY MAP
SCALE: 1"=1,000'

BENCHMARKS

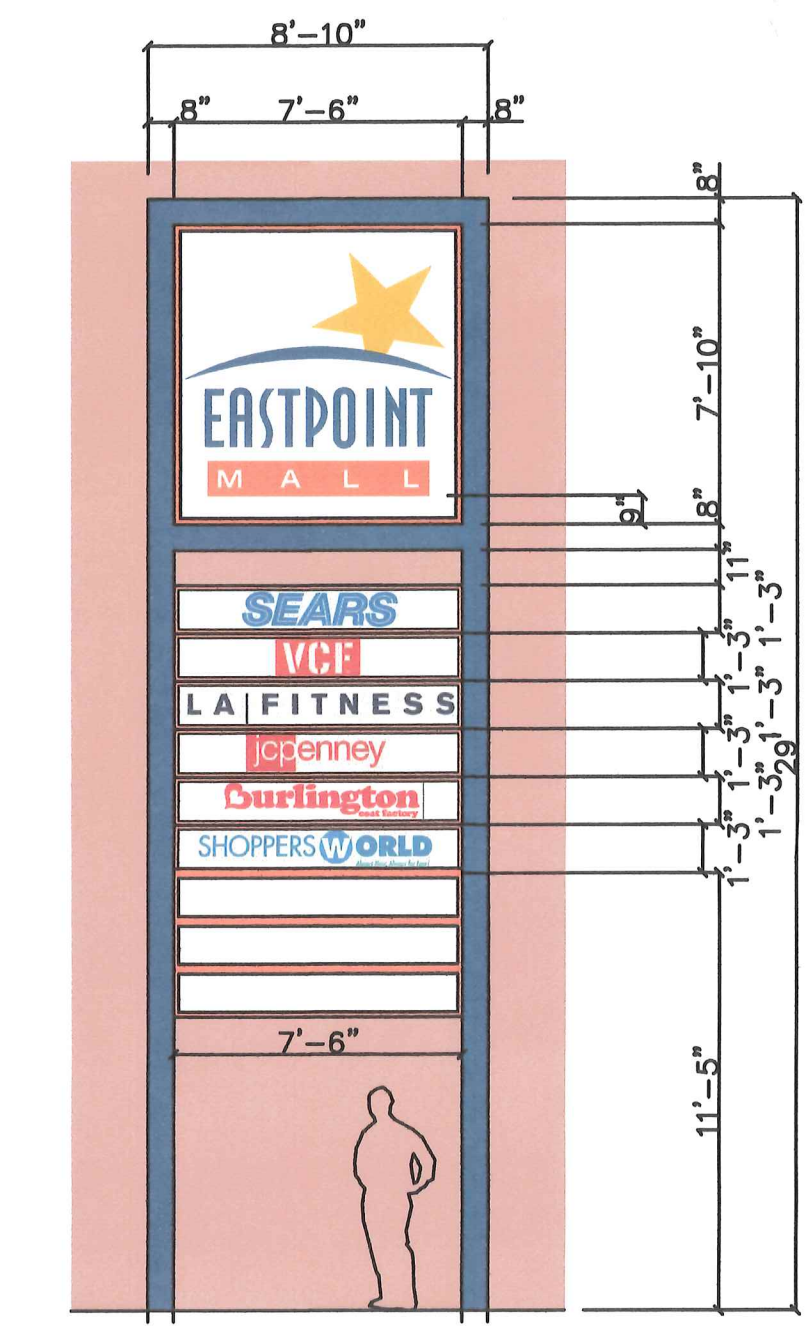
BCO 1017 ELEV. 80.43 SPIKE IN SIDEWALK SOUTHWEST OF THE INTERSECTION OF NORTH POINT RD. AND CARSON AVE.	N 591972.89 E 1449995.57 N 594022.33 E 1450917.83 SPIKE ALONG ROLLING MILL RD., 24.23' SOUTHEAST OF EX. UTILITY POLE #485162, & 22.96' EAST OF EX. STORM DRAIN INLET IN CONCRETE ALLEY
--	--



DIRECTORY SIGNAGE (10-13)
PROPOSED SIGN AREA: 18.5' X 8.83' = 163.36 SF
RELIEF REQUESTED: BCZR #450.4 ATTACHMENT 1-4
1) TO PERMIT A SIGN HEIGHT OF 9' IN LIEU OF THE PERMITTED 6'.
2) BCZR #450.7A.1 TO PERMIT LETTERS 6" HIGH IN LIEU OF THE PERMITTED 2" HEIGHT

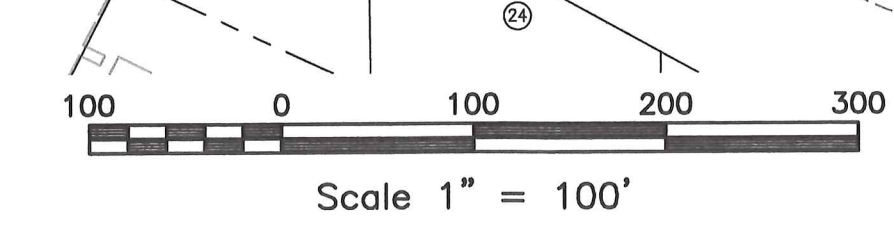


FREESTANDING JOINT IDENTIFICATION SIGNAGE (14-17)
PROPOSED SIGN AREA: 8.83' X 7.83' = 69.14 SF
RELIEF REQUESTED: BCZR #450.4 ATTACHMENT 1-7(b)
1) TO PERMIT A FREESTANDING IDENTIFICATION SIGN ACCESSORY TO A COMMERCIAL USE.
2) TO PERMIT A 30' HIGH SIGN IN LIEU OF THE PERMITTED 25'.
3) TO PERMIT FOUR SIGNS PER FRONTAGE IN LIEU OF THE PERMITTED ONE.
4) TO PERMIT TEN LINES OF COPY IN LIEU OF THE PERMITTED 5.



FREESTANDING JOINT IDENTIFICATION SIGNAGE (6-9)
PROPOSED SIGN AREA: 16.92' X 8.83' = 149.40 SF
RELIEF REQUESTED: BCZR #450.4 ATTACHMENT 1-7(b)
1) TO PERMIT A 30' HIGH SIGN IN LIEU OF THE PERMITTED 25'.
2) TO PERMIT FOUR SIGNS PER FRONTAGE IN LIEU OF THE PERMITTED ONE.
3) TO PERMIT TEN LINES OF COPY IN LIEU OF THE PERMITTED FIVE

SITE PLAN WITH SIGN LOCATIONS
PLAN
SCALE: 1"= 100'



PROPOSED DIRECTORY AND FREESTANDING JOINT IDENTIFICATION SIGNS

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OWNER
TRIP-MCB EASTPOINT LLC
C/O MCB REAL ESTATE LLC
2701 N CHARLES ST STE 404
BALTIMORE, MD 21218

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
PHONE: (410) 821-1690
FAX: (410) 821-1748
MIRAGTA.COM

EASTPOINT MALL
7801 EASTERN AVE
PROPOSED DIRECTIONAL AND IDENTIFICATION SIGNS
PLAN TO ACCOMPANY VARIANCE PETITION AND SPECIAL HEARING REQUEST
15 TH ELECTION DISTRICT
7 TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

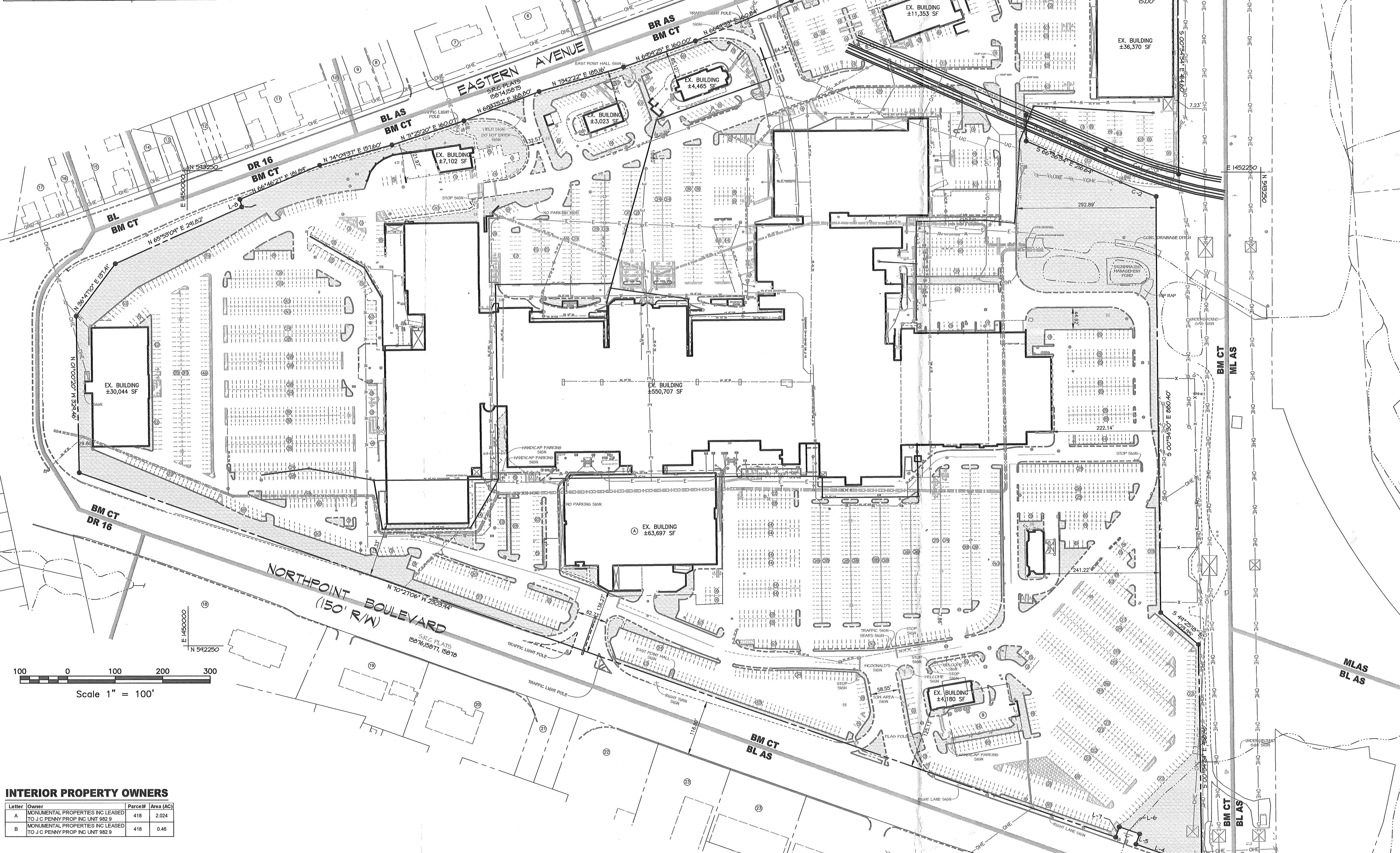
DATE	REVISIONS	JOB NO.:
		18206
		SCALE: 1" = 100'
		DATE: 03/19/2015
		DRAWN BY: CGM
		DESIGN BY: CGM
		REVIEW BY: MAB
		SHEET: 03 OF 06

ZONING DESCRIPTION LINE TABLE

LINE	BEARING	DISTANCE
L-1	S29°45'32"E	26.00'
L-2	S00°34'34"E	54.72'
L-3	N87°01'28"W	39.58'
L-4	N70°27'06"W	103.55'
L-5	N19°32'54"E	23.00'
L-6	N70°27'06"W	45.00'
L-7	S19°32'54"W	23.00'
L-8	N14°13'45"W	16.45'

ZONING DESCRIPTION CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	BEARING	CHORD	TANGENT
C-1	10°09'06"	918.00'	162.65'	N71°41'07"W	162.44'	81.54'	40.14'
C-2	3°25'25"	1343.25'	80.26'	S68°19'16"E	80.25'	40.14'	



INTERIOR PROPERTY OWNERS

Letter	Owner	Parcel#	Area (AC)
A	MONUMENTAL PROPERTIES INC. LEASED TO J.C. PENNY PROP. INC. UNIT 682.9	416	2.024
B	MONUMENTAL PROPERTIES INC. LEASED TO J.C. PENNY PROP. INC. UNIT 682.9	418	0.46

ADJACENT PROPERTY OWNERS

Number	Owner	Map#	Parcel#	Deed#	Tax Account#	Use
1	DEPT OF BALTIMORE - EAST INC.	95	133	010401-00580	1507155110	Commercial
2	BELLAS HERMANAS LLC	95	140	019370-00342	1506650080	Commercial
3	BRAZOS AUTOMOTIVE PROPERTIES LP	95	12	013280-00458	1508800270	Commercial
4	LEICAM PROPERTIES LLC	95	426	021523-01106	1513751031	Commercial
5	7858 EASTERN AVENUE LLC	95	290	014010-00360	1510000010	Commercial
6	7858 EASTERN AVENUE LLC	95	591	014337-00209	2000022254	Commercial
7	ZANINO SALVATORE	95	507	012871-00204	2000022254	Commercial
8	ZANINO SALVATORE	95	507	012871-00204	2000022254	Commercial
9	JONES JAMES L	95	328	028977-00323	1520550510	Commercial
10	JONES JAMES L	95	328	028977-00323	1520550510	Commercial
11	JONES JAMES L	95	328	028977-00323	1520550510	Commercial
12	JONES JAMES L	95	328	028977-00323	1520550510	Commercial
13	JONES JAMES L	95	328	028977-00323	1520550510	Commercial
14	JONES JAMES L	95	328	028977-00323	1520550510	Commercial
15	JONES JAMES L	95	328	028977-00323	1520550510	Commercial
16	JONES JAMES L	95	328	028977-00323	1520550510	Commercial
17	JONES JAMES L	95	328	028977-00323	1520550510	Commercial
18	JONES JAMES L	95	328	028977-00323	1520550510	Commercial
19	JONES JAMES L	95	328	028977-00323	1520550510	Commercial
20	JONES JAMES L	95	328	028977-00323	1520550510	Commercial
21	JONES JAMES L	95	328	028977-00323	1520550510	Commercial
22	JONES JAMES L	95	328	028977-00323	1520550510	Commercial
23	JONES JAMES L	95	328	028977-00323	1520550510	Commercial
24	JONES JAMES L	95	328	028977-00323	1520550510	Commercial

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SITE PLAN

PLAN SCALE: 1" = 100'

VARIANCE RELIEF REQUESTED

- A. VARIANCE FROM SECTIONS 450.4-ATTACHMENT 1-4, 450.4-ATTACHMENT 1-7(c), 450.4- ATTACHMENT 1-7(b), AND 450.7A.1 OF THE ZONING REGULATIONS OF BALTIMORE COUNTY, TO THE ZONING LAW OF BALTIMORE COUNTY, FOR THE FOLLOWING REASONS:
 - BCZR SECTION 450.4-ATTACHMENT 1-7(c) WALL MOUNTED JOINT IDENTIFICATION SIGNS NUMBERED AS SIGNS 1-5 ON SHEET 2 OF 6 ON THE PLAN TO ACCOMPANY VARIANCE PETITION.
 - TO PERMIT A MAXIMUM SIGN AREA / FACE OF 31% OF AREA OF WALL UPON WHICH SIGN IS ERECTED IN LIEU OF THE PERMITTED 12%.
 - TO PERMIT THREE SIGNS PER FRONTAGE IN LIEU OF THE PERMITTED ONE.
- BCZR SECTION 450.4-ATTACHMENT 1-7(b) PRESTANDING JOINT IDENTIFICATION SIGNS NUMBERED AS SIGNS 6-9 & 14-17 ON SHEET 3 OF 6 OF THE PLAN TO ACCOMPANY VARIANCE PETITION.
 - TO PERMIT A FREESTANDING JOINT IDENTIFICATION SIGN ACCESSORY TO A COMMERCIAL USE.
 - TO PERMIT FOUR SIGNS IN LIEU OF THE PERMITTED ONE.
 - TO PERMIT A 30 FOOT HIGH FREESTANDING JOINT IDENTIFICATION SIGN IN LIEU OF THE PERMITTED 25 FEET.
 - TO PERMIT 10 LINES OF COPY IN LIEU OF THE PERMITTED FIVE.
- BCZR SECTION 450.4- ATTACHMENT 1-4 DIRECTORY SIGNS NUMBERED AS SIGNS 10-13 ON SHEET 3 OF 6 OF THE PLAN TO ACCOMPANY VARIANCE PETITION.
 - TO PERMIT A DIRECTORY SIGN HEIGHT OF 9 FEET IN LIEU OF THE PERMITTED 6 FEET.
- BCZR SECTION 450.7A.1 DIRECTORY SIGNS NUMBERED AS SIGNS 10-13 ON SHEET 3 OF 6 OF THE PLAN TO ACCOMPANY VARIANCE PETITION.
 - TO PERMIT LETTERS 6" HIGH IN LIEU OF THE PERMITTED 2".

LEGEND
EX. PROPERTY LINE
EX. RIGHT OF WAY LINE
EX. ADJACENT PROPERTY LINE
EX. EASEMENT LINE
EX. BUILDING
EX. CONCRETE CURB AND GUTTER
EX. EDGE OF CONCRETE
EX. EDGE OF PAVING
EX. CHAIN LINK FENCE
EX. ZONING
EX. STREAMS/WATER
EX. HEDGES
EX. TREES

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OWNER

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C/O MCB REAL ESTATE LLC
2701 N CHARLES ST. STE. 404
BALTIMORE MD 21218

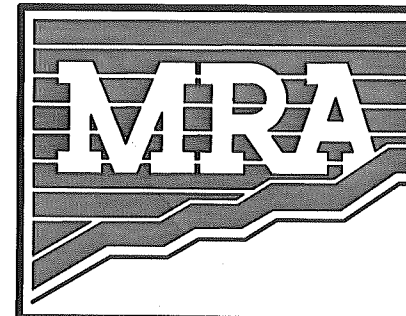
DESIGN & DRAWING BASED ON
MARITIME COORDINATE SYSTEM
HORIZONTAL: NAD 83
VERTICAL: NAVD 88

DATE: 03/19/2015
DRAWN BY: CGM
DESIGN BY: CGM
REVIEW BY: MAB
SHEET: 01 OF 06

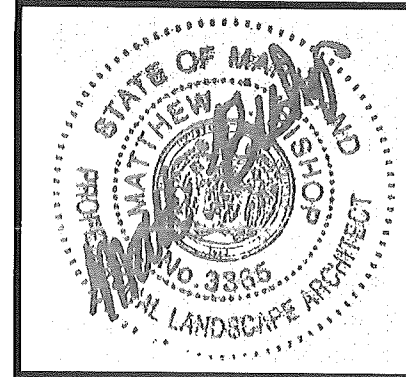
GENERAL NOTES

- OWNER: TRP-MCB EASTPOINT LLC
ADDRESS: 2701 N CHARLES ST. STE. 404
BALTIMORE MD 21218
CONTACT: DAVID FREDERICK
PHONE: (410) 662-0106
- SITE DATA:
ADDRESS: 7801 EASTERN AVE.
BALTIMORE MD 21224
GROSS AREA: 68.25 AC±
EXISTING ZONING: BM-CT
ELECTION DISTRICT: 15
COUNCILMANIC DISTRICT: 7
CENSUS TRACT: 452400
WATERSHED: BACK RIVER
SEWERAGE: 2
TAX MAP: MAP 0096 GRID 0017
ADC MAP: 36H12, 36H13, 36H12, 36H13
PARCEL: 0021, 0490, 0418, 0418
EX. LAND USE: 1505000000, 2100000054, (A)1700000373, (B)1700000374
ZONING MAP REFERENCE: 09683, 09683, 09682, 09682
DEED REFERENCES: 34690/ 00139; 05489/00589
- SETBACK & FAR REQUIREMENTS FOR BM-CT ZONES:
FRONT YARD: 10' FROM PROPERTY LINE & 40' FROM STREET CENTERLINE
SIDE YARD: NONE & 10' FOR THE CORNER LOT ON THE STREET SIDE
REAR YARD: NONE
F.A.R. PERMITTED: 5.5
F.A.R. PROPOSED: 0.25
- BUILDING SIZE: ±857,366 SF
EXISTING BUILDINGS: ±857,366 SF
- REQUIRED PARKING SPACES: 3555 SPACES
PROPOSED PARKING SPACES: 3979 SPACES
- THE REQUIRED AMENITY OPEN SPACE RATIO FOR BM CT IS .1. THIS SITE MEETS THE REQUIREMENT WITH A RATIO OF .30 (1,540,164.84 SQ FT).
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER AND INSIDE UDRD.
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN FLOODPLAINS ON THIS SITE (F.E.M.A. PANEL NO. 0420G).
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL UNLESS OTHERWISE NOTED.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
- THE MAXIMUM BUILDING HEIGHT FOR BM ZONE IS PER THE "HEIGHT TEXT" OUTLINED IN THE ZONING REGULATIONS BUILDING HEIGHT REQUIREMENTS. ALL BUILDINGS ARE BELOW 40' HEIGHT.
- THERE ARE NO KNOWN BUILDINGS, PROPERTIES, OR SITES WHICH ARE ON THE MARYLAND HISTORICAL TRUST INVENTORY, BALTIMORE COUNTY LANDMARKS LIST, THE NATIONAL REGISTER OF HISTORIC PLACES, OR THE MARYLAND ARCHAEOLOGICAL SURVEY.
- ARC HISTORY:
A. DRC NUMBER 01095C; DIST 15C7, LIMITED EXEMPTION 32-4-106(b)(2) GRANTED.
B. DRC NUMBER 020811C WAS HELD ON FEBRUARY 8, 2011; DIST 15C7, LIMITED EXEMPTION 32-4-106(b)(2) GRANTED.
- ZONING CASES:
A. CASE NO. 1 2013-0259 - GRANTED JUNE 21ST, 2013
(1) A VARIANCE TO ALLOW A TOTAL OF TWO (2) WALL-MOUNTED ENTERPRISE SIGNS ON A BUILDING FACADE WITH A SEPARATE EXTERIOR CUSTOMER ENTRANCE IN LIEU OF THE PERMITTED ONE (1) SIGN.
B. CASE NO. 2012-0078-SPHA - GRANTED DECEMBER 1ST, 2011
(1) A PETITION FOR VARIANCE SEEKING RELIEF FROM SECTION 500.7 OF THE B.C.Z.R. TO PERMIT A FREE-STANDING ENTERPRISE SIGN ON THE MCDONALD'S LEASE AREA.
(2) A PETITION FOR VARIANCE SEEKING RELIEF FROM SECTION 405.4 ATTACHMENT 1, 3(c)(vi) OF THE B.C.Z.R. TO PERMIT 6 WALL-MOUNTED ENTERPRISE SIGNS ON THE BUILDING FACADE IN LIEU OF THE PERMITTED 3 SIGNS.
(3) A PETITION FOR VARIANCE SEEKING RELIEF FROM SECTION 450.4 ATTACHMENT 1, 3(c)(vi) OF THE B.C.Z.R. TO PERMIT A DIRECTIONAL SIGN OF 10.7 FT. IN HEIGHT IN LIEU OF THE PERMITTED 6 FT.
(4) A PETITION FOR VARIANCE SEEKING RELIEF FROM SECTION 450.4 ATTACHMENT 1, 3(c)(vi) OF THE B.C.Z.R. TO PERMIT TWO (2) DIRECTIONAL SIGNS OF 9.7 FT. IN HEIGHT IN LIEU OF THE PERMITTED 6 FT.
(5) A PETITION FOR VARIANCE SEEKING RELIEF FROM SECTION 450.4 ATTACHMENT 1, 3(c) OF THE B.C.Z.R. TO PERMIT A CANOPY-TYPE DIRECTIONAL SIGN IN LIEU OF THE PERMITTED WALL-MOUNTED OR FREE-STANDING SIGN.
(6) A PETITION FOR VARIANCE SEEKING RELIEF FROM SECTION 450.5.3.36 OF THE B.C.Z.R. TO PERMIT ERECTION OF THE SIGN ABOVE THE FACE OF THE CANOPY IN LIEU OF ITS ERECTION ON THE FACE OF THE CANOPY.
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2015-0206-A



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FAX: (410) 821-1748
MRA@GMAIL.COM



EASTPOINT MALL
7801 EASTERN AVE
PLAN TO ACCOMPANY VARIANCE PETITION

15 TH ELECTION DISTRICT
7 TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

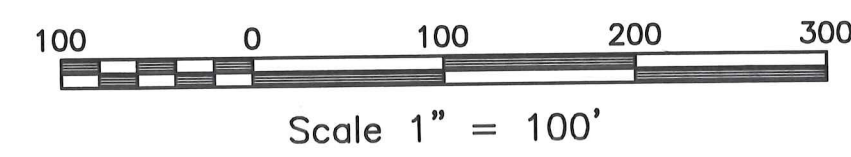
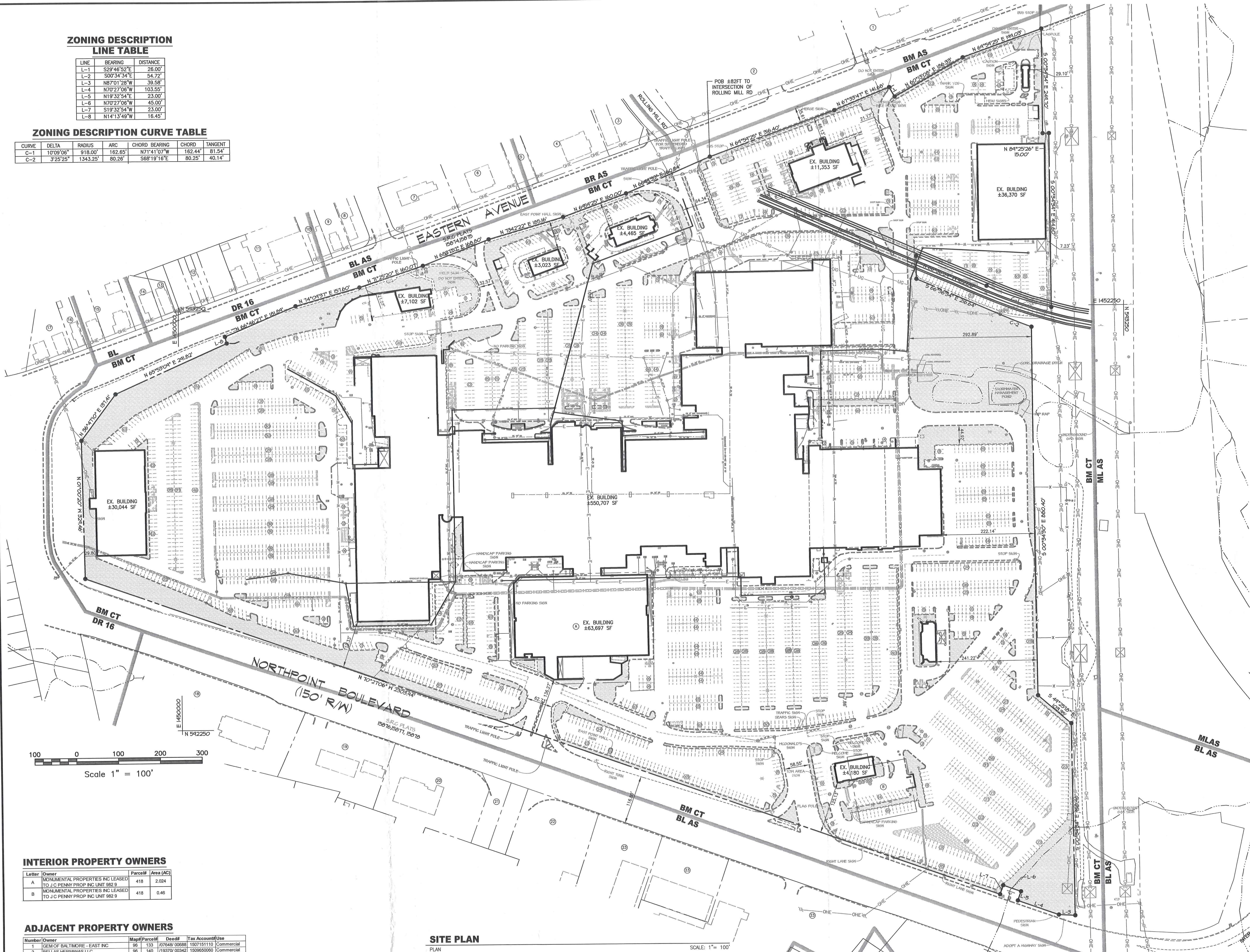
DATE	REVISIONS	JOB NO.:
		18206
		SCALE: 1" = 100'
		DATE: 03/19/2015
		DRAWN BY: CGM
		DESIGN BY: CGM
		REVIEW BY: MAB
		SHEET: 01 OF 06

**ZONING DESCRIPTION
LINE TABLE**

LINE	BEARING	DISTANCE
L-1	S29°46'52"E	26.00'
L-2	S00°34'54"E	54.72'
L-3	N67°01'29"W	39.58'
L-4	N70°27'08"W	103.55'
L-5	N19°32'54"E	23.00'
L-6	N70°27'06"W	45.00'
L-7	S12°32'54"W	23.00'
L-8	N14°13'49"W	16.45'

ZONING DESCRIPTION CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	10°09'06"	918.00'	162.65'	N71°41'07"W	162.44'	81.54'
C-2	3°25'25"	1343.25'	80.26'	S68°19'16"E	80.25'	40.14'



INTERIOR PROPERTY OWNERS

Letter	Owner	Parcel#	Area (Ac)
A	MONUMENTAL PROPERTIES INC LEASED TO J.C. PENNY PROP INC UNIT 982.1	418	2.024
B	MONUMENTAL PROPERTIES INC LEASED TO J.C. PENNY PROP INC UNIT 982.9	418	0.46

ADJACENT PROPERTY OWNERS

Number/Owner	Map/Parcel#	Dev/Off	Tax Account/Use
1 GEM OF BALTIMORE - EAST INC	96 133 (07548-0688)	1507151110	Commercial
2 BELLAS HERMANNS LLC	96 140 (10070-0042)	1506800270	Commercial
3 BRANZAS AUTOMOTIVE PROPERTIES LP	96 12 (11269-0048)	1506800270	Commercial
4 LEECAM PROPERTIES LLC	96 425 (21263-0168)	1513751031	Commercial
5 7800 EASTERN AVENUE LLC	96 290 (14676-0390)	1510000070	Commercial
6 7800 EASTERN AVE LLC	96 391 (14337-0059)	2200222284	Commercial
7 ZANNINO SALVATORE ZANNINO GERALDINE M	96 507 (11261-0294)	2200222295	Commercial
8 ARGETAKIS GEORGE ARGETAKIS KELLY	96 328 (28897-0032)	1520505010	Commercial
9 JONES JAMES L JONES VERNA G	96 328 (04106-0034)	1510452280	Commercial
10 HILL L L C	96 64 (13826-0055)	1519850440	Commercial
11 ST PETERS E L CHURCH ST PETERS EVAN LUTHERAN CH OF BALTIMORE CITY	96 220 (00673-0085)	1519002472	Commercial
12 DEBELUS FRANCIS G DEBELUS MARIE A	96 179 (02867-0049)	1519002472	Commercial
13 PARKS KIMBERLY ANN	96 179 (17188-00154)	2200020686	Residential
14 DEBELUS FRANCIS G DEBELUS MARIE A	96 191 (04317-0154)	1504201420	Residential
15 JONES JAMES L JONES VERNA	96 137 (06569-0087)	1512740810	Commercial
16 JAY DAVID B JACKO ROBERT A	96 149 (25144-00478)	1510422960	Residential
17 WARRIOR PROPERTIES LLC	96 330 (22238-00347)	1513855460	Residential
18 KATZ ARTHUR H TRUSTEE GORFNE HARRY B TRUSTEE-LEASED TO	96 426 (07670-0056)	2000014000	Commercial
19 C/O MORRIS FIDELITY TRUSTEE	96 397 (02820-0083)	1600007039	Commercial
20 HESLO ASSOCIATES	96 227 (04514-0192)	1501020220	Commercial
21 BALTIMORE COUNTY MARYLAND	96 29 (00000-0000)	1513751035	Commercial
22 711 NORTHPOINT LLC	96 245 (26735-0028)	1508303380	Commercial
23 EASTPOINT OFFICE PARK CO	96 477 (06960-0813)	2000118711	Commercial
24 BALTIMORE GAS & ELECTRIC CO	96 478 (06960-0813)	200011872	Commercial

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

SITE PLAN

PLAN

SCALE: 1"= 100'

VARIANCE RELIEF REQUESTED

- A VARIANCE FROM SECTIONS 450.4-ATTACHMENT 1-4, 450.4-ATTACHMENT 1-7(c), 450.4- ATTACHMENT 1-7(b), AND 450.7A.1 OF THE ZONING REGULATIONS OF BALTIMORE COUNTY, TO THE ZONING LAW OF BALTIMORE COUNTY, FOR THE FOLLOWING REASONS:
 - BCZR SECTION 450.4-ATTACHMENT 1-7(c) WALL MOUNTED JOINT IDENTIFICATION SIGNS NUMBERED AS SIGNS 1-5 ON SHEET 2 OF 6 OF THE PLAN TO ACCOMPANY VARIANCE PETITION.
 - TO PERMIT A MAXIMUM SIGN AREA / FACE OF 31% OF AREA OF WALL UPON WHICH SIGN IS ERECTED IN LIEU OF THE PERMITTED 12%.
 - TO PERMIT THREE SIGNS PER FRONTAGE IN LIEU OF THE PERMITTED ONE.
 - BCZR SECTION 450.4-ATTACHMENT 1-7(b) FREESTANDING JOINT IDENTIFICATION SIGNS NUMBERED AS SIGNS 6-9 & 14-17 ON SHEET 3 OF 6 OF THE PLAN TO ACCOMPANY VARIANCE PETITION.
 - TO PERMIT A FREESTANDING JOINT IDENTIFICATION SIGN ACCESSORY TO A COMMERCIAL USE.
 - TO PERMIT FOUR SIGNS IN LIEU OF THE PERMITTED ONE.
 - TO PERMIT A 30 FOOT HIGH FREESTANDING JOINT IDENTIFICATION SIGN IN LIEU OF THE PERMITTED 25 FEET.
 - TO PERMIT 10 LINES OF COPY IN LIEU OF THE PERMITTED FIVE.
- BCZR SECTION 450.4- ATTACHMENT 1-4 DIRECTORY SIGNS NUMBERED AS SIGNS 10-13 ON SHEET 3 OF 6 OF THE PLAN TO ACCOMPANY VARIANCE PETITION.
 - TO PERMIT A DIRECTORY SIGN HEIGHT OF 9 FEET IN LIEU OF THE PERMITTED 6 FEET.
 - BCZR SECTION 450.7A.1 DIRECTORY SIGNS NUMBERED AS SIGNS 10-13 ON SHEET 3 OF 6 OF THE PLAN TO ACCOMPANY VARIANCE PETITION.
 - TO PERMIT LETTERS 6" HIGH IN LIEU OF THE PERMITTED 2".

LEGEND	
---	EX. PROPERTY LINE
---	EX. RIGHT OF WAY LINE
---	EX. ADJACENT PROPERTY LINE
---	EX. EASEMENT LINE
---	EX. BUILDING
---	EX. CONCRETE CURB AND GUTTER
---	EX. EDGE OF CONCRETE
---	EX. EDGE OF PAVING
---	EX. CHAIN LINK FENCE
---	EX. ZONING
---	EX. STREAMS/WATER
---	EX. HEDGES
---	EX. TREES

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

OWNER

TRP-MCB EASTPOINT LLC
C/O MCB REAL ESTATE LLC
2701 N CHARLES ST STE 404
BALTIMORE MD 21218
PHONE: (410) 821-1748
FAX: (410) 821-1748

2015-0206-A



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MIRACIA.COM

EASTPOINT MALL
7801 EASTERN AVE

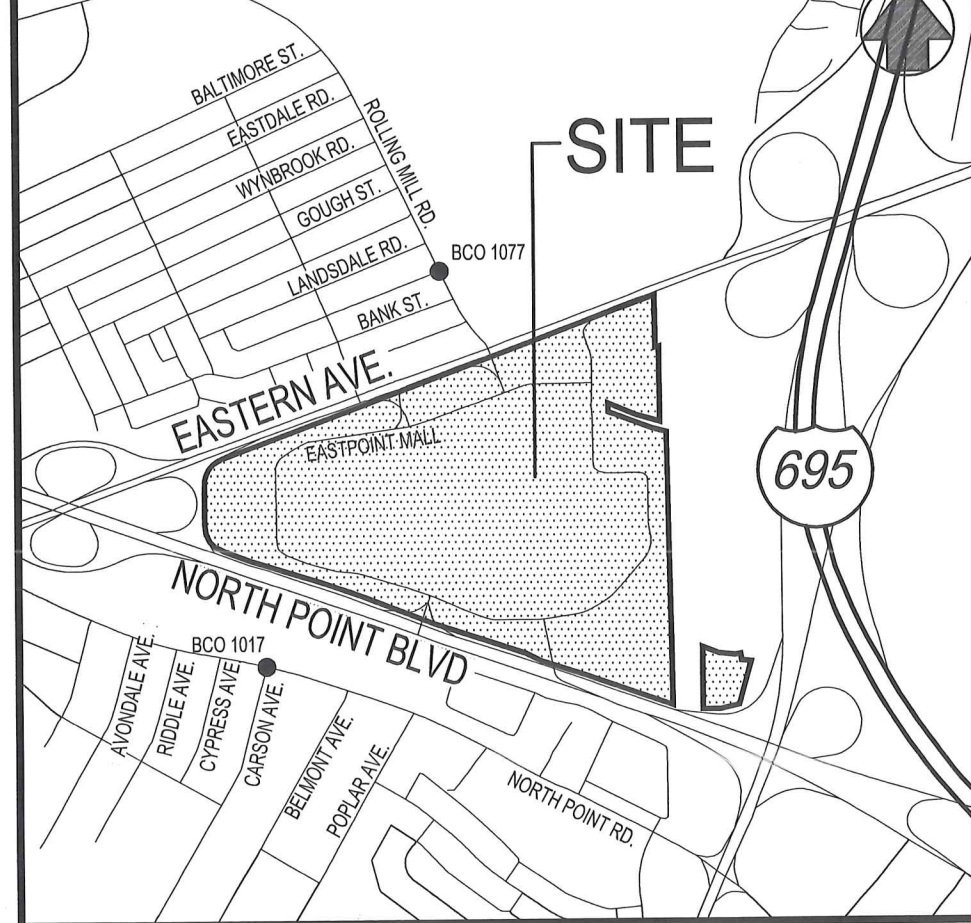
PLAN TO ACCOMPANY VARIANCE PETITION

15 TH ELECTION DISTRICT
7 TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:	18206
		SCALE:	1" = 100'
		DATE:	03/19/2015
		DRAWN BY:	COM
		DESIGN BY:	COM
		REVIEW BY:	MAB
		SHEET:	01 OF 06

GENERAL NOTES

- OWNER: TRP-MCB EASTPOINT LLC
C/O MCB REAL ESTATE LLC
2701 N CHARLES ST STE 404
BALTIMORE MD 21218
CONTACT: DAVID FREDERICK
PHONE: (410) 822-0108
- SITE DATA:
ADDRESS: 7801 EASTERN AVE
BALTIMORE MD 21224
GROSS AREA: 68.25 AC.
NET AREA: 68.25 AC.
EXISTING ZONING: BM-CT
ELECTION DISTRICT: 15
COUNCILMANIC DISTRICT: 7
CENSUS TRACT: 452400
WATERSHED: BACK RIVER
SEWERAGE: 452400
TAX MAP: MAP 0096 GRID 0017
ADJ. MAP: 30112, 30113, 30512, 30513
PARCEL: 0021, 0490, 0418, 0418
TAX ACCOUNT NUMBERS: 1550000500, 2100007054, (A)170000373, (B)170000374
EX. LAND USE: COMMERCIAL/ RETAIL
PROP. LAND USE: COMMERCIAL/ RETAIL
ZONING MAP REFERENCE: 096B3, 096C3, 096B2, 096C2
DEED REFERENCES: 34600/ 00139, 05489/00089
- SETBACK & FAR REQUIREMENTS FOR BM-CT ZONES:
FRONT YARD: 10' FROM PROPERTY LINE & 40' FROM STREET CENTERLINE
SIDE YARD: NONE & 10' FOR THE CORNER LOT ON THE STREET SIDE
REAR YARD: NONE
F.A.R. PERMITTED: 5.5
F.A.R. PROPOSED: 0.25
- BUILDING SIZE:
EXISTING BUILDINGS: ±857,366 SF
- REQUIRED PARKING SPACES: 3555 SPACES
PROPOSED PARKING SPACES: 3979 SPACES
- THE REQUIRED AMENITY OPEN SPACE RATIO FOR BM CT IS .1. THIS SITE MEETS THE REQUIREMENT WITH A RATIO OF .39 (±340,164.84 SF)
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
- THIS SITE IS SERVED BY PUBLIC WATER AND SEWER AND INSIDE UDR.
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN FLOODPLANS ON THIS SITE (F.E.M.A. PANEL NO. 04200).
- THE SITE IS NOT LOCATED IN ANY FAULTED BASIC SERVICES AREAS.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL UNLESS OTHERWISE NOTED.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
- THE MAXIMUM BUILDING HEIGHT FOR BM ZONE IS PER THE "HEIGHT TENT" OUTLINED IN THE ZONING REGULATIONS BUILDING HEIGHT REQUIREMENTS: ALL BUILDINGS ARE BELOW 40' HEIGHT.
- THERE ARE NO KNOWN BUILDINGS, PROPERTIES, OR SITES WHICH ARE ON THE MARYLAND HISTORICAL TRUST INVENTORY, BALTIMORE COUNTY LANDMARKS LIST, THE NATIONAL REGISTER OF HISTORIC PLACES, OR THE MARYLAND ARCHEOLOGICAL SURVEY.
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VICINITY MAP

SCALE: 1"=1,000'

BENCHMARKS

BCO 1017 ELEV. 89.43 SPIKE IN SIDEWALK SOUTHWEST OF THE INTERSECTION OF NORTH POINT RD. AND CARSON AVE.	N 591972.19 E 1448995.57 E 1450917.83
BCO 1077 ELEV. 51.93 SPIKE ALONG ROLLING MILL RD., 24.23' SOUTHEAST OF EX. UTILITY POLE #485162 & 22.96' EAST OF EX. STORM DRAIN INLET IN CONCRETE ALLEY	N 594022.33 E 1450917.83