

M E M O R A N D U M

DATE: March 7, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0134-A- Appeal Period Expired

The appeal period for the above-referenced case expired on March 3, 2016. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(1809 Reisterstown Road)

3rd Election District

2nd Council District

Woodholme Properties Limited Partnership *

Petitioner

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0134-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of Woodholme Properties Limited Partnership, owner of the subject property ("Petitioner"). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §450.4 as follows: (1) to allow wall-mounted enterprise signs on a multi-tenant building to exceed two times the length of the wall defining the spaces occupied by separate commercial entities (93 square feet in lieu of 76 sq. ft. for Sign X, 63 sq. ft. in lieu of 42 sq. ft. for Sign Z, 42 sq. ft. in lieu of 26 sq. ft. for Sign BB); and (2) to allow three wall mounted enterprise signs to be installed on a wall that does not define the space occupied by the commercial entities and without separate customer entrance (Signs K, L, M). A site plan was marked as Petitioner's Exhibit 1A & 1B.

Professional engineer Joseph Ucciferro appeared in support of the Petition. David H. Karceski, Esq. represented the Petitioner. The Petition was advertised and posted as required by the B.C.Z.R. No Protestants or interested citizens attended the hearing. There were no substantive Zoning Advisory Committee (ZAC) comments received from any of the county agencies.

The subject property is approximately 7.05 acres and is zoned BM. The property is improved with a strip shopping center, and is part of a much larger (approximately 27 acres)

ORDER RECEIVED FOR FILING

Date 2/2/16
By sln

commercial center ("Festival at Woodholme") originally approved as a CRG plan.

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

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

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

Petitioner has met this test. The property is irregularly shaped (counsel noted it is shaped like an "hourglass") and is therefore unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to provide appropriate signage for each of its tenants. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of Baltimore County and/or community opposition.

THEREFORE, IT IS ORDERED, this 2nd day of February, 2016, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §450.4 as follows: (1) to allow wall-mounted enterprise signs on a multi-tenant building to exceed two times the length of the wall defining the spaces occupied by separate commercial entities (93 square feet in lieu of 76 sq. ft. for Sign X, 63 sq. ft. in lieu of 42 sq. ft. for Sign Z, 42 sq. ft. in lieu of 26 sq. ft. for Sign BB); and (2) to allow three wall mounted enterprise signs to be installed on a wall that does not define the space occupied by the commercial entities and without separate customer entrance (Signs K, L, M), be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date 2/2/16

By Sen

The relief granted herein shall be subject to the following:

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

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:/sln

ORDER RECEIVED FOR FILING

Date 2/2/16

By sln



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 1809 Reisterstown Road which is presently zoned BM

Deed References: 7812-107 10 Digit Tax Account # 2100001178

Property Owner(s) Printed Name(s) Woodholme Properties Limited Partnership

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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

3. ☒ a **Variance** from Section(s)

SEE ATTACHED SHEET

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

TO BE PRESENTED AT HEARING

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

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

Mailing Address City State

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

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHED SHEET

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature # 2

Mailing Address City State

Zip Code / Telephone # / Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

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

Mailing Address City State

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

Zip Code Telephone # Email Address

CASE NUMBER

2016-134-A

Filing Date

11/30/15

Do Not Schedule Dates:

Reviewer

AT

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date

2/2/16

By

den

**ATTACHMENT
TO PETITION FOR VARIANCE**

1809 REISTERSTOWN ROAD

1. Variance from Section 450.4 Attachment 1.5(d) of the Baltimore County Zoning Regulations ("BCZR") to allow wall-mounted enterprise signs on a multi-tenant building to exceed two times the length of the wall defining the spaces occupied by separate commercial entities (93 square feet in lieu of 76 square feet for Sign X, 63 square feet in lieu of 42 square feet for Sign Z, 42 square feet in lieu of 26 square feet for Sign BB).
2. Variance from BCZR Section 450.4 Attachment 1.5(d) to allow three wall-mounted enterprise signs to be installed on a wall that does not define the space occupied by the commercial entities and without separate customer entrances (Signs K, L, M).

**ATTACHMENT
TO PETITION FOR VARIANCE**

1809 REISTERSTOWN ROAD

Legal Owner:

Woodholme Properties Limited Partnership, a Maryland limited partnership

By: FW Woodholme GP, LLC, a Delaware limited liability company, its general partner

By: GRI-Regency, LLC, a Delaware limited liability company, its sole member

By: Regency Centers L.P., a Delaware limited partnership, its managing member

By: Regency Centers Corporation, a Florida corporation, its general partner

By: 
Title: Senior Vice President
Phone: 763-442-4300



METES AND BOUNDS DESCRIPTION
LOT 3

THE LAND OF
WOODHOLME PROPERTIES, LIMITED PARTNERSHIP
LIBER 7812 FOLIO 107
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MD

BEGINNING AT A POINT IN THE EASTERLY RIGHT-OF-WAY LIMITS OF REISTERSTOWN ROAD – MD RTE. 140 (VARIABLE WIDTH RIGHT-OF-WAY), WHICH IS 130 FEET NORTH OF THE INTERSECTION OF SAID REISTERSTOWN ROAD WITH HOOKS LANE (60' WIDE RIGHT-OF-WAY), THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN THE REISTERSTOWN ROAD RIGHT-OF-WAY ON THE WEST AND THE LAND OF WOODHOLME PROPERTIES, LIMITED PARTNERSHIP (LIBER 7812 FOLIO 107) ON THE EAST;

1. NORTH 42 DEGREES – 07 MINUTES – 40 SECONDS WEST, 86.16 FEET TO A POINT, THENCE;
2. CONTINUING NORTH 27 DEGREES – 43 MINUTES – 54 SECONDS WEST, 59.14 FEET TO A POINT, THENCE;
3. CONTINUING NORTH 41 DEGREES – 53 MINUTES – 18 SECONDS WEST, 312.02 FEET TO A POINT, THENCE;
4. CONTINUING NORTH 47 DEGREES – 52 MINUTES – 20 SECONDS EAST, 185.58 FEET TO A POINT OF CURVATURE, THENCE;
5. CONTINUING 160.48 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 202.00 FEET, A CENTRAL ANGLE OF 45 DEGREES – 31 MINUTES – 06 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 25 DEGREES – 08 MINUTES – 47 SECONDS WEST, 158.29 FEET TO A POINT, THENCE;
6. CONTINUING NORTH 02 DEGREES – 21 MINUTES – 14 SECONDS EAST, 30.24 FEET TO A POINT, THENCE;
7. CONTINUING SOUTH 89 DEGREES – 02 MINUTES – 20 SECONDS EAST, 43.01 FEET TO A POINT, THENCE;
8. CONTINUING NORTH 02 DEGREES – 21 MINUTES – 14 SECONDS EAST, 19.89 FEET TO A POINT OF CURVATURE, THENCE;
9. CONTINUING 199.40 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 22 DEGREES – 50 SECONDS – 57 MINUTES, AND A CHORD BEARING AND DISTANCE OF SOUTH 09 DEGREES – 04 MINUTES – 15 SECONDS EAST, 198.08 FEET TO A POINT OF CURVATURE, THENCE;
10. CONTINUING 186.67 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 26 DEGREES – 44 MINUTES – 17 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 85 DEGREES – 34 MINUTES – 51 SECONDS EAST, 184.98 FEET TO A POINT, THENCE;

2016-0134-A

X-4310-2105



11. CONTINUING SOUTH 81 DEGREES – 03 MINUTES – 01 SECONDS EAST, 150.68 FEET TO A POINT OF CURVATURE, THENCE;
12. CONTINUING 628.97 FEET ALONG THE ARC OF CURVE TO THE LEFT, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 51 DEGREES – 28 MINUTES – 54 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 13 DEGREES – 11 SECONDS – 32 MINUTES WEST, 608.02 FEET TO A POINT, THENCE;
13. CONTINUING SOUTH 04 DEGREES – 35 MINUTES – 44 SECONDS WEST, 13.77 FEET TO A POINT OF CURVATURE, THENCE;
14. CONTINUING 0.49 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 7570.00 FEET, A CENTRAL ANGLE OF 00 DEGREES – 00 MINUTES – 13 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 48 DEGREES – 09 MINUTES – 11 SECONDS WEST, 0.49 FEET TO A POINT, THENCE;
15. CONTINUING SOUTH 48 DEGREES – 07 MINUTES – 39 SECONDS WEST, 24.38 FEET TO A POINT, THENCE;
16. CONTINUING NORTH 43 DEGREES – 48 MINUTES – 06 SECONDS WEST, 103.49 FEET TO A POINT, THENCE;
17. CONTINUING SOUTH 48 DEGREES – 36 MINUTES – 55 SECONDS WEST, 177.03 FEET TO A POINT, THENCE;
18. CONTINUING SOUTH 42 DEGREES – 49 MINUTES – 55 SECONDS WEST, 260.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 310,752 SQUARE FEET OR 7.13 ACRES.



11-30-15

2016-0134-A

5019-0134-11

11-20-12



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 3879812

Sold To:

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

Bill To:

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

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

Jan 12, 2016

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: # 2016-0134-A
1809 Reisterstown Road
E/s Reisterstown Road, 130 ft. N/of Hooks Lane
3rd Election District - 2nd Councilmanic District
Legal Owner(s) Woodholme Properties Limited Partnership

Variance: to allow wall-mounted enterprise signs on a multi-tenant building to exceed two times the length of the wall defining the spaces occupied by separate commercial entities (93 sq. ft. in lieu of the 76 sq. ft. for Sign X, 63 sq. ft. in lieu of 42 sq. ft. for Sign Z, 42 sq. ft. in lieu of 26 sq. ft. for Sign BB); to allow three wall-mounted enterprise signs to be installed on a wall that does not define the space occupied by the commercial entities and without separate customer entrances (Signs K, L, M).

Hearing: Monday, February 1, 2016 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 1/7/15 January 12 3879812

CERTIFICATE OF POSTING

2016-0134-A

RE: Case No.: _____

Petitioner/Developer: _____

Woodholme Properties Limited Partnership

February 1, 2016

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

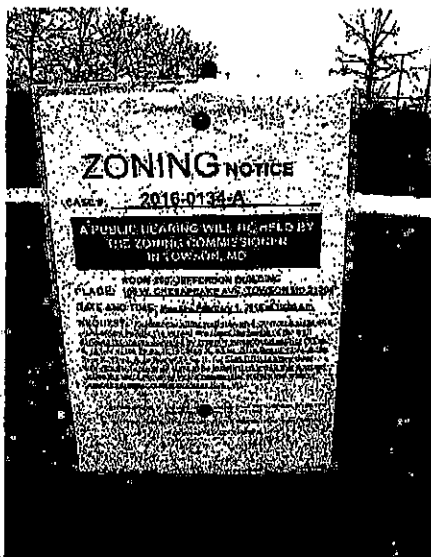
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1809 Reisterstown Road

January 12, 2016

The sign(s) were posted on _____

(Month, Day, Year)



Sincerely,

January 12, 2016

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

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:

2016-134 A

Petitioner:

Address or Location:

→ Woodholme Properties Limited Partnership
→ 1809 Reisterstown Road

PLEASE FORWARD ADVERTISING BILL TO:

Name:

Address:

Adam Rosenblatt

Venable LLP

210 W. Pennsylvania Avenue Suite 500

Towson MD 21204

Telephone Number:

410 494 6285

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 12, 2016 Issue - Jeffersonian

Please forward billing to:

Adam Rosenblatt

410-494-6285

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2016-0134-A

1809 Reisterstown Road

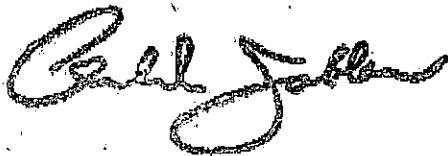
E/s Reisterstown Road, 130 ft. N/of Hooks Lane

3rd Election District – 2nd Councilmanic District

Legal Owners: Woodholme Properties Limited Partnership

Variance to allow wall-mounted enterprise signs on a multi-tenant building to exceed two times the length of the wall defining the spaces occupied by separate commercial entities (93 sq. ft. in lieu of the 76 sq. ft. for Sign X, 63 sq. ft. in lieu of 42 sq. ft. for Sign Z, 42 sq. ft. in lieu of 26 sq. ft. for Sign BB); to allow three wall-mounted enterprise signs to be installed on a wall that does not define the space occupied by the commercial entities and without separate customer entrances (Signs K, L, M).

Hearing: Monday, February 1, 2016 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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



KEVIN KAMENETZ
County Executive

December 8, 2015

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

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2016-0134-A

1809 Reisterstown Road
E/s Reisterstown Road, 130 ft. N/of Hooks Lane
3rd Election District – 2nd Councilmanic District
Legal Owners: Woodholme Properties Limited Partnership

Variance to allow wall-mounted enterprise signs on a multi-tenant building to exceed two times the length of the wall defining the spaces occupied by separate commercial entities (93 sq. ft. in lieu of the 76 sq. ft. for Sign X, 63 sq. ft. in lieu of 42 sq. ft. for Sign Z, 42 sq. ft. in lieu of 26 sq. ft. for Sign BB); to allow three wall-mounted enterprise signs to be installed on a wall that does not define the space occupied by the commercial entities and without separate customer entrances (Signs K, L, M).

Hearing: Monday, February 1, 2016 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Rm. 500, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 12, 2016**
- (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.

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
1809 Reisterstown Road; E/S Reisterstown	*	OF ADMINISTRATIVE
Road, 130' N of c/line Hooks Lane	*	HEARINGS FOR
3 rd Election & 2 nd Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Woodholme Properties	*	2016-134-A
Limited Partnership		
Petitioner(s)		

* * * * *

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.

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 11th day of December, 2015, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, Venable, LLP, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

RECEIVED
DEC 11 2015

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

No. **132580**
Date: **11/30/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DRD
11/30/2015 11/30/2015 09:14:52 2

RECEIPT # 949233 11/30/2015 CFLA

5 528 ZONING VERIFICATION

Receipt Tot \$500.00
\$500.00 CK \$0.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				4 500

Total: **500**

Rec From: **KENABLE**

For: **1809 REISTERSTOWN RD**

2016-0134-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

CASE NAME 1809 Reinst. Ref.
CASE NUMBER 2016-134-A
DATE 2/1/16

CASE NAME 1809 Reinst. Ref.
CASE NUMBER 2016-134-A
DATE 2/1/16

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

12/9

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

N/C

12/9

DEPS
(if not received, date e-mail sent _____)

N/C

12/29

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)

no obj

12/7

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. 2013-0250-A)

NEWSPAPER ADVERTISEMENT

Date:

11/12/16

SIGN POSTING

Date:

11/12/16

by

SSG Black

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Real Property Data Search (w2)

Guide to searching the database

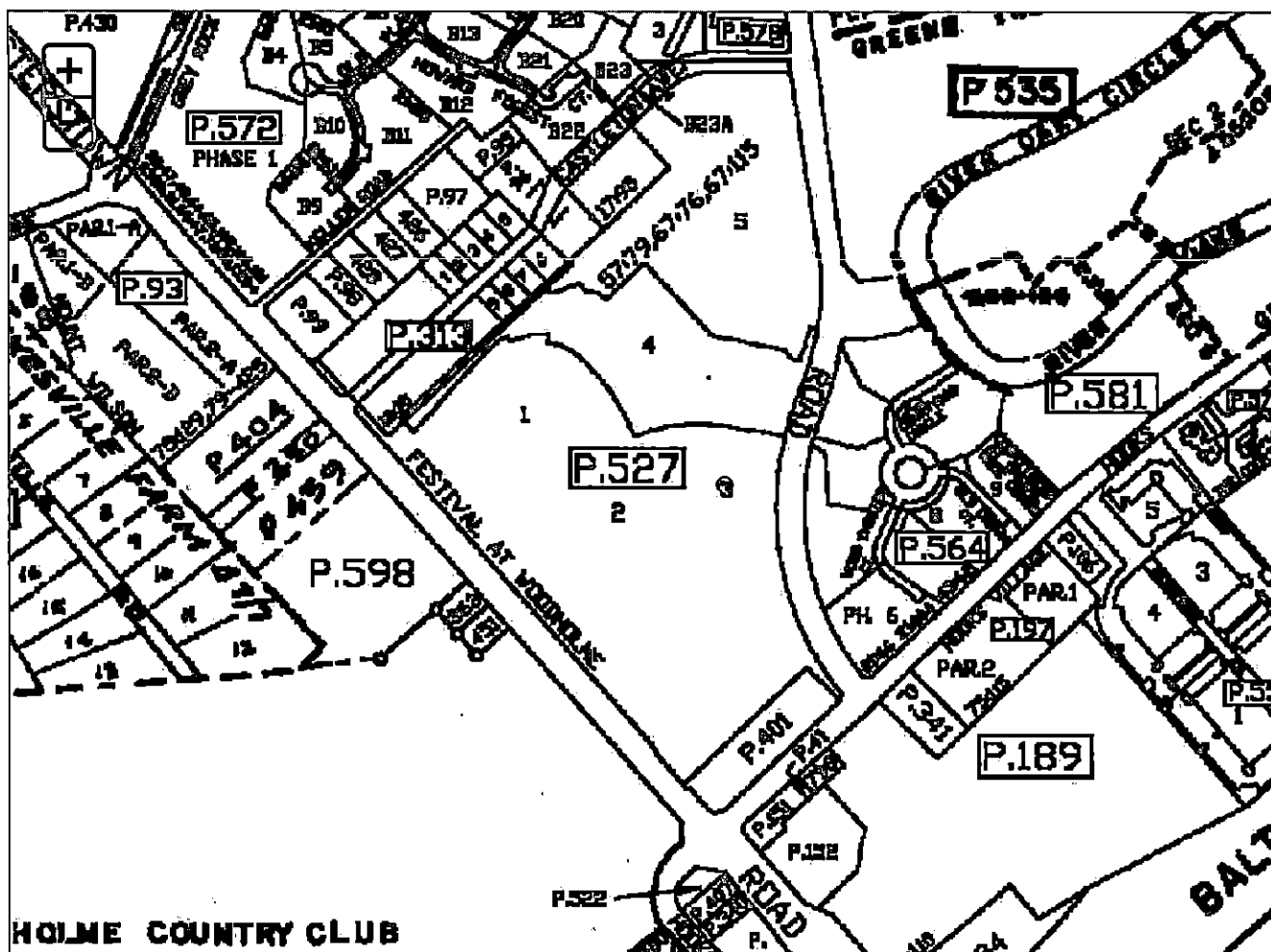
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 2100001178			
Owner Information					
Owner Name:	WOODHOLME PROPERTIES LIMITED PARTNERSHIP		Use:	COMMERCIAL	
Mailing Address:	C/O PROPERTY TAX DEPT P O BOX 790830 SAN ANTONIO TX 78279-0830		Principal Residence:	NO	
			Deed Reference:	/07812/ 00107	
Location & Structure Information					
Premises Address:		1809 REISTERSTOWN RD BALTIMORE MD 21208-0000		Legal Description:	7.053 AC PRT LT 3 NES REISTERSTOWN RD FESTIVAL AT WOODHOLME
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0068	0019	0527		0000	3 2016 0057/0079
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			7.0500 AC	14	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
	Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2015 As of 07/01/2016		
Land:	3,173,800	3,173,800			
Improvements	20,136,600	27,148,000			
Total:	23,310,400	30,321,800	23,310,400	25,647,533	
Preferential Land:	0			0	
Transfer Information					
Seller: GREENEBAUM STEWA RT J		Date: 03/10/1988		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /07812/ 00107		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015	07/01/2016		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00	0.00 0.00		
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

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

District: 03 Account Number: 2100001178



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

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

Property maps provided courtesy of the Maryland Department of Planning.

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

IN RE: PETITION FOR VARIANCE

(Reisterstown Road)

3rd Election District

2nd Councilman District

Woodholme Properties Ltd. Partnership
& Greenebaum and Rose Investments, Ltd.

Legal Owners

Petitioners

JB
6-11-13
BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0250-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by David H. Karceski, Esquire, on behalf of the legal owners of the subject property. The Petitioners are requesting Variance relief from Sections 450.4 Attachment 1.7(b)(IX) and 450.4 Attachment 1.7(d)(V) and (d)(VII) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit: (1) a freestanding joint identification sign to display 12 lines of text with a sign copy a minimum of 4 inches in height in lieu of the permitted 5 lines of text and required 8 inch height for a sign copy (Pylon Sign II (South)); and (2) a freestanding joint identification sign with a sign face/area of 114 square feet and sign height of 16 ft. in lieu of the permitted sign face/area of 100 square feet and sign height of 12 feet (Pylon Sign IV [North]).

The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1A & 1B.

Appearing at the public hearing in support of the requests was John Fitzpatrick, Jack deVilliers and Joe Ucciferro, from Bohler Engineering, the firm that prepared the site plan. David H. Karceski, Esquire represented the Petitioners. There were no Protestants or interested citizens in attendance, and the file does not contain any letters of protest or opposition. The file reveals that the Petition was properly advertised and the site was properly posted as required by the

Baltimore County Zoning Regulations.

There were no substantive Zoning Advisory Committee (ZAC) comments received.

Testimony and evidence revealed that the subject property is approximately 13.674 acres and is zoned BM and OR2. The site is improved with a commercial center known as Festival at Woodholme Shopping Center. The owners of the center would like to update the signage for the facility, and propose to install two pylon signs along Reisterstown Road, as shown on Exhibit 1B. The plan indicates that the shopping center has 1120 feet of frontage on Reisterstown Road. The Petitioners require variance relief to install the proposed signs.

Based upon the testimony and evidence presented, I will grant the request for variance relief. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have met this test. The split-zoned property is of very irregular dimensions and shape, and is thus unique for zoning purposes. If the B.C.Z.R. were strictly enforced, the Petitioners would indeed suffer a practical difficulty, given they would be unable to install adequate signage to gain attention of motorists on this busy roadway. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the absence of County and /or community opposition.

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the variance relief requested shall be granted

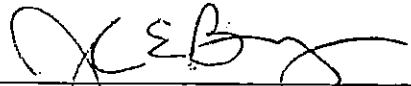
THEREFORE, IT IS ORDERED, this 14th day of June, 2013, by the Administrative Law

Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") to permit: (1) a freestanding joint identification sign to display 12 lines of text with a sign copy a minimum of 4 inches in height in lieu of the permitted 5 lines of text and required 8 inch height for a sign copy (Pylon Sign II (South)); and (2) a freestanding joint identification sign with a sign face/area of 114 square feet and sign height of 16 ft. in lieu of the permitted sign face/area of 100 square feet and sign height of 12 feet (Pylon Sign IV [North]), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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:slm



KEVIN KAMENETZ
County Executive

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

January 28, 2016

Woodholme Properties Ltd. Partnership
1809 Reisterstown Road
Baltimore MD 21208

RE: Case Number: 2016-0134 A, Address: 1809 Reisterstown Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 30, 2015. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David H. Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

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



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

Date: 12/7/15

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

RE: Baltimore County

Item No. 2016-0134-A

Variance

Woodholme Properties Limited Partnership
1809 Reisterstown Road

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 12/7/15. A field inspection and internal review reveals that an entrance onto MD140 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2016-0134-A

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

Sincerely,

David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

My telephone number/toll-free number is _____

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

JB 2-1-16
10am

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: December 29, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-134

RECEIVED

JAN 07 2016

INFORMATION:

Property Address: 1809 Reisterstown Road
Petitioner: Woodholme Properties Limited Partnership
Zoning: BM
Requested Action: Variance

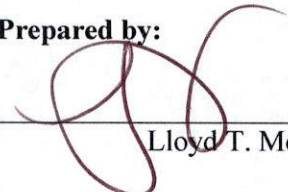
OFFICE OF ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the petition for a variance to permit a wall-mounted enterprise sign on a multi-tenant building to exceed two times the length of the wall defining the spaces occupied by separate commercial entities, 93 square feet in lieu of 76 square feet for Sign X, 63 square feet in lieu of 42 square feet for Sign Z, and 42 square feet in lieu of 26 square feet for Sign BB and to permit three wall-mounted enterprise signs to be installed on a wall that does not define the space occupied by the commercial entities and without separate customer entrances.

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

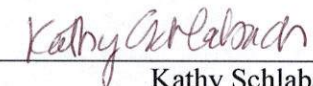
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Bill Skibinski
David H. Karceski, Esquire, Venable LLP
Office of the Administrative Hearings
People's Counsel for Baltimore County

2-1-16

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

DEC 09 2015



OFFICE OF ADMINISTRATIVE HEARINGS

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

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

DATE: December 9, 2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0134-A
Address 1809 Reisterstown Road
(Woodholme Properties Property)

Zoning Advisory Committee Meeting of December 7, 2015.

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

Reviewer: Steve Ford

Date: 12-9-2015

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For December 14, 2015
Item No. 2016-0134, 0135, and 0136

DATE: December 9, 2015

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC12142015.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

RECEIVED
JAN 06 2016

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

DATE: December 29, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-134

INFORMATION:

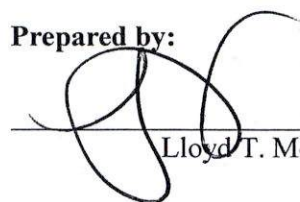
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Zoning: BM
Requested Action: Variance

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Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Bill Skibinski
David H. Karceski, Esquire, Venable LLP
Office of the Administrative Hearings
People's Counsel for Baltimore County

Case No.: 2016-0134-A

Exhibit Sheet

Petitioner/Developer

DW
3-7-16

Protestants

sln
2-2-16

No. 1 IA- IB	Site plan (2 sheet)	
No. 2	Ucciferro CV	
No. 3	Aerial zoning map	
No. 4	4A-4I Photos	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



KEVIN KAMENETZ
County Executive

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

January 28, 2016

Woodholme Properties Ltd. Partnership
1809 Reisterstown Road
Baltimore MD 21208

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Very truly yours,

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W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David H. Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

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



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Date: 12/7/15

Ms. Kristen Lewis
Baltimore County Department of
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County Office Building, Room 109
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Variance
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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, Supervisor
Bureau of Development Plans Review

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Item No. 2016-0134, 0135, and 0136

DATE: December 9, 2015

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DAK:CEN
cc:file

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1. The first part of the paper discusses the importance of the study of the history of the United States.

2. The second part of the paper discusses the importance of the study of the history of the United States.

3. The third part of the paper discusses the importance of the study of the history of the United States.

4. The fourth part of the paper discusses the importance of the study of the history of the United States.

5. The fifth part of the paper discusses the importance of the study of the history of the United States.

BALTIMORE COUNTY, MARYLAND
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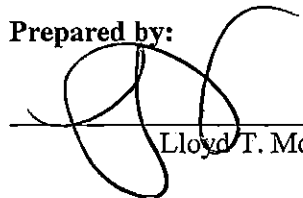
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Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Bill Skibinski
David H. Karceski, Esquire, Venable LLP
Office of the Administrative Hearings
People's Counsel for Baltimore County



BOHLERTM

ENGINEERING RESUME

901 Dulaney Valley Rd., Ste. 801
Towson, MD 21204
PHONE 410.821.7900
FAX 410.821.7987

Joseph J. Ucciferro, P.E. Project Manager

EDUCATION:

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

PROJECT TESTIMONY:

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

EXPERIENCE:

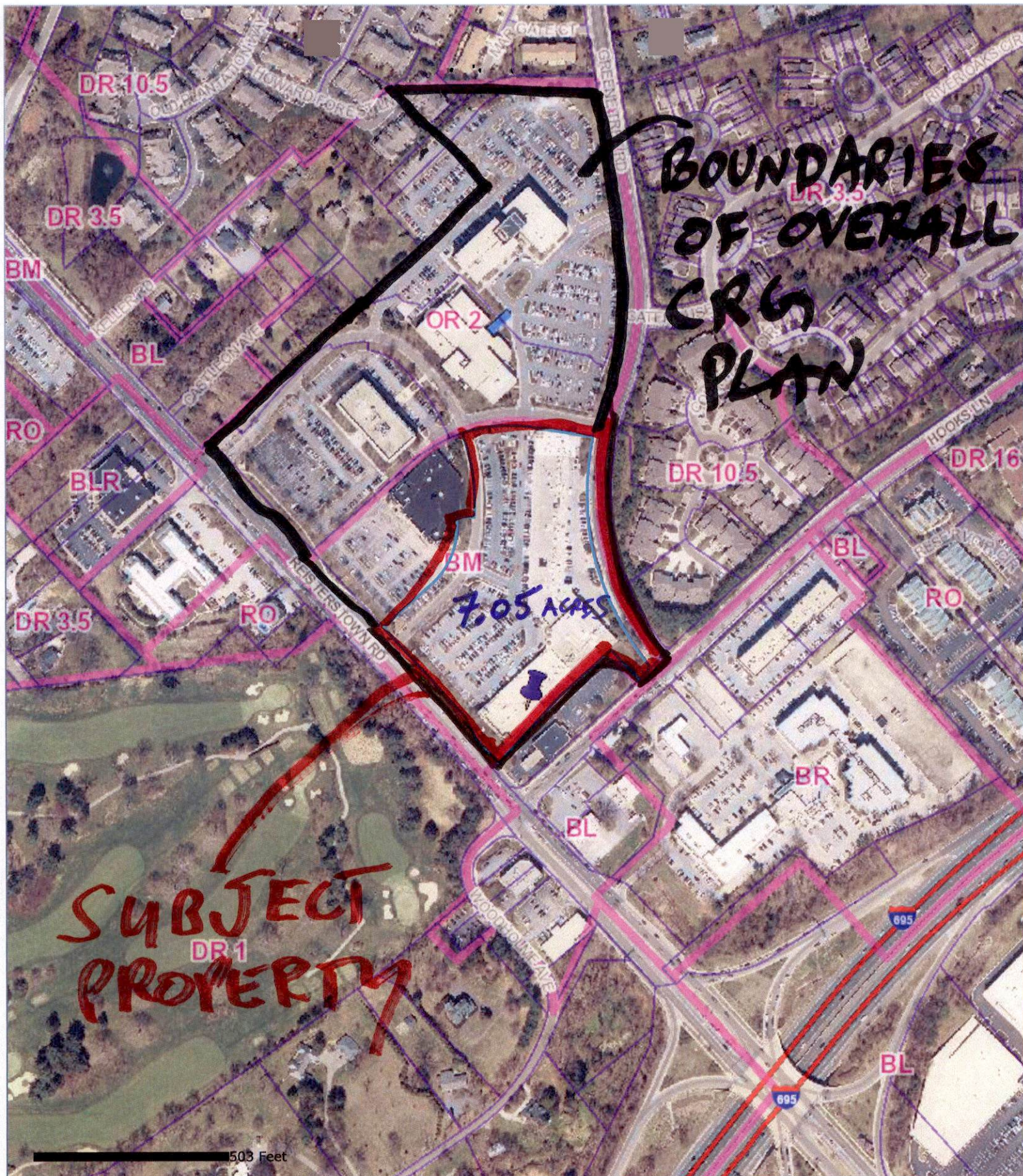
Currently serves as a Project Manager in Bohler Engineering's Towson, Maryland Office. Experience includes over twelve (12) years of design and project management. Primarily responsible for client and project management for various commercial, residential, and industrial developments. Areas of experience include site feasibility analysis and budgeting, site layout and planning, zoning and subdivision ordinance review/interpretation, horizontal and vertical roadway design, site grading, earthwork balancing and analysis, soil erosion and sediment control measures and facilities, utility design, stormwater management and water quality system designs, environmental compliance/evaluations, pump/tank design and permitting, lighting photometric studies/design, signage compliance, landscaping design, vehicular circulation design, oversight of expediting and application approvals, and related services. Expertise includes supermarkets, service stations, maintenance facilities, restaurants, shopping centers, retail centers, car washes and other related projects in municipalities in Maryland, Delaware, and Pennsylvania.

BALTIMORE COUNTY PROJECTS OF NOTE:

- Merritt Pavilion – (Planned Unit Development) Dundalk
- Insurance Auto Auction – Rosedale and Dundalk (Special Exception and Variance)
- Shelter Development and YMCA (Planned Unit Development) – Catonsville
- Federal Realty – Flats at 703 (Towson Multi-family Development Plan)
- Federal Realty – Avenue at White Marsh PUD Refinement
- YMCA Development – (Development Plan) Towson
- Multiple Quick Serve Restaurants (Chick-fil-A, Sonic)
- Multiple Bank Projects (Bank of America, M&T Bank, PNC Bank, BB&T Bank)
- Multiple Fuel Service Station Projects (SMO, Wawa, Royal Farms)
- Multiple Pharmacy Projects

PROFESSIONAL AFFILIATIONS:

- Maryland Professional Engineer #36064
- Urban Land Institute (ULI)
- National Association of Industrial & Office Properties (NAIOP)
- International Conference of Shopping Centers (ICSC)



TOTAL ACREAGE = 27.14 ACRES
FOR CR6 PLAN
 Created By
 Baltimore County
 My Neighborhood



This data is only for general information purposes only. This data may be

PETITIONER'S EXHIBIT 3

Including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.



PETITIONER'S EXHIBIT 4 A-I





W
WOODHOLME
CENTER

TRADER JOE'S

LIFE BRIDGE HEALTH & FITNESS

Woodholme Medical
BUILDING

BARNES & NOBLE

chico's

LOFT

WHITE BLACK

JSEWARDS

RAGBY PIZZA

WINE









TRADER JOE'S

WINE

ABOUT FACES





corner bakery
CAFE

LUNCH DINNER CATERING



NO SOLICITING



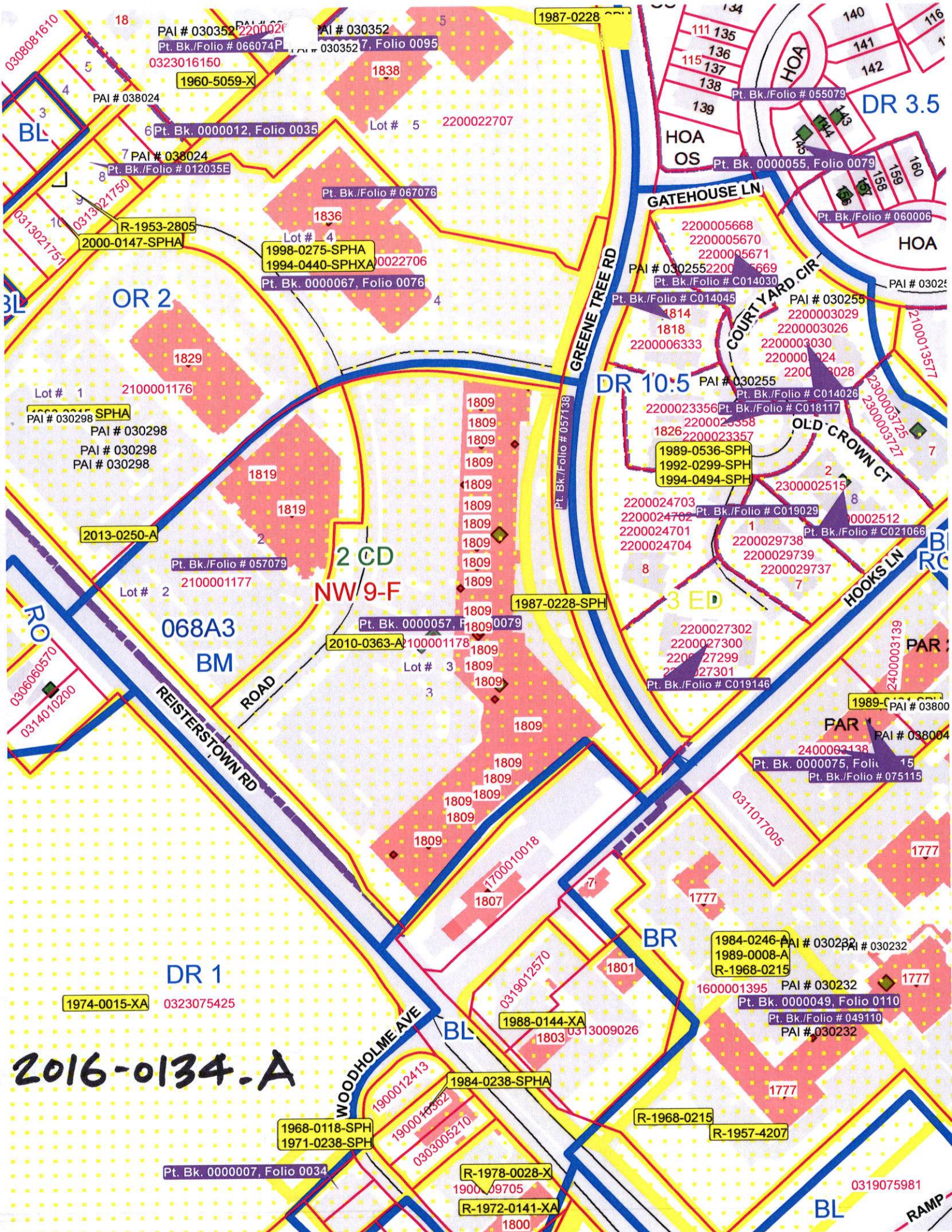


Created By
Baltimore County
My Neighborhood



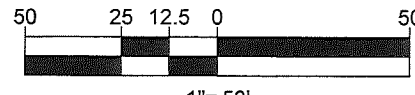
This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties,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

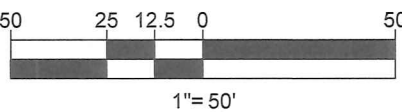
A-430-3105



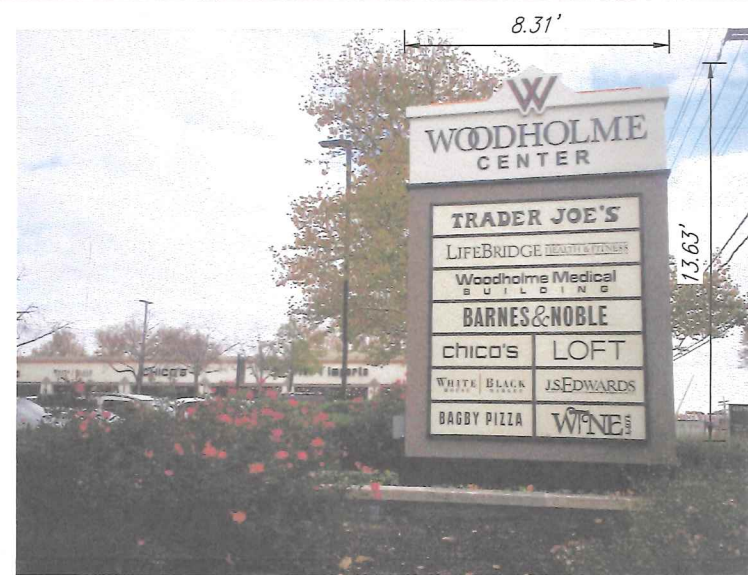
2016-0134-A

A-4810-2103





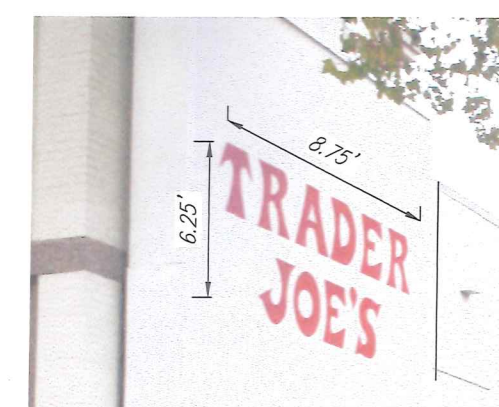
PROFESSIONAL CERTIFICATION
I, JOSEPH J. UCCIFERRO, HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO.
36064, EXPIRATION DATE: 6/26/2016



EX. "WOODHOLME CENTER" TENANT ID SIGN (113.3 S.F.)
NOT TO SCALE



EX. "FESTIVAL WOODHOLME" ID SIGN (40.8 S.F.)
NOT TO SCALE



EX. "TRADER JOE'S" ID SIGN (54.7 S.F.)
NOT TO SCALE



EX. "PIER 1 IMPORTS" ID SIGN (39 S.F.)
NOT TO SCALE



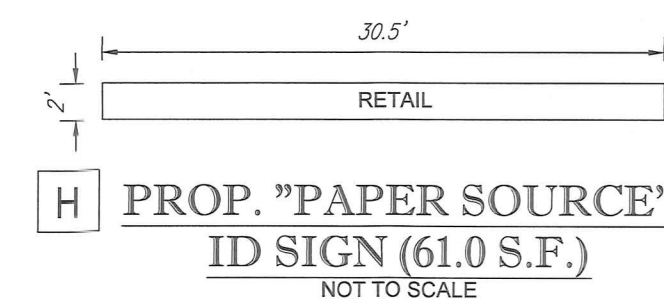
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NOT TO SCALE



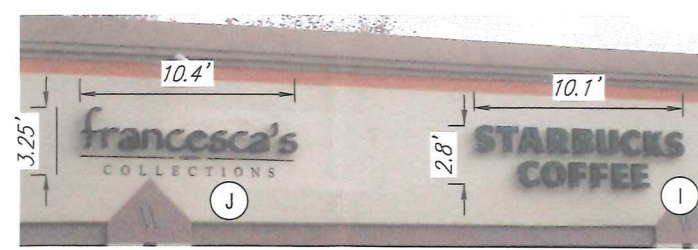
EX. "CHICO'S" ID SIGN (52.7 S.F.)
NOT TO SCALE



EX. "WHITE HOUSE BLACK MARKET" ID SIGN (42.1 S.F.)
NOT TO SCALE



PROP. "PAPER SOURCE" ID SIGN (61.0 S.F.)
NOT TO SCALE



EX. "FRANCESCA'S" ID SIGN (33.8 S.F.)

EX. "STARBUCKS" ID SIGN (28.3 S.F.)
NOT TO SCALE



EX. "TRADER JOE'S" ID SIGN (85.5 S.F.)

EX. "ABOUT FACES" ID SIGN (15.2 S.F.)
NOT TO SCALE

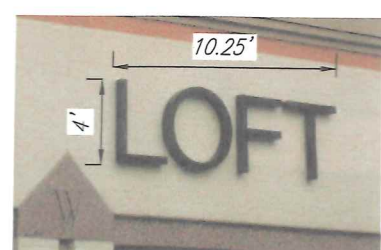


EX. "TRADER JOE'S" ID SIGN (85.5 S.F.)

EX. "ABOUT FACES" ID SIGN (15.2 S.F.)
NOT TO SCALE



PROP. "WINE LOFT" ID SIGN (50 S.F.)
NOT TO SCALE



EX. "LOFT" ID SIGN (41 S.F.)
NOT TO SCALE



EX. "AT&T" ID SIGN (41.3 S.F.)
NOT TO SCALE



EX. "BARK!" ID SIGN (52.6 S.F.)
NOT TO SCALE



EX. "CHIPOTLE" ID SIGN (45.3 S.F.)
NOT TO SCALE

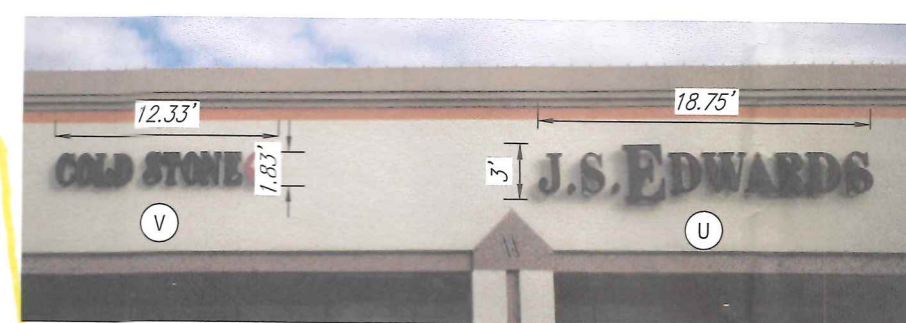


EX. "BAGBY PIZZA" ID SIGN (49.3 S.F.)

EX. "HAIR CUTTERY" ID SIGN (17.5 S.F.)
NOT TO SCALE



EX. "MYEYEDR" ID SIGN (28.2 S.F.)
NOT TO SCALE

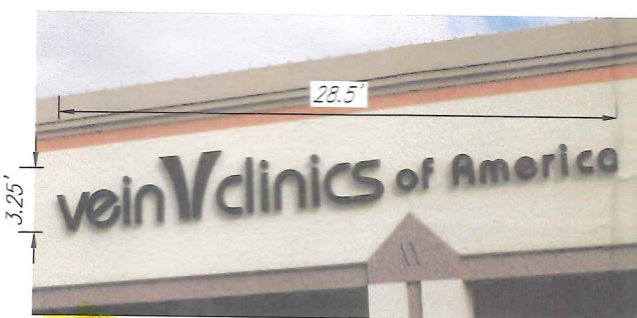


EX. "J.S. EDWARDS" ID SIGN (56.3 S.F.)

EX. "COLD STONE" ID SIGN (22.6 S.F.)
NOT TO SCALE



EX. "EUROPEAN WAX CENTER" ID SIGN (36.2 S.F.)
NOT TO SCALE



EX. "VEIN CLINICS OF AMERICA" ID SIGN (92.6 S.F.)
NOT TO SCALE

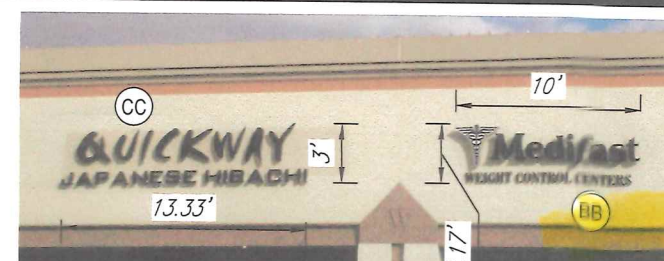


EX. "REGENCY CLEANERS" ID SIGN (28.1 S.F.)
NOT TO SCALE



EX. "TROPICAL CAFE" ID SIGN (63 S.F.)

EX. "LOVE NAILS" ID SIGN (26.8 S.F.)
NOT TO SCALE

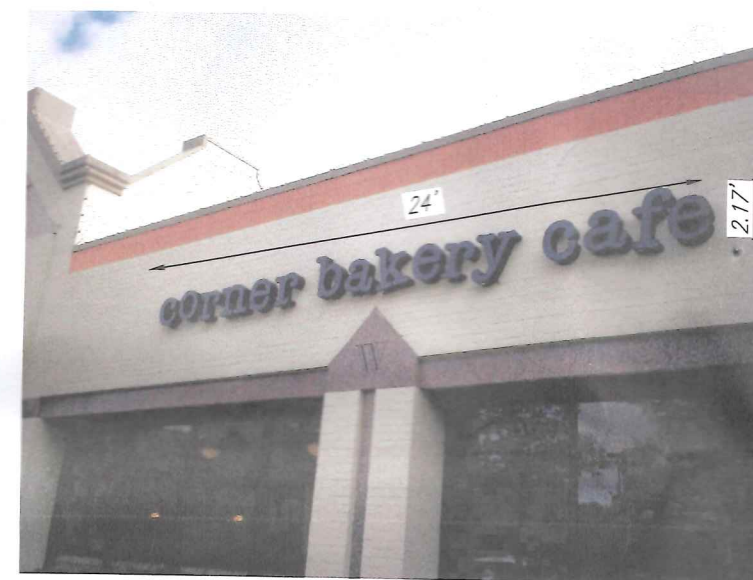


EX. "MEDIFAST" ID SIGN (31.7 S.F.)

EX. "QUICKWAY" ID SIGN (40 S.F.)
NOT TO SCALE



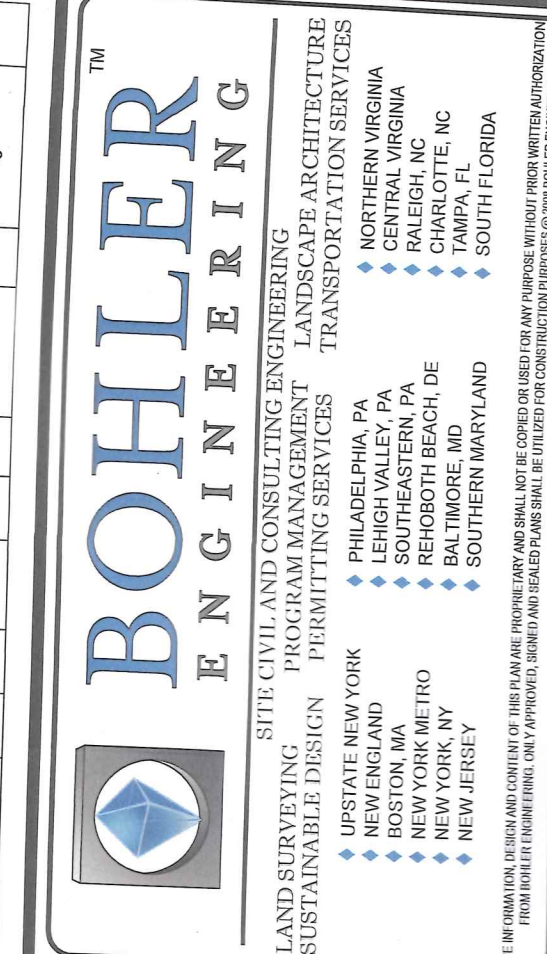
EX. "CORNER BAKERY CAFE" ID SIGN (33.3 S.F.)
NOT TO SCALE



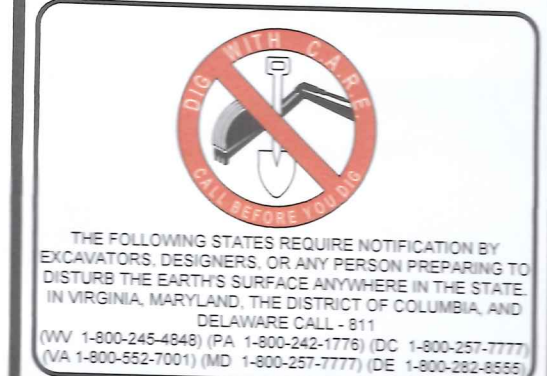
EX. "CORNER BAKERY CAFE" ID SIGN (52.1 S.F.)
NOT TO SCALE

WALL MOUNTED I.D. SIGNS								
ID	TENANT	TENANT SPACE WIDTH (FT.)	SIGNAGE			ALLOWABLE SIGN AREA (SF.)	CUSTOMER ENTRANCE	VARIANCE REQUIRED?
			SIGN PANEL WIDTH (FT.)	SIGN PANEL HEIGHT (FT.)	SIGN PANEL AREA (SF.)			
C	TRADER JOE'S	N/A	8.75	6.25	54.7	N/A	NO	NO
D	PIER 1 IMPORTS	76.4	9.00	4.33	39.0	152.8	NO	NO
E	PIER 1 IMPORTS		28.75	3.25	93.4		YES (1)	
F	CHICO'S	39	17.58	3.00	52.7	76.0	YES	NO
G	WHITE HOUSE BLACK MARKET	22.9	15.75	2.67	42.1	45.8	YES	NO
H	PAPER SOURCE	30.5	2.00	30.50	61.0	61.0	YES	NO
I	STARBUCKS	18.7	10.10	2.80	28.3	39.4	YES	NO
J	FRANCESCA'S	20	10.40	3.25	33.8	40.0	YES	NO
K	ABOUT FACES	52.9	10.10	1.50	15.2	105.8	YES	YES
L	TRADER JOE'S		28.50	3.00	85.5		YES	
M	WINE LOFT		18.67	3.00	50.0		YES	
N	LOFT	44.4	10.25	4.00	41.0	68.8	YES	NO
O	AT&T	76.9	11.00	3.75	41.3	153.8	YES	NO
P	BARK!	31	16.17	3.25	52.6	62.0	YES	NO
Q	CHIPOTLE	29.7	15.10	3.00	45.3	59.4	YES	NO
R	BAGBY PIZZA	25	17.94	2.75	49.3	50.0	YES	NO
S	HAIR CUTTERY	15	10.00	1.75	17.5	30.0	YES	NO
T	MYEYEDR	19.8	13.00	2.17	28.2	35.6	YES	NO
U	J'S EDWARDS	39.7	18.75	3.00	56.3	78.4	YES	NO
V	COLD STONE	15.3	12.33	1.83	22.6	30.6	YES	NO
W	EUROPEAN WAX CENTER	20	11.29	3.21	36.2	40.0	YES	NO
X	VEIN CLINICS OF AMERICA	35.4	28.50	3.25	92.6	76.8	YES	YES
Y	REGENCY CLEANERS	25.9	18.75	1.50	28.1	51.8	YES	NO
Z	TROPICAL CAFE	21	15.75	4.00	63.0	42.0	YES	YES
AA	LOVE NAILS	15.9	11.92	2.25	26.8	31.8	YES	NO
BB	MEDIFAST	13.3	10.00	3.17	31.7	26.6	YES	YES
CC	QUICKWAY	26.5	13.33	3.00	40.0	53.0	YES	NO
DD	CORNER BAKERY CAFE	47.4	13.49	2.47	33.3	84.8	YES (1)	NO
EE	CORNER BAKERY CAFE		24.00	2.17	52.1			

ID	TENANT	SIGNAGE			SIGN HEIGHT (FT.)	ALLOWABLE SIGN HEIGHT PER CODE (SF.)	ALLOWABLE SIGN AREA (SF.)	NOTES
		SIGN PANEL WIDTH (FT.)	SIGN PANEL HEIGHT (FT.)	SIGN PANEL AREA (SF.)				
A	FESTIVAL WOODHOLME SIGN	8.31	13.63	113.3	15.90	28.00	150.00	
B	WOODHOLME CENTER TENANT SIGN	12.25	3.33	40.8	7.75	6'	114 PERMITTED PER 2013-2250-A	*PERMITTED 12 PER 2013-2250-A



REV	DATE	COMMENT	BY



PROJECT NO.:	MD192084
DRAWN BY:	RMS
CHECKED BY:	TMG
DATE:	11/18/15
SCALE:	NOT TO SCALE
CAD ID:	610

PROJECT:

EXHIBIT

FOR

REGENCY CENTERS

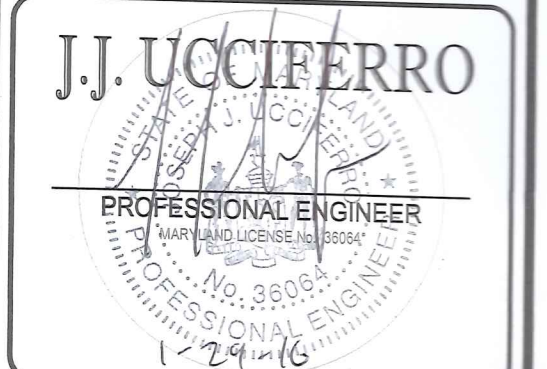
FESTIVAL AT WOODHOLME

LOCATION OF SITE

1809 REISTERSTOWN ROAD
BALTIMORE, MD 21208
BALTIMORE COUNTY
TM 68, GRID 19, P. 527, LOT 3
3RD ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT

BOHLER ENGINEERING

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



SHEET TITLE:

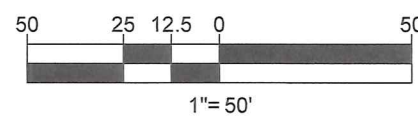
SIGN DETAILS TO ACCOMPANY PETITION FOR VARIANCE HEARING

SHEET NUMBER:

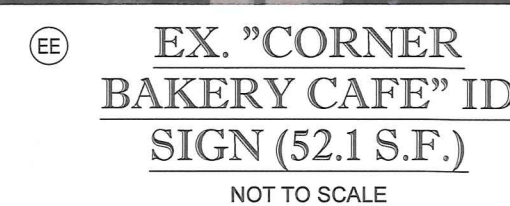
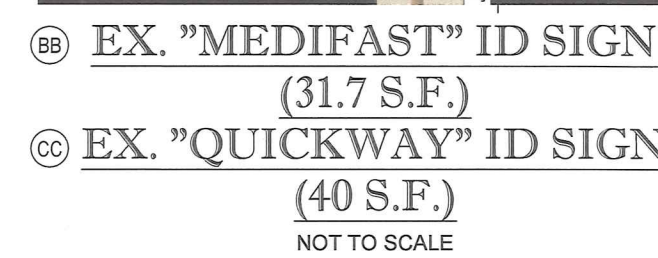
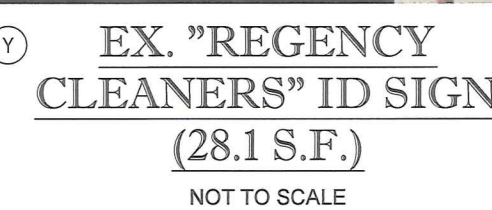
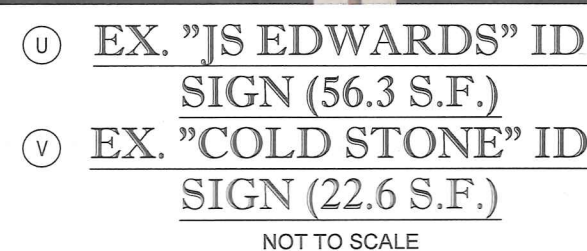
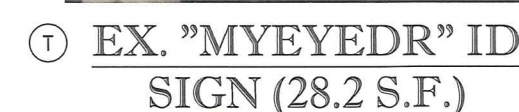
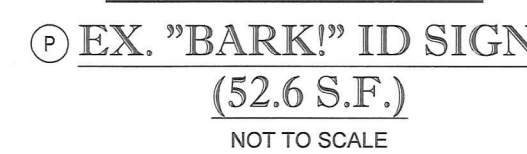
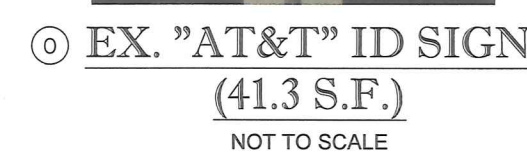
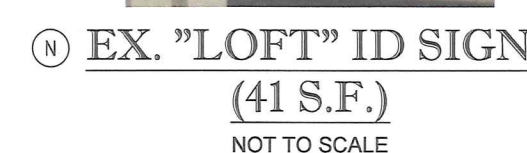
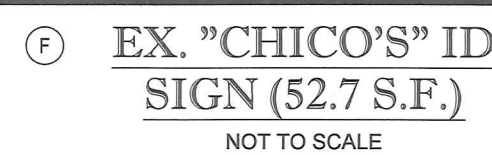
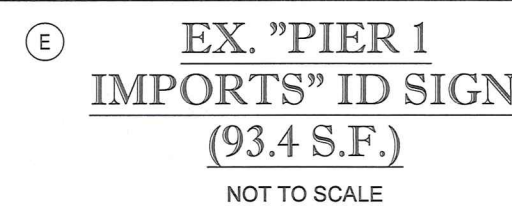
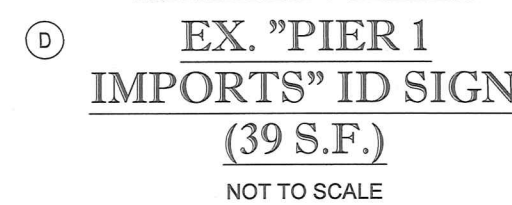
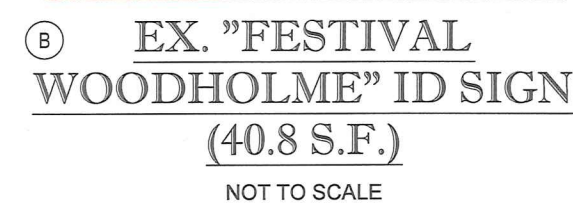
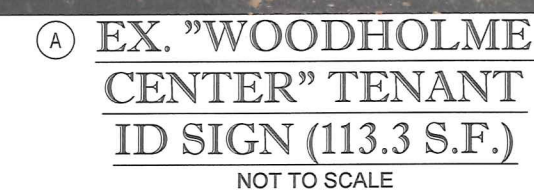
2

PETITIONER'S EXHIBIT **18**

PROFESSIONAL CERTIFICATION
I, JOSEPH J. UCCIFERRO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38064, EXPIRATION DATE: 6/26/2016



PROFESSIONAL CERTIFICATION
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DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO.
36064, EXPIRATION DATE: 6/26/2016



FREESTANDING I.D. SIGNS								
ID	TENANT	SIGNAGE			SIGN HEIGHT (FT.)	ALLOWABLE SIGN HEIGHT PER CODE (SF.)	ALLOWABLE SIGN AREA (SF.)	NOTES
		SIGN PANEL WIDTH (FT.)	SIGN PANEL HEIGHT (FT.)	SIGN PANEL AREA (SF.)				
(A)	FESTIVAL WOODHOLME SIGN	8.31	13.63	113.3	15.90	25.00	150.00	
(B)	WOODHOLME CENTER TENANT SIGN	12.25	3.33	40.8	7.75	6*	114 PERMITTED PER 2013-0250-A	*PERMITTED 12" PER 2013-0250-

[illegible]

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.: MD15208
DRAWN BY: RMC
CHECKED BY: TMC
DATE: 11/6/11
SCALE: NOT TO SCALE
CAD I.D.: EX

PROJECT:

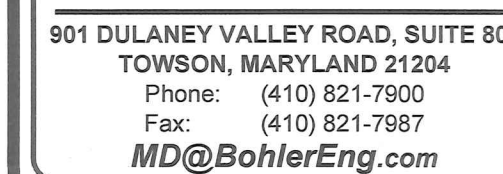
EXHIBIT

— FOR

REGENCY CENTERS
FESTIVAL AT
WOODHOLME

LOCATION OF SITE

1809 REISTERSTOWN ROAD
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BALTIMORE COUNTY
TM 68, GRID 19, P. 527, LOT 3
3RD ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT



SIGN DETAILS TO
ACCOMPANY
PETITION FOR
VARIANCE HEARING

SHEET NUMBER:

2

2016-0134-A

PROFESSIONAL CERTIFICATION
I, JOSEPH J. UCCIFERRO, HEREBY CERTIFY THAT THESE
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UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO.
36064. EXPIRATION DATE: 6/26/2016