

M E M O R A N D U M

DATE: May 24, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0187-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 23, 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

(10100 Reisterstown Road)

3rd Election District

2nd Council District

GGCV Real Estate, LLC

Legal Owner

Petitioner

*

*

*

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0187-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 GGCV Real Estate, LLC, legal owner of the subject property ("Petitioner"). Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.)§450.4 as follows: (1) to permit three wall-mounted enterprise signs in lieu of the permitted two such signs per façade; (2) to permit seven wall-mounted enterprise signs in lieu of the permitted three such signs per premises; and (3) to permit wall-mounted enterprise signs larger than 150 sq. ft. as follows: (a) Sign A: 458 sq. ft.; (b) Sign C: 184 sq. ft.; (c) Sign E: 336.5 sq. ft.; (d) Sign F: 336.5 sq. ft. A two-sheet site plan was marked as Petitioner's Exhibit 1.

Gustavo Arango and landscape architect Michael Pieranunzi appeared in support of the Petition. Jason T. Vettori, Esq. represented Petitioners. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. No substantive Zoning Advisory Committee (ZAC) comments were received.

The subject property is zoned BM and is the site of the Foundry Row shopping center. The petition concerns wall-mounted enterprise signs for the new Wegman's store which will open in the near future. Counsel explained the "sign package" proposed for the store is identical to that approved for the Wegman's location at Hunt Valley Towne Center, which has been very successful

ORDER RECEIVED FOR FILING

Date 4/21/16

By Sen

since it opened several years ago.

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 large site has an irregular configuration and is bound on three sides by public roadways. As such it is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would not be able to install the proposed signs. 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 21st day of **April, 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 permit three wall-mounted enterprise signs in lieu of the permitted two such signs per façade; (2) to permit seven wall-mounted enterprise signs in lieu of the permitted three such signs per premises; and (3) to permit wall-mounted enterprise signs larger than 150 sq. ft. as follows: (a) Sign A: 458 sq. ft.; (b) Sign C: 184 sq. ft.; (c) Sign E: 336.5 sq. ft.; (d) Sign F: 336.5 sq. ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date

4/21/16

2

By

Den

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 4/21/16

By Den



KEVIN KAMENETZ
County Executive

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

April 21, 2016

Jason T. Vettori, Esq.
Smith, Gildea & Schmidt, LLC
600 Washington Avenue
Suite 200
Towson, Maryland 21204

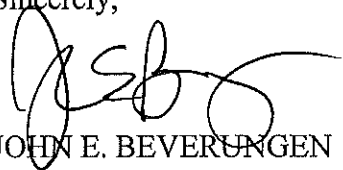
RE: Petition for Variance
Case No. 2016-0187-A
Property: 10100 Reisterstown Road

Dear Mr. Vettori:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

PLEASE PRINT CLEARLY

CASE NAME 10100 REISTERSTOWN RD

CASE NUMBER 2016-0187-A

DATE 4/19/16

PETITIONERS
COUNTY REPRESENTATIVE'S SIGN-IN SHEET

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment3/1DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)N/c3/1DEPS
(if not received, date e-mail sent _____)no comment

FIRE DEPARTMENT

3/24PLANNING
(if not received, date e-mail sent _____)no obj2/29

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. 2015-0105-A)

NEWSPAPER ADVERTISEMENT

Date:

3/29/16

SIGN POSTING

Date:

3/30/16by O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____



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 4064994

Sold To:

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

Bill To:

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

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

Mar 29, 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: # 2016-0187-A	
10100 Reisterstown Road Corner SW/s of Reisterstown Road and SE/S of Painters Mill Road 3rd Election District - 2nd Councilmanic District Legal Owner(s) GGCV Real Estate, LLC Brian Gibbons	
Variance: to permit three wall-mounted enterprise signs in lieu of the permitted two such signs per facade; to permit seven wall-mounted enterprise signs in lieu of the permitted three signs per premises; to permit wall-mounted enterprise signs larger than 150 sq. ft. as follows: a. Sign A: 458 sq. ft. b. Sign C: 184 sq. ft. c. Sign E: 336.5 sq. ft. d. Sign F: 336.5 sq. ft.; and for such other and further relief as may be required by the Administrative Law Judge for Baltimore County.	
Hearing: Tuesday, April 19, 2016 at 1:30 p.m. at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.	
ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY	
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.	
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.	
JT 3/850 March 29	4064994

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/30/2016

Case Number: 2016-0187-A

Petitioner / Developer: JASON VETTORI, ESQ. of SMITH, GILDEA & SCHMIDT, LLC ~ BRIAN GIBBONS

Date of Hearing (Closing): APRIL 19, 2016

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
10100 REISTERSTOWN ROAD

The sign(s) were posted on: **MARCH 30, 2016**



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



KEVIN KAMENETZ
County Executive

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

March 2, 2016

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: 2016-0187-A

10100 Reisterstown Road

Corner SW/S of Reisterstown Road and SE/S of Painters Mill Road

3rd Election District – 2nd Councilmanic District

Legal Owners: GGCV Real Estate, LLC, Brian Gibbons

Variance to permit three wall-mounted enterprise signs in lieu of the permitted two such signs per façade; to permit seven wall-mounted enterprise signs in lieu of the permitted three signs per premises; to permit wall-mounted enterprise signs larger than 150 sq. ft. as follows: a. Sign A: 458 sq. ft. b. Sign C: 184 sq. ft. c. Sign E: 336.5 sq. ft.; d. Sign F: 336.5 sq. ft.; and for such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Hearing: Tuesday, April 19, 2016 at 1:30 p.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: Jason Vettori, 600 Washington Avenue, Ste. 200, Towson 21204
Brian Gibbons, 10096 Red Run Blvd., Ste. 100, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MARCH 30, 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.**

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 29, 2016 Issue - Jeffersonian

Please forward billing to:

Jason Vettori
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

NOTICE OF ZONING HEARING

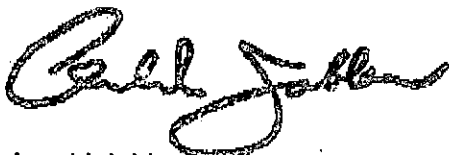
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2016-0187-A

10100 Reisterstown Road
Corner SW/S of Reisterstown Road and SE/S of Painters Mill Road
3rd Election District – 2nd Councilmanic District
Legal Owners: GGCV Real Estate, LLC, Brian Gibbons

Variance to permit three wall-mounted enterprise signs in lieu of the permitted two such signs per façade; to permit seven wall-mounted enterprise signs in lieu of the permitted three signs per premises; to permit wall-mounted enterprise signs larger than 150 sq. ft. as follows: a. Sign A: 458 sq. ft. b. Sign C: 184 sq. ft. c. Sign E: 336.5 sq. ft.; d. Sign F: 336.5 sq. ft.; and for such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

Hearing: Tuesday, April 19, 2016 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
10100 Reisterstown Road; SW/S Reisterstown *
Road at the corner of Painters Mill Road * OF ADMINISTRATIVE
3rd Election & 2nd Councilmanic Districts *
Legal Owner(s): GGCV Real Estate LLC * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2016-187-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

MAR 02 2016

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 2nd day of March, 2016 a copy of the foregoing Entry of Appearance was mailed to Jason Vettori, Esquire, Smith, Gildea & Schmidt, LLC, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 10100 Reisterstown Road which is presently zoned BM 1700009626
 Deed References: 31168/00344 10 Digit Tax Account # 0319091370; 1700009625; 0313001550; 0313025131; 0313025130
 Property Owner(s) Printed Name(s) GGCV Real Estate 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)

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 Date City State
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Brian Gibbons, Authorized Representative of GGCV Real Estate LLC
 Name #1 - Type or Print Name #2 - Type or Print
 Signature #1 Signature #2
 10096 Red Run Blvd, Suite 100, Owings Mills, MD 2117
 Mailing Address City State
 Zip Code Telephone # Email Address

Attorney for Petitioner:

Jason T. Vettori, Smith, Gildea & Schmidt, LLC
 Name- Type or Print
 Signature
 600 Washington Ave, Suite 200 Towson, MD 21204
 Mailing Address City State
 Zip Code Telephone # Email Address

Representative to be contacted:

Jason T. Vettori, Smith, Gildea & Schmidt, LLC
 Name - Type or Print
 Signature
 600 Washington Ave, Suite 200 Towson, MD 21204
 Mailing Address City State
 Zip Code Telephone # Email Address

CASE NUMBER 2016-0187-A Filing Date 2/18/2016 Do Not Schedule Dates: Reviewer

ATTACHMENT TO PETITION FOR ZONING HEARING

*10100 Reisterstown Road
3rd Election District
2nd Councilmanic District*

Variance from Section(s):

1. BCZR § 450.4 Attachment 1.5(a)(vi) to permit three (3) wall-mounted enterprise signs in lieu of the permitted two (2) such signs per facade; and
2. BCZR § 450.4 Attachment 1.5(a)(vi) to permit seven (7) wall-mounted enterprise signs in lieu of the permitted three (3) such signs per premises; and
3. BCZR § 450.4 Attachment 1.5(a)(ix) to permit wall-mounted enterprise signs larger than 150 square feet as follows:
 - a. Sign A: 458 square feet;
 - b. Sign C: 184 square feet;
 - c. Sign E: 336.5 square feet;
 - d. Sign F: 336.5 square feet; and
4. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

0187-A

**CONSOLIDATED
FOUNDRY ROW
ZONING DESCRIPTION**

Beginning for the same at a point on the southeastern right-of-way of Painters Mill Road, said point being located 40.00 feet left, measured radially, from station 9+30.03 as shown on Baltimore County Plat HRW 63-152-7. Thence running with and binding on the southeastern right-of-way of Painters Mill Road as shown on Baltimore County Plats HRW 63-152-5 through HRW 63-152-7, as now surveyed and referenced to the Maryland Coordinate System (NAD 83/91)

- 1) 70.86 feet along the arc of a curve to the left, having a radius of 16097.41 feet and being subtended by a chord bearing North 48° 15' 06" East 70.86 feet to a point, thence
- 2) 217.49 feet along the arc of a curve to the left, having a radius of 44240.86 feet and being subtended by a chord bearing North 47° 59' 22" East 217.49 feet to a point, thence by a line not tangent to the preceding arc
- 3) South 42° 09' 05" East 11.44 feet to a point, thence
- 4) North 47° 50' 17" East 12.00 feet to a point, thence
- 5) North 42° 09' 05" West 4.43 feet to a point, thence
- 6) 137.30 feet along the arc of a curve to the left, not tangent to the preceding line, having a radius of 44247.86 feet and being subtended by a chord bearing North 47° 44' 31" East 137.30 feet to a point of tangency, thence by a line tangent to the preceding arc
- 7) North 47° 39' 19" East 117.91 feet to a point, thence
- 8) North 51° 15' 07" East 67.13 feet to a point, thence
- 9) North 42° 20' 41" West 7.00 feet to a point, thence
- 10) North 51° 15' 07" East 108.22 feet to a point, thence
- 11) North 48° 41' 00" East 54.74 feet to a point, thence
- 12) North 62° 25' 27" East 76.03 feet to a point, thence
- 13) South 69° 47' 38" East 68.55 feet to a point on the southwestern right-of-way of Reisterstown Road, as shown the State of Maryland, State Roads Commission Plat No. 54951, thence running with and binding on the right-of-way of Reisterstown Road
- 14) South 47° 57' 07" East 14.06 feet to a point, thence
- 15) South 53° 41' 13" East 110.55 feet to a point, thence
- 16) South 47° 58' 35" East 239.00 feet to a point, thence
- 17) South 42° 01' 25" West 7.00 feet to a point, thence

2016-0187-A

- 19) North 42° 01' 25" East 7.00 feet to a point, thence
- 20) South 47° 58' 35" East 137.00 feet to a point, thence
- 21) South 50° 50' 19" East 38.69 feet to a point, thence
- 22) South 42° 01' 25" West 22.24 feet to a point, thence
- 23) South 47° 53' 06" East 8.00 feet to a point, thence
- 24) North 42° 01' 25" East 17.33 feet to a point, thence
- 25) South 47° 58' 35" East 21.36 feet to a point, thence
- 26) North 42° 01' 25" East 6.40 feet to a point, thence
- 27) South 50° 50' 19" East 119.46 feet to a point, thence
- 28) South 48° 04' 25" East 909.16 feet to a point, thence leaving the right-of-way of Reisterstown Road,
- 29) South 41° 26' 21" West 1121.32 feet to a point, thence
- 30) North 41° 38' 26" West 2050.24 feet to a point, thence
- 31) North 48° 21' 51" East 22.16 feet to a point, thence
- 32) North 41° 37' 03" West 21.50 feet to the place of beginning.

Containing 1,775,308 square feet or 40.755 acres of land, more or less.

Being part of those parcels of land described in a deed to GGCV Real Estate, LLC dated August 31, 2011 and recorded among the Land Records of Baltimore County in Liber 31168 Folio 344.

Professional Certification

I hereby certify that this description was prepared by me or under my responsible charge, and that I am a duly licensed professional land surveyor under the laws of the State of Maryland, License No. 21139, Expiration Date June 20, 2016.



**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2016-0187-A
Petitioner: GGCV REAL ESTATE, LLC
Address or Location: 10100 REISTERSTOWN ROAD

PLEASE FORWARD ADVERTISING BILL TO:

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

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

No.

134784

Date:

2/18/16

PAID RECEIPT

BUSINESS ACTION TIME TRM
2/18/2016 2/18/2016 09:51:07
NO. 0503 WALKIN CRET Co
> RECEIPT # 668868 2/18/2016 WFLN
Dept 5 528 ZCHING VERIFICATION
NO. 134784
Recpt Tot \$500.00
\$500.00 CK \$100.00
Baltimore County, Maryland

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

Total:

500.00

Rec From:

SMITH, GILBERT & SCHMIDT, LLC

For:

2016-0187-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

April 13, 2016

GGCV Real estate LLC
Brian Gibbons
10096 Red Run Boulevard
Suite 100
Owings Mills MD 21117

RE: Case Number: 2016-0187 A, Address: 10100 Reisterstown Road

Dear Mr. Gibbons:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 18, 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,

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
Jason T Vettori, Esquire, 600 Washington Avenue, Suite 200, Towson MD 21204

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



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

Date: 2/29/16

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

RE: Baltimore County

Item No. 2016-0187-A

Variance
Brian Gibbons, Rep of ggcv Real estate, LLC.
10100 Reisterstown Road.
MD 140

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 2/29/16. A field inspection and internal review reveals that an entrance onto MD 140 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2016-0187-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

Access
Remit -
has been
issued

4-19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: March 24, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

MAR 29 2016

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-187

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 10100 Reisterstown Road
Petitioner: GGCV Real Estate, LLC
Zoning: BM
Requested Action: Variance

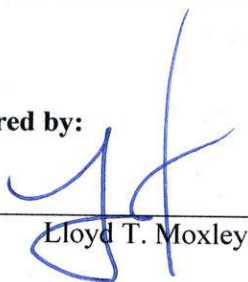
The Department of Planning has reviewed the petition for variance to permit three wall mounted enterprise signs in lieu of the permitted two per façade, seven wall mounted enterprise signs in lieu of the permitted three per premises and to permit four wall mounted enterprise signs larger than 150 square feet.

A site visit was conducted on March 4, 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: Jason T. Vettori, Gildea & Schmidt, LLC
Troy Leftwich
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND**Inter-Office Correspondence**

RECEIVED
MAR 07 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 7, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0187-A
Address 10100 Reisterstown Road
(Gibbons Property)

Zoning Advisory Committee Meeting of March 7, 2016.

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

Reviewer: *Jeff Livingston – Development Coordination*

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 1, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For March 7, 2016
Item No. 2016-0180, 0186, 0187, 0188, 0189 and 0191

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\ZAC0307016.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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

DATE: March 24, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-187

INFORMATION:

Property Address: 10100 Reisterstown Road
Petitioner: GGCV Real Estate, LLC
Zoning: BM
Requested Action: Variance

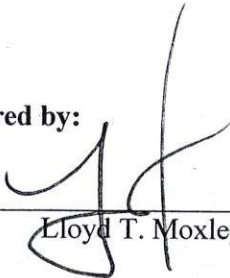
The Department of Planning has reviewed the petition for variance to permit three wall mounted enterprise signs in lieu of the permitted two per façade, seven wall mounted enterprise signs in lieu of the permitted three per premises and to permit four wall mounted enterprise signs larger than 150 square feet.

A site visit was conducted on March 4, 2016.

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

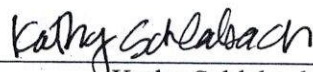
For further information concerning the matters stated herein, please contact Troy Leftwich at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Jason T. Vettori, Gildea & Schmidt, LLC
Troy Leftwich
Office of the Administrative Hearings
People's Counsel for Baltimore County

IN RE: PETITION FOR VARIANCE

(10100 Reisterstown Road)

3rd Election District

2nd Council District

GGCV Real Estate, LLC

Petitioner

JB
12-29-14
BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0105-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 the legal owner of the subject property. This case concerns only the signage proposed for the Foundry Row project. As is often the case with large commercial projects (the Foundry Row project encompasses nearly 50 acres and will have 425,000 square feet of commercial/office space) a variety of sign variances are sought, and the Petition identified the relief sought with respect to each of the sign types proposed for the site.

The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

Wall-Mounted Enterprise Signs:

1. Pursuant to §450.4 Attachment 1.5(d)(vi) to permit three (3) wall-mounted enterprise signs for LA Fitness (Building 1) in lieu of the permitted one (1) such sign per entity with a separate exterior customer entrance (two (2) of which do not have customer entrances); and
2. Pursuant to §450.4 Attachment 1.5(d)(v) to permit wall-mounted enterprise signs for LA Fitness (Building 1) with a maximum area/face of up to 350 square feet in lieu of the permitted 320 square feet (i.e. two times the length of the wall (160 feet) containing the exterior entrance and defining the space occupied by the separate commercial entity); and

Freestanding Joint Identification Signs:

1. Pursuant to §450.4 Attachment 1.7(b)(vi) to permit up to 3 freestanding joint identification signs per frontage on Reisterstown Road and Painters Mill Road for 1 Sign

- A and 2 Sign B or Sign C's (or, in the alternative, up to 2 freestanding joint identification signs per frontage on Reisterstown Road and Painters Mill Road (as well as the one at the corner of Reisterstown Road and Painters Mill Road)); and
2. Pursuant to §450.4 Attachment 1.7(b)(ix) to permit freestanding joint identification signs fronting on Reisterstown Road and Painters Mill Road with up to 9 lines of copy in lieu of the maximum of 5 lines of copy; and

Freestanding Directory Sign:

1. Pursuant to §§450.4 Attachment 1.4 & 450.7.A.1 to permit a freestanding directory sign with:
 - a. Lettering indicating the names and locations of occupants up to 12 inches high in lieu of the maximum permitted 2 inches high; and
 - b. Other lettering indicating the "identity" (as defined in B.C.Z.R. §450.3) of the shopping center up to 4 feet high in lieu of the maximum permitted 3 inches high; and

Joint Identification Signs with Changeable Copy:

1. Pursuant to §§450.4 Attachment 1.1©(vi), 450.6.B.3 and/or 450.7.B to permit up to 4 joint identification signs with up to 50% of the face area devoted to changeable copy (and to confirm that what is labeled on sheet 3 of 3 on the plan as Joint Identification Sign C constitutes a freestanding changeable copy sign erected as an integral part of an otherwise permitted freestanding joint identification sign which is permitted to have up to 50% of the face area devoted to changeable copy (i.e. up to 43 s.f. is permitted if the face area is 86 s.f.))

A three-sheet site plan was marked and accepted into evidence as Petitioner's Exhibit 1A-1C, and it contains further details regarding the site and the design and location of the proposed signs.

Appearing at the public hearing in support of the requests was Kim Potember, Authorized Representative of GGCV Real Estate LLC. Michael Pieranunzi, a landscape architect accepted as an expert, provided testimony (via proffer) in support of the variance requests. Lawrence Schmidt, Esquire from Smith, Gildea & Schmidt, LLC, represented the Petitioner. No Protestants or interested citizens attended the hearing. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP) dated December 11, 2014.

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).

Petitioner has met this test. As noted earlier, the property is nearly 50 acres and has irregular dimensions; i.e., it is shaped like a pan handle lot. Both of these attributes make the property unique. If the B.C.Z.R. were strictly interpreted the Petitioner would suffer a practical difficulty, given it would be unable to install the signage as proposed.

While at first blush it might seem the signage is excessive, on closer examination I believe the relief sought is both reasonable and consistent with the signage featured at other prominent retail and commercial projects. When you consider that along this stretch of Reisterstown Road each fast food outlet or other small business has its own freestanding sign (see Exhibits 4A-4F), the five freestanding signs proposed for this 50 acre site, which will have 15 or more individual buildings/retailers, seems reasonable indeed. I also 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.

The DOP did not oppose the relief, and it believed the proposed signage presents "a consistent aesthetic for the entire project." The DOP's ZAC comment identified four proposed conditions regarding the location of the freestanding signs. After consulting with the DOP, the Petitioner prepared a redlined sign variance plan (Exhibits 2A-2C) which identified the precise location of each freestanding sign, and thus that agency's concerns have been addressed. The

DOP also reviewed and approved sign elevations with logos and font/typeface details for proposed anchor tenants (including LA Fitness and Wegmans), and the signs will be attractive and constructed of high quality materials. See Exhibits 3A & 3B.

THEREFORE, IT IS ORDERED, this 2nd day of January, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows:

Wall-Mounted Enterprise Signs:

1. Pursuant to §450.4 Attachment 1.5(d)(vi) to permit three (3) wall-mounted enterprise signs for LA Fitness (Building 1) in lieu of the permitted one (1) such sign per entity with a separate exterior customer entrance (two (2) of which do not have customer entrances); and
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be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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.

JEB:slm



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

Real Property Data Search (w1)

Guide to searching the database

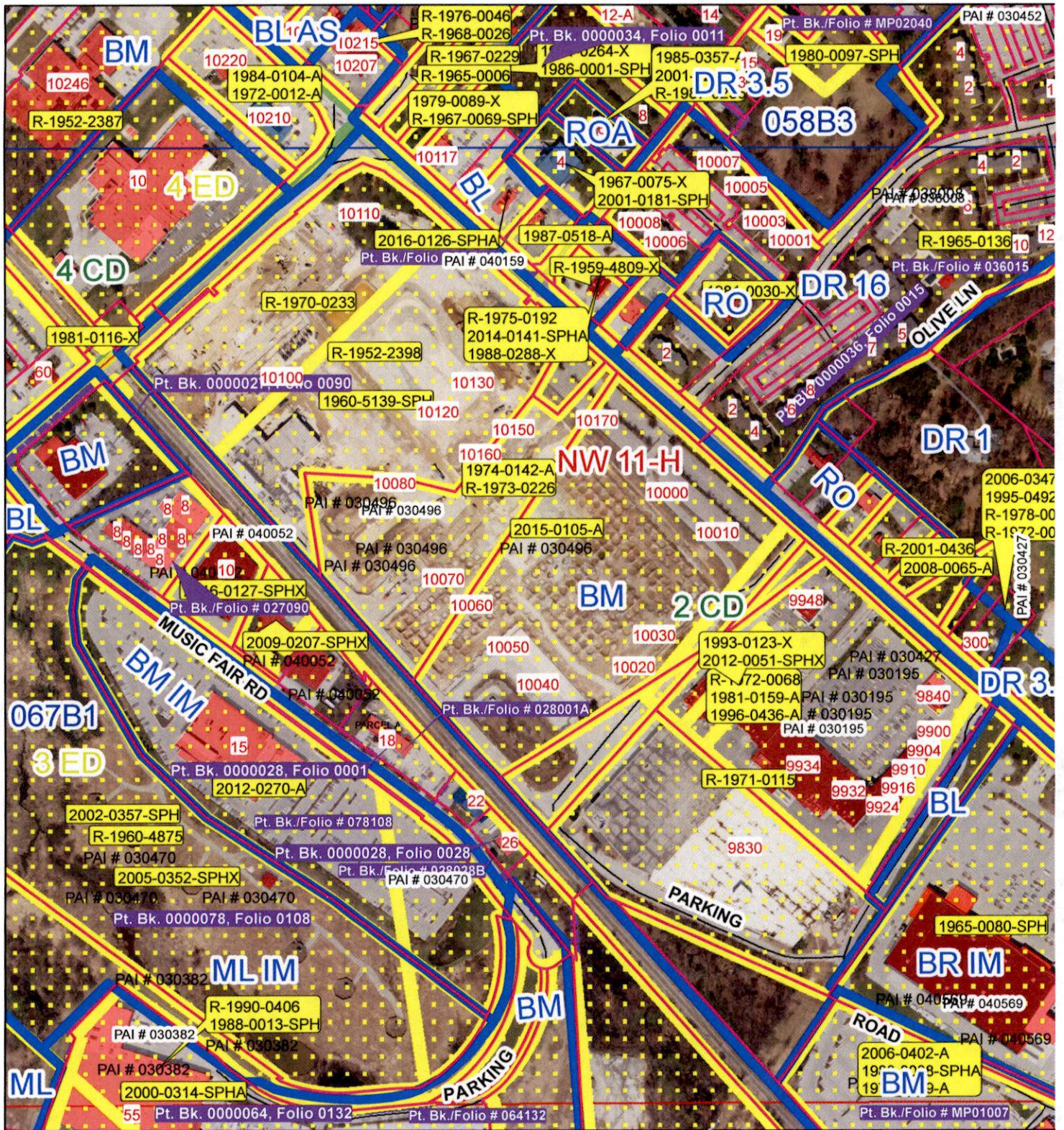
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 03 Account Number - 0313025131			
Owner Information					
Owner Name:	GGCV REAL ESTATE LLC		Use:	COMMERCIAL	
Mailing Address:	GREENBERG GIBBONS COMM CORP 10096 RED RUN BLVD STE 100 OWINGS MILLS MD 21117-		Principal Residence:	NO	
			Deed Reference:	/31168/ 00344	
Location & Structure Information					
Premises Address:	10100 REISTERSTOWN RD 0-0000		Legal Description:	18.55 AC 10100 REISTERSTOWN RD PAINTERS MILL RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0067	0004	0044		0000	2016
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area 530252		Finished Basement Area	Property Land Area 18.5500 AC	County Use 07
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:	3,862,100		6,423,700		
Improvements	0		0		
Total:	3,862,100		6,423,700	4,397,500	4,715,967
Preferential Land:	0				0
Transfer Information					
Seller: SOLO CUP OWINGS MILLS HOLDINGS		Date: 09/09/2011		Price: \$15,000,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /31168/ 00344		Deed2:	
Seller: SWEETHEART HOLDINGS INC		Date: 07/10/2009		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /28376/ 00126		Deed2:	
Seller: SWEETHEART CUP CORPORATION		Date: 05/23/2000		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /14483/ 00257		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class		07/01/2015	07/01/2016	
County:	000		0.00		
State:	000		0.00		
Municipal:	000		0.00 0.00	0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

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

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>).

10100 Reisterstown Road 2016-0187-A



Publication Date: 2/18/2016

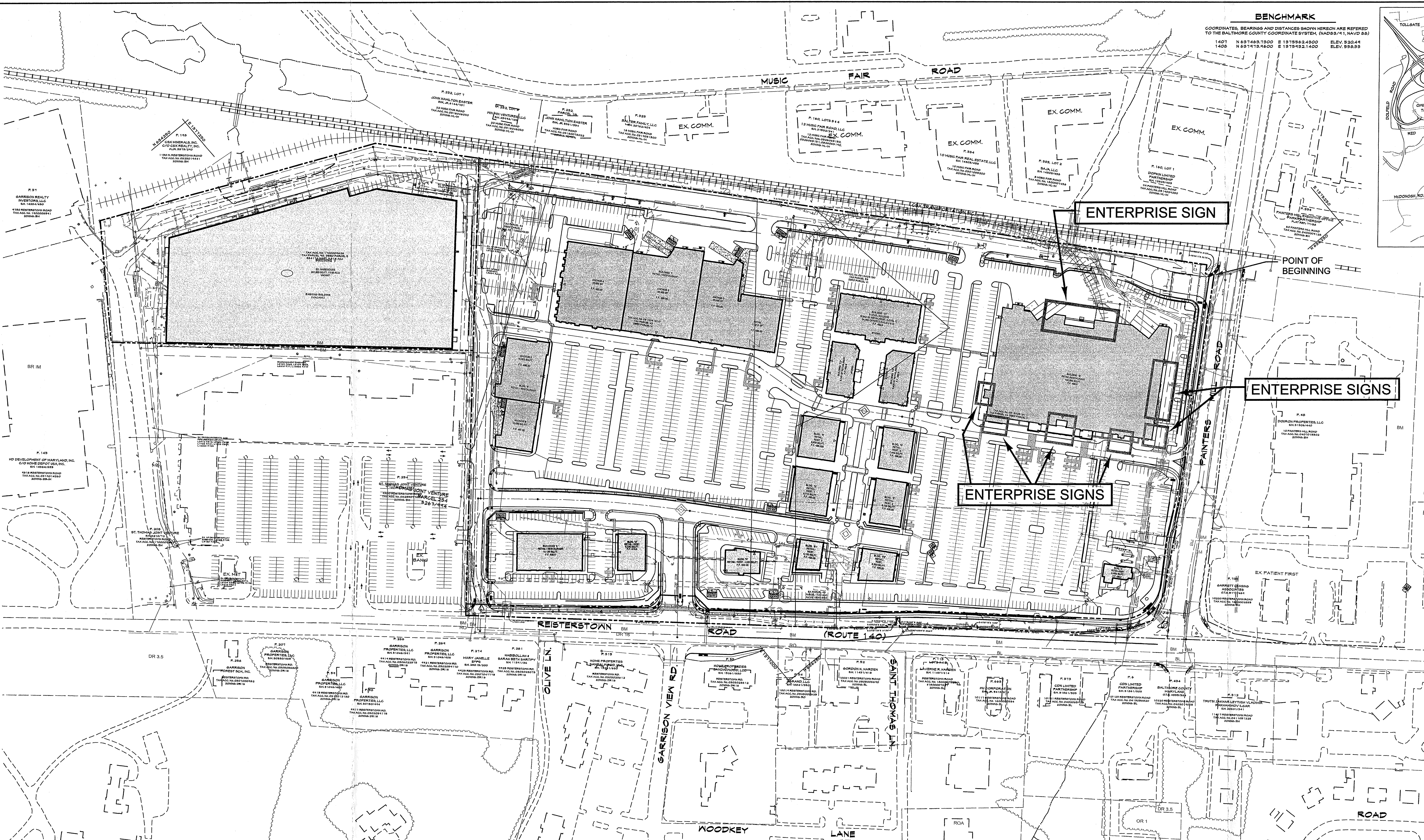


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

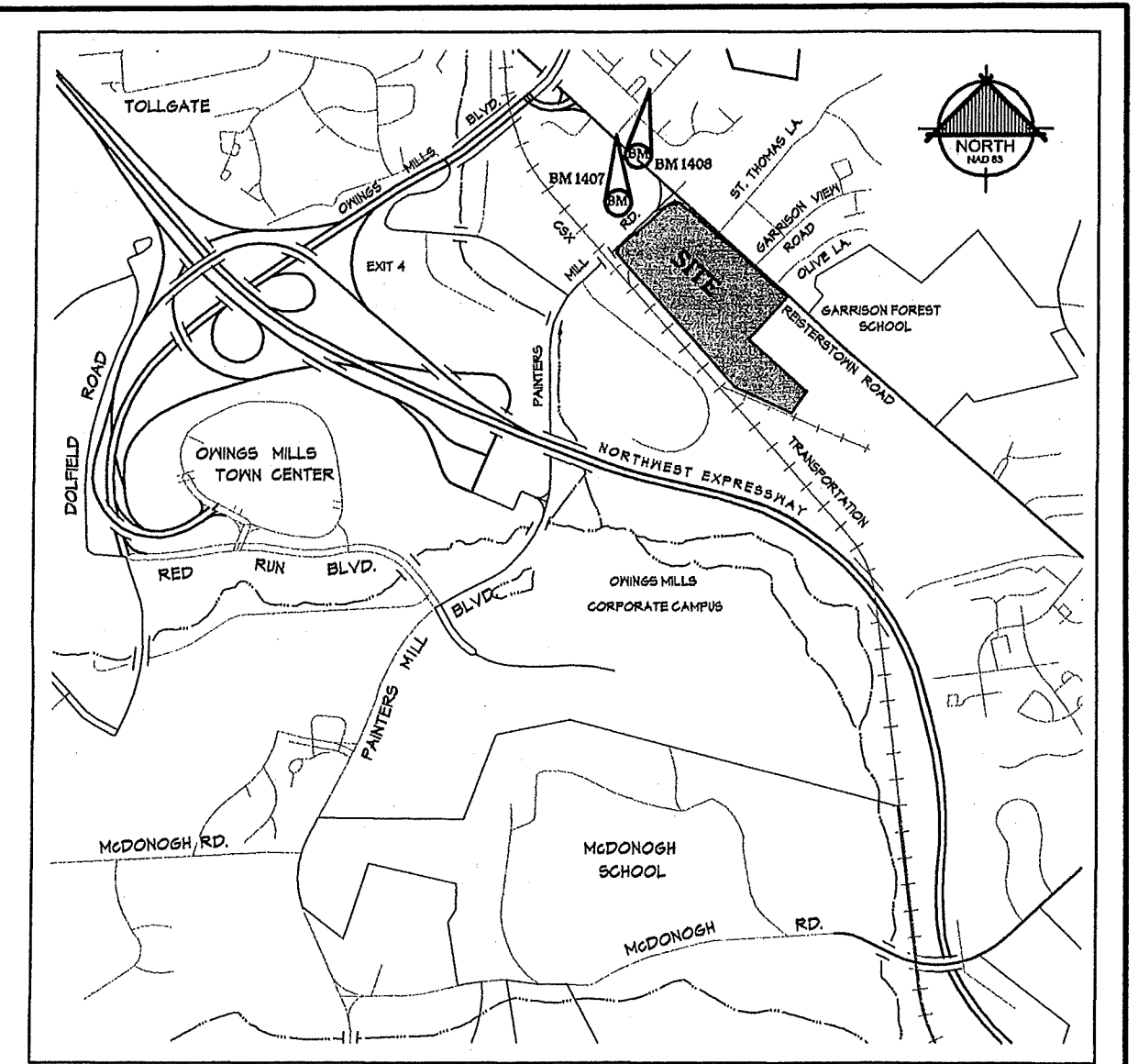


0 112.5 225 450 675 900 Fe

1 inch = 400 feet



BENCHMARK
COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERRED TO THE BALTIMORE COUNTY COORDINATE SYSTEM (NAD83/11 JANU 83)
1407 N 63°14'08.7800 E 131°55'24.4900 ELEV. 520.44
1408 N 63°14'18.7600 E 131°55'24.1400 ELEV. 520.89



VICINITY MAP
SCALE: 1"=2000'

LEGEND

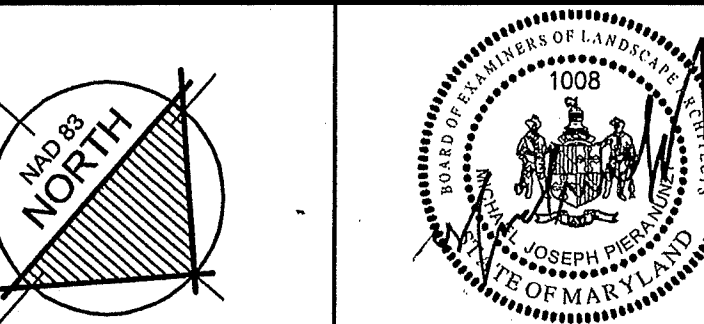
---	Existing Minor Contour
---	Existing Major Contour
---	Existing Edge of Road
---	Existing Storm Drain and Inlet
---	Existing Water and Fire Hydrant
---	Existing Sewer
---	Existing Curb and Gutter
---	Existing Tree Line
---	Existing Drive
---	Tract Boundary
---	Utility Easement Line
---	Existing Building
---	Proposed Building
---	Proposed Curb & Gutter
---	Zoning Lines

DATA SOURCES:
Existing topographic information shown on this plan is from a Field-Run survey performed by Century Engineering, Inc. dated February, 2012. The property boundary was established March, 2012. Existing topography shown outside the property is from the Baltimore County Office of Technology - G.I.S. Lab, GIS File Number 067B1. Some existing utilities shown are from public drawings of record.

DATE	BY	REVISIONS

CENTURY ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401
www.centuryeng.com

Sign Variance Plan
Building 'B'
Foundry Row
10100 Reisterstown Road
3rd Election District 2nd Councilmanic District
Baltimore County, Maryland



ISSUE DATES		BASE:	
REVIEW:	2.17.16	DRAWN:	M.S.S.
BID:	---	DESIGNED:	M.J.P.
PERMIT:	---	CHECKED BY:	---
CONSTRUCTION:	---	DATE CHECKED:	---
SCALE:	1"=100'	DRAWING:	1 of 2
PROJECT NO.:	111304	ZONING CASE: 2016-0187-A	

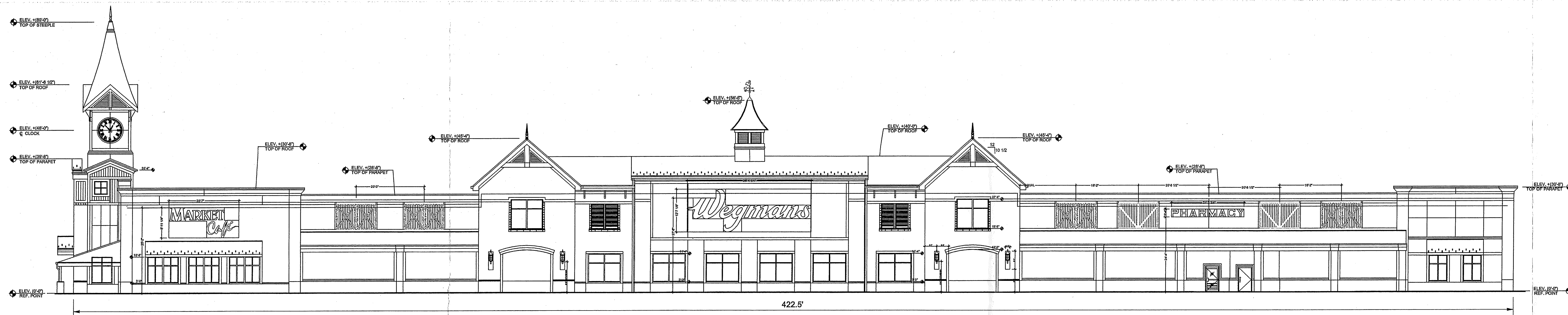
STREET ADDRESS CHART

BUILDING	NUMBER	STREET NAME
M	10000	REISTERSTOWN ROAD
L	10010	REISTERSTOWN ROAD
K		
ANCHOR 8	10020	REISTERSTOWN ROAD
ANCHOR 5	10030	REISTERSTOWN ROAD
I		
ANCHOR 4	10040	REISTERSTOWN ROAD
ANCHOR 3	10050	REISTERSTOWN ROAD
ANCHOR 2	10060	REISTERSTOWN ROAD
ANCHOR 1	10070	REISTERSTOWN ROAD
G	10080	REISTERSTOWN ROAD
B	10090	REISTERSTOWN ROAD
A	10110	REISTERSTOWN ROAD
D	10120	REISTERSTOWN ROAD
E	10130	REISTERSTOWN ROAD
F-1	10140	REISTERSTOWN ROAD
F-2	10141	REISTERSTOWN ROAD
G	10150	REISTERSTOWN ROAD
H	10160	REISTERSTOWN ROAD
N	10170	REISTERSTOWN ROAD

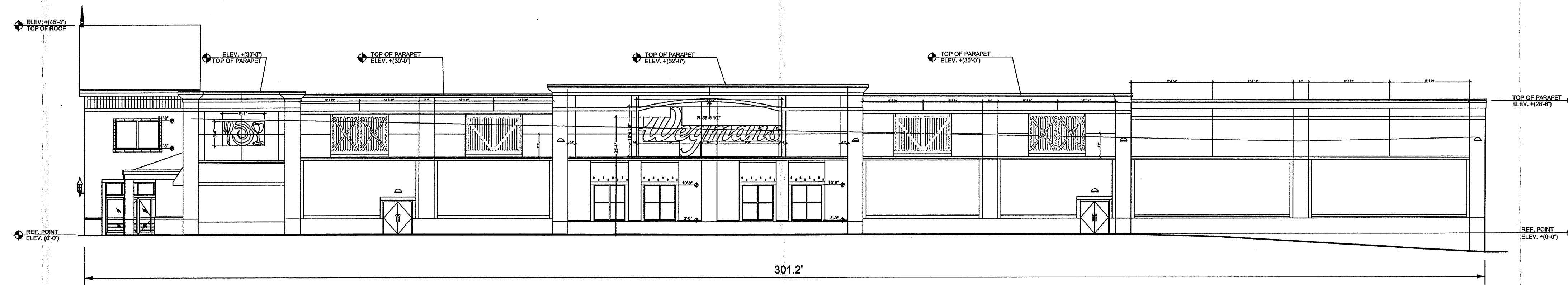
GENERAL NOTES

- Site Address: 10100 Reisterstown Road
Cullage Mills, MD 21117
- Owner/Developer: GGCY Real Estate, LLC
10076 Red Run Boulevard
Suite 100
Cullage Mills, MD 21117
410-554-2500
- Tax Account Numbers: 0914041910, 1100004625, 0913001550,
0913025131, 0913025130, 1100004626
- Tax Map: 67
Parcel Numbers: 42, 49, 44, 59, 90
Deed Reference: /31168/00344
- Gross Area: 44.5+ Acres
a. Parcel 42: 16.44+ acres
b. Parcel 43: 0.52+ acres
c. Parcel 44: 18.55+ acres
d. Parcel 59: 4.85+ acres
e. Parcel 90: 9.50+ acres
- Net Area: 49.0+ acres
a. R/VN Dedication Area: 1.5+ acres
- Existing Zoning: BM
- PROPOSED BUILDING AREA: 424,680 S.F.
a. Retail/Restaurant: 376,680 square feet
b. Office: 48,000 square feet
- Existing Building Area to Remain: 241,605 square feet
- Parking Summary
Total required: 2,206 parking spaces (see Parking Calculations Chart)
Total provided: 2,217 parking spaces
- FLOOR AREA RATIO CALCULATIONS
Floor Area Ratio Permitted: 4.0
Floor Area Ratio Proposed:
Gross area of site: 2,156,220 S.F.
Adjusted Gross Floor Area of Restaurant: 38,000 S.F.
Adjusted Gross Floor Area of Retail: 349,680 S.F.
Adjusted Gross Floor Area of Office, General: 48,000 S.F.
Adjusted Gross Floor Area of Warehouse: 241,605 S.F.
Total Adjusted Gross Floor Area: 666,285 S.F.
Site Area: 2,156,220 S.F.
F.A.R.: 666,285 S.F./2,156,220 S.F. = 0.30 Floor Area Ratio
- Bulk Regulations for BM Zone:
a. Front Yard - Section 292.1
For commercial buildings, the front building line shall be not less than 15 feet from the front property line and not less than 40 feet from the center line of the street, except as specified in Section 309.2.
b. Side Yard - Section 292.2
For commercial buildings, none required on interior lots, except that where the lot abuts a lot in a residence zone, there must be a side yard not less than the greater minimum width required for a dwelling on the abutting lot and on corner lots, the side yard on the street side shall be not less than 10 feet in width.
c. Rear Yard - Section 292.3
For commercial buildings, none required, except that where the rear lot line abuts a lot in a residence zone there shall be a rear yard not less than 20 feet deep.
- The property was rezoned to the BM Zone, pursuant to Baltimore County Council Bill Number 94-12, which took effect on September 10, 2012.
- Water Designation: W-1
Sewer Designation: S-1
- Site is within URDL.
- Site is within the Metropolitan District.
- Site not in the Chesapeake Bay Critical Area.
- The site is not located in a deficient area on any of the Basic Services Maps.
- No signage is proposed at this time; however, any future signage to comply with Section 450 of the Baltimore County Zoning Regulations and all zoning sign policies.
- There is no prior zoning case history for this property.
- Census Tract: 409102
- Watershed: Gwynne Falls
- Subwatershed: Reisterstown
- There are no 100 year floodplains, flood areas, wetlands, or historic buildings on site.
- The site is not located within a designated area of critical concern.
- There are no historic structures located on this site.
- There are no current zoning cases on file.
Existing zoning cases for the building that is razed include:
ZONING HISTORY
Case # 1460-5194-BPH
Request to construct building for office and plant use on Maryland cup property. (Does not apply)
Case # 1470-0239
Gerston-Hay Corp. Property - Request to reclassify zoning of property. This site is not part of the Foundry Row project (This building has been razed)
Case # R-1478-0226
Request for zoning reclassification for portion of the Sweetheart Properties. (Does not apply)
Case # 1474-0142-A
Request to construct building 10' in height in lieu of the required 40' height. (Does not apply)
Case # 2015-6105-A
Request various sign variances. (approved)

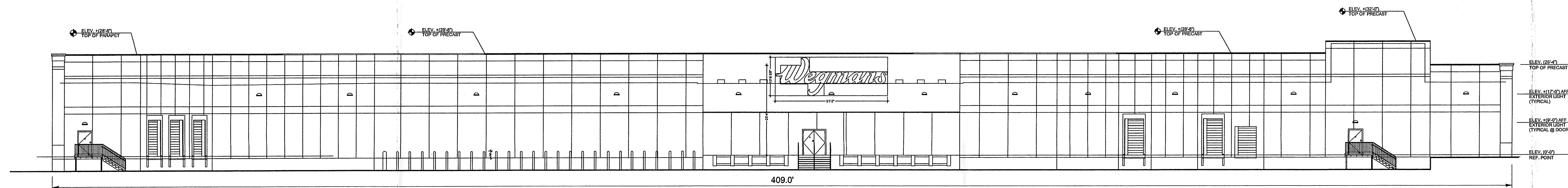
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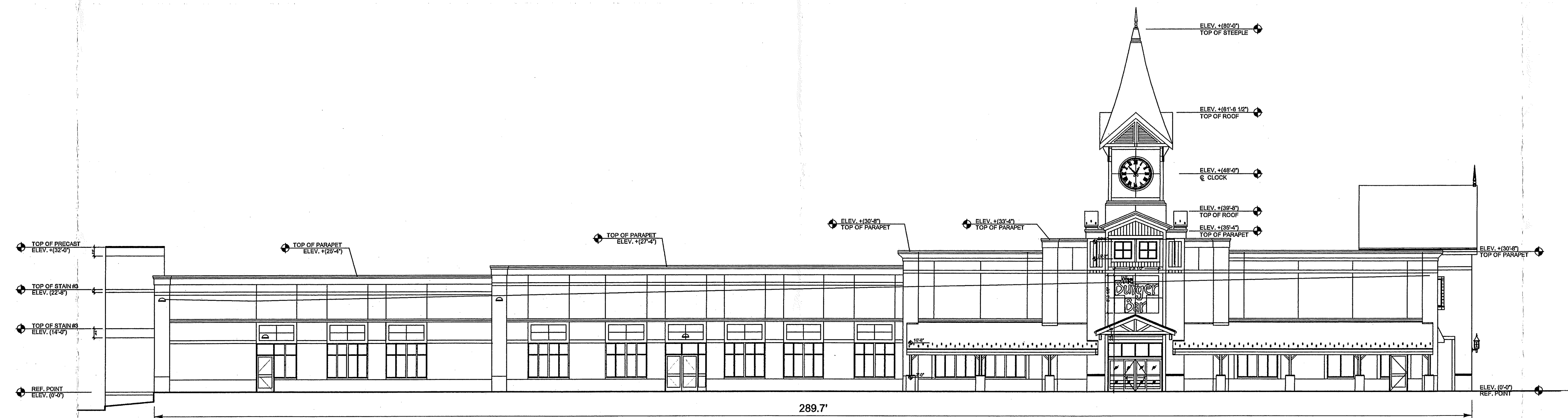
North Elevation



West Elevation

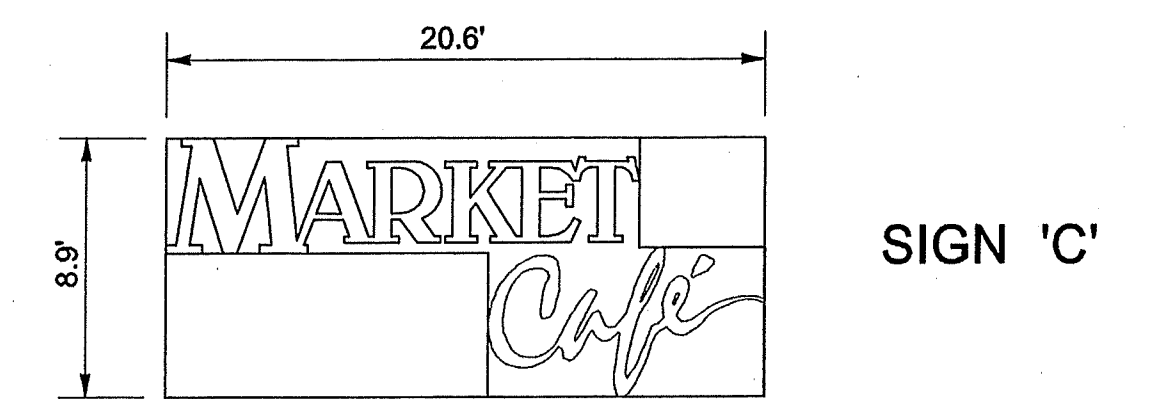


South Elevation

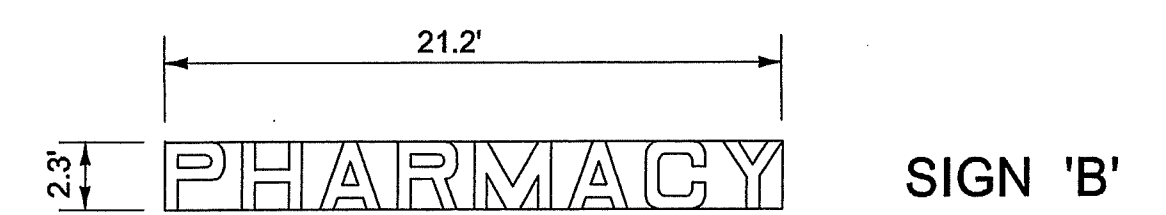


East Elevation

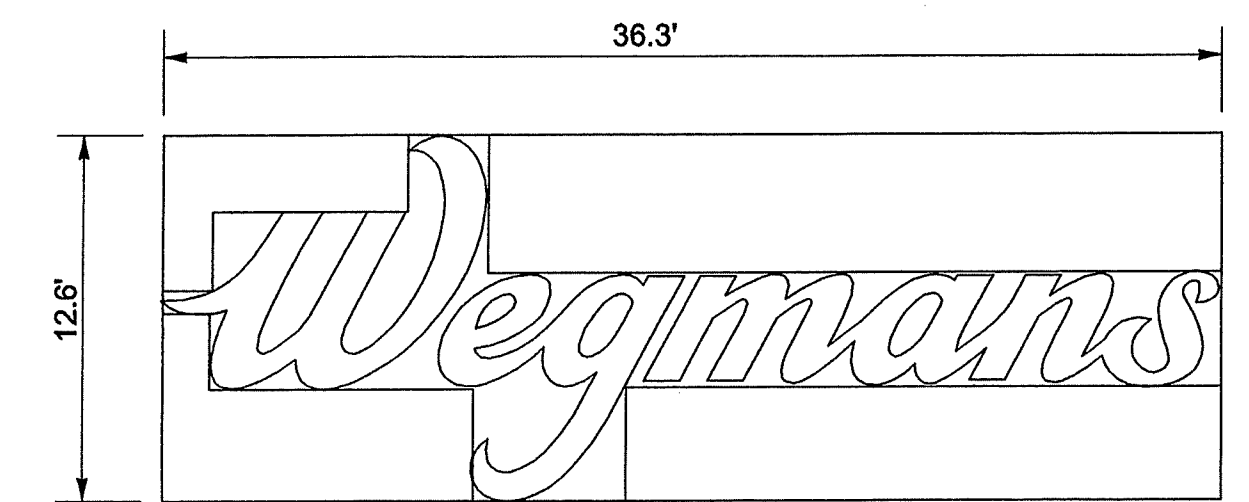
BUILDING SIGNAGE AREA			
KEY	LOCATION, "GRAPHICS"	SIGNAGE S.F.	SIGN TYPE
A	NORTH ELEVATION "WEGMANS"	458 square feet	ENTERPRISE
B	NORTH ELEVATION "PHARMACY"	49.50 square feet	ENTERPRISE
C	NORTH ELEVATION "MARKET CAFE"	184 square feet	ENTERPRISE
D	WEST ELEVATION "EFS" (Logo)	48.23 square feet	ENTERPRISE
E	WEST ELEVATION "WEGMANS"	336.96 square feet	ENTERPRISE
F	SOUTH ELEVATION "WEGMANS"	336.96 square feet	ENTERPRISE
G	EAST ELEVATION "THE BURGER BAR"	80 square feet	ENTERPRISE
	TOTAL BUILDING SIGNAGE	1,493.65 square feet	ENTERPRISE



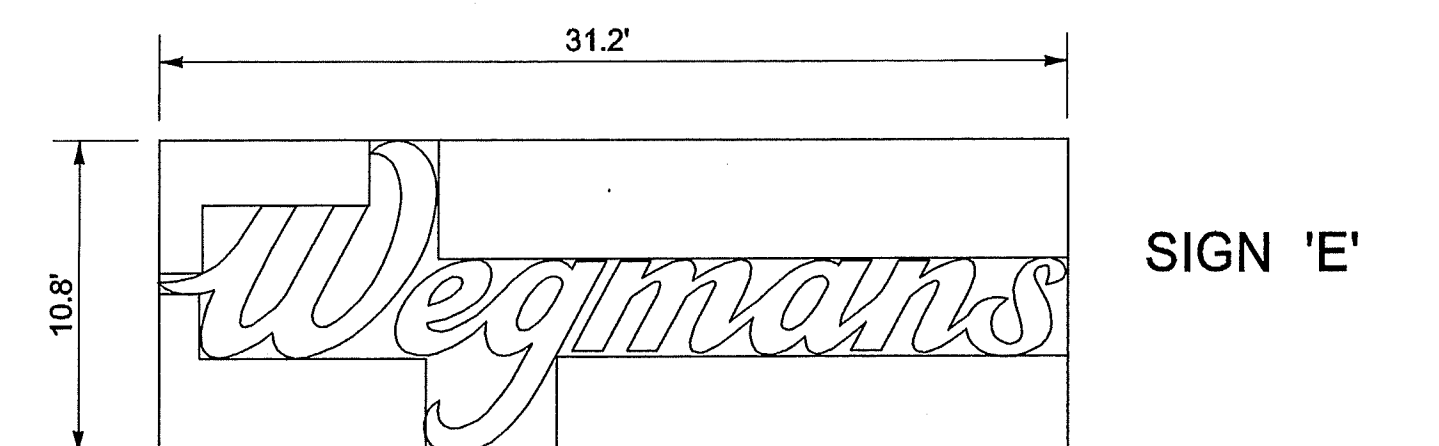
SIGN 'C'



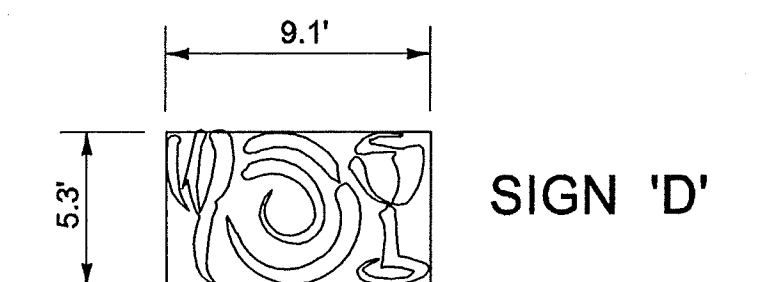
SIGN 'B'



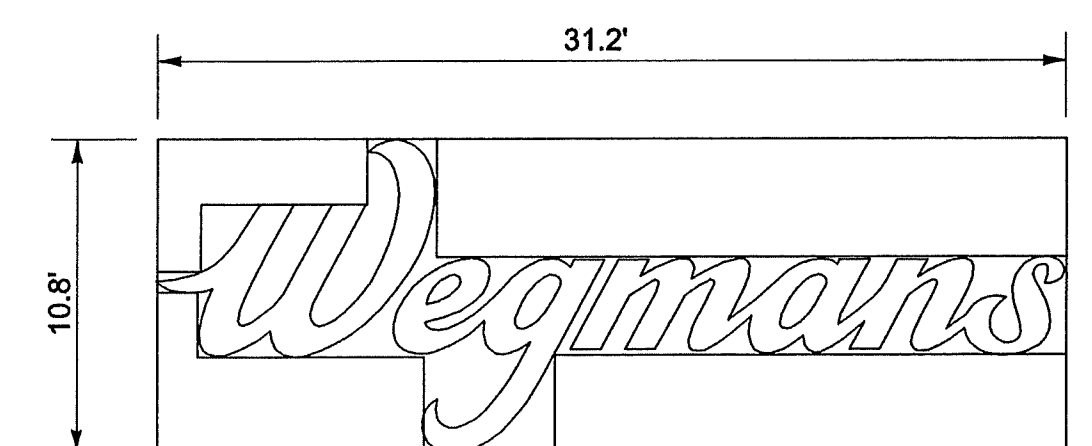
SIGN 'A'



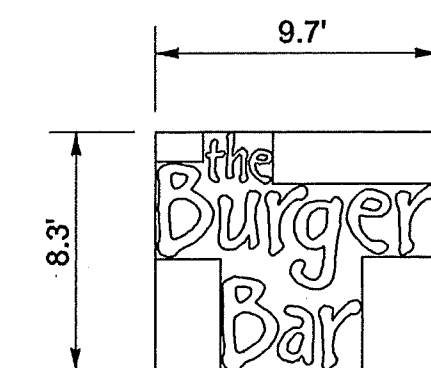
SIGN 'E'



SIGN 'D'



SIGN 'F'



SIGN 'G'

DATE	BY	REVISIONS
MM CENTURY ENGINEERING CONSULTING ENGINEERS - PLANNERS 10710 Gilroy Road, Hunt Valley, MD 21031 Phone: 443.589.2400 Fax: 443.589.2401 www.centuryeng.com		
Sign Variance Details Building 'B' Foundry Row 10100 Reisterstown Road 3rd Election District 2nd Councilmanic District Baltimore County, Maryland		
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