

IN RE: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(1616-1618 York Road) *
8th Election District *
3rd Council District *
1616 York Road LLC &
Three W Realty, LLC *
Legal Owners
Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2017-0261-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 1616 York Road, LLC and Three W Realty, LLC, legal owners ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to confirm each parcel can have its own freestanding enterprise sign. As originally filed, a Petition for Variance sought to permit 25 parking spaces in lieu of the required 38 spaces for an existing 14,852 sq. ft. furniture store. That request was amended at the hearing, and Petitioners now seek approval for 29 spaces in lieu of 38. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1.

Keith Ronald, A. Henry Marconi, III and professional engineer Rick Richardson appeared in support of the requests. John B. Gontrum, Esq. represented Petitioners. There were no protestants or interested citizens in attendance. 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). Neither agency opposed the requests.

The subject property is comprised of two parcels: 1616 York Road, approximately 37,802 square feet in size and 1620 York Road, approximately 63,960 square feet in size. The properties are zoned

ORDER RECEIVED FOR FILING

Date

6/20/17

By

Sen

BL/BL-AS. Watson's Fireplace & Patio is operated at 1616 York Road. Watson's Garden Center was for many years located at 1620 York Road, although that business no longer operates at the location and the commercial building was razed by the new owner. A development plan for 1620 York Road was approved by Baltimore County in 2016, *see* PAI File #08-0446, and a new commercial building has been constructed on that parcel.

SPECIAL HEARING

The special hearing request was made at the suggestion of the zoning office. Apparently, though there is no formal or written finding to that effect, there is some intimation these lots merged since for many years they were owned by the same family. As counsel noted, Watson's Fireplace and Patio was somewhat of an institution on York Road, and for many years the patio/furniture store was operated on one portion of the site while a separate business (i.e., "Watson's Garden Center") was operated adjacent thereto.

While it is true as counsel notes there were reciprocal easements between the properties and parking was in a sense shared between the two stores, those facts do not mandate a finding the lots have merged. Indeed, the zoning regulations (B.C.Z.R. §409.6) expressly permit in specific circumstances businesses to have a shared parking arrangement, and doing so obviously does not cause the properties to merge. Counsel also noted the stores were through the years operated as distinct commercial enterprises, and each store had a separate sign on York Road (which is exactly the relief sought in this case).

In light of the above I do not believe these lots have merged as a matter of law. As such, each property is entitled to one (1) freestanding sign, and Petitioners indicate the signs will otherwise comply with B.C.Z.R. §450 in terms of height, face area, etc.

ORDER RECEIVED FOR FILING

Date 6/20/17

2 By Sen

VARIANCE

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).

Long-existing site improvements constrict the available space for off-street parking, and the property is therefore unique. Petitioners would experience practical difficulty if the regulations were strictly interpreted because they would be unable to operate the business at this location. Finally, as demonstrated by the lack of County and/or community opposition, I do not believe granting the requests would have a detrimental impact upon the community.

THEREFORE, IT IS ORDERED this 20th day of **June, 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 confirm each parcel can have its own freestanding enterprise sign, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the petition for variance to permit 29 parking spaces in lieu of the required 38 spaces for the existing 14,852 sq. ft. furniture store, be and is hereby GRANTED.

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

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date

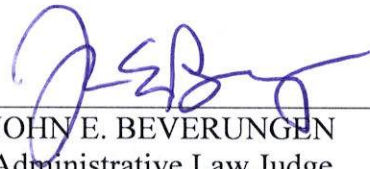
6/20/17

By

Sen

2. Prior to issuance of permits Petitioners must obtain approval from Baltimore County of landscaping and lighting plans for both 1616 and 1620 York Road.
3. The design and materials used for the sign at 1620 York Road shall be similar to the elevation drawing labeled as "Exhibit 6," a copy of which is attached hereto and incorporated herein.

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

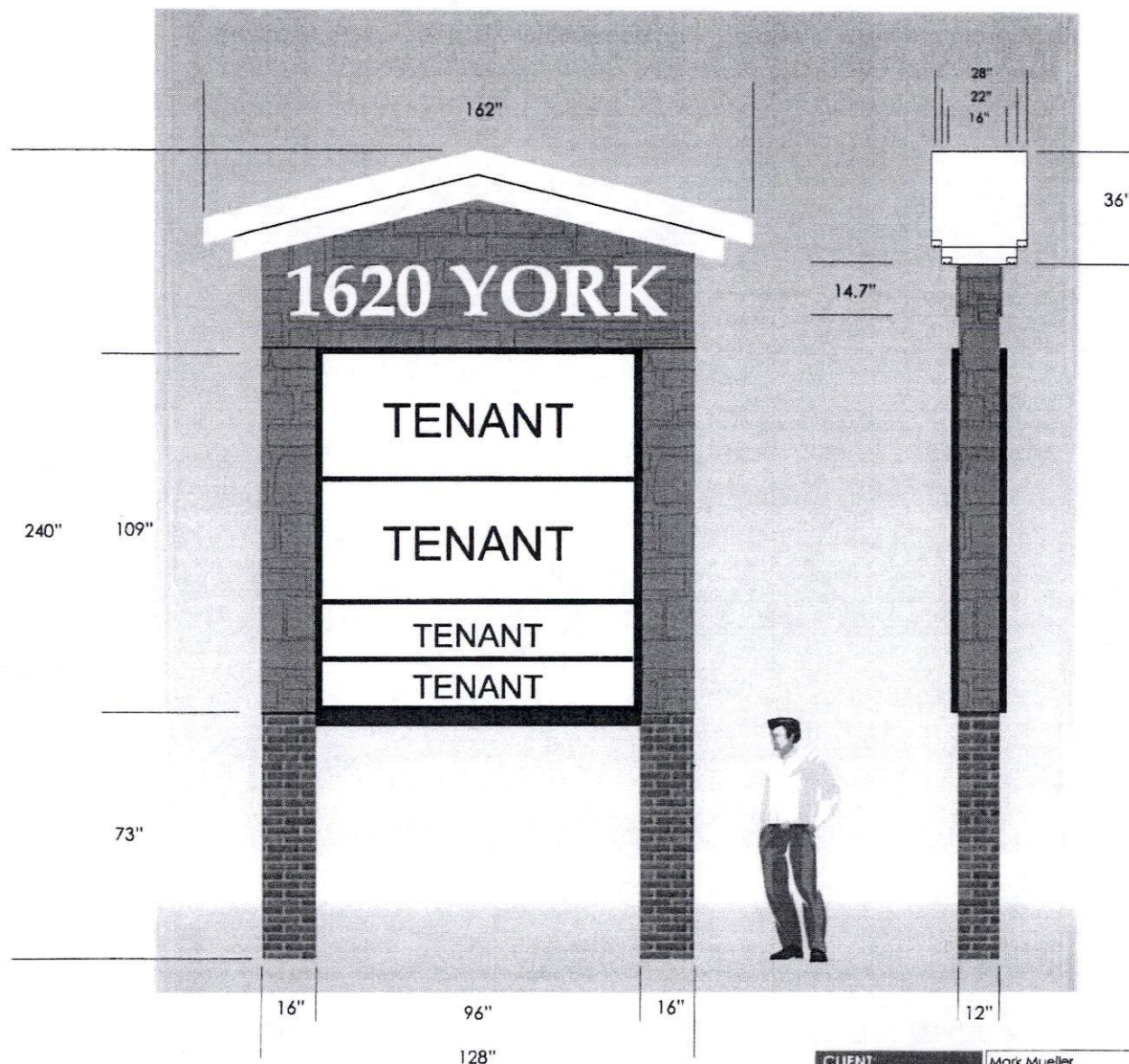
JEB/sln

ORDER RECEIVED FOR FILING

Date 6/20/17

By Sen

ORDER RECEIVED FOR FILING
 Date 6/20/17
 By SSD



CLIENT:	Mark Mueller
SITE:	1620 York Rd, Lutherville, MD 21093
CONSULTANT:	DD
DATE:	6-2-17
SCALE/ECH:	1/4"=1'
PROJECT:	Pylon

Design: _____ Date: ____/____/____ Customer Approval: _____

803 F Barkwood Ct, Linthicum, MD 21090 * phone: 443-792-4454

This design is the property of East West Sign Group LLC. Any use or reproduction without the consent of East West Sign Group LLC is strictly prohibited.

east·west
 •SIGN GROUP•
 From Coast To Coast
 We Help You Get Noticed

tabbles®

EXHIBIT

6



KEVIN KAMENETZ
County Executive

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

June 20, 2017

John B. Gontrum, Esq.
Whiteford, Taylor & Preston, LLP
One W. Pennsylvania Avenue, Suite 300
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance
Case No. 2017-0261-SPHA
Property: 1616-1618 York Road

Dear Mr. Gontrum:

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



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 1616 York Road which is presently zoned B.L./B.L.-A.S.

Deed References: 29823/49; 27271/663 10 Digit Tax Account # 2 000008960

Property Owner(s) Printed Name(s) 1616 York Road LLC 2 000008961

Three W Realty LLC

(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. ☒ 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. ☒ 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)

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:

Name- Type or Print

Signature

Mailing Address City State

Zip Code / BY Telephone # / Email Address

Attorney for Petitioner:

John B. Gontrum, Esq.

Name- Type or Print

Signature

Whiteford, Taylor & Preston LLP
One W. Pennsylvania Avenue, Suite 300, Towson, MD
Mailing Address City State

21204 / 410-832-2055 / jgontrum@wtplaw.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

1616 York Road LLC Three W Realty, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1616 York Road, Lutherville, MD
Mailing Address City State

21093 / /
Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

CASE NUMBER 2017-0261-SPH Filing Date 3/29/17

Do Not Schedule Dates: Reviewer gh

2017-0261-SPHA

The Petitioner, requests the following zoning relief:

1. Special Hearing to confirm each parcel can have its own freestanding enterprise sign.

2. Variance section 409 to permit ~~25~~²⁹ parking spaces in lieu of the required 38 spaces for existing 14,852 square feet of furniture store use.

2-23
6-16-17

**ZONING PROPERTY DESCRIPTION FOR
1616 YORK ROAD
(MARYLAND ROUTE #45)
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the west side right-of-way of **York Road (Maryland Route #45)** (80 feet wide) at a distance of 265 feet north of the centerline of the nearest improved intersecting street **Belona Avenue** (50 feet wide):

Thence the following courses and distances: (1) South 69 degrees 37 minutes 10 seconds West 285.46 feet, (2) North 21 degrees 06 minutes 20 seconds West 120.75 feet, (3) North 69 degrees 37 minutes 10 seconds East 285.23 feet, (4) South 20 degrees 47 minutes 09 seconds East 102.14 feet (5) by a curve to the right with a radius of 8633.37 feet, an arc length of 18.51 feet; to the point of beginning.

Containing a net area of 34,183 square feet or 0.78 acres.

Being all of the land as recorded in Plat Liber EHK, Jr., 54, Folio 105 shown as Lot 1



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 08-15-2017.

2017-0261-SPAA

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

410-560-1502, fax 443-901-1208

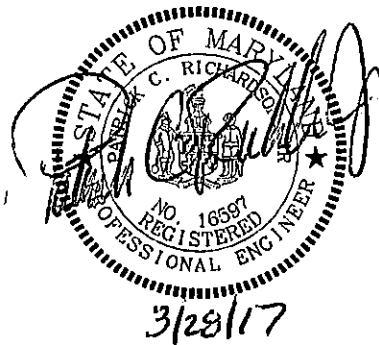
**ZONING PROPERTY DESCRIPTION FOR
1620 YORK ROAD
(MARYLAND ROUTE #45)
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the west side right-of-way of **York Road (Maryland Route #45)** (80 feet wide) at a distance of 385 feet north of the centerline of the nearest improved intersecting street **Belona Avenue** (50 feet wide):

Thence the following courses and distances: (1) South 69 degrees 37 minutes 10 seconds West 285.46 feet, (2) North 21 degrees 06 minutes 20 seconds West 204.17 feet, (3) North 69 degrees 37 minutes 10 seconds East 286.41 feet, (4) South 20 degrees 47 minutes 12 seconds East 201.20 feet; to the point of beginning.

Containing a net area of **57,924** square feet or 1.33 acres.

Being all of the land as recorded in Plat Liber EHK, Jr., 54, Folio 105 shown as Lot 2



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 08-15-2017.

2017-0261-SP4A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No 151407

Date: 3/29/17

Fund	Dept	Unit	Sub Unit	Rev.	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	500	0000		6150					1000.00

Total: 1000.00

Rec From: Richardson Engineering, LLC

For: 14110-1618 York Rd

2017-0261-SP11A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DRD
3/29/2017 3/29/2017 09:15:43 2
REG 0502 WALKIN JEE
>>RECEIPT # 004636 3/29/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 151407

Receipt Tot \$1,000.00
\$1,000.00 CR \$4.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION

Debra Wiley

15 6-16
1:30 PM
2017-0261-
SPHA

From: Richardson, Patrick <rick@richardsonengineering.net>
Sent: Thursday, June 01, 2017 8:41 AM
To: Debra Wiley; Gontrum, John
Subject: 1616-20 York Road
Attachments: sign posting.pdf

Sign posting for the hearing.

Rick Richardson
Richardson Engineering, LLC
30 E. Padonia Road Suite 500
Timonium, MD 21093
410-560-1502-x112
fax: 443-901-1208



CERTIFICATE OF POSTING

2017-0261-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Three W Realty, LLC, 1616 York Road, LLC

June 16, 2017

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

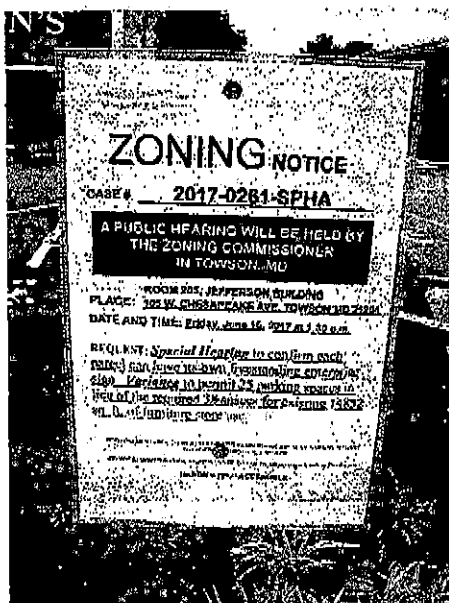
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1616-1618 York Road

May 27, 2017

The sign(s) were posted on _____

(Month, Day, Year)



Sincerely,

May 27, 2017

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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 4941496

Sold To:

Steve Watson - CU00598059
1616 York Rd
1616 York Road
Lutherville Timonium, MD 21093-5603

Bill To:

Steve Watson - CU00598059
1616 York Rd
1616 York Road
Lutherville Timonium, MD 21093-5603

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

May 11, 2017

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: 2017-0261-SPHA
1616-1618 York Road
W/s York Road, 265 ft. to centerline of Bellona Avenue
8th Election District - 3rd Councilmanic District
Legal Owner(s) Three W Realty, LLC, 1616 York Road, LLC

Special Hearing to confirm each parcel can have its own freestanding enterprise sign.

Variance to permit 25 parking spaces in lieu of the required 38 spaces for existing 14852 sq. ft. of furniture store use.

Hearing: Thursday, June 1, 2017 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

5-044 May 11 4941496

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 11, 2017 Issue - Jeffersonian

Please forward billing to:
Steve Watson
1616 York Road, LLC
1616 York Road
Lutherville, MD 21093

410-321-7307

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: 2017-0261-SPHA

1616-1618 York Road

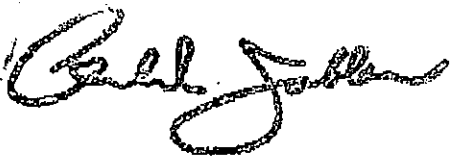
W/s York Road, 265 ft. to centerline of Bellona Avenue

8th Election District – 3rd Councilmanic District

Legal Owners: Three W Realty, LLC, 1616 York Road, LLC

Special Hearing to confirm each parcel can have its own freestanding enterprise sign. Variance to permit 25 parking spaces in lieu of the required 38 spaces for existing 14852 sq. ft. of furniture store use.

Hearing: Thursday, June 1, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

April 26, 2017

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: 2017-0261-SPHA

1616-1618 York Road

W/s York Road, 265 ft. to centerline of Bellona Avenue

8th Election District – 3rd Councilmanic District

Legal Owners: Three W Realty, LLC, 1616 York Road, LLC

Special Hearing to confirm each parcel can have its own freestanding enterprise sign. Variance to permit 25 parking spaces in lieu of the required 38 spaces for existing 14852 sq. ft. of furniture store use.

Hearing: Thursday, June 1, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: John Gontrum, One W. Pennsylvania Avenue, Ste. 300, Towson 21204
Steve Watson, 1616 York Road, Lutherville 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MAY 12, 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.**

**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/neighborhood 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 twenty (20) 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: 2017-0261 SDHA
Property Address: 1616 York Road
Property Description: 1616-1620 York Rd
Croftonville, md 21093
Legal Owners (Petitioners): 1616 York Rd. LLC
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: 1616 York Rd LLC / Steve Watson
Company/Firm (if applicable): _____
Address: 1616 York Rd
Croftonville, md 21093

Telephone Number: 410-321-7307



KEVIN KAMENETZ
County Executive

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

May 24, 2017

1616 York Road LLC
Three W Realty LLC
1616 York Road
Lutherville MD 21093

RE: Case Number: 2017-0261 SPHA, Address: 1616-1618 York Road

To Whom 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 March 29, 2017. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
John B Gontrum, Esquire, One W Pennsylvania Avenue, Suite 300, Towson MD 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 5/26/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-261

INFORMATION:

Property Address: 1616-1618 York Road
Petitioner: 1616 York Road LLC & Three W Realty, LLC
Zoning: BL/BL-AS
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing determine whether or not the Administrative Law Judge should confirm each parcel can have its own freestanding enterprise sign and the petition for variance to permit 25 parking spaces in lieu of the required 38 spaces.

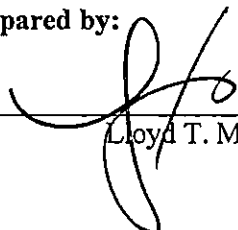
A site visit was conducted on April 12, 2017. The site is within the Hunt Valley/Timonium Master Plan area as adopted by the Baltimore County Council October 19, 1998.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

Pursuant to an understanding with representatives for the petitioner, the sign at #1620 York Road shall be not higher than 20 feet and will be situated on two brick pillars instead of the originally proposed solid base. This responds better to the said community plan (pgs. 28, 29) and the guidance found in BCZR § 450.1.E, and will serve to reduce the mass of said sign becoming less of a visual impairment on York Road.

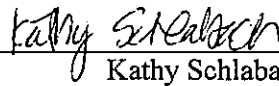
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Wally Lippincott
1616 York Road, LLC & Three W Realty, LLC
John B. Gontrum, Esquire
Office of the Administrative Hearings

CERTIFICATE OF POSTING

2017-0261-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Three W Realty, LLC, 1616 York Road, LLC

June 16, 2017

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

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 located at: _____

1616-1618 York Road

May 27, 2017

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,


(Signature of Sign Poster)

May 27, 2017

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

Date: 4/5/17

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

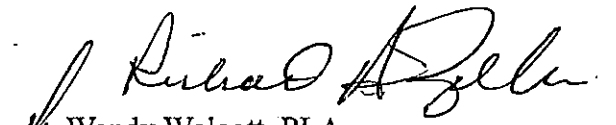
Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 4/5/17. A field inspection and internal review reveals that an entrance onto MD45 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2017-0261-SPHA

*Special Hearing Variance
1616 York Road, LLC, Threem Realty LLC.
1616-1618 York Road
MD45*

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

Sincerely,


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

WW/RAZ



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 5/26/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-261

INFORMATION:

Property Address: 1616-1618 York Road
Petitioner: 1616 York Road LLC & Three W Realty, LLC
Zoning: BL/BL-AS
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing determine whether or not the Administrative Law Judge should confirm each parcel can have its own freestanding enterprise sign and the petition for variance to permit 25 parking spaces in lieu of the required 38 spaces.

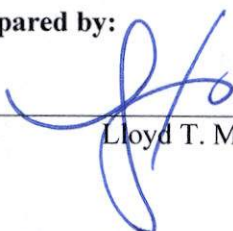
A site visit was conducted on April 12, 2017. The site is within the Hunt Valley/Timonium Master Plan area as adopted by the Baltimore County Council October 19, 1998.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

Pursuant to an understanding with representatives for the petitioner, the sign at #1620 York Road shall be not higher than 20 feet and will be situated on two brick pillars instead of the originally proposed solid base. This responds better to the said community plan (pgs. 28, 29) and the guidance found in BCZR § 450.1.E, and will serve to reduce the mass of said sign becoming less of a visual impairment on York Road.

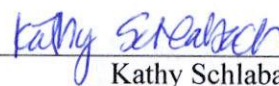
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Wally Lippincott
1616 York Road, LLC & Three W Realty, LLC
John B. Gontrum, Esquire
Office of the Administrative Hearings

RECEIVED
JUL 11 2013
OFFICE OF
CONSTITUTIONAL HEARINGS

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For April 3, 2017
Item No. 2017-0261

DATE: April 7, 2017

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

Landscape- If variance is granted, Landscape and Lighting Plans are required per the requirements of the Landscape Manual.

* * * * *

DAK:CEN
cc:file
ZAC-ITEM NO 17-0261-04102017.doc

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE
1616-1618 York Road; W/S York Road,
N 265' c/line Bellona Avenue
8th Election & 3rd Councilmanic Districts
Legal Owner(s): 1616 York Road, LLC,
Three W Realty, LLC

Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2017-261-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.

RECEIVED

APR 05 2017

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of April, 2017, a copy of the foregoing Entry of Appearance was mailed to John Gontrum, Esquire, Whiteford, Taylor & Preston, LLP, One W. Pennsylvania Avenue, Suite 300, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: July 21, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0261-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on July 20, 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

Debra Wiley

From: Gontrum, John <JGontrum@wtplaw.com>
Sent: Friday, May 26, 2017 10:55 AM
To: Debra Wiley; Kristen L Lewis
Subject: Re: Case No. 2017-0261-SPHA - 1616-1618 York Rd. (6/1 NOW 6/16)

This is great news. Thank you both so much

John

On May 26, 2017, at 10:44 AM, Debra Wiley <dwiley@baltimorecountymd.gov> wrote:

Cc: Kristen L Lewis <klewis@baltimorecountymd.gov>; John E. Beverungen <jbeverungen@baltimorecountymd.gov>
Subject: Case No. 2017-0261-SPHA - 1616-1618 York Rd. (6/1 NOW 6/16)

Good Morning John,

I spoke to ALJ Beverungen this morning and if you have the above property posted today, we can hold the hearing any time after June 15th. Therefore, we have selected Friday, June 16th @ 1:30 PM (since a previous case was postponed), in Room 205 of the Jefferson Building, 105 W. Chesapeake Ave., Towson, MD.

There is no need to have the property re-advertised in the newspaper since you're planning on attending the June 1st hearing (in the event anyone shows) and providing the new hearing date of June 16th.

Please confirm that the June 16th date is good for you and your client, and submit certification of the sign posting as soon as possible.

Thanks and have a great weekend.

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868



CONNECT WITH BALTIMORE COUNTY



Debra Wiley

From: Debra Wiley
Sent: Friday, May 26, 2017 10:17 AM
To: 'jgontrum@wtplaw.com'
Subject: FW: Case No. 2017-0261-SPHA - 1616-1618 York Rd. (6/1 NOW 6/16)

Cc: Kristen L Lewis <klewis@baltimorecountymd.gov>; John E. Beverungen <jbeverungen@baltimorecountymd.gov>
Subject: Case No. 2017-0261-SPHA - 1616-1618 York Rd. (6/1 NOW 6/16)

Good Morning John,

I spoke to ALJ Beverungen this morning and if you have the above property posted today, we can hold the hearing any time after June 15th. Therefore, we have selected Friday, June 16th @ 1:30 PM (since a previous case was postponed), in Room 205 of the Jefferson Building, 105 W. Chesapeake Ave., Towson, MD.

There is no need to have the property re-advertised in the newspaper since you're planning on attending the June 1st hearing (in the event anyone shows) and providing the new hearing date of June 16th.

Please confirm that the June 16th date is good for you and your client, and submit certification of the sign posting as soon as possible.

Thanks and have a great weekend.

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Sherry Nuffer

From: John E. Beverungen
Sent: Thursday, May 25, 2017 10:42 AM
To: Gontrum, John
Cc: Debra Wiley; Sherry Nuffer; Kristen L Lewis
Subject: Case # 2017-0261

Mr. Gontrum,

The above case is scheduled for June 1 at 10 a.m. Petitioner did not post the property as required, and as such you have requested a postponement of the hearing. The postponement request is granted, although I would ask that you or someone from your office appear in the hearing room on June 1 in case anyone who saw the newspaper advertisement attends (in which case you should notify this Office). Assuming no one attends on June 1, you will need to contact Kristen Lewis to select a new date, hopefully in June. The case does not appear to be complicated, and therefore I am hopeful we can fit it in on the June calendar after the property is posted as required.

John Beverungen

5/23/2015

Kent
The sign definitely was not
painted and we will need a
professional in order to have it
painted.

I will report
on the
Case # 2017-0241-SPTA

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 08 Account Number - 2000008960			
Owner Information					
Owner Name:	1616 YORK ROAD LLC		Use:	COMMERCIAL	
Mailing Address:	1616 YORK ROAD LUTHERVILLE MD 21093-		Principal Residence:	NO	
			Deed Reference:	/29823/ 00049	
Location & Structure Information					
Premises Address:		1618 YORK RD 0-0000		Legal Description:	.781 AC 1618 YORK RD THREE W REALTY CO
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0060	0018	0204		0000	1 2017 0054/0105
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1987	11898		0.7800 AC	06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
		RETAIL STORE			
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2016	07/01/2017	
Land:	741,000	741,000			
Improvements	443,900	382,100			
Total:	1,184,900	1,123,100	1,184,900	1,123,100	
Preferential Land:	0			0	
Transfer Information					
Seller: WATSON JOSEPH W		Date: 08/30/2010		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /29823/ 00049		Deed2:	
Seller: THREE W REALTY C OMpany		Date: 05/28/1986		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /07167/ 00388		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					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application Date:					



CASE NAME 1616 York Rd.
CASE NUMBER 2017-261-SPNA
DATE 6/16/2017

[illegible]

Case No.: 2017-0261-SPHA

Exhibit Sheet

Petitioner/Developer

192
7-2-17

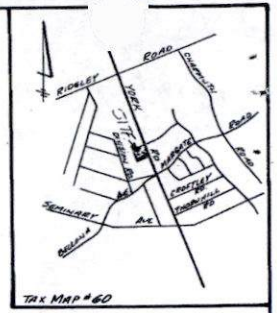
Protestant

Sen
6-20-17

No. 1	Plan	
No. 2	Subdivison Plan - 1986	
No. 3	Deed - 1986	
No. 4	Google photos of site (4A-4D)	
No. 5	Dev. Plan - 1620 York Rd.	
No. 6	Sign Elevation drawing	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

CO			DATES		
No.	NORTH	WEST	No.	NORTH	WEST
1	46,511.79	1,014.95	5	46,109.44	1,177.39
2	46,304.57	968.33	6	46,411.20	1,292.97
3	46,210.11	902.79	7	46,509.45	1,021.54
4	46,207.70	909.37	8	46,382.16	974.90

CURVE DATA						
From	To	RADIUS	ARC	Δ	TANGENT	CHORD
2	3	11,492.16	186.37	00°55'45"	93.19	580°35'18"E
3	4	11,492.16	186.37	00°55'45"	93.19	120°35'18"W



VICINITY MAP
SCALE: 1" = 2,000'

NOTES

- GROSS AREA 2.1773 Ac.
AREA OF LOTS 2.1261 Ac.
AREA OF HIGHWAY WIDENING 0.0517 Ac.
- NUMBER OF LOTS 2
- EXISTING ZONING B1
- DEED REFERENCE 6363/476
6709/0061

NOTES:

- THE FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
- THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY BALTIMORE COUNTY OF ANY STREET, EASEMENTS, PARK, OPEN SPACE OR OTHER PUBLIC AREAS ON THIS PLAT.
- THE RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- THE INFORMATION SHOWN ON THIS PLAT MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDATORY PLAT.
- ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
- THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-6.B BALTIMORE COUNTY BILL# 2-90.
- PROPERTY NUMBER 18-00-00-1003
19-00-00-4320

SUBDIVISION OF PROPERTY OF THE THREE W REALTY CO.

8th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50' MARCH 3, 1986

OWNER
THE THREE W REALTY COMPANY
1620 YORK ROAD
LUTHERVILLE, MARYLAND
21093

ROLAND RUN DRAINAGE AREA

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-10B OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-10B OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

APR ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS

7427 HARFORD RD. 206
BALTO., MD. ELKTON, MD.
21234 21921
TEL. 444-4312 390-7766

NOTE: THE STREETS AND OR ROLAND RUN AS SHOWN HEREON AND THE MENTION THERE OF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE DEEDS THERE OF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEEDS TO WHIC THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE SYSTEM.

No. 13795 N 46 460.31
W 993.59

No. 13796 N 45 957.23
W 797.72

HIGHWAY AND HIGHWAY WIDENING, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVE AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST.

APPROVED: DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS

tabbles

5/12/86
DATE

DIRECTOR OF THE OFFICE OF PLANNING AND ZONING

DEPUTY STATE AND COUNTY HEALTH OFFICER

5/14/86
DATE

EXHIBIT

2

MSAS501236 - 3254

54-105

NO CONSIDERATION DEED

THIS DEED, made this 26 day of January, in the year One Thousand Nine Hundred and Eighty-~~six~~, by and between ROBERT C. WATSON, JAMES S. WATSON and JOSEPH W. WATSON, co-partners trading as 3-W REALTY COMPANY, as tenants in partnership, parties of the first part, and JOSEPH W. WATSON, party of the second part.

WITNESSETH: That for no consideration other than the partial distribution of his co-partnership interest in 3-W Realty Company, the parties of the first part do hereby grant and convey unto the party of the second part, his heirs, personal representatives and assigns, in fee simple, all that lot of ground situate in the Eighth Election District of Baltimore County, in the State of Maryland, as is more particularly described in that Exhibit "A" attached hereafter and incorporated herein.

TOGETHER with the buildings and improvements thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the use and benefit of JOSEPH W. WATSON, his personal representative, heirs and assigns, in fee simple.

AND the party of the first part covenants to warrant specially the property hereby granted, conveyed and assigned, and to execute such further assurances of said land as may be requisite.

WITNESS the hands and seals of the party of the first part.

WITNESS:

DEED
EHC JR 1
#12563 COOL ROZ 141

Robert C. Watson (SEAL)
ROBERT C. WATSON

James S. Watson (SEAL)
JAMES S. WATSON

Joseph W. Watson (SEAL)
JOSEPH W. WATSON

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 26th day of January, 1986, before me, a Notary Public in and for the state and county aforesaid, personally appeared ROBERT C. WATSON, JAMES S. WATSON, and JOSEPH W. WATSON, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, who signed the same in my presence and acknowledged that they executed the same in their behalf as partners on behalf of 3-W REALTY COMPANY for the purposes therein contained.

WITNESS my hand and Notarial Seal

Charles Y. Cooper
Notary Public

Commission Expires July 1, 1986.

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY, MARYLAND
Per James S. Watson
Notary Signature

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
SIGNATURE R DATE 5-28-86

CLERK R DATE 5-28-86

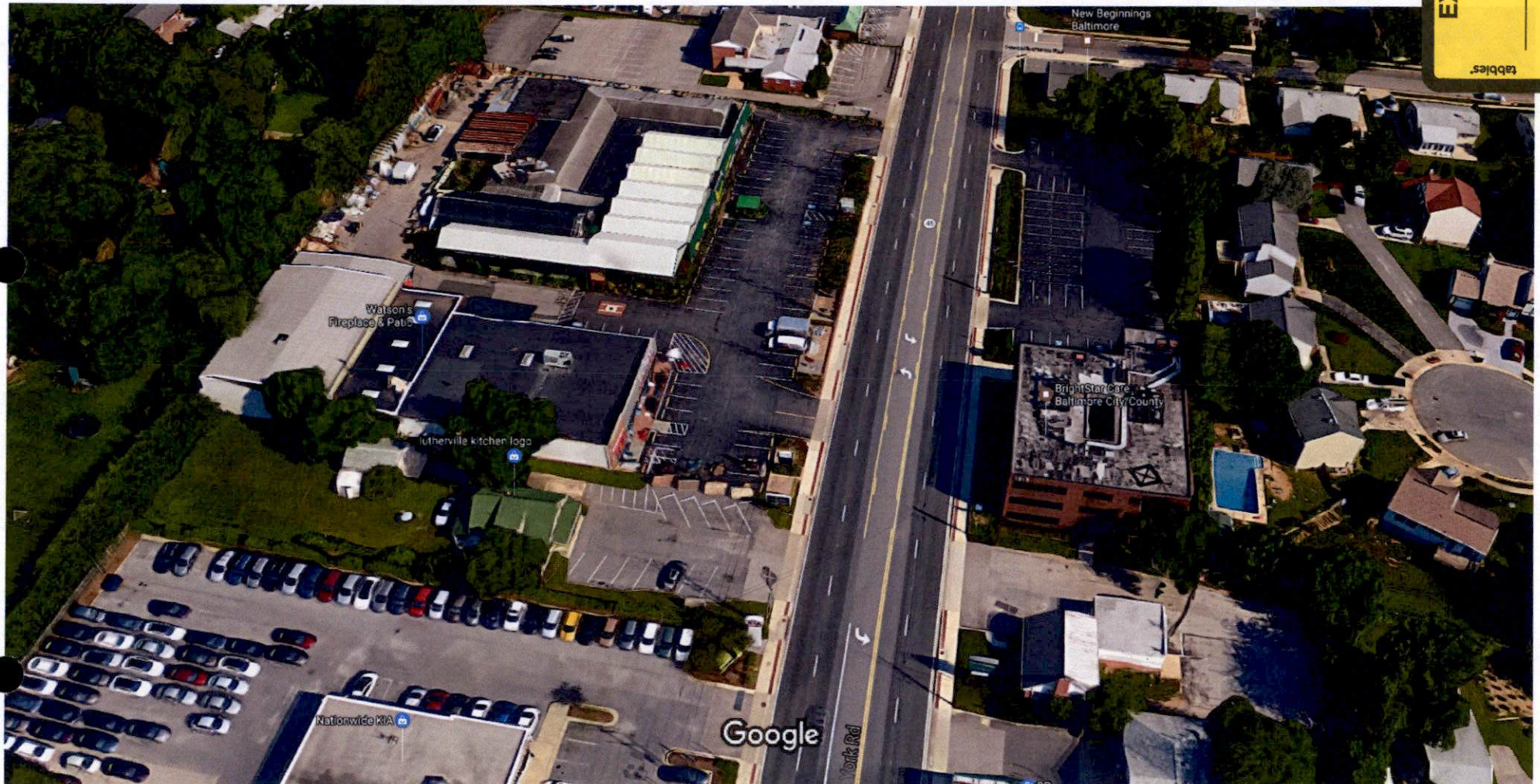
ap associates, inc.
surveyors-engineers

DESCRIPTION OF PROPERTY
 THE THREE W REALTY CO.
 YORK ROAD
 8TH ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the Westerly right-of-way line of York Road as shown on the State Roads Commission of Maryland Plat # 25439; said point being situate in line with the last North 76 degrees 29 minutes East 289 feet 2 inches line of land which by Deed dated May 1, 1985 and recorded among the Land Records of Baltimore County in Liber 6909, page 0061 was conveyed by Margaret S. Sheeler et al to The Three W Realty Co.; thence leaving York Road and binding reversely along said last line and a part of the third line of said Deed, referring all courses to the True Meridian as established for the Baltimore County Metropolitan District, and as now surveyed, South 69 degrees 52 minutes 00 seconds West 292.47 feet; and North 20 degrees 51 minutes 30 seconds West 120.75 feet; thence leaving the outlines and running for a new line of division, North 69 degrees 52 minutes 00 seconds East 292.69 feet to intersect the Westerly right-of-way line of York Road; thence binding thereon by a curve to the left having a radius of 11,492.16 feet for an arc length of 120.75 feet and a chord of South 20 degrees 35 minutes 18 seconds East 120.75 feet to the point of beginning; containing 35,326 square feet or 0.8109 acres more or less;

7427 harford road ballimore, md. 21234 tel: 301 444 4312

Google Maps 1620 York Rd



Imagery ©2017 Google, Map data ©2017 Google 20 ft

EXHIBIT

4-a

tabbles

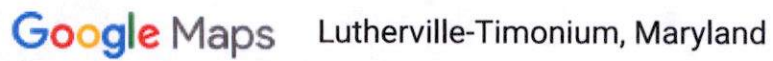


Image capture: Aug 2011 © 2017 Google

Street View - Aug 2011





tabbies®

EXHIBIT

4-C

Lutherville-Timonium, Maryland - Google Maps

Lutherville-Timonium, Maryland



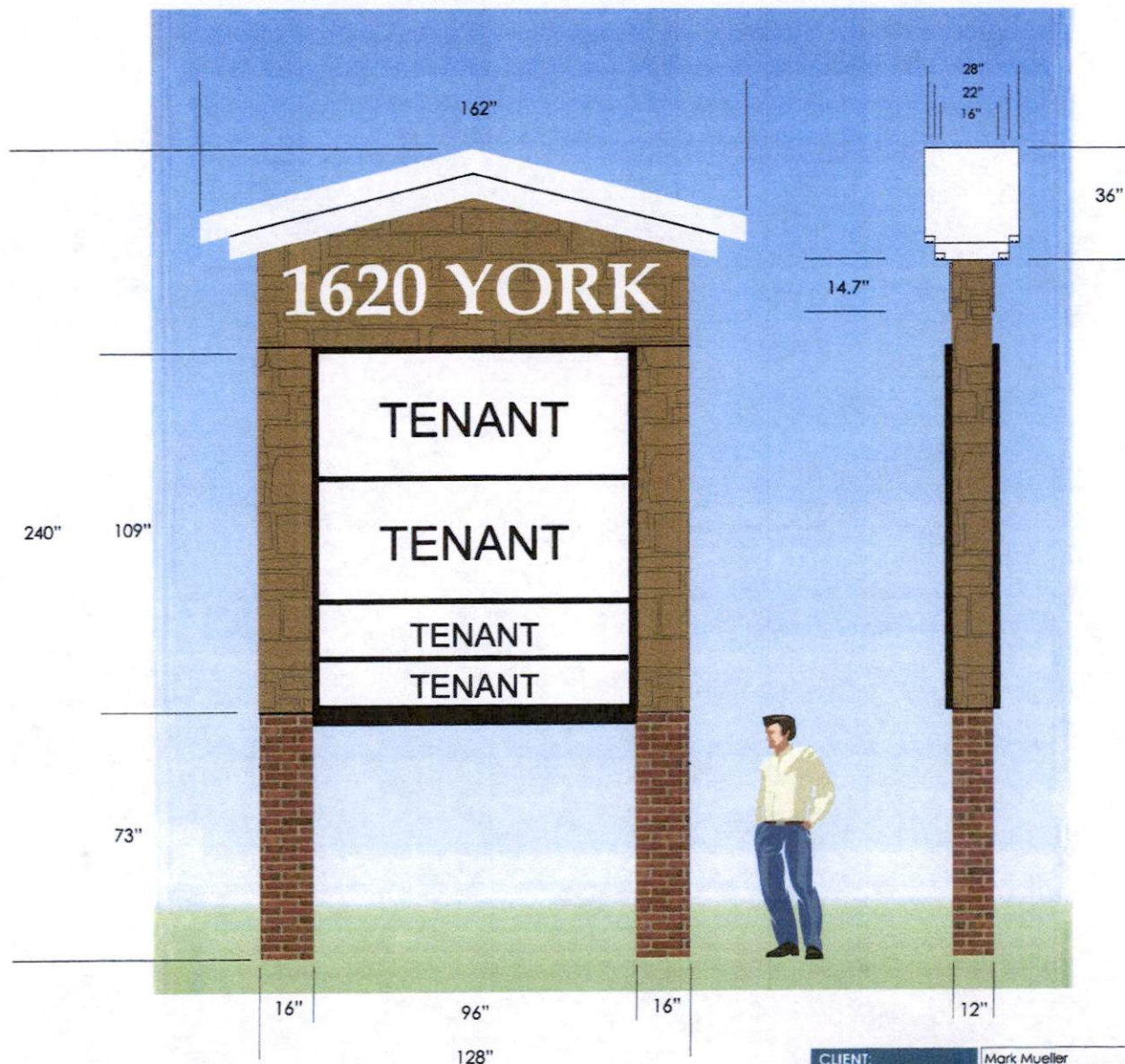
Street View - Aug 2011



EXHIBIT

cables.

4-d



CLIENT:	Mark Mueller
SITE:	1620 York Rd. Lutherville, MD 21093
CONSULTANT:	DD
DATE:	6-2-17
SCALE/ECH:	1/4"=1'
PROJECT:	Pylon

Design: _____ Date: ____/____/____ Customer Approval: _____

803 F Barkwood Ct, Linthicum, MD 21090 * phone: 443-792-4454

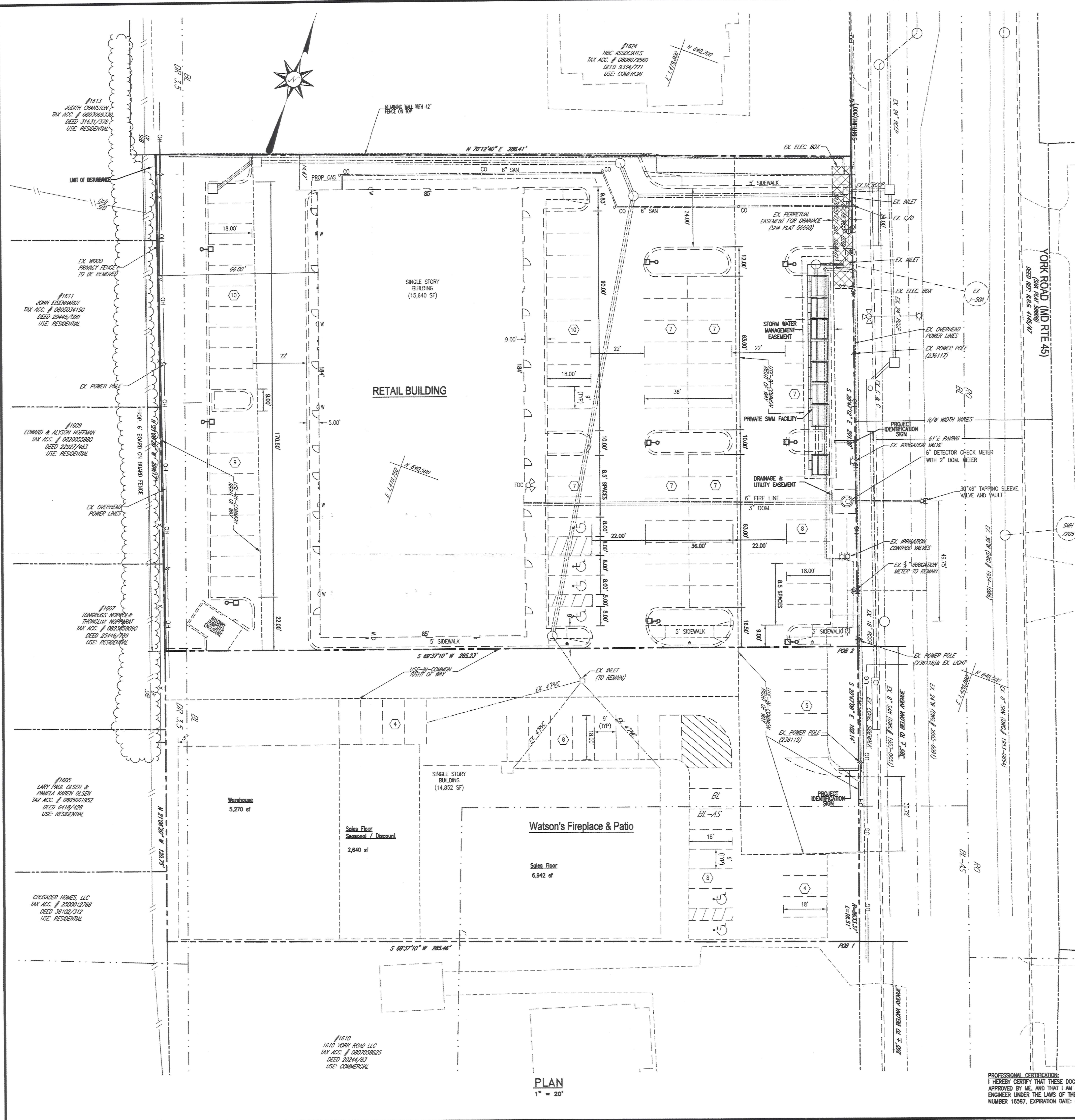
This design is the property of East West Sign Group LLC. Any use or reproduction without the consent of East West Sign Group LLC is strictly prohibited.

east·west
•SIGN GROUP•
From Coast To Coast
We Help You Get Noticed

tabbles®

EXHIBIT

6



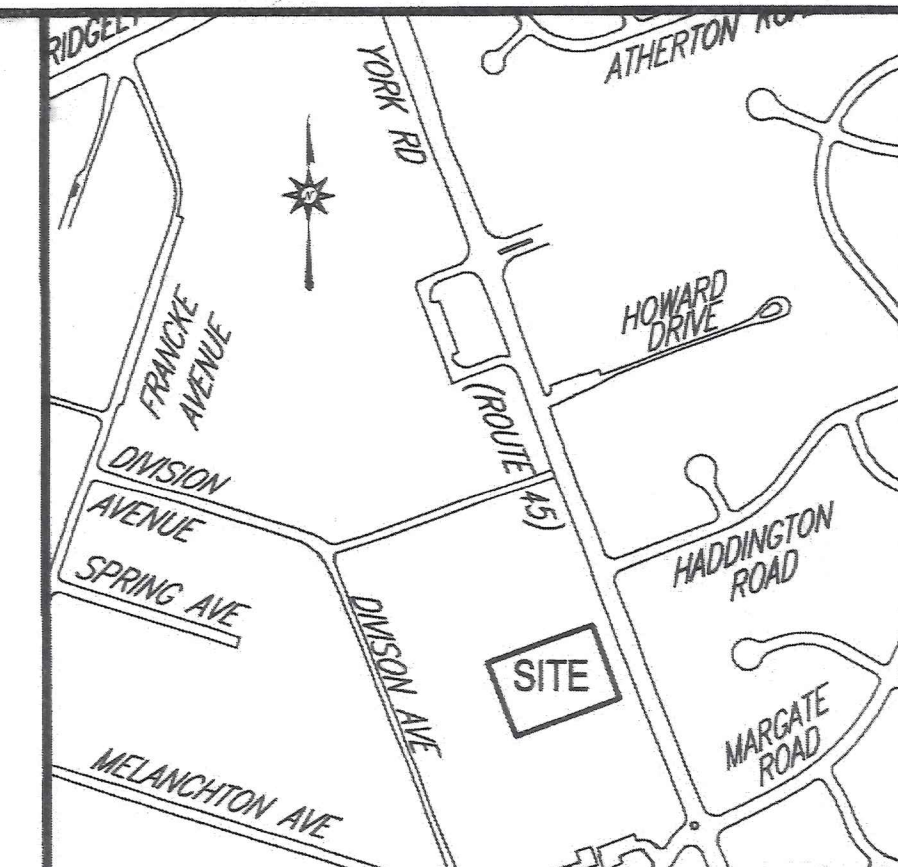
LEGEND

PROPERTY/BOUNDARY LINE	
EX. 8" WAT	---
EX. 8" SAN	---
EX. 24" SD	---
EX. GAS	---
OH	---
SOIL LINE	---
PROP. MINOR CONTOURS	---
PROP. MAJOR CONTOURS	---
PROP. GAS	---
PROP. CURB & GUTTER	---
PROP. SAN	---
PROP. WATER	---
LIMIT OF DISTURBANCE	---
SWM EASEMENTS	---

GENERAL NOTES

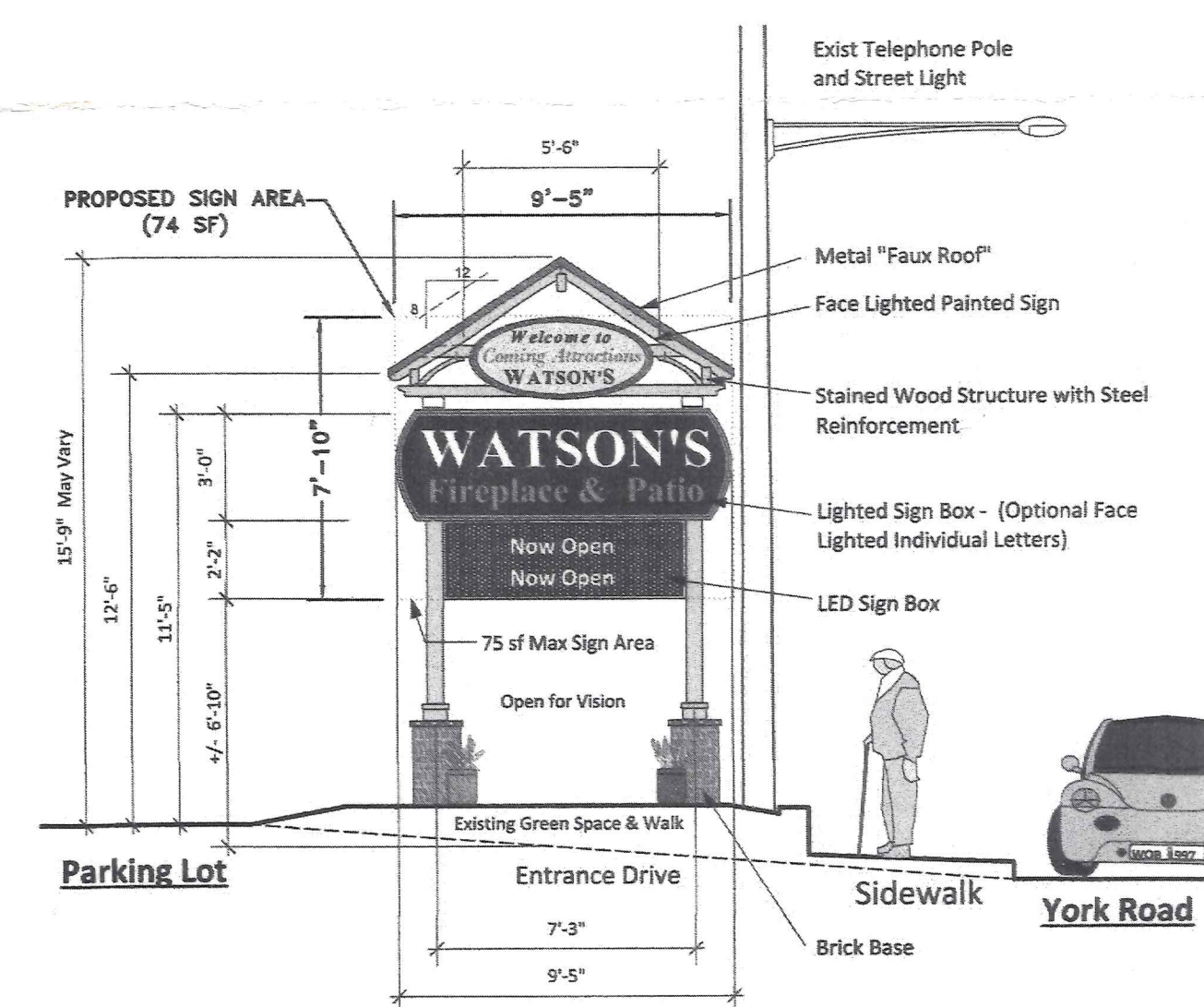
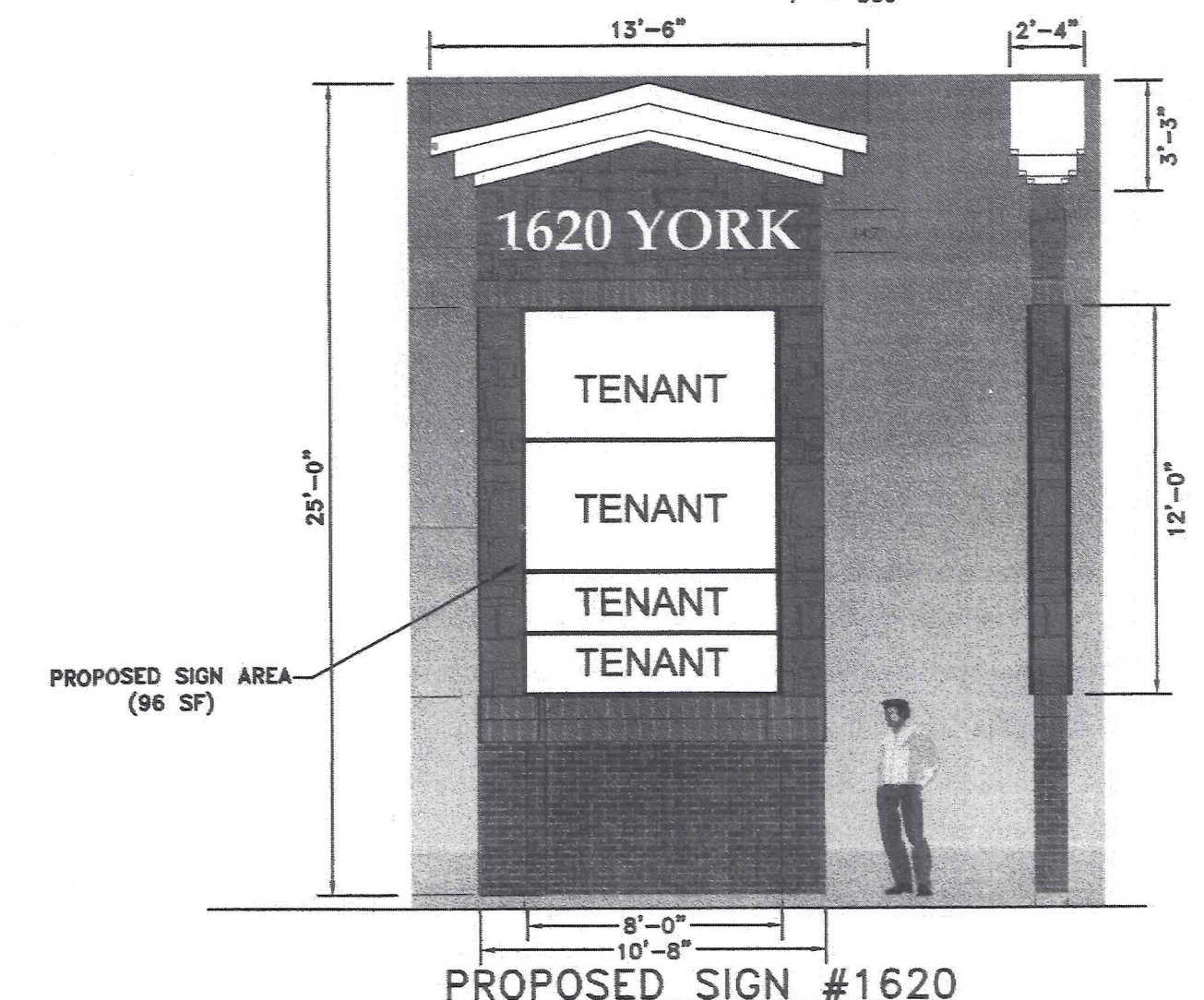
- OWNERS:
#1616
1616 YORK ROAD, LLC
1616 YORK ROAD
LUTHERVILLE, MD 21093
TEL: (410) 977-5739
#1620
THREE W REALTY, LLC
900 POPLAR HILL ROAD
BALTIMORE, MARYLAND 21210
TEL: (443) 224-8106
- TAX MAP #60, GRID #18, PARCEL #204
- PARKING CALCULATIONS
#1616
REQUIRED
14,852 SF FURNITURE • 2.5/1000 SF = 38 SPACES
PROVIDED
14,852 SF FURNITURE • 2.5/1000 SF = 38 SPACES
#1620
REQUIRED
15,640 SF RETAIL • 5.0/1,000 SF = 79 SPACES
PROVIDED
15,640 SF RETAIL • 5.0/1,000 SF = 79 SPACES
- PRIOR ZONING HISTORY:
RECLASSIFICATION PETITION ITEM 13 CYCLE ZONING IV OCT
1972-APRIL 1973 FROM DR5.5 TO BL.
CASE # 73-150-RA: RECLASSIFICATION OF A PORTION OF
THE PROPERTY FROM DR5.5 TO BL AND A REAR YARD
VARIANCE TO PERMIT A 0' SETBACK IN LIEU OF THE
REQUIRED 20' SETBACK- GRANTED 1/12/1973
- A DEVELOPMENT PLAN FOR #1620 WAS APPROVED ON
FEBRUARY 24, 2016 (DRC#1027158, PA# 08-0446)
- THE PROPERTY AND STRUCTURES ARE NOT HISTORIC.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY
CRITICAL AREA.
- SETBACKS FOR BL
TYPE REQUIRED
FRONT 10'
SIDE 0'
REAR 20'
- THERE ARE NO FLOOD PLAINS ON SITE.
- PLAT REFERENCE: LIBER EHK, JR 54 FOLIO 105.

	#1616	#1620
SITE AREA		
NET	34,183 SF (0.78 AC.)	57,924 SF (1.33 AC.)
GROSS	37,802 SF (0.87 AC.)	63,960 SF (1.47 AC.)
DEED REF	27277/683	29823/049
TAX ACC. #	2000008961	2000008960
USES	ONE STORY FURNITURE	ONE STORY RETAIL
ZONING	PER 1"=200' ZONING MAP 08063	
BL	0.554 AC.	1.282 AC.
BL-AS	0.207 AC.	0.000 AC.
DR 3.5	0.024 AC.	0.048 AC.
BUILDING AREA	14,852 SF	15,640 SF
FAR	0.39	0.25
FAR PERMITTED	3.00	3.00



LOCATION MAP

1" = 500'



PROPOSED SIGN #1616

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAT TO ACCOMPANY ZONING PETITION FOR

1616-20 YORK ROAD

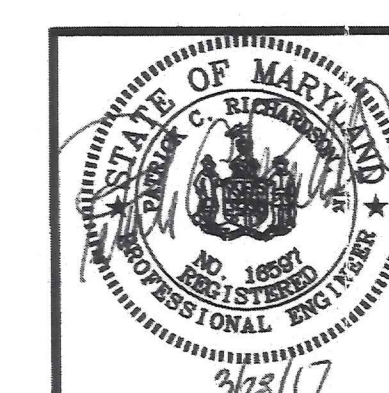
PETITIONER'S

EXHIBIT NO. 1

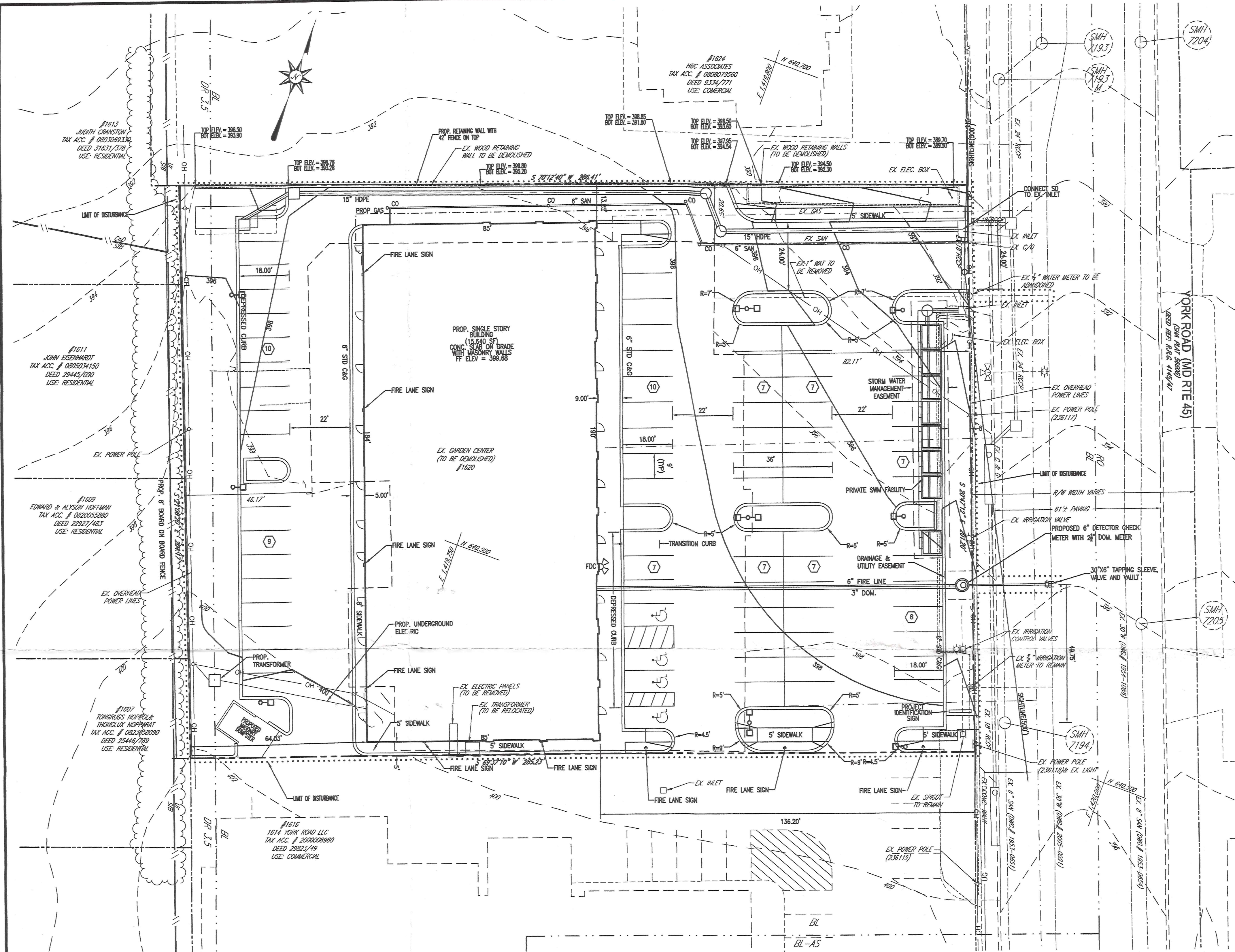
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

BALTIMORE COUNTY
21093, MARYLAND

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	DNM	DNM	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	03-09-17	16142	1 OF 1



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 16597, EXPIRATION DATE: 08-15-2017



BENCHMARKS

Coordinates and bearings shown hereon are based on the NAD-83-2011 Horizontal Datum as established on the following Baltimore County Control points.

BCO 1354 N 640,024.72 E 1,419,477.23 ELEV. 387.50 CAPPED REBAR
BCO 717 N 656,902.84 E 1,425,275.61 ELEV. 407.32 SPIKE
BCO 791 N 644,600.54 E 1,417,625.89 ELEV. 381.36 SPIKE

Elevations and contours shown hereon are based on the NAVD-88 vertical datum as established on the above Baltimore County Control points.

FIRE DEPT. NOTES

1. THE PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE, (BILL NO. 63-13).
2. WHERE FIRE PROTECTION WATER SUPPLIES ARE REQUIRED TO BE PROVIDED, THEY SHALL BE INSTALLED AND MADE AVAILABLE FOR USE NOT LATER THAN THE TIME WHEN CONSTRUCTION OF ANY INDIVIDUAL BUILDING IS UNDER ROOF, IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE, SECTION 1:16.4.3.1.3.
3. A CRUSHER RUN ROAD FOR ACCESS TO BUILDINGS AND REQUIRED WATER SUPPLIES SHALL BE AVAILABLE FOR THE USE BY EMERGENCY FIRE APPARATUS AND CAPABLE OF HANDLING EMERGENCY APPARATUS WEIGHING 70,000 LBS. WHEN CONSTRUCTION OF ANY BUILDING IS UNDER ROOF, IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE, SECTION 1:16.4.3.1.3.
4. ALL FIRE HYDRANTS SPACING SHALL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY STANDARD DESIGN MANUAL.
5. A SEPARATE BUILDING PERMIT IS NEEDED FOR THE INSTALLATION OF AN UNDERGROUND FIRE LINE AND SHALL BE REVIEWED BY THE PLANS REVIEW SECTION OF BALTIMORE COUNTY.
6. A PLUMBING PERMIT SHALL NOT BE USED FOR THE INSTALLATION OF ANY UNDERGROUND FIRE LINE PER THE BALTIMORE COUNTY FIRE MARSHAL'S OFFICE.
7. A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY AUTOMATIC SPRINKLER SYSTEM WHEN REQUIRED BY THE CODE.
8. THE FIRE ALARM SYSTEM INSTALLATION AND MAINTENANCE SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO. 63-13 AND THE BALTIMORE COUNTY BUILDING CODE, COUNTY BILL NO. 40-12 AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THESE REGULATIONS, BY AN UNDERWRITER'S LABORATORY, INC. (UL) LISTED FIRE ALARM CONTRACTOR OR FACTORY MUTUAL (FM GLOBAL) APPROVED FIRE ALARM CONTRACTOR, LISTED BY UL OR FM FOR INSTALLATION AND MAINTENANCE OF "PROTECTIVE SIGNALING SYSTEMS" OR OTHER NATIONAL RECOGNIZED TESTING LABORATORY. THE FIRE ALARM COMPANY SHALL PROVIDE A COPY OF THE UL CERTIFICATION AND FM PLACARD TO THE BALTIMORE COUNTY FIRE MARSHAL'S OFFICE FOR ALL NEWLY INSTALLED SYSTEMS IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO. 63-13 SECTION 1:13.7.3.1.4.
9. ADDRESS NUMBERS SHALL BE A MINIMUM OF 6 INCHES FOR COMMERCIAL PROPERTIES. (REFER TO THE PROVISIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO. 63-13 SECTION 1:10.12.1.5, 10.
10. THE BALTIMORE COUNTY FIRE DEPARTMENT MAY REQUEST FOR FIRE LANE SIGNS TO BE POSTED AT A LATER DATE.
11. THE PROPERTY OWNER'S WILL ASSUME THE FINANCIAL COST FOR ANY DESIGNATED FIRE LANE SIGNS REQUIRED BY THE BALTIMORE COUNTY FIRE PREVENTION CODE, BILL 63-13 SECTION 1:18.2.3.5.3.
12. WASTE AND REFUSE CONTAINERS SHALL NOT BE PLACED CLOSER THAN 15 FEET TO ANY STRUCTURAL WALLS OR PARTITIONS CONSTRUCTED OF COMBUSTIBLE MATERIALS; NOR FROM OPENINGS IN EXTERIOR WALLS SUCH AS DOORS AND WINDOWS; NOR BENEATH A COMBUSTIBLE OVERHANG IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO. 63-13 SECTION 1:19.2.1.4.1 (4).
13. FIRE HYDRANTS ARE REQUIRED TO BE WITHIN 100 FEET OF A FIRE DEPARTMENT CONNECTION. A FIRE HYDRANT WITH A DISTANCE OF 150' IS PERMISSIBLE, IF THE TOTAL DISTANCE IS DRIVEABLE BY EMERGENCY APPARATUS.
14. ALL PRIVATE HYDRANTS ON THE PROPERTY SHALL BE PAINTED RED TO DISTINGUISH THEM FROM ORANGE PUBLIC HYDRANTS IN ACCORDANCE WITH THE BALTIMORE FIRE PREVENTION CODE, COUNTY BILL NO. 63-13, SECTION 1:18.5.7.5.

STANDARD NON-DISTURBANCE NOTE:

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT AND/OR THE FOREST BUFFER AND FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.

PROTECTIVE COVENANTS:

ANY FOREST BUFFER EASEMENT AND/OR FOREST BUFFER AND FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICTS DISTURBANCE AND USE OF THESE AREAS.

PAI FILE #: 08-0446
LIMITED EXEMPTION #: 15050LN
TRACKING #: LIM-2015-00024

DISTURBED AREA:
58,300 SF. or 1.34 AC.±

DESIGN AND DRAWINGS ARE BASED ON
MARYLAND COORDINATE SYSTEM (MCS).
HORIZONTAL - NAD 83 (2011),
VERTICAL - NAVD 88.

RECEIVED
FEB 2 2016

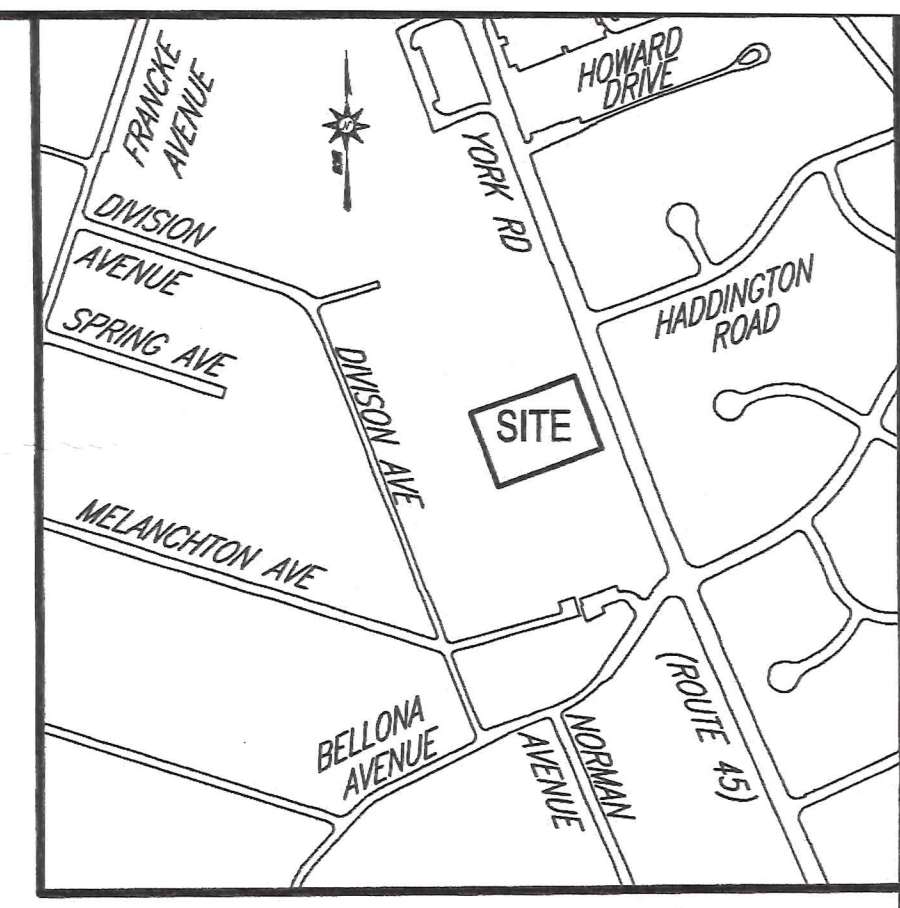
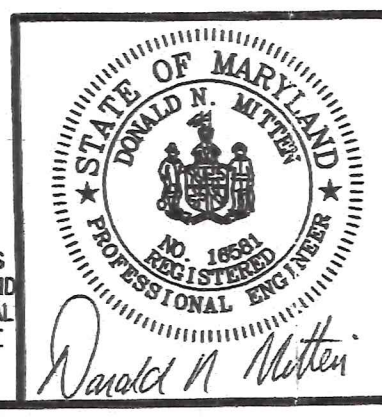
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

NOTE:

THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY GRANTED A WAIVER FROM THE STATE MANDATED FOREST CONSERVATION REQUIREMENTS ON JANUARY 28, 2016.

BALTIMORE COUNTY DEPT. OF PAI
Project No. 08-0446/PAI 102715B
BALTIMORE COUNTY CODE
Section 32-4-106B
CERTIFICATION DEVELOPMENT PLAN Approval
By: [Signature] Date: 2/24/16
This plan approval shall expire four (4) years from this approval date.

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 16581, EXPIRATION DATE: 08-01-2017.



LOCATION MAP

1" = 500'

GENERAL NOTES:

1. OWNER: THREE W REALTY, LLC
800 POPLAR HILL ROAD
BALTIMORE, MARYLAND 21210
TEL: (443) 224-8106
2. SITE AREA:
NET: 57,924 SF OR 1.33 AC.±
GROSS: 63,960 SF OR 1.47 AC.±
3. DEED REF: 27277/663
4. TAX ACCOUNT: #200008961
5. COUNCILMANIC DISTRICT: 3RD
6. ELECTION DISTRICT: 8TH
7. CENSUS TRACT: 408800
8. WATERSHED: JONES FALLS
9. THIS SITE IS SERVED BY PUBLIC WATER AND SEWER.
10. TAX MAP #60, GRID #18, PARCEL #204
11. ZONING: (PER 1"=200' ZONING MAP 060C3)
BL = 1.282 AC.±
DR 3.5 = 0.048 AC.±
12. BUILDING AREAS:
EXISTING: 25,770 SF
PROPOSED: 15,640 SF
13. FLOOR AREA RATIO BUILDINGS:
SITE: 15,640 SF
FAR: 0.24
PERMITTED: 3.00
14. PARKING REQUIRED: 15,640 SF RETAIL @ 5/1,000 SF = 79 SPACES
PROVIDED: 79 SPACES
15. PRIOR ZONING HISTORY: RECLASSIFICATION PETITION ITEM 13-CYCLE ZONING IV OCT 1972-APRIL 1973 FROM DR5.5 TO BL. CASE # 73-150-RM RECLASSIFICATION OF A PORTION OF THE PROPERTY FROM DR5.5 TO BL AND A REAR YARD VARIANCE TO PERMIT A 0' SETBACK IN LIEU OF THE REQUIRED 20' SETBACK-GRANTED 1/12/1973
16. NO KNOWN PERMITS ON FILE.
17. THE PROPERTY AND STRUCTURES ARE NOT HISTORIC.
18. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
19. USES:
EXISTING: 25,770 SF ONE (1) STORY RETAIL BUILDING
PROPOSED: 15,640 SF ONE (1) STORY RETAIL BUILDING.
20. SETBACKS FOR BL TYPE REQUIRED:
FRONT 10'
SIDE 0'
REAR 20'
21. ANY PROPOSED SIGNS MUST CONFORM TO B.C.Z.R.
22. BOUNDARY AND TOPOGRAPHY SHOWN HEREON IS TAKEN FROM A SURVEY PERFORMED BY THOMPSON AND ASSOCIATES INC.
23. THE BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
24. THE POSTED SPEED LIMIT ON YORK ROAD IS 35 MPH.
25. AVERAGE DAILY TRIPS
92 TRIPS PER 1,000 SF = 92*(16,150/1,000)=1,439 TRIPS

SOILS CHART

SOILS SERIES	SEPTIC SYSTEM LIMITATIONS	HOMESITE LIMITATIONS	SMALL COMMERCIAL BUILDING LIMITATIONS	STREET AND PARKING LOT LIMITATIONS	HYDRIC SOILS	SOILS GROUP	ERODIBILITY K FACTOR	SLOPES
UT	NOT RATED	NOT LIMITED	NOT RATED	NOT RATED		D	-	N

CERTIFICATE AS TO DELINQUENT ACCOUNTS

THIS CERTIFICATION IS SUBMITTED IN CONNECTION WITH THE DEVELOPMENT LOCATED AT 1620 YORK ROAD AND IS GIVEN IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-55(C) OF THE BALTIMORE COUNTY CODE, 1978 AND AS AMENDED.

I, HENRY MARCONI, CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

WITNESS
THREE W REALTY, LLC
[Signature] 1/04/16
[Signature] 1/04/16
HENRY MARCONI

DEDICATION TABLE		
TYPE OF CONVEYANCE	NO	TOTAL AREA* (AC.±)
DRAINAGE AND UTILITY EASEMENTS	1	0.002
STORMWATER MANAGEMENT EASEMENTS	1	0.027

*NOTE: DURING THE PROCESSING OF THE DEVELOPMENT PLAN THE TOTAL AREAS SHOWN ON THIS TABLE MAY BE APPROXIMATE.

SUITABLE OUTFALL STATEMENT

RICHARDSON ENGINEERING, LLC HAS EVALUATED THE PROPOSED STORM WATER MANAGEMENT (SWM) OUTFALLS FOR THIS SITE AND FINDS THEM TO BE SUITABLE FOR THE DESIGN FLOWS. OUR EVALUATIONS INCLUDED A FIELD INSPECTION AND PHOTO DOCUMENTATION OF THE AREA. THE OUTFALL IS DESCRIBED IN MORE DETAIL BELOW:

RUNOFF FROM THE PROJECT IS CONVEYED TO THE PROPOSED SWM FACILITIES LOCATED ADJACENT TO YORK RD (MD RTE 45). RUNOFF LEAVING THE FACILITIES ARE CONVEYED INTO EXISTING STORM DRAINS LOCATED WITHIN THE YORK ROAD RIGHT OF WAY.

WITH THE PROVISION DESCRIBED ABOVE AND AS A RESULT OF OUR PRELIMINARY SWM HYDROLOGY COMPUTATIONS, WE CONCLUDE THAT EACH PROPOSED OUTFALL OF THE FACILITIES CONSTITUTES A VERIFIED SUITABLE OUTFALL AS REQUIRED BY SECTION 32-4-22(A)(10) OF THE BALTIMORE COUNTY CODE (2004 EDITION), BASED ON CRITERIA ESTABLISHED BY BALTIMORE COUNTY DPW AND DEPS.

[Signature]
DONALD N. MITTEN, (MD REG. NO. 16581)
2/16/16
DATE



LEGEND

- EX. 8" WAT
- EX. 8" SAN
- OH
- EX. MINOR CONTOURS
- EX. MAJOR CONTOURS
- SOIL LINE
- PROP. MINOR CONTOURS
- PROP. MAJOR CONTOURS
- PROP. CURB & GUTTER
- PROP. SD
- PROP. SAN
- PROP. WATER
- LIMIT OF DISTURBANCE
- SWM EASEMENTS
- PROP. LIGHTS

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland, 21093
Phone: 410-560-1502 Fax: 443-901-1208

DEVELOPMENT PLAN FOR

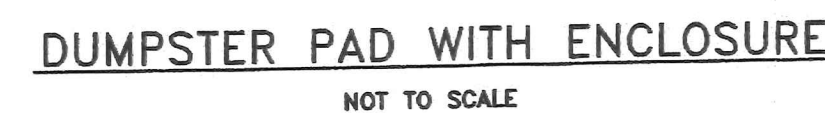
1620 YORK ROAD



8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

BALTIMORE COUNTY
21093, MARYLAND

REVISIONS		DRAWN BY:	CHECKED BY:	SCALE:
		DNM	DNM	1" = 20'
DATE:	JOB NO.:			SHEET NO.:
02-10-16	15118			1 OF 2



EXISTING BUILT CONDITIONS	
Not	
Existing	Existing
X	
	Locations of existing buildings within 200 ft. of site boundaries
X	
	Location of existing roads within 200 ft. of site boundaries
	Designated historic sites as per Landmarks Preservation Commission or the MD Historic Trust Inventory
	X
	Designated sites as per the Maryland Archeological Survey
	X
	Significant views
	X
	Significant features (specimen trees, buildings, streetscapes, etc.)
X	
	Land uses on and within 200 ft. of site
X	
	Roads right-of-way and easements

Existing	Not Existing	Field Delineated	Field Verified
X			X
	X		
	X		
X			
	X		
	X		
	X		
X			
	X		
	X		
	X		
	X		

Topography and street grades
(min. 5 ft. contour appropriately labeled)

Slopes greater than 25%

100 year flood plain

Soils mapped according to Soil Survey,
Baltimore County, Maryland

Streams, seeps, ponds or other water bodies
shown on site and within 200 ft. of the site

Wetlands

Forest buffer limits including adjustments for
steep slopes and/or erodible soils

Land cover on or within 200 ft. of site.

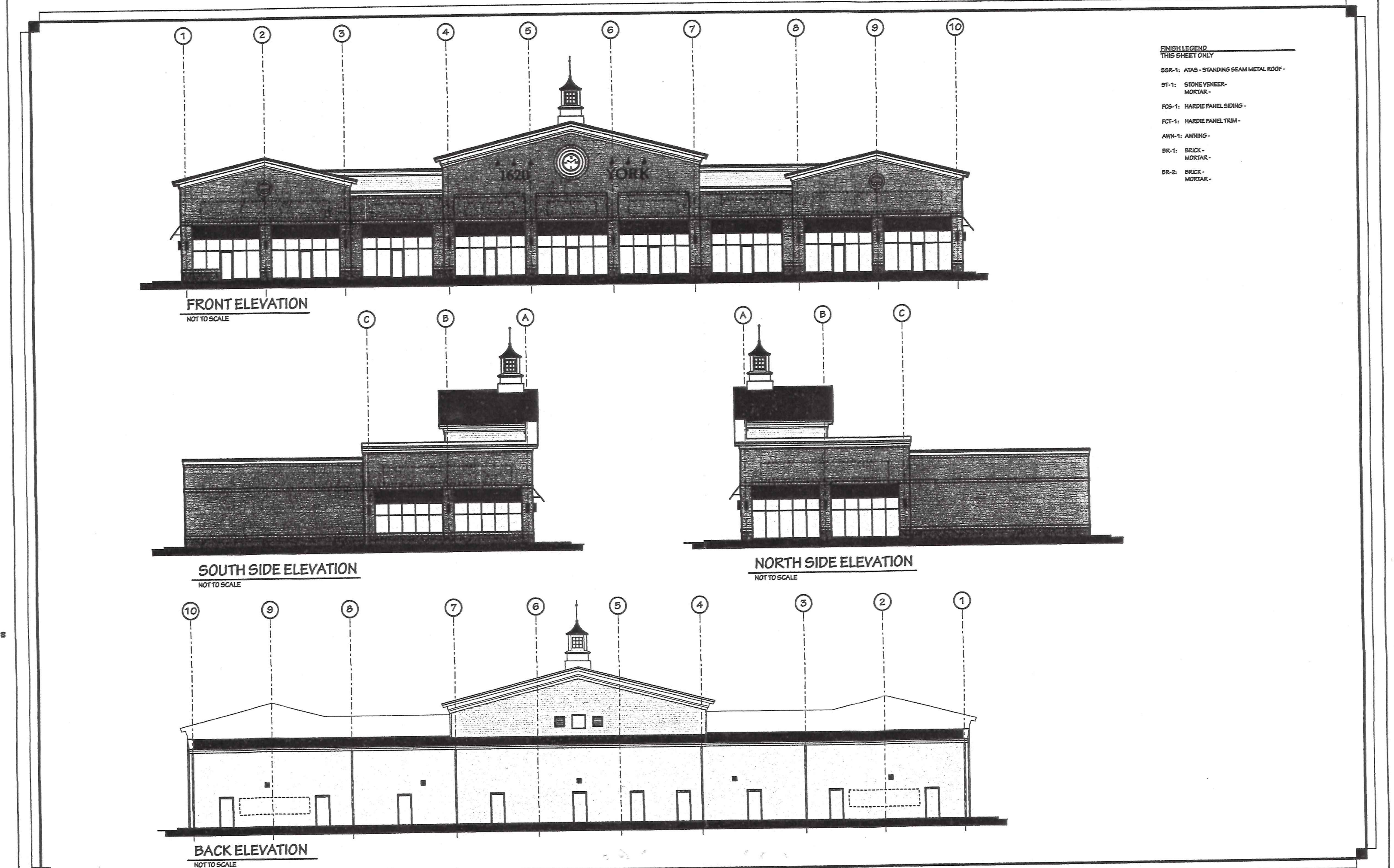
Significant regulated plant or wildlife communities

Wells on site or within 100 ft. of site

Septic on site or within 100 ft. of site

Soil evaluation tests (perc tests)

Existing	Not Existing	In Conformance	
X		X	Balto. Co. Master Plan 2020
	X		Community or Revitalization Plans
X		X	Recreation and Parks Plan
	X		Streetscape Plan
X		X	Greenways Plan
			Other



NOT TO SCALE

THERE ARE NO KNOWN BUILDINGS, PROPERTIES, OR SITES WITHIN OR ADJOINING THE PROPOSED DEVELOPMENT INCLUDED ON THE MARYLAND HISTORICAL TRUST INVENTORY (MHT), BALTIMORE COUNTY LANDMARKS LIST, THE NATIONAL REGISTER OF HISTORIC PLACES, OR THE MARYLAND ARCHEOLOGICAL SURVEY, OR IN ANY BALTIMORE COUNTY OR NATIONAL HISTORIC DISTRICT.

1. NO OFF-SITE RIGHTS-OF-WAY ARE ANTICIPATED FOR THIS DEVELOPMENT.
2. THE PROPOSED SWM FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
3. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE ACCESSED THROUGH A BALTIMORE COUNTY ACCESS EASEMENT.
4. ALL STORMWATER MANAGEMENT EASEMENTS SHALL BE DEDICATED TO BALTIMORE COUNTY

1. THE EXISTING ZONING IS BL & DR3.5.
2. THIS DEVELOPMENT IS SUBJECT TO THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES (SECTION 504.2), AND THE COUNTY LANDSCAPE MANUAL (SECTION 409.B.A.1). THIS DEVELOPMENT WILL COMPLY AND BE CONSISTENT WITH ALL THE AFORESAIDED REGULATIONS, STANDARDS, GUIDELINES, AND POLICIES OR PROPER RELIEF WILL BE REQUESTED.
3. ALL SIGNS WILL CONFORM TO THE BALTIMORE COUNTY ZONING CODE, SECTION 450. A REQUEST WILL BE MADE FOR ANY DEVIATIONS FROM THIS SECTION IF REQUIRED.
4. REQUIRED NONRESIDENTIAL PRINCIPAL BUILDING SETBACKS
FRONT YARD 10'
SIDE YARD 0'
REAR YARD 20'
5. THE SITE IS NOT LOCATED WITHIN A TRAFFIC DEFICIENT AREA OR ANY OTHER DEFICIENT AREAS AS SHOWN ON THE BASIC SERVICES MAPS PURSUANT TO SECTION 4A02.
6. ALL PARKING WILL HAVE A MACADAM SURFACE AND SHALL COMPLY WITH SECTION 409 OF THE BCGZ. ALL PARKING AREAS WILL BE PERMANENTLY STRIPED.

1. ARCHITECTURAL PLANS FOR ALL PROPOSED BUILDINGS SHALL BE SUBMITTED TO AND APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
2. A LIGHTING PLAN SHALL THAT IS ACCORDANCE WITH IESNA STANDARDS SHALL BE SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
3. DETAILS OF ANY PROPOSED SIGNAGE SHALL BE SUBMITTED TO THE OFFICE OF PLANNING FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. ALL PROPOSED SIGNAGE SHALL CONFORM TO THE BALTIMORE COUNTY ZONING REGULATIONS.
4. THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-2-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AT THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

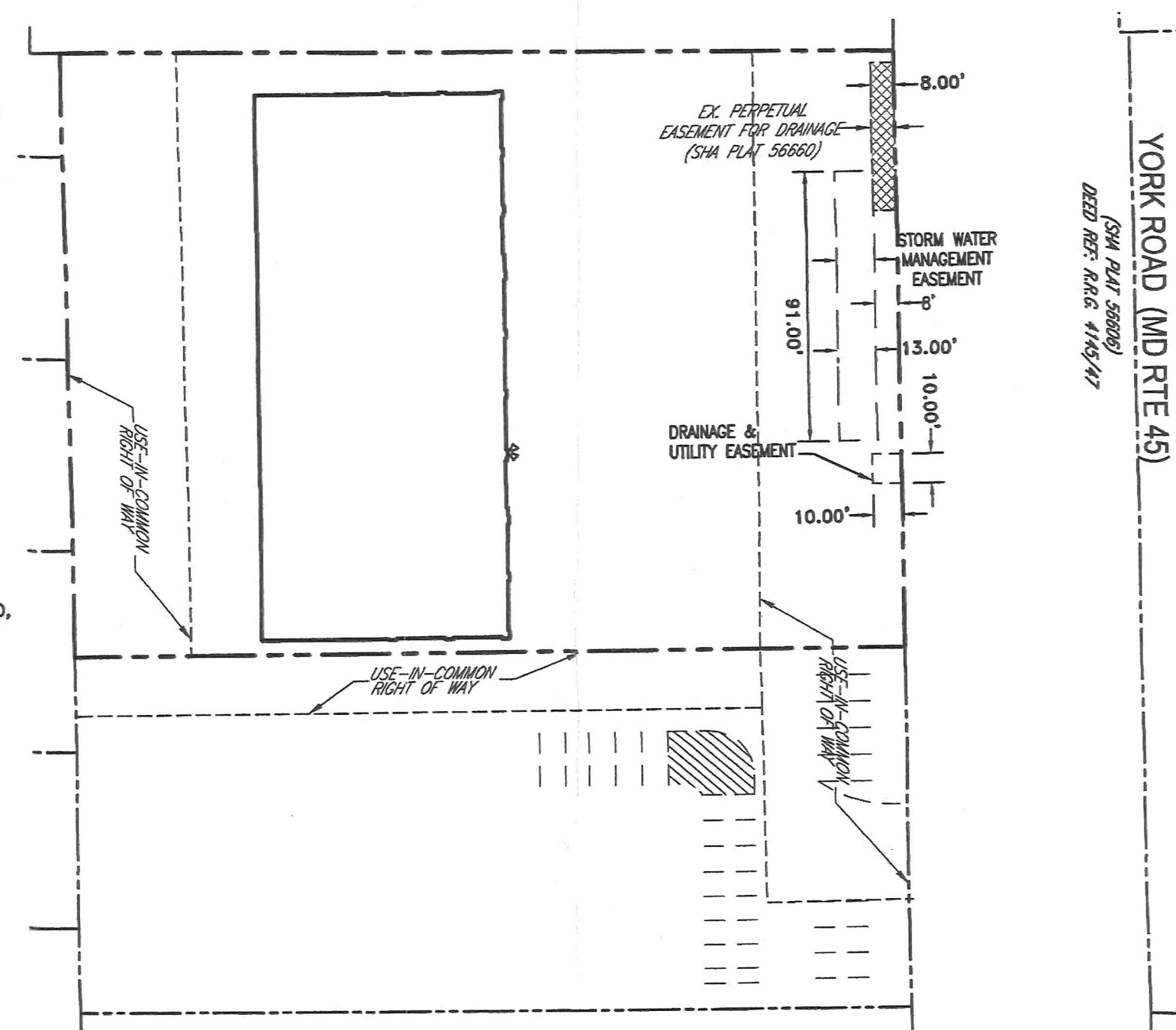
1. THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY GRANTED A WAIVER FROM THE STATE MANDATED FOREST CONSERVATION REQUIREMENTS ON JANUARY 28, 2016.

1. STORM WATER MANAGEMENT IS BEING ADDRESSED BY THE CONSTRUCTION OF UNDERGROUND SAND FILTERS.
2. ALL FACILITIES WILL BE LOCATED WITHIN STORM WATER MANAGEMENT EASEMENTS AND/OR STORM WATER MANAGEMENT RESERVATIONS.
3. STORM WATER MANAGEMENT FACILITIES WITHIN EASEMENTS WILL BE MAINTAINED BY THE OWNER.
4. THE CONCEPT STORM WATER MANAGEMENT PLAN IS BEING REVIEWED CONCURRENTLY WITH THIS PLAN.

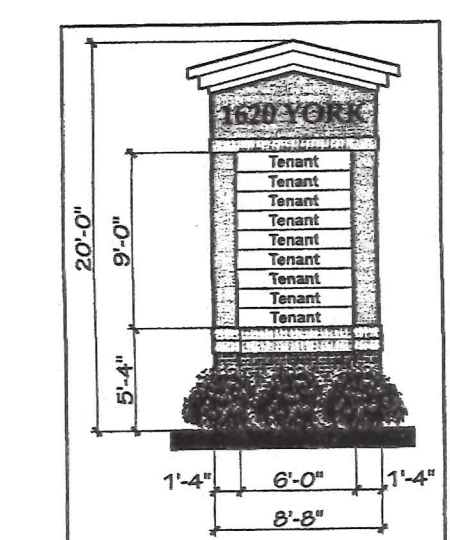
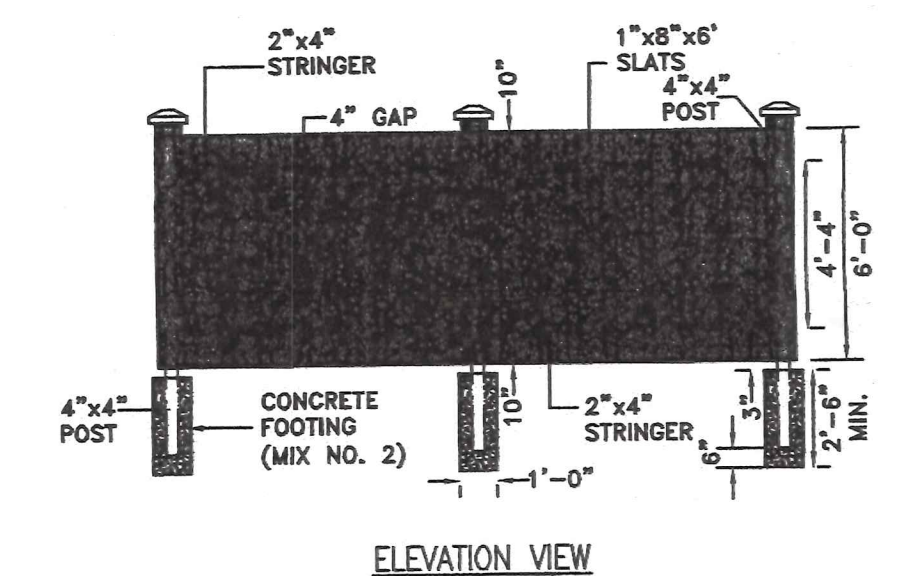
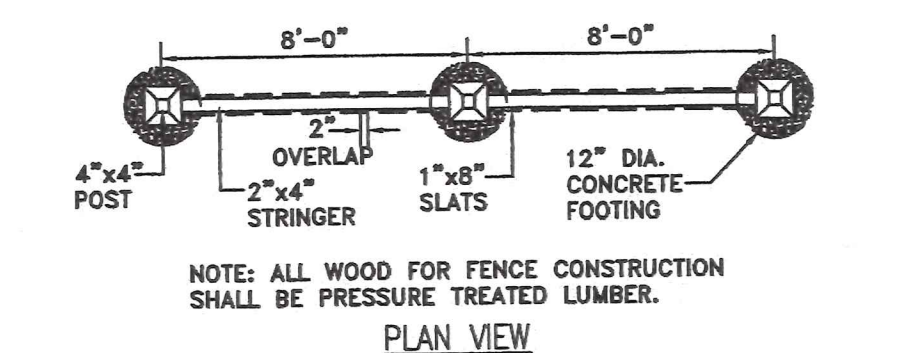
1. THIS PROJECT WAS GRANTED A LIMITED EXEMPTION (32-4-106(b)(8)) FROM THE DEVELOPMENT PROCESS BY THE DRC ON OCTOBER 27, 2015. (DRC #: 102715D).

1. THIS PROJECT LIES WITHIN THE URBAN RURAL DEMARCATION LINE.
2. THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
3. WHERE APPLICABLE RAMPS SHALL BE PROVIDED FOR PHYSICALLY HANDICAPPED PERSONS AT ALL STREET INTERSECTIONS WITH DETECTABLE WARNING AREAS, PER STANDARD DETAILS R-36A AND R-36B AND SHA STD. DETAIL 655.12 AND 655.40.
4. EXISTING UTILITIES SHOWN ON THIS PLAN ARE FROM BALTIMORE COUNTY ENGINEERING DRAWINGS AS SHOWN ON THE PLANS.
5. A FINAL LANDSCAPE PLAN SHALL BE PREPARED AND APPROVED BY BALTIMORE COUNTY PRIOR TO BUILDING PERMIT APPLICATION IN ACCORDANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
6. FIRE HYDRANT SPACING SHALL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY DESIGN MANUAL, SEE SECTION 2.2.4, FIRE HYDRANTS.
7. ALL PROPOSED RETAINING WALLS SHALL BE CONSTRUCTED OUTSIDE OF THE PUBLIC RIGHT OF WAY AT A DISTANCE AT LEAST EQUAL TO THE HEIGHT OF THE WALL. ALL PROPOSED RETAINING WALLS SHALL BE PRIVATELY OWNED AND MAINTAINED BY OWNERS.
8. LIGHTING WILL BE PROVIDED THROUGHOUT THE SITE.
9. PRESSURE REDUCING VALVES (PRV) SHALL BE PROVIDED WHEN THE STATIC PRESSURE EXCEEDS 80 PSI.
10. THE BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE DOES NOT LIE WITHIN A TRAFFIC DEFICIENT AREA.
11. THE AREAS BETWEEN THE SIGHT LINE AND THE CURB/EDGE OF PAVING MUST BE CLEARED, GRADED, AND KEPT FREE OF OBSTRUCTIONS.
12. IF REQUIRED, A FLOW TEST WILL BE CONDUCTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

1. THE AREA BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.



SCALE: 1" = 50'



PYLON SIGN DETAIL
NOT TO SCALE

DESIGN AND DRAWINGS ARE BASED ON
MARYLAND COORDINATE SYSTEM (MCS).
HORIZONTAL - NAD 83/(2011),
VERTICAL - NAVD 88.

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

1620 YORK ROAD

BALTIMORE COUNTY
21093, MARYLAND

REVISIONS	DRAWN BY: DNM	CHECKED BY: DNM	SCALE: AS SHOWN
	DATE: 02-10-16	JOB NO.: 15118	SHEET NO.: 2 OF 2

PAI FILE #:	08-0446
LIMITED EXEMPTION #:	15050LN
TRACKING #:	LIM-2015-00024

