

RE: Job #52182, Morningside House



at Satyr Hill

BALTIMORE COUNTY

DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS

111 WEST CHESAPEAKE AVENUE

TOWSON, MD 21204

410-887-3391

SIGN USE PERMIT

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

PROPERTY ADDRESS 8800 Old Harford Road, Parkville, MD

ZIP CODE 21234

BUSINESS NAME Morningside House at Satyr Hill

ZONING DR 5.5

OWNER'S NAME S H Mid Atlantic
Propco Satyr Hill LLC

PHONE NO. 410-782-3459

HISTORIC DISTRICT ☐ Yes ☒ No

MAILING ADDRESS 1920 Main St., Ste 1200, Irvine, CA 92614

APPLICANT/OWNER'S AGENT Joe Trabert, Agent

PHONE NO. 410-247-5300

SIGN COMPANY NAME Triangle Sign & Service, LLC

PHONE NO. 410-247-5300

11-13 Azar Ct., P.O. Box 24186, Baltimore, MD 21227

TYPE OF SIGN: ☐ Window Sign

TAX ACCOUNT NO. 23 / 000 / 04106

☐ 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: 4.0' H feet x 6.0' W feet = 24 square feet each

Height: 6' feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ 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.

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

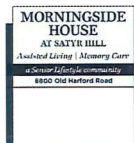
1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way 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

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.

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

Replace existing D/F, non-illum ground sign with new, reading:

Sign Dimensions: 4.0'H x 6.0'W x 6.0' O.A.H. = 24 sf



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

April 19, 2017
Date

Joe Trabert c/o Triangle Sign & Service
Print/Type Name

☐ Require Planning Signature

Date

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)
REV 03/12

Authority under Section 500a, BCZR PAI Approval (SIGN ONLY)

Signature

Initials

Date 4/19/17



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
4/19/2017

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: **2300004106**

Plat Ref: 070:140

Election District: **9**

Owner Name(s): S H MID ATLANTIC PROPCO SATYR and HILL LLC

PDM #: 09-0663

Address: STE 1200 1920 MAIN ST
IRVINE, CA 92614

Zoning District(s): BL CCC
DR 5.5

Premise Address: 8800 OLD HARFORD RD

Elevation Range: 398ft - 448ft

Affected Overlays

Instructions: Begin review process with Zoning Review, Room 111

Contact Agency

Potential Overlay Issues

Growth Tier 1: Served by public sewer and inside URDL

DEPS-Dev. Coord.

Jefferson Building
4th Floor
Phone: 410-887-3733

Possible Flood Hazard - Water Body Present

DEPS-Sed. Control

Jefferson Building
4th Floor
Phone: 410-887-3226

Note: All Razing Permits must be sent to Sediment Control for review.

Possible Flood Hazard - Water Body Present

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.

Possible Flood Hazard - Water Body Present

Zoning Review

County Office Building
Room 111
Phone: 410-887-3391

Zoning Cases: 1997-0333-X; 1993-0176-SPHA; 1993-0109-SPHA; 1976-0242-A; 1976-0210-A; R-1952-2324; 1955-3489-X; 1968-0289-X; 1994-0280-SPHX; 1995-0270-SPHA; 2013-0035-A

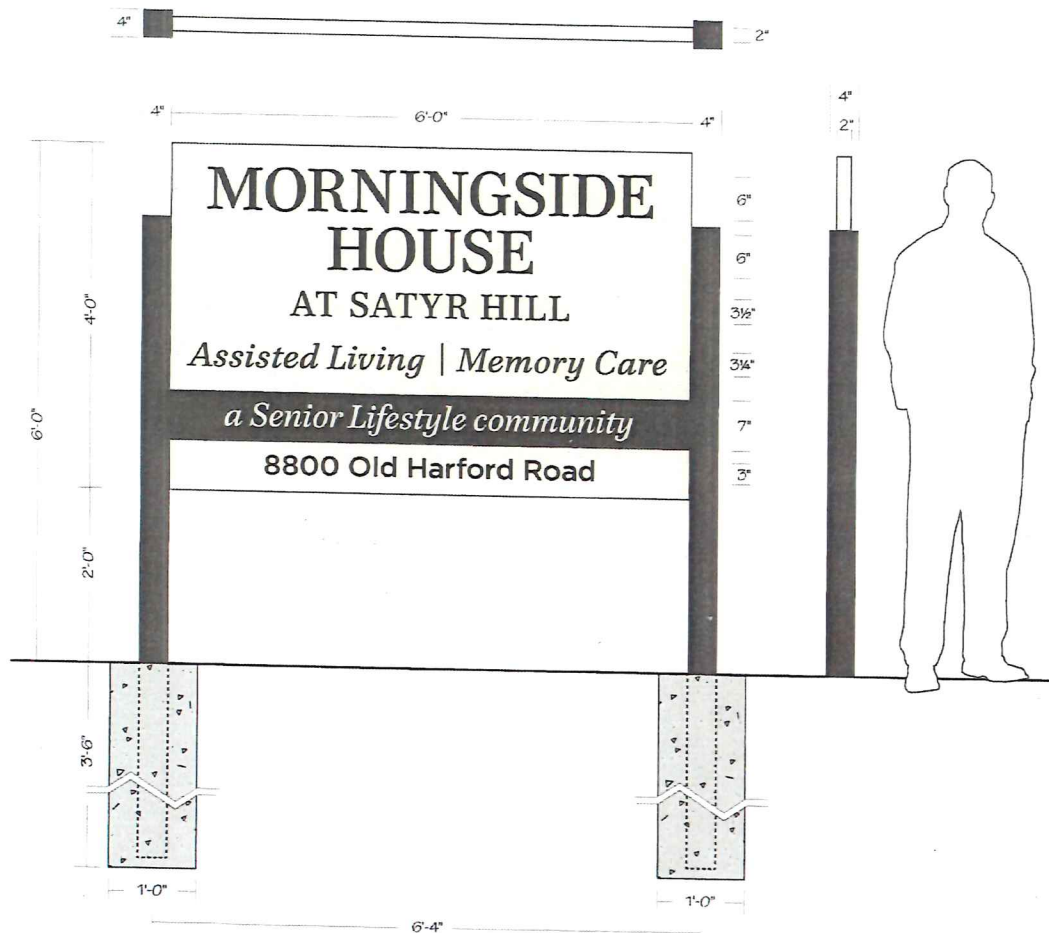
FDP Approval Review Required: THIS DEVELOPMENT REQUIRES FINAL DEVELOPMENT PLAN (FDP) SUBMITTAL & APPROVAL PRIOR TO RECORDATION OF THE SUBDIVISION OR SURVEY PLAT AND PRIOR TO ANY ZONING OFFICE REVIEW & APPROVAL OF BUILDING PERMIT APPLICATIONS RELATED TO NEW HOMES OR NEW (Multifamily, Mixed Use, Senior Housing, etc.) BUILDINGS

Building Plans Review

County Office Building
Room 120
Phone: 410-887-3987

Possible Flood Hazard - Water Body Present

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
X		X		X	X	X			X			
X		X		X		X						
X	X	X		X	X	X		X	X		X	OK To File
X		X	X	X	X			X	X	X		
X												
X	X	X	X			X	X		X			



(1) 4'-0" x 6'-0" x 2" Double Face Post & Panel Sign (6'-0" x 6'-0" Overall)

Panel: Aluminum Painted 15% PMS 467 Beige (MP02653 Medici Ivory)

Graphics: 3M 7725-197 Lt. Navy Blue (PMS 539) vinyl

7" x 72" Band: .063" Pre-finished White Aluminum w/

3M 7725-197 Lt. Navy Blue (PMS 539) Vinyl Applied

- Copy Reversed Out White

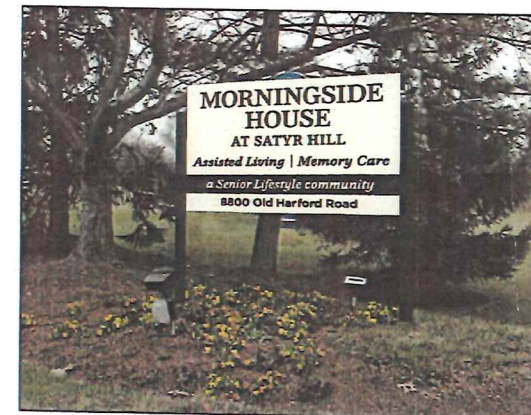
- Attach with Screws

Posts: (2) 4" x 4" Square Aluminum Posts Painted PMS 539 Blue

Mounting: Direct Burial in (2) 12" dia. x 3'-6" deep Concrete Foundations



Remove & Dispose of Existing Sign



Parvin-Clauss
SIGN COMPANY

Design • Fabrication • Installation • Maintenance
165 Tubeway Drive • Carol Stream, Illinois 60188
Tel: 630-510-2020 • Fax: 630-510-2074
e-mail: signs@parvinclauss.com
www.parvinclauss.com

PROJECT:

Senior Lifestyle Corp.

Morningside House
8800 Old Harford Rd.
Parkville, MD 21234

CUSTOMER APPROVAL:

DATE _____

AUTHORIZED SIGNATURE _____

REPRESENTATIVE _____

Lisa Staszak

DRAWN BY _____

Bill Marlow

DATE _____

2.14.17

SCALE _____

3/4" = 1'

SHEET NO. _____

1 of 1

WORK ORDER _____

77009

FILE NAME _____

SLC77009

REVISIONS:

1 2.16.17 - address correction

2 4.06.17 - reduce OAH

3 _____

4 _____

5 _____

6 _____

7 _____

8 _____

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



This sign is built to UL Standards for operation in North America.

This Document is owned by, and the information contained in it is proprietary to, Parvin-Clauss Sign Company. By receipt hereof the holder agrees not to use the information, disclose it to any third party, nor reproduce this document without the prior written consent of Parvin-Clauss Sign Company. Holder also agrees to immediately return this document upon request of Parvin-Clauss Sign Company.

© Copyright 2017 by Parvin-Clauss Sign Co.

