IN RE: **PETITIONS FOR SPECIAL HEARING AND VARIANCE** (1407-1447 York Road) 9th Election District 3rd Council District Seminary Galleria LLC	*	BEFORE THE
	*	OFFICE OF
	*	ADMINISTRATIVE HEARINGS
	*	FOR BALTIMORE COUNTY
Petitioner	*	**Case No. 2015-0226-SPHA**

* * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of the legal owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow an existing freestanding joint identification sign and an existing freestanding enterprise sign with an electronic message board on the same frontage of a shopping center property (Sign No. 2). In addition, a Petition for Variance seeks the following: (1) for existing freestanding joint identification signs to display a maximum of 23 lines of text with sign copy a minimum of 1 inch in height in lieu of the permitted 5 lines of text and required 8 inches in height for sign copy (Sign Nos. 1 & 3); (2) for an existing freestanding joint identification sign with a sign height of 30 feet in lieu of the permitted 25 feet (Sign No. 3); and (3) for an existing freestanding directional sign with a height of 6 feet, 2 inches in lieu of the permitted 4 feet (Sign No. 4). A site plan was marked and accepted into evidence as Petitioner's Exhibits 1A & 1B.

Appearing at the public hearing in support of the requests was Tracee Cutair, Alex Watkins and landscape architect Bernt Petersen. David H. Karceski, Esq. and Adam Rosenblatt, Esq. appeared and represented the Petitioners. Three members of the community attended and opposed

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Date 6/11/15
By SLN

the requests. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no substantive Zoning Advisory Committee (ZAC) comments received.

PETITION FOR SPECIAL HEARING

The petition for special hearing seeks to permit a joint identification and enterprise sign along the same frontage of a shopping center. There does not appear to be any provision in the B.C.Z.R. which expressly prohibits such an arrangement. But, as Mr. Pierce notes, the definition provided for each of these sign types indicates they are mutually exclusive; i.e., a shopping center cannot have both a joint identification and enterprise sign.

A joint identification sign is one "displaying the identity of a multi-occupant nonresidential development such as a shopping center." B.C.Z.R. §450.4. An enterprise sign is one which "displays the identity. . . [of an] individual organization." B.C.Z.R. §450.4. In this case, the enterprise sign identifies a (former) health club tenant (Exhibit 1B, Sign #2) located in the lower level of the strip center. The health club is therefore one of the "occupants" of the "shopping center" per the definition quoted above. As such, that tenant can be displayed on the joint identification sign, but cannot have its own enterprise sign.

Any contrary interpretation would permit each business/occupant to have an enterprise sign, an untenable result in the present scenario where the center has approximately 60 tenants. The rule would be otherwise if the business in question was situated on a pad site or was by other means segregated from the primary shopping center complex. As indicated at the hearing, it may well be that Kaiser Permanente, the sole tenant in the eight-story Galleria Towers office building, would be entitled to its own enterprise sign. But the same cannot be said for the athletic club which occupies a lower-level space in the shopping center itself.

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VARIANCES

To obtain variance relief requires a showing that:

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

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

Petitioner has met this test. The property is irregularly shaped and has a significant topographical change across the site. In addition, it has more than 450 feet of frontage on York Road, far more than neighboring commercial sites in the vicinity. As such, it is unique. If the B.C.Z.R. were strictly interpreted, Petitioner would experience a practical difficulty, given it would be unable to retain the existing signs which have been in place for many years. 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. None of the reviewing agencies opposed the requests, and the existing freestanding joint identification signs (as well as the small directional sign) are similar to those in place at numerous shopping centers throughout the County. While I am sympathetic to the community's concerns and understand its relationship with the Petitioner has been problematic, I do not believe that allowing existing Sign Nos. 1, 3 & 4 would be injurious to the public health, safety and welfare.

THEREFORE, IT IS ORDERED this **11th** day of June, 2015, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R) to allow an existing freestanding joint identification sign and an existing freestanding enterprise sign with an electronic message board (Sign No. 2) on the same frontage of a shopping center property, be and is hereby DENIED.

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By Sln

IT IS FURTHER ORDERED that the Petition for Variance: (1) for existing freestanding joint identification signs to display a maximum of 23 lines of text with sign copy a minimum of 1 inch in height in lieu of the permitted 5 lines of text and required 8 inches in height for sign copy (Sign Nos. 1 & 3); (2) for an existing freestanding joint identification sign with a sign height of 30 feet in lieu of the permitted 25 feet (Sign No. 3); and (3) for an existing freestanding directional sign with a height of 6 feet, 2 inches in lieu of the permitted 4 feet (Sign No. 4), be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon 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.

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING
Date 6/11/15
By sln

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 1407, 1411, 1419, 1421, 1429, 1433, and 1447 York Road **which is presently zoned** BL, DR5.5

Deed References: 13148-443 10 Digit Tax Account # 1900014867, 1900014868

Property Owner(s) Printed Name(s) Seminary Galleria LLC

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

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

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

SEE ATTACHED

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 ATTACHED

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

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.
Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

See Attached /

Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature # 2

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature

Venable LLP

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

Mailing Address City State

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

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name- Type or Print

Signature

Venable LLP

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

Mailing Address City State

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

Zip Code Telephone # Email Address

CASE NUMBER 2015-0096-SPHA **Filing Date** 4/16/2015 **Do Not Schedule Dates** **Reviewer** M

ORDER RECEIVED FOR FILING

Date 6/11/15

By DLN

REV. 10/4/11

ATTACHMENT
TO PETITION FOR SPECIAL HEARING AND VARIANCE

1407, 1411, 1419, 1421, 1429, 1433 and 1447 YORK ROAD

Legal Owners (Petitioners):

Seminary Galleria LLC

By: _____

Anthony Giulio, General Manager
9640 Deerco Road
Timonium, Maryland 21093
(410) 561-1300

2015-0226-SPHA

ATTACHMENT
TO PETITION FOR SPECIAL HEARING

1407, 1411, 1419, 1421, 1429, 1433 and 1447 YORK ROAD

Special Hearing to allow an existing, freestanding joint identification sign and an existing, freestanding enterprise sign with an electronic message board on the same frontage of a shopping center property (Sign No. 2).

2015-0226-SPHA

ATTACHMENT
TO PETITION FOR VARIANCE

1407, 1411, 1419, 1421, 1429, 1433 and 1447 YORK ROAD

The following variances are requested from Section 450.4, Attachment 1 of the BCZR:

1. From 7(b)(IX) for existing freestanding joint identification signs to display a maximum of 23 lines of text with sign copy a minimum of 1 inch in height in lieu of the permitted 5 lines of text and required 8 inches in height for sign copy (Sign Nos. 1 and 3).

2. From 7(b)(VII) for an existing freestanding joint identification sign with a sign height of 30 feet in lieu of the permitted 25 feet (Sign No. 3).

3. From 3(a) for an existing freestanding directional sign with a height of 6 feet, 2 inches in lieu of the permitted 4 feet (Sign No. 4).

2015-0226-SPHA

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
4692 MILLENNIUM DRIVE, SUITE 100
BELCAMP, MARYLAND 21017

April 13, 2015

ZONING DESCRIPTION

1407 - 1447 YORK ROAD

Beginning at a point on the easterly right-of-way of York Road which is of varying width, said point being South 58 degrees 49 minutes 51 seconds East 82.37 feet more or less, from a point formed by the intersection of the centerlines of York Road and Seminary Avenue, thence leaving said point of beginning, along the following 21 courses:

1. Running thence and binding on the easterly right-of-way of York Road North 27 degrees 47 minutes 3 seconds East 27.43 feet to a point on the southerly right-of-way of Seminary Avenue which is of varying width, running thence and binding on said southerly right-of-way
2. North 80 degrees 15 minutes 54 seconds East 120.86 feet, running thence
3. along a curve to the left with a radius of 1361.46 feet and a distance of 253.52 feet, running thence
4. along a curve to the left with a radius of 1375.76 feet and a distance of 58.164 feet, running thence
5. North 67 degrees 12 minutes 18 seconds East 241.28 feet, running thence leaving said right-of-way of Seminary Avenue
6. South 21 degrees 56 minutes 49 seconds East 609.6 feet, running thence
7. South 68 degrees 03 minutes 08 seconds West 240.00 feet, running thence
8. South 21 degrees 56 minutes 50 seconds East 186.60 feet, running thence
9. South 68 degrees 03 minutes 10 seconds West 69.29 feet, running thence
10. South 21 degrees 56 minutes 50 seconds East 15.00 feet, running thence
11. South 68 degrees 03 minutes 10 seconds West 50.38 feet, running thence
12. North 21 degrees 51 minutes 11 seconds West 102.22 feet, running thence
13. North 68 degrees 42 minutes 20 seconds East 20.00 feet, running thence
14. North 22 degrees 02 minutes 50 seconds West 95.6 feet, running thence
15. North 22 degrees 02 minutes 54 seconds West 190.31 feet, running thence
16. South 67 degrees 53 minutes 17 seconds West 353.22 feet to a point on the easterly right-of-way of York Road, running thence and binding on said right-of-way

2015-0226-SPHA

17. North 12 degrees 48 minutes 35 seconds West 5.72 feet, running thence
18. South 68 degrees 07 minutes 44 seconds West 196.54 feet, running thence
19. North 21 degrees 35 minutes 08 seconds West 257.78 feet, running thence
20. North 15 degrees 52 minutes 29 seconds West 99.31 feet, running thence
21. along a curve to the left with a radius of 3487.37 feet and a distance of 93.66 feet to the point of beginning.

Being those parcels of land recorded in Deed Liber S.M. 13148, folio 443, as recorded in the Baltimore County Land Records, containing 8.813 Acres of land more or less. Also known as 1047-1447 York Road, being parcels 74, and 454 of Baltimore County tax map 61, and located within Election District #9 and Councilmanic District #3.

Note: The above description is for zoning purposes only and is not to be used for contracts, conveyances or agreements.



410-297-2340 • FAX 410-297-2345
www.gwstephens.com

2015-0226-SPHA

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

No. 123596

Date: 4/16/15

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

Total: 1000.00

Rec From: Venable

For: Seminary Gallery.
1607-1617 York Rd

2015-0226-SPHA

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

CASHIER'S VALIDATION

PAID RECEIPT
FINAL RECEIPT
BUSINESS ACTUAL TIME DRW
4/16/2015 4/16/2015 10:25:53 2
REG: 0002 WALTH JEWA JEE
RECEIPT # 210409 4/16/2015 OFF#
+ 1 528 ZONING VERIFICATION
PD ON: 123596
Receipt Tot $1,000.00
$1,000.00 CK $.00 CA
Baltimore County, Maryland

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
4692 MILLENNIUM DRIVE, SUITE 100, BELCAMP, MARYLAND 21017

CURRICULA VITAE

Bernt C. Petersen, R.L.A.

Director of Planning
George William Stephens, Jr. & Associates, Inc.

Professional Registration: Registered Landscape Architect - Maryland - No. 1095

Education:
State University of New York, College of Environmental Science and Forestry at Syracuse – Bachelor of Landscape Architecture - 1977
Bachelor of Science, Environmental Studies -1976

Professional Affiliations: American Society of Landscape Architects, Maryland Chapter, No. 1108847

Professional practice includes 30 years of experience in land planning, landscape architecture, comprehensive zoning, PUD master planning, site planning, and testimony regarding land use and zoning issues. Mr. Petersen has been practicing in the Greater Baltimore Metropolitan region since 1988 and has expertise in land planning, site planning, and zoning cases in Anne Arundel County, Baltimore County and Howard County, Maryland.

Principal duties for G. W. Stephens, Jr. & Assoc. include: supervision of site development and land planning; zoning interpretation; Community Input Meetings; Development Plan preparation and Hearing Officer's Hearings; Special Hearings and Special Exception petitions; variance request petitions and landscape plan preparation. Prior to his relocation to Maryland, Mr. Petersen practiced site design and land planning in New York and Massachusetts.

Significant local projects include: Powell Property, Forge Landing, Cedar Lane Farms P.U.D., 1400 Taylor Avenue P.U.D., Westwicke, Beachwood Estates, The Sanctuary, Kimbrook, Kopp Property, Green Spring Station, Home Depot of Owings Mills, Bel Air and Timonium, Ashland Market Place, Baker Property, Greenfields at White Marsh and The Clusters. A significant project of regional impact is Luther's Forest, a comprehensive mixed use development in Saratoga County, NY.

Mr. Petersen has prepared comprehensive-zoning petitions in Baltimore County during the 1996, 2000, 2004 & 2008 CZMP processes and has an understanding of the principles of Euclidean zoning and their application throughout the Baltimore Metro region. He has thorough experience dealing with the Baltimore County's development regulations.

PETITIONER'S EXHIBIT 3

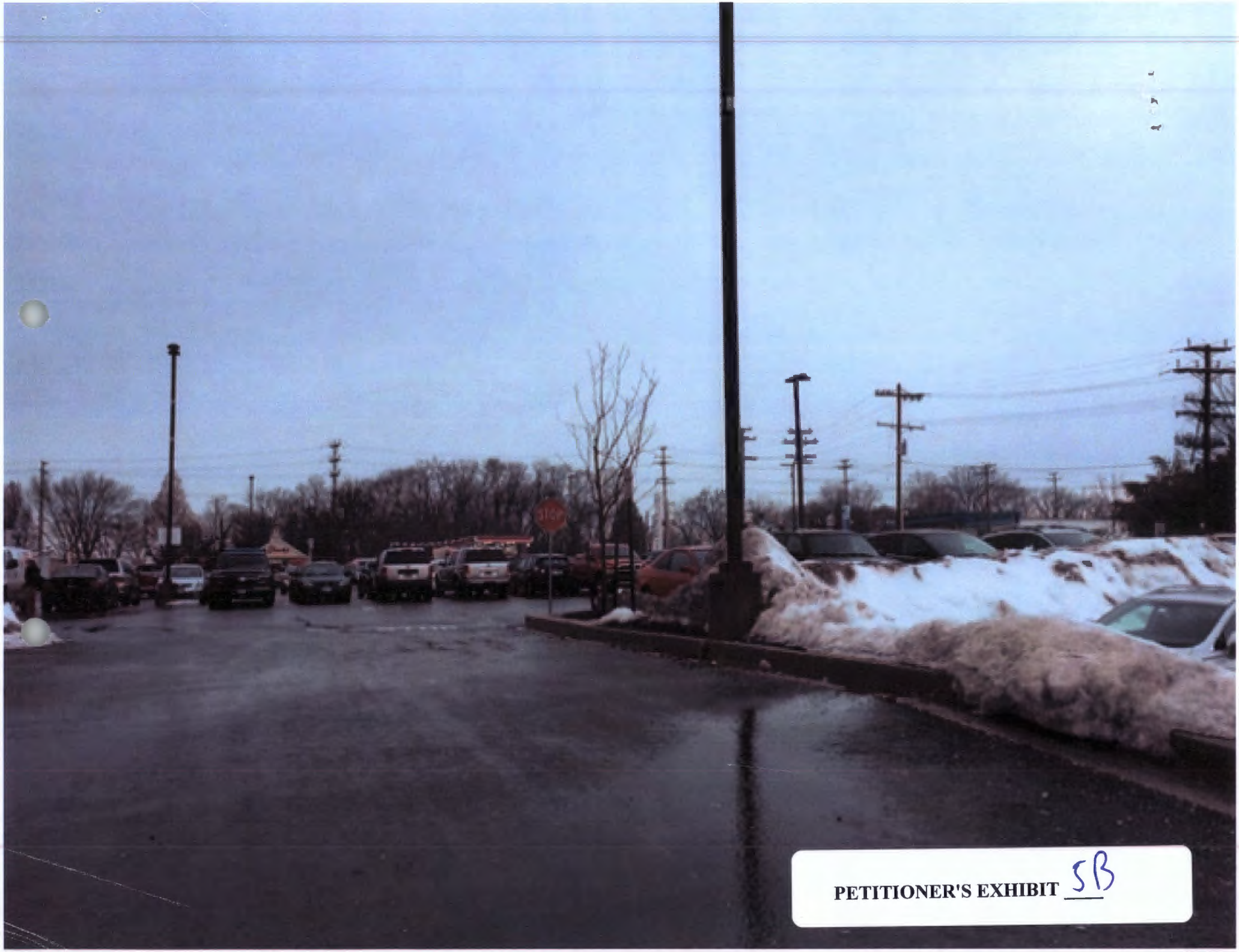
Case No.: 2015-0226-SPHA

Exhibit Sheet

Petitioner/Developer BW 7-16-15 Protestant SLN 6-11-15

No. 1	1A > Site plan 1B	Letter - Dulaney Valley Improv. Ass'n.
No. 2	Topo Exhibit	
No. 3	Petersen CV	
No. 4	Aerial photo	
No. 5	5A-5D Photos of site	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		


PARKING
PETITIONER'S EXHIBIT 5A

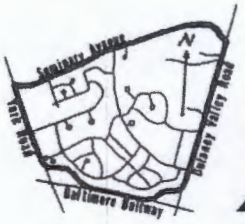

PETITIONER'S EXHIBIT 5B


PETITIONER'S EXHIBIT SC

PETITIONER'S EXHIBIT 5

PROTESTANT'S

EXHIBIT NO. 1



Dulaney Valley Improvement Association, Inc.

P.O. Box 102 · Lutherville, MD · 21094-0102

6 June 2015

RESOLVED: That the position of the Association as adopted by the Zoning Committee and by the unanimous vote of the Board of Directors on the zoning matter known as

Case Number: 2015-0226-SPHA
Property Location: East side of York Road, at the southeast corner or Seminary Avenue, 9th Election District
Legal Owners: Seminary Galleria, LLC Anthony Giulio
Special Hearing to allow an existing, freestanding joint identification sign and an existing freestanding enterprise with an electronic message board on the same frontage of a shopping center property (Sign Number 2).
Variance 1. From 7(b)(IX) for existing freestanding joint identification signs to display a maximum of 23 lines of text with a sign copy a minimum of one inch in height in lieu of the permitted five lines of text and required eight inches in height for sign copy (Sign Numbers 1 and 3).
2. From 7(b)(VII) for an existing freestanding joint identification sign with a sign height of 30 feet in lieu of the permitted 25 feet. (Sign Number 3).
3. From 3(a) for an existing freestanding directional sign with a height of six feet two inches in lieu of the permitted four feet (Sign Number 4).
ZONING PETITION FOR 112 RIDGEFIELD for a variance to permit a change of a side yard setback of 2.75 feet and a sum of side yard setbacks of 10.75 feet in lieu of the required 12 feet and 20 feet, respectively,

is that **the Petition is <u>OPPOSED</u>**.

AS WITNESS OUR HANDS AND SEAL THIS 6TH day of JUNE 2015.

ATTEST: **Dulaney Valley Improvement Association, Inc.**

Robert A. Cordes, MD
Acting Recording Secretary

Patrick J. Connolly, Jr.
Acting President

KEVIN KAMENETZ
County Executive

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

May 5, 2015

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: 2015-0226-SPHA
1407, 1411, 1419, 1421, 1429, 1433 & 1447 York Road
E/s York Road at SE corner of Seminary Avenue
9th Election District – 3rd Councilmanic District
Legal Owners: Seminary Galleria, LLC

Special Hearing to allow an existing, freestanding enterprise sign with an electronic message board on the same frontage of a shopping center property (Sign No. 2). **Variance** from 7(b)(IX) for existing freestanding joint identification signs to display a maximum of 23 lines of text with a sin copy a minimum of 1 inch in height in lieu of the permitted 5 lines of text and required 8 inches in height for a sign copy (Sign Nos. 1 & 3). From 7(b)(IX) for an existing freestanding joint identification sign with a sign height of 30 feet in lieu of permitted 25 feet (Sign No. 3); from 3(a) for an existing freestanding directional sign with a height of 6 feet, 2 inches in lieu of the permitted 4 feet (Sign No. 4).

Hearing: Monday, June 8, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Anthony Giulio, 9640 Deerco Road, Timonium 21093

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

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2015-0226-SPHA

Property Address: 1407 - 1447 YORK ROAD

Property Description: 8.813 AC. COMMERCIAL COMPLEX

Legal Owners (Petitioners): SEMINARY GALLERIA LLC

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: MS. TRACEE CUTAIR

Company/Firm (if applicable): HILL MANAGEMENT SERVICES, INC.

Address: 9640 DEERECO ROAD
TIMONIUM, MD 21093

Telephone Number: 410-561-1300

Revised 5/20/2014

CERTIFICATE OF POSTING

RE: Case No.: 2015-0226-SPHA

Petitioner/Developer: Seminary Galleria, LLC.

Date of Hearing/Closing: June 8, 2015

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

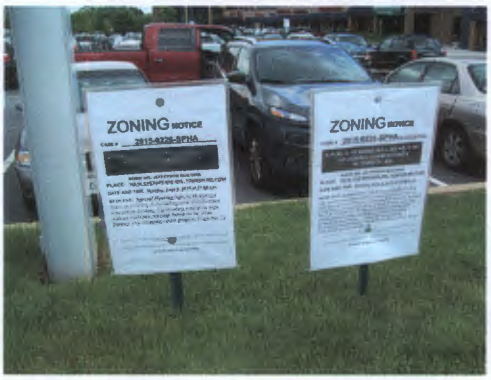
Attn: Kristen Lewis:

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:

1407, 1411, 1419, 1421, 1420, 1433 & 1447 York Rd

The sign(s) were posted on May 19, 2015
(Month, Day, Year)



Sincerely,

May 19, 2015

(Signature of Sign Poster) **(Date)**

SSG Robert Black

(Print Name)

1508 Leslie Road

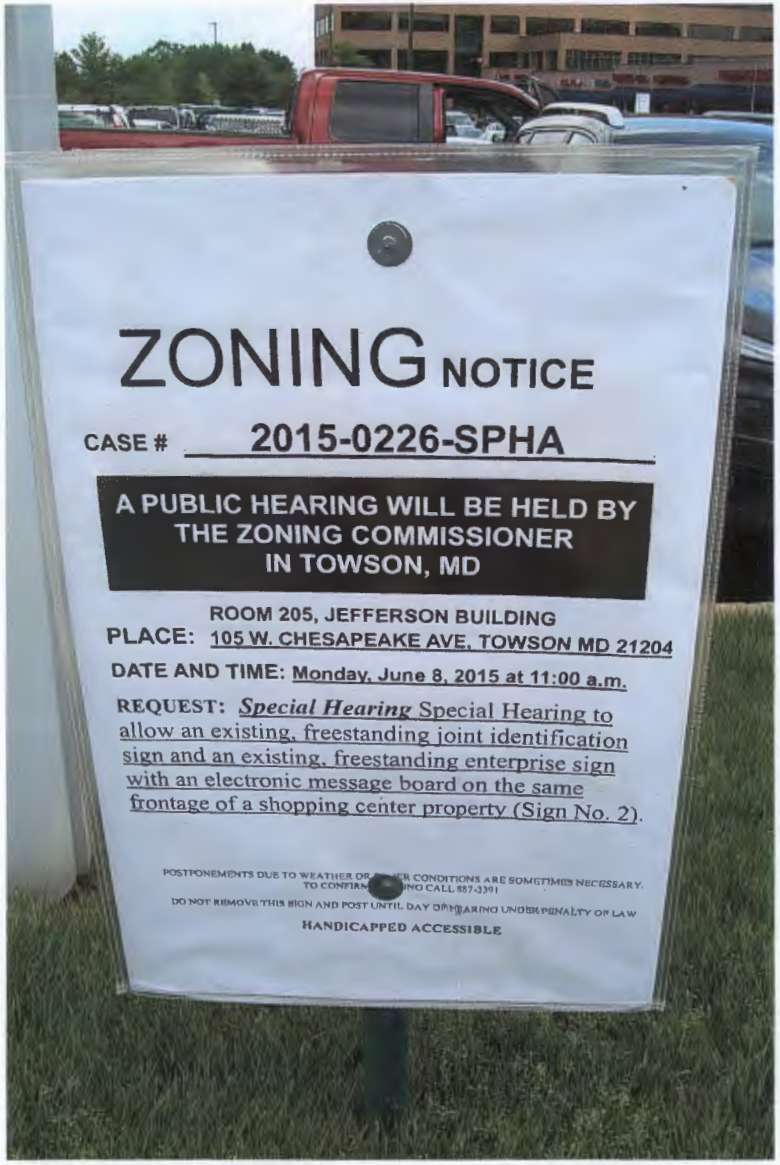
(Address)

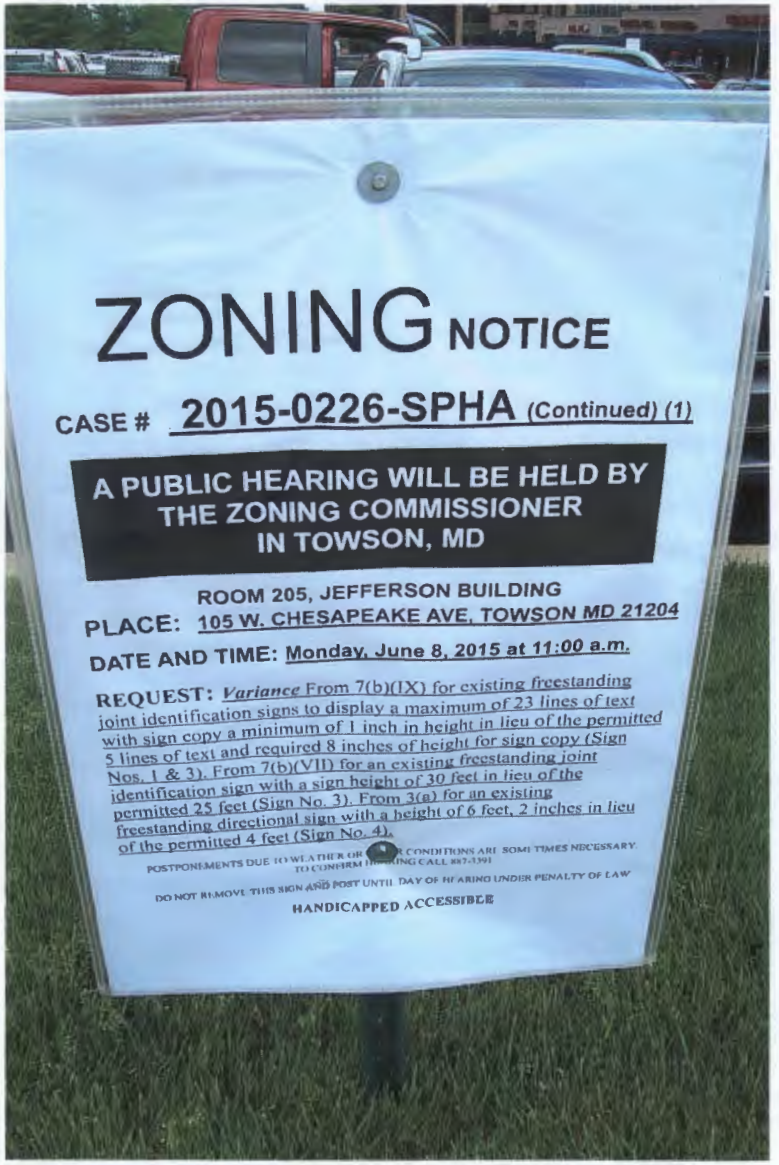
Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)


ZONING NOTICE
CASE # 2015-0226-SPHA
A PUBLIC HEARING WILL BE HELD BY THE ZONING COMMISSIONER IN TOWSON, MD
ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204
DATE AND TIME: Monday, June 8, 2015 at 11:00 a.m.
REQUEST: Special Hearing Special Hearing to allow an existing, freestanding joint identification sign and an existing, freestanding enterprise sign with an electronic message board on the same frontage of a shopping center property (Sign No. 2).
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE


ZONING NOTICE
CASE # 2015-0226-SPHA (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: Monday, June 8, 2015 at 11:00 a.m.
REQUEST: Variance From 7(b)(IX) for existing freestanding joint identification signs to display a maximum of 23 lines of text with sign copy a minimum of 1 inch in height in lieu of the permitted 5 lines of text and required 8 inches of height for sign copy (Sign Nos. 1 & 3). From 7(b)(VII) for an existing freestanding joint identification sign with a sign height of 30 feet in lieu of the permitted 25 feet (Sign No. 3). From 3(a) for an existing freestanding directional sign with a height of 6 feet, 2 inches in lieu of the permitted 4 feet (Sign No. 4).
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

RE: PETITION FOR SPECIAL HEARING AND VARIANCE 1407-1447 York Road; E/S York Road, SE corner Seminary Avenue 9th Election & 3rd Councilmanic Districts Legal Owner(s): Seminary Galleria, LLC By Anthony Guilio, General Manager Petitioner(s)	*	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2015-226-SPHA

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

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

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 22 2015

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of April, 2015, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, Venable, LLP, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MEMORANDUM

DATE: July 16, 2015

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2015-0226-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on July 13, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

PLEASE PRINT CLEARLY

CASE NAME Galleria
CASE NUMBER 2015-0226-SPHA
DATE 6/8/15

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
David Koreski	Venable, LLP 210 W. Pennsylvania Ave Suite 500	Towson, MD 21204	dkoreski@venable.com
Adam Rosenblatt			amrosenblatt@venable.com
Tracee Cutair	9640 Deereco Rd.	Timonium, MD 21093	tcutair@hillmgt.com
Alex Watkins	" Hill Management		
~~Brent Peterson~~	~~Go steplers~~ 4692 Millennium Dr.	Belcamp MD	bpeterson@gosteplers.com

PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER 2015-0226-SPHA
DATE June 8, 2015

CITIZEN'S SIGN - IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
Michael Pierce	7448 Bradshaw Rd	Kingsville MD 21087	MPIERCE1-e AOL.COM
Maxwell R. Collins II	606 Baltimore Ave, Ste 306	Towson, MD 21204	COLLINSMAS@AOL.COM
Tim Ruppalt	214 Felton Road, 21093	Lutherville, MD	truppalt@gmail.com

CASE NO. 2015-02210-SPHA

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
4/27/15	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
5/15/15	DEPS (if not received, date e-mail sent _____)	no/c
_____	FIRE DEPARTMENT	_____
5/18/15	PLANNING (if not received, date e-mail sent _____)	no obj
4/27/15	STATE HIGHWAY ADMINISTRATION	no obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. CC 1500821)

PRIOR ZONING (Case No. 06-411 SPH)

NEWSPAPER ADVERTISEMENT Date: 5/19/15

SIGN POSTING Date: 5/19/15 by SSG Block

PEOPLE'S COUNSEL APPEARANCE Yes ☑ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: District - 09 Account Number - 1900014867

Owner Information

Owner Name:	SEMINARY GALLERIA LLC	**Use:**	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	216 SCHILLING CIR STE 300 HUNT VALLEY MD 21031-8832	**Deed Reference:**	/13148/ 00443

Location & Structure Information

Premises Address:	1407 YORK RD LUTHERVILLE MD 21093-0000	**Legal Description:**	3.992 AC PARCEL A HSE #1407-29 GALLERIA

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0061	0019	0074		0000			A	2014	Plat Ref:	0053/ 0078

Special Tax Areas: **Town:** NONE
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1961	76995		173,895 SF	14

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		RETAIL STORE				

Value Information

	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2014	As of 07/01/2015
Land:	5,216,800	5,216,800		
Improvements	3,395,000	4,848,800		
Total:	8,611,800	10,065,600	9,096,400	9,581,000
Preferential Land:	0			0

Transfer Information

Seller: SEMINARY LIMITED PARTNERSHIP	Date: 09/14/1998	Price: $0
Type: NON-ARMS LENGTH OTHER	Deed1: /13148/ 00443	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2014	07/01/2015
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

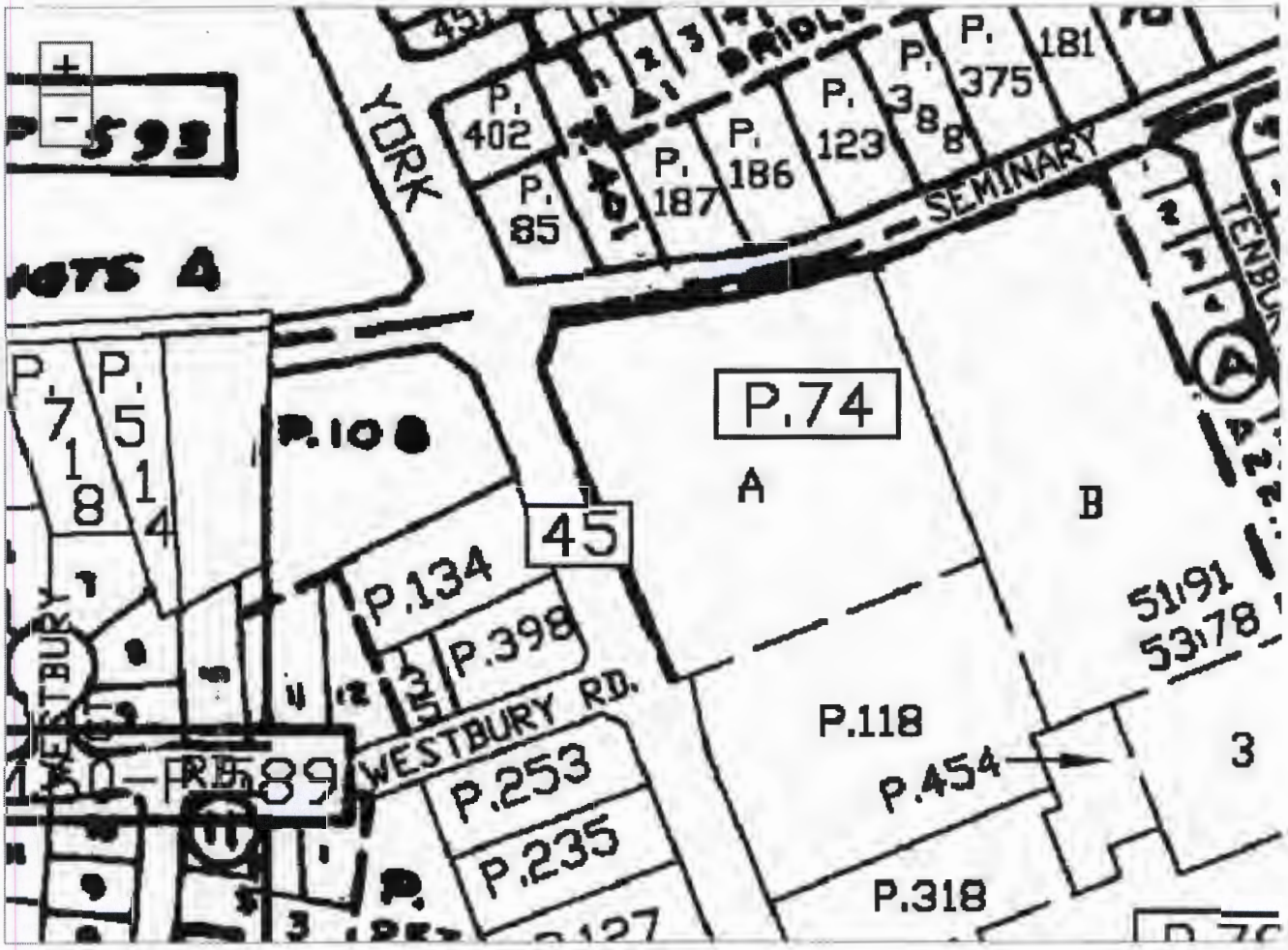
Homestead Application Information

Homestead Application Status: No Application

Baltimore County

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

District: **09** Account Number: **1900014867**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at **www.plats.net (http://www.plats.net)**.

Property maps provided courtesy of the Maryland Department of Planning ©2011.

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/)

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Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: District - 09 Account Number - 1900014866

Owner Information

Owner Name:	SEMINARY GALLERIA LLC	**Use:**	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	216 SCHILLING CIR STE 300 HUNT VALLEY MD 21031-8632	**Deed Reference:**	/13148/ 00443

Location & Structure Information

Premises Address:	1447 YORK RD 0-0000	**Legal Description:**	4.346 AC PARCEL B HSE #1431-47 GALLERIA

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0061	0019	0074		0000			B	2014	Plat Ref:	0053/ 0078

Special Tax Areas: **Town:** NONE
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1985	122728		189,311 SF	15

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		OFFICE BUILDING				

Value Information

	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2014	As of 07/01/2015
Land:	5,679,300	5,679,300		
Improvements	2,938,000	6,548,100		
Total:	8,617,300	12,227,400	9,820,667	11,024,033
Preferential Land:	0			0

Transfer Information

Seller: SEMINARY LIMITED PARTNERSHIP	**Date:** 09/14/1998	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /13148/ 00443	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2014	07/01/2015
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Tax Exempt:
Exempt Class:

Special Tax Recapture:
NONE

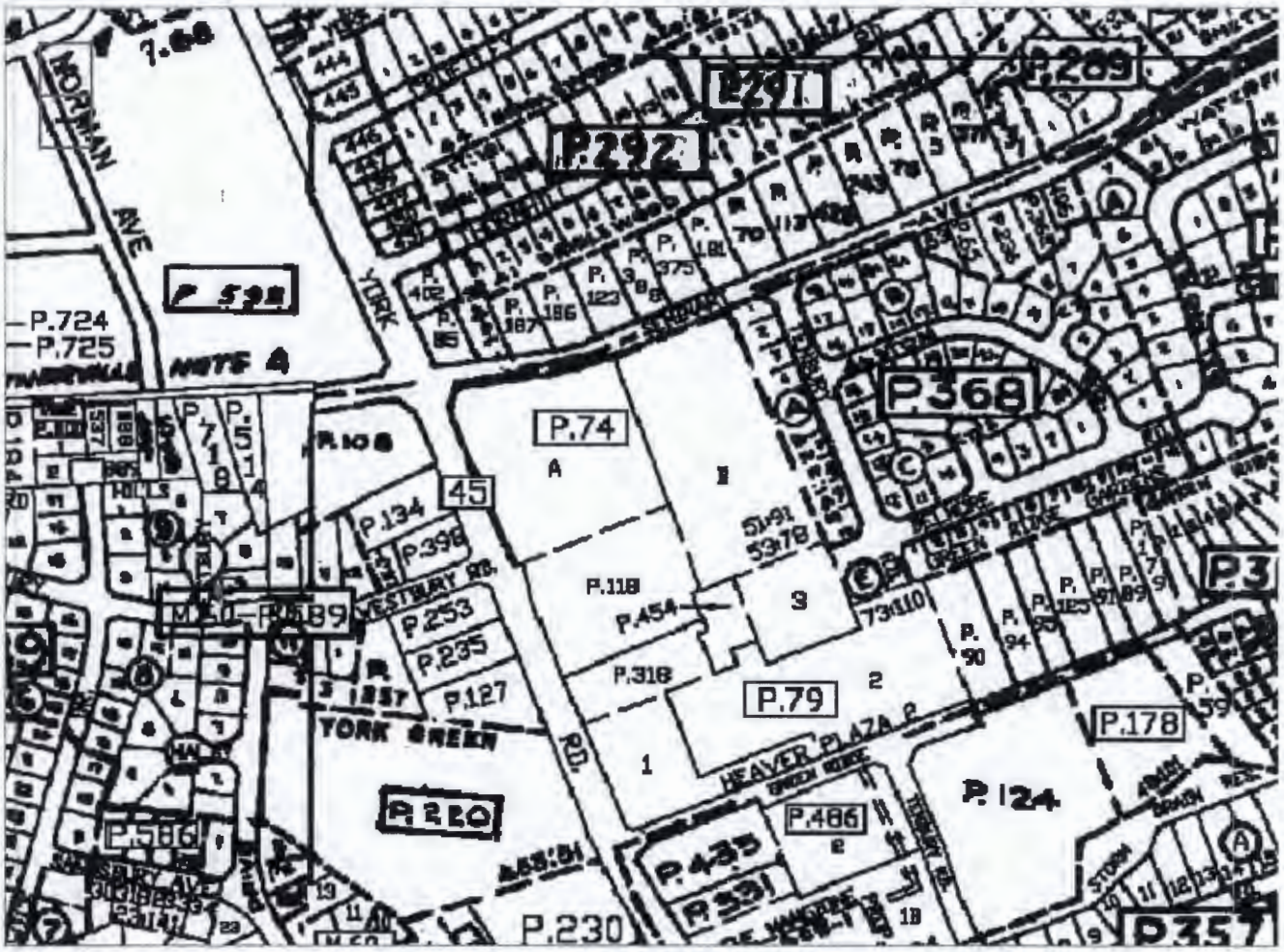
Homestead Application Information

Homestead Application Status: No Application

Baltimore County

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

District: 09 Account Number: 1900014868



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Property maps provided courtesy of the Maryland Department of Planning ©2011.

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

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JM
6-14-06

IN RE: PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE
S/E corner of York Road and Seminary Avenue	*	DEPUTY ZONING COMMISSIONER
9th Election District	*	OF BALTIMORE COUNTY
3rd Councilmanic District		
(1447 York Road)	*	CASE NO. 06-411-SPH
Seminary Galleria, LLC	*	
Legal Owner and Petitioner		

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Special Hearing and Variance for the property located at 1447 York Road 2122 West Joppa Road in the Lutherville area of Baltimore County. The Petition was filed by Seminary Galleria, LLC, Legal Owner. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.):

(1) in accordance with BCZR SS 409.8B, a use permit for commercial parking adjacent to existing commercial parking on the same lot in a residential zone, as shown and laid out on the Plan filed herewith to meet to the extent possible the minimum parking requirements of BCZR SS 409.6 utilizing all existing parking spaces shown on the Plat filed herewith; (2) in lieu of the companion variance requested herewith, approval of a modified parking plan and modified parking and landscape and any applicable RTA requirements for the existing parking spaces and areas in accordance with the specific detail shown on the Plan filed herewith in lieu of the minimum requirements of the BCZR; (3) the Plan filed herewith which depicts current, as-built conditions as the 2nd Amended Parking Plan of the Galleria Tower; (4) an amendment to any and all prior plans filed in connection with the subject property consistent with the existing parking depicted on the Plan filed herewith, including without limitation all plans in Case Nos. 4893-XA, R3410, 95-256-XA and all prior commercial parking in residential zone approvals; and (5) such additional relief as the nature of the parking and landscaping shown on the accompanying Plan may require.

Variance relief is requested in the alternative to the Special Hearing relief as follows:

1. from Section 409.6 of the BCZR to permit a total of 746 parking spaces in lieu f I) the 1059 spaces required without a shooing center provision or ii) the 1084 spaces required for a shopping center with more than 100,000 square feet of GLA; and
2. approval of variance from applicable RTA requirements for the existing parking and improvements shown on the Plat filed in this case; and
3. such additional variance relief as the nature of this request and the parking layout on the Plan filed in this case.

variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) Comments are made part of the record of this case and contain the following highlights: None.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing were Bruce Daok, from Gerhold Cross and Etzel, who prepared the site plan, Bill Russell and Theresa Rosier, from Hill Management Services, for the corporate Petitioner, Seminary Galleria, LLC. Howard L. Aldeman, Jr., Esquire, appeared as the Petitioner's attorney. Larry Townsend, from the Dulaney Valley Improvement Association attended the hearing. Michael Tanczyn, Esquire, entered his appearance on behalf of the Association but did not attend the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case. Numerous letters were received from tenants of the property in support of the Petition.

Code Enforcement Comments

This matter is currently the subject of an active violation case (Case No. 03-2247) in the Division of Code Inspections and Enforcement. A citation for code violation has been issued in this matter due to the alleged failure of the Petitioner to remove added parking spaces and restore site to original condition.

It should be noted, for the record, that the fact that a zoning violation is issued is simply ignored in this zoning case. This means that the Petitioner cannot use the fact that parking spaces were built to set a precedent in order to allow it to continue. Nor does the fact that a these spaces may be costly to remove or modify come into consideration of the zoning case. The

feet GLA, the regulations require 1,059 spaces. The 14 spaces previously proposed are included in the 764 spaces provided. See exhibit 1, the Plat to Accompany.

Mr. Doak noted that the property is split zoned, BL and DR 5.5, and is improved by large commercial buildings including an eight story tower in which there are mixed office, medical office, service and retail uses. The commercial uses are located in the BL zone while there is some parking in the DR 5.5 zone in support of the commercial uses. In cooperation with management, he performed a survey of tenants which is the basis of the Petitioner's latest request. He noted that the prior case indicated that there were 600 spaces provided but by reconfiguring the site, 764 could be provided. He opined that the 14 additional spaces outlined in yellow on Petitioner's exhibit 1 should be approved by way of use permit because to deny these spaces would be to increase the deficit for the existing uses. He indicated that the Petitioner's request for a modified parking plan is based on current conditions, the requests met the criteria of Section 502.1 of the BCZR and would not adversely affect the neighborhood.

In regard to the alternative request for variance, Mr. Doak noted that the property was completely built out, has an existing footprint and there is no property available on which a larger parking field can be built. The Petitioner could propose to build more parking by removing landscaping but that the community would object to this approach. Given the existing conditions he opined the property is unique from a zoning perspective, there are no density issues, relief will give justice to the Petitioner without harm to the neighborhood.

Upon questioning by the community he admitted that he failed to list Case No. 04-052-SPH in note 17 by oversight, that the 10 spaces added in the residential zone (highlighted in yellow on Petitioner's exhibit 1) were located in a fire lane but that the fire lane was omitted because the width of the aisleway exceeds the requirements. Mr. Doak noted that the Fire Department had no comments in this regard. He also opined that the property meets the

Mr. Townsend indicated that the community association continues to oppose the 14 additional spaces, they now realize the site is short 300 spaces, and asked that the new plan be denied.

Findings of Fact and Conclusions of Law

I find that the Petitioner's use of the property does not meet the definition of "shopping center" as specified in the BCZR. The buildings are not connected, the walkways are not intended to facilitate customer interchange between uses, and the site does not give the appearance of a continuous commercial area. While there is a common parking lot, the evidence presented shows the Petitioner leases to a wide variety of tenants who have unrelated businesses in separate and distinct locations. There is no commercial pattern.

In regard to the Petitioner's request for variance, the problem of parking arose within the last seven years when the mix of tenants changed significantly as Ms. Rosier testified. The reconfiguration of the parking field, new entrance for tenants and added spaces are all attempts by management to accommodate this new mix. However after best efforts to manage the parking, the Petitioner is 320 spaces short of the required parking of 1,084 spaces.

To appreciate the scale of the parking problem on this site, one has to recall that the Board of Appeals denied a parking variance in Case No. 85-256-XA. In this case the Petitioner asked for a parking variance to allow 600 spaces in lieu of the required 643 spaces. As this request was denied, the required parking prior to the latest reconfiguration was 643 spaces. How or if the Petitioner attempted to provide the 43 additional spaces is not known. It is apparent from the zoning record that the Petitioner has had a parking problem on this site for the last 20 years. In addition the parking is provided at ground level and by means of a two deck parking garage. There was no evidence of the feasibility or desirability of adding additional decks to the existing garage or second decks to the ground level parking fields.

problem by not controlling tenant mix. Labeling this request as reflecting present conditions does not change the facts.

We have also recognized a second exception to the rule against self imposed variances when government action essentially dictates the request for variance. For example the Planning Office may find some feature helpful to a site plan and "suggests" to the Petitioner to add this feature. The feature may trigger a request for variance. We have recognized that some features are really not by the Petitioner's volition and so not self imposed.

This case does not fall into that exception. Whether the Petitioner obtained use permits from the County for every tenant or not does not in any way alleviate the Petitioners' responsibility to comply with the zoning regulations. The County could not possibly be charged with the responsibility to keep tract of any citizens' use of its property so as to guarantee that the Petitioner meets the zoning regulations.

This problem created by the Petitioner, is wholly self imposed and consequently I must deny the variance requests.

That said, there are also many innocent tenants, employees, customers and the community who will be badly injured if the Petitioner is not granted some relief. Tenants would have to leave the premises after investing tens of thousands of dollars in tenant improvements. Patients of medical providers would be forced to find new doctors. Employees would lose their jobs in offices. And of course everyone would be suing the Petitioner for damages.

Remarkably, considering the parking problem the Petitioner has created, many of the tenants still want to stay as shown by the many letters of support. These letters from tenants indicate the issue is about 14 added spaces when in fact the issue is whether they can stay on site at all. I am sure if they knew the danger the Petitioner has placed them they would not be appreciative.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 14th day of July, 2006, that the Petitioners' request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), (1) in accordance with BCZR SS 409.8B, a use permit for commercial parking adjacent to existing commercial parking on the same lot in a residential zone, as shown on Petitioner's exhibit 1 is hereby DENIED; and

IT IS FURTHER ORDERED that the Petitioner's request for special hearing pursuant to Section 409.12 to approve a modified parking plan of 750 parking spaces is hereby GRANTED subject to the following condition:

1. The Petitioner shall eliminate the 14 parking spaces shown in Petitioner's exhibit 1 highlighted in yellow; and
2. The Petitioner may not lease vacant space in any building until the Petitioner has adjusted the tenant mix so as to require no more than 1049 spaces as calculated by the BCZR.

IT IS FURTHER ORDERED that the Petitioner's request for special hearing to approve as-built conditions as the 2nd Amended Parking Plan of the Galleria Tower is DENIED; and

IT IS FURTHER ORDERED that the Petitioner's request to approve the amendment to any and all prior plans filed in connection with the subject property consistent with this order is GRANTED; and

IT IS FURTHER ORDERED that the Petitioner's requests for variances are DENIED.

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

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz

KEVIN KAMENETZ
County Executive

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

June 4, 2015

Anthony Giulio
9640 Deereco Road
Timonium MD 21093

RE: Case Number: 2015-0226 SPHA, Address: 1407-1447 York Road

Dear Mr. Giulio:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 16, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David H Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

Larry Hogan, *Governor*
Boyd Rutherford, *Lt. Governor*

State Highway Administration
Maryland Department of Transportation

Pete K. Rahn, *Secretary*
Melinda Peters, *Administrator*

Date: 4/27/15

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

RE: Baltimore County
Item No. 2015-0226-SPHA
Special Hearing Variance
Seminary Gallaria LLC.
Anthony Gullio, General Manager
1407-1447 York Rd.
MD45

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 4/20/15. A field inspection and internal review reveals that an entrance onto MD45 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2015-0226-SPHA.

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

Sincerely,

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

SDF/raz

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 18, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1407 – 1447 York Road

RECEIVED
MAY 26 2015
OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Item Number: 15-226

Petitioner: Seminary Galleria, LLC

Zoning: BL, DR 5.5

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Hearing to determine whether an existing, freestanding joint identification sign and an existing freestanding enterprise sign with an electronic message board should be allowed on the same frontage of a shopping center property and Petition for a Variance to allow existing freestanding joint identification signs to display a maximum of 23 lines of text at a minimum 1" text height, a height of 30' in lieu of the required 5 lines, 8" and 25' respectively and to allow a freestanding directional sign with a height of 6'2" in lieu of the maximum required 4'.

The request is necessary to meet BCZR 450.8.D, Abatement, and to be consistent with the policies of BCZR 450.1. The site is an active commercial and office center with many businesses and offices in different buildings. The signs do not appear excessive for the size and scale of the center. The signage is existing and in good condition and there are no proposed changes. The Department of Planning has no objection to the granting of the petitioned relief.

For further information concerning the matters stated herein, please contact Wallace S. Lippincott, Jr. at 410-887-3480.

Division Chief: Kathy G. Dalton
AVA/KS

cc: Wallace S. Lippincott, Jr.

s:\planning\dev rev\zac\zacs 2015\15-226.docx

6-8

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

MAY 15 2015

OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and Sustainability (EPS) - Development Coordination

DATE: May 15, 2015

SUBJECT: DEPS Comment for Zoning Item # 2015-0226-SPHA
Address 1407-1447 York Road
(Seminary Galleria, LLC Property)

Zoning Advisory Committee Meeting of April 20, 2015.

__X__ The Department of Environmental Protection and Sustainability has no comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston – Development Coordination*

C:\Users\snuffer\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\WPHS9SSK\ZAC 15-0226-SPHA 1407-1447 York Road.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 27, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For April 27, 2015
Item No. 2015-0206, 0224, 0225, 0226, 0228, 0229 and 0230

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\ZAC04272015.doc

RECEIVED
MAY 26 2015
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 18, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1407 – 1447 York Road

INFORMATION:

Item Number: 15-226

Petitioner: Seminary Galleria, LLC

Zoning: BL, DR 5.5

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Hearing to determine whether an existing, freestanding joint identification sign and an existing freestanding enterprise sign with an electronic message board should be allowed on the same frontage of a shopping center property and Petition for a Variance to allow existing freestanding joint identification signs to display a maximum of 23 lines of text at a minimum 1" text height, a height of 30' in lieu of the required 5 lines, 8" and 25' respectively and to allow a freestanding directional sign with a height of 6'2" in lieu of the maximum required 4'.

The request is necessary to meet BCZR 450.8.D, Abatement, and to be consistent with the policies of BCZR 450.1. The site is an active commercial and office center with many businesses and offices in different buildings. The signs do not appear excessive for the size and scale of the center. The signage is existing and in good condition and there are no proposed changes. The Department of Planning has no objection to the granting of the petitioned relief.

For further information concerning the matters stated herein, please contact Wallace S. Lippincott, Jr. at 410-887-3480.

Division Chief: Kathy Schlabach
AVA/KS

cc: Wallace S. Lippincott, Jr.

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THE BALTIMORE SUN MEDIA GROUP

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 3284070

Sold To:
HILL MANAGEMENT - CU00443404
9640 Deereco Rd
Lutherville Timonium,MD 21093-2120

Bill To:
HILL MANAGEMENT - CU00443404
9640 Deereco Rd
Lutherville Timonium,MD 21093-2120

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

May 19, 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: # 2015-0226-SPHA
1407, 1411, 1419, 1421, 1429, 1433 & 1447 York Road
E/s York Road at SE corner of Seminary Avenue
9th Election District - 3rd Councilmanic District
Legal Owner(s) Seminary Galleria, LLC

Special Hearing: to allow an existing, freestanding joint identification sign and an existing freestanding enterprise sign with an electronic message board on same frontage of a shopping center property (Sign No. 2).

Variance: from 7(b) (IX) for existing freestanding joint identification signs to display a maximum of 23 lines of text with a sign copy a minimum of 1 inch in height in lieu of the permitted 5 lines of text and required 8 inches in height for a sign copy (Sign Nos. 1 & 3). From 7(b)(VII) for an existing freestanding joint identification sign with a sign height of 30 feet in lieu of the permitted 25 feet (Sign No. 3); from 3(a) for an existing freestanding directional sign with a height of 6 feet, 2 inches in lieu of the permitted 4 feet (Sign No. 4).

Hearing: Monday, June 8, 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 5/754 May 19 3284070

BELCAMP
4692 MILLENNIUM DRIVE
SUITE 100
BELCAMP, MD 21017
(410) 297-2340
FAX (410) 297-2345

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CONSULTING ENGINEERS •
LAND PLANNERS • LAND SURVEYORS
www.gwstephens.com

DELAWARE
104 E. PINE STREET
GEORGETOWN, DELAWARE 19947
(302) 856-4990
FAX (302) 856-4995

TO: Baltimore County
Zoning Office

DATE: April 16, 2015

REFERENCE: Galleria
1407-1447 York Road

ATTENTION:

We are:

☒ Submitting ☒ Herewith ☐ Under Separate Cover
☐ Forwarding
☐ Returning

COPIES	DESCRIPTION
12	Plan to Accompany Petition for Special Hearing and Variances
3	Zoning Description
1	Advertising Form

☐ In accordance with your request
☐ For your review
☒ For processing
☐ Plans reviewed and accepted
☐ Plans reviewed and accepted as noted

☐ For your use
☐ Please call when ready
☐ Please return to this office
☐ Approval requested
☐ Meeting requested

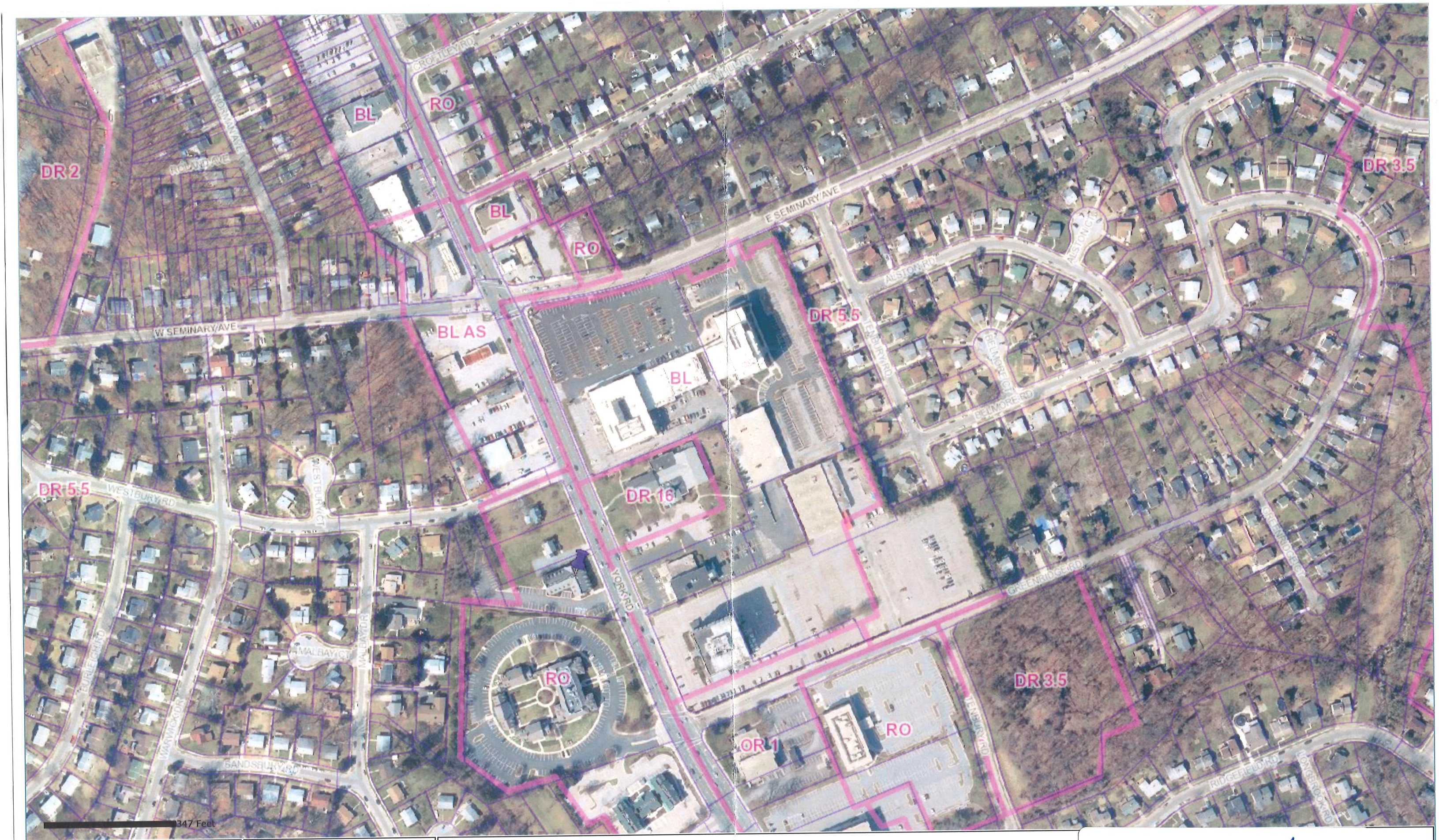
Remarks:

For further information, please contact the writer at this office.

Sincerely yours,

Bernt C. Peterson, RLA

cc: Tracee Cutair
David Karceski, Esq.



My Neighborhood Map

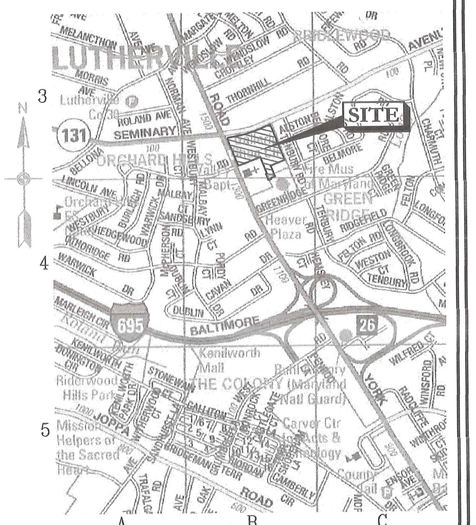
Created By
Baltimore County
My Neighborhood

This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or r
to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, includ
fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

PETITIONER'S EXHIBIT 4

but not limited
eys' and experts'





VICINITY MAP
Scale: 1" = 1500'
ADC MAP# : 4579
GRID(S) : B-3, B-4

LEGEND

- PROPERTY BOUNDARY
- ADJOINER LOT LINE
- R/W LINE
- BUILDING SETBACK LINE
- EXIST. BUILDING
- EXIST. CURB LINE
- EXIST. 2' CONTOUR
- EXIST. 10' CONTOUR
- ZONING LINE

SITE NOTES:

1. PROJECT NAME: GALLERIA SPECIAL HEARING AND VARIANCES
2. OWNER: SEMINARY GALLERIA LLC
   216 SHILLING CIRCLE, SUITE 300
   HUNT VALLEY, MARYLAND 21031
3. PLAN PREPARER: G.W. STEPHENS, JR. & ASSOCIATES
   4692 MILLENNEUM ROAD, SUITE 100
   BELCAMP, MARYLAND 21017
   (410) 297-2340
4. SITE AREA
   GROSS SITE ACREAGE =415,644 S.F. = 9.54 AC.+/-
   NET SITE ACREAGE: 383894 S.F. = 8.813 AC.+/-
5. EXISTING ZONING - BL, DR-3.5
6. ZONING MAP - NE 12A, NW 12A
7. GIS TILE: 061A3
8. ELECTION DISTRICT - 9
9. COUNCILMANIC DISTRICT - 3
10. TAX MAP NUMBER : 61 - PARCELS 74, 454
11. TAX ACCOUNT NUMBERS: 19000014867, 19000014868, 2000003391
12. DEED REFERENCE - 13148 /0443
13. EXISTING USES - COMMERCIAL - OFFICE, RETAIL, RESTAURANT, MEDICAL OFFICE
14. PLAT REFERENCE - 53 /78
15. CENSUS TRACT - 490200
16. WATERSHED - LOCH RAVEN RESERVOIR

PETITIONER'S EXHIBIT 2

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
4692 MILLENNIUM DRIVE, SUITE 100
BELCAMP, MARYLAND 21017
(410) 297-2340

Owner
SEMINARY GALLERIA, LLC
216 SCHILLING CIRCLE
HUNT VALLEY, MARYLAND 21031-8632

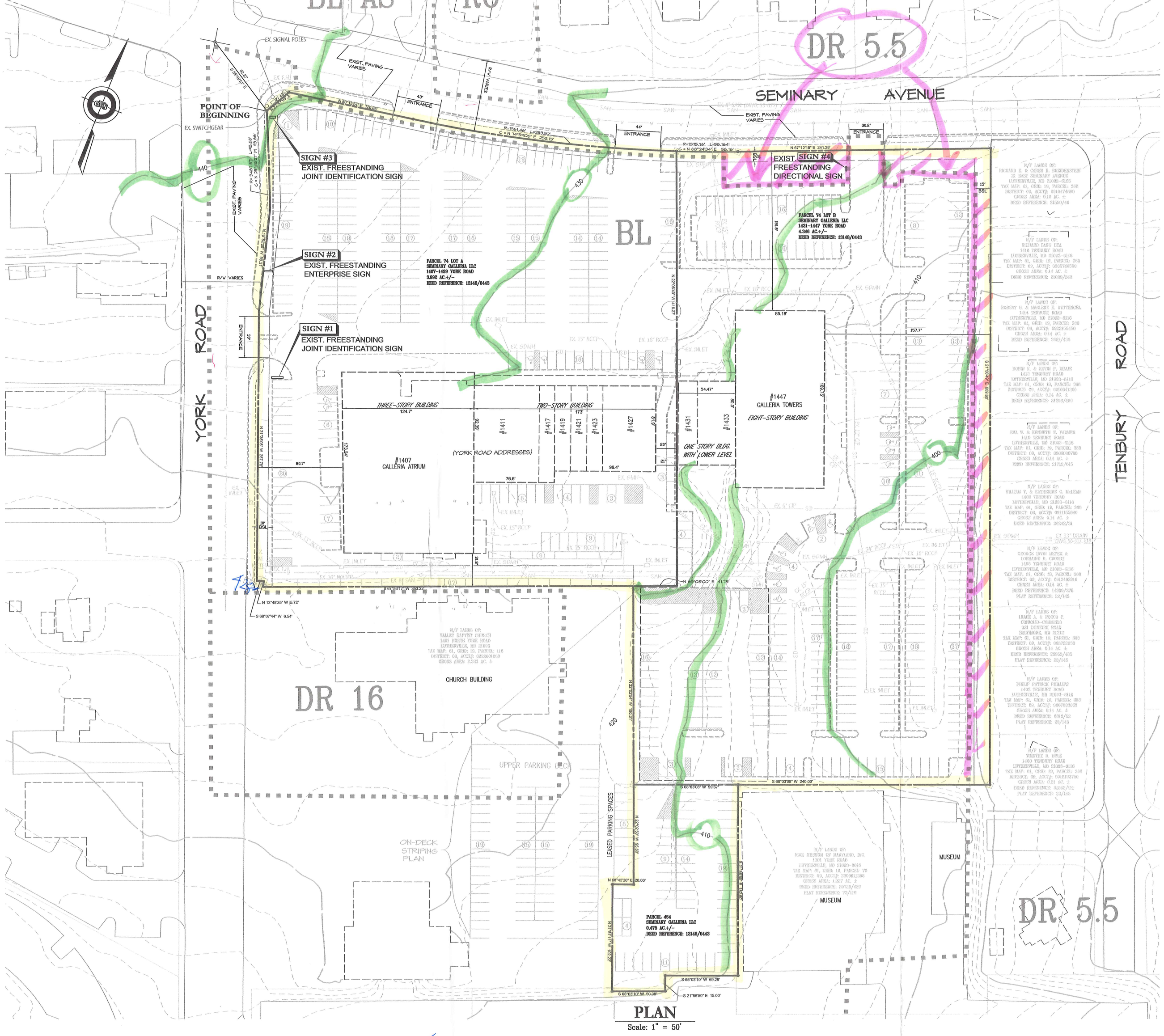
NO.	DATE	REVISIONS:	BY

GALLERIA

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING AND VARIANCES
TOPOGRAPHY EXHIBIT
1407-1447 YORK ROAD, LUTHERVILLE, MD 21093
CRG NO. 86140
ELECTION DISTRICT #9, COUNCILMANIC DISTRICT #3
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 50'
Date: June 5, 2015

SCALE:	1" = 50'
DATE:	5/5/2015
JOB #:	20-11711
DES:	BCP
DRN:	WJM
CHK:	BCP
FILE:	86140_Exp1.dgn
DRAWING NUMBER:	E-1
SHEET	1 of 1



1. TAX MAP: 61 GRID: 15 PARCEL: 74, 454
2. OWNER: SEMINARY GALLERIA, LLC
216 SCHILLING CIRCLE, SUITE 300
HUNT VALLEY, MARYLAND 21031
3. PLAN PREPARER: G.W. STEPHENS, JR. & ASSOCIATES
4692 MILLENNEUM ROAD, SUITE 100
BELCAMP, MARYLAND 21017
(410) 297-2340
4. SITE AREA
GROSS SITE ACREAGE :415,644 S.F. = 9.54 AC.+/-
NET SITE ACREAGE: 383894 S.F. = 8.813 AC.+/-

5. EXISTING ZONING - BL, DR-3.5
6. ZONING MAP - NE 12A, NW 12A
7. GIS TILE: 0613
8. ELECTION DISTRICT - 9
9. COUNCILMANIC DISTRICT - 3
10. TAX MAP NUMBER : 61 - PARCELS 74, 454
11. TAX ACCOUNT NUMBERS: 19000014867, 19000014868, 2000003391
12. DEED REFERENCE - 13148 /0443
13. EXISTING USES - COMMERCIAL - OFFICE, RETAIL, RESTAURANT, MEDICAL OFFICE
14. PLAT REFERENCE - 53 / 78
15. CENSUS TRACT - 490200
16. WATERSHED - LOCH RAVEN RESERVOIR
17. BUILDING HEIGHT : MAX BLDG HEIGHT PERMITTED - PER HEIGHT TENT DIMENSIONS ALLOWED BY BCZR SECTION 231.1. ALL EXISTING BUILDINGS COMPLY.
18. PARKING REQUIRED : REQUIRED : GENERAL OFFICE @ 1 SPACE PER 300 S.F.
23,534 S.F. / 300 = 78.45 PARKING SPACES
GENERAL OFFICE @ 1SPACE PER 500 S.F.
100,598 S.F. / 500 = 201.2 PARKING SPACES
MEDICAL OFFICE @ 1 SPACE PER 300 S.F.
67,504 S.F. / 300 = 225.01 PARKINGS SPACES
RETAIL @ 1 SPACE PER 200 S.F.
14,694 S.F. / 200 = 73.47 PARKING SPACES
RESTAURANT @ 1 SPACE PER 50 S.F.
5,914 S.F. / 50 = 118.28 PARKING SPACES

TOTAL PARKING SPACES REQUIRED = 697 PARKING SPACES

PROVIDED : 771 PARKING SPACES (INCL. 16 HANDICAP & 68 PARKING DECK SPACES)

19. ADC MAP NO: 4579 GRIDS B-3, B4
20. PLAT REFERENCE - E.H.K., JR. 53 FOLIO 78
21. THE SUBJECT SITE IS WITHIN A TRAFFIC DEFICIENT AREA WITH A 'D' LEVEL OF SERVICE AS SHOWN ON THE BALTIMORE COUNTY 2015 DRAFT BASIC SERVICES MAP. THE YORK ROAD / SEMINARY AVENUE INTERSECTION IS CLASSIFIED AS A 'D' LEVEL OF SERVICE INTERSECTION.
22. THERE ARE NO EXISTING WELLS OR SEPTIC DISPOSAL AREAS ON OR WITHIN 100' OF THIS SITE.
23. ZONING HISTORY

CRG PLAN NO. 86140 - SEMINARY CENTER 9/16/1982
CRG PLAN NO. 86140 - GALLERIA PHASE II 9/22/1983
CRG PLAN NO. 86140 - 1st AMENDMENT - THE GALLERIA TOWER 8/10/1985
CRG PLAN NO. 86140 - 2nd AMENDMENT - PARKING PLAN 12/17/1985
CRG PLAN NO. 86140 - 3nd AMENDMENT - PARKING ADDITION 7/3/2003

CZMP ZONING RECLASSIFICATION #3-007- RECLASSIFIED 0.47 AC. BL, 0.13 AC. DR-16 & 2.79 AC. DR-5-5 TO 2.48 AC. OF BL AND 0.91 AC. OF DR-5.5.

CASE- #3410
RECLASSIFIED A PORTION OF THE PROPERTY FROM AN 'A' RESIDENCE ZONE TO AN 'E' COMMERCIAL ZONE.

USE PERMIT
USE PERMIT GRANTED BY ZONING COMMISSIONER (IN CONJUNCTION WITH CASE 3410) ALLOWS PASSENGER VEHICLE PARKING IN THE DR ZONED PORTION OF THE PROPERTY. (VERIFICATION MADE BY LETTER DATED JUNE 15, 1983 TO MELVIN HERZBERGER, JR. FROM JAMES DYER, ZONING SUPERVISOR.

CASE- 4893-XA
PERMITTED A DRY CLEANING PLANT IN THE EXISTING SHOPPING CENTER (USE EXTINCT).

CASE- 1960-5016-X
7 /14/ 1960 - ZONING COMMISSIONER GRANTED SPECIAL EXCEPTION FOR A GAS STATION (USE EXTINCT).

CASE- 1961-5270-A
5 /31 / 1961 - ZONING COMMISSIONER DENIED A VARIANCE REQUEST OF BCZR SECT.413.2 TO PERMIT A SIGN OF 340 SQ. FT. IN LIEU OF THE ALLOWABLE 100 SQ. FT.

CASE- 1985-0256-XA
3 / 27 / 1985 - ZONING COMMISSIONER GRANTED SPECIAL EXCEPTION FOR A COMMUNITY BUILDING AND VARIANCE TO PERMIT 600 PARKING SPACES IN LIEU OF THE REQUIRED 643.
4 /10 /1985 - AMENDED ORDER BY THE ZONING COMMISSIONER MODIFYING RESTRICTION #1 ON THE ORDER.
4 /26 /1985 - APPEALED TO THE BOARD OF APPEALS BY THE DULANEY VALLEY IMPROVEMENT ASSOC.
9 /10 /1985 - BOARD OF APPEALS ORDERED THAT MOTION TO DISMISS IS DENIED.
12 /20 /1985 - BOARD OF APPEALS GRANTED SPECIAL EXCEPTION FOR COMMUNITY BUILDING AND DENIED THE PARKING VARIANCE.

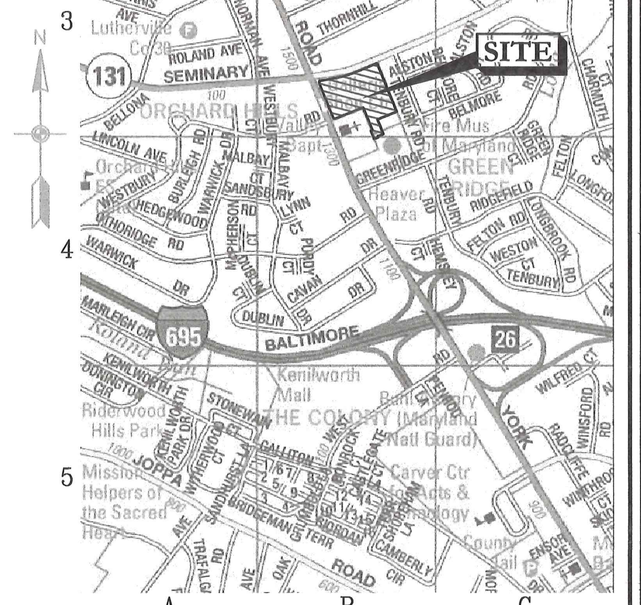
CASE- 1997-0382-SPHX
4 /29 /1997 - SPECIAL HEARING - ZONING COMMISSIONER GRANTED A MODIFICATION TO EXPAND AND UPGRADE THE HEALTH AND FITNESS CENTER THAT WAS APPROVED IN CASE 85-265-XA, AND A SPECIAL EXCEPTION WAS APPROVED FOR A COMMUNITY BUILDING TO BE USED AS A HEALTH & FITNESS CE^TER.

CASE- 2004-0052-SPHA
SPECIAL RELIEF WAS REQUESTED PER BCZR SECT. 409.9.A TO ALLOW 16 ADDITIONAL COMMERCIAL PARKING SPACES WITHIN A RESIDENTIAL ZONE; TO OBTAIN A USE PERMIT FOR A MODIFIED PARKING AND LANDSCAPING PLAN. D ZONING COMMISSIONER DENIED THE REQUESTS
THE BOARD OF APPEALS AFFIRMED THE DECISION.
CIRCUIT COURT CASE NO. 03-C-04-11000 REMANDED THE CASE TO THE BOARD OF APPEALS.
9/ 19/ 2005 - BOARD OF APPEALS DENIED: COMMERCIAL PARKING ADJACENT TO EXISTING COMMERCIAL PARKING ON THE SAME LOT IN A RESIDENTIAL ZONE; MODIFIED PARKING PLAN AND MODIFIED PARKING AND LANDSCAPING REQUIREMENTS FOR THE PARKING AREA; VARIANCE TO PERMIT PARKING SPACES TO BE LOCATED WITHIN 10' OF A PUBLIC STREET RIGHT-OF-WAY UTILIZING EXISTING LANDSCAPING.

CASE- 2006-0411-SPHA
7 /14 /2006 - D. ZONING COMMISSIONER DENIED: A USE PERMIT FOR COMMERCIAL PARKING ADJACENT TO EXISTING COMMERCIAL PARKING ON THE SAME LOT IN A RESIDENTIAL ZONE; VARIANCE OF 750 PARKING SPACES IN LIEU OF THE REQUIRED 1059 FOR A SHOPPING CENTER GREATER THAN 100,000 S.F.; VARIANCE FOR RTA REQUIREMENTS FOR EXISTING PARKING.
D. ZONING COMMISSIONER GRANTED: A MODIFIED PARKING PLAN OF 750 PARKING SPACES;
APPROVAL OF THE AMENDMENT TO ANY AND ALL PRIOR PLANS FILED IN CONNECTION WITH THE SUBJECT PROPERTY CONSISTENT WITH THE ORDER.

CASE NO. CC1500821
ACTIVE ZONING VIOLATION - BCZR SECT. 450 - NON-PERMITTED SIGNS, INSPECTOR PAUL COHEN.

24. THE SITE IS NOT LOCATED IN ANY DEFICIENT WATER SUPPLY AREA ON THE BALTIMORE COUNTY 2015 DRAFT BASIC SERVICES MAP.
25. THE SITE IS NOT LOCATED WITHIN A SEWER DEFICIENT AREA OR AREA OF CONCERN ON THE BALTIMORE COUNTY 2015 DRAFT BASIC SERVICES MAP.
26. FLOOR AREA RATIO (FAR)
ALLOWED - 3.0 = 1,147,224 S.F. IN THE BL ZONE
EXISTING FAR
GROSS ADJ. FLOOR AREA -204,292 S.F. / GROSS SITE AREA IN BL ZONE -382,408 S.F. = 0.53 FAR
27. ALL LIGHTING FIXTURES 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.
28. THE SITE IS NOT WITHIN A 100 YR. FLOODPLAIN OR WITHIN THE C.B.C.A.



VICINITY MAP
Scale: 1" = 1500'
ADC MAP# : 4579
GRID(S) : B-3, B-4

LEGEND

PROPERTY BOUNDARY	
ADJOINER LOT LINE	
R/W LINE	
BUILDING SETBACK LINE	
EXIST. BUILDING	
EXIST. CURB LINE	
EXIST. 2' CONTOUR	
EXIST. 10' CONTOUR	
ZONING LINE	

PETITIONER'S EXHIBIT 1A

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
4692 MILLENNIUM DRIVE, SUITE 100
BELCAMP, MARYLAND 21017
(410) 297-2340

Owner
SEMINARY GALLERIA, LLC
216 SCHILLING CIRCLE
HUNT VALLEY, MARYLAND 21031-8632

NO.	DATE	REVISIONS:	BY

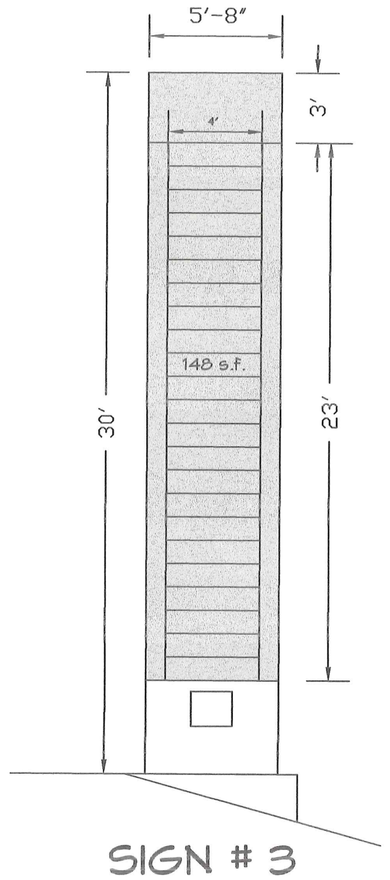
GALLERIA

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING AND VARIANCES

1407-1447 YORK ROAD, LUTHERVILLE, MD 21093
CRG NO. 86140
ELECTION DISTRICT #9, COUNCILMANIC DISTRICT #3
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 50'
Date: April 15, 2015

SCALE:	1" = 50'
DATE:	4/15/2015
JOB #:	20-11711
DES:	BCP
DRN:	WJM
CHK:	BCP
FILE:	8TE Plan.dwg
DRAWING NUMBER:	Z-1
SHEET	1 of 2

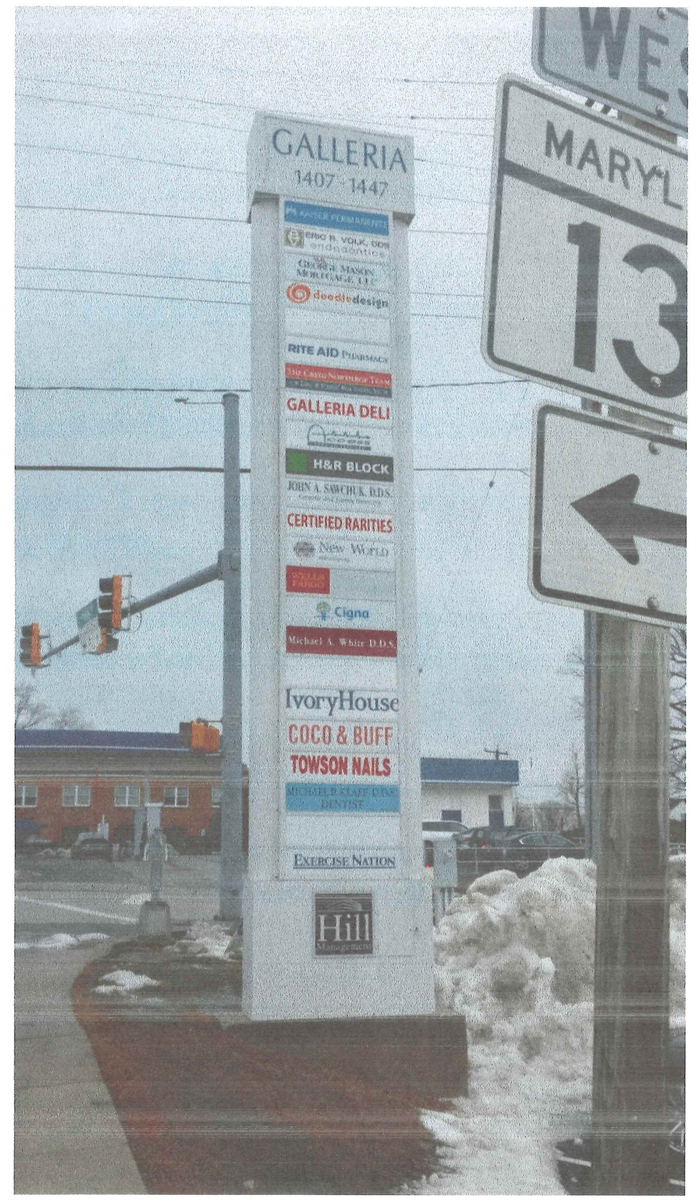


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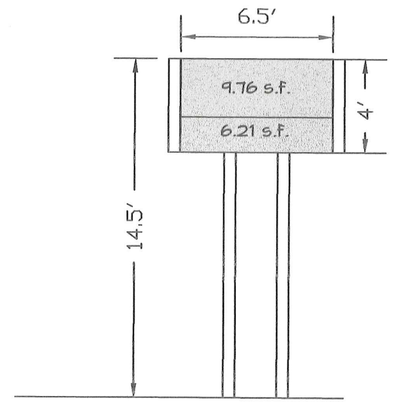
FREESTANDING JOINT
IDENTIFICATION SIGN
AREA = 148 S.F.



SIGN 3 LOOKING SOUTH



SIGN 3 LOOKING NORTH

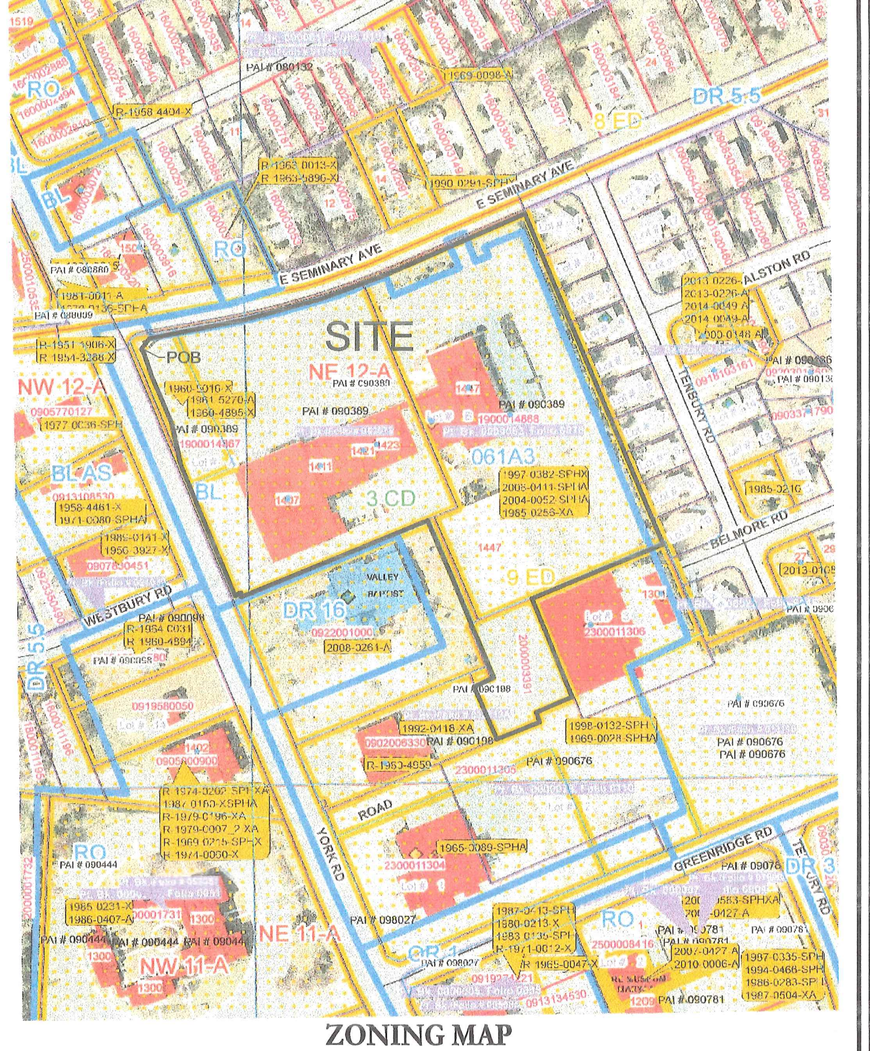


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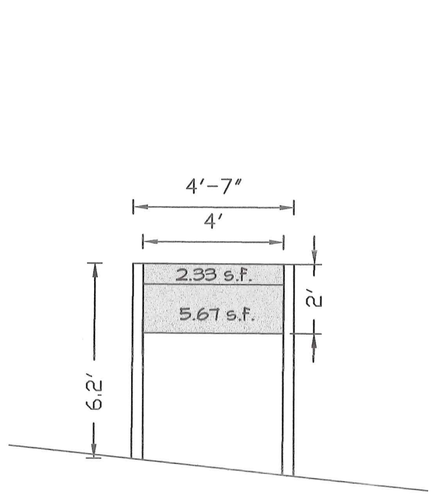
FREESTANDING
ENTERPRISE SIGN
AREA = 16 S.F.



SIGN 2 LOOKING SOUTH

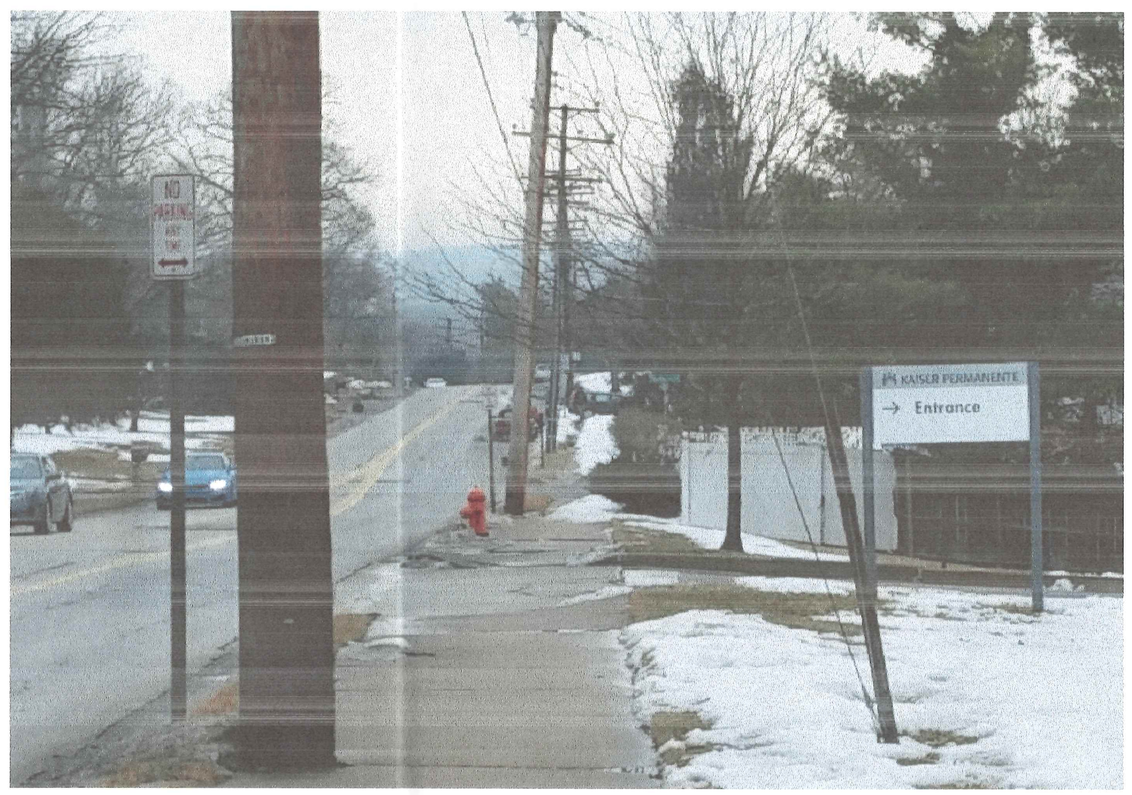


ZONING MAP
Scale: NTS

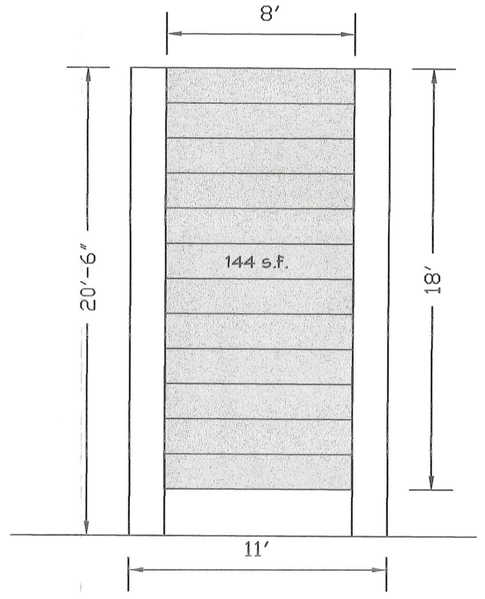


SIGN # 4
SCALE: NTS

FREESTANDING
DIRECTIONAL SIGN
AREA = 8 S.F.



SIGN 4 LOOKING EAST



SIGN # 1
SCALE: NTS

FREESTANDING JOINT
IDENTIFICATION SIGN
AREA = 144 S.F.



SIGN 1 LOOKING SOUTH



SIGN 1 LOOKING NORTH

PETITIONER'S EXHIBIT 1B

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
4692 MILLENNIUM DRIVE, SUITE 100
BELCAMP, MARYLAND 21017
(410) 297-2340

Owner
SEMINARY GALLERIA, LLC
216 SCHILLING CIRCLE
HUNT VALLEY, MARYLAND 21031-8632

NO	DATE	REVISIONS	BY

GALLERIA

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING AND VARIANCES

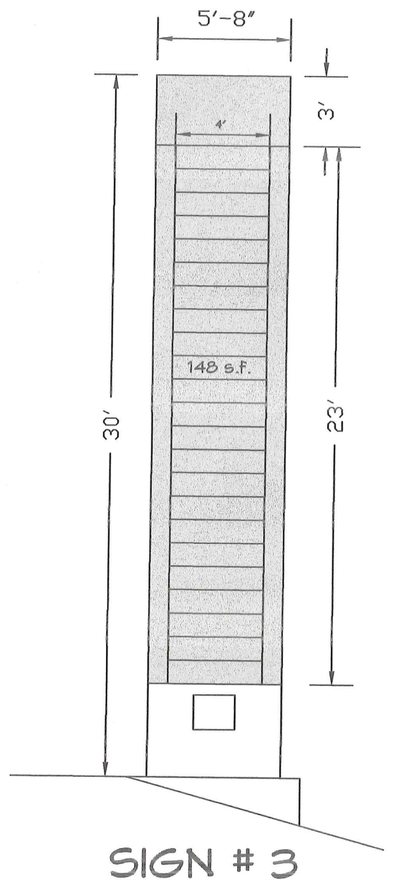
SIGN DETAILS AND ZONING MAP

1407-1447 YORK ROAD, LUTHERVILLE, MD 21093
CRG NO. 86140
ELECTION DISTRICT #9, COUNCILMANIC DISTRICT #3
BALTIMORE COUNTY, MARYLAND

Scale: AS SHOWN

Date: APRIL 15, 2015

SCALE:	AS SHOWN
DATE:	4/15/2015
JOB #:	20-11711
DES:	BCP
DRN:	WJM
CHK:	BCP
FILE:	RPR Pleading
DRAWING NUMBER:	Z-2
SHEET	2 of 2

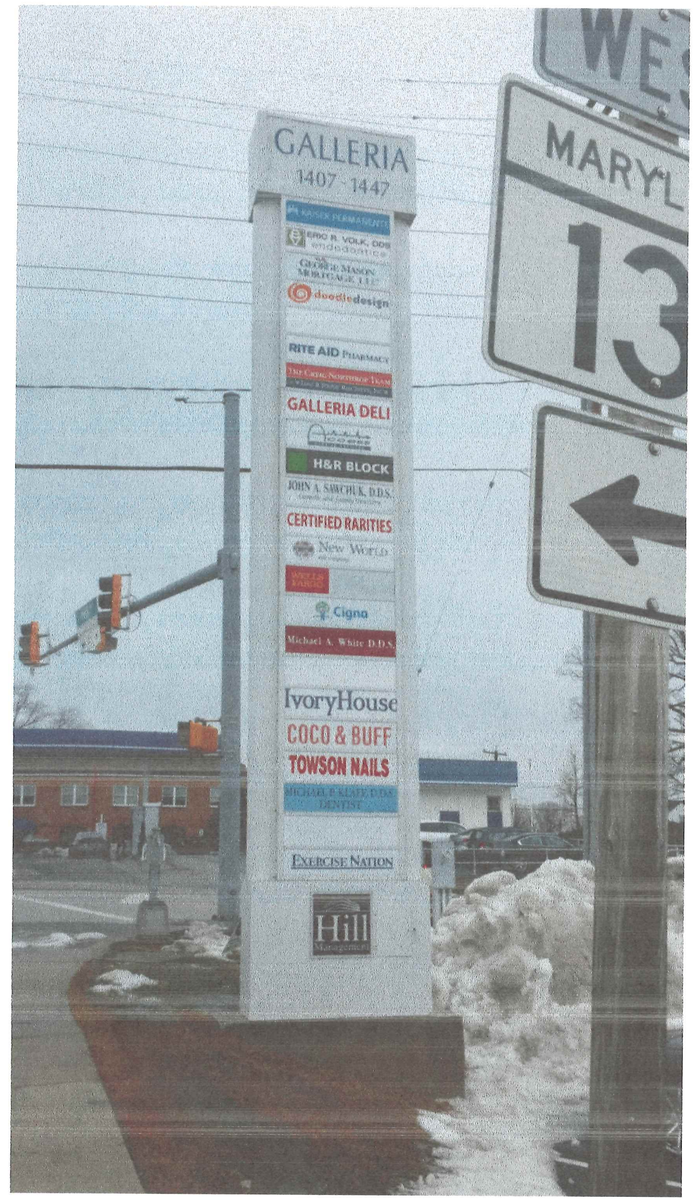


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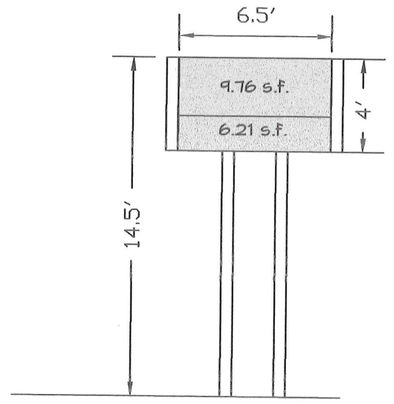
FREESTANDING JOINT
IDENTIFICATION SIGN
AREA = 148 S.F.



SIGN 3 LOOKING SOUTH

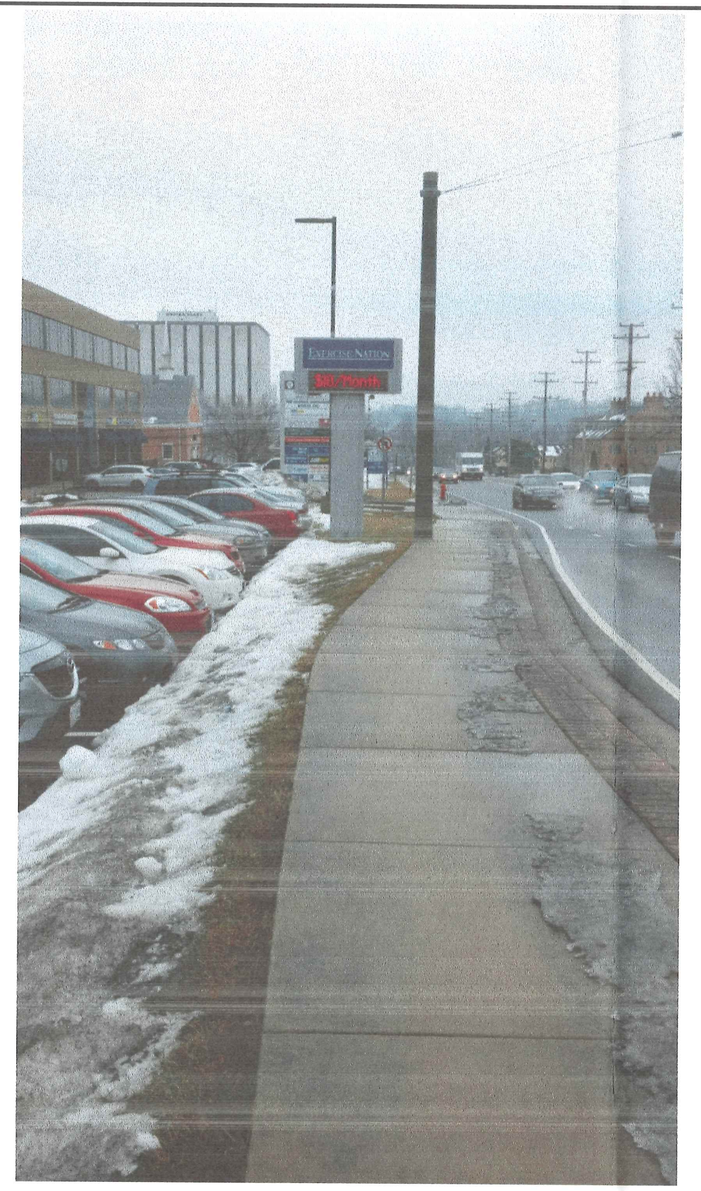


SIGN 3 LOOKING NORTH

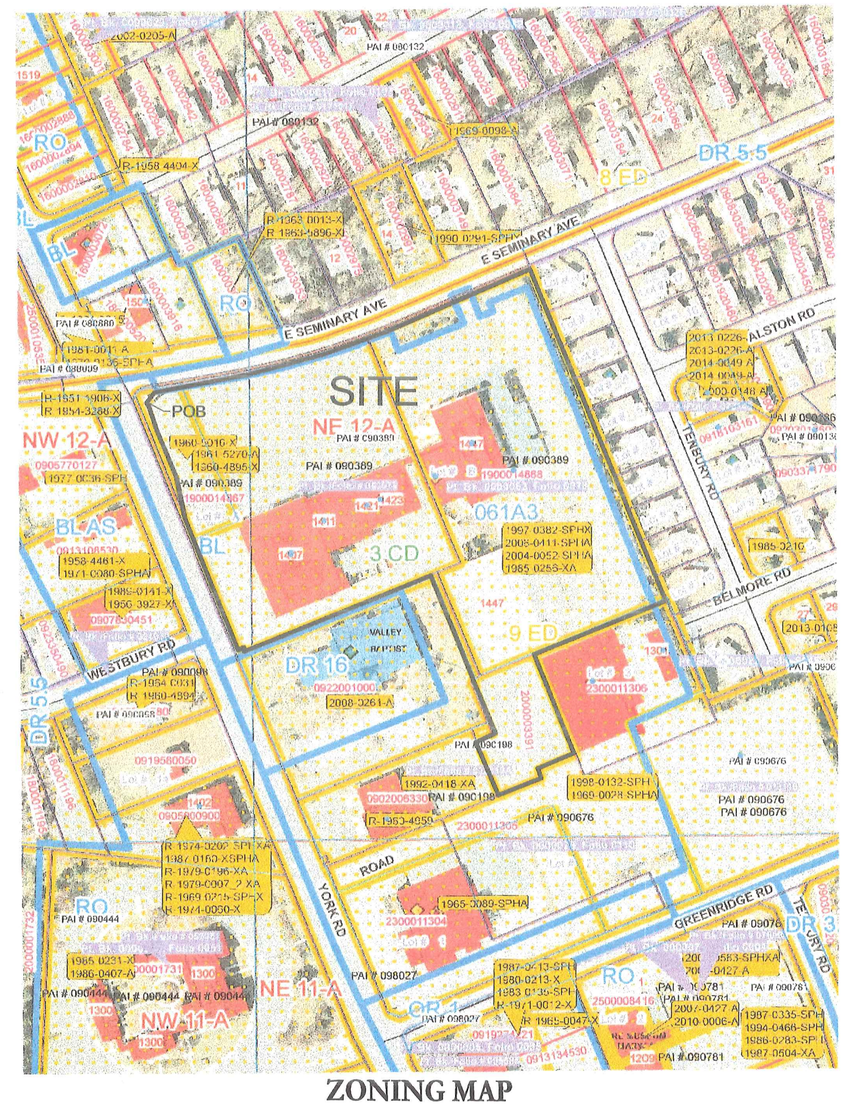


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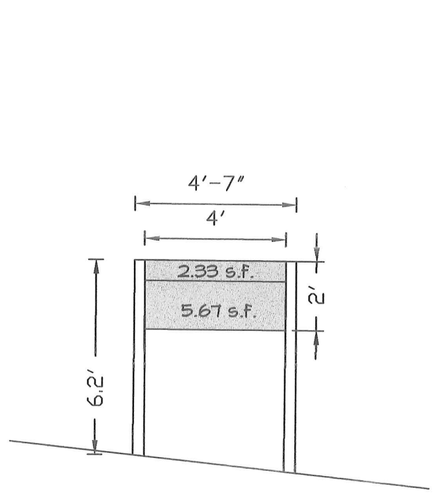
FREESTANDING
ENTERPRISE SIGN
AREA = 16 S.F.



SIGN 2 LOOKING SOUTH



ZONING MAP
Scale: NTS

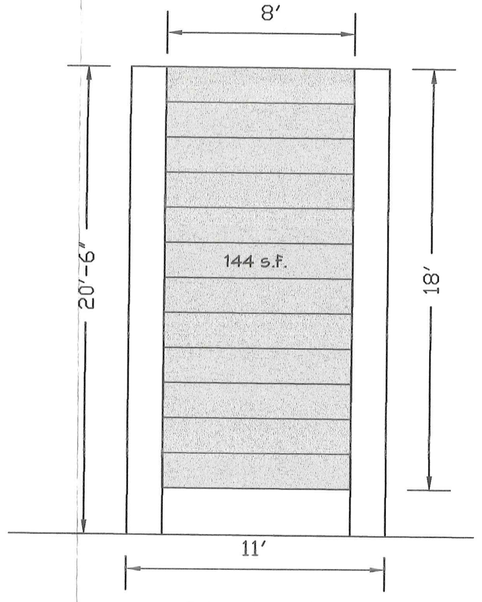


SIGN # 4
SCALE: NTS

FREESTANDING
DIRECTIONAL SIGN
AREA = 8 S.F.



SIGN 4 LOOKING EAST



SIGN # 1
SCALE: NTS

FREESTANDING JOINT
IDENTIFICATION SIGN
AREA = 144 S.F.



SIGN 1 LOOKING SOUTH



SIGN 1 LOOKING NORTH

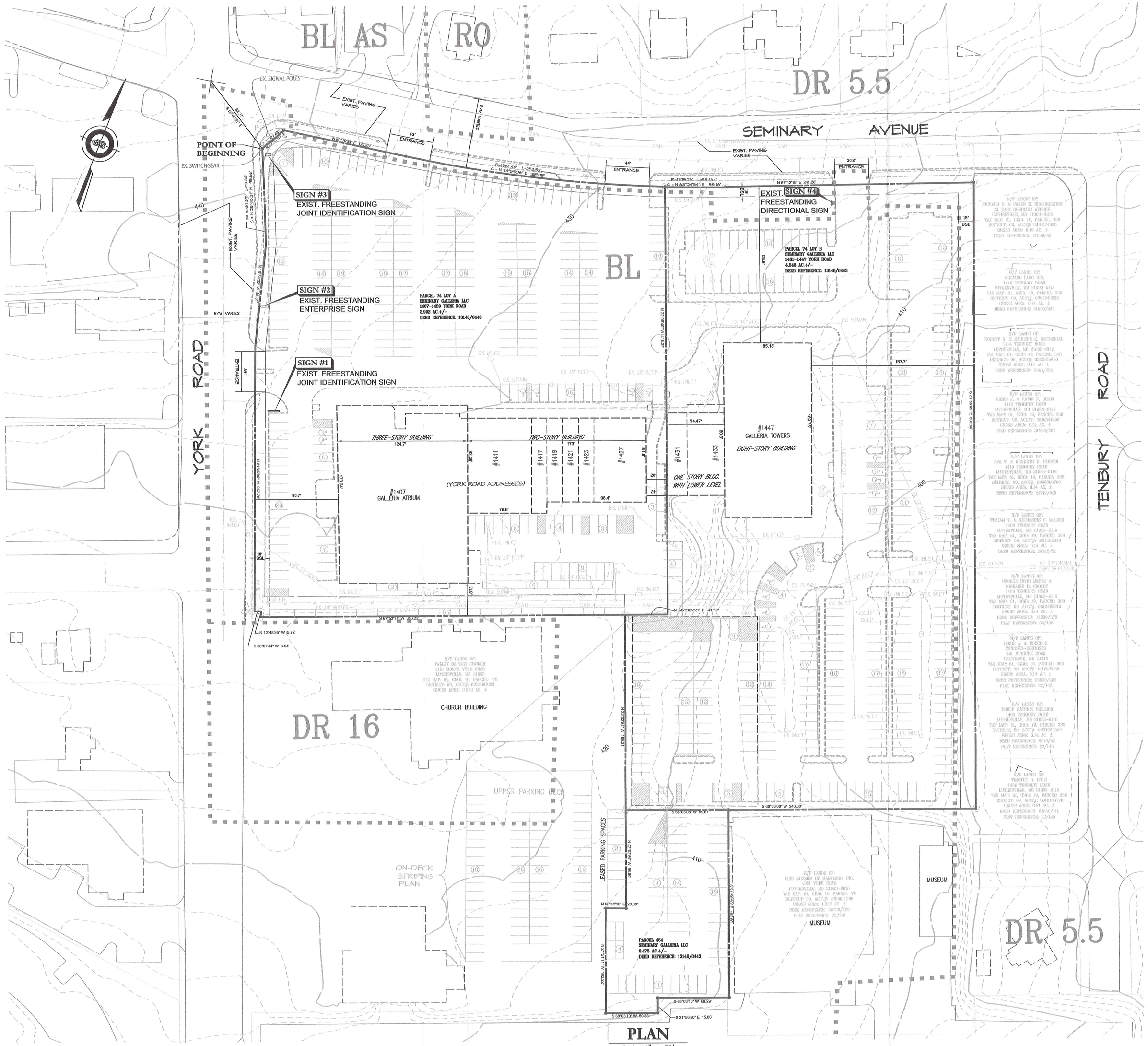
2015-0226-SPHA

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

Owner
SEMINARY GALLERIA, LLC
216 SCHILLING CIRCLE

GALLERIA
PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING AND VARIANCES
SIGN DETAILS AND ZONING MAP

SCALE: AS SHOWN	
DATE: 4/15/2015	
JOB #: 20-1171	
DES: BCF	
DRN: WJM	
CHK: BCF	


BL AS RO
DR 5.5
SEMINARY AVENUE
YORK ROAD
TENBURY ROAD
BL
DR 16
DR 5.5
POINT OF BEGINNING
EX. SWITCHGEAR
EX. SIGNAL POLES
EXIST. PAVING VARIES
44' ENTRANCE
30.2' ENTRANCE
SIGN #3
EXIST. FREESTANDING
JOINT IDENTIFICATION SIGN
SIGN #4
EXIST FREESTANDING
DIRECTIONAL SIGN
SIGN #2
EXIST. FREESTANDING
ENTERPRISE SIGN
SIGN #1
EXIST. FREESTANDING
JOINT IDENTIFICATION SIGN
PARCEL 74 LOT A
SEMINARY GALLERIA LLC
1407-1459 YORK ROAD
5.902 AC.+/-
DEED REFERENCE: 13148/0443
PARCEL 74 LOT B
SEMINARY GALLERIA LLC
1431-1447 YORK ROAD
4.566 AC.+/-
DEED REFERENCE: 13148/0443
#1407
GALLERIA ATRIUM
#1411
#1417
#1419
#1421
#1423
#1427
#1431
#1433
#1447
GALLERIA TOWERS
EIGHT-STORY BUILDING
THREE-STORY BUILDING
124.7'
TWO-STORY BUILDING
173'
ONE STORY BLDG WITH LOWER LEVEL
(YORK ROAD ADDRESSES)
CHURCH BUILDING
UPPER PARKING P.C.
ON-DECK STRIPING PLAN
LEASED PARKING SPACES
MUSEUM
PARCEL 454
SEMINARY GALLERIA LLC
0.470 AC.+/-
DEED REFERENCE: 13148/0443
N 12°49'35" W 5.72'
S 68°07'44" W 6.54'
N 68°07'44" E 41.78'
S 68°03'00" W 240.00'
S 68°03'00" W 9.63'
N 68°47'20" E 20.00'
S 68°03'10" W 69.29'
S 68°03'00" W 50.39'
S 21°56'50" E 15.00'
N 21°56'50" W 15.00'
N 68°24'34" E 58.16'
N 68°12'18" E 241.28'
R=1575.36' L=59.15
C=N 66°24'34" E 58.16'
R=1861.46' L=283.15
C=N 74°00'04" E 283.15'
R=340.75' L=68.89
C=N 79°25'25" W 68.78'
R=340.75' L=68.89
C=N 79°25'25" W 68.78'
SEE SHEET 2 FOR DETAIL
SEE SHEET 2 FOR DETAIL
SEE SHEET 2 FOR DETAIL