MEMORANDUM

DATE: June 9, 2016

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2016-0181-A – Appeal Period Expired

The appeal period for the above-referenced case expired on June 8, 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	*	BEFORE THE OFFICE
(23 Crossroads Drive)		
3rd Election District	*	OF ADMINISTRATIVE
2nd Council District		
Lifebridge 23 Crossroads Drive	*	HEARINGS FOR
Medical Office Building, LLC		
Legal Owner	*	BALTIMORE COUNTY
Petitioner		
	*	**CASE NO. 2016-0181-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 Lifebridge 23 Crossroads Drive Medical Office Building LLC, legal owner of the subject property ("Petitioner"). Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §450 as follows: (1) to allow three (3) wall-mounted enterprise signs on a multi-tenant building in the OR2 zone in lieu of the one sign permitted (Sign Nos. 1,2,3) and to allow a sign area/face of 268 sq. ft. (Sign No. 1) in lieu of the permitted 150 sq. ft. for an individual enterprise sign; (2) to allow directional signs with a sign area/face of 28 and 11 sq. ft. in lieu of the permitted 8 sq. ft. (Sign Nos. 5,7); and (3) to allow a sign displaying a street address with letter height a maximum of 24 inches in lieu of the permitted 8 inches in height (Sign No. 8). A two-sheet site plan was marked as Petitioner's Exhibit 1A & 1B.

Dennis Bodley, Director of Real Estate for Lifebridge, and professional engineer Kevin Anderson appeared in support of the Petition. David H. Karceski, Esq. and A. Neill Thupari, Esq. represented Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. There were no substantive Zoning Advisory Committee (ZAC) comments received.

ORDER RECEIVED FOR FILING
Da 5/9/16
F Sln

The subject property is 3.40 acres and zoned OR 2. The property is improved with a four-story medical office building constructed in 1989. The site is situated within a much larger office park campus known as "McDonogh Crossroads," approved by the County Review Group (CRG) in 1983. Petitioner proposes to install one new sign on the building ("Lifebridge Health," Sign No.1) and the remainder of the variance requests seek to "legitimize" (in light of the abatement provisions of B.C.Z.R. §450.8.D) long-existing signage.

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 site is irregularly shaped (like an "L") and there is a significant topographical change (approximately 25 ft. +/-) from Reisterstown Road up to the building, as shown on the "Site [sic] Line Exhibit" marked as Petitioner's Ex. No. 4. As such the property is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to install the proposed sign and retain long-existing signage. 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 County and/or community opposition.

THEREFORE, IT IS ORDERED, this **9th** day of **May, 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 as follows: (1) to allow three (3) wall-mounted enterprise signs on a multi-tenant building in the OR2 zone in lieu of the one sign permitted (Sign

ORDER RECEIVED FOR FILING
Date 5/9/16
By Sln

Nos. 1,2,3) and to allow a sign area/face of 268 sq. ft. (Sign No. 1) in lieu of the permitted 150 sq. ft. for an individual enterprise sign; (2) to allow directional signs with a sign area/face of 28 and 11 sq. ft. in lieu of the permitted 8 sq. ft. (Sign Nos. 5,7); and (3) to allow a sign displaying a street address with letter height a maximum of 24 inches in lieu of the permitted 8 inches in height (Sign No. 8), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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 5/9/16
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 23 Crossroads Drive **which is presently zoned** OR 2

Deed References: 36811-75 10 Digit Tax Account # 2 1 0 0 0 0 3 4 3 0

Property Owner(s) Printed Name(s) Lifebridge 23 Crossroads Drive Medical Office Building LLC

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

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

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

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

3.X___ **a Variance** from Section(s)

SEE ATTACHED

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

ORDER RECEIVED FOR FILING
Date 5/9/16
By BEN

Legal Owners (Petitioners):
Lifebridge 23 Crossroads Drive Medical Office Building LLC
By: Neil M. Meltzer, President

Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature # 2

2401 West Belvedere Avenue, Baltimore, Maryland
Mailing Address City State

21215
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

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 2016-0181-A **Filing Date** 2/5/16 **Do Not Schedule Dates:** _____ **Reviewer** JS

REV. 10/4/11

ATTACHMENT
TO PETITION FOR VARIANCE

23 CROSSROADS DRIVE

1. Variance from Section 450 Attachment 1.4.5(~~d~~ h-gw) of the BCZR to allow three wall-mounted enterprise signs on a multi-tenant building in the OR 2 Zone in lieu of the one sign permitted (Sign Nos. 1, 2, 3) and to allow a sign area/face of 268 square feet (Sign No. 1) in lieu of the permitted 150 square feet for an individual enterprise sign.

2. Variance from Section 450 Attachment 1.4.3(a) of the BCZR to allow directional signs with a sign area/face of 28 and 11 square feet in lieu of the permitted 8 square feet (Sign Nos. 5, 7).

3. Variance from Section 450.2.C.8 of the BCZR to allow a sign displaying a street address with letter height a maximum of 24 inches in lieu of the permitted 8 inches in height (Sign No. 8).

William K. Woody, L.S.
President and CEO

Douglas L. Kennedy, P.E.
Senior Vice President

J. Peter McDonnell
Executive Vice President

Melissa M. Walker
Vice President, CFO

Kimberly M. Groves, P.E.
Vice President, Engineering

Kevin C. Anderson, Jr., P.E.
Vice President, Dir. of Land Development

Reginald C. Roberts
Associate, Dry Utilities Specialist

KCW ENGINEERING TECHNOLOGIES

Zoning Description

Beginning for the same at a point at the northeast end of the North 89° 37' 11" East 56.57 foot chamfer line of the corner formed by the southeast side of Crossroads Drive, variable width, and the south side of Reisterstown Road, Maryland Route 140, variable width, as shown on a plat entitled "McDonogh Crossroads", dated May 4, 1988, and recorded among the land records of Baltimore County in plat book S.M. 58 at folio 133; thence running with and binding on the outline of Lot 1-'C', as shown on said plat, the following eighteen (18) courses and distances, and running with and binding on the aforementioned south side of Reisterstown Road the following two (2) courses and distances, as now surveyed by KCW Engineering Technologies

1) South 45° 22' 49" East 25.00 feet, thence
2) South 45° 51' 03" East 165.85', thence
3) South 44° 19' 43" East 208.02 feet, thence
4) South 45° 16' 16" West 257.74 feet, thence
5) North 44° 43' 44" West 247.33 feet, thence
6) South 45° 16' 16" West 29.96 feet thence
7) North 44° 43' 44" West 6.00 feet, thence
8) South 45° 16' 16" West 109.33 feet, thence
9) South 44° 43' 44" East 6.00 feet, thence
10) South 45° 16' 16" West 37.33 feet, thence
11) North 44° 43' 44" West 135.25 feet, thence
12) North 45° 16' 16" East 3.33 feet, thence
13) North 44° 43' 44" West 69.23 feet to the aforementioned southeast side of Crossroads Drive, thence running with and binding on said southeast side of Crossroads Drive the following five courses and distances,
14) By a non-tangential curve deflecting to the right having a radius of 184.77 feet, an arch length of 28.13 feet, said curve being subtended by a chord bearing North 40°15'27" East for a distances of 28.11 feet, thence
15) North 44°37'11" East 103.19 feet, thence
16) North 55°55'47" East 101.98 feet, thence
17) North 44°37'11" East 160.00 feet, thence
18) North 89°37'11" East 56.57 feet to the point of beginning.

Containing 148,253 square feet or 3.4034 acres of land more or less.
Being all of the land shown and designated as Lot 1-'C' on a plat entitled "McDonogh Crossroads", dated May 4, 1988, and recorded among the land records of Baltimore County in plat book S.M. 58 at folio 133.

2/3/16

Matthew C. Zane Date:
Professional Land Surveyor
Maryland Registration No. 21739
My registration expires on December 12, 2017

STATE OF MARYLAND MATTHEW C. ZANE 21739 PROFESSIONAL LAND SURVEYOR

KCW Engineering Technologies, Inc.
810 Landmark Drive, Suite 215 • Glen Burnie, MD 21061 • ***Phone:*** 410.768.7700 • ***Fax:*** 410.768.0200 • www.kcw-et.com

THE BALTIMORE SUN MEDIA GROUP

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 4101991

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:

Apr 14, 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: # 2016-0181-A
23 Crossroads Drive
SE corner of intersection of Reisterstown Road and Crossroads Drive
3rd Election District - 2nd Councilmanic District
Legal Owner(s) Lifebridge 23 Crossroads Drive Medical Office Building LLC

Variance: to allow three wall-mounted enterprise signs on a multi-tenant building in the OR 2 zone in lieu of the one sign permitted (Sign Nos. 1, 2, 3) and to allow a sign area/face of 268 sq. ft. (Sign No. 1) in lieu of the permitted 150 sq. ft. for an individual enterprise sign. To allow directional signs with a sign area/face of 28 and 11 sq. ft. in lieu of the permitted 8 sq. ft. (Sign Nos. 5 & 7). To allow a sign displaying a street address with letter height a maximum of 24 inches in lieu of the permitted 8 inches in height (Sign No. 8).

Hearing: Friday, May 6, 2016 at 11:00 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.

4/068 April 14 4101991

CERTIFICATE OF POSTING

RE: Case No.: **2016-0181-A**

Petitioner/Developer: **Lifebridge 23 Crossroads Drive Medical Office Building LLC**

Date of Hearing/Closing: **May 6, 2016**

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:

23 Crossroads Drive

The sign(s) were posted on **April 15, 2016**
(Month, Day, Year)

Sincerely,

April 15, 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)

March 18, 2016

KEVIN KAMENETZ
County Executive

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

NOTICE OF ZONING HEARING

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Hearing: Friday, May 6, 2016 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Neil Meltzer, 2401 W. Belvedere Avenue, Baltimore 21215

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 16 , 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 23 Crossroads Drive; Se corner of intersection of Reisterstown Road & Crossroads Drive 3rd Election & 2nd Councilmanic Districts Legal Owner(s): Lifebridge 23 Crossroads Drive Medical Office Building LLC Petitioner(s)	* * * * * *	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2016-181-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

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

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

RECEIVED
MAR 18 2016

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of March, 2016, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, Venable, LLP, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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: 2016-0181-A

Petitioner: LIFEBRIDGE 23 CROSSROADS DRIVE MEDICAL OFFICE BUILDING, LLC

Address or Location: 23 CROSSROADS DRIVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: ADAM ROSENBLATT C/O VENABLE, LLP

Address: 210 W. PENNSYLVANIA AVE, SUITE 500

TOWSON, MD 21204

Telephone Number: 410-494-6200

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 14, 2016 Issue - Jeffersonian

Please forward billing to:
Adam Rosenblatt 410-494-6200
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

NOTICE OF ZONING HEARING

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SE corner of intersection of Reisterstown Road and Crossroads Drive
3rd Election District – 2nd Election District
Legal Owners: Lifebridge 23 Crossroads Drive Medical Office Building LLC

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Hearing: Friday, May 6, 2016 at 11:00 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.

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

No. 134782

Date: 2/5/16

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

Total: $500.00

Rec From: LIFBRIDGE 23 CROSSROADS RD

For: 2016-0181-A

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

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
3/02/2016	3/01/2016	14:29:47	5

REG WS05 WALKIN RBOS LRB
>>RECEIPT # 942384 3/01/2016 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 134782
Recpt Tot $500.00
$500.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

KEVIN KAMENETZ
County Executive

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

April 27, 2016

Lifebridge
23 Crossroads drive
Medical Office Building LLC
Neil M Meltzer
2401 West Belvedere Avenue
Baltimore MD 21215

RE: Case Number: 2016-0181 A, Address: 23 Crossroads Drive

Dear Mr. Meltzer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 5, 2016. 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
David H Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

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

State Highway Administration
Maryland Department of Transportation

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

Date: 3/21/16

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2016-0181-A
Variance
LifeBridge 23 Crossroads Drive Medical Office Building, LLC
23 Crossroads Drive.

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

Sincerely,

Richard A Zeller

for David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

5-6.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: March 29, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED
APR 01 2016
OFFICE OF ADMINISTRATIVE HEARINGS

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-181

INFORMATION:
Property Address: 23 Crossroad Drive
Petitioner: Neil M. Meltzer (Lifebridge)
Zoning: OR-2
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit three wall mounted enterprise signs on a multi-tenant building in the OR-2 zone in lieu of the permitted one sign; to allow an area/face of 268 sq. ft. in lieu of the permitted 150 sq. ft. for an individual enterprise sign; to allow directional signs with sign area/face of 28 and 11 sq. ft. in lieu of the permitted 8 sq. ft. and to allow a sign displaying a street address with letter height a maximum of 24 inches in lieu of the permitted 8 inches in height.

The site visit was conducted on March 22, 2016.

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

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

Prepared by:

Lloyd T. Moxley

Division Chief:

Kathy Schlabach

AVA/KS/LTM/ka

c: David Karceski, Esquire, Venable LLP
Troy Leftwich
Office of the Administrative Hearings
People's Counsel for Baltimore County

s:\planning\dev rev\zac\zacs 2016\16-181.docx

5/6

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
MAR 17 2016
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: March 17, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0181-A
Address 23 Crossroads Drive
(Lifebridge Property)

Zoning Advisory Committee Meeting of March 21, 2016.

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

Reviewer: Steve Ford Date: 03-17-2016

C:\Users\snuffer\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\WPHS9SSK\ZAC 16-0181-A 23 Crossroads Drive.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 15, 2016

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

DAK

SUBJECT: Zoning Advisory Committee Meeting
For March 21, 2016
Item No. 2016-0181, 0201, 0202, 0204, 0205, 0206, 0207, 0208, 0210, 0211, 0212 and 0213

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\ZAC03212016.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

RECEIVED
APR 4 2016
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

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

DATE: March 29, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 16-181

INFORMATION:
Property Address: 23 Crossroad Drive
Petitioner: Neil M. Meltzer (Lifebridge)
Zoning: OR-2
Requested Action: Variance

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The site visit was conducted on March 22, 2016.

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

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

Prepared by:

Lloyd T. Moxley

Division Chief:

Kathy Schlabach

AVA/KS/LTM/ka

c: David Karceski, Esquire, Venable LLP
Troy Leftwich
Office of the Administrative Hearings
People's Counsel for Baltimore County

s:\planning\dev rev\zac\zacs 2016\16-181.docx

PLEASE PRINT CLEARLY

CASE NAME 23 Crossroads Drive
CASE NUMBER 2016-0181-A
DATE May 6, 2016

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
David H. Karceski	210 W. Pennsylvania Ave.	Towson, MD 21204	dhkarceski@venable.com
A. Neill Thupari	210 W. Pennsylvania Ave.	Towson, MD 21204	anthupari@venable.com
Dennis Bodley	2401 W. Belvedere	Balt MD 21401	dbodley@litebridgehealth
KEVIN ANDERSON	810 LANDMARK DR, SUI 215	GLEN BURNIE MD 21061	KANDERSON@KCW-ET.com
JOSEPH CARSON	810 LANDMARK DR. STE 215	GLEN BURNIE MD 21061	JCARSON@KCW-ET.C

CASE NO. 2016-0181-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
3/15/16	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
3/17/16	DEPS (if not received, date e-mail sent _____)	N/C
	FIRE DEPARTMENT	
3/29/16	PLANNING (if not received, date e-mail sent _____)	no obj
3/21/16	STATE HIGHWAY ADMINISTRATION	no obj
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 4/14/16

SIGN POSTING Date: 4/15/16 by SSG Block

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** - 2100003430

Owner Information

Owner Name:	LIFEBRIDGE 23 CROSSROADS DRIVE MEDICAL OFFICE BUILDING LLC	**Use:**	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	2401 W BELVEDERE AVE BALTIMORE MD 21215-	**Deed Reference:**	/36811/ 00075

Location & Structure Information

Premises Address:	23 CROSSROADS DR OWINGS MILLS MD 21117-0000	**Legal Description:**	3.4034 AC 23 CROSSROADS DR MCDONOGH CROSSROADS

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0067	0018	0296		0000			1C	2016	Plat Ref:	0058/ 0133

Special Tax Areas: **Town:** NONE
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
			3.4000 AC	06

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	Phase-in Assessments As of 07/01/2016
Land:	1,530,000	1,530,000		
Improvements	8,187,700	8,391,300		
Total:	9,717,700	9,921,300	9,717,700	9,785,567
Preferential Land:	0			0

Transfer Information

Seller: MCDONOGH SURGICAL CENTER	Date: 10/28/2015	Price: $14,850,000
Type: ARMS LENGTH IMPROVED	Deed1: /36811/ 00075	Deed2:
Seller: MCDONOGH SURGICAL CENTER	Date: 01/04/2007	Price: $0
Type: NON-ARMS LENGTH OTHER	Deed1: /25018/ 00437	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

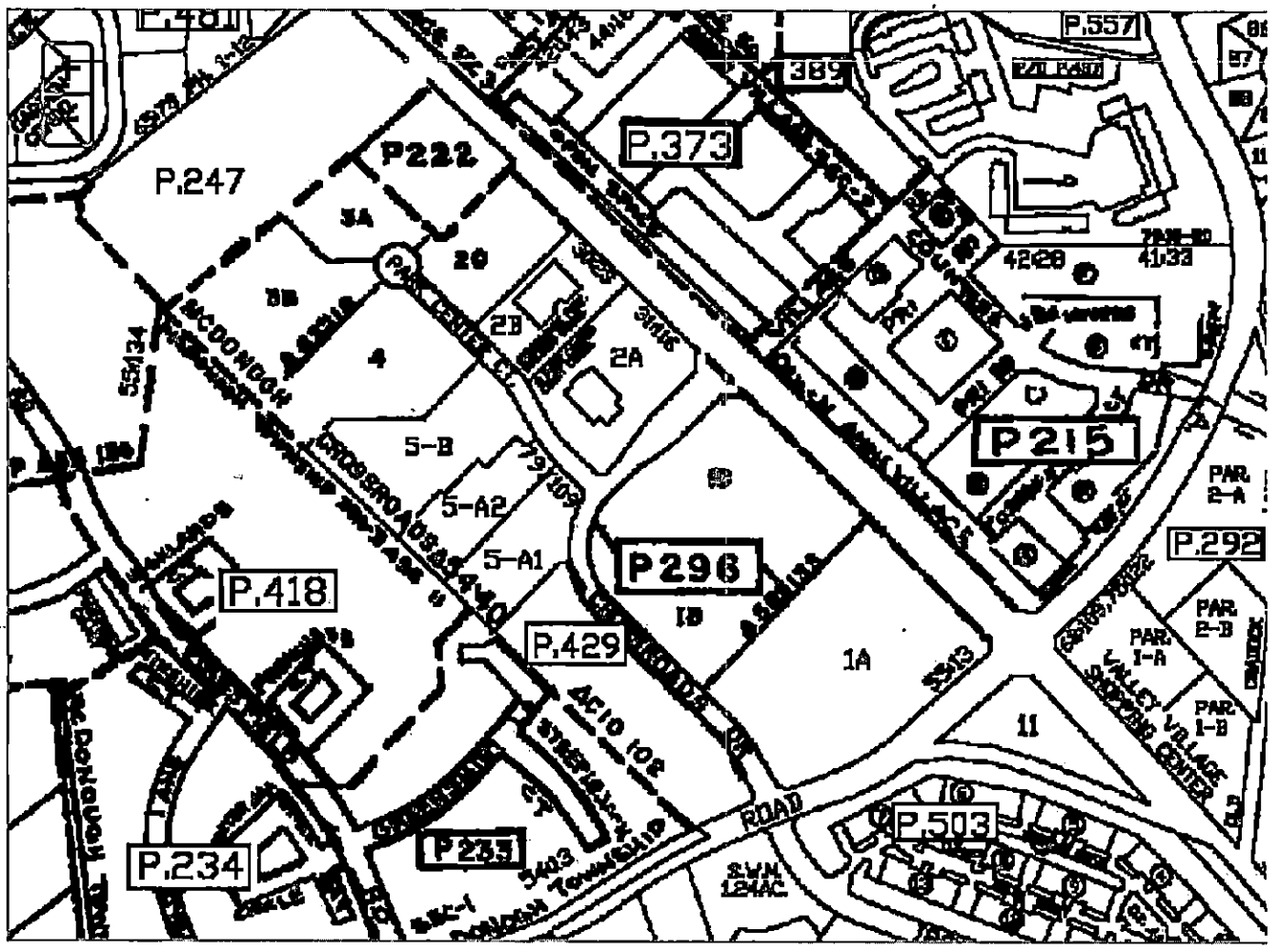
Homestead Application Information

Homestead Application Status: No Application

Baltimore County

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

District: **03** Account Number: **2100003430**



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).

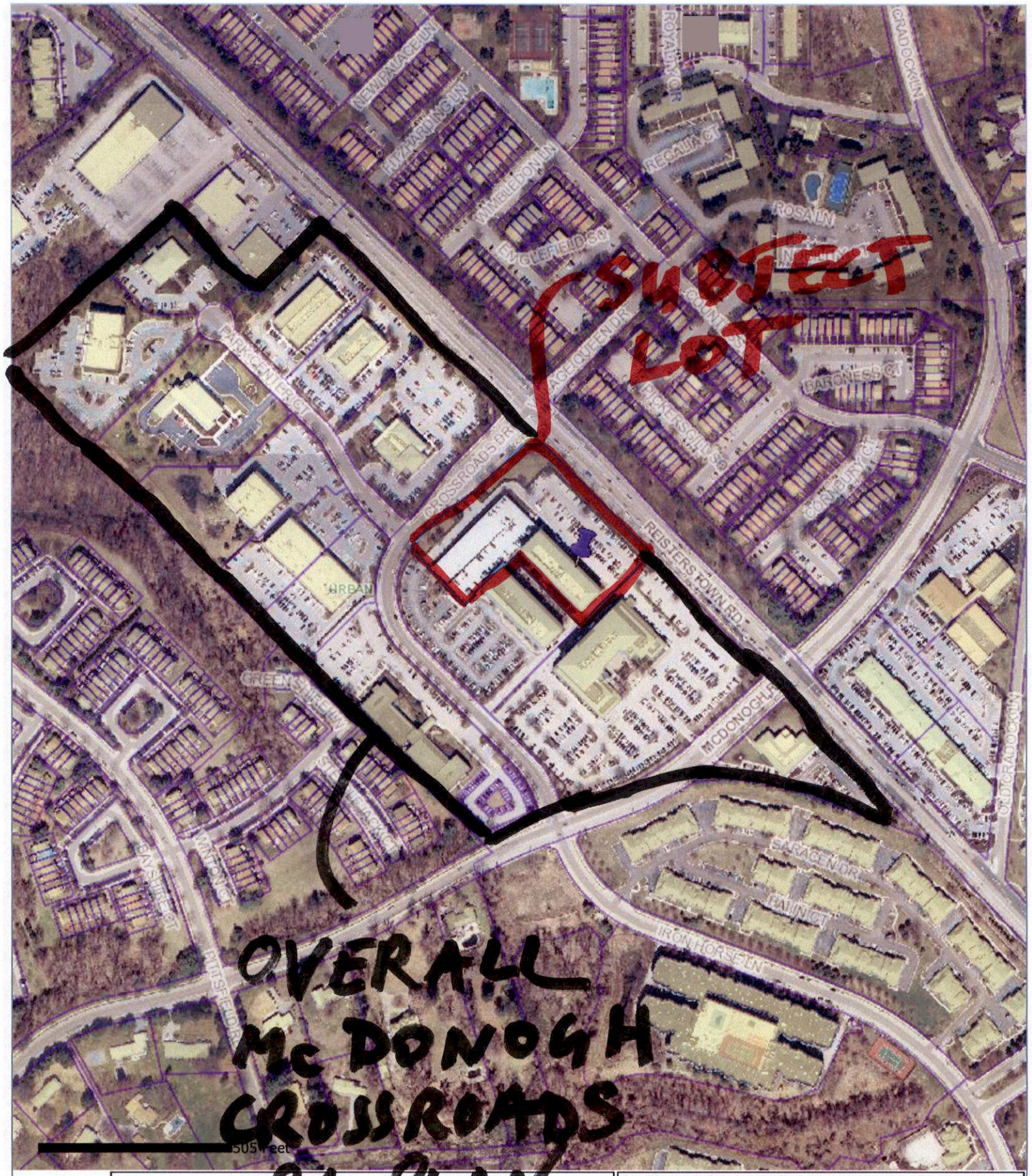
JB 5/6
11 AM

Case No.: 2016-0181-A 23 Crossroads Dr.

Exhibit Sheet

Petitioner/Developer 6-9-16 Protestants 5-9-16

No. 1	1A-1B Site plan (2 sheets)	
No. 2	Land Develop. Map	
No. 3	Anderson CV	
No. 4	Topography Exhibit	
No. 5	5A-5E Photos	
No. 6	6A-6D Photos-vicinity	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Land Development Map

Created By
Baltimore County
My Neighborhood

This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties press mages, l result of, arising from or in connection with the use of or reliance upon this data.

PETITIONER'S EXHIBIT 2

Printed 11/10/2015

SUBJECT
LOT

William K. Woody, L.S.
President and CEO

Douglas L. Kennedy, P.E.
Senior Vice President

J. Peter McDonnell
Executive Vice President

Melissa M. Walker
Vice President, CFO

KCW ENGINEERING TECHNOLOGIES

Kimberly M. Groves, P.E.
Vice President, Engineering

Kevin C. Anderson, Jr., P.E.
Vice President, Dir. of Land Development

Reginald C. Roberts
Associate, Dry Utilities Specialist

Kevin C. Anderson, Jr., P.E.
Vice President
Director of Land Development

B.S. Civil Engineering completed (1994)
University of Louisville

M.Eng. Civil Engineering concentration in
Hydrology course work completed (1995)
University of Louisville

Engineer in Training KY # 11933
Professional Engineer MD # 27016
Since 1/31/02

Member	American Society of Civil Engineers Maryland Society of Professional Engineers Maryland Society of Surveyors
1993-1995	Louisville Metropolitan Sewer District Louisville, Kentucky
1995-2016	KCW Engineering Technologies, Inc. Baltimore, Maryland

Experience: Mr. Anderson has over 20 years of experience in civil engineering, environmental engineering and land planning for municipal, residential, commercial, institutional and industrial development projects. Experience includes subdivision design, site geometry, grading, roadway design, storm drain design, utility design, culvert design, stormwater management design, erosion and sediment control design, floodplain analysis, construction inspection and as-built certification. Capable of performing permit and variance acquisition for all development, zoning and environmental impacts and violations. Provides testimony for development, zoning and legal proceedings. Has been qualified as an expert witness by Baltimore County's Office of Administrative Hearings and the Board of Appeals.

PETITIONER'S EXHIBIT 3

PETITIONER'S EXHIBIT 5 A

PETITIONER'S EXHIBIT 5 B

PETITIONER'S EXHIBIT 5 C

PETITIONER'S EXHIBIT 5 D

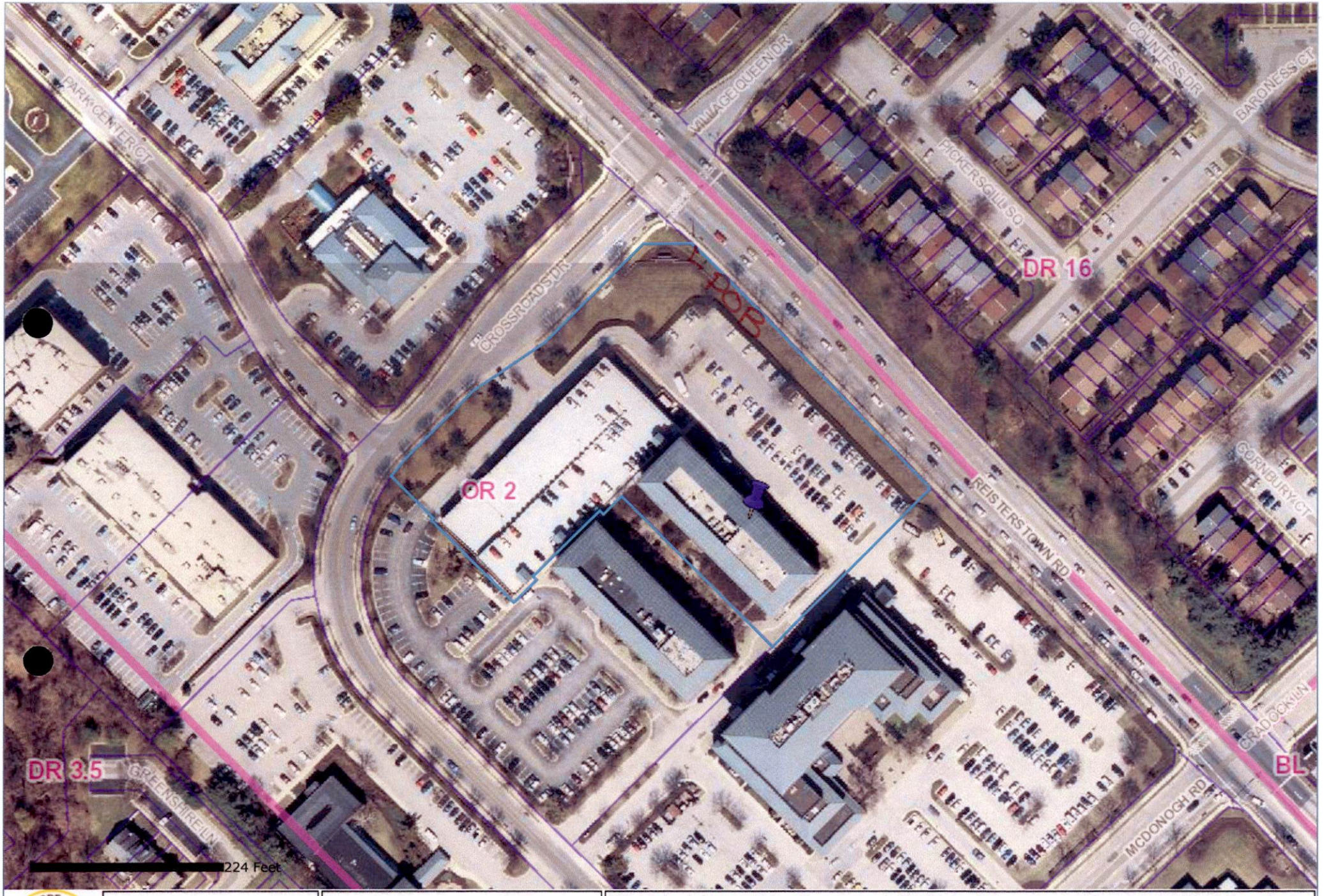
PETITIONER'S EXHIBIT 5 E

PETITIONER'S EXHIBIT 6A

PETITIONER'S EXHIBIT 6B

PETITIONER'S EXHIBIT 6C

PETITIONER'S EXHIBIT 6D

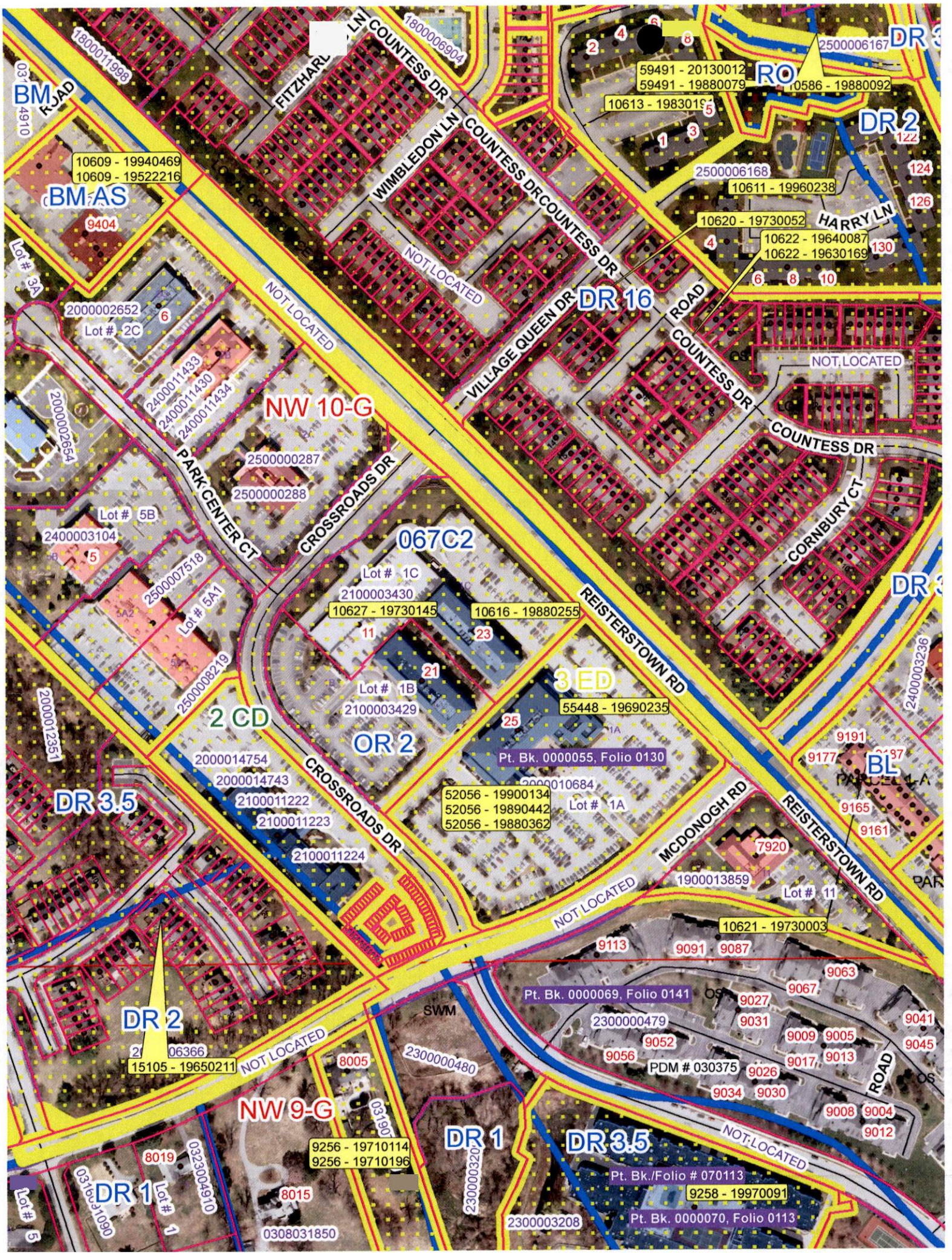


My Neighborhood Map

Created By
Baltimore County
My Neighborhood

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

Printed 2/5/2016



BM
ROAD
1800011998
1800006904
FITZHARDING LN
COUNTESS DR
WIMBLEDON LN
COUNTESS DR
COUNTESS DR
2500006167
DR 3
59491 - 20130012
59491 - 19880079
RO
10586 - 19880092
10613 - 19830191
DR 2
10609 - 19940469
10609 - 19522216
BM AS
9404
2500006168
10611 - 19960238
HARRY LN
10620 - 19730052
10622 - 19640087
10622 - 19630169
Lot # 3A
NOT LOCATED
DR 16
VILLAGE QUEEN DR
ROAD
COUNTESS DR
NOT LOCATED
2000002652
Lot # 2C
2400011433
2400011430
2400011434
NW 10-G
2000002654
PARK CENTER CT
2500000287
2500000288
CROSSROADS DR
COUNTESS DR
CORNBURY CT
Lot # 5B
2400003104
067C2
Lot # 1C
2100003430
10627 - 19730145
10616 - 19880255
2500007518
Lot # 5A1
REISTERSTOWN RD
DR 3
2500008219
Lot # 1B
2100003429
3 ED
55448 - 19690235
2400003236
2000012351
2 CD
OR 2
Pt. Bk. 0000055, Folio 0130
9191
9177
BL
2000014754
2000014743
2100011222
2100011223
2100011224
CROSSROADS DR
52056 - 19900134
52056 - 19890442
52056 - 19880362
Lot # 1A
MCDONOGH RD
REISTERSTOWN RD
9165
9161
DR 3.5
7920
1900013859
Lot # 11
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9091
9087
9063
9067
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9056
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PDM # 030375
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9034
9030
ROAD
DR 2
SWM
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NW 9-G
9008
9004
9012
DR 1
DR 3.5
NOT LOCATED
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9256 - 19710196
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Pt. Bk./Folio # 070113
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8015
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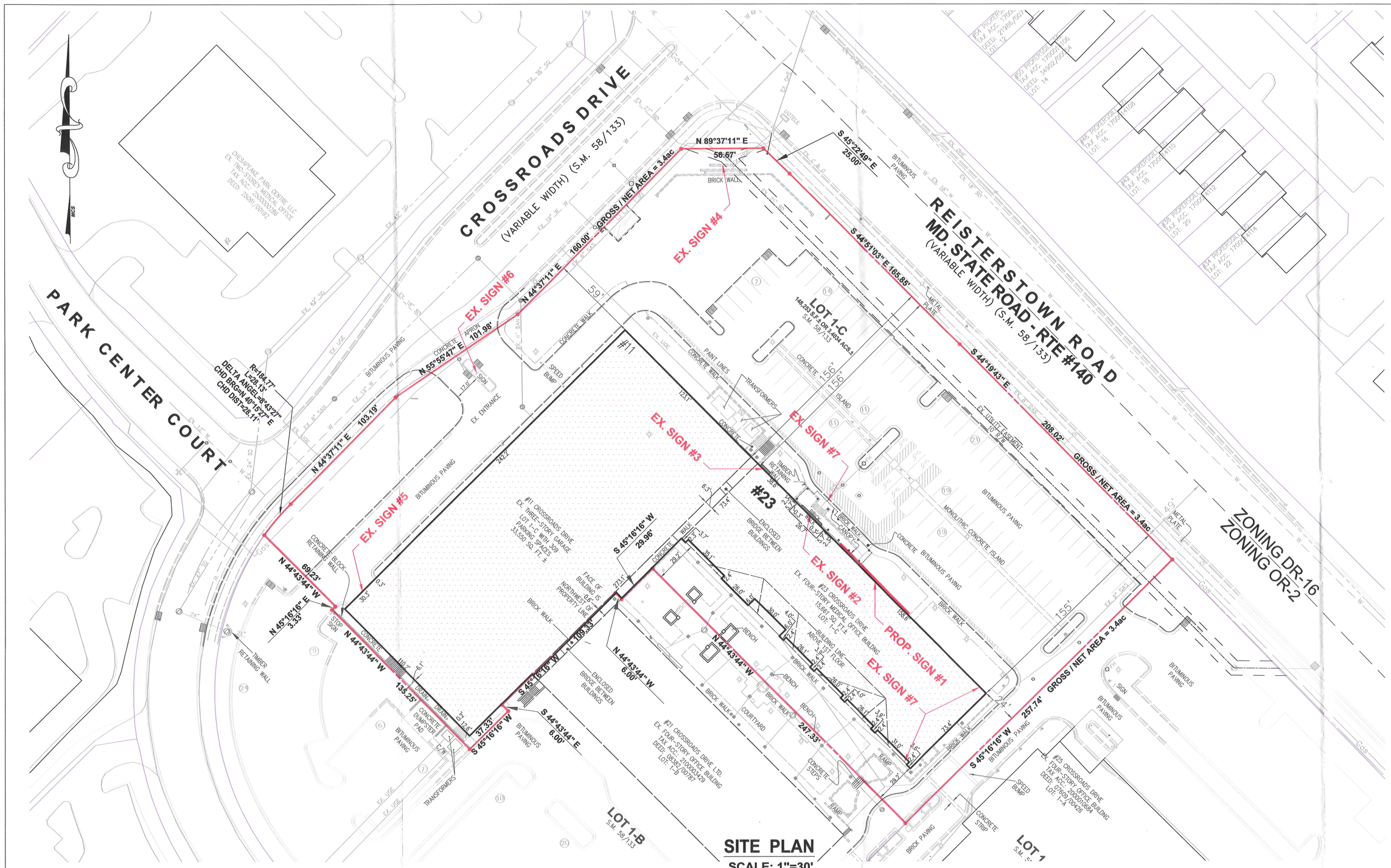
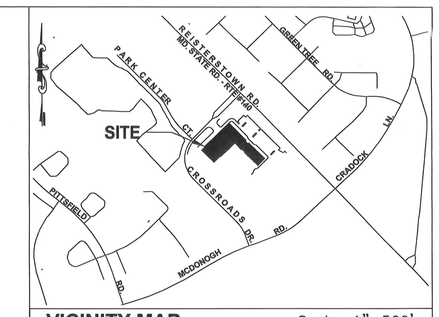
Lot # 5
Lot # 1



SITE PLAN

SCALE: 1"=30'



VICINITY MAP

Scale: 1"=500'

GENERAL NOTES

1. OWNER/DEVELOPER: LIFEBRIDGE 23 CROSSROADS DRIVE MEDICAL OFFICE BUILDING, LLC
c/o LIFEBRIDGE HEALTH, INC.
2401 W. BELVEDERE AVE., BALTIMORE, MD 21215.
Attn: Richard Greco, Asst. V.P.-Real Estate
Tele: 410-601-9428 E-mail:RGreco@lifebridgehealth.org

PROPERTY LOCATION: 23 Crossroads Drive, Owings Mills, MD 21117.
TAX ACCOUNT NO.: 2100003430
TAX MAP: 67, Parcel 296
DEED: 36811, folio 75
PLAT: Lot 1-C, Plat S.M. 58-133
LOT AREA: 148,253 sf = 3.40 ac.

2. ELECTION DISTRICT: 03
COUNCILMANIC DIST.: C-2

3. ZONING: OR-2 per Zoning Map 67/C2

4. EXISTING LAND USE: Medical Office Building.

5. BUILDING SETBACKS: (per OR-2 Zoning)

	Minimum	Existing #23	Existing Garage
Street Line:	35'	156'	59' / 156'
Lot Line:	20'	24' / 29'	0' / 6'

6. FLOOR AREA RATIO: Building Area = 62,644 sf.
62644 sf / (3.40 ac x 43560 sf/ac) = 0.4 < 0.5

7. HEIGHT: Ex. 4-Stories Height = 60'
(per "McDonogh Crossroads" CRG Plan III-162 dated Sept. 1983.)

8. AMENITY OPEN SPACE: Minimum 25% of net lot area = 3.40 ac. x 0.25 = 0.85 ac.
Total AOS space provided = 1.0 ac. (30%)

9. PARKING: Office - Medical Use

PARKING REQUIRED: 4.5 ps per 1000 SF= 4.5 x (62644/1000) = 282 ps
MASS TRANSIT ALLOWANCE: 5% reduction: 282 x 0.05 = -15 ps
TOTAL PARKING REQUIRED: = 267 ps
PARKING PROVIDED: (309 ps in garage) + (102 ps surface) = 411 ps

10. UTILITIES: Water - Ex. public water exists at site.
Sanitary - Ex. public sanitary sewer exists at site.
Storm Drains - Ex. public storm drains exist at site.

11. DEVELOPMENT HISTORY: Existing Office Building and Garage constructed in 1989.
County Review Group (C.R.G) Plan for "McDonogh Crossroads" dated 15 Aug. 1983.

12. PREVIOUS ZONING CASES:
Zoning Case SPH-1969-0235 Special Permit to construct Off Street Parking in a residential district. Dismissed with prejudice, Aug. 9th, 1976.
Zoning Case SPH-1973-0145 Special Permit to construct Off Street Parking in a residential district. Dismissed with prejudice, Aug. 15th, 1973.
Zoning Case A-1988-0255 Permit for setback variance. Permit for max. floor area variance. Granted, Jan. 19th, 1988.
Variances granted to allow street line setback of 59 ft. in lieu of 65 ft. on Lots 1-B and 1-C and to allow FAR = 0.57 in lieu of 0.4 on Lot 1-C for parking structure.

13. SIGNAGE: All signs shall comply with BCZR Section 450 or variance will be requested.

14. BOUNDARY: Property lines hereon based on boundary survey performed by KCW Engineering Technologies, Inc. in June, 2015.

15. TOPOGRAPHY: The existing topography shown hereon is based upon Baltimore County - O.I.T. G.I.S. Services Unit, Tile 67-C-2 and supplemented by field surveys performed by KCW Engineering Technologies, Inc.

PETITIONER'S EXHIBIT 1A

SIGN DATA

23 CROSSROADS DRIVE

NO.	EXISTING / PROPOSED	COPY	CLASS	STRUCTURAL TYPE	ZONE OR USE	PERMIT REQUIRED	AREA PER FACE MAX.	AREA PER FACE EX. / PROP.	NO. PER PREMISES MAX.	NO. PER PREMISES EX. / PROP.	HEIGHT MAX.	HEIGHT EX. / PROP.	ILLUMINATION	ADDITIONAL LIMITATIONS
1	Proposed	Lifebridge Healthcare	Enterprise	Wall-Mounted	OR-2	Use	12% Wall Area or 150 sf Max.	* 268 sf	1 per Bldg	* 3	N/a		Yes	
2	Existing	SurgiCenter of Baltimore	Enterprise	Wall-Mounted	OR-2	Use	12% Wall Area or 150 sf Max.	120 sf	1 per Bldg	* 3	N/a		Yes	
3	Existing	Good Care Pharmacy	Enterprise	Wall-Mounted	OR-2	Use	12% Wall Area or 150 sf Max.	35 sf	1 per Bldg	* 3	N/a		Yes	
4	Existing	McDonogh Crossroads	Joint Identification	Freestanding	OR-2	Use	100 sf	30 sf	1 per Vehicular Entrance	1	12 ft	3 ft	Yes	Plus 1 per Office Park in OR-2
5	Existing	Garage Entrance - In / Out	Directional	Wall Mounted	OR-2	Use	8 sf	* 28 sf	Not Regulated	1	6 ft	2 ft	No	
6	Existing	To Garage Parking	Directional	Freestanding	OR-2	Use	8 sf	* 11 sf	Not Regulated	1	6 ft	5 ft 2 in	No	
7	Existing	23	Directional	Wall Mounted	OR-2	Use	8 sf	6 sf	Not Regulated	3	6 ft	2 ft	No	

BUILDING WALL AREA FOR SIGNS 1, 2 & 3 = 227' LONG x 45' HIGH = 10,215 SQUARE FEET
SIGN AREA FOR SIGNS 1, 2 & 3 = 423 SQUARE FEET
% OF BUILDING WALL AREA COVERAGE = 4% < 12%

KCW Engineering Technologies, Inc.
810 Landmark Drive, Suite 215
Glen Burnie, MD 21061
Phone: 410.768.7700
Fax: 410.768.0200
www.kcw-et.com

STATE OF MARYLAND
JAMES C. WHITE
No. 27016
PROFESSIONAL ENGINEER
02-03-2016

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 27016.
Expiration Date 01-31-2018.

OWNER / APPLICANT:

LIFEBRIDGE 23 CROSSROADS DRIVE
MEDICAL OFFICE BUILDING, LLC
c/o LIFEBRIDGE HEALTH, INC.
2401 W. Belvedere Ave., Baltimore, MD 21215.
Attn: Richard Greco, Asst. V.P.-Real Estate
Tele: 410-601-9428 E-mail:RGreco@lifebridgehealth.org

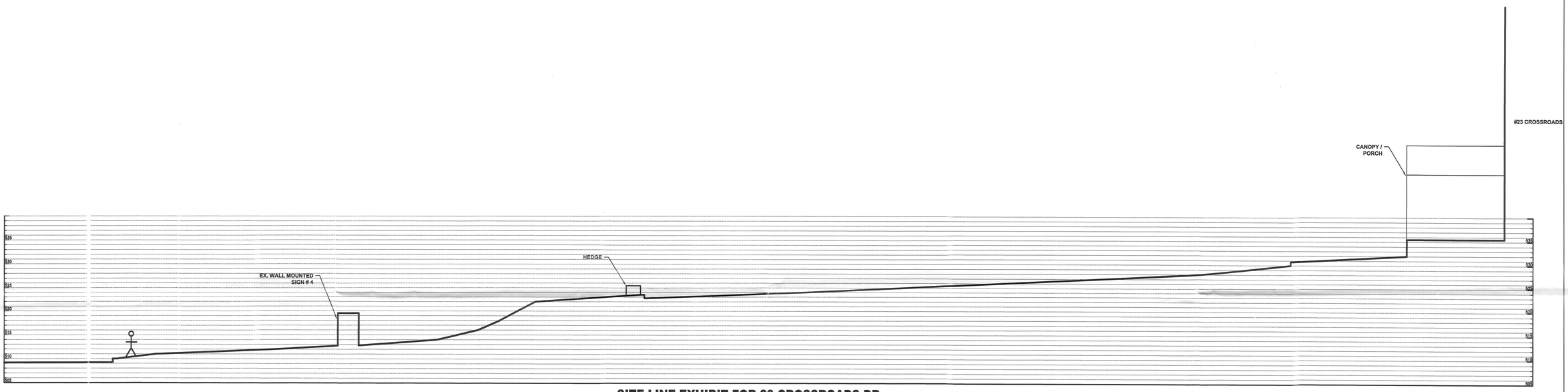
REVISIONS	
DATE	DESCRIPTION

KCW J.O.:	2150475
SCALE:	1" = 30'
DESIGNED:	KCW
DRAWN:	JC
CHECKED:	KCA
DATE:	FEB 3, 2016
DWG. NO.:	Z-1

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCES

MEDICAL OFFICE BUILDING
LIFEBRIDGE HEALTH
23 CROSSROADS DRIVE

ELECTION DISTRICT 03, C-2 MAP 67/C2 BALTIMORE COUNTY, MD



SITE LINE EXHIBIT FOR 23 CROSSROADS DR.

SCALE: HORIZ.: 1" = 10'
VERT.: 1" = 1'

KCW ENGINEERING TECHNOLOGIES

KCW Engineering Technologies, Inc.
810 Landmark Drive, Suite 215
Glen Burnie, MD 21061
Phone: 410.768.7700
Fax: 410.768.0200
www.kcw-et.com

PETITIONER'S EXHIBIT 4

SIGN DATA

23 CROSSROADS DRIVE

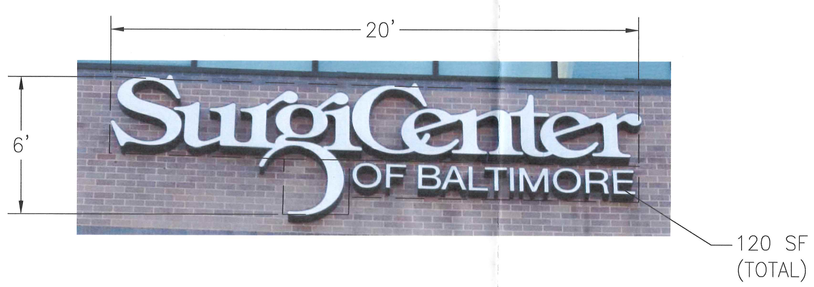
NO.	EXISTING / PROPOSED	COPY	CLASS	STRUCTURAL TYPE	ZONE OR USE	PERMIT REQUIRED	AREA PER FACE MAX.	AREA PER FACE EX. / PROP.	NO. PER PREMISES MAX.	NO. PER PREMISES EX. / PROP.	HEIGHT MAX.	HEIGHT EX. / PROP.	ILLUMINATION	ADDITIONAL LIMITATIONS
1	Proposed	Lifebridge Healthcare	Enterprise	Wall-Mounted	OR-2	Use	12% Wall Area or 150 sf Max.	* 268 sf	1 per Bldg	* 3	N/a		Yes	
2	Existing	SurgiCenter of Baltimore	Enterprise	Wall-Mounted	OR-2	Use	12% Wall Area or 150 sf Max.	120 sf	1 per Bldg	* 3	N/a		Yes	
3	Existing	Good Care Pharmacy	Enterprise	Wall-Mounted	OR-2	Use	12% Wall Area or 150 sf Max.	35 sf	1 per Bldg	* 3	N/a		Yes	
4	Existing	McDonogh Crossroads	Joint Identification	Freestanding	OR-2	Use	100 sf	30 sf	1 per Vehicular Entrance	1	12 ft	3 ft	Yes	Plus 1 per Office Park in OR-2
5	Existing	Garage Entrance - In / Out	Directional	Wall Mounted	OR-2	Use	8 sf	* 28 sf	Not Regulated	1	6 ft	2 ft	No	
6	Existing	To Garage Parking	Directional	Freestanding	OR-2	Use	8 sf	* 11 sf	Not Regulated	1	6 ft	5 ft 2 in	No	
7	Existing	23	Directional	Wall Mounted	OR-2	Use	8 sf	6 sf	Not Regulated	3	6 ft	2 ft	No	

BUILDING WALL AREA FOR SIGNS 1, 2 & 3 = 227' LONG x 45' HIGH = 10,215 SQUARE FEET
SIGN AREA FOR SIGNS 1, 2 & 3 = 423 SQUARE FEET
% OF BUILDING WALL AREA COVERAGE = 4% < 12%

#23 CROSSROADS - FRONT ELEVATION FACING REISTERSTOWN ROAD

PROP. SIGN #1

EX. SIGN #2



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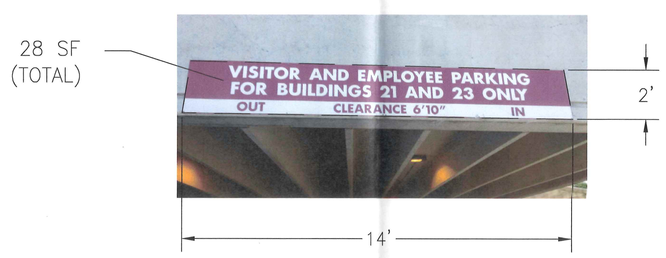
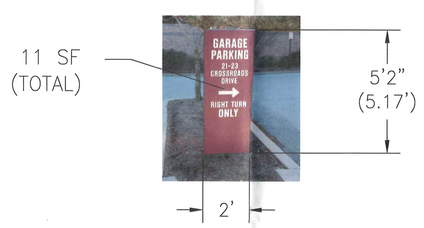


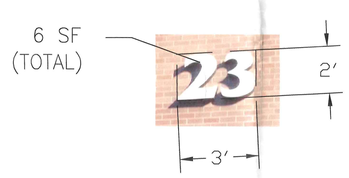
EX. SIGN #3

EX. SIGN #6



EX. SIGN #4

EX. SIGN #7



PETITIONER'S EXHIBIT 1B

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCES

MEDICAL OFFICE BUILDING
LIFEBRIDGE HEALTH
23 CROSSROADS DRIVE
ELECTION DISTRICT 03, C-2 BALTIMORE COUNTY, MD

KCW Engineering Technologies, Inc.
810 Landmark Drive, Suite 215
Glen Burnie, MD 21061
Phone: 410.768.7700
Fax: 410.768.0200
www.kcw-et.com

02-03-2016

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 27016.
Expiration Date 01-31-2018.

OWNER / APPLICANT:
LIFEBRIDGE 23 CROSSROADS DRIVE
MEDICAL OFFICE BUILDING, LLC
c/o LIFEBRIDGE HEALTH, INC.
2401 W. Belvedere Ave., Baltimore, MD 21215.
Attn: Richard Greco, Asst. V.P.-Real Estate
Tele: 410-601-9428 E-mail:RGreco@lifebridgehealth.org

REVISIONS	
DATE	DESCRIPTION

KCW J.O.:	2150475
SCALE:	NOT TO SCALE
DESIGNED:	KCW
DRAWN:	JC
CHECKED:	KCA
DATE:	FEB 3, 2016
DWG. NO.:	Z-2