

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. 2016-0093-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

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

Petitioner

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BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0093-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 as follows: (1) for an existing freestanding joint identification sign to display a maximum of 12 lines of text with sign copy of a minimum of 3 inches in height in lieu of the permitted 5 lines of text and required 8 inches for sign copy (Sign No. A); (2) for an existing freestanding joint identification sign with a sign height of 33 feet in lieu of the permitted 25 feet and sign area/face of 200 square feet in lieu of the permitted 150 square feet (Sign No. A); (3) to allow enterprise signs on a façade of a multi-tenant building without separate exterior customer entrances for tenants (Sign Nos. C, E, L, M & N); (4) to allow a sign displaying a street address with letter height a maximum of 30 inches in lieu of the permitted 8 inches in height (Sign No. U); and (5) to allow two wall-mounted enterprise signs in lieu of one sign on a single tenant façade with only one exterior customer entrance (Sign Nos. O & P). The subject property and requested relief is more fully depicted on the two-sheet site plan that was marked as Petitioner's Exhibit 1A & 1B.

Mark Arena and Joseph Uccifero, a professional engineer whose firm prepared the site

ORDER RECEIVED FOR FILING

Date

By

12/17/15

sen

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. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) and Department of Planning (DOP), which are discussed below.

The subject property is approximately 1.3 acres in size and is zoned BM-CCC and BM-AS. The site is improved with a strip shopping center located along Security Blvd. in the Woodlawn area. The center was constructed in the 1950s and has an unusual two-story configuration as shown in the photos marked as Exhibit Nos. 5A-5C. Petitioner has recently renovated the center (a \$1 million investment) and proposes to update the existing signage. To do so 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 is irregularly shaped 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 retain and update existing signage which has been in place for many years without objection. 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.

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Date 12/17/15
By Sen

ZAC COMMENTS

A ZAC comment was submitted by the DPR regarding screening for the parking lot. A similar comment was received in the companion case (2016-0092-A), and a condition addressing this issue is included in the Order below.

The DOP also submitted a ZAC comment, wherein it noted that if the petition is granted the signage will be "at levels of intensity beyond what is allowed by right." This is certainly true; a "variance is an authorization for [that] which is prohibited by a zoning ordinance." Cromwell, 102 Md. App. at 699. The DOP, while recognizing that banners and temporary signs are permitted under the Regulations, requested Petitioner be prohibited from displaying such signs. I share the reviewer's concerns that signs of this nature cause a site to look cluttered and unattractive. But Mr. Arena indicated that such signs are frequently used in the commercial real estate industry when a new tenant opens its doors, and he was cognizant of the limited time frame (i.e., 30-60 days) in which such signs are permitted. In these circumstances I do not believe that a prohibition is warranted, although the Petitioner must be vigilant in ensuring that all temporary signage is removed within the time periods set forth in B.C.Z.R. §450.7.E.2.

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 as follows: (1) for an existing freestanding joint identification sign to display a maximum of 12 lines of text with sign copy of a minimum of 3 inches in height in lieu of the permitted 5 lines of text and required 8 inches for sign copy (Sign No. A); (2) for an existing freestanding joint identification sign with a sign height of 33 feet in lieu of the permitted 25 feet, and sign area/face of 200 square feet in lieu of the permitted 150

ORDER RECEIVED FOR FILING

Date 12/17/15

By Sen

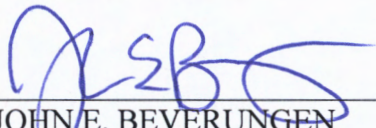
square feet (Sign No. A); (3) to allow enterprise signs on a façade of a multi-tenant building without separate exterior customer entrances for tenants (Sign Nos. C, E, L, M & N); (4) to allow a sign displaying a street address with letter height a maximum of 30 inches in lieu of the permitted 8 inches in height (Sign No. U); and (5) to allow two wall-mounted enterprise signs in lieu of one sign on a single tenant façade with only one exterior customer entrance (Sign Nos. O & P), 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. Petitioner must provide landscaping or screening for the parking area, 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.

JEB:slm



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 12/17/15
By slm



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. 2016-0093-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", with a long horizontal stroke extending to the right.

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 2016-0093-A Filing Date 10/13/2015 Do Not Schedule Dates: _____ Reviewer [Signature]

ORDER RECEIVED FOR FILING

Date 12/17/15
 By [Signature]

**ATTACHMENT
TO PETITION FOR VARIANCE**

6666 SECURITY BOULEVARD

The following variances are requested from Section 450.4 Attachment 1 of the BCZR:

1. From 7(b)(IX) for an existing freestanding joint identification sign to display a maximum of 12 lines of text with sign copy a minimum of 3 inches in height in lieu of the permitted 5 lines of text and required 8 inches for sign copy (Sign No. A).
2. From 7(b)(V) and (VII) for an existing freestanding joint identification sign with a sign height of 33 feet in lieu of the permitted 25 feet and sign area/face of 200 square feet in lieu of the permitted 150 square feet (Sign No. A).
3. From 5(d)(V) and (VI) to allow enterprise signs on a façade of a multi-tenant building without separate exterior customer entrances for tenants (Sign Nos. C, E, L, M, N).
4. Variance from Section 450.2.C.8 to allow a sign displaying a street address with letter height a maximum of 30 inches in lieu of the permitted 8 inches in height (Sign No. U).
5. Variance from 7(d)(VI) to allow two wall-mounted enterprise signs in lieu of one sign on a single tenant façade with only one exterior customer entrance (Sign Nos. O, P).

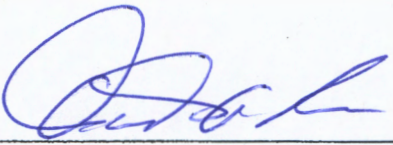
**ATTACHMENT
TO PETITION FOR VARIANCE**

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 (TENANT SPACES)

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; WITH A CURVE HAVING A RADIUS OF 3,140 FEET AND AN ARC LENGTH OF 342.10 FEET TO A POINT; NORTH 19 DEGREES 59 MINUTES 39 SECONDS EAST 53.61 FEET TO A POINT, THENCE;

1. NORTH 00 DEGREES 36 MINUTES 47 SECONDS WEST 67.41 FEET TO A POINT, THENCE;
2. NORTH 89 DEGREES 21 MINUTES 49 SECONDS EAST 114.55 FEET TO A POINT, THENCE;
3. SOUTH 00 DEGREES 38 MINUTES 11 SECONDS EAST 67.41 FEET TO A POINT, THENCE;
4. SOUTH 89 DEGREES 21 MINUTES 50 SECONDS WEST 114.57 FEET TO THE PLACE OF BEGINNING.

CONTAINING 7,724 SQUARE FEET (0.18 ACRES) OF LAND, MORE OR LESS.



10-7-15

2016-0093-A

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

No. **127313**

Date: **10/13/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 10/14/2015 10/13/2015 15:43:09 2
 REG W502 WALKIN JENA JEE
 RECEIPT # 943516 10/13/2015 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 127313
 Recpt Tot \$500.00
 \$500.00 CR \$1.00 CA
 Baltimore County, Maryland

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

Total: **500.00**

Rec From: **Venable**

For: **6666 Security Blvd**

2016-0093-A

DISTRIBUTION

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

**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: 2016-0093-A

Petitioner: ARC Management LLC

Address or Location: 6666 Security Boulevard

PLEASE FORWARD ADVERTISING BILL TO:

Name: Adam Rosenblatt Venable LLP

Address: 210 W. Pennsylvania Avenue

Suite 500
Towson, MD 21204

Telephone Number: (410) 494 6200

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

Please forward billing to:

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

410-494-6200

NOTICE OF ZONING HEARING

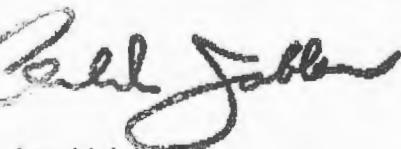
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2016-0093-A

6666 Security Boulevard
N/s Security Blvd., 196 ft. NE of Whitehead Road
1st Election District – 1st Councilmanic District
Legal Owners: Four Sixes Building, LLC

Variance 1. For an existing freestanding joint identification sign to display a maximum of 12 lines of text with a sign copy a minimum of 3 in. in height in lieu of the permitted 5 lines of text and required 8 in. for sign copy. (Sign No. A). 2. For an existing freestanding joint identification sign with a sign height of 33 ft. in lieu of the permitted 25 ft. and sign area/face of 200 sq. ft. in lieu of the permitted 150 sq. ft. (Sign No. A). 3. To allow enterprise signs on a façade of a multi-tenant building without separate exterior customer entrances for tenants (Sign Nos. C, E, L, M, N) 4. To allow a sign displaying a street address with letter height a maximum of 30 in. in lieu of the permitted 8 in. in height (Sign No. U). 5. To allow two wall-mounted enterprise signs in lieu of one sign on a single tenant façade with only one exterior customer entrance (Sign Nos. O, P).

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

November 2, 2015

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

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:

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1st Election District – 1st Councilmanic District
Legal Owners: Four Sixes Building, LLC

Variance 1. For an existing freestanding joint identification sign to display a maximum of 12 lines of text with a sign copy a minimum of 3 in. in height in lieu of the permitted 5 lines of text and required 8 in. for sign copy. (Sign No. A). 2. For an existing freestanding joint identification sign with a sign height of 33 ft. in lieu of the permitted 25 ft. and sign area/face of 200 sq. ft. in lieu of the permitted 150 sq. ft. (Sign No. A). 3. To allow enterprise signs on a façade of a multi-tenant building without separate exterior customer entrances for tenants (Sign Nos. C, E, L, M, N) 4. To allow a sign displaying a street address with letter height a maximum of 30 in. in lieu of the permitted 8 in. in height (Sign No. U). 5. To allow two wall-mounted enterprise signs in lieu of one sign on a single tenant façade with only one exterior customer entrance (Sign Nos. O, P).

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

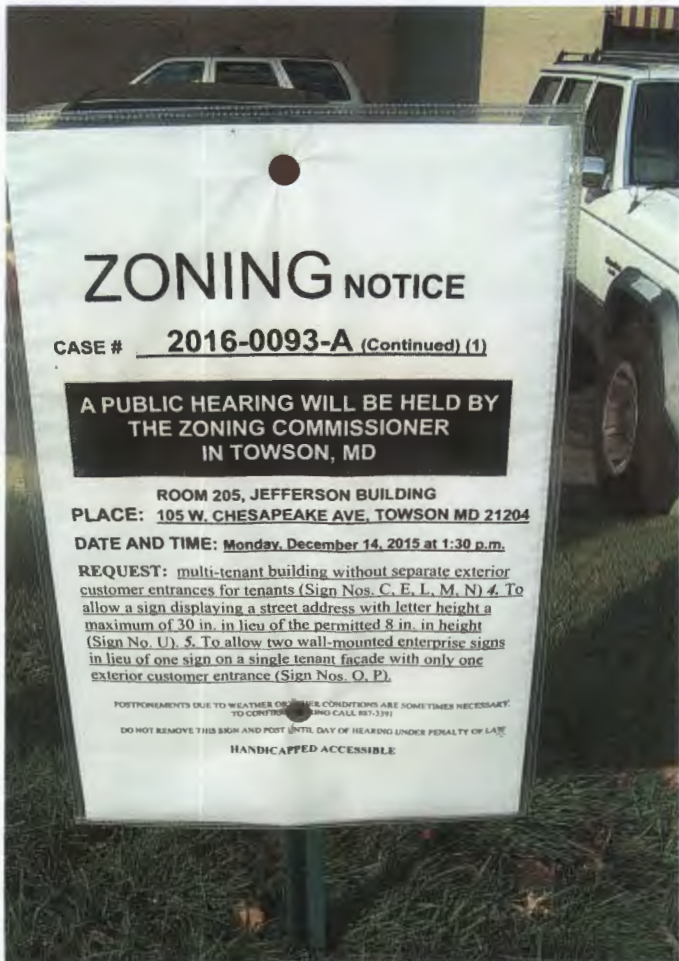
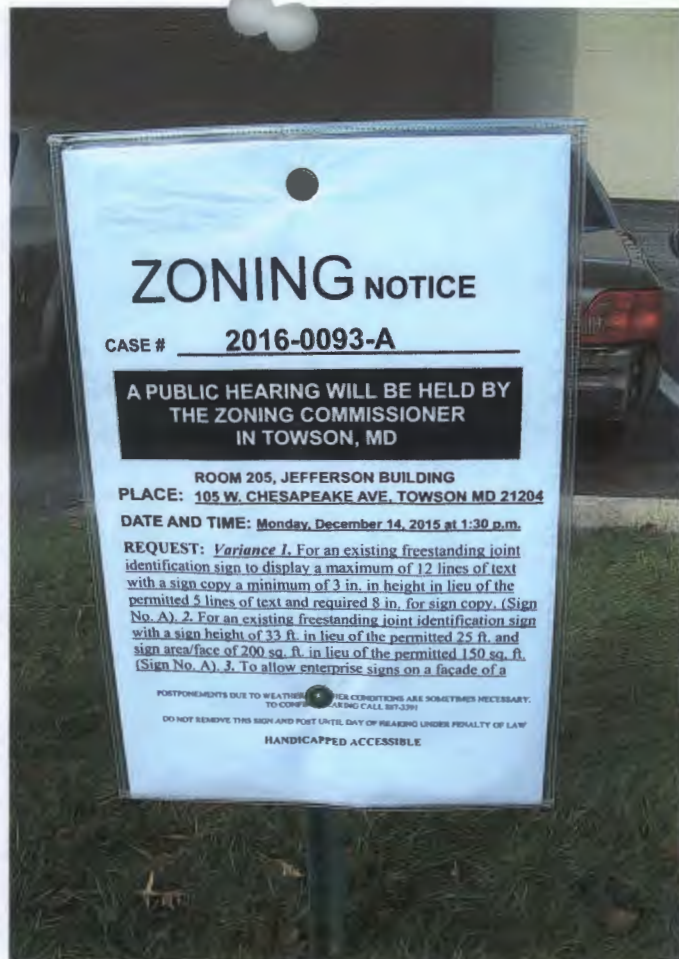
A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

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

- 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

2016-0093-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:

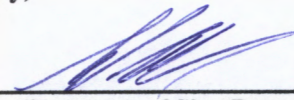
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

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)



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

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3763632

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 and published in Baltimore County on the following dates:

Nov 24, 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: # 2016-0093-A
6666 Security Boulevard
N/s Security Boulevard, 196 ft. northeast of Whitehead Road
1st Election District - 1st Councilmanic District
Legal Owner(s): Four Sixes Building, LLC

Variance 1. For an existing freestanding joint identification sign to display a maximum of 12 lines of text with a sign copy a minimum of 3 in. in height in lieu of the permitted 5 lines of text and required 8 in. for sign copy. (Sign No. A). 2. for an existing freestanding joint identification sign with a sign height of 33 ft. in lieu of the permitted 25 ft. and sign/area/face of 200 sq. ft. in lieu of the permitted 150 sq. ft. (Sign No. A). 3. to allow enterprise signs on a facade of a multi-tenant building without separate exterior customer entrances for tenants (Sign Nos. C, E, L, M, N) 4. To allow a sign displaying a street address with letter height a maximum of 30 in. in lieu of the permitted 8 in. in height (Sign No. U). 5 To allow two wall-mounted enterprise signs in lieu of one sign on a single tenant facade with only one exterior customer entrance (Sign Nos. O, P).

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 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.

JT 11/797 November 24 3763632

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

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
	*	2016-093-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
Den

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		

* NOTE: ALL EXHIBITS ARE CONTAINED IN CASE FILE FOR
2016-0092-A (related case)

PLEASE PRINT CLEARLY

CASE NAME

6666 Security Blvd

CASE NUMBER

2016-0093-A

DATE

12-14-18

CITIZEN'S SIGN - IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

Joseph Uciferro
David Karsch
Mark AEW A
MATTHEW DESTINO

901 Dulany Valley Rd
210 W Pennsylvania Ave
8150 Leesburg Pike
901 Dulany Valley Road

Suite 801
Ave Suite 500
#1100
Suite B

Towson, MD 21204
Towson, MD 21204
Vienna, VA 22182
Towson, MD 21204

juciferro@sublereng.com
dkarsch@verizon.com
markae@aeparting.com
mdestino@sublereng.com

CHECKLIST

<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>11/3</u>	PLANNING (if not received, date e-mail sent _____)	<u>no obj w/ comment</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:
0095	0001	0426		0000	
					Block:
					Lot:
					Assessment Year:
					2015
					Plat No:
					0045/
					Plat Ref:
					0137
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
					1.3200 AC
					County Use
					15
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments 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					

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

Map showing various points and features:

- Points: P 403, P 437, P 331, P 459, P 338, P 426, P 253, P 261, ICA-2, ICA-1.
- Lines: WHITENECK, ARK.
- Boxed labels: 122, P 253.
- Dashed line: Δ 53/61.
- Small box: +, -.
- Small circle: O.

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: 2016-0093 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. 2016-0093-A

Variance

Four Sixes Building LLC, Atlantic Realty Companies, Inc.
David Ross, President
4666 Security Boulevard.

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 MD/22 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2016-0093-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

My telephone number/toll-free number is _____

12/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 3, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 6666 Security Boulevard

RECEIVED

INFORMATION:

NOV 09 2015

Item Number: 16-093

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Four Sixes Building, LLC

Zoning: BM-CCC

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petition for variance to permit an existing freestanding joint identification sign to display a maximum of 12 lines of text with sign copy a minimum of 3" in height having an overall height of 33' and a sign area/face of 200 sq. ft. in lieu of the permitted 5 lines of text, 8" sign copy, 25' and 150 sq. ft. respectively and to allow enterprise signs on the façade of a multi-tenant building without separate exterior customer entrances and further to allow a sign displaying a street address with a letter height a maximum of 30" in lieu of the permitted 8" in height and to allow two wall mounted enterprise signs on a single tenant façade with only one entrance in lieu of the permitted one sign.

The Department finds that if the petition is granted, on-site signage will be at levels of intensity beyond what is allowed by right. Any additional signage, particularly in the form of banners or temporary special event accessory signage, while being permitted in the zone, would cause signage to be overly excessive at this location.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- No banners or temporary special event accessory signage shall be permitted. Any additional signage of other structural types shall be subject to further Baltimore County review and approval.

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

Division Chief: Kathy Schabach
AVA/KS

C: Bill Skibinski

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 # 2016-0093-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: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 19, 2015
Item No. 2016-0093

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 16-0093-10192015.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 3, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 6666 Security Boulevard

INFORMATION:

Item Number: 16-093

Petitioner: Four Sixes Building, LLC

Zoning: BM-CCC

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The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

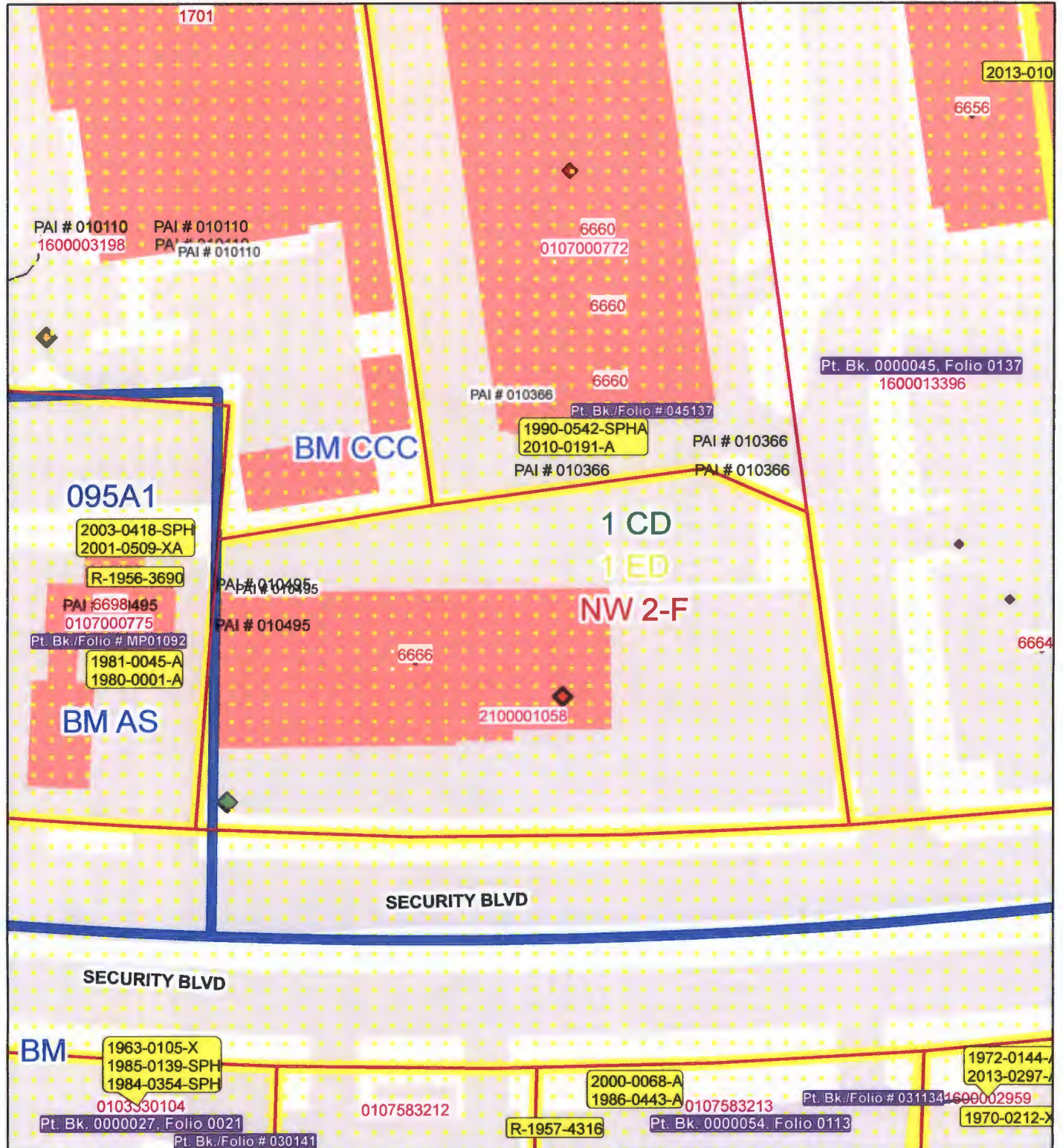
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For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Division Chief: Kathy C. Rebach
AVA/KS

C: Bill Skibinski

6666 Security Boulevard 2016-0093-A



Publication Date: 10/13/2015

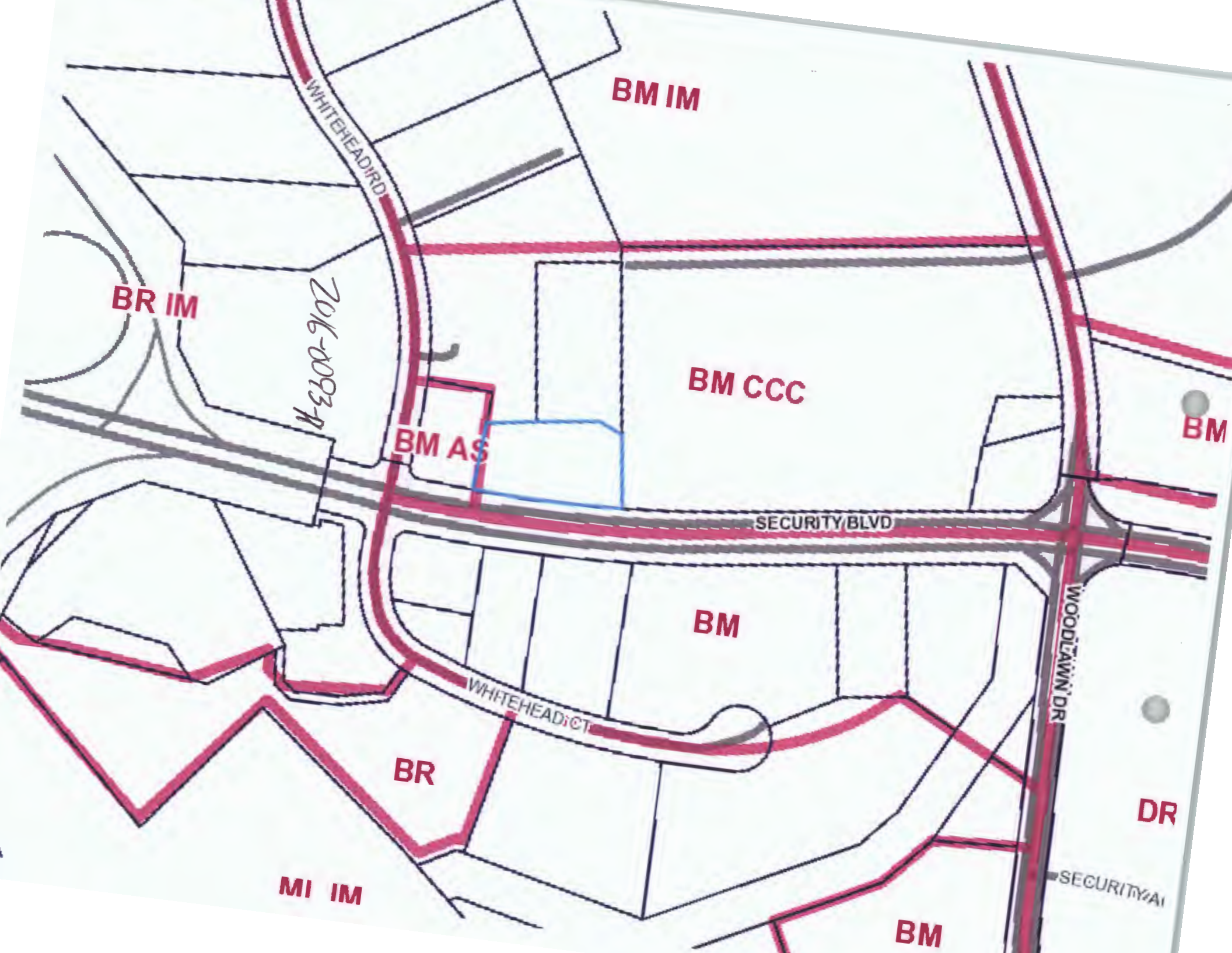


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 15 30 60 90 120
Feet

1 inch = 75 feet



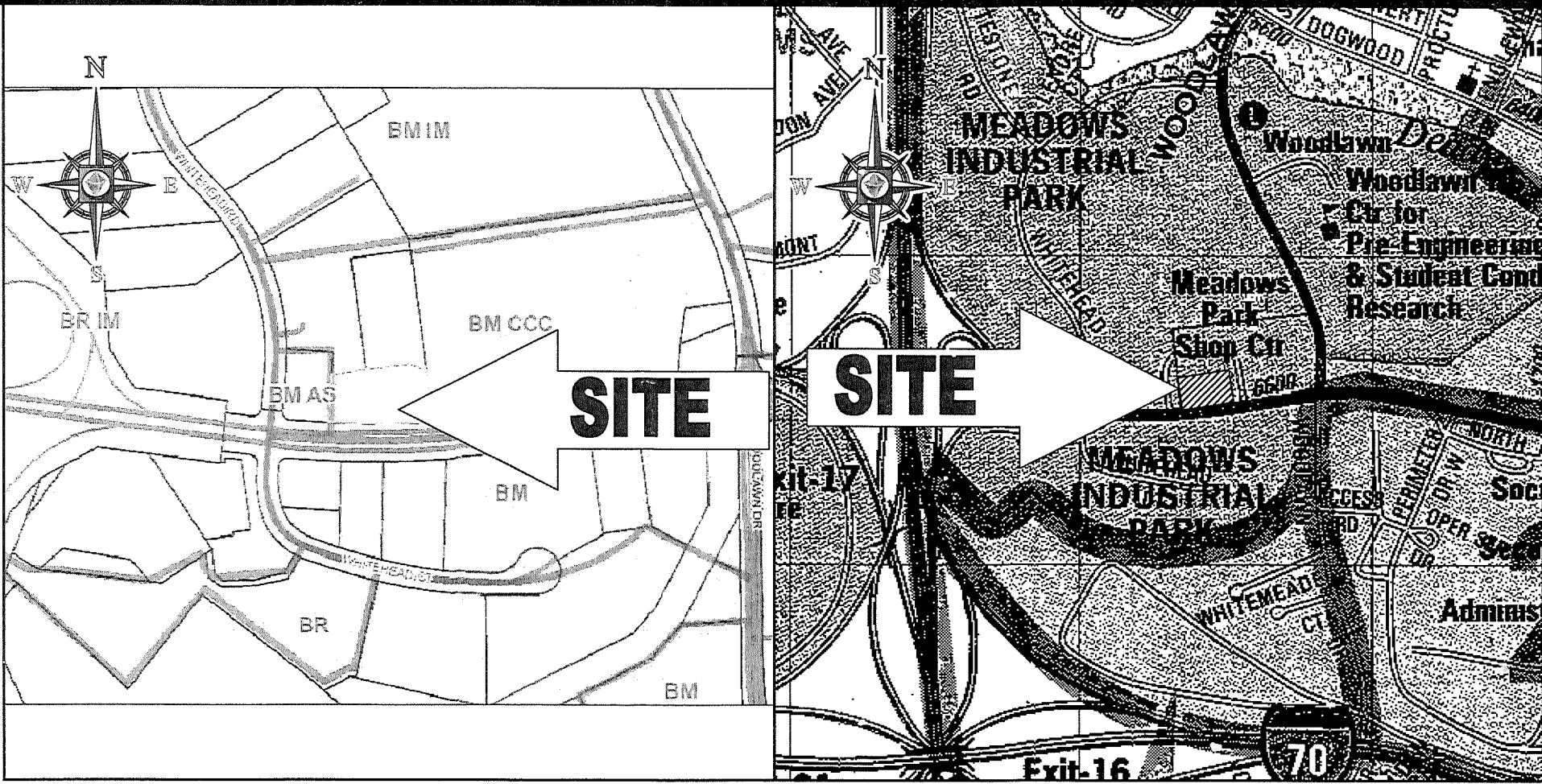
ZONING HISTORY

- CASE NO. 80-1A
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 ERRECTED IN COMPLIANCE WITH SECTION 413.2.F OF THE ZONING REGULATIONS;
B. APPROVAL OF A SITE PLAN BY DPW AND OPZ.
- 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.
- CASE NO. 90-542-SPHA
3.1. 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 81-45A 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 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 AISLE WIDTH OF TWELVE (12') IN LIEU OF THE MINIMUM REQUIRED TWENTY FEET (20') (90 DEGREE PARKING);
3.2.4. TO PERMIT AISLE WIDTH OF SEVENTEEN FEET (17') IN LIEU OF THE MINIMUM REQUIRED TWENTY TWO FEET (22') (90 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 (694) PARKING SPACES WITH A CROSS PARKING LEASE IN LIEU OF THE REQUIRED SEVEN HUNDRED TWELVE (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. 80-1A.

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 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.

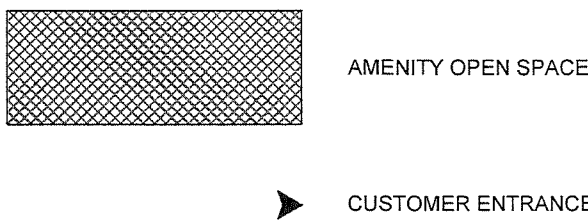
ALL REQUESTS WERE GRANTED ON SEPTEMBER 14, 1990



ZONING MAP
SCALE: 1"=500'

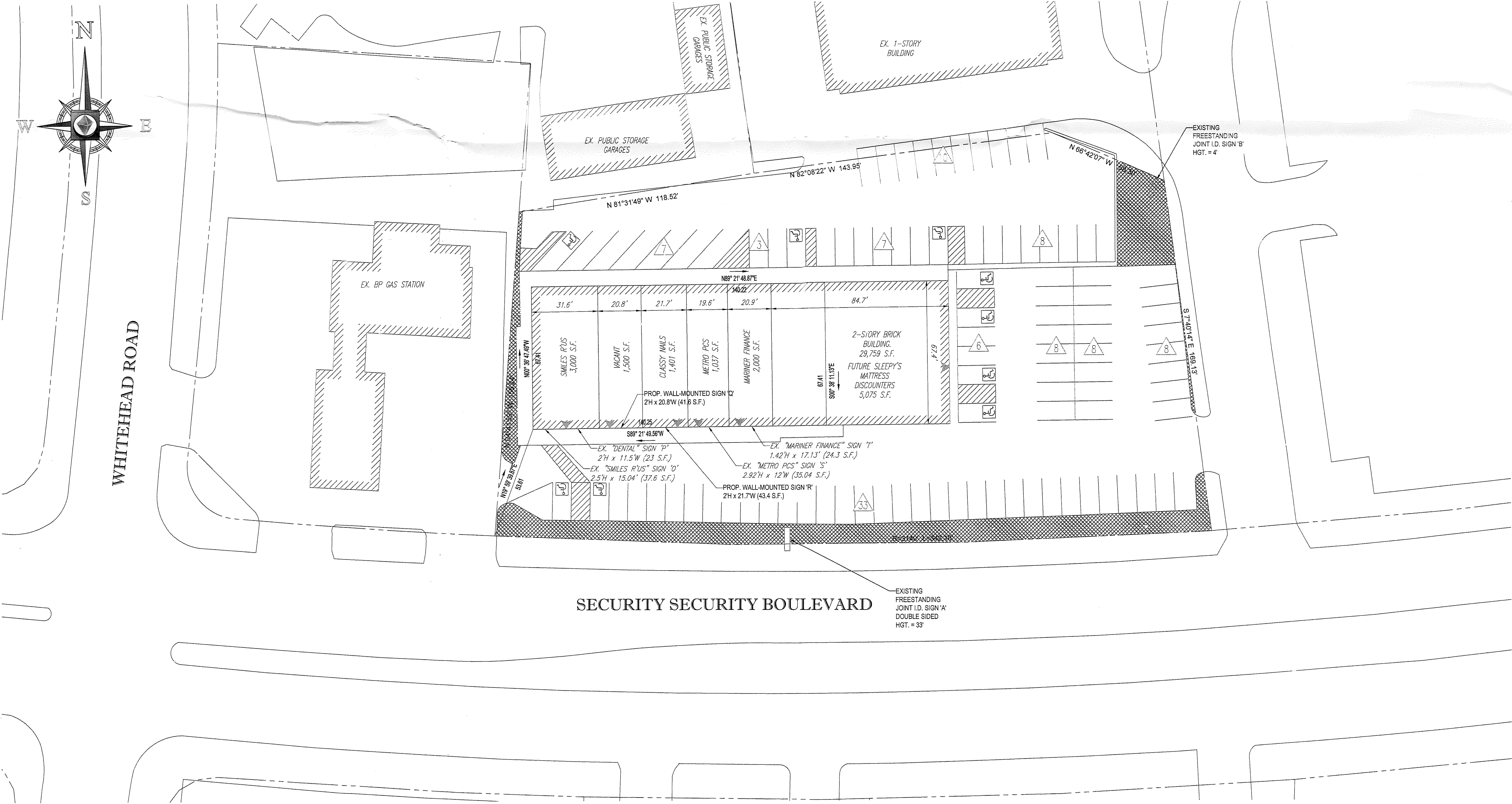
LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=1000'

LEGEND



SITE INFORMATION

- 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.
- SITE ADDRESS:
6666 SECURITY BLVD.
BALTIMORE, MD 21207
- SITE TABULATIONS:
PARCEL 426 = 1.3200 AC.±
- COUNTY INFORMATION
TAX MAP: 95
PARCEL: 426
CENSUS TRACT: 4011.02
COUNTY COUNCIL DISTRICT: 4
ELECTION DISTRICT: 1
ZONING MAP NO.: 095A1
- TAX ACCOUNT NO.:
PARCEL 426 = 21-00-01058
- EXISTING USE: SHOPPING CENTER
- PARCEL 426 ZONE: BM-CCC (BUSINESS MAJOR - COMMERCIAL COMMUNITY CORE)
- THIS SITE IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOODING) PER PLAN FEMA MAP 2400100386F, DATED SEPTEMBER 28, 2008.
- THE SUBJECT SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES MAP AREAS.
- 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. B490999
M. B492322
N. B501379
O. B713361
P. B718089
Q. B717732
- BUILDING AREA (PARCEL 426):
TOTAL: 29,759 S.F.
- 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.
- 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
- FLOOR AREA RATIO:
PARCEL 426
MAX ALLOWABLE FOR SHOPPING CENTER: 4.0
29,759 S.F. / 57,499 S.F. = 0.52
- SITE IS SERVED BY PUBLIC WATER AND SEWER.
- BUILDING HEIGHT: 40' MAX.
- SUBJECT PROPERTY IS NOT UNDER ANY ACTIVE ZONING VIOLATIONS.



OWNER

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

APPLICANT/LESSEE

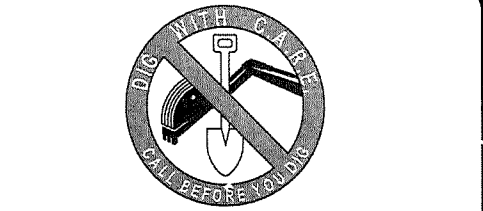
ARC MANAGEMENT, LLC
6666 SECURITY BOULEVARD
BALTIMORE, MD 21207

2016-0093-A

PROFESSIONAL CERTIFICATION
I, JOSEPH J. UCCHIERO, 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: 6/25/2016

REVISIONS

REV	DATE	COMMENT	BY



THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (WV: 1-800-348-4848) (PA: 1-800-242-2778) (DC: 1-800-257-7777) (VA: 1-800-552-7271) (MD: 1-800-527-7777) (DE: 1-800-292-8550)

NOT APPROVED FOR CONSTRUCTION

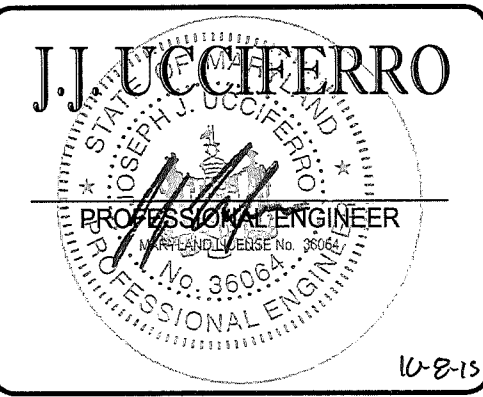
PROJECT NO.: MD152072
DRAWN BY: PAB
CHECKED BY: MDD
DATE: 09/18/15
SCALE: 1" = 30'
CAD I.D.: EXO

SIGN VARIANCE PLAN (TENANT SPACES) 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) 821-7300
Fax: (410) 821-7887
MD@BohlerEng.com



PLAN TO ACCOMPANY PETITION FOR VARIANCE

SHEET NUMBER:
1

