

IN RE: PETITION FOR VARIANCE

(1955 East Joppa Road)

9th Election District

6th Council District

Shopping Center Associates

Legal Owner

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0255-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owner of the subject property. The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §§450.4 Attachment 1, 5(d)(V) and 5(d)(V1) (1): to allow wall-mounted enterprise signs for tenants within a multi-tenant building on a building façade without separate customer entrances (Signs A,B,C,D, and E); and (2) to allow a wall-mounted enterprise sign on a building façade which does not define the space occupied by a tenant (Sign D). The subject property and requested relief is more fully depicted on the site plan marked as Petitioner's Exhibit 1A & 1B.

Brian Donley appeared in support of the petition on behalf of the owner. David H. Karceski, Esq. represented the Petitioner. The Petition was advertised and posted as required by the B.C.Z.R. There were no substantive Zoning Advisory Committee (ZAC) comments received. There were no Protestants or interested citizens in attendance.

The subject property is approximately 30 acres and is zoned BL-CCC. The Perring Plaza shopping center is located at the site. Several of the retail tenants are located in a portion of the site not visible from the main thoroughfares, and have requested signage on the rear of the stores which would be visible from Satyr Hill Road.

ORDER RECEIVED FOR FILING

Date 7/14/15

By Sen

To obtain variance relief requires a showing that:

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

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

Petitioner has met this test. The large property is irregularly shaped and therefore unique. If the B.C.Z.R. were strictly interpreted, Petitioner would experience a practical difficulty, given it would be unable to install the proposed signs. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of community and/or Baltimore County opposition.

THEREFORE, IT IS ORDERED, this 14th day of July, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §§450.4 Attachment 1, 5(d)(V) and 5(d)(V1): (1) to allow wall-mounted enterprise signs for tenants within a multi-tenant building on a building façade without separate customer entrances (Signs A,B,C,D, and E); and (2) to allow a wall-mounted enterprise sign on a building façade which does not define the space occupied by a tenant (Sign D), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

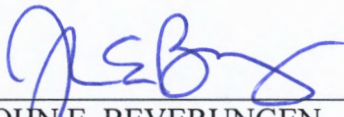
1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order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

ORDER RECEIVED FOR FILING

Date 7/14/15
By Den

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 7/14/15

By Sln

**Attachment to Petition for Variance
1955 Joppa Road**

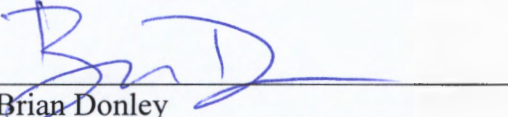
Variance from Section 450.4 Attachment 1 5(d)(V) and 5(d)(VI) of the Baltimore County Zoning Regulations to allow wall-mounted enterprise signs for tenants within a multi-tenant building on a building façade without separate customer entrances (Signs A, B, C, D, and E) and to allow a wall-mounted enterprise sign on a building façade which does not define the space occupied by a tenant (Sign D).

**Attachment to
Petition for Variance**

1955 Joppa Road

LANDLORD:

**SHOPPING CENTER ASSOCIATES, d/b/a PENNSYLVANIA SHOPPING
CENTER ASSOCIATES LIMITED PARTNERSHIP, a Pennsylvania
limited partnership, by its sole general partner, FEDERAL REALTY
INVESTMENT TRUST, a Maryland real estate investment trust**

By: 
Name: Brian Donley
Title: Director of Development

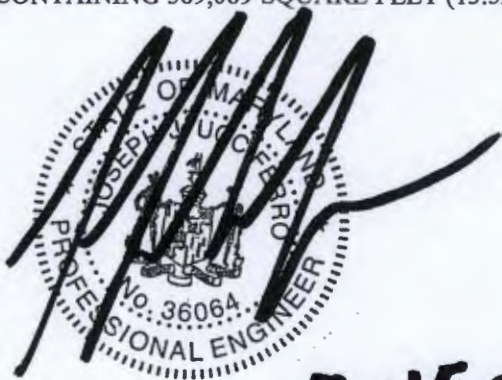


PROPERTY DESCRIPTION (PARCEL 623)

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF JOPPA ROAD, EXISTING 100 FOOT WIDTH RIGHT OF WAY, AT A POINT LYING 111.10' FEET EASTERLY FROM THE CENTERLINE OF THE PAVING OF PERRING PARKWAY AND RUNNING SOUTH 72 DEGREES 34 MINUTES 33 SECONDS WEST 49.17 FEET TO A POINT, AND; SOUTH 33 DEGREES 23 MINUTES 13 SECONDS WEST 200.25 FEET TO A POINT, AND; SOUTH 24 DEGREES 35 MINUTES 13 SECONDS WEST 251.35 FEET TO A POINT, AND; SOUTH 30 DEGREES 31 MINUTES 28 SECONDS WEST 30.35 FEET TO A POINT, AND; SOUTH 16 DEGREES 42 MINUTES 19 SECONDS EAST 202.19 FEET TO A POINT, AND; SOUTH 59 DEGREES 28 MINUTES 32 SECONDS EAST 28.89 FEET TO A POINT, AND; SOUTH 36 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID CURVE AN ARC DISTANCE OF 256.67 FEET THROUGH A CENTRAL ANGLE OF 46 DEGREES 50 MINUTES 02 SECONDS, A RADIAL TO A POINT, AND; SOUTH 04 DEGREES 38 MINUTES 43 SECONDS EAST 143.77 FEET TO A POINT, AND; SOUTH 12 DEGREES 38 MINUTES 30 SECONDS EAST 4.38 FEET TO A POINT, AND; RUNNING:

1. NORTH 78 DEGREES 00 MINUTES 45 SECONDS EAST 286.26 FEET TO A POINT, AND;
2. NORTH 11 DEGREES 59 MINUTES 15 SECONDS WEST 107.29 FEET TO A POINT, AND;
3. NORTH 78 DEGREES 00 MINUTES 45 SECONDS EAST 162.76 FEET TO A POINT, AND;
4. SOUTH 11 DEGREES 59 MINUTES 16 SECONDS EAST 180.62 FEET TO A POINT, AND;
5. NORTH 76 DEGREES 06 MINUTES 28 SECONDS EAST 433.94 FEET TO A POINT, AND;
6. SOUTH 25 DEGREES 28 MINUTES 40 SECONDS EAST 27.71 FEET TO A POINT, AND;
7. SOUTH 11 DEGREES 43 MINUTES 20 SECONDS EAST ALONG SAID CURVE AN ARC DISTANCE OF 199.27 FEET THROUGH A CENTRAL ANGLE OF 27 DEGREES 30 MINUTES 41 SECONDS, A RADIAL TO A POINT, AND;
8. SOUTH 02 DEGREES 02 MINUTES 00 SECONDS WEST 360.32 FEET TO A POINT, AND;
9. SOUTH 02 DEGREES 37 MINUTES 11 SECONDS EAST ALONG SAID CURVE AN ARC DISTANCE OF 147.80 FEET THROUGH A CENTRAL ANGLE OF 09 DEGREES 18 MINUTES 22 SECONDS, A RADIAL TO A POINT, AND;
10. SOUTH 07 DEGREES 16 MINUTES 22 SECONDS EAST 66.20 FEET TO A POINT, AND;
11. NORTH 87 DEGREES 33 MINUTES 28 SECONDS EAST 458.49 FEET TO A POINT, AND;
12. SOUTH 12 DEGREES 10 MINUTES 49 SECONDS EAST 13.26 FEET TO A POINT, AND;
13. NORTH 51 DEGREES 06 MINUTES 40 SECONDS WEST 32.58 FEET TO A POINT, AND;
14. NORTH 12 DEGREES 10 MINUTES 49 SECONDS WEST 155.12 FEET TO A POINT, AND;
15. SOUTH 85 DEGREES 49 MINUTES 11 SECONDS WEST 142.74 FEET TO A POINT, AND;
16. NORTH 51 DEGREES 06 MINUTES 40 SECONDS WEST 182.73 FEET TO A POINT, AND;
17. NORTH 22 DEGREES 17 MINUTES 50 SECONDS WEST ALONG SAID CURVE AN ARC DISTANCE OF 219.08 FEET THROUGH A CENTRAL ANGLE OF 19 DEGREES 18 MINUTES 39 SECONDS, A RADIAL TO A POINT, AND;
18. NORTH 12 DEGREES 38 MINUTES 30 SECONDS WEST 225.63 FEET TO A POINT.

CONTAINING 589,069 SQUARE FEET (13.52 ACRES) OF LAND, MORE OR LESS.



5-15-15

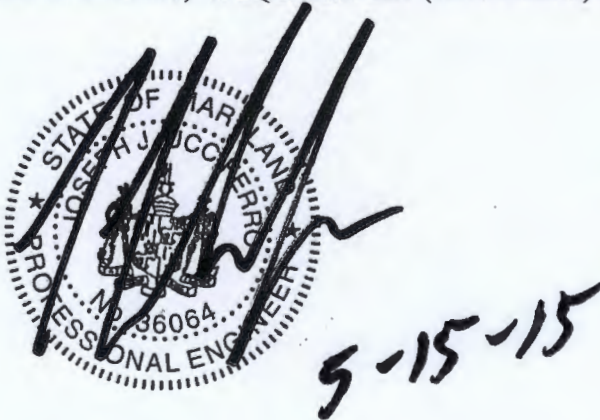


PROPERTY DESCRIPTION (PARCEL 958)

BEGINNING AT A POINT ON THE SOUTHERLY SIDE OF JOPPA ROAD, EXISTING 100 FOOT WIDTH RIGHT OF WAY, AT A POINT LYING 111.10' FEET EASTERLY FROM THE CENTERLINE OF THE PAVING OF PERRING PARKWAY AND RUNNING:

1. SOUTH 72 DEGREES 34 MINUTES 33 SECONDS WEST 49.17 FEET TO A POINT, AND;
2. SOUTH 33 DEGREES 23 MINUTES 13 SECONDS WEST 200.25 FEET TO A POINT, AND;
3. SOUTH 24 DEGREES 35 MINUTES 13 SECONDS WEST 251.35 FEET TO A POINT, AND;
4. SOUTH 30 DEGREES 31 MINUTES 28 SECONDS WEST 30.35 FEET TO A POINT, AND;
5. SOUTH 16 DEGREES 42 MINUTES 19 SECONDS EAST 202.19 FEET TO A POINT, AND;
6. SOUTH 59 DEGREES 28 MINUTES 32 SECONDS EAST 28.89 FEET TO A POINT, AND;
7. SOUTH 36 DEGREES 03 MINUTES 31 SECONDS EAST ALONG SAID CURVE AN ARC DISTANCE OF 256.67 FEET THROUGH A CENTRAL ANGLE OF 46 DEGREES 50 MINUTES 02 SECONDS, A RADIAL TO A POINT, AND;
8. SOUTH 04 DEGREES 38 MINUTES 43 SECONDS EAST 143.77 FEET TO A POINT, AND;
9. SOUTH 12 DEGREES 38 MINUTES 30 SECONDS EAST 4.38 FEET TO A POINT, AND;
10. NORTH 78 DEGREES 00 MINUTES 45 SECONDS EAST 286.26 FEET TO A POINT, AND;
11. NORTH 11 DEGREES 59 MINUTES 15 SECONDS WEST 107.29 FEET TO A POINT, AND;
12. NORTH 78 DEGREES 00 MINUTES 45 SECONDS EAST 162.76 FEET TO A POINT, AND;
13. SOUTH 11 DEGREES 59 MINUTES 16 SECONDS EAST 180.62 FEET TO A POINT, AND;
14. NORTH 76 DEGREES 06 MINUTES 28 SECONDS EAST 433.94 FEET TO A POINT, AND;
15. NORTH 64 DEGREES 31 MINUTES 20 SECONDS EAST 4.00 FEET TO A POINT, AND;
16. NORTH 25 DEGREES 28 MINUTES 40 SECONDS WEST 430.36 FEET TO A POINT, AND;
17. NORTH 32 DEGREES 52 MINUTES 05 SECONDS WEST ALONG SAID CURVE AN ARC DISTANCE OF 153.53 FEET THROUGH A CENTRAL ANGLE OF 14 DEGREES 46 MINUTES 49 SECONDS, A RADIAL TO A POINT, AND;
18. NORTH 40 DEGREES 15 MINUTES 29 SECONDS WEST 207.77 FEET TO A POINT, AND;
19. NORTH 48 DEGREES 12 MINUTES 20 SECONDS WEST ALONG SAID CURVE AN ARC DISTANCE OF 69.35 FEET THROUGH A CENTRAL ANGLE OF 15 DEGREES 53 MINUTES 40 SECONDS, A RADIAL TO A POINT, AND;
20. NORTH 71 DEGREES 51 MINUTES 19 SECONDS WEST 99.65 FEET TO A POINT, AND;
21. NORTH 71 DEGREES 42 MINUTES 56 SECONDS WEST ALONG SAID CURVE AN ARC DISTANCE OF 37.88 FEET THROUGH A CENTRAL ANGLE OF 1 DEGREE 24 MINUTES 27 SECONDS, A RADIAL TO A POINT, AND;
22. NORTH 68 DEGREES 04 MINUTES 05 SECONDS WEST 198.33 FEET TO A POINT, AND;
23. NORTH 69 DEGREES 35 MINUTES 43 SECONDS WEST 78.86 FEET TO THE POINT OF BEGINNING HEREOF.

CONTAINING 686,518 SQUARE FEET (15.76 ACRES) OF LAND, MORE OR LESS.



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

No. **125425**

Date: **5/15/15**

PAID RECEIPT

BUSINESS ACTUAL TIME
 5/18/2015 5/15/2015 10:12:20

REC: WSD1 WALTON LBS LJR
 RECEIPT # 581970 5/15/2015

5 528 ZONING VERIFICATION
 CR NO. 125425

Recpt Tot \$500.00
 \$500.00 CR \$0.00 CA
 Baltimore County, Maryland

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

Total: **500.00**

Rec From: **VENABLE**

For: **Petition E. Venable**
1755 E. Joppa Rd.
2015-0255-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



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 3370012

Sold To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
Towson, MD 21204-5304

Bill To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
Towson, MD 21204-5304

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

Jun 23, 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: # 2015-0255-A
1955 Joppa Road
SE Corner of Joppa Road and Perring Parkway
9th Election District - 6th Councilmanic District
Legal Owner(s) Shopping Center Associates, Brian Donley,
Director of Development

Variance: to allow wall-mounted enterprise signs for tenants within a multi-tenant building on a building facade without separate customer entrances (Signs A, B, C, D, & E) and to allow a wall-mounted enterprise sign on a building facade which does not define the space occupied by a tenant (Sign D).

Hearing: Monday, July 13, 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 6/826 June 23 3370012

CERTIFICATE OF POSTING

2015-0255-A

RE: Case No.: _____

Petitioner/Developer: _____

Shopping Center Associates, Brian Donley, Dir of Development

July 13, 2015

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

1955 Joppa Rd

June 23, 2015

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



Sincerely,

(Signature of Sign Poster)

June 23, 2015

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



KEVIN KAMENETZ
County Executive

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

May 29, 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: 2015-0255-A

1955 Joppa Road

SE corner of Joppa Road and Perring Parkway

9th Election District – 6th Councilmanic District

Legal Owners: Shopping Center Associates, Brian Donley, Director of Development

Variance to allow wall-mounted enterprise signs for tenants within a multi-tenant building on a building façade without separate customer entrances (Signs A, B, C, D & E) and to allow a wall-mounted enterprise sign on a building façade which does not define the space occupied by a tenant (Sign D).

Hearing: Monday, July 13, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY**
- (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
Issue - Jeffersonian

Please forward billing to:

David Karceski
Venable
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6271

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2015-0255-A

1955 Joppa Road

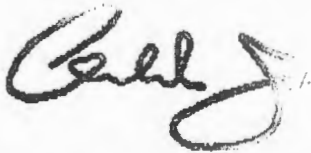
SE corner of Joppa Road and Perring Parkway

9th Election District – 6th Councilmanic District

Legal Owners: Shopping Center Associates, Brian Donley, Director of Development

Variance to allow wall-mounted enterprise signs for tenants within a multi-tenant building on a building façade without separate customer entrances (Signs A, B, C, D & E) and to allow a wall-mounted enterprise sign on a building façade which does not define the space occupied by a tenant (Sign D).

Hearing: Monday, July 13, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
1955 East Joppa Road; SE corner of E. Joppa	*	
Road & Perring Parkway	*	OF ADMINSTRATIVE
9 th Election & 6 th Councilmanic Districts	*	
Legal Owner(s): Shopping Center Associates,	*	HEARINGS FOR
Brian Donley, Director of Development	*	
Petitioner(s)	*	BALTIMORE COUNTY
	*	2015-255-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

MAY 22 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 22nd day of May, 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

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2015-0255-A

Petitioner: Federal Realty Investment Trust

Address or Location: 1955 E. Joppa Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: David Karcoski

Address: Venable, LLP

210 W. Pennsylvania Ave

Towson, MD 21204

Telephone Number: 410-499-6271

MEMORANDUM

DATE: August 17, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0255-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 13, 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

DATE _____

1955 E. Joppa Rd.
ER 2015-255-A
13/15

E-MAIL

David Karceski	210 W. Penn. Ave, Suite 500, Towson MD 21204	dkarceski@venable.
Bryan Danley	50 E. Wymanwood Rd	Wymenwood, PA 19096
Joseph Ucciferro	901 Dutane Valley Rd	Suite 801, Towson, MD 21204
		buhlereng. u.

CASE NO. 2015- 0255-A

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

5/29/15

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

N/C

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

FIRE DEPARTMENT

6/6/15

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

no Obj

5/20/15

STATE HIGHWAY ADMINISTRATION

no Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

6/23/15

SIGN POSTING

Date:

6/23/15

by SSG Black

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0919329452			
Owner Information					
Owner Name:		SHOPPING CENTER ASSOC		Use:	COMMERCIAL
Mailing Address:		ATTN MARY M KENNY 1626 E JEFFERSON ST ROCKVILLE MD 20852-4041		Principal Residence:	NO
				Deed Reference:	/04370/ 00038
Location & Structure Information					
Premises Address:		SATYR HILL RD BALTIMORE MD 21234-0000		Legal Description:	13.416 AC WS SATYR HILL RD 400 N BELTWAY
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0071	0013	0623		0000	2014
Special Tax Areas:			Town: NONE		
			Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			13.4100 AC	15	
Stories	Basement	Type	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:		8,049,600	8,049,600		
Improvements		5,962,100	6,193,800		
Total:		14,011,700	14,243,400	14,088,933	14,166,167
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:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

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

[illegible]

Order the **TAX MAP** [click here...](#)

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

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

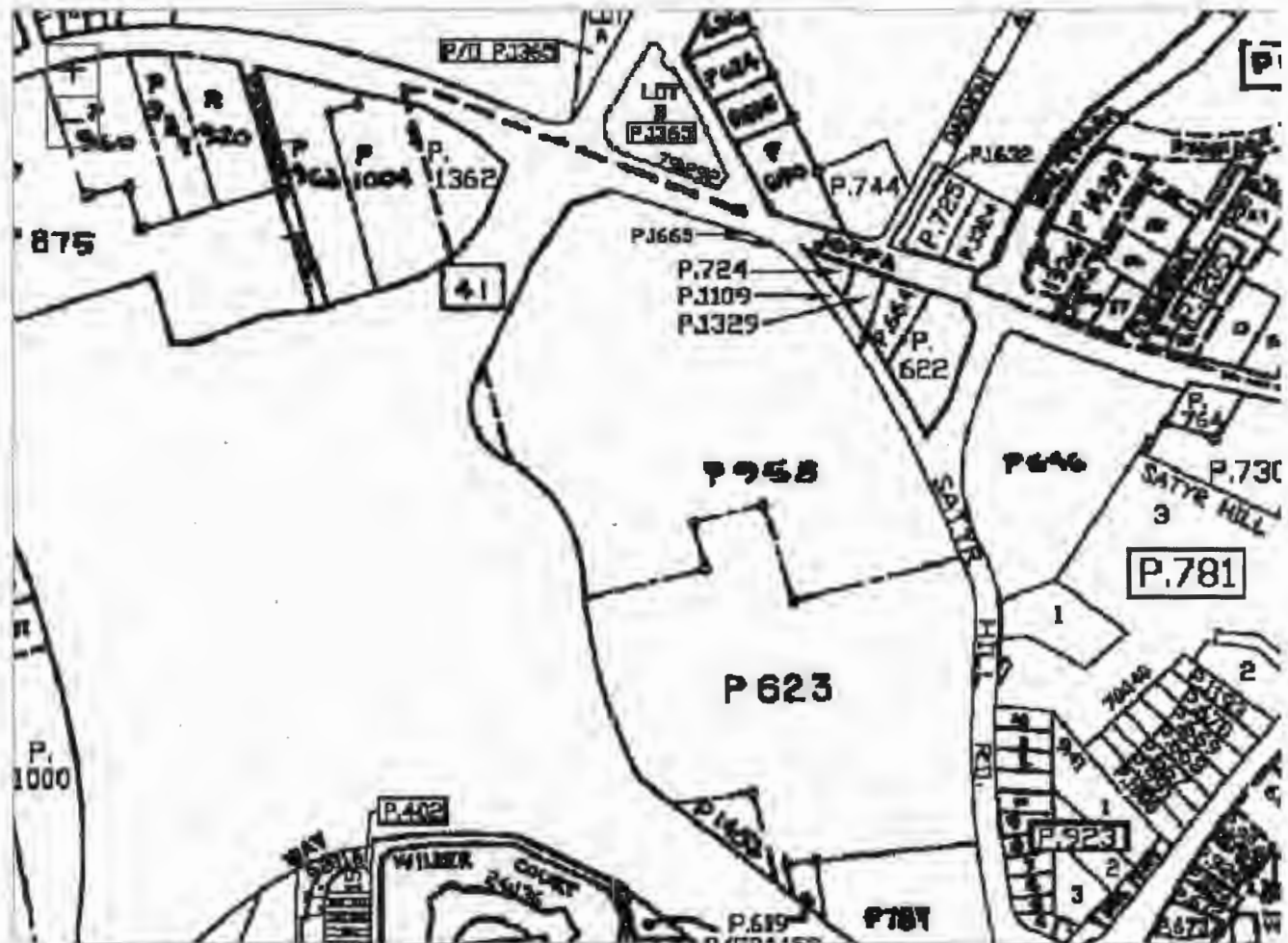
Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0919076600			
Owner Information					
Owner Name:		SHOPPING CENTER ASSOCIATES		Use: COMMERCIAL NO	
Mailing Address:		ATTN MARY M KENNY 1626 E JEFFERSON ST ROCKVILLE MD 20852-4041		Principal Residence: NO Deed Reference: /06237/ 00656	
Location & Structure Information					
Premises Address:		JOPPA RD BALTIMORE MD 21234-0000		Legal Description: 15.827 AC SWS JOPPA SW COR SATYR HILL RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0071	0013	0958		0000	2014
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			15.8200 AC	14	
Stories	Basement	Type	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:	9,496,200	9,496,200			
Improvements	23,198,800	23,739,700			
Total:	32,695,000	33,235,900	32,875,300	33,055,600	
Preferential Land:	0			0	
Transfer Information					
Seller: SCOTT HAROLD W,ET AL		Date: 12/05/1980		Price: \$3,500,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06237/ 00656		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: **0919076600**

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://imaweb05.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*

July 9, 2015

Brian Donley
1955 E Joppa Road
Parkville MD 21234

RE: Case Number: 2015-0255 A, Address: 1955 East Joppa Road

Dear Mr. Donley:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 15, 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 written in a cursive, flowing style.

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



Pete K. Rahn, Secretary

Date: 5/20/15

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No 2015-0255-A
Variance
Shopping Center Associates,
Brian Donley, Director of Development
1955 Joppa Road.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2015-0255-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

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

BR/raz

7-13

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 6, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1955 East Joppa Road

INFORMATION:

RECEIVED

Item Number: 15-255

JUN 08 2015

Petitioner: Brian Donley, Shopping Center Associates

Zoning: BL-CCC

OFFICE OF ADMINISTRATIVE HEARINGS

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to allow wall-mounted enterprise signs for tenants within a multi-tenant building on a building façade without separate customer entrances, and to allow a wall-mounted enterprise sign on a building façade which does not define the space occupied by a tenant. The site is within the Loch Raven Commercial Revitalization District.

The Department has no objection to the granting of the petitioned relief.

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

Division Chief:

Krystle Patchak

AVA/KS

cc: Krystle Patchak

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 25, 2015
Item No. 2015-0248, 0249, 0252, 0253, 0254 and 0255

DATE: May 29, 2015

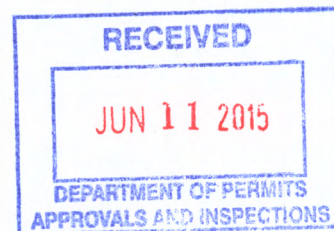
The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC05252015.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



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

DATE: June 6, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1955 East Joppa Road

INFORMATION:

Item Number: 15-255

Petitioner: Brian Donley, Shopping Center Associates

Zoning: BL-CCC

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to allow wall-mounted enterprise signs for tenants within a multi-tenant building on a building façade without separate customer entrances, and to allow a wall-mounted enterprise sign on a building façade which does not define the space occupied by a tenant. The site is within the Loch Raven Commercial Revitalization District.

The Department has no objection to the granting of the petitioned relief.

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

Division Chief: Krystle Patchak
AVA/KS
cc: Krystle Patchak

Case No.:

2015-0255-A

Exhibit Sheet

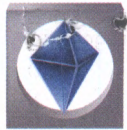
Petitioner/Developer

J
8-17-15

Protestants

Sru
7-14-15

No. 1	1A) Site plan 2 sheet 1B)	
No. 2	Ucciferro CV	
No. 3	Aerial zoning map	
No. 4	Revitalization District Map	
No. 5	5A) Photos of site 5B)	
No. 6	Sign renderings	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



RESUME

Joseph J. Ucciferro, P.E. Project Manager

EDUCATION:

Bachelor of Civil Engineering, University of Delaware, Newark, DE

PROJECT TESTIMONY:

Testified on behalf of Bohler Engineering in numerous municipalities before Planning Commissions, Board of Supervisors, Board of Appeals, and related municipal entities in Maryland, Delaware, and Pennsylvania.

EXPERIENCE:

Currently serves as a Project Manager in Bohler Engineering's Towson, Maryland Office. Experience includes over eleven (11) years of design and project management. Primarily responsible for client and project management for various commercial, residential, and industrial developments. Areas of experience include site feasibility analysis and budgeting, site layout and planning, zoning and subdivision ordinance review/interpretation, horizontal and vertical roadway design, site grading, earthwork balancing and analysis, soil erosion and sediment control measures and facilities, utility design, stormwater management and water quality system designs, environmental compliance/evaluations, pump/tank design and permitting, lighting photometric studies/design, signage compliance, landscaping design, vehicular circulation design, oversight of expediting and application approvals, and related services. Expertise includes supermarkets, service stations, maintenance facilities, restaurants, shopping centers, retail centers, car washes and other related projects in municipalities in Maryland, Delaware, and Pennsylvania.

BALTIMORE COUNTY PROJECTS OF NOTE:

- Merritt Pavilion – (Planned Unit Development) Dundalk
- Insurance Auto Auction – Rosedale and Dundalk (Special Exception and Variance)
- Shelter Development and YMCA (Planned Unit Development) – Catonsville
- Federal Realty – Flats at 703 (Towson Multi-family Development Plan)
- Federal Realty – Avenue at White Marsh PUD Refinement
- YMCA Development – (Development Plan) Towson
- Multiple Quick Serve Restaurants (Chick-fil-A, Sonic)
- Multiple Bank Projects (Bank of America, M&T Bank, PNC Bank, BB&T Bank)
- Multiple Fuel Service Station Projects (SMO, Wawa, Royal Farms)
- Multiple Pharmacy Projects

PROFESSIONAL AFFILIATIONS:

- Maryland Professional Engineer #36064
- Urban Land Institute (ULI)
- National Association of Industrial & Office Properties (NAIOP)
- International Conference of Shopping Centers (ICSC)

PETITIONER'S EXHIBIT

2

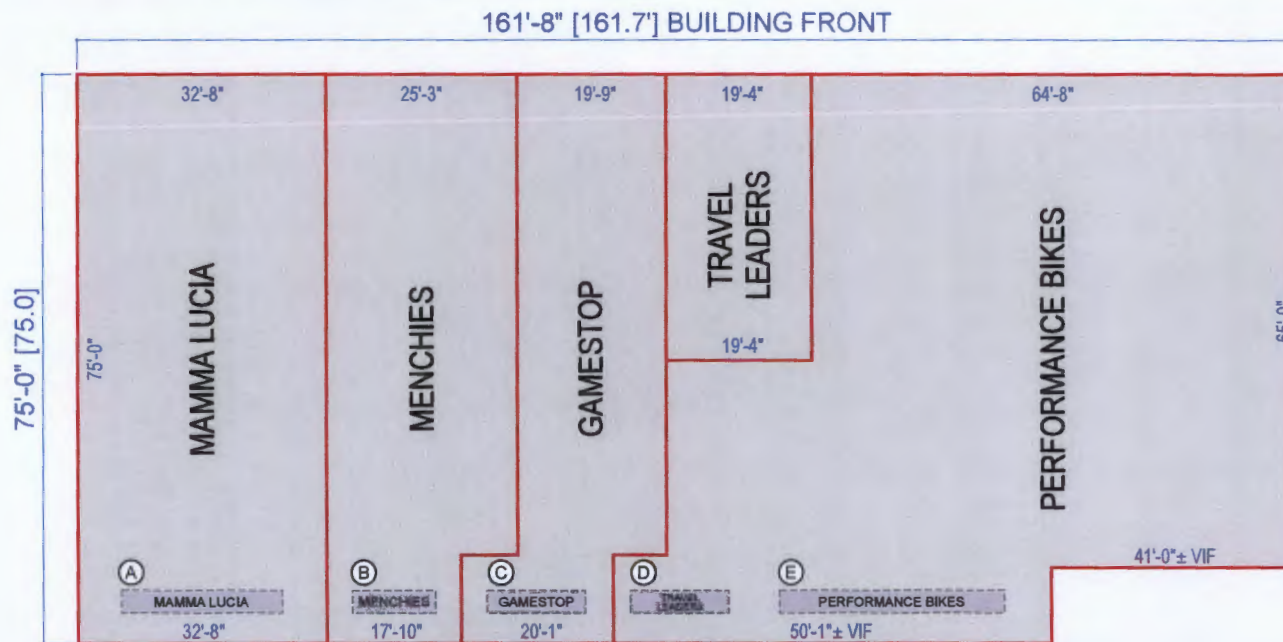


PETITIONER'S EXHIBIT 5A



PETITIONER'S EXHIBIT





PERRING PLAZA | SATYR HILL RD. | PLAN VIEW
Scale: 1/16" = 1'-0"



PERRING PLAZA | SATYR HILL RD. | ELEVATION
Scale: 1/16" = 1'-0"

TRIANGLE
SIGN & SERVICE

CLIENT & LOCATION

Federal Realty
INVESTMENT TRUST

PERRING PLAZA
1955 JOPPA RD
PARKVILLE, MD 21234

LEAD NO.

144543 R1

DATE

4/8/2015

REVIEWED BY

REVISION

REVISION

SHEET NO.

SALESMAN

ZF

DRAWN BY

LPR

SEGMENT NO.

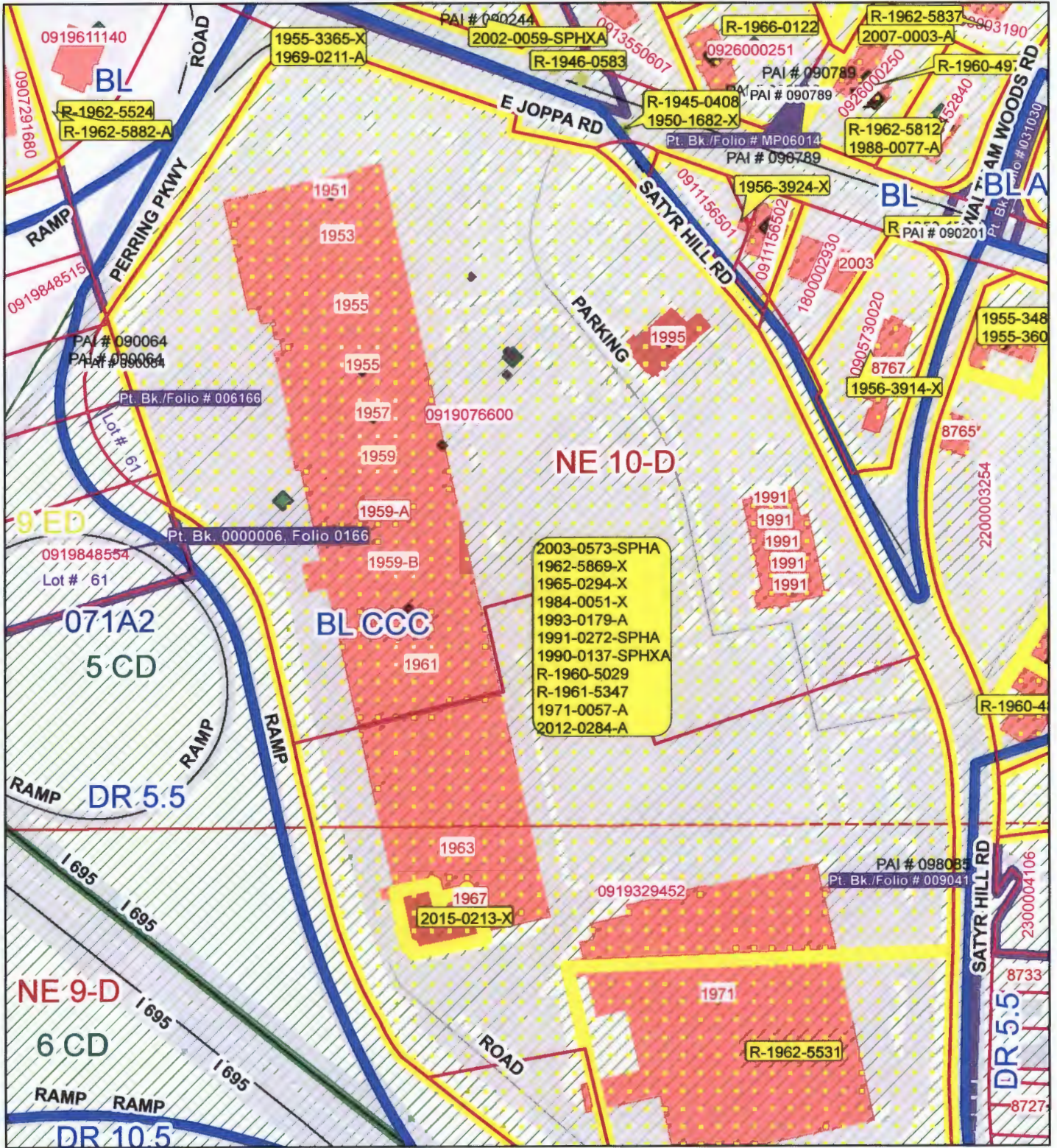
2 of 6

11 AZAR COURT • P.O. BOX 24186 • BALTIMORE, MARYLAND 21227 • T. 410-247-5300 • F. 410-247-1944 • REPRODUCTION IN WHOLE OR PART PROHIBITED WITHOUT EXPRESS PERMISSION OF TRIANGLE S & S • WWW.TRIANGLEDESIGN.COM

PETITIONER'S EXHIBIT

6

Perring Plaza Shopping Center



Publication Date: 5/15/2015



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



0 50 100 200 300 400 Feet

1 inch = 200 feet



Created By
Baltimore County
My Neighborhood



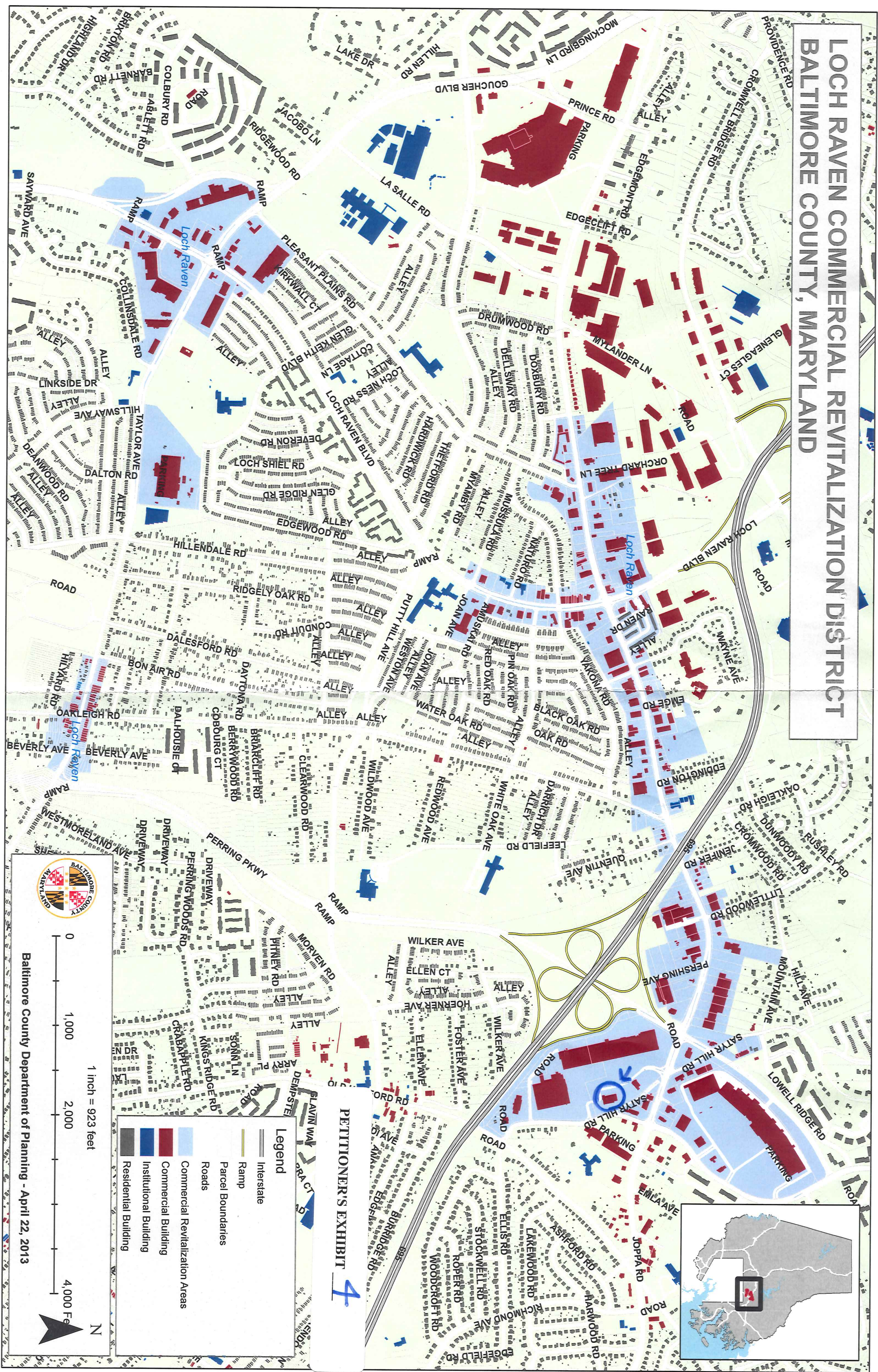
This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties,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

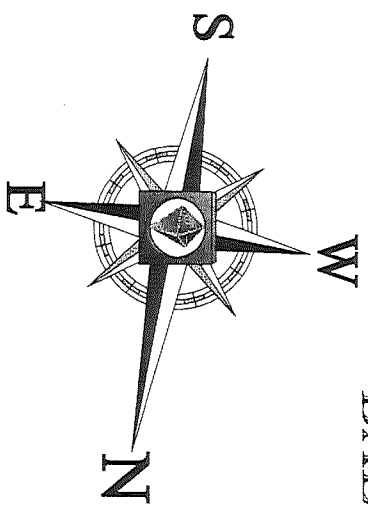
Printed 4/27/2015

PETITIONER'S EXHIBIT

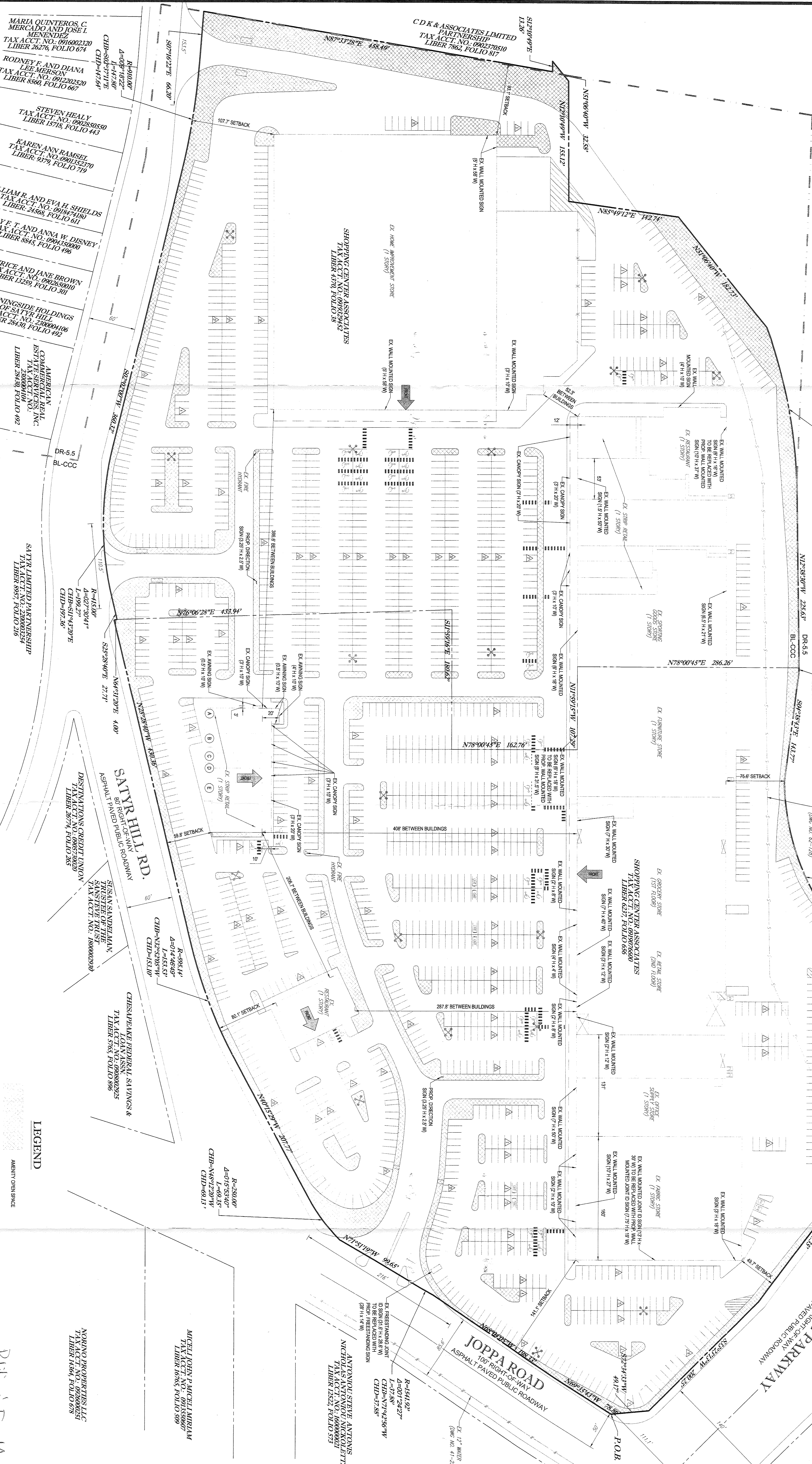
ω

A map of the United Kingdom with a black rectangle highlighting the south-eastern region. Within this rectangle, a red flower icon indicates the specific study area.





BALTIMORE BELTWAY (I-695)
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC INTERSTATE



MARIA QUINTEROS, C
MERCADO AND JOSE L
MENENDEZ
TAX ACCT. NO. 0916002120
LIBER 2676, FOLIO 674

RODNEY R. AND DIANA
LEE WILSON
TAX ACCT. NO. 0912023520
LIBER 8560, FOLIO 667

STEVEN HEALY
TAX ACCT. NO. 0912805550
LIBER 1578, FOLIO 443

KAREY ANN RAMSEL
TAX ACCT. NO. 0910552170
LIBER 9379, FOLIO 719

WILLIAM R. AND EVA H. SHIELDS
TAX ACCT. NO. 0904350000
LIBER 8845, FOLIO 496

HARRY E. T. AND ANNA W. DISNEY
TAX ACCT. NO. 0904350000
LIBER 8845, FOLIO 496

MAURICE AND JANE BROWN
TAX ACCT. NO. 0904350000
LIBER 1529, FOLIO 301

MORNINGSIDE HOLDINGS
OF SATYR HILL
TAX ACCT. NO. 210004106
LIBER 2843, FOLIO 452

AMERICAN
COMMERCIAL REAL
ESTATE SERVICES, INC.
TAX ACCT. NO. 210004106
LIBER 2843, FOLIO 452

SATYR LIMITED PARTNERSHIP
TAX ACCT. NO. 210004106
LIBER 2843, FOLIO 452

LEGEND
AGENT OPEN SPACE

PROFESSIONAL CERTIFICATION
I, JOSEPH J. BOHLER, hereby certify that these documents were prepared or approved by me, and under the laws of the State of Maryland, License No. 3908, EXPIRATION DATE 08/20/16.

Signature: J. Bohler

SHEET TITLE
PLAN TO
ACCOMPANY
VARIANCE REQUEST

SHEET NUMBER
1

CASE NO. XXX-XXXX-X

BOHLER
ENGINEERING

801 DULANE VALLEY ROAD,
TOWNE, MARYLAND 21204
Phone: (410) 821-7300
Fax: (410) 821-7367
www.bohler-engineering.com

FEDERAL REALTY
INVESTMENT
TRUST

LOCATION OF SITE
1955 JOPPA ROAD
PARKVILLE, MD 21234

SIGN VARIANCE
PLAN
FOR

PROJECT:
DRAWN BY: MDS/BS
CHECKED BY: MDD
DATE: 05/05/15
CNO ID: SVO

NOT APPROVED FOR
CONSTRUCTION

THE FOLLOWING STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND AND I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

BOHLER
ENGINEERING

CIVIL & CONSULTING ENGINEERS

SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

REVISIONS

REV.	DATE	COMMENT	BY

CORPORATE OFFICE:
WARREN, NJ

OFFICES:

- BOWIE, MD
- DOWSON, MD
- STERLING, VA
- WARRINGTON, VA
- FORT LAUDERDALE, FL
- PHILADELPHIA, PA
- SOUTH BORO, MA
- ALBANY, NY
- ROKONKOMA, NY
- CHALFONT, PA
- CENTER VALLEY, PA
- TAMPA, FL

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE USED FOR CONSTRUCTION PURPOSES. (SEE SIGNED PROFESSIONAL SEAL)



ZONING MAP
SCALE: 1"=500'

OF 1958 PARKING SPACES INSTEAD OF REQUIRED 2213. GRANTED
070614070

LOCATION MAP

A. B558234
D. 0202557

CASE NO.: 2012-0284-A
PETITION TO ALLOW

COPY (SIGN BB);

P [135 SQUARE FEET IN LIEU OF 106 SQUARE FEET];

- GRANTED 6/27/12

**VARIANCES WILL BE REQUIRED BY
PETITION FOR VARIANCE**

UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO
36064, EXPIRATION DATE: 6/26/2016

5

CIVIL & CONSULTING ENGINEERS

SURVEYORS

PROJECT MANAGERS

ENVIRONMENTAL CONSULTANTS

LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
♦ WARREN, NJ
OFFICES:

- ♦ SOUTHBOROUGH, MA
- ♦ ALBANY, NY, NY
- ♦ ROCKWONOMA, NY
- ♦ CHALFANT, PA
- ♦ CENTER VALLEY, PA
- ♦ TAMPA, FL
- ♦ BOWIE, MD
- ♦ TOWSON, MD
- ♦ STERLING, VA
- ♦ WARRENTON, VA
- ♦ FORT LAUDERDALE, FL
- ♦ PHILADELPHIA, PA

[illegible]

PROJECT No.: MD1520716

DRAWN BY: RHD

CHECKED BY: MOH

SCALE: AS SHOWN

DATE: SWO

NOT APPROVED FOR CONSTRUCTION

THE POLYCLONAL CHAIN REACTION TEST (PCR) FOR DETECTING HIV INFECTION IS A SCREENING TEST. POSITIVE RESULTS OF THIS TEST REQUIRE CONFIRMATION BY AN ELISA TEST. DISSEMINATION OF ANY PERSON INFORMATION TO ANY OTHER PERSON OR ENTITY IS PROHIBITED BY THE STATE OF CALIFORNIA. (CALIFORNIA CIVIL RIGHTS ACT, CALIFORNIA GOV. CODE, DIVISION 1, § 52.001-52.004) (P. 100232-1170)

1/14/2016 10:00:00 AM 1/14/2016 10:00:00 AM 1/14/2016 10:00:00 AM 1/14/2016 10:00:00 AM

**SIGN VARIANCE
PLAN**
—FOR—
**FEDERAL REALTY
INVESTMENT
TRUST**

LOCATION OF SITE
1955 JOPPA ROAD
PARKVILLE, MD 21234

BOHLE
ENGINEERING

901 TOLSON AVE. ALLETT ROAD,
SUITE 800
DULLES, MARYLAND 21204

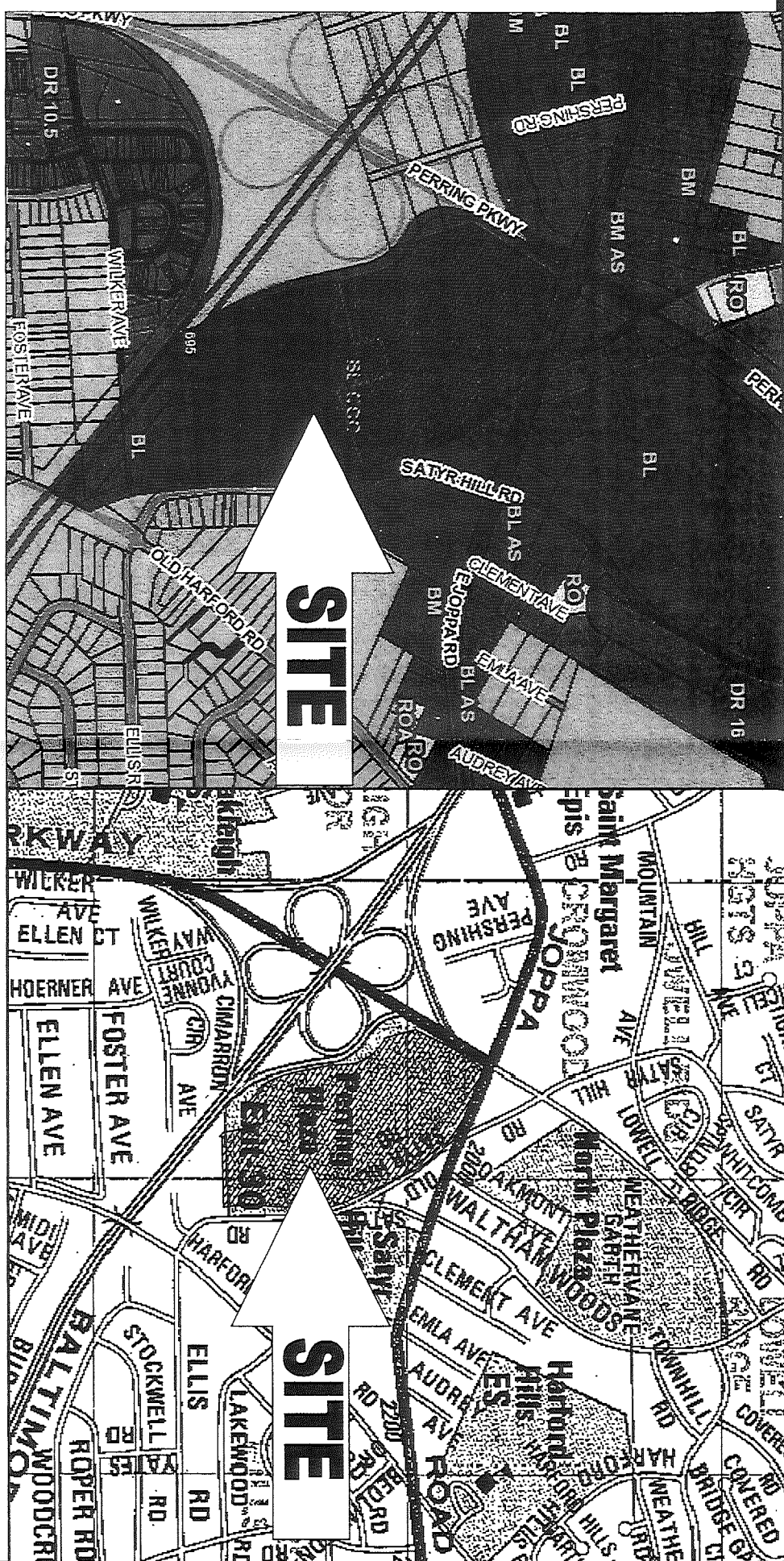
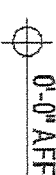
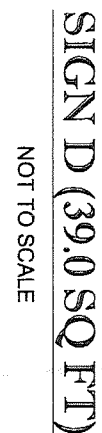
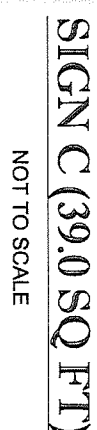
Phone: (410) 821-7900
Fax: (410) 821-1987

www.BohleEngineering.com

SHEET TITLE:
**PLAN TO
 ACCOMPANY
 VARIANCE
 REQUEST**

SHEET NUMBER:
2
 OF 2

CASE No. XXXX-XXXX-X



ZONING MAP
SCALE: 1"=500'

- CASE NO. 13556-386-X
PETITION FOR SPECIAL PERMIT TO ALLOW ONE DOUBLE FACED
ADDITION SIGN ON OUTLET. GRANTED 1/17/1989
- CASE NO. R. 1966-0229
PETITION FOR ZONING RE-CLASSIFICATION FROM R-4 ZONE TO B-1
ZONE. DENIED 7/28/1980
- CASE NO. R. 1935-0247
PETITION FOR ZONING RE-CLASSIFICATION FROM R-4 ZONE TO B-1
ZONE. GRANTED 6/11/1981
- CASE NO. 1559-5869-X
PETITION FOR SPECIAL EXCEPTION TO ALLOW GARAGE SERVICE IN A
BL ZONE (PREVIOUSLY GRANTED 6/12/1983)
- CASE NO. 13556-0224-X
PETITION FOR SPECIAL EXCEPTION TO ALLOW A THEATER (NOT
DRIVEN) GRANTED 5/23/1985
- CASE NO. 1355-0214-X
PETITION FOR ZONING VARIANCE FROM SECTION 413.2 TO ALLOW A
SMALLER SIGN ON 27'x10' INSTEAD OF 42'x11'. ORDER MISSING FROM FILE
- CASE NO. 1967-0087-A
PETITION FOR A VARIANCE FROM SECTION 408.6.A TO PERMIT A TOTAL
OF 1688 PARKING SPACES INSTEAD OF REQUIRED 2213. GRANTED
8/26/1987
- CASE NO. 1984-005-X
PETITION FOR A SPECIAL EXCEPTION FOR CON OPERATED
AMUSEMENT ARCADE. GRANTED 8/23/1985
- CASE NO. 1356-0175-PMIA
PETITION TO APPROVE A RETAIL "MEMBERSHIP" OUTLET IN A BL OCC
ZONE. GRANTED 6/14/1980
- CASE NO. 1917-0272-28-PMIA
PETITION TO APPROVE THE REMOVAL OF THE SPECIAL EXCEPTION
PERMITS. GRANTED IN CASE 1965-5869-X. ORDER DATED 5/7/1989
- CASE NO. 1356-0175-A
PETITION TO PERMIT A SHOPPING CART RENTIFICATION SIGN OF
40x5 FT. IN LIEU OF THE EXISTING 16x5 FT. AND FROM SECTION
413.3 C OF THE B-2, R. TO PERMIT A SIGN PERMIT OF 32 FEET IN LIEU
OF THE MAXIMUM PERMITTED 29 FEET. GRANTED 11/17/1985
- CASE NO. 2003-573-PMIA
PETITION TO PERMIT A TOTAL OF 176 PARKING SPACES IN LIEU OF
THE REQUIRED 2241 SPACES. GRANTED 6/12/2003
- CASE NO. 2012-0264-AL
PETITION TO PERMIT A TOTAL OF 176 PARKING SPACES IN LIEU OF
THE REQUIRED 2241 SPACES. GRANTED 6/12/2003

LOCATION MAH

1. SITE ADDRESS:
ISSAIGUO ROAD
PRAIRIEVILLE, MO 20234
 2. SITE AREA:
TOTAL = 29.88 AC±
 3. COUNTY INFORMATION:
TAX MAP - 71
SECTION - 18
COUNTY - CLATSOP
ELECTION DISTRICT - 9TH
ZONING MAP NO. 07/AC
DEED REFERENCE NO. 007000038 & 00237100666
 4. TAX ACCOUNT NO.:
TAXPAYER 003
PARCEL 003
= 00-001059402
= 00-001070500
 5. EXISTING USE: RETAIL SHOPPING CENTER
 6. ZONE B.L. COMM. (BUSINESS LOCAL, COMMERCIAL, COMMUNITY CORE)
 7. THE SUBJECT SITE IS NOT LOCATED IN ANY TAILED BASIC SERVICES MAPS AREAS.
- PREVIOUS COMMERCIAL PERMITS:

APPLICANT/LESSEE

NOTE:
ALL FUTURE SIGNS MUST CONFORM TO SECTION 450 OF THE BCZR OR VARIANCES WILL BE REQUIRED BY PETITION FOR VARIANCE

FEDERAL REALTY INVESTMENT PROS
1626 E. JEFFERSON STREET
ROCKVILLE, MD 20852

FEDERAL REALTY INVESTMENT
1626 E. JEFFERSON STREET
ROCKVILLE, MD 20852

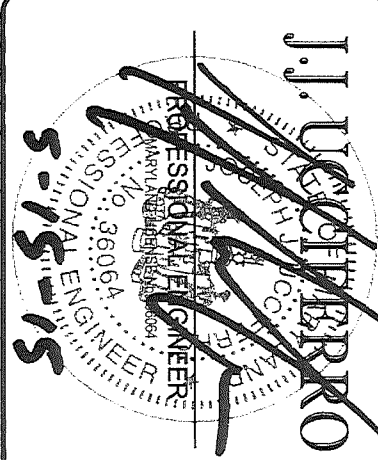
PROFESSIONAL CERTIFICATION
I, JOSEPH J. UCCIERRO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE #36084, EXPIRATION DATE: 6/30/2016

CASE No. XXXX-XXXX-X

SHEET NUMBER:

PLAN TO ACCOMPANY VARIANCE REQUEST

SHEET TITLE:



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



BOHLER
ENGINEERING

**FEDERAL REALTY
INVESTMENT
TRUST**

1

SIGN VARIANCE PLAN

PROJECT:

NOT APPROVED FOR
CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY
EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING
DISTURBING THE EARTH'S SURFACE ANYWHERE IN THE STATE
(IN VIRGINIA, MARYLAND, AND DELAWARE 811)
(WV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-95

[illegible]

BOHLER

CIVIL & CONSULTING ENGINEERS	CORPORATE OFFICE	
	♦ WARREN, NJ	
SURVEYORS	OFFICES:	
PROJECT MANAGERS	♦ SOUTH BOROUGHS, MA	♦ BOWIE, MD
ENVIRONMENTAL CONSULTANTS	♦ ALBANY, NY	♦ TOWSON, MD
LANDSCAPE ARCHITECTS	♦ RONKONKOMA, NY	♦ STERLING, VA
	♦ CHARLESTON, PA	♦ WAREHOUTEN, VA
	♦ CENTER VALLEY, PA	♦ WEST LAUDERDALE, FL
	♦ TAMPA, FL	♦ PHILADELPHIA, PA

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