

M E M O R A N D U M

DATE: February 12, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0131-SPHA- Appeal Period Expired

The appeal period for the above-referenced case expired on February 11, 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: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE'

(1730 Merritt Blvd.) *

12th Election District *

7th Council District *

MP63, LLC, *Owner*

Choice One Urgent Care, *Lessee* *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2016-0131-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of MP63, LLC, legal owner and Choice One Urgent Care, Lessee ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to approve signage for a standalone lot (Pad site) that is located on a separate lot of record from the adjacent shopping center and which maintains its own unique address and Tax Identification Number. In addition, an amended Petition for Variance seeks: (1) to permit one free standing illuminated enterprise sign (identified as sign PS-1 in the enclosed plan) with a total area of +/- 99.375 sq. ft. in lieu of the 82.5 sq. ft. maximum; and (2) to permit one free standing illuminated enterprise sign (identified as sign PS-1 in the enclosed plan) with a height of +/- 30.188 ft. in lieu of the 25 ft. maximum. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the requests was Scott Baratta and Kenneth Wells with kj Wells, Inc. Christopher W. Corey, Esq. with Smith, Gildea & Schmidt LLC, attended and represented the Petitioners. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was received from the

ORDER RECEIVED FOR FILING

Date 1-12-16

By [Signature]

Department of Planning (DOP). That agency opposed the request for the sign height variance, and believed it would cause "visual clutter."

The subject property is approximately ½ acre and is zoned BM-CT. The property is improved with a 5,280 sq. ft. commercial building constructed in 1963. A Choice One Urgent Care facility recently opened, and Petitioners request zoning relief to construct a freestanding enterprise sign. The Petitioners submitted a color sign detail exhibit which provides additional details regarding the appearance and proposed location of the sign. Petitioners' Exhibit 3.

The Petition for Special Hearing seeks a determination that this property, which is within the overall boundaries of The Merritt Park Shopping Center, is entitled to a sign independent of the Center's joint identification sign located at the access points to the shopping center. Under longstanding policy, Baltimore County permits signage for "pad sites" that are freestanding enterprises within an overall shopping center. Petitioners note this property has its own address and Tax Identification Number issued by the State (Petitioners' Exhibit 4), and the plan (Petitioners' Exhibit 1) reveals it is situated at the outskirts of the site, apart from the other retail and commercial tenants comprising the center. As such, the petition for Special Hearing will be granted.

VARIANCES

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

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

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

Petitioners have met this test. The property is of irregular dimensions and is therefore unique.

Petitioners would experience practical difficulty if the regulations were strictly interpreted because

ORDER RECEIVED FOR FILING

Date 1-12-16

By BS

the urgent care facility would be unable to have appropriate signage to direct its patients (many of whom are ill or under a great deal of stress) to the appropriate location. While I appreciate the DOP's concern for visual clutter in this area, I do not believe I am authorized to insist Petitioners install a monument sign as opposed to a freestanding sign, which is a permitted sign type in the zone. 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 12th day of **January, 2016**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve signage for a standalone lot (Pad site) that is located on a separate lot of record from the adjacent Shopping Center and which maintains its own unique address and Tax Identification Number, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance: (1) to permit one free standing illuminated enterprise sign (identified as sign PS-1 in the enclosed plan) with a total area of +/- 99.375 sq. ft. in lieu of the 82.5 sq. ft. maximum; and (2) to permit one free standing illuminated enterprise sign (identified as sign PS-1 in the enclosed plan) with a height of +/- 30.188 ft. in lieu of the 25 ft. maximum, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must provide landscaping at the base of the proposed sign, as determined in the sole discretion of the Baltimore County Landscape Architect.

ORDER RECEIVED FOR FILING

Date 1-12-16

3

By [Signature]

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:dlw

ORDER RECEIVED FOR FILING

Date 1-12-16

By DLW



KEVIN KAMENETZ
County Executive

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

January 12, 2016

Christopher W. Corey, Esq.
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, Maryland 21204

RE: Petition for Special Hearing
Case No. 2016-0131-SPHA
Property: 1730 Merritt Boulevard

Dear Mr. Corey:

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", followed by a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
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 1730 Merritt Boulevard

which is presently zoned BM-CT

Deed References: 31855/00341

10 Digit Tax Account # 1211047611

Property Owner(s) Printed Name(s) MP63, 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

Please see attached.

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

3. ☒ a **Variance** from Section(s)

Please see attached.

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

TO BE PRESENTED AT HEARING

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

Andrea Countryman

Name- Type or Print

Signature

1400 Front Ave., Suite 300 Lutherville MD

Mailing Address City State

21093 410-296-7190 acountryman@choiceneuc.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 jvettori@sgs-law.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Robert L. Hanley Jr.
Authorized Representative
of MP63, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

502 Washington Avenue SE 700 Towson, MD 21204

Mailing Address City State

21204 410-823-7800 rhanley@nolanplumhoff.com

Zip Code Telephone # Email Address

Representative to be contacted:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 jvettori@sgs-law.com

Zip Code Telephone # Email Address

CASE NUMBER 2016-0131-SPHA Filing Date 11/23/15

Do Not Schedule Dates:

Reviewer JS

Date 1-12-16

REV. 10/4/11

By

Attachment to Petition for Special Hearing and Variance
1730 Merritt Boulevard
12th Election District
7th Councilmanic District

Special Hearing:

1. To approve signage for a standalone lot (PAD site) that is located on a separate lot of record from the adjacent Shopping Center and which maintains its own unique address and Tax Identification Number;
2. For such other and further relief as may be required by the Administrative Law Judge.

Variance:

1. To permit one free standing illuminated enterprise sign (identified as sign PS-1 in the enclosed plan) with a total area of +/-99.375 sq. ft. in lieu of the 82.5 sq. ft. maximum, pursuant to BCZR § 450.4 and BCZR § 450.5.B.4.d.
2. To permit one free standing illuminated enterprise sign (identified as sign PS-1 in the enclosed plan) with a height of +/-30.188 ft. in lieu of the 25 ft. maximum pursuant to BCZR § 450.4
3. For such other and further relief as may be required by the Administrative Law Judge.

kjWellsInc
Land Surveying, Site Planning & Landscape Architecture

Telephone: (410) 592-8800
Email: kwells@kjwellsinc.com

7403 New Cut Road
Kingsville, Md. 21087-1132

November 20, 2015

**Zoning Description
of
1730 Merritt Boulevard**
Baltimore County
Maryland
12th Election District
7th Councilmanic District

Beginning at a point on the southwest side of Holabird Avenue (width varies) which is 335 feet northwest from the centerline of Merritt Boulevard (120 feet wide) thence the four following courses and distances:

- 1) Southwesterly 231.02 feet;
- 2) Northwesterly 100.00 feet;
- 3) Northeasterly 231.02 feet;
- 4) Southeasterly 100.00 feet;

to the place of beginning as recorded in Deed 31855 folio 341.



2016-0131-SPHA



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 3830295

Sold To:

Smith Gildea & Schmidt LLC - CU00433777
600 Washington Ave Ste 200
TOWSON, MD 21204

Bill To:

Smith Gildea & Schmidt LLC - CU00433777
600 Washington Ave Ste 200
TOWSON, MD 21204

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

Dec 22, 2015

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

NOTICE OF ZONING HEARING

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

Case: # 2016-0131-SPHA
1730 Merritt Boulevard
SW/s Holabird Avenue, 335 ft. NW of centerline of Merritt Boulevard
12th Election District - 7th Councilmanic District
Legal Owner(s) Robert Hanley, Jr.
Contract Purchaser/Lessee: Andrea Countryman

Special Hearing: to approve signage for a standalone lot (PAD site) that is located on separate lot of record from the adjacent Shopping Center and which maintains its own unique address and Tax Identification Number; for such other and further relief as may be required by the Administrative Law Judge.

Variance: to permit one free standing illuminated enterprise sign (identified as sign PS-1 in the enclosed plan) with a total area of +/-99,375 sq. ft. in lieu of the 82.5 sq. ft. maximum; to permit one freestanding illuminated enterprise sign (identified as sign PS-1 in the enclosed plan) with a height of +/-30.188 ft. in lieu of the 25 ft. maximum and for such other and further relief as may be required by the ALJ.

Hearing: Monday, January 11, 2016 at 2:30 pm 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 12/790 Dec. 22 3830295

2000-2001
2001-2002
2002-2003
2003-2004

2. Wilkinson
Legal Advertising

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 12/21/2015

Case Number: 2016-0131-SPHA

Petitioner / Developer: LAWRENCE SCHMIDT, ESQ. ~

ANDREA COUNTRYMAN ~ ROBERT HANLEY, JR.

Date of Hearing (Closing): JANUARY 11, 2016

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
1730 MERRITT BOULEVARD

The sign(s) were posted on: DECEMBER 19, 2015



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 22, 2015 Issue - Jeffersonian

Please forward billing to:
Lawrence Schmidt
Smith, Gildea & Schmidt
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

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Contract Purchaser/Lessee: Andrea Countryman

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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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 22, 2015 Issue - Jeffersonian

Please forward billing to:

Lawrence Schmidt
Smith, Gildea & Schmidt
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

NOTICE OF ZONING HEARING

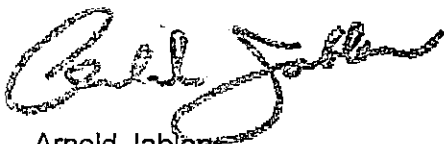
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2016-0131-SPHA

1730 Merritt Boulevard
SW/s Holabird Avenue, 335 ft. NW of centerline of Merritt Boulevard
12th Election District – 7th Councilmanic District
Legal Owners: Robert Hanley, Jr.
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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

December 7, 2015

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

NOTICE OF ZONING HEARING

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CASE NUMBER: 2016-0131-SPHA

1730 Merritt Boulevard
SW/s Holabird Avenue, 335 ft. NW of centerline of Merritt Boulevard
12th Election District – 7th Councilmanic District
Legal Owners: Robert Hanley, Jr.
Contract Purchaser/Lessee: Andrea Countryman

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105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Lawrence Schmidt, 600 Washington Avenue, Ste. 200, Towson 21204
Andrea Countryman, 1400 Front Avenue, Ste. 300, Lutherville 21093
Robert Hanley, Jr., 502 Washington Avenue, Ste. 700, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 22, 2015.**
(2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
(3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
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: 2016-0131-SP44
Petitioner: MP63, LLC
Address or Location: 1730 Merritt Boulevard

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lawrence E. Schmidt, Esquire
Address: Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, MD 21204
Telephone Number: 410-821-0070

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE

1730 Merritt Boulevard; SW/S Holabird
Avenue, 335' NW of c/line Merritt Blvd
12th Election & 7th Councilmanic Districts
Legal Owner(s): Robert L. Hanley
Contract Purchaser(s): Andrea Countryman
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2016-131-SPHA

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

DEC 04 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 4th day of December, 2015, a copy of the foregoing Entry of Appearance was mailed to Lawrence Schmidt, Esquire, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NAME 1730 MERRETT BLVD.
CASE NUMBER 2016-0315A-A
DATE 1/11/2016

PETITIONER'S SIGN-IN SHEET

[illegible]

1. The first part of the document is a list of names and dates, which appears to be a record of some kind. The names are written in a cursive script, and the dates are in a more formal, printed style. The list is organized into two columns, with names on the left and dates on the right. The names are: John Smith, James Brown, William Jones, Thomas White, and Robert Black. The dates are: 1810, 1811, 1812, 1813, and 1814. The list is followed by a section of text that is also written in cursive. This text appears to be a description of the events that took place during the period covered by the list. It mentions the names of the individuals listed and describes their actions and the circumstances surrounding them. The text is written in a style that is typical of the early 19th century, with a focus on detail and a clear, logical structure. The final part of the document is a short paragraph that summarizes the information presented in the list and the text. It states that the list is a record of the events that took place during the period covered by the list, and that the text is a description of these events. The document is signed and dated at the bottom.

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>12-1</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
<u>12/24</u>	FIRE DEPARTMENT PLANNING (if not received, date e-mail sent _____)	<u>C</u>
<u>12-3</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. <u>Various See site plan for history.</u>)	
NEWSPAPER ADVERTISEMENT	Date: <u>12-22-15</u>	
SIGN POSTING	Date: <u>12-19-15</u> by <u>O'Keefe</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 - 12 Account Number - 1211047611							
Owner Information											
Owner Name:		MP63 LLC				Use: Principal Residence:		COMMERCIAL NO			
Mailing Address:		C/O OBRECHT PROPERTIES 9475 DEERCO RD STE 200 TIMONIUM MD 21093-				Deed Reference:		/31855/ 00341			
Location & Structure Information											
Premises Address:		1730 MERRITT BLVD 0-0000				Legal Description:		.530 AC MERRITT BLVD 100FT S OF WISE AV			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:		
0103	0011	0427		0000				2016			
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE				
Primary Structure Built 1963		Above Grade Enclosed Area 5280		Finished Basement Area		Property Land Area 23,086 SF		County Use 15			
Stories	Basement	Type	Exterior		Full/Half Bath	Garage	Last Major Renovation				
		OFFICE BUILDING									
Value Information											
			Base Value		Value As of 01/01/2016		Phase-in Assessments As of 07/01/2015				
							As of 07/01/2016				
Land:		346,200		346,200							
Improvements		259,200		666,500							
Total:		605,400		1,012,700		605,400		741,167			
Preferential Land:		0						0			
Transfer Information											
Seller: MP63 LLC				Date: 03/23/2012				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /31855/ 00341				Deed2:			
Seller: MACHT CAROL ET AL				Date: 11/02/1999				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /14126/ 00634				Deed2:			
Seller: MACHT PHILIP/SOPHIA PER REP				Date: 11/01/1967				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /04942/ 00289				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>)

P.470
1879
LEWIS
P.472
18129
SCHULZ
1939
EASTFIELD RD
EASTFIELD BLVD
MERRITT PARK SHOPPING CENTER
A26 94
BALTO CO, MD
G40B/542
25 00 A
P 15

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*

January 5, 2016

Robert L. Hanley Jr.
502 Washington Avenue
Suite 700
Towson MD 21204

RE: Case Number: 2016-0131 SPHA, Address: 1730 Merritt Boulevard

Dear Mr. Hanley:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 23, 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
Andrea Countryman, 1400 Front Avenue, Suite 300, Lutherville MD 21093
Lawrence E Schmidt, Esquire, 600 Washington Avenue, Suite 200, Towson MD 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: December 24, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-131

RECEIVED

JAN 04 2016

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 1730 Merritt Boulevard
Petitioner: Robert Hanley, Jr.
Zoning: BM-CT
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve signage for a standalone lot (pad site) that is located on a separate lot of record from the adjacent shopping center and which maintains its own unique address and tax identification number, as well as the petition for a variance to permit a free standing enterprise sign with a total area of +/- 99.375 sq. ft. and a height of +/- 30.188 ft. in lieu of the maximum 82.5 sq. ft. and 25 ft. respectively.

This site is located within the North Point Commercial Revitalization District.

The Department of Planning has no objection to granting zoning relief addressing the total area of the sign face.

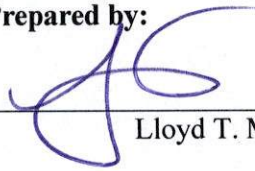
The Department does not support the petitioned height variance. The location of the proposed sign is in close proximity to an existing freestanding pole type sign. An additional sign of the structural type and as modified by the requested variances would cause an excessive visual clutter on the travel way. The Department recommends the structural design type of the sign be of a monumental style. Other, newly installed monumental signs are located on Merritt Boulevard in the near vicinity of the subject property. The addition of a monumental sign on the subject site would reinforce the revitalization efforts now seen in the area. The monumental sign type exhibits characteristics of being at a more human scale in terms of height, typically between 6' to 8' maximum.

The Department recommends further that any sign permitted through these zoning proceedings shall have landscaping at its base of a type, arrangement and amount approved by the Baltimore County Landscape Architect.

Date: December 24, 2015
Subject: ZAC #16-131
Page 2

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Krystle Patchak
Jeanette M. S. Tansey, R.L.A., Permits and Development Management
Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

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



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 12/3/15

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

RE: Baltimore County
Item No. 2016-0131-SPHA
Special Hearing Variance
Robert L. Hanley
1730 Merritt Boulevard
MD157

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 12/3/15. A field inspection and internal review reveals that an entrance onto MD157 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2016-0131-SPHA.

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 _____

Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll-Free

Street Address: 320 West Warren Road • Hunt Valley, Maryland 21030 • Phone 410-229-2300 or 1-866-998-0367 • Fax 301-527-4690

www.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For December 7, 2015
Item No. 2016-0131

DATE: December 1, 2015

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

If the requests are approved, the signage shall be placed such that there will be no disturbance to existing plantings.

* * * * *

DAK
cc:file

ZAC-ITEM NO 16-0131-11302015.doc

Case No.: 2016-0131-SPHA

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	site plan	
No. 2	photos-vicinity	
No. 3	signage detail	
No. 4	SDAT records	
No. 5	Aerial "My Neighborhood" map-photos	
No. 6	photos of Choice One facility	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

1900-1901

1900-1901

1900-1901

1900-1901

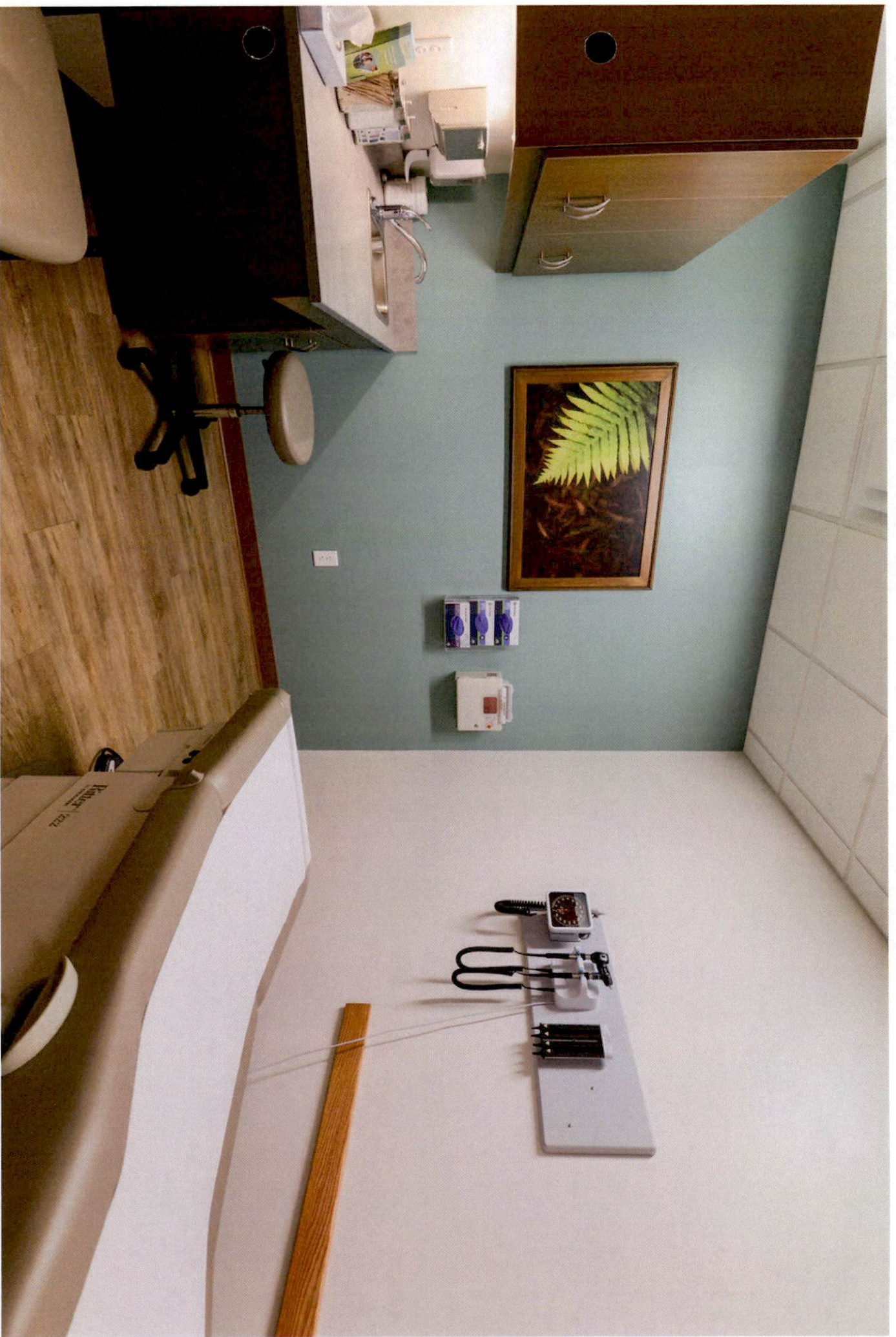
1900-1901

1900-1901



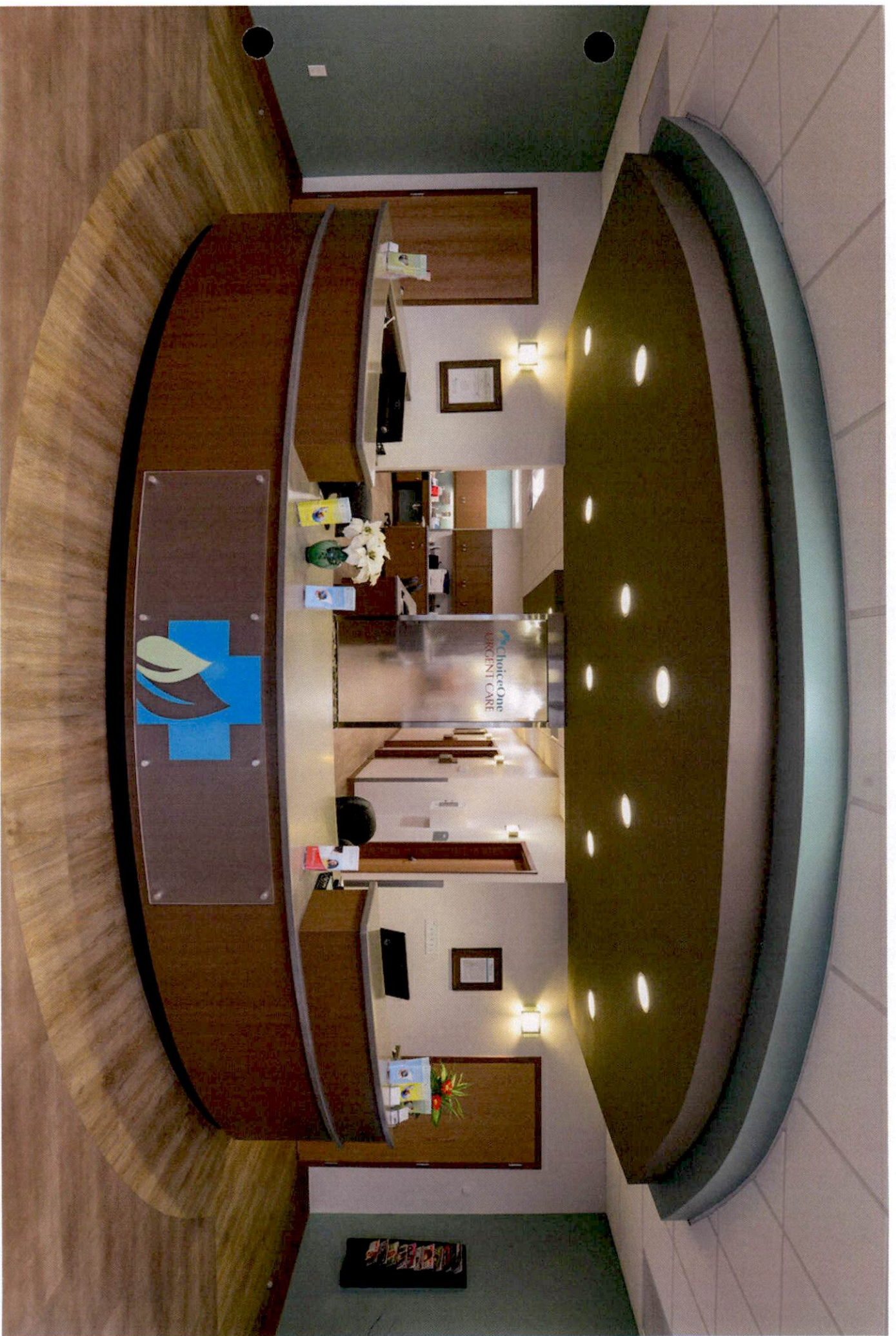
EX.6











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Toll Free 800-371-0705
www.globalsignsystems.com

Project:


Address:
1762 Merritt Blvd Dundalk,
MD 21222

Dates / Revisions:	
Completed on	03-30-15
V6	SM 03-02-15
V7	SM 03-12-15
V8	SM 03-12-15
V9	SM 03-13-15
V10	SM 03-18-15
V11	SM 03-25-15
V12	SM 03-30-15
V13	LP 05-14-15
V14	LP 06-26-15
V15	LP 07-01-15
V16	LP 07-07-15

Scale: AS NOTED, ELSE N.T.S.

Designer: S.M.

Salesperson: MIKE BLAKELY

Approvals:

Client: _____
X _____
Architect: _____
X _____
Landlord: _____
X _____
Project Manager: _____
X _____

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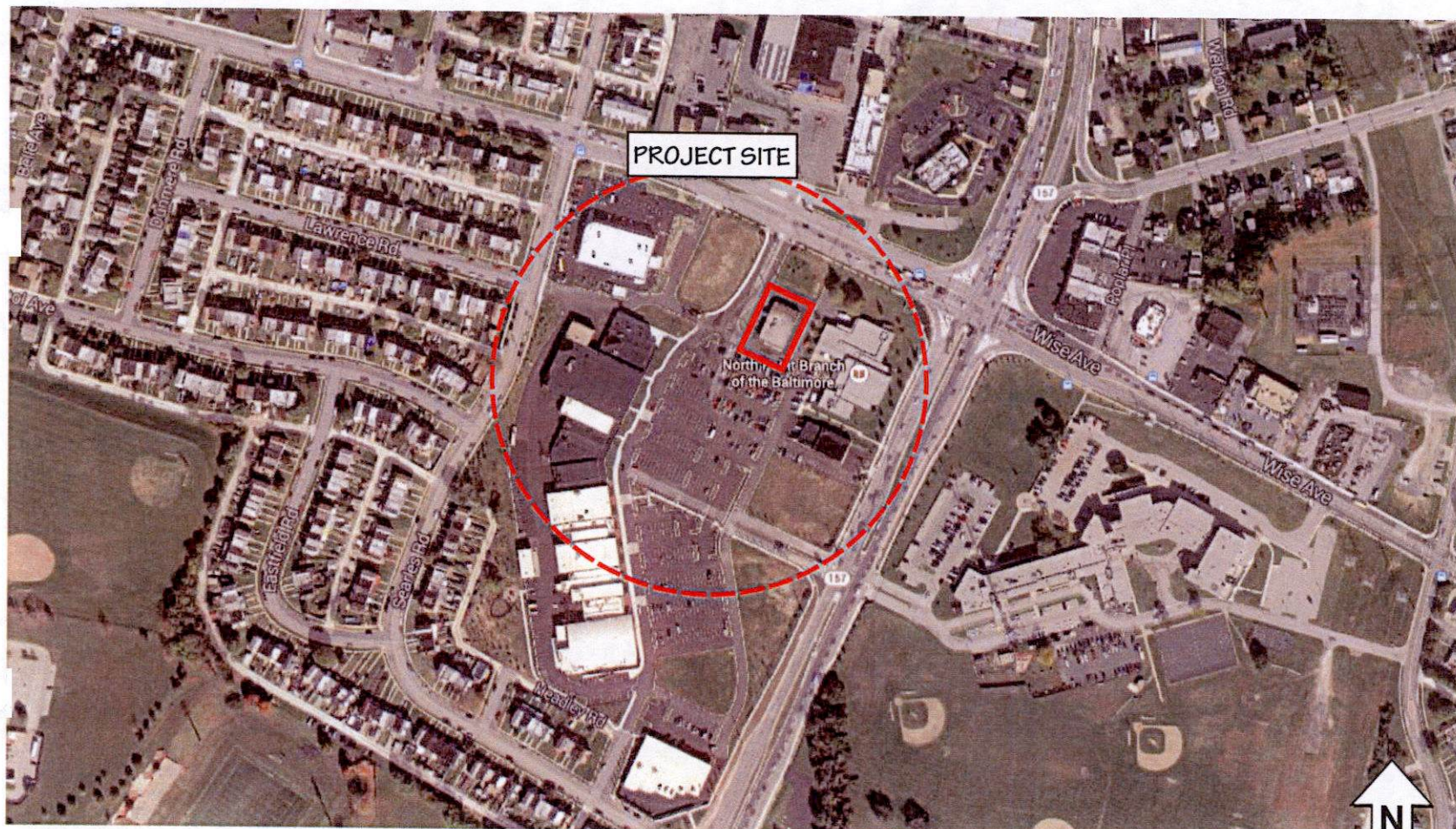
Page Title:

Drawing Tolerance: .25" Page Number: 1 of 4

Design file name:

Ex. 3

SITE PLAN



VM-1 VICINITY MAP

SCALE: NTS



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Toll Free 800-371-0705

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MD 21222

Dates / Revisions:

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V11	SM 03-25-15
V12	SM 03-30-15
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V14	LP 06-26-15
V15	LP 07-01-15
V16	LP 07-07-15

Scale: AS NOTED, ELSE N.T.S.

Designer: S.M.

Salesperson: MIKE BLAKELY

Approvals:

Client:

X Architect:

X Landlord:

X Project Manager:

X

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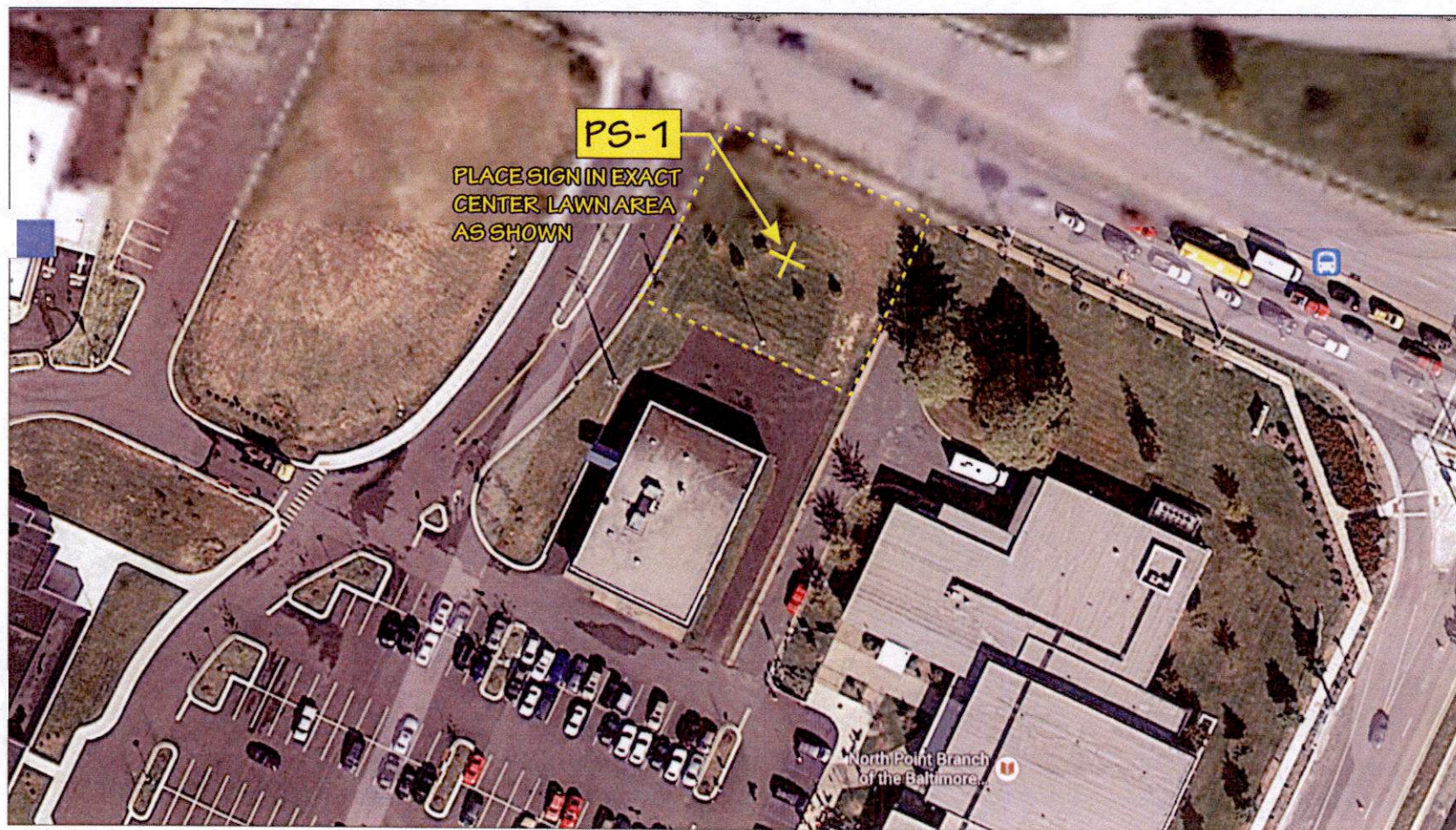
Page Title:

Drawing Tolerance: .25"

Page Number: 2 of 4

Design file name:

SITE PLAN



SM-1 SITE MAP

SCALE: NTS



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V11	SM 03-25-15
V12	SM 03-30-15
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V14	LP 06-26-15
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Scale: AS NOTED, ELSE N.T.S.

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Architect: _____

X _____

Landlord: _____

X _____

Project Manager: _____

X _____

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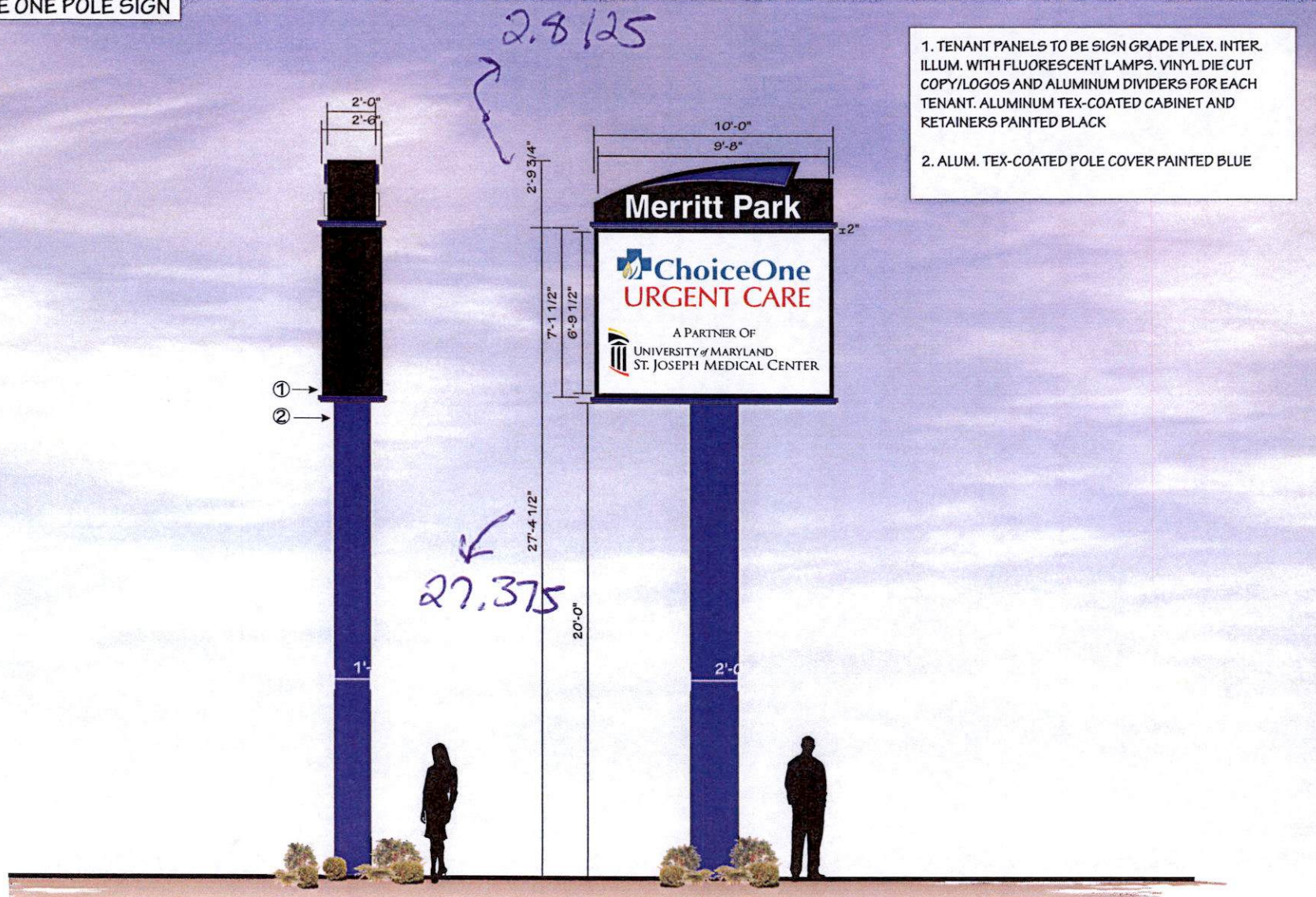
Page Title:

Drawing Tolerance: .25"

Page Number: 3 of 4

Design file name:

CHOICE ONE POLE SIGN



1. TENANT PANELS TO BE SIGN GRADE PLEX. INTER. ILLUM. WITH FLUORESCENT LAMPS. VINYL DIE CUT COPY/LOGOS AND ALUMINUM DIVIDERS FOR EACH TENANT. ALUMINUM TEX-COATED CABINET AND RETAINERS PAINTED BLACK

2. ALUM. TEX-COATED POLE COVER PAINTED BLUE



400 Spectrum Circle - Oxnard, CA 93030
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V16	LP 07-07-15

Scale: AS NOTED, ELSE N.T.S.

Designer: S.M.

Salesperson: MIKE BLAKELY

Approvals:

Client: _____
X
Architect: _____
X
Landlord: _____
X
Project Manager: _____
X

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Drawing Tolerance: .25"
Page Number: 4 of 4

Design file name:

PS-1 DOUBLE-SIDED POLE SIGN ELEVATION

QTY: 2
SCALE: 1/4"=1'-0"

FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURING.

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 - 12 Account Number - 1211047611			
Owner Information					
Owner Name:		MP63 LLC		Use: COMMERCIAL	
Mailing Address:		C/O OBRECHT PROPERTIES 9475 DEERECO RD STE 200 TIMONIUM MD 21093-		Principal Residence: NO	
				Deed Reference: /31855/ 00341	
Location & Structure Information					
Premises Address:		1730 MERRITT BLVD 0-0000		Legal Description: .530 AC MERRITT BLVD 100FT S OF WISE AV	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0103	0011	0427		0000	
				Assessment Year: 2016	Plat No: Plat Ref:
Special Tax Areas:				Town: NONE	
				Ad Valorem:	
				Tax Class:	
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1963		5280		23,086 SF	
Property Land Area		County Use			
23,086 SF		15			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		OFFICE BUILDING			
Value Information					
		Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		346,200	346,200		
Improvements		259,200	666,500		
Total:		605,400	1,012,700	605,400	741,167
Preferential Land:		0			0
Transfer Information					
Seller: MP63 LLC		Date: 03/23/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /31855/ 00341		Deed2:	
Seller: MACHT CAROL ET AL		Date: 11/02/1999		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /14126/ 00634		Deed2:	
Seller: MACHT PHILIP/SOPHIA PER REP		Date: 11/01/1967		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /04942/ 00289		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					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

Ex. 4

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 12 Account Number - 1213024581							
Owner Information									
Owner Name:		MP63 LLC				Use:		COMMERCIAL	
Mailing Address:		C/O OBRECT PROPERTIES 9475 DEERECO RD STE 200 TIMONIUM MD 21093-				Principal Residence:		NO	
						Deed Reference:		/31855/ 00341	
Location & Structure Information									
Premises Address:		HOLABIRD AVE 0-0000				Legal Description:		13.2669 AC SW MERRITT BLVD MERRITT PK SHOPPING CNT	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0103	0011	0053		0000				2016	Plat Ref: 0026/0094
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use	
1963		6109				13.2600 AC		14	
Stories	Basement	Type			Exterior	Full/Half Bath	Garage	Last Major Renovation	
		SHELL NEIGHBORHOOD SHOPPING CENTER							
Value Information									
		Base Value		Value As of 01/01/2016		Phase-in Assessments As of 07/01/2015		As of 07/01/2016	
Land:		3,978,000		3,978,000					
Improvements		3,255,400		2,274,400					
Total:		7,233,400		6,252,400		7,233,400		6,252,400	
Preferential Land:		0						0	
Transfer Information									
Seller: MP63 LLC				Date: 03/23/2012				Price: \$0	
Type: NON-ARMS LENGTH OTHER				Deed1: /31855/ 00341				Deed2:	
Seller: MACHT CAROL ET AL				Date: 11/02/1999				Price: \$0	
Type: NON-ARMS LENGTH OTHER				Deed1: /14126/ 00634				Deed2:	
Seller: MACHT PHILIP/SOPHIA PER REP				Date: 11/01/1967				Price: \$0	
Type: NON-ARMS LENGTH OTHER				Deed1: /04942/ 00289				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									

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.

Merritt Park

RITE AID
PHARMACY

® **RadioShack**

FILLETIS MERRITT SUB

ADVANCE REALTY

EX. 2





Merritt Park

RITE AID
PHARMACY

® RadioShack

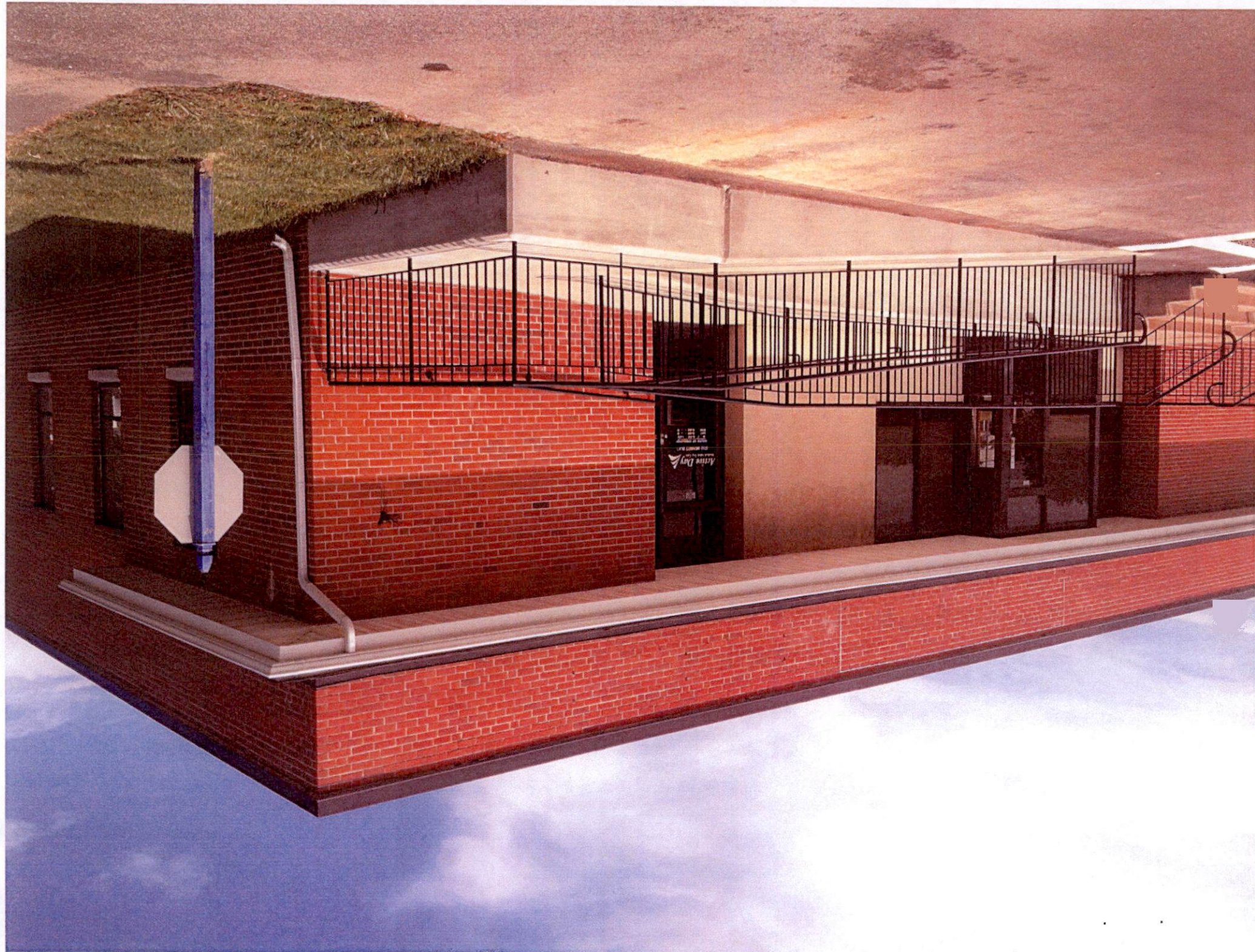
FILLETIS MERRITT SUB

ADVANCE REALTY

STOP

















Summer
Reading
Club Is
Here!



BALTIMORE
COUNTY
PUBLIC
LIBRARY

SERVICE
DRIVE
AUTHORIZED
PARKING
ONLY









RadioShack

ADVANCE

410-288-6700

EVER SPRING MERRITT SUB

 Head Start



 **Head Start** 

cricket





RITE AID

Pharmacy

Open 24 Hours

GNC

5p5441

 **RITE AID**

PHARMACY

 **RITE AID**

Open 24 Hours

GNC Live Well.

Drive Thru

7535



Drive Thru Pharmacy →



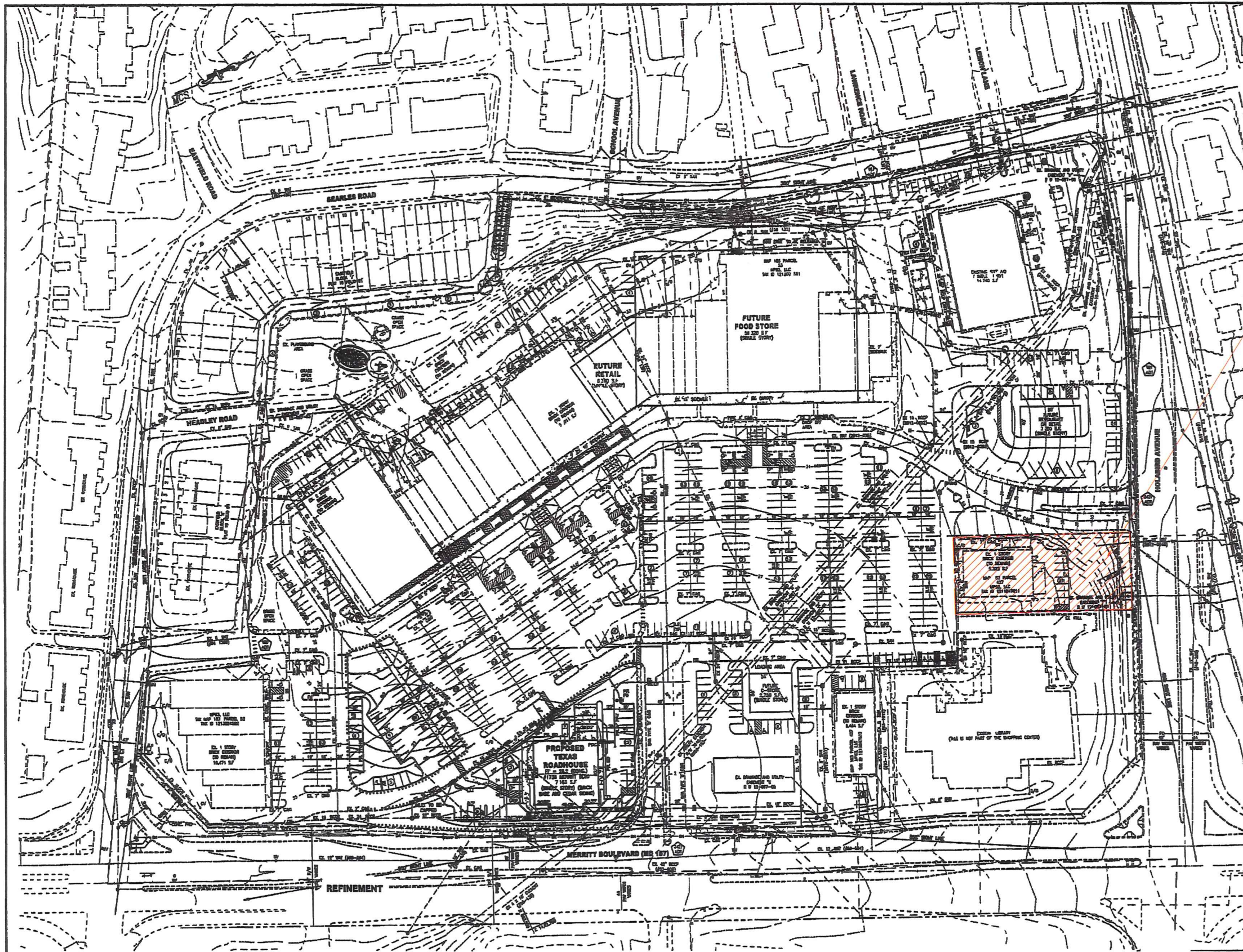


Merritt Park

RITE AID PHARMACY	® RadioShack
FILLETIS MERRITT SUB	
ADVANCE REALTY	



EX-1



PLAN
SCALE: 1"=50'

PROFESSIONAL CERTIFICATION
I 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. 20291, EXPIRATION DATE 01/12/2016.

REASON FOR REFINEMENT #2
SAC NO. 000214-0 TO REFLECT CHANGES TO PRELIM LAYOUT FOR FINAL CONSTRUCTION DRAWINGS AND CHANGES TO THE TOTAL PAD AREA TO SHOW FINAL LAYOUT FOR THE TEXAS ROADHOUSE.



NOTE

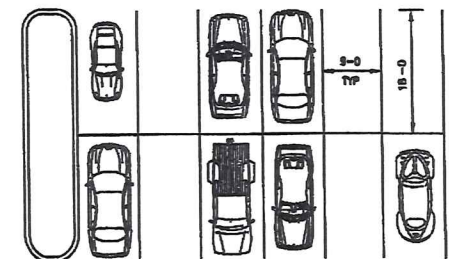
THE AREA BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.

PROFESSIONAL CERTIFICATION:
THIS PLAN WAS ENTIRELY BASED ON THE APPROVED 2ND REFINED DEVELOPMENT PLAN SUBMITTED FOR THE PROPOSED SIGN AND ITS LOCATION. THIS PLAN WAS PREPARED FOR THE SPECIFIC PURPOSE TO ACCOMPANY A PETITION FOR A ZONING VARIANCE.



LEGEND

- LIMIT OF DISTURBANCE
- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY LINE
- EX. BUILDING
- EX. CURB
- EX. 1' CORNER
- EX. 3' CORNER
- EX. 10' CORNER
- EX. SHEDDING BUILDING
- EX. STORM DRAIN
- EX. WOOD
- EX. GAS
- EX. OVER HUNG LINES
- EX. T&P
- EX. ELECTRIC
- EX. UNDERGROUND LINES
- EX. TREE LINE
- EX. SCALE BOUNDARY
- PROP. BUILDING
- PROP. CORNER
- PROP. CURB
- PROP. 1' CORNER
- PROP. 3' CORNER
- PROP. 10' CORNER
- PROP. SHEDDING BUILDING
- PROP. STORM DRAIN
- PROP. WOOD
- PROP. LIGHT POLE
- EX. TREE



TYPICAL PARKING SPACE DETAIL
SCALE: 1"=10'

PLAN TO ACCOMPANY A PETITION
for a
SPECIAL HEARING AND ZONING VARIANCES

1730 MERRITT BOULEVARD
BALTIMORE COUNTY
MARYLAND

PDM FILE # 12-157

SHEET 2 of 2

DP-3



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

1220-C EAST JOPPA ROAD, SUITE 605
TOWSON, MARYLAND 21286
(410) 821-1600
FAX (410) 821-1748



2nd REFINED DEVELOPMENT PLAN
PROPOSED SITE PLAN

MERRITT PARK SHOPPING CENTER

12TH ELECTION DISTRICT
7TH COUNCILMANS DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.	15927
		SCALE	AS SHOWN
		DATE	07/23/10
		DRAWN BY	M.A.B.
		DESIGN BY	R.W.B.
		REVIEW BY	M.A.B.
		SHEET	03 OF 04



ChoiceOne URGENT CARE

EXTERIOR PROPOSED SIGNAGE PROGRAM

Presented by **Global Sign Systems Inc.**



400 Spectrum Circle - Oxnard, CA 93033
Phone 805-309-9300 Fax 805-485-713
Toll Free 800-371-0705
www.globalsignsystems.com

Project:

ChoiceOne
URGENT CARE

Address:

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MD 21222

Dates / Revisions:

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V11	SM 03-25-15
V12	SM 03-30-15
V13	LP 05-14-15
V14	LP 06-26-15
V15	LP 07-01-15
V16	LP 07-07-15

Scale: AS NOTED, ELSE N.T.S.

Designer: S.M.

Salesperson: MIKE BLAKELY

Approvals:

Client: _____
X
Architect: _____
X
Landlord: _____
X
Project Manager: _____
X

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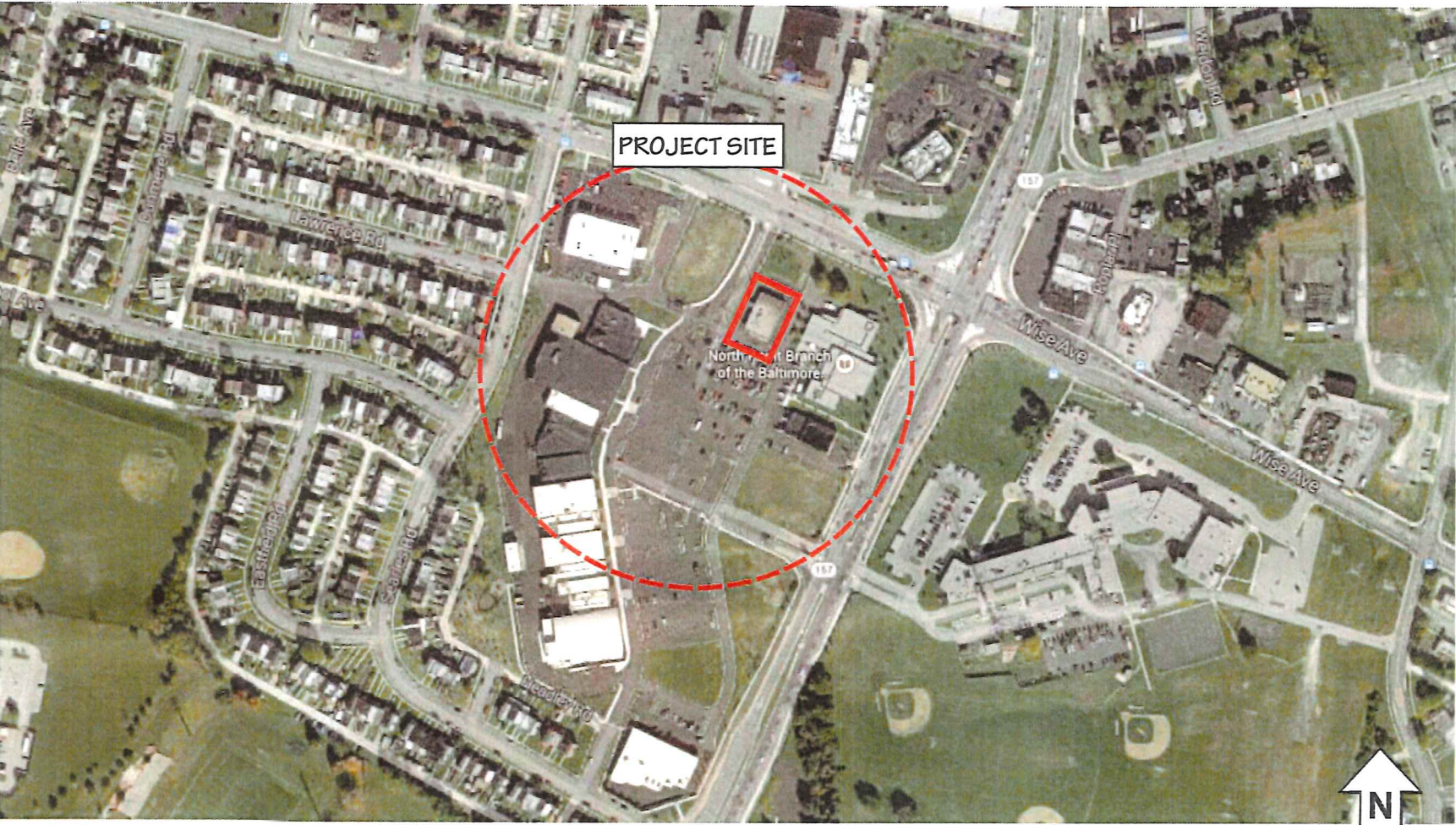
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Page Title:

Drawing Tolerance: .25" Page Number: 1 of 4

Design file name:

SITE PLAN



VM-1 VICINITY MAP

SCALE: NTS



400 Spectrum Circle - Oxnard, CA 93030
Phone 805-309-8300 Fax 805-485-7136
Toll Free 800-371-0705
www.globalsignsystems.com

Project:

ChoiceOne
URGENT CARE

Address:
1762 Merritt Blvd Dundalk,
MD 21222

Dates / Revisions:	
Completed on	03-30-15
V6	SM 03-02-15
V7	SM 03-12-15
V8	SM 03-12-15
V9	SM 03-13-15
V10	SM 03-18-15
V11	SM 03-25-15
V12	SM 03-30-15
V13	LP 05-14-15
V14	LP 06-26-15
V15	LP 07-01-15
V16	LP 07-07-15

Scale: AS NOTED, ELSE N.T.S.

Designer: S.M.

Salesperson: MIKE BLAKELY

Approvals:

Client: _____

X Architect: _____

X Landlord: _____

X Project Manager: _____

X _____

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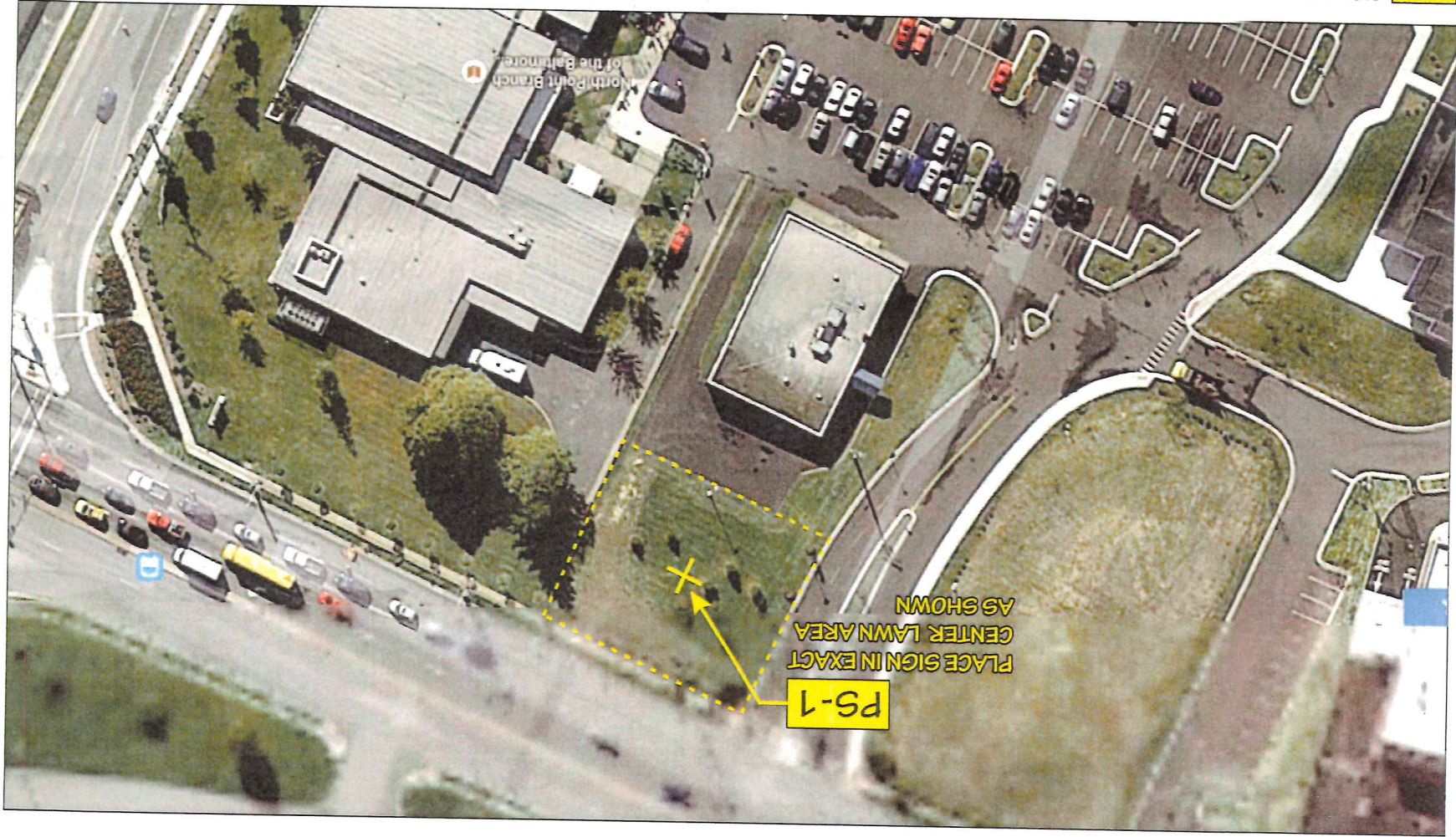
Note: The colors depicted in print here are a graphic representation. Actual colors may vary due to printers. See color specifications.

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Drawing Tolerance: .25" Page Number: 2 of 4

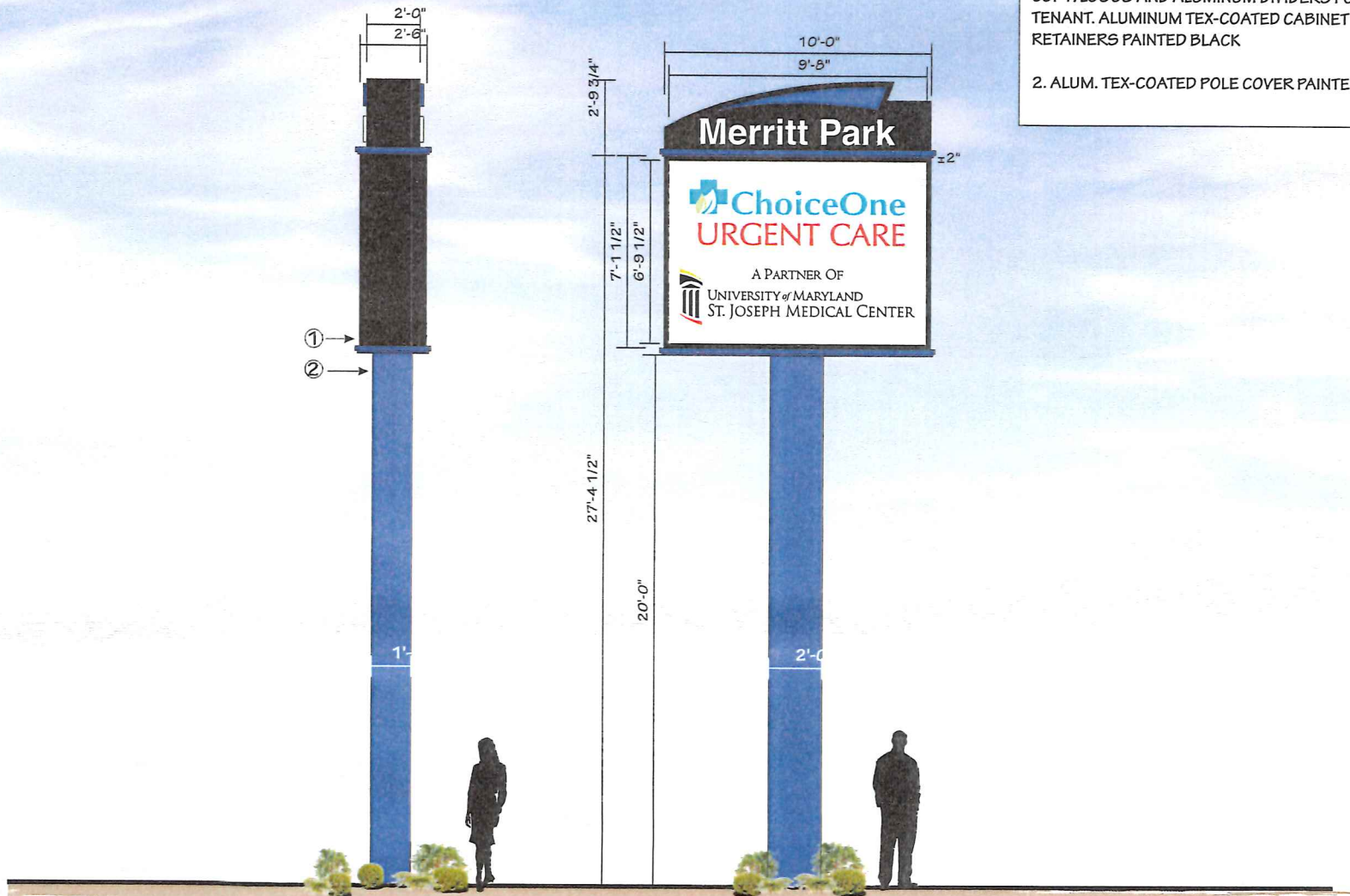
Design file name:



SCALE: NTS

Design file name:	
3 of 4	Page Number:
.25"	Drawing Tolerance:
Page Title:	
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Notes: The colors depicted in this map are a graphic representation and not to be shown in writing from Global Sign Systems.	
Client:	
Architect:	
Landlord:	
Project Manager:	
Approvals:	
Salesperson: MIKE BLAKELY	
Designer: S.M.	
Scale: AS NOTED, ELSE N.T.S.	
V16	LP 07-07-15
V15	LP 07-01-15
V14	LP 06-26-15
V13	LP 05-14-15
V12	SM 03-30-15
V11	SM 03-25-15
V10	SM 03-18-15
V9	SM 03-13-15
V8	SM 03-12-15
V7	SM 03-12-15
V6	SM 03-02-15
Dates / Revisions: Completed on 03-30-15	
Address: 1762 Merritt Blvd Dundalk, MD 21222	
Project: ChoiceOne URGENT CARE	
www.globalsignsystems.com	
400 Spectrum Circle - Orland, CA 95031 Phone 805-309-8500 Fax 805-485-713 Toll Free 800-571-0705	
Global Sign Systems Inc	

CHOICE ONE POLE SIGN



1. TENANT PANELS TO BE SIGN GRADE PLEX. INTER. ILLUM. WITH FLUORESCENT LAMPS. VINYL DIE CUT COPY/LOGOS AND ALUMINUM DIVIDERS FOR EACH TENANT. ALUMINUM TEX-COATED CABINET AND RETAINERS PAINTED BLACK

2. ALUM. TEX-COATED POLE COVER PAINTED BLUE



400 Spectrum Circle - Oxnard, CA 93030
Phone 805-309-8300 Fax 805-485-7136
Toll Free 800-371-0705
www.globalsignsystems.com

Project:

ChoiceOne
URGENT CARE

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V11	SM 03-25-15
V12	SM 03-30-15
V13	LP 05-14-15
V14	LP 06-26-15
V15	LP 07-01-15
V16	LP 07-07-15

Scale: AS NOTED, ELSE N.T.S.

Designer: S.M.

Salesperson: MIKE BLAKELY

Approvals:

Client:

X

Architect:

X

Landlord:

X

Project Manager:

X

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Page Number: 4 of 4

Design file name:

PS-1 DOUBLE-SIDED POLE SIGN ELEVATION

QTY: 2

SCALE: 1/4"=1'-0"

FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURING.



My Neighborhood Map

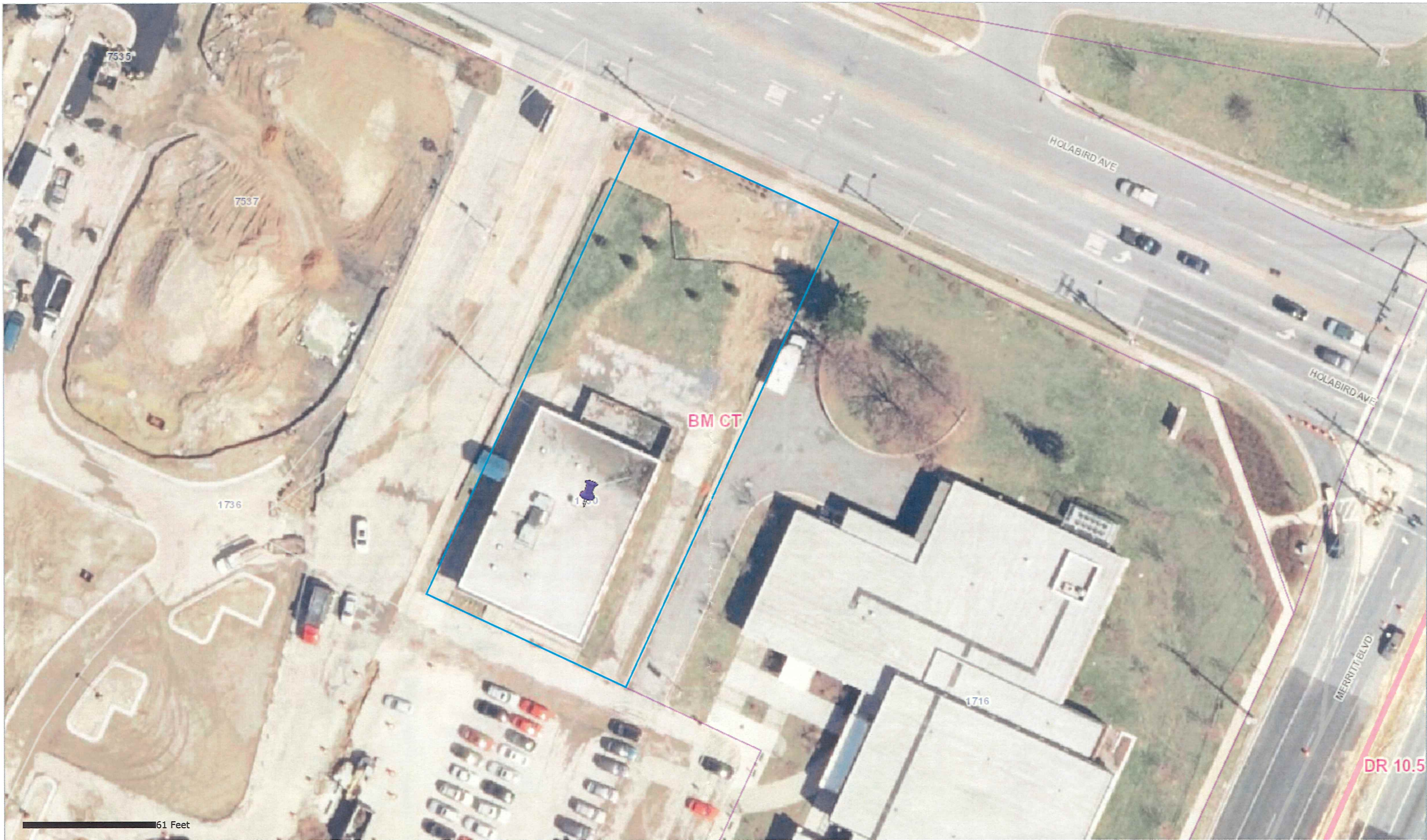
Created By
Baltimore County
My Neighborhood



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EX.5

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My Neighborhood Map

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My Neighborhood



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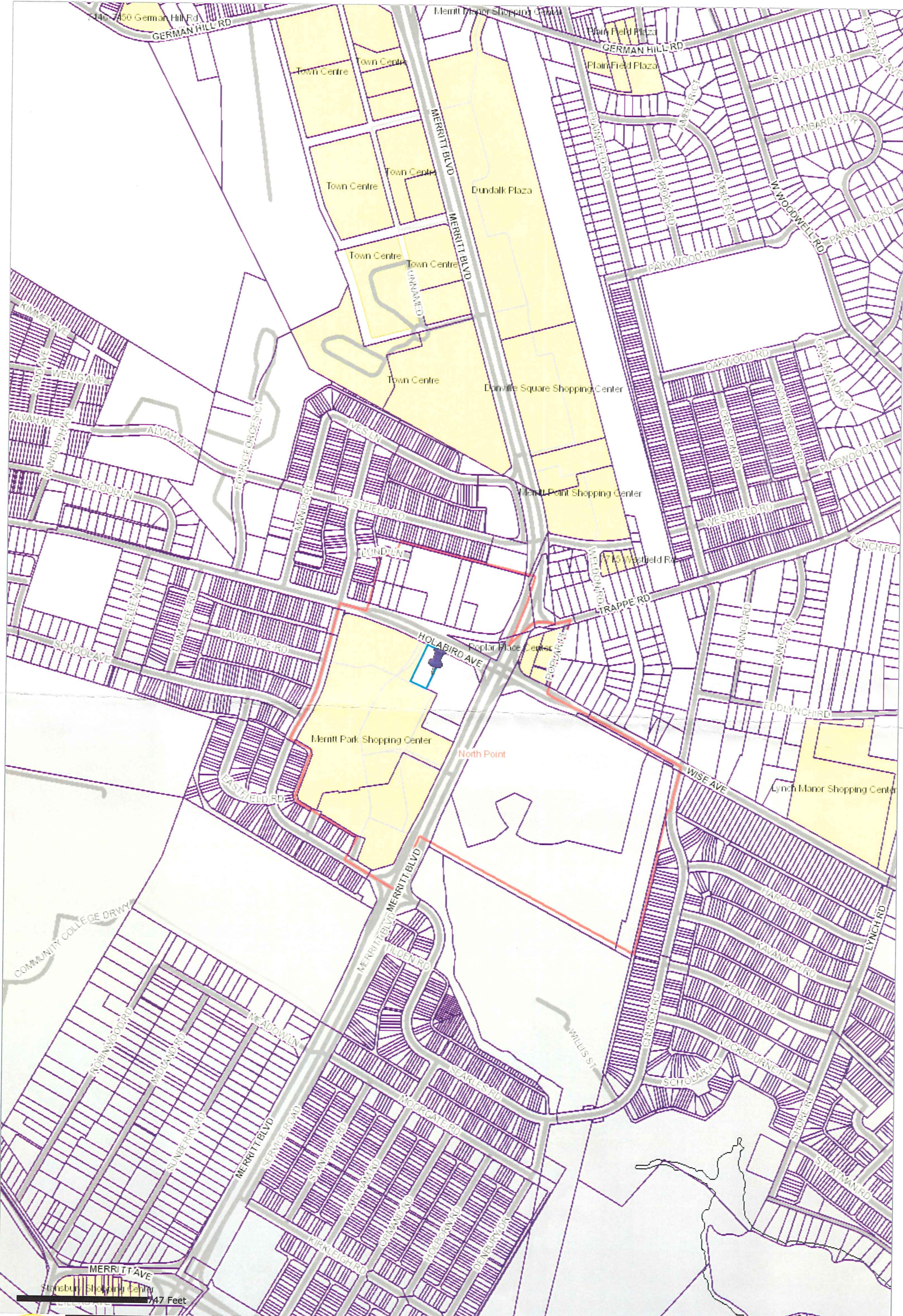
My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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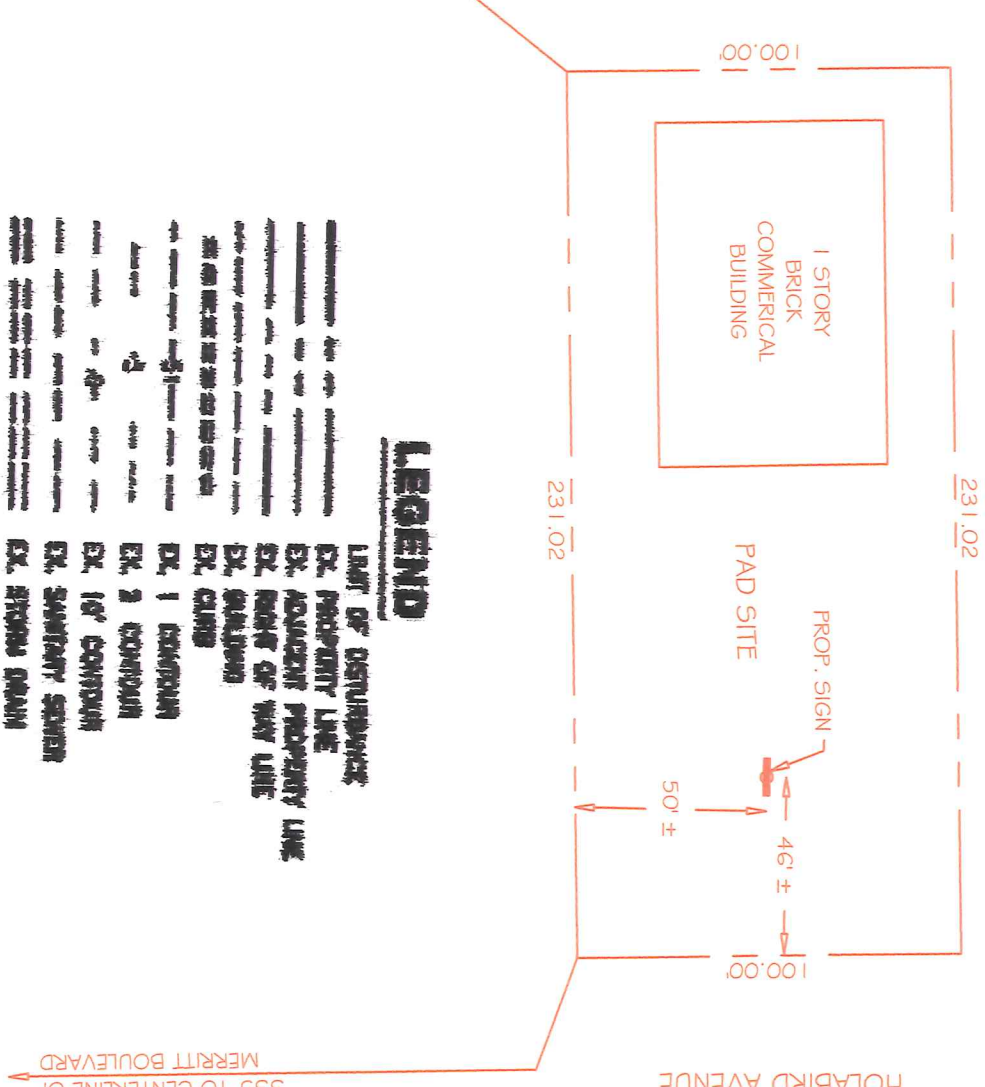
Economic Map

Created By
Baltimore County
My Neighborhood



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Land Surveying, Site Planning & Landscape Architecture
7403 New Cut Road
Kingville, Maryland 21097
410-592-0000



-
- The diagram shows a parking lot layout with 10 cars parked in a 5x2 grid. The lot is 18'-0" wide and 30'-0" deep. A 10' x 4' area is marked in the bottom right corner. The cars are arranged as follows:
- Row 1 (top): Two cars parked side-by-side.
 - Row 2: Two cars parked side-by-side.
 - Row 3: Two cars parked side-by-side.
 - Row 4: Two cars parked side-by-side.
 - Row 5 (bottom): Two cars parked side-by-side.
- The dimensions are indicated by arrows: 18'-0" for the width and 30'-0" for the depth. A 10' x 4' area is marked in the bottom right corner.

PLAN TO ACCOMPANY A PETITION
for a
SPECIAL HEARING AND ZONING VARIANCES
1730 MERRITT BOULEVARD
BALTIMORE COUNTY
MARCUND

PDM FILE # 12-167

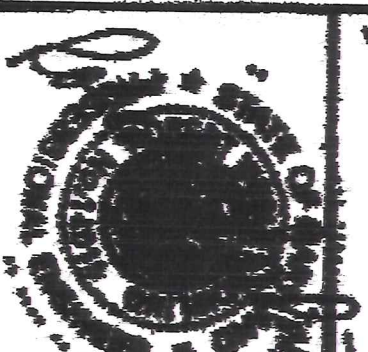
DP-3



MORRIS & RITCHIE ASSOCIATES, INC.
DIVERSIFIED PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

1220-C EAST JOPPA ROAD SUITE 605
TOWSON, MARYLAND 21286
(410) 821-1000
FAX (410) 821-1748

2nd REFINED DEVELOPMENT PLAN



MERRITT PARK SHOPPING CENTER

DATE	REVISIONS	JOB NO	1992
	BOLE	AS BROW	
	DATE	07/27/0	
	DRAWN BY	MAAB	
	DESIGN BY	P W B	
	REVIEW BY	MAAB	
	SHEET	03 OF 04	