MEMORANDUM

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 *

BEFORE THE

AND VARIANCE

(1730 Merritt Blvd.)

OFFICE OF

12th Election District

OFFICE OF

7th Council District

*

ADMINISTRATIVE HEARINGS

MP63, LLC, Owner

Choice One Urgent Care, Lessee

FOR BALTIMORE COUNTY

Petitioners

Case No. 2016-0131-SPHA

ODINION AND ODDED

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

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Date	1-12-16	
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ORDER RECEIVED FOR FILING

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).

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 <u>12th</u> 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.

3

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Date	1-12-16	
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Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHNE. BEVERUNGEN Administrative Law Judge for Baltimore County

JEB:dlw

ORDER	RECEIVED	FOR FILING	
Date	1-12-16	O geographic de la constitución	
By	(2)		4



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,

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

Address 1730 Merritt Boulevard	wof Baltimore County for the property located at: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 \underline{X} AT THE APPRO	PRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)
	in Baltimore County and which is described in the description hade a part hereof, hereby petition for:
2 Special Hearing under Section 500 7 of the 7c	ning Regulations of Baltimore County, to determine whether
or not the Zoning Commissioner should approve	ming Regulations of Baltimore County, to determine whether
Please see attached.	
a Special Exception under the Zoning Regulation	ns of Baltimore County to use the herein described property for
a Variance from Section(s)	
Please see attached.	
r lease see attached.	
	e zoning law of Baltimore County, for the following reasons:
you need additional space, you may add an attachm	y <u>or</u> indicate below "TO BE PRESENTED AT HEARING". If nent to this petition)
TO BE PRESENTED AT HEARING	
nd restrictions of Baltimore County adopted pursuant to the zoning law	g, etc. and further agree to and are to be bounded by the zoning regulations
Contract Purchaser/Lessee:	Legal Owners (Petitioners): Robert L. Harriey Jr.
Andrea Countryman	Authorized Representative
lame- Type or Print	Name #1 Type or Print Name #2 – Type or Print
andrely the	John Trylel
ignature	Signature #1 Signature # 2
400 Front Ave., Suite 300 Lutherville MD	502 Washington Alerul St 700 Towson,
lailing Address City State	Mailing Address City State
21093 /410-296-7190 /acountryman@choiceoneuc.com	" 2124, 410-823-7800, rhanley enolang
p Code Telephone # Email Address	Zip Code Telephone # Email Address
ttorney for Petitioner:	Representative to be contacted:
awrence E. Schmidt, Smith, Gildea & Schmidt, LLC	Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC
ame_Type or Print	Name Type or Print
may a Sillar	201111 65 MATT
ignature	Signature
600 Washington Avenue, Suite 200 Towson MD	600 Washington Avenue, Suite 200 Towson MD
Mailing Address City State	Mailing Address City State
21204 ,(410) 821-0070 ,jvettori@sgs-law.com	

Zip Code

Telephone #

Email Address

Telephone # ORDER RECEIVED FOR FILING Com.



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.



Providing Professional Services in Maryland since 1984

Page 1 of 1

2016-0131-SPMA



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

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

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

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

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S. 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



Keefe (Signature of Sign Poster)

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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

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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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

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

410-821-0070

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Arnold Jabione

Director of Permits, Approvals and Inspections for Baltimore County

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(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

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

Arnoid Jabion

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 <u>Baltimore County Zoning Regulations</u> (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: 3016 -013 1 - 5PH4 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 0 4 2015

Peter Max Zimmeyman PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Cambo S Demolio

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 Zummerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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CASE NAME 1720 MERRITT BLUD.

CASE NUMBER 2016-031 59-14

DATE 1/11/2016

PETITIONER'S SIGN-IN SHEET

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CHECKLIST

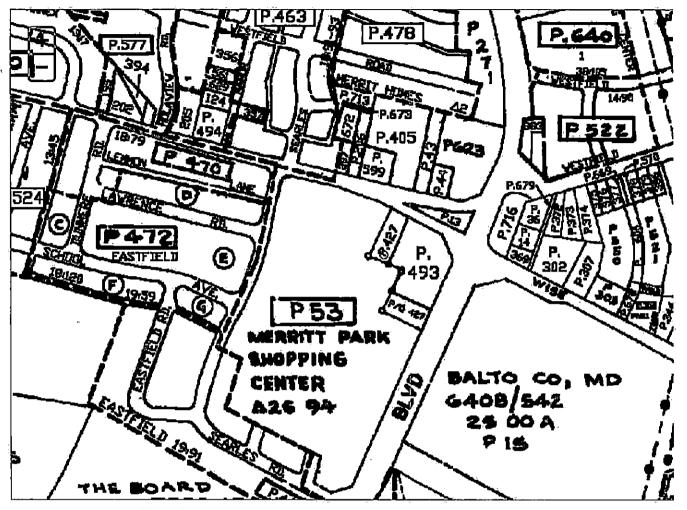
Comment Received	<u>Department</u>	Support/Oppose/ Conditions/ Comments/ No Comment
12-1	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent)	
	DEPS (if not received, date e-mail sent)	
	FIRE DEPARTMENT	
12/24	PLANNING (if not received, date e-mail sent)	
12-3	STATE HIGHWAY ADMINISTRATION	No objection
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATIO	ON (Case No	
PRIOR ZONING	(Case No. Varior See	Site plan for history.
NEWSPAPER ADV	ERTISEMENT Date: \(\frac{12-22-15}{2}\)	0
SIGN POSTING	Date: \(\sum_{2-19-15}\)	by O' Keefe
PEOPLE'S COUNSI	EL APPEARANCE Yes No DEL COMMENT LETTER Yes No D	
Comments, if any:		

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Account Identifier:	District - 12 A	ccount Number - 1	211047611	-		
		Owner Information	-			
Owner Name:	MP63 LLC	Use		COMMERCIAL		
Mailing Address:	C/O OBRECHT PROPERTIES 9475 DEERECO TIMONIUM MD:	Deed RD STE 200	cipal Residence: d Reference:	: NO /31855/ 00341		
	Locatio	n & Structure Inform	ation		-	
Premises Address:	1730 MERRITT 0-0000	BLVD Lega	al Description:	.530 AC MERRITT BLVD 100FT S OF WISE	ΑV	
Map: Grid: Parce	el: Sub Subdiv District:	ision: Section: I		Assessment Plat Year: No:	_	
0103 0011 0427	0000			2016 Plat Ref:		
Special Tax Areas:		Town: Ad Valorem: Tax Class:		NONE		
Primary Structure Built 1963	Above Grade Enclosed Area 5280		Area	perty Land Count Use 86 SF 15	ty	
Stories Basement	Type OFFICE BUILDING	Exterior Full/Half	Bath Garage	E Last Major Renova	tion	
	·	Value Information				
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Land:	346,200	01/01/2016 346,200	07/01/201	5 07/01/2016		
Improvements	259,200	666,500				
Total:	605,400	1,012,700	605,400	741,167		
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Seiler: MP63 LLC	-	Date: 03/23/2012		Price: \$0		
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Seller: MACHT CARO		Date: 11/02/1999		Price: \$0		
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Seller: MACHT PHILIF Type: NON-ARMS LE		Date: 11/01/1967 Deed1: /04942/ 00289		Price: \$0 Deed2:		
	Ex	emption Information				
Partial Exempt Assess			1/2015	07/01/2016		
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State: Municipal:	000 000	0.00	0.00	0.00]0.00		
Tax Exempt:		5pecial Táx Recaptur		0.00 0.00		
Exempt Class:		NONE				
-	Homosto	ad Application Infor	nation			

Baltimore County

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

District: 12 Account Number: 1211047611



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (http://www.plats.net).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/QurProducts/OurProducts.shtml (http://www.mdp.state.md.us/QurProducts/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,

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

DATE: December 24, 2015

Deputy Administrative Officer and

Director of Permits, Approvals and Inspections

FROM:

Andrea Van Arsdale

Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case Number: 16-131

RECEIVED

INFORMATION:

Property Address:

1730 Merritt Boulevard

Petitioner:

Robert Hanley, Jr.

Zoning:

BM-CT

Requested Action:

Special Hearing, Variance

OFFICE OF ALMINISTRATIVE HEARINGS

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:

Division Chief:

Lloyd T. Moxley

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

Gregory C. Johnson, P.E., Administrator

Pete K. Rahn, Secretary

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. 2016-8131-5PHA
Special Heaving Variance
Robert L. Hanley
1730 Merritt Boulevard.
MD 157

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 12/57 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for 12016-0131-5PHA.

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

Sincerely,

David W. Peake

Metropolitan District Engineer Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: December 1, 2015

Department of Permits, Approvals

And Inspections

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For December 7, 2015 Item No. 2016-0131

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

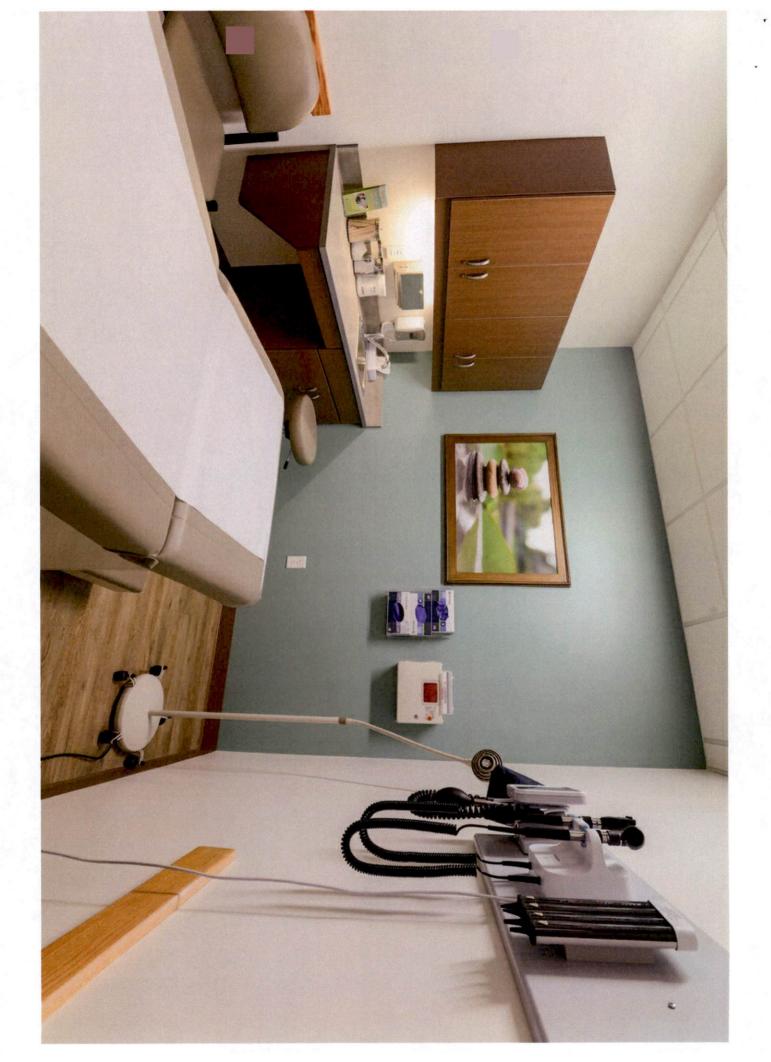
Protestant

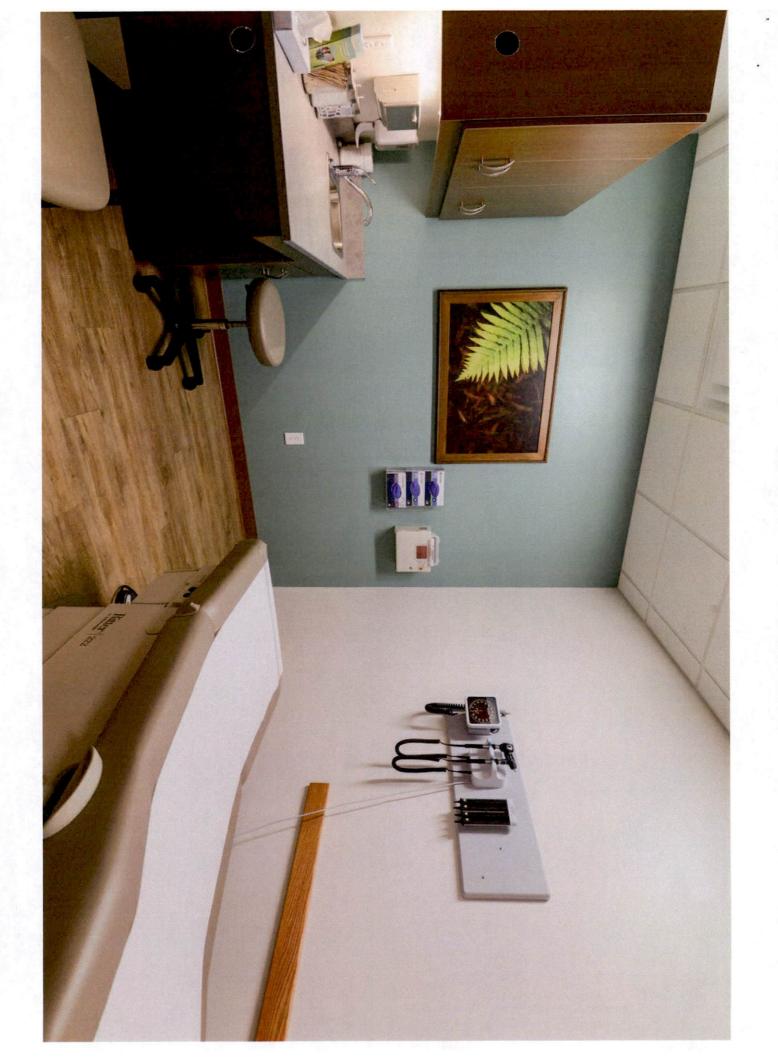
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No. 2	photos-vicinity		
No. 3	signage detail		
No. 4	SDAT records		
No. 5	Aerial My Neighborhood map-photos photos of Choice One facility	od "	
No. 6	photos of Choice One facility		
No. 7			
No. 8			
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No.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

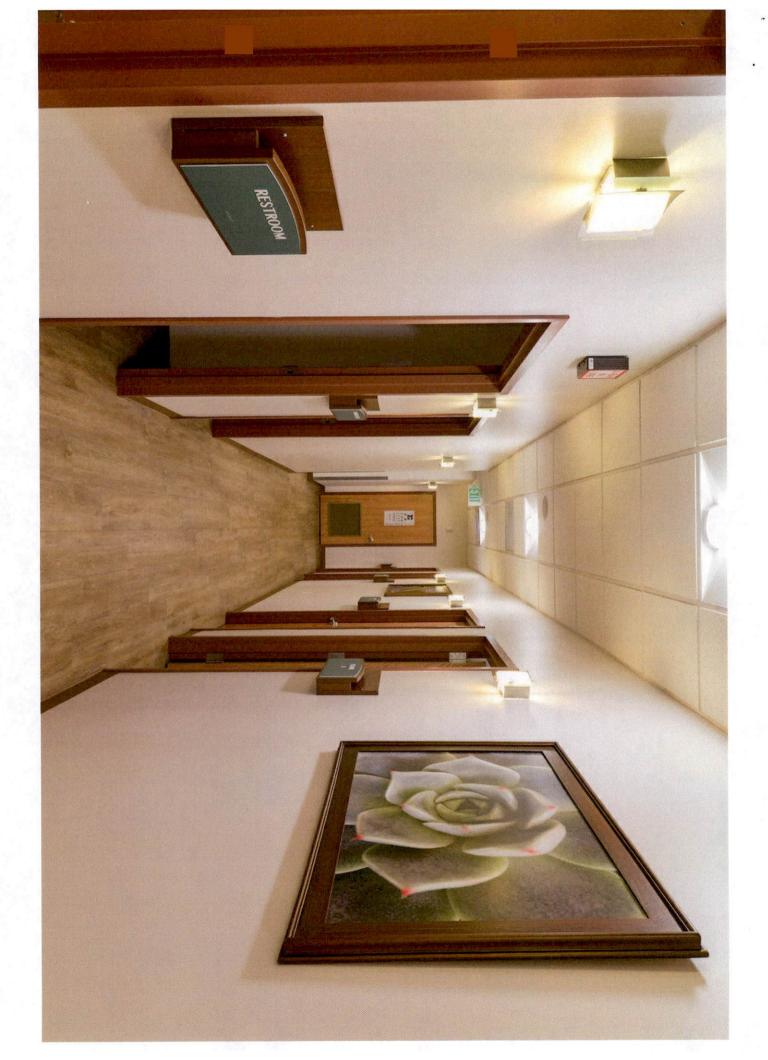
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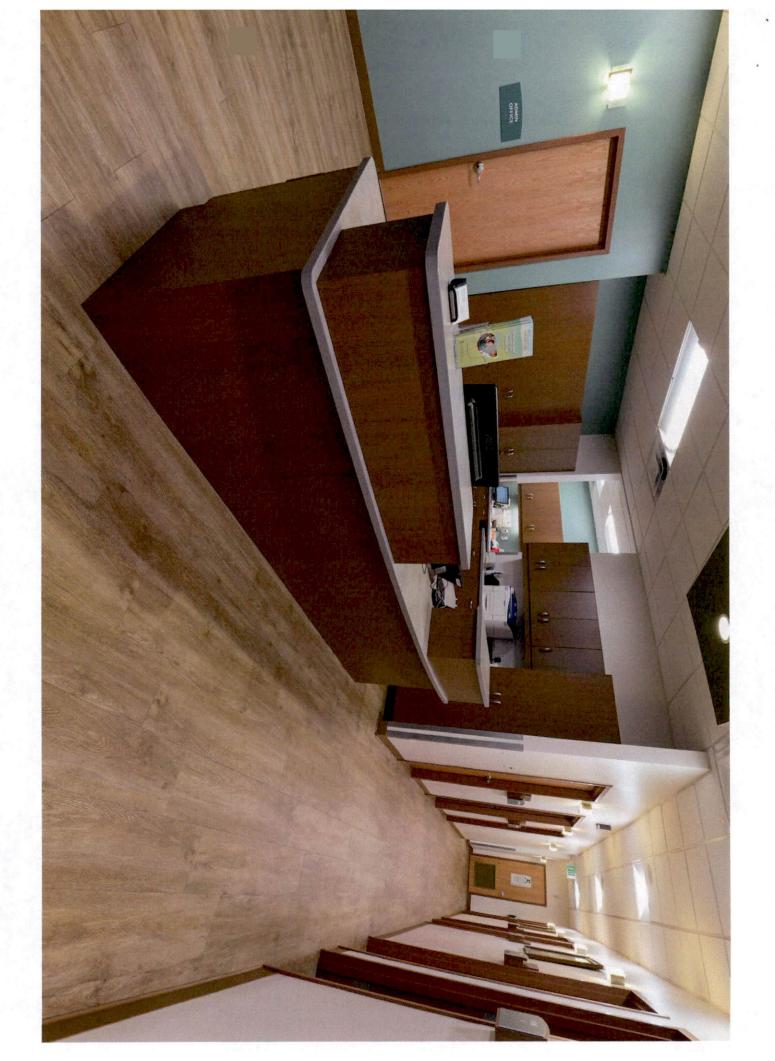


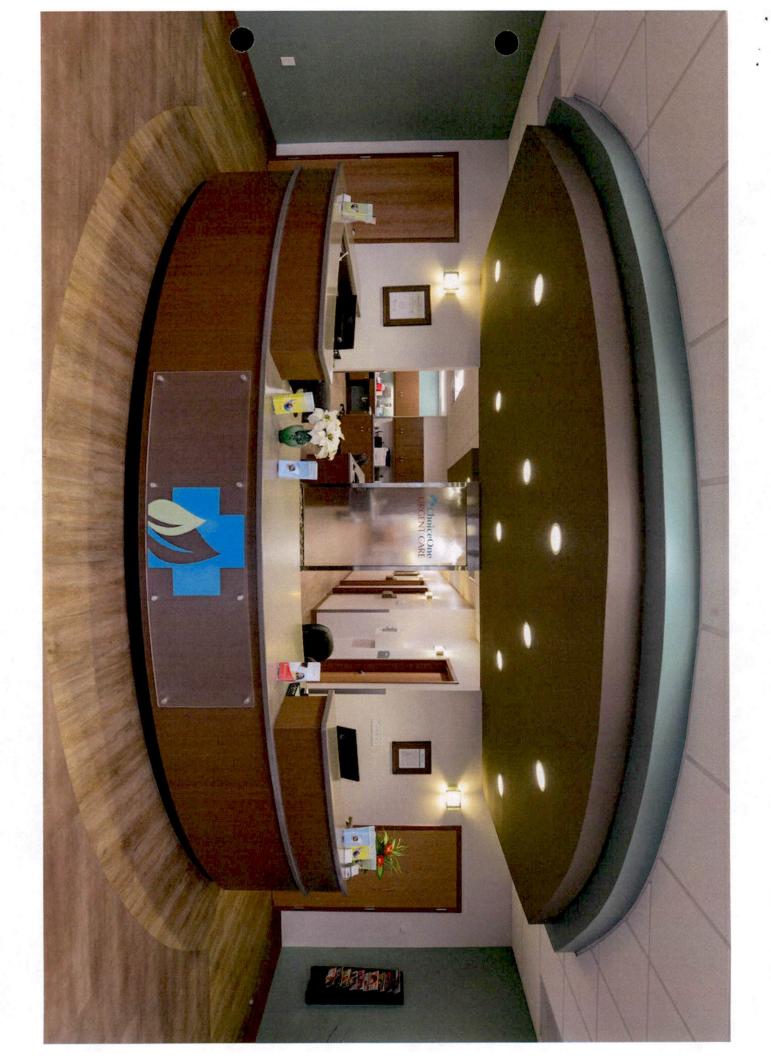
EX.6



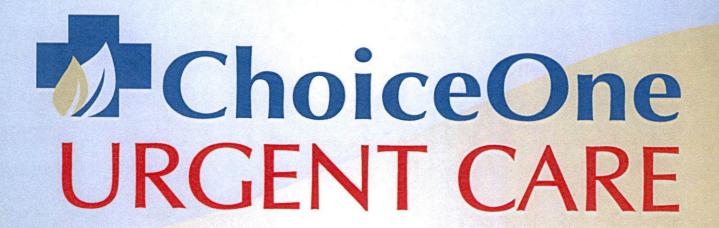












EXTERIOR PROPOSED SIGNAGE PROGRAM

Presented by Global Sign Systems Inc.



www.globalsiansystems.com

ChoiceOne
URGENT CARE

ddrese.

1762 Merritt Blvd Dundalk, MD 21222

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

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

alesperson: MIKE BI AVELV

Salesperson:	MIKE BLAKELY
Approvals:	ASSESSED FOR
Client:	
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Architect:	
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Landlord:	
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Project Manager:	
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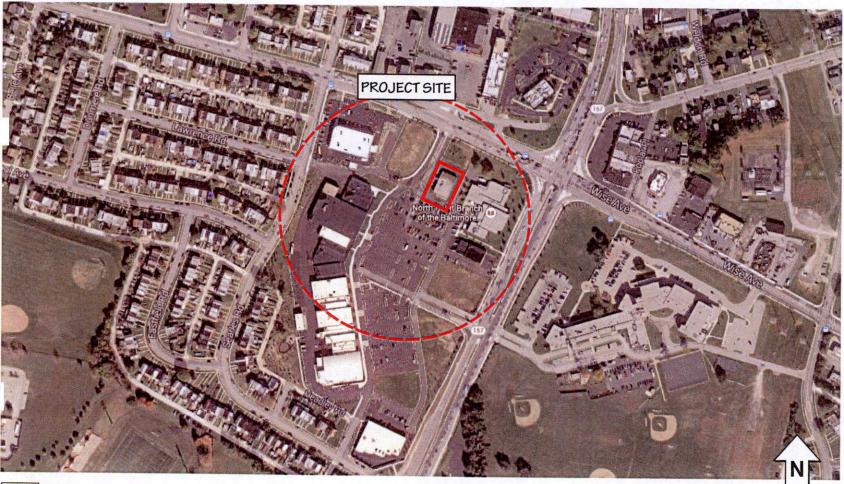
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Drawing To

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

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:



Address: 1762 Merritt Blvd Dundalk, MD 21222

Completed of	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
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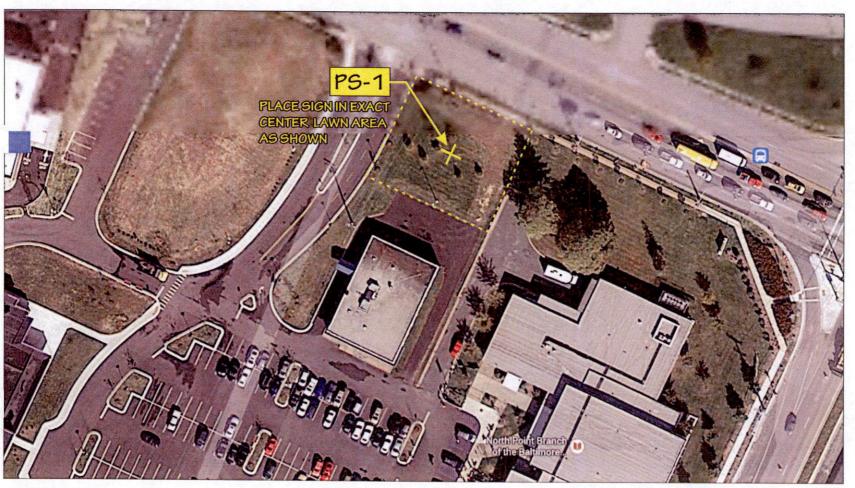
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Page Number: 2 of 4

SITE PLAN



SM-1 SITE MAP

SCALE: NTS



400 Spectrum Circle - Oxnard, CA 93030 Phone 805-309-8300 Fax 805-485-7136 Tall Free 800-371-0705

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ChoiceOne URGENT CARE

Address:

1762 Merritt Blvd Dundalk, MD 21222

Completed of	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
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V13	LP 05-14-15
V14	LP 06-26-15
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V16	LP 07-07-15
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Designer: S.M.

Salesperson: MIKE BLAKELY

Approvals:	PARTY DOWN TO SHOW THE
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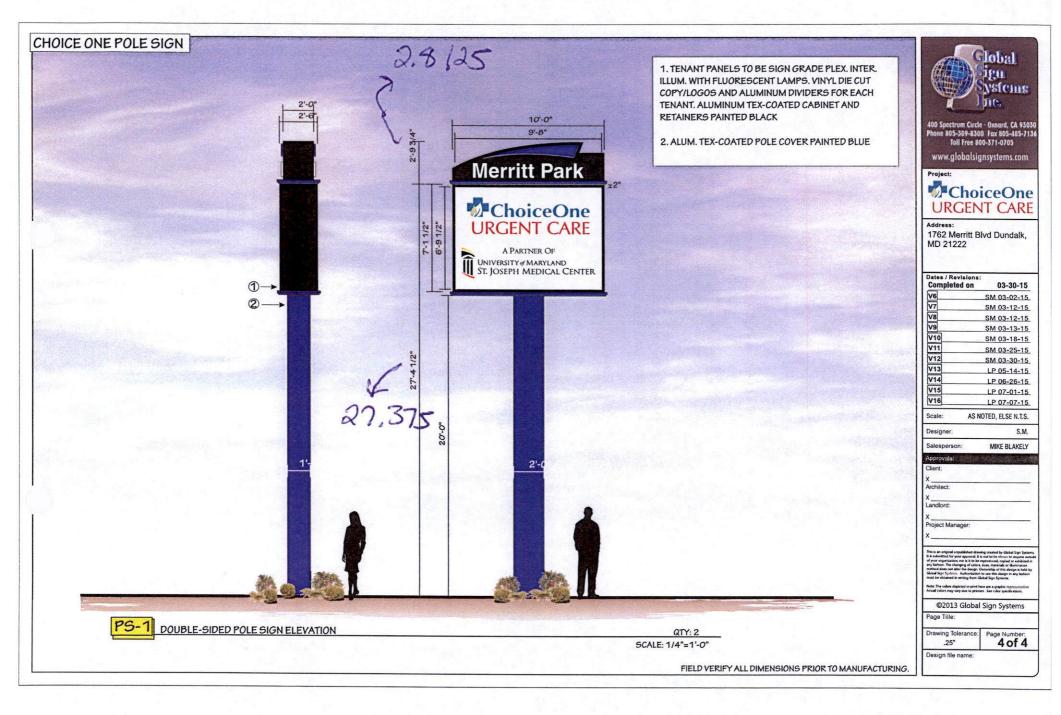
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Page Title

Drawing Tolerance: .25*

Page Number: 3 of 4



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:		2 Account Number - 1211047611						
Owner Name: Mailing Address:	MP63 LLC C/O OBRECHT		S CO RD STE 200		: NO	COMMERCIAL NO /31855/ 00341		
	Timot	Location & St		rmation	The second			
Premises Address:			Le	Legal Description:			.530 AC MERRITT BLVD 100FT S OF WISE AV	
Map: Grid: Parcel: 0103 0011 0427	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year: 2016	Plat No: Plat	
0100 0011 0421					wy	2010	Ref:	
Special Tax Areas:			Town: Ad Valoren Tax Class:	n:		ИОИ	IE .	
Primary Structure Built 1963	Above Grade Area 5280	Enclosed	Finished Ba Area	sement	Are	perty Land a 086 SF	County Use 15	
Stories Basement	Type OFFICE BUIL			alf Bath	Garag	e Last Maj	or Renovation	
		Value	Information					
Land:	Base \ 346,20		Value As of 01/01/2016 346,200		Phase-in As of 07/01/201		s of /01/2016	
Improvements Total:	259,20 605,40		666,500 1,012,700		605,400		1,167	
Preferential Land:	0	Transfe	r Informatio	n		0		
Seller: MP63 LLC			3/23/2012	-		Pric	e: \$0	
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Seller: MACHT PHILIP/S Type: NON-ARMS LEN			1/01/1967 /04942/ 002	89		Pric Dee	e: \$0 d2:	
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Municipal:	000			00 0.00	1784	0.00 0.0	0	
Tax Exempt: Exempt Class:		NONE	I Tax Recap				11100-1111-1111-1111-1111-1111-1111-1111-1111	
			plication Inf					

- 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)

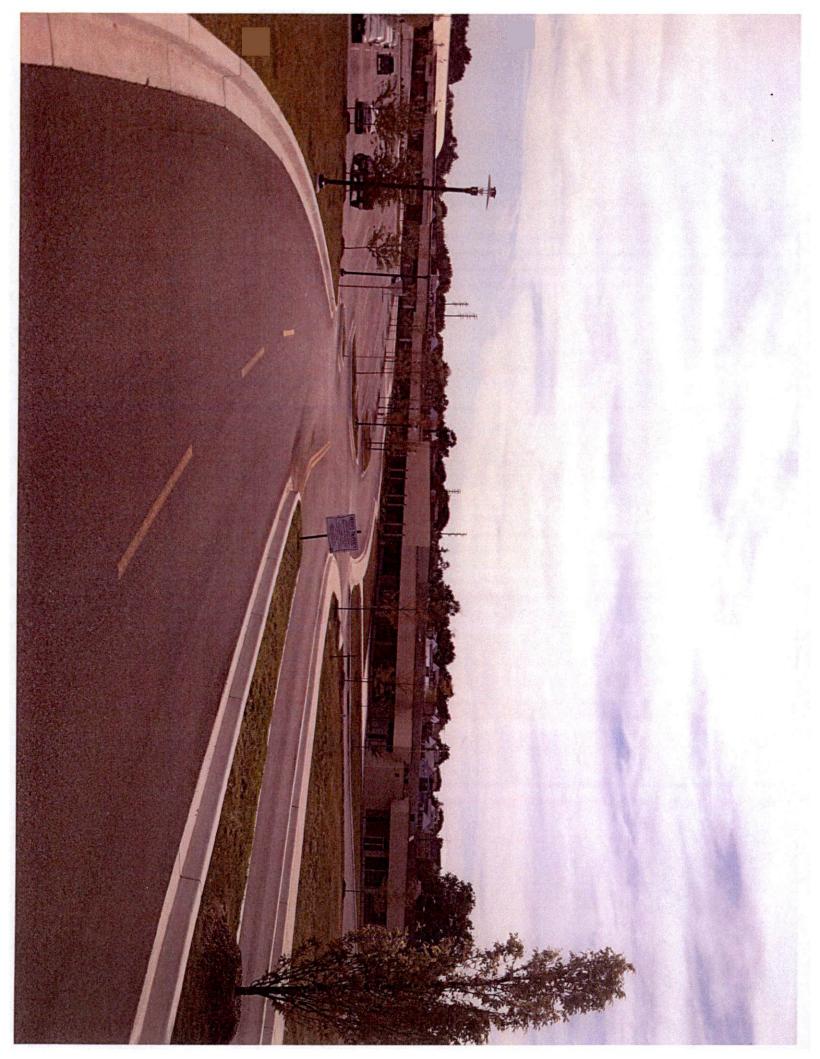
Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Re	demption			View	GroundRent F	<u>(egistratio</u>	n
Account Identifier:	District - 12				I581			
		Owner	Informatio	οn				
Owner Name: MP63 LLC			Use: Principal Residence:			COMMERCIAL :: NO /31855/ 00341		
Mailing Address:	C/O OBRECT PROPERTIES 9475 DEEREC	Deed Reference: O RD STE						
	200 TIMONIUM MD	21093-						
		tion & Str	ucture Inf	ormation				
Premises Address:	0-0000 SW ME			MERRITT BLVD RRITT PK SHOPPING				
Map: Grid: Parcel	l: Sub Subdi District:	vision: S	Section:	Block:	Lot:	Assessment Year:	t Plat No:	
0103 0011 0053	0000					2016	Plat Ref:	0026/ 0094
Special Tax Areas:			Town: Ad Valore Tax Class			N	ONE	
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**************************************	***************************************	Approximation and the second of the second o					***************************************	
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	SHELL NEIGHBORH SHOPPING CENTER	JOD						
		Value I	nformatio	n				
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			As of 01/01/2016		As of 07/01/	2045	As of 07/01/201	c
Land:	3,978,000		3,978,000		011011	2013	011011201	·
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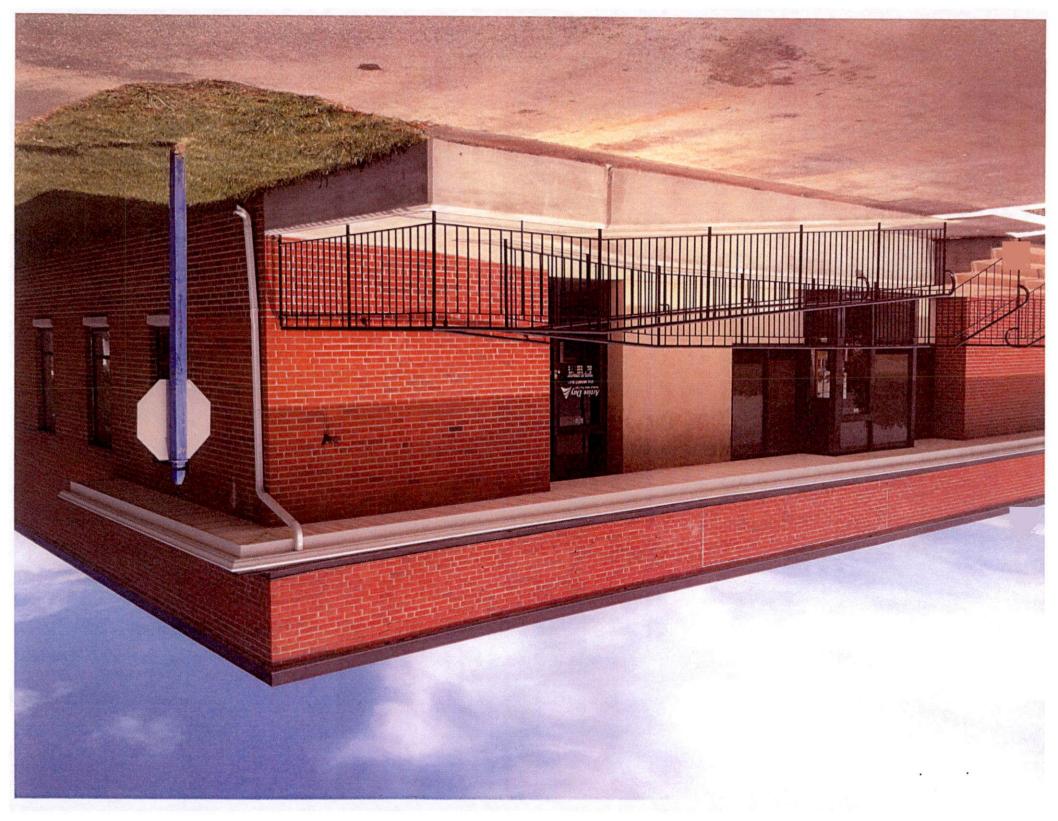


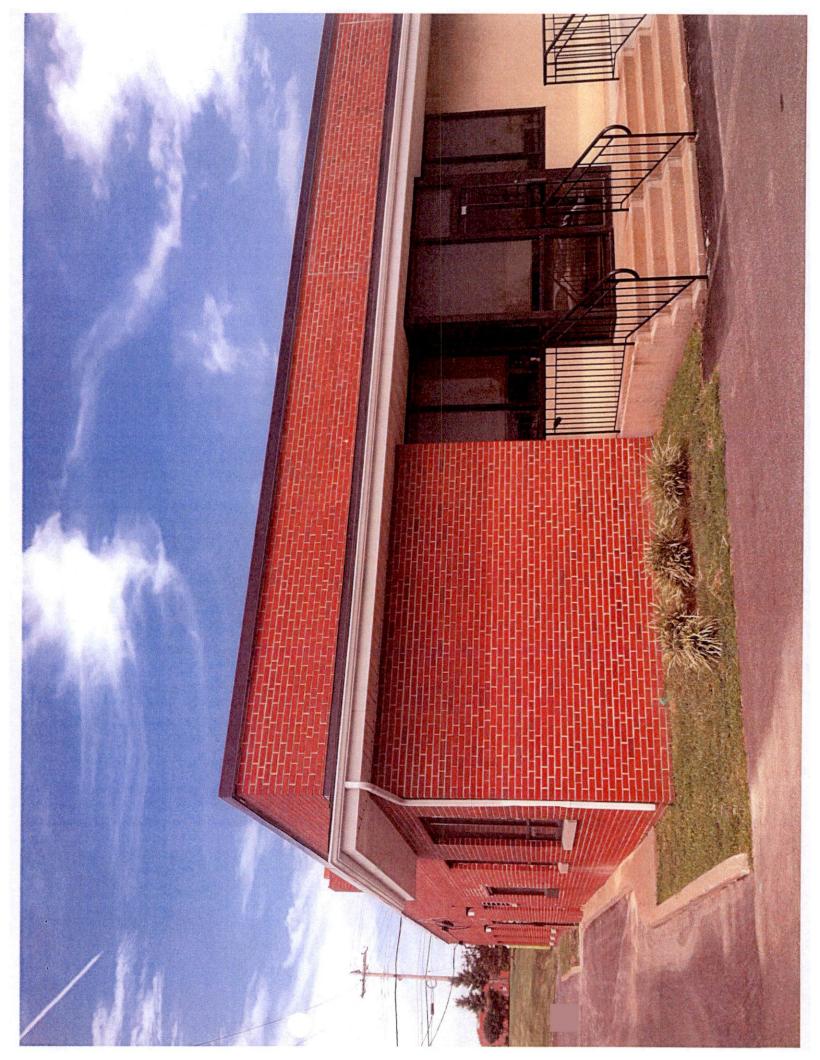


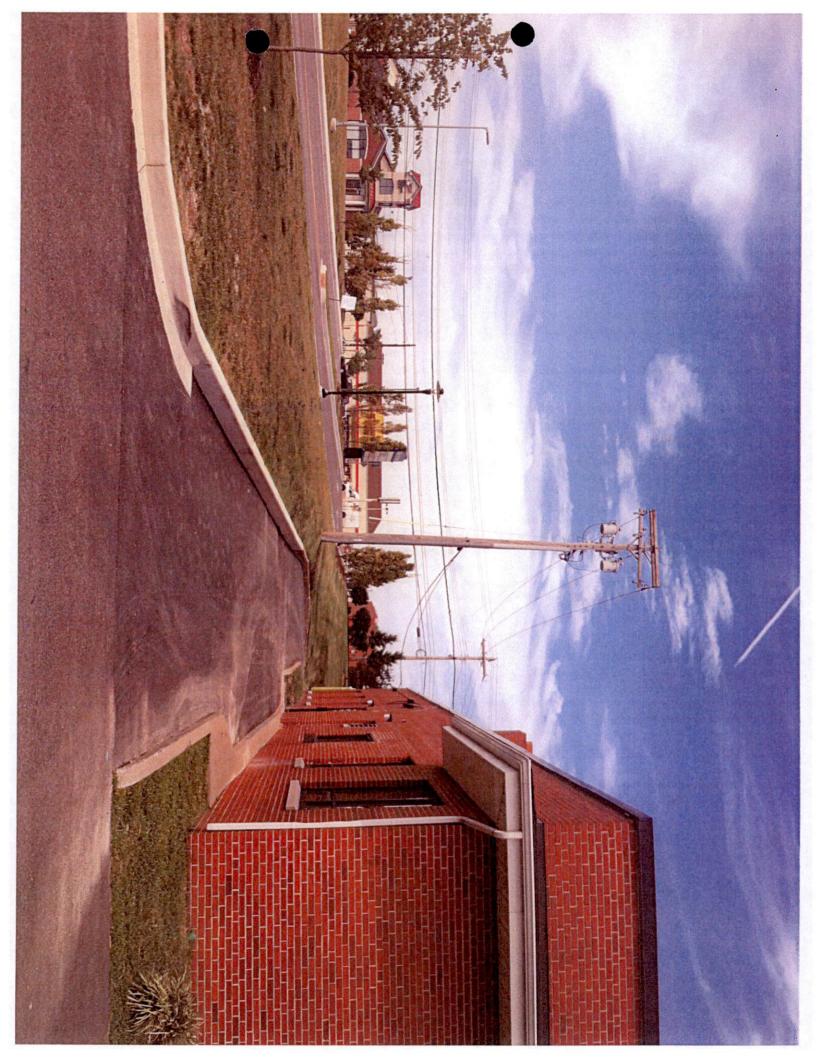


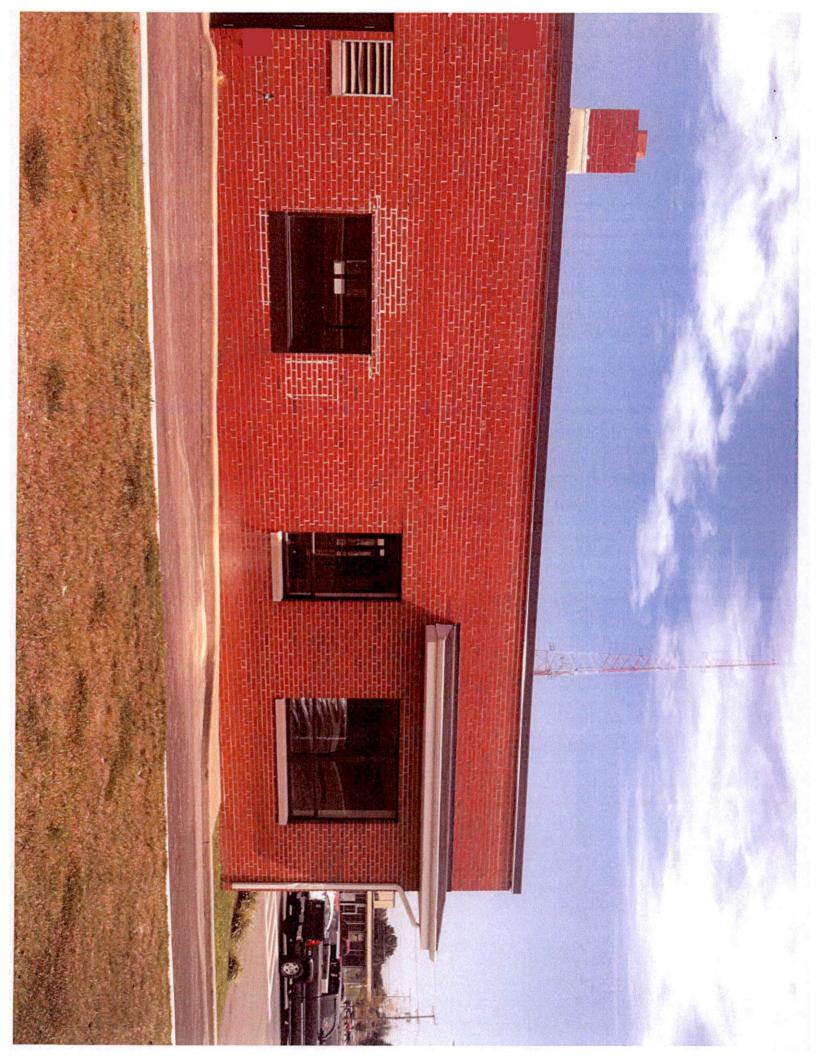








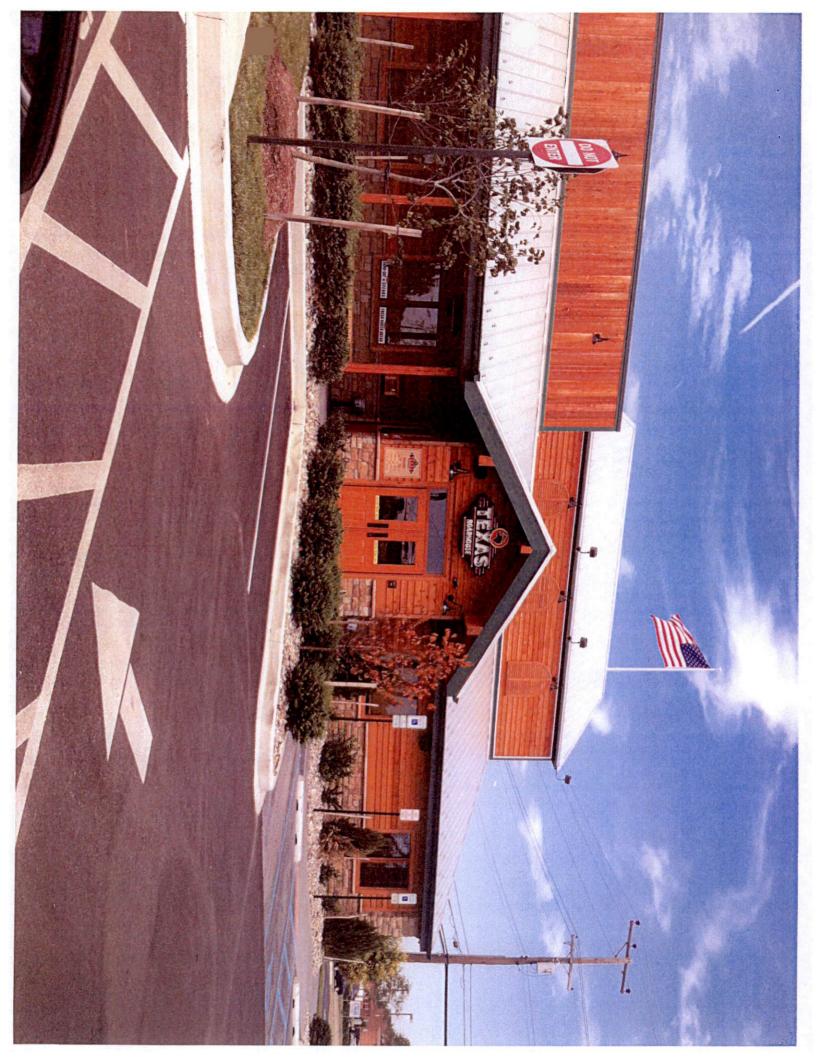














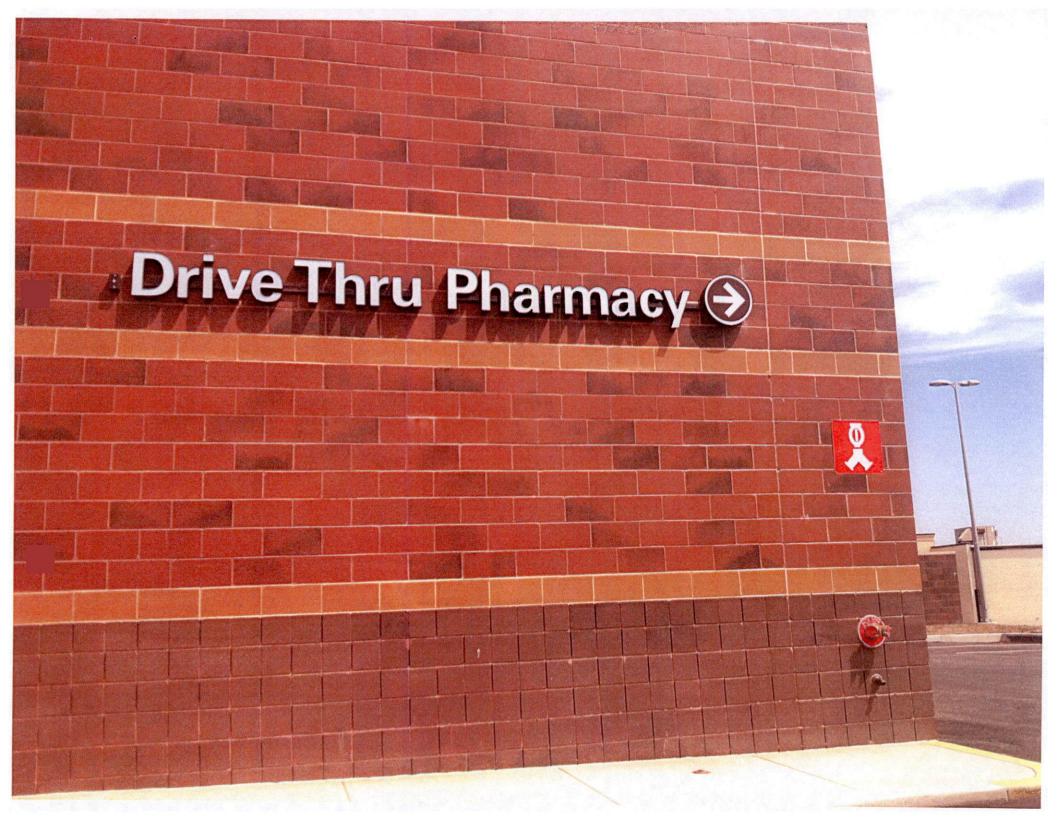
















SITE DATA

PROPERTY ADDRESS. EXESTING ZONNO

EXISTING LAND USE PROPERTY INFORMATION

ENVIRONMENTAL

METHRIT BOULEWARD (4625 AC MIS METRIT BLVD 267 S OF WISE AVE)

THERE ARE NO FOREST BUFFUS OR WEILANDS ON THIS SITE.
A SURPLIED PRIEST STAND BELLIECTOM AND POREST CONSERVATION WORKSHEET WAS APPROVED BY BALTMORE
COUNTY DEPTH ON MAJORS 3, DEPHINFED ON-SITE
NO PROMETY POREST AREAS WERE INSURINGED ON-SITE
THIS SITE IS NOT LOCKING IN THE OFFICIAL ONLY OF CHIRCLE SHY CHIRCLE ARE NO DESERVATED AREAS OF CHIRCLE SHY CHIRCLE OF THE AMOUNTAID CODE OF MAINLAND
OF SECTION 3-911 OF THE STOTE INMICE AND PORCHERISH MENTINGED OF AMOUNTAIN CONSISTENCE OF THE AMOUNTAID CODE OF MAINLAND

OF SECTION 5—511 OF THE STATE FINANCE AND PROCUREMENT ARTICLE OF THE ANNOTATED CODE OF WARNAM IN THIS SECTION THAN THE ANNOTATED CODE OF WARNAM IN THIS SECTION THAN A TOO-THAN FLOOD AREA. THE PER PENAL THAN WAS COUNTY OF SHORT AREA TOO THAN FOR THE CODE OF THE ANNOTATION OF THE AND THE ANNOTATION OF THE AND THE AND THE AND THE AND THE AND THE CODE OF THE PROCESSAY OF THE PROPERSY MAY REQUIRE FULL COMPANIES WITH THE COUNTY'S POREST CONSERVATION WAS AN ASSOCIATED LAND OF THE CODE OF THE PROPERSY OF THE PROPERTY OF THE PROPERSY OF THE PROPERTY OF TH

DEVELOPMENT PLAN REVIEW

DEVELOPMENT PLAN REVIEW

THE PROJECT IS WINN THE UNION PLANT PLANT DEMANDION LINE.

THIS STEE IS SHALL SERVED BY PUBLIC WINDS AND SCHOOL AND ASSESSED.

THIS STEE IS SHALL SERVED BY PUBLIC WINDS AND SCHOOL AND ASSESSED.

RAMES SHALL SERVED ROPE PROJECT FOR PUBLIC WINDS AND TO 9.5 JULY 19.5 JULY 1

LAND ACQUISITION

NO OFF-BITE RISHF-OF-WAYS ARE ANTICIPATED FOR THIS DEVELOPMENT
ALL PURILIC UTLINESS WILL BE LOCATED AS REQUIRED PER BALTIMORE COUNTY REQUILATIONS
ALL PURILIC DIBBANGE AND UTILITY EXSENSIVES SHALL BE DEDUCATED TO BALTIMORE COUNTY

LANDMARKS PRESERVATION COMMISSION THERE ARE NO TAIGHM BUILDING PROPERTIES OF STEE WITHIN OR ADJOINING THE PROPOSED DEFLORABLY INCLUDED ON THE MARTHAID HISTORICA. TRUST INFORMATION FOR THE PROPOSED DEFLORABLY INCLUDED ON THE MARTHAID HISTORICA. TRUST PROPERTY OF ITS OF THE STORIC PLACES OF THE MARTHAID ARCHEOLOGICA. SURFOY THE PROPERTY SEE S OFT DOUGSTOR WITH IN ANY THAT MARKET COUNTY TO REMAIN ASSTORIC DISTORIC MARTHAID ARCHEOLOGICAL PLANNER AT BUILDINGS COUNTY ROUGHEST HISTORIC PROPERTY SO NOTICE STORY FOR MATCHING THE SUBJECT PROPERTY.

PARKING CALCULATIONS

PARKING REDURED. S SPACES PER 1000 S.F (170 854 S.F) = 855 SPACES

ZONING AND DEVELOPMENT HISTORY ZONING AND DEVELOPMENT HISTORY

1 ON 02/10/2001 The BULLION COUNTY DEVELOPERT REMYS COMMITTE (DRC) APPROVED A LIMITED DEDIFTION LIMITED SECTION 324-6-100(00) OF THE BULLIONS COUNTY CODE,

2 88-07-X 10/16/1807 GRANIED A SPECIAL DISEPTION FOR A GRANGE SERVICE.

3 85-14-A 4/27/1970 GRANIED A MEDICAL TO SECTION OF A GRANGE SERVICE.

4 83-40-X 7/16/1802, GRANIED AS PECIAL DISEPTION FOR AN ARCIDIC WITH RESTRICTIONS CROSS AMENDED ON 11/26/1802 WITH RESTRICTION \$1 OF THE ARCIDICE DAY BULLIONS TO RESTRICTION \$1 OF THE ARCIDICE WITH RESTRICTION \$2 OF CASE MARKER 83-45-X WITH RESTRICTIONS

5 84-102-59% 10/28/1903 GRANIED AN ARCIDICAL TO RESTRICTION \$2 OF CASE MARKER 83-45-X WITH RESTRICTIONS

7 84-328-X 5/29/1804 GRANIED AN EXCEPTION FOR A HEALTH SAN WITH RESTRICTIONS.

8 86-112-59% 10/28/1903 APPROVED AN ARCIDICAL TO RESTRICTION \$2 OF CASE MARKER 83-46-X, TO ALLOW A CHANGE IN THE ORDER TOWNEY FOR THE STRICTION \$2 OF CASE MARKER 83-46-X, TO ALLOW A CHANGE IN THE ORDER TOWNEY FOR THE SUBJECT ARCIDE RUSINESS.

9 DISTRICTION \$2 OF CASE AND APPROVED AN ARCIDIC RUSINESS.

9 DISTRICTION \$2 OF CASE MARKER \$3 OF THE SUBJECT ARCIDE RUSINESS.

9 DISTRICTION \$2 OF CASE MARKER \$3 OF CAS

ZONING

THE EXISTING ZONING IS BUT OT THIS DEPLOPMENT PROPERTY ON TOWNING 170,854 S.F. THIS DEVELOPMENT PROPERTY OF SUBJECT TO THE COMPRENDISHE MANUAL OF COVELOPMENT POLICIES (SECTION 504.2) AND THE COMPRENDISHE MANUAL OF COVELOPMENT POLICIES (SECTION 504.2) AND THE COUNTY LANGUAGE MANUAL (SECTION 409.8.4.1) THIS DEPLOPMENT WILL COMPLY AND BE CONSISTENT WITH ALL OF THE APPLICATION STANDARDS, GUIDDLINES, AND POLICIES OF THE PROPERTY BLEF WILL BE

3: Height tent — See Section 231 of the Baltimore county zoning code.

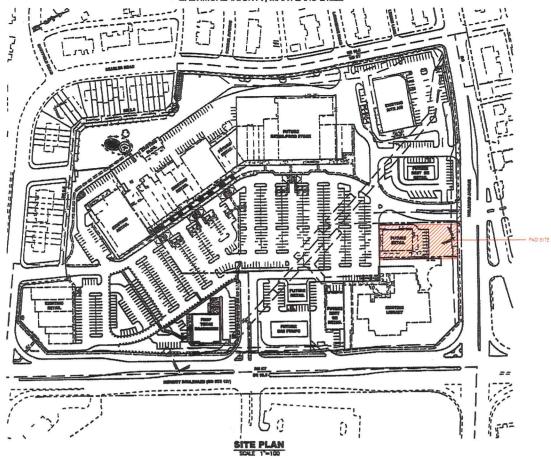
15 FROM PROPRIETY LINE, 40 FROM CONTINUES OF STREET
STREET SIZE 10" OTHER SOES HOME REQUIRED DELET WHERE THE SIZE YARD ABUTS A RESIDENTIAL
ZOILE THERE MAYS BE A SIZE YARD NOT LESS THAN THE GREATER LINNING WOTH REQUIRED FOR A
DIVELLING ON THE ABUTTING LOT ADJACHT RESIDENTIAL ZONE IS DIS 5 WHICH REQUIRES A 15
SIZE YAND
MORE REQUIRED EXCEPT WHERE THE REAR LOT LINE ABUTS A LOT IN A RESIDENTIAL ZONE
THERE SHALL BE A REVA YARD NOT LESS THAN 20 DEEP

OPEN SPACE

THE IMMUNIA PERMITTED AMENITY DEAN SPACE RATIO SHALL BE 0 | REDURED 45 288 ST (±12 875 ST PROPOSED ADJUSTED BUILDING GROSS PLOOR AREA WITHOUT THE LIAIT OF DISTURBANCE) X 0 1) PROPOSED ±17 040 ST = ±18 AMENITY OPEN SPACE RATIO

MERRITT PARK SHOPPING CENTER DEVELOPMENT PLAN

BALTIMORE COUNTY, MARYLAND 21222



ENVIRONMENTAL INFORMATION

X SLOPES GREATER THAN 25%

X WETLANDS

X TOPOGRAPHY AND STREET GRADES
(MIN 5 FT CONTOUR APPROPRIATELY LABELED)

X STREAMS, SEEPS PONDS OR OTHER WATER BODIES
X SHOWN ON SITE AND WITHIN 200 FT OF THE SITE

X FOREST BUFFER LIMITS INCLUDING ADJUSTMENTS
FOR STEEP SLOPES AND/OR FRODRILE SOILS X LAND COVER ON OR WITHIN 200 FT OF SITE.

X SIGNIFICANT REGULATED PLANT / WILDLIFE COMM

X WELLS ON SITE OR WITHIN 100 FT OF SITE X SEPTIC ON SITE OR WITHIN 100 FT OF SITE

χ SOIL EVALUATION TESTS (PERC TESTS)

X DALTMORS COUNTY MASTER FLAN 2016
X COMMUNITY OR REVITALIZATION PLANS
X RECREATION AND PARKS PLAN
X STREETSCAPE PLAN
X OTHER
X OTHER

X DESIGNATED SITES AS PER THE MARYLAND ARCHEOLOGICAL SURVEY X SIGNIFICATIVES
X SIGNIFICATIVES BUILDINGS STREETSCAPES ETC.)

X ROADS RIGHT-OF-WAY AND EASEMENTS

fras-Urban land complex N

LOCATIONS OF EXISTING BUILDINGS WITHIN 200 FT OF SITE BOUNDARIES

LOCATION OF EXISTING ROADS WITHIN 200 FT OF STE BOUNDARIES DESIGNATED HISTORIC STEE AS PER LANDMARKS PRESENTATION COMMISSION OR THE NO HISTORIC TRUST INVENTORY

M

0 17

0 10

0-5%

COUNTY ADOPTED PLANS

EXISTING CONDITIONS

DUZI EXIST

SOILS CHART

DEDICATION TABLE

THE POLLOWING REACHS OF WAY ARE TO BE CONNEYED TO BACHMORE COUNTY BY THE DESIGN-BEACHTRACKER OF THIS PROPERTY AS A CONGINUM OF APPROVAL OF THESE PLANS

TE TOTAL AREAS SHOWN IN THIS TABLE ARE BASED THE 12 ORF-01 TO BE 12-007-01

2 IF THE PROPOSED BUILDINGS REQUIRE THE DESTALLATION OF A FIRE ALARM SYSTEM, THE DESIGN PACKAGE AS PRESENTED WITH THE BUILDING FUNKS AT THE THE OF A BUILDING FEMAL REPLANSION, SHALL BE CENTED BY A MINITARY DISCISIONED MICE DOMBUES LEVEL, 3 OR 6 / OR FIRE PROTECTION DISMESTED AND MICE TO THE PROTECTION DISMESTED AND MICE AND A SHALL BE COSS. If BY FIRE ALARMS STORING COMMENT STATE OF A MINITARY DISCISLATION OF A MINISTRATION OF A

FILAMNING

IT IS AMTERPATED THAT THE BASIC SITE LYOUT AS DEPICTED ON THES APPROVED DIVELOPMENT PLAN WILL

EXE CONSTRUCTED AS SHOWN IN THATRET AND REDULATORY CONDITIONS CHANGE SUSSIMILIALLY AFTER

SUCK REDULCEPHENT THE DEVELOPER WOULD NOT EXCLUDE CONSIDERATION OF ADMINISTRAL MEDID US.

PLAN SOTT.

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FULL SOTT.

FULL SOTT.

FOR PROVING THE PROVING THAT APPLICATION THE MEDIT PERMITTED TO THE OFFICE OF PLANNING FOR

WITH THE SUBMITTAL OF EACH BULDIES PAID USE, THE OFFICE OF FLANNING AND THE APPLICANT AND/OR

HIS CONSILIANTES WILL DETERMINE THE APPROPRIENT LOCKED AND FROM THE APPLICANT AND/OR

HIS CONSILIANTES WILL DETERMINE THE APPROPRIENT LOCKED AND DESCRIPTION OF THE BULDING

PARSON, DEVEL LAMES AND STREAMS AREAS ETC) OF THE BULDING THAT AND/OR

HIS CONSILIANTES WILL DETERMINE THE APPROPRIENT LOCKED AND DESCRIPTION OF THE BULDING

PARSON, DEVEL LAMES AND STREAMS AREAS ETC) OF THE BULDING THAT AND AND THE APPLICANT AND/OR

HIS CONSILIANTES WILL DETERMINE THE APPROPRIENT LOCKED AND DESCRIPTION OF THE BULDING

PARSON, DEVEL LAMES AND STREAMS AND STREAMS AND THE APPROPRIENT LOCKED AND DESCRIPTION OF THE BULDING

FOR REVISET AND PROVINGAL ALONG WITH THE FRAME LAMBOCAPE THAN BOTH FLAME WILL BE PROVIDED TO

THE OFFICE OF PLANNING OF REVIEW AND APPROVED BY BULTIMORE WILL CONFORM TO AND

ACCESSIBILITY STRAMAGES.

A FORL LAMES AND THE SETTITE DOLLANDE OF BULTIMORY COUNTY'S LAMBOCAPE ARCHITECT

A FINAL LANGEGAPE PLAN SHALL BE PREPARED/APPROVED BY BALTHIORE COUNTY'S LANGEGAPE ARC PRIOR TO BUILDING PERIAT APPLICATION IN ACCORDANCE WITH THE BALTHIORE COUNTY LANGEGAPE

MANUAL AND ELECTRONS WILL BE PROVIDED FOR EAST AND ELECTRONS COUNTY LANGUAGE.

SIGN FEMALES AND ELECTRONS WILL BE PROVIDED FOR ROWN AND APPROVIDED, MIGHT STORY AND APPROVIDED FOR SIGN FEMALES.

SIGN FEMALES AND ELECTRONS WILL CONSTRUCT TO BALTHORIC COUNTY ZORNOW COUNT, SECTIONS GOOD.

IN MAY-PROVING SORNOW FOR THE SIGN FOR PROJECTIONS HARPER OR WILL AN WHILE TRAFFIC WILL BE DEPOLITED BY THE PROJECT OF THE AND SIGN COUNTY TO BE DEPOLITED WILL BE CONTINUED FOR UNDERSTEN DEVIALSHEET DEVELOPED WILL BETWEEN COUNTINUE OF DUMPSTEN DEVIALSHEET DEVELOPED TO THE REAR PLACED OF THE DESTRUCT RELATIONSHEET DEVELOPED SHEET DEVELOPED TO THE REAR PLACED OF THE DESTRUCT RELATIONSHEET DEVELOPED AND SEARCES FOR PLACED OF THE DESTRUCT RELATIONSHEET DEVELOPED.

DESIGN AND DRAWING BASED ON MARILAND COORDINATE SYSTEM HOMEOBRIDGH, MAD BD (1901)

PROFESSIONAL CERTIFICATION

I MERCY CORPY THAT THESE ROCKARDES WERE PREVAING OR APPROVED BY ME, AND THAT I AM A DULY LICEOUS PROPERSONAL EMBERS WHOSE THE LANS OF THE STATE OF

REASON FOR REFINEMENT #2

MC No. 0002140, TO REPORT CHANGE TO PRINCIPLE LESS PER PAUL CONSTRUCTION CHANGES AND COMMEND TO THE PAYMER PAR NEED TO JOHN FROM LANGUE FROM THE TOWN MACHINE



REQUESTED RELIEF

SPECIAL HEARINGS

2. FOR SUCH OTHER AND PURTHER RELIEF AS MAY BE REQUIRED BY THE ADMINISTRATIVE LAW JUDGE.

3. FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE REQUIRED BY THE ADMINISTRATIVE UNIT JUDGE



PLAN TO ACCOMPANY A PETITION SPECIAL HEARING AND ZONING VARIANCES

SHEET 1 of 2

DP-1



PDM FILE # 12-157

MORRIS & RITCHIE ASSOCIATES, INC

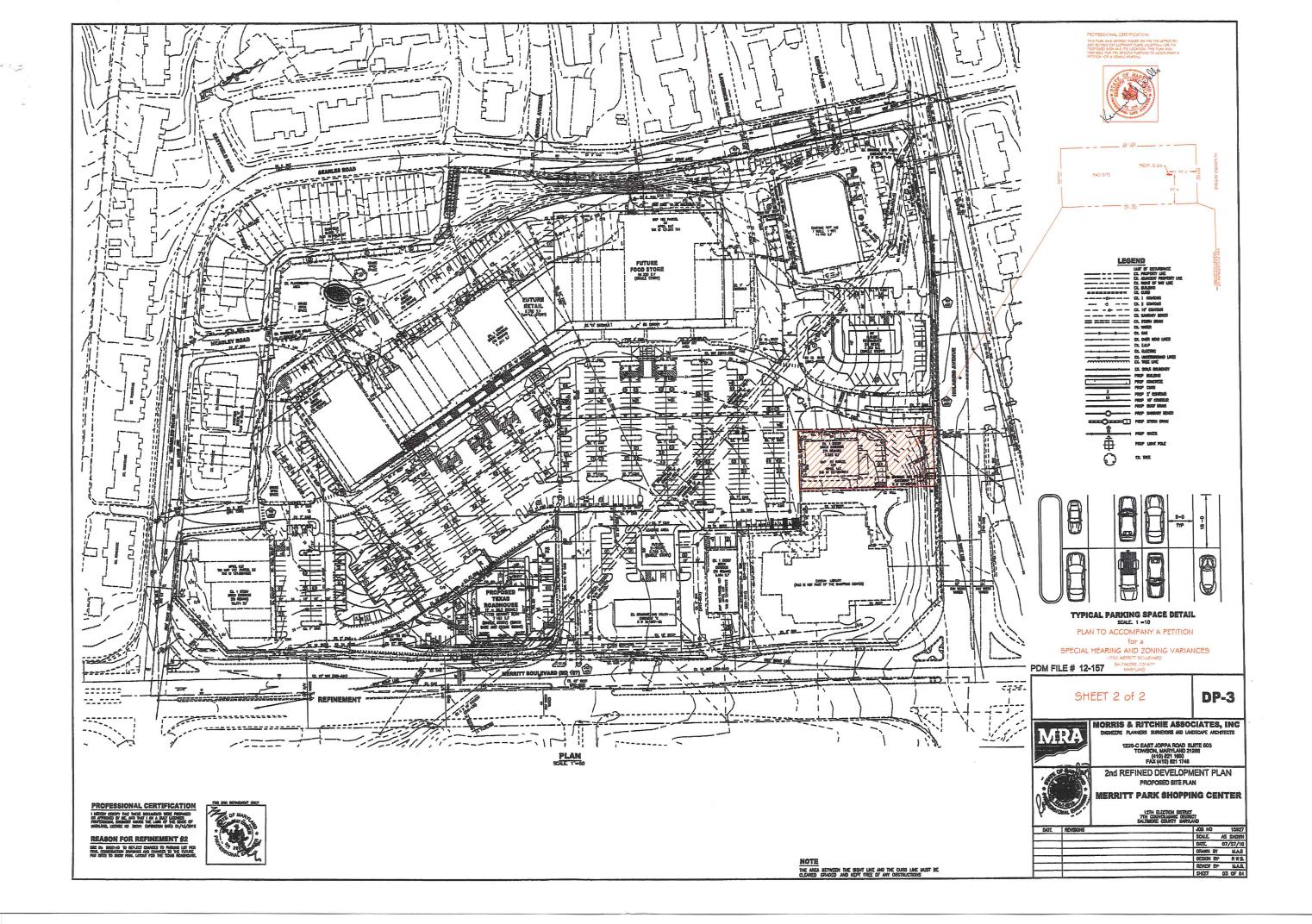
1220-C EAST JOPPA ROAD SUITE 505 TOWSON MARYLAND 21286 (410) 821 1690 FAX (410) 821 1748

2nd REFINED DEVELOPMENT PLAN COVER SHEET

MERRITT PARK SHOPPING CENTER

_	REVISIONS	JOB NO 15927
_		SCALE AS SHOWN
		DATE 07/27/10
		DRAWN BY MAB
_		DESIGN BY RWB
		BA.M YE WEIVEN
_		SHEET 01 OF 04







EXTERIOR PROPOSED SIGNAGE PROGRAM

Presented by Global Sign Systems Inc.



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1	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

Client:

Architect:

Landlord:

Project Manager

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SITE PLAN



VM-1 VICINITY MAP

SCALE: NTS



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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:

Architect:

x____

Landlord:

X ____ Project Manager:

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SM-1 SITE MAP

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roject Manager:

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Client:

WIKE BLAKELY Salesperson: .M.2 Designer: AS NOTED, ELSE N.T.S. Scale: 21-70-70 91 911

21-10-70 91 SLV LP 06-26-15 ÞΙΛ LP 05-14-15 V13 31-08-80 MS V12 SM 03-25-15 LLA

ST-81-50 MS OLA SH-E1-E0 MS δV 8V 8V SM 03-12-15 SM 03-12-15

SM 03-02-15 03-30-12 Dates / Revisions:

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1. TENANT PANELS TO BE SIGN GRADE PLEX, INTER. COPY/LOGOS AND ALUMINUM DIVIDERS FOR EACH



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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:

Salesperson MIKE BLAKELY

Client: Architect:

Landlord:

Project Manager:

Page Number

4 of 4

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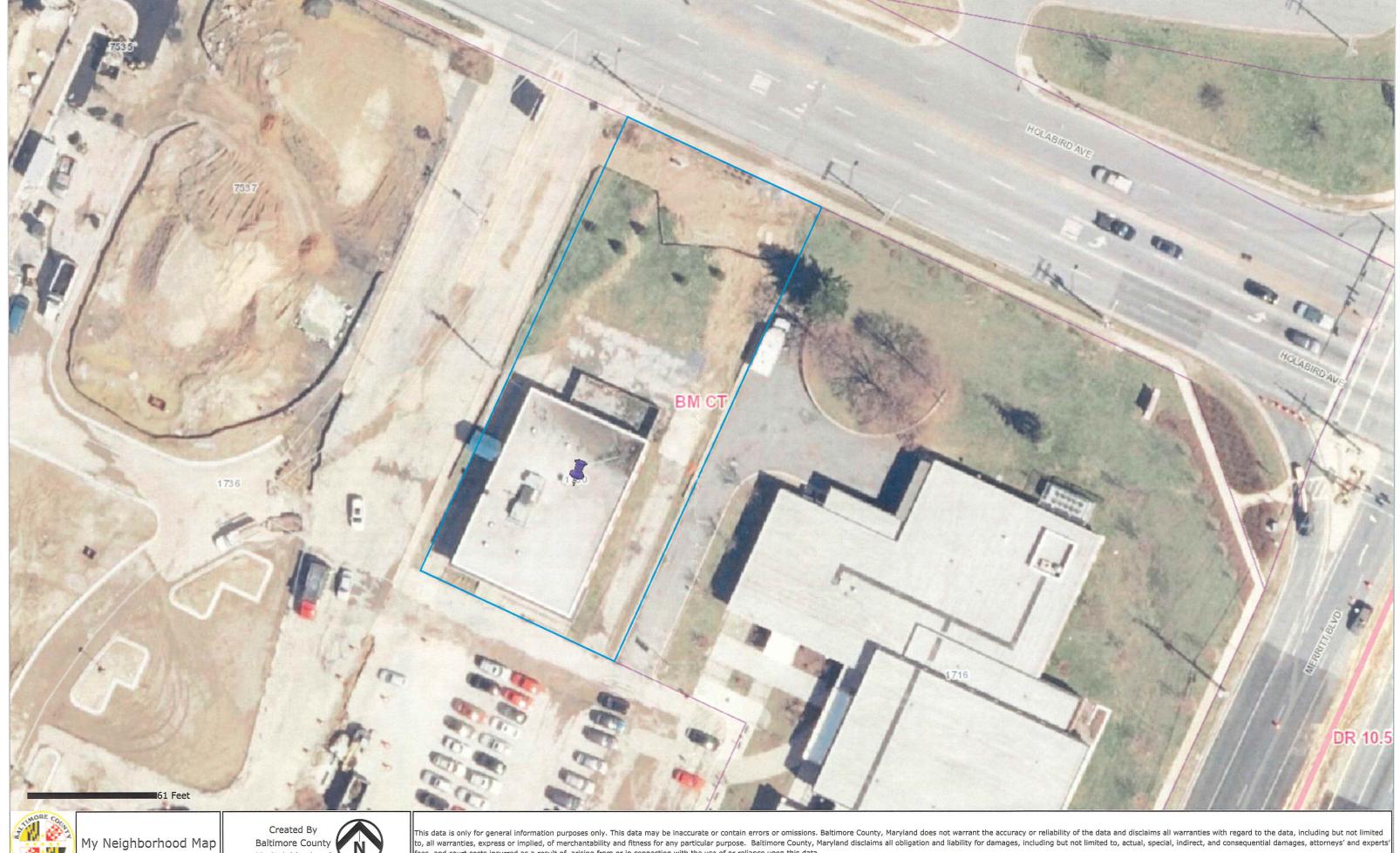
FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURING.



My Neighborhood Map

Created By
Baltimore County
My Neighborhood

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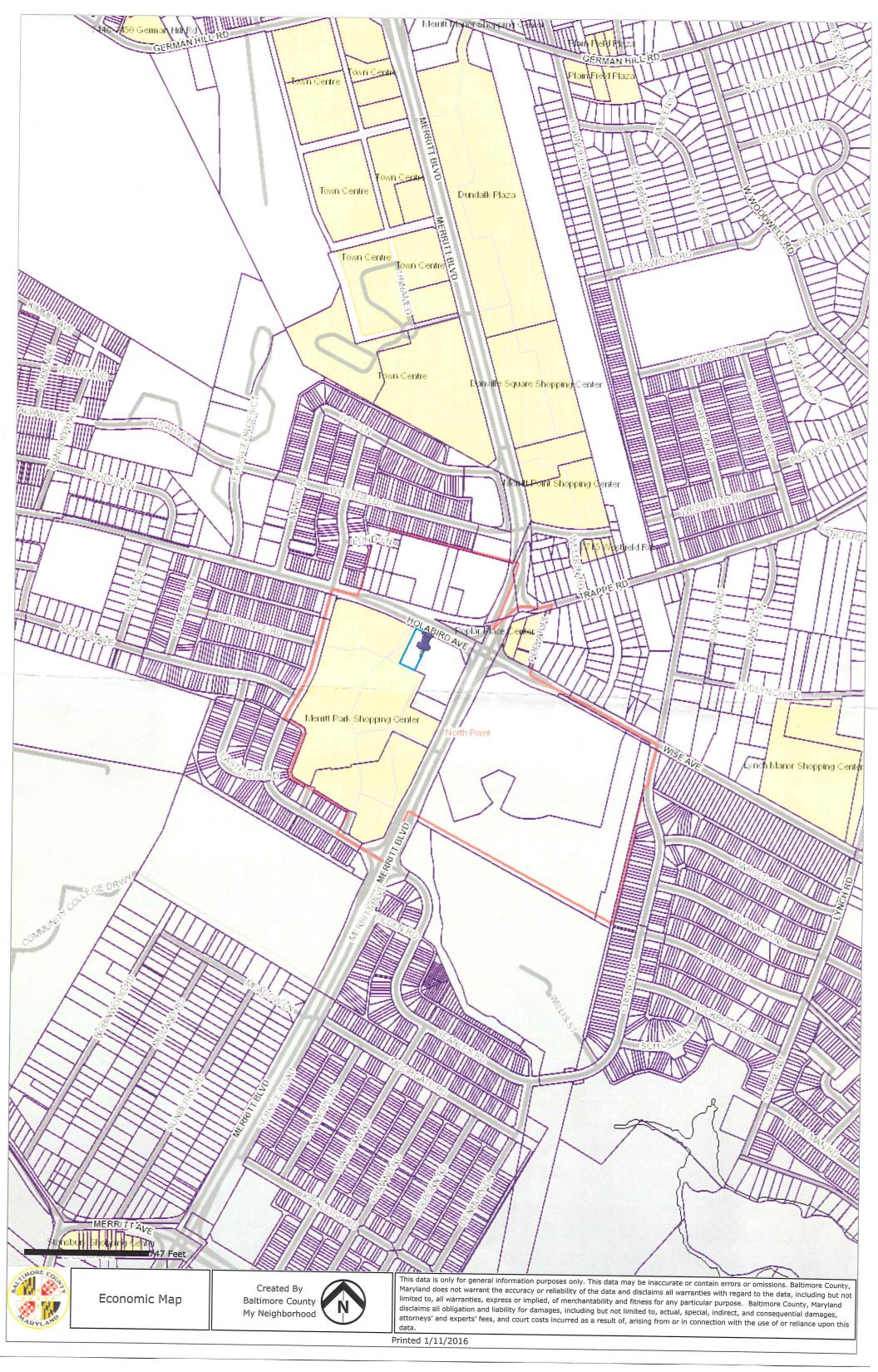
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My Neighborhood Map

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ENVIRONMENTAL STANDS OF THE TABLE OF TABLE

COUNTY ADOPTED PLANS

PAGGING PROMES

COTAL PROMINGS AND DEVELOPMENT HISTORY

COTAL PROMING SAVES

COTAL SALES CONTROL SCHOOL SCHOOL SCHOOL SCHOOL SCHOOL STATES

BO-17-X 10/14/1607 GRANIED OF THE BALTIMORE COLURY CODE.

BO-17-X 10/14/1607 GRANIED OF SECRET SCHOOL SCHOO

STREET SADE 10' OTHER STREET SADE 10' OTHER STREET SADE 10' OTHER STREET SADE 10' OTHER SADE 10'

WHERE THE REAR LOT LINE ABUTS YARD NOT LESS THAN 20 DEEP

OPEN SPACE

THE MINIMUL PERMITTED AMENITY OFFEN SPACE RATIO SHALL BE OF

REQUIRED #9 298 SF (#92 975 SF PROPOSED ADJUSTED BUIL

AREA WITHIN THE LIMIT OF DISTURBANCE) X 0 1)

PROPOSED #17 040 SF - # 18 AMENITY OFFEN SPACE RATIO

MERRI

IS, SEEPS PONDS OR OTHER ON SITE, AND WITHIN 200 FT

ENVIRONMENTAL INFORMAT

SOK. ERODIBI K. FACK

18 28 28

SOILS CHART

71.0

2 2

0

EFINEMENT #2

kjWellsInc

2 Of SHEET

SPECIAL HEARING AND ZONING VARIANCES

PLAN TO ACCOMPANY A PETITION

3016-0131

P-7

& RITCHIE ASSOCIATES, INC.
PANNERS SURFICES AND LANGEONE ACHIECTS MORRIS EWENTERS.

2nd REFINED DEVELOPMENT PLAN 1220-C EAST 40PPA ROAD SUITE & TOWSON MARYLAND 21286 (410) 821 1690 FAX (410) 821 1748

MERRITT PARK SHOPPING CENTER

