



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

SIGN USE PERMIT

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

PROPERTY ADDRESS 1524 Joppa rd ZIP CODE 21286
BUSINESS NAME Clay Plaza ZONING MR BM
OWNER'S NAME Bayzef-bmd-y Joppa PHONE NO. _____ HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 8601 Lasalle rd. Ste. 204 Towson MD 21286
APPLICANT/OWNER'S AGENT Heather Davis PHONE NO. 410-255-6400
SIGN COMPANY NAME Gable PHONE NO. 410-255-6400
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 240 / 000 / 4897

☐ Temporary- Including Real Estate/Construction/Event

Temporary Signs in the Last Year: ☐ Yes ☒ No

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

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

Size: 13.8 feet x 10.0 feet = 71.49 square feet Height: 13 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 30, sides 29 and 23, and rear 32.

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):

Installation of one (1) freestanding LED illuminated sign
71.49 sq ft

CORNER LOT ☐

the sign in the OR-1 zone must be removed prior to this installation.

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.

Heather Davis
Signature

6/9/17
Date

Heather Davis
Print/Type Name

☐ Require Planning Signature _____

Date _____

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

REV 10/14

Authority under Section 506.4 BCZR PAI Approval (SIGN ONLY)

[Signature] [Initials] 6/9/17
Signature Initials Date

B 937184

A 755949

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



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
6/9/2017

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 2400004897

Plat Ref: 055:108

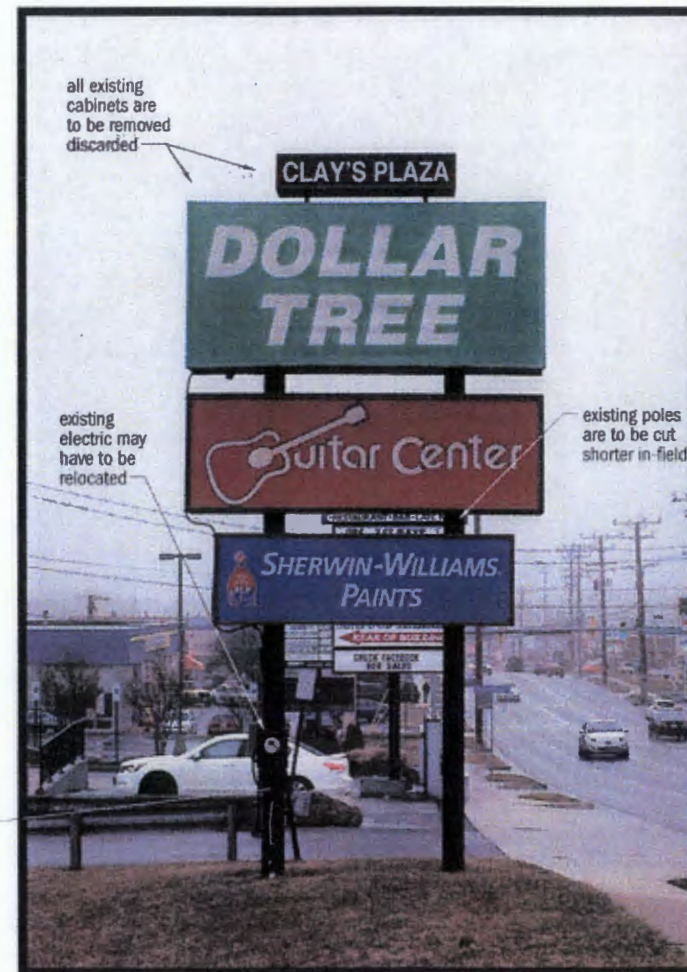
Election District: 9

Owner Name(s): BOTZLER-EMORY JOPPA and LIMITED PARTNERSHIP
Address: C/O HIGHPOINT COMM MGT CO 8601 LASALLE RD STE 204
TOWSON,MD 21286
Premise Address: 1524 JOPPA RD

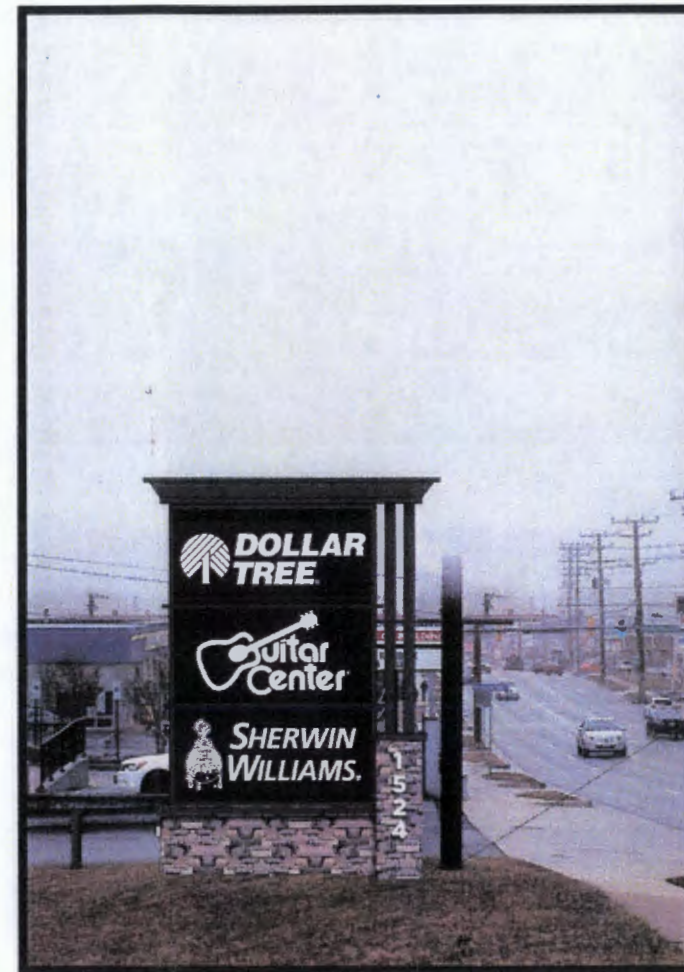
PDM #:
Zoning District(s): OR 1 BM
MLR
Elevation Range: 458ft - 486ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111													Agency Acknowledgment	
Contact Agency	Potential Overlay Issues	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	Initial & Date	
Planning Jefferson Building Room 101 Phone: 410-887-3211	Growth Tier 1: Served by public sewer and inside URDL														
	B.S.M. 2014 - Failing Traffic Sheds,(Loch Raven & Joppa)	X		X											
	Commercial Design Review Areas - Loch Raven - Baynesville	X		X								X			
DEPS-Sed. Control Jefferson Building 4th Floor Phone: 410-887-3226	Commercial Revitalization Districts - Loch Raven	X		X								X			
	Note: All Razing Permits must be sent to Sediment Control for review.														
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.														
	B.S.M. 2014 - Failing Traffic Sheds,(Loch Raven & Joppa)	X		X		X				X				OK To File	
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: 1995-0172-SPHA; R-1946-0676; R-1954-2966	X		X	X	X	X			X	X	X			

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



ELEVATION VIEW EXISTING
SCALE: 3/16" = 1'



ELEVATION VIEW PROPOSED
SCALE: 3/16" = 1'

this pole will be reused
as centerpole, cut to
desired hgt in-field

Designed Per IBC 2012 MD Edition
Designed Per Maryland Building Performance

Snow Loads

Ground Snow Load	Pg=	25 psf
Snow Exposure Factor	Ce=	1.0
Snow Load Importance	Is=	1.1
Thermal Factor	Ct=	1.0

Wind Loads

Ultimate Design Wind Speed	115 mph
Nominal Design Wind Speed	89.1 mph
Risk Cat	II
(3-Sec Peak Gust MPH*)	
Wind Importance Factor	I= 1
Wind Exposure	C
Gust Factor	0.85

Exterior components designed in accordance with applicable provisions of the ASCE 7-10



**A VISUAL
SOLUTIONS
COMPANY.**

7440 Fort Smallwood Road
Baltimore, Maryland 21226
410 255 6400

PROJECT TITLE:
Clay Plaza

ORDER TITLE:
Clay Plaza

CITY/STATE:
Towson, MD

DRAWING DATE: 05/13/17	SALES REP: GG	PROJECT MGR.: VC
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REVISION HISTORY		
NO.	DATE	DESCRIPTION
1	2/17/17	18082ca

This drawing remains the exclusive property of Gable. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable. Exceptions are previously copyrighted artwork supplied by client.

SIGN TYPE:
D/F Pylon Sign Upgrade

DWG. TYPE:
Location Views

PROJECT NO.	TASK NO.	QTY.
74529-1	133356	1
DWG. NO.	SHEET	
2316ak	4 of 4	



Murdoch Engineering
2 Hummingbird Ct.
Howell, New Jersey 07731
(973)-570-8215

Jere Murdoch 6/8/17
Jere Murdoch, P.E.
Professional Engineer
Maryland P.E. License #41030



SIDE VIEW (LEFT)
SCALE: 3/8" = 1'

ELEVATION VIEW
SCALE: 3/8" = 1'

SIDE VIEW (RIGHT)
SCALE: 3/8" = 1'

Designed Per IBC 2012 MD Edition
Designed Per Maryland Building Performance

Snow Loads

Ground Snow Load	Pg=	25 psf
Snow Exposure Factor	Ce=	1.0
Snow Load Importance	Is=	1.1
Thermal Factor	Ct=	1.0

Wind Loads

Ultimate Design Wind Speed	115 mph
Normal Design Wind Speed	89.1 mph
Risk Cat	II
(3-Sec. Peak Gust MPH*)	
Wind Importance Factor	I= 1
Wind Exposure	C
Gust Factor	0.85

Exterior components designed in accordance with applicable provisions of the ASCE 7-10



ESCR/Catania (actual stone Veneer spec)



Murdoch Engineering
2 Hummingbird Ct.
Howell, New Jersey 07731
(973)-570-8215
Jere Murdoch, P.E.
Professional Engineer
Maryland P.E. License #41030



A VISUAL SOLUTIONS COMPANY.
7440 Fort Smallwood Road
Baltimore, Maryland 21226
410 255 6400

PROJECT TITLE: Clay Plaza		
ORDER TITLE: Clay Plaza		
CITY/STATE: Towson, MD		
DRAWING DATE: 05/13/17	SALES REP: GG	PROJECT MGR.: VC
REVISION HISTORY		
NO. 1	DATE 2/17/17	DESCRIPTION 18082ca

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SIGN TYPE: D/F Pylon Sign Upgrade		
DWG. TYPE: Graphics/Finishes		
PROJECT NO. 74529-1	TASK NO. 133356	QTY. 1
DWG. NO. 2316ak		SHEET 2 of 4

A hand-drawn map of a residential area. A specific house is outlined in thick black and labeled "SITE". The map includes labels for "M.L.R." (Mile Road), "LANE", "BR." (Barn Road), "GREEN PASTURE", "ORCHARD", and "TRAIL". A north arrow is present. A scale bar at the bottom indicates distances in feet (0, 100, 200).

SERVICE CHARGE

PHOTO

PHOTO

REFERENCE:
Deed dated September 16, 1974 between PIO MAROCCO, JR. et al and
BOTZLER - EMORY JOPPA LIMITED PARTNERSHIP recorded among the Land
Records of Baltimore County, Maryland in Liber E.W.K., Jr. 5478 folio
635.

A hand-drawn map showing the location of a site. The site is a triangular area bounded by NORTA ROAD, BOXBURY ROAD, and GREEN ROAD. To the north is CRUMWELL BRIDGE RD. To the east is BALDWIN RD and I-695. To the south is PLEASANT PLAINS RD. To the west is DRAYWOOD RD and BELLEWAY RD. A north arrow is located to the left of the site. Other roads shown include MICHIGAN RD, LOCH RAVEN BLVD, and BELKNAP RD.

LOCATION MAP
1" = 500'

GENERAL NOTES

1. AREA OF TRACT 4-5052AD
2. ELEC. DIST. 3
3. COUNCILMANIC DIST. 4
4. EXISTING W/E AS SHOWN
5. PROPOSED W/E NO CHANGE
6. PARKING REQUIRED 314 PS
7. PARKING EXISTING 134 PS
8. PARKING PROPOSED 156 PS WITH RESTRIPING
9. A.W. IMPROVEMENT ARE EXISTING

PARKING TABULATION

RETAIL BUILDING : $43,052 \text{ SF} @ 1/200 = 215.16 \text{ PS REQ.}$
SEASONAL GREEN HOUSE:

OUTSIDE RETAIL: $3,850 \text{ SF} @ 1/200 = 19.25 \text{ PS REQ}$
 $19,790 \text{ SF} @ 1/200 = 78.95 \text{ PS, REQ}$

OUTSIDE RETAIL: $15,790 \text{ SF} \times 1/200 = 78.95 \text{ P.S. REQ}$
TOTAL PARKING REQUIRED = 313.40
= 314 P.S.

VARIANCES REQUESTED 0

1. FROM SEC. 250.2 TO PERMIT A SIDE YARD OF 20' IN LIEU OF 30'.
2. FROM SEC. 250.1 AND/OR 250.2 TO PERMIT A FRONT AND/OR SIDE YARD OF 25' IN LIEU OF 40' AND/OR 50'.
3. FROM SEC. 301.1A TO PERMIT A ONE STORY OPEN PROJECTION INTO A YARD 100% IN LIEU OF 25% OF THE MINIMUM DEPTH OR WIDTH OF THE YARD.
4. FROM SEC. 230.2 TO PERMIT A DISTANCE OF 35' BETWEEN BUILDINGS IN LIEU OF 60'.
5. FROM SEC. 409.6A.2 TO PERMIT 15% PARKING SPACES IN LIEU OF THE REQUIRED 31% PARKING SPACES.

SPECIAL HEARING

TO DETERMINE THE LEGAL NON-CONFORMING STATUS
OF THE RETAIL SALES AREA IN THE MLR ZONE
ORIGINALLY APPROVED AS BEING IN A ER ZONE.

PLAT TO ACCOMPANY ZONING
PETITIONS FOR VARIANCES &
A SPECIAL HEARING

IMPROVEMENTS DRAWING
1524 EAST JOPPA ROAD

BALTIMORE CO., MD.
SCALE: 1 INCH = 50 FEET

ELECT. DIST. 9
DATE: SEPTEMBER 16, 1994
REVISED: SEPTEMBER 29, 1994



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120

J. S. KLINE

OWNER

BOTZLER-EMORY
JOPPA LIMITED PARTNERSHIP
C/O EMORY HILL MANAGEMENT CO. INC.
10 CORPORATE CIRCLE, SUITE 300
NEW CASTLE, DE. 19720