

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE
(8352 Honeygo Blvd.) *
14th Election District *
6th Council District *
IKEA Property, Inc. *
Owner *
Petitioner *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2017-0151-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of IKEA Property, Inc., legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") as follows: (1) to permit continuance of existing pad site (The IKEA Property); and (2) to permit a freestanding enterprise sign to be three sided with angles >30 degrees in lieu of the otherwise permitted double faced with angles ≤30 degrees.

In addition, a Petition for Variance seeks:

FREESTANDING ENTERPRISE SIGN(s): (1) In the Alternative: To permit 3 Freestanding Enterprise Signs within 100 ft. of each other (Sign R); (2) In the Alternative: To permit 3 Freestanding Enterprise Signs in lieu of 1 permitted (Sign R); (3) To permit a Freestanding Enterprise Sign on a road without "frontage" (Sign R); (4) To permit 1 Freestanding Enterprise Sign with a height of 108 ft. in lieu of the permitted 25 ft. (Sign R); and (5) To permit 1 Freestanding Enterprise Sign with an area of 575 sq. ft. per face in lieu of the permitted 75 sq. ft. per face (Sign R).

WALL MOUNTED ENTERPRISE SIGNS: (1) To permit wall mounted enterprise signs with a total sq. footage each of up to 3.5 times the length of the wall to which the sign is affixed converted

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By Sen

to sq. footage in lieu of the permitted two (2) times the length of the wall converted to sq. footage and; (2) To permit 6 wall mounted enterprise signs in lieu of the permitted maximum of 3 per premises (Signs A1, A2, L1, L2, L3, E1).

FREESTANDING DIRECTIONAL SIGNS: (1) To permit freestanding directional signs with a total sq. footage each of up to 179 sq. ft. in lieu of the permitted 8 sq. ft. (Signs 1.0 A/B, 2.0, 3.0, 6.0, 7.0); and (2) To permit freestanding directional signs with a total height each of up to 19.5 ft. in lieu of the permitted 6 ft. (Signs 1.0 A/B, 2.0, 3.0, 6.0, 7.0).

WALL MOUNTED DIRECTIONAL SIGNS: (1) To permit wall mounted directional signs with a total sq. footage each of up to 35.5 sq. ft. in lieu of the permitted 8 sq. ft. (Signs 8.3, B, C2, O).

FLAGS: (1) To permit subject flags to remain indefinitely in lieu of for a limited period of time (Q1, Q2); and (2) To permit 32 flags in lieu of the permitted 1. (Q1, Q2). A site plan was marked and accepted into evidence as Petitioner's Exhibit 1A-1C.

Appearing at the public hearing in support of the requests was Karen Talarico from IKEA and landscape architect Matt Bishop. Jennifer R. Busse, Esq., represented the Petitioner. Two members of the community attended the hearing and opposed several of the requests. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) and the Department of Planning (DOP). The DOP opposed the variance requests concerning the height of the freestanding sign and the IKEA banner/flag signs.

The subject property is approximately 16.57 acres in size and is zoned BM-CT. The property is located in White Marsh and an IKEA store is located at the site. The store opened in 1988 and is one of 43 IKEA stores in the United States. IKEA is replacing the siding on the

200,000 sq. ft. building, and as part of the improvements the retailer proposes to update all of its signage, which Petitioner refers to as “trade dress.”

SPECIAL HEARING

The Petition for Special Hearing seeks confirmation the IKEA property qualifies as a “pad site.” Based on the testimony and exhibits, it would appear this property is the quintessential “pad site.” The large (approximately 16 acres) parcel is insular and is bounded by public and private roadways. The IKEA store and associated parking are the only improvements on the site. The property in my opinion qualifies as a pad site.

There was an additional special hearing request concerning the freestanding enterprise sign. Specifically, approval was sought for a 3 sided sign with angles in excess of that permitted by the Regulations. In my opinion the “sign” is actually comprised of 3 separate signs; as such, it will be addressed as a variance request.

VARIANCES

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).

Petitioner has met this test. The property has an irregular shape and sits approximately 25 ft. lower than the surrounding public roadway network. As such, the property is unique. Petitioner would experience practical difficulty if the regulations were strictly interpreted because it would be unable to maintain sufficient signage for this large site. Other than as noted below, I do not believe granting the variances would have a detrimental impact upon the community.

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As shown on the plan, three large freestanding enterprise signs are proposed for the site. While the signs are large, I do not believe they are out of proportion or excessive when considering the size of this property. Ms. Talarico testified the signage is appropriately scaled for the site, and I concur. But I do not believe the same can be said for the proposed 108 ft. sign height.

The DOP objected to this request and noted the County has consistently sought to prohibit signs of this height, which are visually imposing and could distract motorists. Reference was made at various points throughout this case to the proposed outlet mall which would be located near this property. The petitioner in that case sought approval for a 75 ft. tower sign, which was designed to be visible to motorists on I-95. The request was approved, and an expert in that case testified the sign would be a “landmark” to allow motorists to identify the outlet mall. See Paragon at Nottingham Ridge, PUD Case No. 11-1091.

Here, Ms. Talarico testified IKEA is a “destination retailer” whose customers travel up to one hour to reach the store. She noted the only other IKEA store in Maryland is located in College Park. Since customers might be unfamiliar with the area, I agree it is important the signage serve as a landmark for patrons to safely navigate to this site. In addition, the proposed freestanding sign would be located at the northernmost portion of the site, far removed from the nearest public highway. Thus, I do not believe motorists would be distracted by the sign. Even so, I believe 108 feet is simply too tall, for the reasons articulated by the DOP and the community witnesses. Instead, the order will be amended to grant approval for a sign no taller than 75 feet, as was approved in the outlet mall case discussed above.

The community members also opposed the variance request for “permanent” flag/banner signs, which they felt was excessive. The site plan indicates these would be positioned at three locations throughout the site, and they are referred to on the plan as a “flag circle” or “flag row.”

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By sln

The signs are red, blue and yellow, and are emblazoned with the IKEA name. See site plan (Ex. 1), sheet 5. If these are considered "banners," the Regulations would identify them as "temporary signs." B.C.Z.R. §450.5.B.2. As such, they could only be erected for a "limited period of time" (per §450.3). I cannot grant a variance to allow them on a permanent basis; that would make them "permanent signs" (per §450.3), which by definition excludes "temporary signs."

If these are considered "flags," the B.C.Z.R. would permit "one such flag per premises." Petitioner seeks approval for 32 permanent flag/banner signs. B.C.Z.R. §450.2.C.7. While the flags are attractive and would not pose the same risk of visual clutter as do many temporary signs frequently seen posted along roadways, I believe the request is nonetheless excessive. I simply cannot recall another instance wherein variance relief was granted to permit such a large number of signs in a case where only one per premises was permitted. As such, I believe this variance request must be denied.

THEREFORE, IT IS ORDERED this 8th day of February, **2017**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit continuance of an existing pad site (The IKEA Property), be and is hereby GRANTED.

IT IS FURTHER ORDERED that the petition for variance:

FREESTANDING ENTERPRISE SIGN(s): (1) To permit 3 Freestanding Enterprise Signs within 100 ft. of each other (Sign R); (2) To permit 3 Freestanding Enterprise Signs in lieu of 1 permitted (Sign R); (3) To permit a Freestanding Enterprise Sign on a road without "frontage" (Sign R); (4) To permit 3 Freestanding Enterprise Signs with a height of 75 ft. in lieu of the permitted 25 ft. (Sign R); and (5) To permit 3 Freestanding Enterprise Signs with an area of 575 sq. ft. per face in lieu of the permitted 75 sq. ft. per face (Sign R), be and is hereby GRANTED.

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WALL MOUNTED ENTERPRISE SIGNS: (1) To permit wall mounted enterprise signs with a total sq. footage each of up to 3.5 times the length of the wall to which the sign is affixed converted to sq. footage in lieu of the permitted two (2) times the length of the wall converted to sq. footage; and (2) To permit 6 wall mounted enterprise signs in lieu of the permitted maximum of 3 per premises (Signs A1, A2, L1, L2, L3, E1), be and is hereby GRANTED.

FREESTANDING DIRECTIONAL SIGNS: (1) To permit freestanding directional signs with a total sq. footage each of up to 179 sq. ft. in lieu of the permitted 8 sq. ft. (Signs 1.0 A/B, 2.0, 3.0, 6.0, 7.0); and (2) To permit freestanding directional signs with a total height each of up to 19.5 ft. in lieu of the permitted 6 ft. (Signs 1.0 A/B, 2.0, 3.0, 6.0, 7.0), be and is hereby GRANTED.

WALL MOUNTED DIRECTIONAL SIGNS: To permit wall mounted directional signs with a total sq. footage each of up to 35.5 sq. ft. in lieu of the permitted 8 sq. ft. (Signs 8.3, B, C2, O), be and is hereby GRANTED.

FLAGS: (1) To permit subject flags to remain indefinitely in lieu of for a limited period of time (Q1, Q2); and (2) To permit 32 flags in lieu of the permitted 1 (Q1, Q2), be and is hereby DENIED.

The relief granted herein shall be subject to and conditioned upon the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its 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, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must submit for approval by Baltimore County landscape and lighting plans for the site.

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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/sln

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By sln



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

February 8, 2017

Jennifer R. Busse, Esq.
1 W. Pennsylvania, Suite 300
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance
Case No. 2017-0151-SPHA
Property: 8352 Honeygo Blvd.

Dear Mrs. Busse:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Michael Pierce, 7448 Bradshaw Road, Kingsville, Maryland 21087
Janet Miller, 2140 Coralthorn Road, Baltimore, Maryland 21220



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 8352 Honeygo Blvd. which is presently zoned BM CT

Deed References: 7715/687

10 Digit Tax Account # 2100007475

Property Owner(s) Printed Name(s) IKEA PROPERTY, INC.

(SELECT THE HEARING(S) BY MARKING X 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. X a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a **Variance** from Section(s) (**SEE ATTACHED**)

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)

REASONS 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:

N/A

Name - Type or Print

Signature

Mailing Address

Zip Code Telephone # Email Address

Attorney for Petitioner:

Jennifer R. Busse, Esquire

Name- Type or Print

Signature

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address City State

21204 410-832-2077 jbusse@wtplaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners): IKEA PROPERTY, INC.

KAREN TALARICO, REAL ESTATE MANAGER / ALESSANDRA TATARU VP

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

420 ALAN WOOD RD, CONSHOHOCKEN, PA

Mailing Address City State

19428 (610) 834-0180 karen.talarico@IKEA.com

Zip Code Telephone # Email Address

Representative to be contacted:

Jennifer R. Busse, Esquire

Name - Type or Print

Signature

Whiteford, Taylor & Preston
1 W. Pennsylvania Ave., Suite 300, Towson, MD

Mailing Address City State

21204 410-832-2077 jbusse@wtplaw.com

Zip Code Telephone # Email Address

CASE NUMBER 2017-0151-SPHA Filing Date 12 / 6 / 2016 Do Not Schedule Dates: _____

Reviewer JR

1. *Chlorophyll a* and *Chlorophyll b* were determined by the method of Arar and Collins (1971) using a Shimadzu 1601 UV-Visible Spectrophotometer. The concentration of chlorophylls was expressed in $\mu\text{g mL}^{-1}$.

$$A = \begin{pmatrix} 1 & 0 & 0 & 0 \\ 0 & 1 & 0 & 0 \\ 0 & 0 & 1 & 0 \\ 0 & 0 & 0 & 1 \end{pmatrix}, \quad B = \begin{pmatrix} 0 & 0 & 0 & 0 \\ 0 & 0 & 0 & 0 \\ 0 & 0 & 0 & 0 \\ 0 & 0 & 0 & 0 \end{pmatrix}, \quad C = \begin{pmatrix} 0 & 0 & 0 & 0 \\ 0 & 0 & 0 & 0 \\ 0 & 0 & 0 & 0 \\ 0 & 0 & 0 & 0 \end{pmatrix}, \quad D = \begin{pmatrix} 0 & 0 & 0 & 0 \\ 0 & 0 & 0 & 0 \\ 0 & 0 & 0 & 0 \\ 0 & 0 & 0 & 0 \end{pmatrix}$$

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 84

1. *Chlorophyll a* (Chl *a*)

1. *Chlorophyll a* (Chl a) and *Chlorophyll b* (Chl b) are the primary photosynthetic pigments in green plants. They are responsible for capturing light energy and converting it into chemical energy through the process of photosynthesis. Chl a is the most abundant pigment, while Chl b is present in smaller amounts. Both pigments absorb light most efficiently in the blue and red regions of the visible spectrum.

1

Attachment to Zoning Petitions
8352 Honeygo Blvd

Petition for Special Hearing Requests:

Petition for Special Hearing to permit continuance of existing pad site.
(*The IKEA property.*)

Petition for Special Hearing to permit a freestanding enterprise sign to be three sided with angles $>30^\circ$ in lieu of otherwise permitted double faced with angles $<30^\circ$. (See, BCZR §450.3, definition of "double faced".) [Sign R]

Petition for Variance Requests:

Freestanding Enterprise Sign(s):

In the Alternative - Petition for Variance from BCZR §450.5.B.4.a. to permit 3 freestanding enterprise signs within 100 feet of each other. [Sign R]

In the Alternative - Petition for Variance from BCZR §450.4 attachment 1, 5(b)(vi) to permit 3 Freestanding Enterprise Signs in lieu of the 1 permitted. [Sign R]

Petition for Variance from BCZR §450.4, attachment 1, 5(b)(vii) to permit a Freestanding Enterprise Sign on a road without "frontage". (See BCZR §450.3, definition of "frontage" and "highway".) [Sign R]

Petition for Variance from BCZR §450.4 attachment 1, 5(b)(vii) to permit 1 Freestanding Enterprise Sign with a height of 108 feet in lieu of the permitted 25 feet. [Sign R]

Petition for Variance from BCZR §450.4 attachment 1, 5(b)(v) to permit 1 Freestanding Enterprise Sign with an area of 575 square feet per face in lieu of the permitted 75 square feet per face. [Sign R]

Wall Mounted Enterprise Signs:

Petition for Variance from BCZR §450.4 attachment 1, 5(a)(v) to permit wall mounted enterprise signs with a total square footage each of up to 3.5 times the length of the wall to which the sign is affixed converted to square footage in lieu of the permitted two (2) times the length of the wall converted to square footage. [Signs A1, L1, E1]

Petition for Variance from BCZR §450.4 attachment 1, 5(a)(vi) to permit 6 wall mounted enterprise signs in lieu of the permitted maximum of 3 per premises. [Signs A1, A2, L1, L2, L3, E1]

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Freestanding Directional Signs:

Petition for Variance from BCZR §450.4 attachment 1, 3(a)(v) to permit freestanding directional signs with a total square footage each of up to 179 square feet in lieu of the permitted 8 square feet. [Signs 1.0 A/B, 2.0, 3.0, 6.0, 7.0]

Petition for Variance from BCZR §450.4 attachment 1, 3(a)(vii) to permit freestanding directional signs with a total height each of up to 19.5 feet in lieu of the permitted 6 feet. [Signs 1.0 A/B, 2.0, 3.0, 6.0, 7.0]

Wall Mounted Directional Signs:

Petition for Variance from BCZR §450.4 attachment 1, 3(a)(v) to permit wall mounted directional signs with a total square footage each of up to 35.5 square feet in lieu of the permitted 8 square feet. [Signs 8.3, B, C2, O]

Flags:

Petition for Variance from BCZR § 450.5.B.2 - to permit subject flags to remain indefinitely in lieu of for a limited period of time. (See BCZR §450.3, definition of "temporary".) [Q1, Q2]

Petition for Variance from BCZR § 450.2.C.7 - to permit ~~20~~ flags in lieu of the permitted 1. [Q1, Q2]

X
32

JLB
1/30/2017

Zoning property description for 8352 Honeygo Boulevard

Beginning at a point on the westerly side of Honeygo Boulevard, 130 feet wide, 538' feet south of the intersection on Honeygo Boulevard and Mercantile Road thence binding on said westerly side of Honeygo Boulevard for the two following courses and distances, (1) South 18 degrees 15' 00" West 150.04 feet; (2) Southwesterly along a curve to the right, having a radius of 1746.93 feet, for a distance of 576.56 feet, being subtended by a chord bearing and distance of South 27 degrees 42' 18" West, 573.94 feet; thence leaving said Honeygo Boulevard and binding on the northerly side of Campbell Boulevard for the three following courses and distances (3) Northwesterly along a curve to the right, having a radius of 90.00 feet, for a distance of 124.15 feet, being subtended by a chord bearing and distance of North 88 degrees 52' 08" West, 114.54 feet; (4) Northwesterly along a curve to the left, having a radius of 439.50 feet, for a distance of 247.70 feet, being subtended by a chord bearing and distance of North 65 degrees 29' 46" West, 244.44 feet; (5) Northwesterly along a curve to the right, having a radius of 90.00 feet, for a distance of 114.92 feet, being subtended by a chord bearing and distance of North 45 degrees 03' 47" West, 107.27 feet to a point; (6) Northwesterly along a curve to the left, having a radius of 632.00 feet, for a distance of 27.75 feet, being subtended by a chord bearing and distance of North 09 degrees 44' 31" West, 27.75 feet; (7) North 11 degrees 00' 00" West, 350.04 feet to a point; (8) North 11 degrees 00' 00" West, 73.21 feet; (9) Northwesterly along a curve to the left, having a radius of 932.00 feet, for a distance of 344.70 feet being subtended by a chord bearing and distance of North 21 degrees 35' 43" West, 342.74 feet to a point; (10) Northeasterly along a curve to the right, having a radius of 90.00 feet, for a distance of 184.29 feet, being subtended by a chord bearing and distance of North 26 degrees 28' 12" East 153.74 feet; (11) southeasterly along a curve to the right, having a radius of 191.00 feet, for a distance of 130.34 feet, being subtended by a chord bearing and distance of South 75 degrees 19' 10" East 127.83 feet; (12) southeasterly along a curve to the right, having a radius of 1948.50 feet, for a distance of 56.57 feet, being subtended by a chord bearing and distance of South 54 degrees 56' 16" East 56.57 feet; (13) southeasterly along a curve to the left, having a radius of 1501.50 feet for a distance of 312.51 feet, being subtended by a chord bearing and distance of South 60 degrees 04' 07" East 311.95 feet; (14) North 06 degrees 46' 56" East, 12.56 feet; (15) southeasterly along a curve to the left, having a radius of 1489.50 feet, for a distance of 152.38 feet, being subtended by a chord bearing and distance of south 68 degrees 49' 09" East 152.32 feet; (16) South 71 degrees 45' 00" East, 236.19 feet; (17) southeasterly along a curve to the right, having a radius of 90.00 feet, for a distance of 118.07 feet, being subtended by a chord bearing and distance of south 34 degrees 10' 03" East, 109.78 feet to the point of beginning. Containing 599,795 square feet or 13.76 acres. Located in the 14th Election District and 6th Council District.



2017-0151-SPHA

**CASHIER'S
VALIDATION**

**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: 2017-0151-SPHA
Property Address: 8352 Honeygo Blvd
Property Description: IKEA

Legal Owners (Petitioners): IKEA Property Inc.
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jennifer Busse Esquire
Company/Firm (if applicable): Whitford Taylor Preston
Address: One W. Pennsylvania Ave. Ste. 300
Towson, MD
21204
Telephone Number: 410-832-~~20~~ 2122

CERTIFICATE OF POSTING

CERTIFICATE OF POSTING

CASE NO: 2017-0151-SPHA

PETITIONER/DEVELOPER

WHITEFORD, TAYLOR & PRESTON LLP

DATE OF HEARING/CLOSING:

1/30/17

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE
PROPERTY AT

8352 HONEYGO BLVD

THIS SIGN(S) WERE POSTED ON January 6, 2017
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 1/6/17
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

ZONING NOTICE

CASE # 2017-0151-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: Room 205, Jefferson Building
105 W. Chesapeake Ave. Towson MD 21204

DATE AND TIME: Monday, January 30, 2017 at 1:30 p.m.

REQUEST: Special Hearing. 1. To permit continuance of existing paid site. (The IKEA Property). 2. To permit a freestanding enterprise sign to be three sided with angles >30 degrees in lieu of the otherwise permitted double faced with angles >30 degrees. (See, BCZR section 450.3, definition of "double faced"). (Sign R). **Variance** FREESTANDING ENTERPRISE SIGN (s): 1. In the Alternative. To permit 3 Freestanding Enterprise Signs within 100 ft. of each other (Sign R). 2. In the Alternative. To permit 3 Freestanding Enterprise Signs in lieu of 1 permitted (Sign R). 3. To permit a Freestanding Enterprise Sign on a road without "frontage".

FOR MORE INFORMATION, CONTACT THE TOWSON FIRE DEPARTMENT
TO REQUEST A PUBLIC HEARING. CALL 410-275-1234

DO NOT REMOVE THIS SIGN AND POST IT TO THE HEARING BOARD IN TOWSON

HANDICAPPED ACCESSIBLE

REQUEST (cont.): (See, BCZR section 450.3, definition of "frontage" and "highway") (Sign R). 4. To permit 1 Freestanding Enterprise Sign with a height of 108 ft. in lieu of the permitted 25 ft. (Sign R). 5. To permit 1 Freestanding Enterprise Sign with an area of 575 sq. ft. per face in lieu of the permitted 75 sq. ft. per face (Sign R). **WALL MOUNTED ENTERPRISE SIGNS**: 1. To permit wall mounted enterprise signs with a total sq. footage each of up to 3.5 times the length of the wall to which the sign is affixed converted to sq. footage in lieu of the permitted two (2) times the length of the wall converted to sq. footage. 2. To permit 6 wall mounted enterprise signs in lieu of the permitted maximum of 3 per premises (Signs A1, A2, L1, L2, L3, E1). **FREESTANDING DIRECTIONAL SIGNS**: 1. To permit freestanding directional signs with a total sq. footage each of up to 179 sq. ft. in lieu of the permitted 8 sq. ft. (Signs 1.0 A/B, 2.0, 3.0, 6.0, 7.0). 2. To permit freestanding directional signs with a total height each of up to 19.5 ft. in lieu of the permitted 6 ft. (Signs 1.0 A/B, 2.0, 3.0, 6.0, 7.0). **WALL MOUNTED DIRECTIONAL SIGNS**: 1. To permit wall mounted directional signs with a total sq. footage each of up to 55.5 sq. ft. in lieu of the permitted 6 sq. ft. (Signs 8.3, 9, 02, 01). **FLAGS**: 1. To permit subject flags to remain indefinitely in lieu of for a limited period of time (See, BCZR section 450.3, definition of "temporary") (01, 02). 2. To permit 20 flags in lieu of the permitted 1. (01, 02).

W. J. M. S. 1/6/17



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 4689005

Sold To:

Whiteford Taylor & Preston LLP - CU00241777
1 W Pennsylvania Ave Ste 300
Towson, MD 21204

Bill To:

Whiteford Taylor & Preston LLP - CU00241777
1 W Pennsylvania Ave Ste 300
Towson, MD 21204

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

Jan 05, 2017

The Baltimore Sun Media Group

By

S. McMillan

Legal Advertising

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: # 2017-0151-SPHA

8352 Honeygo Boulevard
W/s Honeygo Blvd., 538 ft. S/of centerline of Mercantile Road

14th Election District - 6th Councilmanic District

Legal Owner(s) Ikea Property, Inc.

SPECIAL HEARING: 1. To permit continuance of existing pad site. (The IKEA Property) 2. To permit a freestanding enterprise sign to be three sided with angles >30 degrees in lieu of the otherwise permitted double faced with angles >30 degrees. (See, BCZR section 450.3, definition of "double faced".) (Sign R).

VARIANCE: FREESTANDING ENTERPRISE SIGN (S): 1. In the Alternative: To permit 3 Freestanding Enterprise Signs within 100 ft. of each other (Sign R). 2. In the Alternative: To permit 3 Freestanding Enterprise Signs in lieu of 1 permitted (Sign R) 3. To permit a Freestanding Enterprise Sign on a road without "frontage". (See, BCZR section 450.3, definition of "frontage" and "highway".) (Sign R) 4. To permit 1 Freestanding Enterprise Sign with a height of 108 ft. in lieu of the permitted 25 ft. (Sign R). 5. To permit 1 Freestanding Enterprise Sign with an area of 575 sq. ft. per face in lieu of the permitted 75 sq. ft. per face (Sign R). **WALL MOUNTED ENTERPRISE SIGNS:** 1. To permit wall mounted enterprise signs with a total sq. footage each of up to 3.5 times the length of the wall to which the sign is affixed converted to sq. footage in lieu of the permitted two (2) times the length of the wall converted to sq. footage. 2. To permit 6 wall mounted enterprise signs in lieu of the permitted maximum 3 per premises (Signs A1, A2, L1, L2, L3 E1). **FREESTANDING DIRECTIONAL SIGNS:** 1. To permit freestanding directional signs with a total sq. footage each of up to 179 sq. ft. in lieu of the permitted 8 sq. ft. (Signs 1.0 A/B, 2.0, 3.0, 6.0, 7.0). 2. To permit freestanding directional signs with a total height each of up to 19.5 ft. in lieu of the permitted 6 ft. (Signs 1.0 A/B, 2.0, 3.0, 6.0, 7.0). **WALL MOUNTED DIRECTIONAL SIGNS:** 1. To permit wall mounted directional signs with a total sq. footage each of up to 35.5 sq. ft. in lieu of the permitted 8 sq. ft. (Signs 8.3, B, C2, O). **FLAGS** 1. To permit subject flags to remain indefinitely in lieu of a limited period of time (See, BCZR section 450.3, definition of "temporary".) (Q1, Q2). 2. To permit 20 flags in lue of the permitted 1. (Q1, Q2).
Hearing: Monday, January 30, 2017 at 1:30 p.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.

1/031 Jan 5, 42-49

4689005

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 5, 2017 Issue - Jeffersonian

Please forward billing to:

Jennifer Busse
Whiteford, Taylor & Preston
1 W. Pennsylvania Avenue, Ste. 300
Towson, MD 21204

410-832-2077

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: 2017-0151-SPHA

8352 Honeygo Boulevard

W/s Honeygo Blvd., 538 ft. S/of centerline of Mercantile Road

14th Election District – 6th Councilmanic District

Legal Owners: Ikea Property, Inc.

Special Hearing 1. To permit continuance of existing pad site. (The IKEA Property). 2. To permit a freestanding enterprise sign to be three sided with angles >30 degrees in lieu of the otherwise permitted double faced with angles >30 degrees. (See, BCZR section 450.3, definition of "double faced".) (Sign R).

Variance FREESTANDING ENTERPRISE SIGN (s): 1. In the Alternative: To permit 3 Freestanding Enterprise Signs within 100 ft. of each other (Sign R). 2. In the Alternative: To permit 3 Freestanding Enterprise Signs in lieu of 1 permitted (Sign R) 3. To permit a Freestanding Enterprise Sign on a road without "frontage". (See, BCZR section 450.3, definition of "frontage" and "highway".) (Sign R). 4. To permit 1 Freestanding Enterprise Sign with a height of 108 ft. in lieu of the permitted 25 ft. (Sign R). 5. To permit 1 Freestanding Enterprise Sign with an area of 575 sq. ft. per face in lieu of the permitted 75 sq. ft. per face (Sign R). **WALL MOUNTED ENTERPRISE SIGNS:** 1. To permit wall mounted enterprise signs with a total sq. footage each of up to 3.5 times the length of the wall to which the sign is affixed converted to sq. footage in lieu of the permitted two (2) times the length of the wall converted to sq. footage. 2. To permit 6 wall mounted enterprise signs in lieu of the permitted maximum of 3 per premises (Signs A1, A2, L1, L2, L3, E1). **FREESTANDING DIRECTIONAL SIGNS:** 1. To permit freestanding directional signs with a total sq. footage each of up to 179 sq. ft. in lieu of the permitted 8 sq. ft. (Signs 1.0 A/B, 2.0, 3.0, 6.0, 7.0). 2. To permit freestanding directional signs with a total height each of up to 19.5 ft. in lieu of the permitted 6 ft. (Signs 1.0 A/B, 2.0, 3.0, 6.0, 7.0). **WALL MOUNTED DIRECTIONAL SIGNS:** 1. To permit wall mounted directional signs with a total sq. footage each of up to 35.5 sq. ft. in lieu of the permitted 8 sq. ft. (Signs 8.3, B, C2,O). **FLAGS:** 1. To permit subject flags to remain indefinitely in lieu of for a limited period of time (See, BCZR section 450.3, definition of "temporary".) (Q1, Q2). 2. To permit 20 flags in lieu of the permitted 1. (Q1, Q2)

Hearing: Monday, January 30, 2017 at 1:30 p.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.



December 28, 2016
County Executive

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: 2017-0151-SPHA

8352 Honeygo Boulevard
W/s Honeygo Blvd., 538 ft. S/of centerline of Mercantile Road
14th Election District – 6th Councilmanic District
Legal Owners: Ikea Property, Inc.

Special Hearing 1. To permit continuance of existing pad site. (The IKEA Property). 2. To permit a freestanding enterprise sign to be three sided with angles >30 degrees in lieu of the otherwise permitted double faced with angles >30 degrees. (See, BCZR section 450.3, definition of "double faced".) (Sign R). **Variance FREESTANDING ENTERPRISE SIGN (s):** 1. In the Alternative: To permit 3 Freestanding Enterprise Signs within 100 ft. of each other (Sign R). 2. In the Alternative: To permit 3 Freestanding Enterprise Signs in lieu of 1 permitted (Sign R) 3. To permit a Freestanding Enterprise Sign on a road without "frontage". (See, BCZR section 450.3, definition of "frontage" and "highway".) (Sign R). 4. To permit 1 Freestanding Enterprise Sign with a height of 108 ft. in lieu of the permitted 25 ft. (Sign R). 5. To permit 1 Freestanding Enterprise Sign with an area of 575 sq. ft. per face in lieu of the permitted 75 sq. ft. per face (Sign R). **WALL MOUNTED ENTERPRISE SIGNS:** 1. To permit wall mounted enterprise signs with a total sq. footage each of up to 3.5 times the length of the wall to which the sign is affixed converted to sq. footage in lieu of the permitted two (2) times the length of the wall converted to sq. footage. 2. To permit 6 wall mounted enterprise signs in lieu of the permitted maximum of 3 per premises (Signs A1, A2, L1, L2, L3, E1). **FREESTANDING DIRECTIONAL SIGNS:** 1. To permit freestanding directional signs with a total sq. footage each of up to 179 sq. ft. in lieu of the permitted 8 sq. ft. (Signs 1.0 A/B, 2.0, 3.0, 6.0, 7.0). 2. To permit freestanding directional signs with a total height each of up to 19.5 ft. in lieu of the permitted 6 ft. (Signs 1.0 A/B, 2.0, 3.0, 6.0, 7.0). **WALL MOUNTED DIRECTIONAL SIGNS:** 1. To permit wall mounted directional signs with a total sq. footage each of up to 35.5 sq. ft. in lieu of the permitted 8 sq. ft. (Signs 8.3, B, C2.O). **FLAGS:** 1. To permit subject flags to remain indefinitely in lieu of for a limited period of time (See, BCZR section 450.3, definition of "temporary".) (Q1, Q2). 2. To permit 20 flags in lieu of the permitted 1. (Q1, Q2)

Hearing: Monday, January 30, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Jennifer Busse, 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204
Karen Talarico, Allesandra Taffe, 420 Alan Wood Road, Conshohocken PA 19428

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JANUARY 6, 2017.**
(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



KEVIN KAMENETZ
County Executive

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

January 25, 2017

Ikea Property, Inc.
Karen Talarico
Allesandra Taffe
420 Alan Wood Road
Conshohocken PA 19428

RE: Case Number: 2017-0151 SPHA, Address: 8352 Honeygo Boulevard

To Who It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 6, 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "W" and a prominent "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Jennifer R Busse, Esquire, 1 W Pennsylvania Avenue, Suite 300, Towson MD 21204

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



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

Date: 12/12/16

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. 2017-0151-SPHA.

Special Hearing Variance
IKEA Property Inc., Karen Taberico Real Estate
8352 Honeygo Boulevard Manager

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 'Sincerely,' line.

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

WW/RAZ

RECEIVED

JAN 27 2017

BALTIMORE COUNTY, MARYLAND
INTRA-OFFICE MEMORANDUM

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

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

DATE: 1/23/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-151

INFORMATION:

Property Address: 8352 Honeygo Blvd
Petitioner: IKEA Property, Inc.
Zoning: BM CT
Requested Action: Special Hearing and Variance

The Department has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve the continuance of an existing pad site (the IKEA property) and a freestanding enterprise sign to be three sided with angles greater than 30° in lieu of otherwise permitted double faced with angles less than 30°. The Department also reviewed the petition for variances as identified on the attachment submitted accompanying said petition.

The Department of Planning has no objection to granting the petitioned zoning relief in part but cannot support the petitions in their entirety.

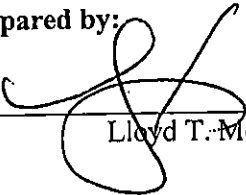
The petitioners have submitted a revised plan dated 01/17/17 that satisfactorily addresses Department comments regarding the continuance of the existing pad site, the wall mounted enterprise signs, freestanding directional signs and wall mounted directional signs. The Department has no objection to granting zoning relief for these issues so identified on said attachment with the following condition:

- Enclose all dumpsters located on the site. Material and color used should match those of the principal structure.

The Department has reservations regarding the relief addressing the temporary signs (flags). The Department has no objection to the continued use of the flags now existent on the site but does not support the proliferation of additional flags. Further, the Department is not in support of an "indefinite" time period for their use. Due to deterioration of the fabric material over an indefinite span without conditions addressing their replacement as established through the hearing, the use would have a detrimental impact on the aesthetic quality of the commercial environment. Additionally, the petitioner must demonstrate to the satisfaction of the Administrative Law Judge that the request is not in fact a use variance and therefore beyond the scope of the petition.

The Department of Planning objects to granting the petitioned zoning relief for the proposed freestanding enterprise sign identified on the site plan as "Sign R". The requested relief required for the 108 foot tall sign is excessive and would make it incompatible, unbalanced and out of context in this very dense commercial area. The proposed sign would present a distraction to drivers being contrary to the provisions of BCZR§450.1.G.1 wherein it states, "*Eliminate and restrict signs which constitute an actual or potential distraction or other hazard to the safe operation of motor vehicles or the safe passage of pedestrians*". Baltimore County has been diligent in limiting very tall signage along commercial corridors and arterial highways thus maintaining the aesthetic qualities of the natural and built environment and maintaining the goals of Master Plan 2020. If approved, a precedent is set that could lead to the proliferation of signage of the inappropriate scale and type as that proposed by the petitioner. For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
Jennifer R. Busse, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

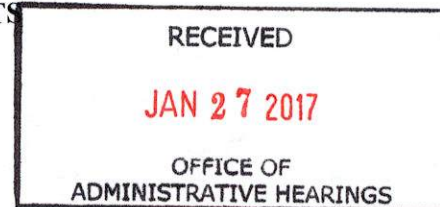
INTRA-OFFICE MEMORANDUM

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

DATE: 1/23/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-151



INFORMATION:

Property Address: 8352 Honeygo Blvd
Petitioner: IKEA Property, Inc.
Zoning: BM CT
Requested Action: Special Hearing and Variance

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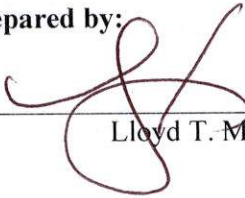
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RECEIVED
JAN 15 1940
OFFICE OF THE
ADMINISTRATIVE SERVICES

The Department of Planning objects to granting the petitioned zoning relief for the proposed freestanding enterprise sign identified on the site plan as "Sign R". The requested relief required for the 108 foot tall sign is excessive and would make it incompatible, unbalanced and out of context in this very dense commercial area. The proposed sign would present a distraction to drivers being contrary to the provisions of BCZR§450.1.G.1 wherein it states, "*Eliminate and restrict signs which constitute an actual or potential distraction or other hazard to the safe operation of motor vehicles or the safe passage of pedestrians*". Baltimore County has been diligent in limiting very tall signage along commercial corridors and arterial highways thus maintaining the aesthetic qualities of the natural and built environment and maintaining the goals of Master Plan 2020. If approved, a precedent is set that could lead to the proliferation of signage of the inappropriate scale and type as that proposed by the petitioner. For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
Jennifer R. Busse, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

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: December 21, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0151-SPHA
Address 8352 Honeygo Boulevard
(Ikea Property, Inc.)

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

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

Reviewer: Steve Ford

Date: 12-21-2016

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
8352 Honeygo Boulevard; W/S Honeygo Blvd* OF ADMINISTRATIVE
538' from c/line of Mercantile Road *
14th Election & 6th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): IKEA Property, Inc. *
Petitioner(s) * BALTIMORE COUNTY
* 2017-151-SPHA

* * * * *

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

DEC 20 2016

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of December, 2016, a copy of the foregoing Entry of Appearance was mailed to Jennifer Busse, Esquire, 1 West Pennsylvania Avenue, Suite 300, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 22, 2016

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 19, 2016
Item No. 2017-0151

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comment.

If granted Landscape and Lighting Plans are required per the requirements of the Landscape Manual.

* * * * *

DAK:CEN
Cc:file
ZAC-ITEM NO 17-0151-12192016.doc

M E M O R A N D U M

DATE: March 13, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0151-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on March 10, 2017. 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

[Real Property Data Search](#) [Guide to searching the database](#)
[Search Result for BALTIMORE COUNTY](#)

| View Map | | View GroundRent Redemption | | View GroundRent Registration | |
|---|---|--|-------------------------------|---|---|
| Account Identifier: | | District - 14 Account Number - 2100007475 | | | |
| Owner Information | | | | | |
| Owner Name: | IKEA PROPERTY INC | | Use: | COMMERCIAL | |
| Mailing Address: | ATTN TAX DEPT
420 ALAN WOOD RD
CONSHOHOCKEN PA 19428-1141 | | Principal Residence: | NO | |
| | | | Deed Reference: | /07715/ 00687 | |
| Location & Structure Information | | | | | |
| Premises Address: | | 8352 HONEYGO BLVD
BALTIMORE MD 21236-5906 | | Legal Description: | 13.7694 AC LT F PAR
WHITEMARSH MALL |
| Map: | Grid: | Parcel: | Sub District: | Subdivision: | Section: Block: Lot: Assessment Year: Plat No: Plat Ref: |
| 0082 | 0003 | 0722 | | 0000 | F 2016 0046/0062 |
| Special Tax Areas: | | | Town: NONE | | |
| | | | Ad Valorem: | | |
| | | | Tax Class: | | |
| Primary Structure Built | Above Grade Enclosed Area | | Finished Basement Area | Property Land Area | County Use |
| 1988 | 199200 | | | 13.7600 AC | 14 |
| Stories | Basement | Type | Exterior | Full/Half Bath | Garage Last Major Renovation |
| | | DISCOUNT STORE | | | 2002 |
| Value Information | | | | | |
| | | Base Value | Value As of 01/01/2016 | Phase-in Assessments As of 07/01/2016 As of 07/01/2017 | |
| Land: | | 10,327,000 | 10,327,000 | | |
| Improvements: | | 6,819,800 | 7,211,400 | | |
| Total: | | 17,146,800 | 17,538,400 | 17,277,333 | 17,407,867 |
| Preferential Land: | | 0 | | | 0 |
| Transfer Information | | | | | |
| Seller: | | Date: 10/21/1988 | | Price: \$0 | |
| Type: NON-ARMS LENGTH OTHER | | Deed1: /07715/ 00687 | | Deed2: | |
| Seller: | | Date: | | Price: | |
| Type: | | Deed1: | | Deed2: | |
| Seller: | | Date: | | Price: | |
| Type: | | Deed1: | | 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 | | | | | |

CASE NAME IKEA
CASE NUMBER 2017-0151-SPH
DATE 1/30/17

[illegible]

CASE NAME IKEA
CASE NUMBER 2017-0151-8PHA
DATE Jan 30, 2017

[illegible]

1-30-2017

Case No.: 2017-0151-SPHA

Exhibit Sheet

Petitioner/Developer

G2
3-13-17

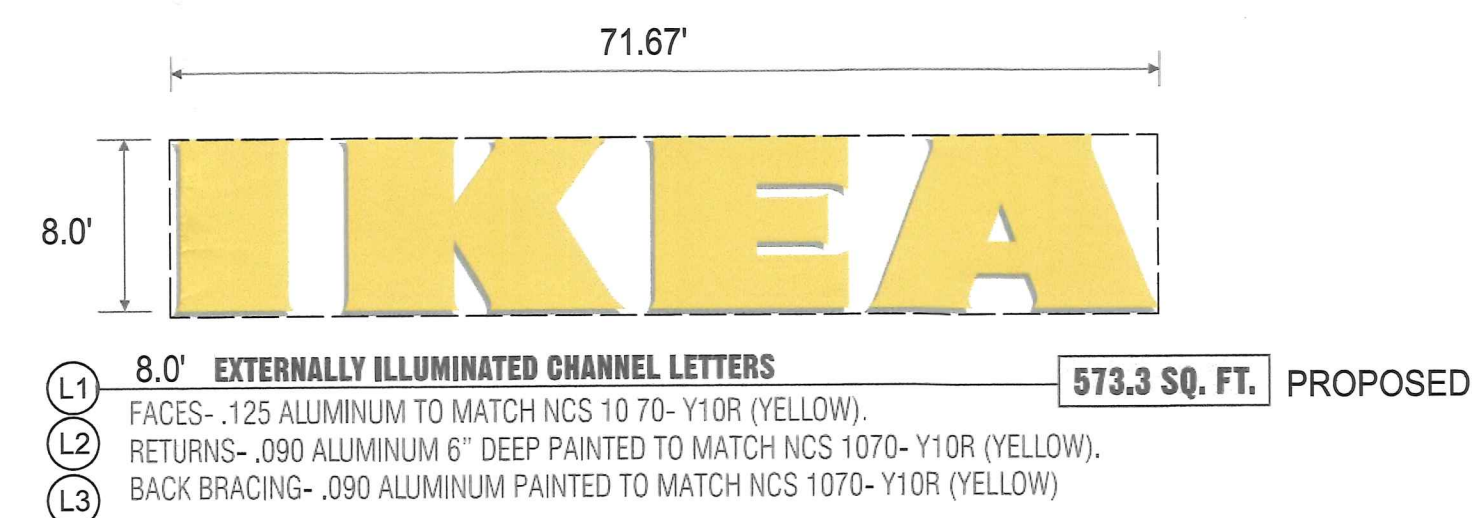
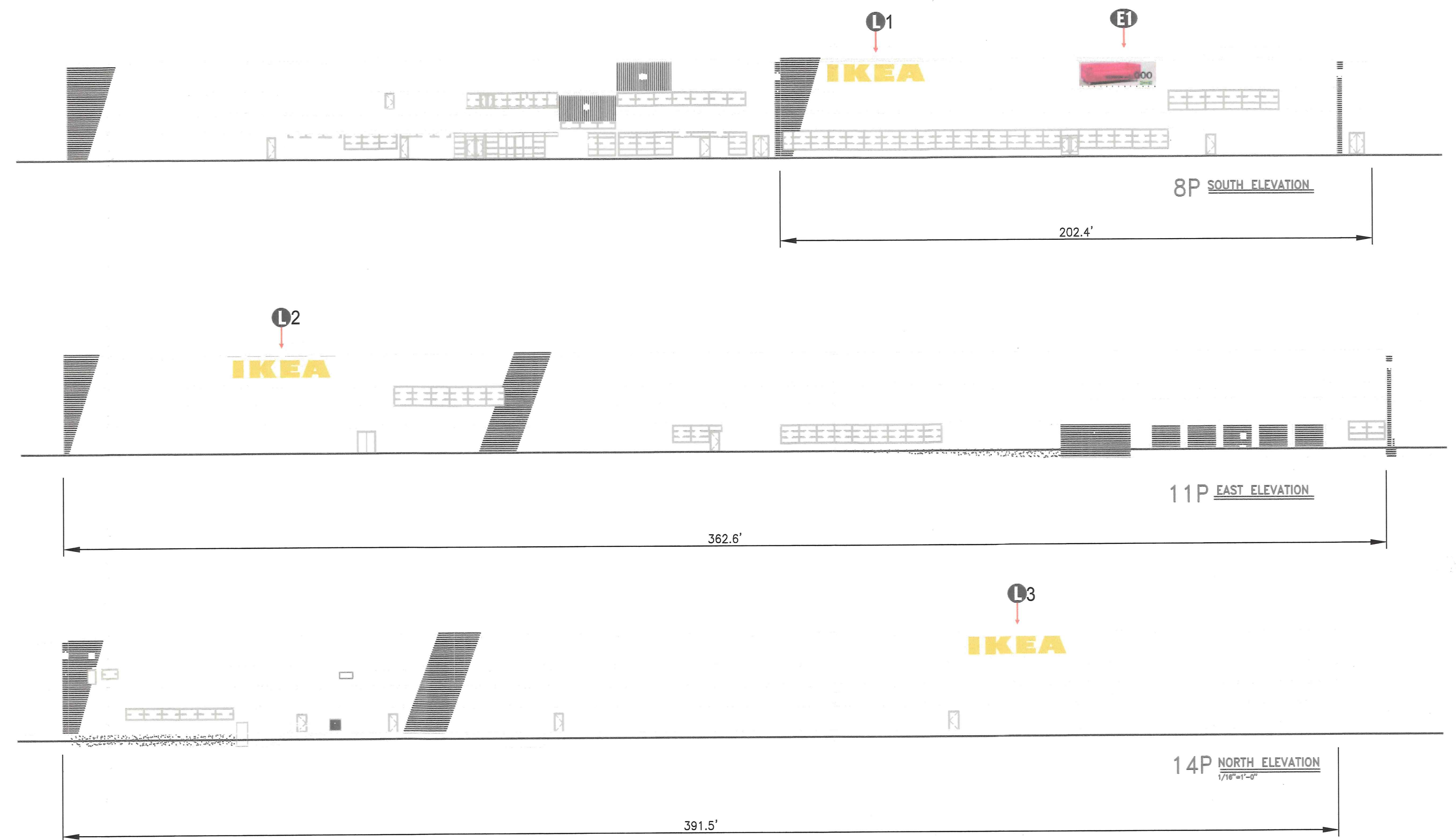
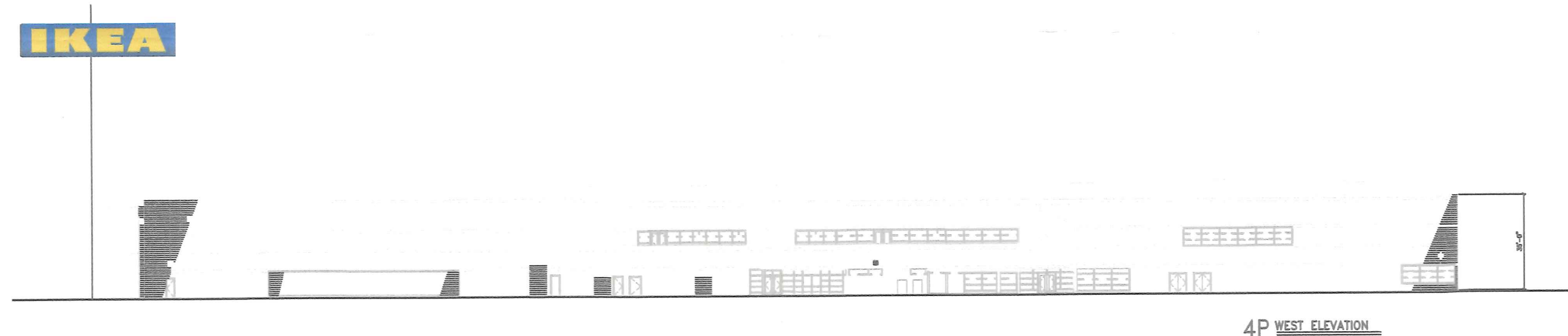
Protestants

SLN
2-8-17

| | | |
|--------|----------------------|--|
| No. 1 | Site plan (6 sheets) | |
| No. 2 | aerial photo of site | |
| No. 3 | aerial photo - site | |
| No. 4 | | |
| No. 5 | | |
| No. 6 | | |
| No. 7 | | |
| No. 8 | | |
| No. 9 | | |
| No. 10 | | |
| No. 11 | | |
| No. 12 | | |

R FREESTANDING ENTERPRISE SIGN

- A. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1, 5(b)(V) TO PERMIT A MAXIMUM AREA PER FACE OF ±575 SF IN LIEU OF THE PERMITTED 100 SF.
- B. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1, 5(b)(VII) TO PERMIT A MAXIMUM HEIGHT OF ±108' IN LIEU OF THE PERMITTED 25'.
- C. SPECIAL HEARING REQUESTED FROM BCZR SECTION 450.3 DEFINITION TO PERMIT A 3 SIDED >30° FREE STANDING ENTERPRISE SIGN IN LIEU OF THE OTHERWISE PERMITTED DOUBLE FACED <30° SIGN.
- D. PETITION FOR VARIANCE FROM BCZR §450.4, ATTACHMENT 1, 5(B)(VII) TO PERMIT A FREESTANDING ENTERPRISE SIGN ON A ROAD WITHOUT "FRONTAGE". (SEE BCZR §450.3, DEFINITION OF "FRONTAGE" AND "HIGHWAY".)
- E. IN THE ALTERNATIVE - PETITION FOR VARIANCE FROM BCZR §450.5 B.4.A. TO PERMIT 3 FREESTANDING ENTERPRISE SIGNS WITHIN 100 FEET OF EACH OTHER.
- F. IN THE ALTERNATIVE - PETITION FOR VARIANCE FROM BCZR §450.4 ATTACHMENT 1, 5(B)(VI) TO PERMIT 3 FREESTANDING ENTERPRISE SIGNS IN LIEU OF THE 1 PERMITTED.



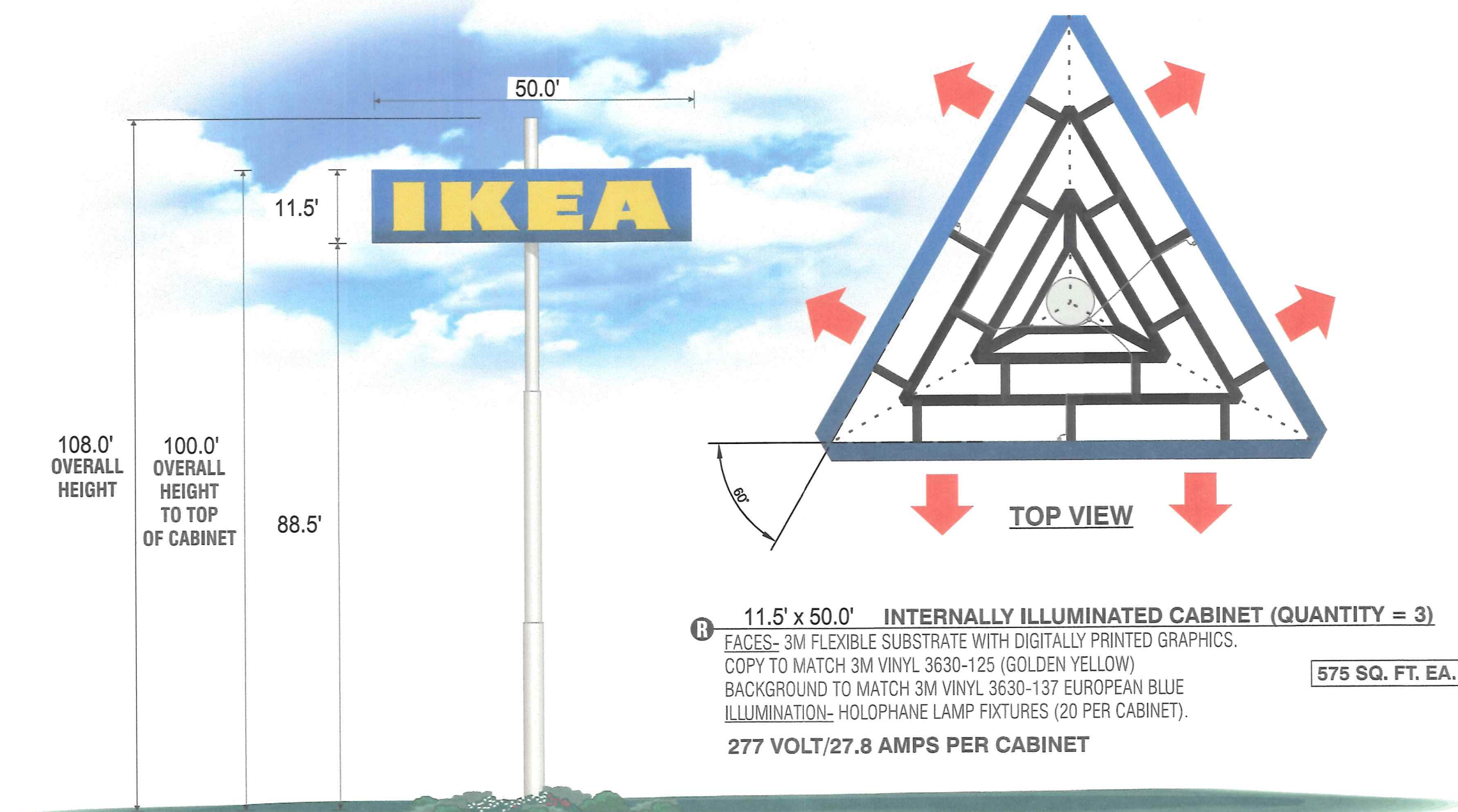
WALL- MOUNTED ENTERPRISE SIGN

- A. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1, 5(a)(VI) TO PERMIT A MAXIMUM OF 6 WALL MOUNTED ENTERPRISE SIGNS PER PREMISES IN LIEU OF THE PERMITTED 3.
- B. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1, 5(a)(V) FOR SIGN L1 TO PERMIT A MAXIMUM AREA PER FACE OF ±573.3 SF IN LIEU OF THE PERMITTED 404.8 SF.

L1 = LENGTH OF WALL = 202.4' X 2 = 404.8 SF PERMITTED
L2 = LENGTH OF WALL = 362.6' X 2 = 725.2 SF PERMITTED
L3 = LENGTH OF WALL = 391.5' X 2 = 783 SF PERMITTED

E1 WALL- MOUNTED ENTERPRISE SIGN

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- B. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1, 5(a)(V) TO PERMIT A MAXIMUM AREA PER FACE OF ±675 SF IN LIEU OF THE PERMITTED 404.8 SF.

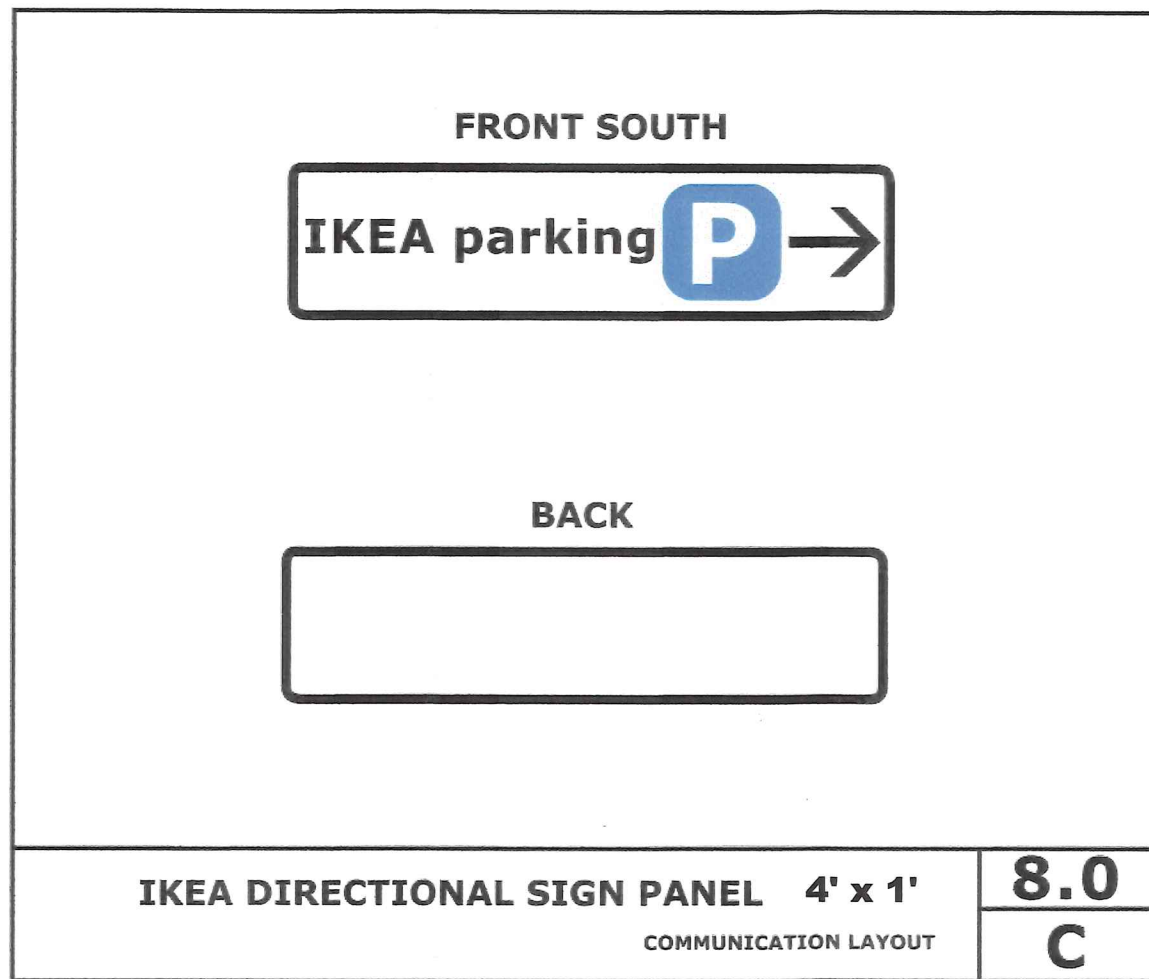
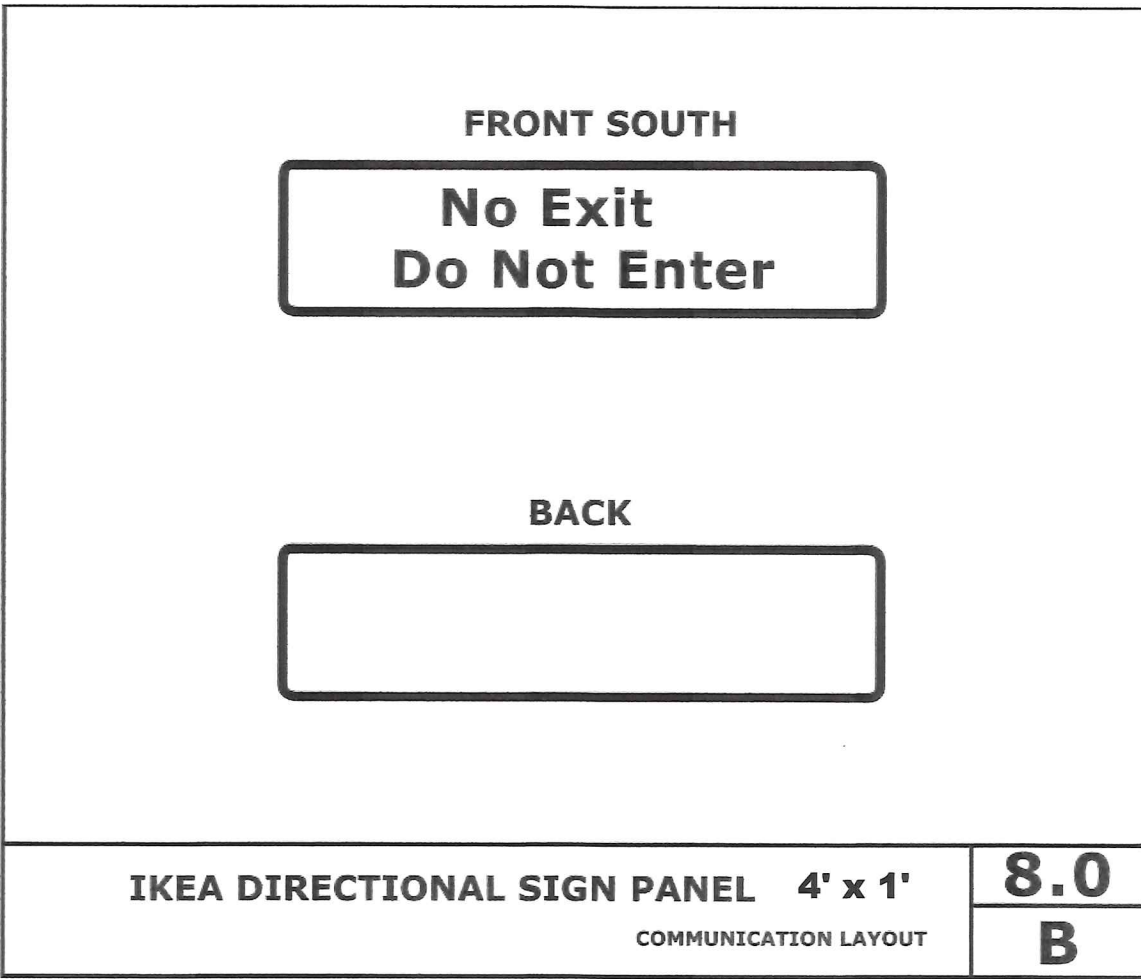
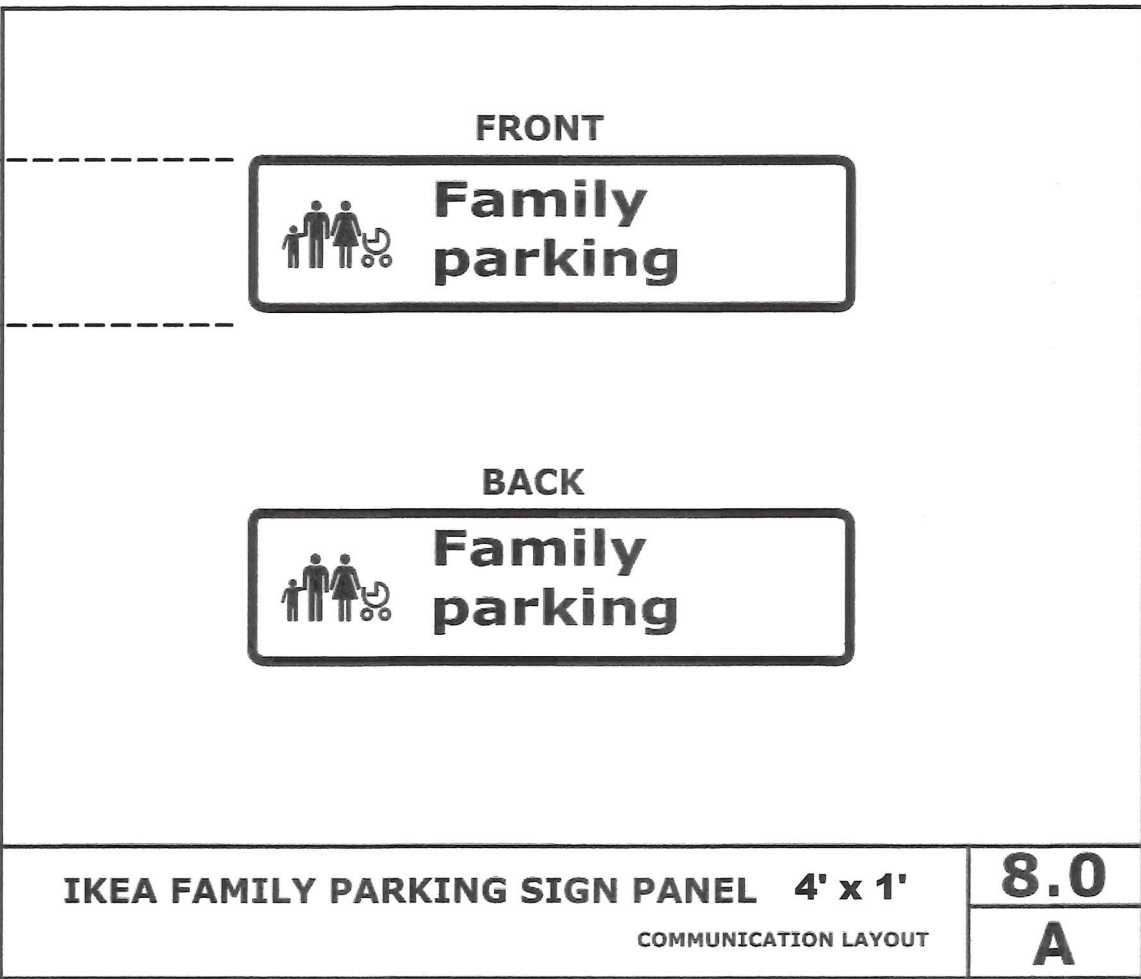
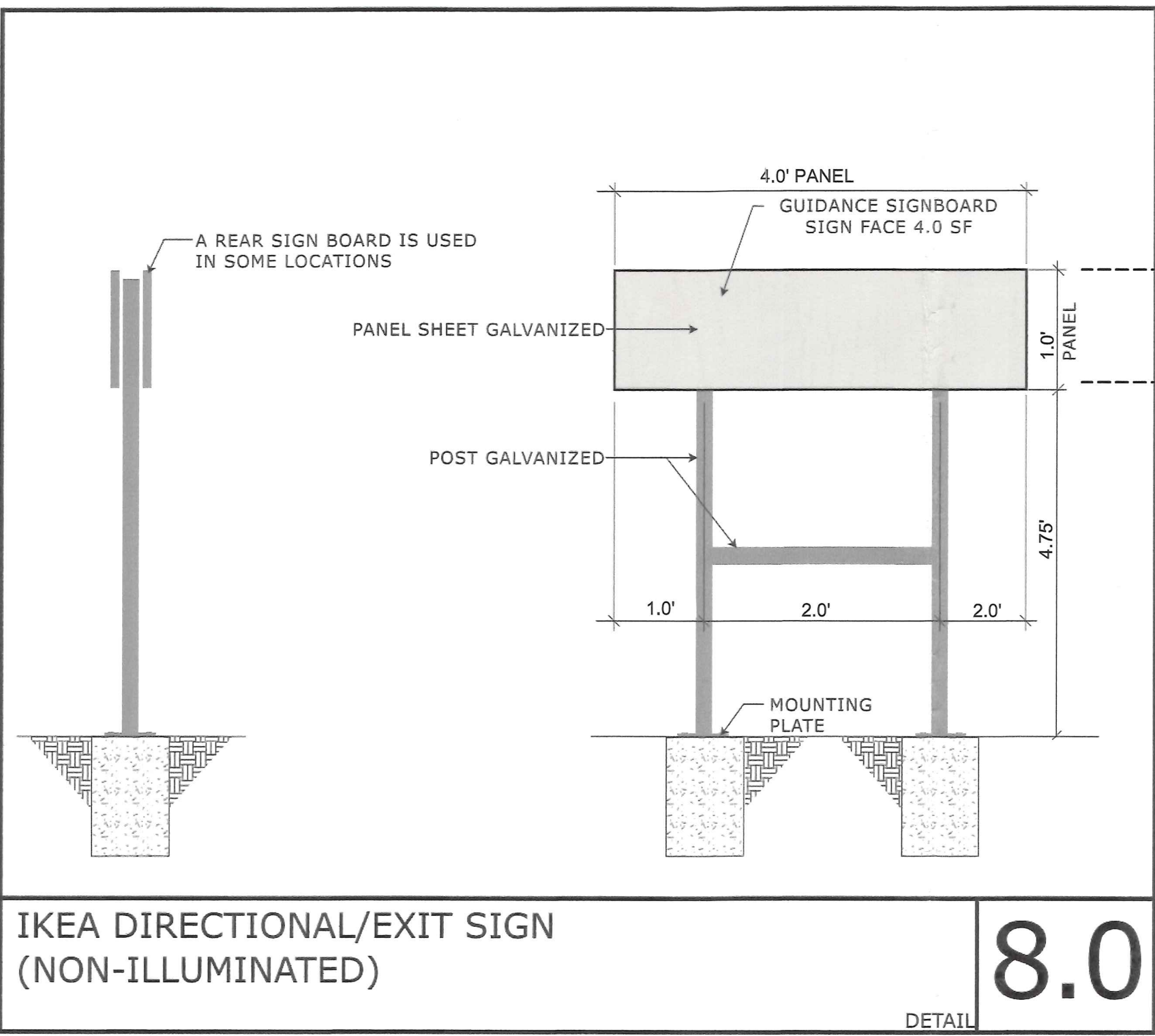


I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3365 EXPIRATION DATE: 08/20/2018.

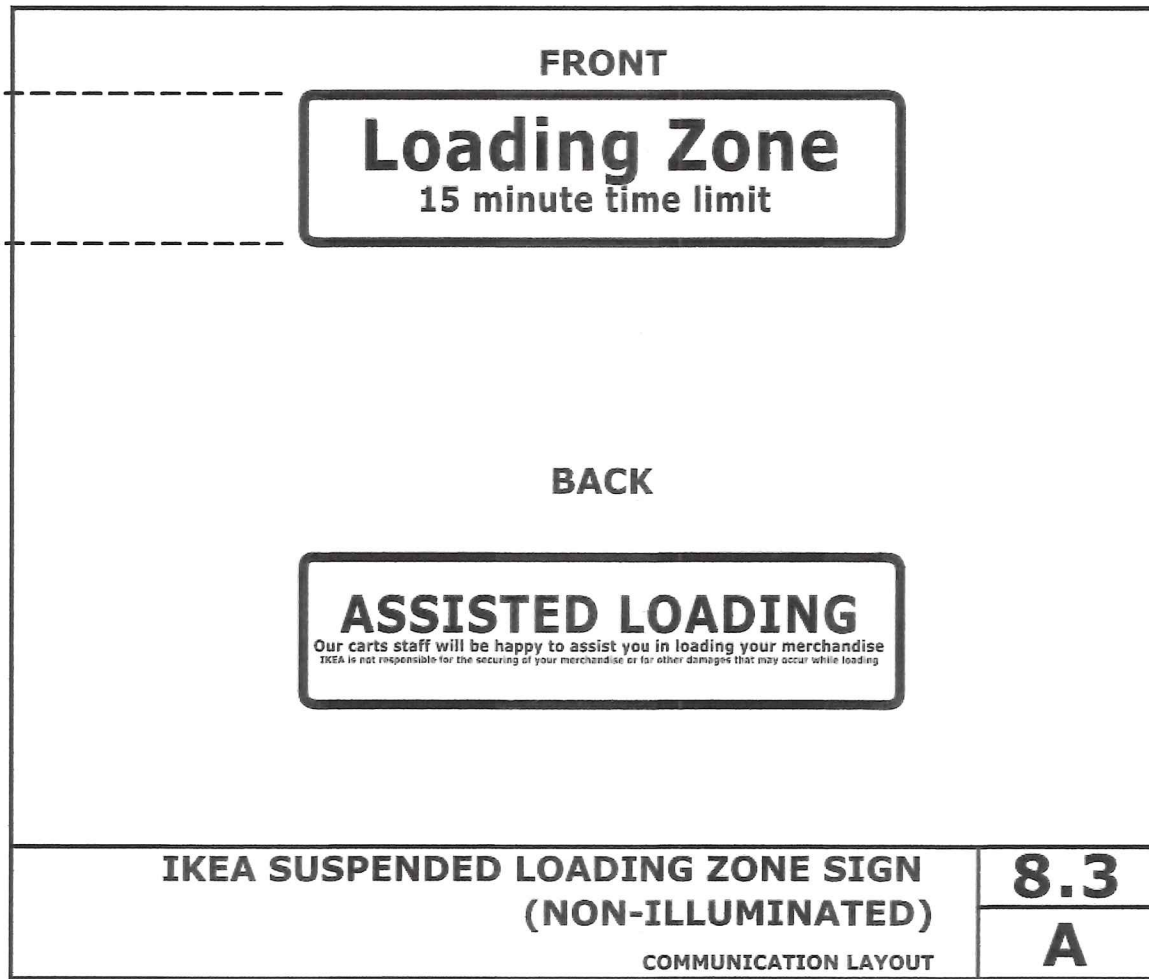
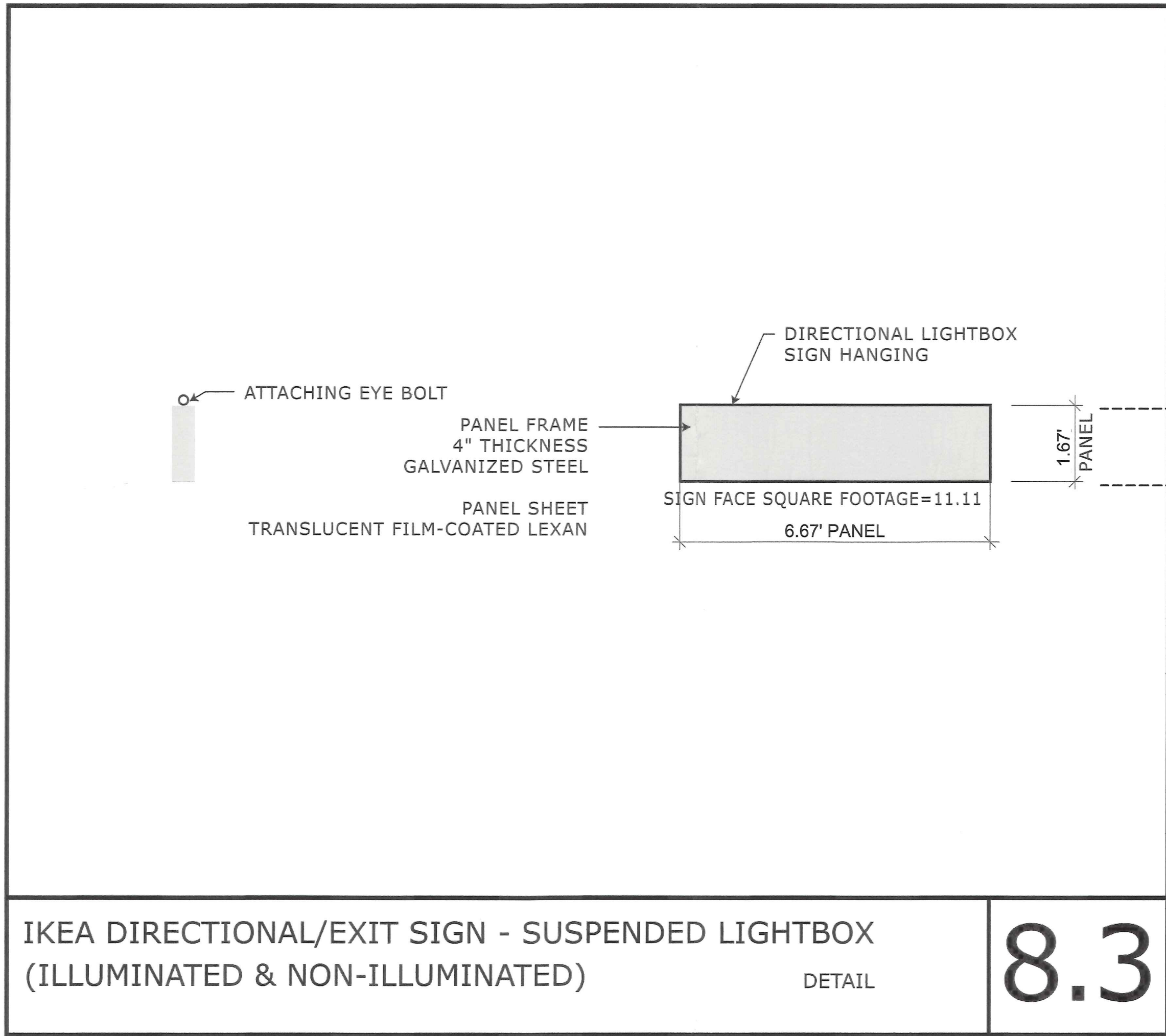
DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83/(1991) VERTICAL NAVD 88

| | | | |
|------|-----------|---|------------|
| | | MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
PHONE: (410) 821-1690
FAX: (410) 821-1748
MRAGTA.COM | |
| | | SITE PLAN TO ACCOMPANY PETITION
FOR VARIANCE AND
SPECIAL HEARING
IKEA BALTIMORE HOME FURNISHINGS
8352 HONEYGO BOULEVARD
BALTIMORE COUNTY, MARYLAND
14TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT | |
| DATE | REVISIONS | JOB NO.: | 19405 |
| | | SCALE: | AS SHOWN |
| | | DATE: | 12/05/2016 |
| | | DRAWN BY: | MAS |
| | | DESIGN BY: | MM |
| | | REVIEW BY: | MAB |
| | | SHEET: | 6 OF 6 |

2017-0151-SHA



NO VARIANCE RELIEF REQUIRED



8.3 WALL MOUNTED DIRECTIONAL SIGN

A. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1,3(a)(V) TO PERMIT A MAXIMUM AREA PER FACE OF 11.11 SF IN LIEU OF THE PERMITTED 8 SF.



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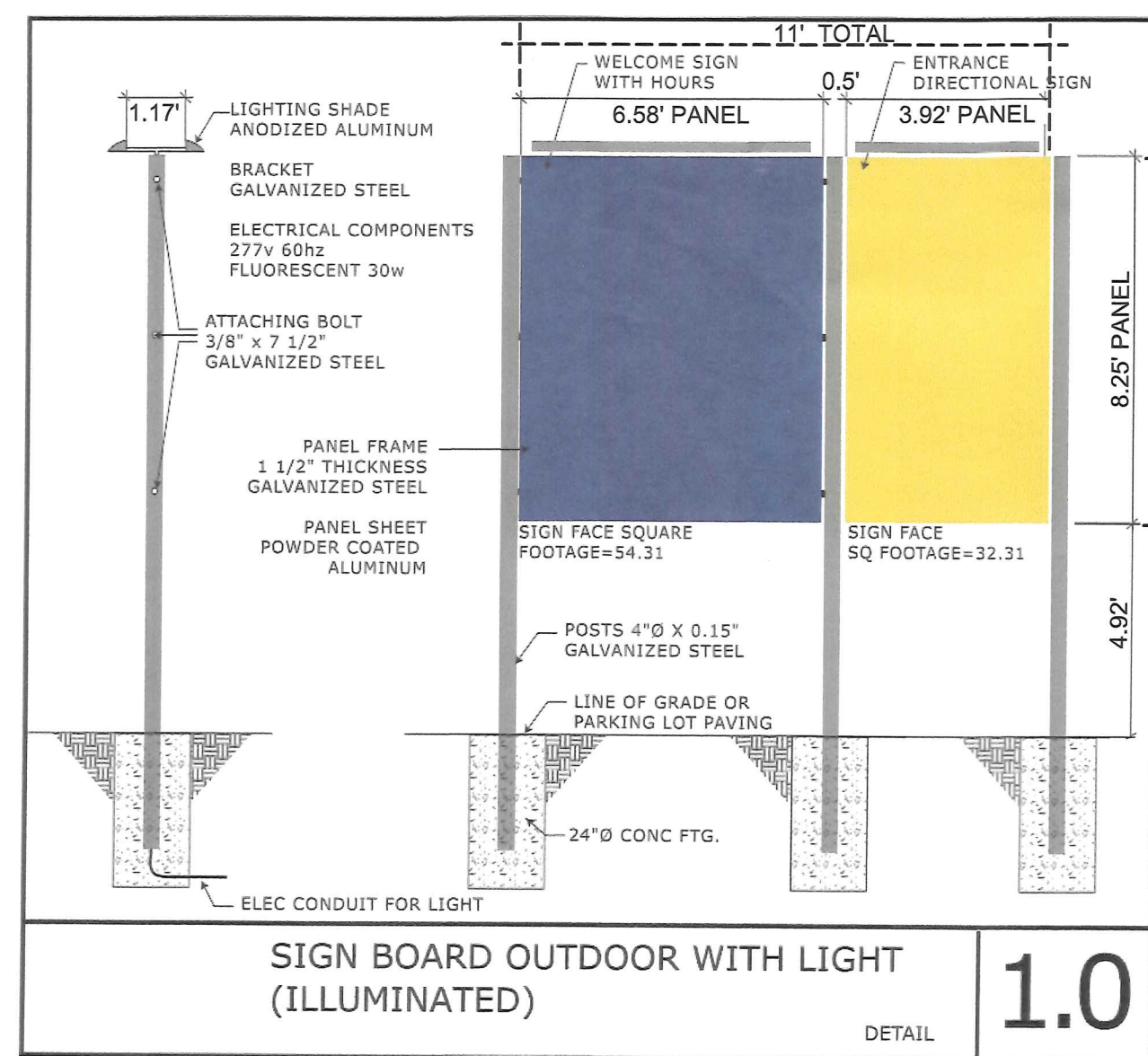
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| | | REVIEW BY: | MAB |
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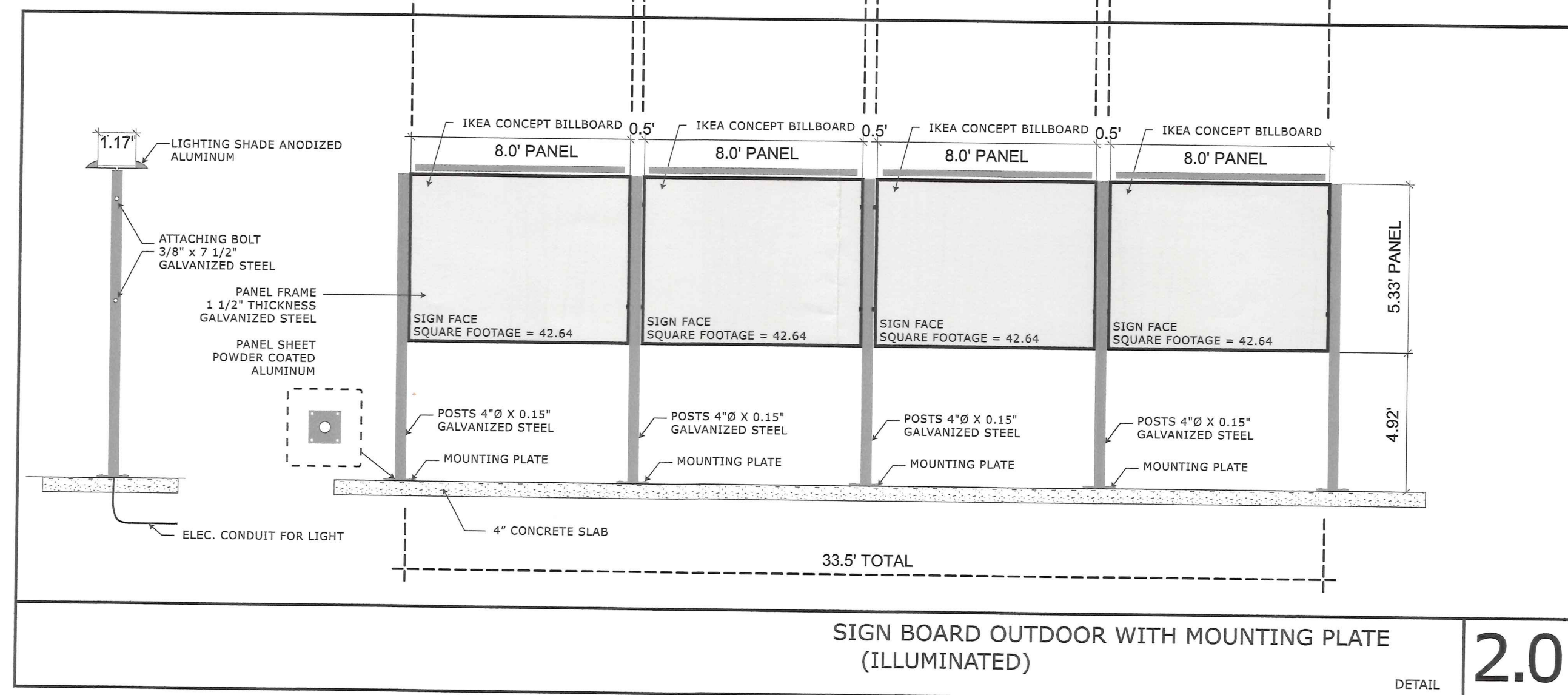
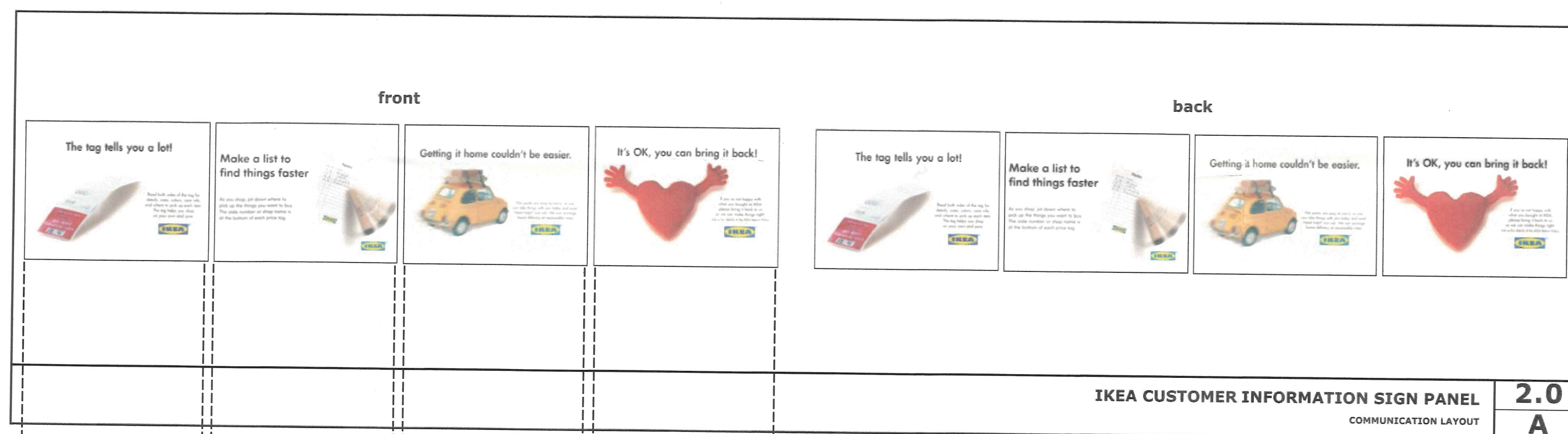
DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83/(1991) VERTICAL NAVD 88

2017-0151 JPH



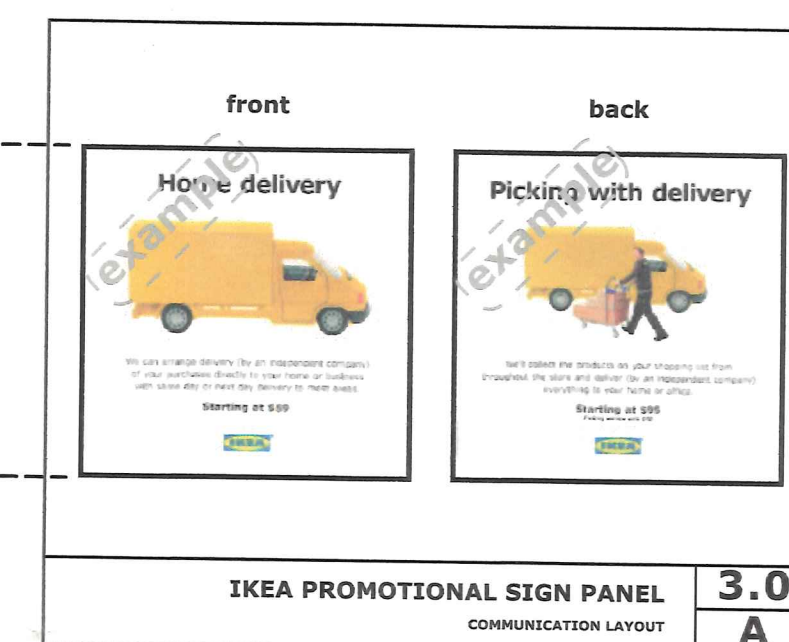
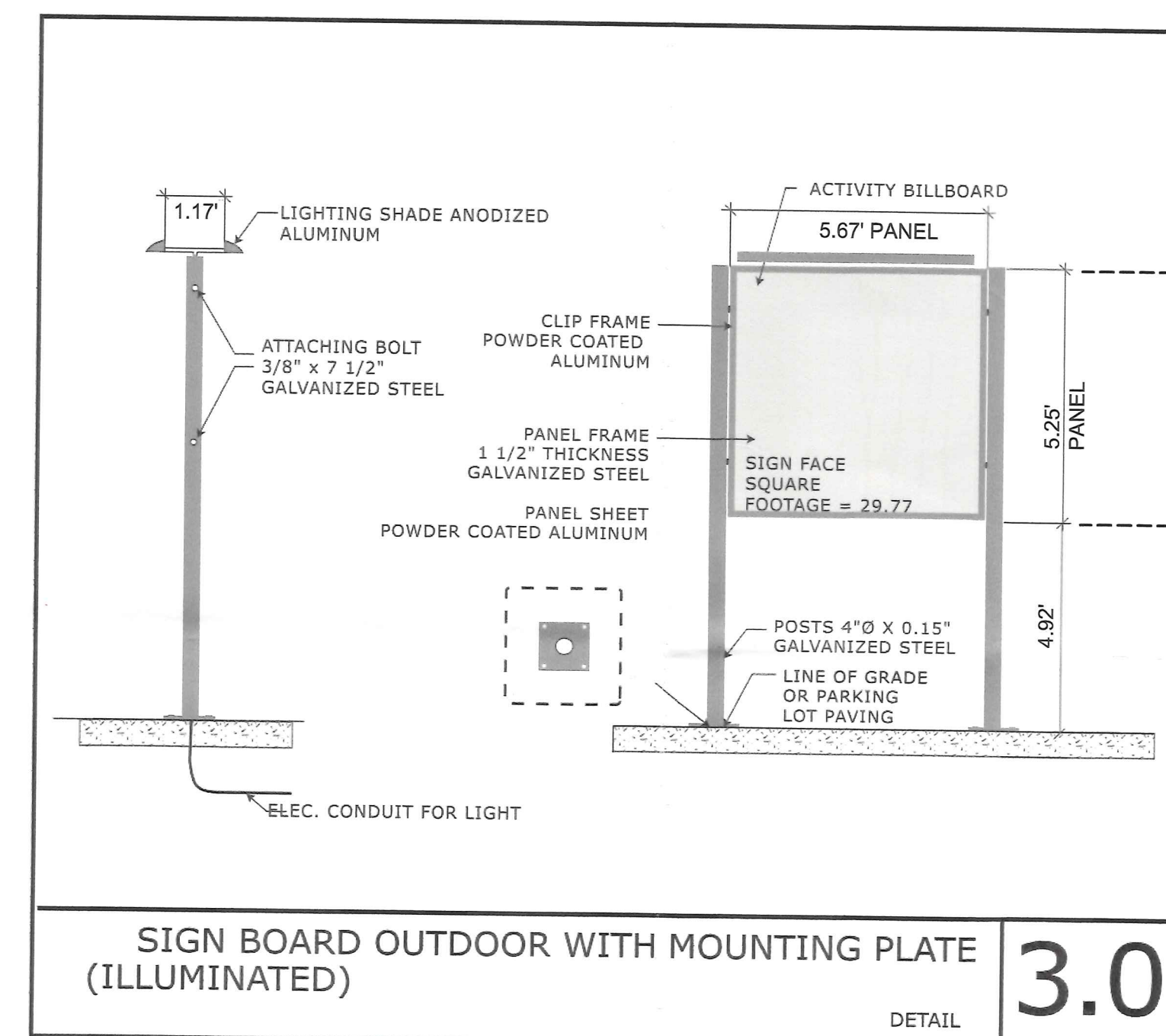
1.0 FREESTANDING DIRECTIONAL SIGN

- A. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1, 3(a)(V) TO PERMIT A MAXIMUM AREA PER FACE OF ± 90.75 SF IN LIEU OF THE PERMITTED 8 SF.
- B. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1, 3(a)(VII) TO PERMIT A MAXIMUM HEIGHT OF $\pm 13.17'$ IN LIEU OF THE PERMITTED 6'.



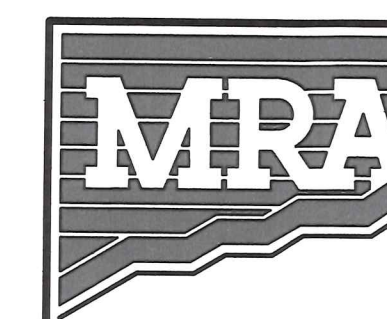
2.0 FREESTANDING DIRECTIONAL SIGN

- A. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1, 3(a)(V) TO PERMIT A MAXIMUM AREA PER FACE OF ± 178.55 SF IN LIEU OF THE PERMITTED 8 SF.
- B. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1, 3(a)(VII) TO PERMIT A MAXIMUM HEIGHT OF $\pm 10.25'$ IN LIEU OF THE PERMITTED 6'.

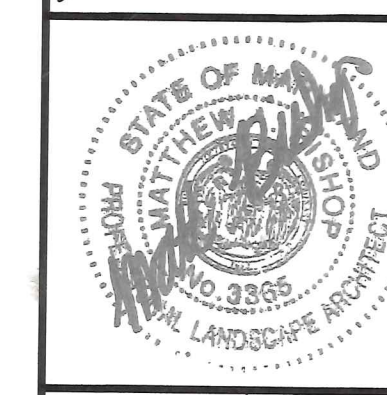


3.0 FREE STANDING DIRECTIONAL SIGN

- A. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1, 3(a)(V) TO PERMIT A MAXIMUM AREA PER FACE OF ± 29.77 SF IN LIEU OF THE PERMITTED 8 SF.
- B. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1, 3(a)(VII) TO PERMIT A MAXIMUM HEIGHT OF $\pm 10.25'$ IN LIEU OF THE PERMITTED 6'.



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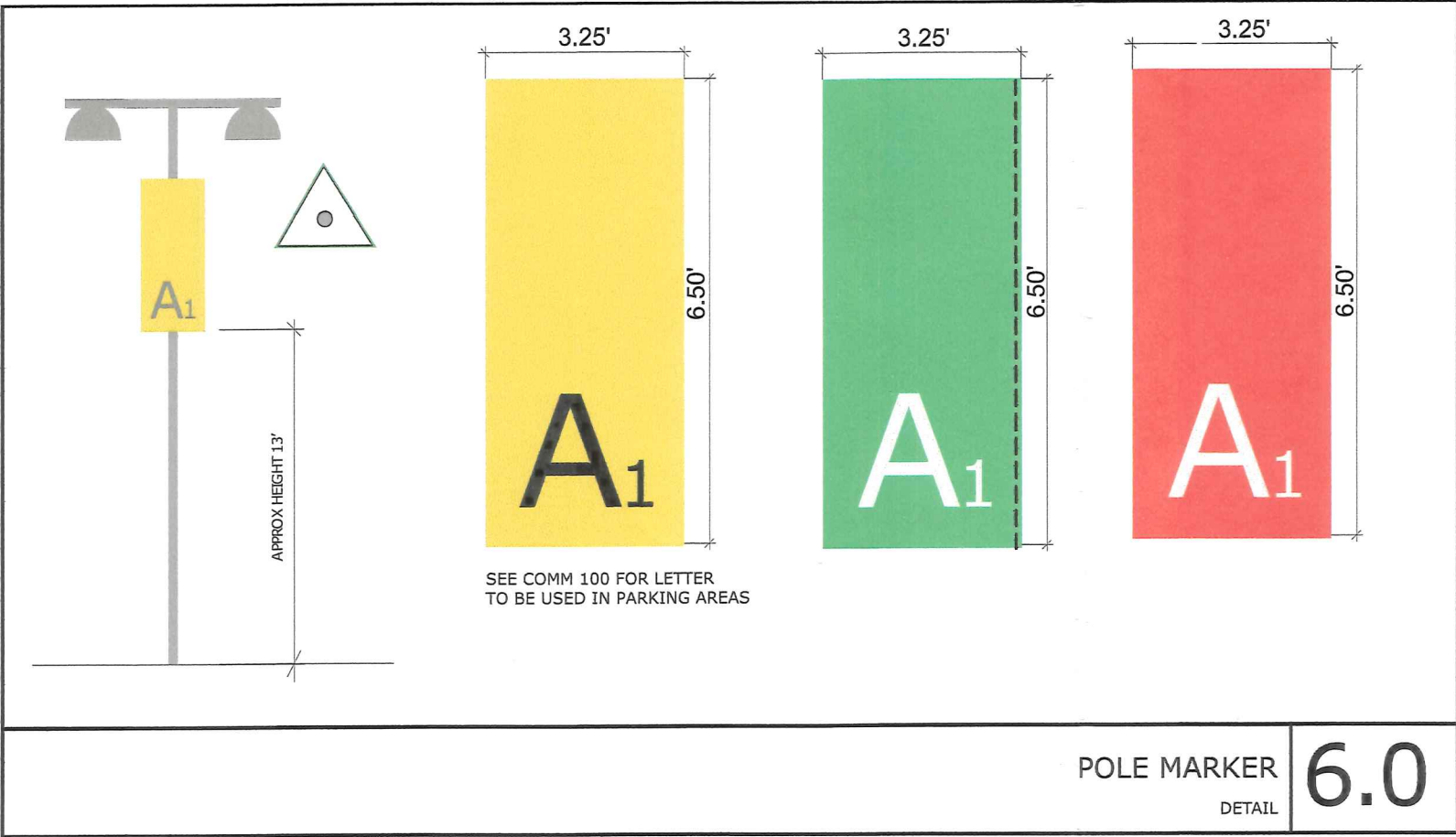
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8352 HONEYGO BOULEVARD
BALTIMORE COUNTY, MARYLAND
14TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT

| DATE | REVISIONS | JOB NO.: | 19405 |
|------|-----------|------------|------------|
| | | SCALE: | AS SHOWN |
| | | DATE: | 12/05/2016 |
| | | DRAWN BY: | MAS |
| | | DESIGN BY: | MM |
| | | REVIEW BY: | MAB |
| | | SHEET: | 2 OF 6 |

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3365 EXPIRATION DATE: 08/20/2018.

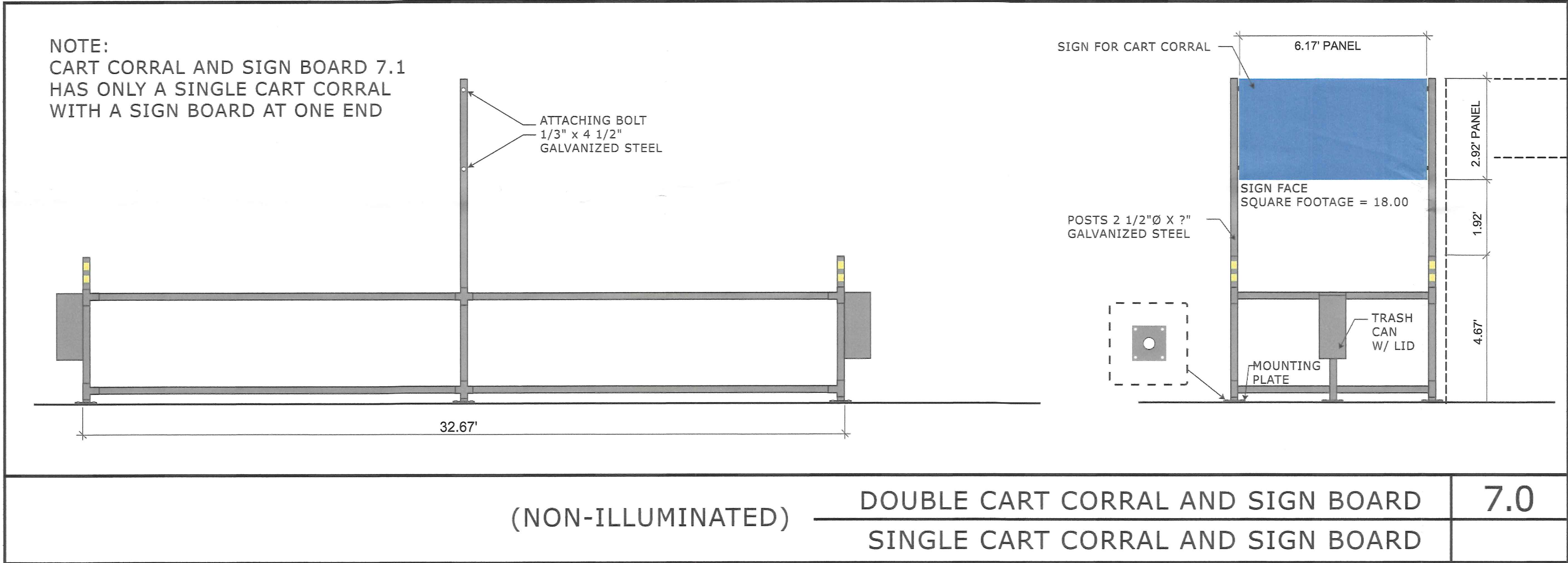
DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83/(1991) VERTICAL NAVD 88

2017-0151-SPHA



6.0 FREESTANDING DIRECTIONAL SIGN

- A. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1,3(a)(V) TO PERMIT A MAXIMUM AREA PER FACE OF ±21.13 SF IN LIEU OF THE PERMITTED 8 SF.
- B. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1,3(a)(VII) TO PERMIT A MAXIMUM HEIGHT OF ±19.5' IN LIEU OF THE PERMITTED 6'.

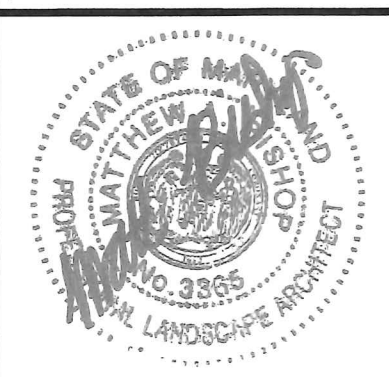


7.0 FREESTANDING DIRECTIONAL SIGN

- A. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1, 3(a)(V) TO PERMIT A MAXIMUM AREA PER FACE OF ±18 SF IN LIEU OF THE PERMITTED 8 SF.
- B. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1, 3(a)(VII) TO PERMIT A MAXIMUM HEIGHT OF ±9.51' IN LIEU OF THE PERMITTED 6'.



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| | | REVIEW BY: | MAB |
| | | SHEET: | 3 OF 6 |

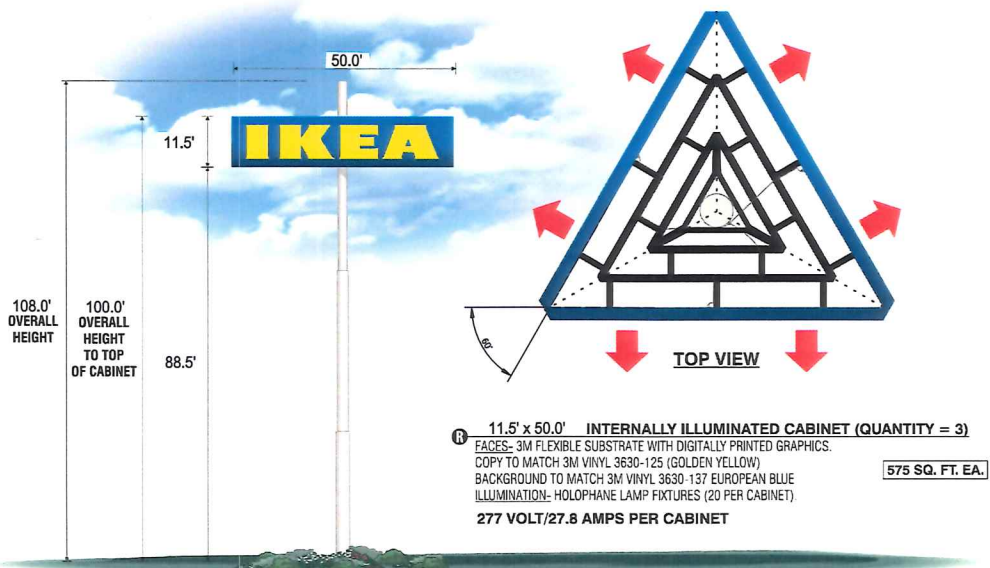
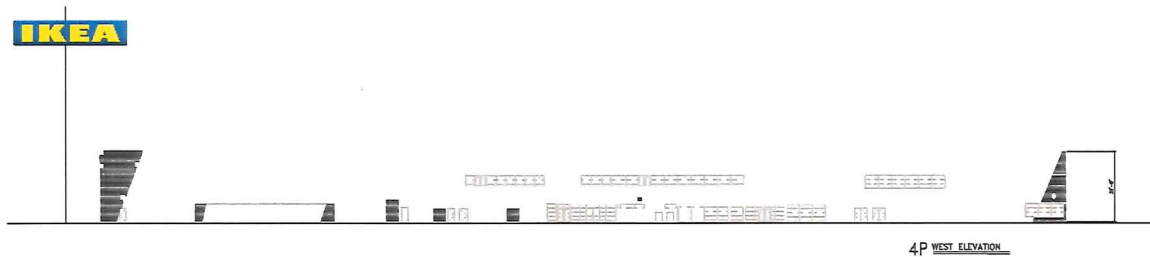
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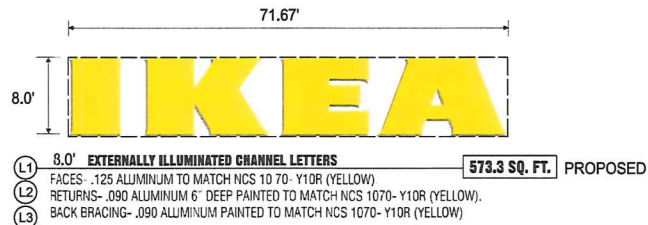
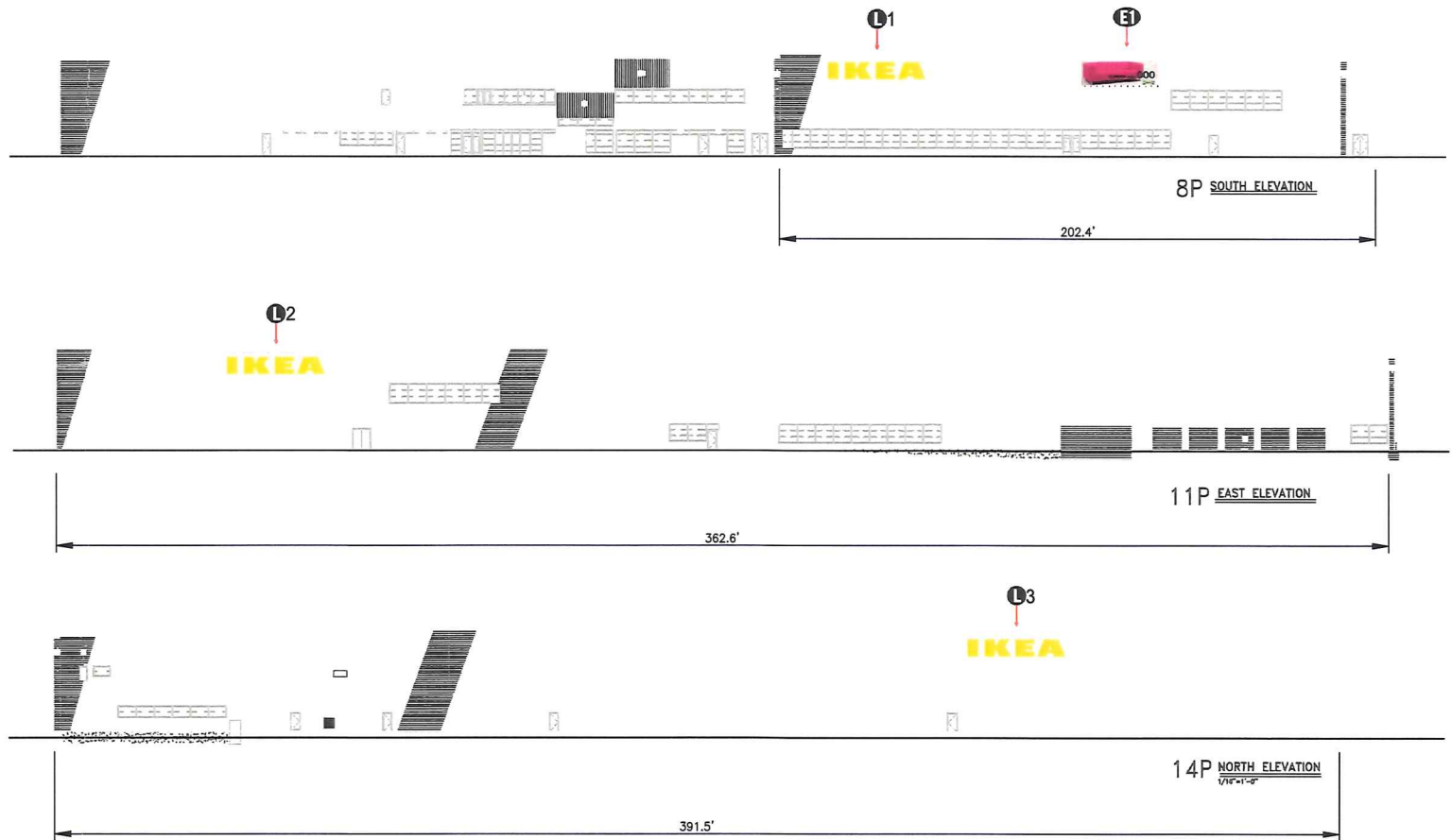
2017-0151-SPPA

R FREESTANDING ENTERPRISE SIGN

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- E. IN THE ALTERNATIVE - PETITION FOR VARIANCE FROM BCZR §450.5.B.4.A. TO PERMIT 3 FREESTANDING ENTERPRISE SIGNS WITHIN 100 FEET OF EACH OTHER.
- F. IN THE ALTERNATIVE - PETITION FOR VARIANCE FROM BCZR §450.4 ATTACHMENT 1, 5(B)(VI) TO PERMIT 3 FREESTANDING ENTERPRISE SIGNS IN LIEU OF THE 1 PERMITTED.



11.5' x 50.0' INTERNALLY ILLUMINATED CABINET (QUANTITY = 3)
FACES- 3M FLEXIBLE SUBSTRATE WITH DIGITALLY PRINTED GRAPHICS.
COPY TO MATCH 3M VINYL 3630-125 (GOLDEN YELLOW)
BACKGROUND TO MATCH 3M VINYL 3630-137 EUROPEAN BLUE
ILLUMINATION- HOLOPHANE LAMP FIXTURES (20 PER CABINET)
277 VOLT/27.8 AMPS PER CABINET
575 SQ. FT. EA.



WALL- MOUNTED ENTERPRISE SIGN

- A. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1, 5(a)(VI) TO PERMIT A MAXIMUM OF 6 WALL MOUNTED ENTERPRISE SIGNS PER PREMISES IN LIEU OF THE PERMITTED 3.
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| | |
|--|----------------------|
| MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
PHONE: (410) 821-1690
FAX: (410) 821-1748
MIRAGIA.COM | |
| SITE PLAN TO ACCOMPANY PETITION FOR VARIANCE AND SPECIAL HEARING
IKEA BALTIMORE HOME FURNISHINGS
8352 HONEYGO BOULEVARD
BALTIMORE COUNTY, MARYLAND
14TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT | |
| DATE
1/17/17 | REVISIONS
REDLINE |
| JOB NO.: 19405 | |
| SCALE: AS SHOWN | |
| DATE: 12/05/2016 | |
| DRAWN BY: MAS | |
| DESIGN BY: MM | |
| REVIEW BY: MAB | |
| SHEET: 6 OF 6 | |

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3365 EXPIRATION DATE: 08/20/2018.

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83/(1991) VERTICAL NAVD 88

A1 WALL- MOUNTED ENTERPRISE SIGN - "IKEA"

A. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1, 5(a)(VI) TO PERMIT A MAXIMUM OF 6 WALL MOUNTED ENTERPRISE SIGNS PER PREMISE IN LIEU OF THE PERMITTED 3.

A1 WALL- MOUNTED ENTERPRISE SIGN - "IKEA"

A. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1, 5(a)(VI) TO PERMIT A MAXIMUM AREA PER FACE OF 367.17 SF IN LIEU OF THE PERMITTED TWICE THE LENGTH OF WALL TO WHICH SIGN IS AFFIXED.

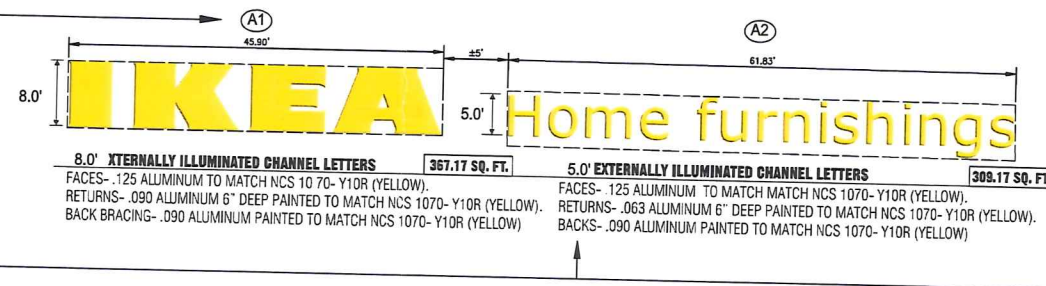
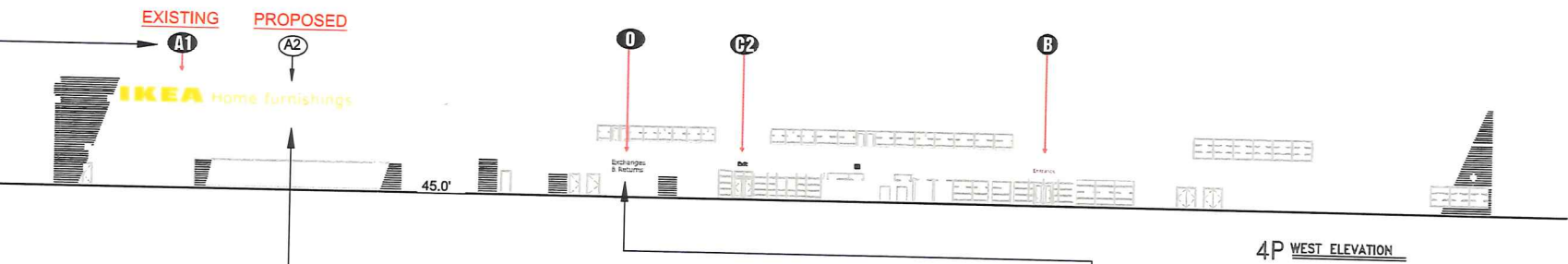
A1 IKEA =LENGTH OF WALL=162' X 2 = 324 SF

A2 WALL- MOUNTED ENTERPRISE SIGN - "HOME FURNISHINGS"

A. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1, 5(a)(VI) TO PERMIT A MAXIMUM OF 6 WALL MOUNTED ENTERPRISE SIGNS PER PREMISE IN LIEU OF THE PERMITTED 3.

A2 WALL- MOUNTED ENTERPRISE SIGN - "HOME FURNISHINGS"

A2 IKEA =LENGTH OF WALL=162' X 2 = 324 SF
PROPOSED SIGN AREA = 309.17 SF



Exchanges & Returns

note: to be installed as light box due to clearance under canopy

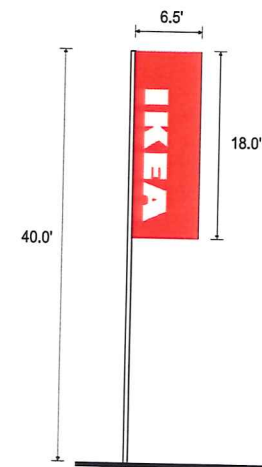
1 INTERNALLY ILLUMINATED CHANNEL LETTERS 35.4 SQ. FT.
FACES- .125 WHITE CYRO.
1" WHITE JEWELITE
RETURNS- .040 ALUMINUM 5" DEEP PAINTED WHITE.
BACKS- .063 ALUMINUM
NOTE- LED ILLUMINATION-277 VOLT

note: to be installed as light box due to clearance under canopy

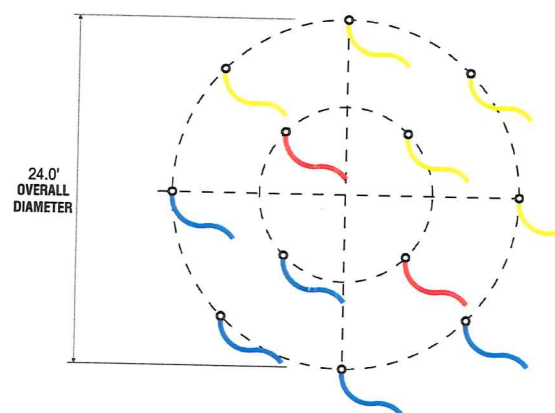
O WALL- MOUNTED DIRECTIONAL SIGN
A. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1, 3(a)(V) TO PERMIT A MAXIMUM AREA PER FACE OF 35.4 SF IN LIEU OF THE PERMITTED 8 SF.



BANNER CIRCLE OVERALL ELEVATION



TYPICAL POLE & FLAG ELEVATION



BANNER CIRCLE PLAN



BANNER LINE PLAN

Q1 AND Q2 BANNER/FLAGS

A. SPECIAL HEARING REQUEST FROM BCZR SECTION 450.5.B.2 TO PERMIT PERMANENT BANNERS/FLAGS IN LIEU OF THE PERMITTED TEMPORARY BANNERS/FLAGS.

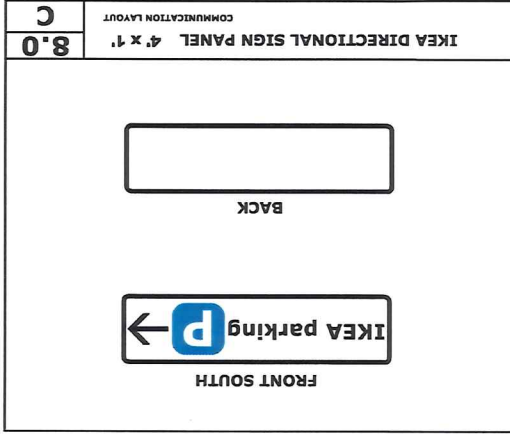
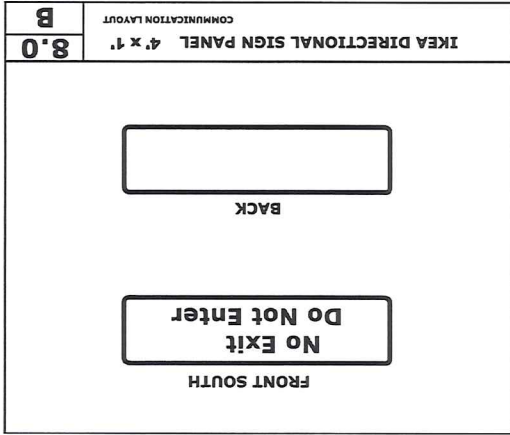
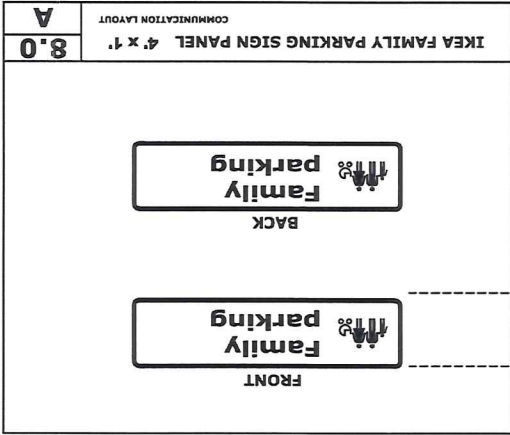
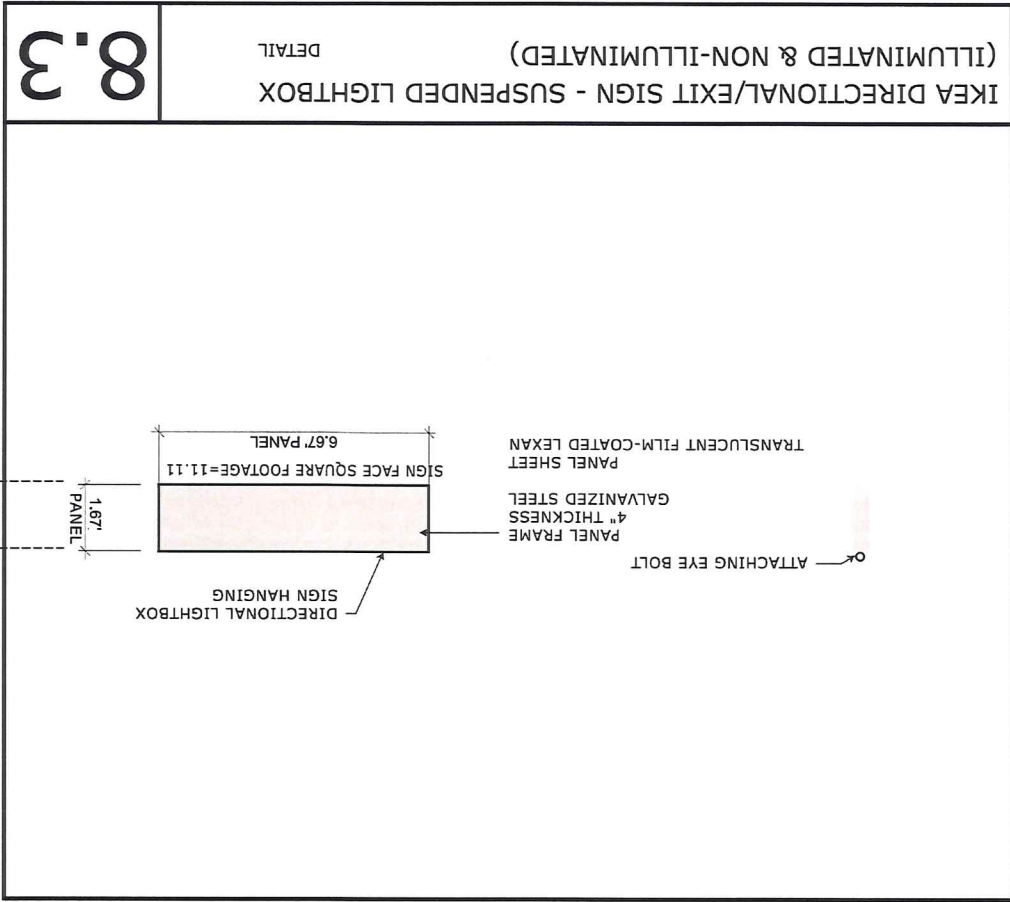
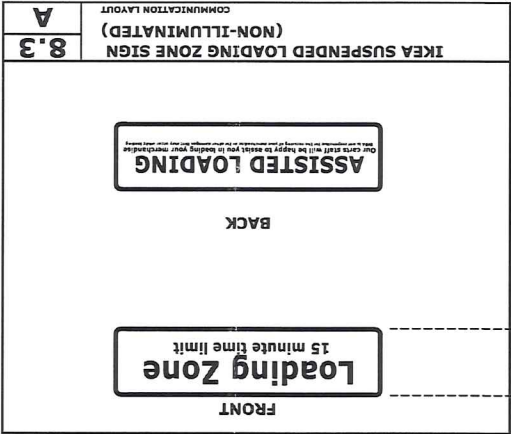
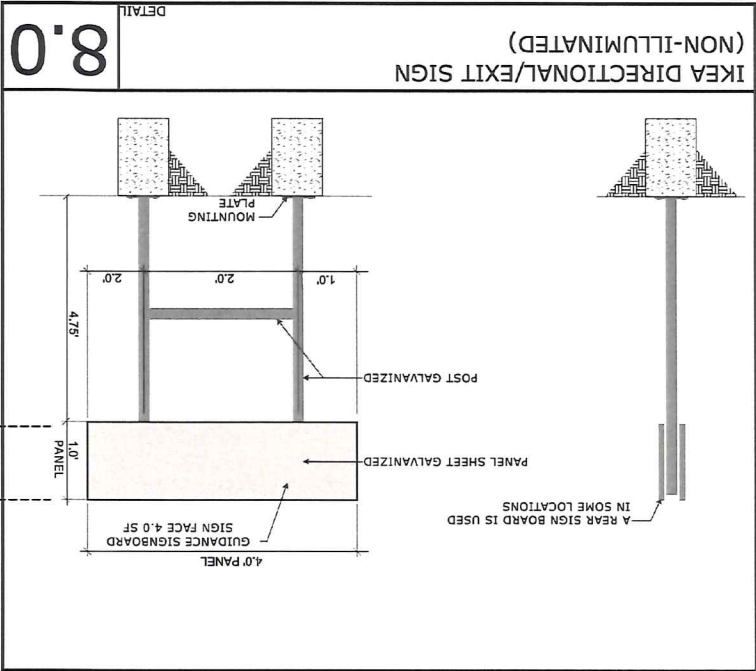
B. VARIANCE REQUESTED FROM BCZR SECTION 450.2.C.7 TO PERMIT 20 FLAGS IN LIEU OF THE PERMITTED 1.

0102 FLAG CIRCLE (2 SETS) FLAG LINE
N.T.S.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3365 EXPIRATION DATE: 08/20/2018.

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83/(1991) VERTICAL NAVD 88

| | | | |
|---------|-----------|--|------------|
| | | MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
PHONE: (410) 821-1690
FAX: (410) 821-1748
MRAGIA.COM | |
| | | SITE PLAN TO ACCOMPANY PETITION FOR VARIANCE AND SPECIAL HEARING
IKEA BALTIMORE HOME FURNISHINGS
8352 HONEYGO BOULEVARD
BALTIMORE COUNTY, MARYLAND
14TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT | |
| DATE | REVISIONS | JOB NO.: | 19405 |
| 1/17/17 | REDLINE | SCALE: | AS SHOWN |
| | | DATE: | 12/05/2016 |
| | | DRAWN BY: | MAS |
| | | DESIGN BY: | MM |
| | | REVIEW BY: | MAB |
| | | SHEET: | 5 OF 6 |



8.3 WALL MOUNTED DIRECTIONAL SIGN

A. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1.3(a)(V) TO PERMIT A MAXIMUM AREA PER FACE OF 11.11 SF IN LIEU OF THE PERMITTED 8 SF.

MORRIS & RITCHIE ASSOCIATES, INC.
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TOWSON, MARYLAND 21286
PHONE: (410) 821-1690
FAX: (410) 821-1748
MIRGA.COM

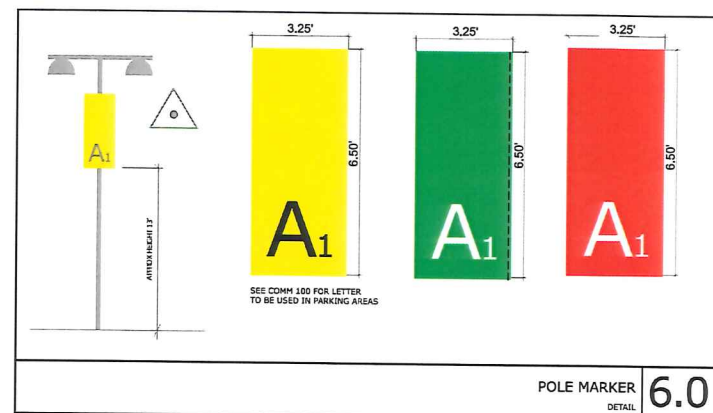
MIRGA

SITE PLAN TO ACCOMPANY PETITION FOR VARIANCE AND SPECIAL HEARING
IKEA BALTIMORE HOME FURNISHINGS
8352 HONEYGO BOULEVARD
BALTIMORE COUNTY, MARYLAND
14TH ELECTION DISTRICT
8TH COUNCILMANIC DISTRICT

DATE 1/17/17
REVISIONS REDLINE
SCALE AS SHOWN
DATE 12/05/2016
DRAWN BY: MMS
DESIGN BY: MM
REVIEW BY: MMS
SHEET: 4 OF 6

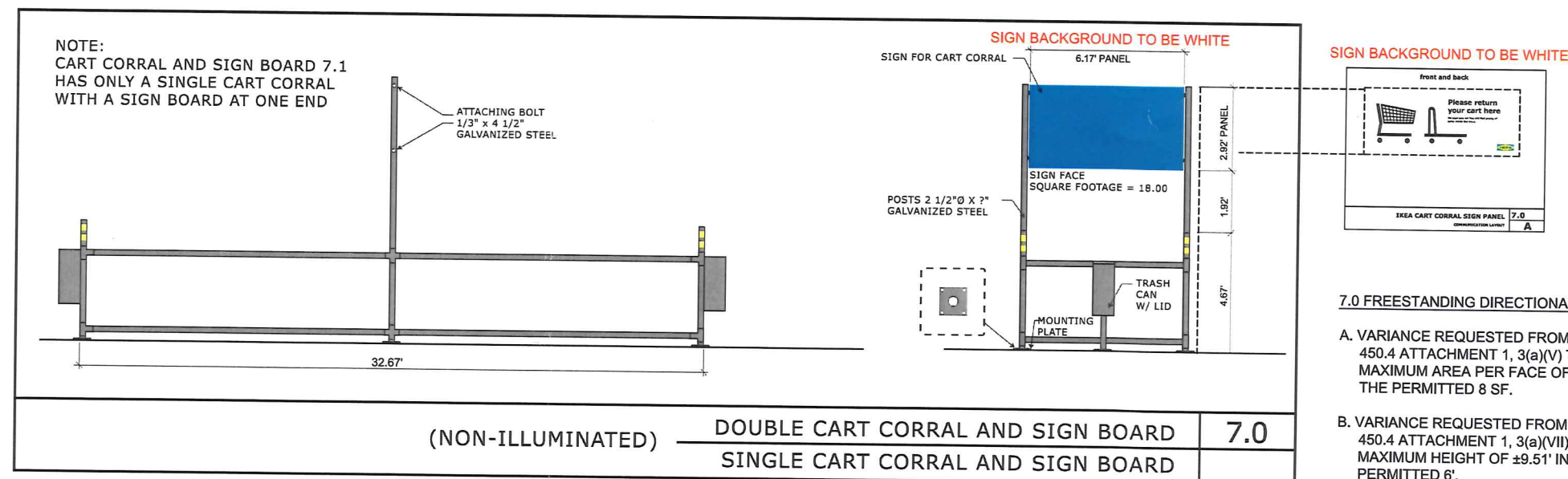
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 1365 EXPIRATION DATE: 08/20/2018.

DESIGN & DRAWING BASED ON HORIZONTAL NAD 83 (1991) VERTICAL NAD 83



6.0 FREESTANDING DIRECTIONAL SIGN

- A. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1,3(a)(V) TO PERMIT A MAXIMUM AREA PER FACE OF ± 21.13 SF IN LIEU OF THE PERMITTED 8 SF.
- B. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1,3(a)(VII) TO PERMIT A MAXIMUM HEIGHT OF $\pm 19.5'$ IN LIEU OF THE PERMITTED 6'.



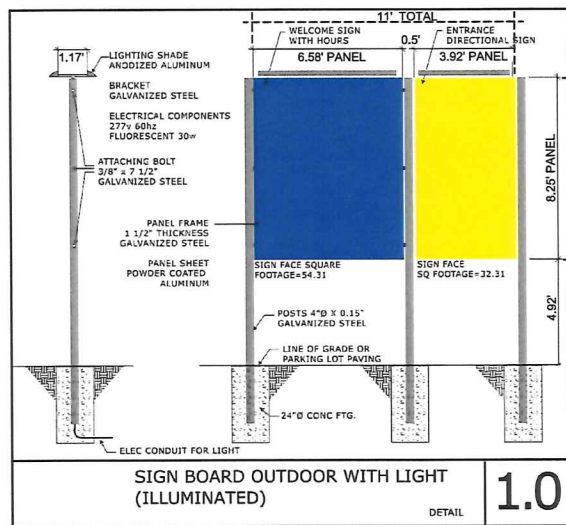
7.0 FREESTANDING DIRECTIONAL SIGN

- A. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1, 3(a)(V) TO PERMIT A MAXIMUM AREA PER FACE OF ± 18 SF IN LIEU OF THE PERMITTED 8 SF.
- B. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1, 3(a)(VII) TO PERMIT A MAXIMUM HEIGHT OF $\pm 9.51'$ IN LIEU OF THE PERMITTED 6'.

| | |
|--|------------|
|  MORRIS & RITCHIE ASSOCIATES, INC.
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1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
PHONE: (410) 821-1690
FAX: (410) 821-1748
MRAGIA.COM | |
|  SITE PLAN TO ACCOMPANY PETITION FOR VARIANCE AND SPECIAL HEARING
IKEA BALTIMORE HOME FURNISHINGS
8352 HONEYGO BOULEVARD
BALTIMORE COUNTY, MARYLAND
14TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT | |
| DATE | REVISIONS |
| 1/17/17 | REDLINE |
| JOB NO.: | 19405 |
| SCALE: | AS SHOWN |
| DATE: | 12/05/2016 |
| DRAWN BY: | MAS |
| DESIGN BY: | MM |
| REVIEW BY: | MAB |
| SHEET: | 3 OF 6 |

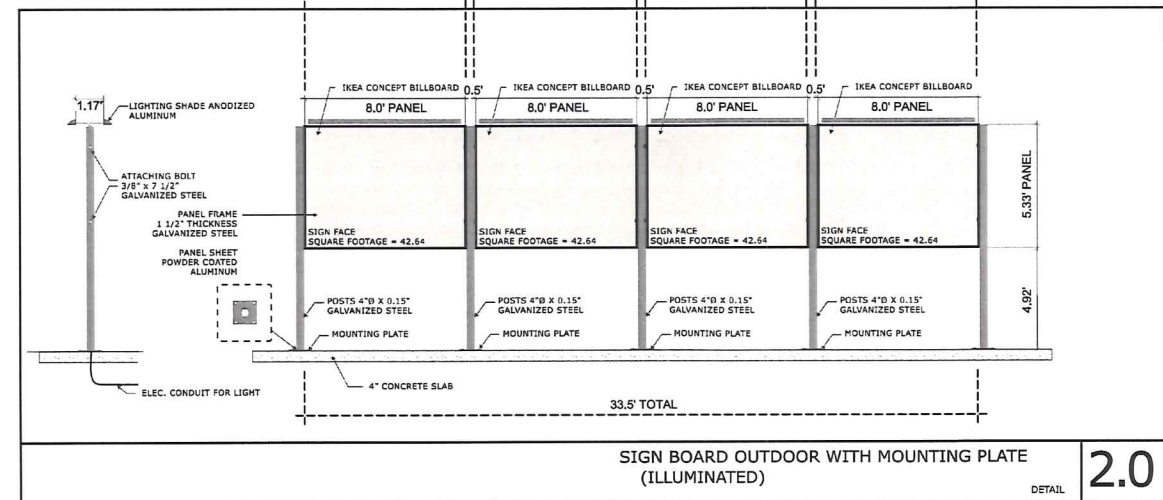
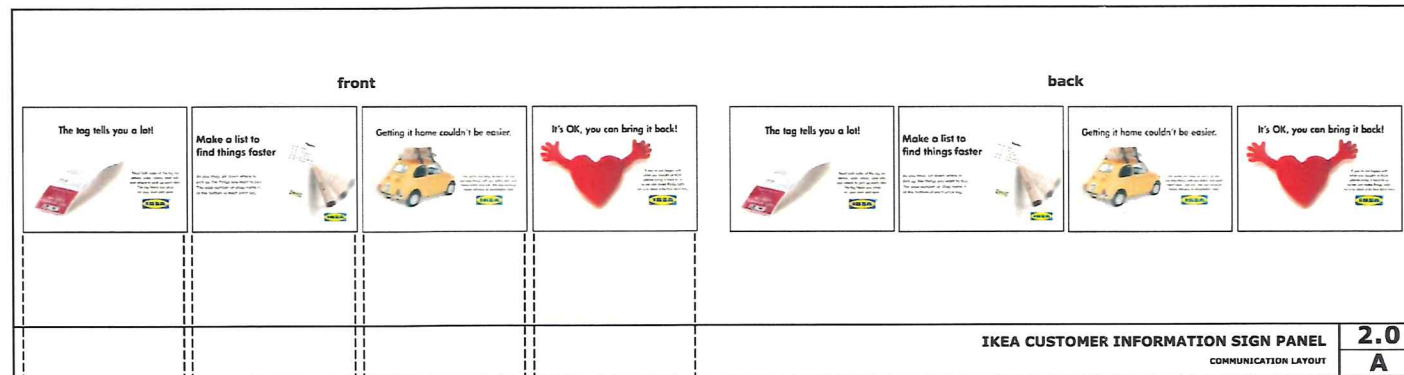
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3365 EXPIRATION DATE: 08/20/2018.

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83/(1991) VERTICAL NAVD 88



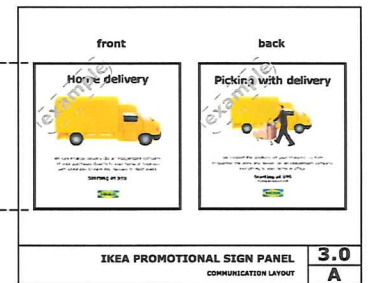
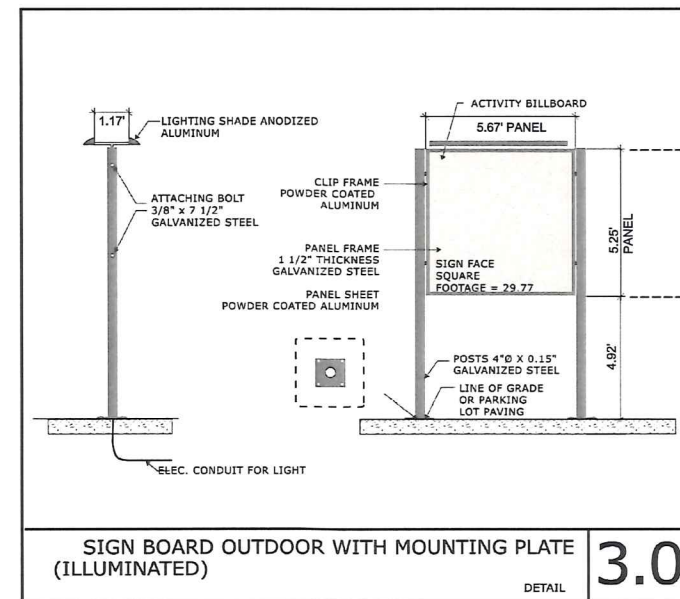
1.0 FREESTANDING DIRECTIONAL SIGN

- A. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1, 3(a)(V) TO PERMIT A MAXIMUM AREA PER FACE OF ± 90.75 SF IN LIEU OF THE PERMITTED 8 SF.
- B. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1, 3(a)(VII) TO PERMIT A MAXIMUM HEIGHT OF $\pm 13.17'$ IN LIEU OF THE PERMITTED 6'.



2.0 FREESTANDING DIRECTIONAL SIGN

- A. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1, 3(a)(V) TO PERMIT A MAXIMUM AREA PER FACE OF ± 178.55 SF IN LIEU OF THE PERMITTED 8 SF.
- B. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1, 3(a)(VII) TO PERMIT A MAXIMUM HEIGHT OF $\pm 10.25'$ IN LIEU OF THE PERMITTED 6'.



3.0 FREE STANDING DIRECTIONAL SIGN

- A. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1, 3(a)(V) TO PERMIT A MAXIMUM AREA PER FACE OF ± 29.77 SF IN LIEU OF THE PERMITTED 8 SF.
- B. VARIANCE REQUESTED FROM BCZR SECTION 450.4 ATTACHMENT 1, 3(a)(VII) TO PERMIT A MAXIMUM HEIGHT OF $\pm 10.25'$ IN LIEU OF THE PERMITTED 6'.



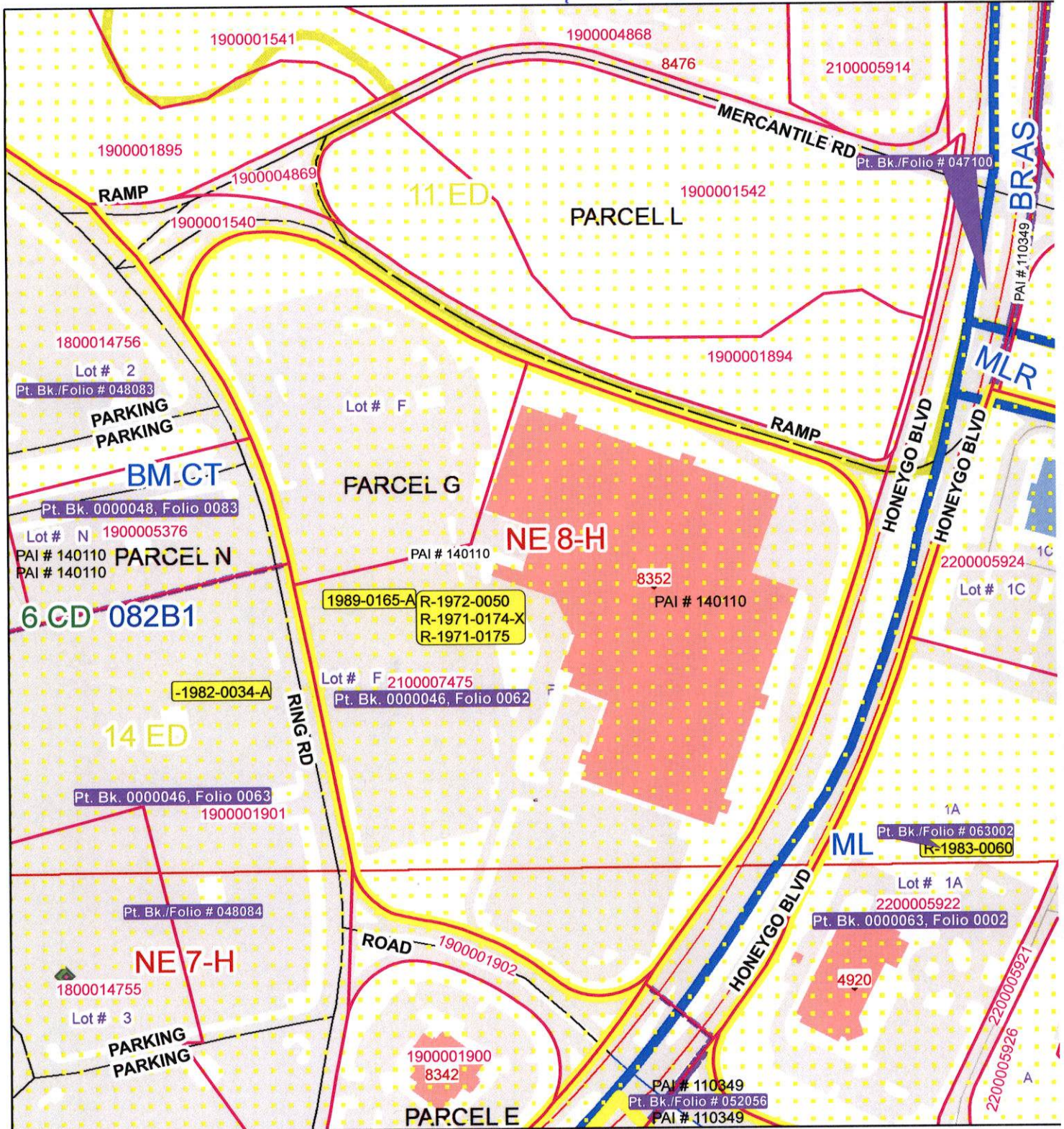
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3365 EXPIRATION DATE: 08/20/2018.

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83/(1991) VERTICAL NAVD 88

| | | | |
|------------|------------|--|----------|
| | | MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
PHONE: (410) 821-1690
FAX: (410) 821-1748
MRAGIA.COM | |
| | | SITE PLAN TO ACCOMPANY PETITION FOR VARIANCE AND SPECIAL HEARING
IKEA BALTIMORE HOME FURNISHINGS
8352 HONEYGO BOULEVARD
BALTIMORE COUNTY, MARYLAND
14TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT | |
| DATE | 1/17/17 | REVISIONS | REDLINE |
| JOB NO.: | 19405 | SCALE: | AS SHOWN |
| DATE: | 12/05/2016 | DRAWN BY: | MAS |
| DESIGN BY: | MM | REVIEW BY: | MAB |
| SHEET: | 2 OF 6 | | |

8352 Honeygo Blvd.

2017-0154 SPHA



Publication Date: 11/29/2016

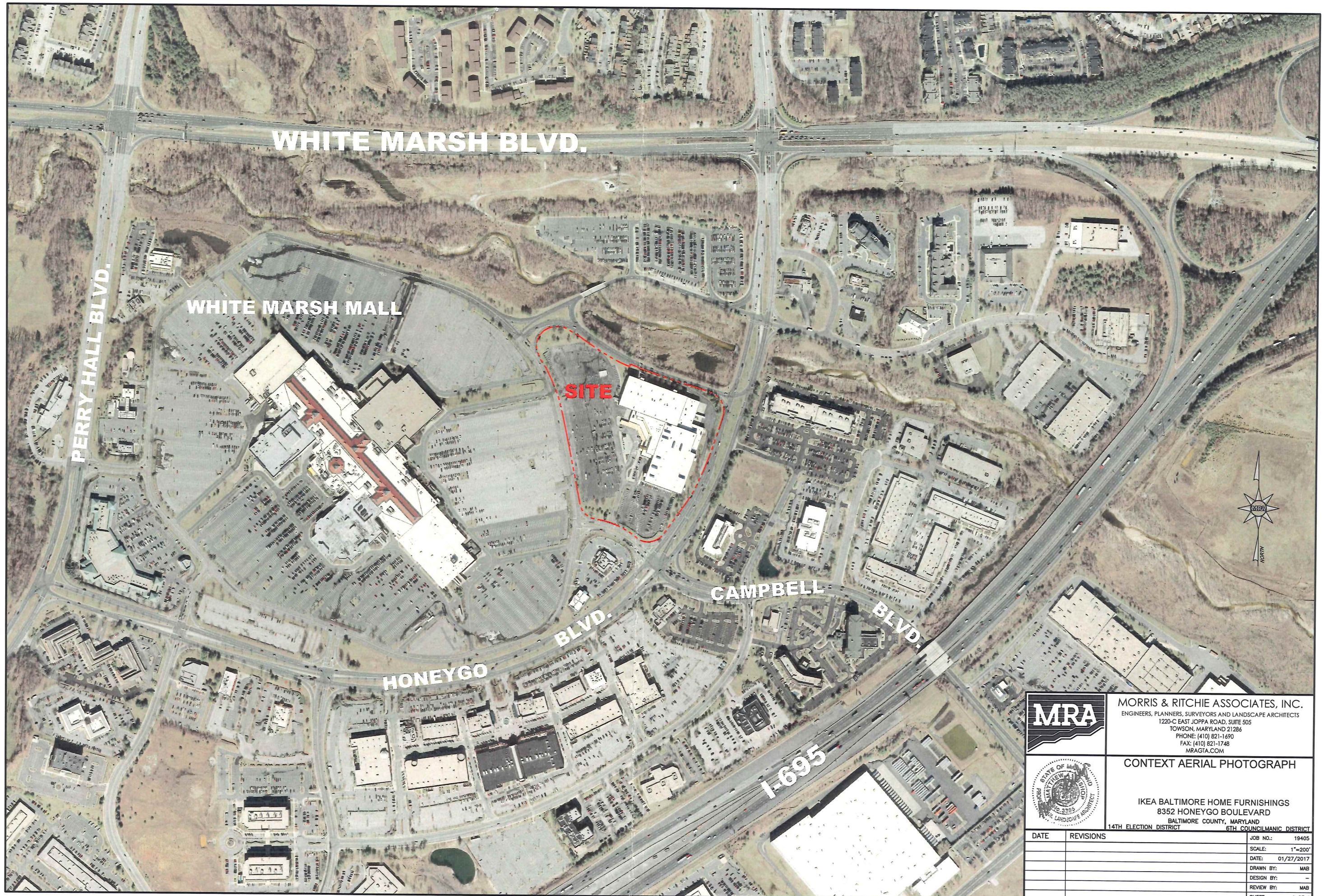


Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 55 110 220 330 440 Feet

1 inch = 200 feet



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
PHONE: (410) 821-1690
FAX: (410) 821-1748
MRAGIA.COM



CONTEXT AERIAL PHOTOGRAPH

IKEA BALTIMORE HOME FURNISHINGS
8352 HONEYGO BOULEVARD
BALTIMORE COUNTY, MARYLAND
14TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT

| DATE | REVISIONS | JOB NO.: 19405 |
|------|-----------|------------------|
| | | SCALE: 1"=200' |
| | | DATE: 01/27/2017 |
| | | DRAWN BY: MAB |
| | | DESIGN BY: - |
| | | REVIEW BY: MAB |
| | | SHEET: 1 OF 1 |

RET Ex. 2



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
PHONE: (410) 821-1690
FAX: (410) 821-1748
MRAGTA.COM

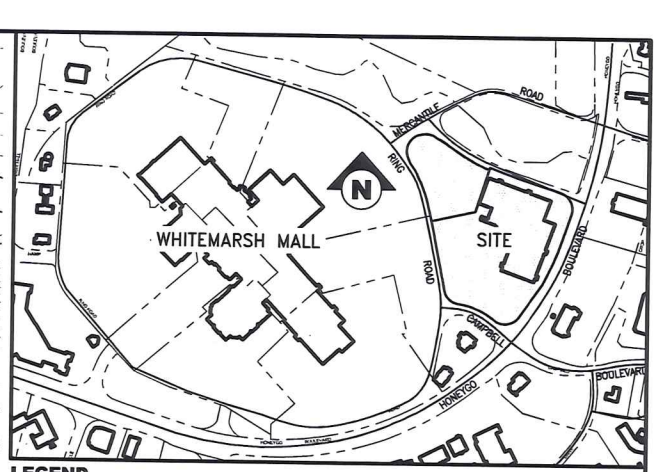
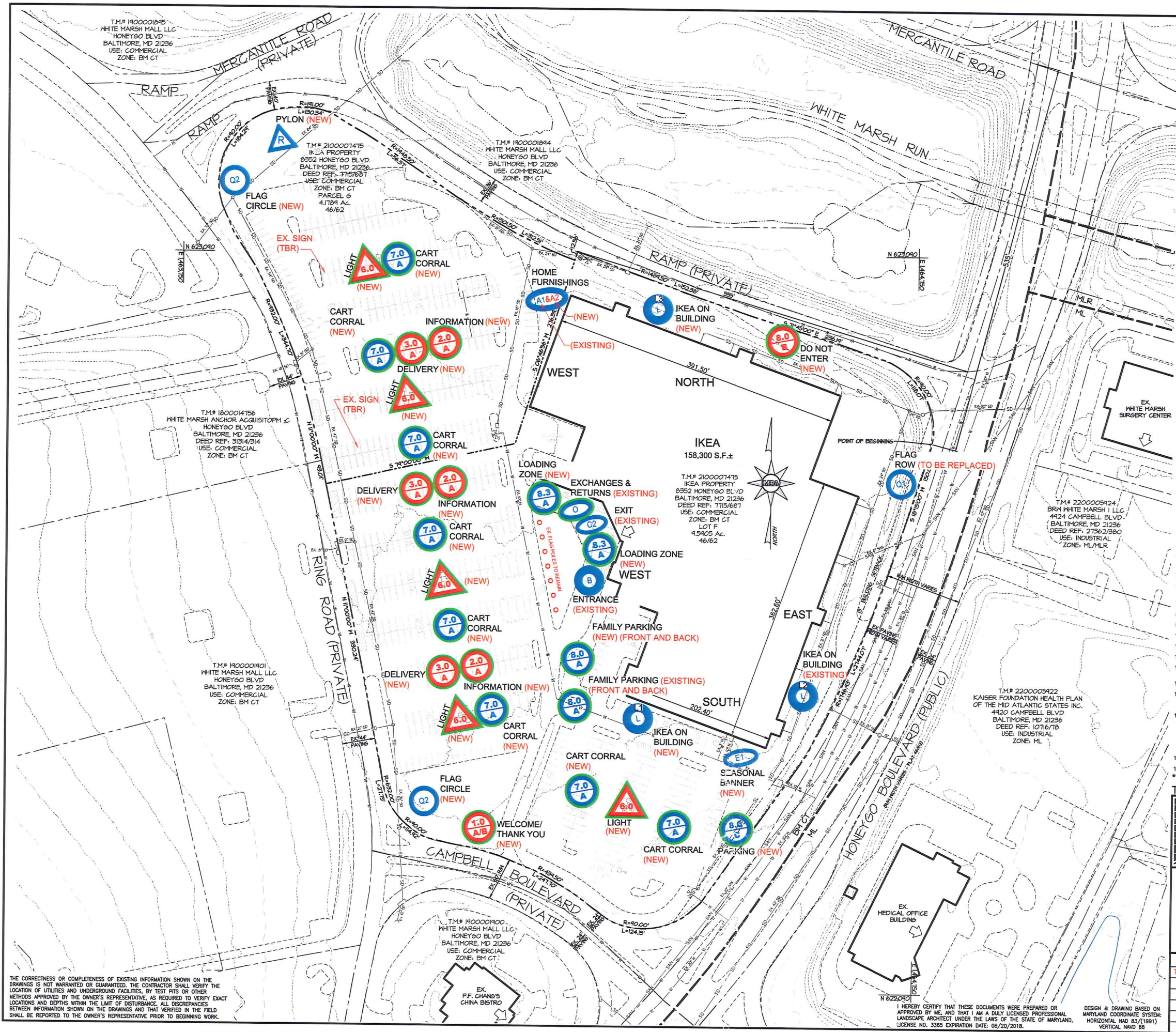


SITE AERIAL PHOTOGRAPH

IKEA BALTIMORE HOME FURNISHINGS
8352 HONEYGO BOULEVARD
BALTIMORE COUNTY, MARYLAND
14TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT

| DATE | REVISIONS | JOB NO.: | 19405 |
|------|-----------|------------|------------|
| | | SCALE: | 1"=100' |
| | | DATE: | 01/27/2017 |
| | | DRAWN BY: | MAB |
| | | DESIGN BY: | - |
| | | REVIEW BY: | MAB |
| | | SHEET: | 1 OF 1 |

CASE NO. 2017-0151-SPHA
Per Ex 3



LEGEND

- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT OF WAY LINE
- EX. EASEMENT LINE
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- EX. BUILDING
- EX. CENTERLINE
- EX. E.O.P.
- EX. FIRE HYDRANT
- EX. STREAM
- EX. ZONING LINE

PR. ILLUMINATED SIGN

PR. NON-ILLUMINATED SIGN

PR. DIRECTIONAL SIGN

GENERAL NOTES

- PROPERTY INFORMATION:
OWNER INFO: IKEA PROPERTY INC.
PROPERTY ADDRESS: 8352 HONEYGO BOULEVARD, BALTIMORE, MD 21236
- TAX ACCOUNT NUMBERS: 2100007475
- DEED REFERENCE: 7715/00687
- ZONING: BM CT
- ZONING MAP REFERENCE: 08281
- AMENITY OPEN SPACE: F.A.R. (158,301 SF GROSS FLOOR AREA) / 721,922 SF (GROSS SITE AREA) = 0.22
- EXISTING LAND USE: COMMERCIAL / RETAIL
- BUILDING HEIGHT REQUIREMENTS: NOT APPLICABLE
- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- THE SITE IS NOT IN A 100 YEAR FLOODPLAIN.
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
- ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL, SITE AND PUBLIC STREETS.
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN BUILDINGS, PROPERTIES, OR SITES WHICH ARE ON THE MARYLAND HISTORICAL TRUST INVENTORY, BALTIMORE COUNTY LANDMARKS LIST, THE NATIONAL REGISTER OF HISTORIC PLACES, OR THE MARYLAND ARCHEOLOGICAL SURVEY.
- ZONING CASE HISTORY:
R-1971-0174-A: PETITION FOR ZONING RE-CLASSIFICATION FROM R-6 TO BM, DISMISSED.
R-1971-0174-B: PETITION FOR ZONING RE-CLASSIFICATION FROM R-6 TO BM, MLR, AND DR16, GRANTED.
R-1972-0050: PETITION FOR ZONING RE-CLASSIFICATION FROM R-6 TO BM, MLR, AND DR16, GRANTED.
1989-0034-A: PETITION FOR VARIANCE FOR NEW SIGNAGE, DENIED.
1982-0034-A: PETITION FOR VARIANCE FOR A PARKING REDUCTION FROM 7,011 SPACES TO 5,808 SPACES AT THE WHITE MARSH MALL, GRANTED.
- REQUIRED PARKING - 5 SPACES / 1,000 SF = 792 SPACES
- PROVIDED PARKING = 822 SPACES

*** SPECIAL HEARING REQUESTED FROM BCZR SECTION 450.3 TO HAVE THE IKEA SITE DEFINED AS A PAD SITE.**

MRA

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
PHONE: (410) 821-1690
FAX: (410) 821-1748
MRAGIA.COM

SITE PLAN TO ACCOMPANY PETITION FOR VARIANCE AND SPECIAL HEARING
IKEA BALTIMORE HOME FURNISHINGS
8352 HONEYGO BOULEVARD
BALTIMORE COUNTY, MARYLAND
14TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT

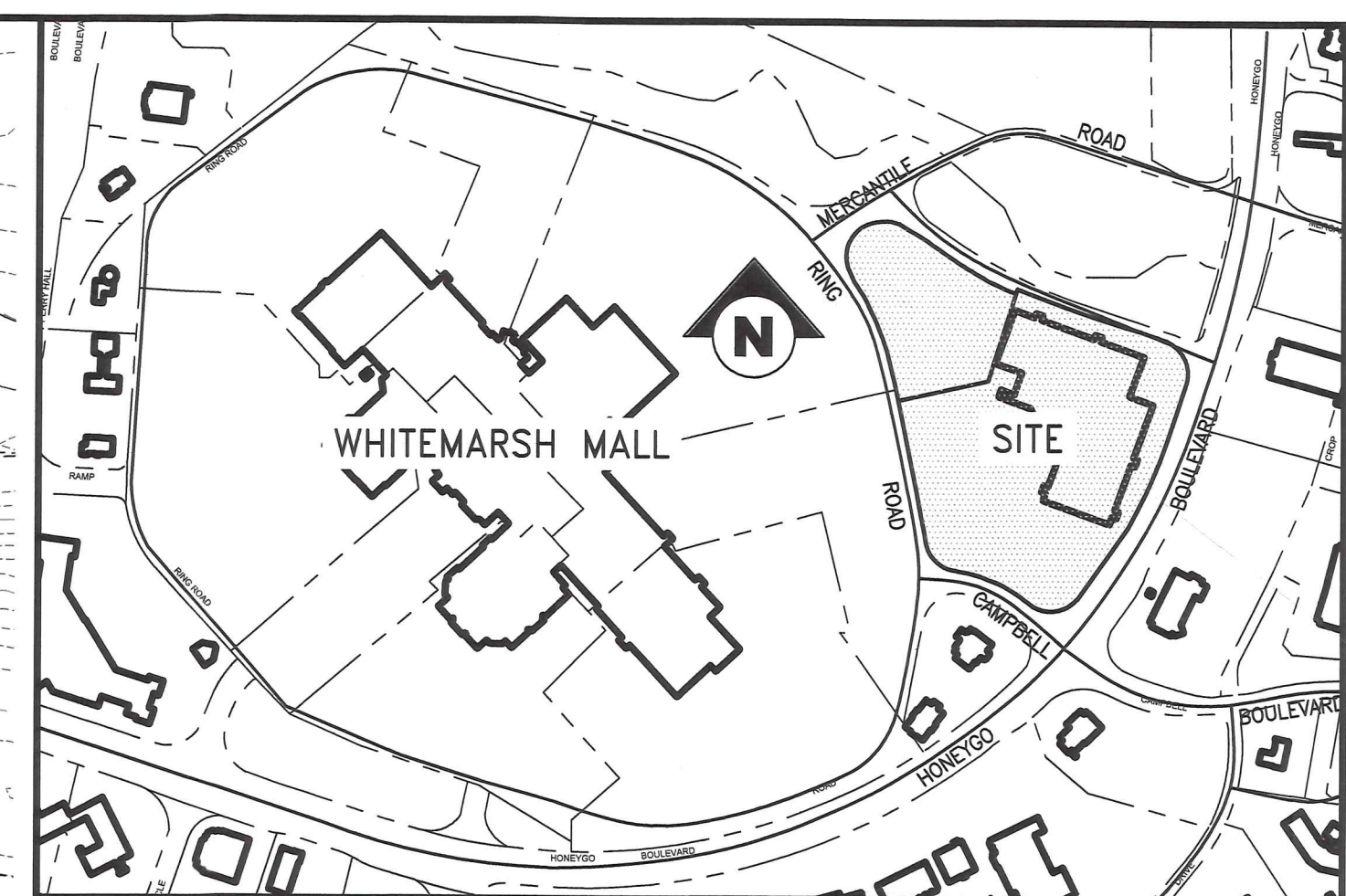
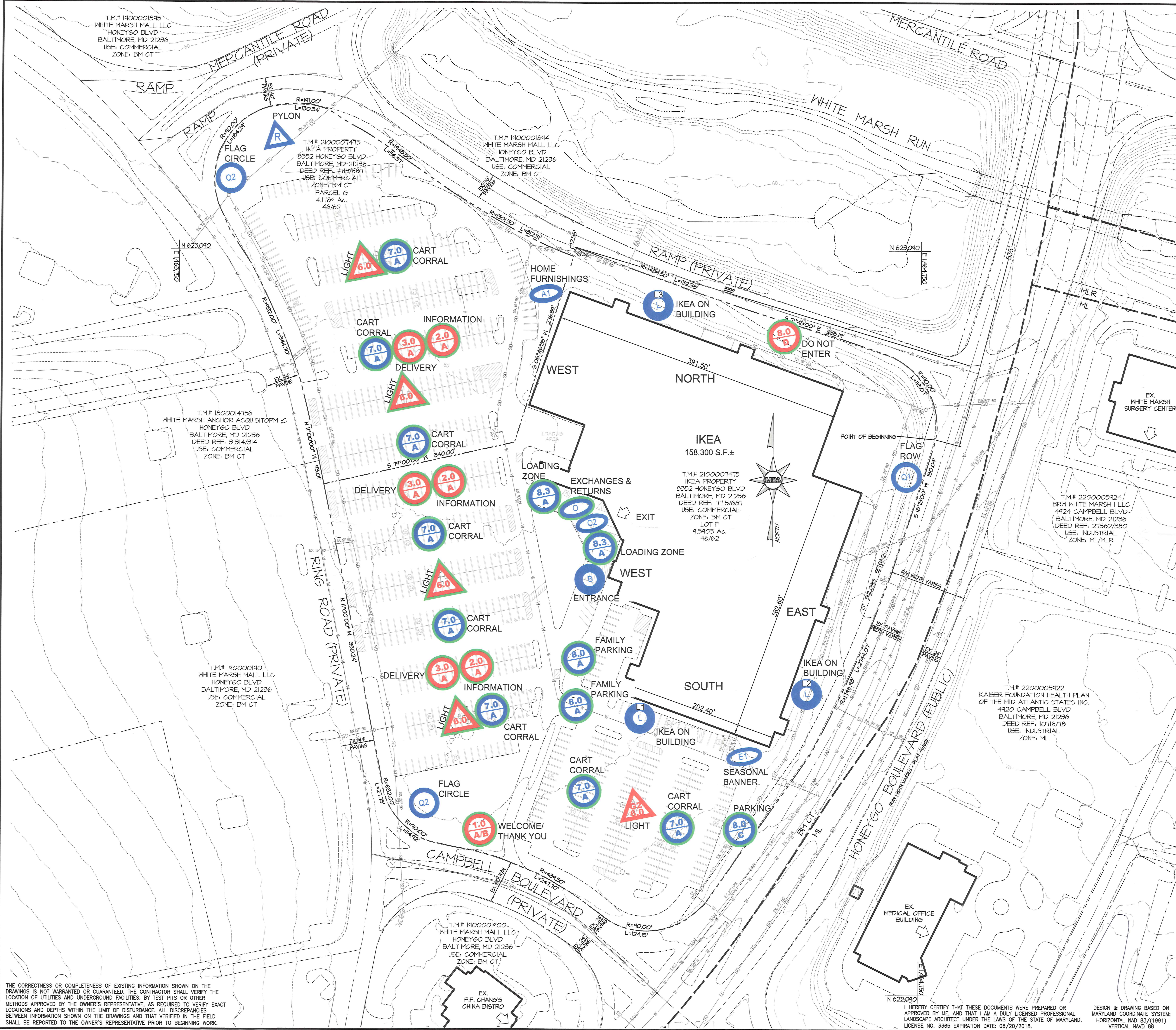
| DATE | REVISIONS | JOB NO. | 19405 |
|---------|-----------|------------|------------|
| 1/19/17 | REDLINE | SCALE: | 1"=60' |
| | | DATE: | 12/05/2016 |
| | | DRAWN BY: | MAS |
| | | DESIGN BY: | MM |
| | | REVIEW BY: | MAB |
| | | SHEET: | 1 OF 6 |

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3365 EXPIRATION DATE: 08/20/2018.

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL: NAD 83 (1991) VERTICAL: NAVD 83

EX. 1



LEGEND

EX. PROPERTY LINE
EX. ADJACENT PROPERTY LINE
EX. RIGHT OF WAY LINE
EX. EASEMENT LINE
EX. 2' CONTOUR
EX. 10' CONTOUR
EX. BUILDING
EX. CENTERLINE
EX. E.O.P.
EX. FIRE HYDRANT
EX. STREAM
EX. ZONING LINE
PR. SIGN IS VISIBLE FROM PUBLIC RIGHT OF WAY OR SIDEWALK

VIS.

PR. ILLUMINATED SIGN (0.0 X)
PR. NON-ILLUMINATED SIGN (0.0 X)
PR. DIRECTIONAL SIGN (X X X)

- GENERAL NOTES**
- PROPERTY INFORMATION:
OWNER INFO: IKEA PROPERTY INC.
420 ALAN WOOD RD
CONSHOHOCKEN, PA 19428
PROPERTY ADDRESS: 8352 HONEYGO BOULEVARD
BALTIMORE, MD 21236
A. NET SITE AREA: 13.7894 AC± (599,795 SF)
B. *GROSS SITE AREA: 16.5731 AC± (721,922 SF)
C. ELECTION DISTRICT: 14
D. COUNCILMANIC DISTRICT: 6
E. ADC MAP: 440600
F. CENSUS TRACT: 82
G. TAX MAP: 722
H. PARCEL: 2100007475
2. TAX ACCOUNT NUMBERS: 7715/00687
3. DEED REFERENCE: BM CT
4. ZONING: BM CT
5. ZONING MAP REFERENCE:
6. AMENITY OPEN SPACE:
F.A.R. (158,301 SF GROSS FLOOR AREA) / 721,922 SF (GROSS SITE AREA) = 0.22
7. EXISTING LAND USE: COMMERCIAL / RETAIL
8. BUILDING HEIGHT REQUIREMENTS: NOT APPLICABLE
9. THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
10. THE SITE IS NOT IN A 100 YEAR FLOODPLAIN.
11. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
12. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
13. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
14. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
15. THERE ARE NO KNOWN BUILDINGS, PROPERTIES, OR SITES WHICH ARE ON THE MARYLAND HISTORICAL TRUST INVENTORY, BALTIMORE COUNTY LANDMARKS LIST, THE NATIONAL REGISTER OF HISTORICAL PLACES, OR THE MARYLAND ARCHEOLOGICAL SURVEY.
16. ZONING CASE HISTORY:
17. REQUIRED PARKING - 5 SPACES / 1,000 SF = 792 SPACES
18. PROVIDED PARKING = 822 SPACES

* SPECIAL HEARING REQUESTED FROM BCZR SECTION 450.3 TO HAVE THE IKEA SITE DEFINED AS A PAD SITE.

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
PHONE: (410) 821-1690
FAX: (410) 821-1748
MIRAGIA.COM

SITE PLAN TO ACCOMPANY PETITION FOR VARIANCE AND SPECIAL HEARING
IKEA BALTIMORE HOME FURNISHINGS
8352 HONEYGO BOULEVARD
BALTIMORE COUNTY, MARYLAND
14TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT

| DATE | REVISIONS | JOB NO.: | 19405 |
|------|-----------|------------|------------|
| | | SCALE: | 1"=60' |
| | | DATE: | 12/05/2016 |
| | | DRAWN BY: | MAS |
| | | DESIGN BY: | MM |
| | | REVIEW BY: | MAB |
| | | SHEET: | 1 OF 6 |

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3365 EXPIRATION DATE: 08/20/2018.

DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM: HORIZONTAL NAD 83/(1981) VERTICAL NAVD 88