IN RE: **PETITIONS FOR SPECIAL HEARING AND VARIANCE**	*	BEFORE THE
(7912 Belair Road)	*	OFFICE OF
14th Election District		
5th Council District	*	ADMINISTRATIVE HEARINGS
Kimco Realty		
Petitioner	*	FOR BALTIMORE COUNTY
	*	**Case Nos. 2015-0310-SPHA & 2015-0311-SPH**

* * * * * * *

OPINION AND ORDER

These matters comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of the legal owner. Both of the above cases involve the Putty Hill Plaza shopping center. Even so, the zoning office requested Petitioner to file a separate zoning case regarding the pad site (Case # 2015-0311), but the cases were combined for hearing and only one Order will be issued. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows: (1) abandon previously approved Special Exceptions and Special Hearings which are no longer being utilized, and; (2) to permit the continuance of an existing pad site for sign purposes notwithstanding ownership. In addition, a Petition for Variance pursuant to B.C.Z.R. as follows: (1) to permit wall mounted enterprise signs with a total square footage each of up to two and half times (2.5) the length of the wall to which the sign is affixed converted to square footage in lieu of the permitted two (2) times the length of the wall converted to square footage; and (2) to permit a freestanding joint identification sign with eight (8) lines of text in lieu of the permitted five (5) lines of text. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requests was Greg Birdsall. 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

ORDER RECEIVED FOR FILING
Date 9/15/15
By Sln

Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was submitted by the Bureau of Development Plans Review, which noted that landscaping would be required along Bel Air Road.

PETITION FOR SPECIAL HEARING

The petition for special hearing concerns the continuation of a pad site at the property, which is currently occupied by Nations Bank. Being designated as a pad site allows for a freestanding enterprise sign, which is existing on site. As such, the petition will be granted.

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 property has irregular dimensions and 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 **15th** day of **September, 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) as follows: (1) to abandon previously approved Special Exceptions and Special Hearings (granted in Case Nos. 1982-0208-SPH & 1982-0276-X) which are no longer being utilized, and; (2) to permit the continuance of an existing pad site for sign purposes notwithstanding ownership, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 9/15/15

By Sln

IT IS FURTHER ORDERED that the Petition for Variance pursuant to B.C.Z.R. as follows: (1) to permit wall mounted enterprise signs with a total square footage each of up to two and half times (2.5) the length of the wall to which the sign is affixed converted to square footage in lieu of the permitted two (2) times the length of the wall converted to square footage; and (2) to permit a freestanding joint identification sign with eight (8) lines of text in lieu of the permitted five (5) lines of text, 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 landscaping at the site as determined in the sole discretion of the Baltimore County Landscape Architect.

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING
Date 9/15/15
By sln

PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

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

Address Belair Road - 7912 **which is presently zoned** BMAS/DR 5.5

Deed References: **21239/00108** 10 Digit Tax Account # **1 6 0 0 0 1 2 0 5 9**

Property Owner(s) Printed Name(s) **Putty Hill Associates, LLC c/o Kimco Realty**

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

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description

and plan attached hereto and made a part hereof, hereby petition for:

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

please see attached

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

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

PLEASE SEE ATTACHED

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

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning re gulations.

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).

ORDER RECEIVED FOR FILING 9/15/15 DEN

Contract Purchaser/Lessee:

N/A

Name – Type or Print

Signature

Mailing Address / City / State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Greg Birdsall, Kimco Realty /

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

Signature #1 Signature # 2

1954 Greenspring Ave. #330, Timonium, MD

Mailing Address City State

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

Zip Code Telephone # Email Address

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

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 2015-0310-SPHA **Filing Date** 7 / 2 / 2015 **Do Not Schedule Dates:** _____ **Reviewer** ZU

REV. 10/4/11

Attachment to Petition for Special Hearing and Variances
Putty Hill Shopping Center
Belair Road

Petition for Special Hearing to abandon previously approved Special Exceptions and Special Hearings which are no longer being utilized (Case Nos. 1982-0208-SPH, 1982-0276-X).

Petition for Variance to permit wall mounted enterprise signs with a total square footage each of up to two and a half times (2.5) the length of the wall to which the sign is affixed converted to square footage in lieu of the permitted two (2) times the length of the wall converted to square footage.

Petition for Variance to permit a freestanding joint identification sign with eight (8) lines of text in lieu of the permitted five (5) lines of text.

0310-SPHA

ZONING DESCRIPTION
TAX MAP 81, PARCELS 1058
THE LAND OF
PUTTY HILL ASSOCIATES, LLC.
LIBER 21239 FOLIO 108
14TH ELECTION DISTRICT
BALTIMORE COUNTY, MD

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LIMITS OF BELAIR ROAD (U.S. ROUTE 1) (VARIABLE WIDTH RIGHT-OF-WAY), WHICH IS 316 FEET SOUTH OF THE INTERSECTION OF SAID BELAIR ROAD AND ROSSVILLE BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY), THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN THE ROSSVILLE BOULEVARD RIGHT-OF-WAY ON THE NORTH AND THE PUTTY HILL ASSOCIATES, LLC. (LIBER 21239 FOLIO 108) ON THE WEST;

1. SOUTH 40 DEGREES – 16 MINUTES – 19 SECONDS WEST, 115.35 FEET TO A POINT, THENCE;

2. NORTH 49 DEGREES – 43 MINUTES – 41 SECONDS WEST, 144.03 FEET TO A POINT, THENCE;

3. SOUTH 40 DEGREES – 18 MINUTES - 02 SECONDS WEST, 188.44 FEET TO A POINT, THENCE;

4. SOUTH 49 DEGEES – 43 MINUTES – 41 SECONDS EAST, 144.12 FEET TO A POINT, THENCE;

5. SOUTH40 DEGREES – 16 MINUTES – 19 SECONDS WEST, 91.45 FEET TO A POINT, THENCE;

6. CONTINUING NORTH 50 DEGREES – 28 MINUTES – 46 SECONDS WEST, 360.06 FEET TO A POINT, THENCE;

7. CONTINUING SOUTH 39 DEGREES – 10 MINUTES – 44 SECONDS WEST, 125.00 FEET TO A POINT, THENCE;

8. CONTINUING NORTH 49 DEGREES – 30 MINUTES – 46 SECONDS WEST, 362.36 FEET TO A POINT, THENCE;

9. CONTINUING NORTH 40 DEGREES – 16 MINUTES – 19 SECONDS EAST, 614.63 FEET TO A POINT, THENCE;

10. CONTINUING SOUTH 89 DEGREES – 11 MINUTES – 25 SECONDS EAST, 76.66 FEET TO A POINT, THENCE;

11. CONTINUING 421.55 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 726.49 FEET, A CENTRAL ANGLE OF 33 DEGREES – 14 MINUTES – 47 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 72 DEGREES – 34 MINUTES – 01 SECONDS WEST, 415.66 FEET TO A POINT, THENCE;

12. CONTINUING SOUTH 23 DEGREES – 21 MINUTES – 57 SECONDS EAST, 183.86 FEET TO A POINT, THENCE;

2015-0310-
SPHA

13. CONTINUING SOUTH 40 DEGREES – 16 MINUTES – 19 SECONDS WEST, 219.47 FEET TO A POINT, THENCE;

14. CONTINUING SOUTH 49 DEGREES – 43 MINUTES – 41 SECONDS EAST, 113.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 447,468 SQUARE FEET OR 10.272 ACRES.

STATE OF MARYLAND
MICHAEL J. GESELL
44097
PROFESSIONAL ENGINEER

6/29/15

0310-SPHA

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

No. 127360

Date: 7/2/15

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

Total: 1000.00

Rec From: White Fuerst Taylor & Preston

For: 7912 Belair Rd

2015-0310-SPHA

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

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
7/06/2015	7/02/2015	10:06:42	5

REG WS05 WALKIN RBOS-LRB
RECEIPT # 802182 7/02/2015 OFLN
Dept 5 528 ZONING VERIFICATION
NO. 127360
Recpt Tot $1,000.00
$1,000.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

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: 2015-0310-SPHA

Petitioner: Kimco Realty

Address or Location: 7912 Belair Rd Nottingham MD 21236

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jennifer Busse

Address: Whiteford, Taylor & Preston
One W. Pennsylvania Ave. Ste. 300
Towson MD 21204

Telephone Number: 410 832 2077

THE BALTIMORE SUN MEDIA GROUP

501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3502001

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

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

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

Aug 20, 2015

The Baltimore Sun Media Group

By S. Wilkins

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: # 2015-0310-SPHA
7912 Belair Road
SW/s Belair Road, 316 ft. SW of Rossville Blvd.
14th Election District - 5th Councilmanic District
Legal Owner(s) Kimco Realty, Greg Birdsalf

Special Hearing to abandon previously approved Special Exception and Special Hearing which are no longer being utilized (Case Nos. 1982-0208-SPH and 1982-0276-X).

Variance to permit wall mounted enterprise signs with a total square footage each of up to two and a half times (2.5) the length of the wall to which the sign is affixed converted to square footage in lieu of the permitted two times the length of the wall converted to square footage; to permit a freestanding joint identification sign with eight lines of text in lieu of the permitted five lines of text.

Hearing: Friday, September 11, 2015 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

NOTES: (1) Hearings are Handicapped Accessible; for special 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.

8/220 August 20 3502001

CERTIFICATE OF POSTIN

CASE NO: 2015-0310-SPHA

PETITIONER/DEVELOPER
WHITEFORD, TAYLOR & PRESTON

DATE OF HEARING/CLOSING:
9/11/15

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

ATTENTION:

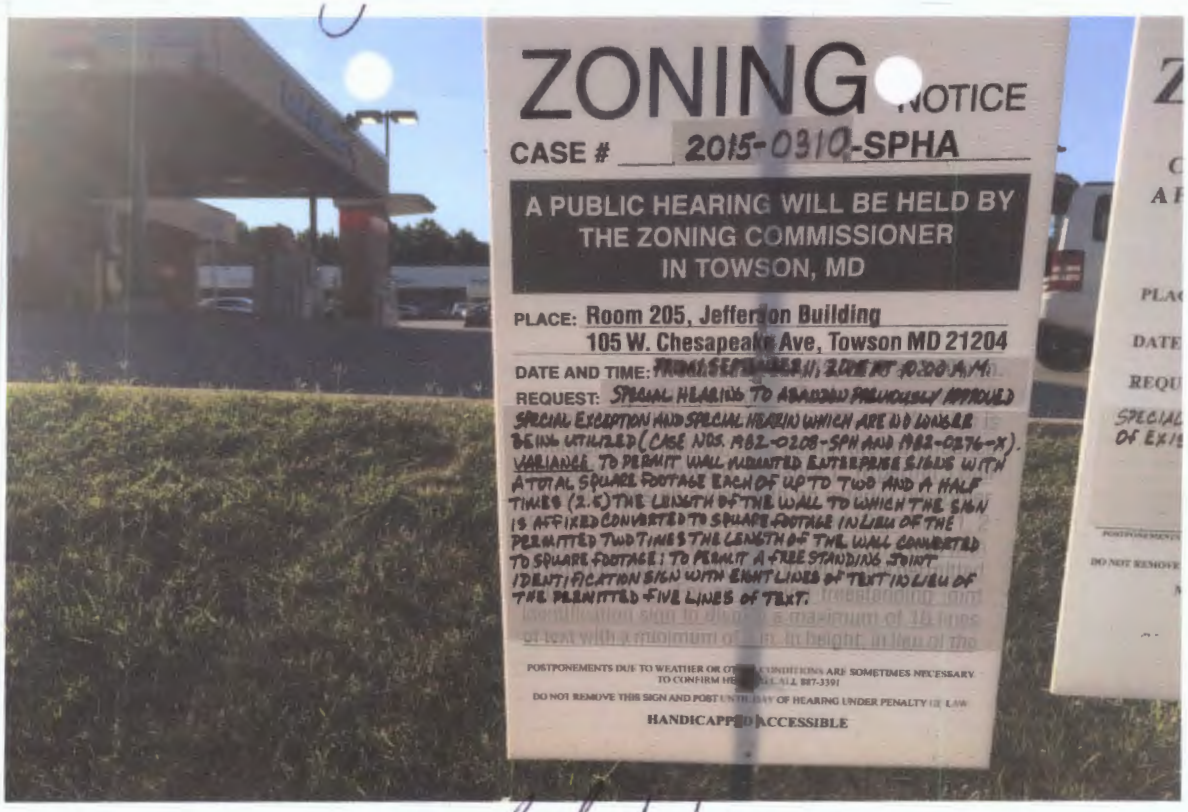
LADIES AND GENTLEMEN:

THIS LETTER IS TO CERITFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S)REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY AT
7912 BELAIR ROAD

THIS SIGN(S)WERE POSTED ON August 22, 2015.
(MONTH,DAY,YEAR)

SINCERELY,
8/22/15
SIGNATURE OF SIGN POSTER AND DATE:

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



Yadutsf 8/22/15

KEVIN KAMENETZ
County Executive

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

July 22, 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: 2015-0310-SPHA
7912 Belair Road
SW/s Belair Road, 316 ft. SW of Rossville Blvd.
14th Election District – 5th Councilmanic District
Legal Owners: Kimco Realty, Greg Birdsall

Special Hearing to abandon previously approved Special Exception and Special Hearing which are no longer being utilized (Case Nos. 1982-0208-SPH and 1982-0276-X). Variance to permit wall mounted enterprise signs with a total square footage each of up to two and a half times (2.5) the length of the wall to which the sign is affixed converted to square footage in lieu of the permitted two times the length of the wall converted to square footage; to permit a freestanding joint identification sign with eight lines of text in lieu of the permitted five lines of text.

Hearing: Friday, September 11, 2015 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

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

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 22, 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.

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

State Highway Administration
Maryland Department of Transportation

Pete K. Rahn, *Secretary*
Douglas H. Simmons, *Acting Administrator*

Date: 7/7/15

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

RE: Baltimore County
Item No. 2015-0310-SPHA
Special Hearing Variance
Greg Birdsall, Kimco Realty
7912 Belair Road
US 1

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 7/7/15. A field inspection and internal review reveals that an entrance onto US1 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2015-0310-SPHA.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2398 or 1-866-998-0367 (in Maryland only) X 2398 or by email at (rzeller@sha.state.md.us).

Sincerely,

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

DWP/RAZ

RE: PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE OFFICE
7912 Belair Road; SW/S Belair Road, 316' SW of c/line of Rossville Blvd	*	OF ADMINSTRATIVE
14th Election & 5th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Kimco Realty, Greg Birdsall Petitioner(s)	*	BALTIMORE COUNTY
	*	2015-310-SPHA

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

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S Demilio

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

RECEIVED
JUL 10 2015

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of July, 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

Case No.: 2015-0310-SPHA
2015-0311-SPH

Exhibit Sheet

9-15-15
Sln

BW
10-19-15

Petitioner/Developer | Protestant

No. 1	Aerial photo	
No. 2	Plan to accompany SPH	
No. 3	Plan for sign variances	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

MEMORANDUM

DATE: October 19, 2015

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2015-0310-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on October 15, 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

PLEASE PRINT CLEARLY

CASE NAME Kimco - 7912 Belair Rd
CASE NUMBER 2015-310 & 311
DATE 9/11/15

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Jenn Busse	WTP - One W. Pennsylvania Ave.	21204	jbusse@wtplaw.com
GREG REED	KIMCO	TIMONIUM MD	GREED@KIMCOREALTY.COM

PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER _____
DATE _____

CITIZEN'S SIGN - IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
Paul Rodriguez	1017 Kenilworth Drive	Towson, MD 21204	paul.rodriguez2@ubat.edu

CASE NO. 2015-0310-SPHA

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
7/10/15	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	C
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
7/29/15	PLANNING (if not received, date e-mail sent _____)	no obj
7/21/15	STATE HIGHWAY ADMINISTRATION	no obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 2011-0126-SPHA)

NEWSPAPER ADVERTISEMENT Date: 8/20/15

SIGN POSTING Date: 8/22/15 by OGLE

PEOPLE'S COUNSEL APPEARANCE Yes ☑ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

TB
✓ 12370

IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE
W side of Bel Air Road; 331 feet S the c/l of Rossville Blvd.	*	DEPUTY ZONING
14th Election District	*	COMMISSIONER
6th Councilmanic District (7920 Bel Air Road)	*	FOR BALTIMORE COUNTY
Putty Hill Associates, LLC *Legal Owner*	*	
	*	**Case No. 2011-0126-SPHA**
Giant of Maryland, LLC *Contract Lessee*	*	

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the property owner, Putty Hill Associates, LLC by Gregg Birdsall, an authorized signatory, and the contract lessee, Giant of Maryland, LLC through one of its Senior Managers of Construction, Juan Carlos Vivas, and its attorney, Charles B. Marek, III, Esquire of Gildea and Schmidt, LLC. Petitioner is requesting Special Hearing relief in accordance with Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows:

- To confirm that the existing Putty Hill Plaza shopping center and the stand alone Dunkin Donuts retail store are not both within the same premises; and
- To confirm that it is permitted to retain a freestanding enterprise sign for a stand alone PAD site; and
- For such and further relief as may be required by Zoning Commissioner.

Petitioner is also requesting Variance relief as follows:

considered the "premises" was also dealt with through oral argument. "Premises" is defined in B.C.Z.R. Section 450.3 as

> A recorded lot, or in the case of a multi-occupant lot such as a shopping center, office park or industrial park, the total area of the development under common ownership or control. "Premises" also means two or more contiguous lots under common ownership, leasehold or other assignment of interest in real property which are used as a unified parcel.

While the subject of the hearing was the Putty Hill Plaza, contiguous to the site is a property improved with a Dunkin Donuts. The Dunkin Donuts has a separate entrance and is self parked; however, it does have direct vehicular access to the Putty Hill Plaza. If these two properties were considered one premises, the existing freestanding Dunkin Donuts sign and the existing freestanding joint enterprise sign for the Putty Hill Plaza, each along Belair Road, would exist within 100 feet of each other in violation of B.C.Z.R. Section 450.5.B.4.b. Mr. Marek entered into evidence as Petitioner's Exhibits 3 and 4 two separate deeds for each of the properties. It was shown that the Dunkin Donuts property was owned and operated by DB Real Estate Assets I, LLC, a non-affiliate of Putty Hill Associates, LLC. Therefore, because there is a lack of coordinated control over both properties, it is clear that the properties should not be considered part of the same "premises."

Continuing with the Petition for Variance aspects of the relief requested, Mr. Marek proffered the evidence presented at the hearing, and the proffer and exhibits were accepted into the record of the case. The property in question is the "Putty Hill Plaza" near the intersection of Belair Road and Rossville Boulevard. The property has one entrance on Belair Road and another off of Rossville Blvd. The site is approximately 10.7 acres and is zoned B.M.-A.S. The center is improved with a multi-tenant retail building and a stand-alone PAD site for Bank of America. The Giant supermarket is the largest tenant in the center and considered the "anchor" store. In addition

difficulty. Allowing multiple signs will give customers an opportunity to recognize the store from various points along their drive and not just one vantage point.

Moreover, the testimony and evidence also showed that the granting of the variance would be in the spirit and intent of the Zoning Regulations. The wall mounted signage permitted at this center, without relief, would be one sign that is 528 sq. ft. (two times the length of the wall to which the signage is affixed). The wall mounted sign package would be 336 square feet or only sixty-four percent (64%) of the size permitted as of right. Furthermore, the sign regulations do attempt to allow stores to adequately advertise their services, and I believe that this relief is in keeping with that and other goals of the signage regulations. Lastly customer recognition and identification of the stores is important as this re-imaging is occurring not just in Baltimore County, but throughout all of Giant's operation across counties and states.

The testimony also bears that the granting of the variance will be in the interest of the public. The new sign package will utilize light-emitting-diode (LED) technology for illumination, thereby reducing the energy consumption by roughly ninety percent (90%). The freestanding signage will also assist the flow of traffic as it will alert customers to the presence of the store and give them the time they need to properly and safely adjust their driving to accommodate their supermarket trip. Given this is a heavily trafficked area and high speed traffic flow, this will be a benefit. Therefore, the variance to permit ten (10) wall mounted signs and a freestanding joint id sign of 192 square feet and six lines should be granted.

Pursuant to the advertisement, posting of the property and public hearing on the Petitions held, and for the reasons set forth above, the Petitions for Special Hearing and Variance should be granted and the Special Hearing relief related to the freestanding signage and bank sign should be dismissed as moot.

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

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

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 - 14 Account Number - 1600012059**

Owner Information

Owner Name:	PUTTY HILL ASSOCIATES LLC C/O KIMCO REALTY CORPORATION	**Use:**	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	3333 NEW HYDE PARK RD NEW HYDE PARK NY 11042-1205	**Deed Reference:**	/21239/ 00108

Location & Structure Information

Premises Address:	BELAIR RD BALTIMORE MD 21236-3706	**Legal Description:**	10.7280 AC BELAIR RD BELAIR RD PL SHOPPING

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0081	0005	1058		0000				2016	Plat Ref: 0038/ 0115

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

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
	87468		10.7200 AC	14

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		SHOPPING CENTER / NEIGHBORHOOD				

Value Information

	Base Value	Value As of 01/01/2013	Phase-in Assessments As of 07/01/2015	As of 07/01/2016
Land:	4,130,900	4,130,900		
Improvements	6,914,000	6,914,000		
Total:	11,044,900	11,044,900	11,044,900	
Preferential Land:	0			

Transfer Information

Seller: BELAIR ROAD ASSOCIATES	**Date:** 01/07/2005	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /21239/ 00108	**Deed2:**
Seller: CITIES SERVICE O IL CO	**Date:** 08/30/1973	**Price:** $299,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /05494/ 00092	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2015	07/01/2016
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

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

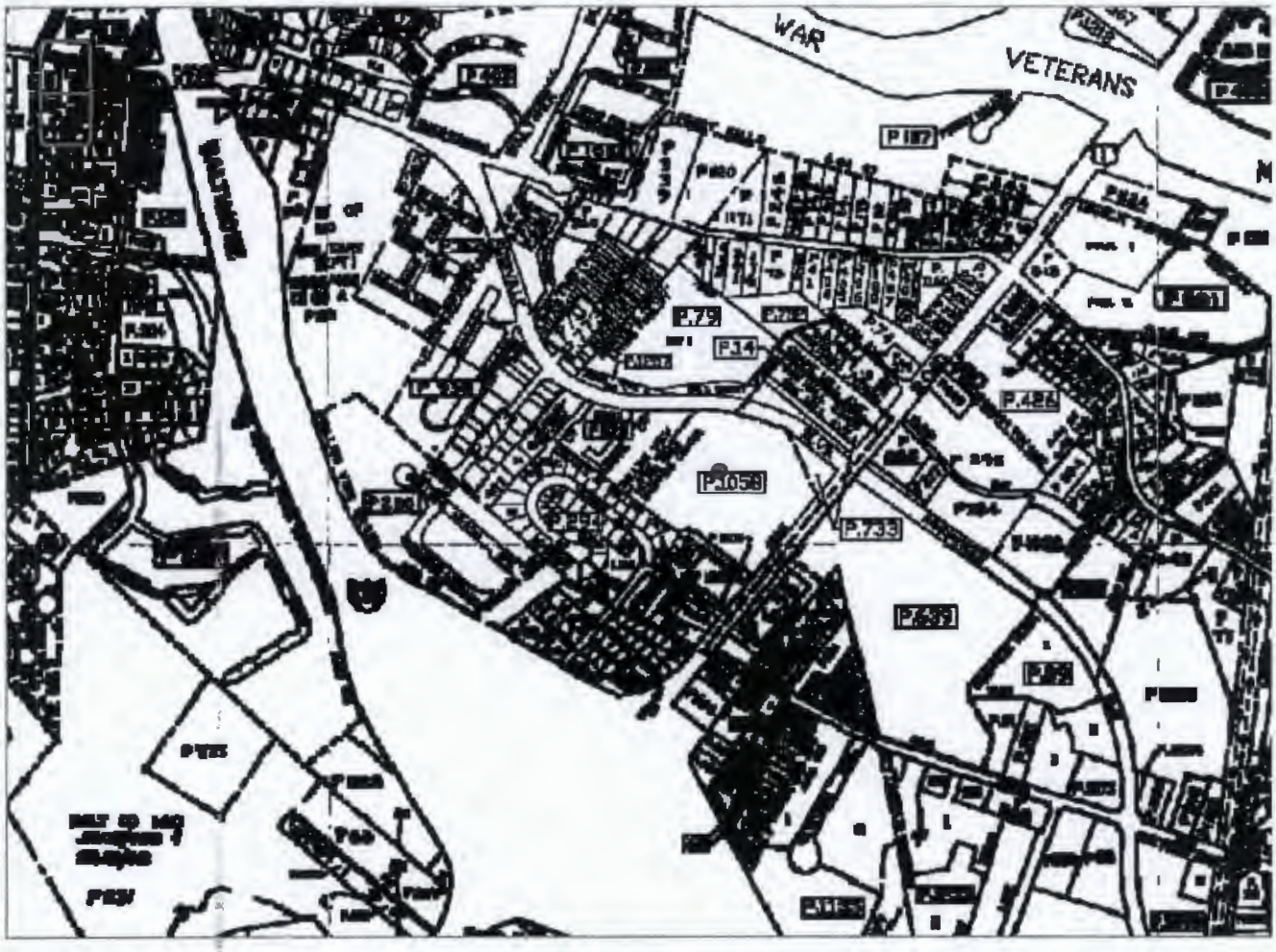
Homestead Application Information

Homestead Application Status: No Application

Baltimore County

New Search (http://sdat.dat.maryland.gov/RealProperty)

District: 14 Account Number: 1600012059



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. -->

KEVIN KAMENETZ
County Executive

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

September 3, 2015

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

RE: Case Number: 2015-0310 SPHA, Address: 7912 Belair Road

Dear Mr. Birdsall:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 2, 2015. This letter is not an approval, but only a **NOTIFICATION.**

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

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

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

SHA State Highway Administration
Maryland Department of Transportation

Pete K. Rahn, *Secretary*
Douglas H. Simmons, *Acting Administrator*

Date: 7/21/15

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

RE: ~~Baltimore County~~
Item No. 2016-0010-A
Administrative Variance
Victor Armstrong
519 Grovethorn Rd.

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. 2016-0010-A

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

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

DWP/RAZ

9/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 29, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED
AUG 04 2015
OFFICE OF ADMINISTRATIVE HEARINGS

SUBJECT: 7912 Belair Road

INFORMATION:

Item Number: 15-310

Petitioner: Greg Birdsall, Kimco Realty

Zoning: BM AS, DR 5.5

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Hearing to determine whether the Administrative Law judge should approve the abandonment of the previously approved special exception use and special hearing determination in zoning cases 1982-0208-SPH and 1982-276-X and also the Petition for Variance to permit wall mounted enterprise signs with a total square footage of up to two and a half times the length of the wall to which they are affixed and a freestanding joint identification sign with eight lines of text in lieu of the permitted two times the length of the wall and five lines of text respectively. All signs subject to the petitions currently exist on the site which is located within the Overlea Commercial Revitalization District.

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

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

Division Chief: Kathy Schlabach
AVA/KS

C: Krystle Patchak

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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 10, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For July 13, 2015
Item No. 2015-0310

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

Parking on the subject property along Belair Road shall be screened per Landscape Manual requirements section III.B.1.a and street trees added per section III. A.1-3.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 15-0310-07132015.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 29, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 7912 Belair Road

INFORMATION:

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Division Chief: Kathy Schlosnach
AVA/KS

C: Krystle Patchak

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7912 Belair Road 2015-0310-SPHA

Publication Date: 7/2/2015

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

N
W E
S

0 37.5 75 150 225 300 Feet

1 inch = 150 feet

My Neighborhood Map

Created By
Baltimore County
My Neighborhood

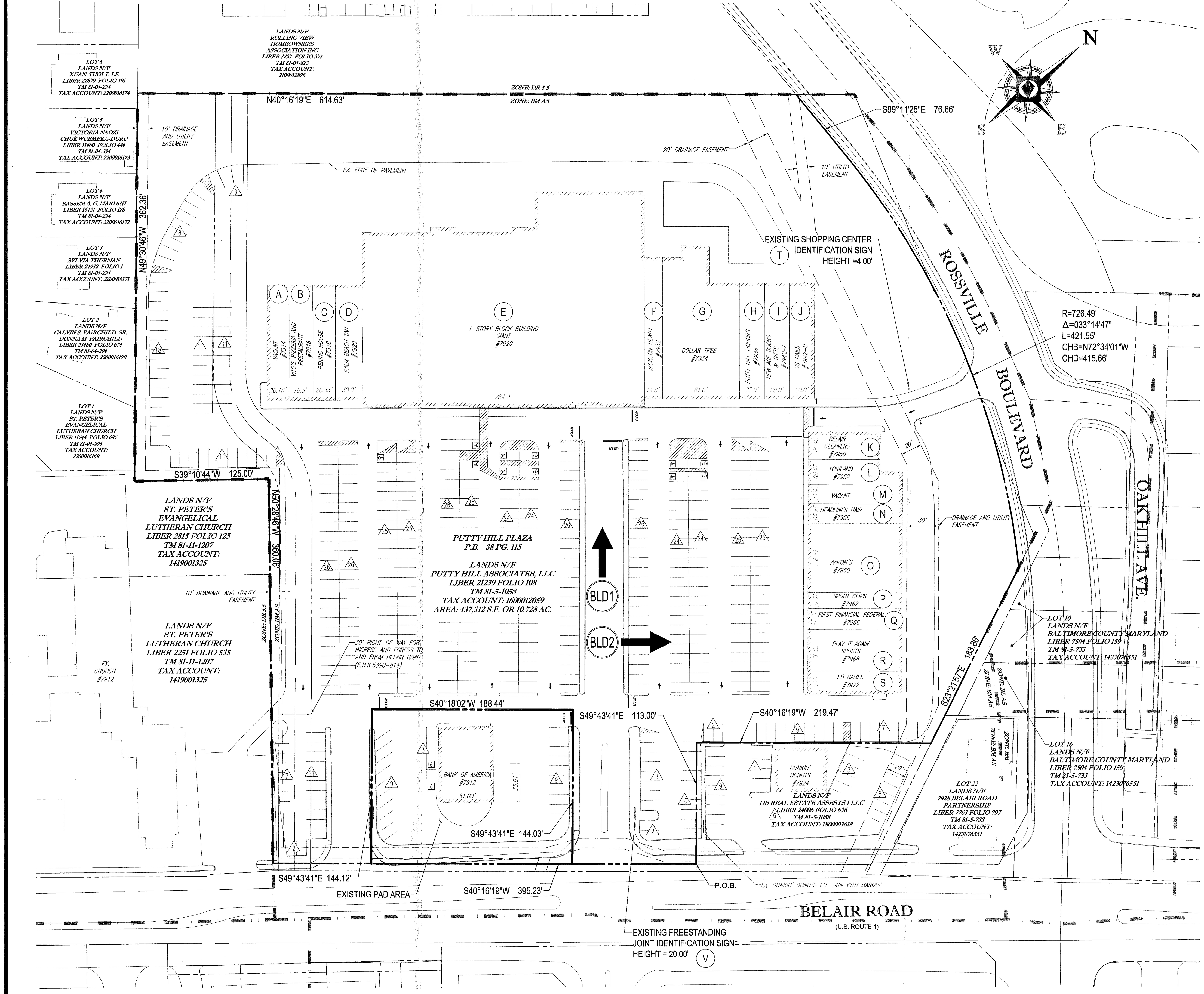
This data is only for general information purposes only. This data may be inaccurate or contain errors or o does not warrant the accuracy or reli ranties with regard to the data, includin press or implied, of merchantability a Baltimore County, Maryland disc nages, including but not limited to, actu damages, attorneys' and expert esult of, arising from or in connection ata.

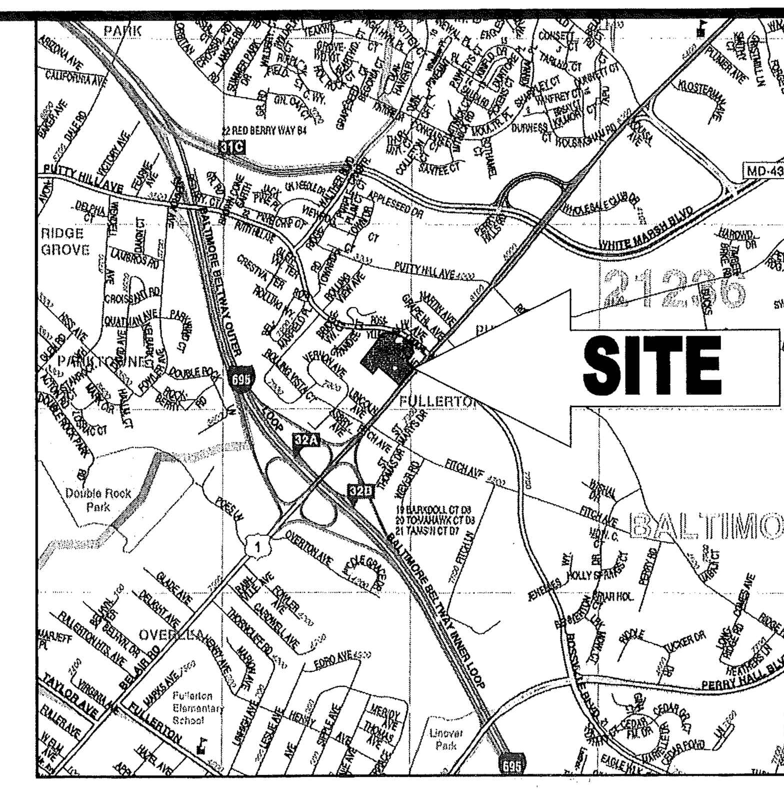
EXHIBIT
tabbies
1

Printed 9/8/2015

ZONING HISTORY

1. CASE NO. 2011-0126-SPHA
TO CONFIRM THAT PUTTY HILL PLAZA & DUNKIN DONUTS ARE NOT BOTH WITHIN THE SAME PREMISES (GRANTED 12-7-2010) & TO CONFIRM THAT IT IS PERMITTED TO RETAIN A FREESTANDING ENTERPRISE SIGN FOR A STAND-ALONE PAD SITE (DISMISSED & MOOT).
ALSO TO PERMIT 10 WALL-MOUNTED ENTERPRISE SIGNS FOR GIANT GRANTED 12-7-2010
PERMIT RETENTION OF THE EXISTING FREESTANDING JOIN IDENTIFICATION SIGN OF 192 SQ. FT. IN LIEU OF PERMITTED 165 SQ. FT. GRANTED 12-7-2010
PERMIT RETENTION OF EXISTING FREESTANDING JOINT IDENTIFICATION SIGN THAT INCLUDES 6 LINES IN LIEU OF THE PERMITTED 5 LINES. GRANTED 12-7-2010
2. CASE NO. R-1975-0056
WAS A PETITION FOR ZONING RE-CLASSIFICATION FROM B.L. TO B.M. GRANTED ON SEPTEMBER 25, 1974
3. CASE NO. 1994-0464-A
WAS A PETITION FOR SET BACK VARIANCE FOR ESTATES AT ROLLING VIEW. GRANTED ON JULY 7, 1994.
4. CASE NO. 1982-0208-SPH
WAS A SPECIAL HEARING PETITION FOR A FAMILY RESTAURANT THEATER WITH AMUSEMENT DEVICES. GRANTED ON APRIL 12, 1982.
5. CASE NO 1982-0276-X
PETITION FOR AN ARCADE IN COMBINATION WITH A RESTAURANT. GRANTED JULY 1, 1982.
6. CASE NO. R-1971-0077-A
PETITION FOR ZONING RE-CLASSIFICATION FROM R.A. TO B.M. VARIANCE SHALL NOT BE GRANTED SEPTEMBER 21, 1970
7. CASE NO. 1973-0107-SPH
PETITION FOR SPECIAL HEARING FOR PROVISIONS UNDER SECTION 409.4 OF ZONING REGULATION OF BALTIMORE COUNTY A SPECIAL USE PERMIT FOR PARKING IN A RESIDENTIAL ZONE. SUBJECT PROPERTY FOR WHICH THE SPECIAL USE PERMIT IS REQUESTED IS PRESENTLY DR 16 AND ADJOINS PROPERTY WHICH IS ZONED BM IN A CNS DISTRICT ON WHICH A SHOPPING CENTER IS PROPOSED TO BE CONSTRUCTED SAID PARKING IS TO BE USED TO INSURE SUFFICIENT OFF STREET PARKING FOR THE SAID SHOPPING CENTER. GRANTED ON APRIL 6, 1972





LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'

GENERAL NOTES:

1. PROPERTY INFORMATION:
 A. SITE ADDRESS: 7912 BELAIR ROAD Nottingham 21236
 B. SITE AREA: 474,617 S.F. OR 10.90 AC.
 C. ELECTION DISTRICT: 14
 D. COUNCILMANIC DISTRICT: 5
 E. ADC MAP: 63
 F. CENSUS TRACT: 440300
 G. TAX MAP NO: 81
 H. PARCEL: 1058
 I. TAX ACCOUNT NO: 1600012059
2. ZONING: BM AS (BUSINESS MAJOR) (AUTOMOTIVE SERVICE DISTRICT) DR 5.5 (DENSITY RESIDENTIAL; 5.5 UNITS PER ACRE)
3. ZONING MAP REFERENCE: 081C1
4. LAND USE: EXISTING: SHOPPING CENTER
5. FLOOR AREA RATIO: PERMITTED = 4.0 PROVIDED = 91,902 / 474,617 = 0.19
6. SETBACKS: REQUIRED
 FRONT: 15'
 SIDE(S): SIDE SETBACK SAME AS REQUIRED FOR DWELLING ON ABUTTING RESIDENTIAL LOT OR 0' FOR SAME USE LOT 0' (ABUTTING NON-RESIDENTIAL)
 REAR:
 LANDSCAPE: 10'
7. PARKING (SHOPPING CENTER): REQUIRED: (TOTAL S.F. = 88,522)
 GIANT FOOD STORE:
 42,833 @ 5/1,000 = 214.2 SPACES
 RETAIL:
 36,430 @ 5/1,000 = 182.2 SPACES
 RESTAURANT:
 5,737 @ 16/1,000 = 91.8 SPACES
 SERVICE:
 3,612 @ 3.3/1,000 = 11.9 SPACES
 TOTAL REQUIRED = 500.1 OR 501 SPACES
 PROVIDED:
 STANDARD PARKING SPACE = 490 SPACES
 HANDICAP SPACES = 11 SPACES
 (11 REQUIRED)
 TOTAL PROVIDED = 501 SPACES
8. PARKING (PAD SITE): REQUIRED: (TOTAL S.F. = 3,290)
 BANK/OFFICE:
 3,290 @ 3.3/1,000 = 10.9 SPACES
 TOTAL REQUIRED = 10.9 OR 11 SPACES
 PROVIDED:
 STANDARD PARKING SPACE = 18 SPACES
 HANDICAP SPACES = 3 SPACES
 (2 REQUIRED)
 TOTAL PROVIDED = 21 SPACES
9. HEIGHT REQUIREMENTS: SUBJECT TO HEIGHT TENT REGULATIONS
10. THIS SITE IS SERVICED BY A PUBLIC WATER AND SEWER SYSTEM.
11. EXISTING SCREENING AND LANDSCAPING WILL REMAIN.
12. THE SITE IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN PER FEMA MAP #2400100410F AND #2400100270F DATED SEPTEMBER 26, 2008.
13. THE SITE IS NOT LOCATED IN A FAILED BASIC SERVICE AREA OF WATER SEWER. THE SITE IS LOCATED IN A TRANSPORTATION LEVEL OF SERVICE-D ZONE.
14. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE SITE.
15. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
16. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
17. THERE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.

ATTACHMENT TO PETITION FOR ZONING HEARING(S)

1. PETITION FOR VARIANCE TO PERMIT WALL MOUNTED ENTERPRISE SIGNS WITH A TOTAL SQUARE FOOTAGE EACH OF UP TO TWO AND A HALF (2.5) TIMES THE LENGTH OF THE WALL TO WHICH THE SIGN IS AFFIXED CONVERTED TO SQUARE FOOTAGE IN LIEU OF THE PERMITTED TWO (2) TIMES THE LENGTH OF THE WALL CONVERTED TO SQUARE FOOTAGE.
2. PETITION FOR SPECIAL HEARING TO ABANDON PREVIOUSLY APPROVED SPECIAL EXCEPTIONS AND SPECIAL HEARINGS WHICH ARE NO LONGER BEING UTILIZED (CASE NUMBERS: 1982-0208-SPH, 1982-0276-X).
3. VARIANCE TO PERMIT A FREESTANDING JOINT IDENTIFICATION SIGN WITH EIGHT (8) LINES OF TEXT IN LIEU OF THE PERMITTED FIVE (5) LINES OF TEXT.

OWNER

PUTTY HILL ASSOCIATES, LLC.
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK RD. SUITE 100
NEW HYDE PARK, NY, 11042

2015-0310-SPHA

50 25 12.5 0 50
1"= 50'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/17

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING · PROGRAM MANAGEMENT · LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN · PERMITTING SERVICES · TRANSPORTATION SERVICES
◆ UPSTATE NEW YORK ◆ NEW ENGLAND ◆ BOSTON, MA ◆ NEW YORK METRO ◆ NEW YORK, NY ◆ NEW JERSEY
◆ PHILADELPHIA, PA ◆ LEHIGH VALLEY, PA ◆ SOUTHEASTERN, PA ◆ REHOBOTH BEACH, DE ◆ BALTIMORE, MD ◆ SOUTHERN MARYLAND
◆ NORTHERN VIRGINIA ◆ CENTRAL VIRGINIA ◆ RALEIGH, NC ◆ CHARLOTTE, NC ◆ TAMPA, FL ◆ SOUTH FLORIDA

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

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

DIG WITH C.A.R.E. CALL BEFORE YOU DIG

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD149009
DRAWN BY:	P.A.B.
CHECKED BY:	M.J.G.
DATE:	02/13/15
SCALE:	AS SHOWN
CAD I.D.:	SV0

PROJECT:

SIGN VARIANCE PLAN

FOR

PUTTY HILL ASSOCIATES, LLC.

LOCATION OF SITE
PUTTY HILL PLAZA
BELAIR ROAD (US ROUTE 1)
BALTIMORE COUNTY
BALTIMORE, MARYLAND
21236

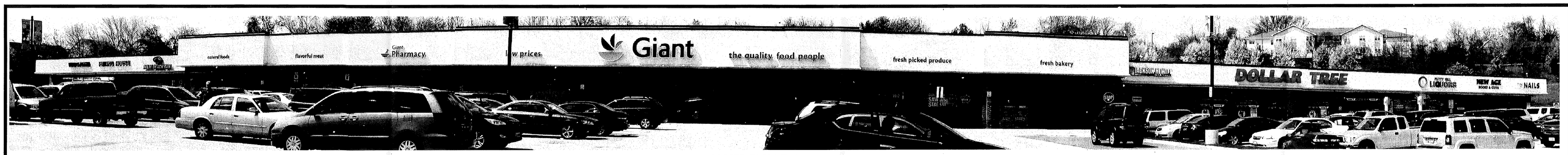
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

M.J. GESELL
PROFESSIONAL ENGINEER
6/30/15

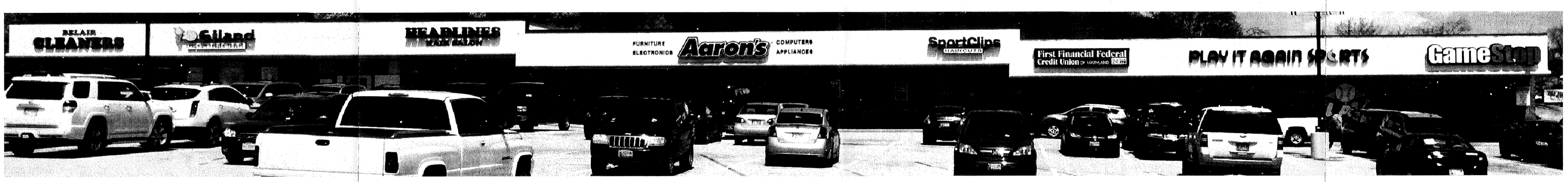
SHEET TITLE:
PLAN TO ACCOMPANY PETITIONS FOR SIGN VARIANCES AND SPECIAL HEARING

SHEET NUMBER:
1

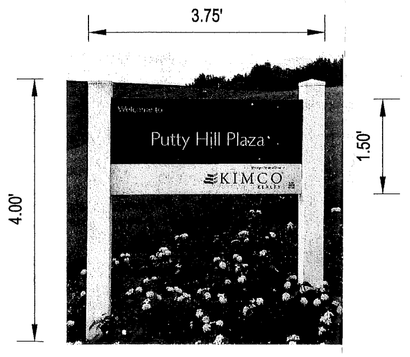
C:\USERS\MGESELL\APPDATA\LOCAL\TEMP\ACPUBLISH_2756\MD149009SV0.DWG PRINTED BY: MGESELL 6.30.15 @ 10:06 AM LAST SAVED BY: WBERRY



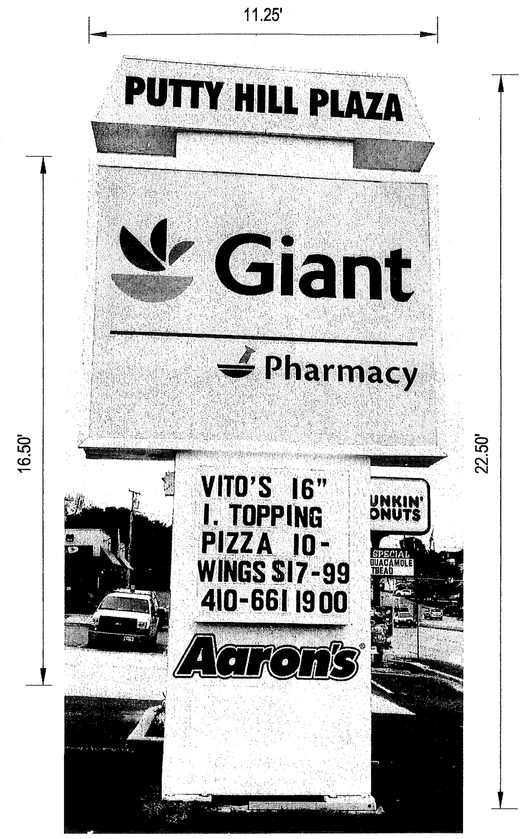
BUILDING 1
EAST ELEVATION
NOT TO SCALE
BLD1



BUILDING 2
SOUTH ELEVATION
NOT TO SCALE
BLD2



PUTTY HILL PLAZA
IDENTIFICATION SIGN
NOT TO SCALE
5.63 S.F.
T



PUTTY HILL PLAZA SIGN
NOT TO SCALE
185.63 S.F.
V

PUTTY HILL SHOPPING CENTER
BUILDING #1 (EAST ELEVATION)

ID	Tenant	Existing Wall Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)
		Width (FT.)	Height (FT.)	Area (SF.)			
A	VACANT				20.16	40.32	50.40
B	VITO'S PIZZA	12.83	1.67	21.43	19.50	39.00	48.75
C	PEKING HOUSE	16.96	1.67	28.32	20.33	40.66	50.83
D	PALM BEACH TAN	13.75	4.50	61.88	30.00	60.00	75.00
E	GIANT FOOD/ LOGO/ SMALL SIGNS/ PHARMACY + LOGO/WELCOME						
	FRESH BAKERY	8.25	1.17	9.65			
	FRESH PICKED PRODUCE	13.75	1.17	16.09			
	THE QUALITY FOOD PEOPLE	22.00	1.67	36.74			
	GIANT	14.67	5.00	73.35			
	GIANT LOGO	6.19	7.00	43.33			
	LOW PRICES	9.17	1.67	15.31			
	GIANT PHARMACY	13.29	3.42	45.45			
	FLAVORFUL MEAT	9.81	1.17	11.48			
	NATURAL FOODS	8.98	1.17	10.51			
	WELCOME	7.00	1.88	13.16			
	GIANT TOTAL SIGNAGE			275.07	284.00	568.00	710.00
F	JACKSON HEWITT	12.38	2.00	24.76	14.00	28.00	35.00
G	DOLLAR TREE	36.94	3.50	129.29	81.00	162.00	202.50
H	PUTTY HILL LIQUORS	14.50	3.48	50.46	25.00	50.00	62.50
I	NEW AGE BOOKS & GIFTS	11.23	2.50	28.08	20.00	40.00	50.00
J	VS NAILS	11.23	1.92	21.56	20.00	40.00	50.00

PUTTY HILL SHOPPING CENTER
BUILDING 2 (SOUTH ELEVATION)

ID	Tenant	Existing Wall Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)
		Width (FT.)	Height (FT.)	Area (SF.)			
K	BELAIR CLEANERS	15.58	2.60	40.51	25.08	50.16	62.70
L	YOGILAND	13.75	3.33	45.79	25.08	50.16	62.70
M	VACANT				15.67	31.34	39.18
N	HEADLINERS HAIR SALON	12.83	2.58	33.10	24.50	49.00	61.25
O	AARON'S	27.12	3.50	94.92	64.91	129.82	162.28
P	SPORTS CLIPS	11.46	2.25	25.79	15.00	30.00	37.50
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R	PLAY IT AGAIN SPORTS	25.81	2.00	51.62	38.32	76.64	95.80
S	GAME STOP	15.58	2.75	42.85	19.50	39.00	48.75

FREESTANDING I.D. SIGNS

ID	Tenant	Signage			Sign Height (FT.)	Allowable Sign Height Per Code (SF.)	Allowable Sign Area (SF.)	NOTES
		Sign Panel Width (FT.)	Sign Panel Height (FT.)	Sign Panel Area (SF.)				
S	PUTTY HILL PLAZA	11.25	16.50	185.63	22.50	25.00	192.00*	SHOPPING CENTER ID SIGN
T	PUTTY HILL PLAZA	3.75	1.50	5.63	4.00	25.00	75.00	SHOPPING CENTER ID SIGN

*ALLOWABLE SIGN AREA PER VARIANCE CASE NO. 2011-0126-SPHA

310-SPHA

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/17

C:\USERS\MGESELL\APPDATA\LOCAL\TEMP\ACPUBLISH_2356\M149009SV00.DWG PLOTTED BY: MGESELL 6.30.15 @ 10:06 AM LAST SAVED BY: MGESELL

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
SUSTAINABLE DESIGN
PROGRAM MANAGEMENT
PERMITTING SERVICES
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES
PHILADELPHIA, PA
UPSTATE NEW YORK
BOSTON, MA
SOUTHEASTERN, PA
WILMINGTON, DELAWARE
NEW YORK, NY
NEW JERSEY
NORTHERN VIRGINIA
ROCKVILLE, MD
RALEIGH, NC
CHARLOTTE, NC
TAMPA, FL
SOUTH FLORIDA
BALTIMORE, MD
SOUTHERN MARYLAND

THE INFORMATION, DESIGNS AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ALL ATTEMPTS HAVE BEEN MADE TO ACCURATELY DEPICT THE PROPERTY SHOWN HEREIN.

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTHS SURFACE ANYWHERE IN THE STATE. IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811
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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD149009
DRAWN BY:	P.A.B.
CHECKED BY:	M.J.G.
DATE:	02/13/15
SCALE:	AS SHOWN
CAD I.D.:	SV0

PROJECT:
SIGN VARIANCE PLAN
FOR
PUTTY HILL ASSOCIATES, LLC.
LOCATION OF SITE
PUTTY HILL PLAZA
BELAIR ROAD (US ROUTE 1)
BALTIMORE COUNTY
BALTIMORE, MARYLAND
21236

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

M.J. GESELL
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 44097
6/30/15

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

SHEET NUMBER:
2

ZONING HISTORY

1. CASE NO. 2011-0126-SPHA
TO CONFIRM THAT PUTTY HILL PLAZA & DUNKIN DONUTS ARE NOT BOTH WITHIN THE SAME PREMISES (GRANTED 12-7-2010) & TO CONFIRM THAT IT IS PERMITTED TO RETAIN A FREESTANDING ENTERPRISE SIGN FOR A STAND-ALONE PAD SITE (DISMISSED & MOOT).
ALSO TO PERMIT 10 WALL-MOUNTED ENTERPRISE SIGNS FOR GIANT GRANTED 12-7-2010
PERMIT RETENTION OF THE EXISTING FREESTANDING JOIN IDENTIFICATION SIGN OF 192 SQ. FT. IN LIEU OF PERMITTED 165 SQ. FT. GRANTED 12-7-2010
PERMIT RETENTION OF EXISTING FREESTANDING JOINT IDENTIFICATION SIGN THAT INCLUDES 6 LINES IN LIEU OF THE PERMITTED 5 LINES. GRANTED 12-7-2010

2. CASE NO. R-1975-0056
WAS A PETITION FOR ZONING RE-CLASSIFICATION FROM B.L. TO B.M. GRANTED ON SEPTEMBER 25, 1974

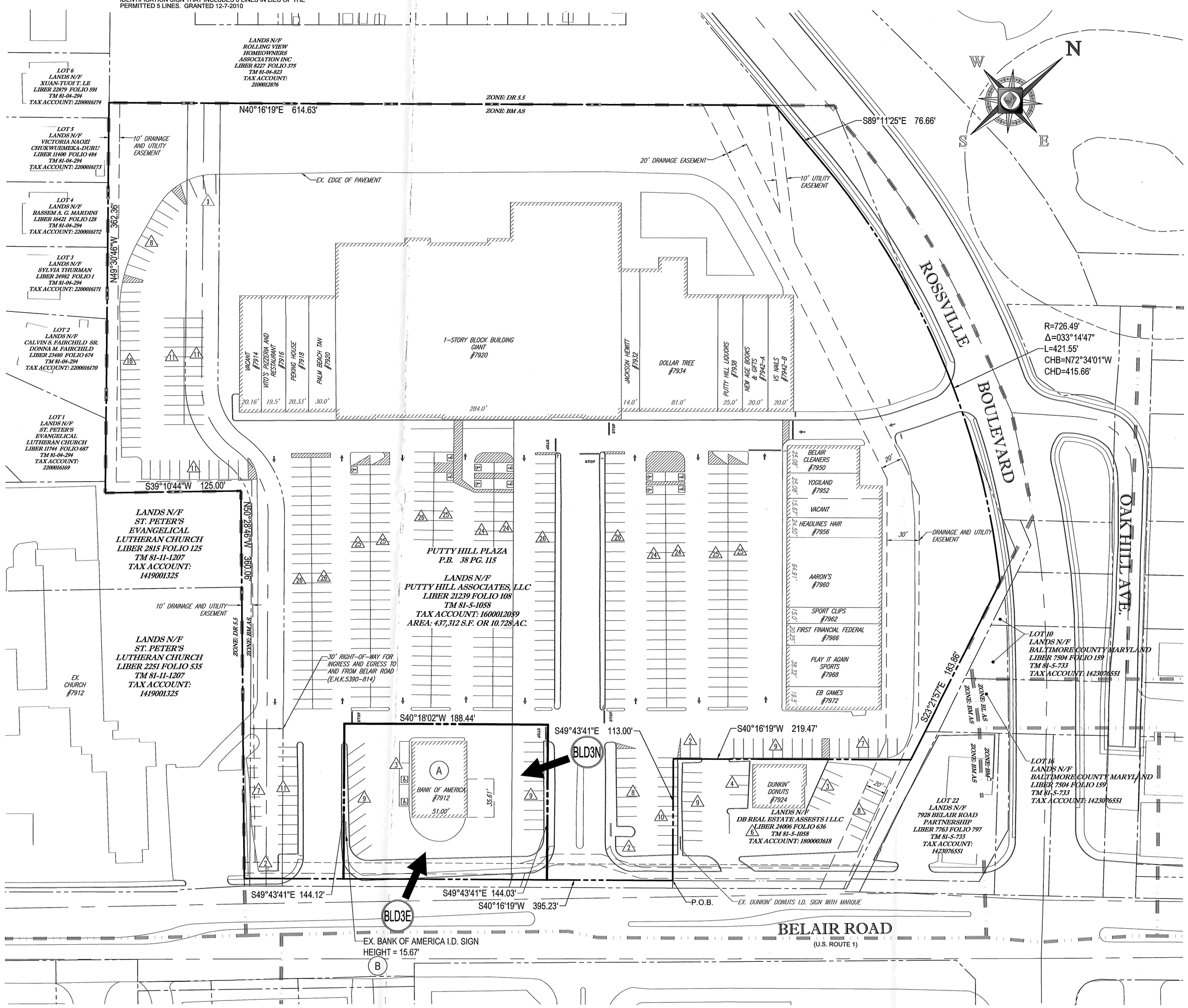
3. CASE NO. 1994-0464-A
WAS A PETITION FOR SET BACK VARIANCE FOR ESTATES AT ROLLING VIEW. GRANTED ON JULY 7, 1994.

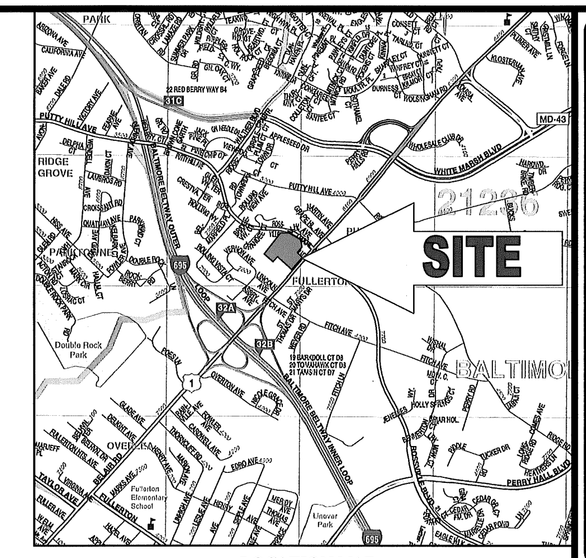
4. CASE NO. 1982-0208-SPH
WAS A SPECIAL HEARING PETITION FOR A FAMILY RESTAURANT THEATER WITH AMUSEMENT DEVICES. GRANTED ON APRIL 12, 1982.

5. CASE NO 1982-0276-X
PETITION FOR AN ARCADE IN COMBINATION WITH A RESTAURANT. GRANTED JULY 1, 1982.

6. CASE NO. R-1971-0077-A
PETITION FOR ZONING RE-CLASSIFICATION FROM R.A. TO B.M. VARIANCE SHALL NOT BE GRANTED SEPTEMBER 21, 1970

7. CASE NO. 1973-0107-SPH
PETITION FOR SPECIAL HEARING FOR PROVISIONS UNDER SECTION 409.4 OF ZONING REGULATION OF BALTIMORE COUNTY A SPECIAL USE PERMIT FOR PARKING IN A RESIDENTIAL ZONE. SUBJECT PROPERTY FOR WHICH THE SPECIAL USE PERMIT IS REQUESTED IS PRESENTLY DR 16 AND ADJOINS PROPERTY WHICH IS ZONED BM IN A CNS DISTRICT ON WHICH A SHOPPING CENTER IS PROPOSED TO BE CONSTRUCTED SAID PARKING IS TO BE USED TO INSURE SUFFICIENT OFF STREET PARKING FOR THE SAID SHOPPING CENTER. GRANTED ON APRIL 6, 1972





LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'

GENERAL NOTES:

1. PROPERTY INFORMATION:
   - A. SITE ADDRESS: BELAIR ROAD
   - B. SITE AREA: 474,617 S.F. OR 10.90 AC.
   - C. ELECTION DISTRICT: 14
   - D. COUNCILMANIC DISTRICT: 5
   - E. ADC MAP: 63
   - F. CENSUS TRACT: 440300
   - G. TAX MAP NO: 81
   - H. PARCEL: 1058
   - I. TAX ACCOUNT NO: 1600012059
2. ZONING: BM AS (BUSINESS MAJOR) (AUTOMOTIVE SERVICE DISTRICT)
   DR 5.5 (DENSITY RESIDENTIAL; 5.5 UNITS PER ACRE)
3. ZONING MAP REFERENCE: 081C1
4. LAND USE: EXISTING: SHOPPING CENTER
5. FLOOR AREA RATIO: PERMITTED = 4.0
   PROVIDED = 91,902 / 474,617 = 0.19
6. SETBACKS:
   FRONT: REQUIRED 15'
   SIDE(S): SIDE SETBACK SAME AS REQUIRED FOR DWELLING ON ABUTTING RESIDENTIAL LOT OR 0' FOR SAME USE LOT
   REAR: 0' (ABUTTING NON-RESIDENTIAL)
   LANDSCAPE: 10'
7. PARKING (SHOPPING CENTER): REQUIRED: (TOTAL S.F. = 88,522)
   GIANT FOOD STORE:
   42,833 @ 5/1,000 = 214.2 SPACES
   RETAIL:
   36,430 @ 5/1,000 = 182.2 SPACES
   RESTAURANT:
   5,737 @ 16/1,000 = 91.8 SPACES
   SERVICE:
   3,612 @ 3.3/1,000 = 11.9 SPACES
   TOTAL REQUIRED = 500.1 OR 501 SPACES
   PROVIDED:
   STANDARD PARKING SPACE = 490 SPACES
   HANDICAP SPACES = 11 SPACES
   (11 REQUIRED)
   TOTAL PROVIDED = 501 SPACES
8. PARKING (PAD SITE): REQUIRED: (TOTAL S.F. = 3,290)
   BANK/OFFICE:
   3,290 @ 3.3/1,000 = 10.9 SPACES
   TOTAL REQUIRED = 10.9 OR 11 SPACES
   PROVIDED:
   STANDARD PARKING SPACE = 18 SPACES
   HANDICAP SPACES = 3 SPACES
   (2 REQUIRED)
   TOTAL PROVIDED = 21 SPACES
9. HEIGHT REQUIREMENTS: SUBJECT TO HEIGHT TENT REGULATIONS
10. THIS SITE IS SERVICED BY A PUBLIC WATER AND SEWER SYSTEM.
11. EXISTING SCREENING AND LANDSCAPING WILL REMAIN.
12. THE SITE IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN PER FEMA MAP #2400100410F AND #2400100270F DATED SEPTEMBER 26, 2008.
13. THE SITE IS NOT LOCATED IN A FAILED BASIC SERVICE AREA OF WATER SEWER. THE SITE IS LOCATED IN A TRANSPORTATION LEVEL OF SERVICE-D ZONE.
14. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE SITE.
15. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
16. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
17. THERE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.

ATTACHMENT TO PETITION FOR ZONING HEARING(S)

1. SPECIAL HEARING TO PERMIT CONTINUANCE OF AN EXISTING PAD SITE.

OWNER

PUTTY HILL ASSOCIATES, LLC.
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK RD. SUITE 100
NEW HYDE PARK, NY, 11042

50 25 12.5 0 50
1"= 50'

PROFESSIONAL CERTIFICATION
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BOHLER™ ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING • LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN • TRANSPORTATION SERVICES
PERMITTING SERVICES
◆ UPSTATE NEW YORK ◆ PHILADELPHIA, PA ◆ NORTHERN VIRGINIA
◆ NEW ENGLAND ◆ LEHIGH VALLEY, PA ◆ CENTRAL VIRGINIA
◆ NEW JERSEY ◆ HARRISBURG, PA ◆ RICHMOND, VA
◆ NEW YORK METRO ◆ READING, PA ◆ CHARLOTTE, NC
◆ NEW YORK, NY ◆ BALTIMORE, MD ◆ RALEIGH, NC
◆ NEW JERSEY ◆ WASHINGTON, MARYLAND ◆ SOUTH FLORIDA
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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD149009
DRAWN BY:	P.A.B.
CHECKED BY:	M.J.G.
DATE:	02/13/15
SCALE:	AS SHOWN
CAD I.D.:	SV0

PROJECT:
SIGN VARIANCE PLAN
FOR
PUTTY HILL ASSOCIATES, LLC.
LOCATION OF SITE
PUTTY HILL PLAZA
BELAIR ROAD (US ROUTE 1)
BALTIMORE COUNTY
BALTIMORE, MARYLAND
21236

BOHLER ENGINEERING
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Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

M.J. GESELL
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 44097

SHEET TITLE:
PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING

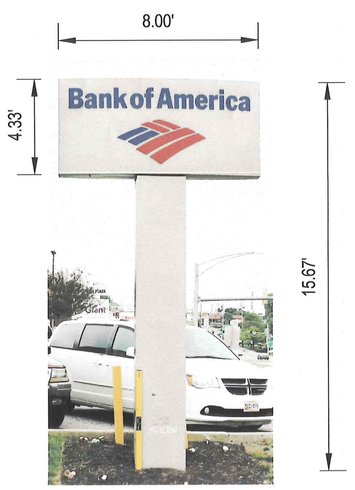
SHEET NUMBER:
1

EXHIBIT
2

C:\USERS\MJESELL\APPDATA\LOCAL\TEMP\ACPUBLISH_7910\MD149009SHB.DWG PLOTTED BY: MJESELL 9.11.15 @ 7:52 AM LAST SAVED BY: MBERRY

BUILDING 3
EAST ELEVATION (BLD3E)
NOT TO SCALE

BUILDING 3
NORTH ELEVATION (BLD3N)
NOT TO SCALE



BANK OF AMERICA SIGN (B)
NOT TO SCALE
34.64 S.F.

PUTTY HILL SHOPPING CENTER

BUILDING #3 (ELEVATIONS)

ID	Tenant	Existing Wall Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)
		Width (FT.)	Height (FT.)	Area (SF.)		
A	BANK OF AMERICA (EAST ELEVATION)	23.50	2.00	47.00	51.00	102.00
	BANK OF AMERICA (SOUTH ELEVATION)	23.50	2.00	47.00	35.61	71.22

FREESTANDING I.D. SIGNS

ID	Tenant	Signage			Sign Height (FT.)	Allowable Sign Height Per Code (SF.)	Allowable Sign Area (SF.)	NOTES
		Sign Panel Width (FT.)	Sign Panel Height (FT.)	Sign Panel Area (SF.)				
B	BANK OF AMERICA	8.00	4.33	34.64	15.67	25.00	75.00	BANK ID SIGN

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FOR
PUTTY HILL ASSOCIATES, LLC.
LOCATION OF SITE
PUTTY HILL PLAZA
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M.J. GESELL
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 44097

SHEET TITLE:
SIGN DETAILS TO ACCOMPANY PETITION FOR SPECIAL HEARING

SHEET NUMBER:
2

ZONING HISTORY

1. CASE NO. 2011-0126-SPHA
   TO CONFIRM THAT PUTTY HILL PLAZA & DUNKIN DONUTS ARE NOT BOTH WITHIN THE SAME PREMISES (GRANTED 12-7-2010) & TO CONFIRM THAT IT IS PERMITTED TO RETAIN A FREESTANDING ENTERPRISE SIGN FOR A STAND-ALONE PAD SITE (DISMISSED & MOOT).
   ALSO TO PERMIT 10 WALL-MOUNTED ENTERPRISE SIGNS FOR GIANT GRANTED 12-7-2010
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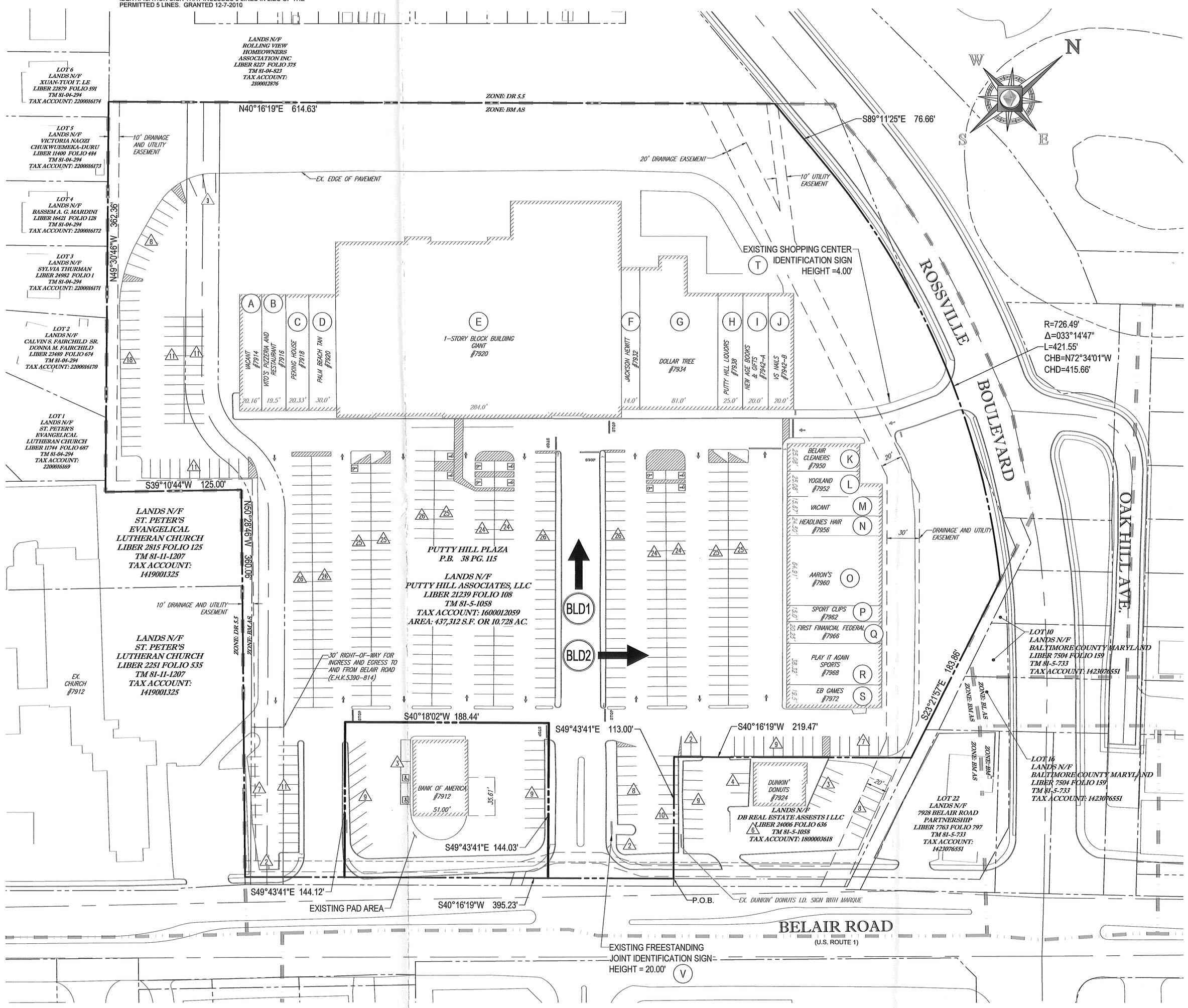
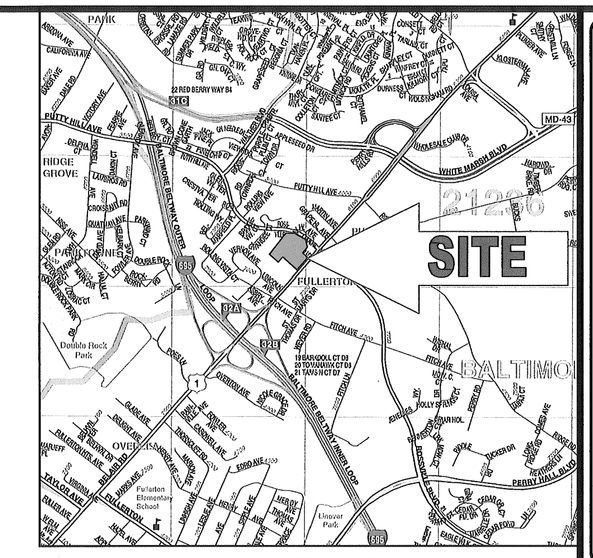
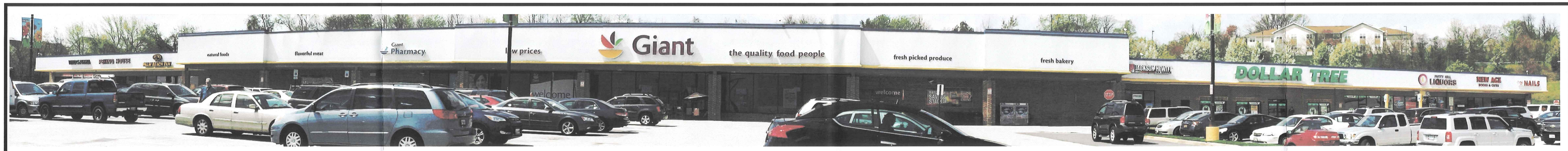
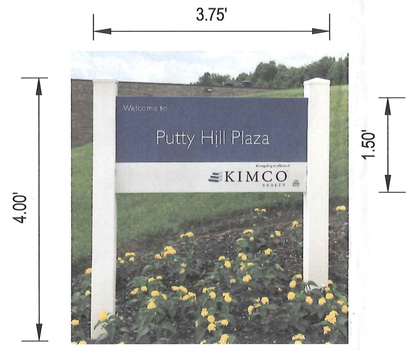



SITE
BALTIMORE
MD-45
HIGHLANDTOWN
FELLOWSHIP
BELAIR ROAD
PARKSIDE
DUNDALK
BELAIR-EDISON
HIGHLANDTOWN
HIGH VIEW
HIGHLANDTOWN
HERRING RUN
BELAIR-EDISON
PARKSIDE
DUNDALK
BELAIR-EDISON



BUILDING 1
EAST ELEVATION
NOT TO SCALE
BLD1

BUILDING 2
SOUTH ELEVATION
NOT TO SCALE
BLD2



PUTTY HILL PLAZA
IDENTIFICATION SIGN
NOT TO SCALE
5.63 S.F.
T

PUTTY HILL PLAZA SIGN
NOT TO SCALE
185.63 S.F.
~~V~~ S

PUTTY HILL SHOPPING CENTER

BUILDING #1 (EAST ELEVATION)

ID	Tenant	Existing Wall Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)
		Width (FT.)	Height (FT.)	Area (SF.)			
A	VACANT				20.16	40.32	50.40
B	VITO'S PIZZA	12.83	1.67	21.43	19.50	39.00	48.75
C	PEKING HOUSE	16.96	1.67	28.32	20.33	40.66	50.83
D	PALM BEACH TAN	13.75	4.50	61.88	30.00	60.00	75.00
E	GIANT FOOD/ LOGO/ SMALL SIGNS/ PHARMACY + LOGO/WELCOME						
	FRESH BAKERY	8.25	1.17	9.65			
	FRESH PICKED PRODUCE	13.75	1.17	16.09			
	THE QUALITY FOOD PEOPLE	22.00	1.67	36.74			
	GIANT	14.67	5.00	73.35			
	GIANT LOGO	6.19	7.00	43.33			
	LOW PRICES	9.17	1.67	15.31			
	GIANT PHARMACY	13.29	3.42	45.45			
	FLAVORFUL MEAT	9.81	1.17	11.48			
	NATURAL FOODS	8.98	1.17	10.51			
	WELCOME	7.00	1.88	13.16			
	GIANT TOTAL SIGNAGE			275.07	284.00	568.00	710.00
F	JACKSON HEWITT	12.38	2.00	24.76	14.00	28.00	35.00
G	DOLLAR TREE	36.94	3.50	129.29	81.00	162.00	202.50
H	PUTTY HILL LIQUORS	14.50	3.48	50.46	25.00	50.00	62.50
I	NEW AGE BOOKS & GIFTS	11.23	2.50	28.08	20.00	40.00	50.00
J	VS NAILS	11.23	1.92	21.56	20.00	40.00	50.00

PUTTY HILL SHOPPING CENTER

BUILDING 2 (SOUTH ELEVATION)

ID	Tenant	Existing Wall Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)
		Width (FT.)	Height (FT.)	Area (SF.)			
K	BELAIR CLEANERS	15.58	2.60	40.51	25.08	50.16	62.70
L	YOGILAND	13.75	3.33	45.79	25.08	50.16	62.70
M	VACANT				15.67	31.34	39.18
N	HEADLINERS HAIR SALON	12.83	2.58	33.10	24.50	49.00	61.25
O	AARON'S	27.12	3.50	94.92	64.91	129.82	162.28
P	SPORTS CLIPS	11.46	2.25	25.79	15.00	30.00	37.50
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ID	Tenant	Signage			Sign Height (FT.)	Allowable Sign Height Per Code (SF.)	Allowable Sign Area (SF.)	NOTES
		Sign Panel Width (FT.)	Sign Panel Height (FT.)	Sign Panel Area (SF.)				
S	PUTTY HILL PLAZA	11.25	16.50	185.63	22.50	25.00	192.00*	SHOPPING CENTER ID SIGN
T	PUTTY HILL PLAZA	3.75	1.50	5.63	4.00	25.00	75.00	SHOPPING CENTER ID SIGN

*ALLOWABLE SIGN AREA PER VARIANCE CASE NO. 2011-0126-SPHA

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/17

BOHLER ENGINEERING
SITE DEVELOPMENT CONSULTING ENGINEERING
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REVISIONS

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD149009
DRAWN BY:	P.A.B.
CHECKED BY:	M.J.G.
DATE:	02/13/15
SCALE:	AS SHOWN
CAD I.D.:	SV0

PROJECT:
SIGN VARIANCE PLAN
FOR
PUTTY HILL ASSOCIATES, LLC.
LOCATION OF SITE
PUTTY HILL PLAZA
BELAIR ROAD (US ROUTE 1)
BALTIMORE COUNTY
BALTIMORE, MARYLAND
21236

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

M.J. GESELL
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 44097

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

SHEET NUMBER:
2

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