

M E M O R A N D U M

DATE: November 25, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0046-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 23, 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

IN RE: PETITION FOR VARIANCE
(911, 917 & 919 Reisterstown Rd.)
3rd Election District
2nd Council District
Pikes Village, LLC
Petitioner

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2016-0046-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of Pikes Village, LLC, owner of the subject property ("Petitioner"). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §450.4 as follows: (1) to allow a wall-mounted enterprise sign and a projecting enterprise sign on a single building façade with one exterior customer entrance in lieu of the one wall-mounted sign and one canopy sign permitted; and (2) to permit a projecting sign's structural framework or supporting elements to be visible. A redline site plan was marked as Petitioner's Exhibit 1A & 1B.

Mark Renbaum appeared in support of the petition. David H. Karceski, Esq. represented the Petitioner. The Petition was advertised and posted as required by the B.C.Z.R. No Protestants or interested citizens attended the hearing. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and the Bureau of Development Plans Review (DPR).

The subject property is approximately 30,727 square feet and is zoned BL. The site is improved with a commercial building which is presently occupied by a Sherwin Williams paint store, which is looking to expand into additional space. It is that tenant which proposes to install

ORDER RECEIVED FOR FILING

Date 10/23/15
By den

the projecting sign, as shown on the plan and photographs presented at the hearing.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioner has met this test. The property has an irregular shape and is therefore unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to alert pedestrians and motorists to the location of the business. This is especially the case here, where photos (Exhibits 4A & 4B) establish that the approach to the site along northbound Reisterstown Road is obscured by trees. In fact, the Pikesville Revitalization Commercial Guidelines state that “[h]anging blade signage should be encouraged for all stores along Reisterstown Road. These signs help...the pedestrians locate stores.” *Id.* at p. 25. (Exhibit 6). 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 Baltimore County and/or community opposition.

In its ZAC comment dated September 17, 2015, the DOP indicated it did not support the request regarding the projecting (i.e., “blade”) sign, which it felt conflicted with the plans for the site approved by the Design Review Panel. Upon receiving the comment the Petitioner worked with the DOP and revised its plans such that the projecting sign would be located between awnings on the façade of the Sherwin Williams store. The redline site plan (Exhibit 1A) reflects these changes. Counsel indicated Ms. Nugent of the DOP was amenable to that proposal.

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Date

10/23/15

By

sen

The file also contains a memorandum from the Zoning Review Office, concerning that agency's interpretation of §450.4, #5(d) (i.e., Table of Sign Regulations), which are admittedly not a model of clarity. That agency believes the variance request should be "for 2 wall signs in lieu of the permitted one wall sign." But the section of the regulations cited by Petitioner permits an "[e]ntity with separate exterior customer entrance" (which this tenant space has) to "erect one canopy and one wall-mounted sign." As such, I believe two signs are permitted on the premises and this section does not specify (as is done in other sections of the sign regulations) that each of the signs must be on a separate façade. The variance request essentially seeks to substitute the projecting/blade sign for the canopy sign.

THEREFORE, IT IS ORDERED, this 23rd day of October, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §450.4 as follows: (1) to allow a wall-mounted enterprise sign and a projecting enterprise sign on a single building façade with one exterior customer entrance in lieu of the one wall-mounted sign and one canopy sign permitted; and (2) to permit a projecting sign's structural framework or supporting elements to be visible, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

ORDER RECEIVED FOR FILING

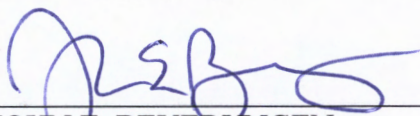
Date

10/23/15

By

sen

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 10/23/15
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 911, 917 and 919 Reisterstown Road

which is presently zoned BL

Deed References: 29037-00001

10 Digit Tax Account # 0318010750

Property Owner(s) Printed Name(s) Pikes Village, LLC

(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

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

3. ☒ a Variance from Section(s)

SEE ATTACHED SHEET

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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner (Legal Owner):

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 / 410-494-6285 / dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2016-0046

Filing Date 8/21/15

Legal Owners (Petitioners):

Pikes Village, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

910 Reisterstown Road, Baltimore, MD

Mailing Address City State

21208-4204

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 / 410-494-6285 / dhkarceski@venable.com

Zip Code Telephone # Email Address

Do Not Schedule Dates:

Reviewer JS

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date

10/23/15

By

Sen

**ATTACHMENT
TO PETITION FOR VARIANCE**

911, 917 and 919 Reisterstown Road

1. Variance to allow a wall-mounted enterprise sign and a projecting enterprise sign on a single building façade with one exterior customer entrance in lieu of the one wall-mounted sign permitted, pursuant to BCZR Section 450.4 Attachment 1.5(d). *and one canopy sign*
2. Variance to permit a projecting sign's structural framework or supporting elements to be visible, pursuant to Section 450.5.B.6.e.

MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



Zoning Property Description For 911, 917 and 919 Reisterstown Road

Beginning at a point located on the north side of Reisterstown Road which is 60' wide at the distance of 0' from the centerline of the nearest improved intersecting street, Sherwood Avenue, which is 42' wide. **Thence** the following courses and distances, referred to the Maryland Coordinate System (NAD '83/91):

From intersection corner running North 54 degrees 46 minutes 36 seconds East, 204.37' feet from the Point of Beginning for area of variance hearing, continuing South 35 degrees 13 minutes 24 seconds East, 89.25' to a point; South 35 degrees 11 minutes 39 seconds West, 216.95' to a point; North 35 degrees 13 minutes 24 seconds West, 161.95' to a point and place of beginning.

Containing an area of 25,765 square feet or 0.59 acres of land, more or less and being located in the Third Election District and Second Councilmanic District of Baltimore County Maryland.



2016-0046-A

1220-C East Joppa Road, Suite 505, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

Abingdon, MD ♦ Laurel, MD ♦ Towson, MD ♦ Georgetown, DE ♦ Wilmington, DE ♦ York, PA
(410) 515-9000 (410) 792-9792 (410) 821-1690 (302) 855-5734 (302) 326-2200 (717) 751-6073



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

Sold To:

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

Bill To:

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

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

Oct 01, 2015

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: # 2016-0046-A

911, 917 and 919 Reisterstown Road
NE/s Reisterstown Road opposite of Sherwood Avenue
3rd Election District - 2nd Councilmanic District
Legal Owner(s) Pikes Village, LLC

Variance: to allow a wall-mounted enterprise sign and a projecting enterprise sign on a single building facade with one exterior customer entrance in lieu of the one wall-mounted sign and one canopy sign permitted; to permit a projecting sign's structural framework or supporting elements to be visible.

Hearing: Thursday, October 22, 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.

10/004 Oct. 1

3612674

The Baltimore Sun Media Group

By

S. Wilkinson

Legal Advertising

CERTIFICATE OF POSTING

2016-0046-A

RE: Case No.: _____

Petitioner/Developer: _____

Pikes Village, LLC

October 22, 2015

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

911, 917 and 919 Reisterstown Road

October 2, 2015

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



Sincerely,

October 2, 2015

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2016-0046-A

Property Address: 911, 917 and 919 Reisterstown Road

Property Description: N.E.S of Reisterstown Road, south
of Sudbrook Lane, Pikesville

Legal Owners (Petitioners): Pikes Village LLC

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Adam Rosenblatt

Company/Firm (if applicable): Venable LLP

Address: 210 W Pennsylvania Avenue

Suite 500
Towson MD 21204

Telephone Number: (410) 494 6285

Revised 5/20/2014



KEVIN KAMENETZ
County Executive

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

September 14, 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: 2016-0046-A

911, 917 and 919 Reisterstown Road
NE/S Reisterstown Road opposite of Sherwood Avenue
3rd Election District – 2nd Councilmanic District
Legal Owners: Pikes Village, LLC

Variance to allow a wall-mounted enterprise sign and a projecting enterprise sign on a single building façade with one exterior customer entrance in lieu of the one wall-mounted sign and one canopy sign permitted; to permit a projecting sign's structural framework or supporting elements to be visible.

Hearing: Thursday, October 22, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Pikes, LLC, Mark Ronbaum, 910 Reisterstown Road, Baltimore 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 2, 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, October 1, 2015 Issue - Jeffersonian

Please forward billing to:

Adam Rosenblatt
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6285

NOTICE OF ZONING HEARING

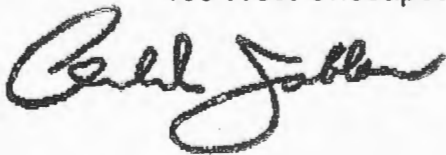
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2016-0046-A

911, 917 and 919 Reisterstown Road
NE/S Reisterstown Road opposite of Sherwood Avenue
3rd Election District – 2nd Councilmanic District
Legal Owners: Pikes Village, LLC

Variance to allow a wall-mounted enterprise sign and a projecting enterprise sign on a single building façade with one exterior customer entrance in lieu of the one wall-mounted sign and one canopy sign permitted; to permit a projecting sign's structural framework or supporting elements to be visible.

Hearing: Thursday, October 22, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
911, 917 & 919 Reisterstown Road; NE/S		
Of Reisterstown Road opposite Sherwood Ave*		OF ADMINISTRATIVE
3 rd Election & 2 nd Councilmanic Districts		
Legal Owner(s): Pikes Village LLC	*	HEARINGS FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	2016-046-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED
SEP 09 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 9th day of September, 2015, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, Venable, LLP, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME 911, 917, 919 Reinst. Rd.
CASE NUMBER 2016-46-A
DATE 10/22/15

[illegible]

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9/8</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>9/17</u>	PLANNING (if not received, date e-mail sent _____)	<u>C</u>
<u>9/2/15</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>10/1/15</u>	
SIGN POSTING	Date: <u>10/2/15</u>	by <u>SSG Black</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 03 Account Number - 0318010750							
Owner Information									
Owner Name:		910 & 911-919 REISTERSTOWN ROAD CENTER LLC				Use: Principal Residence:		COMMERCIAL NO	
Mailing Address:		910 REISTERSTOWN RD BALTIMORE MD 21208-4204				Deed Reference:		/29037/ 00001	
Location & Structure Information									
Premises Address:		913 REISTERSTOWN RD 0-0000				Legal Description:		LT NES REISTERSTOWN 1582 N SLADE AV	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0078	0009	0799		0000				2016	
Special Tax Areas:				Town: Ad Valorem: Tax Class:		NONE			
Primary Structure Built 2015		Above Grade Enclosed Area 4,964 SF		Finished Basement Area		Property Land Area 25,765 SF		County Use 06	
Stories	Basement	Type RETAIL STORE		Exterior	Full/Half Bath	Garage	Last Major Renovation 2015		
Value Information									
		Base Value		Value As of 01/01/2013		Phase-in Assessments As of 07/01/2015		As of 07/01/2016	
Land:		528,800		528,800					
Improvements		250,800		250,800					
Total:		779,600		779,600		779,600			
Preferential Land:		0							
Transfer Information									
Seller: WEIMAN SIDNEY WAGONHEIM MYRA				Date: 01/04/2010				Price: \$0	
Type: NON-ARMS LENGTH OTHER				Deed1: /29037/ 00001				Deed2:	
Seller: WEIMAN SIDNEY SCHWABER CECILIA				Date: 04/01/1997				Price: \$0	
Type: NON-ARMS LENGTH OTHER				Deed1: /12277/ 00379				Deed2:	
Seller: FOURTH DISTRICT CORPORATION				Date: 03/17/1986				Price: \$0	
Type: NON-ARMS LENGTH OTHER				Deed1: /07114/ 00155				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: 03 Account Number: 0318010750



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.

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>).



KEVIN KAMENETZ
County Executive

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

October 15, 2015

Pikes Village LLC
Mark Ronbaum
910 Reisterstown Road
Baltimore MD 21208-4204

RE: Case Number: 2016-0046 A, Address: 911, 917 and 919 Reisterstown Road

Dear Mr. Ronbaum:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 21, 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
David H Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

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



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

Date: 9/2/15

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

RE: Baltimore County
Item No. 2016-0046-A
Variance
Pikes Village LLC, Mark Ronbaum
911, 917 & 919 Reisterstown Road
MD 140

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 9/1/15. A field inspection and internal review reveals that an entrance onto MD140 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2016-0046-A.

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

Sincerely,

David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 17, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 911, 917 and 919 Reisterstown Road

RECEIVED

INFORMATION:

SEP 21 2015

Item Number: 16-046

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Mark Renforum

Zoning: BL

Requested Action: Variance

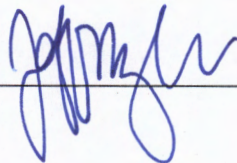
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to allow a wall-mounted enterprise sign and a projecting enterprise sign on a single building facade with one exterior customer entrance in lieu of the one wall-mounted sign permitted.

The Department of Planning has no objection to the grant of the petitioned zoning relief as it applies to all wall-mounted signs however the Department cannot recommend approval of the requested projecting enterprise sign with associated structural framework. A projecting sign is in conflict with the plan for Pikes Village approved by the Design Review Panel on 12/12/12 which requires awnings on the facades.

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

Deputy Director:
AVA/KS



C: Bill Skibinski

RECEIVED

SEP 22 2015

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

Interoffice Memorandum

DATE: August 26, 2015

TO: Zoning Commissioner and File

FROM: Leonard Wasilewski, Planner II, Zoning Review 

SUBJECT: Petition for Variance Pikes Village, LLC (future tenant, Sherwin Williams)
Case No. 2016-0046-A
911-919 Reisterstown Road

- A. For clarification, this office accepted a Petition for sign Variances on August 21, 2015 from the petitioner Venable, LLP.
- B. The request is for a wall mounted and a projecting wall sign on a wall containing the exterior entrance and defining the space occupied by the separate entity. Essentially 2 wall signs in lieu of the permitted one.
- C. The confusion comes under Section 450.4#5.(d) column VI, Entity with a separate exterior customer entrance may erect one canopy and one wall sign. Separate customer entrance has been interpreted to mean an additional entrance on an occupied side or rear wall therefore permitting a sign on a wall that would not normally be permitted.
- D. Additionally, awning signs would be permitted in a Business Zone with 9" letters on the valance or vertical part of the awning along with an 8 square foot ID or logo on each awning pursuant to Section 450.4 #5.(c)
- E. In conclusion I don't believe it is necessary to justify 2 walls signs on the front wall in lieu of the 1 wall sign and 1 canopy. The request should be for 2 wall signs in lieu of the permitted one wall sign.
- F. Please call me if you have any questions. (410-887-3391)

BALTIMORE COUNTY ZONING REGULATIONS

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
ENTERPRISE, (cont'd)		Multi-tenant office, retail or industrial building		than 300 feet of frontage				
	(c) Awning	B.L., B.M., B.R., C.B., B.L.R.	Use	See Section 450.5.B.1	See Section 450.5.B.1	Not applicable	No	
	(d) Wall-mounted; canopy	On multi-tenant office, retail or industrial building, accessory to separate commercial entity with exterior customer entrance	Use	Two times the length of the wall containing the exterior entrance and defining the space occupied by the separate commercial entity	Entity with separate exterior customer entrance may erect one canopy and one wall-mounted sign	Not applicable	Yes, but in C.B. only when use to which sign is accessory is open	In C.B., area shall not exceed 100 square feet. Canopy signs may extend 2 1/2 feet above the face of the canopy. A canopy sign may extend more than 2 1/2 feet with a finding by the Director of Planning that all components of the sign are compatible with the architectural elements of the building.

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 September 7, 2015
Item No. 2016-0046

DATE: September 8, 2015

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

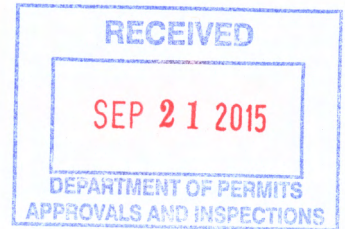
Landscape and lighting plans are required.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0046-09082015.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



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

DATE: September 17, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 911, 917 and 919 Reisterstown Road

INFORMATION:

Item Number: 16-046

Petitioner: Mark Renforum

Zoning: BL

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to allow a wall-mounted enterprise sign and a projecting enterprise sign on a single building facade with one exterior customer entrance in lieu of the one wall-mounted sign permitted.

The Department of Planning has no objection to the grant of the petitioned zoning relief as it applies to all wall-mounted signs however the Department cannot recommend approval of the requested projecting enterprise sign with associated structural framework. A projecting sign is in conflict with the plan for Pikes Village approved by the Design Review Panel on 12/12/12 which requires awnings on the facades.

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

Deputy Director:
AVA/KS

A handwritten signature in black ink, appearing to be "AVA/KS", written over a horizontal line.

C: Bill Skibinski

Case No.:

2016-0046-A

Exhibit Sheet

DW
11-25-15

10-23-15

Sen

Petitioner/Developer

Protestant

No. 1	1A > Redline Site Plan 1B	
No. 2	2A > Aerial Photos 2B	
No. 3	Pikeville Revit. Dist. Map	
No. 4	4A-4E Photos of site	
No. 5	"Before + After" Photos	
No. 6	Pikeville Revital. Design Guidelines	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

P

Pikesville

Pikesville Commercial Revitalization Guidelines

PETITIONER'S EXHIBIT

6

Table of Contents



Introduction.....	1
Streetscape.....	2
Architecture.....	7
Renovations.....	7
New Construction.....	17
Signage.....	23
Lighting.....	27
Appendix.....	29
Index.....	39

USE OF THIS MANUAL

The Pikesville Design Guidelines provide a higher level of detail than the existing Comprehensive Manual of Development Policies (CMDP). Planning staff and the Design Review Panel shall use the Pikesville Design Guidelines in addition to the Commercial Corridors section of the CMDP in their review.

The major building elements (streetscape, architecture, signage, lighting) listed in the Table of Contents have been divided into two components (Required, Prohibited). When applications are reviewed by the Baltimore County Design Review Panel and by Office of Planning staff, the applicants' proposal will be evaluated for compliance with this manual. All of the elements that are listed as Required do not necessarily have to be provided. However, if they are provided, e.g. awnings, then they shall conform with the manual. The Design Review panel and/or Planning staff shall ask the following questions:

Required - Is this element provided? Does it meet the requirements?

Prohibited - Is a prohibited element being provided? If so, the element shall be removed.

Signage *P*

Types



Signage is the main means which shops, restaurants and service-oriented businesses communicate to their potential shoppers, diners and clients. As such, it is an important and significant element in any retail main street environment. If left unchecked, however, signage can ruin a beautifully crafted built environment. There are many different types of signs, but the general categories are as follows:

STOREFRONT - a sign located above the storefront, generally the largest and main sign for a retailer.

BLADE SIGNS - a secondary sign located perpendicular to the facade of the building. Generally these are hanging type signs.

AWNINGS - the awning can be a secondary means of signage when the name of the establishment is silk-screened on the canvas.

OTHER - a multitude of other signage types exist. Sandwich boards, painted letters/logos on buildings or building elements, and banners all constitute other sign types.

LIMITATION

Signage shall be limited to one primary and two supporting secondary signs per business only, so that confusion is avoided and clarity of communication can occur. Varying types of logos, colors and typefaces are discouraged. Extraneous signage becomes an eyesore to the main street. Advertisements, sale type signs should be limited.

Signage in display windows shall not obscure the view into the store.



Signage

Storefront Signage

REQUIRED

Generally, storefront signs are mounted above the storefront opening. The sign shall be mounted flush and centered over the storefront opening. The sign shall contain the name of the establishment, address, and any accompanying logos. Signs should be mounted with concealed stainless steel, bronze, hot-dipped galvanized iron or brass fasteners.

Painted wooden sign board with dimensional elements (e.g. letters, borders, etc.), illuminated via external light source.

Individual channel internally illuminated sign. If an electric raceway is unable to be concealed, it shall be painted to match the surrounding area.

Dimensional metal sign, illuminated via an external source.

Exposed neon lettered sign.

Individual metal pinned letter sign, back lit if desired.

PROHIBITED

Signs shall not contain an e-mail, web-address or telephone number of the property or the proprietor's name (unless the establishment is a professional service office).

Internally illuminated box-type signs, with flat or unarticulated faces.

Vacuuumed-formed signs, formed plastics, or injected-molded signs.

No exposed conduit, tubing or raceways, conductors, transformers and other equipment, will be permitted.

No signmaker's labels or other identification shall be permitted.



Awning



REQUIRED

When awnings are present, establishments may list their store name centered on the valance. Letters are to be silk-screened on approved awning material.

Store name, address and logo may also be placed centrally on the sloping portion of the awning.

Hanging wooden or metal dimensional signs may also be hung from the awning frame, if the establishment wishes to not list their name on the awning.

PROHIBITED

Awning signage shall not list the phone number, email or web address, or proprietor's name of the establishment.

Blade/Hanging Signs



REQUIRED

Hanging blade signage should be encouraged for all stores along Reisterstown Road. These signs help to add variety to the streetscape and help the pedestrian locate stores.

Hung perpendicular to the main facade, these signs should be non-illuminated or externally illuminated and be made of approved quality materials.

Blade signs should be hung from appropriate brackets of painted metal or wrought iron.

PROHIBITED

Blade signs shall not be vacuum-formed signs or internally-illuminated.

Blade signs should not exceed eight square feet (8 s.f.) in area.

Blade signs should not be mounted 8'-0" above the sidewalk.

P Signage

Other Signage

Other forms of signage are encouraged. These include display window lettering, wall mounted banners and sandwich board signs.

REQUIRED

Window lettering: either painted or etched glass lettering is permissible on display windows and entry doors. Names of establishments and building numbers may only appear on entry doors and display windows.

Wall mounted banners: shall be made of fire retardant duck canvas or acrylic. Banners shall be mounted directly to the facade of buildings by secure means. In addition, they shall be mounted 8'-0" above the sidewalk, and be no larger than 32 square feet in area. To reduce wind loading, banners shall be perforated.

Sandwich board signage: establishments, if they so desire, may place out sandwich board signs during business hours on the sidewalk to advertise their wares and services. These signs shall be less than 5' in height, non-illuminated, and shall be heavy enough to withstand wind, yet light enough to remove at closing. In addition, sandwich board signs shall not impede pedestrian traffic.

Monument-type signage: When a business is set back from the street, a monument-type sign is encouraged. These signs shall be less than 4'-6" and made from high quality materials like masonry, pre-cast concrete or metal/wooden panels.



Compatible entry monument.





PETITIONER'S EXHIBIT **2 A**



My Neighborhood Map

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Baltimore County
My Neighborhood



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Printed 10/21/2015



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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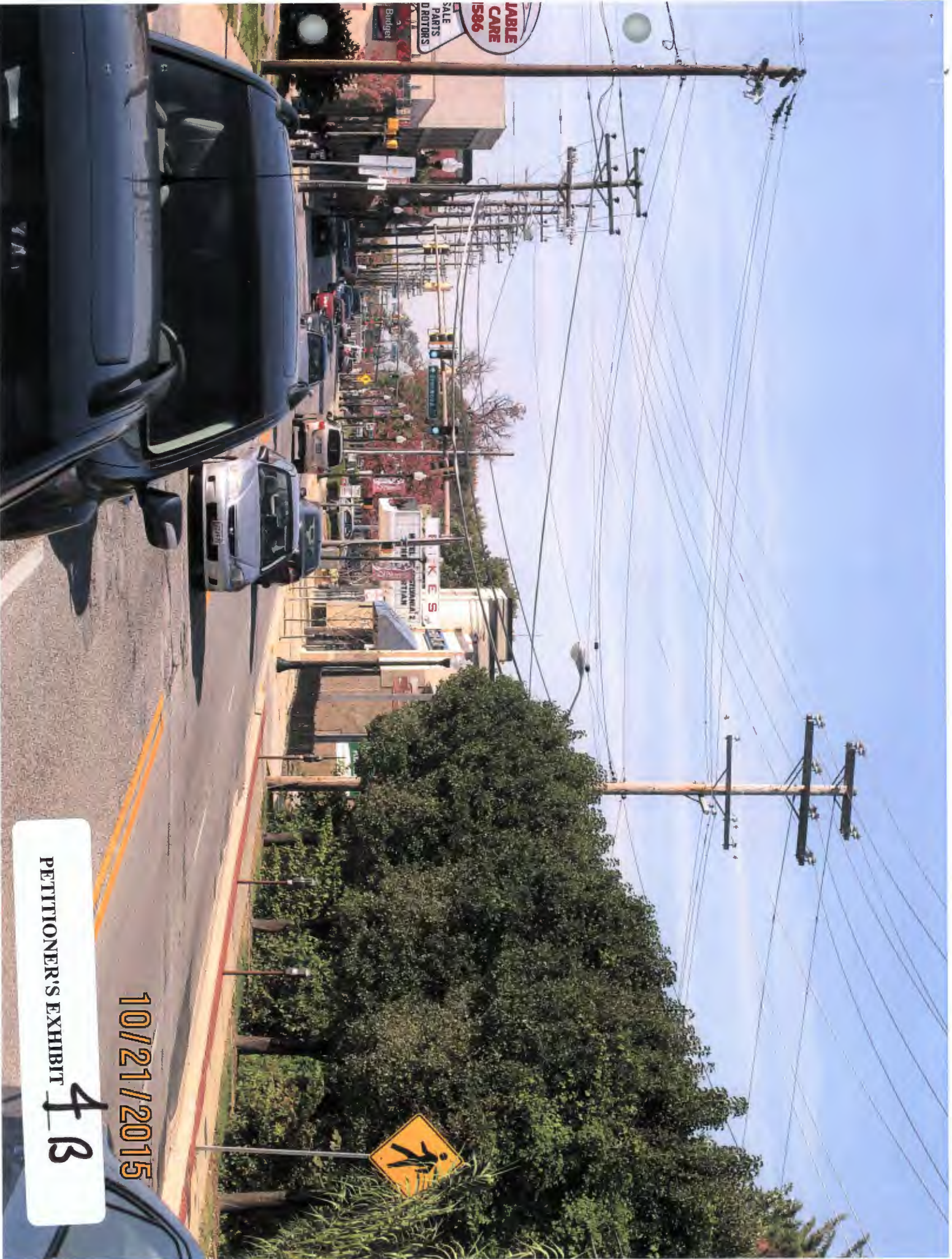
PETITIONER'S EXHIBIT **26**

Printed 10/21/2015



10/21/2015

PETITIONER'S EXHIBIT **4A**



10/21/2015

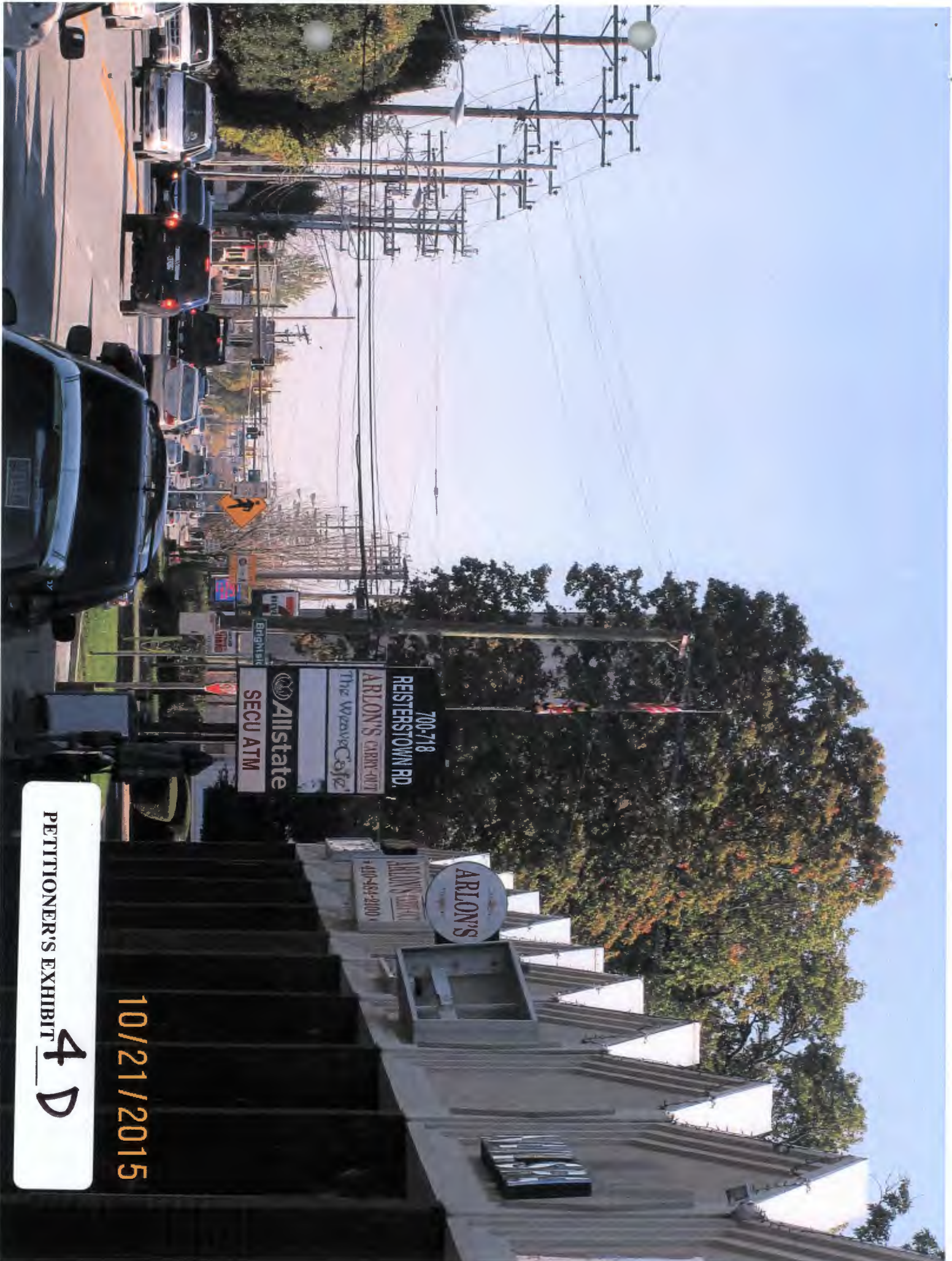
PETITIONER'S EXHIBIT

43



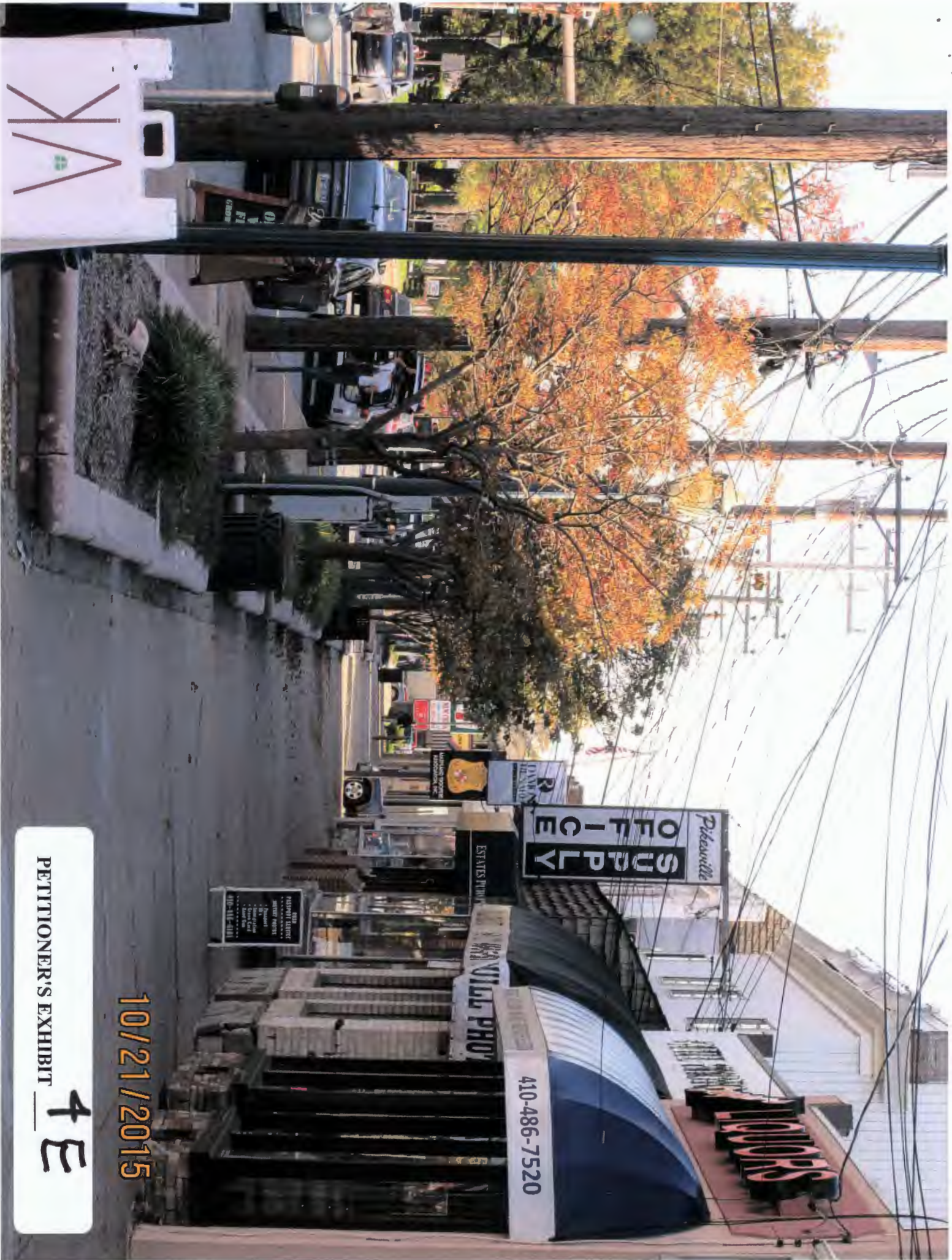
PETITIONER'S EXHIBIT

4c



10/21/2015

PETITIONER'S EXHIBIT **4** D



Pileville
SUPPLY

ESTATES PRO

REAL ESTATE

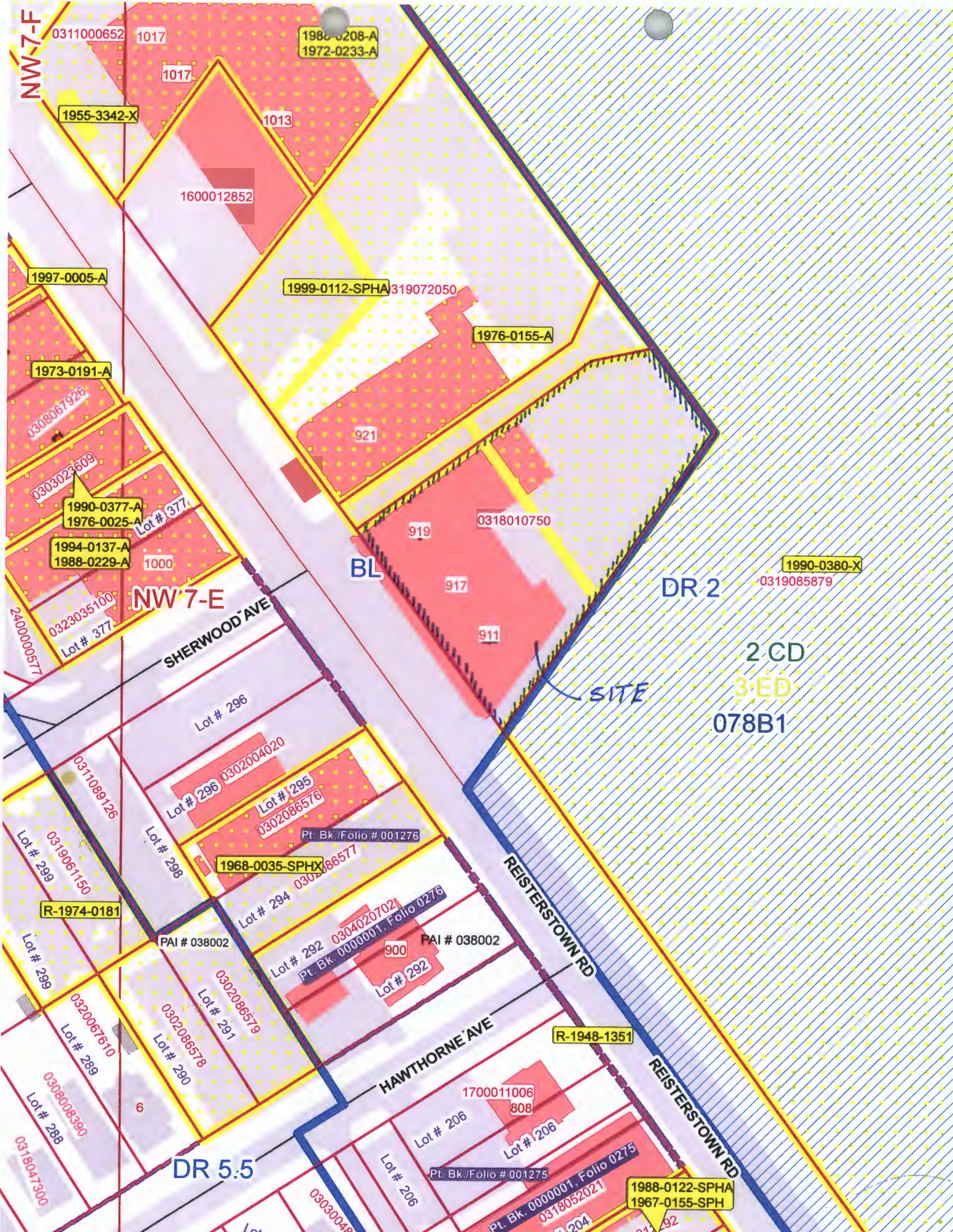
410-486-7520

LIQUORS

REAL ESTATE
• Home Sales
• Rental Properties
• Commercial Real Estate
• Investment Properties
• 410-486-7520

10/21/2015

PETITIONER'S EXHIBIT **4E**



NW-7-F

0311000652

1017

1980-0208-A
1972-0233-A

1955-3342-X

1013

1600012852

1997-0005-A

1999-0112-SPHA 319072050

1976-0155-A

1973-0191-A

0308067926
0303022609

1990-0377-A
1976-0025-A

Lot # 377

1994-0137-A
1988-0229-A

1000

NW 7-E

2400000577

0323035100
Lot # 377

SHERWOOD AVE

Lot # 296

Lot # 296 0302004020
Lot # 295 0302086576

Pt. Bk./Folio # 001276

1968-0035-SPHX

Lot # 294 0302086577

R-1974-0181

PAI # 038002

Lot # 292 0304020702
Pt. Bk. 0000001, Folio 0276

PAI # 038002

Lot # 292

REISTERSTOWN RD

R-1948-1351

HAWTHORNE AVE

1700011006
808

Lot # 206

Lot # 206

Pt. Bk./Folio # 001275

Pt. Bk. 0000001, Folio 0275
0318052021
Lot # 204

1988-0122-SPHA
1967-0155-SPH

2400012492

DR 5.5

Lot # 208

0303004850

DR 2

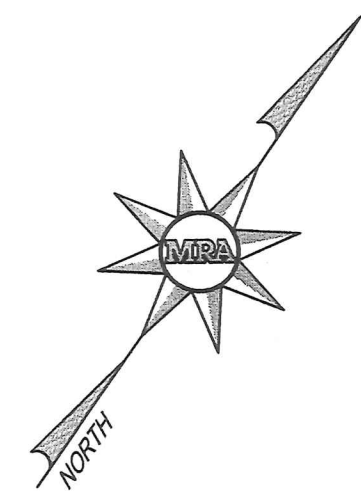
2 CD

3 ED

078B1

SITE

1990-0380-X
0319085879



AWNING (TYP.)

EX. WALL MOUNTED
ENTERPRISE SIGN

CUSTOMER ENTRANCE
TO TENANT SPACE

PROP. PROJECTING
ENTERPRISE SIGN

REISTERSTOWN ROAD

PLAN
SCALE: 1" = 5'

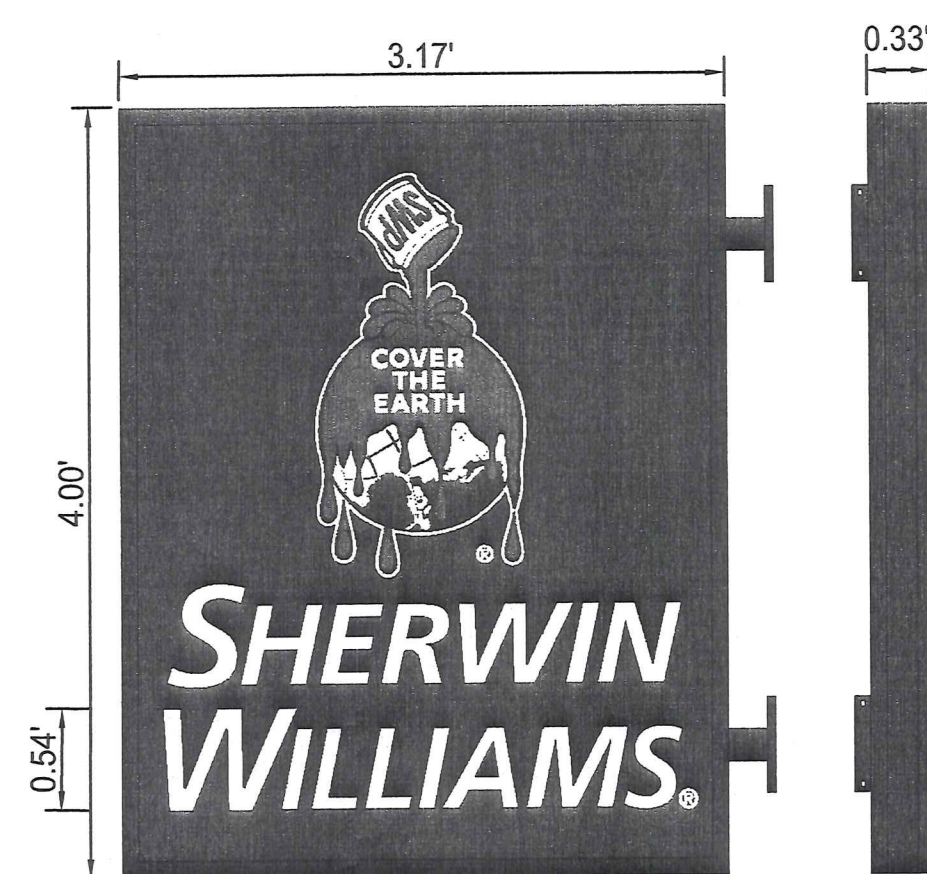
ONE-WAY ALLEY

SHERWIN WILLIAMS

FUTURE RETAIL SPACE

LEGEND

- | | |
|--|----------------------------|
| | EX. TRAFFIC SIGNAL CABINET |
| | EX. TRAFFIC SIGNAL POLE |
| | EX. TREE GRATE (TO REMAIN) |
| | EX. STREET LIGHT |
| | EX. PAVEMENT |
| | EX. BUILDING |
| | EX. PROPERTY LINE |
| | EX. CURB |



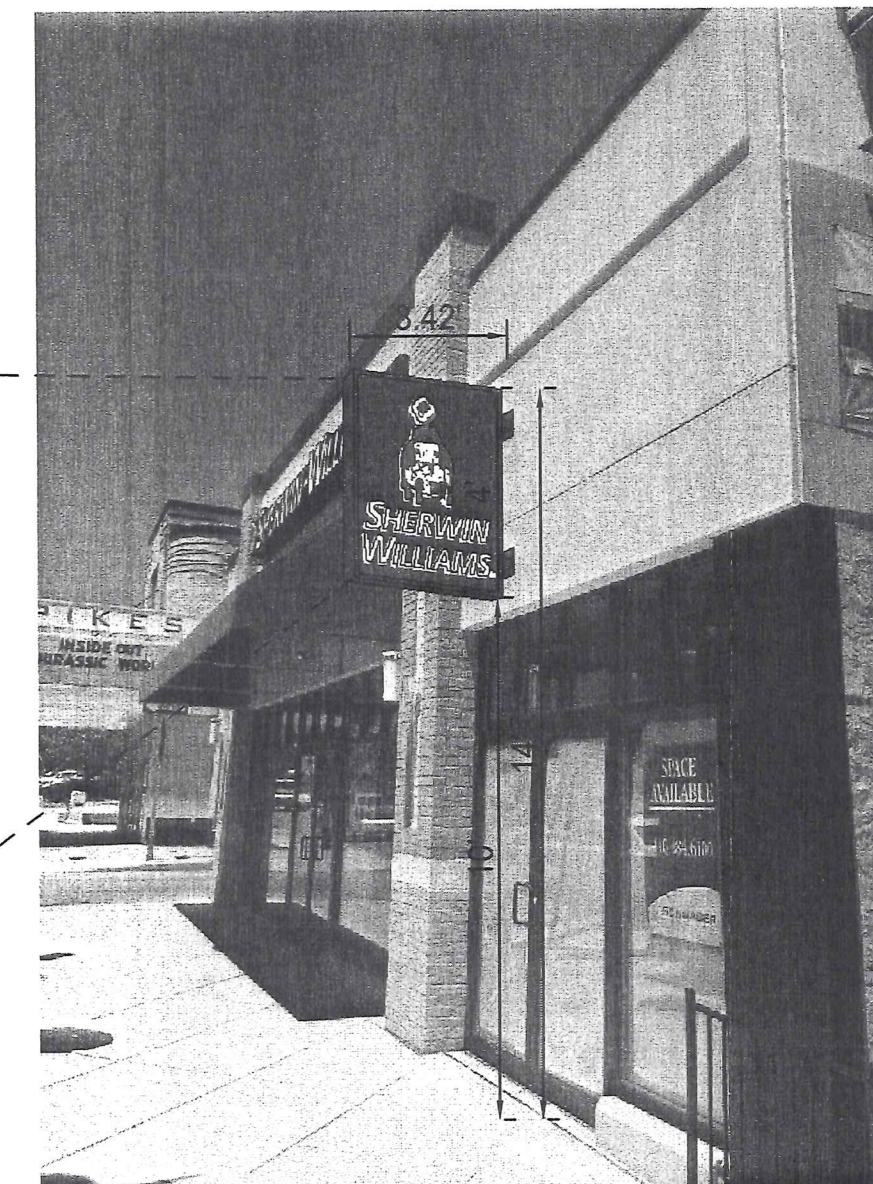
PROPOSED PROJECTING
ENTERPRISE SIGN

SCALE = 1"=1'

NOTES

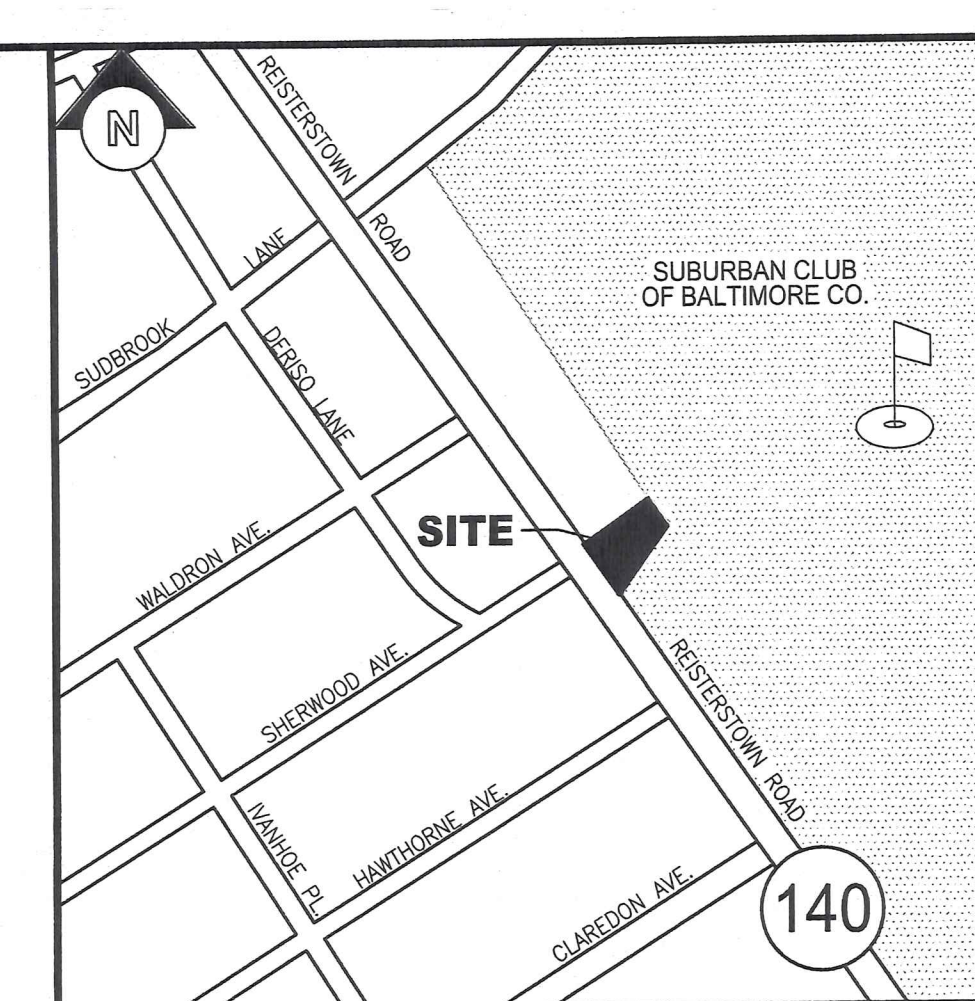
PROJECTING ENTERPRISE SIGN:
= 12.7 SQUARE FEET
- QTY. (1) D/F FABRICATED ALUMINUM SIGN CABINET (TYPICAL)
- 1" PVC LETTER AND LOGO, FLUSH MOUNTED TO FACE

PERMITTED SIGN AREA = 2x LENGTH OF WALL (±81')
PROPOSED SIGN AREA = 12.7 SQUARE FEET



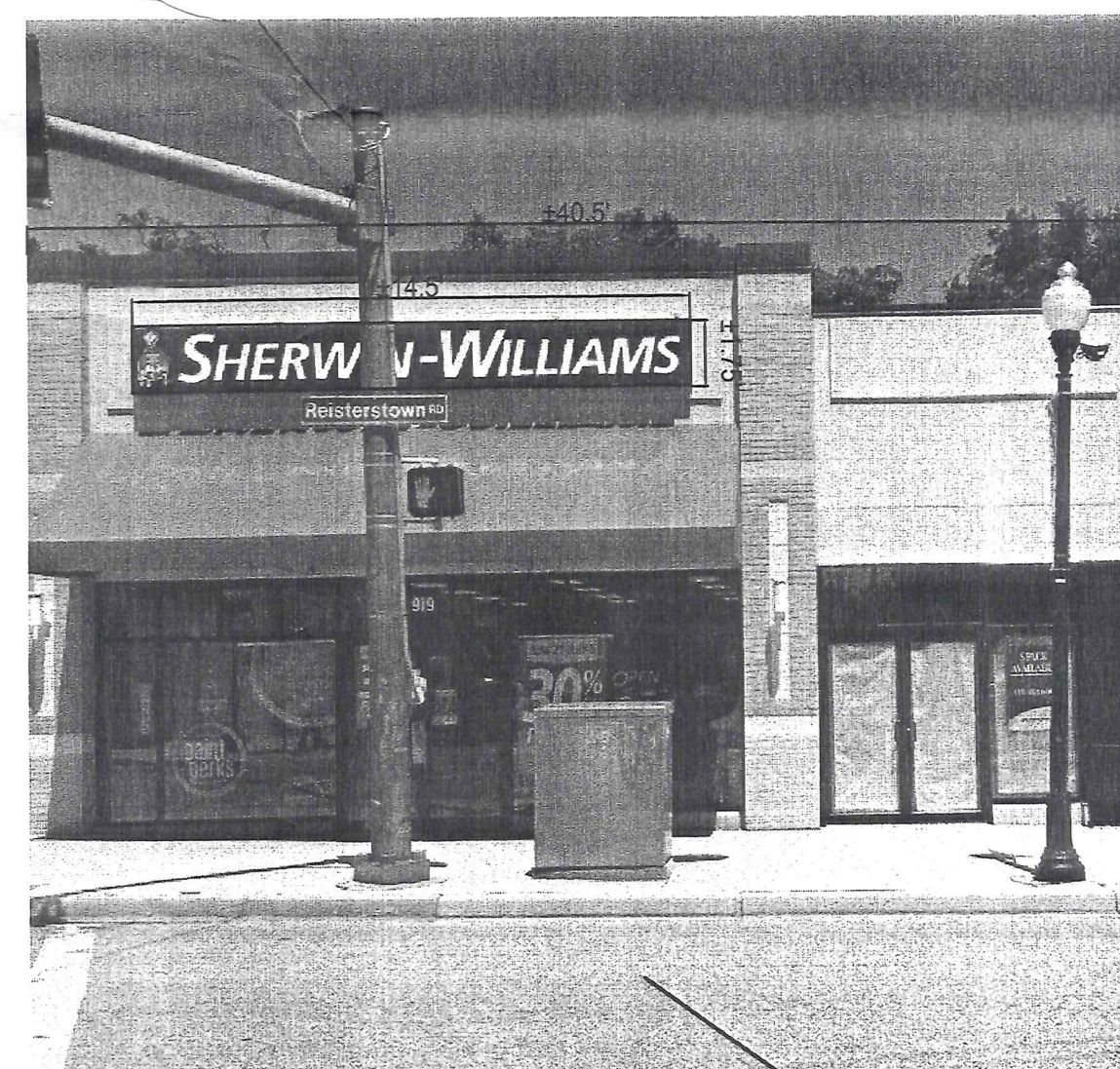
PROPOSED SIGN

PARTIAL ELEVATION - NTS



VICINITY MAP

SCALE: 1" = 500'



EXISTING WALL
MOUNTED ENTERPRISE SIGN

NOTES

WALL MOUNTED SIGN:
= ±25.4 SQUARE FEET

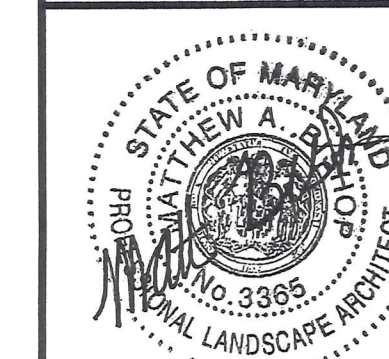
PERMITTED SIGN AREA = 2x LENGTH OF WALL (±81')
EXISTING SIGN AREA = ±25.4 SQUARE FEET



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748

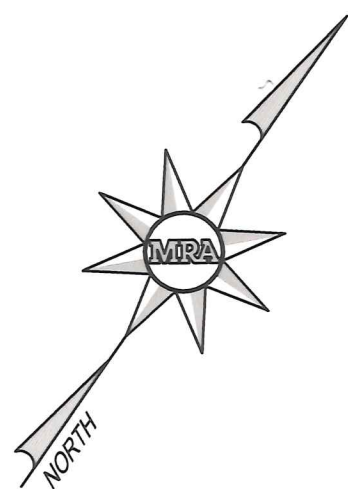


PLAN TO ACCOMPANY VARIANCE PETITION

PIKES VILLAGE
911-919 REISTERSTOWN ROAD

ELECTION DISTRICT: 3 BALTIMORE COUNTY, MD COUNCILLMANIC DISTRICT: 2

DATE	REVISIONS	JOB NO.:	14073.04
		SCALE:	AS SHOWN
		DATE:	08/19/15
		DRAWN BY:	CGM
		DESIGN BY:	MAB
		REVIEW BY:	MAB
		SHEET:	2 OF 2



AWNING (TYP.)

EX. WALL MOUNTED ENTERPRISE SIGN

CUSTOMER ENTRANCE TO TENANT SPACE

PROP. PROJECTING ENTERPRISE SIGN

REISTERSTOWN ROAD

ONE-WAY ALLEY

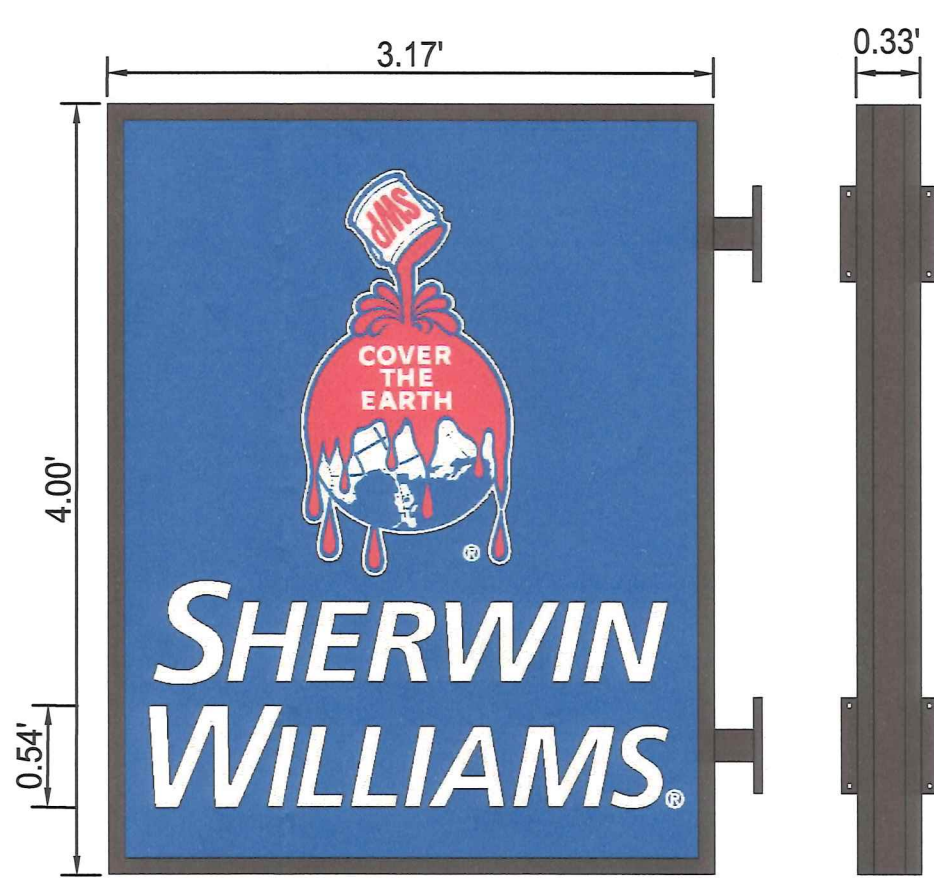
SHERWIN WILLIAMS

FUTURE RETAIL SPACE

PLAN
SCALE: 1" = 5'

LEGEND

- EX. TRAFFIC SIGNAL CABINET
- EX. TRAFFIC SIGNAL POLE
- EX. TREE GRATE (TO REMAIN)
- EX. STREET LIGHT
- EX. PAVEMENT
- EX. BUILDING
- EX. PROPERTY LINE
- EX. CURB

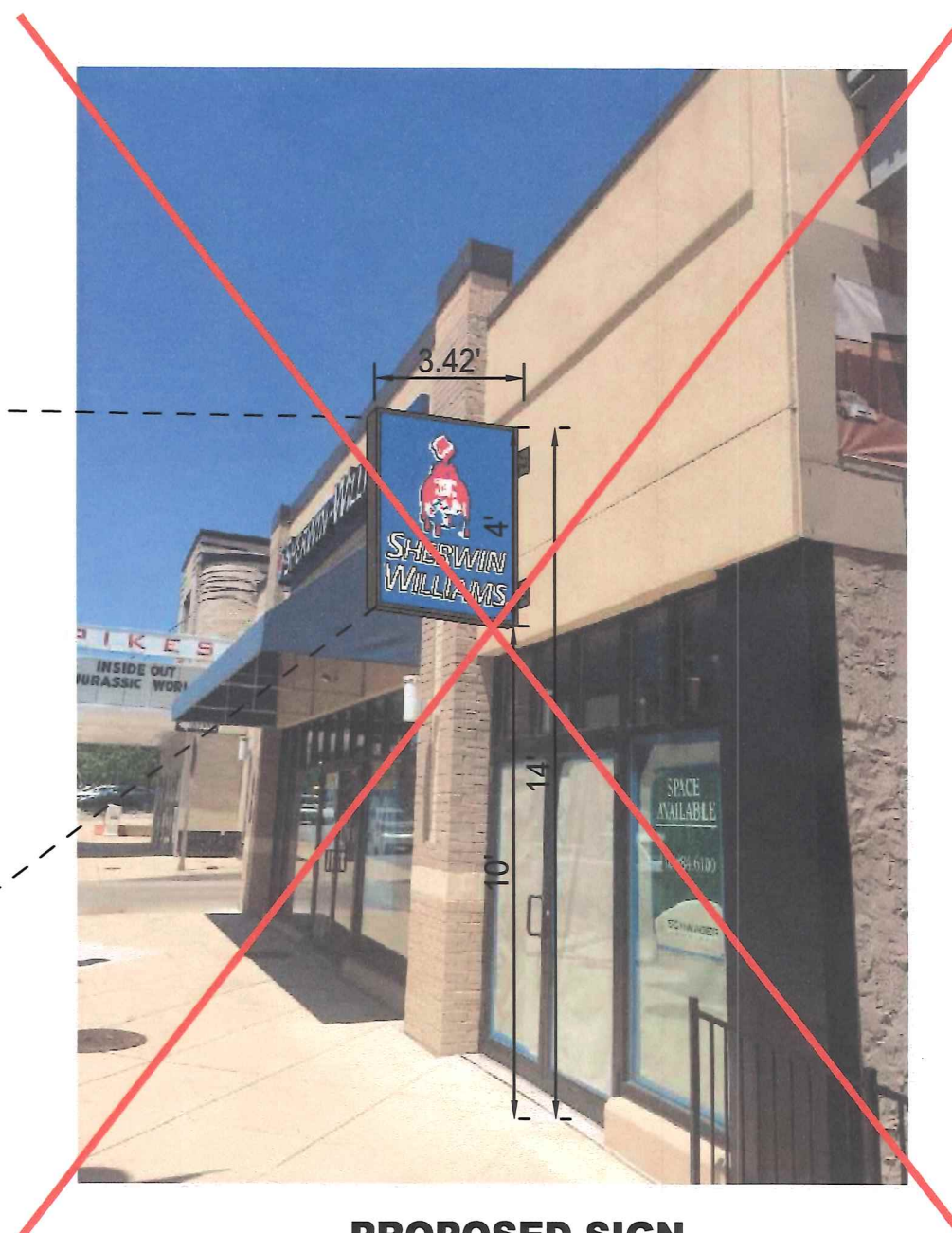


PROPOSED PROJECTING ENTERPRISE SIGN

SCALE = 1"=1'

NOTES

- PROJECTING ENTERPRISE SIGN:
 - 12.7 SQUARE FEET
 - QTY. (1) D/F FABRICATED ALUMINUM SIGN CABINET (TYPICAL)
 - 1" PVC LETTER AND LOGO, FLUSH MOUNTED TO FACE
- PERMITTED SIGN AREA = 2x LENGTH OF WALL (±81')
- PROPOSED SIGN AREA = 12.7 SQUARE FEET



PROPOSED SIGN

PARTIAL ELEVATION - NTS



PROPOSED SIGN

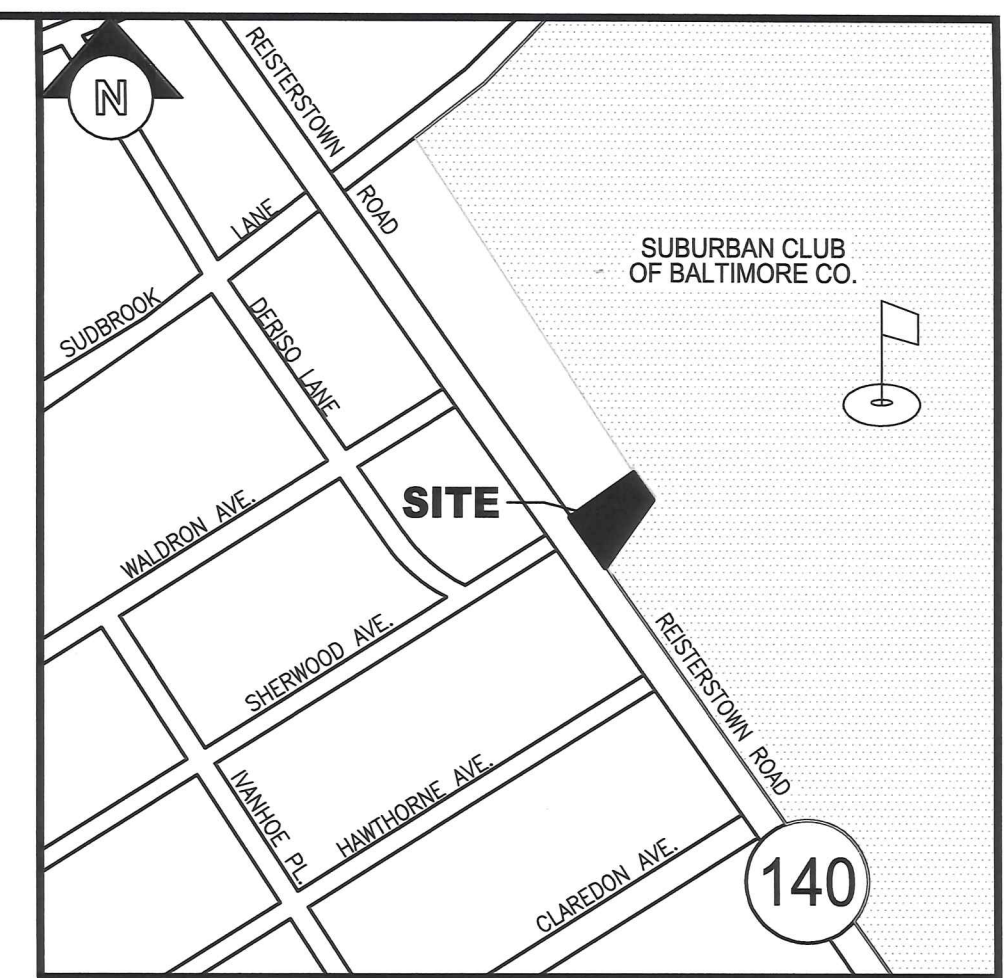
PARTIAL ELEVATION - NTS



EXISTING WALL MOUNTED ENTERPRISE SIGN

NOTES

- WALL MOUNTED SIGN:
 - ±25.4 SQUARE FEET
- PERMITTED SIGN AREA = 2x LENGTH OF WALL (±81')
- EXISTING SIGN AREA = ±25.4 SQUARE FEET



VICINITY MAP

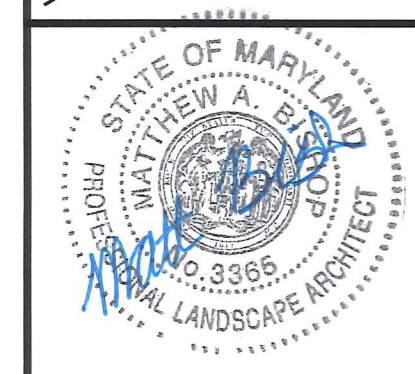
SCALE: 1" = 500'

PETITIONER'S EXHIBIT 13



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748



PLAN TO ACCOMPANY VARIANCE PETITION

PIKES VILLAGE
911-919 REISTERSTOWN ROAD

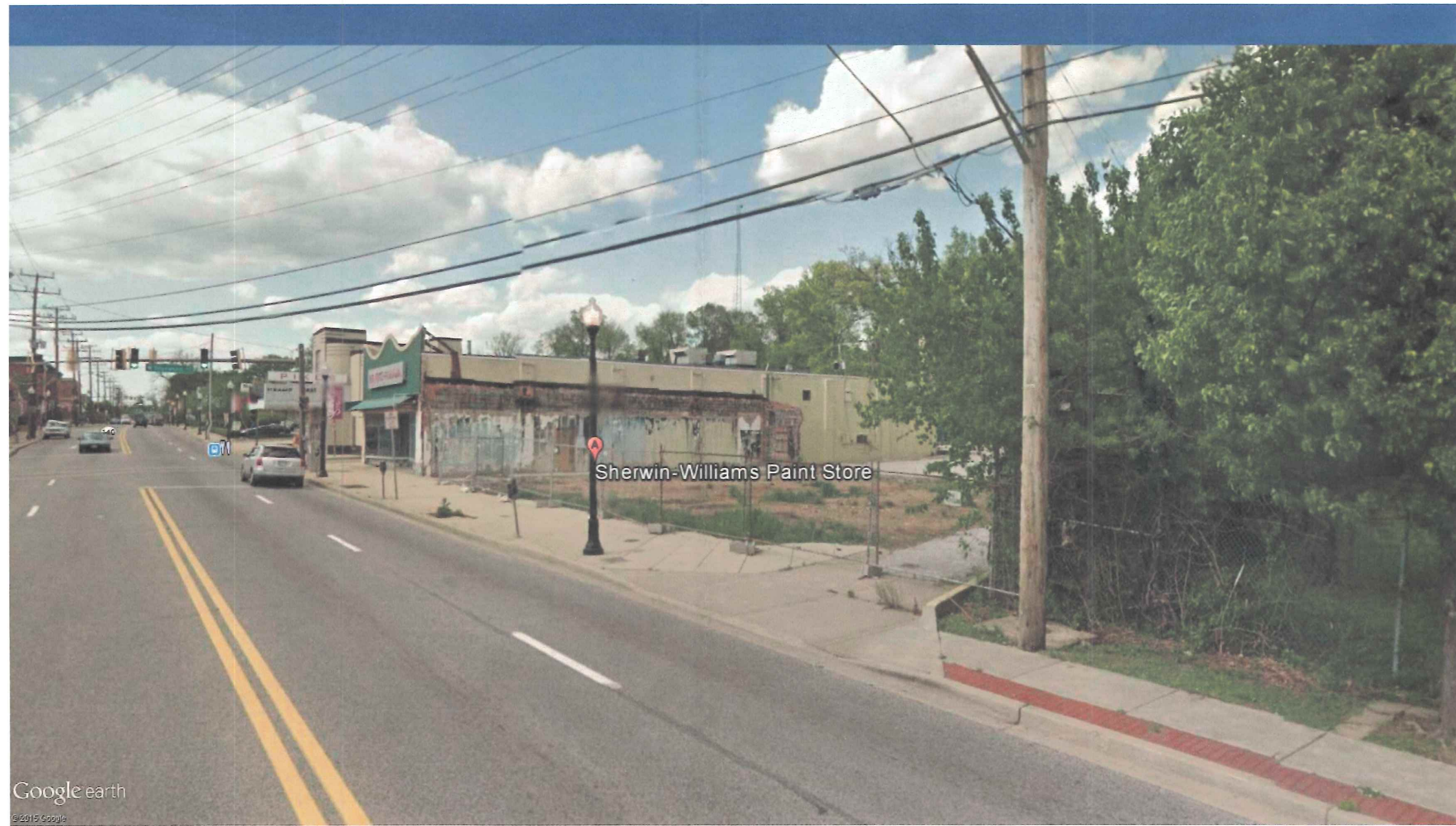
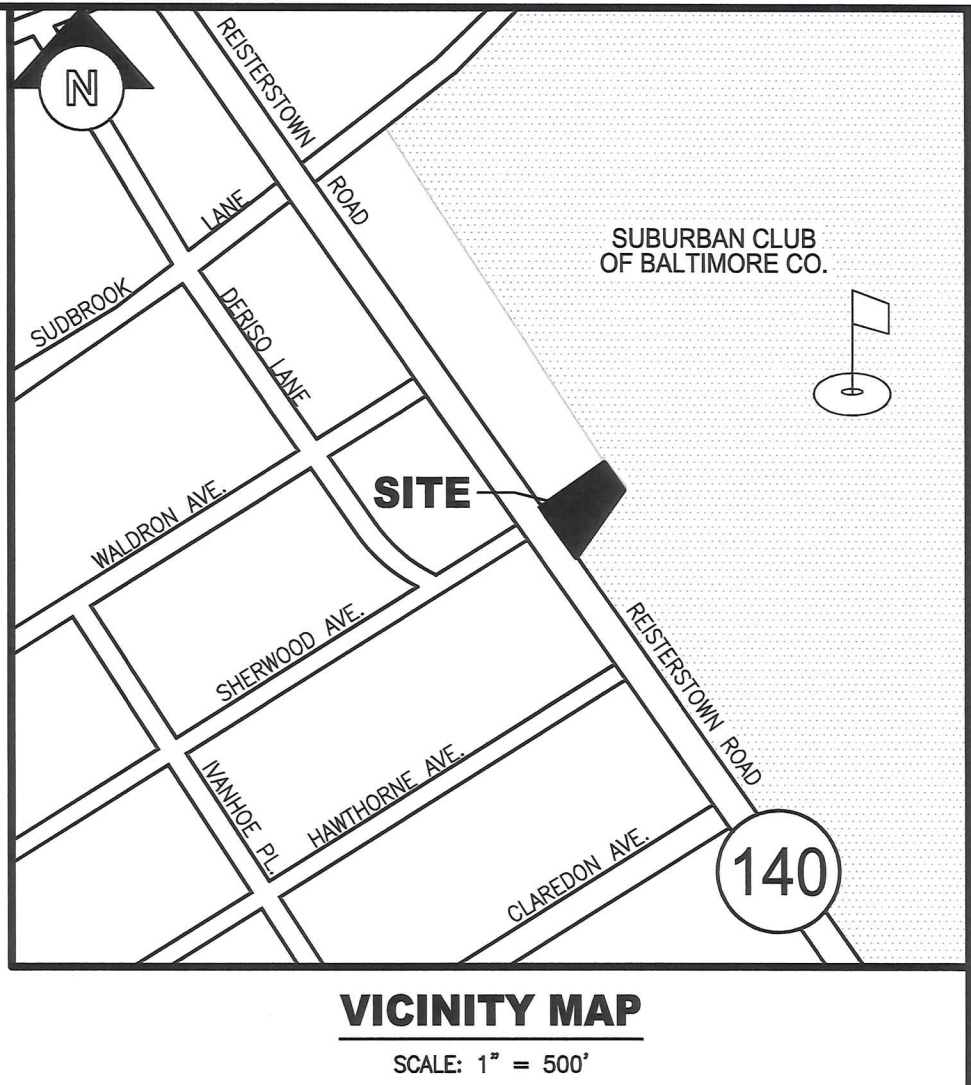
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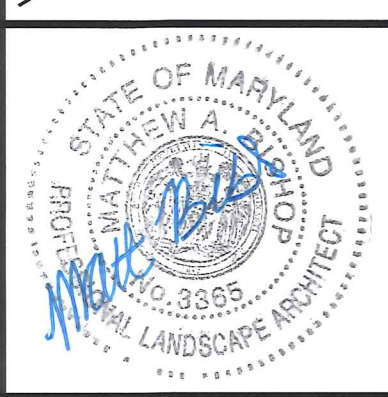
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		DATE: 08/19/15
		DRAWN BY: CGM
		DESIGN BY: MAB
		REVIEW BY: MAB
		SHEET: 2 OF 2

BEFORE

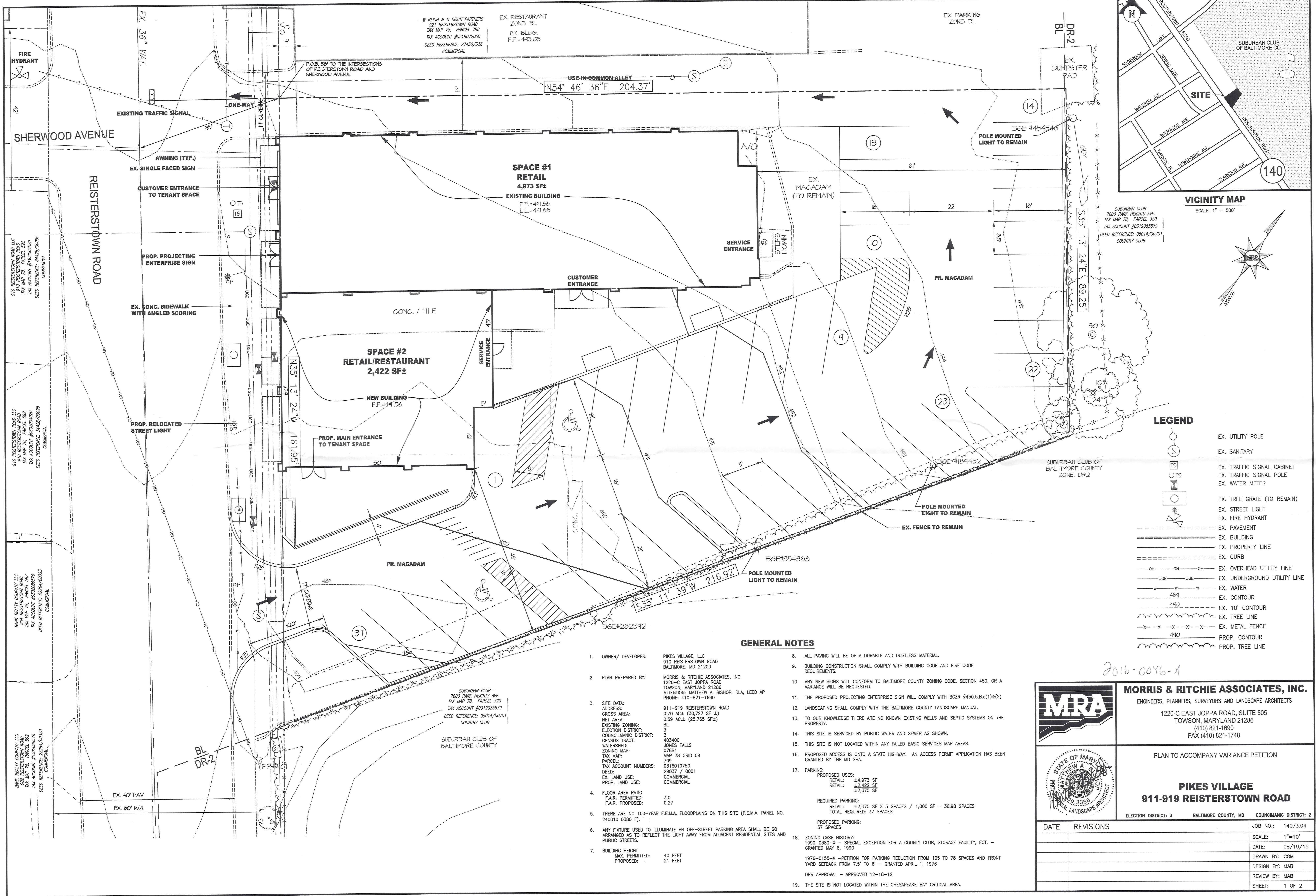


AFTER



	MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1220-C EAST JOPPA ROAD, SUITE 505 TOWSON, MARYLAND 21286 (410) 821-1690 FAX (410) 821-1748	
	BEFORE AND AFTER PHOTOGRAPHS PIKES VILLAGE 911-919 REISTERSTOWN ROAD ELECTION DISTRICT: 3 BALTIMORE COUNTY, MD COUNCILLMANIC DISTRICT: 2	
DATE	REVISIONS	JOB NO.: 14073.04
		SCALE: AS SHOWN
		DATE: 08/19/15
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PETITIONER'S EXHIBIT 5



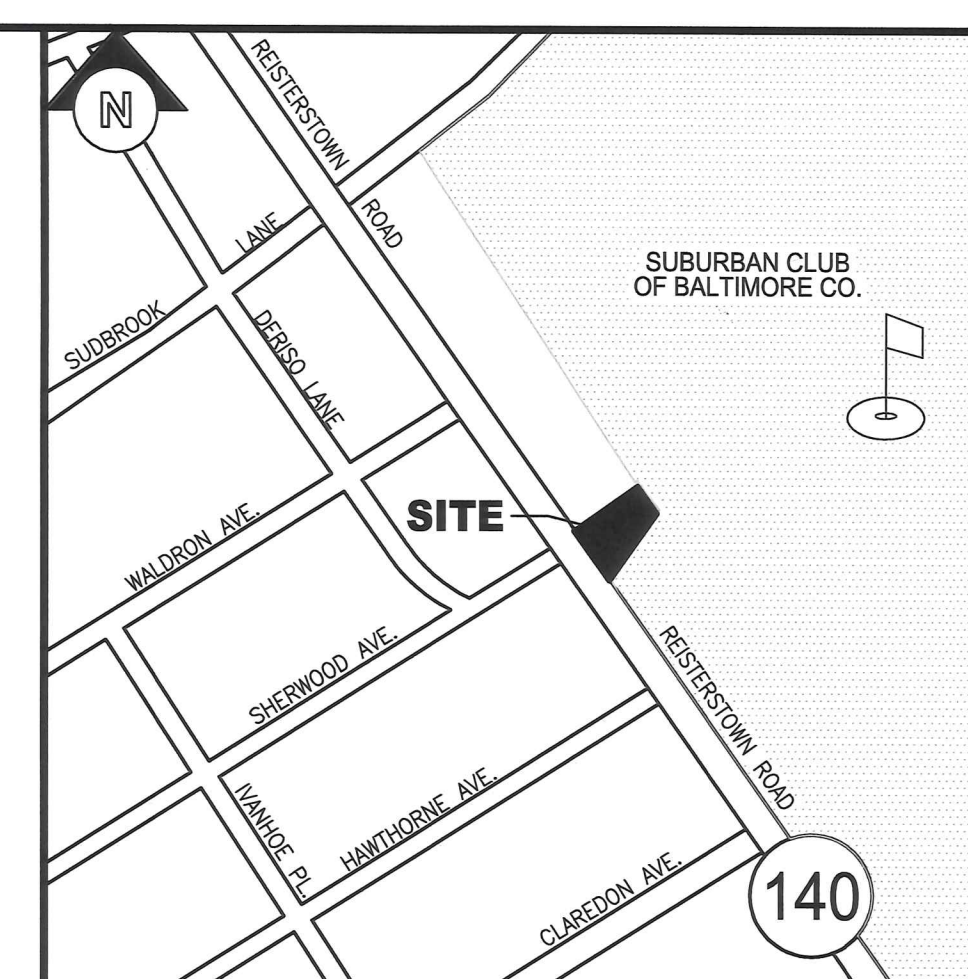
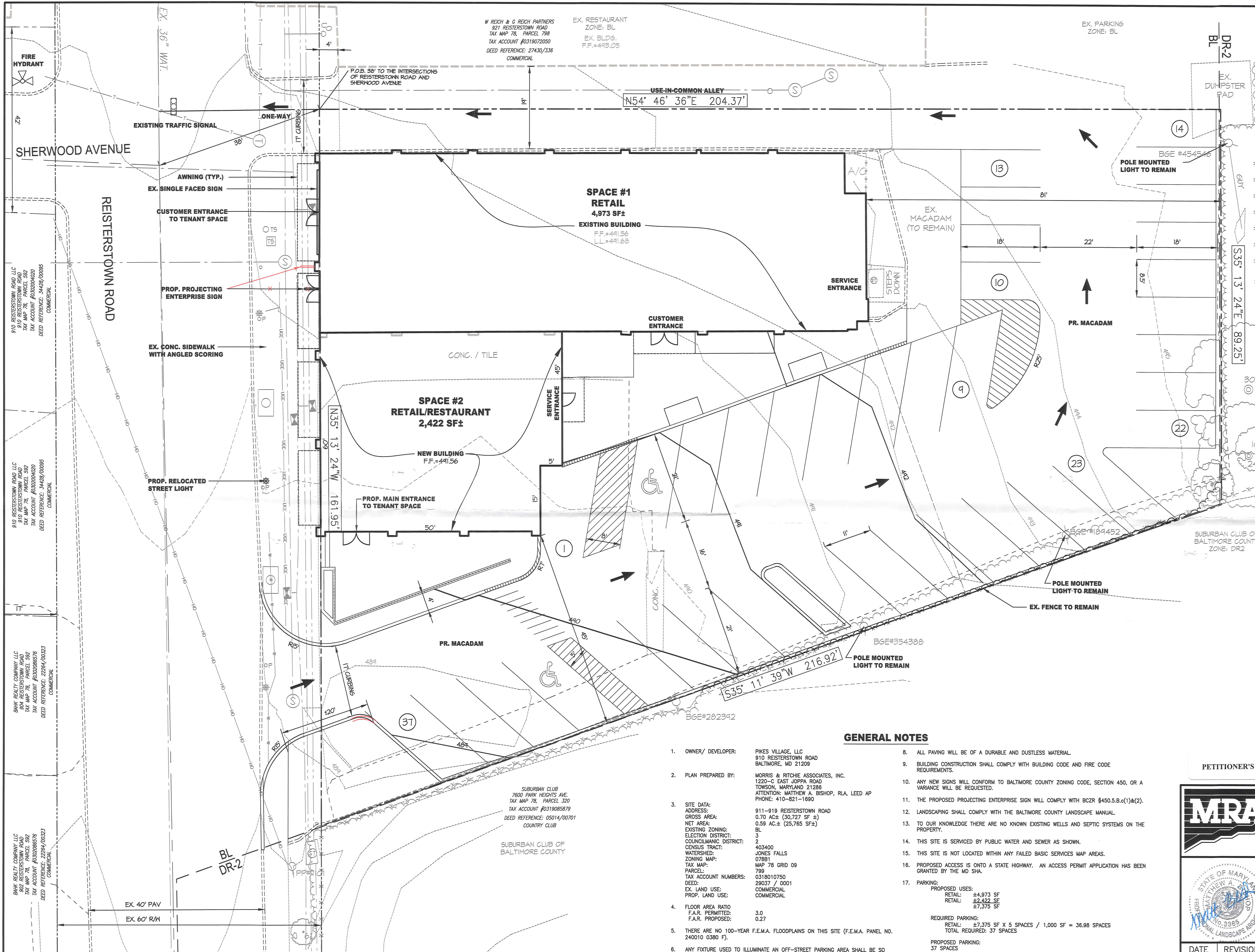
2016-0046-A

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748

PLAN TO ACCOMPANY VARIANCE PETITION

PIKES VILLAGE
911-919 REISTERSTOWN ROAD
ELECTION DISTRICT: 3 BALTIMORE COUNTY, MD COUNCILMANIC DISTRICT: 2

DATE	REVISIONS	JOB NO.:
		14073.04
		SCALE: 1"=10'
		DATE: 08/19/15
		DRAWN BY: CGM
		DESIGN BY: MAB
		REVIEW BY: MAB
		SHEET: 1 OF 2



VICINITY MAP
SCALE: 1" = 500'

LEGEND

- EX. UTILITY POLE
- EX. SANITARY
- EX. TRAFFIC SIGNAL CABINET
- EX. TRAFFIC SIGNAL POLE
- EX. WATER METER
- EX. TREE GRATE (TO REMAIN)
- EX. STREET LIGHT
- EX. FIRE HYDRANT
- EX. PAVEMENT
- EX. BUILDING
- EX. PROPERTY LINE
- EX. CURB
- EX. OVERHEAD UTILITY LINE
- EX. UNDERGROUND UTILITY LINE
- EX. WATER
- EX. CONTOUR
- EX. 10' CONTOUR
- EX. TREE LINE
- EX. METAL FENCE
- PROP. CONTOUR
- PROP. TREE LINE

GENERAL NOTES

- OWNER/ DEVELOPER: PIKES VILLAGE, LLC
910 REISTERSTOWN ROAD
BALTIMORE, MD 21209
- PLAN PREPARED BY: MORRIS & RITCHIE ASSOCIATES, INC.
1220-C EAST JOPPA ROAD
TOWSON, MARYLAND 21286
ATTENTION: MATTHEW A. BISHOP, RIA, LEAD AP
PHONE: 410-821-1690
- SITE DATA:
ADDRESS: 911-919 REISTERSTOWN ROAD
GROSS AREA: 0.70 AC± (30,727 SF ±)
NET AREA: 0.59 AC± (25,765 SF±)
EXISTING ZONING: BL
ELECTION DISTRICT: 3
COUNCILMANIC DISTRICT: 2
CENSUS TRACT: 403400
WATERSHED: JONES FALLS
ZONING MAP: 078B1
TAX MAP: MAP 78 GRID 09
PARCEL: 798
TAX ACCOUNT NUMBERS: 0318010750
DEED: 29037 / 0001
EX. LAND USE: COMMERCIAL
PROP. LAND USE: COMMERCIAL
- FLOOR AREA RATIO
F.A.R. PERMITTED: 3.0
F.A.R. PROPOSED: 0.27
- THERE ARE NO 100-YEAR F.E.M.A. FLOODPLAINS ON THIS SITE (F.E.M.A. PANEL NO. 240010 0380 F).
- ANY FIXTURE 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.
- BUILDING HEIGHT:
MAX. PERMITTED: 40 FEET
PROPOSED: 21 FEET
- ALL PAVING WILL BE OF A DURABLE AND DUSTLESS MATERIAL.
- BUILDING CONSTRUCTION SHALL COMPLY WITH BUILDING CODE AND FIRE CODE REQUIREMENTS.
- ANY NEW SIGNS WILL CONFORM TO BALTIMORE COUNTY ZONING CODE, SECTION 450, OR A VARIANCE WILL BE REQUESTED.
- THE PROPOSED PROJECTING ENTERPRISE SIGN WILL COMPLY WITH BC29 §450.5.B.c(1)&(2).
- LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- TO OUR KNOWLEDGE THERE ARE NO KNOWN EXISTING WELLS AND SEPTIC SYSTEMS ON THE PROPERTY.
- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER AS SHOWN.
- THIS SITE IS NOT LOCATED WITHIN ANY FAILED BASIC SERVICES MAP AREAS.
- PROPOSED ACCESS IS ONTO A STATE HIGHWAY. AN ACCESS PERMIT APPLICATION HAS BEEN GRANTED BY THE MD SHA.
- PARKING:
PROPOSED USES:
RETAIL: ±4,973 SF
RETAIL: ±2,422 SF
RETAIL: ±7,375 SF
REQUIRED PARKING:
RETAIL: ±7,375 SF X 5 SPACES / 1,000 SF = 36.98 SPACES
TOTAL REQUIRED: 37 SPACES
PROPOSED PARKING: 37 SPACES
- ZONING CASE HISTORY:
1990-0380-X - SPECIAL EXCEPTION FOR A COUNTY CLUB, STORAGE FACILITY, ECT. - GRANTED MAY 8, 1990
1978-0155-A - PETITION FOR PARKING REDUCTION FROM 105 TO 78 SPACES AND FRONT YARD SETBACK FROM 7.5' TO 6' - GRANTED APRIL 1, 1978
DPR APPROVAL - APPROVED 12-18-12
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

PETITIONER'S EXHIBIT **1A**

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748

PLAN TO ACCOMPANY VARIANCE PETITION

PIKES VILLAGE
911-919 REISTERSTOWN ROAD

ELECTION DISTRICT: 3 BALTIMORE COUNTY, MD COUNCILMANIC DISTRICT: 2

REDLINE

DATE	REVISIONS	JOB NO.:
10/02/15	REDLINE REVISION - LOCATION OF SIGN	14073.04
		SCALE: 1"=10'
		DATE: 08/19/15
		DRAWN BY: CGM
		DESIGN BY: MAB
		REVIEW BY: MAB
		SHEET: 1 OF 2