

IN RE: PETITION FOR VARIANCE
(6666 Security Blvd.)
1st Election District
1st Council District
Four Sixes Building LLC, *Owner*

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0092-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 Four Sixes Building, LLC, legal owner of the subject property ("Petitioner"). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §450.4 to allow an enterprise sign on a front façade of a multi-tenant building without a separate exterior customer entrance. The subject property and requested relief is more fully depicted on the site plan that was marked as Petitioner's Exhibit 1.

Mark Arena and Joseph Uccifferro, a professional engineer whose firm prepared the site plan, appeared in support of the petition. David H. Karceski, Esq. represented the Petitioner. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the Bureau of Development Plans Review (DPR), which noted screening is required for the parking area.

The subject property is approximately 1.3 acres in size and is zoned BM-CCC and BM-AS. The property is improved with a strip shopping center constructed in the 1950s, which has an unusual two-story configuration. Petitioner has recently renovated the property (a \$1 million investment) and proposes to update the signage for the center, which is the subject of related Case

ORDER RECEIVED FOR FILING

Date 12/17/15

By Sen

No. 2016-0093-A. In this case, Petitioner seeks an enterprise sign for its largest tenant (Mattress Discounters) which requires variance relief.

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 necessitates 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 there is a significant grade change across the site. As such it is unique. If the B.C.Z.R. were strictly interpreted, Petitioner would experience a practical difficulty, given it would not be able to have a sign for its largest tenant, which does not have an entrance facing Security Boulevard (hence the need for variance relief). 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.

THEREFORE, IT IS ORDERED, this 17th day of December, 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 to allow an enterprise sign on a front façade of a multi-tenant building without a separate exterior customer entrance, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 12/17/15

By Den

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. Petitioner must provide landscaping or vegetative screening for the parking lot, 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 12/17/15
By sln



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

December 17, 2015

David H. Karceski, Esq.
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: Petition for Variance
Case No. 2016-0092-A
Property: 6666 Security Blvd.

Dear Mr. Karceski:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure



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 6666 Security Boulevard which is presently zoned BM-CCC, BM-AS
Deed References: 24867-141 10 Digit Tax Account # 2 1 0 0 0 0 1 0 5 8
Property Owner(s) Printed Name(s) Four Sixes Building 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. X 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:

David H. Karceski, Esquire
Name- Type or Print _____
Signature _____
210 W. Pennsylvania Avenue, Ste. 500 Towson MD
Mailing Address _____ City _____ State _____
21204 / 410-494-6285 / dhkarceski@venable.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners): SEE ATTACHED

Four Sixes Building LLC /
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
8150 Leesburg Pike, Ste 110, Vienna, VA
Mailing Address _____ City _____ State _____
22182-7715 /
Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire
Name - Type or Print _____
Signature _____
210 W. Pennsylvania Avenue, Ste. 500 Towson MD
Mailing Address _____ City _____ State _____
21204 / 410-494-6285 / dhkarceski@venable.com
Zip Code Telephone # Email Address

CASE NUMBER 2016-0092-A Filing Date 10/13/2015 Do Not Schedule Dates: _____ Reviewer [Signature]

REV. 10/4/11

ORDER RECEIVED FOR FILING

Date 12/17/15

By Sen

**ATTACHMENT
TO PETITION FOR VARIANCE**

6666 SECURITY BOULEVARD

Variance from Section 450.4 Attachment 1(5)(d)(V) of the BCZR to allow an enterprise sign on a front façade of a multi-tenant building without a separate exterior customer entrance (Sign No. 2).

**ATTACHMENT
TO PETITION FOR VARIANCE**

6666 SECURITY BOULEVARD

Legal Owner

FOUR SIXES BUILDING, L.L.C.

By: Atlantic Realty Companies, Inc.
Manager

By: 

Print Name: David Ross

Title: President



PROPERTY DESCRIPTION (MATTRESS DISCOUNTERS)

BEGINNING FOR THE SAME ON THE NORTHERNMOST SIDE OF SECURITY BOULEVARD AT CENTERLINE STATION 200+24.94, AS SHOWN ON BALTIMORE COUNTY BUREAU OF LAND ACQUISITION DRAWING HRW NO. 60-027-3, SAID POINT BEING A REBAR AND CAP FOUND, THENCE RUNNING WITH AND BINDING ON THE NORTHERNMOST SIDE OF SAID SECURITY BOULEVARD, AS SHOWN ON THE REVISED PLAT OF MEADOWS INDUSTRIAL PARK, AND FILED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK NO. 45, FOLIO 137; WITH A CURVE HAVING A RADIUS OF 3,140.00 FEET AND AN ARC LENGTH OF 222.73 FEET (THE CHORD OF SAID ARC BEING SOUTH 84 DEGREES 21 MINUTES 50 SECONDS WEST 222.68 FEET) TO A REBAR AND CAP FOUND ON THE NORTHERNMOST SIDE OF SAID SECURITY BOULEVARD THENCE; NORTH 67 DEGREES 53 MINUTES 01 SECONDS WEST 135.03 FEET TO A POINT;

1. SOUTH 89 DEGREES 21 MINUTES 50 SECONDS WEST 84.75 FEET TO A POINT, THENCE;
2. NORTH 00 DEGREES 38 MINUTES 11 SECONDS WEST 67.41 FEET TO A POINT, THENCE;
3. NORTH 89 DEGREES 21 MINUTES 49 SECONDS EAST 84.75 FEET TO A POINT, THENCE
4. SOUTH 00 DEGREES 38 MINUTES 11 SECONDS EAST 67.41 FEET TO THE PLACE OF BEGINNING.

CONTAINING 5,709 SQUARE FEET (0.13 ACRES) OF LAND, MORE OR LESS.



10-7-15

2016-0092-A

**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:

2016-0092-A

Petitioner:

ARC Management LLC

Address or Location:

6666 Security Boulevard

PLEASE FORWARD ADVERTISING BILL TO:

Name:

Adam Rosenblatt Venable LLP

Address:

210 West Pennsylvania Avenue
Suite 500
Towson 21204

Telephone Number:

(410) 494 6200

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 24, 2015 Issue - Jeffersonian

Please forward billing to:

Adam Rosenblatt

410-494-6200

Venable

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

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: 2016-0092-A

6666 Security Boulevard

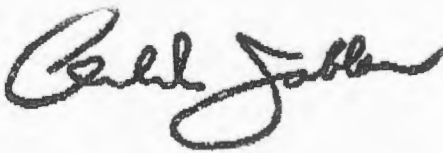
N/s Security Boulevard, 196 ft. northeast of Whitehead Road

1st Election District – 1st Councilmanic District

Legal Owners: Four Sixes Building, LLC

Variance to allow an enterprise sign on a front façade of a multi-tenant building without a separate exterior customer entrance.

Hearing: Monday, December 14, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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.



KEVIN KAMENETZ
County Executive

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

October 29, 2015

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2016-0092-A

6666 Security Boulevard

N/s Security Boulevard, 196 ft. northeast of Whitehead Road

1st Election District – 1st Councilmanic District

Legal Owners: Four Sixes Building, LLC

Variance to allow an enterprise sign on a front façade of a multi-tenant building without a separate exterior customer entrance.

Hearing: Monday, December 14, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Four Sixes Building, 8150 Leesburg Pike, Ste. 110, Vienna VA 22182-7715

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 24, 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.

CERTIFICATE OF POSTING

2016-0092-A

RE: Case No.: _____

Petitioner/Developer: _____

Four Sixes Building, LLC.

December 14, 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:

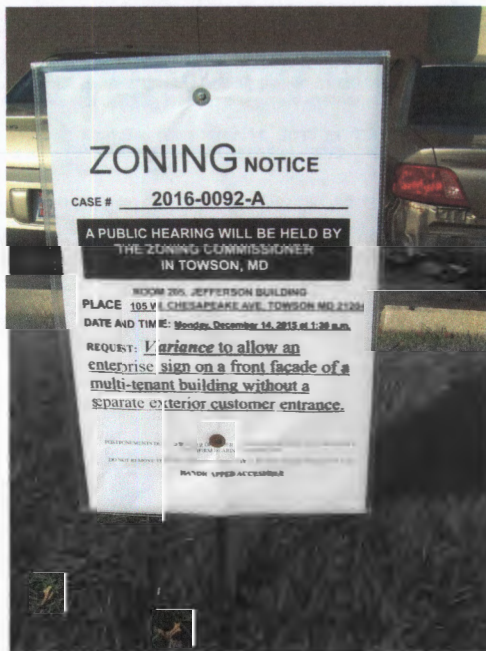
Ladies and Gentlemen:

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: _____

6666 Security Blvd

November 24, 2015

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



Sincerely,

November 24 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)

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
6666 Security Boulevard; N/S Security Blvd,	*	
196' NE of c/line Whitehead Road	*	OF ADMINISTRATIVE
1 st Election & 1 st Councilmanic Districts		
Legal Owner(s): Four Sixes Building, LLC by *		HEARINGS FOR
Atlantic Realty Companies, Inc by David Ross	*	
Petitioner(s)	*	BALTIMORE COUNTY
	*	2016-092-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

OCT 22 2015

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of October, 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

2016-0092-A

12/14/2015

Case No.: 2016-0093-A

Exhibit Sheet

12/17/15

Petitioner/Developer

Protestant

No. 1	Site plan (2016-0092)-#1 site plan (2016-0093)# 1A+1B	
No. 2	Ucciferro CV	
No. 3	My Neighborhood Map 3A + 3B	
No. 4	Photo of site (pre-renovation)	
No. 5	5A-5C Photos (recent)	
No. 6	6A-6C Photos of Vicinity	
No. 7	Photo Location Exhibit	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

M E M O R A N D U M

DATE: January 20, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0092-A- Appeal Period Expired

The appeal period for the above-referenced case expired on January 19, 2016. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

CASE NAME 2016-0092-A
CASE NUMBER 6666 Security 136
DATE 12-14-15

[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>10/22</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
<u>10/23</u>	DEPS (if not received, date e-mail sent _____)	<u>N/C</u>
_____	FIRE DEPARTMENT	_____
<u>11/2</u>	PLANNING (if not received, date e-mail sent _____)	<u>No Obj</u>
<u>10/21</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>11/24/15</u>	
SIGN POSTING	Date: <u>11/24/15</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 (w1)

Guide to searching the database

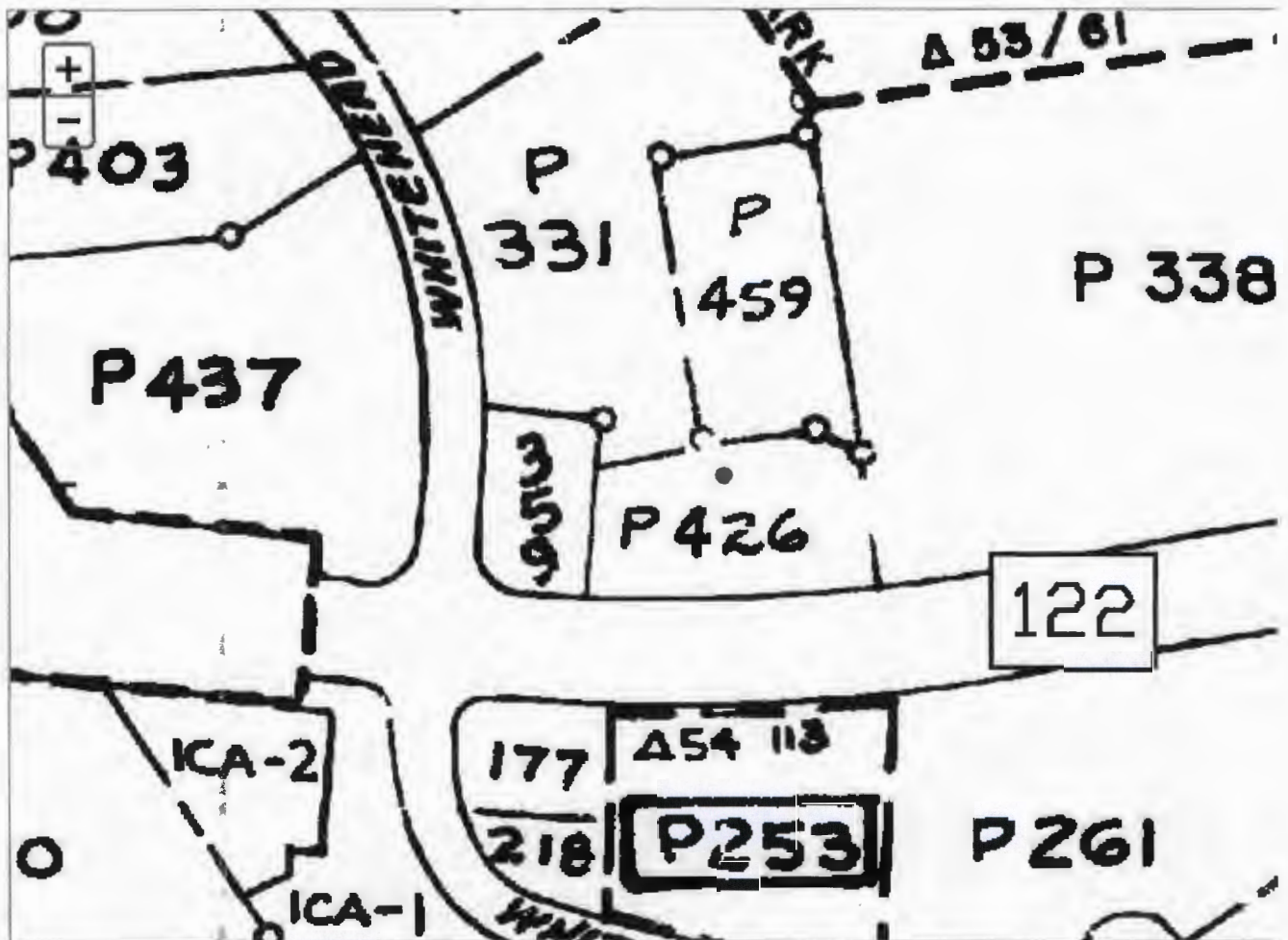
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 2100001058			
Owner Information					
Owner Name:	FOUR SIXES BUILDING L L C		Use:	COMMERCIAL	
Mailing Address:	C/O ATLANTIC REALTY COMPANIES 8150 LEESBURG PIKE STE 110 VIENNA VA 22182-7715		Principal Residence:	NO	
			Deed Reference:	/24867/ 00141	
Location & Structure Information					
Premises Address:		6666 SECURITY BLVD BALTIMORE MD 21207-0000		Legal Description:	PT PARCEL G 1.316 A MEADOWS IND PARK
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0095	0001	0426		0000	
				Assessment Year:	Plat No:
				2015	0045/0137
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
				1.3200 AC	15
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2015	As of 07/01/2015	As of 07/01/2016
Land:		356,800	356,800		
Improvements		2,680,800	1,857,300		
Total:		3,037,600	2,214,100	2,214,100	2,214,100
Preferential Land:		0			0
Transfer Information					
Seller: A & E PARTNERS L P		Date: 12/05/2006		Price: \$3,000,000	
Type: ARMS LENGTH IMPROVED		Deed1: /24867/ 00141		Deed2:	
Seller: MEADOWS PARK LIMITED PARTNERSHIP		Date: 10/05/1994		Price: \$23,135,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /10780/ 00523		Deed2:	
Seller: MEADOWS PARK LTD PARTNERSHIP		Date: 08/10/1987		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /07634/ 00789		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	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: 01 Account Number: 2100001058



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*

December 9, 2015

Four Sixes Building LLC
David Ross, President
8150 Leesburg Pike
Suite 110
Vienna VA 22182-7715

RE: Case Number: 2016-0092 A, Address: 6666 Security Boulevard

Dear Mr. Ross:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 13, 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
Gregory C. Johnson, P.E., Administrator

Date: 10/21/15

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

RE: Baltimore County
Item No. 2016-0092-A

*Variance -
Four Sixes Building LLC, Atlantic Realty Companies, Inc
David Ross, President
6666 Security Boulevard MD122*

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 10/21/15. A field inspection and internal review reveals that an entrance onto MD122 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2016-0092-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,

A handwritten signature in black ink, appearing to read "David W. Peake".
David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

12-14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 2, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 6666 Security Boulevard

INFORMATION:

Item Number: 16-092

Petitioner: Four Sixes Building, LLC

Zoning: BM, CCC

Requested Action: Variance

RECEIVED

NOV 03 2015

OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for a Variance to allow an enterprise sign on a front façade of a multi-tenant building without a separate exterior entrance.

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

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

Division Chief:
AVA/KS

Kathy Schlabach

C: Troy Leftwich

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED



OCT 23 2015

OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 23, 2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0092-A
Address 6666 Security Blvd.
(Ross Property)

Zoning Advisory Committee Meeting of October 19, 2015.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 10-23-2015

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 19, 2015
Item No. 2016-0092

DATE: October 22, 2015

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

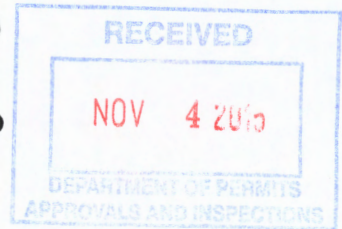
Planting per the 2011 Development Plan and the Landscape Plan showing screening of parking is required.

* * * * *

DAK
cc:file

ZAC-ITEM NO 16-0092-10192015.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



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

DATE: November 2, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 6666 Security Boulevard

INFORMATION:

Item Number: 16-092

Petitioner: Four Sixes Building, LLC

Zoning: BM, CCC

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for a Variance to allow an enterprise sign on a front façade of a multi-tenant building without a separate exterior entrance.

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

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

Division Chief:
AVA/KS

Kathy Schlabach

C: Troy Leftwich



BOHLER

ENGINEERING

901 Dulaney Valley Road, Suite 801
Towson, MD 21204
PHONE 410.821.7900
FAX 410.821.7987

RESUME

Joseph J. Ucciferro, P.E.
Project Manager

EDUCATION:

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

PROJECT TESTIMONY:

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

EXPERIENCE:

Currently serves as a Project Manager in Bohler Engineering's Towson, Maryland Office. Experience includes over ten (10) years of design and project management. Primarily responsible for client and project management for various commercial, residential, and industrial developments. Areas of experience include site feasibility analysis and budgeting, site layout and planning, zoning and subdivision ordinance review/interpretation, horizontal and vertical roadway design, site grading, earthwork balancing and analysis, soil erosion and sediment control measures and facilities, utility design, stormwater management and water quality system designs, environmental compliance/evaluations, pump/tank design and permitting, lighting photometric studies/design, signage compliance, landscaping design, vehicular circulation design, oversight of expediting and application approvals, and related services. Expertise includes supermarkets, service stations, maintenance facilities, restaurants, shopping centers, retail centers, car washes and other related projects in municipalities in Maryland, Delaware, and Pennsylvania.

BALTIMORE COUNTY PROJECTS OF NOTE:

- YMCA of Towson Raze/Rebuild
- Brightview Catonsville West PUD and YMCA expansion
- Avenue at White Marsh PUD Refinement
- Eastpoint Mall pad developments
- Multiple Chick-fil-A projects, Dash-In fuel station projects across County

PROFESSIONAL AFFILIATIONS:

- Maryland Professional Engineer #36064
- Delaware Professional Engineer #15985
- Pennsylvania Professional Engineer #076279
- Urban Land Institute (ULI)
- National Association of Industrial & Office Properties (NAIOP)

OTHER (

• Southborough, MA
508.480.9900

• Philadelphia, PA
267.402.3400

• Albany, NY
518.438.9900

• Bowie, MD
301.809.4500

• Ronkonkoma,
631.738.1200

• Sterling, VA
703.709.9500

PETITIONER'S EXHIBIT

2



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

Printed 12/9/2015



PETITIONER'S EXHIBIT **3A**



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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Printed 12/9/2015



PETITIONER'S EXHIBIT SA

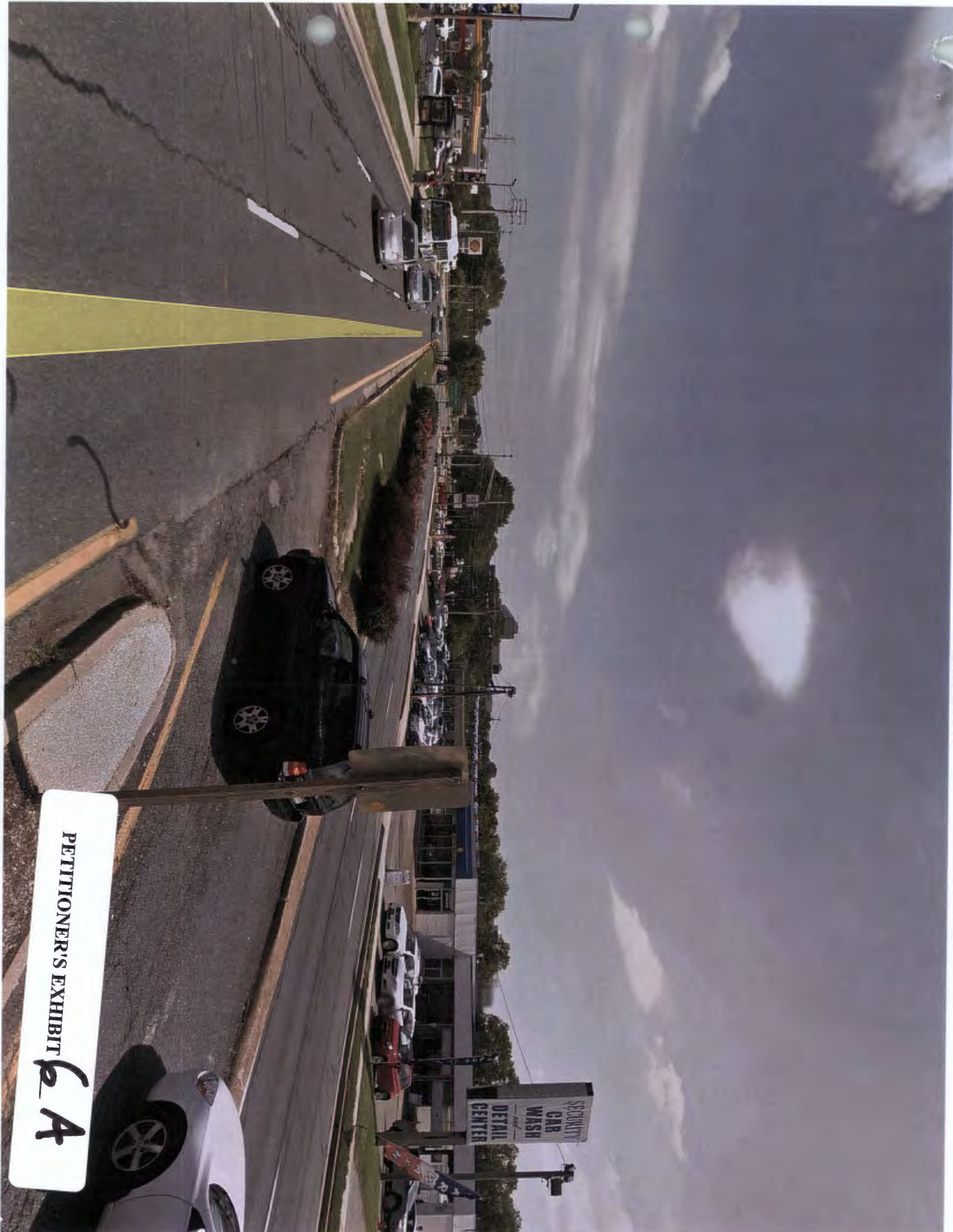


PETITIONER'S EXHIBIT 6-3

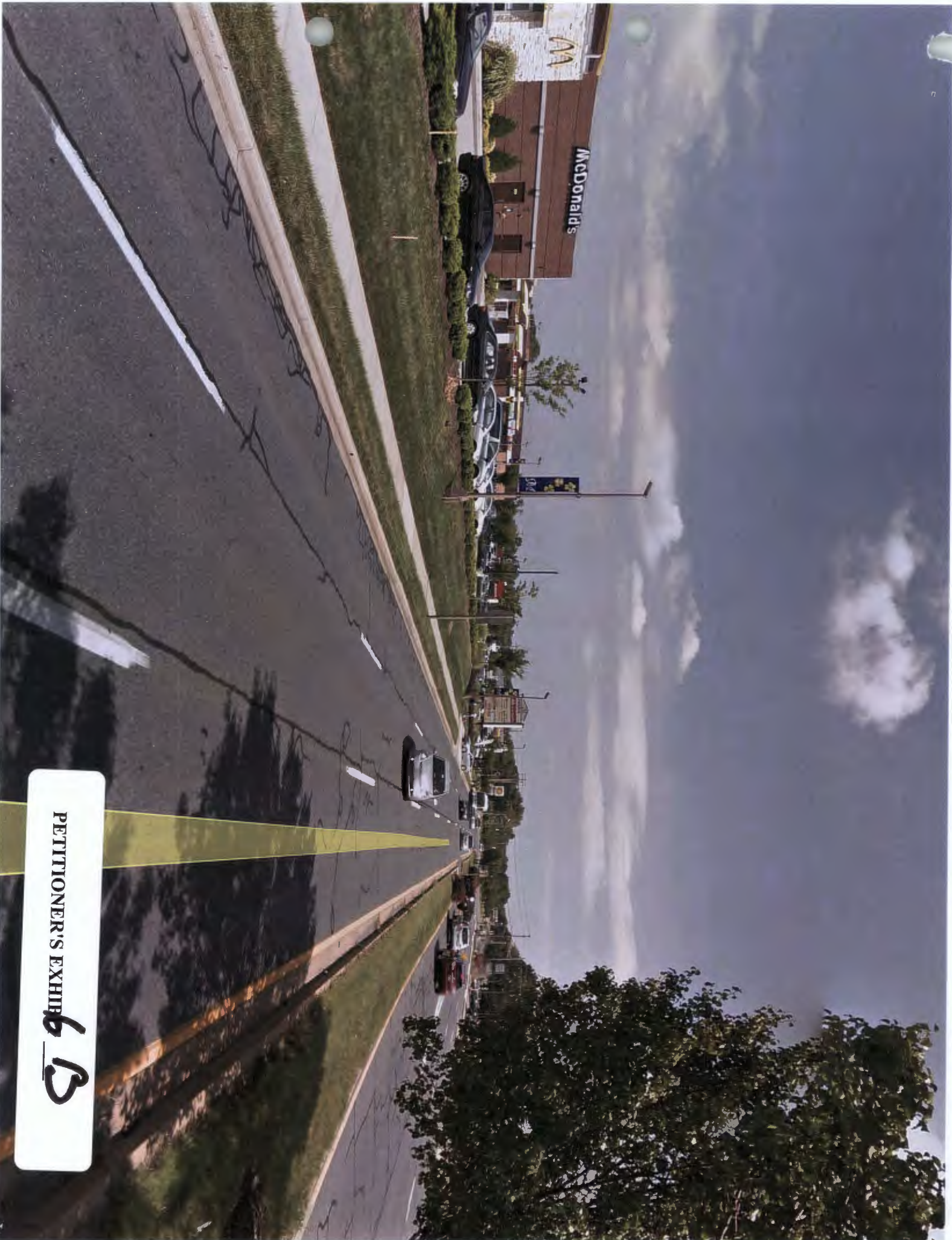


PETITIONER'S EXHIBIT

3
C



PETITIONER'S EXHIBIT
6 A



PETITIONER'S EXHIBIT 6 13

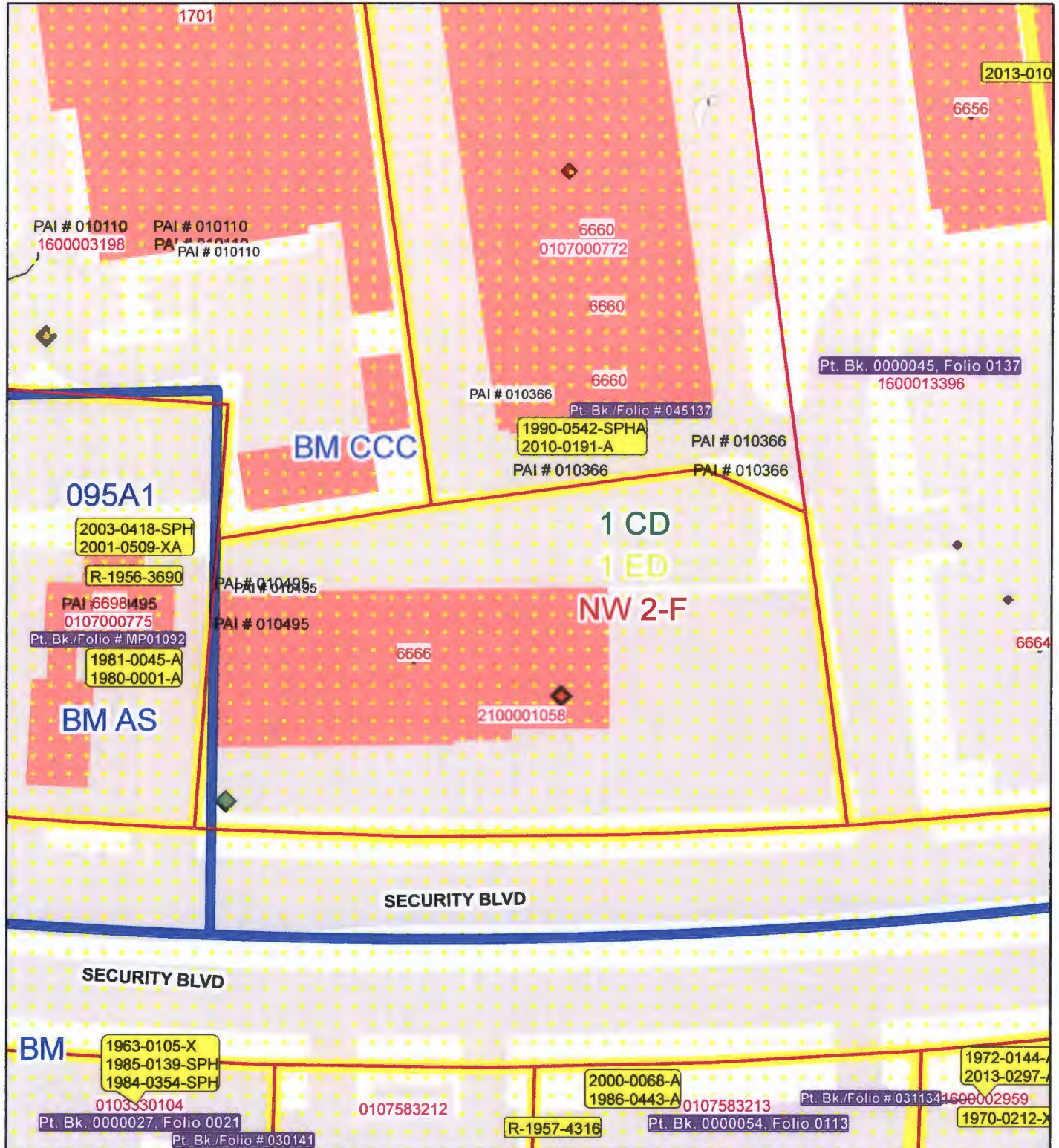


PETITIONER'S EXHIBIT 6
C



PETITIONER'S EXHIBIT 4

6666 Security Boulevard 2016-0092-A



Publication Date: 10/13/2015

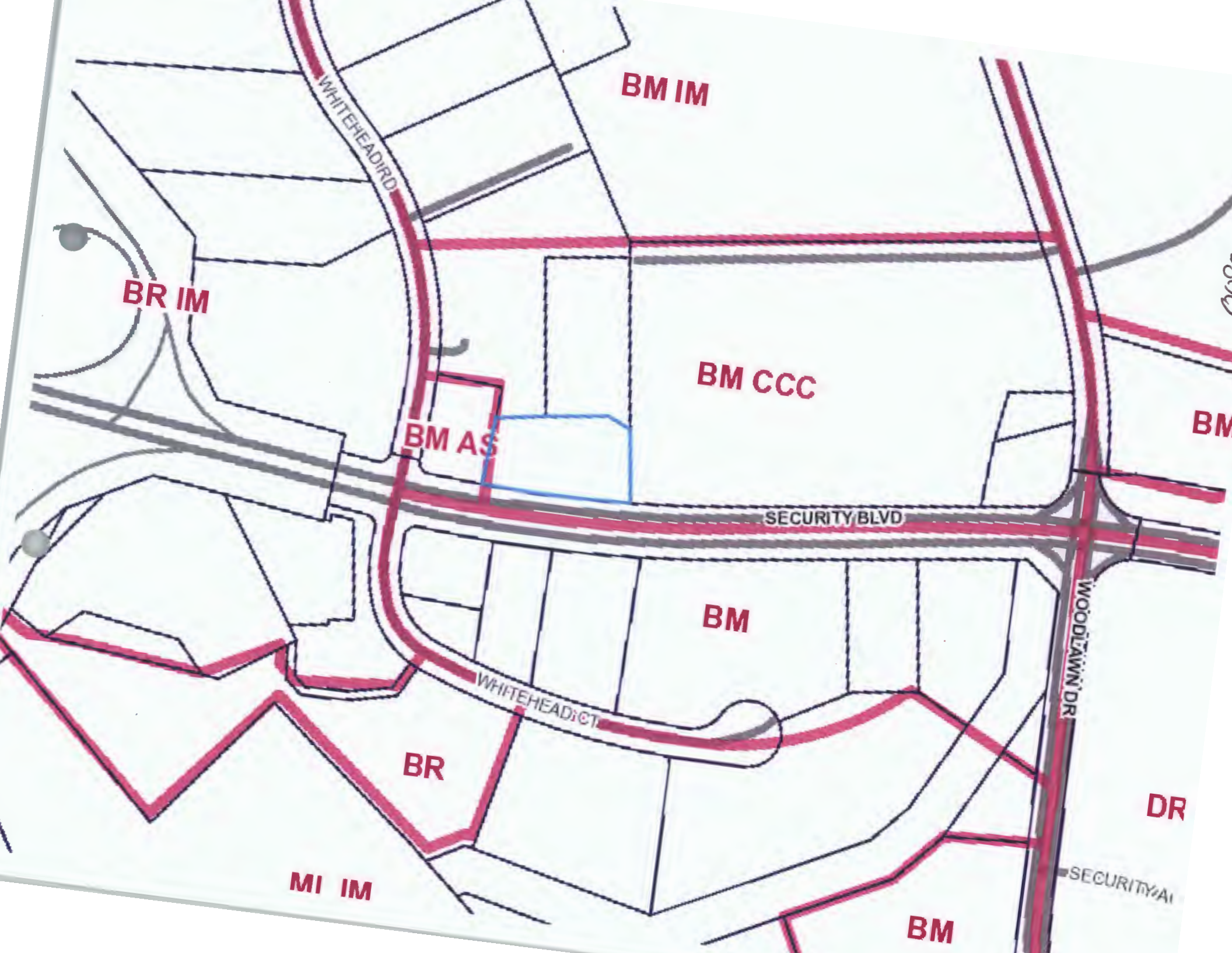


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 15 30 60 90 120 Feet

1 inch = 75 feet



WHITEHEAD DR

BM IM

BR IM

BM AS

BM CCC

BM

SECURITY BLVD

BM

WHITEHEAD CT

BR

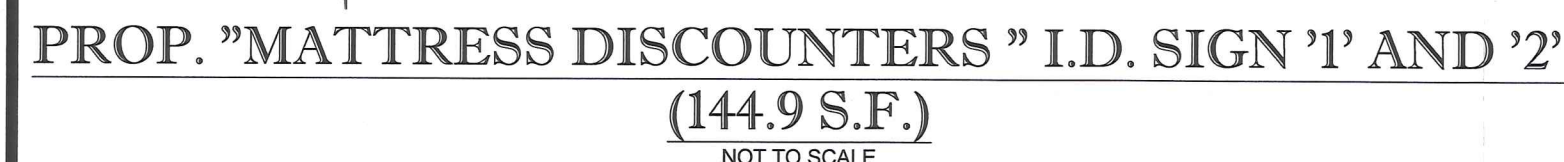
MI IM

DR

BM

WOODLAWN DR

SECURITY AL



1. CASE NO: 80-1-A
PETITION FOR ZONING VARIANCE FROM SECTION 413.2.F WAS GRANTED ON JULY 30, 1979 TO PERMIT A TOTAL SIGN AREA OF 136 SF (EACH SIDE) INSTEAD OF THE MAXIMUM OF 100 SF PER SIDE, SUBJECT TO THE FOLLOWING RESTRICTIONS:
 - A. SUBSEQUENT SIGNS TO BE ERECTED IN COMPLIANCE WITH SECTION 413.2.F OF THE ZONING REGULATIONS;
2. B. APPROVAL OF A SITE PLAN BY DPW AND OPZ
CASE NO: 81-4-A
PETITION FOR ZONING VARIANCE FROM SECTION 413.2.E WAS GRANTED ON SEPTEMBER 30, 1980 TO PERMIT AN IDENTIFICATION SIGN OF 192 SF (EACH SIDE) INSTEAD OF THE MAXIMUM OF 100 SF PER SIDE SUBJECT TO THE APPROVAL OF A SITE PLAN BY THE DPW AND OPZ.
3. CASE NO.: 90-542-SPA
1. PETITION FOR SPECIAL HEARING:
 - 3.1.1. TO ALLOW SHARED PARKING BETWEEN THREE (3) SEPARATE LOTS.
 - 3.1.2. TO AMEND SITE PLAN IN CASE NOS 81-54A AND 80-1A
 - 3.1.3. TO ALLOW RELOCATION OF IDENTIFICATION SIGN AND "OTHER SIGN" PREVIOUSLY GRANTED
 - 3.1.4. TO ALLOW ONE (1) ADDITIONAL "OTHER SIGN"
- 3.2. PETITION FOR VARIANCES
 - 3.2.1. TO PERMIT 16' WIDE PARKING SPACES WIDTH OF EIGHT FEET (8'); TO PERMIT 1' IN LIEU OF THE MINIMUM REQUIRED EIGHT AND A HALF FEET (8.5'); TO PERMIT PARKING WITH DIRECT VEHICLE ACCESS TO TRAVEL WAYS;
 - 3.2.2. TO PERMIT AISLE WIDTH OF TWELVE (12') IN LIEU OF THE MINIMUM REQUIRED TWENTY FEET (20') (60 DEGREE PARKING);
 - 3.2.3. TO PERMIT AISLE WIDTH OF SEVENTEEN FEET (17') IN LIEU OF THE MINIMUM REQUIRED TWENTY TWO FEET (22') (60 DEGREE PARKING);
 - 3.2.4. TO PERMIT A DISTANCE OF SIX FEET (6') FROM THE RIGHT-OF-WAY OF A PUBLIC STREET IN LIEU OF THE REQUIRED MINIMUM OF TEN FEET (10'); TO PERMIT PARKING IN DEAD END WAY WITHOUT BACK UP AREA FOR END SPACE;
 - 3.2.5. TO PERMIT AN A.O.S. RATIO OF 0.157 IN LIEU OF THE REQUIRED 0.2 FOR THE FOUR SIXES BUILDING;
 - 3.2.6. TO PERMIT SIX HUNDRED NINETY FOUR (694) PARKING SPACES WITH A CROSS PARKING IN LIEU OF THE REQUIRED SEVEN HUNDRED TWELVE (712) SPACES;
 - 3.2.7. TO PERMIT TWO (2) OTHER BUSINESS SIGNS WITH A TOTAL OF THREE HUNDRED FORTY EIGHT (348) SF GRANTED IN PREVIOUS ZONING CASE NO. 80-1-A.

SUBJECT HOWEVER, TO THE FOLLOWING RESTRICTIONS WHICH WERE CONDITIONS PRECEDENT TO THE RELIEF GRANTED:

- THE PETITIONERS MAY APPLY FOR THEIR BUILDING PERMIT AND BE GRANTED SAID PERMIT UPON RECEIPT OF THIS ORDER; HOWEVER, PETITIONERS ARE HEREBY MADE AWARE THAT APPELLATE PROCESS FROM THIS ORDER HAS EXPIRED. IF, FOR WHATEVER REASON, THIS ORDER IS REVERSED, THE PETITIONERS WILL BE RESPONSIBLE FOR THE COSTS OF THE APPEAL AND RESPONSIBLE FOR RETURNING SAID PROPERTY TO ITS ORIGINAL CONDITION.
- THEN APPLYING FOR A BUILDING PERMIT, THE SITE PLAN AND LANDSCAPING PLAN PETITIONER'S EXHIBITS 1 AND 3 FILED MUST REQUEST THIS CASE AND SET FORTH AND ADDRESS THE RESTRICTIONS OF THIS ORDER.
- UPON REQUEST AND REASONABLE NOTICE, THE PETITIONER SHALL PERMIT A REPRESENTATIVE FROM THE BALTIMORE COUNTY ZONING ENFORCEMENT DEPARTMENT ACCESS TO SUBJECT PROPERTY TO ENSURE COMPLIANCE WITH THIS ORDER.

ALL REQUESTS WERE GRANTED ON SEPTEMBER 14, 1990



AMENITY OPEN SPACE

CUSTOMER ENTRANCE

1. THIS PLAN IS BASED ON A PLAN PREPARED BY BALTIMORE LAND DESIGN GROUP, INC. ENTITLED "4TH REFINEMENT CRG PLAN FOR MEADOW PARK SHOPPING CENTER," PLANNING CRG NO. 1-366 DATED MAY 20, 2011.

1. THIS PLAN IS BASED ON A PLAN PREPARED BY BALTIMORE LAND DESIGN GROUP, INC. ENTITLED "4TH REFINEMENT CRG PLAN FOR MEADOW PARK SHOPPING CENTER," PLANNING CRG NO. 1-366 DATED MAY 20, 2011.
2. SITE ADDRESS:
6666 SECURITY BLVD.
BALTIMORE, MD 21207
3. SITE TABULATIONS:
PARCEL 426 = 1.3200 AC ±
4. COUNTY INFORMATION
TAX MAP: 95
PARCEL: 426
CENSUS TRACT: 4011.02
COUNTY COUNCIL DISTRICT: 4
ELECTION DISTRICT: 1
ZONING MAP NO.: 095A1
5. TAX ACCOUNT NO.:
PARCEL 426 = 21-00-01058
6. EXISTING USE: SHOPPING CENTER
7. PARCEL 426 ZONE: BM-CCC (BUSINESS MAJOR - COMMERCIAL COMMUNITY CORE)
8. THIS SITE IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOODING) PER PLAFEMA MAP 2400100386F, DATED SEPTEMBER 28, 2008.
9. THE SUBJECT SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES MAP AREAS.
10. PREVIOUS AUTHORIZATIONS:
A. B511151
B. B665401
C. B669039
D. B551928
E. B458787
F. B588325
G. B396064
H. B537667
I. B711232
J. B512557
K. B517424
L. B490999
M. B492322
N. B501379
O. B713361
P. B718089
Q. B717732
10. BUILDING AREA (PARCEL 426):
TOTAL : 29,759 S.F.
11. PARKING:
PARCELS 338, 459, AND 426 ARE SUBJECT TO A RECIPROCAL EASEMENT FOR PARKING, DRIVEWAY ENTRANCES, ETC. AS DETAILED IN A ZONING CASE 90-542-SPHA.
12. AMENITY OPEN SPACE:
(COMPUTED FOR PARCEL 426)
REQUIRED: 0.2 x G.F.A. (MINIMUM)
G.F.A. = 29,759 S.F.
MIN. A.O.S. = 0.2 x 29,759 S.F. = 5,952 S.F.
PROVIDED: A.O.S. = 5,137 S.F.
PROVIDED A.O.S. RATIO = 5,137/29,759 = 0.173
13. FLOOR AREA RATIO:
PARCEL 426
MAX ALLOWABLE FOR SHOPPING CENTER: 4.0
29,759 S.F. / 57,499 S.F. = 0.52
14. SITE IS SERVED BY PUBLIC WATER AND SEWER.
15. BUILDING HEIGHT: 40' MAX.
16. SUBJECT PROPERTY IS NOT UNDER ANY ACTIVE ZONING VIOLATIONS.

WALL MOUNTED I.D. SIGNS							
ID	TENANT	TENANT SPACE WIDTH (FT.)	SIGNAGE			ALLOWABLE SIGN AREA (SF.)	CUSTOMER ENTRANCE
			SIGN PANEL WIDTH (FT.)	SIGN PANEL HEIGHT (FT.)	SIGN PANEL AREA (SF.)		
1	MATRESS DISCOUNTERS	67.4	25.20	5.75	144.90	134.8	YES
2	MATRESS DISCOUNTERS	84.7	25.20	5.75	144.90	169.40	NO

MEADOWS SHOPPING CENTER, LLC
C/O ATLANTIC REALTY COMPANIES
8150 LEESBURG PIKE, SUITE 1100
VIENNA, VIRGINIA 22182-7730

ARC MANAGEMENT, LLC.
6666 SECURITY BOULEVARD
BALTIMORE, MD 21207

PROFESSIONAL CERTIFICATION
I, JOSEPH J. UCCIFERRO, 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.
36084. EXPIRATION DATE: 6/26/2016

[illegible]

REVISIONS

[illegible]

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)

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	MD152072
DRAWN BY:	PAB
CHECKED BY:	MDD
DATE:	10/08/15
SCALE:	1" = 30'
CAD I.D.:	EX1

PROJECT: SIGN VARIANCE
PLAN
(MATTRESS
DISCOUNTERS)
FOR

ARC
MANAGEMENT,
LLC

LOCATION OF SITE
6666 SECURITY BOULEVARD
BALTIMORE
BALTIMORE COUNTY
MARYLAND 21207



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

J.J. UCCIFERRO

PROFESSIONAL ENGINEER

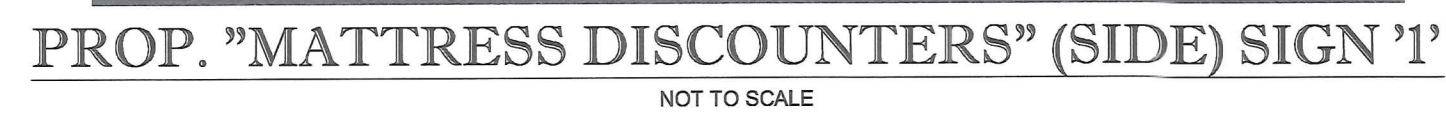
MARYLAND LICENSE No. 36064
No. 36064
PROFESSIONAL ENGINEER

10-2-15

SHEET TITLE:

PLAN TO ACCOMPANY PETITION FOR VARIANCE

1

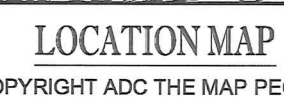


1. CASE NO: 80-1-A
PETITION FOR ZONING VARIANCE FROM SECTION 413.2.F WAS GRANTED ON JULY 30, 1979 TO PERMIT A TOTAL SIGN AREA OF 138 SF (EACH SIDE) INSTEAD OF THE MAXIMUM OF 100 SF EACH SIDE SUBJECT TO THE FOLLOWING RESTRICTIONS:
 - A. SUBSEQUENT SIGNS TO BE ERECTED IN COMPLIANCE WITH SECTION 413.2.F OF THE ZONING REGULATIONS;
 - B. APPROVAL OF A SITE PLAN BY DPW AND OPZ.
2. CASE NO.: 81-4-A
PETITION FOR ZONING VARIANCE FROM SECTION 413.2.E WAS GRANTED ON SEPTEMBER 30, 1980 TO PERMIT AN IDENTIFICATION SIGN OF 192 SF (EACH SIDE) INSTEAD OF THE MAXIMUM 150 SF EACH SIDE SUBJECT TO THE APPROVAL OF A SITE PLAN BY THE DPW AND OPZ.
3. CASE NO.: 90-542-SFPA
PETITION FOR SPECIAL HEARING:
 - 3.1.1. TO ALLOW SHARED PARKING BETWEEN THREE (3) SEPARATE LOTS,
 - 3.1.2. TO AMEND SITE PLAN IN CASE NOS 81-4-A AND 80-1-A
 - 3.1.3. TO ALLOW REUSE OF IDENTIFICATION SIGN AND "OTHER SIGN" PREVIOUSLY GRANTED
 - 3.1.4. TO ALLOW ONE (1) ADDITIONAL "OTHER SIGN"
- 3.2. PETITION FOR VARIANCES
 - 3.2.1. TO PERMIT A STANDARD PARKING SPACES WIDTH OF EIGHT FEET (8') IN LIEU OF THE MINIMUM REQUIRED EIGHT AND A HALF FEET (8.5');
 - 3.2.2. TO PERMIT PARKING WITH DIRECT VEHICLE ACCESS TO TRAVEL WAYS;
 - 3.2.3. TO PERMIT ASIDE TWENTY TWO FEET (22') IN LIEU OF THE MINIMUM REQUIRED TWENTY FEET (20') DEGREE PARKING;
 - 3.2.4. TO PERMIT ASIDE TWENTY TWO FEET (22') IN LIEU OF THE MINIMUM REQUIRED TWENTY TWO FEET (22') DEGREE PARKING;
 - 3.2.5. TO PERMIT A DISTANCE OF SIX FEET (6') FROM THE RIGHT-OF-WAY OF A PUBLIC STREET IN LIEU OF THE REQUIRED MINIMUM OF TEN FEET (10');
 - 3.2.6. TO PERMIT PARKING IN DEAD END WAY WITHOUT BACK UP AREA FOR END OF TRAIL;
 - 3.2.7. TO PERMIT AN A.S. RATIO OF 0.157 IN LIEU OF THE REQUIRED 0.2 FOR THE FOUR SIXES BUILDING.
 - 3.2.8. TO PERMIT SIX HUNDRED NINETY FOUR (694) PARKING SPACES WITH A CROSS PARKING LEASE IN LIEU OF THE REQUIRED SEVEN HUNDRED TWENTY TWO (712) SPACES;
 - 3.2.9. TO PERMIT TWO (2) OTHER BUSINESS SIGNS WITH A TOTAL OF THREE HUNDRED FORTY EIGHT (348) SF GRANTED IN PREVIOUS ZONING CASE NO. 80-1-A.

SUBJECT HOWEVER, TO THE FOLLOWING RESTRICTIONS WHICH WERE CONTAINED IN THE ORDER TO THE RELIED GRANTED:

- THE PETITIONERS SHALL BE RESPONSIBLE FOR THEIR BUILDING PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER; HOWEVER, PETITIONER ARE HEREBY MADE AWARE THAT APPELATE PROCESS FROM THIS ORDER HAS EXPIRED. IF, FOR WHATEVER REASON, THIS ORDER IS REVERSED, THE PETITIONERS WILL BE RESPONSIBLE FOR THE RELATIONSHIP AND RESPONSIBLE FOR RETURNING SAID PROPERTY TO ITS ORIGINAL CONDITION.
- THE APPLYING FOR A BUILDING PERMIT, THE SITE PLAN AND LANDSCAPING PLAN PETITIONERS EXHIBITS 1 AND 3 FILED MUST REFERENCE THIS CASE AND SET FORTH AND ADDRESS THE RESTRICTIONS OF THIS ORDER.
- UPON REQUEST AND REASONABLE NOTICE, THE PETITIONER SHALL PERMIT A REPRESENTATIVE FROM THE BALTIMORE COUNTY ZONING AND ENFORCEMENT DEPARTMENT ACCESS TO SUBJECT PROPERTY TO ENSURE COMPLIANCE WITH THIS ORDER.

ALL REQUESTS WERE GRANTED ON SEPTEMBER 14, 1990



AMENITY OPEN SPACE

CUSTOMER ENTRANCE

1. THIS PLAN IS BASED ON A PLAN PREPARED BY BALTIMORE LAND DESIGN GROUP, INC. ENTITLED "4TH REFINEMENT CRG PLAN FOR MEADOW PARK SHOPPING CENTER," PLANNING CRG NO. 1-366 DATED MAY 20, 2011.

2. SITE ADDRESS:
6666 SECURITY BLVD.
BALTIMORE, MD 21207
3. SITE TABULATIONS:
PARCEL 426 = 1,320 AC.±
4. COUNTY INFORMATION
TAX MAP: 95
PARCEL: 426
CENSUS TRACT: 4011.02
COUNTY COUNCIL DISTRICT: 4
ELECTION DISTRICT: 1
ZONING MAP NO.: 095A1
5. TAX ACCOUNT NO.:
PARCEL 426 = 21-00-01058
6. EXISTING USE: SHOPPING CENTER
7. PARCEL 426 ZONE: BM-CCC (BUSINESS MAJOR - COMMERCIAL COMMUNITY CORE)
8. THIS SITE IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOODING) PER PLFMA FEMA MAP 2400/100386F, DATED SEPTEMBER 26, 2008.
9. THE SUBJECT SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES MAP AREAS.
10. PREVIOUS COMMERCIAL PERMITS:
A. B511151
B. B665401
C. B669039
D. B551928
E. B48787
F. B568325
G. B366054
H. B537667
I. B711232
J. B512557
K. B517424
L. B460999
M. B452322
N. B501379
O. B713361
P. B718089
Q. B717732
10. BUILDING AREA (PARCEL 426):
TOTAL : 29,759 S.F.
11. PARKING:
PARCELS 338, 458, AND 426 ARE SUBJECT TO A RECIPROCAL EASEMENT FOR PARKING, DRIVEWAY ENTRANCES, ETC. AS DETAILED IN A ZONING CASE 90-542-SPHA.
12. AMENITY OPEN SPACE:
(COMPUTED FOR PARCEL 426)
REQUIRED: 0.2 x G.F.A. (MINIMUM)
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MIN. A.O.S. = 0.2 x 29,759 S.F. = 5,952 S.F.
PROVIDED A.O.S. = 8,137 S.F.
PROVIDED A.O.S. RATIO = 5,137/29,759 = 0.173
13. FLOOR AREA RATIO:
PARCEL 426
MAX ALLOWED FOR SHOPPING CENTER: 4.0
29,759 S.F. / 57,499 S.F. = 0.52
14. SITE IS SERVED BY PUBLIC WATER AND SEWER.
15. BUILDING HEIGHT: 40' MAX.
16. SUBJECT PROPERTY IS NOT UNDER ANY ACTIVE ZONING VIOLATIONS.

MEADOWS SHOPPING CENTER, LLC
C/O ATLANTIC REALTY COMPANIES
8150 LEESBURG PIKE, SUITE 1100
VIENNA, VIRGINIA 22182-7730

ARC MANAGEMENT, LLC.
6666 SECURITY BOULEVARD
BALTIMORE, MD 21207

PROFESSIONAL CERTIFICATION
I, JOSEPH J. UCCIFERRO, 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.
36064, EXPIRATION DATE: 6/26/2016

[illegible]

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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)

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	MD152072
DRAWN BY:	PAB
CHECKED BY:	MDD
DATE:	10/08/15
SCALE:	1" = 30'
CAD I.D.:	EX1

PROJECT: SIGN VARIANCE
PLAN
(MATTRESS
DISCOUNTERS)
FOR

**ARC
MANAGEMENT,
LLC**

LOCATION OF SITE
6666 SECURITY BOULEVARD
BALTIMORE
BALTIMORE COUNTY
MARYLAND 21207



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

SHEET TITLE:

**PLAN TO
ACCOMPANY
PETITION FOR
VARIANCE**

SHEET NUMBER: 1

1. CASE NO.: 80-1-A
PETITION FOR ZONING VARIANCE FROM SECTION 413.2.F WAS GRANTED ON JULY 30, 1979 TO PERMIT A TOTAL SIGN AREA OF 136 SF (EACH SIDE) INSTEAD OF THE MAXIMUM OF 100 SF (EACH SIDE) SUBJECT TO THE FOLLOWING RESTRICTIONS:
A. SUBSEQUENT SIGNS TO BE ERECTED IN COMPLIANCE WITH SECTION 413.2.F OF THE ZONING REGULATIONS;
B. APPROVAL OF A SITE PLAN BY DPW AND OPZ.

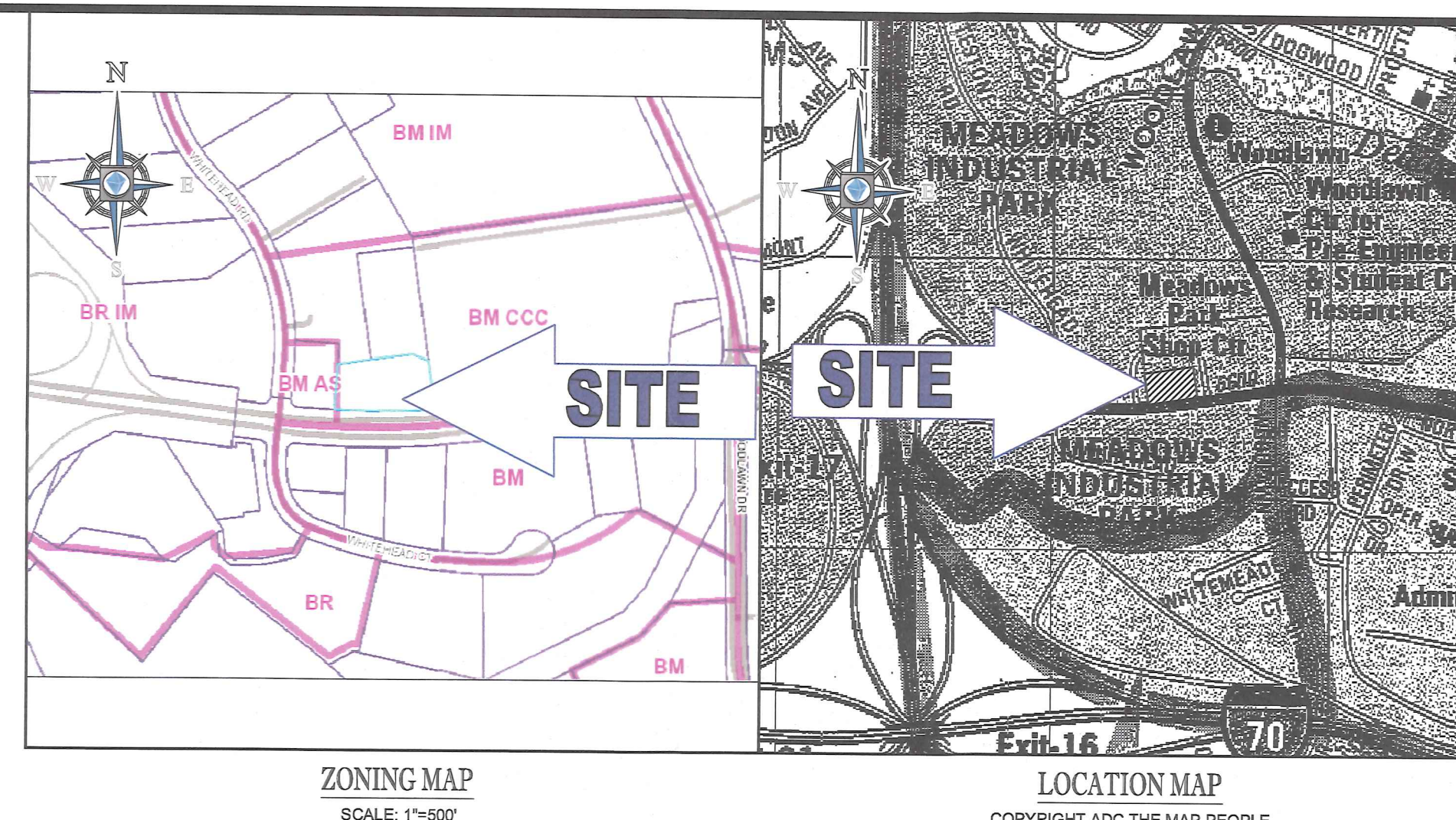
2. CASE NO.: 81-45-A
PETITION FOR ZONING VARIANCE FROM SECTION 413.2.E WAS GRANTED ON SEPTEMBER 30, 1980 TO PERMIT AN IDENTIFICATION SIGN OF 192 SF (EACH SIDE) INSTEAD OF THE MAXIMUM 150 SF EACH SIDE SUBJECT TO THE APPROVAL OF A SITE PLAN BY THE DPW AND OPZ.

3. CASE NO.: 80-452-SPH-A
PETITION FOR SPECIAL HEARING:
3.1.1. TO ALLOW SHARED PARKING BETWEEN THREE (3) SEPARATE LOTS,
3.1.2. TO AMEND SITE PLAN IN CASE NOS 81-45-A AND 80-1-A
3.1.3. TO ALLOW RELOCATION OF IDENTIFICATION SIGN AND "OTHER SIGN" PREVIOUSLY GRANTED
3.1.4. TO ALLOW ONE (1) ADDITIONAL "OTHER SIGN"
3.2. PETITION FOR VARIANCES:
3.2.1. TO PERMIT A STANDARD PARKING SPACES WIDTH OF EIGHT FEET (8') IN LIEU OF THE MINIMUM REQUIRED EIGHT AND A HALF FEET (8.5');
3.2.2. TO PERMIT PARKING WITH DIRECT VEHICLE ACCESS TO TRAVEL WAYS;
3.2.3. TO PERMIT ASLE WIDTH OF TWELVE (12') IN LIEU OF THE MINIMUM REQUIRED TWENTY FEET (20') (60 DEGREE PARKING);
3.2.4. TO PERMIT ASLE WIDTH OF ONE SEVENTEEN FEET (17') IN LIEU OF THE MINIMUM REQUIRED TWENTY TWO (22') (60 DEGREE PARKING);
3.2.5. TO PERMIT A DISTANCE OF SIX FEET (6') FROM THE RIGHT-OF-WAY OF A PUBLIC STREET IN LIEU OF THE REQUIRED MINIMUM OF TEN FEET (10');
3.2.6. TO PERMIT PARKING IN DEAD END WAY WITHOUT BACK UP AREA FOR END SPACE;
3.2.7. TO PERMIT AN A.O.S. RATIO OF 0.157 IN LIEU OF THE REQUIRED 0.2 FOR THE FOUR SIXES BUILDING;
3.2.8. TO PERMIT SIX HUNDRED NINETY FOUR (894) PARKING SPACES WITH A CROSS PARKING BEHIND IN LIEU OF THE REQUIRED SEVEN HUNDRED TWELVE (1212) SPACES;
3.2.9. TO PERMIT TWO (2) OTHER BUSINESS SIGNS WITH A TOTAL OF THREE HUNDRED FORTY EIGHT (348) SF GRANTED IN PREVIOUS ZONING CASE NO. 80-1-A.

SUBJECT HOWEVER, TO THE FOLLOWING RESTRICTIONS WHICH WERE CONDITIONS PRECEDENT TO THE RELIEF GRANTED:

- THE PETITIONERS MAY APPLY FOR THEIR BUILDING PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER; HOWEVER, PETITIONER ARE HEREBY MADE AWARE THAT APPELLATE PROCESS FROM THIS ORDER HAS EXPIRED. IF, FOR WHATEVER REASON, THIS ORDER IS REVERSED, THE PETITIONERS WOULD BE REQUIRED TO RETURN, AND BE RESPONSIBLE FOR RETURNING SAID PROPERTY TO ITS ORIGINAL CONDITION.
- THEN APPLYING FOR A BUILDING PERMIT. THE SITE PLAN AND LANDSCAPING PLAN PETITIONER'S EXHIBITS 1 AND 3 FILED MUST REFERENCE THIS CASE AND SET FORTH AND ADDRESS THE RESTRICTIONS OF THESE ORDERS.
- UPON REQUEST AND REASONABLE NOTICE, THE PETITIONER SHALL PERMIT A REPRESENTATIVE FROM THE BALTIMORE COUNTY ZONING ENFORCEMENT DEPARTMENT ACCESS TO SUBJECT PROPERTY TO ENSURE COMPLIANCE WITH THIS ORDER.

ALL REQUESTS WERE GRANTED ON SEPTEMBER 14, 1990



1. THIS PLAN IS BASED ON A PLAN PREPARED BY BALTIMORE LAND DESIGN GROUP, INC. ENTITLED "4TH REFINEMENT CRG PLAN FOR MEADOW PARK SHOPPING CENTER," PLANNING CRG NO. 1-366 DATED MAY 20, 2011.

1. THIS PLAN IS BASED ON A PLAN PREPARED BY BALTIMORE LAND DESIGN GROUP, INC. ENTITLED "4TH REFINEMENT CRG PLAN FOR MEADOW PARK SHOPPING CENTER," PLANNING CRG NO. 1-366 DATED MAY 20, 2011.
2. SITE ADDRESS:
6666 SECURITY BLVD.
BALTIMORE, MD 21207
3. SITE TABULATIONS:
PARCEL 426 = 1.3200 AC.±
4. COUNTY INFORMATION
TAX MAP: 95
PARCEL: 426
CENSUS TRACT: 4011.02
COUNTY COUNCIL DISTRICT: 4
ELECTION DISTRICT: 1
ZONING MAP NO.: 095A1
5. TAX ACCOUNT NO.:
PARCEL 426 = 21-00-01058
6. EXISTING USE: SHOPPING CENTER
7. PARCEL 426 ZONE: BM-CCC (BUSINESS MAJOR - COMMERCIAL COMMUNITY CORE)
8. THIS SITE IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOODING) PER PLAN FEMA MAP 2400/100386F, DATED SEPTEMBER 28, 2008.
9. THE SUBJECT SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES MAP AREAS.
10. PREVIOUS COMMERCIAL PERMITS:
 - A. B511151
 - B. B665401
 - C. B669039
 - D. B551928
 - E. B458787
 - F. B588325
 - G. B396064
 - H. B537667
 - I. B711232
 - J. B512557
 - K. B517424
 - L. B490989
 - M. B492322
 - N. B501379
 - O. B713361
 - P. B718089
 - Q. B717732
10. BUILDING AREA (PARCEL 426):
TOTAL = 29,759 S.F.
11. PARKING:
PARCELS 338, 459, AND 426 ARE SUBJECT TO A RECIPROCAL EASEMENT FOR PARKING, DRIVEWAY ENTRANCES, ETC. AS DETAILED IN A ZONING CASE 90-542-SPHA.
12. AMENITY OPEN SPACE:
(COMPUTED FOR PARCEL 426)
REQUIRED: $0.2 \times \text{G.F.A. (MINIMUM)}$
G.F.A. = 29,759 S.F.
MIN. A.O.S. = $0.2 \times 29,759 \text{ S.F.} = 5,952 \text{ S.F.}$
PROVIDED: A.O.S. = 6,137 S.F.
PROVIDED A.O.S. RATIO = $5,137/29,759 = 0.173$
13. FLOOR AREA RATIO:
PARCEL 426
MAX ALLOWABLE FOR SHOPPING CENTER: 4.0
 $29,759 \text{ S.F.} / 57,499 \text{ S.F.} = 0.52$
14. SITE IS SERVED BY PUBLIC WATER AND SEWER.
15. BUILDING HEIGHT: 40' MAX.
16. SUBJECT PROPERTY IS NOT UNDER ANY ACTIVE ZONING VIOLATIONS.

[illegible]

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(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 1-800-282-8558)

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	MD152072
DRAWN BY:	PAB
CHECKED BY:	MDD
DATE:	10/08/15
SCALE:	1" = 30'
CAD I.D.:	EX1

PROJECT:
SIGN VARIANCE
PLAN
(TENANT SPACES)

**ARC
MANAGEMENT,
LLC**
LOCATION OF SITE
6666 SECURITY BOULEVARD
BALTIMORE
BALTIMORE COUNTY
MARYLAND 21207



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

J.J. UCCIFERRO

PROFESSIONAL ENGINEER
 MARYLAND LICENSE NO. 95984
12-14-15

SHEET TITLE:

**PLAN TO
ACCOMPANY
PETITION FOR
VARIANCE**

SHEET NUMBER:

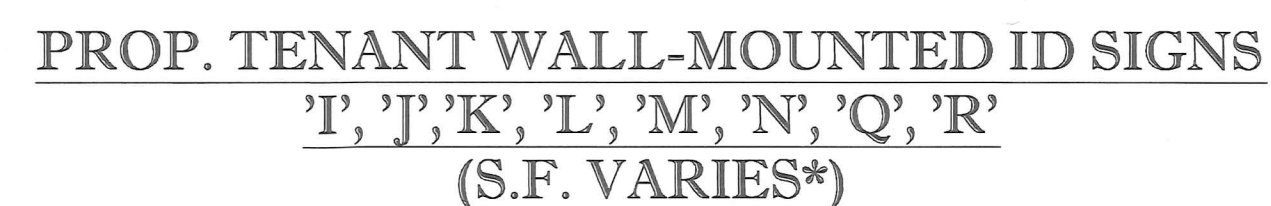
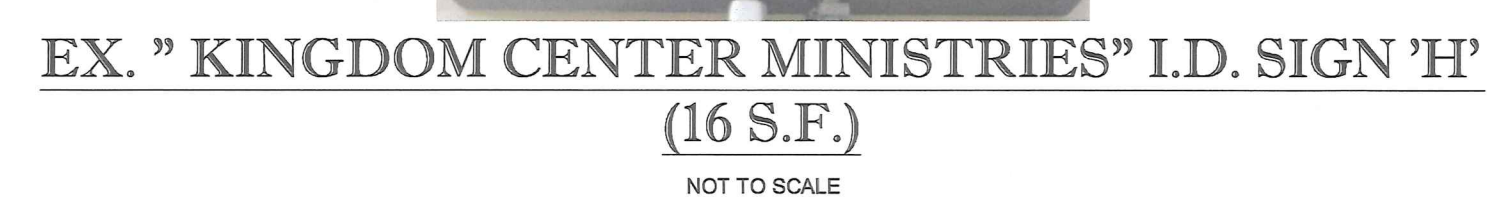
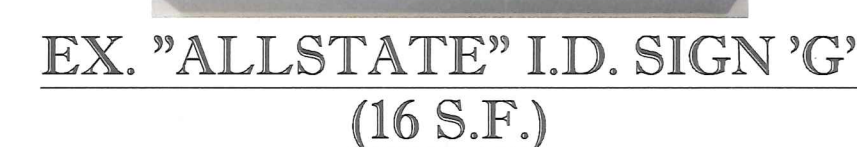
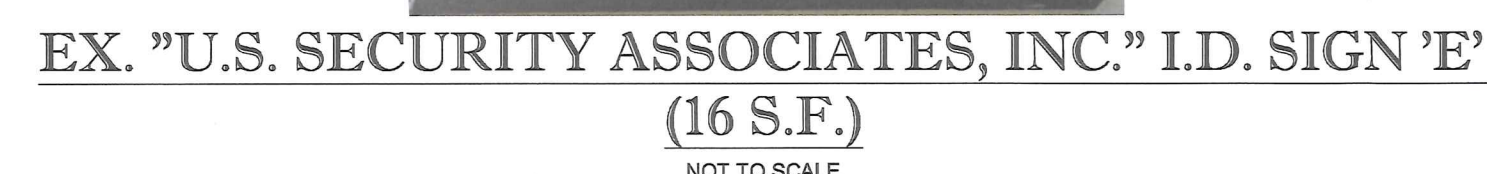
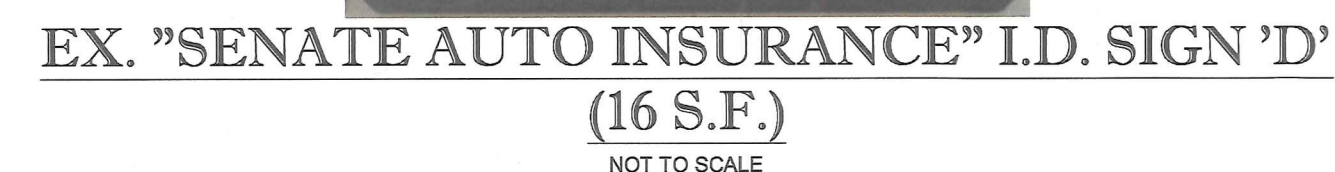
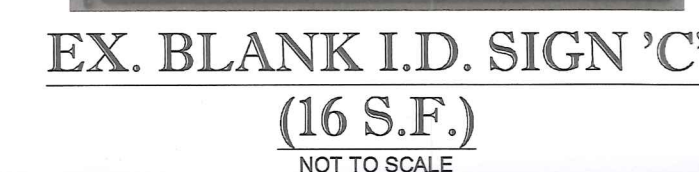
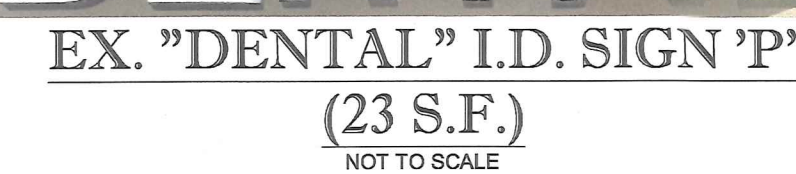
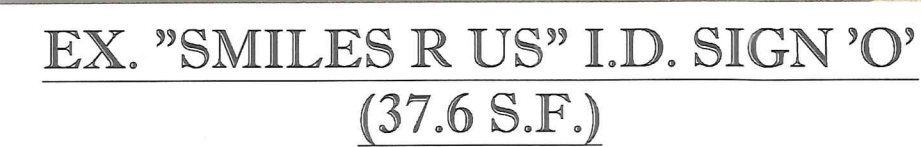
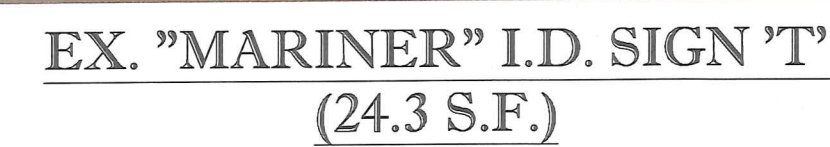
-

PROFESSIONAL CERTIFICATION
I, JOSEPH J. UCCIFERRO, 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.
36064 EXPIRATION DATE: 6/26/2016

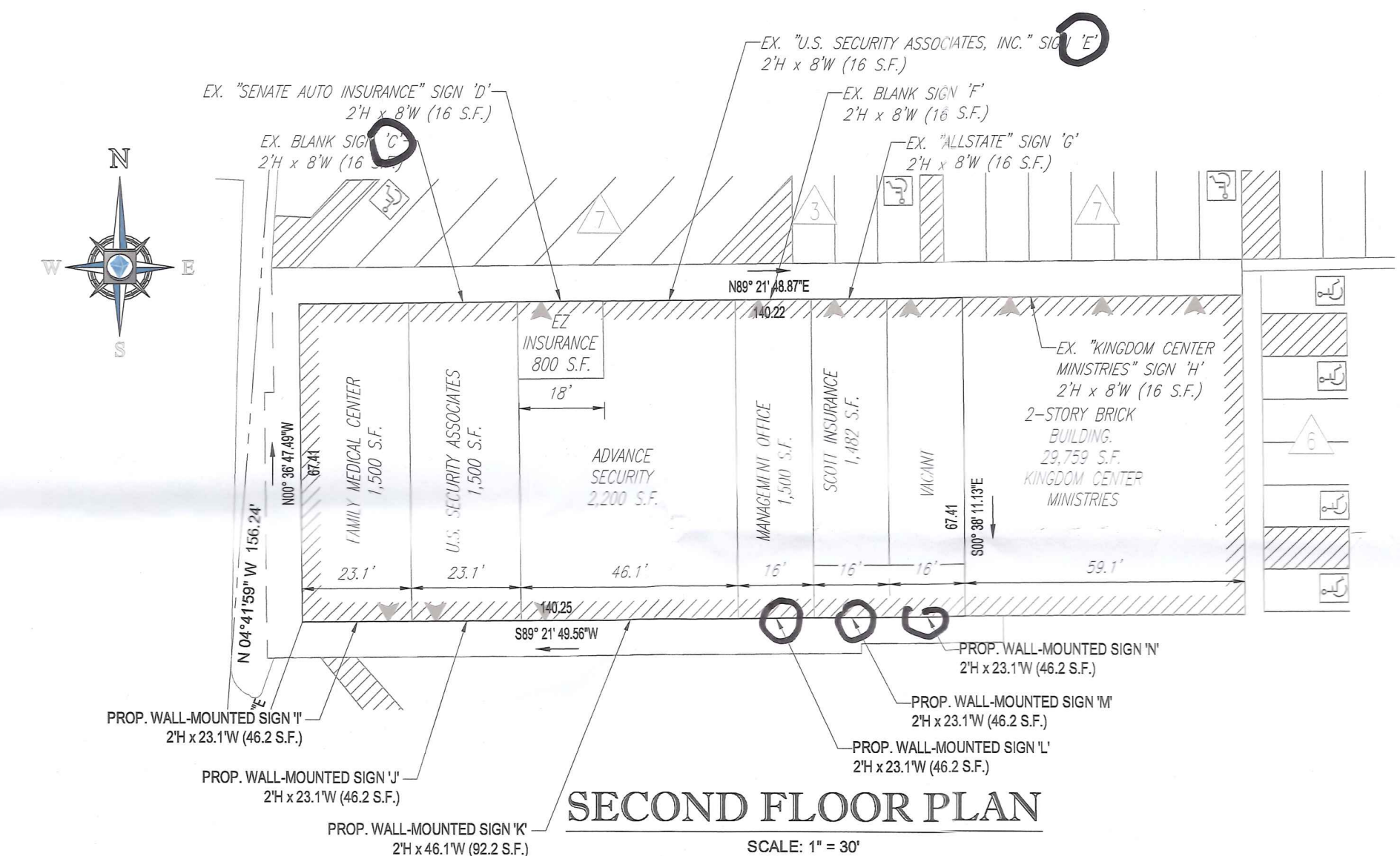
PETITIONER'S EXHIBIT

OWNER
MEADOWS SHOPPING CENTER, LLC
C/O ATLANTIC REALTY COMPANIES
8150 LEESBURG PIKE, SUITE 1100
VIENNA, VIRGINIA 22182-7730

APPLICANT/LESSEE
ARC MANAGEMENT, LLC.
6666 SECURITY BOULEVARD
BALTIMORE, MD 21207



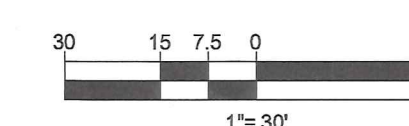
*SEE WALL-MOUNTED ID SIGN TABLE FOR INDIVIDUAL SIGN DIMENSIONS
NOT TO SCALE



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.)				
A	MEADOWS TENANT SIGN	20.00	10.00	200.00	33.00	25.00	150.00	
B	6886 SECURITY BLVD. TRAVEL SIGN	7.00	4.00	20.00	5.00	6.00	NOT SPECIFIED	

ADDRESS SIGN						NOTES
ID	TENANT	SIGNAGE			ALLOWABLE LETTER HEIGHT PER CODE (IN.)	
		SIGN PANEL WIDTH (FT.)	SIGN LETTER HEIGHT (IN.)	SIGN PANEL AREA (SF.)		
U	ADDRESS "6666"	7.40	30.00	18.50	8.00	

PETITIONER'S EXHIBIT



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



BOHLERTM

ENGINEERING

SITE EVALUATION AND CONSULTING ENGINEERING
DESIGN AND SURVEILLANCE OF
WATER TREATMENT PLANTS
AND SUSTAINABLE DESIGN

PERMITTING SERVICES
DESIGN AND CONSTRUCTION
MANAGEMENT SERVICES

UPSTATE NEW YORK
 NEW ENGLAND
 NEW YORK
 NEW YORK METRO
 NEW YORK NY
 NEW JERSEY

PHILADELPHIA, PA
 LEHIGH VALLEY, PA
 CHICAGO, IL
 BALTIMORE, MD
 RICHMOND, VA
 SOUTHERN MARYLAND

CENTRAL VIRGINIA
 NORTH CAROLINA
 CHATTANOOGA, TN
 TAMPA, FL
 SOUTH FLORIDA

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[illegible]

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(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	MD152072
DRAWN BY:	PAE
CHECKED BY:	MDD
DATE:	10/08/15
SCALE:	AS SHOWN
CAD I.D.:	EX

PROJECT:
SIGN VARIANCE
PLAN
(TENANT SPACES)
— FOR —
ARC
MANAGEMENT,
LLC
LOCATION OF SITE
6666 SECURITY BOULEVARD
BALTIMORE
BALTIMORE COUNTY
MARYLAND 21207



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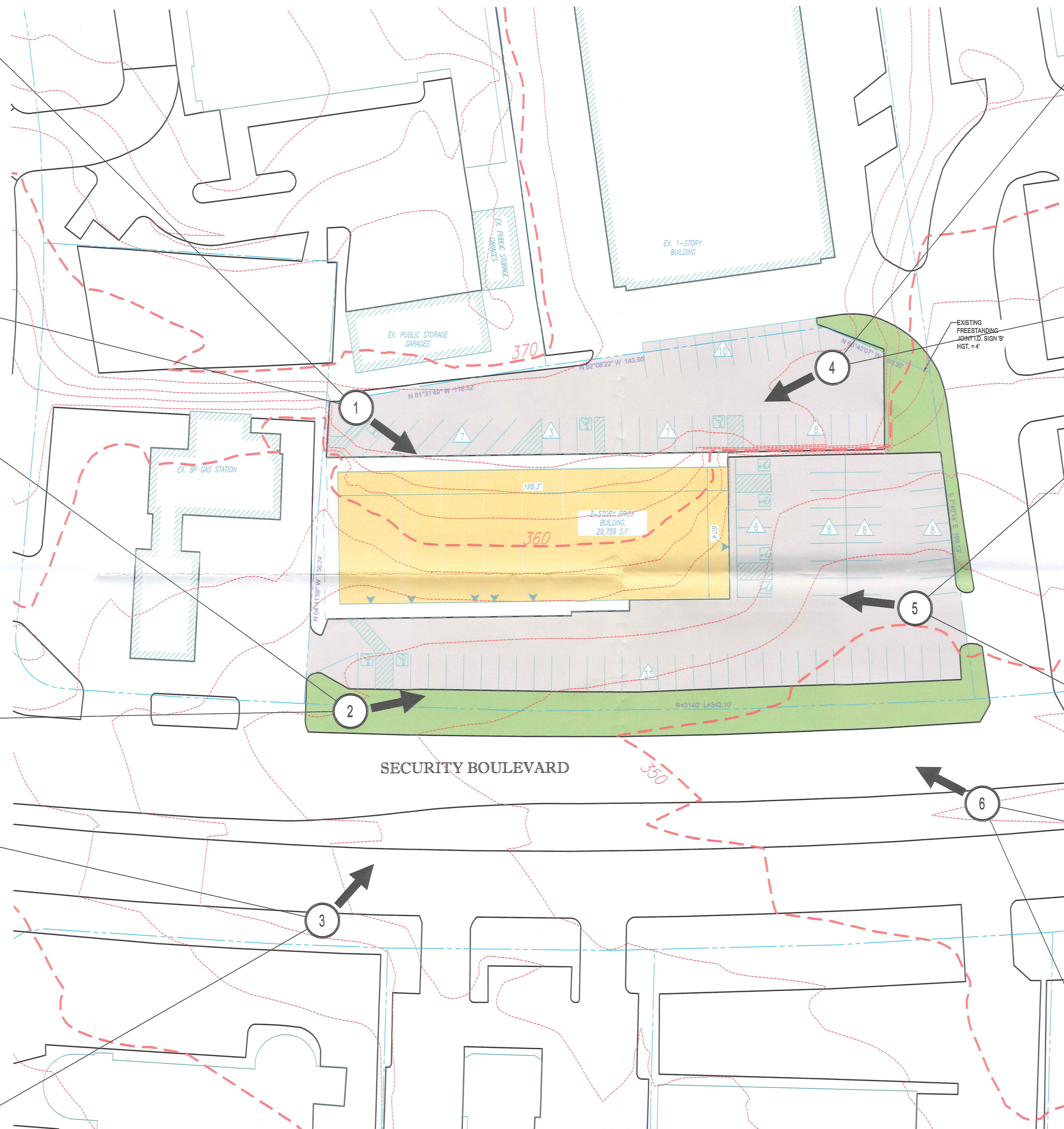
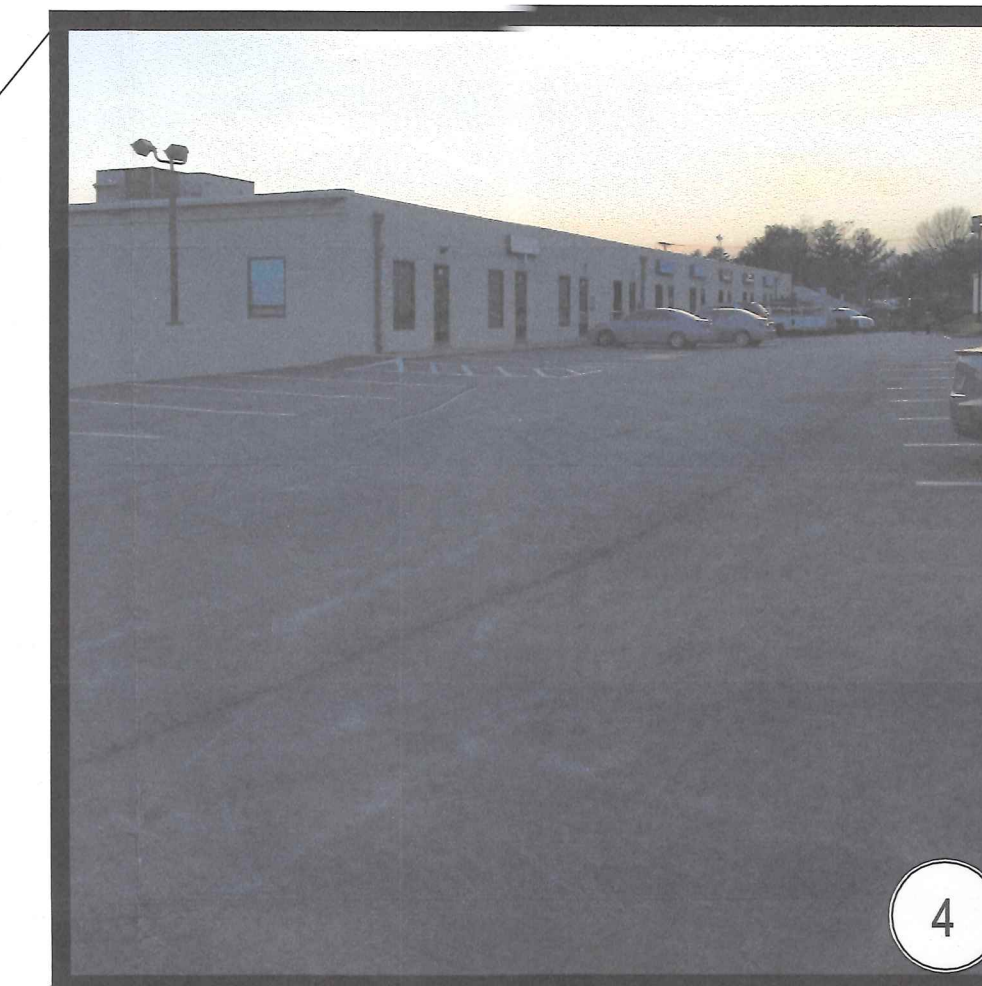
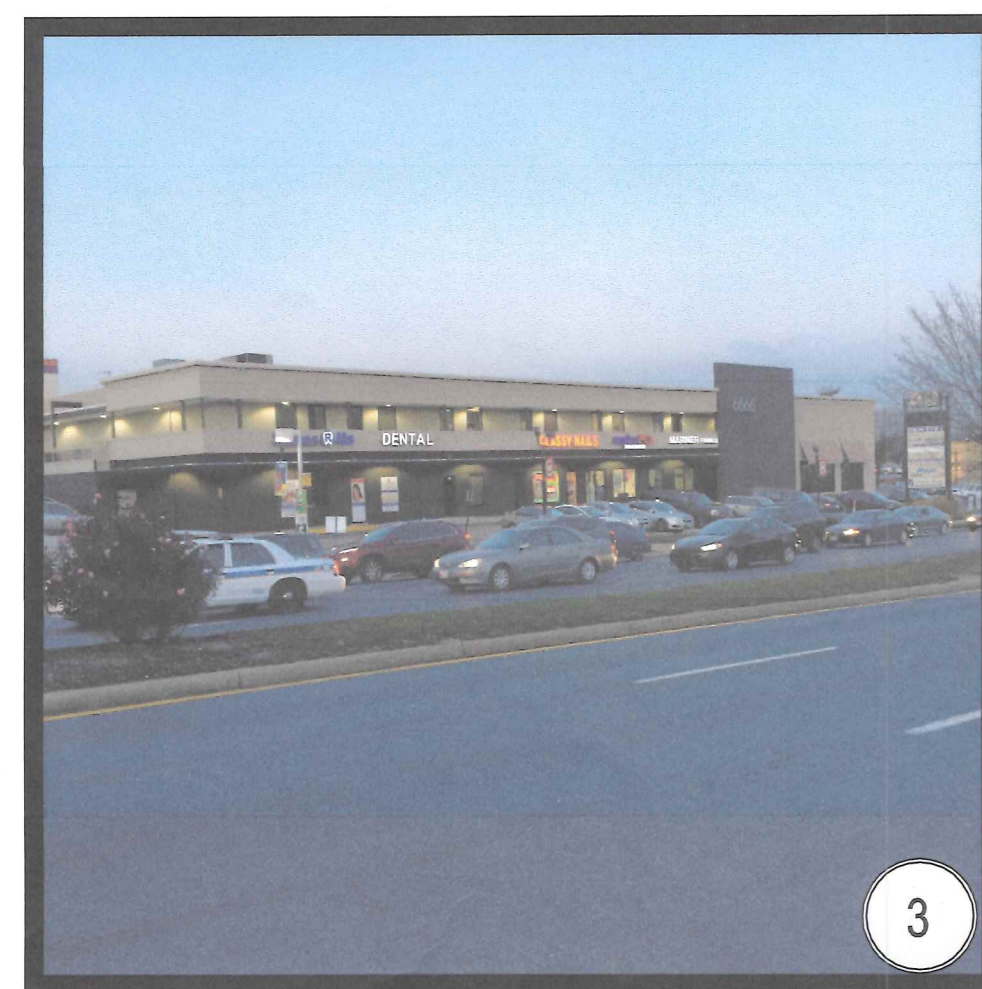
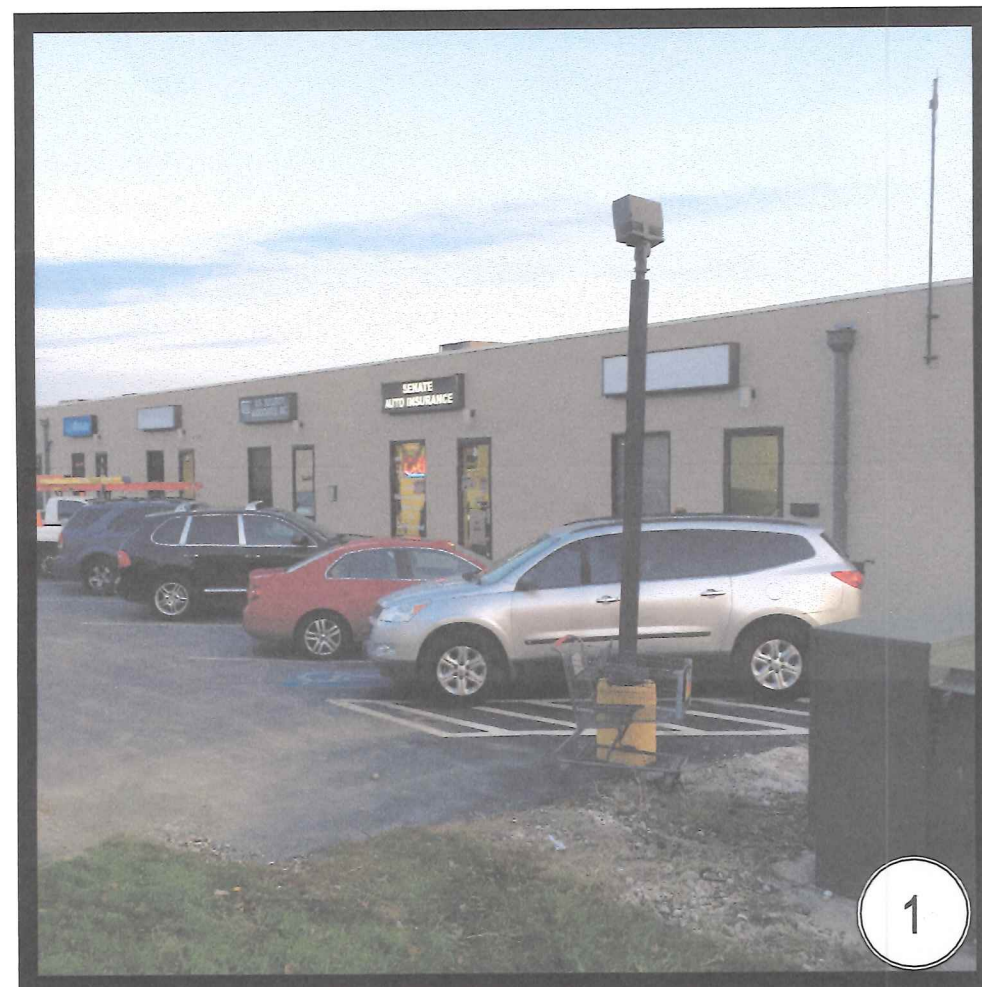


SHEET TITLE:

PLAN TO
ACCOMPANY
PETITION FOR
VARIANCE

SHEET NUMBER:

2



6
PET Ex. 7

PROFESSIONAL CERTIFICATION
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36064. EXPIRATION DATE: 6/26/2016

[illegible][illegible]

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(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	MD15207
DRAWN BY:	MD
CHECKED BY:	MD
DATE:	12/11/1
SCALE:	1" = 3'
CAD I.D.:	EX

PROJECT:

**SIGN VARIANCE
PLAN**

— FOR —

**ARC
MANAGEMENT
LLC**

LOCATION OF SITE
6666 SECURITY BOULEVARD
BALTIMORE
BALTIMORE COUNTY
MARYLAND 21207

 **BOHLER**
ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 800
TOWSON, MARYLAND 21204

Phone: (410) 821-7900
Fax: (410) 821-7987

MD@BohlerEng.com

J.J. UCCIFERRO
PROFESSIONAL ENGINEER

SHEET TITLE:

**PHOTO
LOCATION
EXHIBIT**

SHEET NUMBER: 1