

IN RE: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(2145 & 2159 York Road)
8th Election District
3rd Council District
Kimco Realty

Petitioner

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2015-0244-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 owners. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows: (1) to "permit continuance of existing pad site"; and (2) to "abandon previously approved special exceptions which are no longer being utilized." In addition, a Petition for Variance seeks relief concerning the size, location and number of signs in the shopping center. A four-sheet site plan was marked and accepted into evidence as Petitioner's Exhibit 1, and the plan contains a chart (sheet 2) which describes in detail the size and location of each sign.

Appearing at the public hearing in support of the requests was Greg Reed and professional engineer Michael Gesell, whose firm prepared the plan. Jennifer R. Busse, Esq. appeared and represented the Petitioner. No protestants or interested citizens attended. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) and Department of Planning (DOP). Both agencies noted that landscaping was required.

ORDER RECEIVED FOR FILING

Date 7/7/15

By Den

PETITION FOR SPECIAL HEARING

As counsel noted, the special hearing requests are essentially matters of "housekeeping," and were included at the request of the zoning office. The special exceptions granted in five previous zoning cases will be formally abandoned, and the pad site (now used as a bank) will be acknowledged as lawful.

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 is therefore unique. If the B.C.Z.R. were strictly interpreted, Petitioner would experience a practical difficulty, given it would be unable to retain the signage that has been in place for several years without complaint. 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 absence of County and/or community opposition.

THEREFORE, IT IS ORDERED this 7th day of July, 2015, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations: (1) to permit continuance of existing pad site; and (2) to abandon previously approved special exceptions (granted in Case Nos. 72-238-X, 76-103-X, 82-272-X, 83-174-X and 99-519-XA) which are no longer behind utilized, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to: (1) permit a wall mounted enterprise sign affixed to a wall without an exterior curb cut as shown on site

ORDER RECEIVED FOR FILING

Date

By

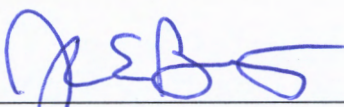
plan); (2) permit a wall mounted enterprise sign affixed to a wall without an exterior customer entrance (Bldg. 4W); (3) permit three (3) wall mounted enterprise signs on the front wall with a customer entrance in lieu of the permitted one (1) (Bldg. 4N); (4) permit wall mounted enterprise signs with a total square footage each of up to three times the length of the wall to which the sign is affixed converted to square footage in lieu of the permitted two times the length of the wall converted to square footage; (5) permit twelve (12) wall mounted enterprise signs on a front wall with a customer entrance in lieu of the permitted one (1) (Bldg. 3); (6) permit two (2) freestanding joint identification signs in lieu of the permitted one (1), per frontage; (7) permit two (2) freestanding joint identification signs with a height of 35 ft. each in lieu of the permitted 25 ft. each; and (8) permit two (2) freestanding joint identification signs with an area of 217.01 square feet and 233.52 square feet, respectively, in lieu of the permitted 150 square feet each, 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.
2. Petitioner must provide street trees, shrubs or other vegetative materials along the York Road frontage to screen the parking area. The specific location(s) and types of screening required shall be determined in the sole discretion of the County's landscape architect.

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

JEB/sln


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date

7/7/15

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 2145 York Rd / 2159 York Rd (Lot 1) which is presently zoned BM/BM-AS/DR 5.5 (Lot 1)

Deed References: (Lot 2) 10 Digit Tax Account # 2 5 0 0 0 0 3 9 2 2 and

Property Owner(s) Printed Name(s) Capital Commercial Properties, Inc. c/o Kimco Realty 2500003921 (Lot 1)

(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

please 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)

PLEASE 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:

N/A

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Jennifer R. Busse, Esquire

Name - Type or Print

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address

City

State

21204 / 410-832-2077 / jbusse@wtplaw.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Greg Birdsall, Kimco Realty /

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1954 Greenspring Ave. #330, Timonium, MD

Mailing Address

City

State

21093/ 410-427-4414/ gbirdsall@kimcorealty.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Jennifer R. Busse, Esquire

Name - Type or Print

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address

City

State

21204 / 410-832-2077 / jbusse@wtplaw.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2015-0244-SPHA Filing Date 5/7/2015

Do Not Schedule Dates: _____ Reviewer M

Attachment to Petition for Zoning Hearing(s)

2159 York Road

- Lot 1
- Tax Acct #2500003921
- Owned by Timonium Shopping Center Associates, LLC c/o Kimco Realty

2145 York Road (the Giant)

- Lot 2
- Tax Acct #2500003922
- Owned by Capital Commercial Properties, Inc. c/o Kimco Realty

- 1 Petition for Variance to permit a wall mounted enterprise sign affixed to a wall without an exterior customer entrance. (BLDG 6S – space proposed to be occupied by Starbucks)
- 2 Petition for Variance to permit a wall mounted enterprise sign affixed to a wall without an exterior customer entrance. (BLDG 4W – space currently occupied by Staples)
- 3 Petition for Variance to permit 3 wall mounted enterprise signs on the front wall with a customer entrance in lieu of the permitted 1. (BLDG 4N – space currently occupied by Staples)
- 4 Petition for Variance to permit wall mounted enterprise signs with a total square footage each of up to three times the length of the wall to which the sign is affixed converted to square footage in lieu of the permitted 2 times the length of the wall converted to square footage.
- 5 Petition for Variance to permit 12 wall mounted enterprise signs on a front wall with a customer entrance in lieu of the permitted 1. (BLDG 3W – space currently occupied by Giant)
- 6 Petition for Variance to permit 2 Freestanding Joint Identification Signs in lieu of the permitted 1, *per frontage.*
- 7 Petition for Variance to permit 2 Freestanding Joint Identification Signs with a height of 35 feet each in lieu of the permitted 25 feet each.
- 8 Petition for Variance to permit 2 Freestanding Joint Identification Signs with an area of 217.01 square feet and 233.52 square feet, respectively, in lieu of the permitted 150 square feet each.

Petition for Special Hearing to permit continuance of existing pad site.

Petition for Special Hearing to abandon previously approved special exceptions which are no longer being utilized. (Case Nos. 72-238-X, 76-103-X, 82-272-X, 83-174-X, 99-519-XA)

2015-0244-SPHA

ZONING DESCRIPTION
LOT 1
TAX MAP 60, PARCELS 925
THE LAND OF
TIMONIUM SHOPPING CENTER ASSOCIATES, LLC.
LIBER 12265 FOLIO 590
14TH ELECTION DISTRICT
BALTIMORE COUNTY, MD

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LIMITS OF YORK ROAD (MD ROUTE 45) (VARIABLE WIDTH RIGHT-OF-WAY), WHICH IS 177 FEET NORTH OF THE INTERSECTION OF SAID YORK ROAD AND GERARD AVENUE (VARIABLE WIDTH RIGHT-OF-WAY), THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN THE YORK ROAD RIGHT-OF-WAY ON THE WEST AND THE TIMONIUM SHOPPING CENTER ASSOCIATES, LLC. (LIBER 12265 FOLIO 590) ON THE EAST;

1. NORTH 21 DEGREES – 13 MINUTES – 50 SECONDS WEST, 19.36 FEET TO A POINT, THENCE;
2. CONTINUING NORTH 18 DEGREES – 48 MINUTES – 29 SECONDS WEST, 12.05 FEET TO A POINT, THENCE;
3. CONTINUING NORTH 86 DEGREES – 54 MINUTES – 21 SECONDS EAST, 110.98 FEET TO A POINT, THENCE;
4. CONTINUING NORTH 06 DEGREES – 55 MINUTES – 51 SECONDS EAST, 179.75 FEET TO A POINT, THENCE;
5. CONTINUING NORTH 84 DEGREES – 57 MINUTES – 13 SECONDS WEST, 49.50 FEET TO A POINT, THENCE;
6. CONTINUING NORTH 04 DEGREES – 22 MINUTES – 45 SECONDS WEST, 17.51 FEET TO A POINT, THENCE;
7. CONTINUING SOUTH 71 DEGREES – 11 MINUTES – 31 SECONDS WEST, 143.98 FEET TO A POINT, THENCE;
8. CONTINUING NORTH 18 DEGREES – 48 MINUTES – 29 SECONDS WEST, 200.22 FEET TO A POINT, THENCE;
9. CONTINUING 44.13 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 220.76 FEET, A CENTRAL ANGLE OF 11 DEGREES – 27 MINUTES – 16 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 13 DEGREES – 04 MINUTES – 52 SECONDS WEST, 44.06 FEET TO A POINT, THENCE;
10. CONTINUING 75.51 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 378.34 FEET, A CENTRAL ANGLE OF 11 DEGREES – 26 MINUTES – 04 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 13 DEGREES – 04 MINUTES – 20 SECONDS WEST, 75.38 FEET TO A POINT, THENCE
11. CONTINUING NORTH 18 DEGREES – 47 MINUTES – 23 SECONDS WEST, 232.28 FEET TO A POINT, THENCE;

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12. CONTINUING 13.67 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 25 FEET, A CENTRAL ANGLE OF 31 DEGREES – 20 MINUTES – 03 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 86 DEGREES – 51 MINUTES – 47 SECONDS EAST, 13.50 FEET TO A POINT, THENCE;
13. CONTINUING 54.85 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 160 FEET, A CENTRAL ANGLE OF 19 DEGREES – 38 MINUTES – 28 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 81 DEGREES – 00 MINUTES – 48 SECONDS EAST, 54.58 FEET TO A POINT, THENCE;
14. CONTINUING NORTH 28 DEGREES – 31 MINUTES – 49 SECONDS EAST, 125.19 FEET TO A POINT, THENCE;
15. CONTINUING SOUTH 84 DEGREES – 08 MINUTES – 29 SECONDS EAST, 50.01 FEET TO A POINT, THENCE;
16. CONTINUING NORTH 04 DEGREES – 37 MINUTES – 16 SECONDS EAST, 40.45 FEET TO A POINT, THENCE;
17. CONTINUING SOUTH 85 DEGREES – 22 MINUTES – 44 SECONDS EAST, 252.87 FEET TO A POINT, THENCE;
18. CONTINUING 106.92 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 1,670 FEET, A CENTRAL ANGLE OF 03 DEGREES – 40 MINUTES – 06 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 83 DEGREES – 32 MINUTES – 41 SECONDS EAST, 106.90 FEET TO A POINT, THENCE;
19. CONTINUING SOUTH 85 DEGREES – 22 MINUTES – 44 SECONDS EAST, 50.06 FEET TO A POINT, THENCE;
20. CONTINUING NORTH 07 DEGREES – 15 MINUTES – 37 SECONDS EAST, 10.83 FEET TO A POINT, THENCE;
21. CONTINUING SOUTH 85 DEGREES – 22 MINUTES – 44 SECONDS EAST, 338.03 FEET TO A POINT, THENCE;
22. CONTINUING 26.33 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 30 FEET, A CENTRAL ANGLE OF 50 DEGREES – 16 MINUTES – 49 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 60 DEGREES – 14 MINUTES – 17 SECONDS EAST, 25.49 FEET TO A POINT, THENCE;
23. CONTINUING SOUTH 85 DEGREES – 22 MINUTES – 44 SECONDS EAST, 12.20 FEET TO A POINT, THENCE;
24. CONTINUING SOUTH 18 DEGREES – 48 MINUTES – 29 SECONDS EAST, 477.84 FEET TO A POINT, THENCE;
25. CONTINUING SOUTH 53 DEGREES – 44 MINUTES – 12 SECONDS EAST, 200.74 FEET TO A POINT, THENCE;
26. CONTINUING SOUTH 36 DEGREES – 15 MINUTES – 57 SECONDS WEST, 76.52 FEET TO A POINT, THENCE;
27. CONTINUING NORTH 53 DEGREES – 44 MINUTES – 03 SECONDS WEST, 150.00 FEET TO A POINT, THENCE;

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28. CONTINUING SOUTH 36 DEGREES – 15 MINUTES – 57 SECONDS WEST, 273.04 FEET TO A POINT, THENCE;
29. CONTINUING SOUTH 86 DEGREES – 54 MINUTES – 21 SECONDS WEST, 718.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 661,120 SQUARE FEET OR 15.177 ACRES.



4/28/15

0244-SPHA

**CASHIER'S
VALIDATION**

MEMORANDUM

DATE: August 7, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0244-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on August 6, 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

**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: 2015-0244-SPHA
Property Address: 2145 / 2159 York Rd
Property Description: West side York Rd, 177' N of
Intersection with Gerard Ave.
Legal Owners (Petitioners): Kimco Realty
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jennifer Busse, Esq.
Company/Firm (if applicable): Whiteford, Taylor & Preston
Address: One W. Pennsylvania Ave. Ste. 300
Towson MD 21204
Telephone Number: 410 832 2077



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 3337219

Sold To:

Whiteford Taylor & Preston LLP - CU00431684
One W Pennsylvania Ave Ste 300
Towson, MD 21204-5025

Bill To:

Whiteford Taylor & Preston LLP - CU00431684
One W Pennsylvania Ave Ste 300
Towson, MD 21204-5025

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

Jun 09, 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: # 2015-0244-SPHA

2145/2159 York Road

E/s of York Road, 177 ft. n/w of the centerline of Gerrard Avenue

8th Election District - 3rd Councilmanic District

Legal Owner(s) Kimco Realty, Greg Birdsall

Special Hearing: 1. To permit continuance of existing pad site. 2. To abandon previously approved special exceptions which are no longer being utilized (Case Nos. 72-238-X, 76-103-X, 82-272-X, 83-174-X, 99-519-XA)

Variance 1. To permit a wall mounted enterprise sign affixed to a wall without an exterior customer entrance (Bldg. 6S-space proposed to be occupied by Starbucks) 2. To permit a wall mounted enterprise sign affixed to a wall without an exterior customer entrance (Bldg. 4W-space currently occupied by Staples). 3. To permit 3 wall mounted enterprise signs on the front wall with a customer entrance in lieu of the permitted 1. (Bldg. 4N-space currently occupied by Staples) 4. To permit wall mounted enterprise signs with a total square footage each of up to three times the length of the wall to which the sign is affixed converted to square footage in lieu of the permitted 2 times the length of the wall converted to square footage. 5. To permit 12 wall mounted enterprise signs on a front wall with a customer entrance in lieu of the permitted 1 (Bldg. 3W-space currently occupied by Giant). 6. To permit 2 Freestanding Joint Identification Signs in lieu of the permitted 1, per frontage. 7. To permit 2 Freestanding Joint Identification Signs with a height of 35 ft. each in lieu of the permitted 25 ft. each. 8. To permit 2 Freestanding Joint Identification Signs with an area of 217.01 square feet and 233.52 square feet, respectively, in lieu of the permitted 150 square feet each.

Hearing: Tuesday, June 30, 2015 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

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

JT 6/681 June 9

3337219

CERTIFICATE OF POSTING

CASE NO: 2015-0244-SPHA

PETITIONER/DEVELOPER

WHITE FORD, TAYLOR & PRESTON L.L.P.

DATE OF HEARING/CLOSING:

6/30/15

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

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 AT _____

2145-2159 YORK ROAD

THIS SIGN(S) WERE POSTED ON June 10, 2015
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 6/10/15
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

Mar 18 6/10/15



May 26, 2015
KEVIN KAMENETZ
County Executive

NOTICE OF ZONING HEARING

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

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: 2015-0244-SPHA

2145/2159 York Road
E/s of York Road, 177 ft. n/w of the centerline of Gerrard Avenue
8th Election District – 3rd Councilmanic District
Legal Owners: Kimco Realty, Greg Birdsall

Special Hearing 1. To permit continuance of existing pad site. 2. To abandon previously approved special exceptions which are no longer being utilized (Case Nos. 72-238-X, 76-103-X, 82-272-X, 83-174-X, 99-519-XA). **Variance** 1. To permit a wall mounted enterprise sign affixed to a wall without an exterior customer entrance (Bldg. 6S-space proposed to be occupied by Starbucks) 2. To permit a wall mounted enterprise sign affixed to a wall without an exterior customer entrance (Bldg. 4W-space currently occupied by Staples). 3. To permit 3 wall mounted enterprise signs on the front wall with a customer entrance in lieu of the permitted 1. (Bldg. 4N-space currently occupied by Staples) 4. To permit wall mounted enterprise signs with a total square footage each of up to three times the length of the wall to which the sign is affixed converted to square footage in lieu of the permitted 2 times the length of the wall converted to square footage. 5. To permit 12 wall mounted enterprise signs on a front wall with a customer entrance in lieu of the permitted 1 (Bldg. 3W-space currently occupied by Giant). 6. To permit 2 Freestanding Joint Identification Signs in lieu of the permitted 1, per frontage. 7. To permit 2 Freestanding Joint Identification Signs with a height of 35 ft. each in lieu of the permitted 25 ft. each. 8. To permit 2 Freestanding Joint Identification Signs with an area of 217.01 square feet and 233.52 square feet, respectively, in lieu of the permitted 150 square feet each.

Hearing: Tuesday, June 30, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Jennifer Busse, 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204
Greg Birdsall, 1954 Greenspring Avenue, #330, Timonium 21093

- NOTES:** (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JUNE 10, 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, June 9, 2015 Issue - Jeffersonian

Please forward billing to:

Jennifer Busse
Whiteford, Taylor & Preston
1 West Pennsylvania Avenue, Ste. 300
Towson, MD 21204

410-832-2077

NOTICE OF ZONING HEARING

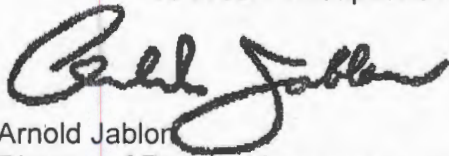
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
2145 & 2149 York Road; E/S York Road,	*	OF ADMINISTRATIVE
177' NW of c/line Gerrard Avenue		
8 th Election & 3 rd Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Kimco Realty by Greg Birdsall		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2015-244-SPHA

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

MAY 12 2015

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of May, 2015, a copy of the foregoing Entry of Appearance was mailed to Jennifer Busse, Esquire, Whiteford, Taylor & Preston, One West Pennsylvania Avenue, Suite 300, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

6/30
1:30 PM

Case No.: 2015-0244-SPHA

Exhibit Sheet

7/7/15
Sen

Petitioner/Developer

SP-11-15

Protestants

No. 1	Site plan (4 sheet)	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

CASE NAME Kimco - York Rd
CASE NUMBER 2015-244-SATA
DATE 6/30/15

[illegible]

6-30
1:30

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: June 16, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: Timonium Shopping Center, 2145 York Road

RECEIVED

INFORMATION:

JUN 22 2015

Item Number: 15-244

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Kimco Realty

Zoning: BM

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Hearing to determine whether or not the Administrative Law Judge should approve the continuance of an existing pad site and to abandon previously approved special exceptions that are no longer being utilized (Cases Nos. 72-238-X, 76-103-X, 82-272-X, 83-174, 99-519XA), and the Petition for Variance to permit multiple and varied relief to the signage requirements in BCZR Section 450 as listed on the Petition.

The property is located within the Hunt Valley/Timonium Master Plan boundary. The plan calls for improving the visual quality of York Road by taking actions to limit curb cuts, improve landscaping, control signage and create themes to promote neighborhood identity. The two existing free-standing joint identification signs have consistent high quality brick materials and a neighborhood theme. The request for wall mounted signs appears reasonable given the intensity and number commercial enterprises located in the center and are not obtrusive in that setting.

The Department has no objection to the granting of the petitioned zoning relief conditioned upon the following:

- Submit a landscape plan to the Baltimore County Landscape Architect and this Department for approval prior to the issuance of any sign permits.

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

Division Chief: _____
AVA/KS

C: Wallace S. Lippincott, Jr.

s:\planning\dev rev\zac\zacs 2015\15-244.docx

CASE NO. 2015- 0244-SPHA

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

5/13/15

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

C

5/29/15

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

N/C

6-22

FIRE DEPARTMENT

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

C

5/14/15

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

no obj

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 6/9/2015

SIGN POSTING

Date: 6/10/15

by CSfe

PEOPLE'S COUNSEL APPEARANCE

Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes ☐ No ☐

Comments, if any: _____

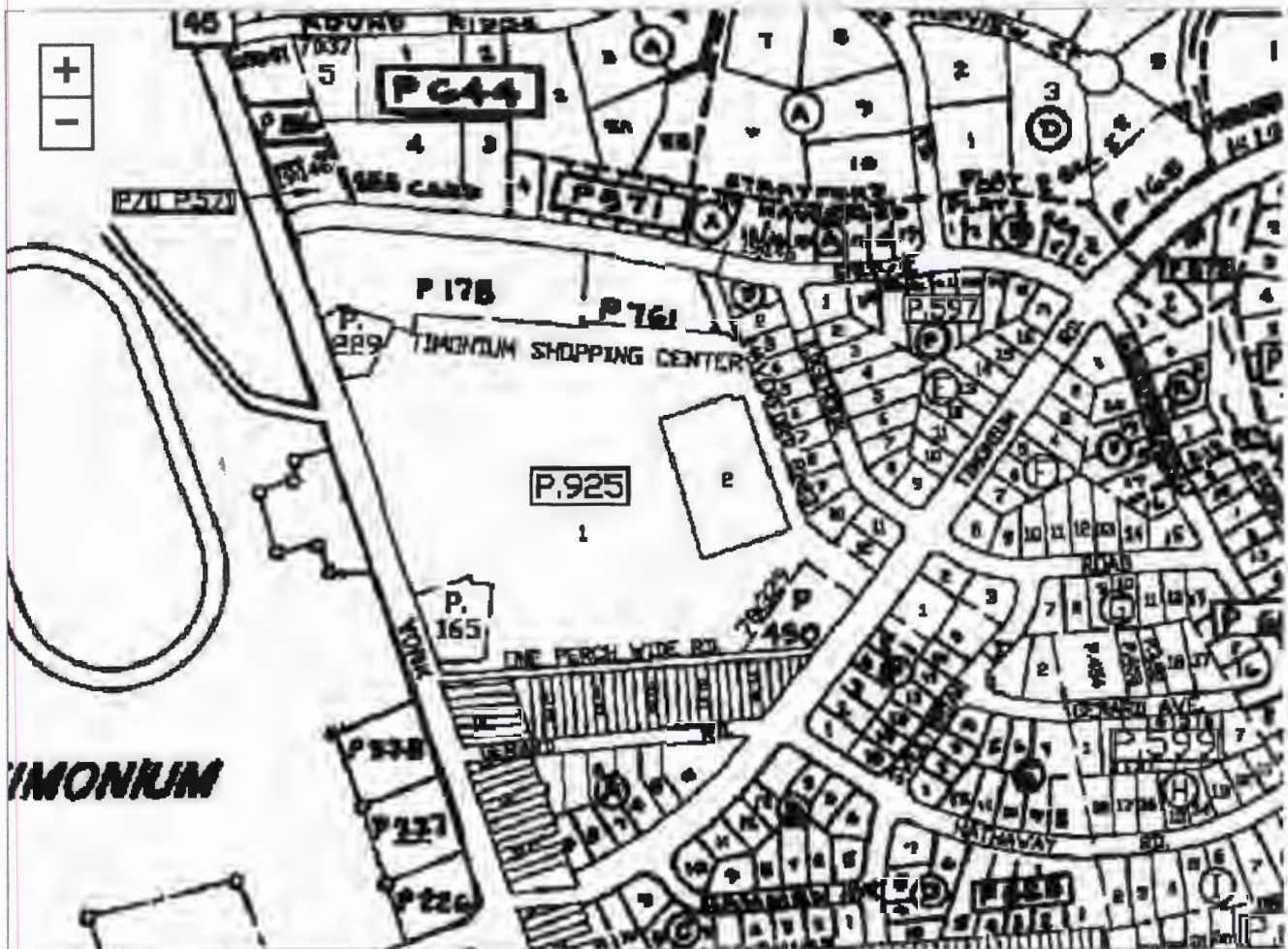
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 08 Account Number - 2500003922		
Owner Information		
Owner Name:	CAPITAL COMMERCIAL PROPERTIES INC	Use: COMMERCIAL Principal Residence: NO
Mailing Address:	C/O KIMCO REALTY/PROPERTY TAX 3333 NEW HYDE PARK RD STE 100 NEW HYDE PARK NY 11042-1205	Deed Reference:
Location & Structure Information		
Premises Address:	2145 YORK RD LUTHERVILLE 21094-0000	Legal Description: 2.03AC 2145 YORK RD ESR TIMONIUM SHOPPING CENTER
Map:	Grid:	Parcel:
0060	0006	0925
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
	2	2014
Plat No:	Plat Ref:	0078/0329
Special Tax Areas:	Town:	NONE
Ad Valorem:	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
2009	62424	
Property Land Area	County Use	
2.0300 AC	14	
Stories	Basement	Type
		MARKET
Exterior	Full/Half Bath	Garage
Last Major Renovation		
Value Information		
Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2014
		As of 07/01/2015
Land:	3,581,200	3,581,200
Improvements	5,083,100	6,138,600
Total:	8,664,300	9,719,800
Preferential Land:	0	9,016,133
		9,367,967
		0
Transfer Information		
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2014
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	
Exempt Class:	NONE	
Homestead Application Information		
Homestead Application Status: No Application		

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **08** Account Number: **2500003922**

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://thisweb05.mdp.state.md.us/web/site/mosp/>)

☐ Loading... Please Wait. Loading... Please Wait.

->

Real Property Data Search (w4)

Guide to searching the database

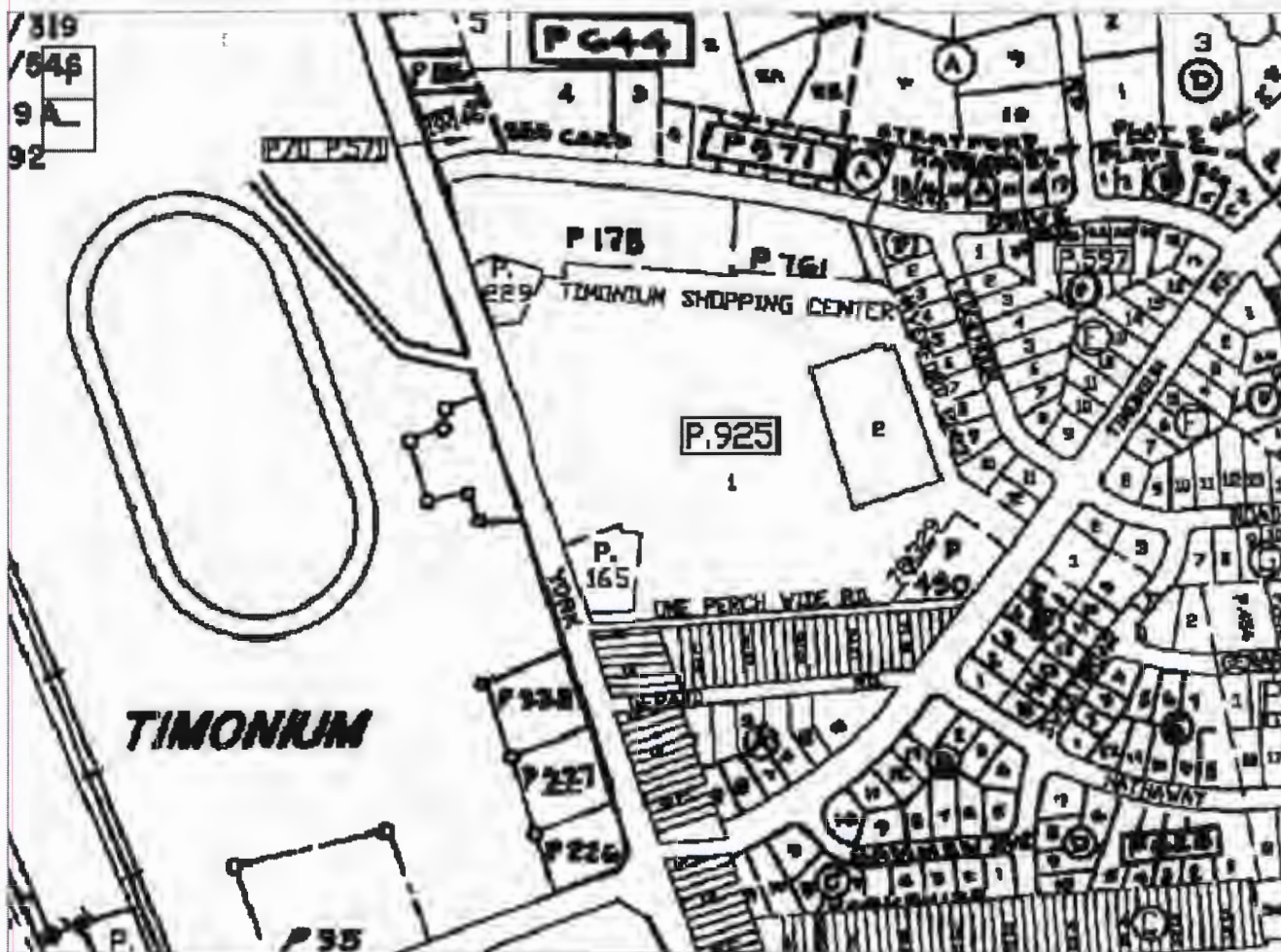
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 08 Account Number - 2500003921			
Owner Information					
Owner Name:	TIMONIUM SHOPPING CENTER ASSOCIATES LLC		Use: Principal Residence:	COMMERCIAL NO	
Mailing Address:	C/O KIMCO REALTY/PROPERTY TAX 3333 NEW HYDE PARK RD STE 100 NEW HYDE PARK NY 11042-1205		Deed Reference:		
Location & Structure Information					
Premises Address:		2159 YORK RD LUTHERVILLE 21094-0000		Legal Description:	15.177AC 2159 YORK RD ES TIMONIUM SHOPPING CENTER
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0060	0006	0925		0000	1 2014 0078/0329
Special Tax Areas:			Town: Ad Valorem: Tax Class: NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1984	121398		15.1800 AC	14	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		SHOPPING CENTER / COMMUNITY			
Value Information					
	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:	21,029,000	21,029,000			
Improvements	12,856,800	9,982,300			
Total:	33,885,800	31,011,300	31,011,300	31,011,300	
Preferential Land:	0			0	
Transfer Information					
Seller:	Date:	Price:			
Type:	Deed1:	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: NONE				
Exempt Class:					
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

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

District: **08** Account Number: **2500003921**



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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/>)

 Loading... Please Wait. Loading... Please Wait.



KEVIN KAMENETZ
County Executive

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

June 17, 2015

Greg Birdsall
Kimco Realty
1954 Greenspring Avenue #330
Timonium MD 21093

RE: Case Number: 2015-0244 SPHA, Address: 2145 York Road

Dear Mr. Birdsall:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 7, 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." The signature is stylized with a large, flowing "W" and a prominent "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Jennifer R Busse, Esquire, 1 W Pennsylvania Avenue, Suite 300, Towson MD 21204

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary

Date: 5/14/15

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

RE: Baltimore County
Item No. 2015-0244-SPHA
Special Hearing Variance
Greg Birdsall, Dimco Realty
2145/2149 York Road
MD 45

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 5/12/15. 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 2015-0244-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,

A handwritten signature in blue ink, appearing to read "Brian Romanowski".
Brian Romanowski, Chief
Access Management Division

BR/raz

6-30

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

MAY 29 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 29, 2015

SUBJECT: DEPS Comment for Zoning Item # 2015-0244-SPHA
Address 2145 & 2149 York Road
(Kimco Realty Property)

Zoning Advisory Committee Meeting of May 11, 2015.

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

Reviewer: *Jeff Livingston – Development Coordination*

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For May 18, 2015
Item No. 2015-0244

DATE: May 13, 2015

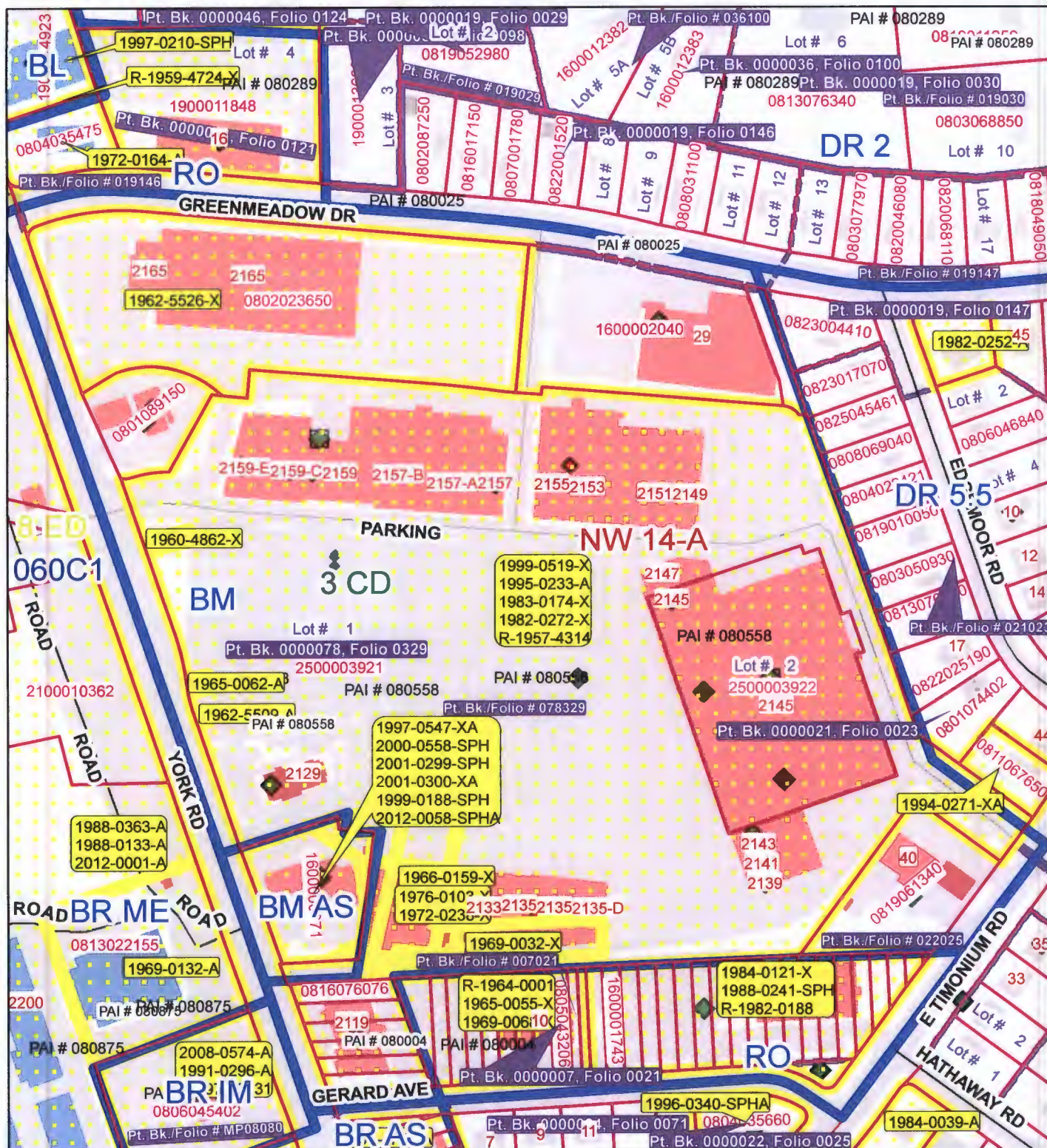
The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

Please place a condition in the order to require replacement of the street trees and shrubs that screen the parking areas.

* * * * *

DAK: CEN
cc:file

2145 & 2159 York Road 2015-0244-SPHA



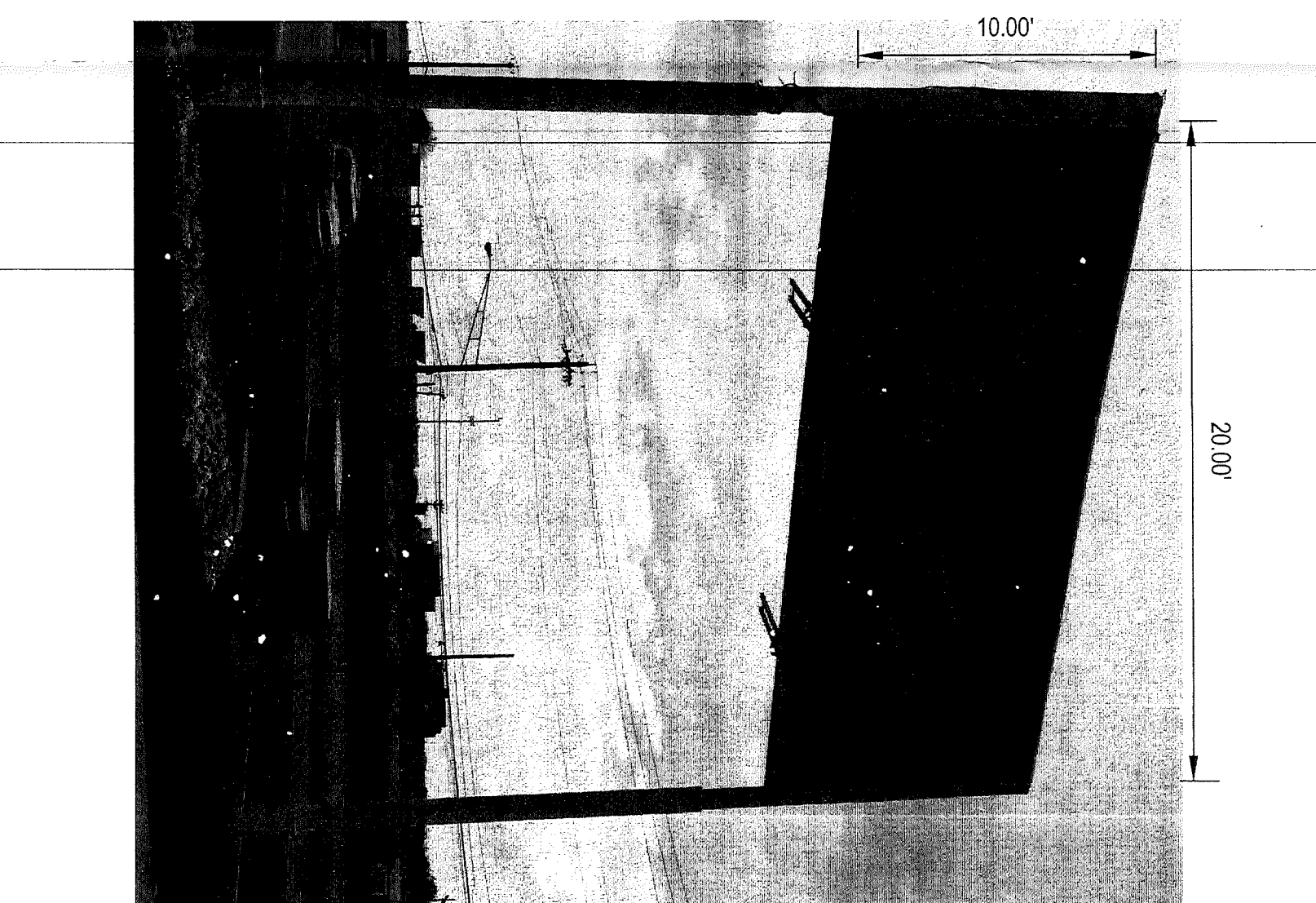
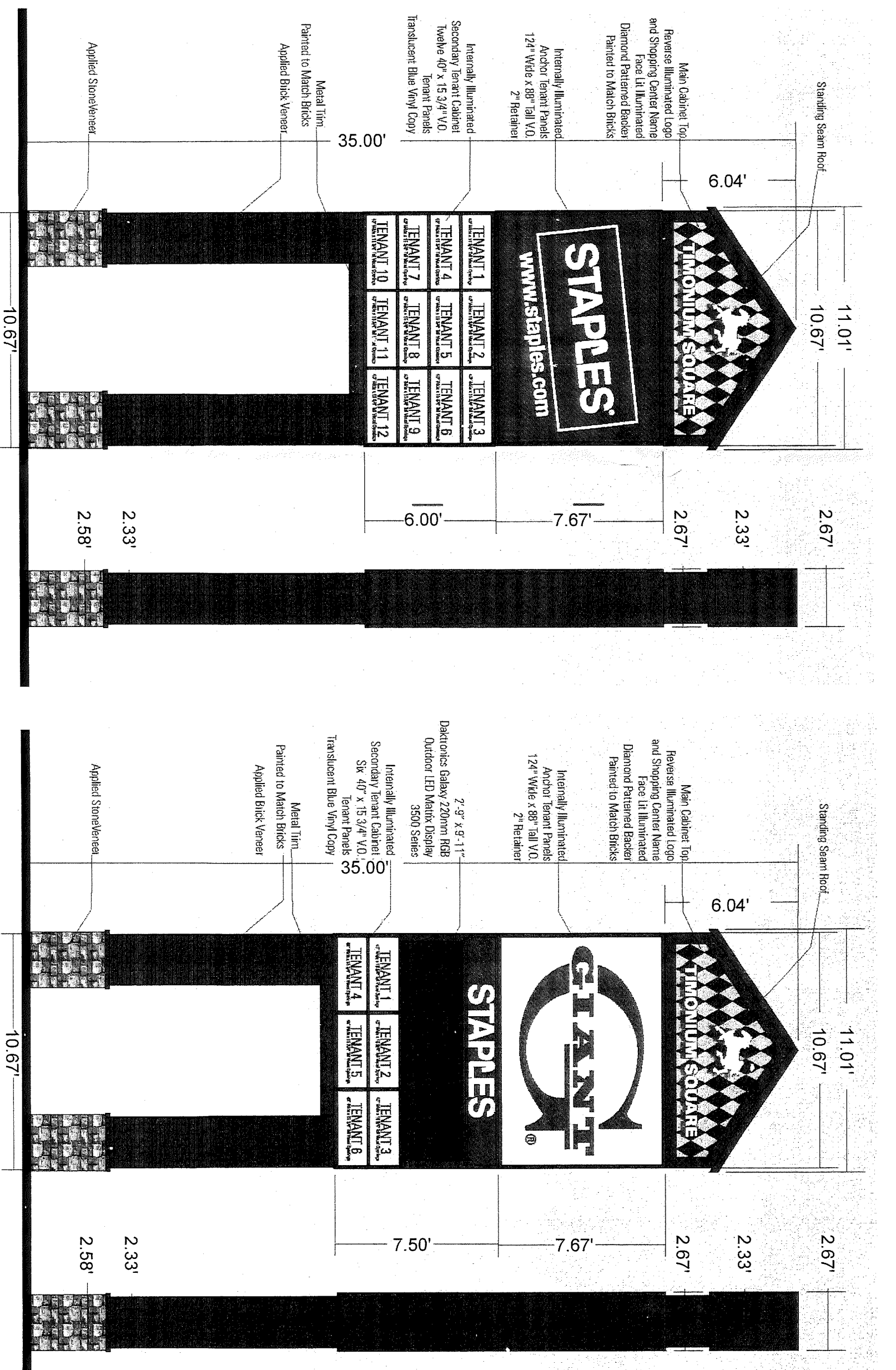
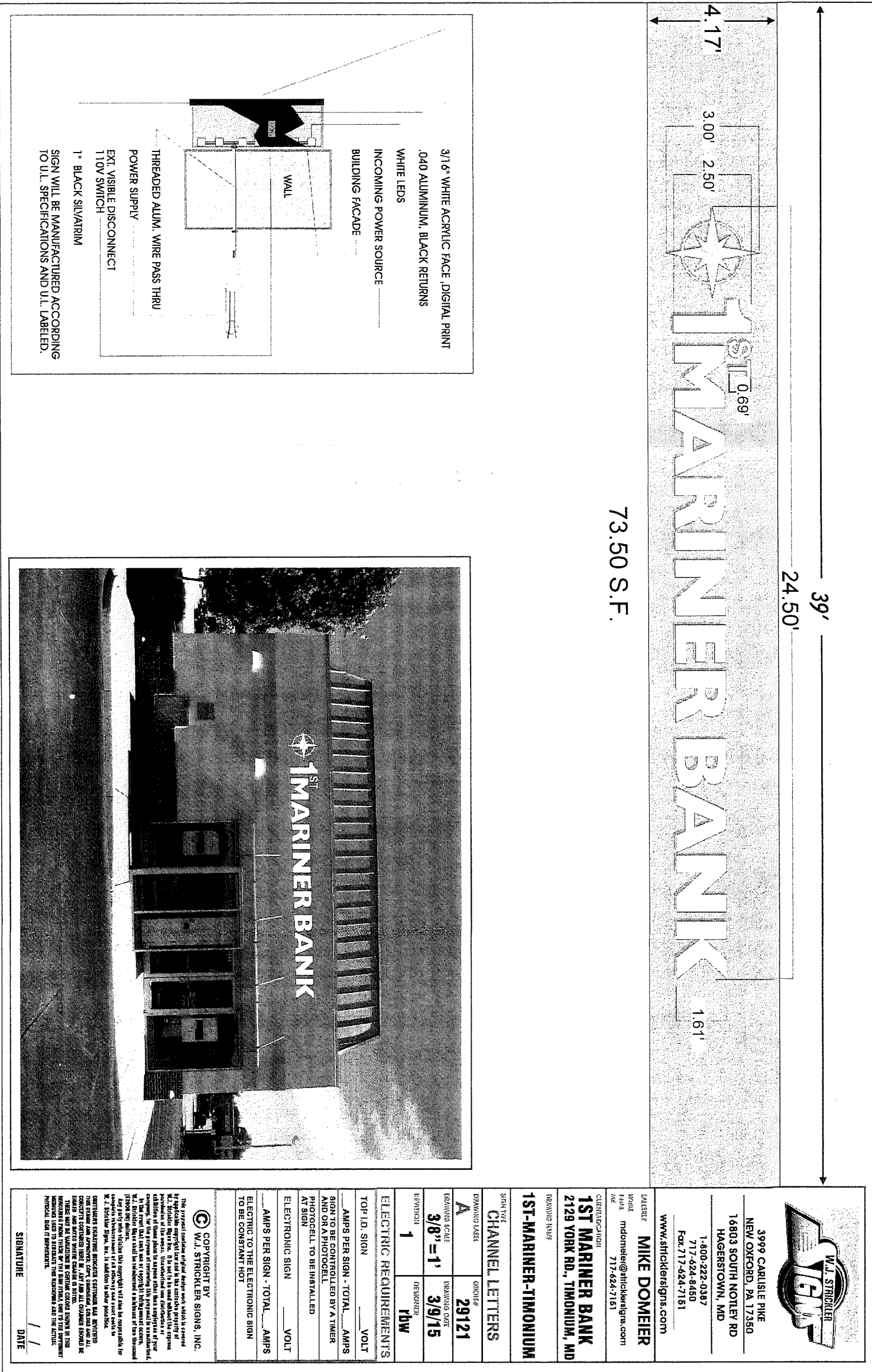
Publication Date: 5/7/2015



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



1 inch = 200 feet



I, MICHAEL J. GSELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/30/15

BOHLER

ENGINEERING

CORPORATE OFFICE:
♦ WARREN, NJ

◆ SOUTHBOROUGH, MA ◆ BOWIE, MD
◆ ALBANY, NY ◆ TOWSON, MD
◆ RONKONKOMA, NY ◆ STERLING, VA
◆ CHALFONT, PA ◆ WARRENTON, VA
◆ CENTER VALLEY, PA ◆ FORT LAUDERDALE, FL
◆ TAMPA, FL ◆ FORT MYERS, FL

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. ©2008 BOHLER ENGINEERING

[illegible]

**NOT APPROVED FOR
CONSTRUCTION**

PROJECT No.:	MD149
DRAWN BY:	M.
CHECKED BY:	M.
DATE:	02/1
SCALE:	1"
AD I.D.:	MD149001

IGN VARIANCE PLAN

**TIMONUM
SHOPPING
CENTER
ASSOCIATES, LLC.**

LOCATION OF SITE
TIMONUM SQUARE
YORK ROAD (MD ROUTE 45)
AT E. TIMONUM ROAD
TIMONUM, MD
BALTIMORE COUNTY



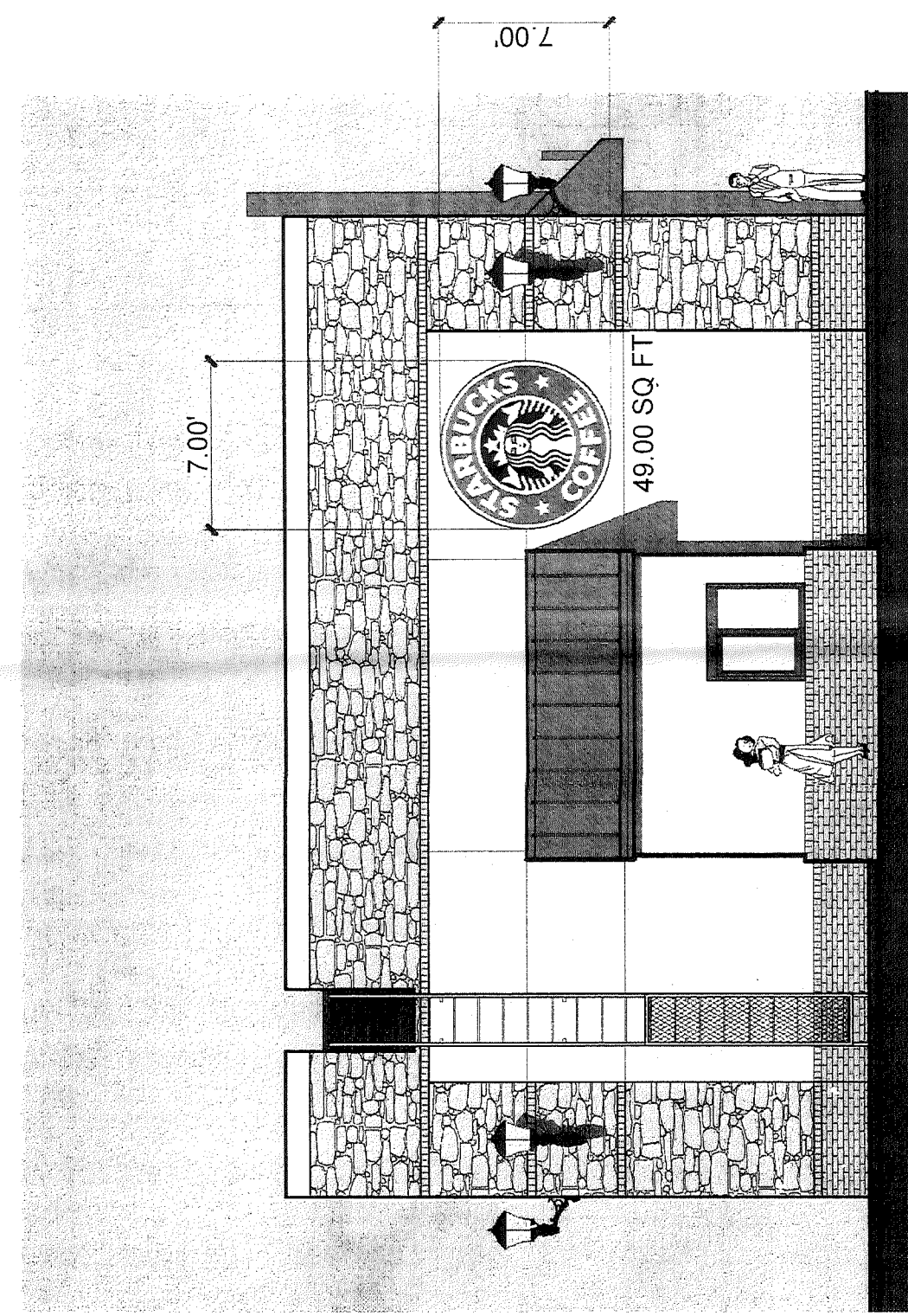
BOHLER
ENGINEERING

901 DULANEY VALLEY ROAD,
SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

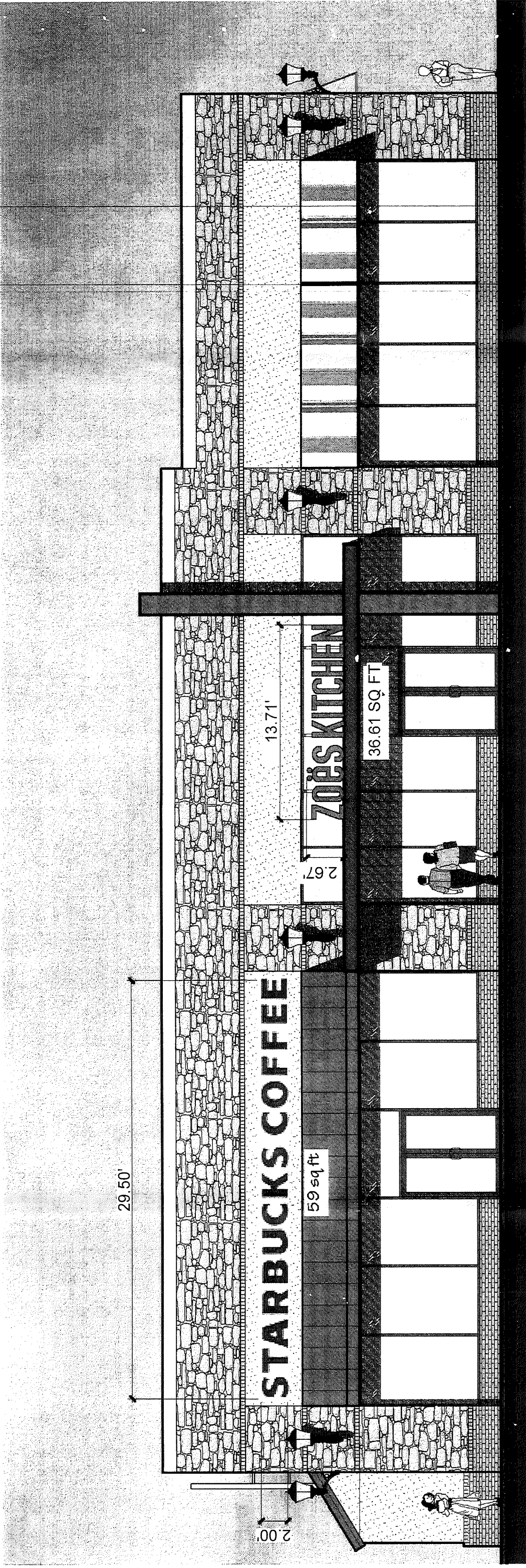
MA GIBELLI
PROFESSIONAL ENGINEER
LICENSED IN THE STATE OF CALIFORNIA
No. 45678
5/16/15

SHEET TITLE:
**SIGN DETAILS TO
ACCOMPANY
PETITIONS FOR
SIGN VARIANCES
AND SPECIAL
HEARING**

3 OF 4



BUILDING 6
EAST ELEVATION
(CANNOT BE SEEN FROM PUBLIC ROAD)
NOT TO SCALE



BUILDING 6
NORTH ELEVATION
NOT TO SCALE

**TIMONIUM SQUARE SHOPPING CENTER
EXTERIOR BUILDING SIGNAGE**

BUILDING #1 (SOUTH ELEVATION)							
ID	Tenant	Existing Signage			Score Front Width (F ₂)	Allowable Signage Per Square Foot (SF-F)	Allowable Signage Per Square Foot (SF-F)
		Width (F ₁)	Height (F ₁)	Area (SF-F)			
A	Baron's Deli	13.67	4.00	54.68	59.33	118.66	377.99
B	Nalley Fresh	11.25	3.83	43.09	22.67	45.34	68.01
C	First Watch The Daytime Cafe	17.00	3.83	65.11	32.00	64.00	96.00
D	Hair Cuttery	13.56	2.67	36.21	20.00	40.00	60.00
E	We R Wireless	14.16	3.25	46.02	20.00	40.00	60.00
F	Bromwell Jewelry Center	8.92	2.42	21.59	14.67	29.34	44.01
G	Shawin Williams	27.75	2.17	60.22	43.00	86.00	129.00
H	Fairgrounds International Wines	40.00	2.00	80.00	54.67	109.34	164.01
I	The Paper Shop	20.00	3.34	66.80	27.67	55.34	83.01
J	Dollar Tree	37.83	3.50	133.41	70.67	141.34	212.01
K	Qdoba Mexican Grill	15.08	4.83	72.84	25.00	50.00	75.00

**TIMONIUM SQUARE SHOPPING CENTER
EXTERIOR BUILDING SIGNAGE**

BUILDING #4 (NORTH ELEVATION)						
ID	Tenant	Existing Signage			Signage Per Code (SF)	Allowable Signage Per Code (SF)
		Width (Ft.)	Height (Ft.)	Area (SF)		
Y	Panera Bread	27.83	3.25	90.45	54.16	108.32
	Pasta Mia	17.46	1.50	26.19	52.66	78.99
	New balance	18.16	2.46	44.67	55.00	82.50
	Vacant	0.00	0.00	0.00	53.67	107.34
	Insurance AAA Travel	21.25	3.25	69.06	50.00	100.00
DD	Staples					
	Staples	30.00	6.00	180.00		
	Pack & Ship	12.75	1.83	23.33		
	Copy & Print Center	21.16	1.83	38.72		
	Staples Total Signage			242.06	119.32	238.64
357.96						

BUILDING #2 (SOUTH ELEVATION)

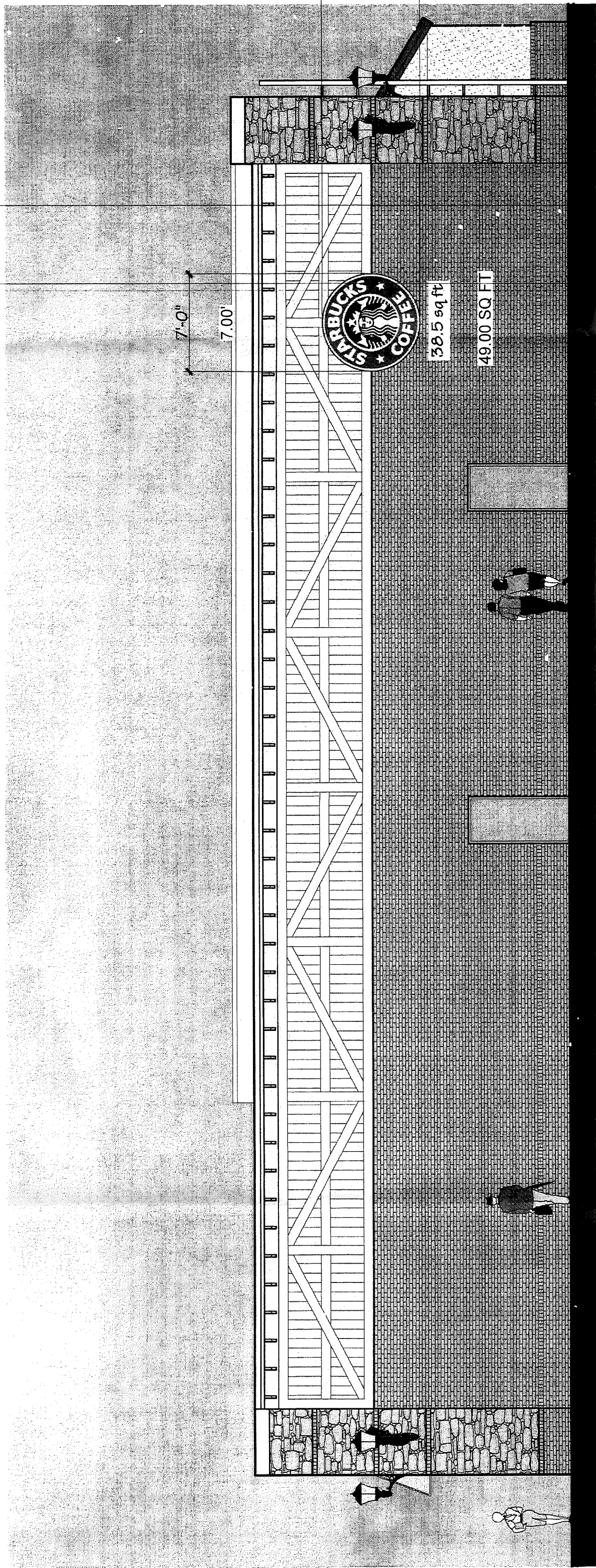
ID	Tenant	Existing Signage			Store Front Width (LF)	Allowable Signage per Code (Sq. Ft.)	Allowable Signage per Variance Request (Sq. Ft.)
		Width (Ft.)	Height (Ft.)	Area (Sq. Ft.)			
L	Zip Dry Cleaning	15.42	3.92	60.45	50.00	100.00	150.00
M	Lumber Liquidators	18.00	5.75	103.50	31.00	102.00	153.00
N	Honey Baked Ham	17.00	3.50	59.50	30.00	40.00	60.00
O	Vacant	0.00	0.00	0.00	20.00	40.00	60.00
P	Alexander Blank Historic	20.16	4.67	94.15	56.00	112.00	168.00
Q	The Natural	17.00	4.83	82.11	34.25	68.50	102.75

BUILDING #3 (WEST ELEVATION)

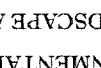
ID	Tenant	Existing Signage			Store Front Width (L-F)	Allowable Signage Code (S-F)	Allowable Signage Per Variance Request (S-F)
		Width (F-T)	Height (F-T)	Area (S-F)			
R	Professional Vision	20.50	3.08	63.14	31.16	62.32	93.48
S	Giant						
	Fresh Bakery	8.67	1.67	14.48			
	Fresh Picked Produce	14.33	1.17	16.77			
	The Quality Food People	22.67	2.00	45.34			
	Giant	15.33	5.00	76.65			
	Giant Logo	7.00	6.33	44.31			
	Low Prices	9.33	2.00	18.66			
	Giant	3.67	1.33	4.88			
	Pharmacy	13.33	1.67	22.26			
	Flavorful Meat	10.00	1.33	13.30			
	Natural Foods	8.67	1.17	10.14			
	Welcome	7.33	1.83	13.41			
	PNC Bank	8.67	1.00	8.67			
	Giant Total Signage			288.88	285.00	570.00	855.00
T	Dressbarn	26.83	3.67	98.47	68.50	137.00	205.50
U	Al Nails	13.34	2.50	33.35	19.00	38.00	57.00
V	Vacant	0.00	0.00	0.00	63.00	126.00	189.00
W	Sally Beauty	13.00	3.00	39.00	17.67	35.34	53.01
X	Vacant	0.00	0.00	0.00	17.00	34.00	51.00

FREESTANDING I.D. SIGNS

ID	Tenant	Signage			Allowable Sign Height Per Code (sq. ft.)	Allowable Sign Area (sq. ft.)	NOTES
		Sign Panel Width (ft.)	Sign Panel Height (ft.)	Sign Panel Area (sq. ft.)			
HH	AMF TIMONUM Lanes	20.00	10.00	200.00	35.00	75.00	OUTDOOR SHOPPING SIGN CASE #1960-4862X
II	TIMONUM SHOPPING CENTER	11.01	19.71	217.01	35.00	150.00	SHOPPING CENTER ID SIGN
JJ	TIMONUM SHOPPING CENTER	11.01	21.21	233.52	35.00	150.00	ELECTRONIC MESSAGE BOARD
KK	151 MARINER BANK	8.57	8.75	74.99	19.00	75.00	ELECTRONIC MESSAGE BOARD



BUILDING 6
SOUTH ELEVATION
NOT TO SCALE


BOHLER
E N G I N E E R I N G
 CORPORATE OFFICE
 ♦ WARREN, NJ ♦
 CRILL & CONSULTING ENGINEERS
 SURVEYORS
 PROJECT MANAGERS
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS
 ♦ TAMPA, FL ♦
 ♦ GAITHERSBURG, MD ♦
 ♦ CHANTON, PA ♦
 ♦ ALBANY, NY ♦
 ♦ SOUTHBRIDGE, MA ♦
 ♦ BOWME, MD ♦
 ♦ TOWSON, MD ♦
 ♦ STUNING, VA ♦
 ♦ WARREN, NJ ♦
 ♦ PHILADELPHIA, PA ♦
 ♦ PITTSBURGH, PA ♦

[illegible]

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF DELAWARE: ALABAMA, ARIZONA, ARKANSAS, CALIFORNIA, CONNECTICUT, DELAWARE, DISTRICT OF COLUMBIA, FLORIDA, GEORGIA, ILLINOIS, INDIANA, IOWA, KANSAS, KENTUCKY, LOUISIANA, MARYLAND, MASSACHUSETTS, MICHIGAN, MINNESOTA, MISSISSIPPI, MISSOURI, MONTANA, NEBRASKA, NEVADA, NEW HAMPSHIRE, NEW JERSEY, NEW MEXICO, NEW YORK, NORTH CAROLINA, NORTH DAKOTA, OHIO, OKLAHOMA, OREGON, PENNSYLVANIA, RHODE ISLAND, SOUTH CAROLINA, SOUTH DAKOTA, TENNESSEE, TEXAS, UTAH, VERMONT, VIRGINIA, WASHINGTON, WEST VIRGINIA, WISCONSIN, WYOMING.

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	MD149001
DRAWN BY:	M.J.G.
CHECKED BY:	M.J.G.
DATE:	02/13/15
SCALE:	N/A
CAD I.D.:	MD149001/5V1

PROJECT:

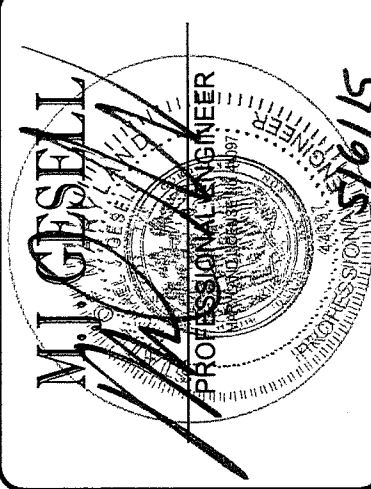
SIGN VARIANCE PLAN

**—FOR—
TIMONIUM
SHOPPING
CENTER
ASSOCIATES, LLC.**

LOCATION OF SITE
TIMONIUM SQUARE
YORK ROAD (MD ROUTE 45)
AT E. TIMONIUM ROAD
TIMONIUM, MD
BALTIMORE COUNTY



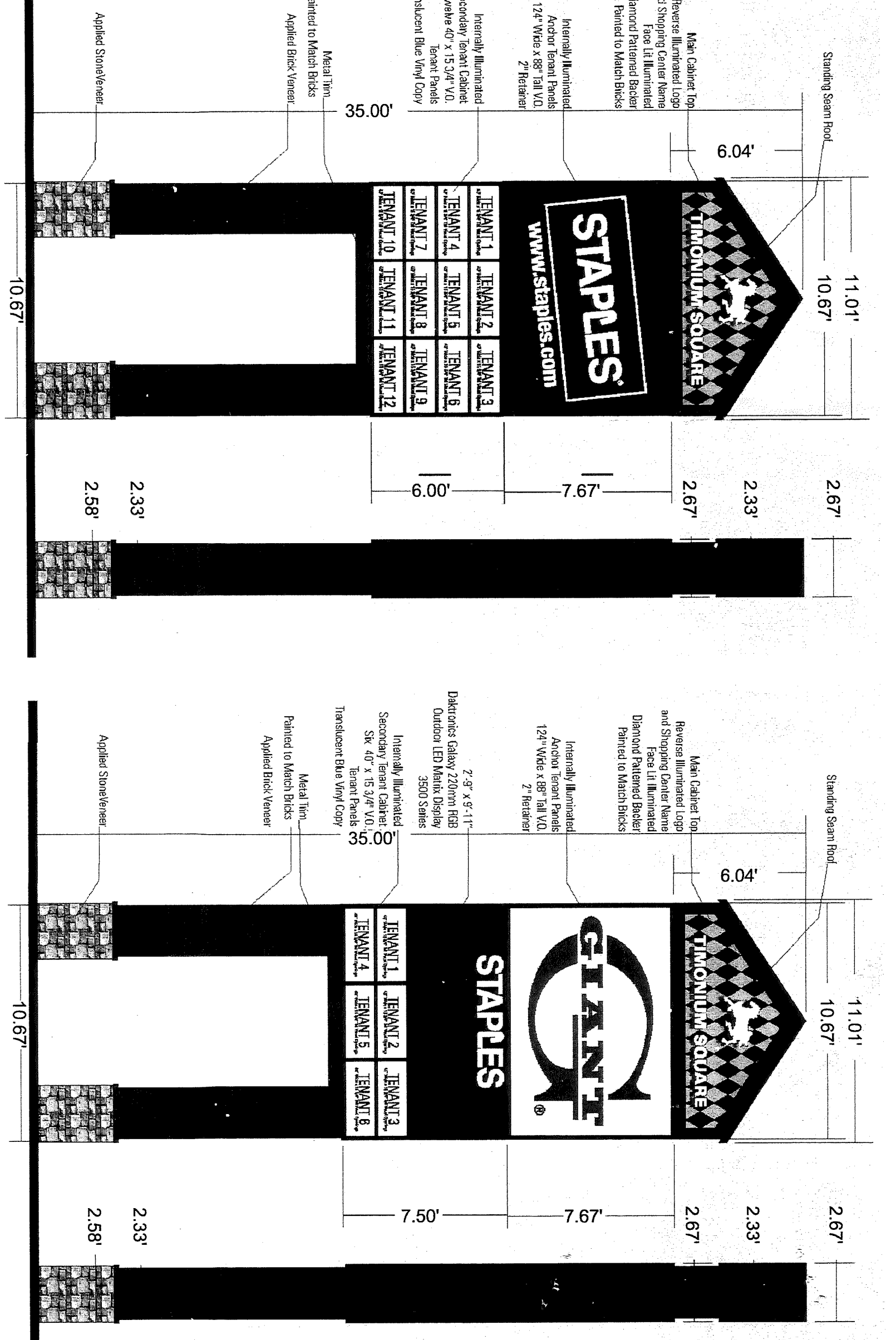
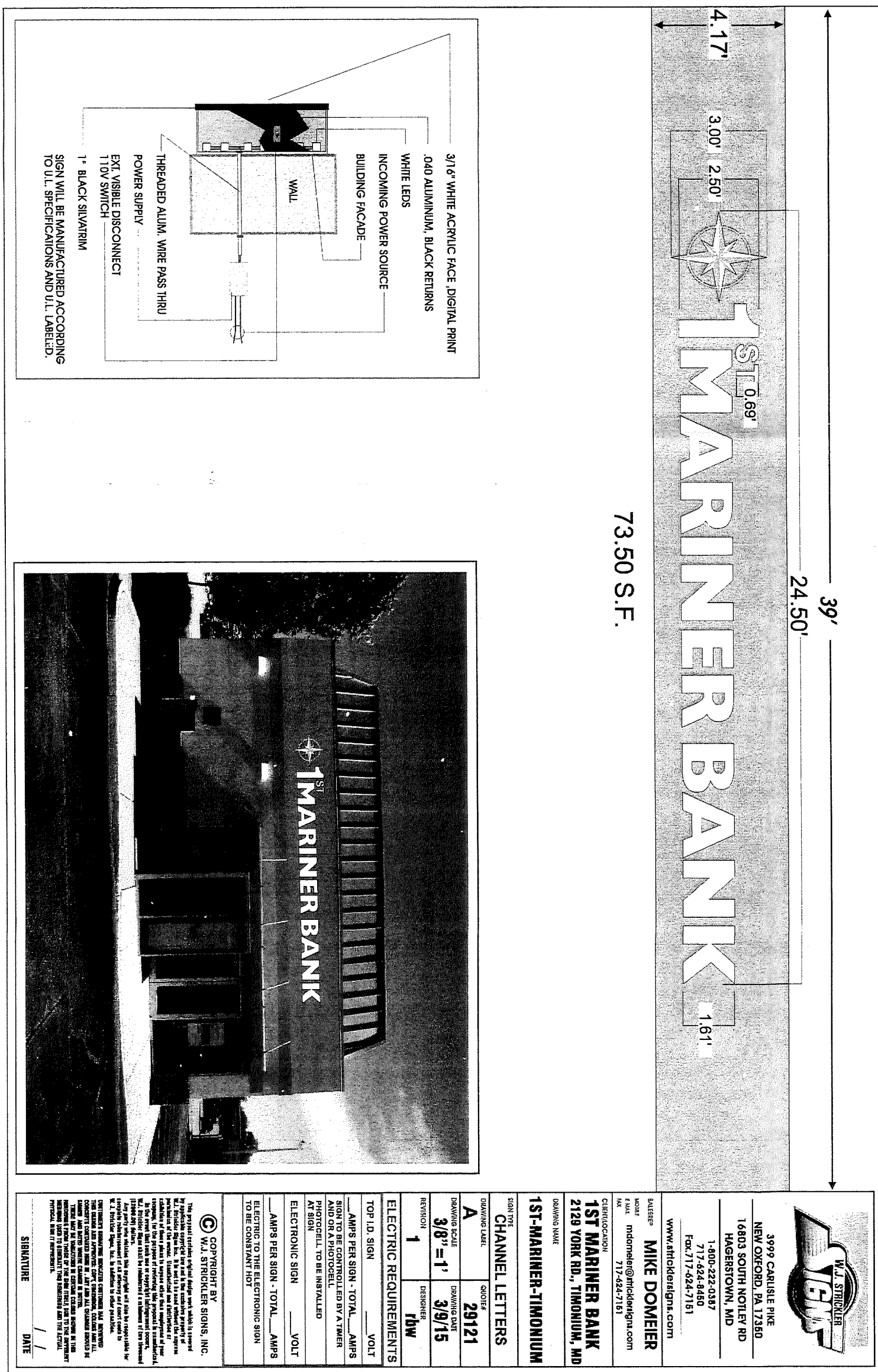
301 DULANEY VALLEY ROAD,
SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

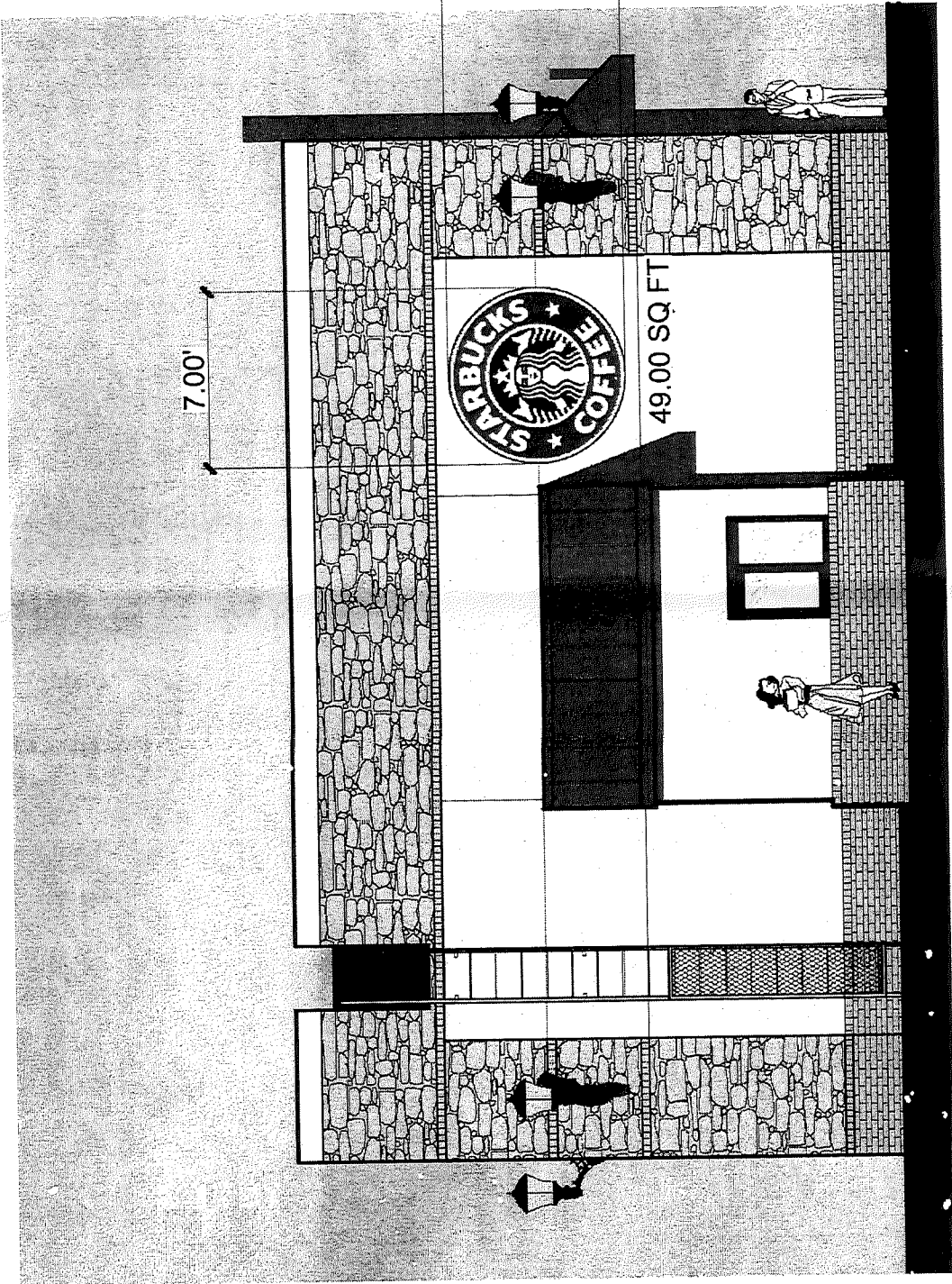


SHEET TITLE:
**SIGN DETAILS TO
ACCOMPANY
PETITIONS FOR
SIGN VARIANCES
AND SPECIAL
HEARING**

SHEET NUMBER:

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.





BUILDING 6
EAST ELEVATION
(CANNOT BE SEEN FROM PUBLIC ROAD)

TIMONIUM SQUARE SHOPPING CENTER
EXTERIOR BUILDING SIGNAGE
BUILDING #1 (SOUTH ELEVATION)

ID	Tenant	Existing Signage	Store Front Width (LF)	Area (SF)	Allowable Signage Per Variance Request (SF)
A	Jason's Deli	Width (FT.) Height (FT.)	59.33	118.66	177.99
B	Nalley Fresh	Width (FT.) Height (FT.)	43.09	45.34	68.01
C	First Watch The Daytime Cafe	Width (FT.) Height (FT.)	32.00	64.00	96.00
D	Hair Cuttery	Width (FT.) Height (FT.)	36.21	40.00	60.00
E	Wc R Wireless	Width (FT.) Height (FT.)	20.00	40.00	60.00
F	Bonowall Jewelry Center	Width (FT.) Height (FT.)	14.67	29.34	44.01
G	Shawlin Williams	Width (FT.) Height (FT.)	43.00	86.00	129.00
H	Empire State Insurance Wines	Width (FT.) Height (FT.)	80.00	109.34	164.01
I	The Paper Shop	Width (FT.) Height (FT.)	66.80	55.34	83.01
J	Dollar Tree	Width (FT.) Height (FT.)	132.41	141.34	212.01
K	Qdoba Mexican Grill	Width (FT.) Height (FT.)	72.84	50.00	75.00

BUILDING #2 (SOUTH ELEVATION)

ID	Tenant	Existing Signage	Store Front Width (LF)	Area (SF)	Allowable Signage Per Variance Request (SF)
L	Zip Dry Cleaning	Width (FT.) Height (FT.)	60.45	100.00	150.00
M	Lumber Liquidators	Width (FT.) Height (FT.)	51.00	102.00	153.00
N	Honey Baked Ham	Width (FT.) Height (FT.)	20.00	40.00	60.00
O	Vacant	Width (FT.) Height (FT.)	20.00	40.00	60.00
P	Alexander Blank Fabric	Width (FT.) Height (FT.)	94.15	112.00	168.00
Q	The Natural	Width (FT.) Height (FT.)	34.25	68.50	102.75

BUILDING #3 (WEST ELEVATION)

ID	Tenant	Existing Signage	Store Front Width (LF)	Area (SF)	Allowable Signage Per Variance Request (SF)
R	Professional Vision	Width (FT.) Height (FT.)	63.14	62.32	93.48
S	Giant	Width (FT.) Height (FT.)	14.48		
	Fresh Bakery	Width (FT.) Height (FT.)	16.77		
	Fresh Picked Produce	Width (FT.) Height (FT.)	45.14		
	The Quality Food People	Width (FT.) Height (FT.)	76.65		
	Giant	Width (FT.) Height (FT.)	44.31		
	Low Prices	Width (FT.) Height (FT.)	18.66		
	Giant	Width (FT.) Height (FT.)	4.88		
	Pharmacy	Width (FT.) Height (FT.)	22.26		
	Flavorful Meats	Width (FT.) Height (FT.)	13.30		
	Natural Foods	Width (FT.) Height (FT.)	10.14		
	Welcome	Width (FT.) Height (FT.)	13.41		
	PNC Bank	Width (FT.) Height (FT.)	8.67		
	Giant Total Signage		285.00		855.00

T	Dressbarn	Width (FT.) Height (FT.)	98.47	137.00	205.50
U	All Nails	Width (FT.) Height (FT.)	39.00	38.00	57.00
V	Vacant	Width (FT.) Height (FT.)	63.00	126.00	189.00
W	Sally Beauty	Width (FT.) Height (FT.)	39.00	35.34	53.01
X	Vacant	Width (FT.) Height (FT.)	17.00	34.00	51.00

TIMONIUM SQUARE SHOPPING CENTER
EXTERIOR BUILDING SIGNAGE
BUILDING #4 (NORTH ELEVATION)

ID	Tenant	Existing Signage	Store Front Width (LF)	Area (SF)	Allowable Signage Per Variance Request (SF)
Y	Paperc Broad	Width (FT.) Height (FT.)	90.45	108.32	162.48
Z	Pasta Mista	Width (FT.) Height (FT.)	26.33	52.66	78.99
AA	New Balance	Width (FT.) Height (FT.)	44.67	27.50	41.25
BB	Vacant	Width (FT.) Height (FT.)	0.00	0.00	0.00
CC	Insurance AAA Travel	Width (FT.) Height (FT.)	69.06	50.00	75.00
DD	Staples	Width (FT.) Height (FT.)	6.00	180.00	270.00
	Pack & Ship	Width (FT.) Height (FT.)	1.83	23.33	35.00
	Copy & Print Center	Width (FT.) Height (FT.)	1.83	38.72	58.08
	Staples Total Signage		242.06	119.32	177.96

BUILDING #4 (WEST ELEVATION)

ID	Tenant	Existing Signage	Store Front Width (LF)	Area (SF)	Allowable Signage Per Variance Request (SF)
DD	Staples	Width (FT.) Height (FT.)	8.00	232.00	348.00

BUILDING #5 EXISTING PAD BUILDING

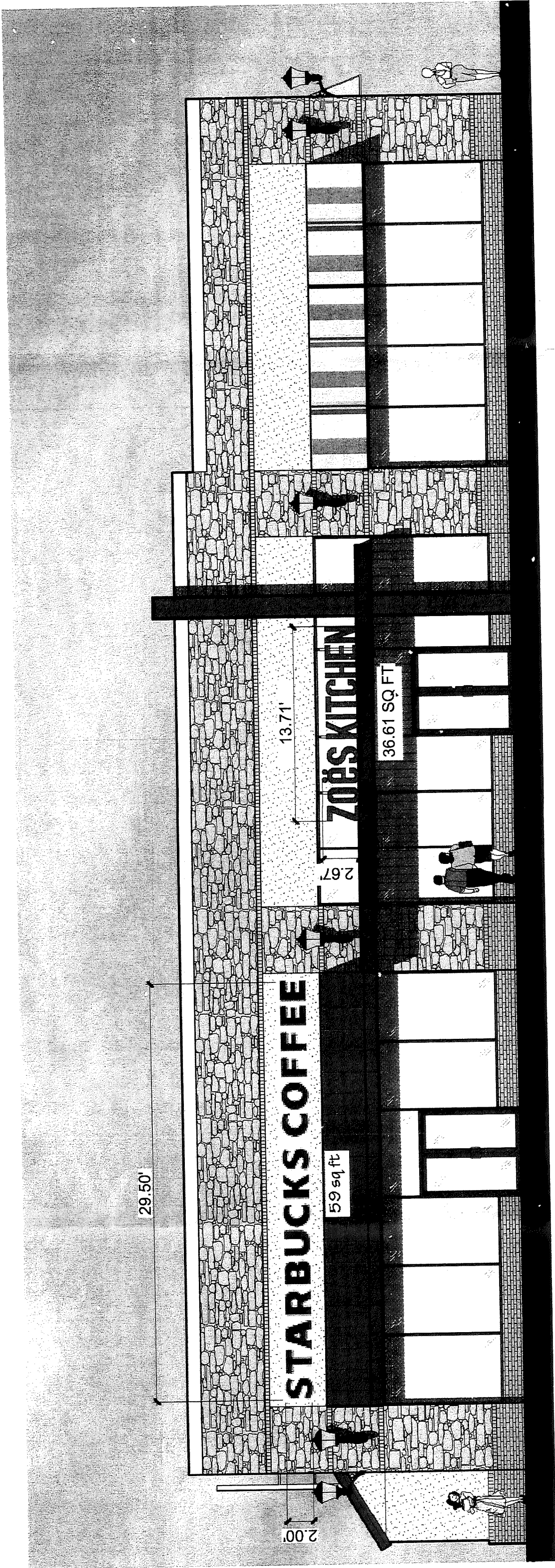
ID	Tenant	Existing Signage	Store Front Width (LF)	Area (SF)	Allowable Signage Per Variance Request (SF)
EE	1st Mariner Bank (West Elevation)	Width (FT.) Height (FT.)	73.50	77.00	115.50
	1st Mariner Bank (South Elevation)	Width (FT.) Height (FT.)	80.70	161.40	242.10

BUILDING #6 PROPOSED RETAIL BUILDING

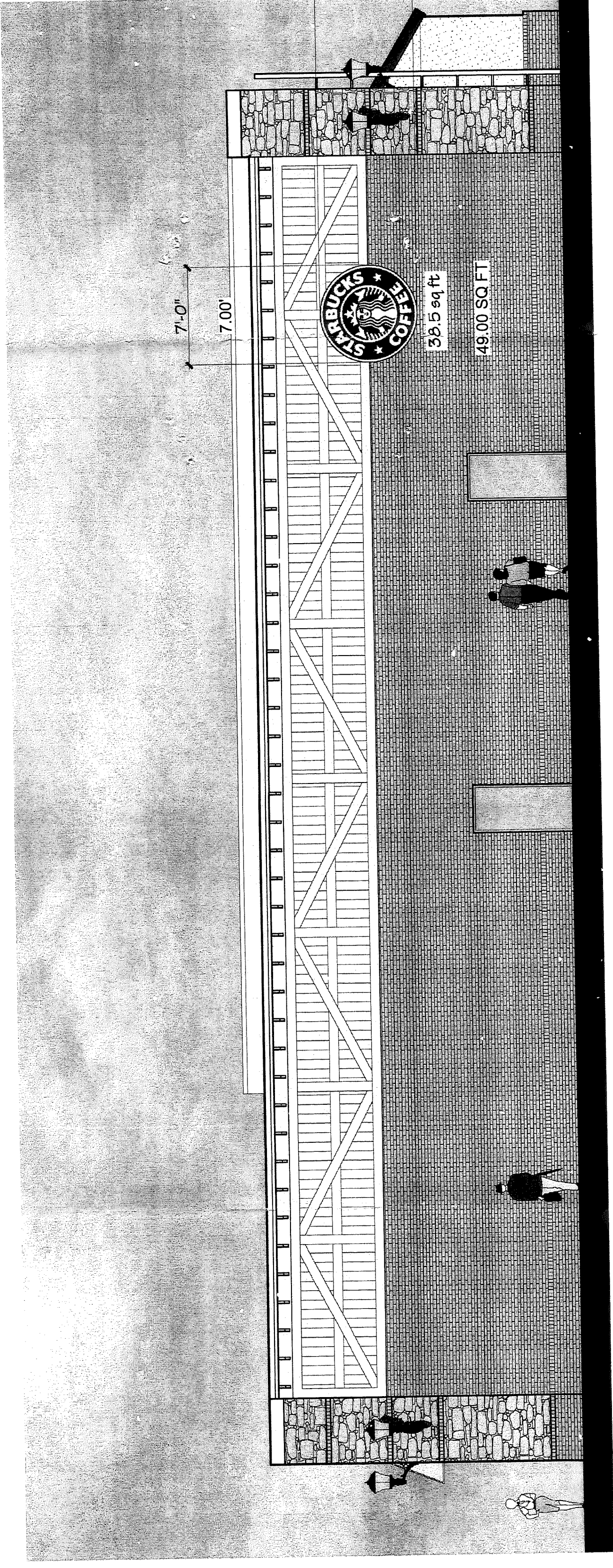
ID	Tenant	Existing Signage	Store Front Width (LF)	Area (SF)	Allowable Signage Per Variance Request (SF)
FF	Starbucks (North Elevation)	Width (FT.) Height (FT.)	59.00	87.44	131.16
	Starbucks (South Elevation)	Width (FT.) Height (FT.)	49.00	87.44	131.16
	Starbucks (East Elevation)	Width (FT.) Height (FT.)	40.30	80.60	120.90
GG	Zoe's Café	Width (FT.) Height (FT.)	36.61	120.44	180.66

FREESTANDING I.D. SIGNS

ID	Tenant	Signage	Sign Panel Width (FT.)	Sign Panel Height (FT.)	Sign Height Per Code (SF)	Allowable Sign Area (SF)	NOTES
		Sign Panel Width (FT.) Sign Panel Height (FT.)					OUTDOOR ADVERTISING SIGN CASE #1590-4862X
HH	AMF TIMONIUM LANES	20.00 10.00	200.00	35.00	25.00	75.00	SHOPPING CENTER ID SIGN
II	TIMONIUM SHOPPING CENTER	11.01 19.71	217.01	35.00	25.00	150.00	ELECTRONIC MESSAGE BOARD
JJ	TIMONIUM SHOPPING CENTER	11.01 21.21	233.52	35.00	25.00	150.00	ELECTRONIC MESSAGE BOARD
KK	1ST MARINER BANK	8.57 7.75	74.99	19.00	25.00	75.00	



BUILDING 6
NORTH ELEVATION
NOT TO SCALE



BUILDING 6
SOUTH ELEVATION
NOT TO SCALE

BOHLER ENGINEERING



REV	DATE	COMMENT	BY
1	03/19/15	REVISED PER CLIENT COMMENTS	PAB

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: MD14800
DATE: 02/13/15
SCALE: N/A
CADD: MD14800/SDU

SIGN VARIANCE PLAN

TIMONIUM SHOPPING CENTER ASSOCIATES, LLC.
LOCATION OF SITE
TIMONIUM SQUARE
YORK ROAD (MD ROUTE 45)
AT E. TIMONIUM ROAD
TIMONIUM, MD
BALTIMORE COUNTY

BOHLER ENGINEERING
801 DULANEY VALLEY ROAD
SUITE 801
TOWSON, MARYLAND 21204
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M. GESELL
PROFESSIONAL ENGINEER
STATE OF MARYLAND
LICENSE NO. 15714

SHEET TITLE
SIGN DETAILS TO ACCOMPANY PETITIONS FOR SIGN VARIANCES AND SPECIAL HEARING
SHEET NUMBER
2
OF 4

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

