

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE
(7912 Belair Road) *
14th Election District *
5th Council District *
Kimco Realty *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
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

Sen

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 DLN

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:slh

ORDER RECEIVED FOR FILING

Date 9/15/15
By Den



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 ☒ 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

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

N/A

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Jennifer R. Busse, Esquire

Name- Type or Print

Signature

Whiteford, Taylor & Preston

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

Mailing Address

City

State

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

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Greg Birdsall, Kimco Realty /

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1954 Greenspring Ave. #330, Timonium, MD

Mailing Address

City

State

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

Zip Code

Telephone #

Email Address

Representative to be contacted:

Jennifer R. Busse, Esquire

Name - Type or Print

Signature

Whiteford, Taylor & Preston

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

Mailing Address

City

State

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

Zip Code

Telephone #

Email Address

CASE NUMBER 2015-0311-SPH Filing Date 7/2/2015

Do Not Schedule Dates: _____

Reviewer tu

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

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

0311-SPH'

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 431 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. NORTH 49 DEGREES – 43 MINUTES – 41 SECONDS WEST, 144.03 FEET TO A POINT, THENCE;
2. SOUTH 40 DEGREES – 18 MINUTES - 02 SECONDS WEST, 188.44 FEET TO A POINT, THENCE;
3. SOUTH 49 DEGEES – 43 MINUTES – 41 SECONDS EAST, 144.12 FEET TO A POINT, THENCE;
4. NORTH 40 DEGREES – 16 MINUTES – 19 SECONDS EAST, 188.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 27,149 SQUARE FEET OR 0.62 ACRES.



7/1/15

2015-0311-SPH

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

No.

127361

Date:

7/2/15

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 7/06/2015 7/02/2015 10:07:03 5

REG 4505 WALKIN ROOS LRB
 RECEIPT # 902183 7/02/2015 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				500.00

Total:

500.00

Rec From:

Whiteford Taylor & Preston

For:

7912 Belair Rd

7015-0311-SPH

Bank of America

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

M E M O R A N D U M

DATE: October 19, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0311-SPH – 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



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 3501971

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: # 2015-0311-SPH
7912 Belair Road
NW/s Belair Road, southwest of Rossville Blvd.
14th Election District - 5th Councilmanic District
Legal Owner(s) Kimco Realty, Greg Birdsall

Special Hearing to permit the continuance of an existing pad site.

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

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

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

8/219 August 20 3501971

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: 2015-0311-SPH
Petitioner: Kimco Realty
Address or Location: 7912 Belair Rd Nottingham MD 21236

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jennifer Basse
Address: Whiteford Taylor & Preston
One W. Pennsylvania Ave. Ste. 300
Towson MD 21204
Telephone Number: 410 832 2077

CERTIFICATE OF POSTING

CASE NO: 2015-0311-SPH

PETITIONER/DEVELOPER
WHITE FORD, 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 CERTIFY 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,

Martin Ogle 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

ZONING NOTICE

CASE # 2015-0311-SPH

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

PLACE: ROOM 205 JEFFERSON BUILDING 105
WEST CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: FRIDAY SEPTEMBER 11, 2015
AT 11:00 A.M.

REQUEST:

SPECIAL HEARING TO PERMIT THE CONTINUANCE
OF EXISTING PAD SITE.

POSTPONEMENTS DUE TO WEATHER AND OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONSIDER HEARINGS. 410-338-3301

DO NOT REMOVE THIS SIGN AND POST UNTIL HEARING DATE UNDER PENALTY OF LAW

MEETING IS HANDICAPPED ACCESSIBLE

madele 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: 2015-0311-SPH

7912 Belair Road
NW/s Belair Road, southwest of Rossville Blvd.
14th Election District – 5th Councilmanic District
Legal Owners: Kimco Realty, Greg Birdsall

Special Hearing to permit the continuance of an existing pad site.

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

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

Arnold Jablon
Director

AJ:kl

C: 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 20, 2015 Issue - Jeffersonian

Please forward billing to:

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

410-832-2077

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2015-0311-SPH

7912 Belair Road
NW/s Belair Road, southwest of Rossville Blvd.
14th Election District – 5th Councilmanic District
Legal Owners: Kimco Realty, Greg Birdsall

Special Hearing to permit the continuance of an existing pad site.

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



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

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
7912 Belair Road; NW/S Belair Road, * OF ADMINISTRATIVE
431' SW of c/line of Rossville Blvd *
14th Election & 5th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Kimco Realty, Greg Birdsall * BALTIMORE COUNTY
Petitioner(s) *
* 2015-311-SPH

* * * * *

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- 0311-SPH

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

C

7/10/15

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

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

FIRE DEPARTMENT

7/29/15

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

No Obj

7/7/15

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 OGKE

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____



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: 2015-0311 SPH, 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,

A handwritten signature in black ink, reading "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
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. 2015-0311-SPH
Special Hearing
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 US 1 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Hearing Case Number 2015-0311-SPH.

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,

A handwritten signature in dark ink, appearing to read "Richard Zeller".
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

SUBJECT: 7912 Belair Road

AUG 04 2015

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

Item Number: 15-311

Petitioner: Greg Birdsall, Kimco Realty

Zoning: BM AS, DR 5.5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Hearing to determine whether the Administrative Law Judge should approve the continuance of an existing pad site. Currently the pad site is occupied by a bank and is situated within the Overlea Commercial Revitalization District.

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

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

Division Chief: Kathy Schellbach
AVA/KS
C: Krystle Patchak

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 July 13, 2015
Item No. 2015-0311

DATE: July 10, 2015

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

Parking along Belair Road shall be screened per Part III.B.1.a of the Landscape Manual and the street trees added per Part III.A.1-3.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 15-0311-07132015.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:

Item Number: 15-311

Petitioner: Greg Birdsall, Kimco Realty

Zoning: BM AS, DR 5.5

Requested Action: Special Hearing

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

Division Chief: Kathy Schellbach
AVA/KS
C: Krystle Patchak

7912 Belair Road 2015-0311-SPH



Publication Date: 7/2/2015



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



0 37.5 75 150 225 300 Feet

1 inch = 150 feet

[illegible]

THE FOLLOWING STATES REQUIRE NOTIFICATION BY
CAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO
DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE:
VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND
DELAWARE CALL: 1-811
1-800-245-4648 (PA 1-800-242-1776) (DC 1-800-257-7777)
1-800-552-7001 (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.: MD149009
RAWN BY: P.A.B.
HECKED BY: M.J.G.
ATE: 02/13/15
CALE: AS SHOWN
AD I.D.: SV0

PROJECT: DESIGN VARIANCE PLAN

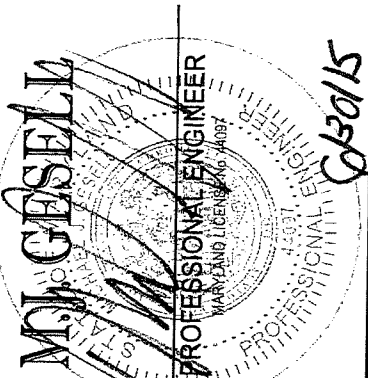
FOR
PUTTY HILL
ASSOCIATES,
LLC.

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



BOHLER
ENGINEERING

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



NET TITLE:

**SIGN DETAILS TO
ACCOMPANY
PETITION FOR
SPECIAL HEARING**

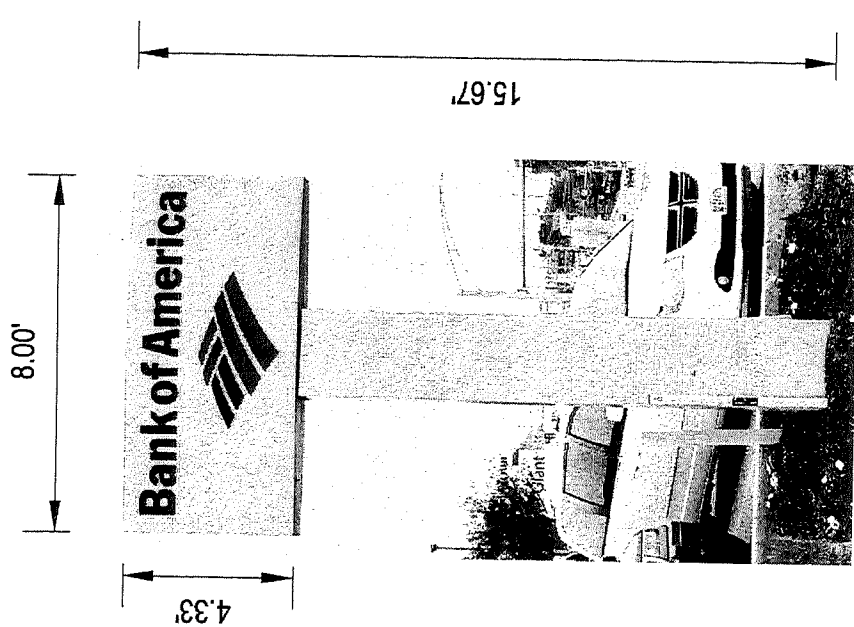
SET NUMBER:

61

PUTTY HILL SHOPPING CENTER						
BUILDING #3 (ELEVATIONS)						
ID	Tenant	Existing Wall Signage			Store Front Width (L-F)	Allowable Signage Per Sq. Ft. (A-S)
		Width (FT.)	Height (FT.)	Area (SF.)		
A	BANK OF AMERICA	23.50	2.00	47.00	51.00	102.00
	BANK OF AMERICA (EAST ELEVATION)					
	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 Footage (sq ft.)	Allowable Sign Area (sq ft.)	NOTES
		Sign Panel Width (ft.)	Sign Panel Height (ft.)	Sign Panel Area (sq ft.)				
B	BANK OF AMERICA	8.00	4.33	34.64	15.67	25.00	75.00	BANK ID SIGN

0311-SPH



BANK OF AMERICA SIGN

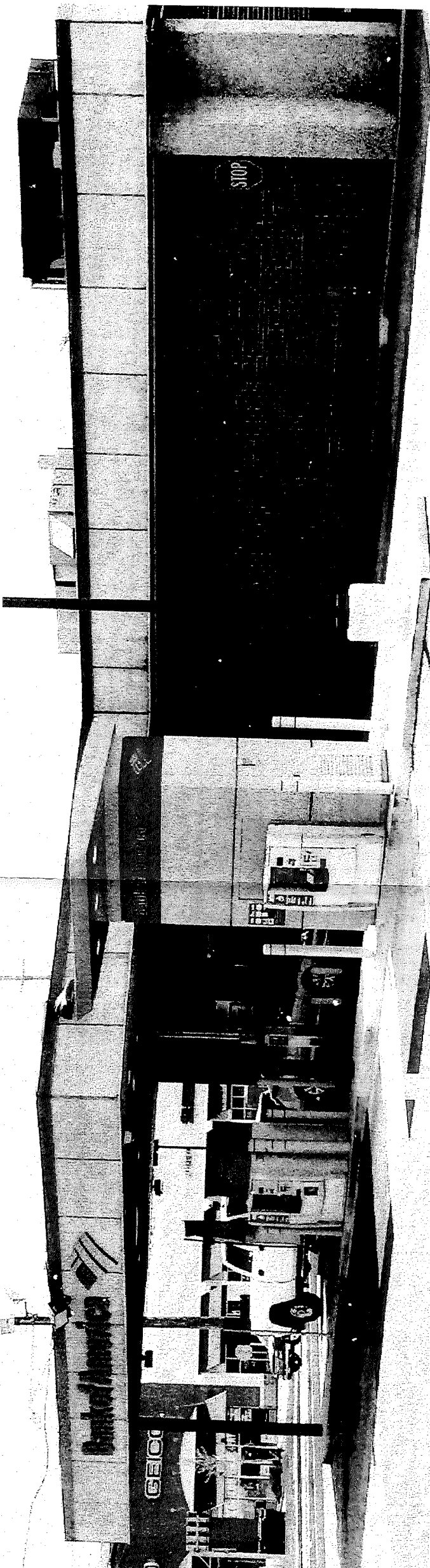
NOT TO SCALE

34.64 S.F.

(B)



BUILDING 3
EAST ELEVATION



BUILDING 3 NORTH ELEVATION

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESSELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097. EXPIRATION DATE: 6/30/17