



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

UP-2017-0006-SI
B 739 108
A 758972

The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials 2P

SIGN USE PERMIT

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

PROPERTY ADDRESS 1601 Belmont Ave. Baltimore, MD ZIP CODE 21244

BUSINESS NAME Exxon ZONING BM-AS

OWNER'S NAME A1 Glenview LLC PHONE NO. 610-233-8877 HISTORIC DISTRICT ☐ Yes ☒ No

MAILING ADDRESS 1900 Delrock Rd. Rowlett TX 75088

APPLICANT/OWNER'S AGENT Ken Padgett PHONE NO. 301-370-2124

SIGN COMPANY NAME JFM Services, Inc PHONE NO. 301-222-4290

TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 180 / 000 / 5214

☐ 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: 8-79 feet x 10-92 feet = 95-99 square feet Height: 25 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 53', sides 22' and _____, and rear _____.

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):

Re-Face price sign w/ LED face.

200 9.5-20/SPHA

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.

Signature

Date

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

Initials

Date

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE - N/S Security Blvd.,
70' E of the c/l of Belmont Ave. * DEPUTY ZONING COMMISSIONER
(1601 Belmont Avenue)
1st Election District * OF BALTIMORE COUNTY
1st Councilmanic District * Case No. 95-201-SPHA
Exxon Corporation
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as Petitions for Special Hearing and Variance for that property known as 1601 Belmont Avenue, located in the vicinity of Woodlawn. The Petition was filed by the owner of the property, Exxon Corporation, by R. W. Hilchey, Agent and Attorney-in-Fact, through their attorney, G. Scott Barhight, Esquire. The Petitioner seeks approval of an amendment to the previously approved site plan in prior Case No. 81-218-X and a variance from Section 413.2.F of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit one freestanding identification sign of 176.86 sq.ft. in lieu of the maximum permitted 100 sq.ft., for proposed improvements to the subject site. The property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitioner was Timothy Whittie, Professional Engineer with Frederick Ward Associates, Inc., and G. Scott Barhight, Esquire, attorney for the Petitioner. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.9732 acres, split zoned B.M.-A.S. and B.M., and is located at the northeast corner of Security Boulevard and Belmont Avenue. The property is improved with an Exxon Service Station which has

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By

MICROFILMED

existed on the site for many years. The Petitioner is desirous of renovating and updating the property to provide some additional multiple product dispensers as well as make alterations to the existing Tiger Mart in accordance with that depicted on Petitioner's Exhibit 1, a site plan of the property. In addition to the proposed improvements, the Petitioner wishes to add an identification sign onto the already existing freestanding sign to identify the Tiger Mart. Testimony indicated that by virtue of adding the Tiger Mart sign, the overall size of the freestanding sign will exceed the permitted 100 sq.ft. and thus, the requested variance is necessary. It was further noted, however, that signage for the entire site, including the relief granted herein, will be less than half that which is permitted by the B.C.Z.R. The Petitioner has reduced signage in other areas on this site to a level well below the maximum permitted; however, for the reasons set forth above, a variance is needed for the subject freestanding sign.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

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It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that the relief requested in the Petitions for Special Hearing and Variance should be granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land and result in a practical difficulty and unreasonabel hardship. In addition, the relief requested to complete the proposed improvements will not result in any injury to the public health, safety or general welfare and is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing and variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30th day of January, 1995 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in prior Case No. 81-218-X to reflect the proposed improvements and a variance from Section 413.2.F of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit one freestanding identification sign of 176.86 sq.ft. in lieu of the maximum permitted 100 sq.ft. for the proposed additional sign, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

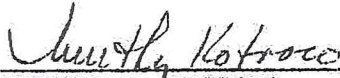
- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such

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time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.



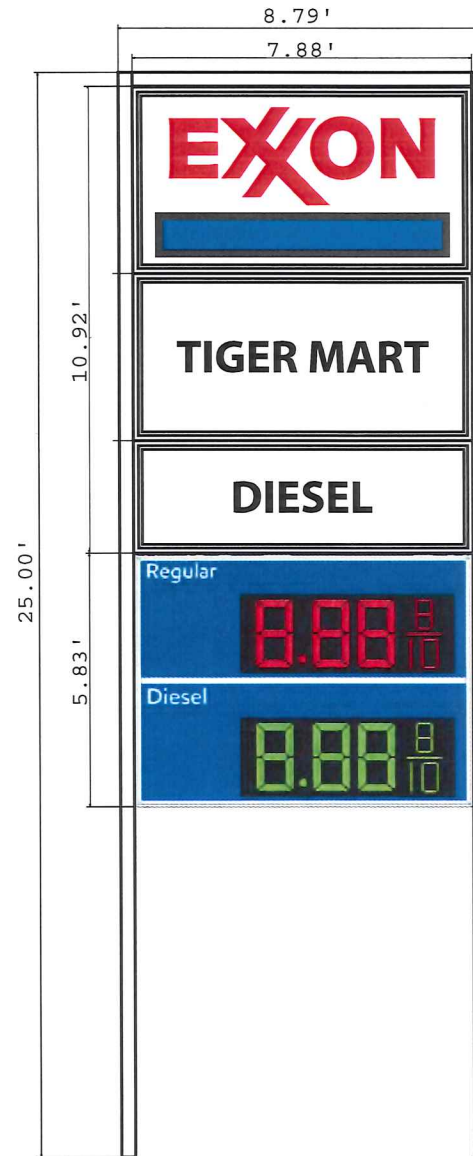
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

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DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions, and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC. Use of, or duplication in any manner without express written permission of Everbrite LLC, is prohibited.

Customer: G:\Layout\FLEXI\SUNOCO\PROJECT NUMBERS

Project No: 363556-2.fs

Scale:

Date: 6/28/2017

Drawn By: AM

Location & Site No.:
#SUN00224642

Description:

Revised:

Revised:

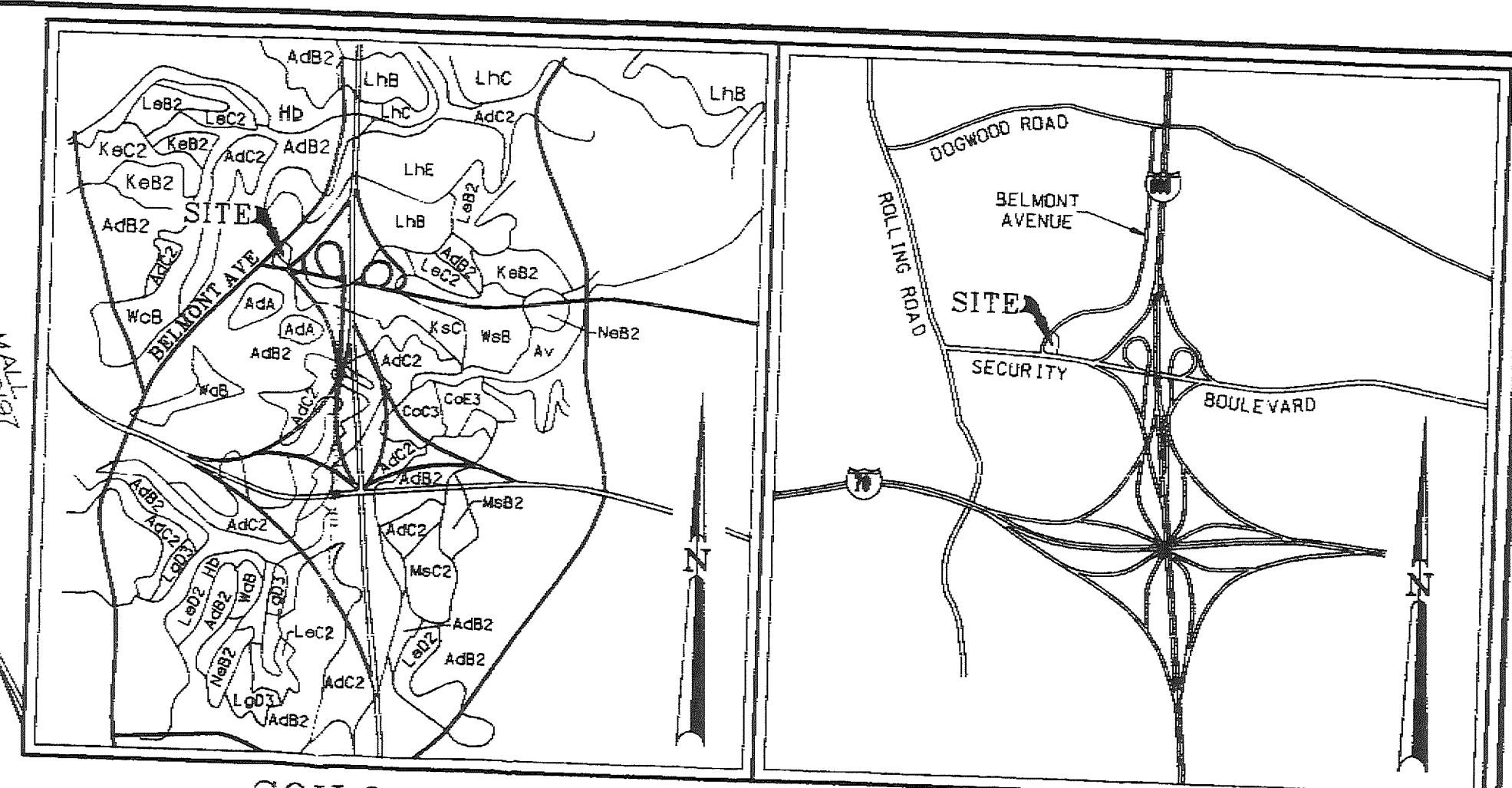
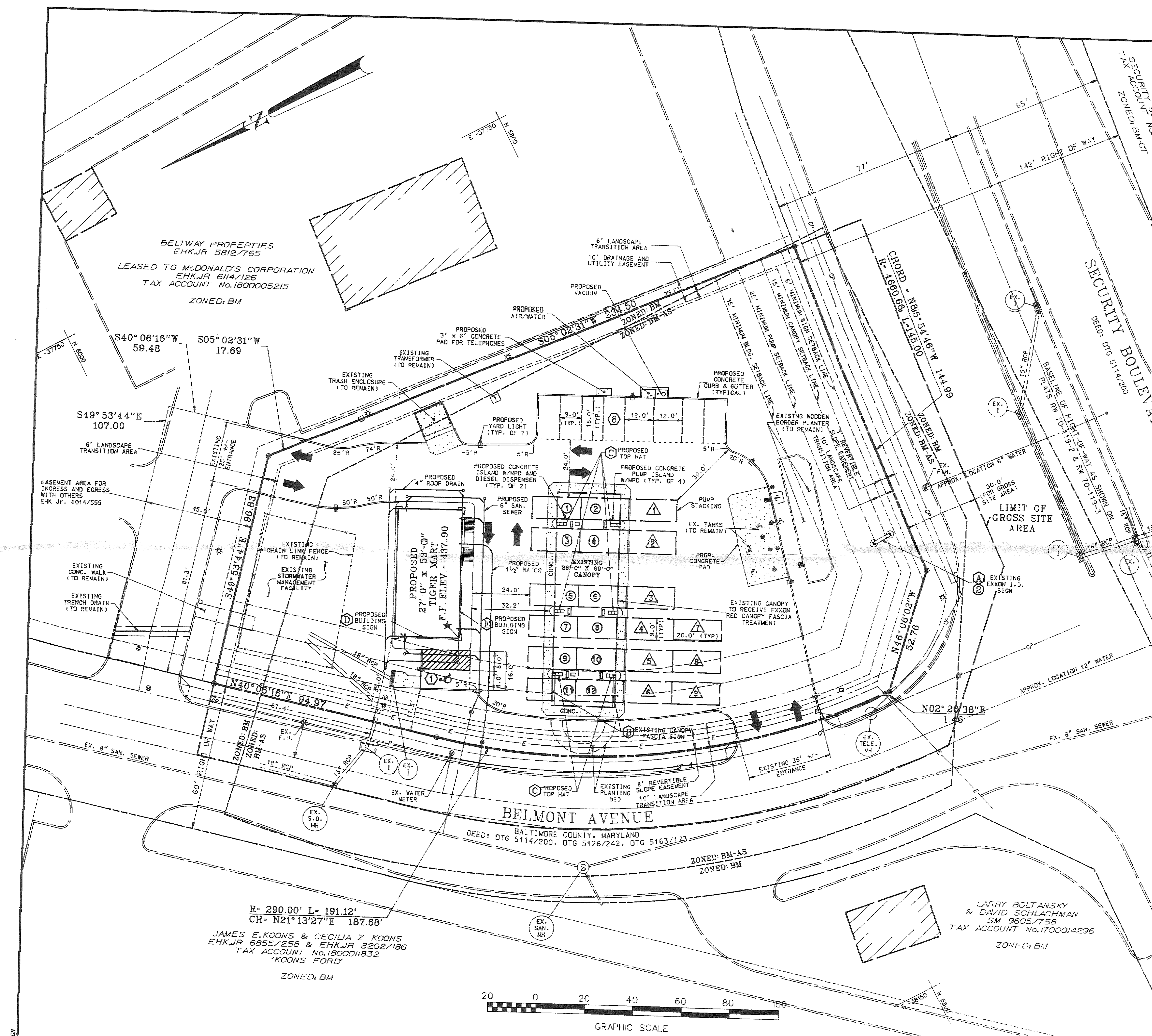
Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.

CUSTOMER SIGNATURE

DATE

LANDLORD SIGNATURE

DATE



- ### SITE INFORMATION
- GROSS SITE AREA: 51,975 SQ. FT. = 1.33 ACRES.
 - NET LOT SIZE: 47,385 SQ. FT. = 0.9732 ACRES.
 - FLOOR AREA: CONVENIENCE STORE = 1,431 SQ. FT.
 - FLOOR AREA RATIO: 1.0339
 - TAX ACCOUNT NUMBER: 01-180005214
 - ELECTION DISTRICT: FIRST (1 ST.)
 - COUNCILMANIC DISTRICT: FIRST (1 ST.)
 - EXISTING USE: GASOLINE FILLING STATION, GAS AND CO.
 - PROPOSED USE: GASOLINE FILLING STATION W/ CONVENIENCE STORE
 - CENSUS TRACT: 44044.01
 - EXISTING IMPERVIOUS AREA: 23,230.644 SQ. FT.
 - PROPOSED IMPERVIOUS AREA: 21,492.417 SQ. FT.
 - SITE IS NOT WITHIN THE 100 YEAR FLOODPLAIN.
 - THERE ARE NO WETLANDS WITHIN THE SITE BOUNDARIES.
 - ESTIMATED AVERAGE DAILY TRIPS = 730
 - WATERSHED: 26
 - SUB-SEWERED: 70
 - PER LETTER DATED 06-02-1994, THE PUBLIC HEARING REQUIRED BY SECTION 26-127 AND BY THE B.C.Z.R. NO. 125 COMBINED WITH THE PUBLIC HEARING HELD BY THE HEARING OFFICER ON THE DEVELOPMENT PLAN.
 - A CONCEPT PLAN WAS FILED AND A CONCEPT PLAN CONFERENCE HELD ON 08-11-1994.
 - THERE ARE NO ABANDONED FUEL SERVICE STATIONS WITHIN 1 MILE OF THE SITE.
 - TOTAL DISTURBED AREA: 7,000 SQ. FT. *
 - MASS TRANSIT SERVICES TO THE SITE ARE THE 15, ME.
 - THE SITE IS NOT IN A DESIGNATED AREA OF CRITICAL STATE CONCERN.
 - RESTROOMS ARE PROVIDED FOR CUSTOMERS PER SECTION 408.4.D.3.D.5.B OF THE B.C.Z.R.
- ### ZONING NOTES
- EXISTING ZONING: BM-AS & BM
 - PROPOSED ZONING: BM-AS & BM
 - AREA REQUIREMENTS
 - 6 DISPENSER ISLANDS WITH 6 MULTI-PRODUCT DISPENSERS SERVING 12 CARS AT ONE TIME
 - SERVING SPACES PROVIDED: 12
 - SITE AREA REQUIRED: 12 x 1,500 SQ. FT. = 18,000 SQ. FT.
 - ANCILLARY USES
 - CONVENIENCE STORE: 1,431 SQ. FT. x 4 = 5,724 SQ. FT.
 - TOTAL SITE AREA
 - REQUIRED: 23,174 SQ. FT.
 - PROVIDED: 42,995 SQ. FT.
 - ACCESS POINTS
 - EXISTING 25' +/- ENTRANCE OFF EXISTING DRIVE AND ONE (1) EXISTING 35' +/- ENTRANCE OFF BELMONT AVENUE.
- ### LEGEND
- ① SIGN KEY
 - ② VARIANCE KEY
 - ③ PARKING SPACES
 - FLOW OF TRAFFIC (NOT STRIPED)
 - △ GAS PUMP STACKING
 - GAS PUMP WAITING
 - ▨ EXISTING BUILDING
- * DISTURBED AREA IS AN ESTIMATE ONLY, ACTUAL DISTURBED AREA WILL BE DETERMINED UPON DEVELOPMENT OF FINAL GRADING PLAN.

OWNER/DEVELOPER/APPLICANT EXON COMPANY, U.S.A. 6301 IVY LANE SUITE 700 GREENBELT, MARYLAND 20770 PHONE: 11301513-7511 ATTN: MR. MIKE OLAFSSON		FREDERICK WARD ASSOCIATES INC. ENGINEERS ARCHITECTS SURVEYORS 5 SOUTH MAIN STREET (410) 838-7900 BEL AIR, MARYLAND (410) 878-2090		DATE	REVISIONS	BY	CHK.	EXON COMPANY, U.S.A. Marketing Department DATE: 11/09/1994 DRAWN BY: CB CHK. BY: JBG		PROJECT NO. 94129.00 DISC. NO. RAS. NO. 2-7733
PLAN TO ACCOMPANY PETITIONS FOR SPECIAL HEARING AND VARIANCE										SITE PLAN FOR AN EXXON STATION AT 1601 BELMONT AVENUE