

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE
(1501-1575 Merritt Boulevard) *
12th Election District *
7th Council District *
Merritt Boulevard Property, LLP *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2015-0272-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of the legal owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows: (1) to abandon previously granted Special Exception in Case 73-117-X which is no longer being utilized; and (2) to permit the continuance of existing pad sites at the shopping center. In addition, a Petition for Variance pursuant to B.C.Z.R. § 450.4 was filed in connection with certain signs at the center. A three-sheet site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requests was Steven Ready and Allison Mathern. Jennifer R. Busse, Esq. appeared and represented the Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was submitted by the Bureau of Development Plans Review (DPR). That agency suggested that landscaping be installed along Merritt Boulevard.

ORDER RECEIVED FOR FILING

Date 7-21-15

By DW

PETITION FOR SPECIAL HEARING

The first special hearing request concerns a special exception granted in 1972, for a theater use on the property. See, Case No. 73-117-X. The owner indicated that the theater was in fact never constructed, and the petition will be granted to formally abandon the special exception. The second special hearing request seeks to permit the continued use of Pad Sites A and B as shown on the plan. Site A is a Shell gas station and Site B is an IHOP restaurant. These sites have been in use for many years at the center, and the plan outlines the exact dimensions of each pad site. The special hearing request will be granted to permit the continued use of these sites.

VARIANCE

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 present site conditions have existed for many years and this property is therefore unique. If the B.C.Z.R. were strictly interpreted, Petitioner would experience a practical difficulty, given it would be required to remove signs which have been in place for many 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 lack of County and/or community opposition.

THEREFORE, IT IS ORDERED this 21st 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 ("B.C.Z.R"): (1) to abandon the Special Exception granted in Case 73-117-X

ORDER RECEIVED FOR FILING

Date 7-21-15

By [Signature]

which is no longer being utilized; and (2) to permit the continuance of existing Pad Sites A & B, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance pursuant to B.C.Z.R. § 450.4: (1) to permit three (3) wall mounted signs on a wall with no exterior customer entrance in lieu of none permitted (Signs Nos. 1, 2, & 5); (2) to permit two (2) wall mounted signs on a wall with an exterior customer entrance in lieu of one permitted (Sign No. 4); (3) for an existing freestanding joint identification sign to display a maximum of 10 lines of text with a minimum of 3 in. in height in lieu of the permitted 5 lines of text and required 8 in. of height for sign copy (Sign No. 8); (4) for an existing free-standing enterprise sign with associated changeable copy sign to have a height of 25.5 ft. in lieu of the 25 ft. allowed (Sign No. 10); (5) for an existing enterprise sign with associated changeable copy sign to display an area of 126.7 sq. ft. in lieu of the allowed 100 sq. ft. on a premises with a frontage of 300 ft. (Sign No. 10); (6) for an existing enterprise sign to display an area of 77.7 sq. ft. in lieu of the allowed 75 sq. ft. (Sign No. 9); and (7) for an existing free-standing joint identification sign to display a maximum area of 216 sq. ft. in lieu of the permitted 150 sq. ft. (Sign No. 8), 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 a vegetative buffer along Merritt Boulevard to screen the parking lot. The specific requirements for and location of the plantings shall be determined in the sole discretion of the County's landscape architect.

ORDER RECEIVED FOR FILING

Date 7-21-75

By low

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 7-21-15

By bw 4



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 1501-1575 Merritt Boulevard

which is presently zoned BM

Deed References: 34180/0155

10 Digit Tax Account # 1 6 0 0 0 0 7 3 8 8

Property Owner(s) Printed Name(s) ~~Steven Ready~~ Merritt Boulevard Property LLP

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

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

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

please see attached

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

3. ☒ a **Variance** from Section(s)

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

PLEASE SEE ATTACHED

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):

do Merritt Boulevard Property LLP
Steven Ready Donald Ready

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

217 Cedarcroft Road, Baltimore, MD

Mailing Address

City

State

21212 410-433-0788 ready@dhrccommercialre.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

2015-0272-1000

Filing Date

5/28/15

Do Not Schedule Dates:

Reviewer JS

ATTACHMENT TO ZONING PETITION

1501-1575 Merritt Boulevard

1. Petition for Variance from BCZR §450.4, Attachment 1, 5(d)(vi) to permit 3 wall mounted signs on a wall with no exterior customer entrance in lieu of none permitted. (Sign Nos. 1, 2 & 5)
2. Petition for Variance from BCZR §450.4, Attachment 1, 5(d)(vi) to permit 2 wall mounted signs on a wall with an exterior customer entrance in lieu of one permitted. (Sign No. 4)
3. Petition for Variance from BCZR §450.4, Attachment 1, 7(b)(ix) for an existing freestanding joint identification sign to display a maximum of 10 lines of text with a minimum of 3 inches in height, in lieu of the permitted 5 lines of text and required 8 inches of height for sign copy. (Sign No. 8)
4. Petition for Variance from BCZR §450.4, Attachment 1, 5(b)(vii) for an existing free-standing enterprise sign with associated changeable copy sign to have a height of 25.5 feet in lieu of the 25 feet allowed. (Sign No. 10)
5. Petition for Variance from BCZR §450.4, Attachment 1, 5(b)(v) for an existing enterprise sign with associated changeable copy sign to display an area of 126.7 square feet in lieu of the allowed 100 square feet on a premises with a frontage of 300 feet. (Sign No. 10)
6. Petition for Variance from BCZR §450.4, Attachment 1, 5(b)(v) for an existing enterprise sign to display an area of 77.7 square feet in lieu of the allowed 75 square feet. (Sign No. 9)
7. Petition for Variance from BCZR §450.4, Attachment 1, 7(b)(v) for an existing free-standing joint identification sign to display a maximum area of 216 square feet in lieu of the permitted 150 square feet. (Sign No. 8)
8. Petition for Special Hearing to abandon previously granted Special Exception in Case 73-117-X which is no longer being utilized.
9. Petition for Special Hearing to permit the continuance of existing Pad Sites A & B.

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS

4692 MILLENNIUM DRIVE, SUITE 100
BELCAMP, MARYLAND 21017

May 27, 2015

ZONING DESCRIPTION

DANVILLE SQUARE SHOPPING CENTER

Beginning at a point on the easterly right-of-way of Merritt Boulevard which is 120 feet in width, said point being North 69 degrees 34 minutes 45 seconds East 456.46 feet more or less, from a point formed by the intersection of the centerlines of Merritt Boulevard and West Road, thence leaving said point of beginning, along the following 4 courses:

1. Running thence and binding on said easterly right-of-way of Merritt Boulevard North 59 degrees 53 minutes 31 seconds East 750.36 feet, running thence leaving said right-of-way of Merritt Boulevard
2. South 30 degrees 06 minutes 29 seconds East 437.00 feet, running thence
3. South 59 degrees 53 minutes 31 seconds West 750.36 feet, running thence
4. North 30 degrees 06 minutes 29 seconds West 371.81 feet, to the point of beginning.

Being that parcel of land recorded in Deed Liber J.L.E. 34180, folio 155, as recorded in the Baltimore County Land Records, containing 7.528 Acres of land more or less. Also known as 1501 - 1575 Merritt Boulevard, being parcel 434 of Baltimore County tax map 103, and located within Election District #12 and Councilmanic District #7.

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



2015-0272-SIPHA

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

May 27, 2015

ZONING DESCRIPTION

DANVILLE SQUARE SHOPPING CENTER REMAINDER

Beginning at a point on the easterly right-of-way of Merritt Boulevard which is 120 feet in width, said point being North 59 degrees 53 minutes 31 seconds North 300.32 feet more or less, from a point on the easterly right-of-way of Merritt Boulevard which is North 69 degrees 34 minutes 45 seconds East 456.46 feet from a point formed by the intersection of the centerlines of Merritt Boulevard and West Road, thence leaving said point of beginning, along the following 16 courses:

1. Running thence leaving said easterly right-of-way of Merritt Boulevard South 29 degrees 55 minutes 26 seconds East 86.00 feet, running thence
2. South 59 degrees 53 minutes 31 seconds West 59.36 feet, running thence
3. South 30 degrees 06 minutes 29 seconds East 40.00 feet, running thence
4. South 59 degrees 53 minutes 31 seconds West 84.79 feet, running thence
5. South 30 degrees 06 minutes 29 seconds East 20.00 feet, running thence
6. South 59 degrees 53 minutes 31 seconds West 156.00 feet, running thence
7. South 30 degrees 06 minutes 29 seconds East 225.81 feet, running thence
8. North 59 degrees 53 minutes 31 seconds East 750.36 feet, running thence
9. North 30 degrees 06 minutes 29 seconds West 287.00 feet to a point on the easterly right-of-way of Merritt Boulevard, running thence and binding on said right-of-way
10. South 59 degrees 53 minutes 31 seconds West 184.50 feet, running thence leaving said right-of-way of Merritt Boulevard
11. South 30 degrees 06 minutes 29 seconds East 146.00 feet, running thence
12. South 59 degrees 53 minutes 31 seconds West 67.00 feet, running thence
13. North 30 degrees 06 minutes 29 seconds West 20.00 feet, running thence
14. South 59 degrees 53 minutes 31 seconds West 54.21 feet, running thence
15. North 30 degrees 06 minutes 29 seconds West 125.66 feet to a point on the easterly right-of-way of Merritt Boulevard, thence running and binding on said right-of-way
16. South 30 degrees 06 minutes 29 seconds East 144.33 feet to the point of beginning.

2015-0272-SPHA

Being a part of that parcel of land recorded in Deed Liber J.L.E. 34180, folio 155, as recorded in the Baltimore County Land Records, containing 6.263 Acres of land more or less. Also known 1501, 1503, 1513, 1519, 1525, 1527, 1531, 1539, 1541, 1545, 1549, 1553, & 1559 Merritt Boulevard being the remaining part of parcel 434 of Baltimore County tax map 103, and located within Election District #12 and Councilmanic District #7.

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



FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS

4692 MILLENNIUM DRIVE, SUITE 100

BELCAMP, MARYLAND 21017

May 27, 2015

ZONING DESCRIPTION

DANVILLE SQUARE SHOPPING CENTER

Beginning at a point on the easterly right-of-way of Merritt Boulevard which is 120 feet in width, said point being North 69 degrees 34 minutes 45 seconds East 456.46 feet more or less, from a point formed by the intersection of the centerlines of Merritt Boulevard and West Road, thence leaving said point of beginning, along the following 4 courses:

1. Running thence and binding on said easterly right-of-way of Merritt Boulevard North 59 degrees 53 minutes 31 seconds East 750.36 feet, running thence leaving said right-of-way of Merritt Boulevard
2. South 30 degrees 06 minutes 29 seconds East 437.00 feet, running thence
3. South 59 degrees 53 minutes 31 seconds West 750.36 feet, running thence
4. North 30 degrees 06 minutes 29 seconds West 371.81 feet, to the point of beginning.

Being that parcel of land recorded in Deed Liber J.L.E. 34180, folio 155, as recorded in the Baltimore County Land Records, containing 7.528 Acres of land more or less. Also known as 1501 - 1575 Merritt Boulevard, being parcel 434 of Baltimore County tax map 103, and located within Election District #12 and Councilmanic District #7.

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



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

2015-0772-SPMA

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

No. **125479**

Date: **5/28/15**

PAID RECEIPT

BUSINESS ACTUAL TIME
 5/28/2015 5/28/2015 10:11:15

REC 0501 WALKIN LRS L.R.
 RECEIPT # 583992 5/28/2015 OFLA

5.500 LINING VERIFICATION
 10. 125479

Recpt Tot 11,000.00
 \$1,000.00 CK 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6.50						1,000.00

Total: **1,000.00**

Rec From: **MERRITT BLVD RIVERVIEW LLP**

For: **2015-0272 SPMA**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

Case No.:

2015-0272-SPHA

Exhibit Sheet

Petitioner/Developer

Protestants

PW 1-2-15

PW 8-21-15

No. 1	1A-1C site plan	
No. 2	sign elevations for Pep Boys	
No. 3	photos of exist. signs	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2015-0272-SPHA
Petitioner: Merritt Boulevard Property LLP
Address or Location: 1501-1575 Merritt Blvd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jennifer Busse, Esquire
Address: do WTP
One W. Pennsylvania Ave. Ste. 300
Towson, MD 21204
Telephone Number: 410 832 2077



ZONING NOTICE

CASE # 2015-0272-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: Room 205, Jefferson Building
105 W. Chesapeake Ave. Towson MD 21204

DATE AND TIME: Wednesday, July 15, 2015 at 2:30 p.m.

REQUEST: Special Hearing to 1. To abandon previously granted Special Exception in Case 73-117-X which is no longer being utilized; 2. To permit the continuance of existing Pad Site A & B, Variance 1. To permit 3 wall mounted signs on a wall with no exterior customer entrance in lieu of the none permitted (Sign Nos. 1, 2 & 5) 2. To permit 2 wall mounted signs on a wall with an exterior customer entrance in lieu of one permitted (Sign No. 4) 3. For an existing freestanding joint identification sign to display a maximum of 10 lines of text with a minimum of 3 in. in height, in lieu of the

PERMITTED 5 LINES OF TEXT AND REQUIRED 8 IN. OF HEIGHT FOR SIGN COPY (SIGN NO. 8) 4. For an existing free-standing enterprise sign with associated changeable copy sign to have a height of 25.5 ft. in lieu of the 25 ft. allowed (Sign No. 10) 5. For an existing enterprise sign with associated changeable copy sign to display an area of 126.7 sq. ft. in lieu of the allowed 100 sq. ft. on a premises with a frontage of 300 ft. (Sign No. 10) 6. For an existing enterprise sign to display an area of 77.7 sq. ft. in lieu of the allowed 75 sq. ft. (Sign No. 9) 7. For an existing free-standing joint identification sign to display a maximum area of 216 sq. ft. in lieu of the permitted 150 sq. ft. (Sign No. 8)

DO NOT REMOVE THIS NOTICE FROM THE PROPERTY WITHOUT THE WRITTEN PERMISSION OF THE ZONING COMMISSIONER
HANDICAPPED ACCESSIBLE

REQUEST (cont.): Permitted 5 lines of text and required 8 in. of height for sign copy (Sign No. 8) 4. For an existing free-standing enterprise sign with associated changeable copy sign to have a height of 25.5 ft. in lieu of the 25 ft. allowed (Sign No. 10) 5. For an existing enterprise sign with associated changeable copy sign to display an area of 126.7 sq. ft. in lieu of the allowed 100 sq. ft. on a premises with a frontage of 300 ft. (Sign No. 10) 6. For an existing enterprise sign to display an area of 77.7 sq. ft. in lieu of the allowed 75 sq. ft. (Sign No. 9) 7. For an existing free-standing joint identification sign to display a maximum area of 216 sq. ft. in lieu of the permitted 150 sq. ft. (Sign No. 8)

made 4/25/15

CERTIFICATE OF POSTING

CASE NO: 2015-0372-SPHA

PETITIONER/DEVELOPER

WHITEFORD, TAYLOR &
PRESTON LLP

DATE OF HEARING/CLOSING:

7/15/15

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 _____

1501-1575 MERITT

BOULEVARD

THIS SIGN(S) WERE POSTED ON June 25, 2015
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 6/25/15
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE

(SIGN POSTER)

60 CHELMSFORD COURT

BALTIMORE, MD 21220

(ADDRESS)

PHONE NUMBER: 443-629-3411



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 3373832

Sold To:

Jennifer Busse, Esq. - CU00452309
1 W Pennsylvania Ave
Towson, MD 21204-5014

Bill To:

Jennifer Busse, Esq. - CU00452309
1 W Pennsylvania Ave
Towson, MD 21204-5014

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

Jun 25, 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: # 2015-0272-SPHA
1501-1575 Merritt Boulevard
NE/s Merritt Boulevard, 440 ft. NW of intersection with Westfield Road
12th Election District - 7th Councilmanic District
Legal Owner(s) Merritt Boulevard Property, LLP, Donald Ready

Special Hearing to 1. To abandon previously granted Special Exception in Case 73-117-X which is no longer being utilized;
2. To permit the continuance of existing Pad Sites A & B.
Variance 1. To permit 3 wall-mounted signs on a wall with no exterior customer entrance in lieu of the none permitted (Sign Nos. 1, 2 & 5); **2.** To permit 2 wall-mounted signs on a wall with an exterior customer entrance in lieu of one permitted (Sign No. 4); **3.** For an existing freestanding joint identification sign to display a maximum of 10 lines of text with a minimum of 3 in. in height, in lieu of the permitted 5 lines of text and required 8 in. of height for sign copy (Sign No. 8); **4.** For an existing free-standing enterprise sign with associated changeable copy sign to have a height of 25.5 ft. in lieu of the 25 ft. allowed (Sign No. 10); **5.** For an existing enterprise sign with associated changeable copy sign to display an area of 126.7 sq. ft. in lieu of the allowed 100 sq. ft. on a premises with a frontage of 300 ft. (Sign No. 10); **6.** For an existing enterprise sign to display an area of 77.7 sq. ft. in lieu of the allowed 75 sq. ft. (Sign No. 9); **7.** For an existing free-standing joint identification sign to display a maximum area of 216 sq. ft. in lieu of the permitted 150 sq. ft. (Sign No. 8).

Hearing: Wednesday, July 15, 2015 at 2:30 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.

6/3/37 June 25 3373832

DANVILLE SQUARE
PET SMART
PEP BOYS
Aaron's
NAILS **Vet Center** DEPT. OF VETERANS AFFAIRS
E-Z PARCEL ☐ H&R BLOCK

SHELL
GULF
VALVOLINE
MOTOR OIL
LUBRICANTS
TIRE SERVICE
WAX
CAR WASH
WAX
CAR WASH
WAX
CAR WASH

Available
410 244 7100

Matt Copeland
Jeff B...

STORES FOR LEASE
DONALD H. REEDY
410-433-0788

EXHIBIT

tabbies

3 A-C







June 22, 2015
KEVIN KAMENETZ
County Executive

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

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 2015-0272-SPHA

1501-1575 Merritt Boulevard
NE/s Merritt Boulevard, 440 ft. NW of intersection with Westfield Road
12th Election District – 7th Councilmanic District
Legal Owners: Merritt Boulevard Property, LLP, Donald Ready

Special Hearing to 1. To abandon previously granted Special Exception in Case 73-117-X which is no longer being utilized; 2. To permit the continuance of existing Pad Sites A & B. Variance 1. To permit 3 wall mounted signs on a wall with no exterior customer entrance in lieu of none permitted (Sign Nos. 1, 2 & 5) 2. To permit 2 wall mounted signs on a wall with an exterior customer entrance in lieu of one permitted (Sign No. 4) 3. For an existing freestanding joint identification sign to display a maximum of 10 lines of text with a minimum of 3 in. in height in lieu of the permitted 5 lines of text and required 8 in. of height for sign copy (Sign No. 8) 4. For an existing free-standing enterprise sign with associated changeable copy sign to have a height of 25.5 ft. in lieu of the 25 ft. allowed (Sign No. 10) 5. For an existing enterprise sign with associated changeable copy sign to display an area of 126.7 sq. ft. in lieu of the allowed 100 sq. ft. on a premises with a frontage of 300 ft. (Sign No. 10). 6. For an existing enterprise sign to display an area of 77.7 sq. ft. in lieu of the allowed 75 sq. ft. (Sign No. 9) 7. For an existing free-standing joint identification sign to display a maximum area of 216 sq. ft. in lieu of the permitted 150 sq. ft. (Sign No. 8)

Hearing: Wednesday, July 15, 2015 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Jennifer Busse, 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204
Donald Ready, 217 Cedarcroft Road, Baltimore 21212

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JUNE 25, 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.



June 10, 2015
KEVIN KAMENETZ
County Executive

NOTICE OF ZONING HEARING

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

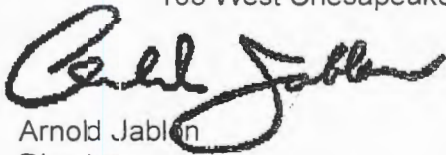
The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0272-SPHA

1501-1575 Merritt Boulevard
NE/s Merritt Boulevard, 440 ft. NW of intersection with Westfield Road
12th Election District – 7th Councilmanic District
Legal Owners: Merritt Boulevard Property, LLP, Donald Ready

Special Hearing to 1. To abandon previously granted Special Exception in Case 73-117-X which is no longer being utilized; 2. To permit the continuance of existing Pad Sites A & B. Variance to permit 3 wall-mounted signs on a wall with no exterior customer entrance in lieu of the none permitted (Sign Nos. 1, 2 & 5); to permit 2 wall-mounted signs on a wall with an exterior customer entrance in lieu of one permitted (Sign No. 4); for an existing freestanding joint identification sign to display a maximum of 10 lines of text with a minimum of 3 inches in height, in lieu of the permitted 5 lines of text and required 8 inches of height for a sign copy (Sign No. 8); for an existing free-standing enterprise sign with associated changeable copy sign to have a height of 25.5 ft. in lieu of the 25 ft. allowed (Sign No. 10); to allow a community identification sign within the 50 ft. RTA buffer required by BCZR Section 1B01.1.B.1.c.2.; to allow grading and removal of existing vegetation within the 50 ft. RTA buffer required by BCZR Section 1B01.1.B.1.c.2.; to allow a deck to extend into the 75 ft. RTA setback required by BCZR Section 1B01.1.B.1.c.2.; to allow the existing wireless telecommunications tower on a 2.3 +/- acre lot in lieu of the required 3 acre minimum lot size required by BCZR Section 426.9.C.2; to allow residential lots to be created within 92 ft. +/- of the existing wireless telecommunications tower in lieu of maintaining a 200 ft. setback required by BCZR Section 426.6.A.1; to approve a modification of standards to allow up to 7 townhouse units in a row in lieu of the maximum 6 units as permitted by BCZR Section 504.2 and CMDP, Division II, Section A, pp. 28, 30; to approve a modification of standards to allow up to 12 parking spaces in a row without a landscape island in lieu of the maximum 10 spaces in a row as permitted by BCZR Section 504.2 and CMDP, Division II, Section A, pp. 28, 30.

Hearing: Wednesday, July 15, 2015 at 2:30 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
Donald Ready, 217 Cedarcroft Road, Baltimore 21212

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JUNE 25, 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.

Zoning Review | County Office Building

111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048

www.baltimorecountymd.gov



June 10, 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: 2015-0272-SPHA

1501-1575 Merritt Boulevard

NE/s Merritt Boulevard, 440 ft. NW of intersection with Westfield Road

12th Election District – 7th Councilmanic District

Legal Owners: Merritt Boulevard Property, LLP, Donald Ready

Special Hearing to 1. To abandon previously granted Special Exception in Case 73-117-X which is no longer being utilized; 2. To permit the continuance of existing Pad Sites A & B. Variance to permit 3 wall-mounted signs on a wall with no exterior customer entrance in lieu of the none permitted (Sign Nos. 1, 2 & 5); to permit 2 wall-mounted signs on a wall with an exterior customer entrance in lieu of one permitted (Sign No. 4); for an existing freestanding joint identification sign to display a maximum of 10 lines of text with a minimum of 3 inches in height, in lieu of the permitted 5 lines of text and required 8 inches of height for a sign copy (Sign No. 8); for an existing free-standing enterprise sign with associated changeable copy sign to have a height of 25.5 ft. in lieu of the 25 ft. allowed (Sign No. 10); to allow a community identification sign within the 50 ft. RTA buffer required by BCZR Section 1B01.1.B.1.c.2; to allow grading and removal of existing vegetation within the 50 ft. RTA buffer required by BCZR Section 1B01.1.B.1.c.2; to allow a deck to extend into the 75 ft. RTA setback required by BCZR Section 1B01.1.B.1.c.2; to allow the existing wireless telecommunications tower on a 2.3 +/- acre lot in lieu of the required 3 acre minimum lot size required by BCZR Section 426.9.C.2; to allow residential lots to be created within 92 ft. +/- of the existing wireless telecommunications tower in lieu of maintaining a 200 ft. setback required by BCZR Section 426.6.A.1; to approve a modification of standards to allow up to 7 townhouse units in a row in lieu of the maximum 6 units as permitted by BCZR Section 504.2 and CMDP, Division II, Section A, pp. 28, 30; to approve a modification of standards to allow up to 12 parking spaces in a row without a landscape island in lieu of the maximum 10 spaces in a row as permitted by BCZR Section 504.2 and CMDP, Division II, Section A, pp. 28, 30.

Hearing: Wednesday, July 15, 2015 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Arnold Jablon
Director

AJ:kl

C: Jennifer Busse, 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204
Donald Ready, 217 Cedarcroft Road, Baltimore 21212

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Zoning Review | County Office Building

111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048

www.baltimorecountymd.gov

*Missing variance
5-7 on
petition*

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
1501-1575 Merritt Blvd; NE/S Merritt Blvd, * OF ADMINISTRATIVE
440' NW of intersection Westfield Road *
12th Election & 7th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Merritt Boulevard Property LLP *
By Donald Ready * BALTIMORE COUNTY
Petitioner(s) *
2015-272-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

JUN 11 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 11th day of June, 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

MEMORANDUM

DATE: August 21, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0272-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on August 20, 2015. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

CASE NAME 2015-272-SPHA
CASE NUMBER DHR Commercial
DATE 9/13/15

[illegible]

Kristen L Lewis

From: Busse, Jennifer R. <jbusse@wtplaw.com>
Sent: Monday, June 22, 2015 11:21 AM
To: Kristen L Lewis
Subject: mistakes on hearing notice
Attachments: CopitrakScan.PDF

Kristen – hope your weekend was good!

You'll see some extra language is on my attached notice – maybe a cut and paste error.

In any event – can you quickly get a revised notice to me – posting due by this Thursday the 25th.

Everything I struck in red is NOT for this case.

You'll see I also attached the petition attachment (which will be in your file too).

What is missing are my items #5-7.

Hearing date should NOT change, correct?

If you disagree at all please let me know immediately as I will want to talk to Carl or Arnold about that if need be.

If you can't get new notices to the paper in time for them to re-print, I am comfortable that the theme of the relief is already present (signage relief) and I will argue that the hearing date should not change.

Thanks!

From: Busse, Jennifer R.
Sent: Monday, June 22, 2015 11:16 AM
To: Busse, Jennifer R.
Subject: Copitrak Scan to E-Mail

Copitrak Scan

The logo for Copitrak, featuring the word "copitrak" in a bold, lowercase sans-serif font. To the left of the text is a circular graphic element consisting of several concentric, slightly offset rings, creating a ripple or target-like effect.

Your Scan File is Attached

CASE NO. 2015- 0272-SPHA

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>6/14</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>6/25</u>	PLANNING (if not received, date e-mail sent _____)	<u>N/c</u>
<u>6/10</u>	STATE HIGHWAY ADMINISTRATION	<u>NO Obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. _____)		
NEWSPAPER ADVERTISEMENT	Date: <u>6/25</u>	
SIGN POSTING	Date: <u>6/25</u>	by <u>Ogle</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

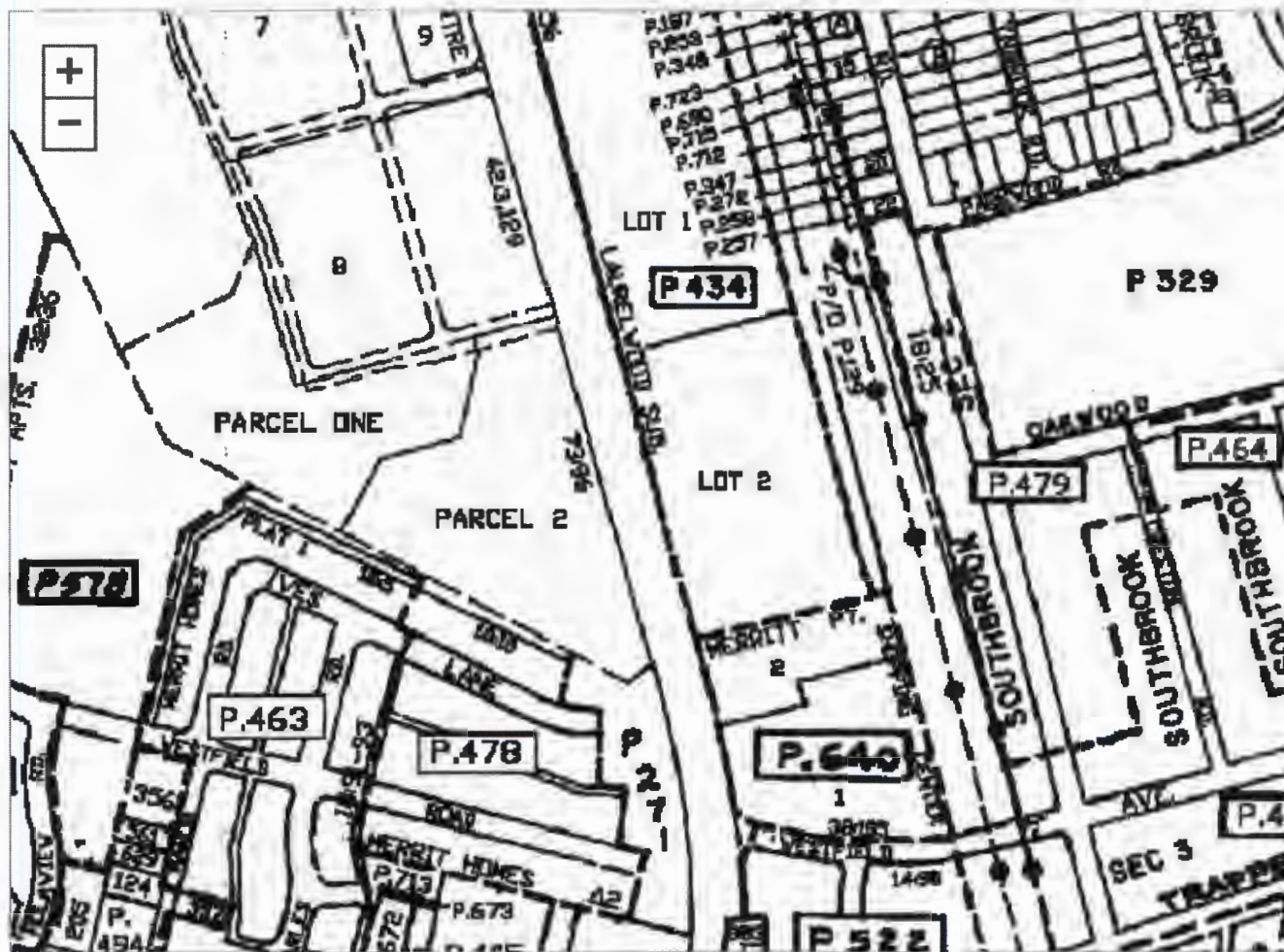
Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 12 Account Number - 1600007388			
Owner Information					
Owner Name:	MERRITT BOULEVARD PROPERTY LLP		Use: Principal Residence:	COMMERCIAL NO	
Mailing Address:	217 CEDARCROFT RD BALTIMORE MD 21212-		Deed Reference:	/34180/ 00155	
Location & Structure Information					
Premises Address:		MERRITT BLVD BALTIMORE MD 21222-0000		Legal Description:	7.528 AC 1926 S OF GERMAN HILL RD LAURELWOOD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0103	0005	0434		0000	2 2013 0031/0056
Special Tax Areas:			Town: NONE		
			Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1973	8754		7.5200 AC	14	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		BRANCH BANK			
Value Information					
	Base Value	Value As of 01/01/2013	Phase-In Assessments As of 07/01/2014 As of 07/01/2015		
Land:	2,258,400	2,258,400			
Improvements	6,416,500	6,948,600			
Total:	8,674,900	9,207,000	9,029,633	9,207,000	
Preferential Land:	0			0	
Transfer Information					
Seller: MERRITT BOULEVARD PROPERTY		Date: 09/06/2013	Price: \$0		
Type: NON-ARMS LENGTH OTHER		Deed1: /34180/ 00155	Deed2:		
Seller: DANNA, ANGELO & CARMEN		Date: 07/25/1972	Price: \$0		
Type: NON-ARMS LENGTH OTHER		Deed1: /05286/ 00065	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: **12** Account Number: **1600007388**

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

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

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

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



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

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

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KEVIN KAMENETZ
County Executive

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

July 9, 2015

Merritt Boulevard Property LLP
C/O Donald Ready
217 Cedarcroft Road
Baltimore MD 21212

RE: Case Number: 2015-0272 SPHA, Address: 1501-1575 Merritt Boulevard

Dear Mr. Ready:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 28, 2015. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
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: 6/10/15

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

RE: Baltimore County
Item No. 2015-0272-SPHA

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 6/10/15. A field inspection and internal review reveals that an entrance onto MD 157 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Denville Square Shopping Center Case Number 2015-0272-SPHA.

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

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Peake".

for David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

D'WP/RAZ

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary

Date: 6/10/15

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

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Sincerely,

A handwritten signature in cursive script, appearing to read "David W. Peake".

for David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

7-15-15 2:30 PM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 25, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

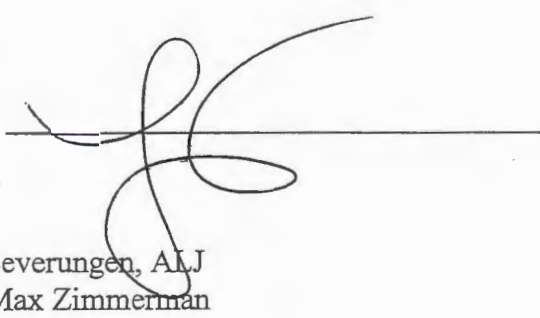
JUN 24 2015

SUBJECT: Zoning Advisory Petition(s) for
Item No: 15-263, 15-270, 15-272, and 15-282

OFFICE OF ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the above referenced zoning item(s) and has no comments.

For further questions or additional information concerning the matters stated herein, please contact Lloyd Moxley at 410-887-3480.

Prepared By: 

LTM:kma

c: John Beverungen, ALJ
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 15, 2015
Item No. 2015-0272

DATE: June 16, 2015

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

In exchange for the numerous requested variances, planting should be accomplished along Merrit Blvd. in accordance with the Landscape Manual.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 15-0272-06162015.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 25, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: Zoning Advisory Petition(s) for
Item No: 15-263, 15-270, 15-272, and 15-282

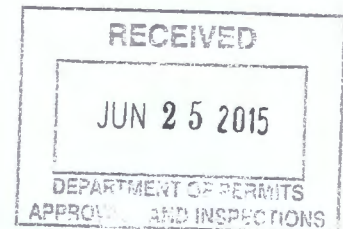
The Department of Planning has reviewed the above referenced zoning item(s) and has no comments.

For further questions or additional information concerning the matters stated herein, please contact Lloyd Moxley at 410-887-3480.

Prepared By: _____

LTM:kma

c: John Beverungen, ALJ
Peter Max Zimmerman





SE 2-F

12 ED

103C1 7 CD

SF 3-F
BM AS

DR 10.5

DR 16

DR 5.5

DR 10.5

DR 5.5

2015-0270-SPHA

Pt. Bk. 0000031, Folio 0056

Pt. Bk. 0000042, Folio 0129

Pt. Bk. 0000073, Folio 0096

Pt. Bk. 0000081, Folio 0105

57504 - 200801409 A
57504 - 198903371409 B
57504 - 19670051413
57504 - 19605011413 B

4177 - 195844181513
4177 - 195844171515

51543 - 198600701527
51542 - 197301171539

51026 - 1962571535
16000073881541

13017 - 199600001549
13017 - 199504211553
13017 - 198100131559

51527 - 199201291557
51527 - 198400271593
51527 - 198300721591

PDM # 128005

51535 - 1961533312040
51535 - 19741650
51535 - 19594769

51539 - 19680094

51640 - 19640040
51640 - 19630020
51640 - 19635903
51640 - 19630109

80001 - 19511886

1218050290

3126 - 19574181

51555 - 19840272
51555 - 195847560

1201029080

103C2

51556 - 19522384

51561 - 19594751

51639 - 19960492

7723

503



ELEVATION SIGN 10 LOOKING NORTH

SIGN # 10

SCALE: NTS

EXISTING FREESTANDING
ENTERPRISE SIGN
AREA = 126.7 S.F.

VARIANCES REQUESTED FROM SECTION 450.4,
ATTACHMENT 1 OF THE BCZR:

1. FROM 5(b)(vii) FOR AN EXISTING FREE-
STANDING ENTERPRISE TO HAVE A HEIGHT OF
25.5 FEET IN LIEU OF THE 25 FEET ALLOWED.
(SIGN NO. 10).
2. FROM 5(b)(v) FOR AN EXISTING ENTERPRISE
SIGN TO DISPLAY AN AREA OF 126.7 SQUARE FEET
IN LIEU OF THE ALLOWED 100 SQUARE FEET.
(SIGN NO. 10).



ELEVATION SIGN 9 LOOKING SOUTH

SIGN # 9

SCALE: NTS

EXISTING FREESTANDING
ENTERPRISE SIGN
AREA = 77.7 S.F.

VARIANCES REQUESTED FROM SECTION 450.4,
ATTACHMENT 1 OF THE BCZR:

1. FROM 5(b)(v) FOR AN EXISTING ENTERPRISE
SIGN TO DISPLAY AN AREA OF 77.7 SQUARE FEET
IN LIEU OF THE ALLOWED 75 SQUARE FEET
(SIGN NO. 9).



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

4692 MILL ENNIUM DRIVE, SUITE 100



Owner
MERRITT BOULEVARD PROPERTY LLP
217 CEDARCROFT ROAD
BALTIMORE, MARYLAND 21212

DANVILLE SQUARE SHOPPING CENTER

PLAN TO ACCOMPANY PETITIONS FOR ZONING RELIEF

1501-1575 MERRITT BOULEVARD

ELECTION DISTRICT #12, COUNCILMANIC DISTRICT #7

Scale: as shown

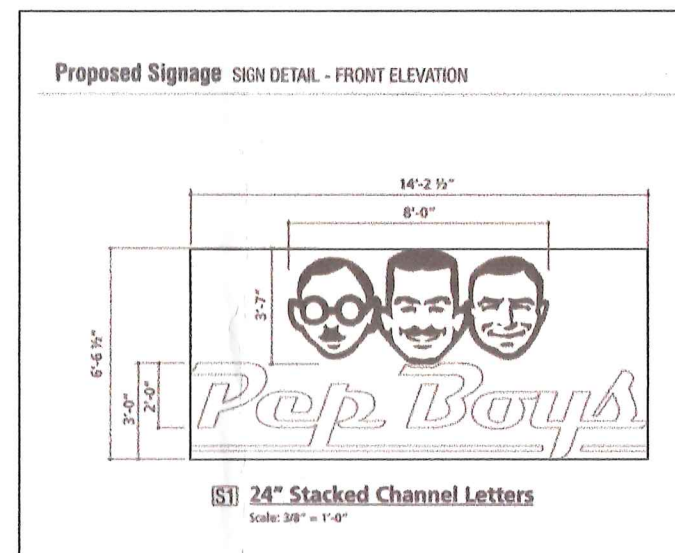
Date: MAY 27, 2015

SCALE: as shown
DATE: 5/27/2015
JOB #: 20-11716
DES: BCP
DRN: BCP
CHK: BCP
FILE: ww
DRAWING NUMBER:
Z-3

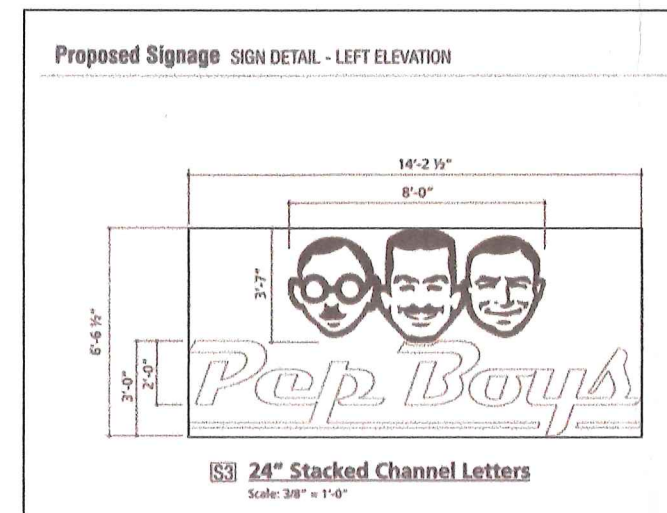
VARIANCE REQUESTED FROM SECTION 450.4, ATTACHMENT 1 OF THE BCZR:
1. FROM 5(d)(VI) TO PERMIT 3 WALL MOUNTED SIGNS ON A WALL WITH NO EXTERIOR CUSTOMER ENTRANCE IN LIEU OF NONE PERMITTED. (SIGN NOS. 1, 2 & 5)



SIGN # 2
SCALE: NTS
WALL MOUNTED
ENTERPRISE SIGN
AREA = 25.9 S.F.



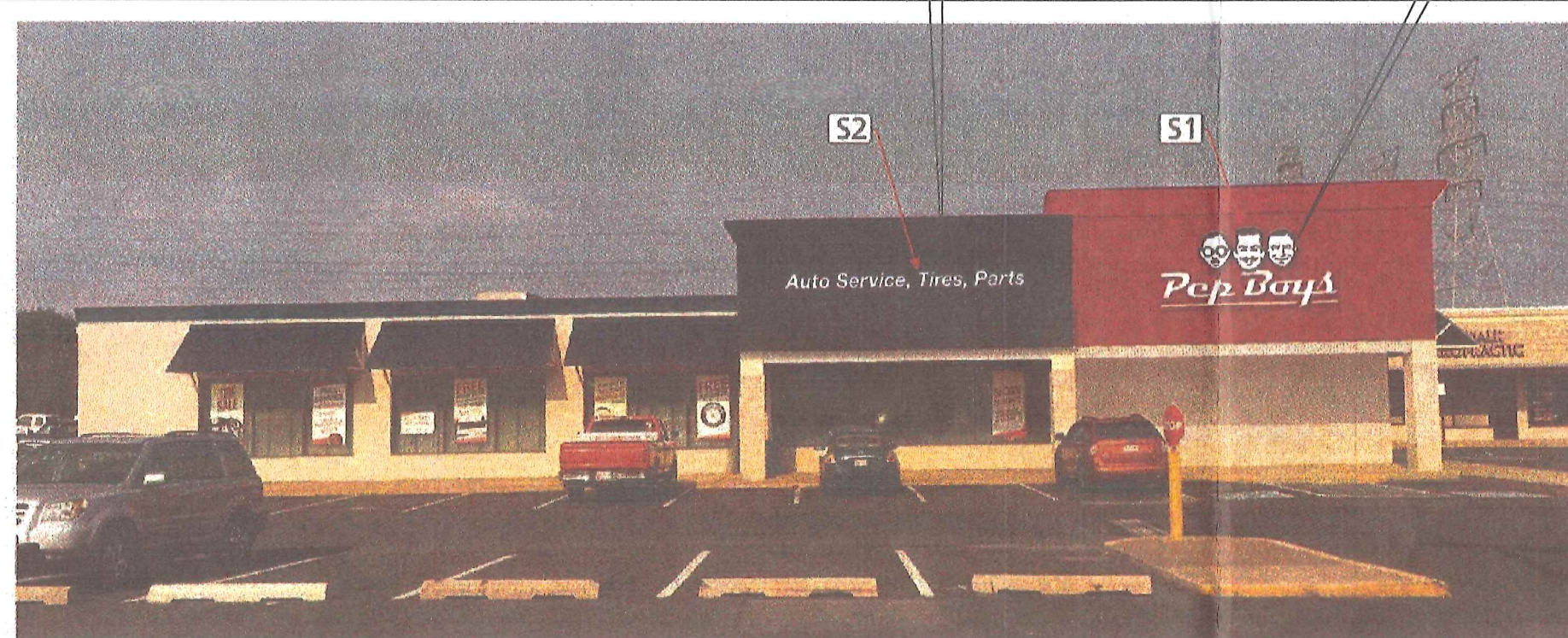
SIGN # 1
SCALE: NTS
WALL MOUNTED
ENTERPRISE SIGN
AREA = 92.95 S.F.



SIGN # 3
SCALE: NTS
WALL MOUNTED
ENTERPRISE SIGN
AREA = 92.95 S.F.



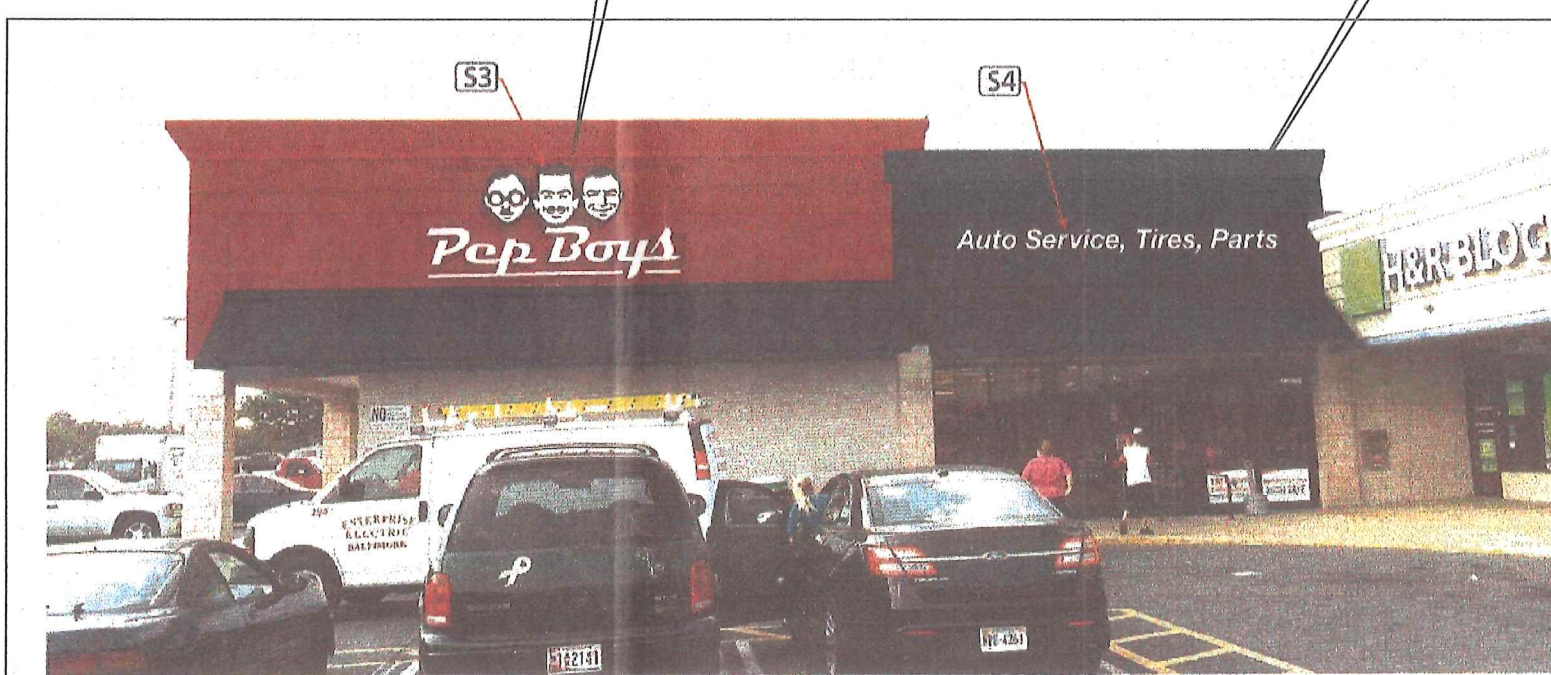
SIGN # 4
SCALE: NTS
WALL MOUNTED
ENTERPRISE SIGN
AREA = 25.9 S.F.



Proposed Rendering - Front Elevation

*Verify All Dimensions Prior to Fabrication

SIGNS 1 & 2 LOOKING EAST - PEP BOYS PREMISES

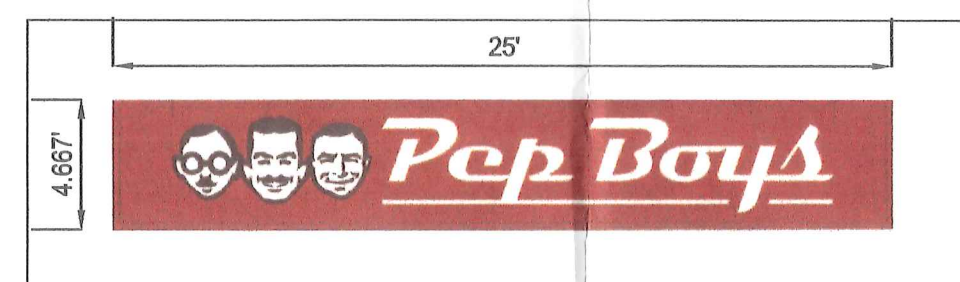


Proposed Rendering - Right Side Elevation

*Verify All Dimensions Prior to Fabrication

SIGNS 3 & 4 LOOKING NORTH - PEP BOYS PREMISES

VARIANCE REQUESTED FROM SECTION 450.4, ATTACHMENT 1 OF THE BCZR:
1. FROM 5(d)(VI) TO PERMIT 3 WALL MOUNTED SIGNS ON A WALL WITH NO EXTERIOR CUSTOMER ENTRANCE IN LIEU OF NONE PERMITTED. (SIGN NOS. 1, 2 & 5)



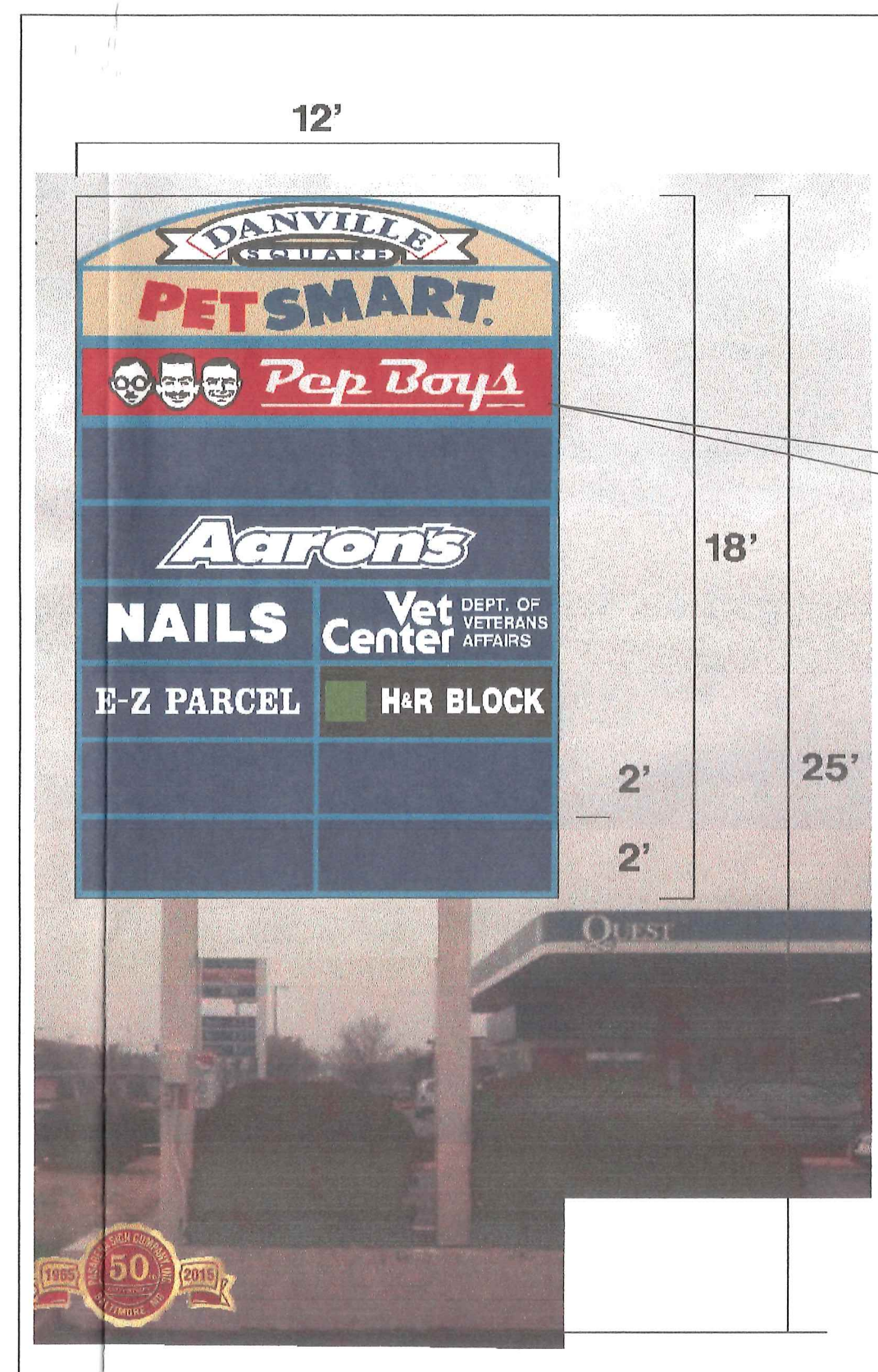
SIGN # 5
SCALE: NTS
WALL MOUNTED
ENTERPRISE SIGN
AREA = 116.675 S.F.



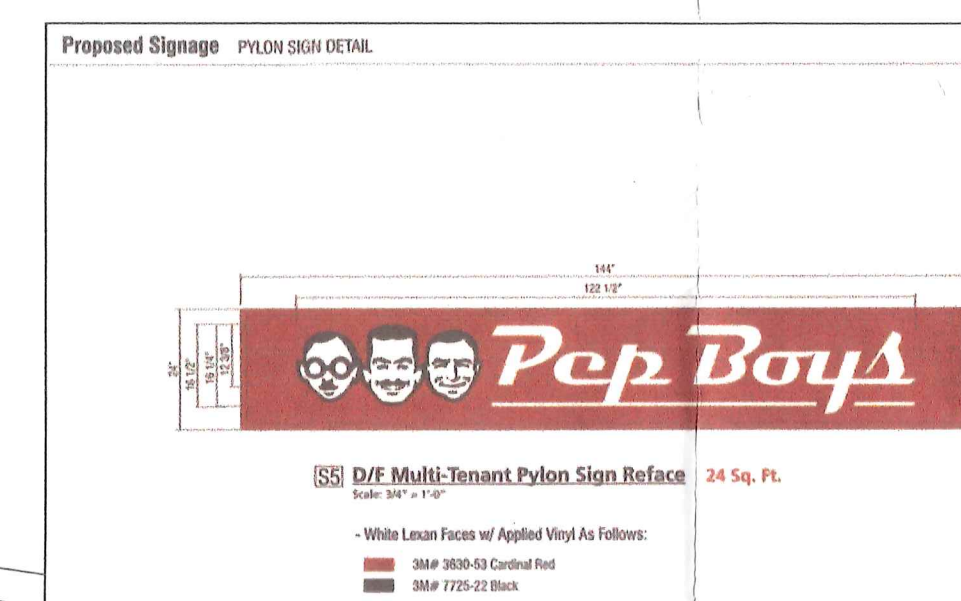
Proposed Rendering - Left Side Elevation

*Verify All Dimensions Prior to Fabrication

SIGN 5 LOOKING SOUTH - PEP BOYS PREMISES



SIGN 8 LOOKING NORTH



SIGN # 8 INSERT
SCALE: NTS

EXISTING FREESTANDING
JOINT IDENTIFICATION SIGN
EXIST. AREA = 168 S.F.,
PROPOSED AREA = 216 S.F.

VARIANCES REQUESTED FROM SECTION 450.4, ATTACHMENT 1 OF THE BCZR:

1. FROM 7(b)(IX) FOR AN EXISTING FREE-STANDING JOINT IDENTIFICATION SIGN TO DISPLAY A MAXIMUM OF 10 LINES OF CUSTOMER COPY WITH A MINIMUM OF 3 INCHES IN HEIGHT, IN LIEU OF THE PERMITTED 5 LINES OF CUSTOMER COPY AND REQUIRED 8 INCHES IN HEIGHT FOR SIGN COPY. (SIGN NO. 8).
2. FROM 7(b)(V) FOR AN EXISTING FREE-STANDING JOINT IDENTIFICATION SIGN TO DISPLAY A MAXIMUM AREA OF 216 SQ. FT. IN LIEU OF THE ALLOWED 150 SQ. FT. (SIGN NO. 8).



ZONING MAP
Scale: NTS



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

4692 MILLENNIUM DRIVE, SUITE 100
BELCAMP, MARYLAND 21017



Owner
MERRITT BOULEVARD PROPERTY LLP
217 CEDARCROFT ROAD
BALTIMORE, MARYLAND 21212

DANVILLE SQUARE SHOPPING CENTER
PLAN TO ACCOMPANY PETITIONS FOR ZONING RELIEF

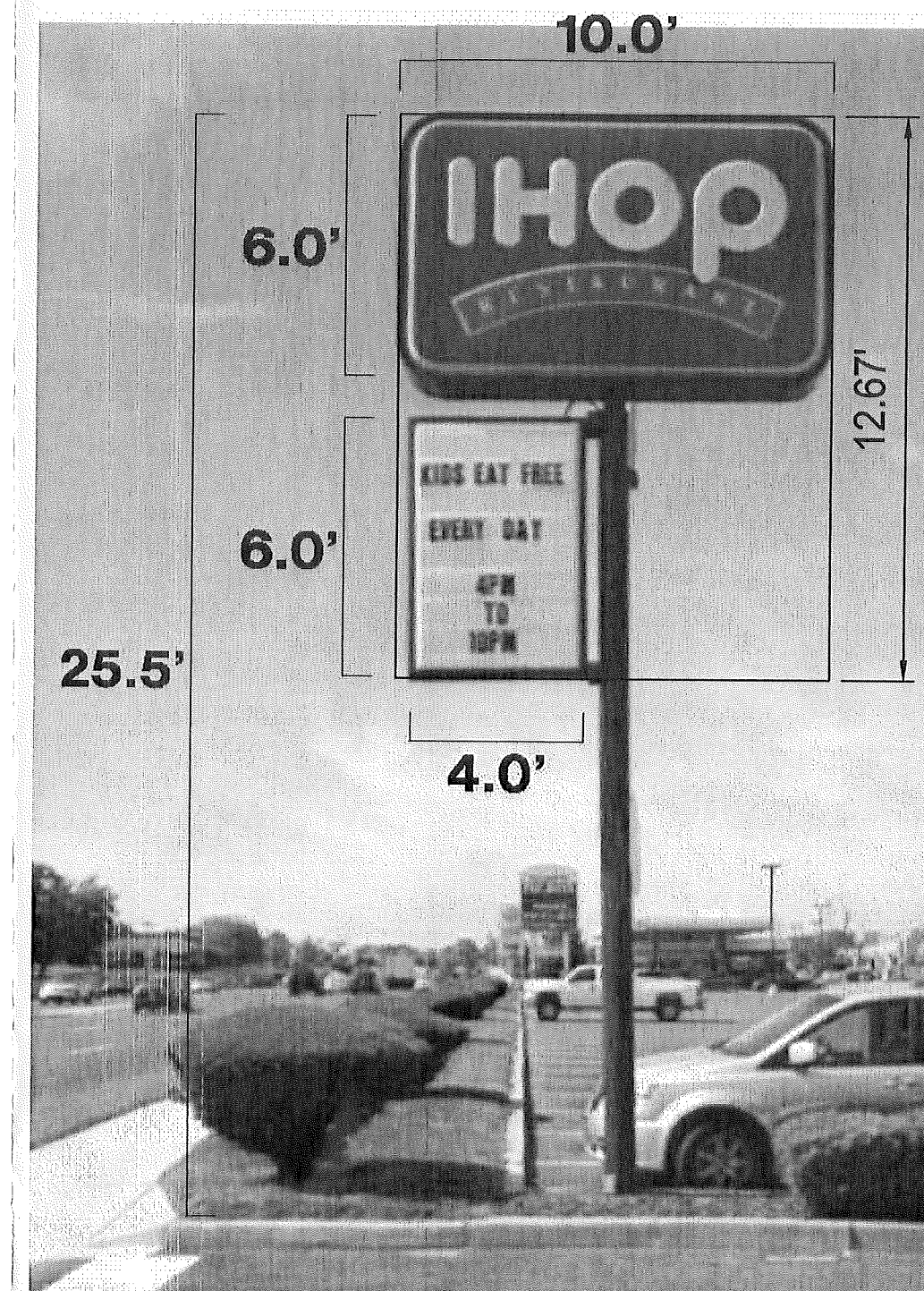
1501-1575 MERRITT BOULEVARD

ELECTION DISTRICT #13 COUNCILMANIC DISTRICT #7

Scale: as shown

Date: MAY 27, 2015

SCALE: as shown
DATE: 5/27/2015
JOB #: 20-11716
DES: BCP
DRN: BCP
CHK: BCP
FILE: 111
DRAWING NUMBER: 7-2



ELEVATION SIGN 10 LOOKING NORTH

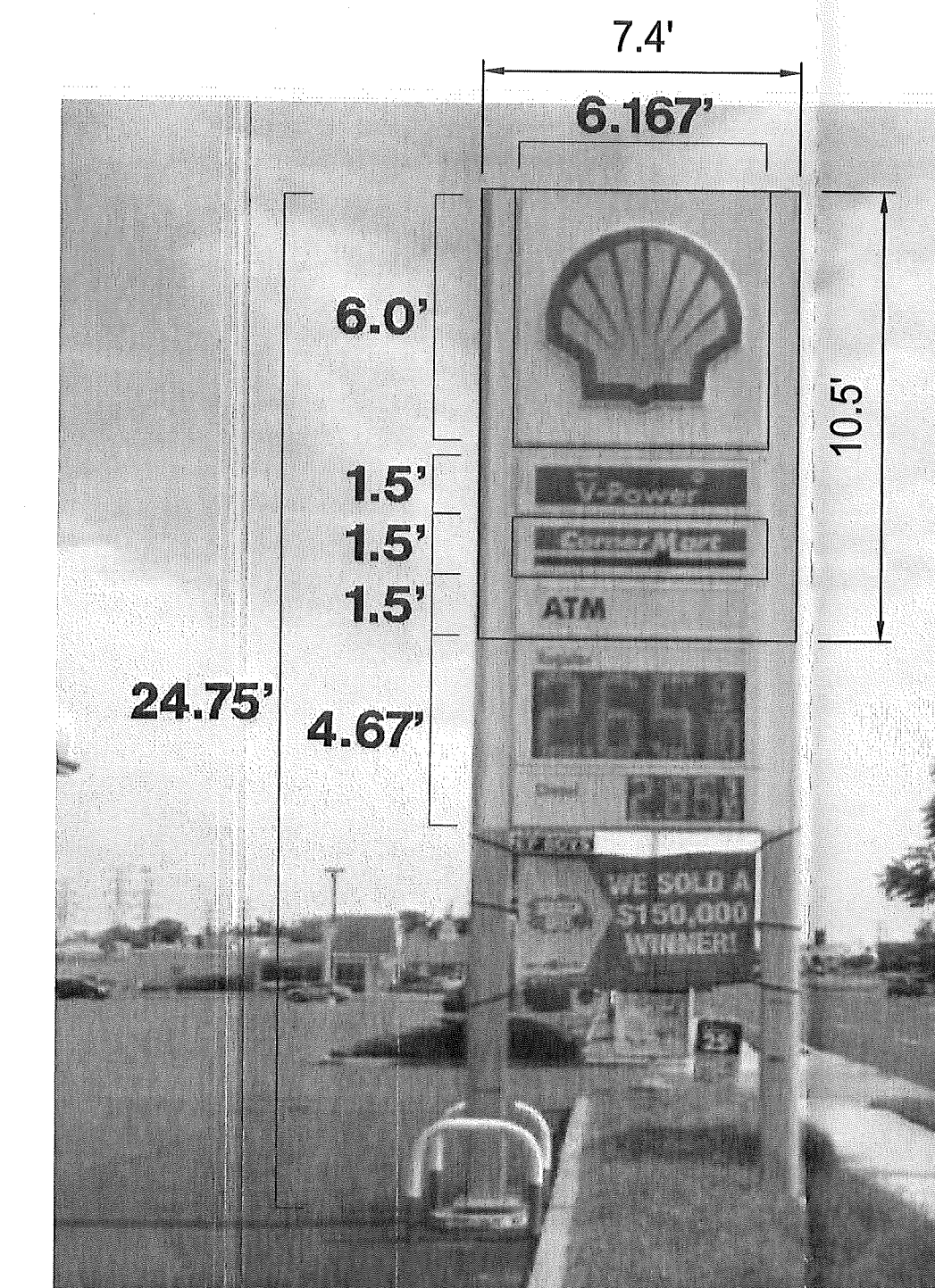
SIGN # 10

SCALE: NTS

EXISTING FREESTANDING
ENTERPRISE SIGN
AREA = 126.7 S.F.

VARIANCES REQUESTED FROM SECTION 450.4,
ATTACHMENT 1 OF THE BCZR:

1. FROM 5(b)(VII) FOR AN EXISTING FREE-STANDING ENTERPRISE TO HAVE A HEIGHT OF 25.5 FEET IN LIEU OF THE 25 FEET ALLOWED. (SIGN NO. 10).
2. FROM 5(b)(V) FOR AN EXISTING ENTERPRISE SIGN TO DISPLAY AN AREA OF 126.7 SQUARE FEET IN LIEU OF THE ALLOWED 100 SQUARE FEET. (SIGN NO. 10).



ELEVATION SIGN 9 LOOKING SOUTH

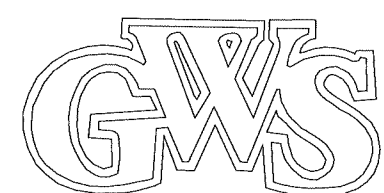
SIGN # 9

SCALE: NTS

EXISTING FREESTANDING
ENTERPRISE SIGN
AREA = 77.7 S.F.

VARIANCES REQUESTED FROM SECTION 450.4,
ATTACHMENT 1 OF THE BCZR:

1. FROM 5(b)(V) FOR AN EXISTING ENTERPRISE SIGN TO DISPLAY AN AREA OF 77.7 SQUARE FEET IN LIEU OF THE ALLOWED 75 SQUARE FEET (SIGN NO. 9).



**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**

CIVIL ENGINEERS & LAND SURVEYORS

4692 MILLENNIUM DRIVE, SUITE 100
BELCAMP, MARYLAND 21017
(410) 297-2340

Owner
MERRITT BOULEVARD PROPERTY LLP
217 CEDARCROFT ROAD
BALTIMORE, MARYLAND 21212

[illegible]

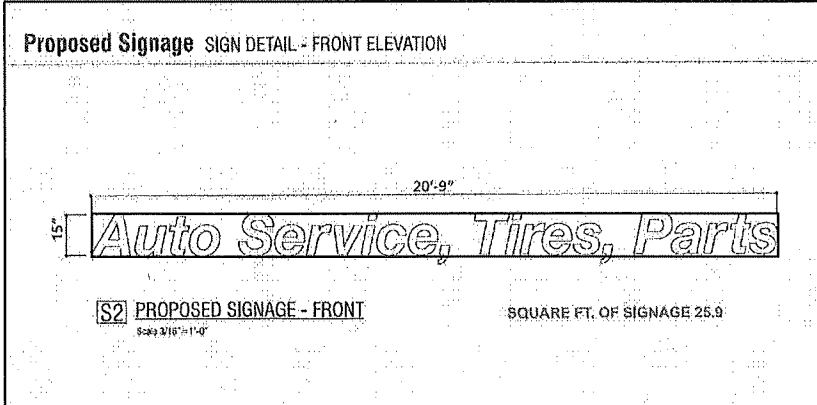
DANVILLE SQUARE SHOPPING CENTER
PLAN TO ACCOMPANY PETITIONS FOR ZONING RELIEF

1501-1575 MERRITT BOULEVARD
ELECTION DISTRICT #12, COUNCILMANIC DISTRICT #7
BALTIMORE COUNTY, MARYLAND 21222

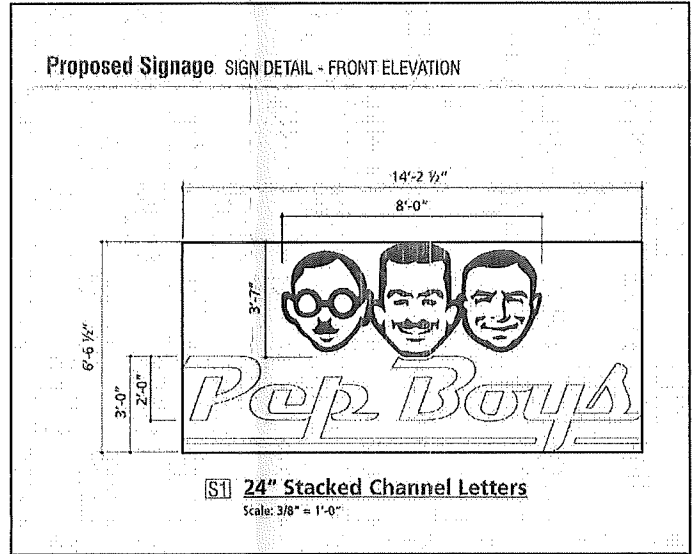
Scale: as shown
Date: MAY 27, 2015

SCALE: as shown
DATE: 5/27/2015
JOB #: 20-11716
DES: BCP
DRN: BCP
CHK: BCP
FILE: 1070
DRAWING NUMBER: Z-3
SHEET 3 of 3

VARIANCE REQUESTED FROM SECTION 450.4, ATTACHMENT 1 OF THE BCZR:
1. FROM 5(d)(VI) TO PERMIT 3 WALL MOUNTED SIGNS ON A WALL WITH NO EXTERIOR CUSTOMER ENTRANCE IN LIEU OF NONE PERMITTED. (SIGN NOS. 1, 2 & 5)



SIGN # 2
SCALE: NTS
WALL MOUNTED
ENTERPRISE SIGN
AREA = 25.9 S.F.



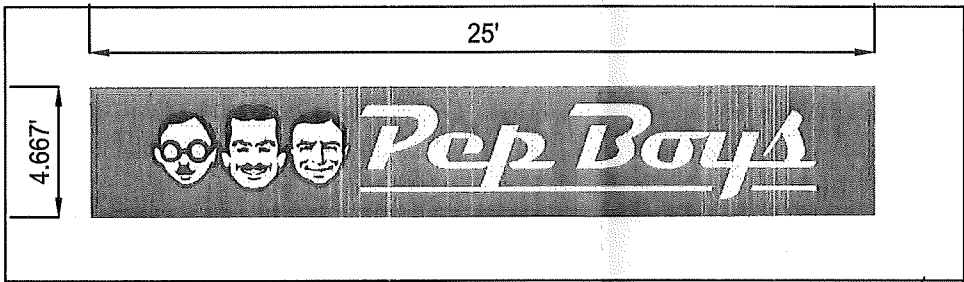
SIGN # 1
SCALE: NTS
WALL MOUNTED
ENTERPRISE SIGN
AREA = 92.95 S.F.



Proposed Rendering - Front Elevation

*Verify All Dimensions Prior to Fabrication

SIGNS 1 & 2 LOOKING EAST - PEP BOYS PREMISES



VARIANCE REQUESTED FROM SECTION 450.4, ATTACHMENT 1 OF THE BCZR:
1. FROM 5(d)(VI) TO PERMIT 3 WALL MOUNTED SIGNS ON A WALL WITH NO EXTERIOR CUSTOMER ENTRANCE IN LIEU OF NONE PERMITTED. (SIGN NOS. 1, 2 & 5)

SIGN # 5
SCALE: NTS
WALL MOUNTED
ENTERPRISE SIGN
AREA = 116.675 S.F.

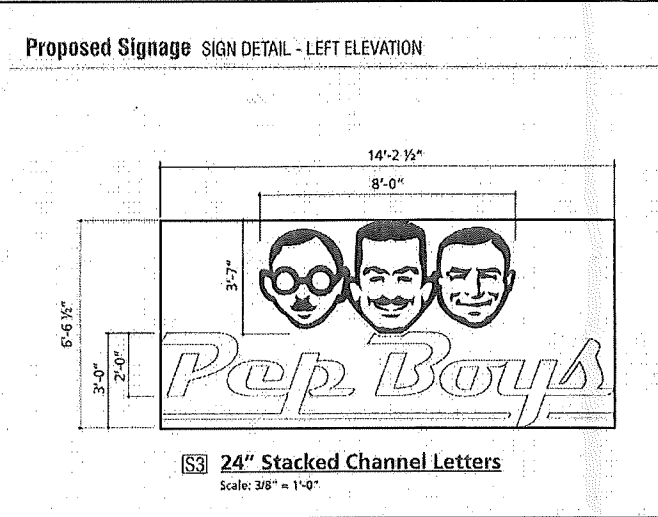


Proposed Rendering - Left Side Elevation

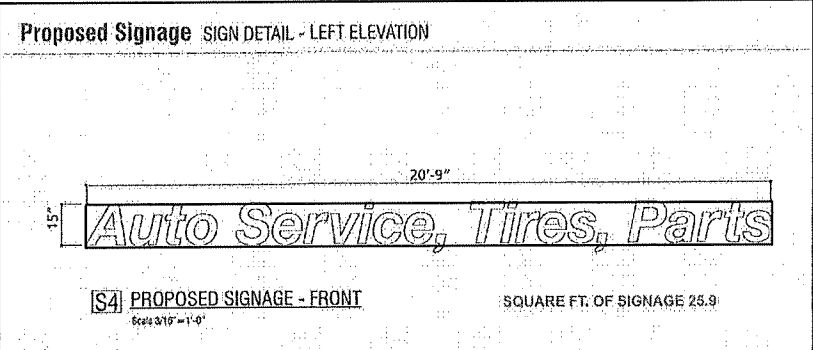
*Verify All Dimensions Prior to Fabrication

SIGN 5 LOOKING SOUTH - PEP BOYS PREMISES

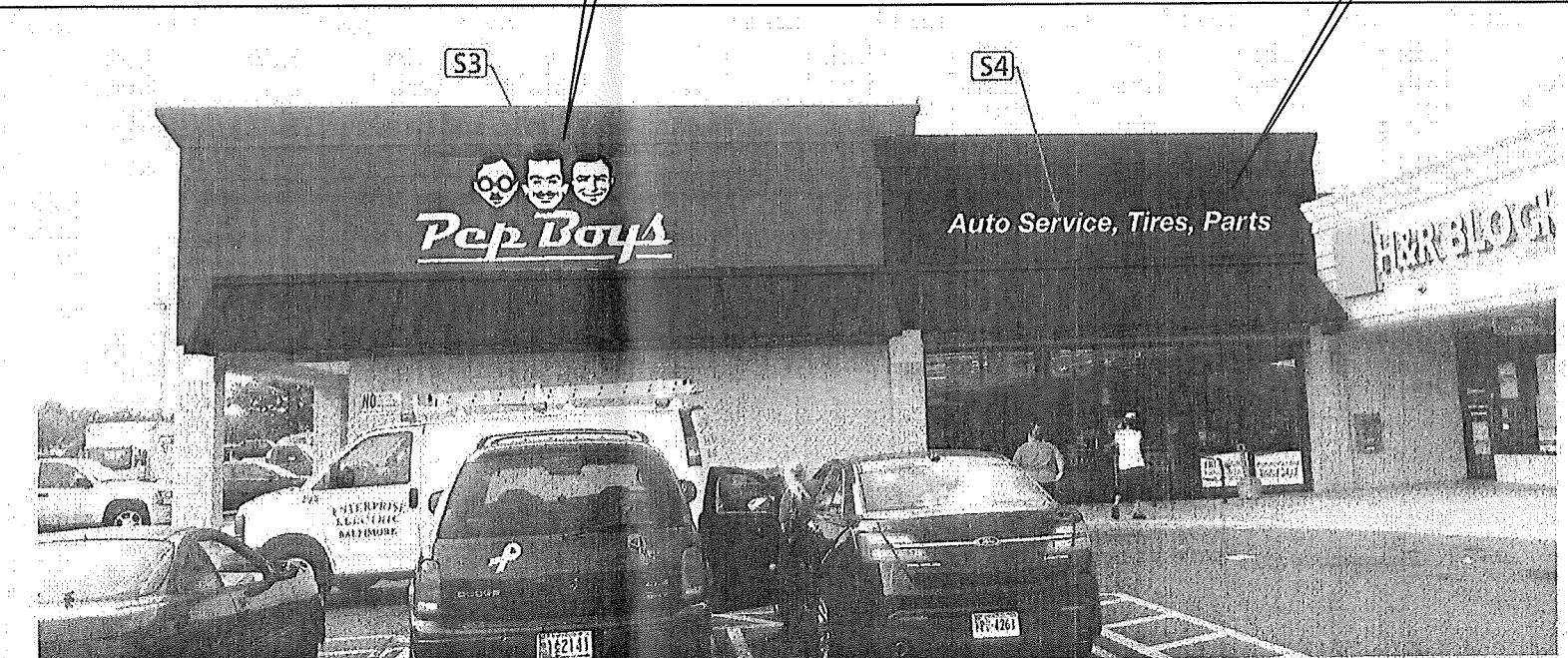
VARIANCE REQUESTED FROM SECTION 450.4, ATTACHMENT 1 OF THE BCZR:
2. FROM 5(d)(VI) TO PERMIT 2 WALL MOUNTED SIGNS ON A WALL WITH AN EXTERIOR CUSTOMER ENTRANCE IN LIEU OF ONE PERMITTED. (SIGN NO. 4).



SIGN # 3
SCALE: NTS
WALL MOUNTED
ENTERPRISE SIGN
AREA = 92.95 S.F.



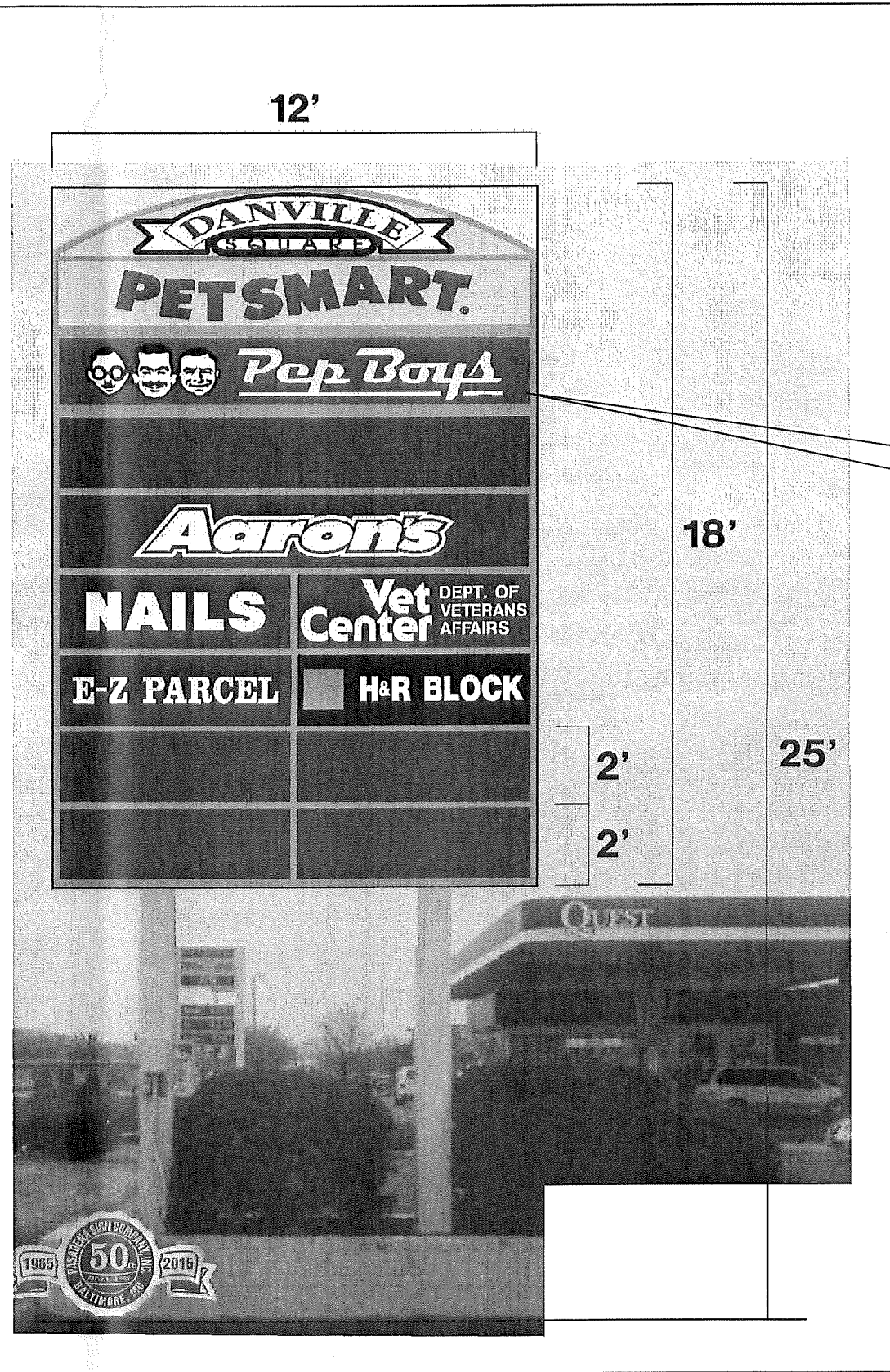
SIGN # 4
SCALE: NTS
WALL MOUNTED
ENTERPRISE SIGN
AREA = 25.9 S.F.



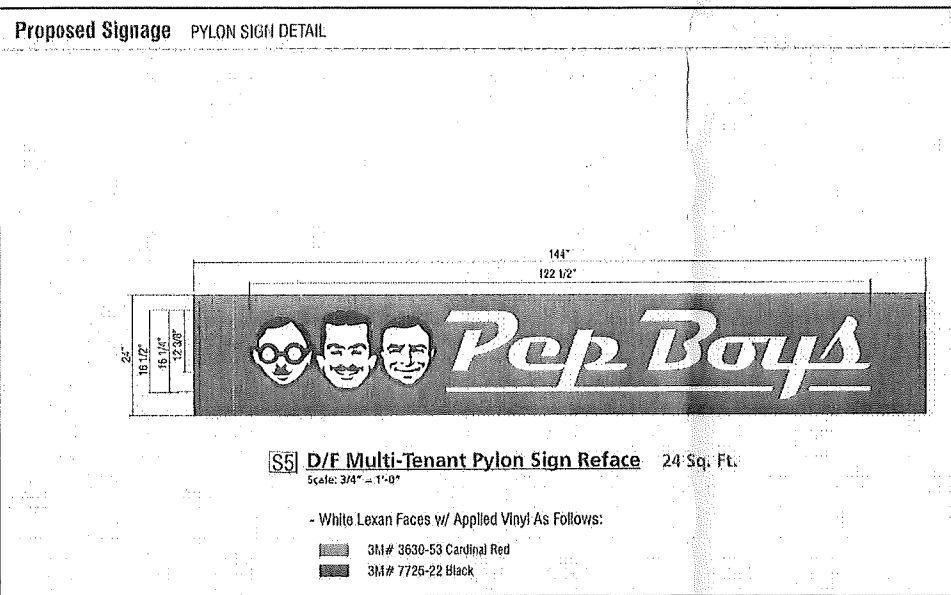
Proposed Rendering - Right Side Elevation

*Verify All Dimensions Prior to Fabrication

SIGNS 3 & 4 LOOKING NORTH - PEP BOYS PREMISES

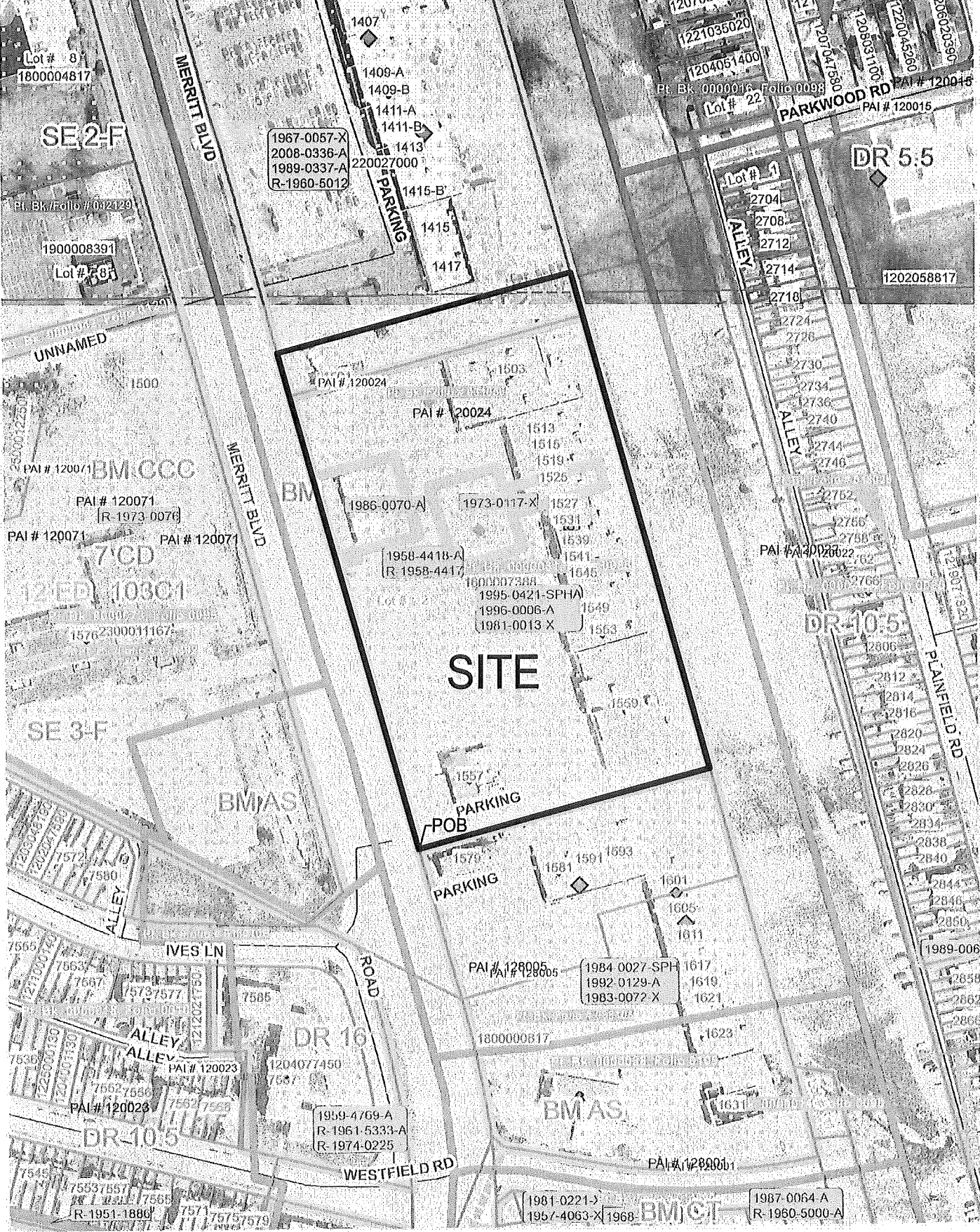


SIGN 8 LOOKING NORTH

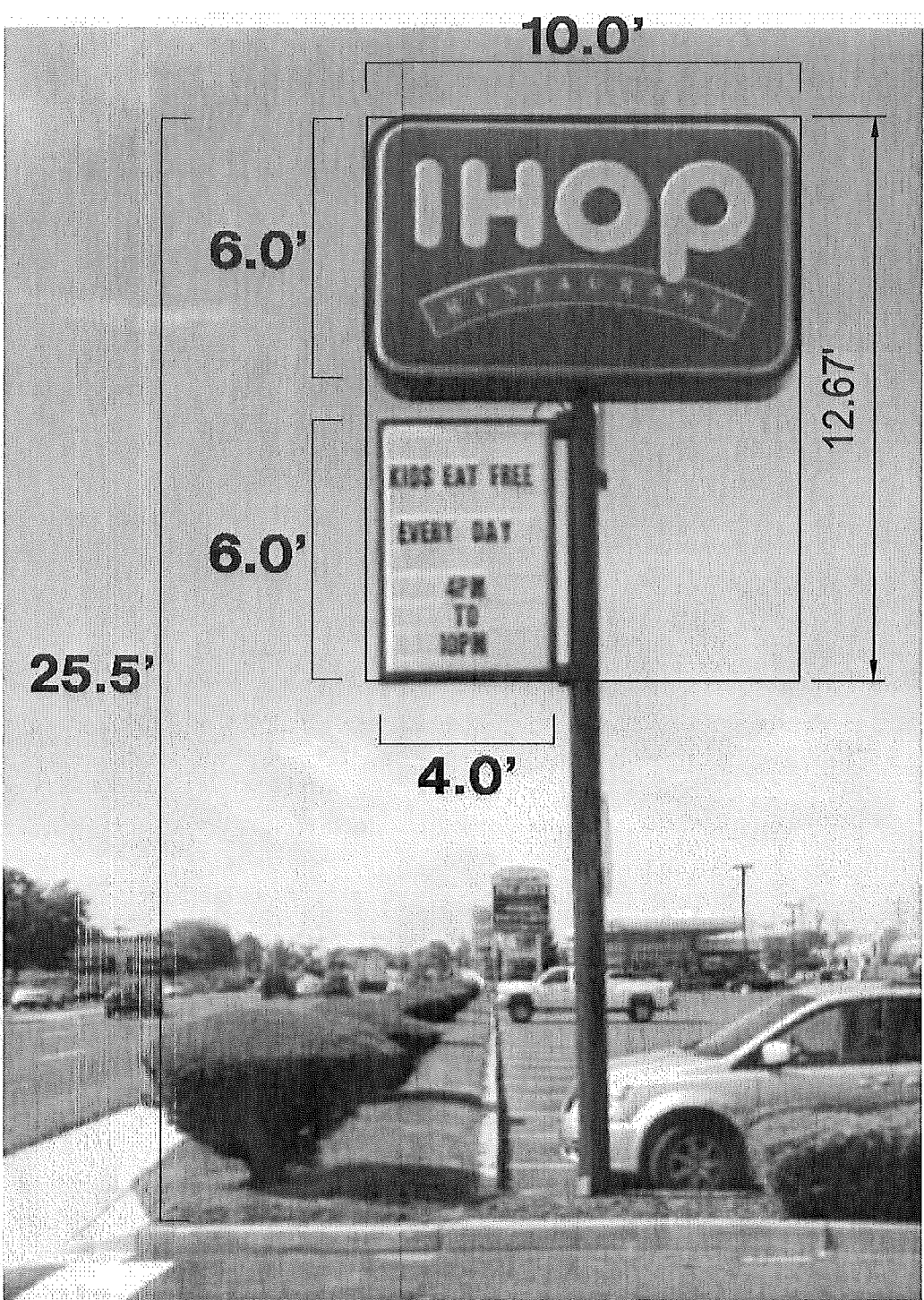


SIGN # 8 INSERT
SCALE: NTS
EXISTING FREESTANDING
JOINT IDENTIFICATION SIGN
EXIST. AREA = 168 S.F.,
PROPOSD AREA = 216 S.F.

VARIANCES REQUESTED FROM SECTION 450.4, ATTACHMENT 1 OF THE BCZR:
1. FROM 7(b)(IX) FOR AN EXISTING FREE-STANDING JOINT IDENTIFICATION SIGN TO DISPLAY A MAXIMUM OF 10 LINES OF CUSTOMER COPY WITH A MINIMUM OF 3 INCHES IN HEIGHT, IN LIEU OF THE PERMITTED 5 LINES OF CUSTOMER COPY AND REQUIRED 8 INCHES IN HEIGHT FOR SIGN COPY. (SIGN NO. 8).
2. FROM 7(b)(V) FOR AN EXISTING FREE-STANDING JOINT IDENTIFICATION SIGN TO DISPLAY A MAXIMUM AREA OF 216 SQ. FT. IN LIEU OF THE ALLOWED 150 SQ. FT. (SIGN NO. 8).



ZONING MAP
Scale: NTS



ELEVATION SIGN 10 LOOKING NORTH

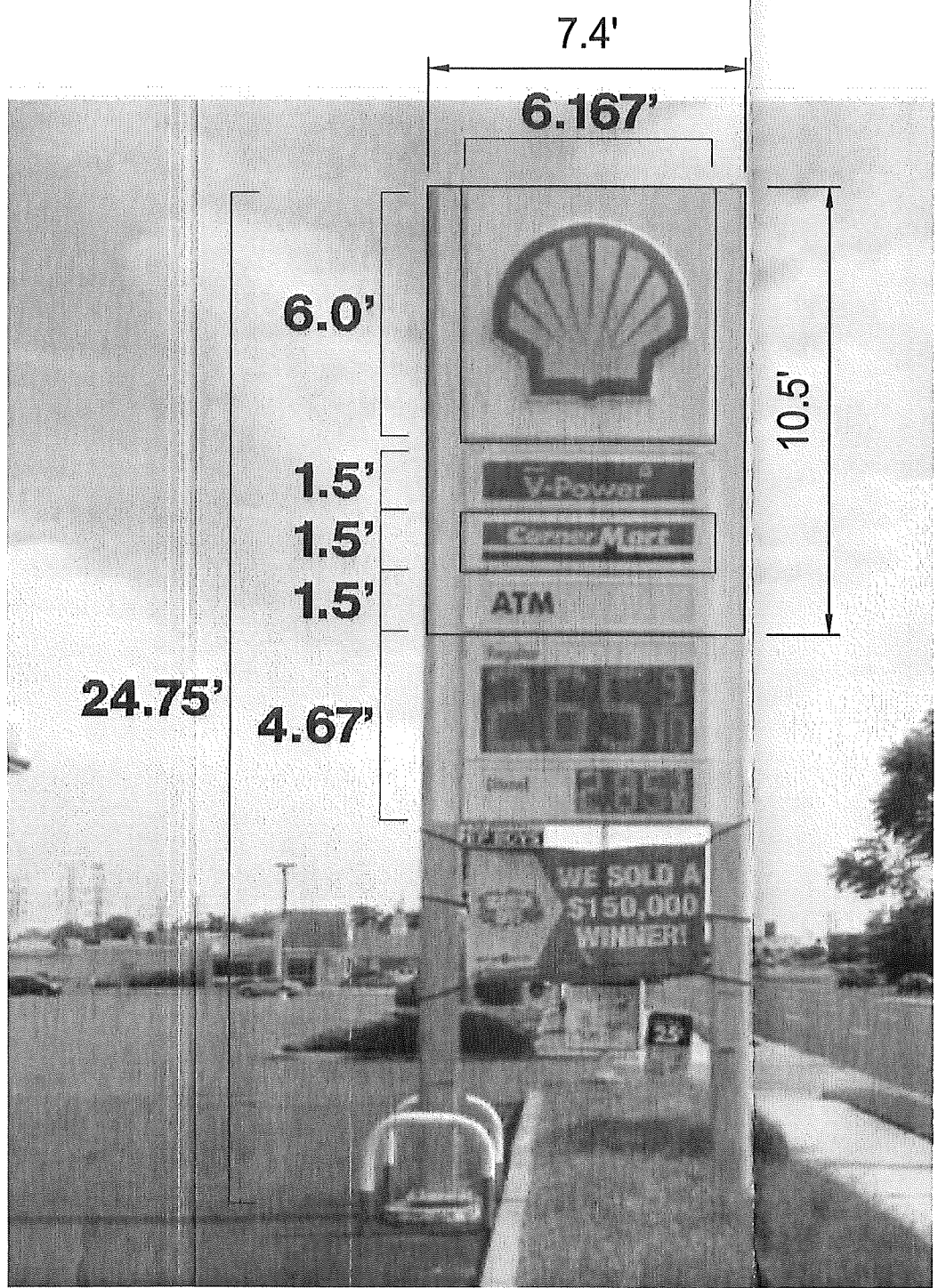
SIGN # 10

SCALE: NTS

EXISTING FREESTANDING
ENTERPRISE SIGN
AREA = 126.7 S.F.

VARIANCES REQUESTED FROM SECTION 450.4,
ATTACHMENT 1 OF THE BCZR:

1. FROM 5(b)(VII) FOR AN EXISTING FREE-
STANDING ENTERPRISE TO HAVE A HEIGHT OF
25.5 FEET IN LIEU OF THE 25 FEET ALLOWED.
(SIGN NO. 10).
2. FROM 5(b)(V) FOR AN EXISTING ENTERPRISE
SIGN TO DISPLAY AN AREA OF 126.7 SQARE FEET
IN LIEU OF THE ALLOWED 100 SQUARE FEET.
(SIGN NO. 10).



ELEVATION SIGN 9 LOOKING SOUTH

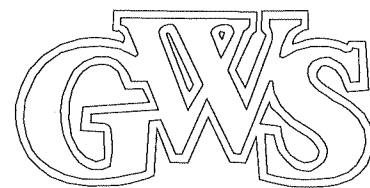
SIGN # 9

SCALE: NTS

EXISTING FREESTANDING
ENTERPRISE SIGN
AREA = 77.7 S.F.

VARIANCES REQUESTED FROM SECTION 450.4,
ATTACHMENT 1 OF THE BCZR:

1. FROM 5(b)(V) FOR AN EXISTING ENTERPRISE
SIGN TO DISPLAY AN AREA OF 77.7 SQARE FEET
IN LIEU OF THE ALLOWED 75 SQUARE FEET
(SIGN NO. 9).



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

Owner
MERRITT BOULEVARD PROPERTY LLP
217 CEDARCROFT ROAD
BALTIMORE, MARYLAND 21212

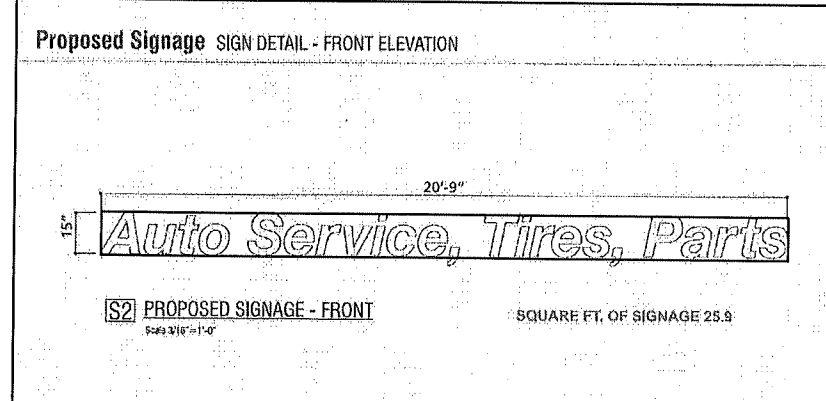
DANVILLE SQUARE SHOPPING CENTER
PLAN TO ACCOMPANY PETITIONS FOR ZONING RELIEF

1501-1575 MERRITT BOULEVARD
ELECTION DISTRICT #12, COUNCILMANIC DISTRICT #7
BALTIMORE COUNTY, MARYLAND 21222

Scale: as shown
Date: MAY 27, 2015

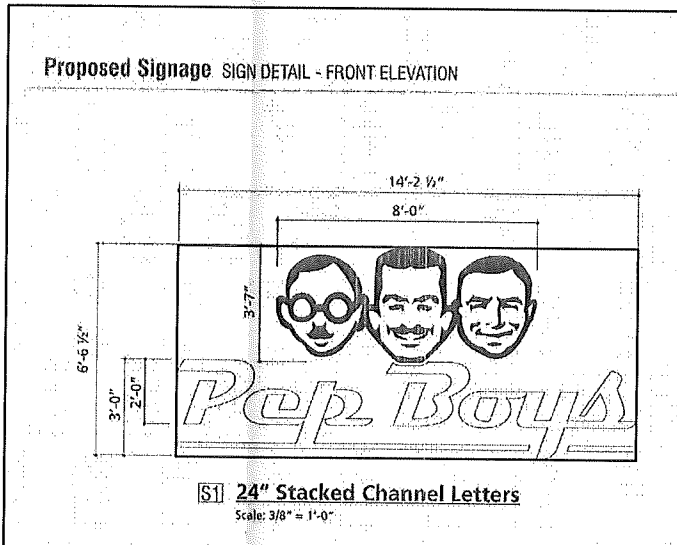
SCALE: as shown
DATE: 5/27/2015
JOB #: 20-11716
DES: BCP
DRN: BCP
CHK: BCP
FILE: me
DRAWING NUMBER:
Z-3
SHEET 3 of 3

VARIANCE REQUESTED FROM SECTION 450.4, ATTACHMENT 1 OF THE BCZR:
1. FROM 5(d)(VI) TO PERMIT 3 WALL MOUNTED SIGNS ON A WALL WITH NO EXTERIOR CUSTOMER ENTRANCE IN LIEU OF NONE PERMITTED. (SIGN NOS. 1, 2 & 5)



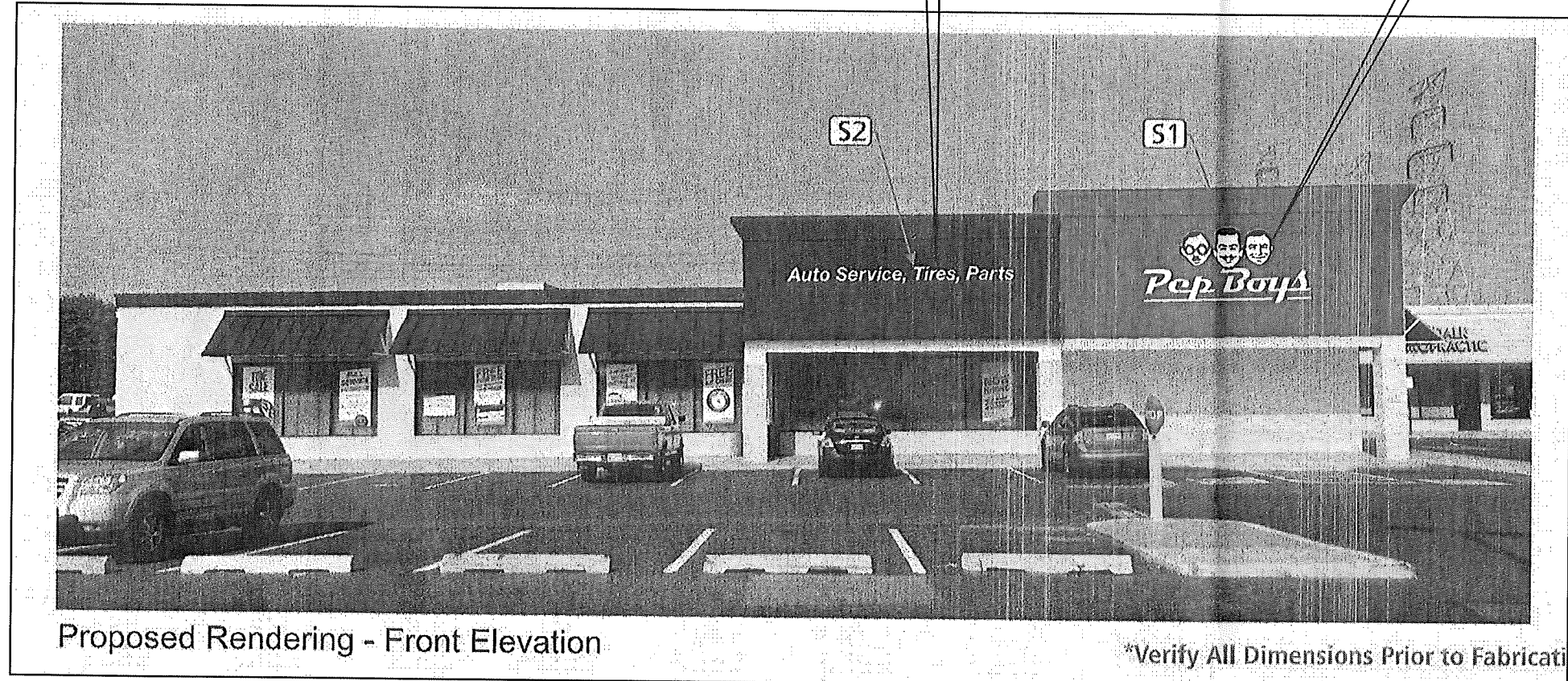
SIGN # 2
SCALE: NTS

WALL MOUNTED
ENTERPRISE SIGN
AREA = 25.9 S.F.

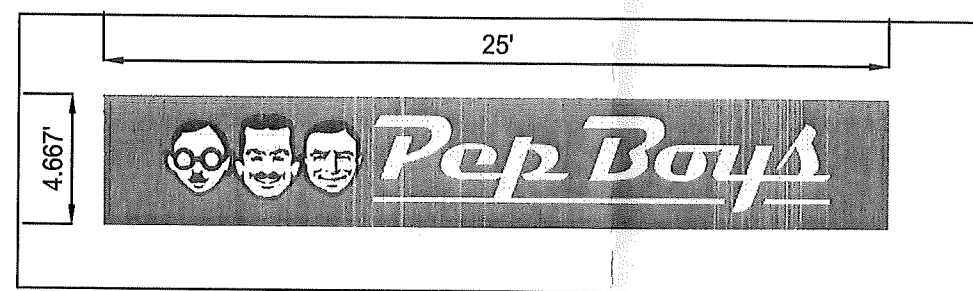


SIGN # 1
SCALE: NTS

WALL MOUNTED
ENTERPRISE SIGN
AREA = 92.95 S.F.

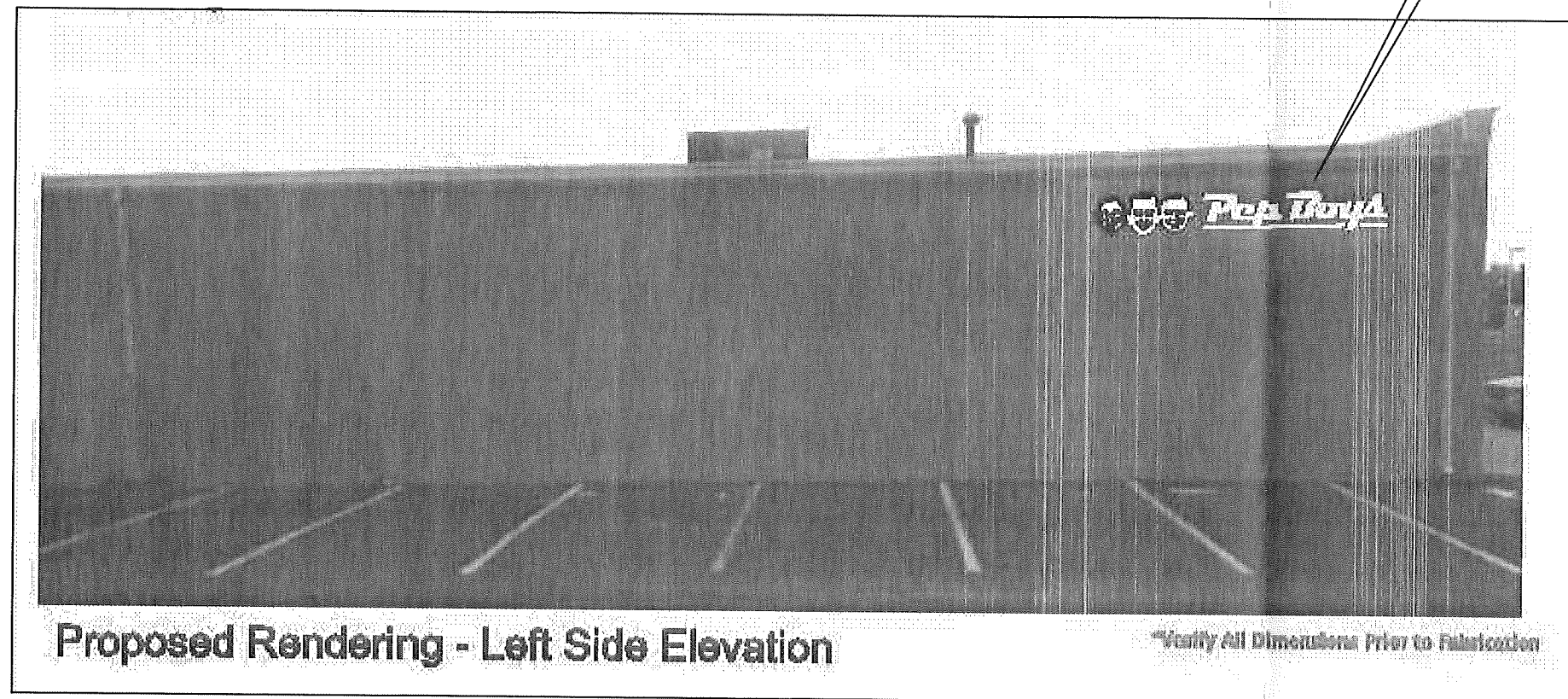


SIGNS 1 & 2 LOOKING EAST - PEP BOYS PREMISES



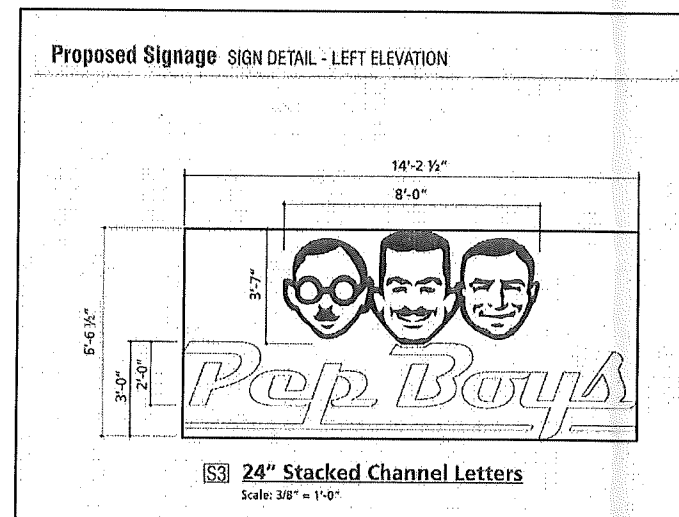
VARIANCE REQUESTED FROM SECTION 450.4, ATTACHMENT 1 OF THE BCZR:
1. FROM 5(d)(VI) TO PERMIT 3 WALL MOUNTED SIGNS ON A WALL WITH NO EXTERIOR CUSTOMER ENTRANCE IN LIEU OF NONE PERMITTED. (SIGN NOS. 1, 2 & 5)

SIGN # 5
SCALE: NTS
WALL MOUNTED
ENTERPRISE SIGN
AREA = 116.675 S.F.



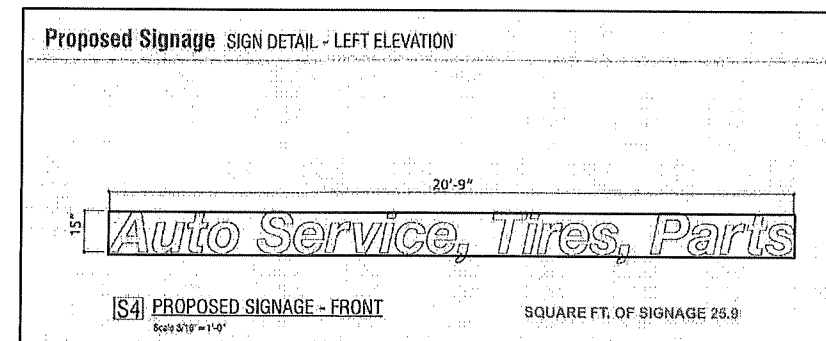
SIGN 5 LOOKING SOUTH - PEP BOYS PREMISES

VARIANCE REQUESTED FROM SECTION 450.4, ATTACHMENT 1 OF THE BCZR:
2. FROM 5(d)(VI) TO PERMIT 2 WALL MOUNTED SIGNS ON A WALL WITH AN EXTERIOR CUSTOMER ENTRANCE IN LIEU OF ONE PERMITTED. (SIGN NO. 4).



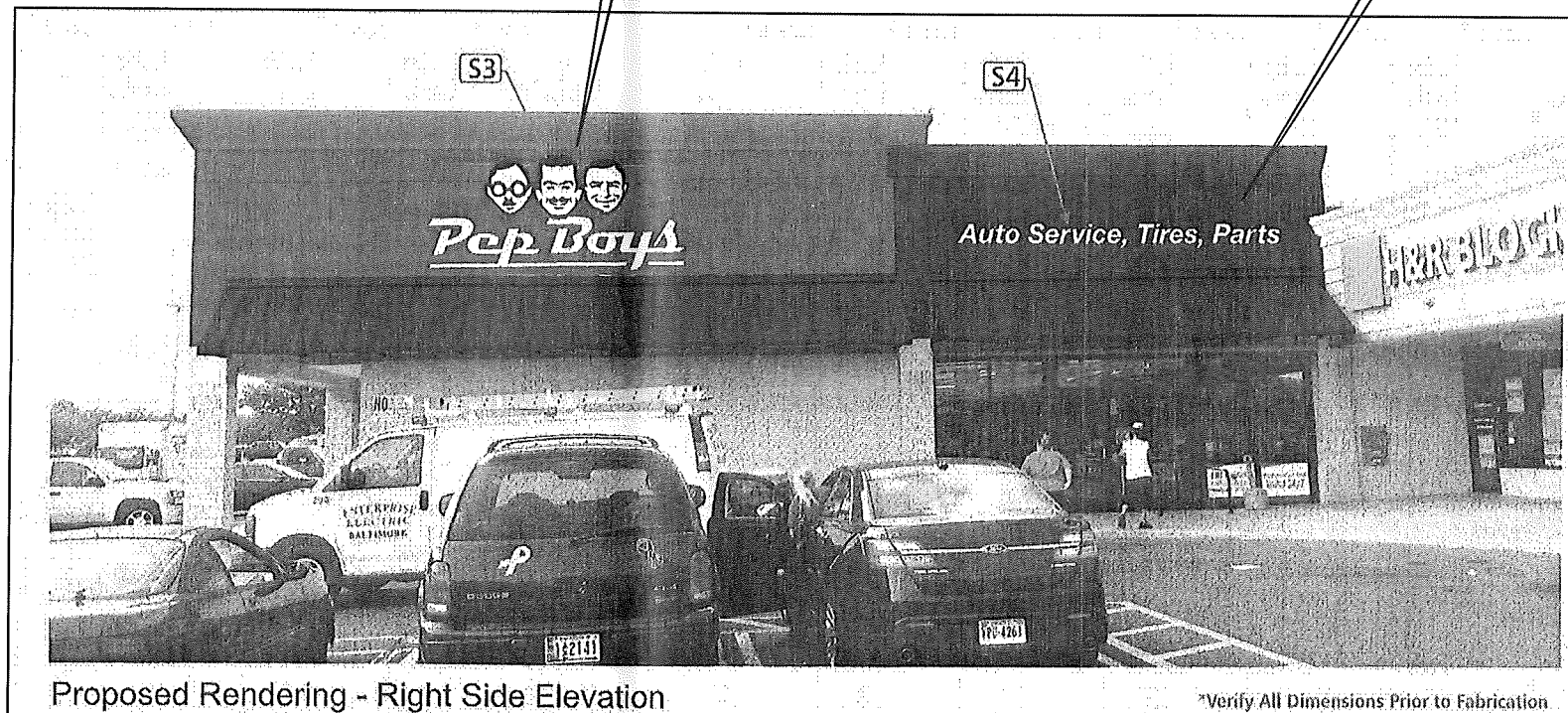
SIGN # 3
SCALE: NTS

WALL MOUNTED
ENTERPRISE SIGN
AREA = 92.95 S.F.

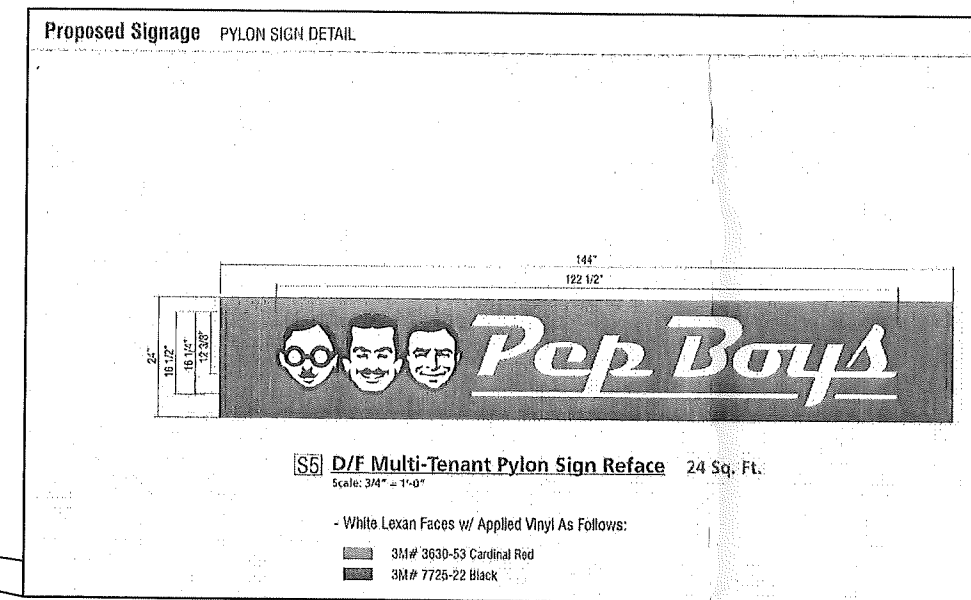
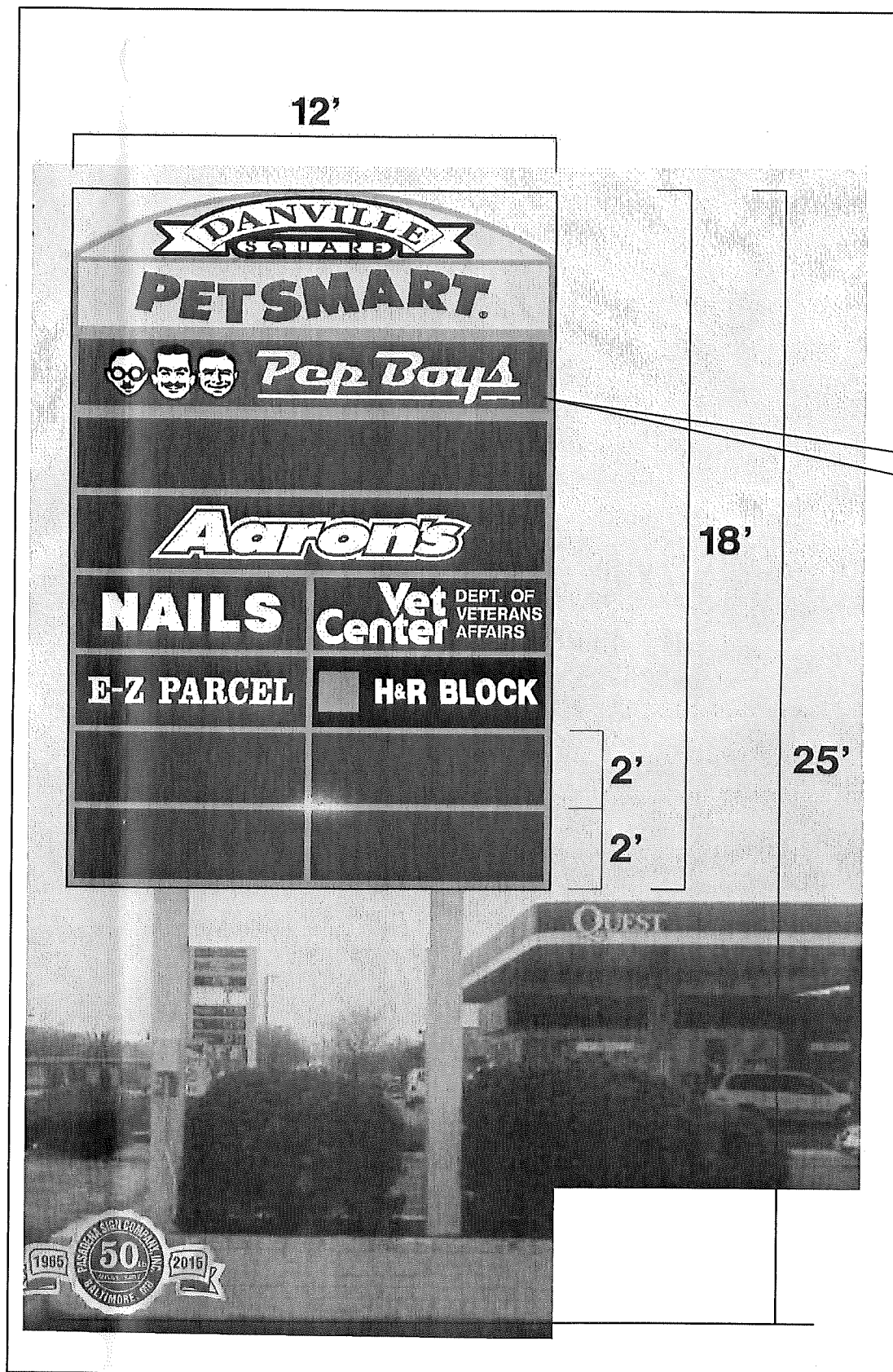


SIGN # 4
SCALE: NTS

WALL MOUNTED
ENTERPRISE SIGN
AREA = 25.9 S.F.



SIGNS 3 & 4 LOOKING NORTH - PEP BOYS PREMISES

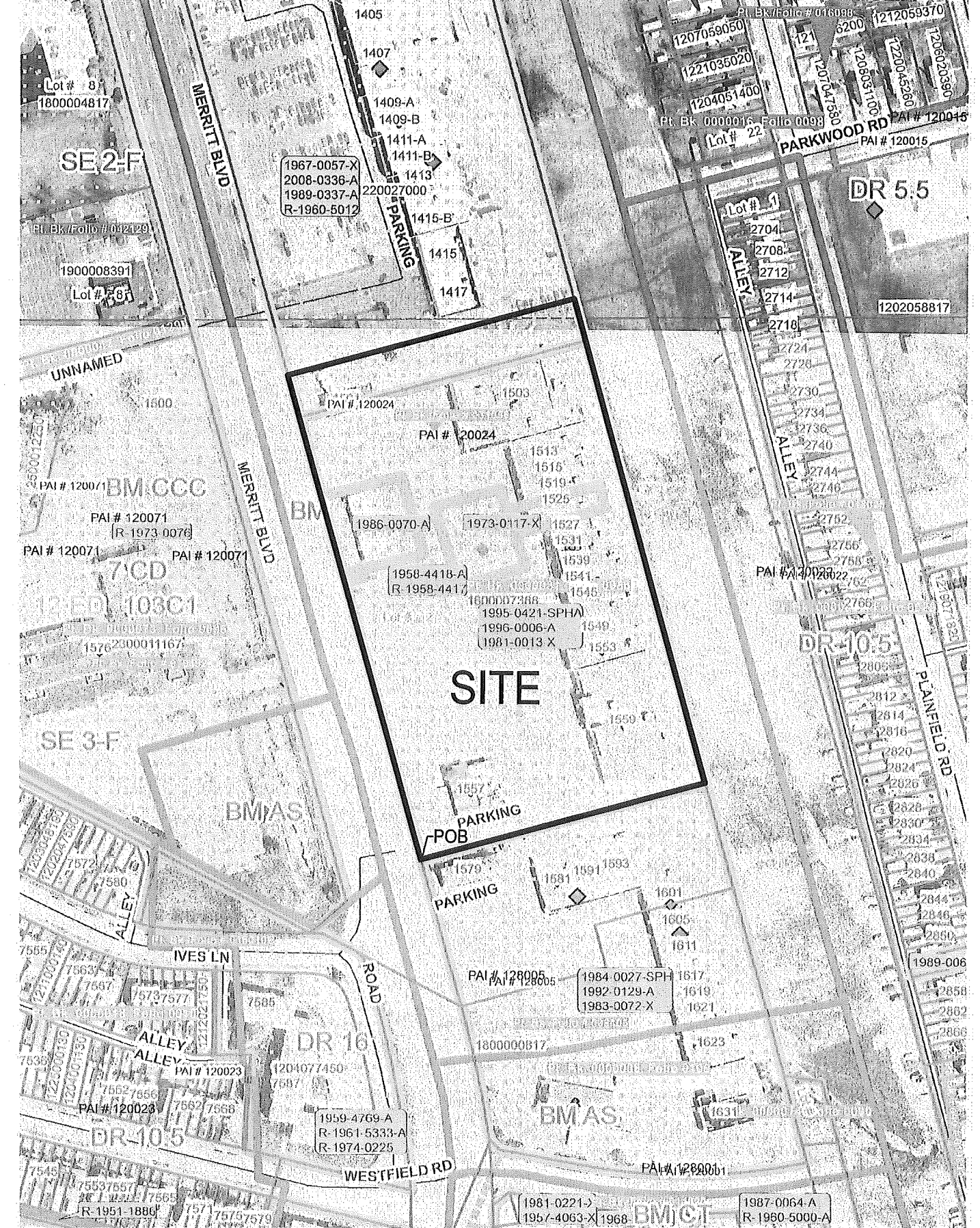


SIGN # 8 INSERT
SCALE: NTS

EXISTING FREESTANDING
JOINT IDENTIFICATION SIGN
EXIST. AREA = 168 S.F.,
PROPOSED AREA = 216 S.F.

VARIANCES REQUESTED FROM SECTION 450.4, ATTACHMENT 1 OF THE BCZR:

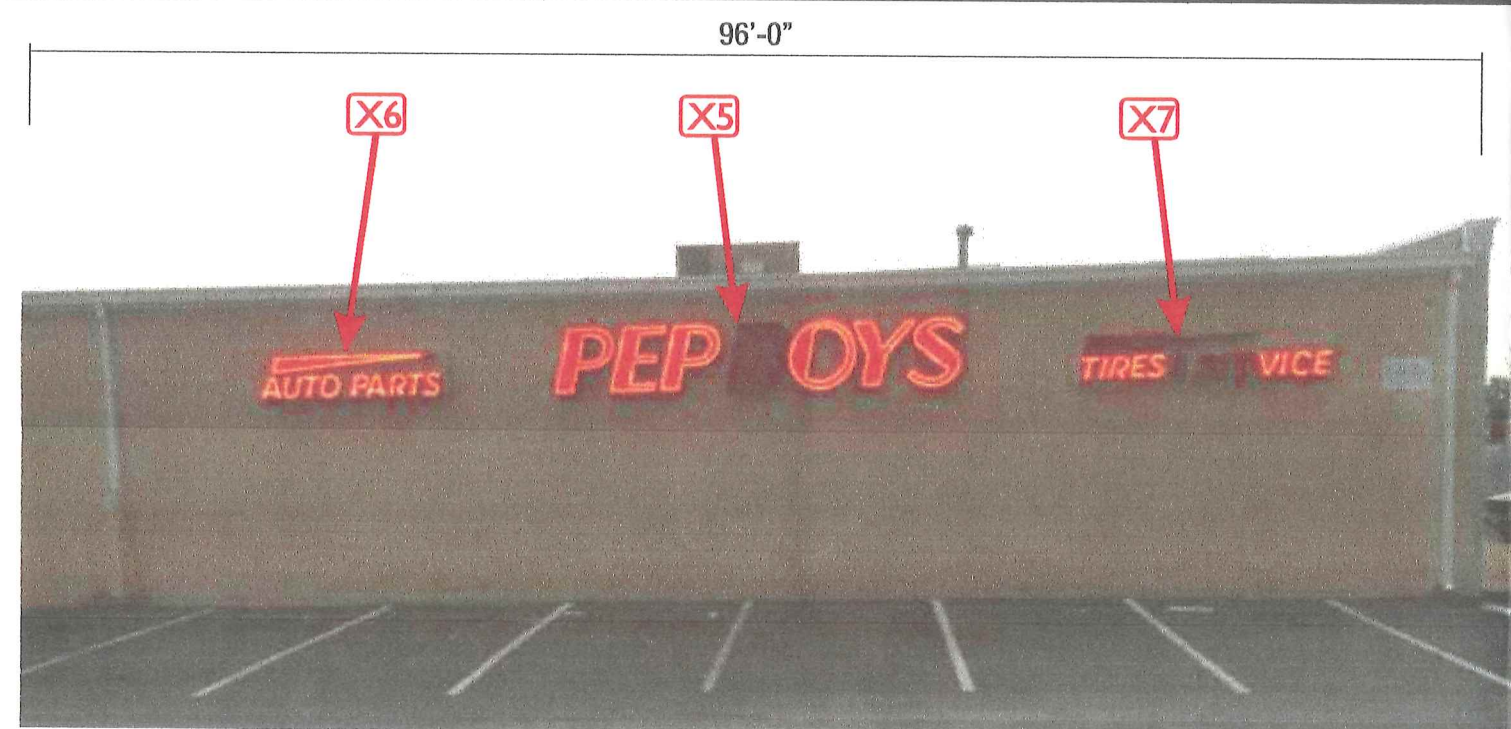
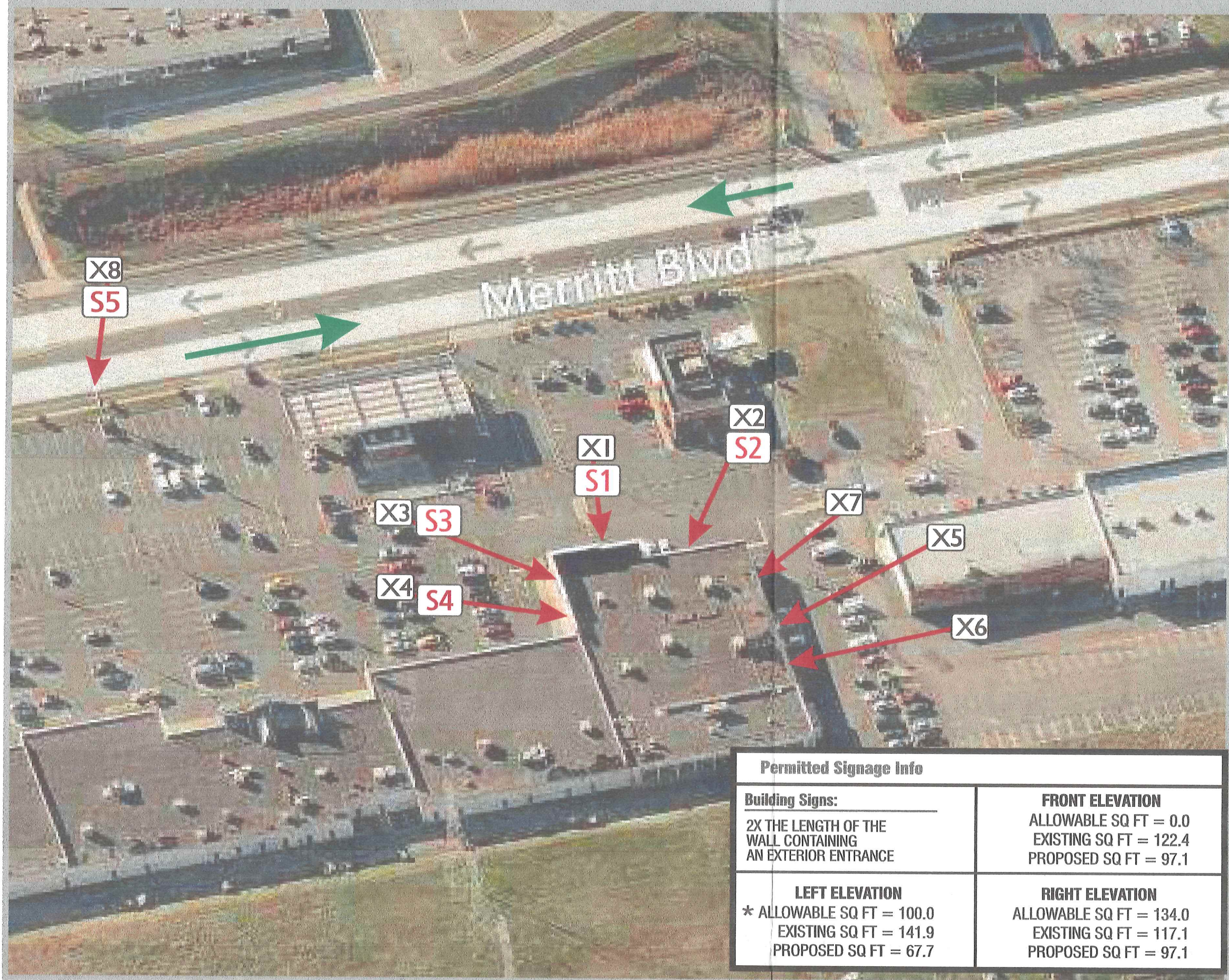
1. FROM 7(b)(IX) FOR AN EXISTING FREE-STANDING JOINT IDENTIFICATION SIGN TO DISPLAY A MAXIMUM OF 10 LINES OF CUSTOMER COPY WITH A MINIMUM OF 3 INCHES IN HEIGHT, IN LIEU OF THE PERMITTED 5 LINES OF CUSTOMER COPY AND REQUIRED 8 INCHES IN HEIGHT FOR SIGN COPY. (SIGN NO. 8).
2. FROM 7(b)(V) FOR AN EXISTING FREE-STANDING JOINT IDENTIFICATION SIGN TO DISPLAY A MAXIMUM AREA OF 216 SQ. FT. IN LIEU OF THE ALLOWED 150 SQ. FT. (SIGN NO. 8).



ZONING MAP
Scale: NTS

Site Plan, Existing & Proposed Signage & Code Synopsis

Aerial View



Existing Condition - Left Side Elevation



Proposed Rendering - Left Side Elevation

*Verify All Dimensions Prior to Fabrication

LEFT ELEVATION		
EXISTING SIGNAGE - LEFT ELEVATION		
X5	48" Channel Letters (48" x 24"-6")	97.6
X6	18" Secondary Letters Auto Parts	19.5
X7	18" Secondary Letters Tires & Service	24.8
EXISTING SQUARE FOOTAGE		141.9 SQ FT
PROPOSED SIGNAGE - LEFT ELEV.		
S5	24" LINEAR CHANNEL LETTERS ILLUMINATED	67.7
PROPOSED SQ FOOTAGE		67.7 SQ FT



Existing Condition - Front Elevation

FRONT ELEVATION		
EXISTING SIGNAGE - FRONT ELEVATION		
X1	48" Channel Letters (48" x 24"-6")	97.6
X2	18" Secondary Letters Tires & Service	24.8
EXISTING SQUARE FOOTAGE		122.4 SQ FT
PROPOSED SIGNAGE - FRONT ELEVATION		
S1	24" STACKED CHANNEL LETTERS	71.2
S2	15" SECONDARY CHANNEL LETTERS	25.9
PROPOSED SQ FOOTAGE		97.1 SQ FT



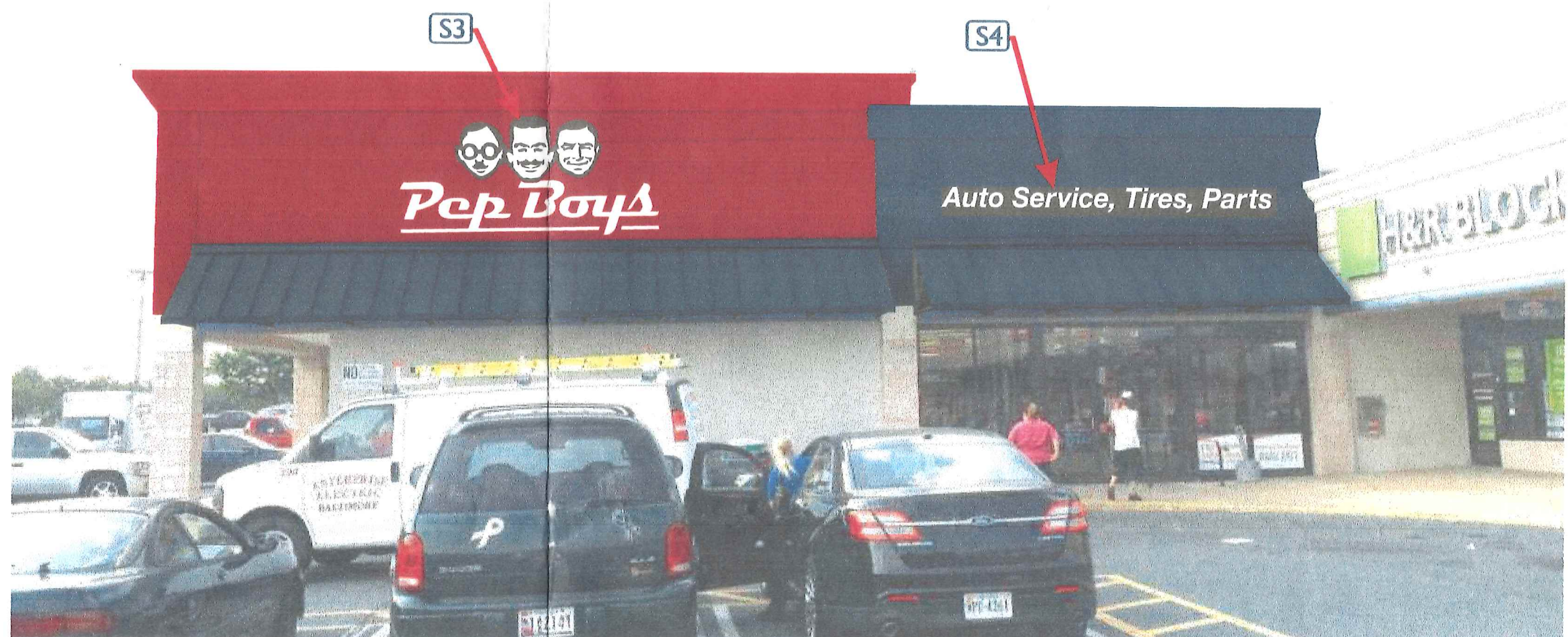
Proposed Rendering - Front Elevation

*Verify All Dimensions Prior to Fabrication



Existing Condition - Right Side Elevation

RIGHT ELEVATION		
EXISTING SIGNAGE - RIGHT ELEVATION		
X3	48" Channel Letters (48" x 24"-6")	97.6
X4	18" Secondary Letters Auto Parts	19.5
EXISTING SQUARE FOOTAGE		117.1 SQ FT
PROPOSED SIGNAGE - RIGHT ELEVATION		
S3	24" STACKED CHANNEL LETTERS	71.2
S4	15" SECONDARY CHANNEL LETTERS	25.9
PROPOSED SQ FOOTAGE		97.1 SQ FT



Proposed Rendering - Right Side Elevation

*Verify All Dimensions Prior to Fabrication



EXISTING SIGNAGE - PYLON SIGN
Scale 1/4"=1'-0"



PROPOSED SIGNAGE - PYLON SIGN
Scale 1/4"=1'-0"

PYLON SIGNS		
EXISTING SIGNAGE - PYLON SIGN		
X8	PB FACES (2'-0"x12'-0")	24.0
EXISTING SQUARE FOOTAGE		24.0 SQ FT
PROPOSED SIGNAGE - PYLON FACES		
S5	PB FACES (2'-0"x12'-0")	24.0
PROPOSED SQ FOOTAGE		24.0 SQ FT

- SITE NOTES:**

1. PROJECT NAME: DANVILLE SQUARE ZONING RELIEF
2. OWNER: MERRITT BOULEVARD PROPERTY LLP
217 CEDARCROFT ROAD
BALTIMORE, MARYLAND 21212
3. PLAN PREPARER: G.W. STEPHENS, JR. & ASSOCIATES
4602 MILLENBUM ROAD, SUITE 100
BELCAP, MARYLAND 21017
(410) 297-2340
4. SITE AREA
GROSS SITE ACREAGE: 350.430 S.F. = 8.045 AC.-f.
NET SITE ACREAGE: 327,930 S.F. = 7.528 AC.-f.
5. EXISTING ZONING - BM
6. ZONING MAP - 103C1
7. GIS TILE: 103C1
8. ELECTION DISTRICT - 12
9. COUNCILMANIC DISTRICT - 7
10. TAX MAP NUMBER: 103 - PARCEL 434
11. TAX ACCOUNT NUMBER: 160007388
12. DEED REFERENCE - 341801/0155
13. EXISTING USES - COMMERCIAL - RETAIL, BANK, RESTAURANT, GAS STATION, GENERAL OFFICE, MEDICAL OFFICE, PET SHOP,
14. PLAT REFERENCE - 31/58
15. CENSUS TRACT - 420100
16. WATERED - BALTIMORE HARBOR
17. BUILDING HEIGHT : MAX BLDG HEIGHT PERMITTED - PER HEIGHT TIME DIMENSIONS ALLOWED BY CECR SECTION 231.1. ALL EXISTING BUILDINGS COMPLY.
18. PARKING REQUIRED : REQUIRED : GENERAL OFFICE @ 3.3 SPACES PER 1,000 S.F.
3,740 S.F. / 1,000 x 3.3 = 12,342 PARKING SPACES
BANK @ 3.3 SPACES PER 1,000 S.F.
2,520 S.F. / 1,000 x 3.3 = 8,316 PARKING SPACES
MEDICAL OFFICE @ 4.5 SPACES PER 1,000 S.F.
1,950 S.F. / 1,000 x 4.5 = 8,775 PARKINGS SPACES
RETAIL @ 5 SPACES PER 1,000 S.F.
54,700 S.F. / 1,000 x 5 = 273.5 PARKING SPACES
RESTAURANT @ 16 SPACES PER 1,000 S.F.
4,821 S.F. / 1,000 x 16 = 77.136 PARKING SPACES
CARRYOUT RESTAURANT @ 5 SPACES PER 1,000 S.F.
1,275 S.F. / 1,000 x 5 = 6.375 PARKING SPACES
BEAUTY SHOP @ 5 SPACES PER 1,000 S.F.
4,405 S.F. / 1,000 x 5 = 22.125 PARKING SPACES
GAS STATION / CONVENIENCE STORE @ 3 SPACES PER 1,000 S.F.
1 SPACE PER EMPLOYEE, 1 SP. -AIRVAC, 1 SP. -ATM
1,456 S.F. / 1,000 x 3 + 2 + 1 + 1 = 8,368 PARKING SPACES
TOTAL PARKING SPACES REQUIRED = 417 PARKING SPACES
PROVIDED : 438 PARKING SPACES (INCL. 15 HANDICAP)
19. ADC MAP NO: 4820 KB, 4820 K
20. THE SITE IS NOT LOCATED IN 100 YR. FLOODPLAIN OR WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
21. THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA AS SHOWN ON THE BALTIMORE COUNTY 2015 BASIC SERVICES MAP
22. THERE ARE NO EXISTING WELLS OR SEPTIC DISPOSAL AREAS ON OR WITHIN 100' OF THIS SITE.
23. ZONING HISTORY
CASE - 4418-V
5/21/1959 - DEPUTY ZONING COMMISSIONER GRANTED RESIDENTIAL LOT AREA AND SETBACK VARIANCES. RESIDENTIAL PROJECT WAS ASSIGNED AND VARIANCES ARE EXISTCT.
PETITION FOR ZONING RECLASSIFICATION #4417
5/21/1959 - ZONING COMMISSIONER GRANTED A ZONING RECLASSIFICATION FROM A RESIDENTIAL R.G. ZONE TO BUSINESS BL. ZONE.
CASE - 473-117-X
11/30/1972 - ZONING COMMISSIONER GRANTED A SPECIAL EXCEPTION REQUEST FOR A THEATRE USE ON THE PROPERTY. THE USE IS NO LONGER UTILIZED.
CASE - 481-13-X
7/22/1980 - DEPUTY ZONING COMMISSIONER GRANTED A SPECIAL EXCEPTION REQUEST FOR A SERVICE GARAGE USE ON THE PROPERTY IN ACCORDANCE WITH A SITE PLAN AND SUBJECT TO RESTRICTIONS.
CASE - 86-70-A
8/26/1985 - DEPUTY ZONING COMMISSIONER GRANTED A PETITION FOR VARIANCE TO PERMIT A DOUBLE- FENCE SIGN WITH A TOTAL OF 161.3 SQ. FT. IN LIEU OF THE PERMITTED 100 SQ. FT. IN ACCORDANCE WITH A SITE PLAN AND SUBJECT TO RESTRICTIONS. THIS RELIEF, HOWEVER, IS NO LONGER VALID DUE TO THE SUNSET PROVISIONS OF BCZR SECTION 400.0J.
CASE - 95-421-SPHA
7/10/1993 - DEPUTY ZONING COMMISSIONER GRANTED A SPECIAL HEARING AND VARIANCE PETITION TO AFFIRM A PET SHOP USE WITH NO OUTSIDE FACILITIES ON THE PREMISES IS PERMITTED UNDER THE B.Z.C.Z. IN ACCORDANCE WITH A SITE PLAN AND A VARIANCE TO PERMIT A PET SHOP USE WITHIN 130 FEET OF A RESIDENTIAL ZONE IN LIEU OF THE REQUIRED 200 FEET.
CASE - 96-6-A
8/15/1995 - DEPUTY ZONING COMMISSIONER GRANTED A PETITION FOR VARIANCE FROM SECTION 413.2.E TO PERMIT AN IDENTIFICATION SIGN OF 150 SQ. FT. IN LIEU OF THE MAXIMUM PERMITTED 50 SQ. FT. AND FROM SECTION 413.3.D TO PERMIT A HEIGHT FOR THE SUBJECT SIGN OF 27 FEET IN LIEU OF THE MAXIMUM PERMITTED 25 FEET IN ACCORDANCE WITH PARAGRAPH 1 AND SUBJECT TO STANDARD 30 DAY APPELATE PROCESS RESTRICTIONS. THIS RELIEF, HOWEVER, IS NO LONGER VALID DUE TO THE SUNSET PROVISIONS OF BCZR SECTION 400.0J.
24. THE SITE IS NOT LOCATED IN ANY DEFICIENT WATER SUPPLY AREA ON THE BALTIMORE COUNTY 2015 BASIC SERVICES MAP.
25. THE SITE IS NOT LOCATED WITHIN A SEWER DEFICIENT AREA OR OF CONCERN ON THE BALTIMORE COUNTY 2015 BASIC SERVICES MAP.
26. FLOOR AREA RATIO (FAR)
ALLOWED - 4.0 = 1,401,720 S.F. IN THE BM ZONE
EXISTING FAR
GROSS ADJ. FLOOR AREA 84,297 S.F. / GROSS SITE AREA IN BM ZONE -350.430 S.F. = 0.24 FAR
27. ALL LIGHTING FIXTURES USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
28. PAD A - SITE AREA = 16,611
AREA REQUIRED FOR GAS STATION / CONVENIENCE STORE - 1,500 X N.O. OF FUEL SERVICE SPACES + 4 X THE SALES AREA SQ. FT. / 1,000 SQ. FT. PER ATM = 8 x 1,500 + 4 X 621 = 15,484 SQ. FT. PER

SCALE: 1" = 40'
DATE: 5/27/2015
JOB #: 20-11716
DES: BCP
DRN: DG
CHK: BCP
FILE: 101_Fencing
DRAWING NUMBER
Z-1
SHEET 1 of 3

ELECTION DISTRICT #12, COUNCILMANIC DISTRICT #7
BALTIMORE COUNTY, MARYLAND 21222

Owner

PLAN

Scale: 1" = 40'

ZONING RELIEF REQUESTS:

VARIANCES REQUESTED FROM SECTION 400.4 ATTACHMENT 1 OF THE BCZSR.

1. PETITION FOR VARIANCE FROM 50(FV) TO PERMIT 1 WALL MOUNTED SIGNS ON A WALL WITH NO EXTERIOR CUSTOMER ENTRANCE IN LIEU OF NONE PERMITTED. (SIGN NO. 8, 1, 2 & 5).
2. PETITION FOR VARIANCE FROM 50(FV) TO PERMIT 2 WALL MOUNTED SIGNS ON A WALL WITH AN EXTERIOR CUSTOMER ENTRANCE IN LIEU OF ONE PERMITTED. (SIGN NO. 4).
3. PETITION FOR VARIANCE FROM 7(b)(3) FOR AN EXISTING FREESTANDING JOINT IDENTIFICATION SIGN TO DISPLAY A MAXIMUM OF 10 LINES OF TEXT WITH A MINIMUM OF 3 INCHES IN HEIGHT, IN LIEU OF THE PERMITTED 5 LINES OF TEXT AND 9 INCHES IN HEIGHT FOR SIGN COPY. (SIGN NO. 8).
4. PETITION FOR VARIANCE FROM 50(FV) FOR AN EXISTING FREE-STANDING ENTERPRISE SIGN WITH ASSOCIATED CHANGABLE COPY SIGN TO HAVE A HEIGHT OF 25.6 FEET IN LIEU OF THE 25- FEET ALLOWED. (SIGN NO. 10).

5. PETITION FOR VARIANCE FROM 50'(b)(v) FOR AN EXISTING ENTERPRISE SIGN WITH ASSOCIATED CHANGEABLE COPY SIGN TO DISPLAY AN AREA OF 126.7 SQUARE FEET IN LIEU OF THE ALLOWED 100 SQUARE FEET ON A PREMISES WITH A FRONTAL FACE OF 300 FEET. (SIGN NO. 10).
6. PETITION FOR VARIANCE FROM 50'(b)(v) FOR AN EXISTING ENTERPRISE SIGN TO DISPLAY AN AREA OF 77.7 SQUARE FEET IN LIEU OF THE ALLOWED 75 SQUARE FEET. (SIGN NO. 9).
7. PETITION FOR VARIANCE FROM 70'(b) FOR AN EXISTING FREE-STANDING JOINT IDENTIFICATION SIGN TO DISPLAY A MAXIMUM AREA OF 216 SQ. FT. IN LIEU OF THE ALLOWED 159 SQ. FT. (SIGN NO. 6).
8. PETITION FOR SPECIAL HEARING TO ABANDON PREVIOUSLY GRANTED SPECIAL EXCEPTION IN CASE 73-117-X WHICH IS NO LONGER BEING UTILIZED.
9. PETITION FOR SPECIAL HEARING TO PERMIT THE CONTINUANCE OF EXISTING PAD SITES A & B.

24. THE SITE IS NOT LOCATED IN ANY DEFICIENT WATER SUPPLY AREA ON THE BALTIMORE COUNTY 2015 BASIC SERVICES MAP.

25. THE SITE IS NOT LOCATED WITHIN A SEWER DEFICIENT AREA OR AREA OF CONCERN ON THE BALTIMORE COUNTY 2015 BASIC SERVICES MAP.

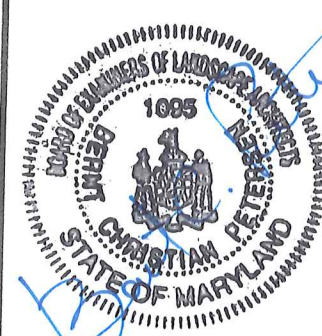
26. FLOOR AREA RATIO (FAR)
ALLOWED - 4.0 = 1,401,720 S.F. IN THE BM ZONE
EXISTING FAR
GROSS ADJ. FLOOR AREA, 84,297 S.F. / GROSS SITE AREA IN BM1 ZONE - 350,430 S.F. = 0.24 FAR

27. ALL LIGHT FIXTURES USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.

28. PAD A - SITE AREA = 16.611

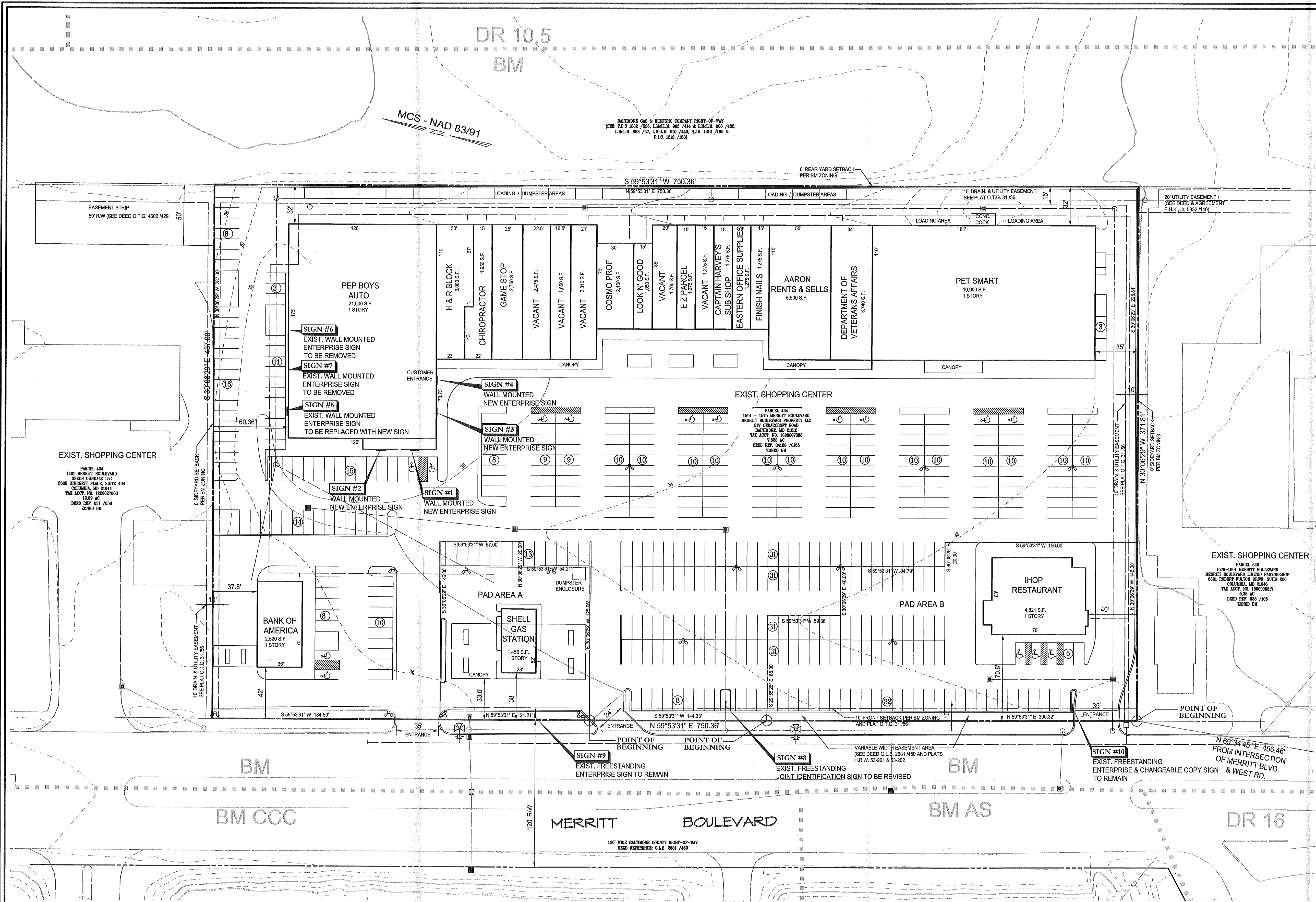
AREA REQUIRED FOR GAS STATION / CONVENIENCE STORE - 1,500 X NO. OF FUEL SERVICE SPACES + 4 X THE SALES AREA SQ. FT. + 1,000 SQ. FT. PER ATM = $8 \times 1,500 + 4 \times 621 + 1,000 = 15,484$ SQ. FT. REQ.

4692 MILLENNIUM DRIVE, SUITE 100
BELCAMP, MARYLAND 21017
(410) 297-2340



Scale: 1" = 40'

Date: MAY 27, 2015
Rev.: JULY 15, 2015



PLAN
Scale: 1" = 40'

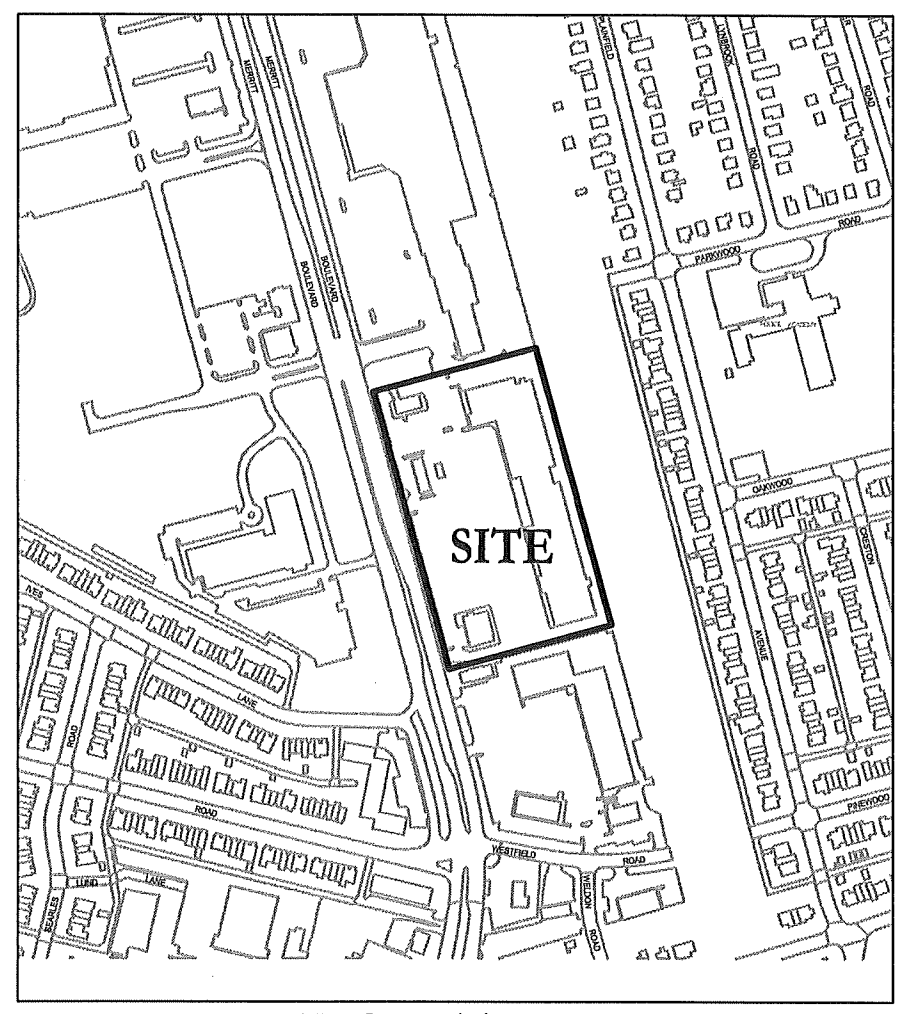
ZONING RELIEF REQUESTS:

- VARIANCES REQUESTED FROM SECTION 450.4, ATTACHMENT 1 OF THE BCZR.
- PETITION FOR VARIANCE FROM 5(d)(vi) TO PERMIT 3 WALL MOUNTED SIGNS ON A WALL WITH NO EXTERIOR CUSTOMER ENTRANCE IN LIEU OF NONE PERMITTED. (SIGN NOS. 1, 2 & 5)
 - PETITION FOR VARIANCE FROM 5(d)(vi) TO PERMIT 2 WALL MOUNTED SIGNS ON A WALL WITH AN EXTERIOR CUSTOMER ENTRANCE IN LIEU OF ONE PERMITTED. (SIGN NO. 4)
 - PETITION FOR VARIANCE FROM 7(b)(ix) FOR AN EXISTING FREESTANDING JOINT IDENTIFICATION SIGN TO DISPLAY A MAXIMUM OF 10 LINES OF TEXT WITH A MINIMUM OF 3 INCHES IN HEIGHT, IN LIEU OF THE PERMITTED 5 LINES OF TEXT AND REQUIRED 8 INCHES IN HEIGHT FOR SIGN COPY. (SIGN NO. 8)

- PETITION FOR VARIANCE FROM 5(b)(vii) FOR AN EXISTING FREE-STANDING ENTERPRISE SIGN WITH ASSOCIATED CHANGEABLE COPY SIGN TO HAVE A HEIGHT OF 25.5 FEET IN LIEU OF THE 25 FEET ALLOWED. (SIGN NO. 10)
- PETITION FOR VARIANCE FROM 5(b)(vi) FOR AN EXISTING ENTERPRISE SIGN WITH ASSOCIATED CHANGEABLE COPY SIGN TO DISPLAY AN AREA OF 128.7 SQUARE FEET IN LIEU OF THE ALLOWED 100 SQUARE FEET ON A PREMISES WITH A FRONTAGE OF 300 FEET. (SIGN NO. 10)
- PETITION FOR VARIANCE FROM 5(b)(v) FOR AN EXISTING ENTERPRISE SIGN TO DISPLAY AN AREA OF 77.7 SQUARE FEET IN LIEU OF THE ALLOWED 75 SQUARE FEET. (SIGN NO. 9)
- PETITION FOR VARIANCE FROM 7(b)(v) FOR AN EXISTING FREE-STANDING JOINT IDENTIFICATION SIGN TO DISPLAY A MAXIMUM AREA OF 216 SQ. FT. IN LIEU OF THE ALLOWED 150 SQ. FT. (SIGN NO. 8)
- PETITION FOR SPECIAL HEARING TO ABANDON PREVIOUSLY GRANTED SPECIAL EXCEPTION IN CASE 73-117-X WHICH IS NO LONGER BEING UTILIZED.
- of existing pad area.*

LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- BUILDING SETBACK LINE
- EXIST. 2' CONTOUR
- EXIST. 10' CONTOUR
- EXIST. BUILDING
- ADJOINER LOT LINE
- SAN. SEWER LINE
- WATER LINE
- STORM DRAIN
- ZONING LINE
- FIRE HYDRANT
- LIGHTING



VICINITY MAP
Scale: 1" = 1000'

SITE NOTES:

- PROJECT NAME: DANVILLE SQUARE ZONING RELIEF
- OWNER: MERRITT BOULEVARD PROPERTY LLP
217 CEDARCROFT ROAD
BALTIMORE, MARYLAND 21212
- PLAN PREPARER: G.W. STEPHENS, JR. & ASSOCIATES
4692 MILLENNIUM ROAD, SUITE 100
BELCAMP, MARYLAND 21017
(410) 297-2340
- SITE AREA
GROSS SITE ACREAGE: 350,430 S.F. = 8.045 AC. +/-
NET SITE ACREAGE: 327,920 S.F. = 7.528 AC. +/-
- EXISTING ZONING - BM
- ZONING MAP - 103C1
- GIS TILE: 103C1
- ELECTION DISTRICT - 12
- COUNCILMANIC DISTRICT - 7
- TAX MAP NUMBER: 103 - PARCEL 434
- TAX ACCOUNT NUMBER: 1600007388
- DEED REFERENCE - 34180 / 0155
- EXISTING USES - COMMERCIAL - RETAIL, BANK, RESTAURANT, GAS STATION, GENERAL OFFICE, MEDICAL OFFICE, PET SHOP.
- PLAT REFERENCE - 31 / 56
- WATERSHED - BALTIMORE HARBOR
- BUILDING HEIGHT: MAX BLDG HEIGHT PERMITTED - PER HEIGHT TENT DIMENSIONS ALLOWED BY BCZR SECTION 231.1. ALL EXISTING BUILDINGS COMPLY.
- PARKING REQUIRED: REQUIRED: GENERAL OFFICE @ 3.3 SPACES PER 1,000 S.F.
3,740 S.F. / 1,000 x 3.3 = 12,342 PARKING SPACES
BANK @ 3.3 SPACES PER 1,000 S.F.
2,520 S.F. / 1,000 x 3.3 = 8,316 PARKING SPACES
MEDICAL OFFICE @ 4.5 SPACES PER 1,000 S.F.
1,950 S.F. / 1,000 x 4.5 = 8,775 PARKING SPACES
RETAIL @ 5 SPACES PER 1,000 S.F.
54,700 S.F. / 1,000 x 5 = 273.5 PARKING SPACES
RESTAURANT @ 16 SPACES PER 1,000 S.F.
4,821 S.F. / 1,000 x 16 = 77,136 PARKING SPACES
CARRYOUT RESTAURANT @ 5 SPACES PER 1,000 S.F.
1,275 S.F. / 1,000 x 5 = 6,375 PARKING SPACES
BEAUTY SHOP @ 5 SPACES PER 1,000 S.F.
4,425 S.F. / 1,000 x 5 = 22,125 PARKING SPACES
GAS STATION / CONVENIENCE STORE @ 5 SPACES PER 1,000 S.F.
AND 1 SPACE PER EMPLOYEE.
498 S.F. / 1,000 x 5 + 2 = 6,388 PARKING SPACES
TOTAL PARKING SPACES REQUIRED = 415 PARKING SPACES
PROVIDED: 436 PARKING SPACES (INCL. 15 HANDICAP)

- ADC MAP NO: 4920 K6, 4920 K7
- THE SITE IS NOT WITHIN A 100 YR. FLOODPLAIN OR WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA AS SHOWN ON THE BALTIMORE COUNTY 2015 BASIC SERVICES MAP.
- THERE ARE NO EXISTING WELLS OR SEPTIC DISPOSAL AREAS ON OR WITHIN 100' OF THIS SITE.
- ZONING HISTORY
CASE: #4416-V
5/21/1958 - DEPUTY ZONING COMMISSIONER GRANTED RESIDENTIAL LOT AREA AND SETBACK VARIANCES. RESIDENTIAL PROJECT WAS ABANDONED AND VARIANCES ARE EXTING.
PETITION FOR ZONING RECLASSIFICATION #4417
5/21/1958 - ZONING COMMISSIONER GRANTED A ZONING RECLASSIFICATION FROM A RESIDENTIAL R.G. ZONE TO BUSINESS B.L. ZONE.
CASE: #73-117-X
11/30/1972 - ZONING COMMISSIONER GRANTED A SPECIAL EXCEPTION REQUEST FOR A THEATRE USE ON THE PROPERTY. THE USE IS NO LONGER UTILIZED.
CASE: #81-13-X
7/22/1989 - DEPUTY ZONING COMMISSIONER GRANTED A SPECIAL EXCEPTION REQUEST FOR A SERVICE GARAGE USE ON THE PROPERTY IN ACCORDANCE WITH A SITE PLAN AND SUBJECT TO RESTRICTIONS.
CASE: #6-70-A
8/28/1995 - DEPUTY ZONING COMMISSIONER GRANTED A PETITION FOR VARIANCE TO PERMIT A DOUBLE-FACE SIGN WITH A TOTAL OF 181.3 SQ. FT. IN LIEU OF THE PERMITTED 100 SQ. FT. IN ACCORDANCE WITH A SITE PLAN AND SUBJECT TO RESTRICTIONS. THIS RELIEF, HOWEVER, IS NO LONGER VALID DUE TO THE SUNSET PROVISIONS OF BCZR SECTION 450.3.D.
CASE: #5-421-SPHA
7/10/1995 - DEPUTY ZONING COMMISSIONER GRANTED A SPECIAL HEARING AND VARIANCE PETITION TO AFFIRM A PET SHOP USE WITH NO OUTSIDE FACILITIES ON THE PREMISES IS PERMITTED UNDER THE B.C.Z.R. IN ACCORDANCE WITH A SITE PLAN AND A VARIANCE TO PERMIT A PET SHOP USE WITHIN 150 FEET OF A RESIDENTIAL ZONE IN LIEU OF THE REQUIRED 200 FEET.
CASE: #6-6-A
8/15/1995 - DEPUTY ZONING COMMISSIONER GRANTED A PETITION FOR VARIANCE FROM SECTION 413.2.E TO PERMIT AN IDENTIFICATION SIGN OF 162 SQ. FT. IN LIEU OF THE MAXIMUM PERMITTED 150 SQ. FT. AND FROM SECTION 413.5.D. TO PERMIT A HEIGHT FOR THE SUBJECT SIGN OF 21 FEET IN LIEU OF THE MAXIMUM PERMITTED 25 FEET IN ACCORDANCE WITH EXHIBIT 1 AND SUBJECT TO STANDARD 30 DAY APPEAL PROCESS RESTRICTION. THIS RELIEF, HOWEVER, IS NO LONGER VALID DUE TO THE SUNSET PROVISIONS OF BCZR SECTION 450.3.D.

- THE SITE IS NOT LOCATED IN ANY DEFICIENT WATER SUPPLY AREA ON THE BALTIMORE COUNTY 2015 BASIC SERVICES MAP.
- THE SITE IS NOT LOCATED WITHIN A SEWER DEFICIENT AREA OR AREA OF CONCERN ON THE BALTIMORE COUNTY 2015 BASIC SERVICES MAP.
- FLOOR AREA RATIO (FAR)
ALLOWED - 4.0 = 1,401,720 S.F. IN THE BM ZONE
EXISTING FAR
GROSS ADJ. FLOOR AREA: 84,297 S.F. / GROSS SITE AREA IN BM ZONE - 350,430 S.F. = 0.24 FAR
- ALL LIGHTING FIXTURES USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.

DANVILLE SQUARE SHOPPING CENTER

PLAN TO ACCOMPANY PETITIONS FOR ZONING RELIEF

1501-1575 MERRITT BOULEVARD

Scale: 1" = 40'

ELECTION DISTRICT #12, COUNCILMANIC DISTRICT #7

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

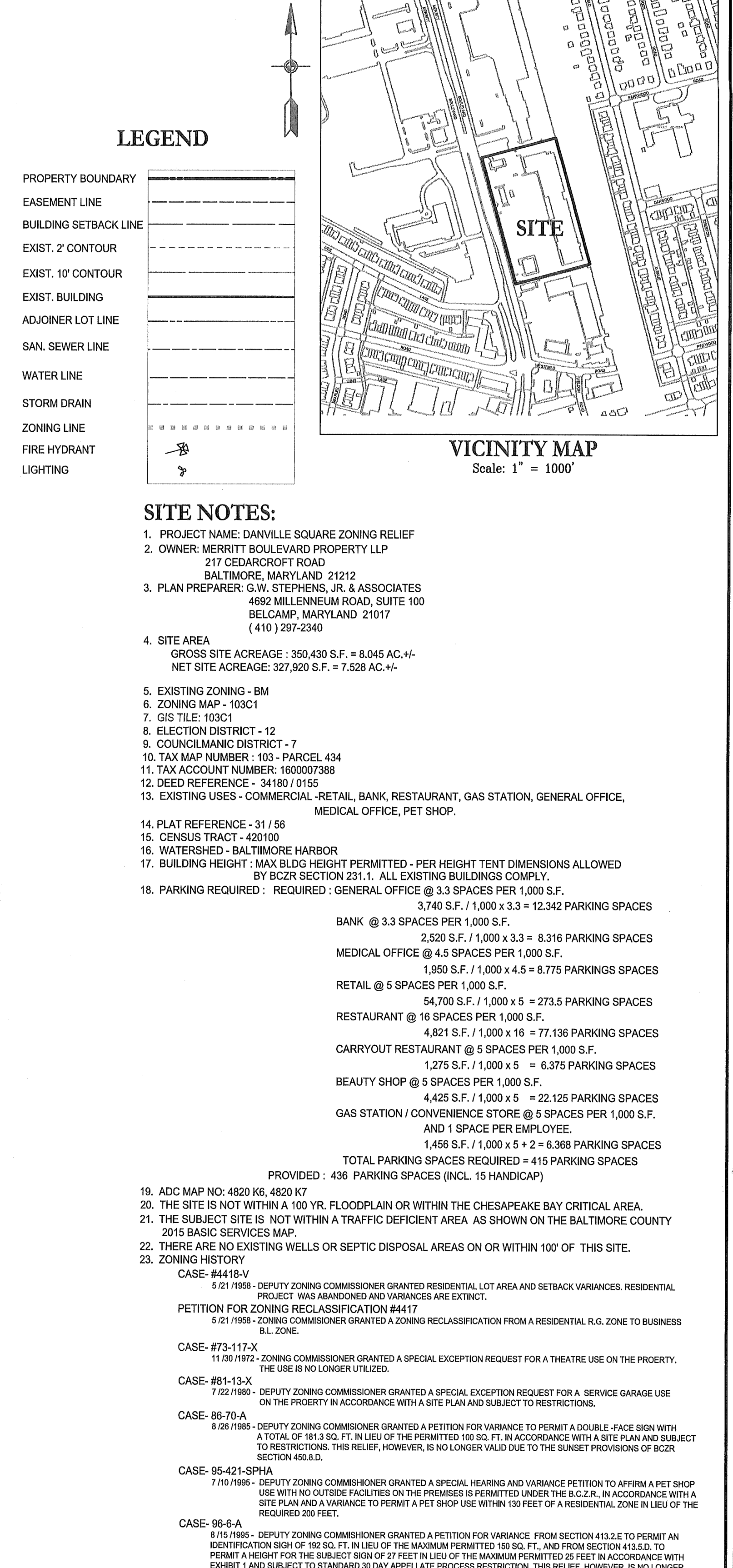
CIVIL ENGINEERS & LAND SURVEYORS

4692 MILLENNIUM DRIVE, SUITE 100
BELCAMP, MARYLAND 21017



Owner
MERRITT BOULEVARD PROPERTY LLP
217 CEDARCROFT ROAD
BALTIMORE, MARYLAND 21212

SCALE: 1" = 40'
DATE: 5/27/2015
JOB #: 20-1716
DES: BCP
DRN: DG
CHK: BCP
FILE: 001.Plot.dwg
DRAWING NUMBER: 7.1



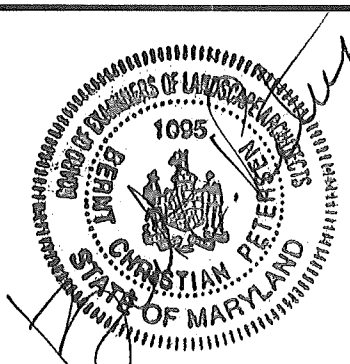
24. THE SITE IS NOT LOCATED IN ANY DEFICIENT WATER SUPPLY AREA ON THE BALTIMORE COUNTY 2015 BASIC SERVICES MAP.
25. THE SITE IS NOT LOCATED WITHIN A SEWER DEFICIENT AREA OR AREA OF CONCERN ON THE BALTIMORE COUNTY 2015 BASIC SERVICES MAP.
26. FLOOR AREA RATIO (FAR)
ALLOWED - 4.0 = 1,401,720 S.F. IN THE BM ZONE
EXISTING FAR
GROSS ADD. FLOOR AREA: 44,297 S.F. / GROSS SITE AREA IN BM ZONE -350,430 S.F. = 0.24 FAR
27. ALL LIGHTING FIXTURES USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.

Date: MAY 27, 2015

**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**

CIVIL ENGINEERS & LAND SURVEYORS

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