

M E M O R A N D U M

DATE: July 29, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0273-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 25, 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
(5840 Baltimore National Pike)
1st Election District
1st Council District
Westview Center Associates, LLC
Legal Owner
American Signature, Inc.
Lessee
Petitioners

*
*
*
*
*

BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0273-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 Westview Center Associates, LLC, owner of the subject property, and American Signature, Inc., lessee ("Petitioners"). Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §450.4 as follows: (1) to allow an illuminated wall-mounted Enterprise Sign of 168 sq. ft. without a separate customer entrance in addition to the one wall-mounted Enterprise Sign permitted; and (2) to allow a directional wall-mounted sign (customer pick-up) of 42 sq. ft. in lieu of the 8 sq. ft. permitted. A site plan was marked as Petitioners' Exhibit 1.

Timothy Shaun Beavin (a manager employed by the lessee) and surveyor Bruce E. Doak appeared in support of the petition. J. Neil Lanzi, Esq. represented the Petitioners. The Petition was advertised and posted as required by the B.C.Z.R. No Protestants or interested citizens attended the hearing. There were no substantive Zoning Advisory Committee (ZAC) comments received from any of the County agencies.

The subject property is approximately 41.983 acres and is zoned BM-CT. The Westview shopping center is operated at the property, as it has for over 40 years. This case concerns signage for the Value City Furniture Store which opened at this location in 1989. A wall-mounted

ORDER RECEIVED FOR FILING

Date 6/24/16

By Sen

enterprise sign (on a façade without a separate customer entrance) already exists at the proposed location. Value City has recently changed their corporate logo and the zoning relief would simply allow Petitioners to replace the existing sign with one of a similar size with the new branding. In addition Petitioners propose to install a directional sign identifying for customers the pick-up location for their purchases.

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

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

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

Petitioners have met this test. The large tract is irregularly shaped and is therefore unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to update their existing signage to assist their customers in navigating through the site. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of Baltimore County and/or community opposition.

THEREFORE, IT IS ORDERED, this 24th day of June, 2016, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §450.4 as follows: (1) to allow an illuminated wall-mounted Enterprise Sign of 168 sq. ft. without a separate customer entrance in addition to the one wall-mounted Enterprise Sign permitted; and (2) to allow a directional wall-mounted sign (customer pick-up) of 42 sq. ft. in lieu of the 8 sq. ft. permitted, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date

6/24/16

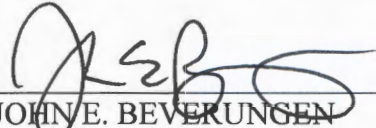
By

Sen

The relief granted herein shall be subject to the following:

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

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:slh

ORDER RECEIVED FOR FILING

Date 6/24/16
By slh



KEVIN KAMENETZ
County Executive

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

June 24, 2016

J. Neil Lanzi, Esq.
Wright, Constable & Skeen, LLP
102 W. Pennsylvania Avenue, Suite 406
Towson, Maryland 21204

RE: Petition for Variance
Case Nos. 2016-0273-A & 2016-0274-A
Property: 5840 Baltimore National Pike

Dear Mr. Lanzi:

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

CASE NAME Value City
CASE NUMBER 2016-273-A
DATE 6/23/16

[illegible]

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

5/20

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

N/C

5/18

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

N/C

FIRE DEPARTMENT

6/10

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

no Obj

5/16

STATE HIGHWAY ADMINISTRATION

no Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. 2010-0323-SPHX)

NEWSPAPER ADVERTISEMENT

Date:

6/2/16

SIGN POSTING

Date:

6/3/16

by

DOCK

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

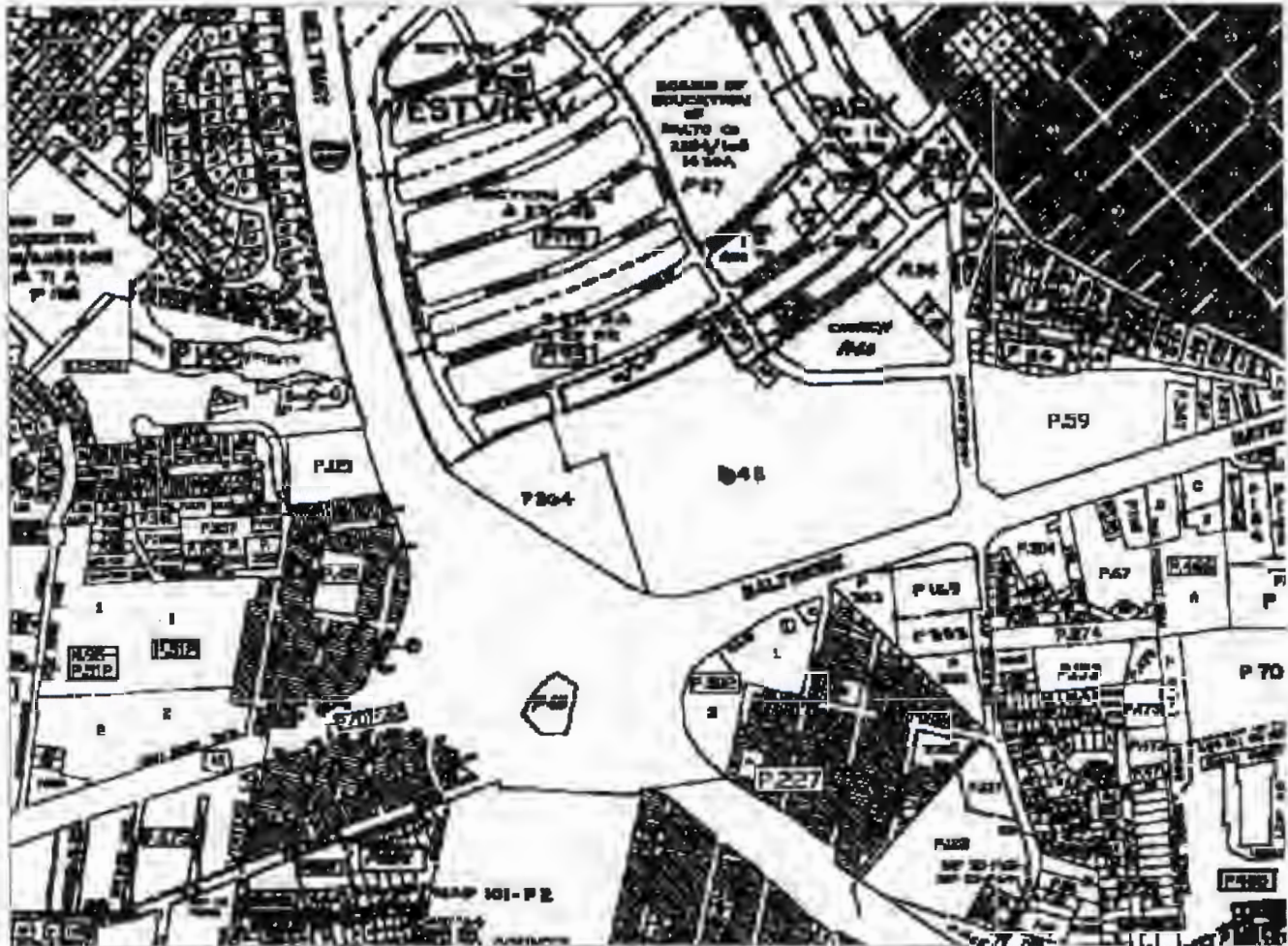
Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 01 Account Number - 0123155350		
Owner Information		
Owner Name:	WESTVIEW CENTER ASSOCIATES LC	Use: Principal Residence: COMMERCIAL NO
Mailing Address:	C/O WHARTON REALTY GROUP INC 8 INDUSTRIAL WAY EAST 2ND FLR EATONTOWN NJ 07724-3317	Deed Reference: /18312/ 00286
Location & Structure Information		
Premises Address:	5840 BALTO NATL PIKE BALTIMORE MD 21228-1335	Legal Description: 33.977 AC NS BALTO NATL PIKE NW COR INGLESIDE AV
Map:	Grid:	Parcel:
0095	0020	0045
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
		2015
Plat No:	Plat Ref:	
Special Tax Areas:	Town: Ad Valorem: Tax Class:	NONE
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
2001	129576	
Property Land Area	County Use	
33.9700 AC	14	
Stories	Basement	Type
		DISCOUNT WAREHOUSE
Exterior	Full/Half Bath	Garage
Last Major Renovation		
2011		
Value Information		
	Base Value	Value
		As of
		01/01/2015
Land:	16,246,500	16,246,500
Improvements	14,274,900	20,348,700
Total:	30,521,400	36,595,200
Preferential Land:	0	
Phase-in Assessments		
As of		
07/01/2015		As of
		07/01/2016
32,546,000		34,570,600
		0
Transfer Information		
Seller: OCEAN LAKES LC & BW ASSOC & Type: NON-ARMS LENGTH OTHER	Date: 06/30/2003 Deed1: /18312/ 00286	Price: \$0 Deed2:
Seller: WESTVIEW MALL ASSOCIATES Type: ARMS LENGTH IMPROVED	Date: 11/12/1997 Deed1: /12495/ 00449	Price: \$24,678,187 Deed2:
Seller: EQUITABLE LIFE A SSURANCE Type: NON-ARMS LENGTH OTHER	Date: 09/01/1989 Deed1: /08264/ 00437	Price: \$0 Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
		07/01/2015
County:	000	0.00
State:	000	0.00
Municipal:	000	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: **01** Account Number: **0123155350**

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>).



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 5840 Baltimore National Pike which is presently zoned BM-CT
Deed References: SM 18312 folio 286 10 Digit Tax Account # 01-23-155350 & 01-23-155351
Property Owner(s) Printed Name(s) Westview Center Associates, LC

(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:

American Signature, Inc. t/a Value City
Eric Schreiber, Director Furniture
Name- Type or Print

[Signature]
Signature

4300 E. 5th Ave., Columbus OH
Mailing Address City State

43219 , 614-581-3715 , Eric.Schreiber @
Zip Code Telephone # Email Address vcf.com

Attorney for Petitioner:

J. Neil Lanzi

Name- Type or Print

[Signature]
Signature Wright, Constable & Skeen, LLP

102 W. Pennsylvania Ave Ste 406 Towson MD
Mailing Address City State

21204 , 443-991-5917 , nlanzi@wcslaw.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Westview Center Associates, LC
Christy Lios, VP Property Management

Name #1 - Type or Print Name #2 - Type or Print

[Signature] , [Signature]
Signature #1 Signature #2

8 Industrial Way East 2nd FL Eatontown NJ
Mailing Address City State

07724 , 732-935-0111 ext 128 , clios@wrgusa.com
Zip Code Telephone # Email Address

Representative to be contacted:

J. Neil Lanzi

Name - Type or Print

[Signature]
Signature Wright, Constable & Skeen, LLP

102 W. Pennsylvania Ave Ste 406 Towson MD
Mailing Address City State

21204 , 443-991-5917 , nlanzi@wcslaw.com
Zip Code Telephone # Email Address

PETITION FOR VARIANCE

Petitioner, American Signature, Inc. t/a Value City Furniture, for the property known as 5840 Baltimore National Pike, Baltimore, Maryland 21228, hereby petitions the Administrative Law Judge for the following variance relief from the Baltimore County Zoning Regulations (BCZR):

1. Variance from § 450.4 Attachment 1, Section 5(d) of the BCZR, to allow an illuminated wall-mounted Enterprise Sign of 168 sq. ft. without a separate customer entrance in addition to the one wall-mounted Enterprise Sign permitted.

2. Variance from § 450.4 Attachment 1, Section 3(a) of the BCZR, to allow a directional wall-mounted sign (customer pick-up) of 42 sq. ft. in lieu of the 8 sq. ft. permitted.

The Administrative Law Judge has the power to grant variances in cases where strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty or unreasonable hardship to the Petitioner. Petitioner further states that the granting of the variances requested will provide substantial justice to the Petitioner and will allow for the observance of the spirit of the regulations while maintaining the security of the public safety and welfare.

Additional reasons will be provided at the hearing.

CASE NO. 2016-0273-A

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

Zoning Description

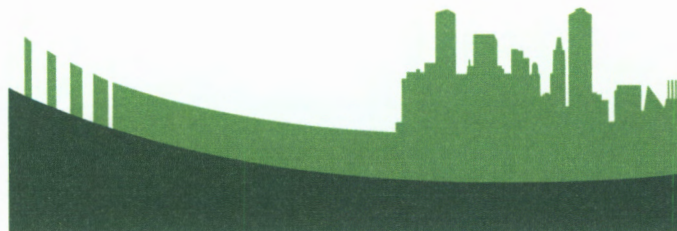
Westview Center Associates LC

Baltimore National Pike

First Election District First Councilmanic District
Baltimore County, Maryland

Beginning on the intersection of the west side of Ingleside Avenue and the north side of Baltimore National Pike, thence running on the north side of Baltimore National Pike,

- 1) South 72 degrees 19 minutes 34 seconds West 1209.66 feet
- 2) South 78 degrees 01 minute 19 seconds West 30.13 feet
- 3) South 73 degrees 36 minutes 11 seconds West 96.17 feet
- 4) South 82 degrees 07 minutes 59 seconds West 41.74 feet to the east side of Interstate 695, thence running on the east side of Interstate 695,
- 5) North 87 degrees 00 minutes 32 seconds West 46.41 feet
- 6) North 80 degrees 38 minutes 48 seconds West 46.34 feet
- 7) North 73 degrees 04 minutes 11 seconds West 46.22 feet
- 8) North 63 degrees 34 minutes 40 seconds West 46.09 feet
- 9) North 61 degrees 48 minutes 43 seconds West 145.96 feet
- 10) North 58 degrees 27 minutes 59 seconds West 298.97 feet
- 11) North 59 degrees 27 minutes 23 seconds West 298.24 feet
- 12) North 59 degrees 00 minutes 24 seconds West 183.97 feet
- 13) North 53 degrees 45 minutes 14 seconds West 56.68 feet
- 14) North 28 degrees 59 minutes 31 seconds West 35.68 feet
- 15) North 46 degrees 20 minutes 42 seconds West 56.57 feet, thence leaving Interstate 695 and running,
- 16) North 56 degrees 36 minutes 39 seconds East 158.58 feet to the southwest side of Moorehead Road, thence running on Moorehead Road
- 17) Radius 181.86 feet Arc 22.47 feet
Chord South 36 degrees 45 minutes 43 seconds East 22.45 feet
- 18) North 49 degrees 15 minutes 19 seconds East 50.11 feet
- 19) North 57 degrees 36 minutes 39 seconds East 106.93 feet
- 20) North 72 degrees 19 minutes 15 seconds East 331.62 feet to the
- 21) Radius 3351.00 feet Arc 896.28 feet
Chord North 64 degrees 39 minutes 30 seconds East 893.61 feet to the southwest side of Craigmont Road, thence running on Craigmont Road



Land Use Expert and Surveyor

CASE #2016-0273-1

Bruce E. Doak Consulting, LLC

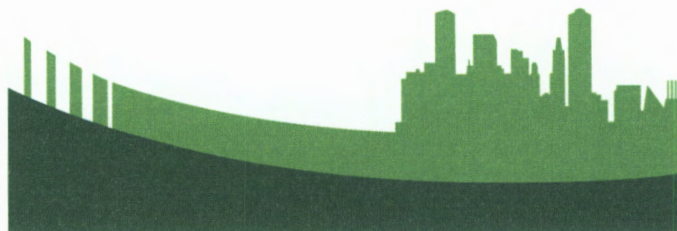
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

- 22) South 33 degrees 33 minutes 07 seconds East 74.66 feet
- 23) Radius 430.00 feet Arc 84.40 feet
Chord South 39 degrees 10 minutes 30 seconds East 84.26 feet
- 24) Radius 19.50 feet Arc 6.11 feet
Chord South 59 degrees 16 minutes 37 seconds West 6.08 feet
- 25) South 50 degrees 17 minutes 23 seconds West 1.66 feet
- 26) Radius 243.00 feet Arc 54.53 feet
Chord South 56 degrees 43 minutes 08 seconds West 54.42 feet
- 27) Radius 24.50 feet Arc 27.92 feet
Chord South 30 degrees 30 minutes 36 seconds West 26.43 feet
- 28) South 48 degrees 29 minutes 11 seconds East 128.82 feet
- 29) North 41 degrees 30 minutes 49 seconds East 94.49 feet
- 30) Radius 430.00 feet Arc 249.03 feet
Chord South 77 degrees 08 minutes 08 seconds East 245.57 feet
- 31) North 86 degrees 16 minutes 23 seconds East 588.62 feet
- 32) Radius 20.00 feet Arc 31.42 feet
Chord South 48 degrees 43 minutes 37 seconds East 28.28 feet to the east side of
Ingleside Avenue, thence running on Ingleside Avenue
- 33) South 03 degrees 43 minutes 37 seconds East 517.86 feet
- 34) South 33 degrees 54 minutes 53 seconds West 127.90 feet

Containing 41.983 acres of land, more or less.

This description is compiled from the following recorded deed of the two parcels:
SM 18312/286.

This description is part of a zoning petition and is not intended for any conveyance purposes.



Land Use Expert and Surveyor

**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: 2016-0273-A

Petitioner: AMERICAN SIGNATURE INC. T/A VALUE CITY FURNITURE

Address or Location: 5840 BALTIMORE NATIONAL PIKE

PLEASE FORWARD ADVERTISING BILL TO:

Name: AMERICAN SIGNATURE INC.

Address: 4300 E. 5TH AVENUE

COLUMBUS, OH 43219

Attention: Chrissy Elkins, Executive Assistant

Telephone Number: 614-581-3715

Revised 2/20/98 - SCJ

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

No. **139241**

Date: **5/6/16**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 5/09/2016 5/06/2016 09:52:10 1

REG NO.1 WALTON LANS LIR
 RECEIPT # 651752 5/06/2016 OFLN
 Dept 5 520 JUDICIAL VERIFICATION
 CT NO. 139241

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: **American Signature**

For: **Value City**
58210 Ballerina Natl TK.

2016-0273-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



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 4215229

Sold To:

American Signature, Inc. - CU00540742
4300 E 5th Ave
American Signature, Inc.
Columbus, OH 43219-1816

Bill To:

American Signature, Inc. - CU00540742
4300 E 5th Ave
American Signature, Inc.
Columbus, OH 43219-1816

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

Jun 02, 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: # 2016-0273-A
5840 Baltimore National Pike
N/s Baltimore National Pike at the NW corner of Ingleside Avenue
1st Election District - 1st Councilmanic District
Legal Owner(s): Westview Center Associates, Inc.
Contract Purchaser(s): American Signature, Inc. t/a Value City Furniture

Variance: to allow an illuminated wall-mounted Enterprise Sign of 168 sq. ft. without a separate customer entrance in addition to the one wall-mounted Enterprise Sign permitted; to allow a directional wall-mounted sign (customer pick-up) of 42 sq. ft. in lieu of the 8 sq. ft. permitted.

Hearing: Thursday, June 23, 2016 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

6/025 June-2 4215229

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

June 5, 2016

Re:
Zoning Case No. 2016-273-A
Petitioner: Westview Center Associates, LC
Hearing date: June 23, 2016

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

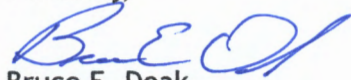
Attention: Kristen Lewis

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 **5840 Baltimore National Pike**.

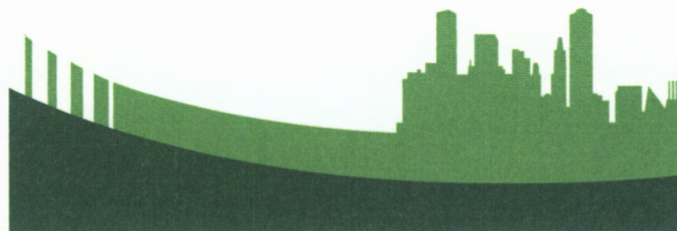
The sign was posted on June 3, 2016.

Sincerely,



Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor

ZONING NOTICE

CASE NO. 2016-0273-A

5840 Baltimore National Pike

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

DATE & TIME: Thursday June 23, 2016 10:00 AM

REQUEST:

**VARIANCE TO ALLOW AN ILLUMINATED WALL MOUNTED
ENTERPRISE SIGN OF 168 SQUARE FEET WITHOUT A
SEPARATE CUSTOMER ENTRANCE IN ADDITION TO THE ONE
WALL MOUNTED ENTERPRISE SIGN PERMITTED;
TO ALLOW A DIRECTIONAL WALL MOUNTED SIGN (CUSTOMER
PICK-UP) OF 42 SQUARE FEET IN LIEU OF THE 8 SQUARE FEET
PERMITTED.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.**

THE HEARING IS HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE NO. 2016-0274-A

1000 Baltimore National Pike

PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND

PLACE: Room 205 JEFFERSON BUILDING
1000 W CHESAPEAKE AVENUE TOWSON, MD 21204

DATE & TIME: Thursday June 23, 2016 10:00 AM

REQUEST:
VARIANCE TO ALLOW AN ILLUMINATED FREE
STANDUP SIGN WITH A SIGN FOR A
BUSINESS CENTER TO BE 100 SQUARE FEET AND 15
FEET HIGH.

ZONING NOTICE

CASE NO. 2016-0273-A

5840 Baltimore National Pike

A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND

PLACE: Room 205 JEFFERSON BUILDING
1000 W CHESAPEAKE AVENUE TOWSON, MD 21204

DATE & TIME: Thursday June 23, 2016 10:00 AM

REQUEST:
VARIANCE TO ALLOW AN ILLUMINATED WALL MOUNTED
ENTERPRISE SIGN OF 100 SQUARE FEET WITHOUT A
SEPARATE CUSTOMER ENTRANCE IN ADDITION TO THE ONE
TO ALLOW A DIRECTIONAL WALL MOUNTED SIGN (CUSTOMER
ENTRANCE) OF 40 SQUARE FEET IN LIEU OF THE 8 SQUARE FEET
PERMITTED

PROVISIONS OF THE ZONING ORDINANCE SHALL BE ENFORCED BY THE
ADMINISTRATIVE LAW JUDGE. IF THE VARIANCE IS GRANTED, THE
VARIANCE SHALL BE IN EFFECT FOR A PERIOD OF 10 YEARS.

FOR MORE INFORMATION, PLEASE CONTACT THE
ADMINISTRATIVE LAW JUDGE.

CITY FURNITURE
Marshalls
SLEEPY'S
The Mattress Professionals

WESTVIEW



KEVIN KAMENETZ
County Executive

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

May 23, 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: 2016-0273-A

5840 Baltimore National Pike

N/s Baltimore National Pike at the NW corner of Ingleside Avenue

1st Election District – 1st Councilmanic District

Legal Owner: Westview Center Associates, Inc.

Contract Purchaser/Lessee: American Signature, Inc. t/a Value City Furniture

Variance to allow an illuminated wall-mounted Enterprise Sign of 168 ft. without a separate customer entrance in addition to the one wall-mounted Enterprise Sign permitted; to allow a directional wall-mounted sign (customer pick-up) of 42 sq. ft. in lieu of the 8 sq. ft. permitted.

Hearing: Thursday, June 23, 2016 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: J. Neil Lanzi, 102 W. Pennsylvania Avenue, Ste. 406, Towson 21204
Eric Schreiber, American Signature, Inc, 4300 E. 5th St., Columbus OH 43219
Christy Lios, Property Management, 8 Industrial Way East, 2nd Fl., Eatontown NJ 07724

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JUNE 3, 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.



KEVIN KAMENETZ
County Executive

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

May 23, 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: 2016-0273-A

5840 Baltimore National Pike

N/s Baltimore National Pike at the NW corner of Ingleside Avenue

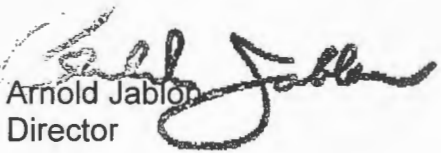
1st Election District – 1st Councilmanic District

Legal Owner: Westview Center Associates, Inc.

Contract Purchaser/Lessee: American Signature, Inc. t/a Value City Furniture

Variance to allow an illuminated wall-mounted Enterprise Sign of 168 ft. without a separate customer entrance in addition to the one wall-mounted Enterprise Sign permitted; to allow a directional wall-mounted sign (customer pick-up) of 42 sq. ft. in lieu of the 8 sq. ft. permitted.

Hearing: Thursday, June 23, 2016 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: J. Neil Lanzi, 102 W. Pennsylvania Avenue, Ste. 406, Towson 21204
Eric Schreiber, American Signature, Inc, 4300 E. 5th St., Columbus OH 43219
Christy Lios, Property Management, 8 Industrial Way East, 2nd Fl., Eatontown NJ 07724

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JUNE 3, 2016.**
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TO: PATUXENT PUBLISHING COMPANY
Thursday, June 2, 2016 Issue - Jeffersonian

Please forward billing to:

Chrissy Elkins, Executive Assistant
American Signature, Inc.
4300 E. 5th Avenue
Columbus, OH 43219

614-581-3715

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: 2016-0273-A

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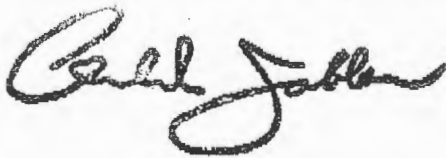
1st Election District – 1st Councilmanic District

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Contract Purchaser/Lessee: American Signature, Inc. t/a Value City Furniture

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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR VARIANCE, * BEFORE THE OFFICE
5840 Baltimore National Pike; N/S Baltimore *
National Pike at NW cor of Ingleside Avenue * OF ADMINISTRATIVE
1st Election & 1st Councilmanic Districts
Legal Owners: Westview Center Associates LC* HEARINGS FOR
Contract Purchaser(s): American Signature, Inc
t/a Value City Furniture * BALTIMORE COUNTY
Petitioner(s) *
2016-273-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
MAY 18 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 18th day of May, 2016, a copy of the foregoing Entry of Appearance was mailed to J. Neil Lanzi, Wright, Constable & Skeen, LLP, 102 W. Pennsylvania Avenue, Suite 406, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



KEVIN KAMENETZ
County Executive

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

June 14, 2016

Westview Center Associates LC
Christy Lios, VP Property Management
8 Industrial Way East 2nd Floor
Eatontown NJ 07724

RE: Case Number: 2016-0273 A, Address: 5840 Baltimore National Pike

Dear Ms. Lios:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 6, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
American Signature Inc., Value City Furniture, Eric Schreiber, Director, 4300 E 5th Avenue,
Columbus OHIO 43219
J Neil Lanzi, Esquire, 102 W Pennsylvania Avenue, Suite 406, Towson MD 21204

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



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

Date: 5/16/16

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

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 5/16/16. A field inspection and internal review reveals that an entrance onto US40 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2016-0273-A.

Variance
Westview Center Associates, LC, Christy Lios, VP
5840 Baltimore National Pike
US40

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,

Wendy Wolcott, PLA
Acting Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

6-23

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: June 10, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-273

RECEIVED

JUN 15 2016

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 5840 Baltimore National Pike
Petitioner: Westview Center Associates, LC
Zoning: BM-CT
Requested Action: Variance

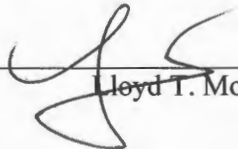
The Department of Planning has reviewed the petition for variance to allow an illuminated wall-mounted enterprise sign of 168 sq. ft. without a separate customer entrance in addition to the one wall-mounted enterprise sign and to allow a directional wall-mounted sign of 42 sq. ft. in lieu of the required separate customer entrance and 8 sq. ft. permitted.

A site visit was conducted on May 24, 2016.

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

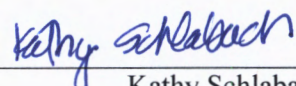
For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz
J. Neil Lanzi, Wright Constable & Skeen, LLP
Office of the Administrative Hearings
People's Counsel for Baltimore County

6-23

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

MAY 18 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: May 18, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0273-A
Address 5840 Baltimore National Pike
(Westview Center Associates
Property)

Zoning Advisory Committee Meeting of May 23, 2016.

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

Reviewer: Steve Ford Date: 05-18-2016

TO WCL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: May 20, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For May 20, 2016
Item No. 2016-0178, 0273, 0274, 0275, 0276, 0277, 0278, 0280 and
0281

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\ZAC05232016.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: May 18, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0273-A
Address 5840 Baltimore National Pike
(Westview Center Associates
Property)

Zoning Advisory Committee Meeting of May 23, 2016.

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

Reviewer: Steve Ford

Date: 05-18-2016

dwelling. Meeting the modified buffer area requirements, lot coverage requirements, tree requirements, and any mitigation requirements for buffer impacts will aid in the conservation of fish, plant, and wildlife habitat in the watershed.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

If the construction of the dwelling can meet all modified buffer area, lot coverage, tree, and mitigation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis

Date: May 17, 2016

TVB
✓ 7-16-10

IN RE: PETITIONS FOR SPECIAL EXCEPTION	*	BEFORE THE
AND SPECIAL HEARING		
NW side of Baltimore National Pike; 80 feet W	*	DEPUTY ZONING
of the c/l of Ingleside Avenue		
1 st Election District	*	COMMISSIONER
1 st Councilmanic District		
(5912 Baltimore National Pike)	*	FOR BALTIMORE COUNTY
 Westview Center Assoc., LLC/	*	
Wharton Realty Group		
<i>Legal Owner</i>	*	
 CEC Entertainment, Inc.	*	CASE NO. 2010-0323-SPHX
<i>Lessee</i>		
	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Special Exception filed by the legal property owner, Westview Center Assoc., LLC/Wharton Realty Group, and the lessee, CEC Entertainment, Inc. The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve the amendment of Zoning Case No. 91-426-XA and all other granted zoning relief of the property, confirmation that the overall existing parking is sufficient, and an unlimited amount of amusement devices and 50 coin operated children's rides for the new square footage. The Special Exception is for the proposed 4,400 square foot expansion of Chuck E. Cheese's Pizza Restaurant/Family Entertainment Center with coin operated amusement devices and children's rides as provided in Section 423.1.B of the B.C.Z.R. Petitioner is currently operating under Special Exception Case No. 91-426-XA, granted 1991, and Case No. 2008-0567-SPH, granted October 2008, entitling Chuck E. Cheese's to an unlimited number of amusement devices, no less than 65, with an additional 50 coin operated children's rides. The

Further evidence was adduced by way of a proffer from Petitioner's attorney, Mr. Burke, and "Petitioner's Statement" that was filed with the original Petition and which is contained within the case file. This evidence revealed that in the 1991 case, then-Zoning Commissioner J. Robert Haines issued an Order on July 17, 1991 which granted a Special Exception for Petitioner's operation at the subject property. Pursuant to that Order, Petitioner was granted "an arcade as provided in Section 423.1.B of the Baltimore County Zoning Regulations," and "a variance from Section 233.2.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a maximum of 50 coin operated children's rides in lieu of the permitted maximum of six coin operated children's rides." In the subsequent case filed in 2008 and heard before the undersigned, Petitioner sought special hearing relief to determine that under the Order issued in the 1991 case, Petitioner's restaurant operation as an arcade is entitled to an unlimited number of amusement devices. In an Order issued October 22, 2008, the undersigned granted the relief, reasoning that Petitioner was granted an arcade under Section 423.1.B of the B.C.Z.R in the 1991 case, and that Section 423.1.B places no specific limitation on the number of machines permitted in an arcade. The undersigned also confirmed that Petitioner is permitted up to 50 coin operated childrens' rides.

At this juncture, as shown on the site plan, in order to better accommodate the growing needs of their guests, Petitioner CEC Entertainment, Inc. is proposing an approximate 4,400 square foot expansion of their existing restaurant building. The addition would increase both the seating and games area. In particular, the restaurant currently has 49 skill/video games and six kiddie rides and this number is expected to increase following the proposed expansion. Because of the expansion of the original special exception site, Petitioner is now requesting a special exception to include this newly proposed 4,400 square foot addition. Petitioner is also requesting

287-SPHA, which granted a parking variance from Section 409.6 of the B.C.Z.R. for 2,381 parking spaces in lieu of the 3587 spaces required.

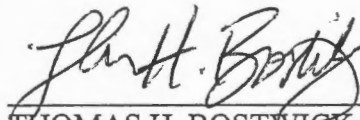
The Zoning Advisory Committee (ZAC) comments were received and are contained within the case file. Comments were received from the Office of Planning dated June 11, 2010 which indicates the existing macadam paving that will be unnecessary as a result of the building addition should be removed and landscaping installed. A plan showing the proposed landscaping should be submitted to Avery Harden, Baltimore County Landscape Architect, for review and approval. The addition should be architecturally consistent with the existing building.

Turning first to the Special Exception request, I am persuaded to grant the relief. I agree with the uncontroverted testimony of Petitioner's expert, Mr. Kellman, that the addition to the existing Chuck E. Cheese's building and the increase in child and family oriented amusement devices and kiddie rides will not be detrimental to the health, safety, or general welfare of the community and will not have any adverse impacts on the additional enumerated criteria set forth in Section 502.1 of the B.C.Z.R. It appears the addition will provide increased space for customers and will enhance the overall "family" experience at the restaurant.

As to the request for Special Hearing relief, this too shall be granted. After reviewing the site plan and, again, based on the testimony of Petitioner's expert, I find that the proposed parking for the Chuck E. Cheese's and the overall site will be sufficient. Parking will still be available near the restaurant, even after the construction of the addition, and significant parking will be available for the site as a whole as a result of the removal of the movie theater. I have also confirmed previously that as an arcade, Petitioner is entitled to an unlimited number of children and family oriented amusement devices, and up to 50 kiddie rides, which is expressly included in the new square footage of the proposed addition.

3. The addition shall be architecturally consistent with the existing building.

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



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Case No.:

2016-273-A

Exhibit Sheet

Petitioner/Developer

DW
7-29-16

Protestants

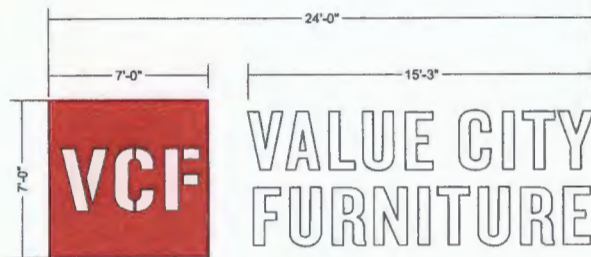
SLW
6-24-16

No. 1	Plan	
No. 2	My Neighborhood Map	
No. 3	Map w/ Photos Key Sheet 3A - 3G	
No. 4	Photo new VCF sign	
No. 5	Elevation of customer pick-up sign	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

VALUE CITY FURNITURE
#59 - Baltimore, MD

Celebrating 46 Years of Quality Manufacturing and Service

46



SIDE VIEW

TOTAL SQFT: 168
SCALE: 3/16"=1'-0"

Front Lit Channel Letters

Fabricated aluminum channel letters with 5" deep returns and white acrylic faces. Returns will be painted white with 1" white jewelite trim. "VCF" logo to be lit internally using fluorescent lighting and decorated with 3M translucent vinyl decoration. "Value City Furniture" to be lit internally using white Hanley LEDs. Channel letters to be flush mounted to existing facade.

FIELD SURVEY REQUIRED

Field verify all measurements, before production of new signs for installed

Color Reference Chart



Night Conditions



Existing Conditions



Proposed Updated Conditions



THOMAS

SIGN & AWNING CO INC

4590 118TH Avenue North
Clearwater, Florida 33762

800-526-3325

www.thomassign.com

CLIENT

VALUE CITY FURNITURE #59

Design Number:
57120

Installation Address
5840 BALTIMORE
NATIONAL PIKE
BALTIMORE, MD

Project Identity Number:
64578

Sales Associate: Project Team:

BC XX

Designer: Date

JLF 08-18-15

Project updates:
PRODUCTION ADDED
09-01-15 JLF



3M™ MCSM™ Warranty



Approval

☐ Approved

DATE:

☐ Approved as noted

DATE:

☐ Revise & Re-Submit

DATE:

The designs, concepts, drawings and specifications provided are the exclusive property of Thomas Sign & Awning Company and may not be reproduced in any way, shape or fashion without the express written permission of Thomas Sign & Awning Co.

Page Sheet

2

2 OF 7

PETITIONER'S

EXHIBIT NO.

4

PHOTO
TO ADD

VALUE CITY FURNITURE
#59 - Baltimore, MD

Celebrating 46 Years of Quality Manufacturing and Service

46

21'-0"
2'-0"
CUSTOMER PICKUP



SIDE VIEW

TOTAL SQFT: 42
SCALE: 1/4"=1'-0"

Front Lit Channel Letters

Fabricated aluminum channel letters with 5" deep returns and white acrylic faces. Returns will be painted white with 1" white jewelite trim. Channel letters to be flush mounted to existing facade and lit internally using white Hanley LEDs.

FIELD SURVEY REQUIRED

Field verify all measurements, before production of new signs for installed

CUSTOMER PICKUP

Proposed Updated Conditions

CUSTOMER PICKUP

Night Conditions



THOMAS

SIGN & AWNING CO INC

4590 118TH Avenue North
Clearwater, Florida 33762

800-526-3325

www.thomassign.com

CLIENT

VALUE CITY FURNITURE

Design Number: 57120

Installation Address:

5840 BALTIMORE

NATIONAL PIKE

BALTIMORE, MD

Project Identity Number:

64578

Sales Associate: BC

Project Team: XX

Designer: JLF

Date: 08-18-15

Project Updated:

PRODUCTION ADDED

09-01-15 JLF



3M™ MCS™ Warranty

Underwriters
Laboratories Inc.
LISTING E89514
ELECTRIC SIGNS
COMPLIES TO UL 419

THIS ARTICLE IS INTENDED TO BE INSTALLED IN
ACCORDANCE WITH THE REQUIREMENTS OF
ARTICLE 605 OF THE NATIONAL ELECTRICAL CODE
AND/OR OTHER APPLICABLE LOCAL CODES. THIS
INCLUDES PROPER GROUNDING AND BONDING
OF THE SIGN.

Approval:

☐ Approved

DATE:

☐ Approved as noted

DATE:

☐ Revise & Re-Submit

DATE:

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& Awning Company and may not be reproduced in
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Page: 3

Sheet: 3 OF 7

PETITIONER'S

EXHIBIT NO.

5





VALUE CITY Furniture



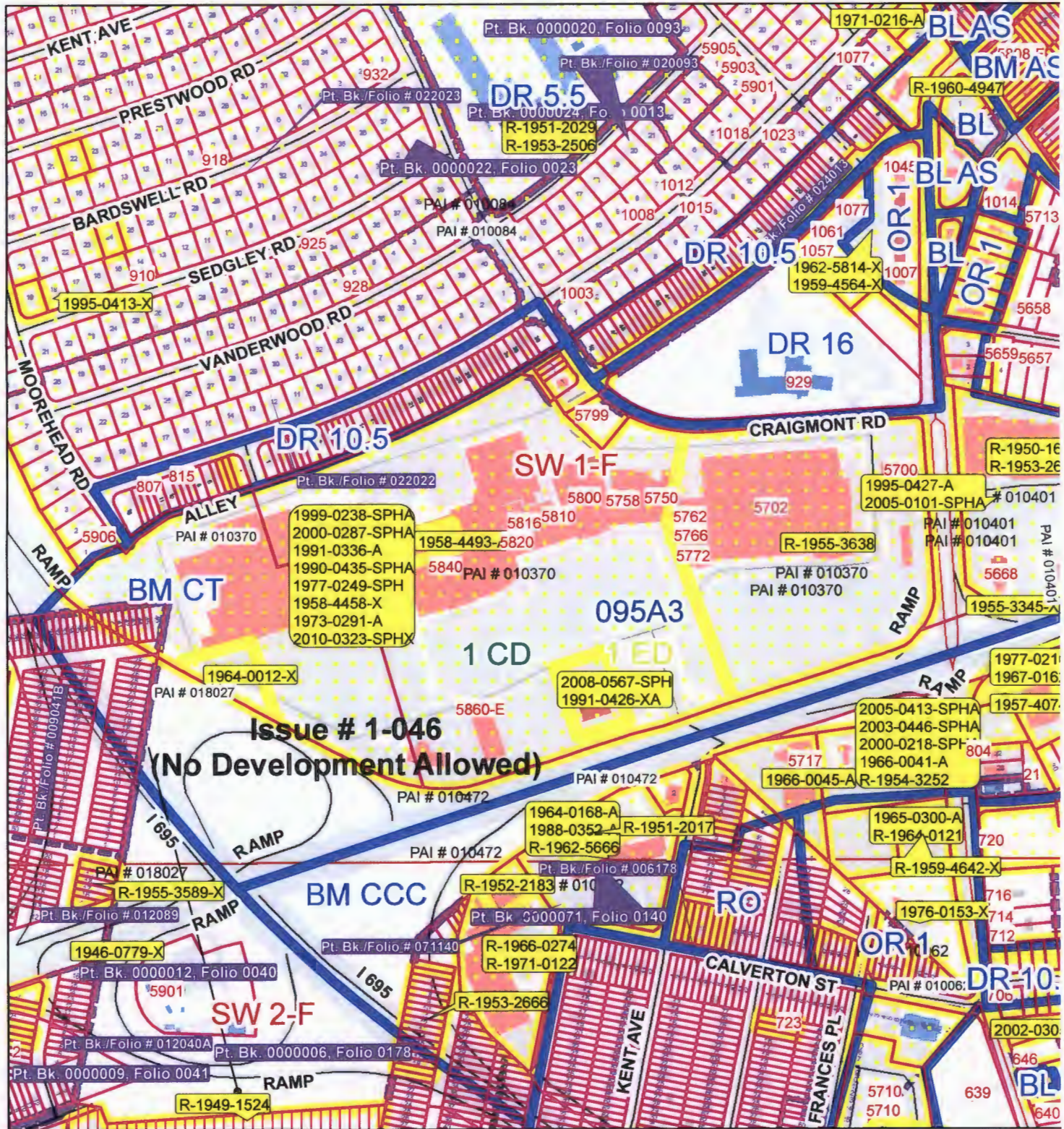








5840 Baltimore National Pike 2016-0273-A



Publication Date: 5/6/2016

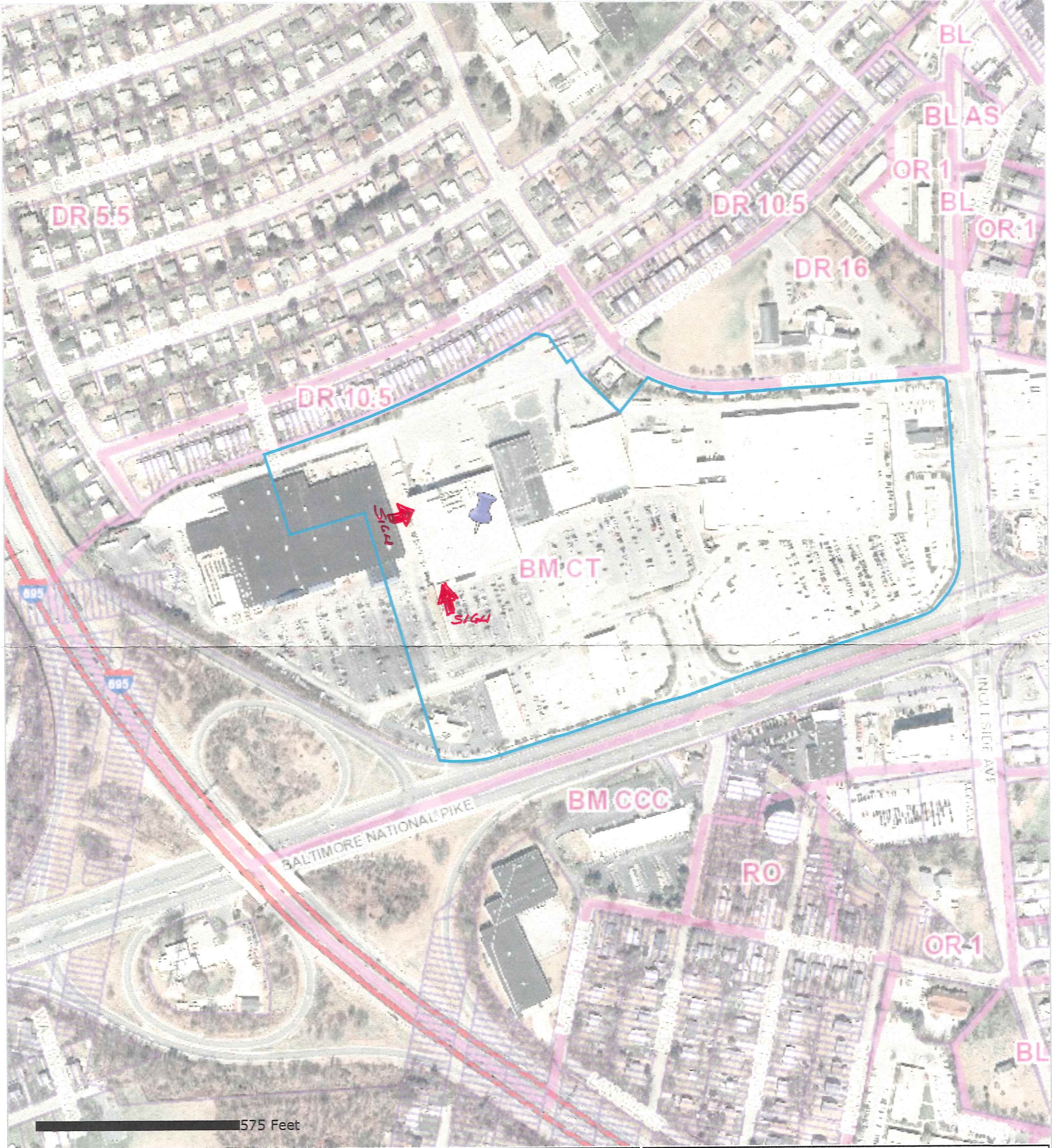


Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 112.5 225 450 675 900 Feet

1 inch = 400 feet



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



Printed 6/22/16

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.

PETITIONER'S

EXHIBIT NO. 2

SITE INFORMATION

- Ownership: Westview Center Associates LC
c/o Wharton Realty Group, Inc.
8 Industrial Way East 2nd Floor
Eatontown, NJ 07724
- Address: 5840 Baltimore National Pike Baltimore, MD 21228
- Deed references: SM 18312/286
- Area: 41.983 acre (per SM 18312/286)
- Tax Map / Parcel / Tax account #: 95 / 45 & 364 / 01-23-155350 & 01-23-155351
- Election District: 1 Councilmanic District: 1
ADC Map: 4234D6 GIS tile: 095A3 Position sheet: 108NW10
Census tract: 401101 Census block: 240054011012021 & 240054011012020
Schools: Johnnycake ES Southwest Academy MS Woodlawn HS
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 095A3 and the information provided by Baltimore County on the internet.
- Improvements: Retail shopping mall.

ZONING

Zoning: BM-CT

ENVIRONMENTAL

- Watershed: Gwynns Falls URDL land type: 1
- The existing shopping center is currently serviced by public water & sewer.
 - There are no underground storage tanks on the subject property.
 - The subject property is not in the Chesapeake Bay Critical Area.
 - The subject property is not located within a 100 year flood plain.

PLANNING

Regional Planning District: Security District Code: 323

- The subject property is not in a historic district.

PROPOSED DEVELOPMENT

To add a directional sign to the side of one of the buildings

ZONING CASE HISTORY

Case No. 1749 - Petition for Reclassification from an "A" residence zone to a "C" residence zone, granted June 6, 1950.

Case No. 3638 - Petition for Reclassification from an "RA" zone to a "BM" zone. Denied October 25, 1955 but reclassified to a "BL" zone.

Case No. 4458-X - Petition for Special Exception for dry-cleaning plant, granted July 29, 1958

Case No. 4493-V - Petition to permit a sign to extend above the road of building 22 feet in lieu of the required 15 feet, withdrawn December 12, 1958.

Case No. 64-12-X - Petition for Special Exception for miniature golf course, withdrawn January 8, 1964.

Case No. 73-291-A - Petition for Variance to permit 3,376 off-street parking spaces in lieu of the required 3676, granted June 28, 1973, subject to approval of site plan by MD SHA, BCDPW and BCDPZ.

Case No. 1977-0249-SPH - Petition for Special Hearing to allow a game center in the "BM" zone as a commercial recreation enterprise, Zoning Commissioner denied and Board of Appeals approved April 18, 1978.

Case No. 90-435-SPHA - Petition for a variance from S 409.8.A.4 to permit a minimum of 2 feet distance to the right-of-way line of a public street in lieu of the required 10 feet and from S 409.4 to allow direct access to parking spaces from an existing driveway and from S 409.6 to allow 3,163 parking spaces in lieu of the 4,099 required and from S 409.8.A.5 to allow a dead end aisle without turn-arounds along the western property lines and adjacent to Building L and from S 409.10.13 to allow the drive through aisle to cross a principal pedestrian access from Bank Building D, granted June 8, 1990, with restrictions.

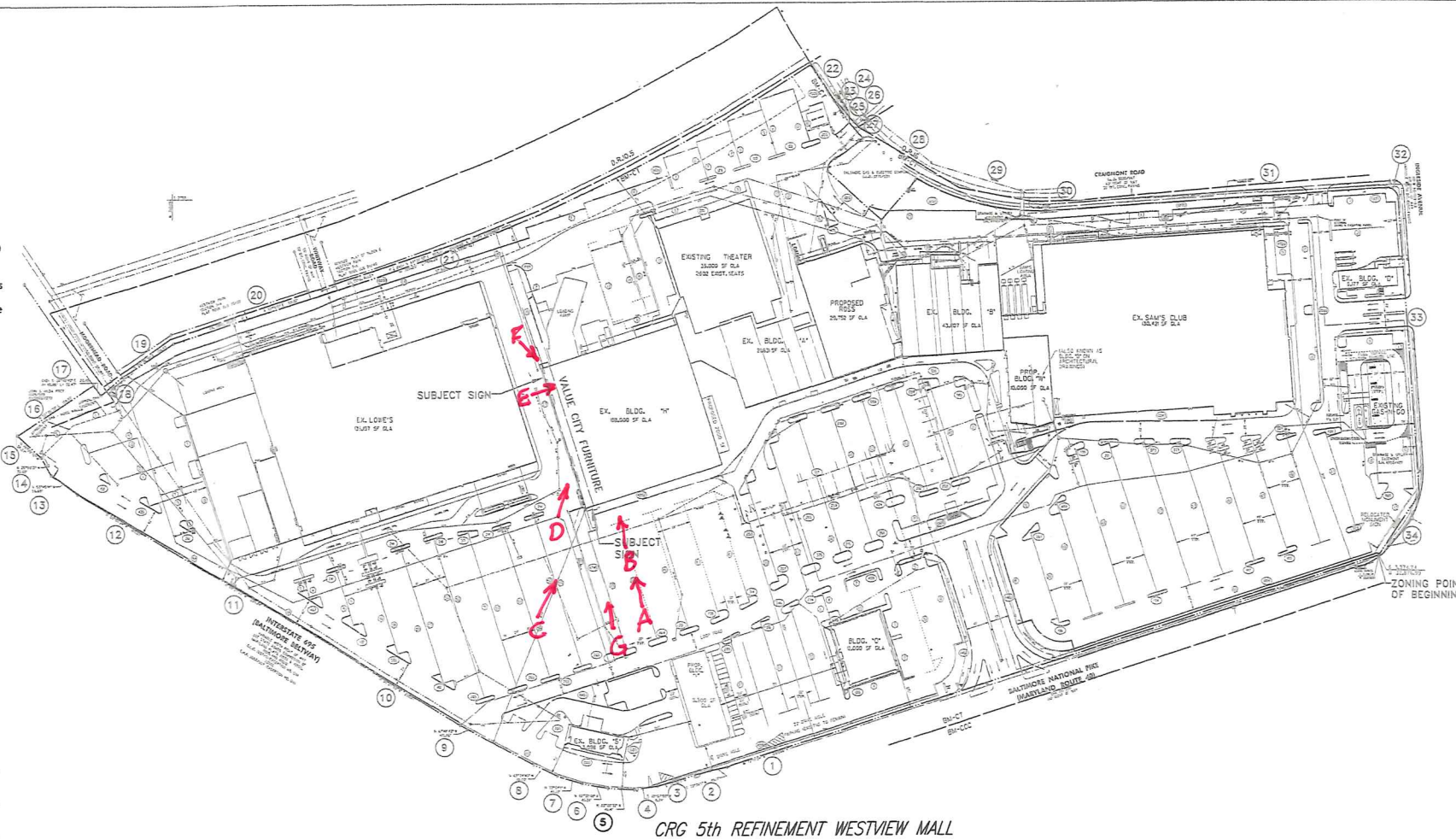
Case No. 91-336-A - Petition for Sign Variances to permit an ID sign to have faces of 470 sq ft and two faces of 265 sq ft in lieu of permitted 150 sq ft and for an ID sign with a height of 32 ft in lieu of the 25 ft, granted May 24, 1991.

Case No. 91-426-XA - Petition for Arcade and Variance, approved.

Case 99-238-SPHA - Petition for Special Hearing to amend the previously approved site plan in Case No. 91-426-XA and a variance for parking to allow 2,635 spaces in lieu of 3,483, granted Feb 12, 1999.

Case No. 2000-0287-SPHA - Petition for Special Hearing to amend the site plan approved in Case No. 99-238 and to allow a variance and special exception to allow Sam's Club and a fuel service station, granted March 14, 2000

Case No. 2010-0323-SPHX - Petition for Special Exception and Special Hearing to allow an expansion of the Chuck E Cheese restaurant and to amend previously approved plan in Case No. 91-426-XA, granted August 19, 2010.



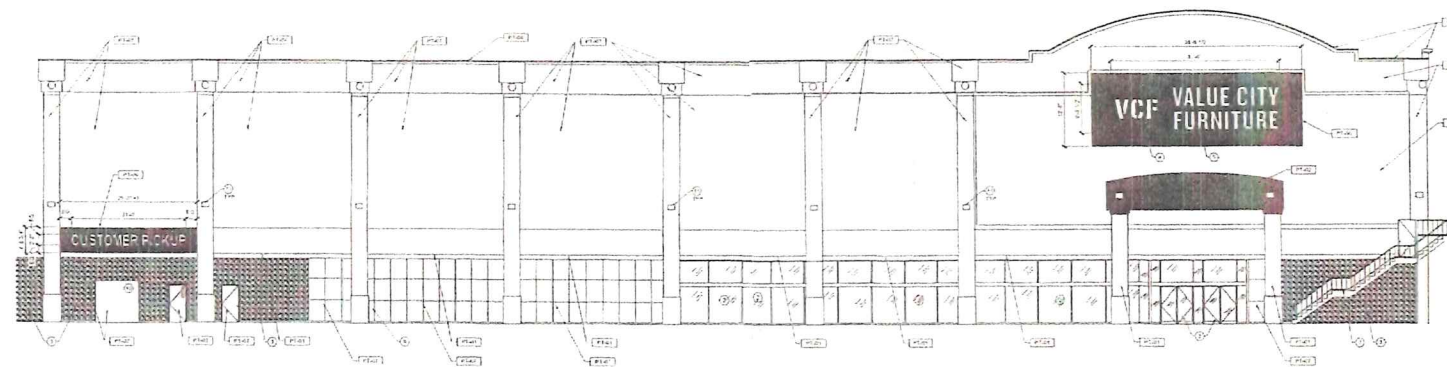
Front Li Channel Letters

Front Li Channel Letters

CUSTOMER PICKUP

Proposed Updated Conditions

WESTERN SIGN



BUILDING ELEVATION



PROPERTY BEARINGS & DISTANCES

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- South 33 degrees 54 minutes 53 seconds West 127.90 feet

PROPOSED SIGN ON SOUTH SIDE OF BUILDING



EXISTING PHOTO

PLAN TO ACCOMPANY
PHOTOGRAPHS

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
p 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION

5840 BALTIMORE NATIONAL PIKE

BALTIMORE COUNTY, MARYLAND
1st ELECTION DISTRICT 1st COUNCILMANIC DISTRICT

Date: 5/2/2015

Scale: AS SHOWN

PETITIONER'S

EXHIBIT NO.

3
PHOTOS A-G

SITE INFORMATION

- Ownership: Westview Center Associates LC
c/o Wharton Realty Group, Inc.
8 Industrial Way East 2nd Floor
Eatontown, NJ 07724
- Address: 5840 Baltimore National Pike Baltimore, MD 21228
- Deed references: SM 18312/286
- Area: 41.983 acre (per SM 18312/286)
- Tax Map / Parcel / Tax account #: 95 / 45 & 364 / 01-23-155350 & 01-23-155351
- Election District: 1 Councilmanic District: 1
ADC Map: 4234D6 GIS tile: 095A3 Position sheet: 108NW10
Census tract: 401101 Census block: 240054011012021 & 240054011012020
Schools: Johnnycake ES Southwest Academy MS Woodlawn HS
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 095A3 and the information provided by Baltimore County on the Internet.
- Improvements: Retail shopping mall.

ZONING

Zoning: BM-CT

ENVIRONMENTAL

- Watershed: Gwynns Falls URDL Land type: 1
- The existing shopping center is currently serviced by public water & sewer.
 - There are no underground storage tanks on the subject property.
 - The subject property is not in the Chesapeake Bay Critical Area.
 - The subject property is not located within a 100 year flood plain.

PLANNING

Regional Planning District: Security District Code: 323

- The subject property is not in a historic district.

PROPOSED DEVELOPMENT

To add a directional sign to the side of one of the buildings

ZONING CASE HISTORY

Case No. 1749 - Petition for Reclassification from an "A" residence zone to a "C" residence zone, granted June 6, 1950.

Case No. 3638 - Petition for Reclassification from an "RA" zone to a "BM" zone. Denied October 25, 1955 but reclassified to a "BL" zone.

Case No. 4458-X - Petition for Special Exception for dry-cleaning plant, granted July 29, 1958

Case No. 4493-V - Petition to permit a sign to extend above the road of building 22 feet in lieu of the required 15 feet, withdrawn December 12, 1958.

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Case No. 73-291-A - Petition for Variance to permit 3,376 off-street parking spaces in lieu of the required 3676, granted June 28, 1973, subject to approval of site plan by MD SHA, BCDPW and BCDPZ.

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Case No. 90-435-SPHA - Petition for a variance from 5 409.8.A.4 to permit a minimum of 2 feet distance to the right-of-way line of a public street in lieu of the required 10 feet and from 5 409.4 to allow direct access to parking spaces from an existing driveway and from 5 409.6 to allow 3,163 parking spaces in lieu of the 4,099 required and from 5 409.8.A.5 to allow a dead end aisle without turn-arounds along the western property lines and adjacent to Building L and from 5 409.10.13 to allow the drive through aisle to cross a principal pedestrian access from Bank Building D, granted June 8, 1990, with restrictions.

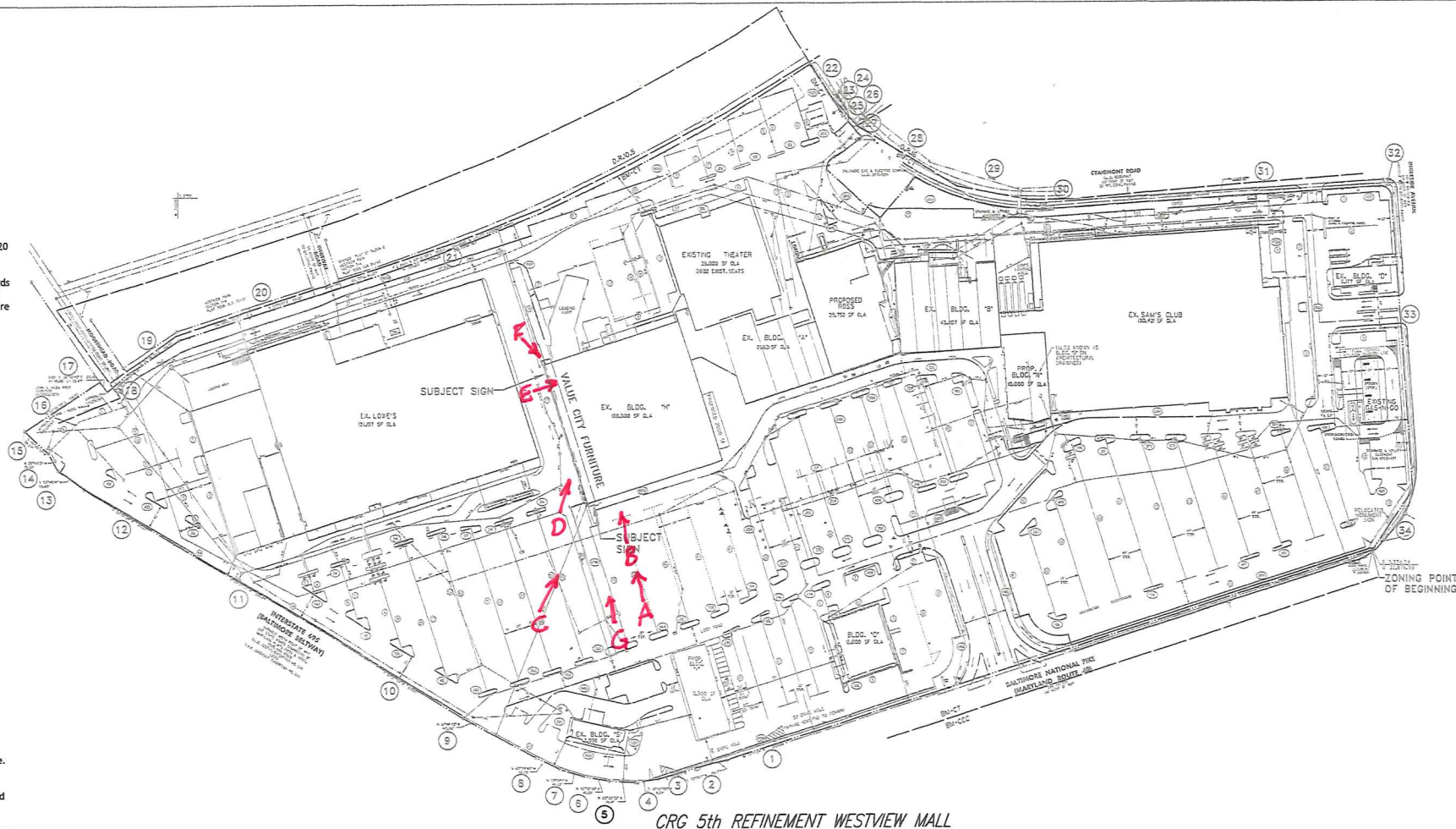
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CRG 5th REFINEMENT WESTVIEW MALL

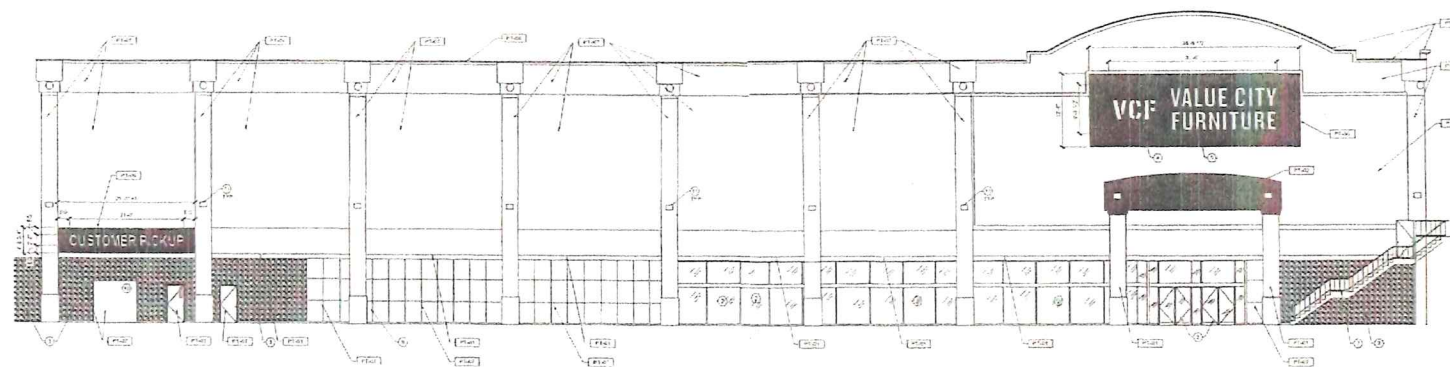
CUSTOMER PICKUP

Front Lit Channel Letters
1 aluminum aluminum channel letters with 1/2" deep letters and white acrylic faces.
Letters will be painted white with 1" white perimeter trim. Channel letters
to be flush mounted to existing facade and be electrically wired with Marley LEDs.

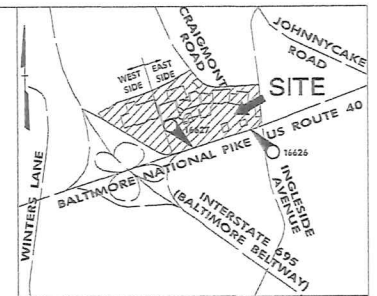
CUSTOMER PICKUP

Proposed Updated Conditions

WESTERN SIGN



BUILDING ELEVATION



Vicinity Map - Scale: 1" = 1000'

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PROPOSED SIGN ON SOUTH SIDE OF BUILDING



EXISTING PHOTO

PLAN TO ACCOMPANY
PHOTOGRAPHS

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Beaver Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION

5840 BALTIMORE NATIONAL PIKE

BALTIMORE COUNTY, MARYLAND
1st ELECTION DISTRICT 1st COUNCILMANIC DISTRICT

Date: 5/2/2016
Scale: AS SHOWN

PETITIONER'S

EXHIBIT NO. 3
PHOTOS A-G

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CRG 5th REFINEMENT WESTVIEW MALL

CUSTOMER PICKUP

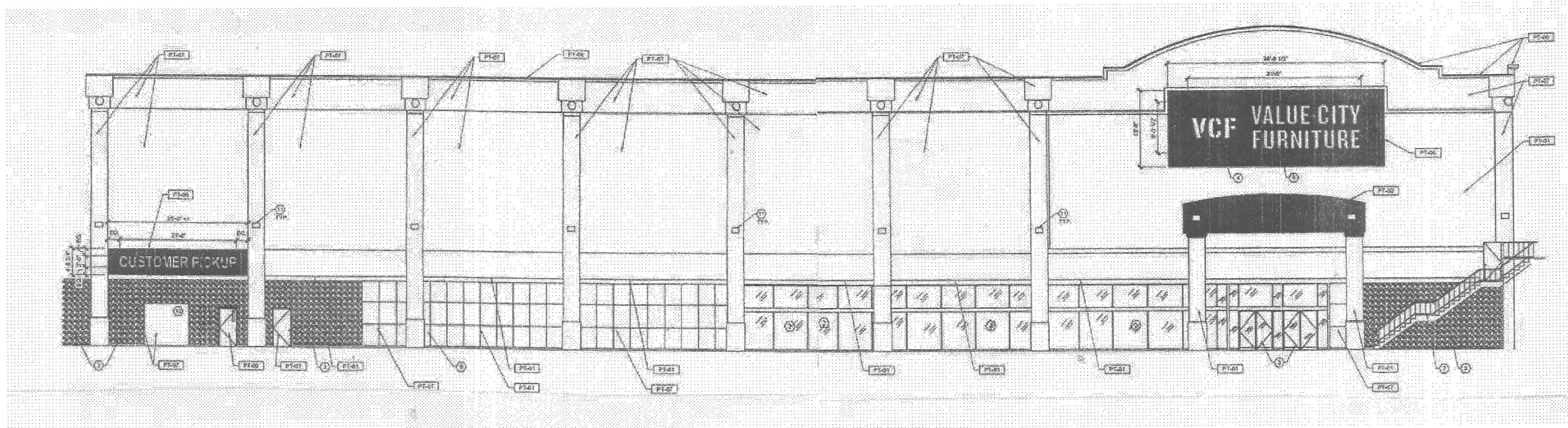
Front Lit Channel Letters

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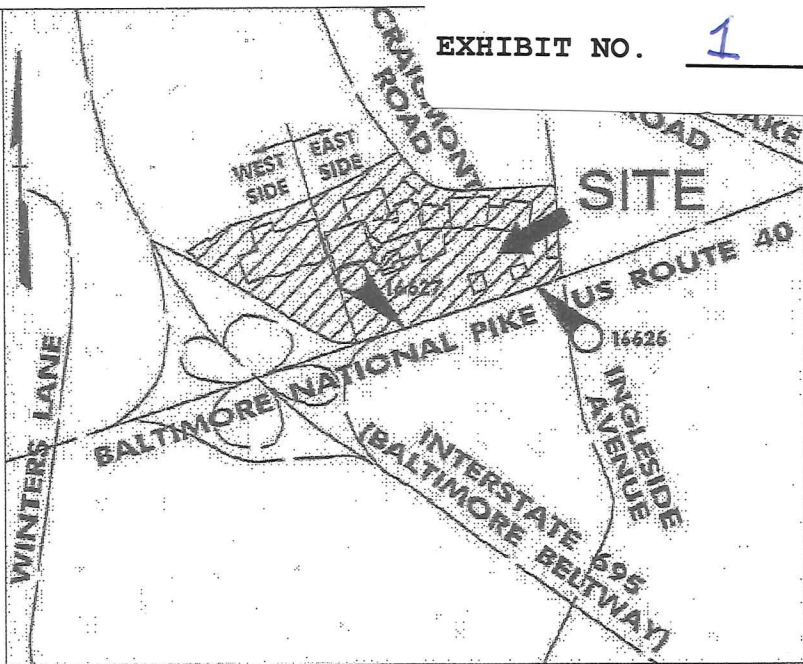
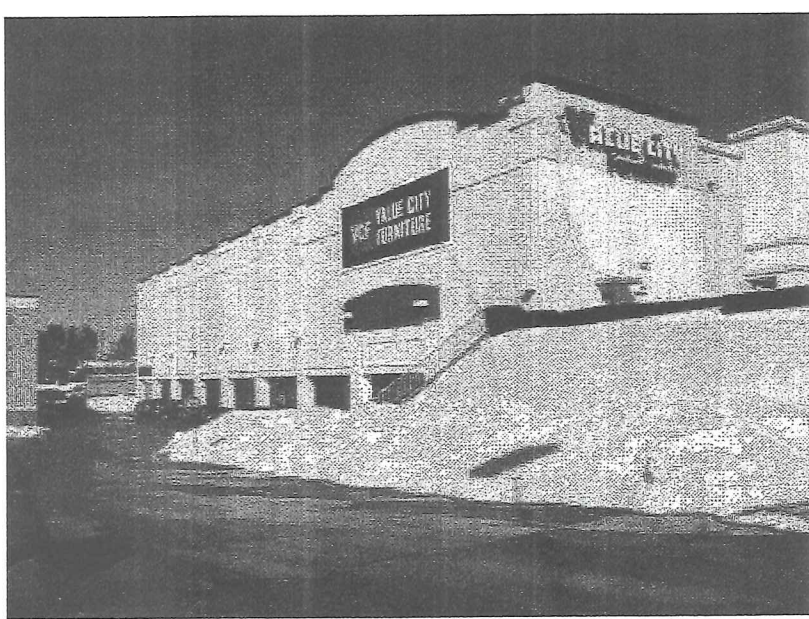
CUSTOMER PICKUP

Proposed Updated Conditions

WESTERN SIGN (SIGN #1)



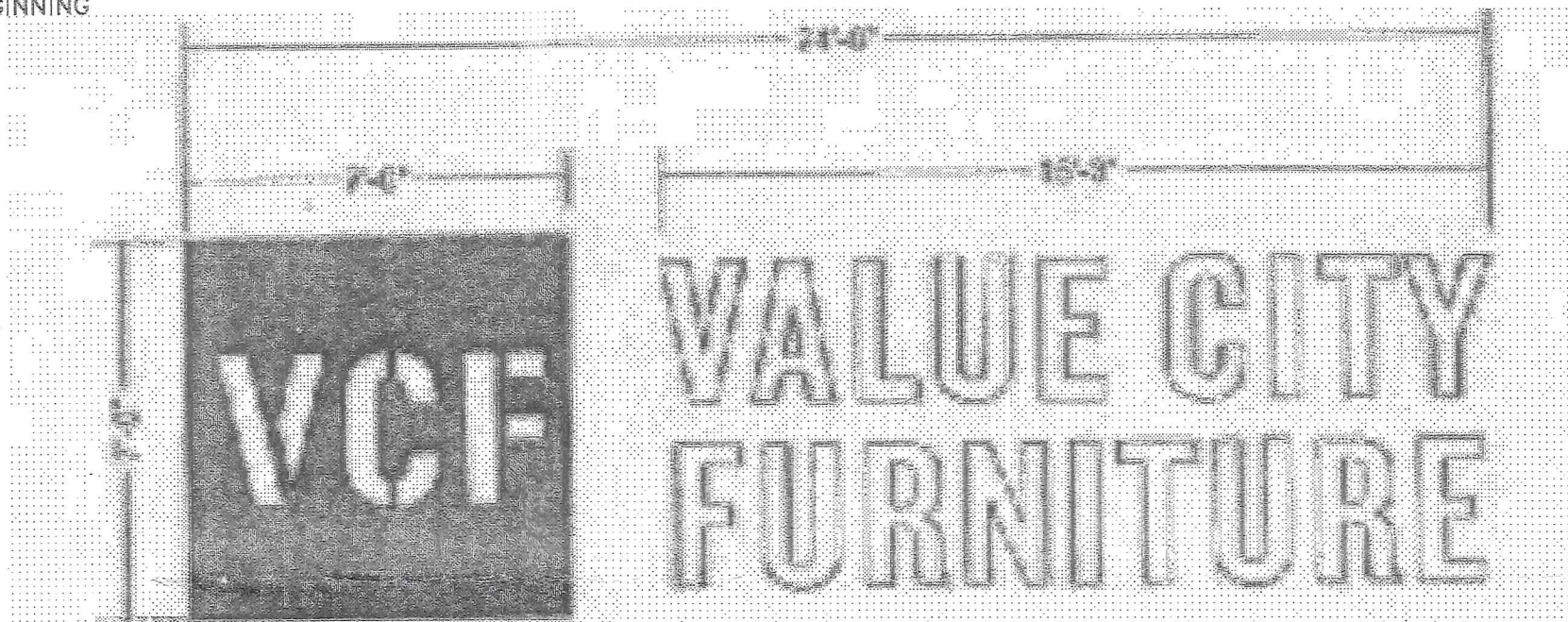
BUILDING ELEVATION



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PROPOSED SIGN ON SOUTH SIDE OF BUILDING (SIGN #2)



EXISTING PHOTO

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
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Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY
A ZONING PETITION
5840 BALTIMORE NATIONAL PIKE

BALTIMORE COUNTY, MARYLAND
1st ELECTION DISTRICT 1st COUNCILMANIC DISTRICT



Date: 5/2/2016

Scale: AS SHOWN