

MEMORANDUM

DATE: December 6, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0064-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 5, 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

(1700 N. Rolling Road)

1st Election District

1st Council District

Security Station Investors, LLC

Legal Owner

Octapharma Plasma, Inc.

Lessee

Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0064-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Security Station Investors, LLC, owner of the subject property and Octapharma Plasma, Inc., lessee ("Petitioners"). The Petitioners are requesting variance relief from the Baltimore County Zoning Regulations (B.C.Z.R) as follows: (1) to allow a wall-mounted sign, accessory to a separate commercial entity, on a wall without an exterior customer entrance in lieu of a wall with an exterior customer entrance; and (2) to permit the spacing between portions of a sign to be separated by 2 ft. in lieu of the permitted 1 ft. In the alternative, Petitioners seek variance relief: (3) to allow 2 canopy signs, accessory to a separate commercial entity, on a wall with an exterior customer entrance in lieu of the permitted 1 canopy sign on a wall with an exterior customer entrance; and (4) to allow 2 wall-mounted signs, accessory to a separate commercial entity, on a wall without an exterior customer entrance in lieu of a wall with an exterior customer entrance. A site plan was marked as Petitioners' Exhibit 5.

Professional engineer Ken Colbert appeared in support of the petition. Keith Martin, Esq. represented the Petitioners. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. There were no substantive Zoning Advisory Committee (ZAC) comments received.

ORDER RECEIVED FOR FILING

Date 11/4/16

By Sen

The subject property is approximately 3.7 acres and is split-zoned BL (3.6 AC.+/-) & DR 16 (0.12 AC.+/-). The property is improved with a strip shopping center and is located across from Security Square Mall and adjacent to I-70. Petitioners would like a wall-mounted sign oriented towards Rolling Road, to provide greater visibility to patrons. Since the façade facing the roadway has no exterior customer entrance, a variance is needed.

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 property is irregularly shaped and there is a grade change across the site. As such the property is unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to have adequate signage to alert motorists to the location. 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 community opposition.

THEREFORE, IT IS ORDERED, this 4th day of November, **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.) as follows: (1) to allow a wall-mounted sign, accessory to a separate commercial entity, on a wall without an exterior customer entrance in lieu of a wall with an exterior customer entrance; and (2) to permit the spacing between portions of a sign to be separated by 2 ft. in lieu of the permitted 1 ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

Date

11/4/16

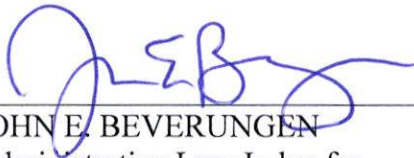
By

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 11/4/16
By slh



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 1700 N. Rolling Road

which is presently zoned BL

Deed References: 37409/34

10 Digit Tax Account # 1600013170/0119270030/0111000172/0118100320/

160008512

Property Owner(s) Printed Name(s) Security Station Investors, LLC

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ a Variance from Section(s)

SEE ATTACHED SHEET

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:

Octapharma Plasma, Inc

Eve Hansen

Name- Type or Print

Eve Hansen, FACILITIES MGR.

Signature

10644 Westlake Drive Charlotte NC

Mailing Address

City

State

28213

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Keith Martin

Name- Type or Print

[Signature]

Signature

8245 Boone Blvd #400 Vienna VA

Mailing Address

City

State

22182

Zip Code

Telephone #

Email Address

/ 703-734-4800 / kmartin@tyrlawfirm.com

Legal Owners (Petitioners):

Security Station Investors, LLC

DANIEL KLEIN

Name #1 - Type or Print

Name #2 - Type or Print

[Signature]

Signature # 1

Signature # 2

1777 Reisterstown Road, Suite 245 Baltimore, MD

Mailing Address

City

State

21208

Zip Code

Telephone #

Email Address

/ 410-902-0290

/ mklein@mmc-mail.com

Representative to be contacted:

Keith Martin

Name - Type or Print

[Signature]

Signature

SAME

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2017-0064-A

Filing Date 9/1/2016

Do Not Schedule Dates

ORDER RECEIVED FOR FILING

Reviewer [Signature]

Date 11/4/16

REV. 10/4/11

By [Signature]

OCTAPHARMA PLASMA
SECURITY STATION SHOPPING CENTER
1700 N. ROLLING ROAD
ATTACHMENT FOR PETITION FOR VARIANCE
CASE NO 2017-0064-A

1. Variance to Section 450.4 Attachment 1.5(d) of the BCZR to allow a wall-mounted sign, accessory to a separate commercial entity, on a wall without an exterior customer entrance in lieu of a wall with an exterior customer entrance.
2. Variance to Section 450.3 to permit the spacing between portions of a sign to be separated by 2 feet in lieu of the permitted 1 foot.

In the alternative

3. Variance to Section 450.4 Attachment 1.5(d) of the BCZR to allow 2 canopy signs, accessory to a separate commercial entity, on a wall with an exterior customer entrance in lieu of the permitted 1 canopy sign on a wall with an exterior customer entrance.
4. Variance to Section 450.4 Attachment 1.5(d) of the BCZR to allow 2 wall-mounted signs, accessory to a separate commercial entity, on a wall without an exterior customer entrance in lieu of a wall with an exterior customer entrance.

September 1, 2016

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION

OCTAPHARMA PLASMA
1700 N. ROLLING ROAD

Beginning at a point on the western side of N. Rolling Road, variable width right-of-way, 950 feet, more or less, south of the centerline of Fairbrook Road, 70 feet wide. Thence the following courses and distances:

South 30° 00' 38" East, 13.39'; a curve to the right with $R = 591.62'$ & $L = 148.94'$; South 05° 31' 26" East, 92.57'; South 05° 06' 05" East, 30.20'; a curve to the right with $R = 686.20'$ & $L = 31.65'$; South 14° 45' 04" West, 112.22'; South 23° 17' 04" West, 135.10'; South 66° 42' 56" East, 30.00'; South 23° 17' 04" West, 98.25'; by a curve to the left with $R = 3,969.72'$ & $L = 428.57'$; North 39° 18' 49" East, 673.76' to the place of beginning as recorded in Deed Liber 37409, folio 34.

Containing 162,010 Square Feet, or 3.7192 Acres, more or less and located in the 1st Election District and 1st Councilmanic District.



Professional Certification: I hereby that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No: 9752

Expiration Date:02-28-18

J:\2009\2009076.1\BUILDING SIGN VARIANCE\ 2009076.1 Zon Desc 081216.do

2835 Smith Avenue, Suite G Baltimore, Maryland 21209
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

2017-0064-A



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 4518887

Sold To:

Tramonte Yeonas Roberts & Martin - CU00566330
8245 Boone Blvd
Ste 440
Vienna, VA 22182-3843

Bill To:

Tramonte Yeonas Roberts & Martin - CU00566330
8245 Boone Blvd
Ste 440
Vienna, VA 22182-3843

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

Oct 13, 2016

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: # 2017-0064-A 1700 N. Rolling Road W/s N Rolling Road, 950 ft. south of Fairbrook Road 1st Election District - 1st Councilmanic District Legal Owner(s) Security Station Investors, LLC, Daniel Klein Contract Purchaser/Lessee: Octapharma Plasma, Inc., Eve Hansen
Variance: 1. To allow a wall-mounted sign, accessory to a separate commercial entity, on a wall without an exterior customer entrance in lieu of a wall with an exterior customer entrance. 2. To permit the spacing between portions of a sign to be separated by 2 ft. in lieu of the permitted 1 ft. In the Alternative: 3. To allow 2 canopy signs, accessory to a separate commercial entity, on a wall with an exterior customer entrance in lieu of the permitted 1 canopy sign on a wall with an exterior customer entrance. 4. To allow 2 wall-mounted signs, accessory to a separate commercial entity, on a wall without an exterior customer entrance in lieu of a wall with an exterior customer entrance.
Hearing: Thursday, November 3, 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.
10/044 October 13 4518887

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/14/2016

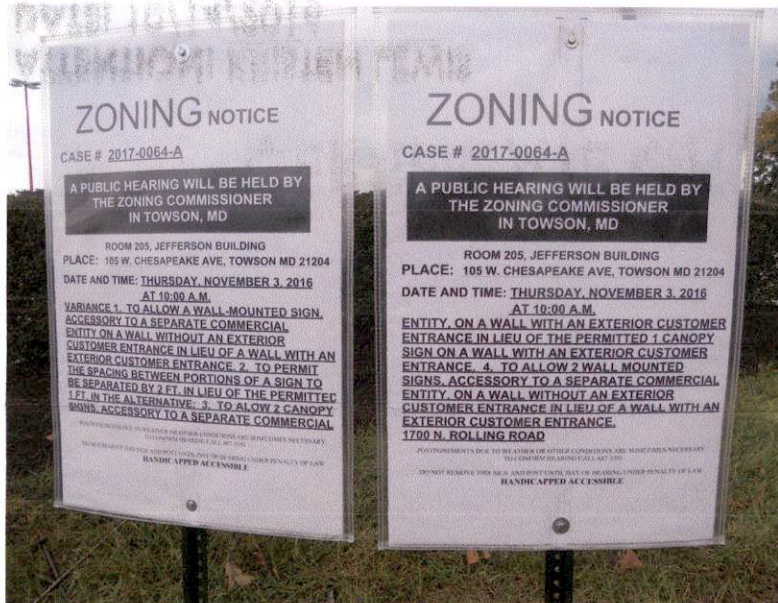
Case Number: 2017-0064-A

Petitioner / Developer: COLBERT, MAZ & ROSENFELT, INC. ~
KEITH MARTIN ~ EVE HANSEN

Date of Hearing (Closing): NOVEMBER 3, 2016

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
1700 N. ROLLING ROAD

The sign(s) were posted on: OCTOBER 13, 2016



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



KEVIN KAMENETZ
September 29, 2016

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

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: 2017-0064-A

1700 N. Rolling Road

W/s N Rolling Road, 950 ft. south of Fairbrook Road

1st Election District – 1st Councilmanic District

Legal Owners: Security Station Investors, LLC, Daniel Klein

Contract Purchaser/Lessee: Octapharma Plasma, Inc., Eve Hansen

Variance 1. To allow a wall-mounted sign, accessory to a separate commercial entity, on a wall without an exterior customer entrance in lieu of a wall with an exterior customer entrance.
2. To permit the spacing between portions of a sign to be separated by 2 ft. in lieu of the permitted 1 ft. In the Alternative: 3. To allow 2 canopy signs, accessory to a separate commercial entity, on a wall with an exterior customer entrance in lieu of the permitted 1 canopy sign on a wall with an exterior customer entrance. 4. To allow 2 wall-mounted signs, accessory to a separate commercial entity, on a wall without an exterior customer entrance in lieu of a wall with an exterior customer entrance.

Hearing: Thursday, November 3, 2016 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Keith Martin, 8245 Boone Blvd., #400, Vienna VA 22182
Eve Hansen, 10644 Westlake Drive, Charlotte NC 28273
Daniel Klein, 1777 Reisterstown Road, Ste. 245, Baltimore 21208

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 14, 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 13, 2016 Issue - Jeffersonian

Please forward billing to:

Keith Martin
Tramonte, Yeonas, Roberts & Martin
8245 Boone Blvd., Ste. 440
Vienna, VA 22182

703-734-4800

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: 2017-0064-A

1700 N. Rolling Road

W/s N Rolling Road, 950 ft. south of Fairbrook Road

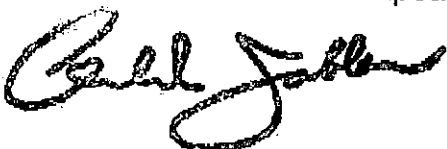
1st Election District – 1st Councilmanic District

Legal Owners: Security Station Investors, LLC, Daniel Klein

Contract Purchaser/Lessee: Octapharma Plasma, Inc., Eve Hansen

Variance 1. To allow a wall-mounted sign, accessory to a separate commercial entity, on a wall without an exterior customer entrance in lieu of a wall with an exterior customer entrance.
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Hearing: Thursday, November 3, 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 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
1700 North Rolling Road; W/s of N. Rolling		
Road, 950' S of c/line of Fairbrook Road	*	OF ADMINISTRATIVE
1 st Election & 1 st Councilmanic Districts		
Legal Owners: Security Station Investors, LLC*		HEARINGS FOR
Contract Purchaser(s): Octapharma Plasma, Inc		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2017-064-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.

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

RECEIVED
SEP 19 2016

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of September, 2016, a copy of the foregoing Entry of Appearance was mailed to Keith Martin, Esquire, 8245 Boone Boulevard, Suite 400, Vienna, VA 22182, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2017-0064-A

Property Address: 1700 N. ROLLING ROAD

Property Description: OCTAPHARMA PLASMA

Legal Owners (Petitioners): SECURITY STATION INVESTORS, LLC

Contract Purchaser/Lessee: OCTAPHARMA PLASMA, INC.

PLEASE FORWARD ADVERTISING BILL TO:

Name: KEITH MARTIN

Company/Firm (if applicable): TRAMONTE, YEONAS, ROBERTS & MARTIN

Address: 8245 BOONE BLVD, SUITE 440

VIENNA, VA 22182

Telephone Number: 703-734-4800

Revised 5/20/2014

№ 144010

9/1/16

BUSINESS	ACTUAL	TIME	DRW
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9/02/2016 9/01/2016 09:45:03 1

REG. US01 WALKIN LJR

>>RECEIPT # 678039 9/01/2016 OFLN

Rept 5 528 ZONING VERIFICATION

CR NO. 144010.

Recpt Tot \$500.00

\$500.00	CK	\$1.00	CA
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Baltimore County, Maryland

500.00

For:

1700 N Rollac Rd.

7017-0064-A

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

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

October 25, 2016

Security Station Investors LLC
Daniel Klein
1777 Reisterstown Road
Suite 245
Baltimore MD 21208

RE: Case Number: 2017-0064 A, Address: 1700 N Rolling Road

Dear Mr. Klein:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 1, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Octapharma Plasma Inc., Eve Hansen, 10644 Westlake Drive, Charlotte NC 28273
Keith Martin, Esquire, 8245 Boone Boulevard, Suite 400, Vienna VA 22182

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



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

Date: 9/12/16

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2017-0064-A.

Variance
Security Station Investors, LLC
1700 Rolling Road North

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Zeller", is written over the signature line.

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

WW/RAZ

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired or Speech 1-800-735-2258 Statewide Toll-Free

Street Address: 320 West Warren Road * Hunt Valley, Maryland 21030 * Phone 410-229-2300 or 1-866-998-0367 * Fax 410-527-4690

www.roads.maryland.gov

11-3-16

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: October 17, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-064

OCT 19 2016

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 1700 North Rolling Road
Petitioner: Daniel Klein, Security Station Investors, LLC
Zoning: BL
Requested Action: Variance

The Department of Planning has reviewed the petition variance as listed on the attachment in support of the petition.

A site visit was conducted on September 20, 2016 indicates certain signage that is the subject of the instant petition is now existent.

The Department 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
Keith Martin
Office of the Administrative Hearings
People's Counsel for Baltimore County

11-3

RECEIVED

SEP 14 2016

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

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: September 14, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0064-A
Address 1700 Rolling Road North
(Security Station Investors, LLC
Property)

Zoning Advisory Committee Meeting of **September 19, 2016.**

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

Reviewer: Steve Ford

Date: 09-14-2016

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: September 19, 2016

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

SUBJECT: Zoning Advisory Committee Meeting
For September 19, 2016
Item No. 2017-0063, 0064, 0065, 0067 and 0069

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\ZAC09192016.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: September 14, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0064-A
Address 1700 Rolling Road North
(Security Station Investors, LLC
Property)

Zoning Advisory Committee Meeting of **September 19, 2016.**

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comment on the above-referenced zoning item.

Reviewer: Steve Ford Date: 09-14-2016

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



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

DATE: October 17, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-064

INFORMATION:

Property Address: 1700 North Rolling Road
Petitioner: Daniel Klein, Security Station Investors, LLC
Zoning: BL
Requested Action: Variance

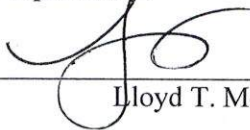
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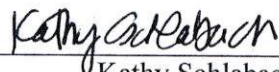
For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz
Keith Martin
Office of the Administrative Hearings
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER 2017-0064-A
DATE 11-3-2016

[illegible]

CASE NO. 2017- 0064-A

C H E C K L I S T

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

9/19

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

N/C

9/14

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

N/C

10/17

FIRE DEPARTMENT

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

no Obj

9/12

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

no Obj

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 10/13/16

SIGN POSTING Date: 10/13/16 by O'Heefe

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

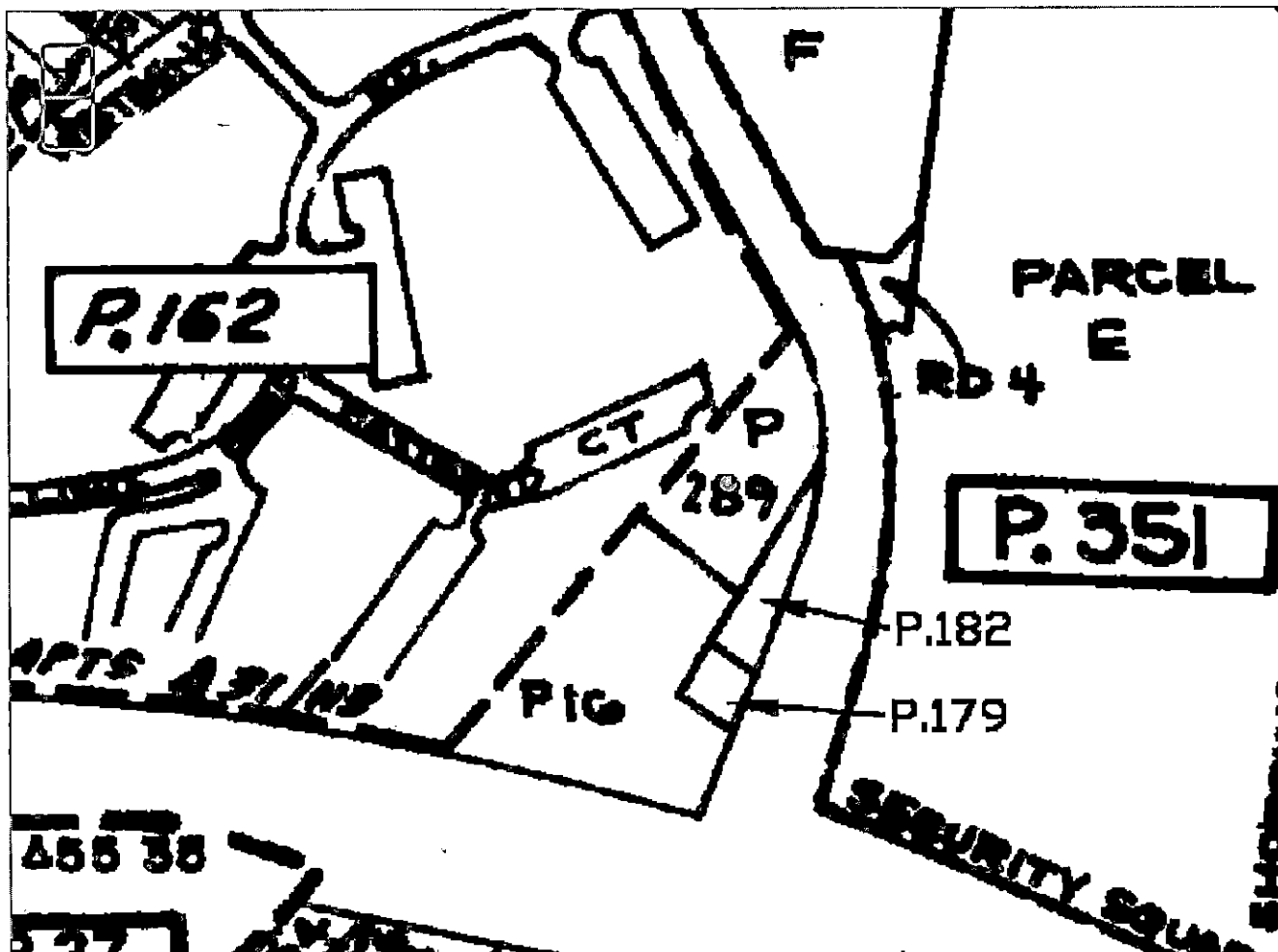
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0118100320			
Owner Information					
Owner Name:	SECURITY STATION INVESTORS LLC		Use:	COMMERCIAL	
Mailing Address:	C/O JEFFREY SPENCE 233 E REDWOOD ST BALTIMORE MD 21202-		Principal Residence:	NO	
			Deed Reference:	/37409/ 00034	
Location & Structure Information					
Premises Address:		1700 ROLLING RD BALTIMORE MD 21244-2408		Legal Description:	LT WS ROLLING RD 1600 SW SECURITY BLVD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0094	0006	0289		0000	2015
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			0.9200 AC	16	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		366,400	366,400		
Improvements		2,433,600	2,921,100		
Total:		2,800,000	3,287,500	3,125,000	3,287,500
Preferential Land:		0			0
Transfer Information					
Seller: SECURITY STATION ASSOCIATES		Date: 04/19/2016		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /37409/ 00034		Deed2:	
Seller: HOUSEHOLD-ALTFELD ASSOCIATES		Date: 02/29/2016		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /37222/ 00147		Deed2:	
Seller: WALDORF FEDERAL SAVINGS & LOAN		Date: 08/13/1990		Price: \$1	
Type: ARMS LENGTH IMPROVED		Deed1: /08564/ 00660		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class			07/01/2016	07/01/2017
County:	000			0.00	
State:	000			0.00	
Municipal:	000			0.00 0.00	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.daf.maryland.gov/RealProperty>)

District: 01 Account Number: 0118100320



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>).

Case No.:

2017-0064-A

Exhibit Sheet

Petitioner/Developer

DW
12-6-16

Protestant

slw

11-4-16

No. 1	Photo-existing sign	
No. 2 2A+ 2B	Detail-proposed sign	
No. 3	Photo exhibit	
No. 4 4A- 4H	Photos of Photos of vicinity ## 1-10	
No. 5	site plan	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



10/26/2016

PETITIONER'S

EXHIBIT NO. 4A-H



10/26/2016

2



10/26/2016

3



10/26/2016

4



10/26/2016

5



10/26/2016

6



10/26/2016

7



10/26/2016

8



10/26/2016

9



10/26/2016

10

BALTIMORE COUNTY ZONING REGULATIONS

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
ENTERPRISE, (cont'd)		Multi-tenant office, retail or industrial building		than 300 feet of frontage				
	(c) Awning	B.L., B.M., B.R., C.B., B.L.R.	Use	See Section 450.5.B.1	See Section 450.5.B.1	Not applicable	No	
	(d) Wall-mounted; canopy	On multi-tenant office, retail or industrial building, accessory to separate commercial entity with exterior customer entrance	Use	Two times the length of the wall containing the exterior entrance and defining the space occupied by the separate commercial entity	Entity with separate exterior customer entrance may erect one canopy and one wall-mounted sign	Not applicable	Yes, but in C.B. only when use to which sign is accessory is open	In C.B., area shall not exceed 100 square feet. Canopy signs may extend 2 1/2 feet above the face of the canopy. A canopy sign may extend more than 2 1/2 feet with a finding by the Director of Planning that all components of the sign are compatible with the architectural elements of the building.

AREA — The number of square feet within the perimeter of one continuous rectangle enclosing the face of a sign. Except in the case of a wall-mounted sign, "area" includes the surface of all integral color, framing or other design feature by which the sign is differentiated from the structure supporting it or upon which it is erected. "Area" does not include:

- A. Any structural, supporting or decorative features which are not part of the message of the sign;
- B. Architectural features of the building upon which the sign may be erected, provided that such features are distinguishable from the sign by means of differences of color or similar attributes; or
- C. Air spaces located between freestanding signs of different classes which are erected on a common or shared supporting structure.

BACKGROUND — That part of a sign lying behind the foreground. [Bill No. 106-2008]

BLINKING — To illuminate intermittently at a rate of change that is less than the allowable frequency. [Bill No. 106-2008]

CHARACTER — A symbol, letter or numeral that communicates information. [Bill No. 106-2008]

COLOR — A specific combination of hue, saturation, and lightness or brightness; a color other than as contrasted with black, white or gray. [Bill No. 106-2008]

COMMERCIAL — That which relates to a for-profit business organization engaging in the sale, rental, lease or exchange of goods, products, services or properties of any kind.

COMMUNITY BUILDING — A building used for recreational, social, educational or cultural activities which is open to the public or a designated part of the public and is operated by a public or noncommercial organization.

→ CONTIGUOUS SIGN — A sign having any part located within one foot from any part of another sign in the same class, except that, in the case of a freestanding sign, "contiguous sign" means a sign having its support structure integral to the support structure of another sign in the same class.

DEALERSHIP — A commercial business organization licensed by the state to sell new motor vehicles. For the purpose of Section 450, the term "new motor vehicles" includes new "two-stage vehicles" as defined by state law.⁴²

DISPLAY AREA — That part of the sign background actively involved with changeable copy. [Bill No. 106-2008]

DOUBLE-FACED — Two freestanding, projecting or banner sign faces of equal dimensions and height having a horizontal angle between the vertical planes of the two sign faces of at least 330° or less and a distance between the two sign faces at their closest points of less than two feet.

42. Editor's Note: See § 13-113.2 of the Transportation Article of the Annotated Code of Maryland.

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners
21209

2835 Smith Avenue, Suite G Baltimore, MD

LETTER OF TRANSMITTAL

To: Baltimore County Zoning Office Date: September 1, 2016 Job No. 2009-076.1
111 W. Chesapeake Ave Attn: Leonard Wasilewski
Towson, MD 21204 Re: Octapharma Plasma
1700 N. Rolling Road
Cc:

We are forwarding ☒ Attached ☐ Under Separate Cover
 ☐ Prints ☒ Originals

No.	Date	Description
3	9/1/16	Adjusted Wording for Variances requested
12		Details of Existing Sign
12		Details of Proposed Sign
1		Zoning Map

These are transmitted as checked below:

☐ Information Only ☐ As Requested ☒ For Approval ☐ Review & Comment ☐ For your use

Message:

Signed: _____ Ken Colbert

If enclosures are not as noted, kindly notify me at once.

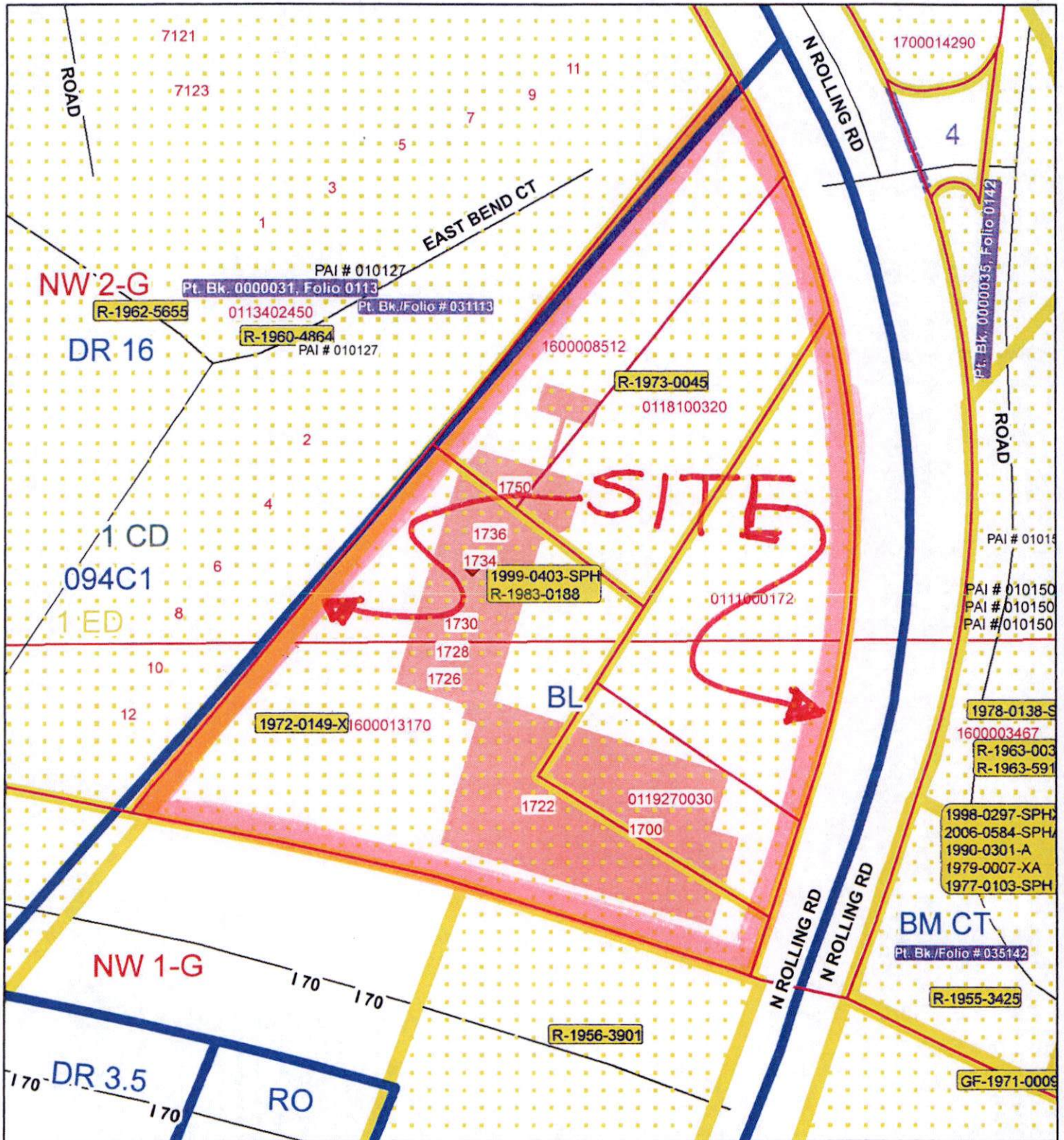
Telephone: 410-653-3838

Fax: 410-653-7953

Email: kcolbert@cmrengineers.com

Enter Property Address Here

2017-0064-A



Publication Date: 8/1/2016



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



0 25 50 100 150 200 Feet

1 inch = 100 feet

*2009-076.1



DRAWING #: 94929
PROJECT ID: 13302

DATE: 08-18-15

DESIGNED BY: Steve C. Ward

PROJECTED BY: Steve C. Ward

Revised:



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1725 N 18th Street - Omaha NE 68102 - 402-341-0077 - 402-341-7664 Fax
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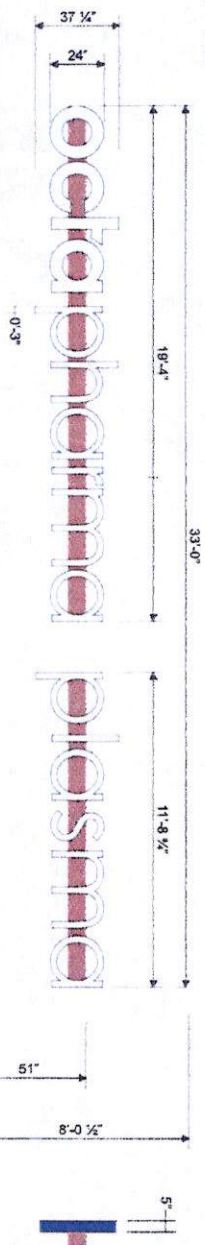
1725 North Rolling Rd. - Baltimore, MD 21244

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RACEWAY MOUNTED CHANNEL LETTERS:
SCALE: 1/4" = 1'-0"



RACEWAY MOUNTED CHANNEL LETTERS

RETURNS: .050 ALUMINUM PAINTED REFLECT BLUE.

BACKS: .063 WHITE FINISH-PAINTED ALUMINUM.

FACES: 3/16" #7128 WHITE PLEXIGLAS.

TRIM-CAP: 1" JEWELITE TO MATCH REFLECT BLUE.

BLINK: WHITE LED'S

INSTALLATION:

LETTERS ARE TO BE MOUNTED TO AN EXTENDED ALUMINUM RACEWAY (PAINTED TO MATCH CUSTOMER FACSIM). SIGNAGE IS TO BE MOUNTED TO FACSIM USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

LIMITATIONS:



EXISTING SIGN



DRAWING #: 94929
PROJECT ID: 13302

SALES DEPT: Andya Nelson

DRAWN BY: Sean Cornett

Date: 05.10.15

INSPECTED BY:

Revised:

Omaha Neon Sign Co., Inc.
1725 N. 18th Street - Omaha NE 68102 402.341.7864 fax
402.341.8877



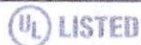
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plasma
1725 North Rolling Rd. - Baltimore, MD 21244

NOTICE:

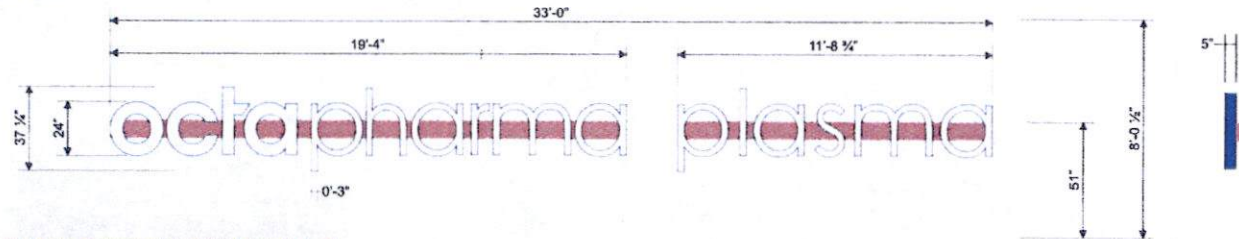
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Exhibit: _____ Date: _____
Sales Rep: _____ Date: _____

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



RACEWAY MOUNTED CHANNEL LETTERS: SCALE: 1/4" = 1'-0"



RACEWAY MOUNTED CHANNEL LETTERS

RETURNS: .050 ALUMINUM PAINTED REFLEX BLUE.

BACKS: .063 WHITE PRE-FINISHED ALUMINUM

FACES: 3/16" #7128 WHITE PLEXIGLAS

TRIM-CAP: 1" JEWELITE TO MATCH REFLEX BLUE.

ILLUM: WHITE LED'S

INSTALLATION:

LETTERS ARE TO BE MOUNTED TO AN EXTRUDED ALUMINUM RACEWAY (PAINTED TO MATCH CUSTOMER FASCIA). SIGNAGE IS TO BE MOUNTED TO FASCIA USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

LIMITATIONS:



EXISTING SIGN



DRAWING #: 94829
PROJECT ID: 13302

DATE: 08-18-15

DESIGNER: Sean C. Smith

PROJECT: 10'

Revised:



Omaha Neon Sign Co., Inc.
1120 N 18th Street - Omaha NE 68102 - 402.541.0077 - 402.541.7854 Fax

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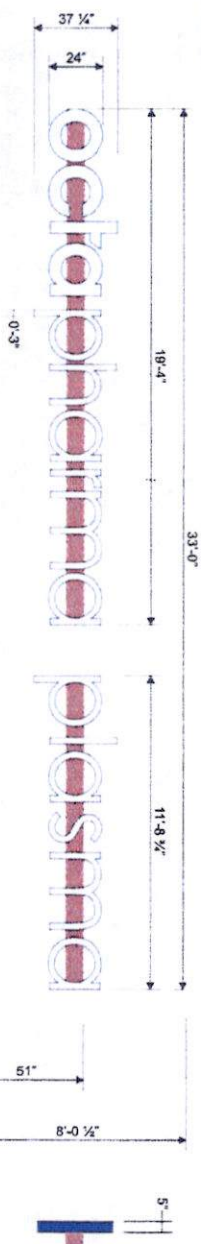
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RACEWAY MOUNTED CHANNEL LETTERS:
SCALE: 1/4" = 1'-0"



RACEWAY MOUNTED CHANNEL LETTERS

RETURNS: 100% ALUMINUM PAINTED WHITE BLUE.

BACKS: 100% WHITE PRE-FINISHED ALUMINUM.

FACES: 3/16" #7128 WHITE PLEXIGLAS.

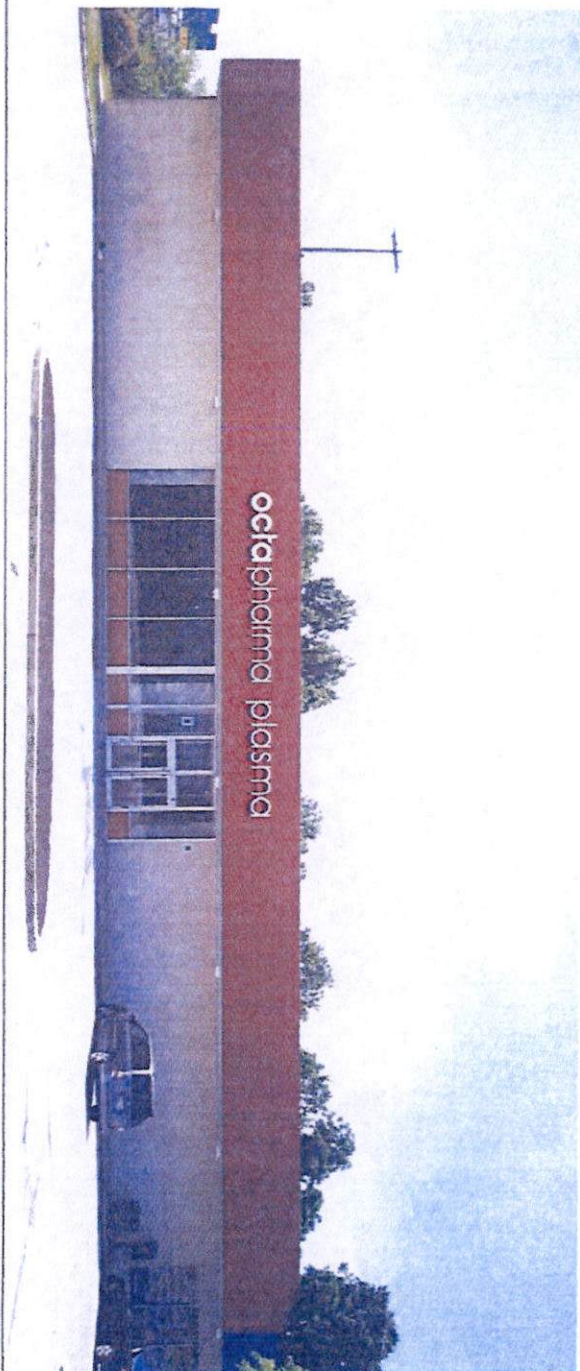
TRIM-CAP: 1" FENITE TO MATCH REFLEX BLUE.

BLINK: WHITE LED'S

INSTALLATION:

LETTERS ARE TO BE MOUNTED TO AN EXTENDED ALUMINUM RACEWAY (MOUNTED TO MATCH CUSTOMER FASTENERS) TO BE MOUNTED TO FACIA USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

LIMITATIONS:



EXISTING SIGN



DRAWING # : 94929
PROJECT ID: 13302

SANITARY: Andy Nelson

TEAM: Steve C. Covert

DESIGN: 06.16.15

PROJECTED BY:

Revised:

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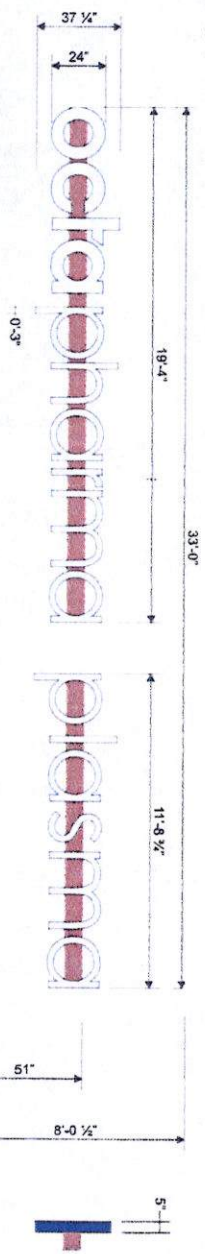
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Sign Size: _____
Sign Type: _____
Date: _____

This sign is intended to be installed in accordance with the requirements of Article 610 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



RACEWAY MOUNTED CHANNEL LETTERS:
SCALE: 1/4" = 1'-0"



RACEWAY MOUNTED CHANNEL LETTERS

RETURNS: 100% ALUMINUM PRINTED REFLECTIVE BLUE.
BACKS: 100% WHITE PRE-FINISHED ALUMINUM
FACES: 3/16" 87328 WHITE PLEXIGLAS
TRIM-CAP: 1" FENELITE TO MATCH REFLECTIVE BLUE
ELUM: WHITE LED'S
INSTALLATION:
LETTERS ARE TO BE MOUNTED TO AN EXTENDED ALUMINUM RACEWAY (PAINTED TO MATCH CUSTOMER FACIA), HARDWARE AND FASTENERS (NON-CORROSIVE).
LIMITATIONS:



EXISTING SIGN



DRAWING # : 94929
PROJECT ID: 13302

SHEET # : 1 of 1

DESIGNED BY : Steve C. Ward

DATE : 08-16-15

PROJECT BY :

Omaha Neon Sign Co., Inc.
1120 N 18th Street - Omaha 68102 - 402.341.2877 - 402.341.7954 fax

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1725 North Rolling Rd. - Baltimore, MD 21244

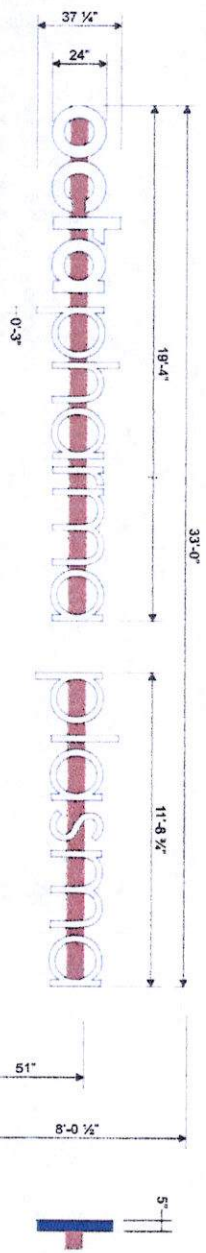
NOTICE:

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This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and other applicable local codes. This notice is provided for your information and knowledge of the sign.

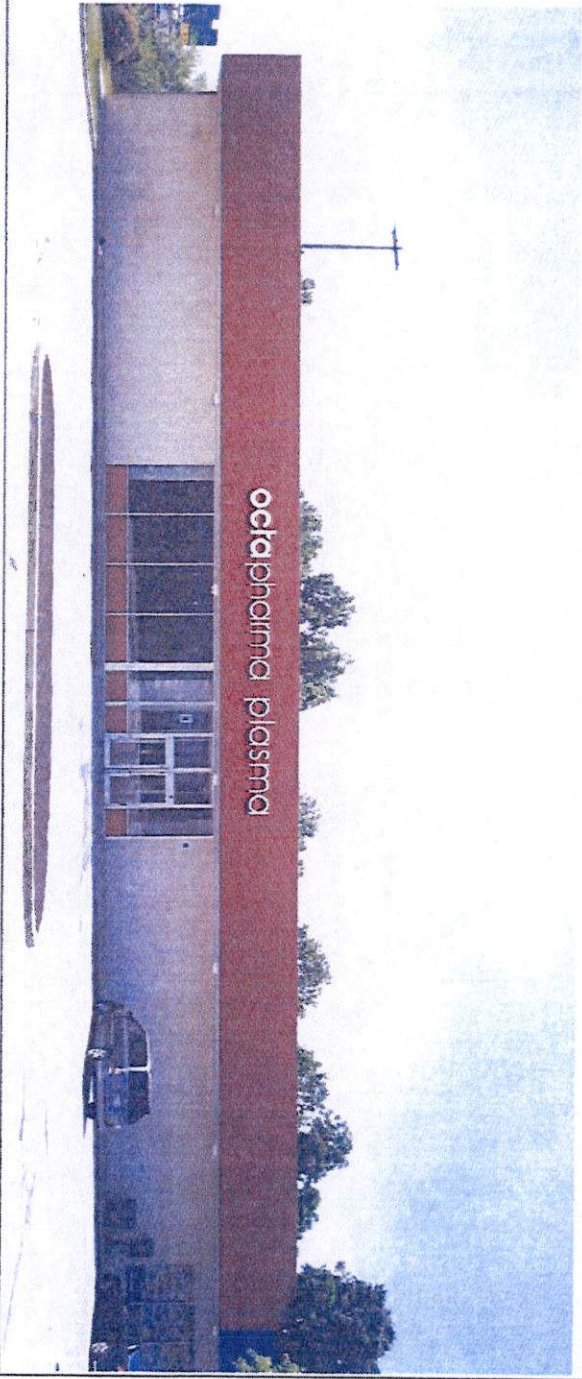


RACEWAY MOUNTED CHANNEL LETTERS:
SCALE: 1/4" = 1'-0"



RACEWAY MOUNTED CHANNEL LETTERS

RETURNS: .059 ALUMINUM PINTED REFLEX BLUE.
BACKS: .063 WHITE PRE-FINISHED ALUMINUM.
FACES: 3/16" #7128 WHITE PLEXIGLAS.
TRIM-CAP: 1" FENITE TO MATCH REFLEX BLUE.
ILLUM: WHITE LED'S.
INSTALLATION:
LETTERS ARE TO BE MOUNTED TO AN EXTENDED ALUMINUM RACEWAY (PAINTED TO MATCH CUSTOMER RACOM).
SIGNAGE IS TO BE MOUNTED TO RACOM USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).
LIMITATIONS:



EXISTING SIGN





DRAWING #: 94929
PROJECT ID: 13302

SALES DEPT: Andy Nelson

DRAWN BY: Sean Corbett

Date: 06/16/15

INSPECTED BY:

Revised:

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402.341.7627
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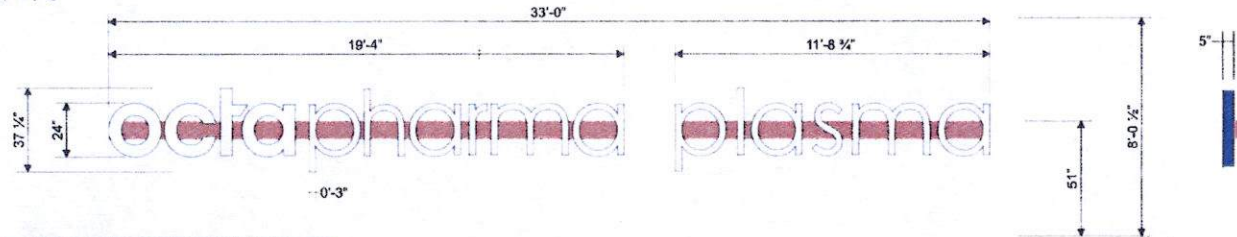
Engineer: _____ Date: _____
Sales Rep: _____ Date: _____

This sign is intended to be installed in accordance with the requirements of Article 690 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



RACEWAY MOUNTED CHANNEL LETTERS:

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



RACEWAY MOUNTED CHANNEL LETTERS

RETURNS: .050 ALUMINUM PAINTED REFLEX BLUE.

BACKS: .063 WHITE PRE-FINISHED ALUMINUM

FACES: 3/16" #7328 WHITE PLEXIGLAS

TRIM-CAP: 1" JEWELITE TO MATCH REFLEX BLUE.

ILLUM: WHITE LED's

INSTALLATION:

LETTERS ARE TO BE MOUNTED TO AN EXTRUDED ALUMINUM RACEWAY (PAINTED TO MATCH CUSTOMER FASCIA). SIGNAGE IS TO BE MOUNTED TO FASCIA USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

LIMITATIONS:



EXISTING SIGN



DRAWING # : 04920	
PROJECT ID: 13302	
SALES DEPT: Andy Nelson	
DRAWN BY: Sean Curran	
Date: 06.16.16	INSPECTED BY:
Revised:	

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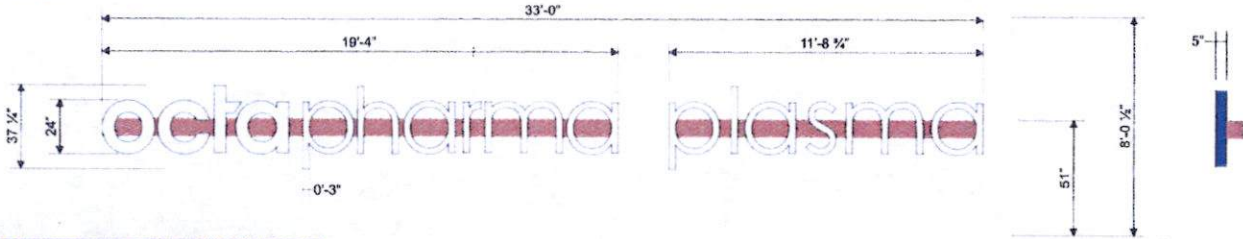
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Signed: _____ Date: _____

Sales Rep: _____ Date: _____



RACEWAY MOUNTED CHANNEL LETTERS:
 SCALE: 1/4" = 1'-0"



RACEWAY MOUNTED CHANNEL LETTERS

RETURNS: .050 ALUMINUM PAINTED REFLEX BLUE.

BACKS: .063 WHITE PRE-FINISHED ALUMINUM

FACES: 3/16" #7128 WHITE PLEXIGLAS

TRIM-CAP: 1" JEWELITE TO MATCH REFLEX BLUE.

ILLUM: WHITE LED'S

INSTALLATION:
 LETTERS ARE TO BE MOUNTED TO AN EXTRUDED ALUMINUM RACEWAY (PAINTED TO MATCH CUSTOMER FASCIA). SIGNAGE IS TO BE MOUNTED TO FASCIA USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

LIMITATIONS:





EXISTING SIGN



DRAWING #: 94929
PROJECT ID: 13302

SALES REP: Andya Nelson

DRAWN BY: Sean Cornett

Date: 06.16.15

INSPECTED BY:

Revised:

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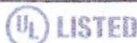
octapharma
plasma
1725 North Rolling Rd. - Baltimore, MD 21244

NOTICE:

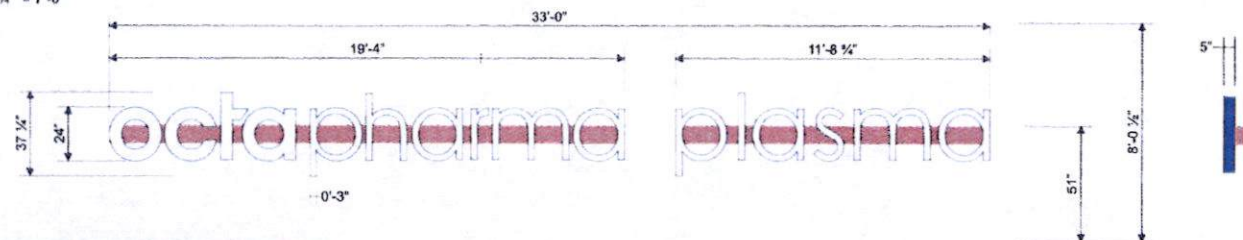
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Approved: _____ Date: _____
Sales Rep: _____ Date: _____

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



RACEWAY MOUNTED CHANNEL LETTERS: SCALE: 1/4" = 1'-0"



RACEWAY MOUNTED CHANNEL LETTERS

RETURNS: .050 ALUMINUM PAINTED REFLEX BLUE.

BACKS: .063 WHITE PRE-FINISHED ALUMINUM

FACES: 3/16" #7128 WHITE PLEXIGLAS

TRIM-CAP: 1" JEWELITE TO MATCH REFLEX BLUE.

ILLUM: WHITE LED'S

INSTALLATION:

LETTERS ARE TO BE MOUNTED TO AN EXTRUDED ALUMINUM RACEWAY (PAINTED TO MATCH CUSTOMER FASCIA). SIGNAGE IS TO BE MOUNTED TO FASCIA USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

LIMITATIONS:

Octo



EXISTING SIGN



DRAWING # : 04929
PROJECT ID: 13302

SALES DEPT: **Andy Nelson**
 DRAWN BY: **Sean Cornett**
 Date: 06.18.15

INSPECTED BY: _____
 Revised: _____



Omaha Neon Sign Co., Inc.
 1120 N 18th Street Omaha NE 68102 • 402.341.3077 • 402.341.7864 fax
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octapharma plasma
 1725 North Rolling Rd. - Baltimore, MD 21244

NOTICE:
 ALL GRAPHIC REPRESENTATIONS ARE SUBJECT TO APPROVAL BY AUTHORIZED CLIENT. ALL OF THE WORKMANSHIP AND FINISHES ARE TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

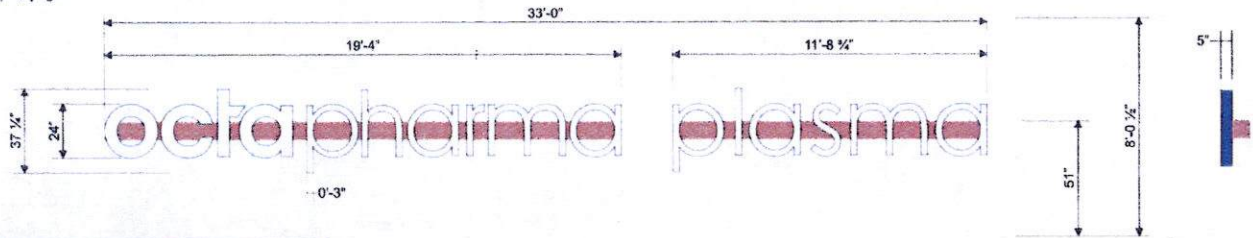
Signed: _____ Date: _____
 Sales Rep: _____ Date: _____

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



UL LISTED

RACEWAY MOUNTED CHANNEL LETTERS:
 SCALE: 1/4" = 1'-0"



RACEWAY MOUNTED CHANNEL LETTERS

RETURNS: .050 ALUMINUM PAINTED REFLEX BLUE.
BACKS: .063 WHITE PRE-FINISHED ALUMINUM
FACES: 3/16" #7328 WHITE PLEXIGLAS
TRIM-CAP: 1" JEWELITE TO MATCH REFLEX BLUE.
ILLUM: WHITE LED'S

INSTALLATION:
 LETTERS ARE TO BE MOUNTED TO AN EXTRUDED ALUMINUM RACEWAY (PAINTED TO MATCH CUSTOMER FASCIA). SIGNAGE IS TO BE MOUNTED TO FASCIA USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).
LIMITATIONS:



EXISTING SIGN



DRAWING # : 94929
PROJECT ID: 13302

DATE: 04/15/15
DRAWN BY: Adam Nelson
CHECKED BY: Sean T. Smith

REVISIONS:
REVISED BY:

Omaha Neon Sign Co., Inc.
1120 N 18th Street - Omaha NE 68102 - 402.341.0077 - 402.341.7864 fax

octapharma
plasma
1725 North Rolling Rd. - Baltimore, MD 21244

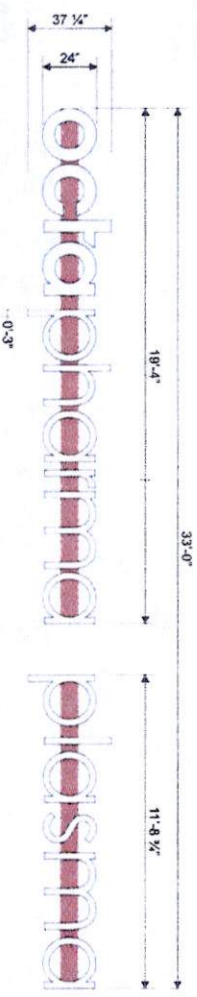
NOTICE:

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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.



RACEWAY MOUNTED CHANNEL LETTERS:
SCALE: 1/8" = 1'-0"



RACEWAY MOUNTED CHANNEL LETTERS

- RETURNS: 100 ALUMINUM PAINTED METAL BLUE.
 - BACKS: 100 WHITE PRE-FINISHED ALUMINUM.
 - FACES: 3/16" 8738 WHITE PLEXIGLAS.
 - TRIM-CAP: 1" JEWELITE TO MATCH REFLEX BLUE.
 - BLUM: WHITE LED'S.
- INSTALLATION:
LETTERS ARE TO BE MOUNTED TO AN EXTENDED ALUMINUM RACEWAY (PAINTED TO MATCH CUSTOMER PASTEL). SIGNAGE IS TO BE MOUNTED TO FASCIAS USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).
- LIMITATIONS:



EXISTING SIGN



DRAWING # : 04929
PROJECT ID: 13302

SALES DEPT: Andy Nelson

DRAWN BY: Sean Curran

Date: 06.16.15

INSPECTED BY:

Revised:

Omaha Neon Sign Co., Inc.
1120 N. 18th Street - Omaha NE 68102 - 402.341.7904
Fax: 402.341.7905
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octapharma
plasma
1725 North Rolling Rd. - Baltimore, MD 21244

NOTICE:

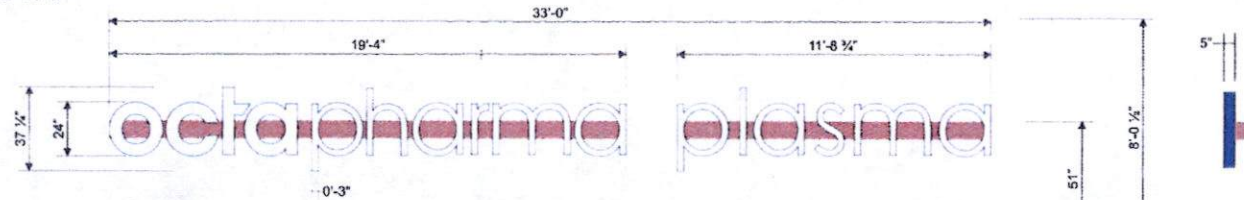
ALL GRAPHIC REPRESENTATIONS ARE SUBJECT TO APPROVAL BY AUTHORIZED PERSONNEL AND ON APPROVAL BY THE UNDERSIGNED AND DATED HEREIN IN WITNESS WHEREOF, THE UNDERSIGNED HAS HEREIN SET HIS HAND AND SEAL THIS 16th DAY OF JUNE, 2015.

Signed: _____ Date: _____
Sales Rep: _____ Date: _____

This sign is intended to be installed in accordance with the requirements of Article 690 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



RACEWAY MOUNTED CHANNEL LETTERS: SCALE: 1/4" = 1'-0"



RACEWAY MOUNTED CHANNEL LETTERS

RETURNS: .050 ALUMINUM PAINTED REFLEX BLUE.

BACKS: .063 WHITE PRE-FINISHED ALUMINUM

FACES: 3/16" #7328 WHITE PLEXIGLAS

TRIM-CAP: 1" JEWELITE TO MATCH REFLEX BLUE.

ILLUM: WHITE LED'S

INSTALLATION:

LETTERS ARE TO BE MOUNTED TO AN EXTRUDED ALUMINUM RACEWAY (PAINTED TO MATCH CUSTOMER FASCIA). SIGNAGE IS TO BE MOUNTED TO FASCIA USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

LIMITATIONS:

octo



EXISTING SIGN



PROPOSED



EXISTING

Scale 1/8" = 1'-0"



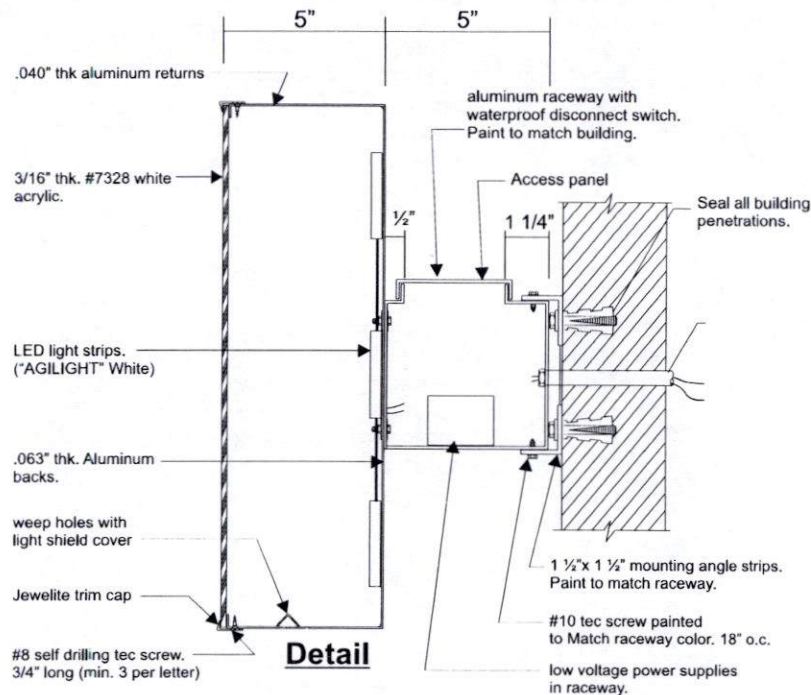
**CONCEPT
UNLIMITED, Inc.**
10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:

OCTAPHARMA PLASMA
1700 N. ROLLING RD.
WINDSOR, MD 21244

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Customer: OCTAPHARMA PLASMA
Salesman: M. Higgins
Drawn By: R.W.
Date: 5/2/2016
Drawing No :
Pg. 2 of 2 **A10591**



PROPOSED SIGN

ACCEPTED BY: _____

DATE: _____

GENERAL NOTES:

ILLUMINATED LETTERSET LAYOUT ON RACEWAY.

FABRICATED ALUMINUM RETURNS TO BE PAINTED MP WHITE WITH A SMOOTH FINISH.

FACES TO BE 3/16" THK. #7328 WHITE ACRYLIC WITH 3M 3630-97 DELFT BLUE TRANSLUCENT VINYL APPLIED ON FIRST SURFACE. 1/2" BORDER AROUND FACE TO REMAIN WHITE.

1" JEWELITE TRIM CAP COLOR TO BE WHITE.

5" X 5" RACEWAY TO BE PAINTED TO MATCH PMS #186c RED WITH A HEAVY STIPPLE FINISH.

120V ELECTRICAL. "AGILIGHT" WHITE LED LIGHTING WITH LOW VOLTAGE POWER SUPPLIES.

THIS SIGN TO BEAR UNDERWRITERS LABEL

120v VOLTS REQUIRED

Suitable for Wet Locations

ALL ELECTRICAL COMPONENTS TO BE UL LISTED

This sign is to be installed in accordance with the requirements of the National Electrical Code (NEC) and the Underwriters Laboratories (UL) listing. The sign is to be installed in a location where it will be clearly visible to the public.



ENLARGED LETTER



ILLUMINATED LETTERSET ELEVATION

QUANTITY - 1

TOTAL SQUARE FOOTAGE = 95.44

Scale 1/4" = 1'-0"



**CONCEPT
UNLIMITED, Inc.**
10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:
R1 6/17/16 Change the color of raceway
R2 7/26/16 Change dimension to decimal.

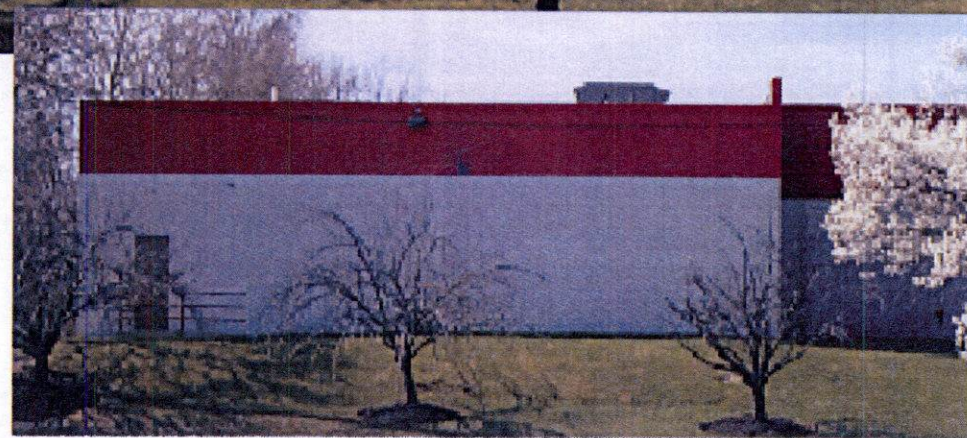
OCTAPharma PLASMA
1700 N. ROLLING RD.
WINDSOR, MD 21244

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Customer: OCTAPharma PLASMA
Salesman: M. Higgins
Drawn By: R.W.
Date: 5/2/2016
Drawing No: A10591
Pg. 1 of 2



PROPOSED



EXISTING

Scale 1/8" = 1'-0"



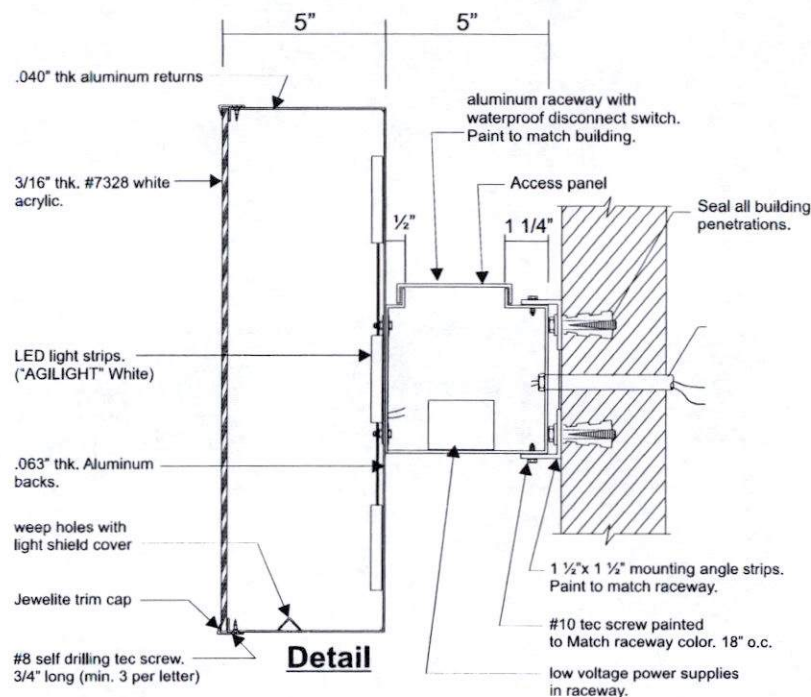
**CONCEPT
UNLIMITED, Inc.**
10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:

OCTAPHARMA PLASMA
1700 N. ROLLING RD.
WINDSOR, MD 21244

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Customer: OCTAPHARMA PLASMA
Salesman: M. Higgins
Drawn By: R.W.
Date: 5/2/2016
Drawing No: Pg. 2 of 2 **A10591**



PROPOSED SIGN

ACCEPTED BY: _____

DATE: _____

GENERAL NOTES:

ILLUMINATED LETTERSET LAYOUT ON RACEWAY.

FABRICATED ALUMINUM RETURNS TO BE PAINTED MP WHITE WITH A SMOOTH FINISH.

FACES TO BE 3/16" THK. #7328 WHITE ACRYLIC WITH 3M 3630-97 DELFT BLUE TRANSLUCENT VINYL APPLIED ON FIRST SURFACE. 1/2" BORDER AROUND FACE TO REMAIN WHITE.

1" JEWELITE TRIM CAP COLOR TO BE WHITE.

5" X 5" RACEWAY TO BE PAINTED TO MATCH PMS #186c RED WITH A HEAVY STIPPLE FINISH.

120V ELECTRICAL. "AGILIGHT" WHITE LED LIGHTING WITH LOW VOLTAGE POWER SUPPLIES.

THIS SIGN TO BEAR UNDERWRITERS LABEL

120v VOLTS REQUIRED

Suitable for Wet Locations

ALL ELECTRICAL COMPONENTS TO BE UL LISTED

Any sign to be mounted on the exterior of a building must be constructed in accordance with the requirements of section 908 of the National Electrical Code, which shall be subject to the approval of the local authority having jurisdiction. The manufacturer's name and model of the sign shall be marked on the sign.



ENLARGED LETTER



ILLUMINATED LETTERSET ELEVATION

QUANTITY - 1

Scale 1/4" = 1'-0"

TOTAL SQUARE FOOTAGE = 95.44



**CONCEPT
UNLIMITED, Inc.**

10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:
R1 6/17/16 Change the color of raceway
R2 7/26/16 Change dimension to decimal.

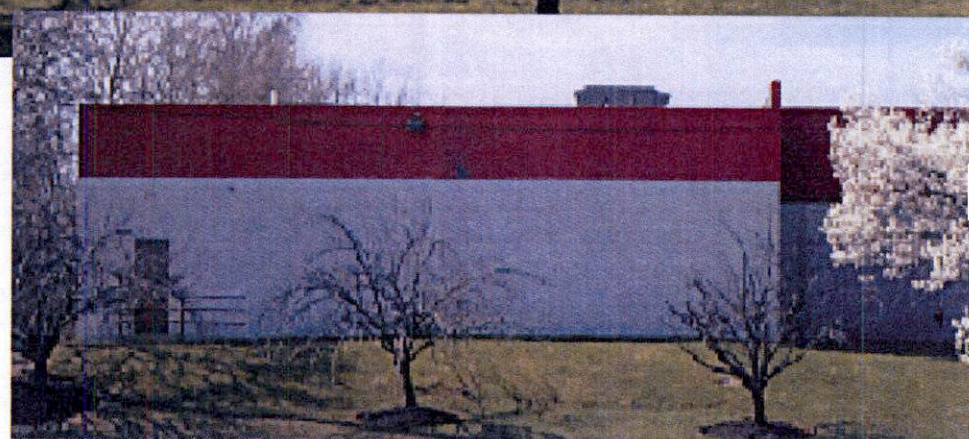
OCTAPHARMA PLASMA
1700 N. ROLLING RD.
WINDSOR, MD 21244

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Customer: OCTAPHARMA PLASMA
Salesman: M. Higgins
Drawn By: R.W.
Date: 5/2/2016
Drawing No: A10591
Pg. 1 of 2



PROPOSED



EXISTING

Scale 1/8" = 1'-0"



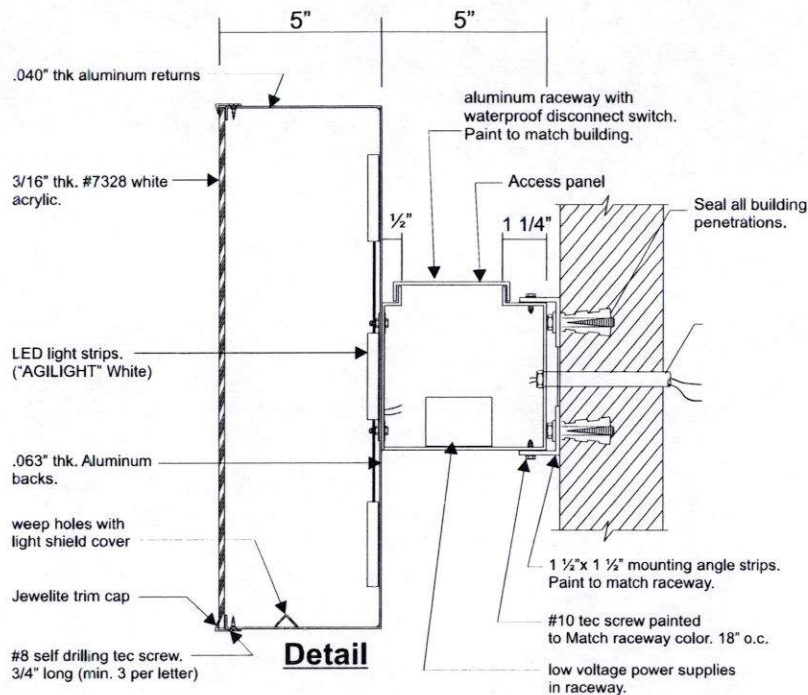
**CONCEPT
UNLIMITED, Inc.**
10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:

OCTAPHARMA PLASMA
1700 N. ROLLING RD.
WINDSOR, MD 21244

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Customer: OCTAPHARMA PLASMA
Salesman: M. Higgins
Drawn By: R.W.
Date: 5/2/2016
Drawing No: A10591
Pg. 2 of 2



PROPOSED SIGN

ACCEPTED BY: _____

DATE: _____

THIS SIGN TO BEAR UNDERWRITERS LABEL

120V VOLTS REQUIRED

Suitable for Wet Locations

ALL ELECTRICAL COMPONENTS TO BE UL LISTED

This sign is intended to be installed in accordance with the requirements of article 605 of the National Electrical Code and shall comply with all applicable codes. The manufacturer's name and listing shall be on the sign.

GENERAL NOTES:

ILLUMINATED LETTERSET LAYOUT ON RACEWAY.

FABRICATED ALUMINUM RETURNS TO BE PAINTED MP WHITE WITH A SMOOTH FINISH.

FACES TO BE 3/16" THK. #7328 WHITE ACRYLIC WITH 3M 3630-97 DELFT BLUE TRANSLUCENT VINYL APPLIED ON FIRST SURFACE. 1/2" BORDER AROUND FACE TO REMAIN WHITE.

1" JEWELRITE TRIM CAP COLOR TO BE WHITE.

5" X 5" RACEWAY TO BE PAINTED TO MATCH PMS #186c RED WITH A HEAVY STIPPLE FINISH.

120V ELECTRICAL. "AGILIGHT" WHITE LED LIGHTING WITH LOW VOLTAGE POWER SUPPLIES.



ENLARGED LETTER



ILLUMINATED LETTERSET ELEVATION

QUANTITY - 1

Scale 1/4" = 1'-0"

TOTAL SQUARE FOOTAGE = 95.44



**CONCEPT
UNLIMITED, Inc.**

10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:
R1 6/17/16 Change the color of raceway
R2 7/26/16 Change dimension to decimal.

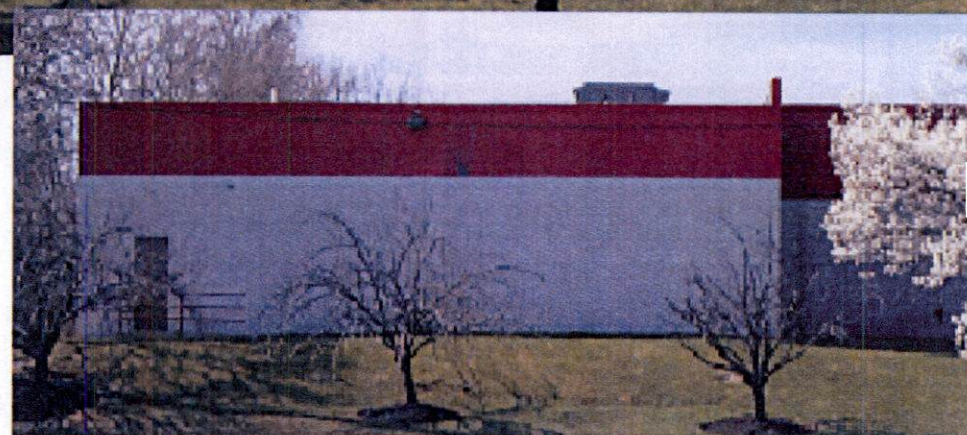
OCTAPHARMA PLASMA
1700 N. ROLLING RD.
WINDSOR, MD 21244

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Customer: OCTAPHARMA PLASMA
Salesman: M. Higgins
Drawn By: R.W.
Date: 5/2/2016
Drawing No: A10591
Pg. 1 of 2



PROPOSED



EXISTING

Scale 1/8" = 1'-0"



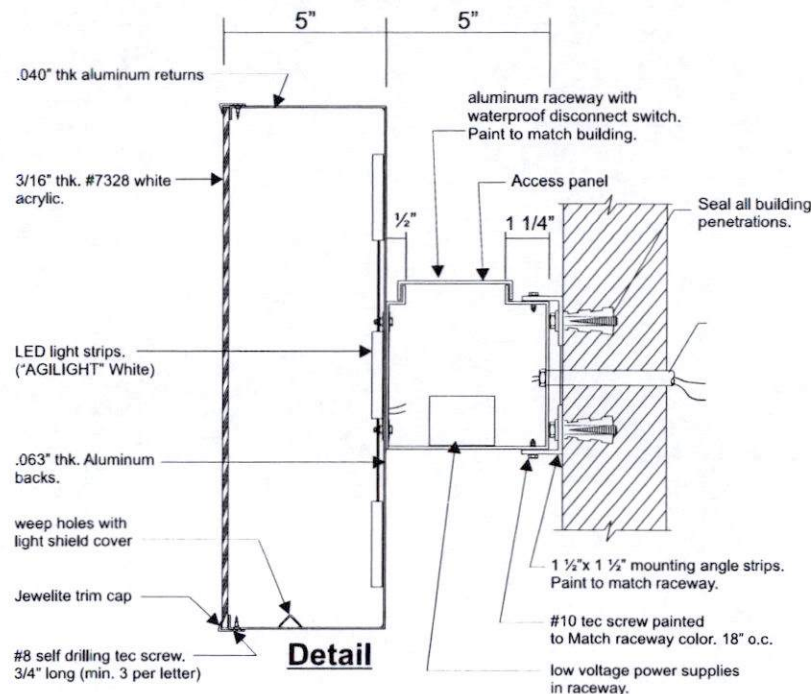
**CONCEPT
UNLIMITED, Inc.**
10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:

OCTAPHARMA PLASMA
1700 N. ROLLING RD.
WINDSOR, MD 21244

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Customer: OCTAPHARMA PLASMA
Salesman: M. Higgins
Drawn By: R.W.
Date: 5/2/2016
Drawing No: A10591
Pg. 2 of 2



PROPOSED SIGN

ACCEPTED BY: _____
DATE: _____

GENERAL NOTES:

ILLUMINATED LETTERSET LAYOUT ON RACEWAY.

FABRICATED ALUMINUM RETURNS TO BE PAINTED MP WHITE WITH A SMOOTH FINISH.

FACES TO BE 3/16\"/>

1\"/>

5\"/>

120V ELECTRICAL. \"AGILIGHT\" WHITE LED LIGHTING WITH LOW VOLTAGE POWER SUPPLIES.

THIS SIGN TO BEAR UNDERWRITERS LABEL
120V VOLTS REQUIRED
Suitable for Wet Locations
ALL ELECTRICAL COMPONENTS TO BE UL LISTED.
This sign is to be installed by a qualified electrician in accordance with the National Electrical Code (NEC) and all applicable local codes. The sign is not to be used for any purpose other than that for which it was designed. The sign is the property of Concept Unlimited, Inc. and shall remain the property of Concept Unlimited, Inc. if it is ever removed from the sign.



1/2\"/>

ENLARGED LETTER



ILLUMINATED LETTERSET ELEVATION

QUANTITY - 1

Scale 1/4\"/>

TOTAL SQUARE FOOTAGE = 95.44



**CONCEPT
UNLIMITED, Inc.**
10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:
R1 6/17/16 Change the color of raceway
R2 7/26/16 Change dimension to decimal.

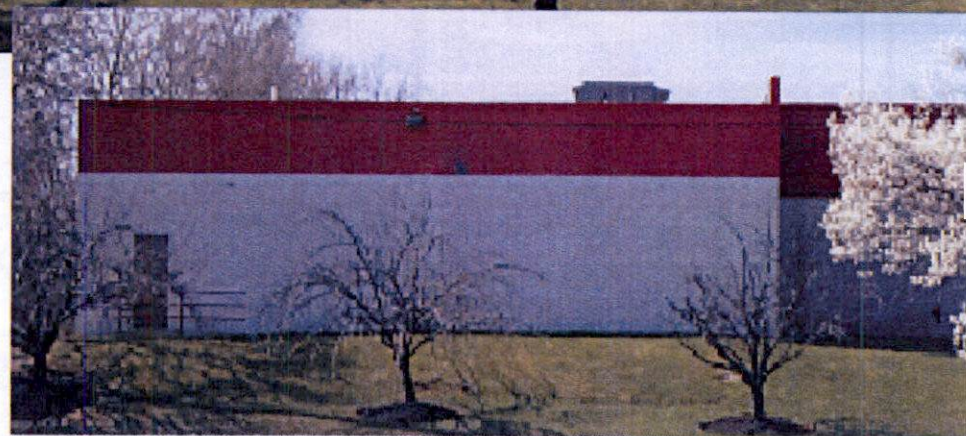
OCTAPHARMA PLASMA
1700 N. ROLLING RD.
WINDSOR, MD 21244

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Customer: OCTAPHARMA PLASMA
Salesman: M. Higgins
Drawn By: R.W.
Date: 5/2/2016
Drawing No: A10591
Pg. 1 of 2



PROPOSED



EXISTING

Scale 1/8" = 1'-0"



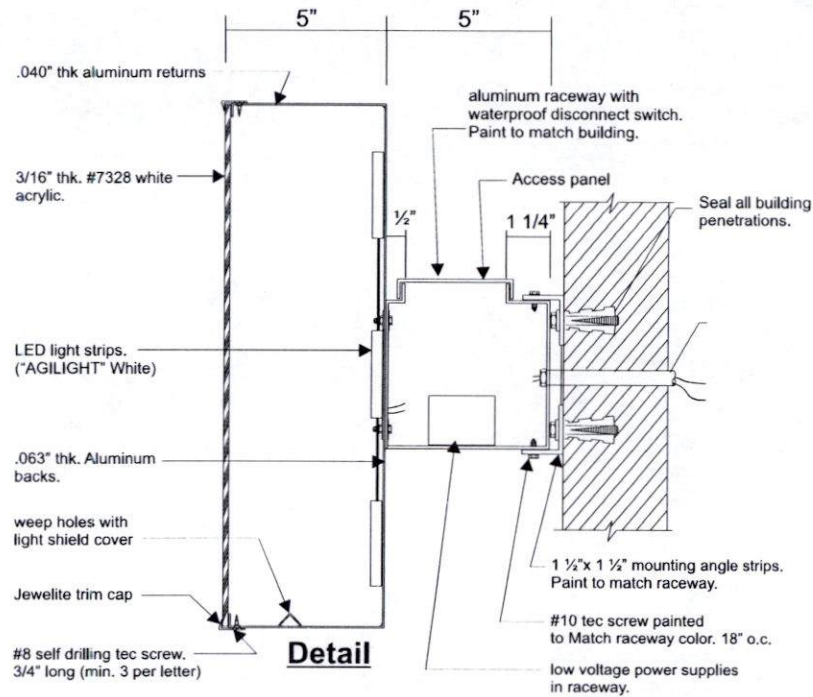
**CONCEPT
UNLIMITED, Inc.**
10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:

OCTAPHARMA PLASMA
1700 N. ROLLING RD.
WINDSOR, MD 21244

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PART OF THIS DESIGN (EXCEPT REGISTERED TRADE-
MARKS) REMAIN THE PROPERTY OF CONCEPT UNL, INC.

Customer: OCTAPHARMA PLASMA
Salesman: M. Higgins
Drawn By: R.W.
Date: 5/2/2016
Drawing No: A10591
Pg. 2 of 2



PROPOSED SIGN

ACCEPTED BY: _____

DATE: _____

GENERAL NOTES:

ILLUMINATED LETTERSET LAYOUT ON RACEWAY.

FABRICATED ALUMINUM RETURNS TO BE PAINTED MP WHITE WITH A SMOOTH FINISH.

FACES TO BE 3/16" THK. #7328 WHITE ACRYLIC WITH 3M 3630-97 DELFT BLUE TRANSLUCENT VINYL APPLIED ON FIRST SURFACE. 1/2" BORDER AROUND FACE TO REMAIN WHITE.

1" JEWELRITE TRIM CAP COLOR TO BE WHITE.

5" X 5" RACEWAY TO BE PAINTED TO MATCH PMS #186c RED WITH A HEAVY STIPPLE FINISH.

120V ELECTRICAL. "AGILIGHT" WHITE LED LIGHTING WITH LOW VOLTAGE POWER SUPPLIES.

THIS SIGN TO BEAR UNDERWRITERS LABEL

120V VOLTS REQUIRED

120V VOLTS REQUIRED

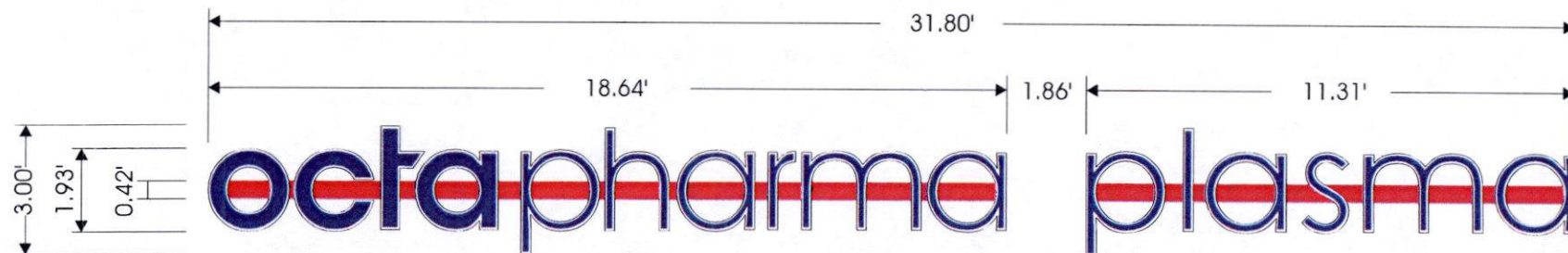
Suitable for Wet Locations

ALL ELECTRICAL COMPONENTS TO BE UL LISTED

The sign is intended to be installed in accordance with the requirements of NFPA 70 (NEC) and the National Electrical Code (NEC) and other applicable codes. The sign is not to be used for any other purpose.



ENLARGED LETTER



ILLUMINATED LETTERSET ELEVATION

QUANTITY - 1

TOTAL SQUARE FOOTAGE = 95.44

Scale 1/4" = 1'-0"



**CONCEPT
UNLIMITED, Inc.**

10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:

R1 6/17/16 Change the color of raceway
R2 7/26/16 Change dimension to decimal.

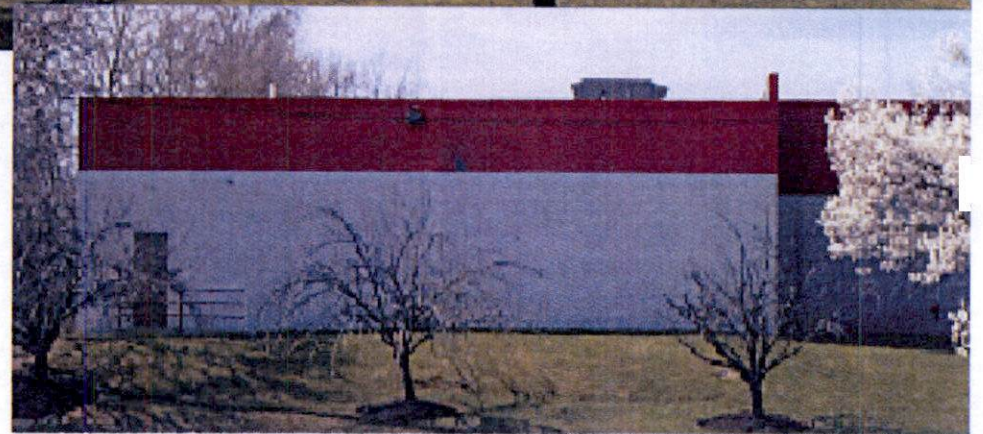
OCTAPHARMA PLASMA
1700 N. ROLLING RD.
WINDSOR, MD 21244

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Customer: OCTAPHARMA PLASMA
Salesman: M. Higgins
Drawn By: R.W.
Date: 5/2/2016
Drawing No: A10591
Pg. 1 of 2



PROPOSED



EXISTING

Scale 1/8" = 1'-0"



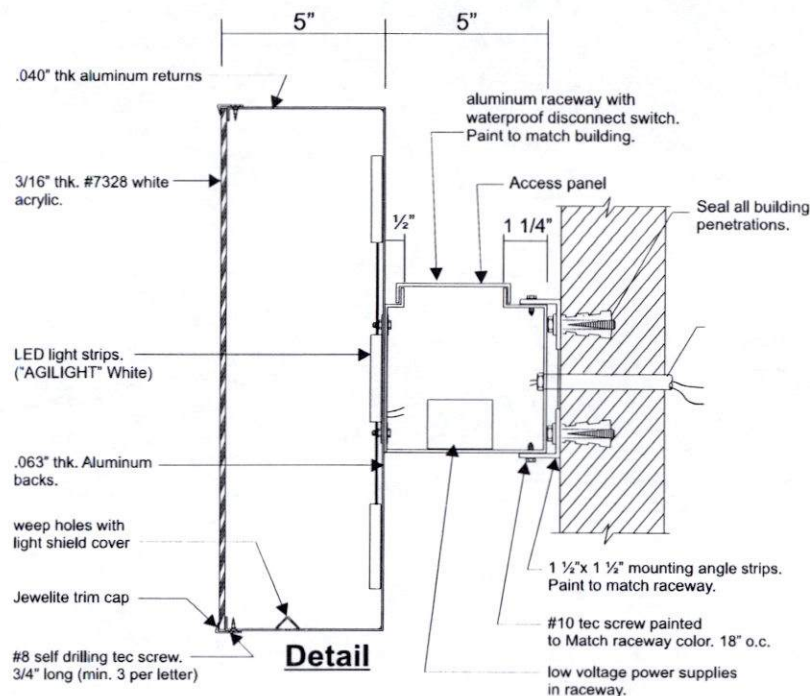
**CONCEPT
UNLIMITED, Inc.**
10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:

OCTAPHARMA PLASMA
1700 N. ROLLING RD.
WINDSOR, MD 21244

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EXHIBITED IN ANYWAY WHATSOEVER. ALL OR ANY
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Customer: OCTAPHARMA PLASMA
Salesman: M. Higgins
Drawn By: R.W.
Date: 5/2/2016
Drawing No: A10591
Pg. 2 of 2



PROPOSED SIGN

ACCEPTED BY: _____

DATE: _____

GENERAL NOTES:

ILLUMINATED LETTERSET LAYOUT ON RACEWAY.

FABRICATED ALUMINUM RETURNS TO BE PAINTED MP WHITE WITH A SMOOTH FINISH.

FACES TO BE 3/16" THK. #7328 WHITE ACRYLIC WITH 3M 3630-97 DELFT BLUE TRANSLUCENT VINYL APPLIED ON FIRST SURFACE. 1/2" BORDER AROUND FACE TO REMAIN WHITE.

1" JEWELITE TRIM CAP COLOR TO BE WHITE.

5" X 5" RACEWAY TO BE PAINTED TO MATCH PMS #186c RED WITH A HEAVY STIPPLE FINISH.

120V ELECTRICAL. "AGILIGHT" WHITE LED LIGHTING WITH LOW VOLTAGE POWER SUPPLIES.

THIS SIGN TO BEAR UNDERWRITERS LABEL

120V VOLTS REQUIRED

Suitable for Wet Locations

ALL ELECTRICAL COMPONENTS TO BE UL LISTED.

This sign is intended to be installed in a location where the exposure to weather is not excessive. The sign is not intended for use in locations where the exposure to weather is excessive. The sign is not intended for use in locations where the exposure to weather is excessive. The sign is not intended for use in locations where the exposure to weather is excessive.



ENLARGED LETTER



ILLUMINATED LETTERSET ELEVATION

QUANTITY - 1

TOTAL SQUARE FOOTAGE = 95.44

Scale 1/4" = 1'-0"



**CONCEPT
UNLIMITED, Inc.**

10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:
R1 6/17/16 Change the color of raceway
R2 7/26/16 Change dimension to decimal.

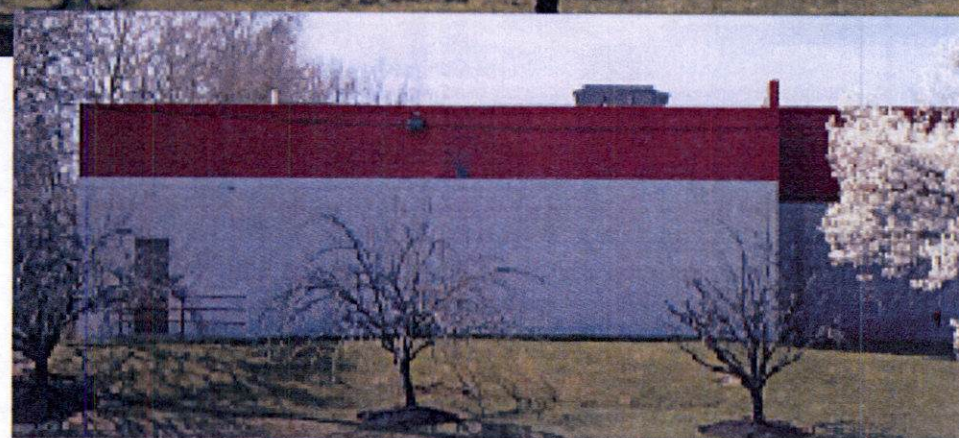
OCTAPHARMA PLASMA
1700 N. ROLLING RD.
WINDSOR, MD 21244

THIS IS AN ORIGINAL DESIGN SUBMITTED BY CONCEPT UNLIMITED FOR YOUR PERSONAL USE. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IT IS TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANYWAY WHATSOEVER. ALL OR ANY PART OF THIS DESIGN (EXCEPT REGISTERED TRADEMARKS) REMAIN THE PROPERTY OF CONCEPT UNL. INC.

Customer: OCTAPHARMA PLASMA
Salesman: M. Higgins
Drawn By: R.W.
Date: 5/2/2016
Drawing No: A10591
Pg. 1 of 2



PROPOSED



EXISTING

Scale 1/8" = 1'-0"



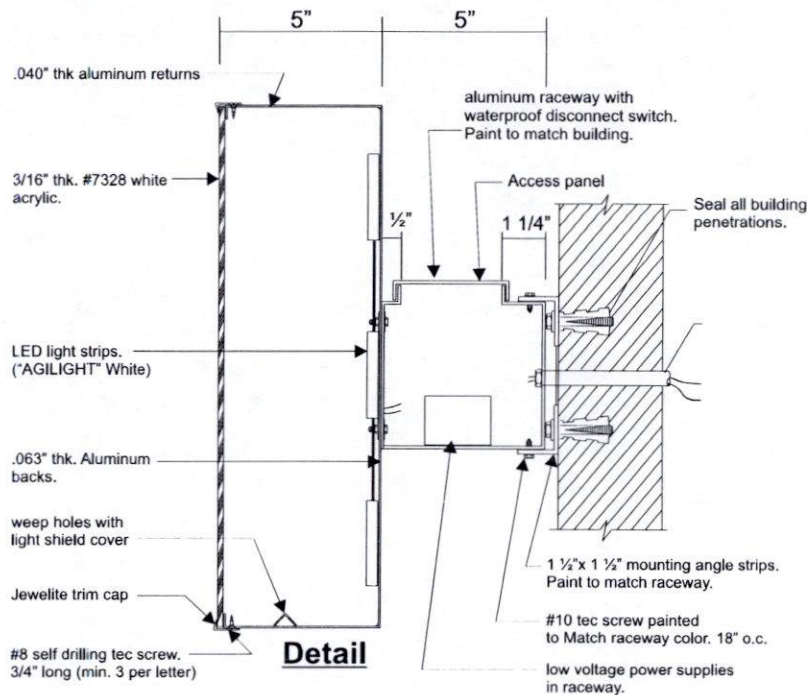
**CONCEPT
UNLIMITED, Inc.**
10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:

OCTAPHARMA PLASMA
1700 N. ROLLING RD.
WINDSOR, MD 21244

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Customer: OCTAPHARMA PLASMA
Salesman: M. Higgins
Drawn By: R.W.
Date: 5/2/2016
Drawing No: A10591
Pg. 2 of 2



PROPOSED SIGN

ACCEPTED BY: _____

DATE: _____

THIS SIGN TO BEAR UNDERWRITERS LABEL

120V VOLTS REQUIRED

Suitable for Wet Locations

ALL ELECTRICAL COMPONENTS TO BE UL LISTED.

This sign is intended to be installed in accordance with the instructions of the manufacturer of the sign. The manufacturer is not responsible for the installation of the sign. The manufacturer is not responsible for the installation of the sign.

GENERAL NOTES:

ILLUMINATED LETTERSET LAYOUT ON RACEWAY.

FABRICATED ALUMINUM RETURNS TO BE PAINTED MP WHITE WITH A SMOOTH FINISH.

FACES TO BE 3/16" THK. #7328 WHITE ACRYLIC WITH 3M 3630-97 DELFT BLUE TRANSLUCENT VINYL APPLIED ON FIRST SURFACE. 1/2" BORDER AROUND FACE TO REMAIN WHITE.

1" JEWELRITE TRIM CAP COLOR TO BE WHITE.

5" X 5" RACEWAY TO BE PAINTED TO MATCH PMS #186c RED WITH A HEAVY STIPPLE FINISH.

120V ELECTRICAL. "AGILIGHT" WHITE LED LIGHTING WITH LOW VOLTAGE POWER SUPPLIES.



ENLARGED LETTER



ILLUMINATED LETTERSET ELEVATION

QUANTITY - 1

TOTAL SQUARE FOOTAGE = 95.44

Scale 1/4" = 1'-0"



**CONCEPT
UNLIMITED, Inc.**

10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:

R1 6/17/16 Change the color of raceway
R2 7/26/16 Change dimension to decimal.

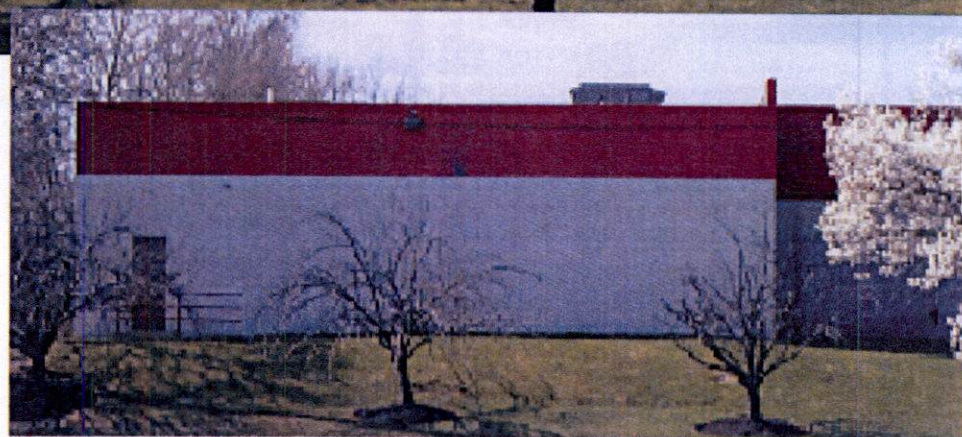
OCTAPHARMA PLASMA
1700 N. ROLLING RD.
WINDSOR, MD 21244

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Customer: OCTAPHARMA PLASMA
Salesman: M. Higgins
Drawn By: R.W.
Date: 5/2/2016
Drawing No: A10591
Pg. 1 of 2



PROPOSED



EXISTING

Scale 1/8" = 1'-0"



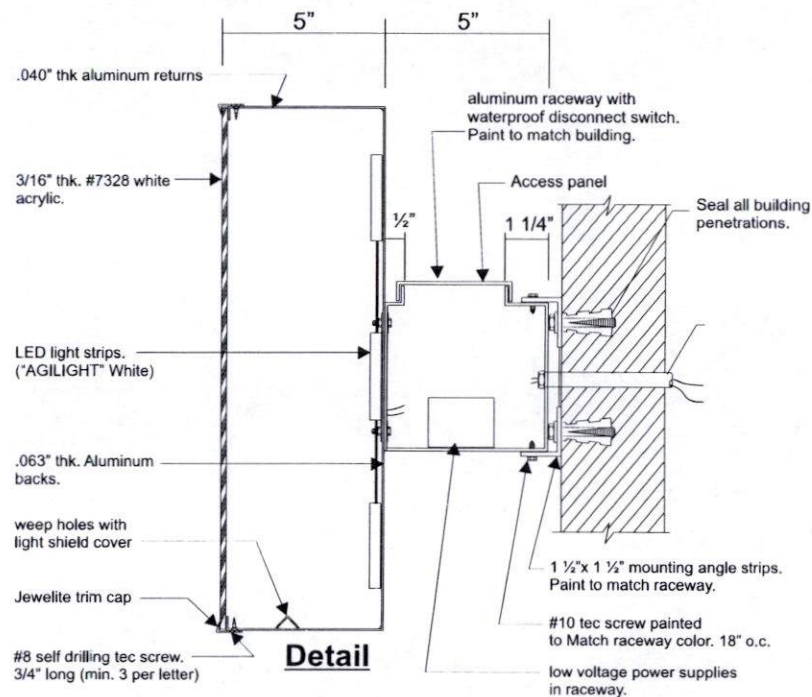
**CONCEPT
UNLIMITED, Inc.**
10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:

OCTAPHARMA PLASMA
1700 N. ROLLING RD.
WINDSOR, MD 21244

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Customer: OCTAPHARMA PLASMA
Salesman: M. Higgins
Drawn By: R.W.
Date: 5/2/2016
Drawing No: A10591
Pg. 2 of 2



PROPOSED SIGN

ACCEPTED BY: _____

DATE: _____

GENERAL NOTES:

ILLUMINATED LETTERSET LAYOUT ON RACEWAY.

FABRICATED ALUMINUM RETURNS TO BE PAINTED MP WHITE WITH A SMOOTH FINISH.

FACES TO BE 3/16" THK. #7328 WHITE ACRYLIC WITH 3M 3630-97 DELFT BLUE TRANSLUCENT VINYL APPLIED ON FIRST SURFACE. 1/2" BORDER AROUND FACE TO REMAIN WHITE.

1" JEWELITE TRIM CAP COLOR TO BE WHITE.

5" X 5" RACEWAY TO BE PAINTED TO MATCH PMS #186c RED WITH A HEAVY STIPPLE FINISH.

120V ELECTRICAL. "AGILIGHT" WHITE LED LIGHTING WITH LOW VOLTAGE POWER SUPPLIES.

THIS SIGN TO BEAR UNDERWRITERS LABEL

120v5 VOLTS REQUIRED

Suitable for Wet Locations

ALL ELECTRICAL COMPONENTS TO BE UL LISTED

This sign is intended to be installed in accordance with the requirements of section 902 of the National Electrical Code, which requires that all electrical equipment be listed and labeled for the intended use, including the location of the sign.



ENLARGED LETTER



ILLUMINATED LETTERSET ELEVATION

QUANTITY - 1

TOTAL SQUARE FOOTAGE = 95.44

Scale 1/4" = 1'-0"



**CONCEPT
UNLIMITED, Inc.**

10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:
R1 6/17/16 Change the color of raceway
R2 7/26/16 Change dimension to decimal.

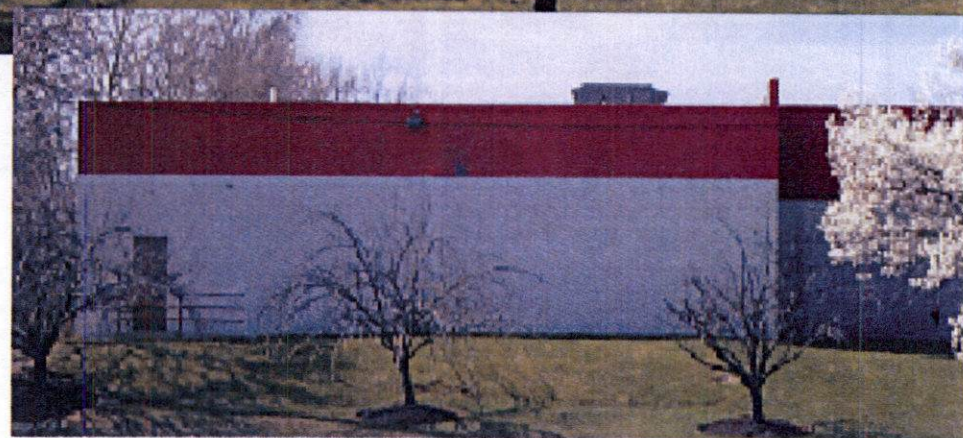
OCTAPHARMA PLASMA
1700 N. ROLLING RD.
WINDSOR, MD 21244

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Customer: OCTAPHARMA PLASMA
Salesman: M. Higgins
Drawn By: R.W.
Date: 5/2/2016
Drawing No: A10591
Pg. 1 of 2



PROPOSED



EXISTING

Scale 1/8" = 1'-0"



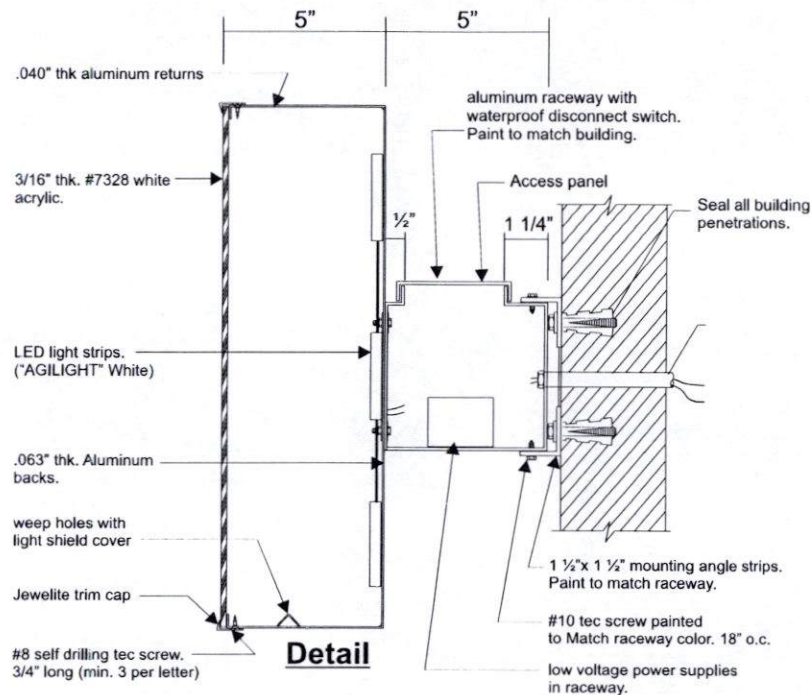
**CONCEPT
UNLIMITED, Inc.**
10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:

OCTAPHARMA PLASMA
1700 N. ROLLING RD.
WINDSOR, MD 21244

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Customer: OCTAPHARMA PLASMA
Salesman: M. Higgins
Drawn By: R.W.
Date: 5/2/2016
Drawing No: A10591
Pg. 2 of 2



PROPOSED SIGN

ACCEPTED BY: _____
DATE: _____

GENERAL NOTES:

ILLUMINATED LETTERSET LAYOUT ON RACEWAY.

FABRICATED ALUMINUM RETURNS TO BE PAINTED MP WHITE WITH A SMOOTH FINISH.

FACES TO BE 3/16" THK. #7328 WHITE ACRYLIC WITH 3M 3630-97 DELFT BLUE TRANSLUCENT VINYL APPLIED ON FIRST SURFACE. 1/2" BORDER AROUND FACE TO REMAIN WHITE.

1" JEWELITE TRIM CAP COLOR TO BE WHITE.

5" X 5" RACEWAY TO BE PAINTED TO MATCH PMS #186c RED WITH A HEAVY STIPPLE FINISH.

120V ELECTRICAL. "AGILIGHT" WHITE LED LIGHTING WITH LOW VOLTAGE POWER SUPPLIES.

THIS SIGN TO BEAR UNDERWRITERS LABEL
120v VOLTS REQUIRED
120v 15a 1000va 1000va 1000va 1000va
Suitable for Wet Locations
ALL ELECTRICAL COMPONENTS TO BE UL LISTED
This sign is intended to be installed in a wet location. The sign must be installed in a wet location. The sign must be installed in a wet location. The sign must be installed in a wet location.



1/2" BORDER AROUND FACE TO REMAIN WHITE.

ENLARGED LETTER



ILLUMINATED LETTERSET ELEVATION

QUANTITY - 1

TOTAL SQUARE FOOTAGE = 95.44

Scale 1/4" = 1'-0"



**CONCEPT
UNLIMITED, Inc.**
10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:
R1 6/17/16 Change the color of raceway
R2 7/26/16 Change dimension to decimal.

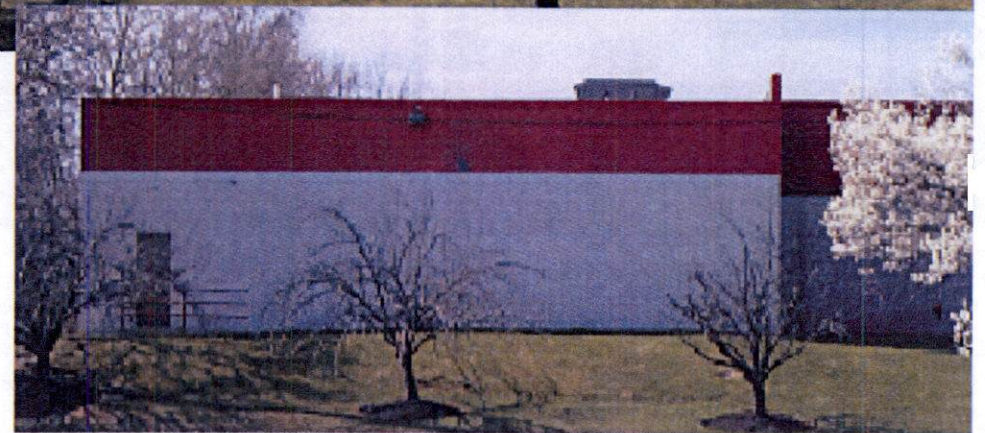
OCTAPHARMA PLASMA
1700 N. ROLLING RD.
WINDSOR, MD 21244

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Customer: OCTAPHARMA PLASMA
Salesman: M. Higgins
Drawn By: R.W.
Date: 5/2/2016
Drawing No: A10591
Pg. 1 of 2



PROPOSED



EXISTING

Scale 1/8" = 1'-0"



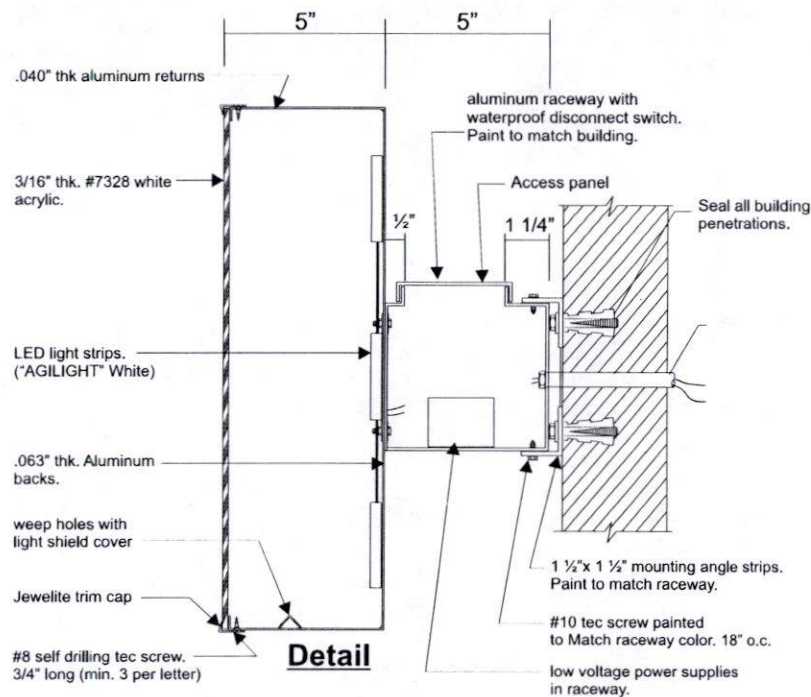
**CONCEPT
UNLIMITED, Inc.**
10070 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:

OCTAPHARMA PLASMA
1700 N. ROLLING RD.
WINDSOR, MD 21244

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Customer: OCTAPHARMA PLASMA
Salesman: M. Higgins
Drawn By: R.W.
Date: 5/2/2016
Drawing No: A10591
Pg. 2 of 2



PROPOSED SIGN

ACCEPTED BY: _____
DATE: _____

THIS SIGN TO BEAR
UNDERWRITER'S LABEL
120V VOLTS REQUIRED
Suitable for
Wet Locations
ALL ELECTRICAL COMPONENTS
TO BE UL LISTED
This sign is intended to be installed in accordance with the requirements of ANSI Z39.49 at the National Board of Fire Underwriters under their label rules. The manufacturer's name and listing of the sign.

GENERAL NOTES:

ILLUMINATED LETTERSET LAYOUT ON RACEWAY.

FABRICATED ALUMINUM RETURNS TO BE PAINTED MP WHITE WITH A SMOOTH FINISH.

FACES TO BE 3/16" THK. #7328 WHITE ACRYLIC WITH 3M 3630-97 DELFT BLUE TRANSLUCENT VINYL APPLIED ON FIRST SURFACE. 1/2" BORDER AROUND FACE TO REMAIN WHITE.

1" JEWELITE TRIM CAP COLOR TO BE WHITE.

5" X 5" RACEWAY TO BE PAINTED TO MATCH PMS #186c RED WITH A HEAVY STIPPLE FINISH.

120V ELECTRICAL. "AGILIGHT" WHITE LED LIGHTING WITH LOW VOLTAGE POWER SUPPLIES.



1/2" BORDER AROUND
FACE TO REMAIN WHITE.

ENLARGED LETTER



ILLUMINATED LETTERSET ELEVATION

QUANTITY - 1

TOTAL SQUARE FOOTAGE = 95.44

Scale 1/4" = 1'-0"



**CONCEPT
UNLIMITED, Inc.**
10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:

R1 6/17/16 Change the color of raceway
R2 7/26/16 Change dimension to decimal.

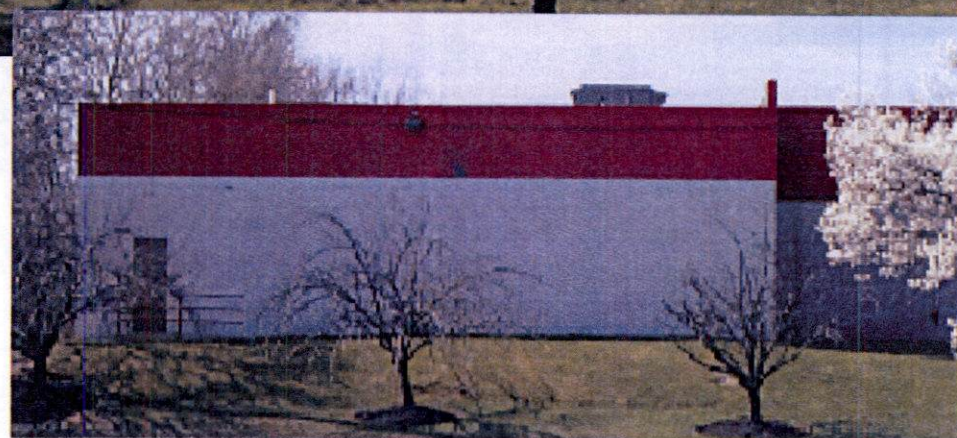
OCTAPHARMA PLASMA
1700 N. ROLLING RD.
WINDSOR, MD 21244

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Customer: OCTAPHARMA PLASMA
Salesman: M. Higgins
Drawn By: R.W.
Date: 5/2/2016
Drawing No: A10591
Pg. 1 of 2



PROPOSED



EXISTING

Scale 1/8" = 1'-0"



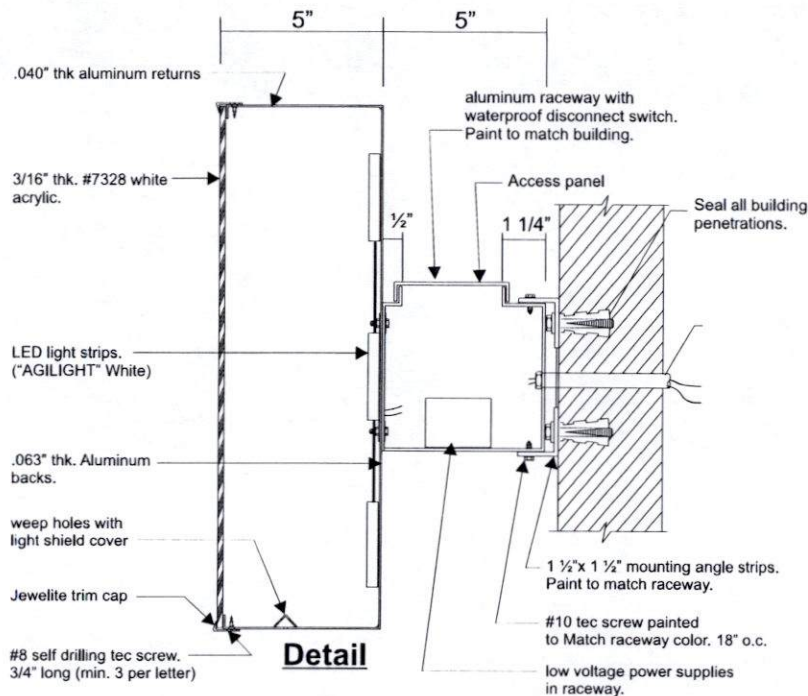
**CONCEPT
UNLIMITED, Inc.**
10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:

OCTAPHARMA PLASMA
1700 N. ROLLING RD.
WINDSOR, MD 21244

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Customer: OCTAPHARMA PLASMA
Salesman: M. Higgins
Drawn By: R.W.
Date: 5/2/2016
Drawing No: A10591
Pg. 2 of 2



PROPOSED SIGN

ACCEPTED BY: _____

DATE: _____

THIS SIGN TO BEAR UNDERWRITERS LABEL

120V VOLTS REQUIRED

Suitable for Wet Locations

ALL ELECTRICAL COMPONENTS TO BE UL LISTED.

The sign is intended to be installed in a location where the exposure to weather is not excessive. The sign is not to be used in locations where it is exposed to direct sunlight or other conditions which may cause the sign to deteriorate or become unsafe. The sign is not to be used in locations where it is exposed to direct sunlight or other conditions which may cause the sign to deteriorate or become unsafe.

GENERAL NOTES:

ILLUMINATED LETTERSET LAYOUT ON RACEWAY.

FABRICATED ALUMINUM RETURNS TO BE PAINTED MP WHITE WITH A SMOOTH FINISH.

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120V ELECTRICAL. "AGILIGHT" WHITE LED LIGHTING WITH LOW VOLTAGE POWER SUPPLIES.



ENLARGED LETTER



ILLUMINATED LETTERSET ELEVATION

QUANTITY - 1

TOTAL SQUARE FOOTAGE = 95.44

Scale 1/4" = 1'-0"



**CONCEPT
Unlimited, Inc.**

10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:

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R2 7/26/16 Change dimension to decimal.

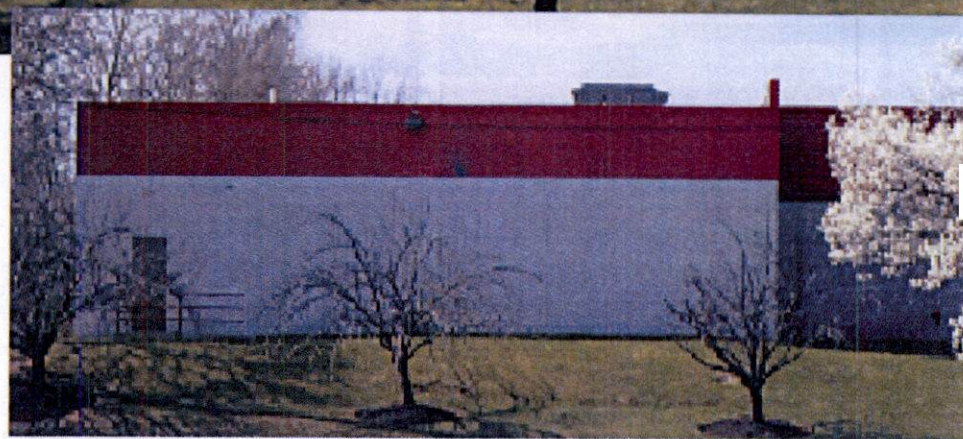
OCTAPHARMA PLASMA
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WINDSOR, MD 21244

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Customer: OCTAPHARMA PLASMA
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Date: 5/2/2016
Drawing No: A10591
Pg. 1 of 2



PROPOSED



EXISTING

Scale 1/8" = 1'-0"



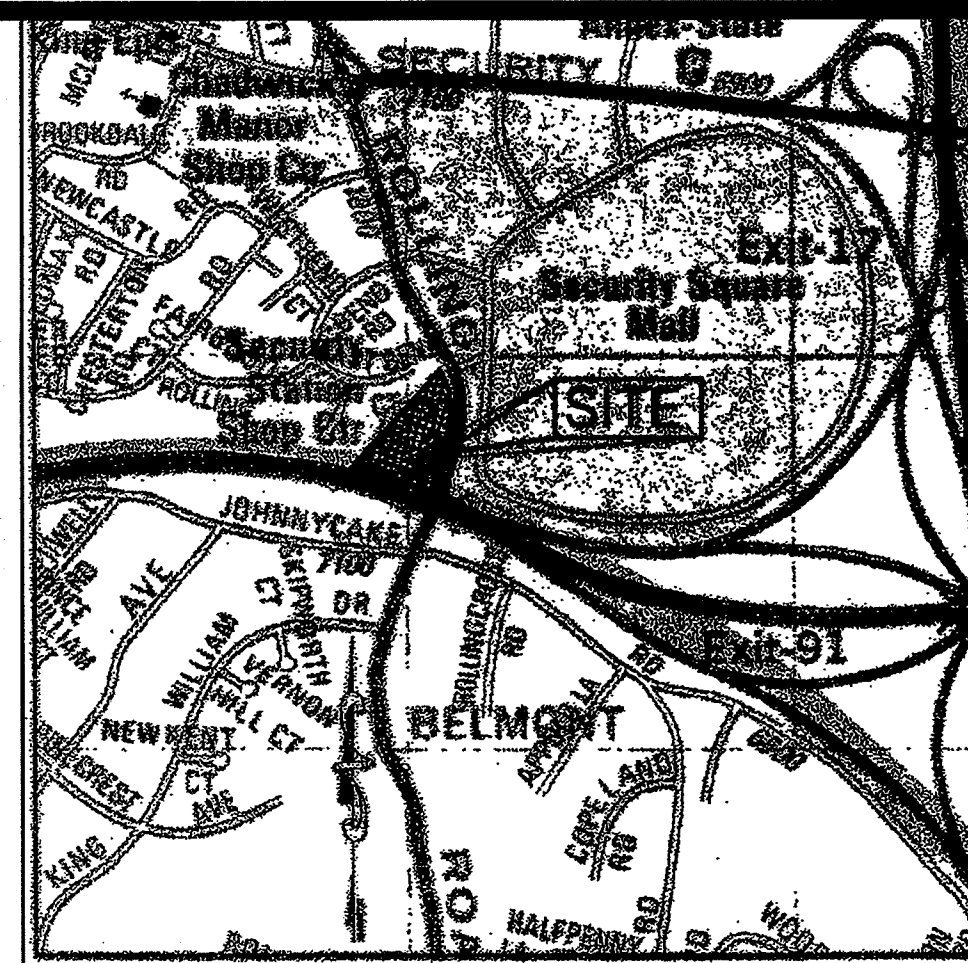
**CONCEPT
UNLIMITED, Inc.**
10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:

OCTAPHARMA PLASMA
1700 N. ROLLING RD.
WINDSOR, MD 21244

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Customer: OCTAPHARMA PLASMA
Salesman: M. Higgins
Drawn By: R.W.
Date: 5/2/2016
Drawing No: A10591
Pg. 2 of 2



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

- OWNER: SECURITY STATION INVESTORS LLC
C/O JEFFREY SPENCE
233 E. REDWOOD STREET
BALTIMORE, MD 21202

APPLICANT: OCTAPHARMA PLASMA, INC.
10644 WESTLAKE DRIVE
CHARLOTTE, NC 28273
704-554-4650
- SITE DATA:
TAX MAP: 0044 GRID: 0006 PARCELS: 0016, 0114, 0182 & 0284
DEED REF.: 31409 / 34

SITE AREA
PARCEL 0016 = 86,084 SQ.FT. OR 1.9765 AC. (TAX ID. NO. 1600013170)
PARCEL 0114 = 5,931 SQ.FT. OR 0.1363 AC. (TAX ID. NO. 0114270230)
PARCEL 0182 = 12,246 SQ.FT. OR 0.2811 AC. (TAX ID. NO. 0111000112)
PARCEL 0284 = 35,542 SQ.FT. OR 0.8111 AC. (TAX ID. NO. 0118100320)
22,146 SQ.FT. OR 0.5084 AC. (TAX ID. NO. 1600008512)
TOTAL = 162,010 SQ.FT. OR 3.7142 AC.

ELECTION DISTRICT NO. 1 COUNCILMANIC DISTRICT NO. 1
- SITE ZONING: BL (3.60 AC.) & DR 16 (0.12 AC.)
200-SCALE FILE: 94C1
- KEY SHEET: L SE POSITION SHEETS: 4 & 5 NW 26, 4 & 5 NW 27
- EXISTING USE: MULTI-TENANT RETAIL BUILDING (SHOPPING CENTER)
- PROPOSED USE: MULTI-TENANT RETAIL BUILDING (SHOPPING CENTER)
- PREVIOUS COMMERCIAL PERMITS OF RECORD: B844145, B413250, B412052
- SITE IS SERVED BY PUBLIC WATER AND SEWER.
- FLOOR AREA RATIO:
MAXIMUM: 3.0 OR 486,030 SQ.FT.
EXISTING: 0.01 OR 22,612 SQ.FT.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO STREAMS, WETLANDS OR 100-YR FLOODPLAINS LOCATED ON THE SUBJECT SITE. OR CBOA
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ALTA/ACSM SURVEY PREPARED FOR "SECURITY STATION" BY KCM ENGINEERING TECHNOLOGIES, DATED 12/2006.
- REFINEMENT TO CR5 B4304 APPROVED FEBRUARY 25, 1992.
- LIMITED EXEMPTION FOR 2ND REFINEMENT TO CR5 B4304 GRANTED JULY 1, 2016. DRC 052416A.
- THE LAND OR STRUCTURES ARE NOT HISTORIC ZONING HISTORY.
- CASE 1972-0149-X: SPECIAL EXCEPTION FOR AN OFFICE BUILDING AND OFFICE GRANTED JANUARY 6, 1972, AND EXTENDED JANUARY 5, 1977.
- CASE R-1973-0045: RECLASSIFICATION FROM DR 16 TO BL GRANTED OCTOBER 2, 1972.
- CASE R-1983-0188: RECLASSIFICATION FROM DR 16 TO BL DISMISSED BY THE BOARD OF APPEALS MARCH 18, 1985.
- CASE 1999-403-SPH: SPECIAL HEARING TO APPROVE A GOODWILL STORE AS A COMBINATION OF RETAIL USES PERMITTED IN A BL ZONE GRANTED SEPTEMBER 10, 1999.

PAI NO. 1-365

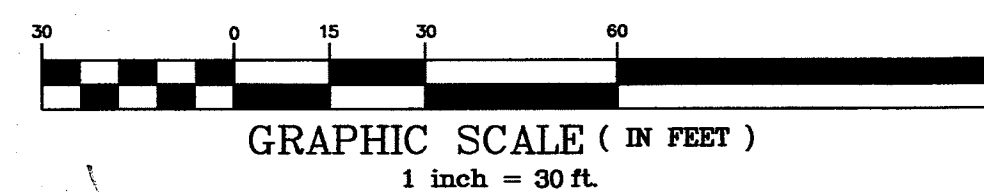
PLAN TO ACCOMPANY ZONING PETITION

OCTAPHARMA PLASMA

SECURITY STATION

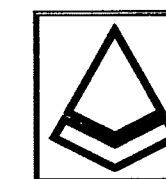
1700 N. ROLLING ROAD

FIRST ELECTION DISTRICT FIRST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND 21244



Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



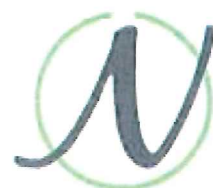
SCALE: 1" = 30'
DATE: AUGUST 12, 2016
JOB NO.: 2009-076.1
DESIGNED: SLD/KJC
DRAWN: SLD/KJC
CHECKED: CMR
FILE: 2009076.SIGN VAR.dwg
DRAWING NUMBER: VAR-1

NO. DATE REVISIONS: BY SHEET 1 OF 1

COMAR 09.23.03.10 Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 9752 Expiration Date: 2/28/18

2017-0064-A



DRAWING # : 94929
PROJECT ID: 13302

SALES DEPT: Andy Nelson

DRAWN BY: Sean Cornett

Date: 06.16.15

INSPECTED BY:

Revised:

Omaha Neon Sign Co., Inc.
1120 N 18th Street • Omaha 68102 • 402.341.0077 • 402.341.7854 fax



octapharma
plasma

1725 North Rolling Rd. • Baltimore, MD 21244

NOTICE:

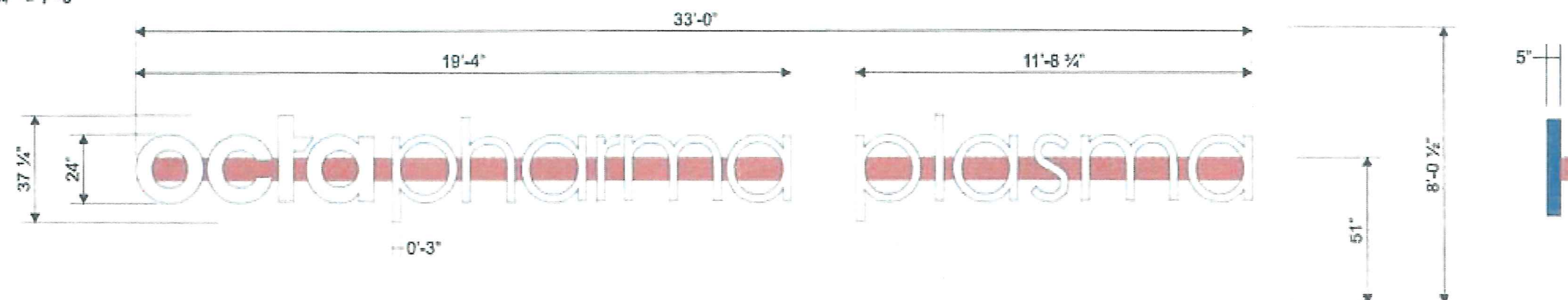
ALL GRAPHIC REPRODUCTIONS ARE SUBMITTED BY APPROVAL OF AUTHORIZED CLIENT. AS IS APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OR PRODUCT. OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signature: _____ Date: _____
Sales Rep: _____ Date: _____

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

RACEWAY MOUNTED CHANNEL LETTERS:

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



RACEWAY MOUNTED CHANNEL LETTERS

RETURNS: .050 ALUMINUM PAINTED REFLEX BLUE.

BACKS: .063 WHITE PRE-FINISHED ALUMINUM

FACES: 3/16" #7328 WHITE PLEXIGLAS

TRIM-CAP: 1" JEWELITE TO MATCH REFLEX BLUE.

ILLUM: WHITE LED'S

INSTALLATION:

LETTERS ARE TO BE MOUNTED TO AN EXTRUDED ALUMINUM RACEWAY (PAINTED TO MATCH CUSTOMER FASCIA). SIGNAGE IS TO BE MOUNTED TO FASCIA USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

LIMITATIONS:

octa



PETITIONER'S

EXHIBIT NO. 1



PROPOSED



EXISTING

PETITIONER'S

EXHIBIT NO.

2A

Scale 1/8" = 1'-0"



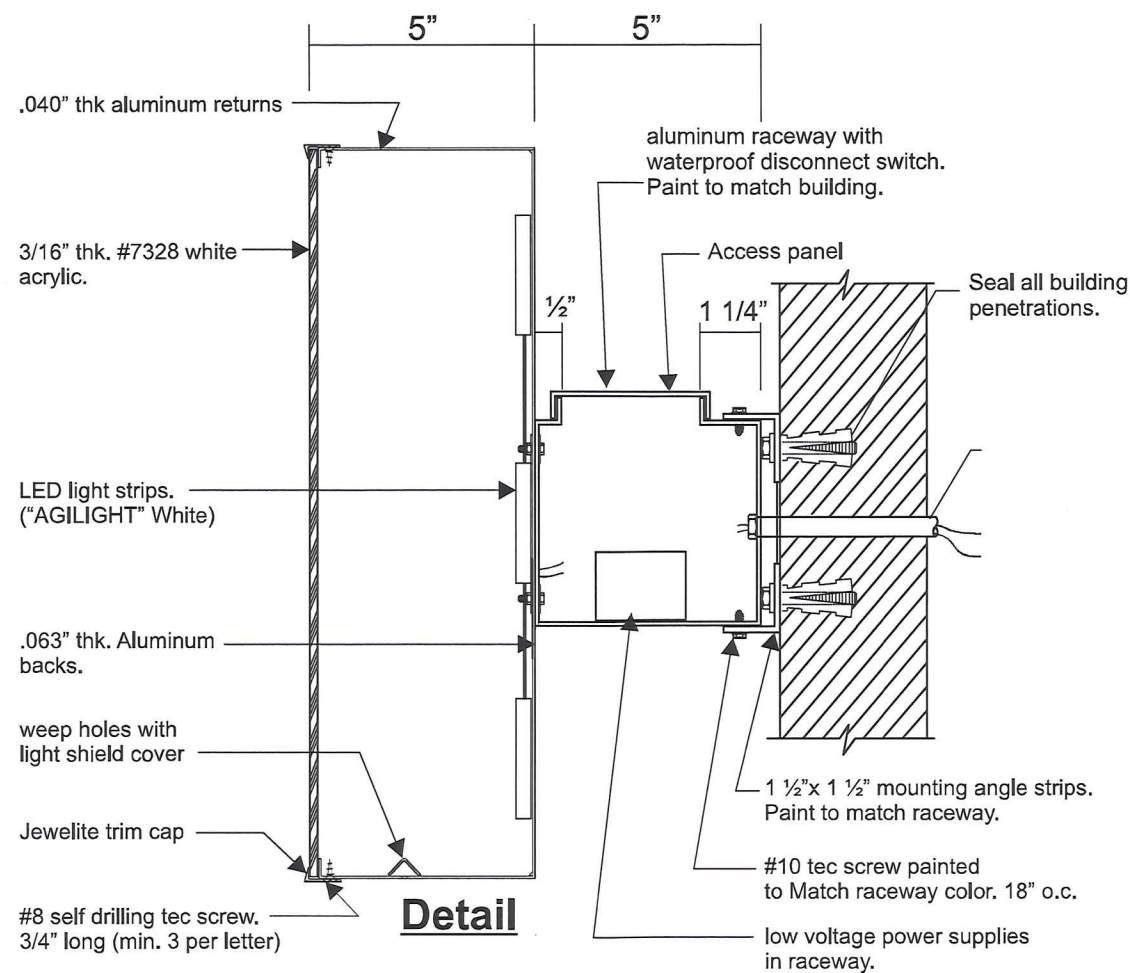
**CONCEPT
UnLIMITED, Inc.**
10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:

OCTAPHARMA PLASMA
1700 N. ROLLING RD.
WINDSOR, MD 21244

THIS IS AN ORIGINAL DESIGN SUBMITTED BY CONCEPT UNLIMITED FOR YOUR PERSONAL USE. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IT IS TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANYWAY WHATSOEVER. ALL OR ANY PART OF THIS DESIGN (EXCEPT REGISTERED TRADEMARKS) REMAIN THE PROPERTY OF CONCEPT UNL. INC.

Customer: OCTAPHARMA PLASMA
Salesman: M. Higgins
Drawn By: R.W.
Date: 5/2/2016
Drawing No: **A10591**
Pg. 2 of 2



PROPOSED SIGN

ACCEPTED BY: _____

DATE: _____

THIS SIGN TO BEAR UNDERWRITERS LABEL

120±6 VOLTS REQUIRED

120±6 VOLTS REQUIRED

Suitable for Wet Locations

ALL ELECTRICAL COMPONENTS TO BE UL LISTED.

This sign is intended to be installed in accordance with the requirements of article 605 of the National Electrical Code and in other applicable local codes. This includes proper grounding and bonding of the sign.

GENERAL NOTES:

ILLUMINATED LETTERSET LAYOUT ON RACEWAY.

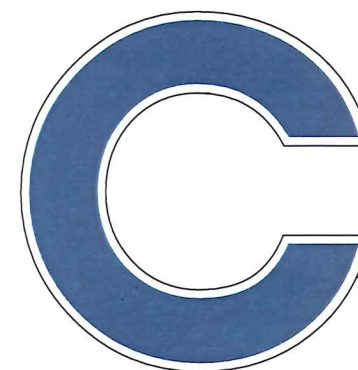
FABRICATED ALUMINUM RETURNS TO BE PAINTED MP WHITE WITH A SMOOTH FINISH.

FACES TO BE 3/16" THK. #7328 WHITE ACRYLIC WITH 3M 3630-97 DELFT BLUE TRANSLUCENT VINYL APPLIED ON FIRST SURFACE. 1/2" BORDER AROUND FACE TO REMAIN WHITE.

1" JEWELITE TRIM CAP COLOR TO BE WHITE.

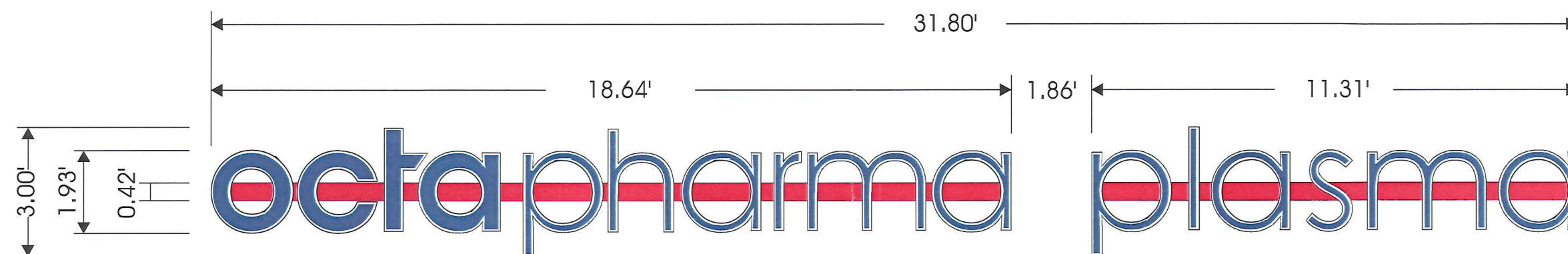
5" X 5" RACEWAY TO BE PAINTED TO MATCH PMS #186c RED WITH A HEAVY STIPPLE FINISH.

120V ELECTRICAL. "AGILIGHT" WHITE LED LIGHTING WITH LOW VOLTAGE POWER SUPPLIES.



1/2" BORDER AROUND FACE TO REMAIN WHITE.

ENLARGED LETTER



ILLUMINATED LETTERSET ELEVATION

QUANTITY - 1

Scale 1/4" = 1'-0"

TOTAL SQUARE FOOTAGE = 95.44



CONCEPT UNLIMITED, Inc.
10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:
R1 6/17/16 Change the color of raceway
R2 7/26/16 Change dimension to decimal.

OCTAPHARMA PLASMA
1700 N. ROLLING RD.
WINDSOR, MD 21244

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Salesman: M. Higgins
Drawn By: R.W.
Date: 5/2/2016
Drawing No: A10591
Pg. 1 of 2



DRAWING # : 94929
PROJECT ID: 13302

SALES DEPT: Andya Nelson

DRAWN BY: Sean Cornett

Date: 06.16.15

INSPECTED BY:

Revised:

Omaha Neon Sign Co., Inc.
1120 N 18th Street - Omaha 68102 - 402.341.7554 Fax
402.341.7554



octapharma
plasma

1725 North Rolling Rd. - Baltimore, MD 21244

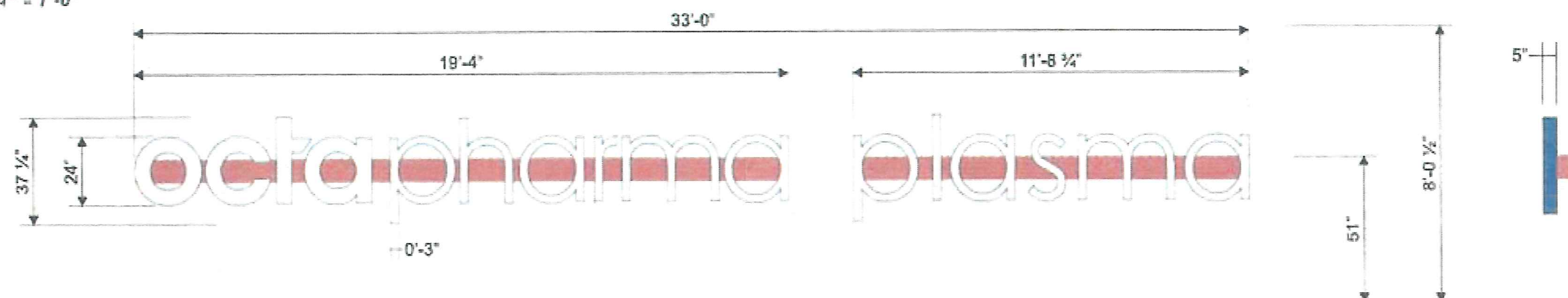
NOTICE:

ALL GRAPHIC REPRODUCTIONS ARE SUBMITTED BY APPROVAL OF AUTHORIZED CLIENT. AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OR PRODUCT. OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signer: _____ Date: _____
Sales Rep: _____ Date: _____

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

RACEWAY MOUNTED CHANNEL LETTERS: SCALE: 1/4" = 1'-0"



RACEWAY MOUNTED CHANNEL LETTERS

RETURNS: .050 ALUMINUM PAINTED REFLEX BLUE.

BACKS: .063 WHITE PRE-FINISHED ALUMINUM

FACES: 3/16" #7328 WHITE PLEXIGLAS

TRIM-CAP: 1" JEWELITE TO MATCH REFLEX BLUE.

ILLUM: WHITE LED's

INSTALLATION:

LETTERS ARE TO BE MOUNTED TO AN EXTRUDED ALUMINUM RACEWAY (PAINTED TO MATCH CUSTOMER FASCIA). SIGNAGE IS TO BE MOUNTED TO FASCIA USING PROPER HARDWARE AND FASTENERS (NON-CORROSIVE).

LIMITATIONS:

octo





PROPOSED



EXISTING

Scale 1/8" = 1'-0"



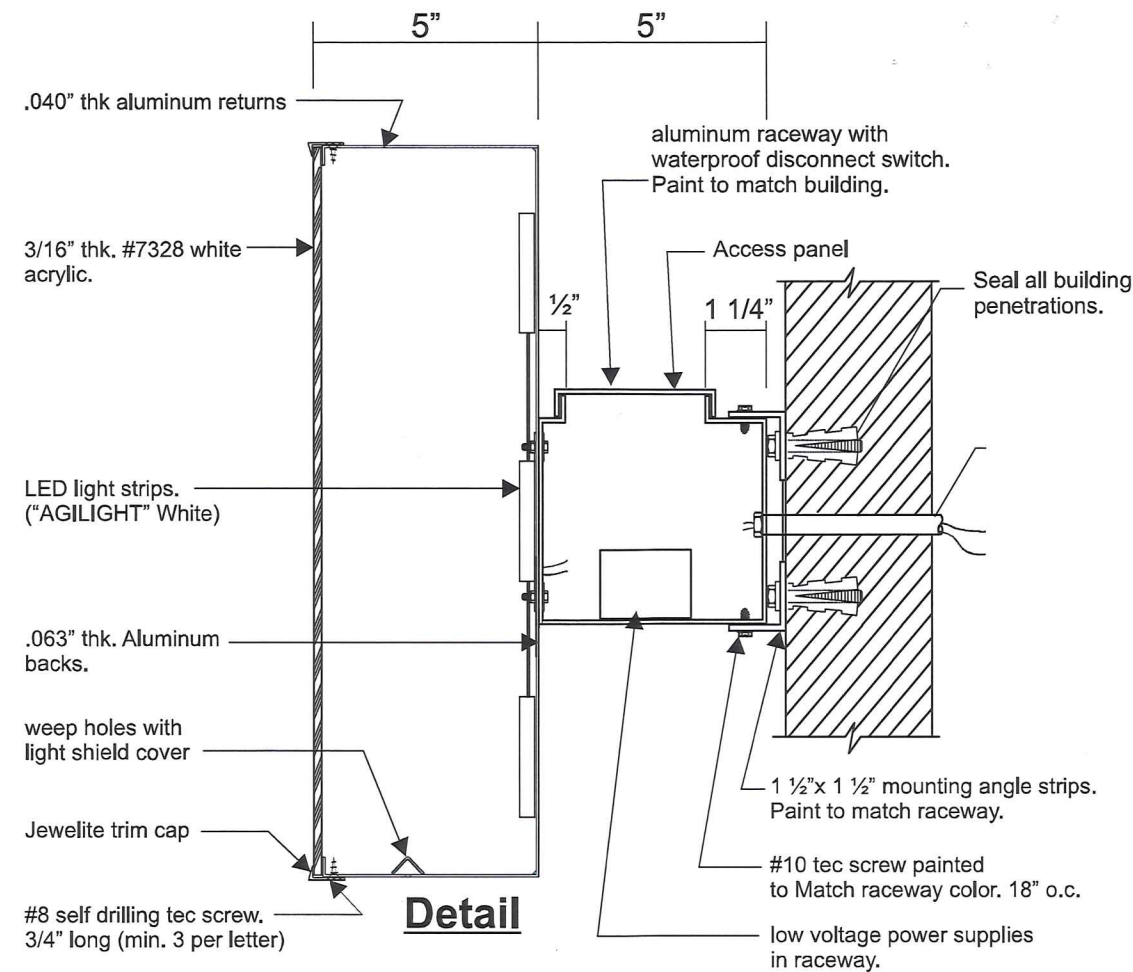
**CONCEPT
UnLIMITED, Inc.**
10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:

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1700 N. ROLLING RD.
WINDSOR, MD 21244

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Customer: OCTAPHARMA PLASMA
Salesman: M. Higgins
Drawn By: R.W.
Date: 5/2/2016
Drawing No: **A10591**
Pg. 2 of 2



PROPOSED SIGN

ACCEPTED BY: _____

DATE: _____

THIS SIGN TO BEAR UNDERWRITERS LABEL

120V VOLTS REQUIRED

NEE WALLS MUST BE REINFORCED WITH THE REQUIRED VOLTAGE TO BE OBTAINED FOR PROPER OPERATION OF THIS SIGN.

Suitable for Wet Locations

ALL ELECTRICAL COMPONENTS TO BE UL LISTED.

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GENERAL NOTES:

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1" JEWELRITE TRIM CAP COLOR TO BE WHITE.

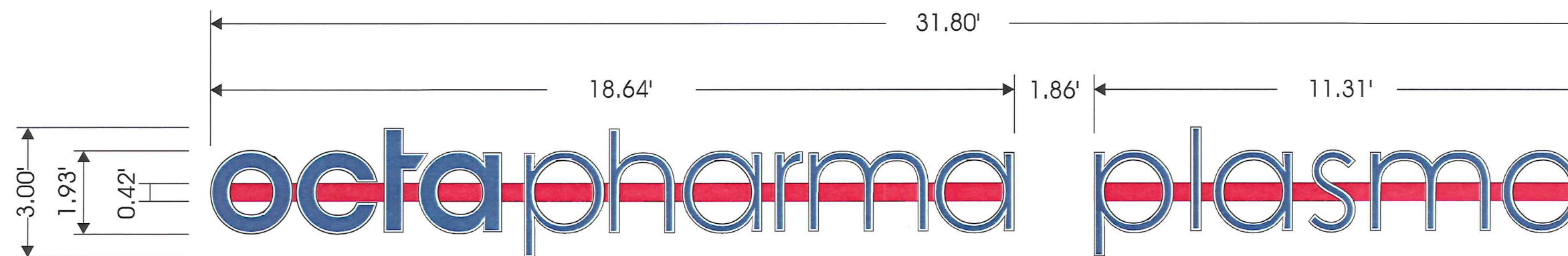
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1/2" BORDER AROUND FACE TO REMAIN WHITE.

ENLARGED LETTER



ILLUMINATED LETTERSET ELEVATION

QUANTITY - 1

PETITIONER'S

EXHIBIT NO.

2B

Scale 1/4" = 1'-0"

TOTAL SQUARE FOOTAGE = 95.44



**CONCEPT
UNLIMITED, Inc.**

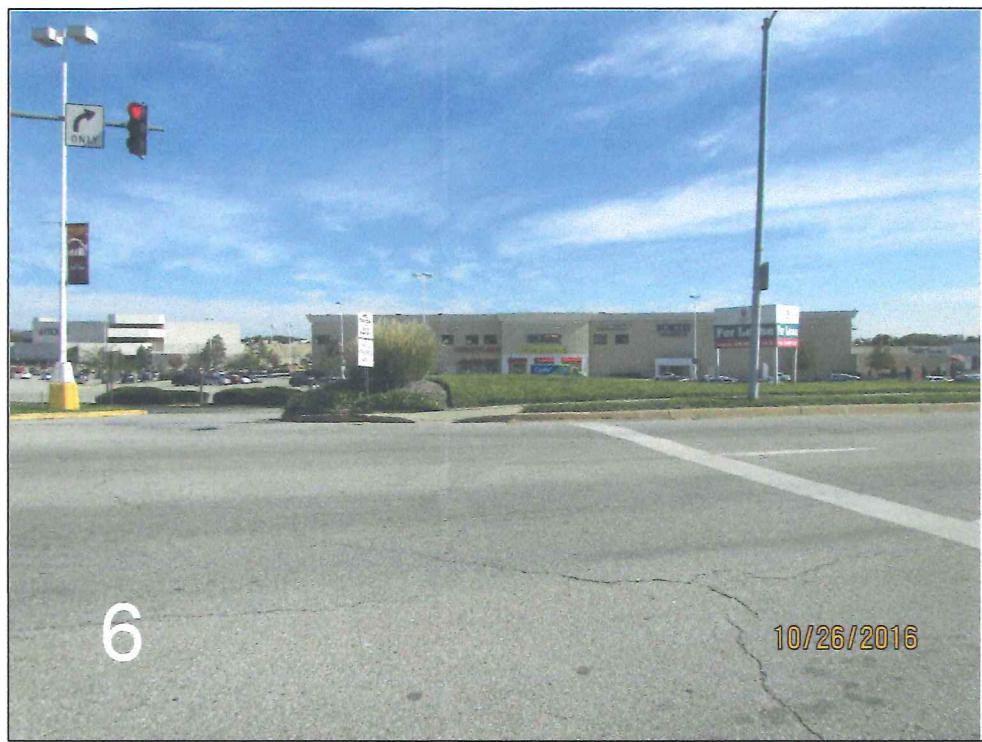
10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:
R1 6/17/16 Change the color of raceway
R2 7/26/16 Change dimension to decimal.

OCTAPHARMA PLASMA
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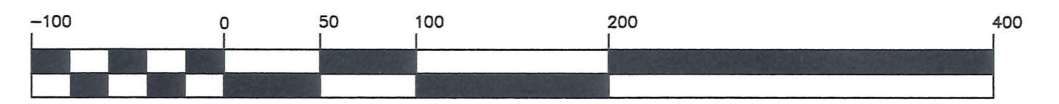
Customer: OCTAPHARMA PLASMA
Salesman: M. Higgins
Drawn By: R.W.
Date: 5/2/2016
Drawing No: A10591
Pg. 1 of 2



PAI NO. 1-365

PHOTOGRAPH EXHIBIT
**OCTAPharma PLASMA
SECURITY STATION
1700 N. ROLLING ROAD**

FIRST ELECTION DISTRICT FIRST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND 21244



GRAPHIC SCALE (IN FEET)
1 inch = 100 ft.

Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



PETITIONER'S

EXHIBIT NO. **3**

SCALE: 1" = 100'
DATE: SEPTEMBER 20, 2016
JOB NO.: 2009-078.1
DESIGNED: SLD/KJC
DRAWN: SLD/KJC/KBH
CHECKED: CWR
FILE: 2009076.SIGN VAR.dwg
DRAWING NUMBER: **VAR-2**

NO.	DATE	REVISIONS:	BY	SHEET	2 OF 2
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