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

UP-2017-0039-SI

B 937294  
A 749487  
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC  
Initials sh. z.

SIGN USE PERMIT

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

PROPERTY ADDRESS 2542 Quarry Lake Drive ZIP CODE 21209  
BUSINESS NAME Verizon ZONING BM  
OWNER'S NAME Greenspring Retail LLC PHONE NO. \_\_\_\_\_ HISTORIC DISTRICT ☐ Yes ☒ No  
MAILING ADDRESS 2510 Quarry Lake Drive Balt. MD. 21209  
APPLICANT/OWNER'S AGENT Shayne Zinn PHONE NO. 410-789-1640  
SIGN COMPANY NAME H&M Signs Inc. PHONE NO. 410-789-1640  
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 251001006110

☐ 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)

(2) Size: 10.08 feet x 2.16 feet = 21.78 square feet Height: \_\_\_\_\_ 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.**

**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):**

Install (2) illuminated bldg. signs 21.78' each

CORNER LOT ☐

Storefront is 15.66'

**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.

Shayne Z  
Signature

4/28/17  
Date

Wayne Zinn  
Print/Type Name

☐ Require Planning Signature

Date 4/28/17

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)**

A-Ton  
Signature

At  
Initials

4/28/17  
Date



# Permits, Approvals & Inspections

111 W. Chesapeake Avenue  
Towson, MD 21204

Report Generated On:  
4/28/2017

## Permit Processing Commerical Permit & Development Report

Page 1 of 1

### Property Information

Tax Account Number: **2500006110**

Plat Ref: **078:495**

Election District: **3**

Owner Name(s): GREENSPRING RETAIL LLC

PDM #: 03-0299

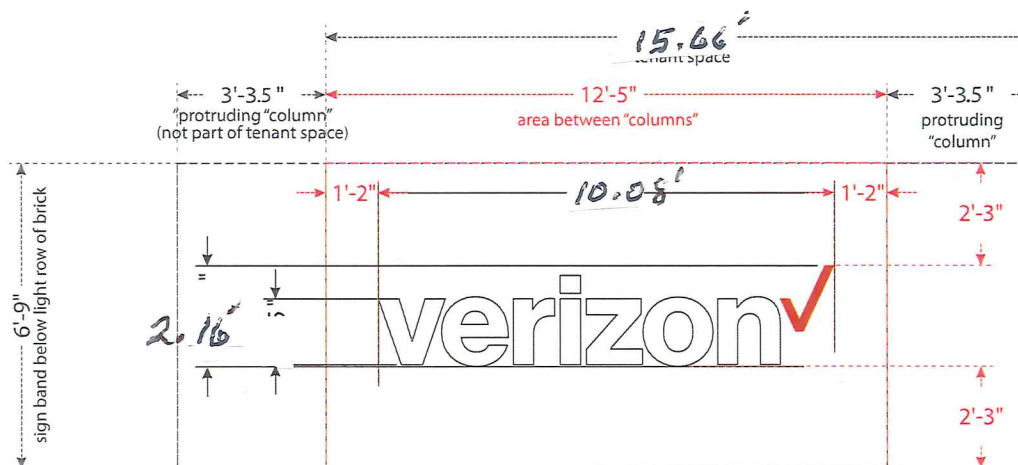
Address: C/O J KEOUGH 9475 DEERCO RD STE 200  
TIMONIUM, MD 21093

Zoning District(s):

Premise Address: 2510 QUARRY LAKE DR

Elevation Range: 354ft - 382ft

| Affected Overlays                                                                         | Instructions: Begin review process with Zoning Review, Room 111                                                           | 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         |
|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|---------------|----------------|------------------|---------------|------------|-------|-----------------|--------|----------------|---------------|-------|----------------|-------------------------------|
| Contact Agency                                                                            | Potential Overlay Issues                                                                                                  |               |                |                  |               |            |       |                 |        |                |               |       |                | Initial & Date                |
|                                                                                           | Growth Tier 1: Served by public sewer and inside URDL                                                                     |               |                |                  |               |            |       |                 |        |                |               |       |                |                               |
| <b>Planning</b><br>Jefferson Building<br>Room 101<br>Phone: 410-887-3211                  | Pattern Book / Architectural Review                                                                                       | X             |                | X                |               |            |       |                 |        |                |               | X     |                | <i>[Signature]</i><br>4/27/17 |
| <b>DEPS-Dev. Coord.</b><br>Jefferson Building<br>4th Floor<br>Phone: 410-887-3733         | 100 Year Flood Zone                                                                                                       | X             |                | X                |               | X          | X     | X               |        |                |               | X     |                |                               |
| <b>DEPS-Sed. Control</b><br>Jefferson Building<br>4th Floor<br>Phone: 410-887-3226        | Note: All Razing Permits must be sent to Sediment Control for review.<br>100 Year Flood Zone                              | X             |                | X                |               | X          |       | X               |        |                |               |       |                |                               |
| <b>PAI-Public Services</b><br>County Office Building<br>Room 119<br>Phone: 410-887-3751   | Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.<br>100 Year Flood Zone | X             | X              | X                |               | X          | X     |                 |        | X              | X             | X     |                | OK To File                    |
| <b>Zoning Review</b><br>County Office Building<br>Room 111<br>Phone: 410-887-3391         | Zoning Cases: 2004-0365-SPHXA; 2008-0068-A; 1968-0017-X                                                                   | X             |                | X                | X             | X          | X     |                 |        | X              | X             | X     |                |                               |
| <b>Building Plans Review</b><br>County Office Building<br>Room 120<br>Phone: 410-887-3987 | 100 Year Flood Zone                                                                                                       | X             | X              | X                | X             |            | X     | X               |        |                | X             |       |                |                               |



SCALE: 3/8" = 1'0"  
22.48 sq. ft. proposed

city criteria: 2 times linear frontage  
STOREFRONT = 15'-8 1/2" x 2 = 31.42 sq. ft.

As per Landlord Criteria:

All Building-mounted signage shall be installed by fasteners drilled exclusively into the mortar joints of the Building's façade (if constructed of brick or block). The Tenant shall be responsible for the repair/replacement of any damage to the brick or block of the Building arising from its failure to comply with this requirement.



1925 St. Clair Ave NE  
Cleveland, OH 44114

P: 1.877.433.4466

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| DATE         | REVISIONS                       |
|--------------|---------------------------------|
| 03/21/17 cjc | Initial presentation created    |
| 04/03/17 cjc | reduced size of channel letters |
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Drawing ID

Street Side  
Channel Letters  
DETAILS

Page 5 of 9

Project #1568  
QT #3887

LEAD/OT/ORDER - NAME  
TWC / Quarry Lake / Baltimore / MD /  
Exterior Sign

DATE  
04/03/17

DESIGNER  
cjc

SALES REPRESENTATIVE

Anh Nguyen

PROJECT MANAGER

Vince Dionno

JOB LOCATION

2542 Quarry Lake Dr  
Baltimore, MD 21209

Proposed NEW Signage (STREET SIDE)



Approaching Storefront on Quarry Lake Drive



Approaching Storefront on Quarry Lake Drive (opposite direction)



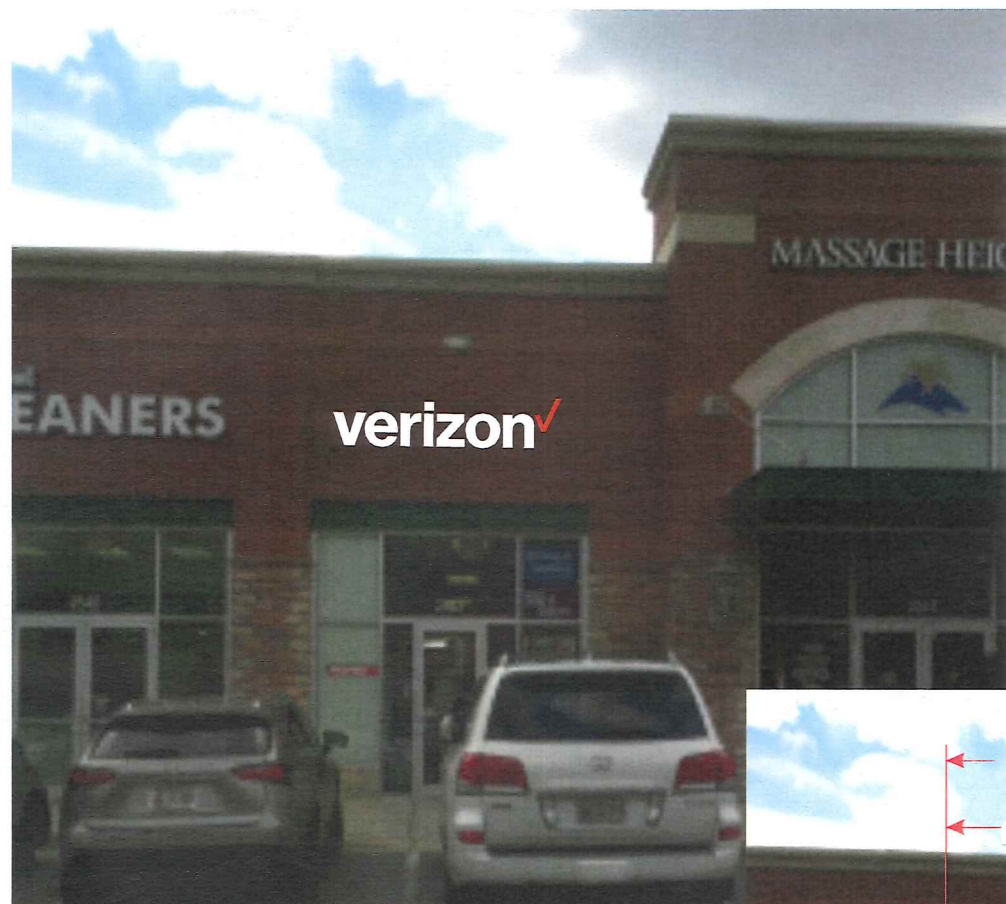
EXISTING CONDITIONS

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|--------------|---------------------------------|
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| 04/03/17 cjc | reduced size of channel letters |
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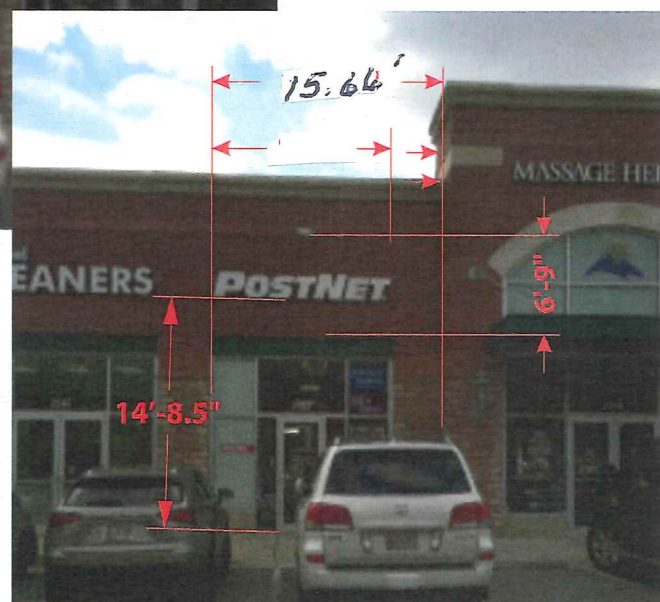




Proposed NEW Signage (PARKING LOT SIDE)



Back of Store from Parking Lot (directly behind store)



EXISTING CONDITIONS



1925 St. Clair Ave NE  
Cleveland, OH 44114

P: 1.877.433.4466

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|              |                                 |
|              |                                 |
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|              |                                 |
|              |                                 |

Drawing ID

Parking Lot Side  
Channel Letters  
ELEVATIONS

Page 4 of 9

Project #1568  
QT #3887

LEAD/QT/ORDER - NAME  
TWC / Quarry Lake / Baltimore / MD /  
Exterior Sign

DATE  
04/03/17

DESIGNER  
cjc

SALES REPRESENTATIVE  
Anh Nguyen

PROJECT MANAGER  
Vince Diionno

JOB LOCATION  
2542 Quarry Lake Dr  
Baltimore, MD 21209