Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
7/19/2017

Permit Processing Commerical Permit & Development Report

Property Information

Tax Account Number: 0419086320

Election District: 4

Owner Name(s): GGCAL RSC LLC
Address: STE 100 10096 RED RUN BLVD
OWINGS MILLS,MD 21117
Premise Address: 11989 REISTERSTOWN RD

PDM #: 04-0726
Zoning District(s): BM CCC
DR 3.5
Elevation Range: 654ft - 694ft

Affected Overlays / Contact Agency	Instructions: Begin review process with Zoning Review, Room 111 **Potential Overlay Issues** **Growth Tier 1:** Served by public sewer and inside URDL	New Com Bldg.	Interior Alts.	Add / Ext. Alts.	Piers/Pilings	Grading/SW	Tanks	Ret.Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Agency Acknowledgment Initial & Date
Planning Jefferson Building Room 101 Phone: 410-887-3211	Commercial Revitalization Districts - Reisterstown	X		X								X		
DEPS-Sed. Control Jefferson Building 4th Floor Phone: 410-887-3226	**Note: All Razing Permits must be sent to Sediment Control for review.**													
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	**Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.**													
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: 1962-5606-X; R-1962-5716; 1976-0206-A; 1979-0130-A; 2011-0262-A; 2008-0491-SPHA; 1960-5055-A; 1972-0130-A; 1961-5187-A; 1984-0110-X	X		X	X	X	X			X	X	X		

Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.
Form171C

up-2017-0016-SI

B 939123

A 758967

$150

BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials ~~TD~~ MN

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 11953 REISTERTOWN RD ZIP CODE 21136

BUSINESS NAME CHICK FIL A ZONING BM CCC

OWNER'S NAME GG CAL RSC LLC PHONE NO. _____ HISTORIC DISTRICT ☐ Yes ☒ No

MAILING ADDRESS 10096 RED RUN SUITE 100 OWINGS MILL MD 2117

APPLICANT/OWNER'S AGENT ETD - MAKAYLA NGOUN PHONE NO. 804 869 7618

SIGN COMPANY NAME CLAYTON SIGN INC PHONE NO. 404 361 3800

TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 041 1908 16320

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☑ No

☒ Permanent ☐ Changeable Copy ☐ Wall ☐ Face Change Only ☐ Non-Illuminated

☒ Freestanding ☐ Pylon ☐ Monument ☐ Illuminated (separate electrical permit required)

Size: 7.25 feet x 7.25 feet = 52.56 square feet > 74.73# Height: 25 feet (freestanding signs)
3.1667 x 7 = 22.17

Property Line/Street Right-of-Way Setbacks: front 0', sides 116'± and 200'±, and rear 200'±

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4.Attachment 1, 1.- An Electronic Changeable Copy Sign may only have a maximum Frequency of one instantaneous message change per 15 second cycle.

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. – C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

(A) FREESTANDING POLE SIGN "CHICK FIL A" WITH READERBOARD

2017-0299-SPH

CORNER LOT ☐

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Makayla N — Signature

7-18-17 — Date

MAKAYLA NGOUN — Print/Type Name

☐ Require Planning Signature _____ Date _____

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)
REV 10/14

Authority under Section 500.4, BCZR **PAI Approval** (SIGN ONLY)

Signature — JSJ Initials — 7/19/17 Date

IN RE: **PETITION FOR SPECIAL HEARING** **(11987-12001 Reisterstown Road)**	*	BEFORE THE
4th Election District	*	OFFICE OF
2nd Council District		
GGCL RSC, LLC	*	ADMINISTRATIVE HEARINGS
Legal Owner		
Chick-fil-A, Inc.	*	FOR BALTIMORE COUNTY
Lessee		
Petitioners	*	**Case No. 2017-0299-SPH**

* * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of GGCL RSC LLC, legal owner and Chick-fil-A, Inc., lessee ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve a freestanding enterprise sign for a pad site in a shopping center.

John Martinez (on behalf of Chick-fil-A) and professional engineer Andrew Stine appeared in support of the petition. David H. Karceski, Esq. represented the lessee. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. No substantive Zoning Advisory Committee (ZAC) comments were received any of the reviewing county agencies.

This case involves a strip shopping center located on a parcel 20.57 acres in size and zoned BM-CCC. The center has operated for many years at this location and has approximately 15-20 retail/commercial tenants. Chick-fil-A is in the process of constructing a new restaurant at the site, on the periphery of the parking lot nearest Reisterstown Road. The "subject property" at issue in this case is the 57,768 sq. ft. lot enclosed by lease lines as shown on the site plan. Petitioners' Ex. 1.

SPECIAL HEARING

Petitioners filed a request for special hearing at the direction of the zoning office. Though the B.C.Z.R. does not speak directly to the issue, Petitioners seek a determination the subject property (which is approximately 1.33 acres in size) qualifies as a "pad site," which would then entitle them to a freestanding enterprise sign. In other words, the inquiry focuses upon whether the physical features and attributes of the property are such that it may be fairly classified as a stand-alone parcel or site.

In this case I believe the answer is in the affirmative. Mr. Stine noted the 1.33 acre property is in fact a separately deeded lot, and lease lines are also shown on the plan demarcating the boundaries of the site. Also, the site is located immediately adjacent to Reisterstown Road, a considerable distance from the in-line stores in the center. In these circumstances I find the property qualifies as a pad site and the petition for special hearing will be granted.

THEREFORE, IT IS ORDERED this **19th** day of **June, 2017** by this Administrative Law Judge, that the Petition for Special Hearing to approve a freestanding enterprise sign for a pad site in a shopping center, be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon 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 filed within thirty (30) days of the date of this Order.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

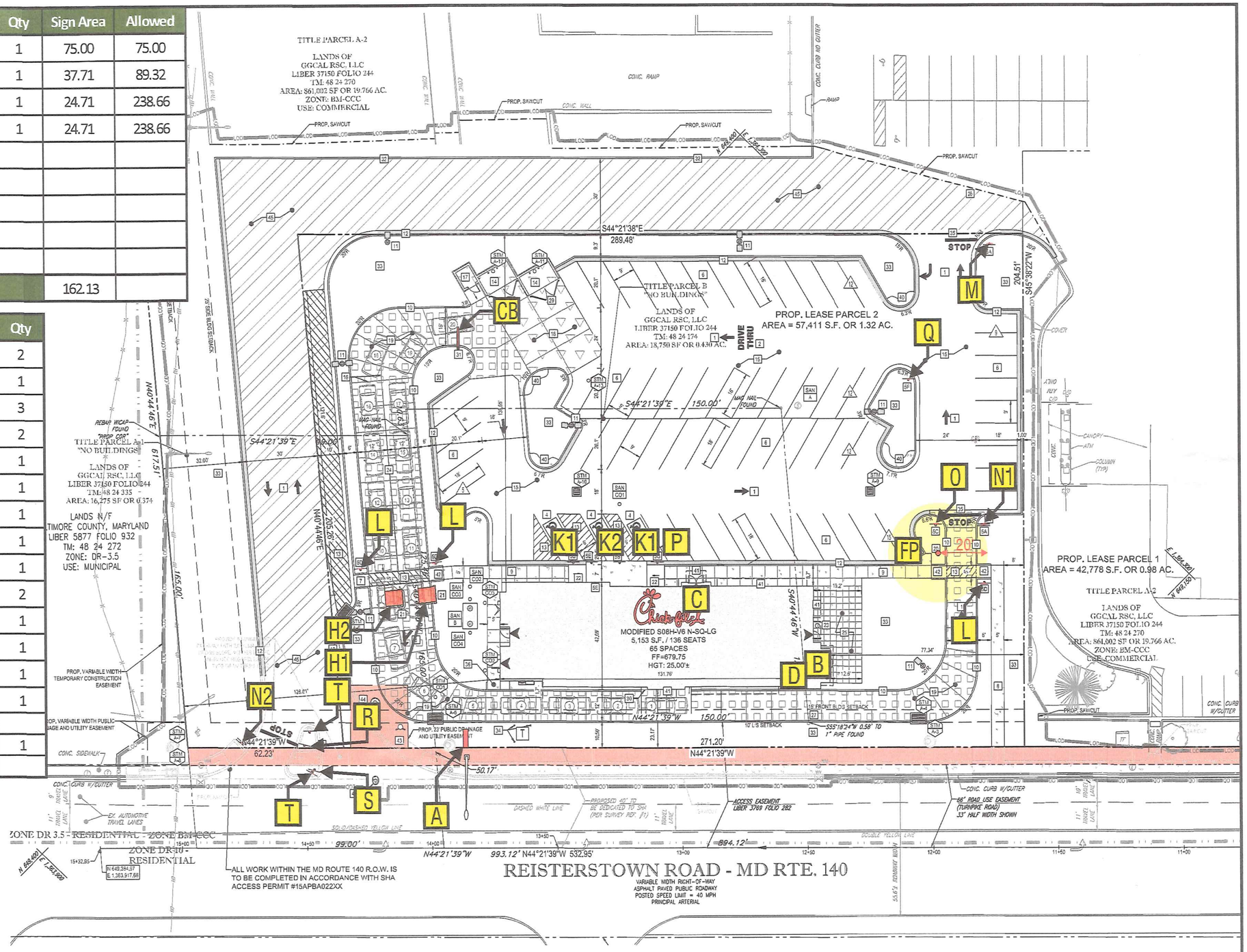
JEB:sln

Regulated Signage

HNO	Description	Qty	Sign Area	Allowed
A	Main ID Sign	1	75.00	75.00
B	Wall Sign - Script 5' set	1	37.71	89.32
C	Wall Sign - Script 4' set	1	24.71	238.66
D	Wall Sign - Script 4' set	1	24.71	238.66
	Aggregate Totals		162.13	

Other Items

Item	Description	Qty
K1	DOT - Handicapped Parking	2
K2	DOT - Handicapped Parking (Van)	1
L	DOT - Pedestrian Sign	3
M	DOT - Stop	2
N1	DOT - Stop / Do Not Enter	1
N2	MUTCD - Stop/ Do Not Enter / Other panels	1
O	DOT - Do Not Enter	1
P	DOT - Curbside Delivery	1
S	MUTCD - Stay Right	1
T	MUTCD - Object Marker	2
H1	Menu Canopy (Lane 1)	1
H2	Menu Canopy (Lane 2)	1
CB	Clearance Bar	1
FP	Flag pole (25') freight not included	1
	Vinyl Door Graphics	1



CLAYTON Signs 50 YEARS SINCE 1965

5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

SITE PLAN

DRAWING FILE - CFA - REISTERSTOWN, MD SIGNAGE.CDR

ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED

DRAWN BY	Ben Holliday
ACCOUNT REP.	Ben Holliday
DRAWING DATE	March 20, 2015
REVISION DATE	January 11, 2017

STORE NUMBER: L03678

STORE ADDRESS: Chick-fil-A at Reisterstown, MD
Reisterstown Rd.
Reisterstown, MD, 21136

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SITE PLAN

SPECIFICATIONS

CABINET

ALUMINUM CABINET HAS STEEL FRAME WITH .080 ALUMINUM CLADDING, RETAINERS AND FILLER.

CHICK-FIL-A ICON

ACRYLIC FACES DECORATED WITH TRANSLUCENT VINYL FILM ON SURFACE OF ACRYLIC. FACES ARE BACKLIT BY HIGH OUTPUT FLUORESCENT LAMPS SPACED EVENLY ON 8" CENTERS.

READER BOARD

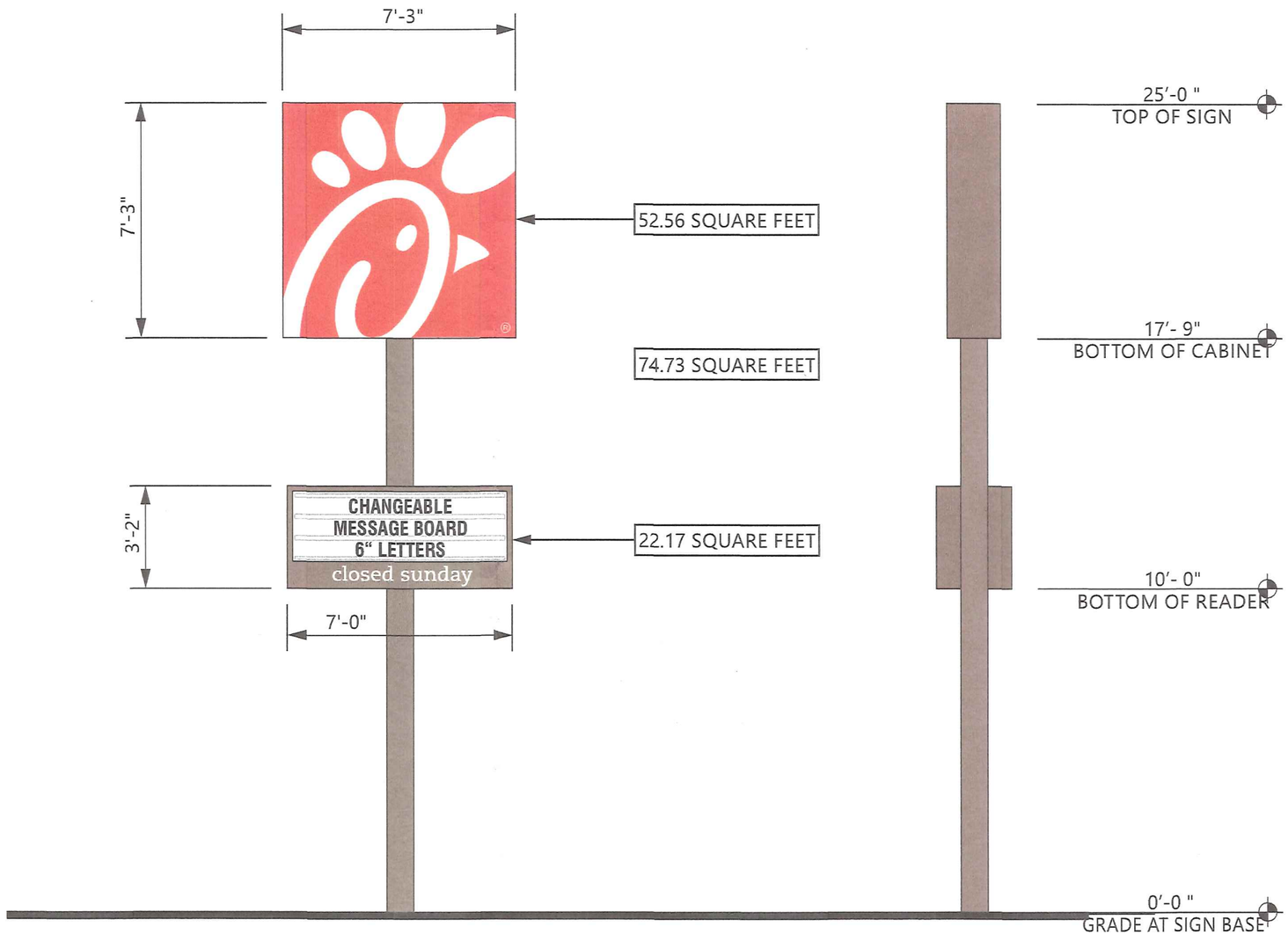
ALUMINUM CONSTRUCTION CABINET WITH ACRYLIC FACES BACKLIT BY HIGH OUTPUT FLUORESCENT LAMPS SPACED EVENLY ON 8" CENTERS. TRACK ACCOMMODATES WAGNER ZIP LETTERS.

FACES
230-53 CARDINAL RED
TRANSLUCENT VINYL FILM

7328 WHITE ACRYLIC

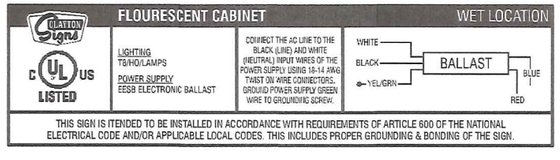
ALUMINUM SURFACES
PAINTED DARK BRONZE
TO MATCH BUILDING

SEE ENGINEER STAMPED DRAWING
FOR FOUNDATION DETAILS



ELEVATION
SCALE - 1/4" = 1'- 0"

END VIEW
SCALE - 1/4" = 1'- 0"



CLAYTON Signs 50 YEARS
5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

SIGN TYPE 1	DOUBLE-FACED INTERNALLY-ILLUMINATED PYLON SIGN	ALL ELECTRICAL SIGNS ARE 120 VOLTS UNLESS OTHERWISE INDICATED	DRAWN BY Ben Holliday	STORE NUMBER L03678	STORE ADDRESS Chick-fil-A at Reisterstown, MD Reisterstown Rd. Reisterstown, MD, 21136	LOCATION A
	DRAWING FILE - CFA - REISTERSTOWN, MD SIGNAGE.CDR		ACCOUNT REP. Ben Holliday			
			DRAWING DATE March 20, 2015			
			REVISION DATE January 11, 2017			

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