

MEMORANDUM

DATE: January 3, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0102-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on January 2, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(7699 Harford Road) *

14th Election District *

6th Council District *

CEM Securities Corp., *Legal Owner* *

Panda Express *

Lessee

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2018-0102-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 CEM Securities Corp., legal owner and Panda Express, lessee ("Petitioners"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow a freestanding enterprise sign for a single tenant pad site within a shopping center. A Petition for Variance seeks to permit a proposed freestanding sign for a single tenant with shared access to a shopping center with an existing joint ID frontage sign, creating two frontage signs in lieu of the maximum allowed one sign per frontage. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1.

Professional engineer Richard Matz appeared in support of the requests. Timothy M. Kotroco, Esq. represented the Petitioners. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was received from the Bureau of Development Plans Review (DPR). That agency did not oppose the request.

ORDER RECEIVED FOR FILING

Date 12/1/17

By sen

SPECIAL HEARING

This case concerns the Parkville Shopping Center, which is situated along Harford Road and is bisected by the Baltimore City-Baltimore County boundary line. While in the aggregate the site is in excess of 5.3 acres, the property at issue here is approximately 13,180 sq. ft. (0.3 acres) in size and zoned BL-CCC.

The subject property is improved with a one-story commercial building which until recently was a SunTrust bank branch. The property is now vacant and Panda Express proposes to open a fast food restaurant at the location. The SunTrust bank for many years had its own freestanding enterprise sign, and the support pole for that sign remains on site. Panda Express proposes its own freestanding sign in the same location, and elevation drawings were submitted at the hearing. The proposed sign would comply with the height and area requirements in B.C.Z.R. §450.

Pursuant to longstanding policy, an owner/tenant occupying a "pad site" in a shopping center is entitled to have its own freestanding enterprise sign. The property here is in fact a separate legal parcel which is owned by a discrete legal entity. As such, I believe the property clearly qualifies as a "pad site," which would then entitle the owner/lessee to have a freestanding sign on the parcel.

THEREFORE, IT IS ORDERED this 1st day of **December, 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 allow a freestanding enterprise sign for a single tenant pad site within a shopping center, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance seeking to permit a proposed freestanding sign for a single tenant with shared access to a shopping center with an existing joint ID frontage sign, creating two frontage signs in lieu of the maximum allowed one sign per frontage, be and is hereby DISMISSED WITHOUT PREJUDICE.

ORDER RECEIVED FOR FILING

Date

12/1/17

By

Sen

The relief granted herein shall be subject to the following:

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

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 12/1/17

By sln



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 7699 Harford Road, Baltimore, MD. 21234

which is presently zoned B.L. C.C.C.

Deed References: 05520/00441

10 Digit Tax Account # 1 4 0 3 0 2 0 2 5 5

Property Owner(s) Printed Name(s) CEM Securities Corp

(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

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

3. ☒ a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

To be presented at hearing

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Chris Pope - Panda Express Inc.

Name- Type or Print

Signature

1683 Walnut Group Inc. Rosemead California

Mailing Address

City

State

91770

626-372-8151

Chris.Pope@PandaRG.com

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

TIMOTHY M. KOTZOCO

Name- Type or Print

Signature

305 WASHINGTON AVE, SUITE 502, TOWSON, MD

Mailing Address

City

State

21204

410 299 2943

TKOTZOCO@gmail.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

22182

703-442-4300

thomashoward@regencycenters.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Richard E. Matz

Name - Type or Print

Signature

2835 Smith Ave., Suite G,

Baltimore,

Maryland

Mailing Address

City

State

21209

(410) 653-3838

dmatz@cmrengineers.com

Zip Code

Telephone #

Email Address

ORDER RECEIVED FOR FILING

CASE NUMBER 2018-0102-SPHA Filing Date 10/6/17

Do Not Schedule Dates:

Date

Reviewer

REV. 10/4/11

By

ATTACHMENT TO PETITION FOR SPECIAL HEARING AND VARIANCE

7699 Harford Road
14th Election District
6th Councilmanic District

SPECIAL HEARING RELIEF:

- 1) To allow a freestanding enterprise sign for a single tenant pad site within a shopping center;
and
- 2) For such other and further relief as the nature of this cause may require

VARIANCE RELIEF:

- 1) In the alternative, from BCZR Section 450.4 (attachment 1, 5.b.) – to permit a proposed freestanding frontage sign for a single separate tenant with shared access to a shopping center with an existing joint ID frontage sign, creating two frontage signs, in lieu of the maximum allowed one sign per frontage; and
- 2) For such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County

Item #0102

ZONING DESCRIPTION

7699 Harford Road

Baltimore, Maryland

East

South

Beginning at a point on the ~~South~~ side of Harford Road (60 R/W) at a distance of 365' +/- from the center of Taylor Avenue. (variable width), and thence leaving said Harford Road and running with and binding on the land of the herein petitioner,

1. South 64 degrees 42 minutes 00 seconds East 86.03 feet,
2. South 25 degrees 18 minutes 00 seconds West 137.00 feet,
3. North 64 degrees 42 minutes 00 seconds West 107.00 feet,
4. North 34 degrees 00 minutes 05 seconds East 138.60 feet back to the point of beginning.

Containing 0.303 of an Acre more or less.

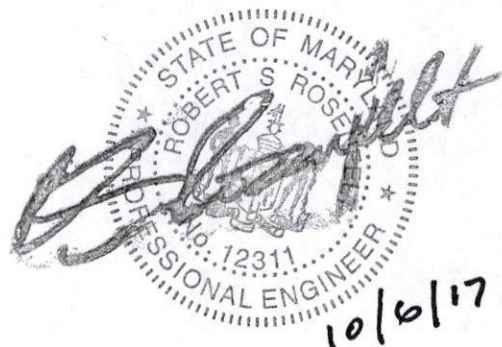
Located in the 14th Election District and 6th Councilmanic District. Known as 7699 Harford Road.

Professional Certification

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

License No. 12311

Expiration Date: 02/09/2019



Item #0102



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 5281401

Sold To:

Panda Express - CU00626626
1683 Walnut Grove Ave
Rosemead, CA 91770-3711

Bill To:

Panda Express - CU00626626
1683 Walnut Grove Ave
Rosemead, CA 91770-3711

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

Nov 09, 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: # 2018-0102-SPHA
7699 Harford Road
E/s Harford Road, 365 ft. s/of centerline of Taylor Avenue
14th Election District - 6th Councilmanic District
Legal Owner(s) Thomas Howard
Contract Purchaser/Lessee: Panda Express, Inc., Chris Pope

Special Hearing to allow a freestanding enterprise sign for a single tenant pad site within a shopping center; and for such other and further relief as the nature of this cause may require. Variance, in the alternative, to permit a proposed freestanding frontage sign for a single separate tenant with shared access to a shopping center with an existing joint ID frontage sign, creating two frontage signs, in lieu of the maximum allowed one sign per frontage; and for such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Thursday, November 30, 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.

11/047 November 9 5281401

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/11/2017

Case Number: 2018-0102-SPHA

Petitioner / Developer: TIMOTHY KOTROCO, ESQ. ~ THOMAS HOWARD ~ CHRIS POPE ~ RICHARD MATZ

Date of Hearing : NOVEMBER 30, 2017

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

(1) SET OF SIGNS POSTED @ 7699 HARFORD ROAD

(1) SET OF SIGNS POSTED @ TAYLOR AVENUE ENTRANCE – (ON-SITE)

The sign(s) were posted on: OCTOBER 27, 2017



7699 Harford Road

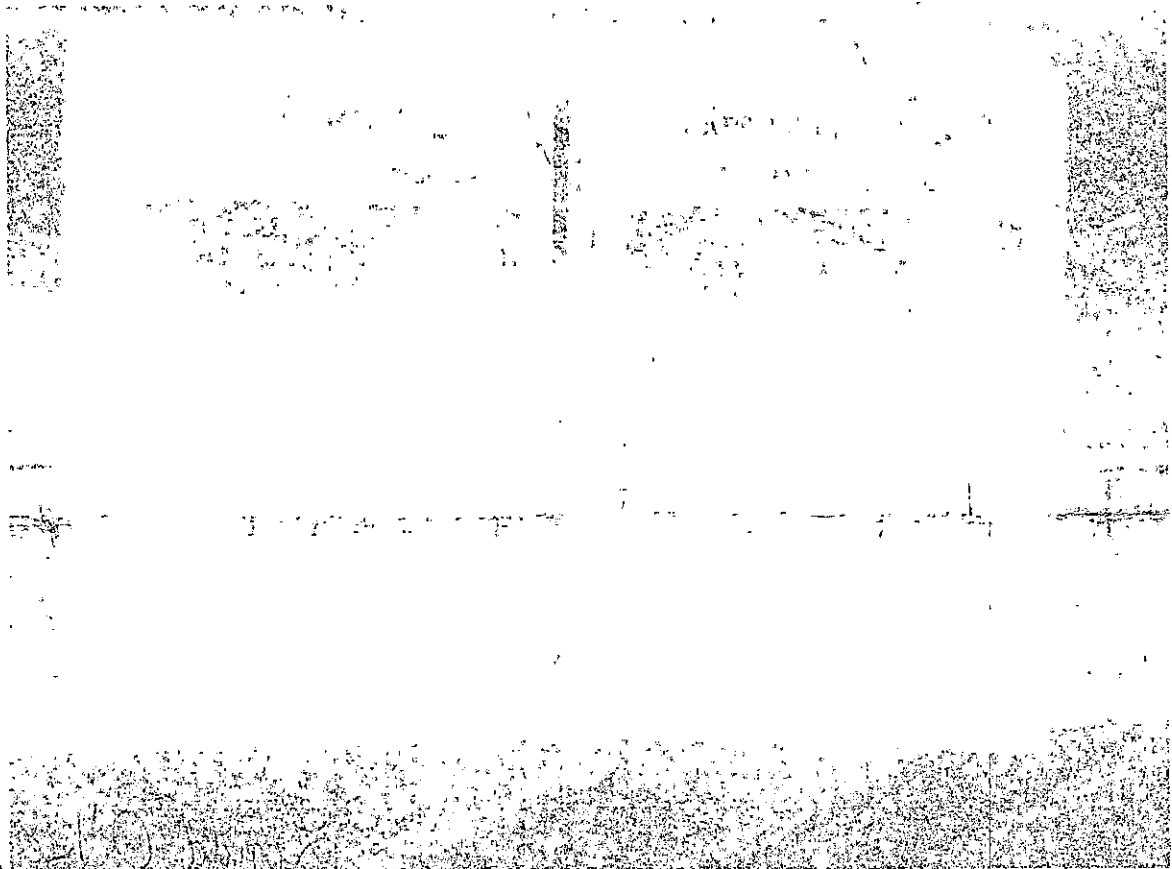
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

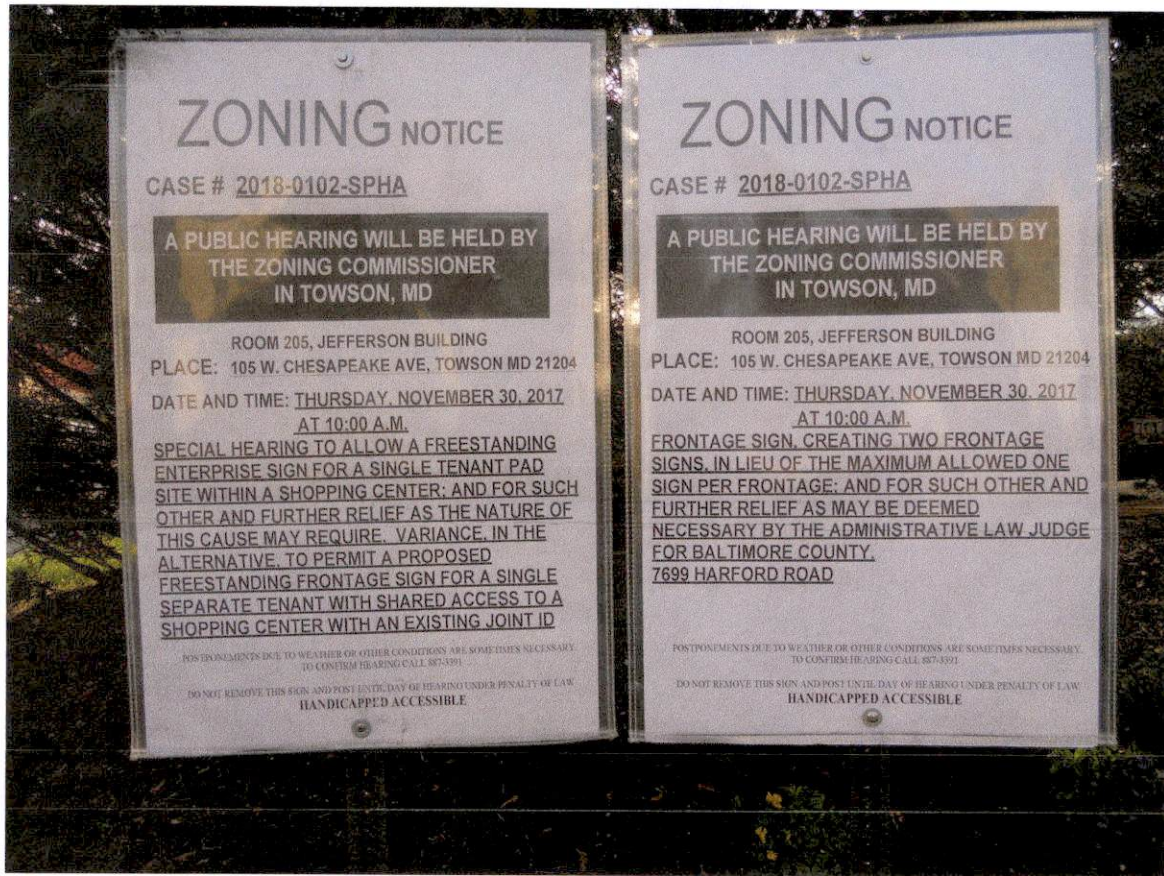
523 Penny Lane
(Street Address of Sign Poster)

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

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



Taylor Avenue Entrance - Case # 2018-0105-29HA



Taylor Avenue Entrance – Case # 2018-0102-SPHA



October 16, 2017
KEVIN J. MENETZ
County Executive

NOTICE OF ZONING HEARING

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

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: 2018-0102-SPHA

7699 Harford Road

E/s Harford Road, 365 ft. s/of centerline of Taylor Avenue

14th Election District – 6th Councilmanic District

Legal Owners: Thomas Howard

Contact Purchaser/Lessee: Panda Express, Inc., Chris Pope

Special Hearing to allow a freestanding enterprise sign for a single tenant pad site within a shopping center; and for such other and further relief as the nature of this cause may require. Variance, in the alternative, to permit a proposed freestanding frontage sign for a single separate tenant with shared access to a shopping center with an existing joint ID frontage sign, creating two frontage signs, in lieu of the maximum allowed one sign per frontage; and for such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Thursday, November 30, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
Thomas Howard, 1919 Gallows Road, #1000, Vienna VA 22182
Chris Pope, 1683 Walnut Group Inc, Rosemead California 91770
Richard Matz, 2835 Smith Avenue, Ste. G., Baltimore 21209

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, NOVEMBER 10, 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 9, 2017 Issue - Jeffersonian

Please forward billing to:

Chris Pope
Panda Express
1683 Walnut Group Inc
Rosemead, California 91770

626-372-8151

NOTICE OF ZONING HEARING

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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
7699 Harford Road; E/S Harford Road,	*	OF ADMINISTRATIVE
365' S of c/line of Taylor Avenue		
14 th Election & 6 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Thomas Howard		
Contract Purchaser(s): Panda Express, Inc.	*	BALTIMORE COUNTY
Petitioner(s)	*	2018-102-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

OCT 17 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 17th day of October, 2017, a copy of the foregoing Entry of Appearance was mailed to Richard Matz, 2835 Smith Avenue, Suite G, Baltimore, Maryland 21209 and Timothy Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least 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: 2018-0102-SPHA

Property Address: 7699 HARTFORD RD

Property Description: PANDA EXPRESS east side of
Hartford Rd, +/- 365' south of Taylor Ave

Legal Owners (Petitioners): THOMAS HOWARD

Contract Purchaser/Lessee: CHRIS POPE - PANDA EXPRESS

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHRIS POPE - PANDA EXPRESS

Company/Firm (if applicable): PANDA EXPRESS

Address: 1683 WALNUT GROVE INC
ROSEMead, CALIFORNIA

Telephone Number: 626-372-8151

Revised 7/9/2015

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

NO 157273

Date: 10/6/17

Fund	Dept	Unit	Sub Unit	-Rev		Sub	Obj	Dept	Obj	BS Acct	Amount
				Source/	Rev/						
001	806	0000		6150							51000

Total: 51000

Rec

From:

For:

Zoning hearing - case #2018-0102-SPHA

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME BRN
10/06/2017 10/06/2017 13:46:21 2
REG 0502 WALKIN JEE
RECEIPT # 030967 10/06/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 157273
Recpt Tot \$1,000.00
\$1,000.00 CK \$1.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

November 22, 2017

Thomas Howard
1919 Gallows Road #1000
Vienna VA 22182

RE: Case Number: 2018-0102 SPHA, Address: 7699 Harford Road

Dear Mr. Howard:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 6, 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.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Panda Express Inc., Chris Pope, 1683 Walnut Gove Avenue, Rosemead CA 91770
Timothy M Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson MD 21204
Richard E Matz, 2835 Smith Avenue, Suite G, Baltimore MD 21209

Date: 10/16/17

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

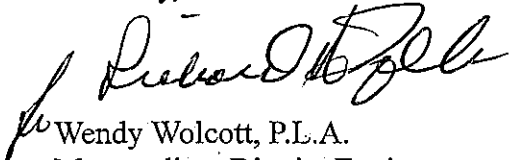
Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 10/16/17. A field inspection and internal review reveals that an entrance onto MD147 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2018-0102-SHA

*Special Hearing Variance
Thomas Howard
7699 Harford Road
MD147*

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, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
VKD
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For October 26, 2017
Item No. 2018-0102-SPHXA

DATE: October 23, 2017

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

If Special Exception and Zoning Relief is granted, a Landscape Plan is required per the requirement of the Landscape Manual. A Lighting Plans is also required.

* * * * *

VKD: efc
cc: file

Case No.: 2018-0102-SPTA



Exhibit Sheet

Petitioner/Developer

92
1-3-18

Protestants

Sen
12/1/17

No. 1	Plan	
No. 2	Sign elevations	
No. 3	Parking agreement	
No. 4	site photos	
No. 5	Tax acct. record - 7699 Hartford	
No. 6	Tax acct. record - shopping ctr.	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		





1919 Gallows Road
Suite 1000
Vienna, VA 22182

703 442 4300
RegencyCenters.com

October 30th, 2017

Baltimore County Planning and Zoning
111 West Chesapeake Ave
Towson, MD 21204
PH: 410-887-3391

To Whom It May Concern,

This letter serves as agreement between Panda Express, Inc. and Regency Center for shared parking. The Parkville Shopping Center requires 533 parking stalls per Baltimore County zoning code. Parkville Shopping Center has 660 parking stalls provided. Parkville Shopping Center has 127 parking stalls provided in excess of what is required. Panda Express requires 48 parking stalls, 15 stalls are provided. Panda Express will share 33 parking stalls with Parkville Shopping Center to meet minimum parking requirements. Please refer to the supplemental site plan outlining the 33 parking stalls to be shared.

Thank You,

Date 10-31-17

Thomas Howard
Regency Center
1919 Gallows Rd, Suite 1000
Vienna, VA 22182
(703) 442-4327

Date 11/14/17

Chris Pope
Panda Express, Inc.
1683 Walnut Grove Ave
Rosemead, CA 91770
(626) 799-9898

Petitioners No. 3



Petitioners No. 4













Baltimore County - My Neighborhood

My Neighborhood

Select a Property
from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

Search

Property Report - 7699 HARFORD RD

Number of features found: 1

7699 HARFORD RD

Tax Account Number 1403020255
Owner Name **CEM SECURITIES CORP** LEASED
TO ADMIRAL BUILDERS SAVINGS
& LOAN
Premise Address 7699 HARFORD RD
Tax Map 0081
Parcel 0792
Real Property Report [More info](#)
StreetView [Click for StreetView](#)

ZONING INFORMATION

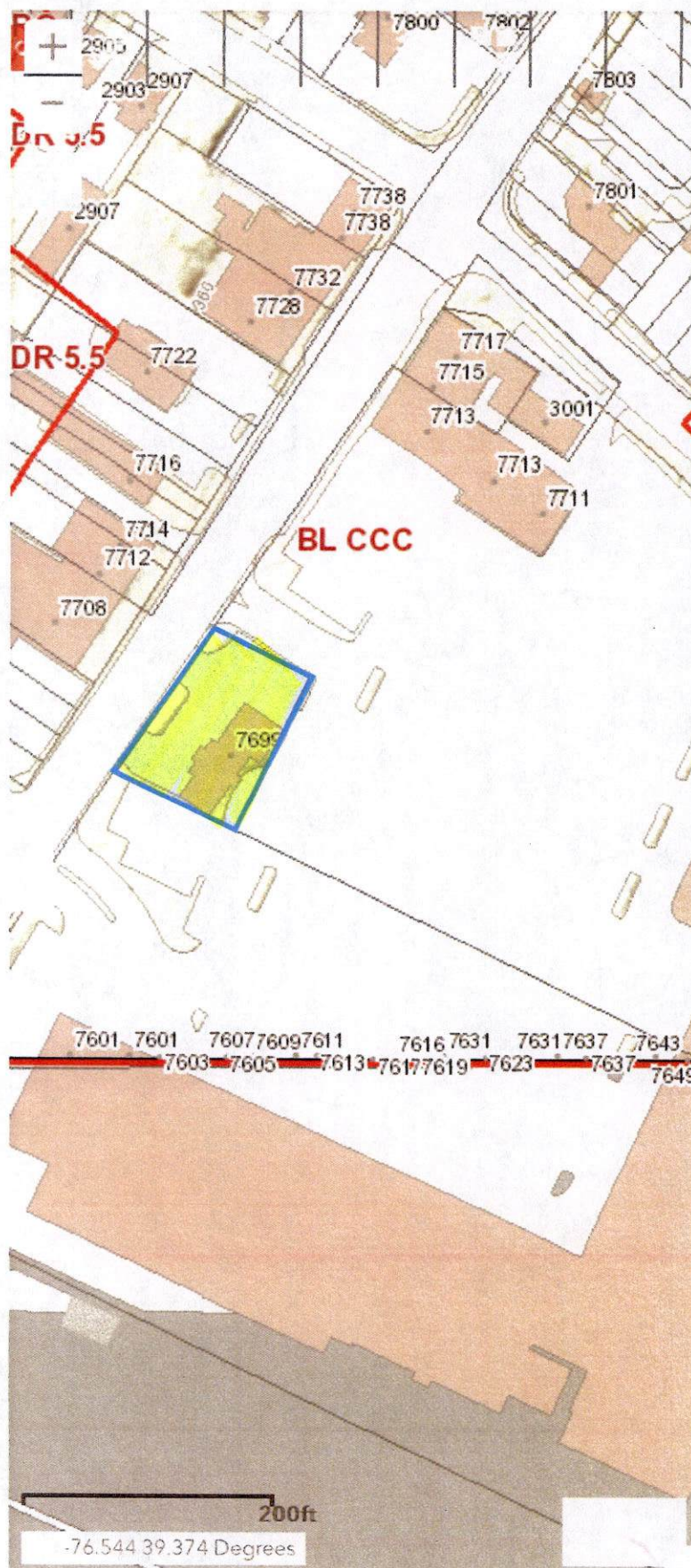
Zoning [BLCCC](#)

SCHOOL DISTRICTS

Elementary School District [Villa Cresta ES](#)
Middle School District [Parkville MS](#)
High School District [Parkville HS](#)

CIVIC - GOVERNMENT

Police Precinct [Parkville](#)
Councilmanic District [6](#)
Congressional District [3](#)
Legislative District [8](#)
Election District [14](#)



Petitioners No. 5

10

ult for BALTIMORE COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 14 Account Number - 1403020255							
Owner Information									
Owner Name:		CEM SECURITIES CORP LEASED TO ADMIRAL BUILDERS SAVINGS & LOAN				Use: Principal Residence:		COMMERCIAL NO	
Mailing Address:		ADMIRAL BUILDERS S/L 7699 HARFORD RD BALTIMORE MD 21234				Deed Reference:		/05520/ 00441	
Location & Structure Information									
Premises Address:		7699 HARFORD RD BALTIMORE 21234-				Legal Description:		.3035 AC SES HARFORD	
350 SE TAYLOR AVE									
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0081	0007	0792		0000				2016	
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
		2854				13,367 SF		16	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
		BRANCH BANK							
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2016		As of 07/01/2017		As of 07/01/2018	
Land:		241,300		241,300					
Improvements		2,043,300		2,151,300					
Total:		2,284,600		2,392,600		2,356,600		2,392,600	
Preferential Land:		0						0	
Transfer Information									
Seller: CEM SECURITIES C ORP				Date: 04/11/1975			Price: \$15,000		
Type: ARMS LENGTH IMPROVED				Deed1: /05520/ 00441			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017			07/01/2018		



My Neighborhood

Select a Property from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

Search

Property Report - HARFORD RD

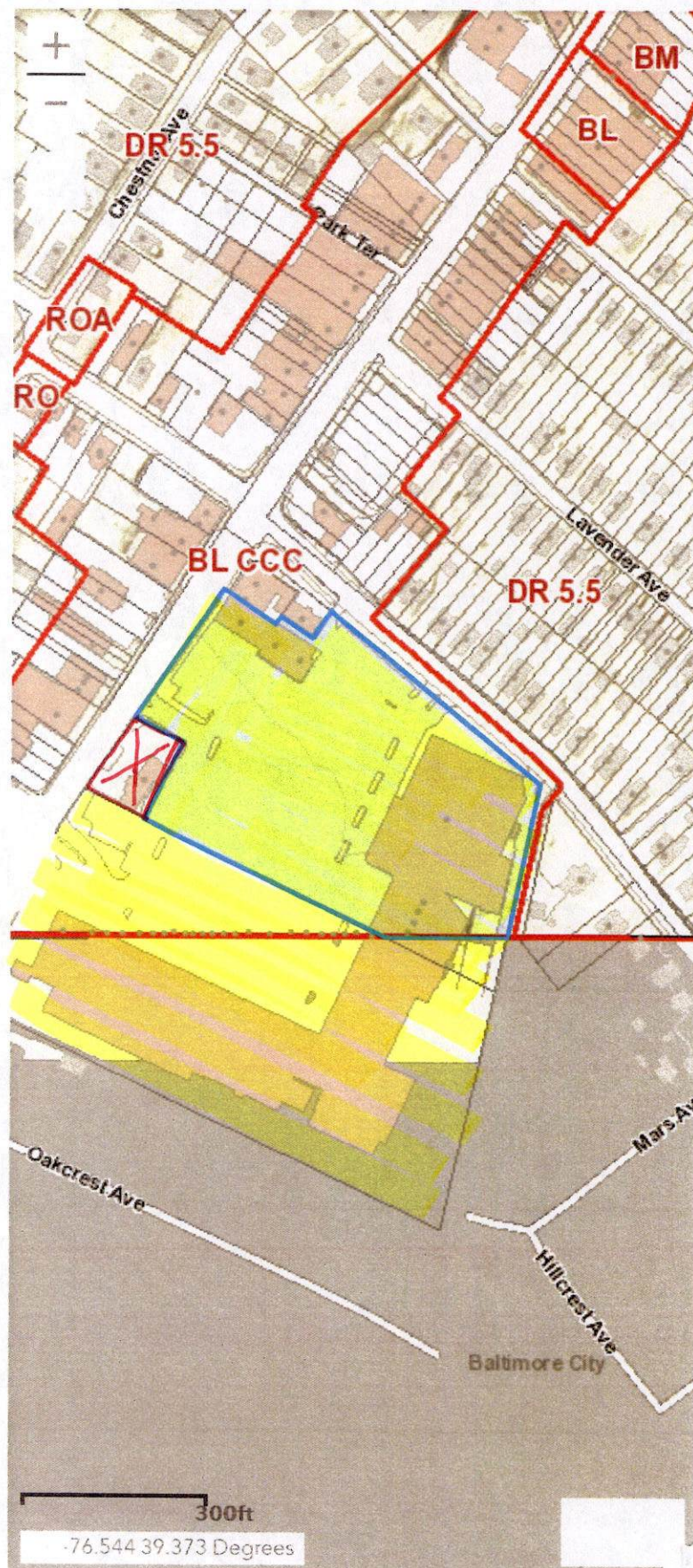
Number of features found: 1

Tax Account Number	1403004671
Owner Name	PARKVILLE SHOPPING CENTER LLC C/O FIRST WASHINGTON REALTY INC
Premise Address	HARFORD RD
Tax Map	0081
Parcel	0800
Real Property Report	More info
StreetView	Click for StreetView

Zoning BL CCC

Elementary School District	<u>Villa Cresta ES</u>
Middle School District	<u>Parkville MS</u>
High School District	<u>Parkville HS</u>

Police Precinct	Parkville
Councilmanic District	6
Congressional District	3
Legislative District	8
Election District	14

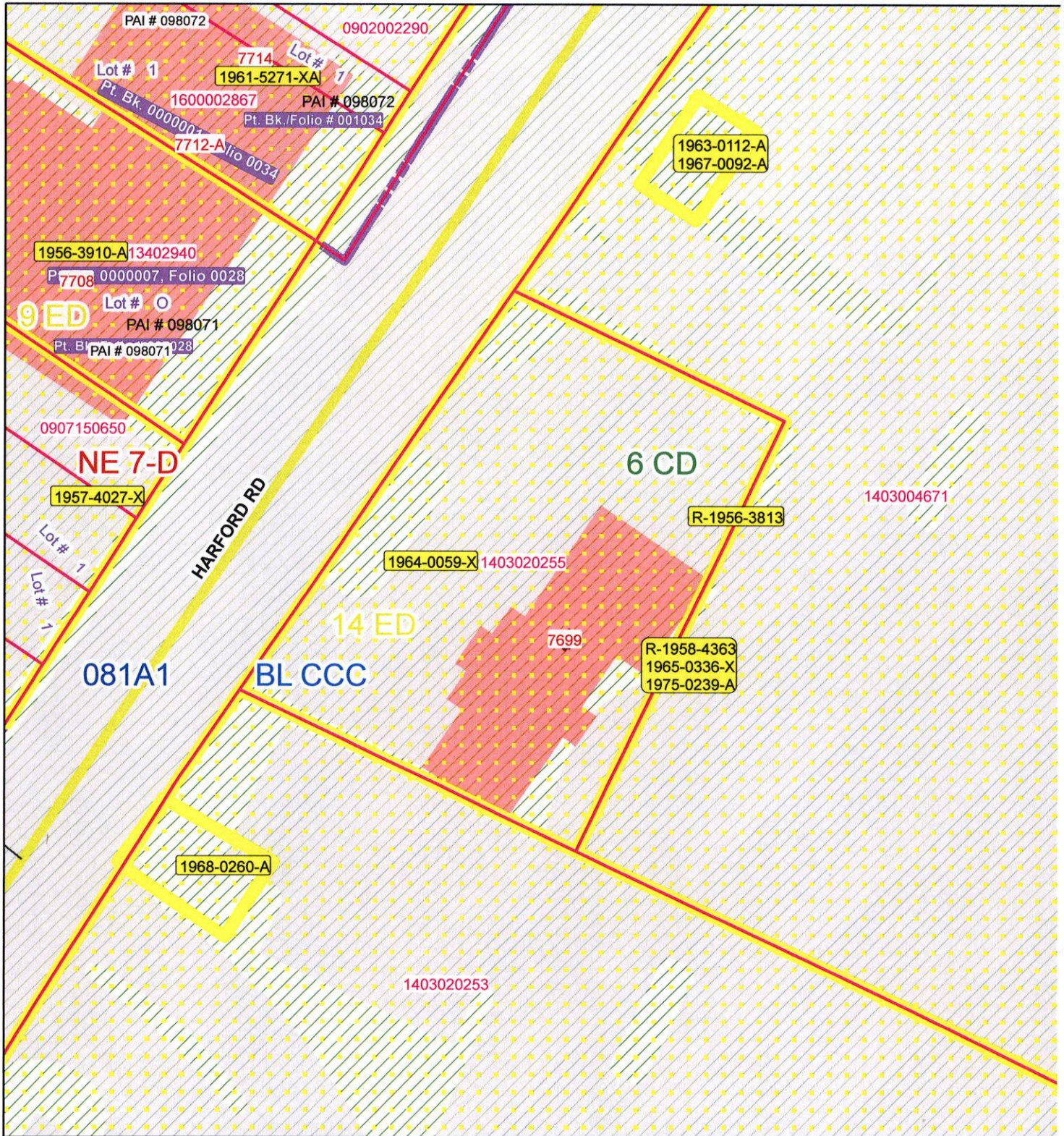


Petitioners 6

Search Result for BALTIMORE COUNTY

Page 1 of 2

7699 Harford Road



Publication Date: 10/6/2017



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

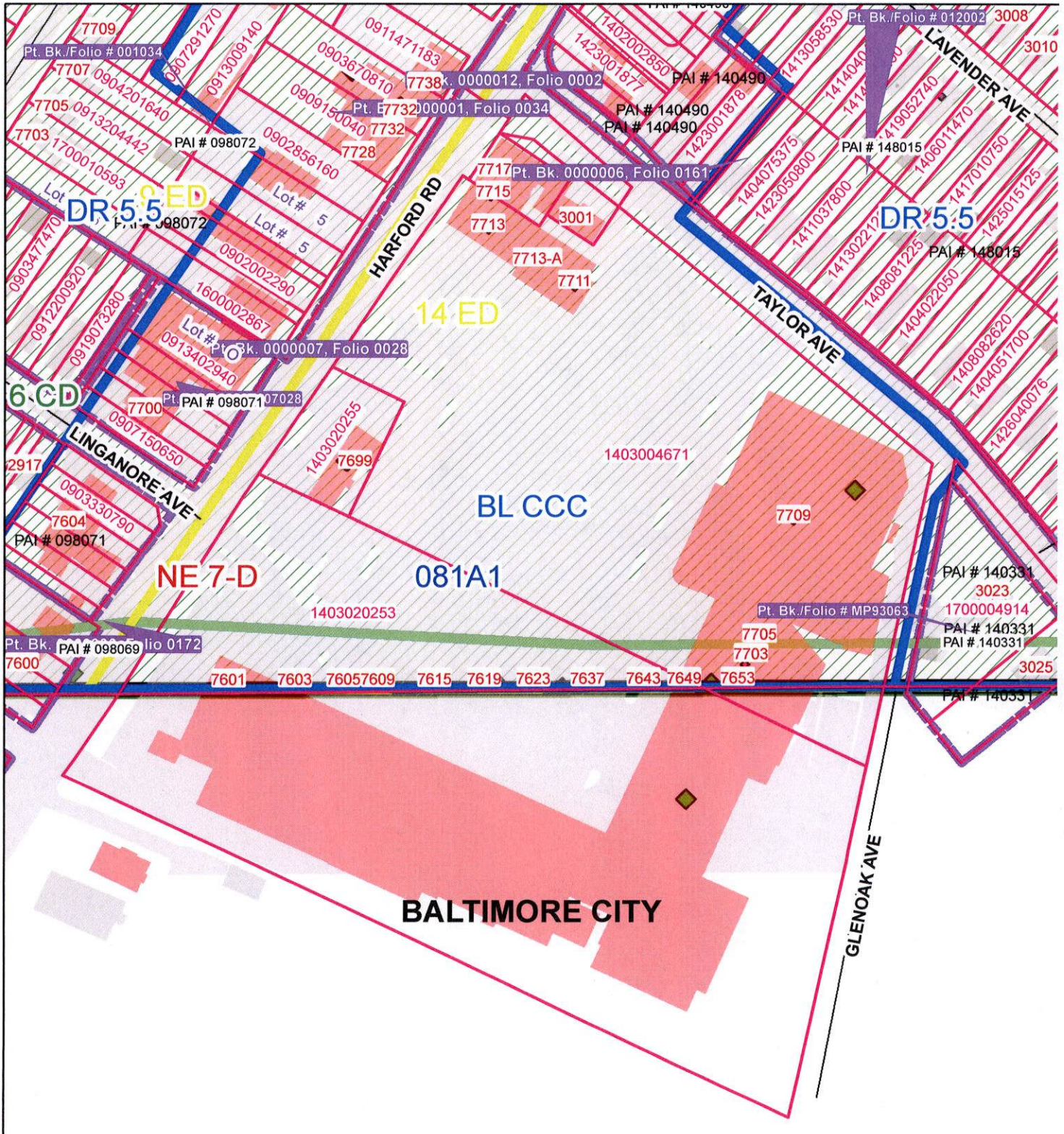


0 10 20 40 60 80 Feet

1 inch = 40 feet

Item #0102

Parkville Shopping Center



Publication Date: 10/6/2017



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



0 40 80 160 240 320 Feet

1 inch = 150 feet

Item #0102

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER 2018-0102

DATE 11/30/2017

PETITIONER'S SIGN-IN SHEET

[illegible]

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(6810 Loch Raven Blvd.) *

5th Election District

9th Council District *

Loch Raven Improvements, LLC, Owner

Bridgestone Retail Operations, LLC *

Lessee

Petitioners *

* * * * *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2015-0050-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 Loch Raven Improvements, LLC, legal owner, and Bridgestone Retail Operations, LLC, lessee, ("Petitioners"). The Special Hearing was filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a freestanding enterprise sign for a single tenant pad site within a shopping center. In addition, a Petition for Variance seeks the following: (1) to allow a freestanding sign within 95' ± of another freestanding sign in lieu of the minimum 100' required; and (2) to allow more than one freestanding sign on a single street frontage.

The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1. Appearing at the public hearing in support of the requests were Ken Padgett and Brian Collins, a landscape architect whose firm prepared the site plan. Lawrence E. Schmidt, Esquire, represented the Petitioners. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) dated September 26, 2014. That agency did not oppose the request, but suggested that landscaping be installed at the site.

ORDER RECEIVED FOR FILING

Date

10/27/14

By

Sen

The subject property is zoned BL and CCC. The site contains a large shopping center with a strip center portion as well as several discrete pad sites. The Firestone Car Care Center has been a pad site tenant at the center for many years. It had a longstanding roof-mounted sign that became illegal after the expiration of the abatement period in the sign regulations. As a result, the Petitioner was obliged to install a new sign in compliance with the B.C.Z.R.

To obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have met this test. The property is irregularly shaped and is situated within a much larger shopping center. As such it is unique. I also find that strict compliance with the B.C.Z.R. would result in practical difficulty, given that Petitioners would be unable to install a sign identifying their business. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. The rooftop sign was both old and unsightly. The proposed sign is more attractive, and is much smaller than the existing roof top sign. As such, I believe the goals and intent of the sign regulations (i.e., to reduce excessive signage and visual clutter) have been satisfied in this instance. I am mindful of the DOP's comment, but Petitioner noted there has never been landscaping at the site, and I do not believe it would be appropriate to impose such a requirement in this scenario.

THEREFORE, IT IS ORDERED this 27th day of October, 2014, by this Administrative Law Judge, that Petitioners' request for Special Hearing filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a freestanding enterprise sign for a single tenant pad site within a shopping center, be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

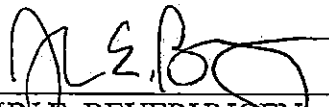
Date 10/27/14

By Den

IT IS FURTHER ORDERED that the Petition for Variance pursuant to B.C.Z.R. as follows: (1) to allow a freestanding sign within 95' ± of another freestanding sign in lieu of the minimum 100' required; and (2) to allow more than one freestanding sign on a single street frontage, be and is hereby GRANTED.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 10/27/14
By sln



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 6810 Loch Raven Blvd.

which is presently zoned BL CCC

Deed References: 19343/00497

10 Digit Tax Account # 0901741830

Property Owner(s) Printed Name(s) Loch Raven Improvements, 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

Please see the 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)

Please see the 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)

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:

Bridgestone Retail Operations, LLC

Name- Type or Print

Signature

333 E. Lake Street Bloomington IL

Mailing Address City State

60108 630 255-9421 dmccolligan@bfr.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 lschmidt@sgs-law.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Loch Raven Improvements, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

580 White Plains Road Tannytown NY

Mailing Address City State

10591-5198

Zip Code Telephone # Email Address

Representative to be contacted:

Lawrence E. Schmidt, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 lschmidt@sgs-law.com

Zip Code Telephone # Email Address

CASE NUMBER 2015-0050-SPA Filing Date 9/9/14

Do Not Schedule Dates:

Date

Reviewer G.A.

REV. 10/4/11

By SEN

IN RE: PETITION FOR SPECIAL HEARING *
(6820 Loch Raven Blvd.) *
9th Election District *
5th Councilmanic District *
Loch Raven Improvements, LLC *
Legal Owner *
Harvest Towson, Inc. *
Lessee *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2015-0062-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Loch Raven Improvements, LLC, Legal Owner, and Harvest Towson, Inc., Lessee ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve an existing freestanding enterprise sign on a pad site; or in the alternative to approve an existing freestanding enterprise sign on a shopping center lot in addition to the existing free standing joint identification sign on the same frontage for reasons to be presented at a hearing.

Appearing at the public hearing in support of the requests was Sattar Shaik and Matt Bishop, professional landscape architect, whose firm prepared the plan. C. William Clark, Esquire, represented the Petitioners. There were no protestants 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 Department of Planning (DOP) dated October 14, 2014, which did not oppose the requests.

The subject property is approximately 10.27 acres and is zoned BL-CCC. The property contains an IHOP restaurant that is situated on a "pad site" within the Loch Raven Shopping Center. Petitioners would like to install modern signage at the restaurant, but as Mr. Wasilewski

ORDER RECEIVED FOR FILING

Date

11-6-14

By

Sen

notes in his memo (which was admitted as Exhibit 7) the pad site definition was removed some years ago from the B.C.Z.R. As such, special hearing relief is now required for a freestanding sign at this location. In other respects, the signage would comply with the sign face area and height limitations in the B.C.Z.R.

As shown on the photos admitted at the hearing (Exhibit 11A-11H) the IHOP restaurant is located on the periphery of the shopping center and is not listed on the joint identification sign at the entrance drive. Without a freestanding enterprise sign (which has existed at the site for 20+ years) the Petitioners would not be able to properly identify their location to potential customers. Petitioners noted that existing roof-mounted signage would be removed, and thus there will be less visual clutter at the site, which is the goal of the sign regulations (B.C.Z.R. §450).

THEREFORE, IT IS ORDERED this 6th day of November, 2014, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve an existing freestanding enterprise sign on a "pad site," be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

Date 11-6-14

By DLR

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 11-6-14

By sln



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 6820 Loch Raven Blvd. which is presently zoned BL CCC
Deed References: 19343/497 10 Digit Tax Account # 0 9 0 1 7 4 1 8 3 0
Property Owner(s) Printed Name(s) Loch Raven Improvments 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. 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 an existing free standing enterprise sign on a pad site or in the alternative to approve an existing free standing enterprise sign on a shopping center lot in addition to the existing free standing joint identification sign on the same frontage for reasons to be presented at a hearing.
2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. a Variance from Section(s)

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 Purchased/Lessee: (Petitioners)

Harvest Towson, Inc.
Name- Type or Print
By: [Signature]
Signature
19971 Belmont Station Drive, Ashburn, VA
Mailing Address City State
20147 763-587-7688 sattarshaik70@
Zip Code Telephone # Email Address
gmail.com

Attorney for Petitioner:

C. William Clark
Name- Type or Print
Signature [Signature]
502 Washington Ave., Ste. 700, Towson, MD
Mailing Address City State
21204 410-823-7800 cwclark@
Zip Code Telephone # Email Address
nolanplumhoff.com

CASE NUMBER 2015-0062-SPH Filing Date 9/22/14

Legal Owners (Petitioners)

Loch Raven Improvements, LLC
By: First Man Loch Raven Corp., its manager
Name #1 - Type or Print Name #2 - Type or Print
By: [Signature]
Signature #1 Adam Ifshin, President
580 White Plains Rd, Tarrytown, NY
Mailing Address City State
10591 914-631-1690
Zip Code Telephone # Email Address

Representative to be contacted:

William Monk, Morris, Ritchie Associates
Name -- Type or Print
Signature [Signature] (Agent)
1220 C E. Joppa Rd., Towson, MD
Mailing Address City State
21286 410-821-1690 wmonk@mrgta.com
Zip Code Telephone # Email Address

Date 11-10-14 Do Not Schedule Dates: Reviewer [Signature]

By [Signature] REV. 10/4/11

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartmentComment10/23DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

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

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)10/16

STATE HIGHWAY ADMINISTRATION

no objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

11/9/17

SIGN POSTING

Date:

10/27/17by O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

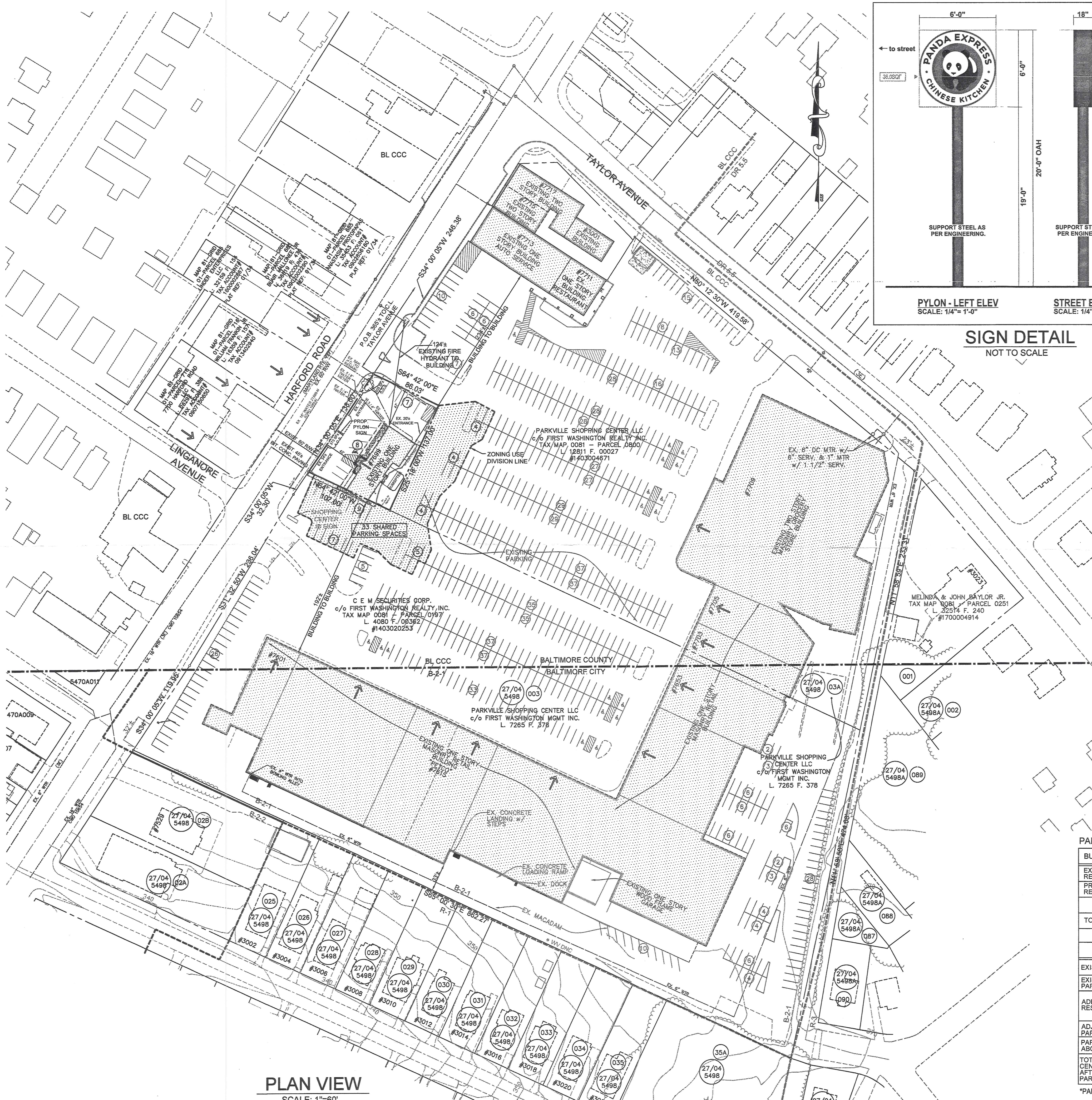
☐

Comments, if any: _____

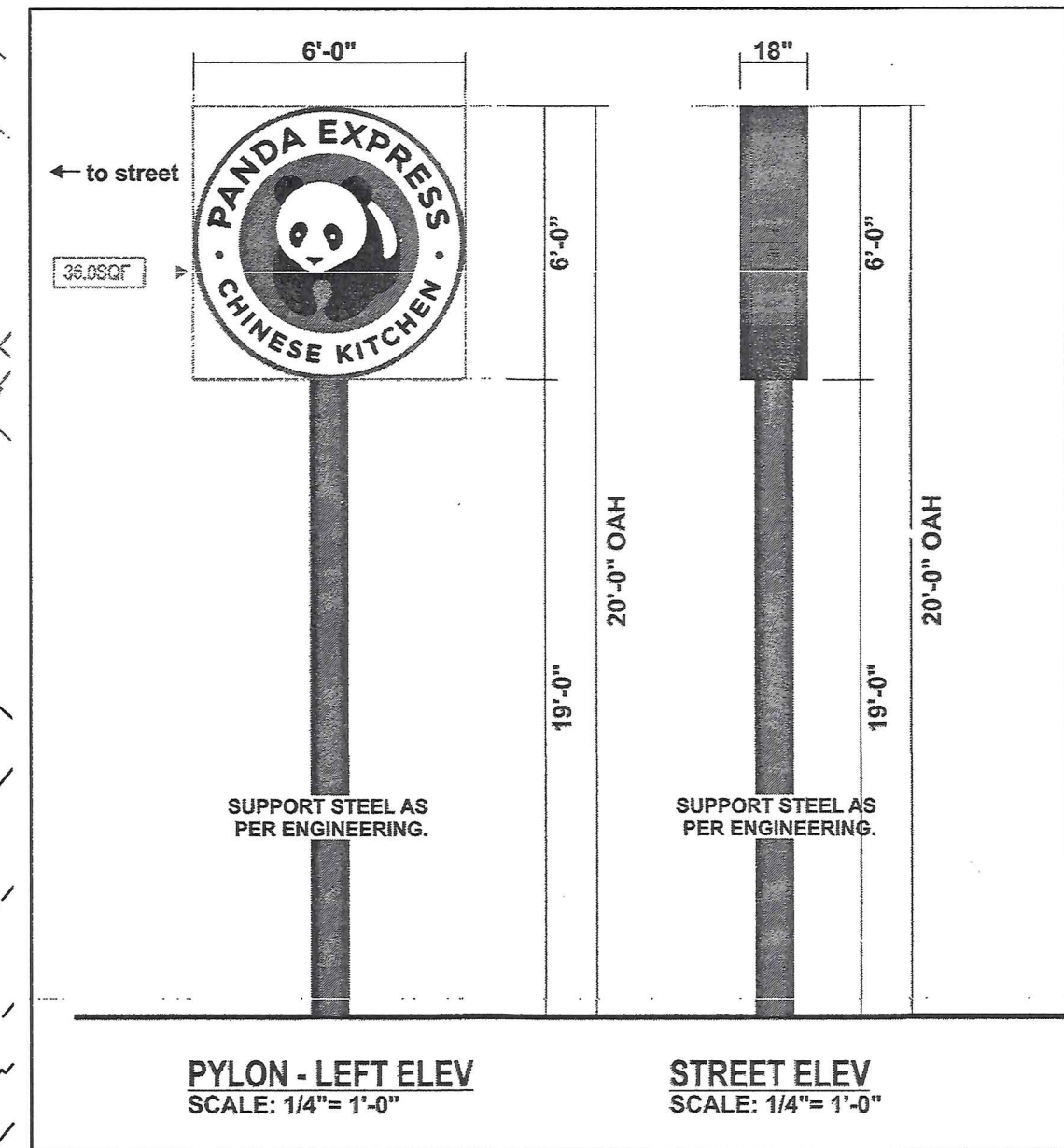
Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 14 Account Number - 1403020255							
Owner Information									
Owner Name:		CEM SECURITIES CORP LEASED TO ADMIRAL BUILDERS SAVINGS & LOAN				Use: Principal Residence:		COMMERCIAL NO	
Mailing Address:		ADMIRAL BUILDERS S/L 7699 HARFORD RD BALTIMORE MD 21234				Deed Reference:		/05520/ 00441	
Location & Structure Information									
Premises Address:		7699 HARFORD RD BALTIMORE 21234-				Legal Description:		.3035 AC SES HARFORD 350 SE TAYLOR AVE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0081	0007	0792		0000				2016	
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
		2854				13,367 SF		16	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
		BRANCH BANK							
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2016		07/01/2017		07/01/2018	
Land:		241,300		241,300					
Improvements		2,043,300		2,151,300					
Total:		2,284,600		2,392,600		2,356,600		2,392,600	
Preferential Land:		0						0	
Transfer Information									
Seller: CEM SECURITIES C ORP				Date: 04/11/1975		Price: \$15,000			
Type: ARMS LENGTH IMPROVED				Deed1: /05520/ 00441		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
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					



PLAN VIEW
SCALE: 1"=60'



SIGN DETAIL
NOT TO SCALE

Control Note:

Bearings and Coordinates shown hereon are based on The Maryland Coordinate System NAD 83/91 Datum as referenced from Traverse control stations:

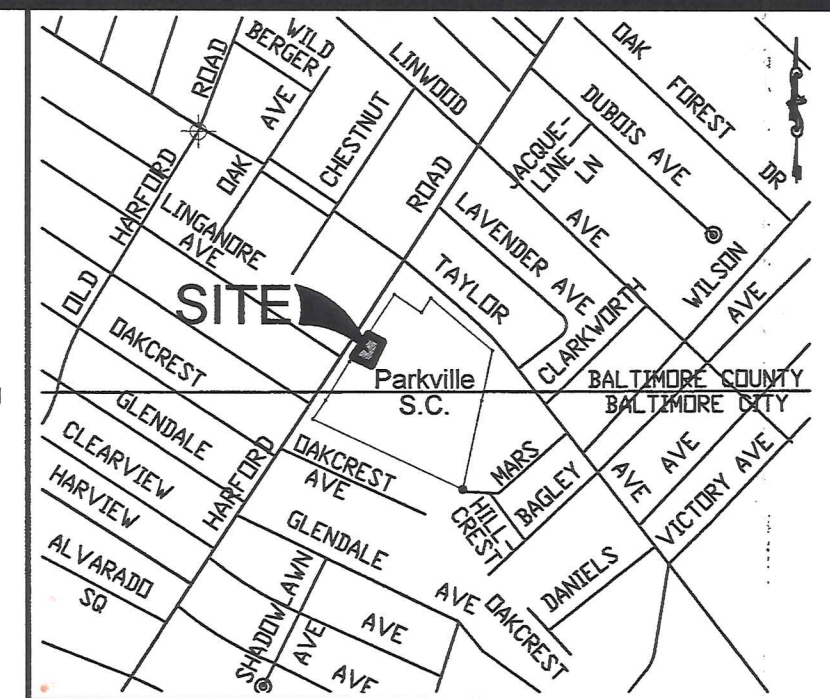
Station	Northing	Easting	Elevation
Balt. County GIS - 367	621862.93	1442846.72	313.46'
Balt. County GIS - 368	622219.64	1442434.99	312.08'

GENERAL NOTES:

- OWNER: CEM SECURITIES CORP. LEASED TO ADMIRAL BUILDERS SAVINGS & LOAN
TAX ACCOUNT NO.: 1403020255
TAX MAP: 0081 GRID: 0007 PARCEL: 0792
DEED REF.: 6520 / 441
- DEVELOPER: REGENCY CENTERS
1919 GALLOWAY ROAD
VIENNA, VA 22182
703 - 442 - 4312
- APPLICANT: NORR, LLC
150 W. JEFFERSON AVENUE - STE. 1300
DETROIT, MI 48226
313 - 324 - 3100
- SITE ZONING: BALTIMORE CITY: B-2-1 (253,519 SQ. FT.)
BALTIMORE COUNTY: BL CCC (300,554 SQ. FT.)
BALTIMORE COUNTY: 1"=200' SCALE ZONING MAP #081A1
- SITE AREA: 13,180 SF ± OR 0.303 ACRES ±
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A DEED PLOT AND AVAILABLE BALTIMORE CITY AND BALTIMORE COUNTY GIS INFORMATION AND DOES NOT REPRESENT A FIELD RUN SURVEY. TOPOGRAPHIC INFORMATION SHOWN WITHIN THE TOPO BORDER IS FROM A FIELD RUN SURVEY BY COLBERT MATZ ROSENFELT INC. DATED 7/20/17.
- SITE DATA: COMMERCIAL REVITALIZATION DISTRICT: PARKVILLE
KEY SHEET: N SE
POSITION SHEET: 28 NE 14
- SUBJECT SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SUBJECT SITE DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN. THE SITE IS LOCATED IN ZONE "C" FIRM PANEL NO. 240010-0410B.
- THERE ARE NO KNOWN WELLS WITHIN 100' OF THIS PROPERTY.
- PARKING TABULATION:
REQUIRED: 16 PER 1,000 SF G.F.A. OR (2,952 SF/1,000 SF) X 16 = 47.2, SAY 48 SPACES
PROVIDED: SEE OVERALL PARKING TABULATION BELOW
- BUILDING SETBACKS:

	REQUIRED	EXISTING	PROPOSED
FRONT	10' / 40'	42' ± / 72' ±	42' ± / 72' ±
SIDE	0'	0' / 47' ±	0' / 47' ±
REAR	0'	0' / 7' ±	0' / 7' ±

*40' MINIMUM TO C.L. OF ROAD
- ADT BASED ON USE CONVERSION:
ADT FOR PROPOSED HIGH TURN OVER SIT DOWN RESTAURANT @ 206 ADT/1,000 SF X 2,952 SF = 608 ADT.
- FLOOR AREA RATIO:
MAXIMUM: 4.0 OR 57,720 SF ±
PROPOSED: 0.22 OR 2,952 SF ±
- AMENITY OPEN SPACE:
REQUIRED: 0.2 OR 530 SF ±
PROPOSED: 0.22 OR 578 SF ±
- THERE ARE NO KNOWN HISTORIC STRUCTURES ON THIS SITE PER THE LANDMARKS PRESERVATION COMMISSION AND THE MARYLAND HISTORIC TRUST INVENTORY.
- THERE ARE NO EXISTING STREAM, FLOODPLAINS, SPRINGS, BODIES OF WATER AND WETLANDS LOCATED ON AND WITHIN 200' OF THIS SITE. COMPLIANCE WITH BALTIMORE COUNTY FOREST BUFFER REGULATIONS IS NOT REQUIRED.
- THE SUBJECT SITE IS SERVED BY PUBLIC WATER AND SEWER. THE SITE DOES NOT LIE WITHIN AN AREA OF ANY FAILED BASIC SERVICES MAPS.
- ZONING HISTORY CASE NUMBERS: R-1956-3813, R-1958-4363, 1963-0112-A, 1964-0059-X, 1965-0336-X, 1967-0092-A, 1975-0235-A, 1980-0172-A
- THERE ARE NO KNOWN ENDANGERED SPECIES HABITAT, GEOLOGIC FORMATIONS, CRITICAL AREAS OR ARCHEOLOGICAL SITES ON THIS PROPERTY.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED SO AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL PROPERTIES AND PUBLIC STREETS.
- STORM WATER MANAGEMENT IS NOT REQUIRED FOR THIS DEVELOPMENT. A SWM EXEMPTION WAS APPROVED BY LETTER DATED 9/28/2017
- PARKING TABULATION: SEE SITE DATA CHART THIS PAGE.
- ALL PROPOSED SIGNS WILL COMPLY WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
- PREVIOUS COMMERCIAL PERMITS: N/A
- TOTAL DISTURBED AREA: 1,560 SQ. FT. ± OR 0.036 AC. ± (FOR UTILITY SERVICE CONNECTIONS, SIDEWALK REPLACEMENT, AND DUMPSTER ENCLOSURE ONLY).



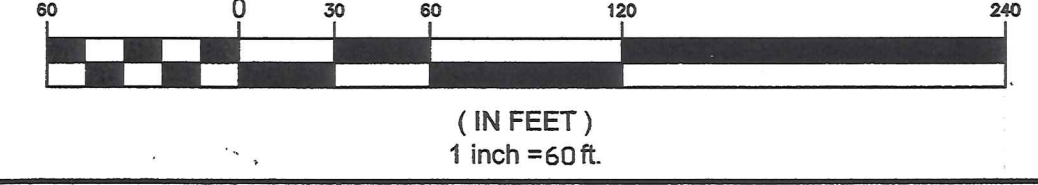
VICINITY MAP
SCALE: 1"=1000'

#2018-0102-SPHA

PLAN TO ACCOMPANY SPECIAL HEARING
OVERALL SITE PLAN
OF PARKVILLE SHOPPING CENTER
PANDA EXPRESS RESTAURANT
@ PARKVILLE SHOPPING CENTER
#7699 HARFORD ROAD

14TH ELECTION DISTRICT - 6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND 21234

GRAPHIC SCALE



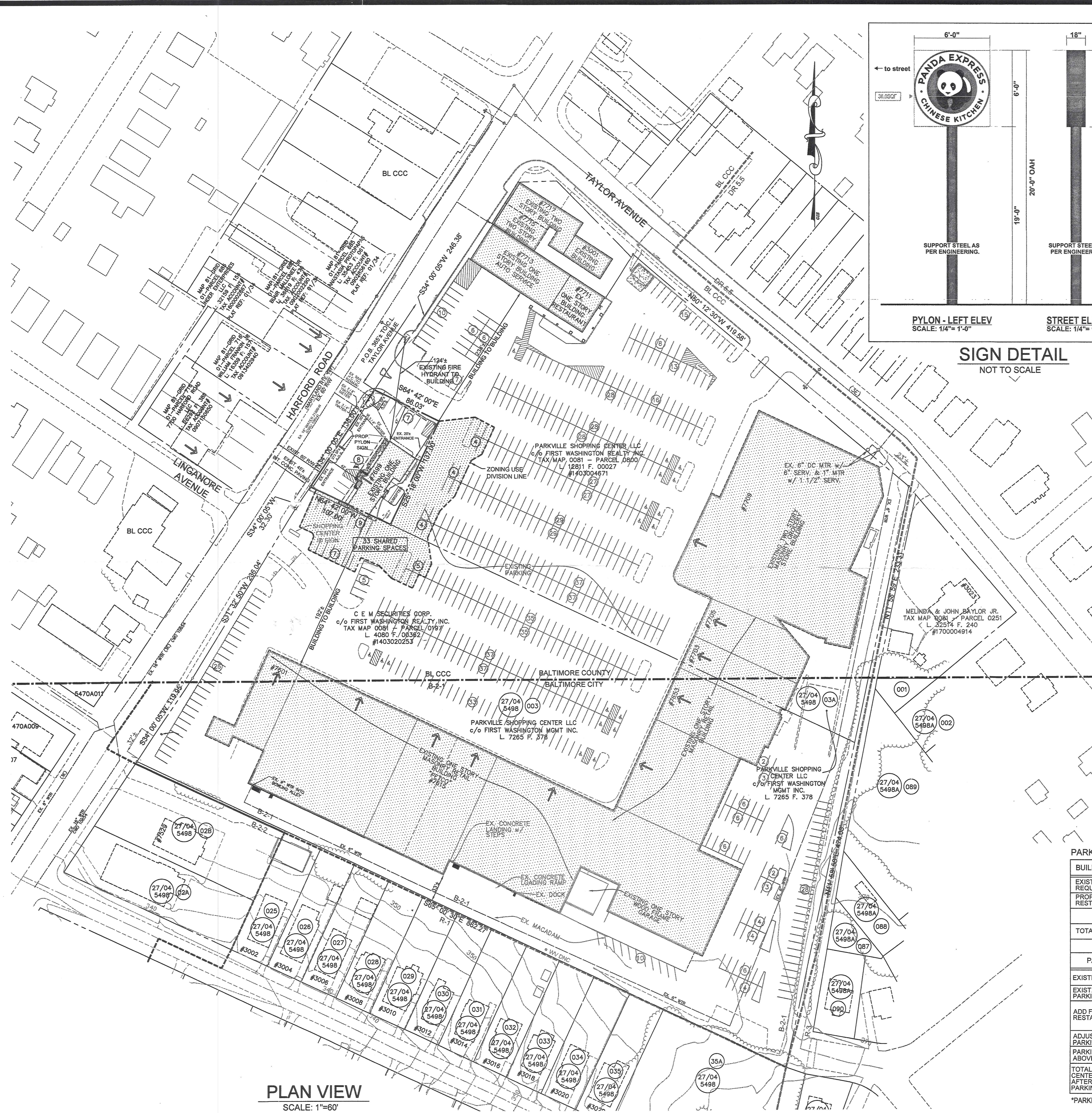
PARKING DATA: (INCLUDES PARKVILLE S.C.)

BUILDING AREA	BALTIMORE COUNTY	BALTIMORE CITY	TOTAL
EXISTING S.F. REQUIRING PARKING	65,839±	99,675±	165,514±
PROPOSED RESTAURANT S.F.	2,952±	0	2,952±
TOTAL S.F.	65,839±	99,675±	168,466±
PARKING	BALTIMORE COUNTY	BALTIMORE CITY	TOTAL
EXISTING PARKING	514	146	660
EXIST. REQUIRED PARKING	347.9=348	190.5 = 191	348+191= 539
ADD FOR RESTAURANT USE	(2,952/1000)x16= 47.2 USE 48	0	33 SHARED PARKING
ADJUSTED REQ'D PARKING	348+33 = 381	191	381+191 = 572
PARKING PROVIDED ABOVE MINIMUM	514-381 = 133	146-191 = -45	133-45 = 88
TOTAL SHOPPING CENTER PARKING AFTER SHARED PARKING AGREEMENT	133-33 = 100	146-191 = -45	100-45 = 55

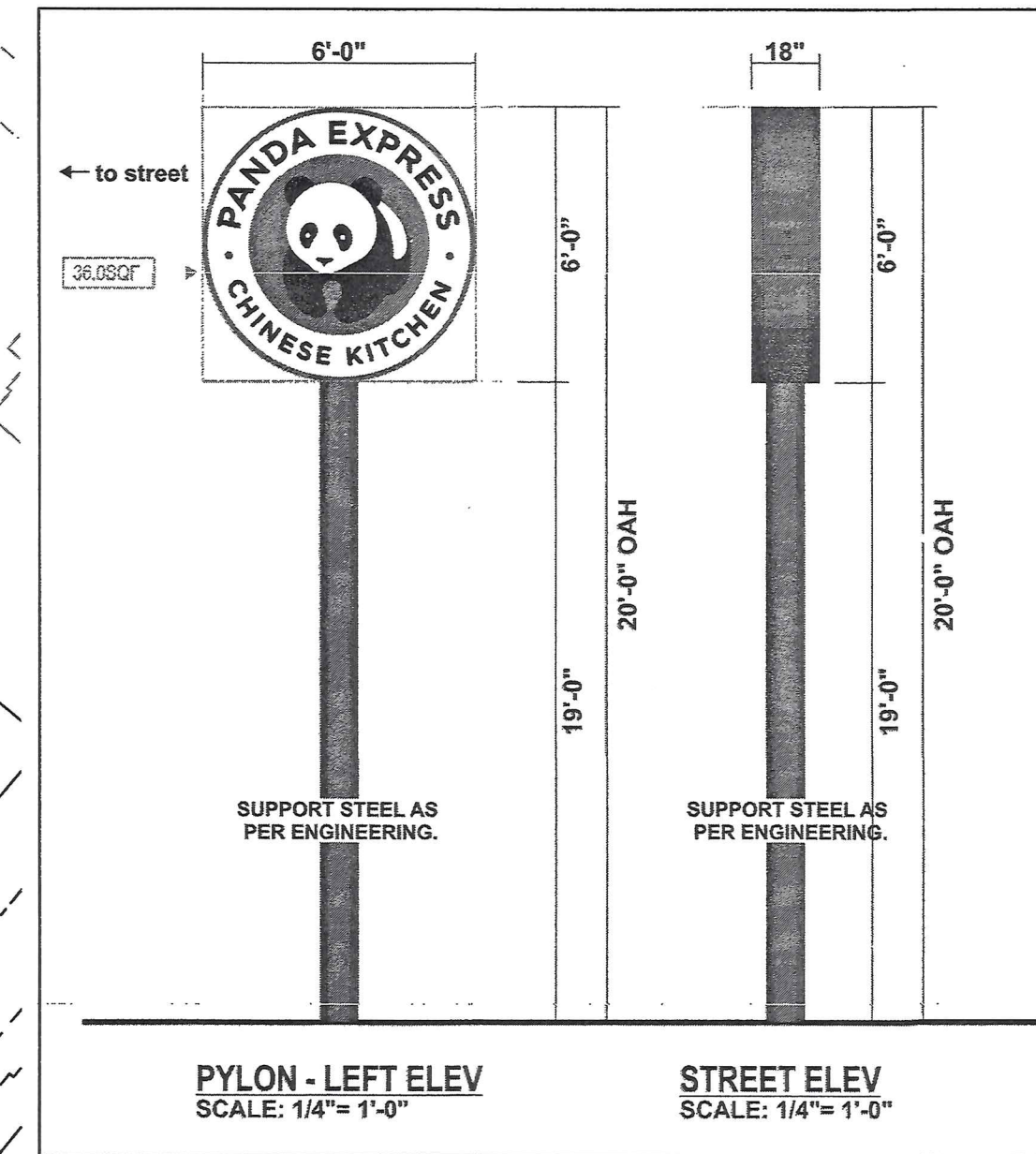
*PARKING REQUIREMENTS BASED ON CITY OF BALTIMORE TRANSFORM ZONING.

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

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.		DATE: OCTOBER 6, 2017 JOB NO.: 2013-002.2 DESIGNED: SLD/AJC DRAWN: KSH/SLD/TLB/AJC CHECKED: SLD FILE: 2003002.2 BASE-PANDA.dwg DRAWING NUMBER: SPH-01	
LICENSE NO. 12311	EXPIRATION DATE: 02-09-19	NO.	DATE
REVISIONS:		BY	SHEET 1 OF 1



PLAN VIEW
SCALE: 1"=60'



SIGN DETAIL
NOT TO SCALE

Control Note:

Bearings and Coordinates shown hereon are based on The Maryland Coordinate System NAD 83/91 Datum as referenced from Traverse control stations:

Station	Northing	Easting	Elevation
Balt. County GIS - 367	621862.93	1442846.72	313.46'
Balt. County GIS - 368	622219.64	1442434.99	312.08'

GENERAL NOTES:

- OWNER: CEM SECURITIES CORP. LEASED TO ADMIRAL BUILDERS SAVINGS & LOAN. TAX ACCOUNT NO.: 1403002255. TAX MAP: 0081 - PARCEL: 0792. DEED REF.: 6520 / 441.
- DEVELOPER: REGENCY CENTERS. 1919 GALLOWAY ROAD. VIENNA, VA 22182. 703-442-4312.
- APPLICANT: NORR, LLC. 150 W. JEFFERSON AVENUE - STE. 1300. DETROIT, MI 48226. 313-324-3100.
- SITE ZONING: BALTIMORE CITY: B-2-1 (233,519 SQ. FT. ±). BALTIMORE COUNTY: BL CCC (300,584 SQ. FT. ±). BALTIMORE COUNTY: 1"=200' SCALE ZONING MAP #081A1.
- SITE AREA: 13,180 SF ± OR 0.303 ACRES ±.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A DEED PLOT AND AVAILABLE BALTIMORE CITY AND BALTIMORE COUNTY GIS INFORMATION AND DOES NOT REPRESENT A FIELD RUN SURVEY. TOPOGRAPHIC INFORMATION SHOWN WITHIN THE TOPO BORDER IS FROM A FIELD RUN SURVEY BY COLBERT MATZ ROSENFELT INC. DATED 7/20/17.
- SITE DATA: COMMERCIAL REVITALIZATION DISTRICT: PARKVILLE. KEY SHEET: N SE. POSITION SHEET: 28 NE 14.
- SUBJECT SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SUBJECT SITE DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN. THE SITE IS LOCATED IN ZONE "C" FIRM PANEL NO. 240010-0410B.
- THERE ARE NO KNOWN WELLS WITHIN 100' OF THIS PROPERTY.
- PARKING TABULATION: REQUIRED: 16 PER 1,000 SF G.F.A. OR (2,952 SF/1,000 SF) X 16 = 47.2, SAY 48 SPACES. PROVIDED: SEE OVERALL PARKING TABULATION BELOW.
- BUILDING SETBACKS:

	REQUIRED	EXISTING	PROPOSED
FRONT	10' / 40'	42' ± / 72' ±	42' ± / 72' ±
SIDE	0'	0' / 47' ±	0' / 47' ±
REAR	0'	0' / 72' ±	0' / 72' ±

40' MINIMUM TO C.L. OF ROAD
- ADT BASED ON USE CONVERSION: ADT FOR PROPOSED HIGH TURN OVER SIT DOWN RESTAURANT @ 206 ADT/1,000 SF x 2,952 SF = 608 ADT.
- FLOOR AREA RATIO: MAXIMUM: 4.0 OR 57,720 SF ±. PROPOSED: 0.22 OR 2,952 SF ±.
- AMENITY OPEN SPACE: REQUIRED: 0.2 OR 530 SF ±. PROPOSED: 0.22 OR 578 SF ±.
- THERE ARE NO KNOWN HISTORIC STRUCTURES ON THIS SITE PER THE LANDMARKS PRESERVATION COMMISSION AND THE MARYLAND HISTORIC TRUST INVENTORY.
- THERE ARE NO EXISTING STREAM, FLOODPLAINS, SPRINGS, BODIES OF WATER OF WATER AND WETLANDS LOCATED ON AND WITHIN 200' OF THIS SITE. COMPLIANCE WITH BALTIMORE COUNTY FOREST BUFFER REGULATIONS IS NOT REQUIRED.
- THE SUBJECT SITE IS SERVED BY PUBLIC WATER AND SEWER. THE SITE DOES NOT LIE WITHIN AN AREA OF ANY FAILED BASIC SERVICES MAPS.
- ZONING HISTORY CASE NUMBERS: R-1958-3813, R-1958-4363, 1963-0112-A, 1964-0059-X, 1965-0336-X, 1967-0092-A, 1975-0239-A, 1980-0172-A.
- THERE ARE NO KNOWN ENDANGERED SPECIES HABITAT, GEOLOGIC FORMATIONS, CRITICAL AREAS OR ARCHEOLOGICAL SITES ON THIS PROPERTY.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED SO AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL PROPERTIES AND PUBLIC STREETS.
- STORM WATER MANAGEMENT IS NOT REQUIRED FOR THIS DEVELOPMENT. A SWM EXEMPTION WAS APPROVED BY LETTER DATED 9/26/2017.
- PARKING TABULATION: SEE SITE DATA CHART THIS PAGE.
- ALL PROPOSED SIGNS WILL COMPLY WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
- PREVIOUS COMMERCIAL PERMITS: N/A.
- TOTAL DISTURBED AREA: 1,580 SQ. FT. ± OR 0.036 AC. ±. (FOR UTILITY SERVICE CONNECTIONS, SIDEWALK REPLACEMENT, AND DUMPSTER ENCLOSURE ONLY).

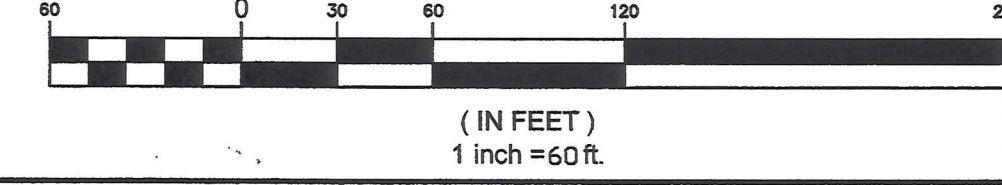
#2018-0102-SPHA

R/L/D

PLAN TO ACCOMPANY SPECIAL HEARING
OVERALL SITE PLAN
OF PARKVILLE SHOPPING CENTER
PANDA EXPRESS RESTAURANT
@ PARKVILLE SHOPPING CENTER
#7699 HARFORD ROAD

14TH ELECTION DISTRICT - 6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND 21234

GRAPHIC SCALE



PARKING DATA: (INCLUDES PARKVILLE S.C.)

BUILDING AREA	BALTIMORE COUNTY	BALTIMORE CITY	TOTAL
EXISTING S.F. REQUIRING PARKING	65,839±	99,675±	165,514±
PROPOSED RESTAURANT S.F.	2,952±	0	2,952±
TOTAL S.F.	65,839±	99,675±	168,466±
PARKING	BALTIMORE COUNTY	BALTIMORE CITY	TOTAL
EXISTING PARKING	514	146	660
EXIST. REQUIRED PARKING	347.9=348	190.5 = 191	348+191= 539
ADD FOR RESTAURANT USE	(2,952/1000)x16= 47.2 USE 48	0	33 SHARED PARKING
ADJUSTED REQ'D PARKING	348+33 = 381	191	381+191 = 572
PARKING PROVIDED ABOVE MINIMUM	514-381 = 133	146-191 = -45	133-45 = 88
TOTAL SHOPPING CENTER PARKING AFTER SHARED PARKING AGREEMENT	133-33 = 100	146-191 = -45	100-45 = 55

*PARKING REQUIREMENTS BASED ON CITY OF BALTIMORE TRANSFORM ZONING.

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

License No. 12311 Expiration Date: 02-09-19

DATE: OCTOBER 6, 2017
JOB NO.: 2013-002.2
DESIGNED: SLD/AJC
DRAWN: KBH/SLD/TLB/AJC
CHECKED: SLD
FILE: 2003002.2 BASE-PANDA.dwg
DRAWING NUMBER: SPH-01

NO. DATE PETITIONER'S BY SHEET 1 OF 1
EXHIBIT NO. 1



Project Information

PANDA PROJECT ID#
D#S7-18-D5372

Date / Description

02/21/17	Issue Date
06/26/17	Δ - Letterset size correction throughout the package
07/18/17	Δ -Completed Package
07/25/17	Δ -Pylon added
08/03/17	Δ -Pylon location updated
08/08/17	Δ -Pylon DT Removed
08/10/17	Δ -changed letterset to new style -pylon size increased to 8'
08/11/17	Δ -Pylon size lowered to 6' and lowered height to 20'

Petitioners No. 2

11 08/11/17

SIGNS	LOCATION	HEIGHT	WIDTH	AGGRAGATE	PROPOSED	BALANCE
A	LONG FRONT	4' Lockup	4'	181.16 SF	16 SF	165.16 SF
B	LONG FRONT	2' Stacked White	10'-9 1/4"	165.16 SF	34.01SF	131.15 SF
		Letterset				
C	REAR	6' Lockup	6'	123.46 SF	36 SF	87.46 SF

Code Summary
Building signage is 2SF times the horizontal length of the building based on long front of building. Pylon: (Variance is needed) 75 SF w/ 25' Max OAH SF can be increased as follows per setback: 5% at 10' 10% at 20' 15% at 50' or more

PANDA
EXPRESS

Client Review Status

Allen Industries, Inc. requires that an " ☐ Approved" drawing be obtained from the client prior to any production release or production release revision.
☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

Name _____
Title _____ Date _____

Notes

07/18/17  R6
07/25/17  R7
08/03/17  R8
08/08/17  R9
08/10/17  R10

Date / Description

02/21/17 Issue Date
02/24/17  Revise site plan
03/07/17  R2
03/16/17  R3
05/18/17  R4

Project Information

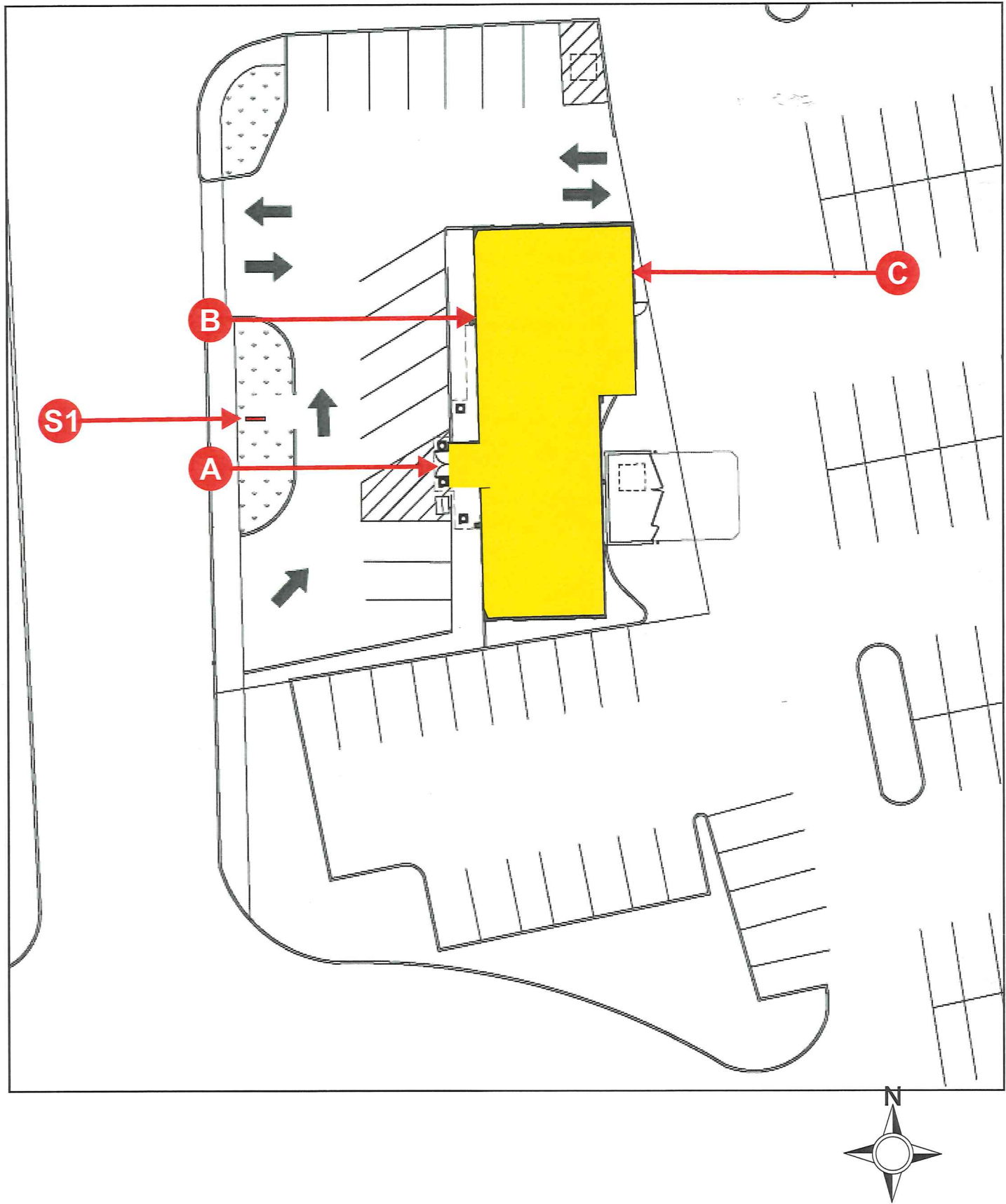
Client Panda Express
7699 Harford Rd,
Parkville, MD.
File Parkville, MD PANDA.OP002585
Sales CB Design DE/BH/ED PM AW/JH



Allen Industries
Corporate Identity Programs

Architectural Signage Division
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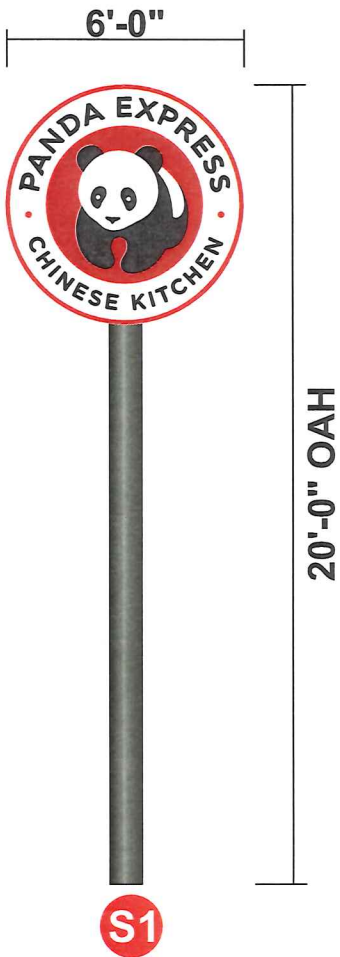
A 4'-0" LOCKUP

PANDA
EXPRESS

B 2'-0" WHITE STACKED LETTERSET



C 6'-0" LOCKUP



PANDA
EXPRESS

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Name _____

Title _____ Date _____

Notes

07/18/17 ☒ R6
07/25/17 ☒ R7
08/03/17 ☒ R8
08/08/17 ☒ R9
08/10/17 ☒ R10

Date / Description

02/21/17 Issue Date
02/24/17 ☒ Revise site plan
03/07/17 ☒ R2
03/16/17 ☒ R3
05/18/17 ☒ R4

Project Information

Client Panda Express
7699 Harford Rd,
Parkville, MD.
File Parkville, MD PANDA.OP002585
Sales CB Design DE/BH/ED PM AW/JH

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SIGNS	LOCATION	HEIGHT	WIDTH	AGGRAGATE	PROPOSED	BALANCE
A	LONG FRONT	4' Lockup	4'	181.16 SF	16 SF	165.16 SF
B	LONG FRONT	2' Stacked White Letterset	10'-9 1/4"	165.16 SF	34.01SF	131.15 SF

11 08/11/17



LONG FRONT ELEVATION
Scale: 1/8"=1'-0" (approx)

PANDA
EXPRESS

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[] Approved [] Approved as Noted [] Revise & Resubmit

Name
Title Date

Notes

07/18/17 R6
07/25/17 R7
08/03/17 R8
08/08/17 R9
08/10/17 R10

Date / Description

02/21/17 Issue Date
02/24/17 Revise site plan
03/07/17 R2
03/16/17 R3
05/18/17 R4

Project Information

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Parkville, MD.
File Parkville, MD PANDA.OP002585
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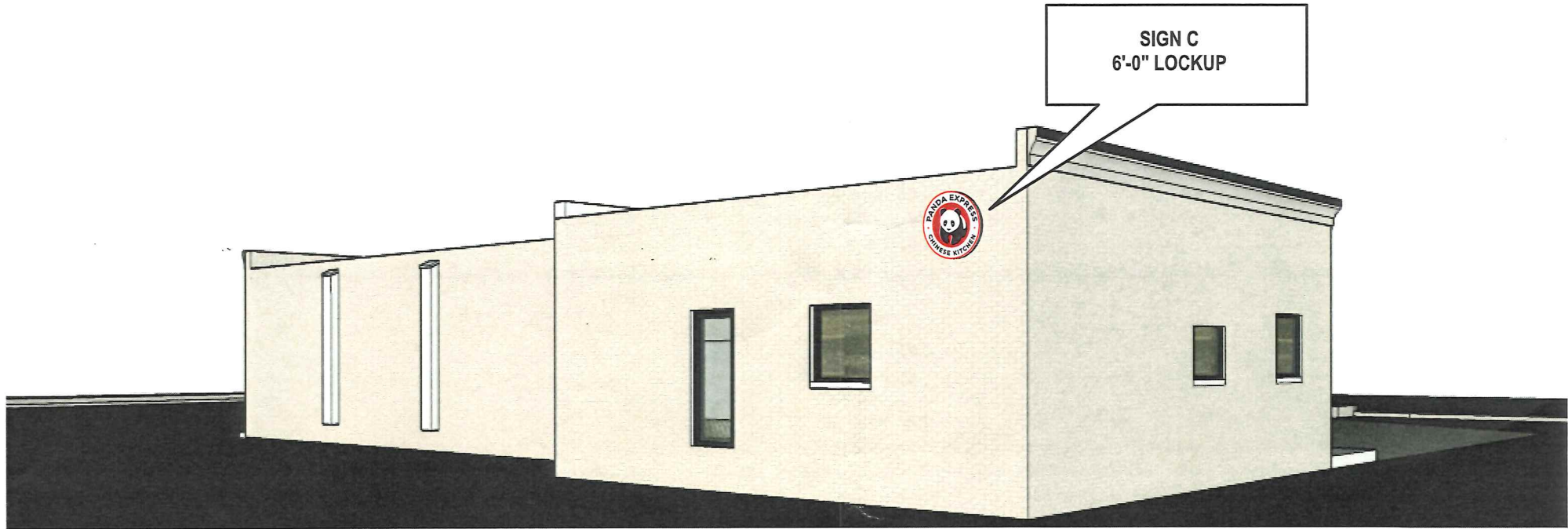
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SIGNS	LOCATION	HEIGHT	WIDTH	AGGRAGATE	PROPOSED	BALANCE
C	REAR	6' Lockup	6'	123.46 SF	36 SF	87.46 SF

11

08/11/17



SHORT FRONT ELEVATION
Scale: 1/8"= 1'-0"

Client Review Status		Notes	Date / Description	Project Information
Allen Industries, Inc. requires that an " ☐ Approved" drawing be obtained from the client prior to any production release or production release revision.		07/18/17 ☒ R6	02/21/17 Issue Date	Client Panda Express
☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit		07/25/17 ☒ R7	02/24/17 ☒ Revise site plan	7699 Harford Rd,
Name _____		08/03/17 ☒ R8	03/07/17 ☒ R2	Parkville, MD.
Title _____ Date _____		08/08/17 ☒ R9	03/16/17 ☒ R3	File Parkville, MD PANDA.OP002585
		08/10/17 ☒ R10	05/18/17 ☒ R4	Sales CB Design DE/BH/ED PM AW/JH

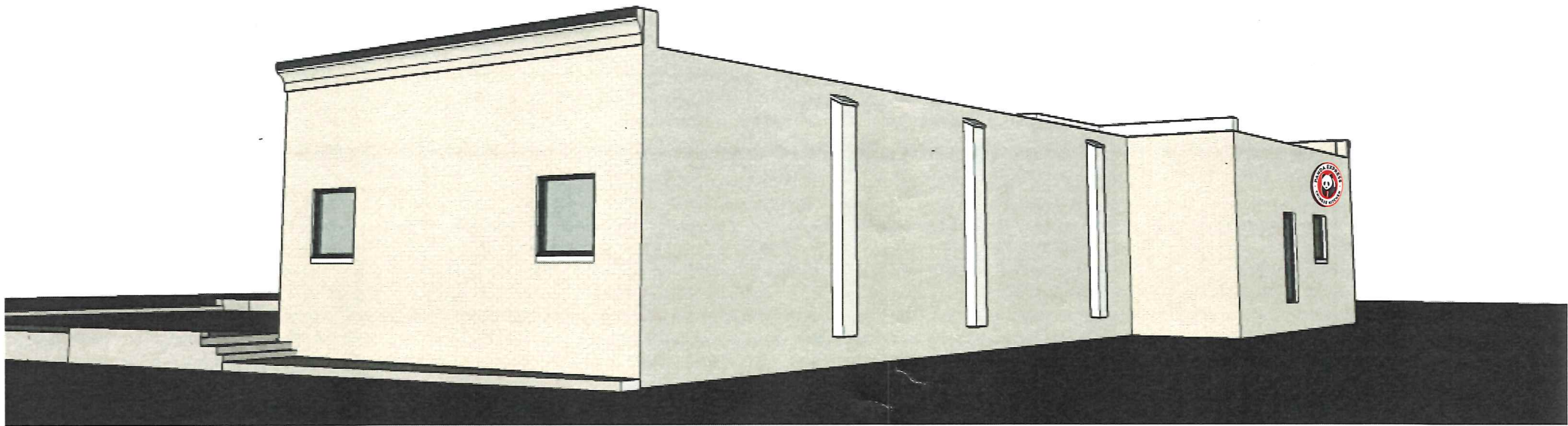
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SHORT FRONT ELEVATION
Scale: 1/8"= 1'-0"

PANDA
EXPRESS

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☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

Name _____

Title _____ Date _____

Notes

07/18/17	△ R6
07/25/17	△ R7
08/03/17	△ R8
08/08/17	△ R9
08/10/17	△ R10

Date / Description

02/21/17	Issue Date
02/24/17	△ Revise site plan
03/07/17	△ R2
03/16/17	△ R3
05/18/17	△ R4

Project Information

Client	Panda Express
	7699 Harford Rd,
	Parkville, MD.
File	Parkville, MD PANDA.OP002585
Sales	CB Design DE/BH/ED PM AW/JH

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11

08/11/17

NOTES:
NO Final Construction details available at this time.
PANDA to provide further information on the new stacked letterset.



2'-0" WHITE STACKED LETTERSET
SCALE: 1/2"= 1'-0"
SQF: 34.01



Client Review Status		Notes	Date / Description	Project Information
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☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit		07/25/17 ☒ R7	02/24/17 ☒ Revise site plan	7699 Harford Rd.
Name _____		08/03/17 ☒ R8	03/07/17 ☒ R2	Parkville, MD.
Title _____ Date _____		08/08/17 ☒ R9	03/16/17 ☒ R3	File Parkville, MD PANDA.OP002585
		08/10/17 ☒ R10	05/18/17 ☒ R4	Sales CB Design DE/BH/ED PM AW/JH

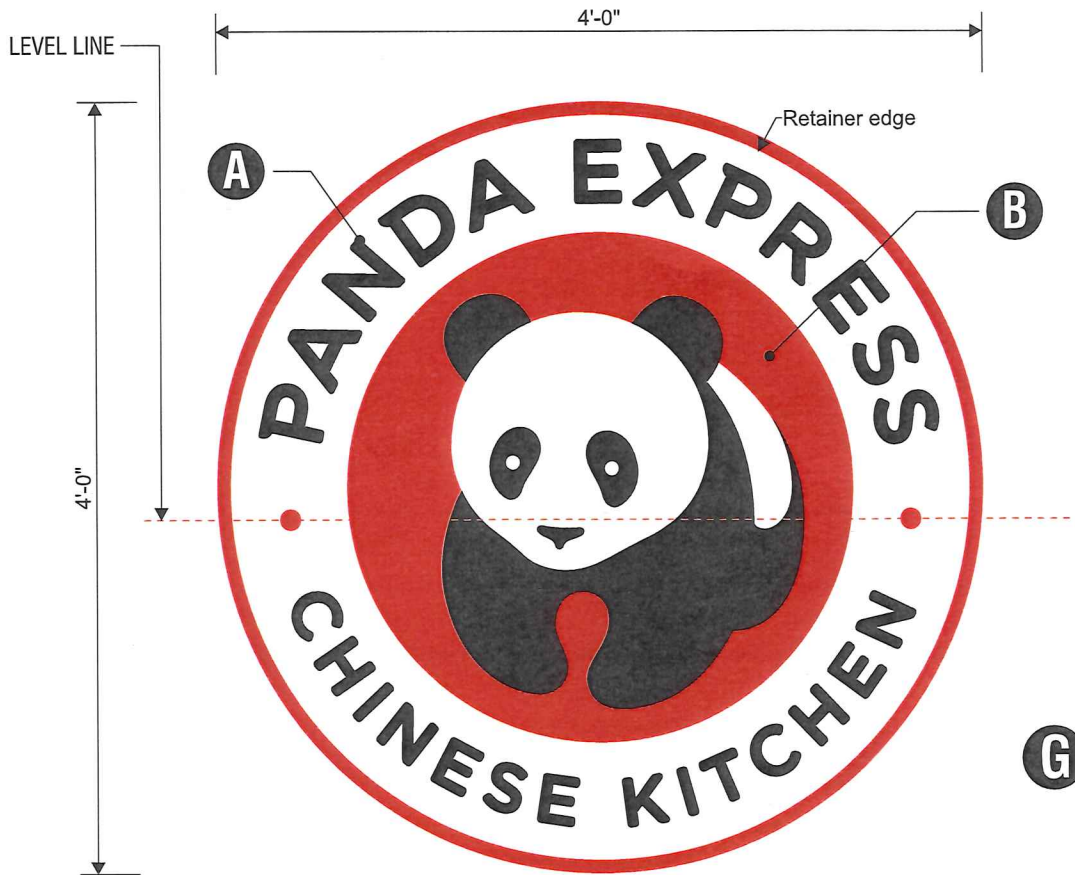
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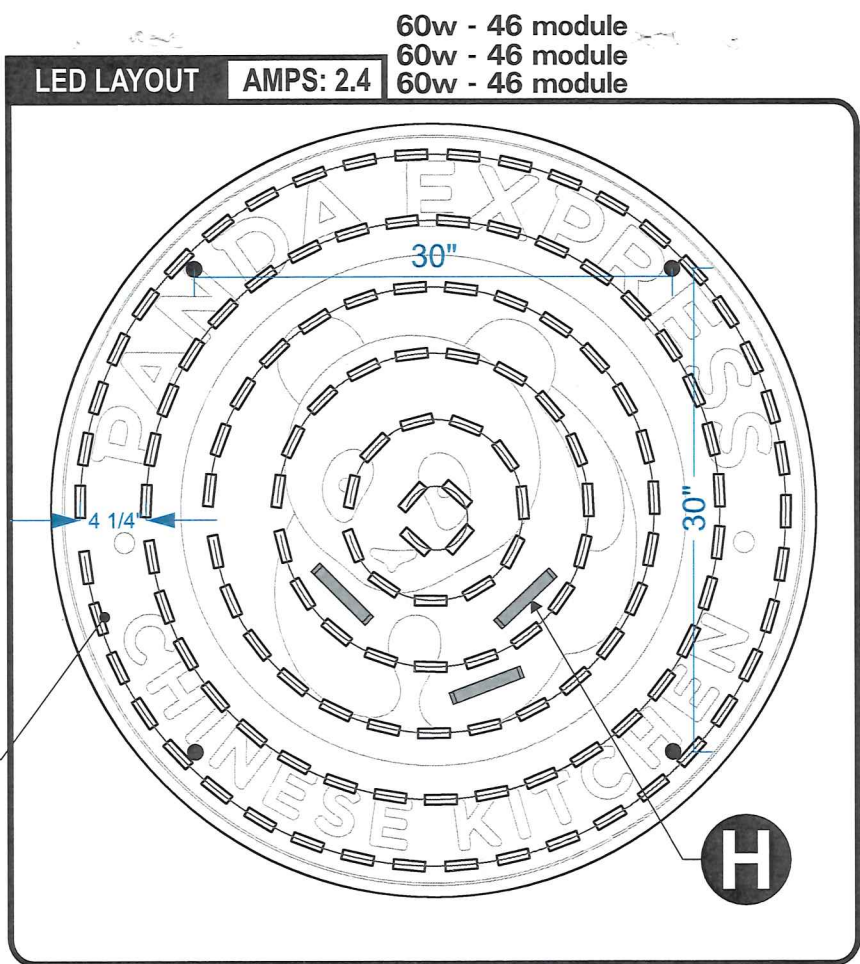
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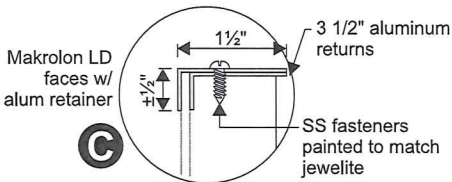
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PLASTIC FACE LOGO
SCALE: 1"= 1'-0"



OA SQ FT: 16
TOTAL SQ FT: 12.56

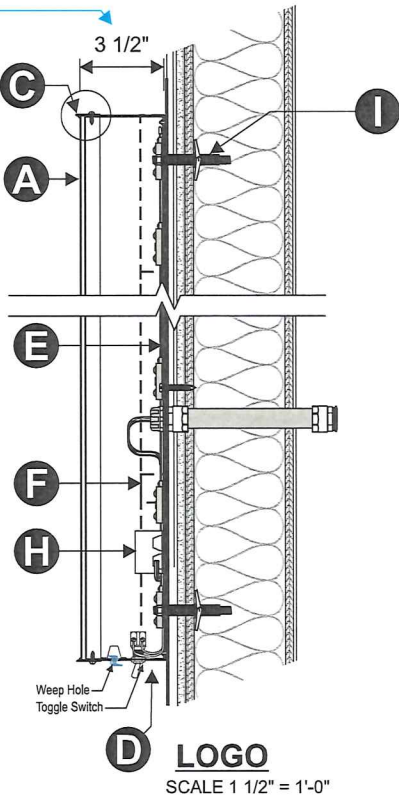


4'-0" AND OVER LOGO

4'-0" AND OVER: 3 1/2" DEEP
3'-6" AND UNDER: 3" DEEP

- PMS BLACK 7C
- MAKROLON #7328 WHITE/ WHITE
- STANDARD PANDA FACE, RETURNS AND TRIM CAP
COLOR SPECS
- 3M 180C-22 BLACK
- PMS 711C RED
3M-SCOTCHCAL RED 3630-33
- STANDARD PANDA VINYL COLOR SPECS

- NOTES:**
- 1.) self contained power supply to be placed behind PANDA black vinyl
- 2.) bumpers as per needed to be placed behind back vinyl to prevent shadows



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



A	B	C	D	E	F	G	H	I
PLEX FACE MATERIAL MANUFACTURER: BAYER MAKROLON SIZE/THICKNESS: .177" COLOR: (B27) #7328 WHITE LD POLYCARBONATE FINISH: GLOSS NOTES: BUMPERS AS REQUIRED TO PREVENT FACE DEFLECTION	GRAPHIC APPLICATION COLOR: 1ST SURFACE DECORATED TRANSLUCENT VINYL IN PROJECT COLORS	RETAINER LOGOS 3'6" AND UNDER: 1" JEWELITE BLACK PMS 7C LOGOS 4'0" AND OVER: FABRICATED ALUMINUM, FACE PAINTED TO MATCH PROJECT RED RETURN PAINTED PMS BLACK 7C TO MATCH RETURNS RETAINER FACE TO HAVE MINIMUM OVERLAP NEEDED TO CONTAIN LOGO FACE	RETURN MATERIAL MANUFACTURER: FABRICATED ALUMINUM SIZE/THICKNESS: . 4'-0" AND OVER: 3 1/2" X .090" 3'-6" AND UNDER: 3" X .090" COLOR: PAINTED PMS BLACK 7C FINISH: GLOSS NOTES: INTERIOR PAINTED ULTRA WHITE (MIN 85 BRIGHTNESS); BAFFLED DRAIN HOLES	BACKING MATERIAL MANUFACTURER: ALUMINUM SIZE/THICKNESS: .063" COLOR: ULTRA WHITE FINISH: GLOSS NOTES: MIN 85 BRIGHTNESS	FRAMING MATERIAL MATERIAL: ALUMINUM SIZE/THICKNESS: 1" x 1" x .125" COLOR: NONE FINISH: NONE NOTES: WELD TO RETURNS	ILLUMINATION MATERIAL SPEC MANUFACTURER: AA LED MODEL: ITEM#: LS-MZ0612 COLOR: EXO LED WHITE LENGTH: 138 MODULES NOTES: VERSION 2; 4 YEARS PARTS & LABOR WARRANTY WITH UL APPROVED DRIVER •ELEC OUT TO BE CENTERED IN SIGN, 6" FROM BASE.	POWER SUPPLY SPEC MANUFACTURER: AA LED OR SIMIL UL APPROVED LED DRIVER MODEL: 60W 12V NOTES: TOTAL NO. TRANSFORMERS: (3) 60W *SELF CONTAINED POWER SUPPLY HIDDEN BEHIND PANDA (BLACK VINYL)	STD. FLUSH MOUNT SPEC SCREWS: 3/8" ALL THREAD w/ 3/8" RIVIT NUTS WEIGHT: ____

PANDA
EXPRESS

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☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

Name _____ Date _____

Title _____

Notes

07/18/17 ☒ R6
07/25/17 ☒ R7
08/03/17 ☒ R8
08/08/17 ☒ R9
08/10/17 ☒ R10

Date / Description

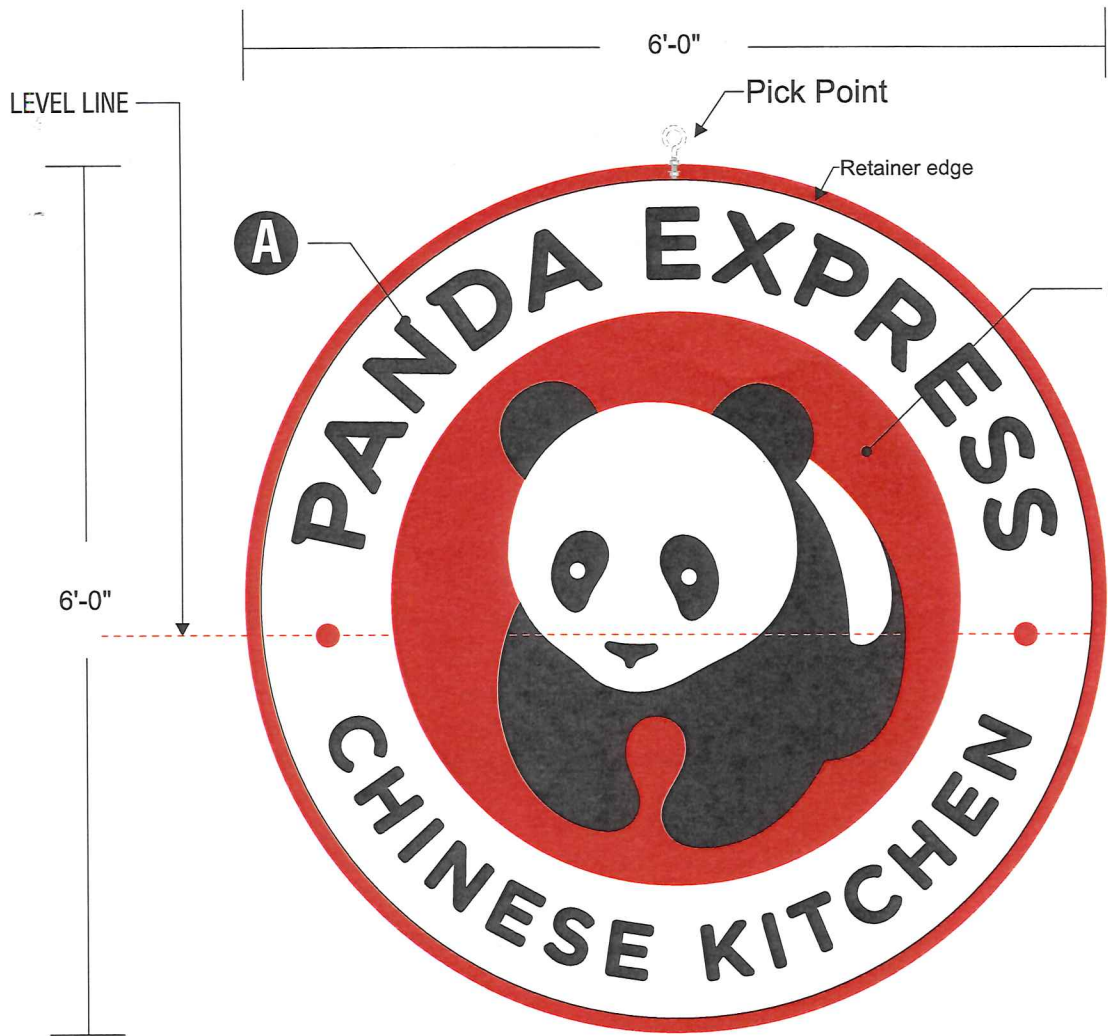
02/21/17 Issue Date
02/24/17 ☒ Revise site plan
03/07/17 ☒ R2
03/16/17 ☒ R3
05/18/17 ☒ R4

Project Information

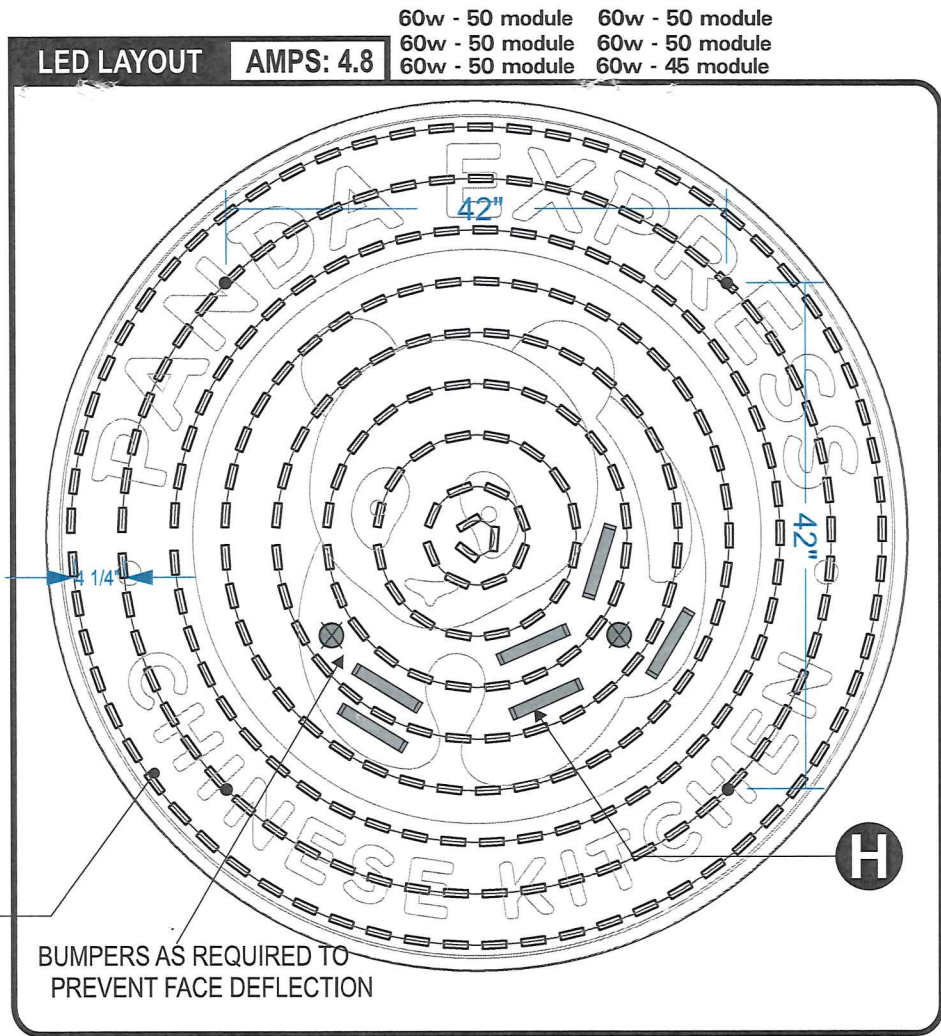
Client Panda Express
7699 Harford Rd,
Parkville, MD.
File Parkville, MD PANDA.OP002585
Sales CB Design DE/BH/ED PM AW/JH

Allen Industries
Corporate Identity Programs
Architectural Signage Division
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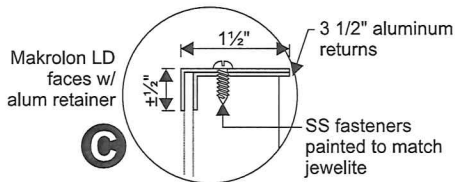
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PLASTIC FACE LOGO
SCALE: 3/4" = 1'-0"



OA SQ FT: 36
TOTAL SQ FT: 28.28

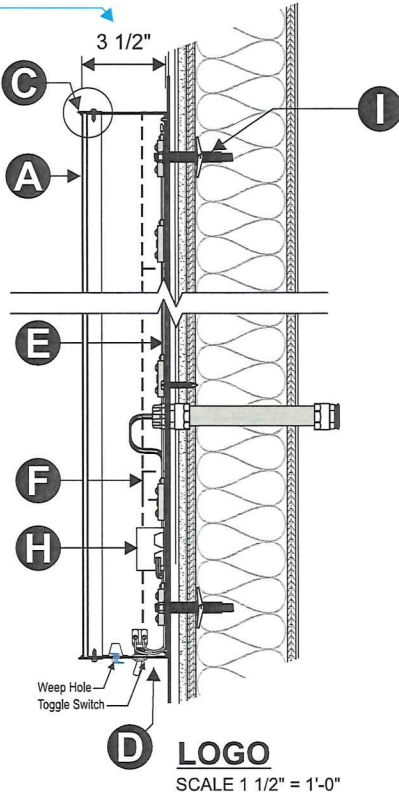


4'-0" AND OVER LOGO

4'-0" AND OVER: 3 1/2" DEEP
3'-6" AND UNDER: 3" DEEP

- PMS BLACK 7C
- MAKROLON #7328 WHITE/WHITE
- STANDARD PANDA FACE, RETURNS AND TRIM CAP COLOR SPECS
- 3M 180C-22 BLACK
- PMS 711C RED
3M-SCOTCHCAL RED 3630-33
- STANDARD PANDA VINYL COLOR SPECS

NOTES:
1.) self contained power supply to be placed behind PANDA black vinyl
2.) bumpers as per needed to be placed behind back vinyl to prevent shadows



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



A	B	C	D	E	F	G	H	I
PLEX FACE MATERIAL MANUFACTURER: BAYER MAKROLON SIZE/THICKNESS: .177" COLOR: (B27) #7328 WHITE LD POLYCARBONATE FINISH: GLOSS NOTES: BUMBERS AS REQUIRED TO PREVENT FACE DEFLECTION	GRAPHIC APPLICATION COLOR: 1ST SURFACE DECORATED TRANSLUCENT VINYL IN PROJECT COLORS	RETAINER LOGOS 3'-6" AND UNDER: 1" JEWELITE BLACK PMS 7C LOGOS 4'-0" AND OVER: FABRICATED ALUMINUM, FACE PAINTED TO MATCH PROJECT RED RETURN PAINTED PMS BLACK 7C TO MATCH RETURNS RETAINER FACE TO HAVE MINIMUM OVERLAP NEEDED TO CONTAIN LOGO FACE	RETURN MATERIAL MANUFACTURER: FABRICATED ALUMINUM SIZE/THICKNESS: .063" 4'-0" AND OVER: 3 1/2" X .090" 3'-6" AND UNDER: 3" X .090" COLOR: PAINTED PMS BLACK 7C FINISH: GLOSS NOTES: INTERIOR PAINTED ULTRA WHITE (MIN 85 BRIGHTNESS); BAFFLED DRAIN HOLES	BACKING MATERIAL MANUFACTURER: ALUMINUM SIZE/THICKNESS: .063" COLOR: ULTRA WHITE FINISH: GLOSS NOTES: MIN 85 BRIGHTNESS	FRAMING MATERIAL MATERIAL: ALUMINUM SIZE/THICKNESS: 1" x 1" x .125" COLOR: NONE FINISH: NONE NOTES: WELD TO RETURNS	ILLUMINATION MATERIAL SPEC MANUFACTURER: AA LED MODEL: ITEM#: LS-MZ0612 COLOR: EXO LED WHITE LENGTH: 295 MODULES NOTES: VERSION 2; 4 YEARS PARTS & LABOR WARRANTY WITH UL APPROVED DRIVER •ELEC OUT TO BE CENTERED IN SIGN, 6" FROM BASE.	POWER SUPPLY SPEC MANUFACTURER: AA LED OR SIMIL UL APPROVED LED DRIVER MODEL: 60W 12V NOTES: TOTAL NO. TRANSFORMERS: (6) 60W *SELF CONTAINED POWER SUPPLY HIDDEN BEHIND PANDA (BLACK VINYL)	STD. FLUSH MOUNT SPEC SCREWS: 3/8" ALL THREAD w/ 3/8" RIVIT NUTS WEIGHT: _____

PANDA
EXPRESS

Client Review Status

Allen Industries, Inc. requires that an " ☐ Approved" drawing be obtained from the client prior to any production release or production release revision.
☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

Name _____
Title _____ Date _____

Notes

07/18/17 ☒ R6
07/25/17 ☒ R7
08/03/17 ☒ R8
08/08/17 ☒ R9
08/10/17 ☒ R10

Date / Description

02/21/17 Issue Date
02/24/17 ☒ Revise site plan
03/07/17 ☒ R2
03/16/17 ☒ R3
05/18/17 ☒ R4

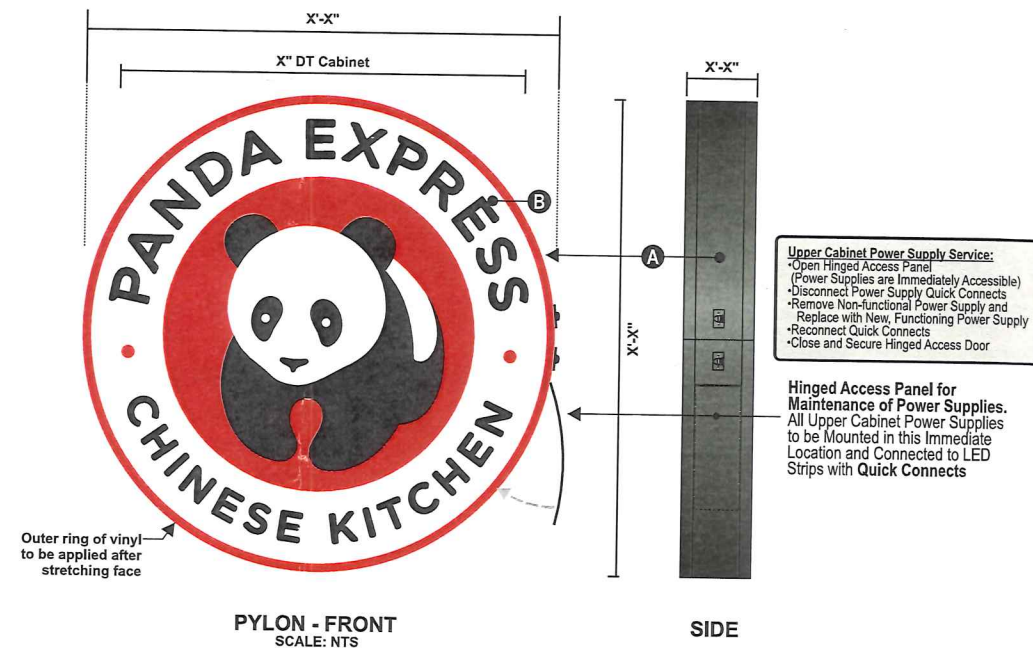
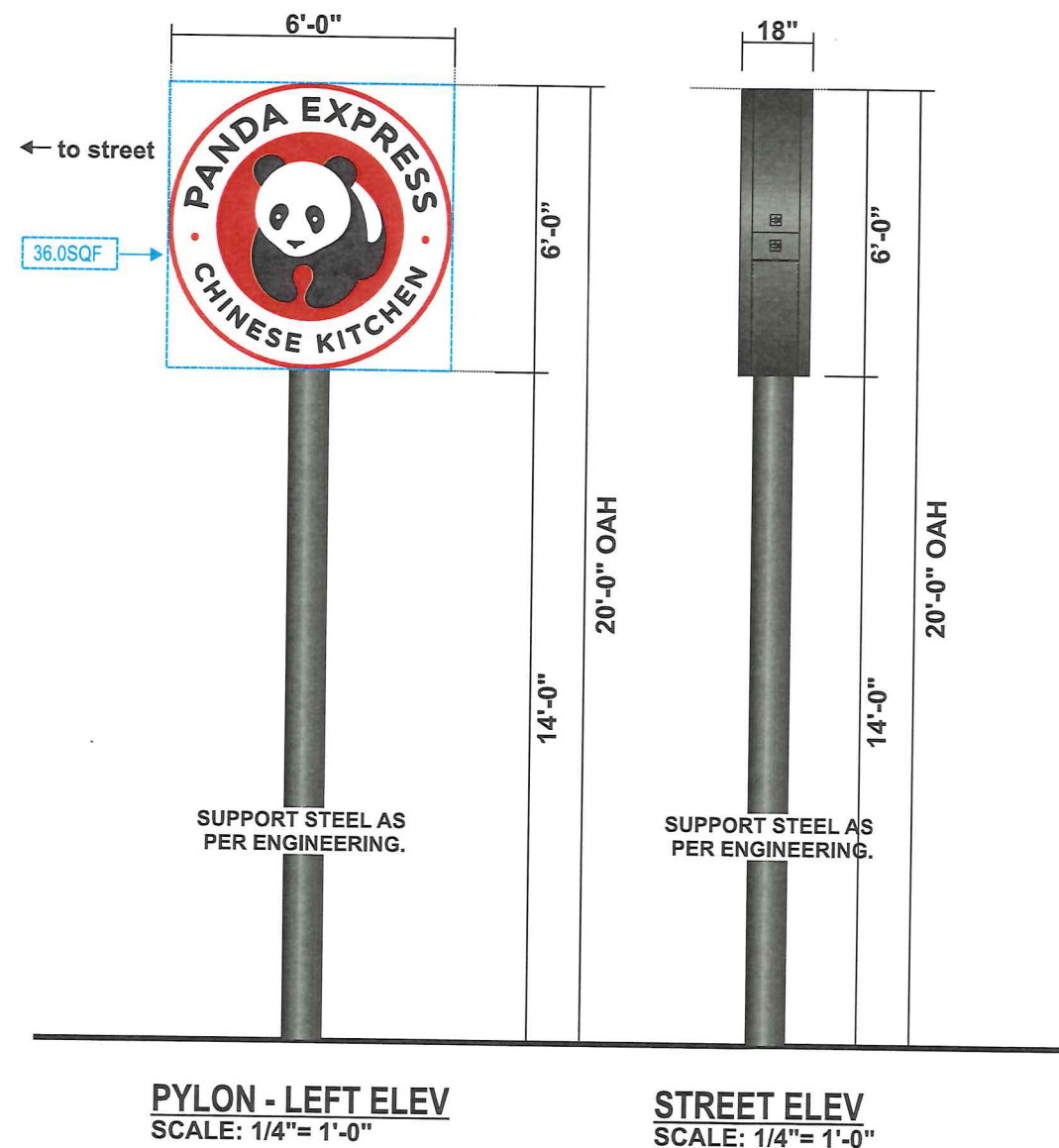
Project Information

Client Panda Express
7699 Harford Rd,
Parkville, MD.
File Parkville, MD PANDA.OP002585
Sales CB Design DE/BH/ED PM AW/JH

Allen Industries
Corporate Identity Programs
Architectural Signage Division
4100 Sheraton Court, Greensboro, NC 27410
Phone 888-294-2007 Fax 336-294-4333
Because Image Is Everything™

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11 08/11/17



A

MAIN CABINET

FABRICATED CABINET WITH .090" CLADDING. LOGO DISC TO BE STANDARD CONST FLEX FACES WITH ZERO BLEED SIGNCOMP EXTRUSION; ILLUMINATED WITH D/F LED'S. ALL POWER SUPPLIES TO BE INSTALLED IN VICINITY OF HINGED ACCESS PANEL. ADDITIONAL ACCESS PANELS IN CABINET AS NECESSARY FOR INSTALL AND MAINTENANCE. EACH CABINET TO HAVE ELEC DISCONNECT SWITCH ON SAME SIDE FOR SERVICE.
CABINET COLOR: PMS BLACK 7C

B

MAIN CABINET GRAPHICS

LOGO DISC: 3M PANAGRAPHS III FLEX MATERIAL FACE WITH SURFACE APPLIED VINYL DECALS. OUTER RED BORDER APPLIED AFTER STRETCHING FACE.

ILLUMINATION

DOUBLE-SIDED LED MODULES ON ALUM. RAILS SUSPENDED ON A CENTRAL RAIL

D

FOOTING

INSTALLATION TO BE AS PER ENGINEERED COMPUTATIONS PER SIGN LOCATION TO MEET ALL LOCAL AND STATE BUILDING CODE REQUIREMENTS.

ELECTRICAL SERVICE AND CONNECTION TO SIGN TO BE PROVIDED BY OTHERS. ELEC SERVICE TO MEET ALL STATE AND LOCAL BUILDING CODES

Vinyl Colors:

- 3M 180C-22 BLACK
- PMS 711C RED
3M-SCOTCHCAL RED 3630-33
- White (Panagraphics III)

Color Specs:

MAIN CABINET
PMS BLACK 7C

DRIVE THRU CABINETS
PMS BLACK 7C

STEEL SUPPORT
PMS BLACK 7C

Allen Industries
FILE NUMBER: E212503

ELECTRIC SIGN
LISTED

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GROUNDING ELECTRICAL CONNECTIONS

PANDA
EXPRESS

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☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

Name _____ Date _____

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