

IN RE: PETITION FOR VARIANCE

(1401-1417 Merritt Boulevard)

12th Election District

7th Council District

Oekos Dundalk, LLC

Legal Owner

Petitioner

*

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*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0192-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Oekos Dundalk, LLC, legal owner of the subject property (“Petitioner”). The Petition seeks variance relief from § 450.4 of the Baltimore County Zoning Regulations (“B.C.Z.R.”) as follows: **(1)** to allow 2 freestanding joint identification signs on Merritt Boulevard with sign areas/faces of 100 and 150 sq. ft. in lieu of the permitted 1 freestanding joint identification sign with a sign area/face of 150 sq. ft. (Signs C,D); **(2)** to allow freestanding joint identification signs to display a maximum of 8 lines of text with a sign copy a minimum of 3 in. in height in lieu of the permitted 5 lines of text and required 8 in. height for sign copy (Signs A, C, D); **(3)** to allow tenants in a multi-tenant commercial building a wall-mounted enterprise sign with a sign area/face that exceeds two times the length of the wall containing the exterior entrance and defining the space occupied by the tenant (Sign 3 [165 sq. ft. lieu of 139 sq. ft.], Sign 5B [85 sq. ft. in lieu of 76 sq. ft.], Sign 9B [273 sq. ft. in lieu of 96 sq. ft.]); **(4)** to allow a wall-mounted enterprise sign to be installed in a different location than the tenant space (Sign 9A); and **(5)** to allow an additional wall-mounted enterprise sign to be installed on a multi-tenant commercial building over other tenant spaces in lieu of the permitted 1 wall-mounted enterprise sign for each tenant space (Sign 9A). A four-sheet site plan was marked as Petitioner’s

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Date 3-20-18

By Sen

Exhibit 1A-1D.

Architect Gary Getz, Ken Myers and Laurie Mazzotta appeared in support of the petition. David Karceski, Esq. represented the Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee ("ZAC") comment was received from the Bureau of Development Plans Review (DPR).

The site is approximately 16 acres in size and zoned BM. The Dundalk Plaza Shopping center has been operated at the site for many years. The center is undergoing substantial renovations including new signage for which zoning relief is required.

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).

Mr. Getz testified the property is much wider than it is deep. He also noted the road frontage on Merritt Boulevard is 2-3 times more than that of nearby strip shopping centers. As such the property is unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to provide adequate signage for the center. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of community and/or Baltimore County opposition.

THEREFORE, IT IS ORDERED, this 20th day of **March, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance: **(1)** to allow 2 freestanding joint

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Date

3-20-18

By

Sen

identification signs on Merritt Boulevard with sign areas/faces of 100 and 150 sq. ft. in lieu of the permitted 1 freestanding joint identification sign with a sign area/face of 150 sq. ft. (Signs C,D); **(2)** to allow freestanding joint identification signs to display a maximum of 8 lines of text with a sign copy a minimum of 3 in. in height in lieu of the permitted 5 lines of text and required 8 in. height for sign copy (Signs A, C, D); **(3)** to allow tenants in a multi-tenant commercial building a wall-mounted enterprise sign with a sign area/face that exceeds two times the length of the wall containing the exterior entrance and defining the space occupied by the tenant (Sign 3 [165 sq. ft. in lieu of 139 sq. ft.], Sign 5B [85 sq. ft. in lieu of 76 sq. ft.], Sign 9B [273 sq. ft. in lieu of 96sq.ft.]); **(4)** to allow a wall-mounted enterprise sign to be installed in a different location than the tenant space (Sign 9A); and **(5)** to allow an additional wall-mounted enterprise sign to be installed on a multi-tenant commercial building over other tenant spaces in lieu of the permitted 1 wall-mounted enterprise sign for each tenant space (Sign 9A), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must provide landscaping near the base of the freestanding signs on the property, as determined in the sole discretion of the Baltimore County landscape architect.

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Date 3-20-18

By Sen

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

3-20-18

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 1401-1417 Merritt Boulevard which is presently zoned BM

Deed References: 20541-471 10 Digit Tax Account # 1220027000

Property Owner(s) Printed Name(s) Oekos Dundalk LLC

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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

3. ☒ a **Variance** from Section(s)

SEE ATTACHED SHEET

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

(Legal Owner)

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 / 410-494-6285 / dhkarceski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Oekos Dundalk LLC

By: Christos Economides, Manager

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

8300 Guilford Road, Suite C, Columbia, MD

Mailing Address City State

21046

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 / 410-494-6285 / dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2018-0192-A Filing Date 1/23/2018

Do Not Schedule Dates:

Date

By

ORDER RECEIVED FOR FILING

Reviewer Th

REV. 10/4/11

OEKOS DUNDALK LLC

1401-1417 MERRITT BOULEVARD

ATTACHMENT TO PETITION FOR VARIANCE

The following variances are requested from 450.4 Attachment 1 of the Baltimore County Zoning Regulations:

1. Variance from 7(b)(V) and 7(b)(VI) to allow 2 freestanding joint identification signs on Merritt Boulevard with sign areas/faces of 100 and 150 square feet in lieu of the permitted 1 freestanding joint identification sign with a sign area/face of 150 square feet (Signs C, D).
2. Variance from 7(b)(IX) to allow freestanding joint identification signs to display a maximum of 8 lines of text with a sign copy a minimum of 3 inches in height in lieu of the permitted 5 lines of text and required 8 inches height for sign copy (Signs A, C, D).
3. Variance from 5(d)(V) to allow tenants in a multi-tenant commercial building a wall-mounted enterprise sign with a sign area/face that exceeds two times the length of the wall containing the exterior entrance and defining the space occupied by the tenant (Sign 3 [165 square feet in lieu of 139 square feet], Sign 5B [85 square feet in lieu of 76 square feet], Sign 9B [273 square feet in lieu of 96 square feet]).
4. Variance from 5(d)(V) to allow a wall-mounted enterprise sign to be installed in a different location than the tenant space (Sign 9A).
5. Variance from 5(d)(V) to allow an additional wall-mounted enterprise sign to be installed on a multi-tenant commercial building over other tenant spaces in lieu of the permitted 1 wall-mounted enterprise sign for each tenant space (Sign 9A).



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 1401-1417 Merritt Boulevard

which is presently zoned BM

Deed References: 20541-471

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Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner: (Legal Owner)

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

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21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Oekos Dundalk LLC

By: Christos Economides, Manager

Name #1 - Type or Print Name #2 - Type or Print

Signature #1

Signature #2

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CASE NUMBER 2018-0192-A Filing Date 1/23/2018

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Do Not Schedule Dates

Reviewer

Date

REV. 10/4/11

By

OEKOS DUNDALK LLC

1401-1417 MERRITT BOULEVARD

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4. Variance from 5(d)(V) to allow a wall-mounted enterprise sign to be installed in a different location than the tenant space (Sign 9A).
5. Variance from 5(d)(V) to allow an additional wall-mounted enterprise sign to be installed on a multi-tenant commercial building over other tenant spaces in lieu of the permitted 1 wall-mounted enterprise sign for each tenant space (Sign 9A).

PROPERTY DESCRIPTION FOR ATTACHMENT TO PETITION FOR VARIANCE

ZONING PROPERTY DESCRIPTION FOR: 1401-1417 Merritt Boulevard, Dundalk,
Maryland 21222

Beginning at a point on the east side of Merritt Boulevard, which is 120 feet wide at the distance of 511 feet southeast of the centerline of the nearest improved intersecting street, German Hill Road, which is 70 feet wide.

Being Lot #1, in the subdivision of Laurelwood as recorded in Baltimore County Plat Book #31, Folio #56, containing 16.109 acres. Located in the 12th Election District and 7th Council District.



2018-0192-A

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Being Lot #1, in the subdivision of Laurelwood as recorded in Baltimore County Plat Book #31, Folio #56, containing 16.109 acres. Located in the 12th Election District and 7th Council District.



2018-0192-A

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

NO 161190

Date: 1/23/18

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	000		6150				500.00

Total: 500.00

Rec From: Venable LLP

For: 1401-1417 Mezzett Blvd

2018-0192-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME KRM
1/23/2018 1/23/2018 11:20:26 1
REC #501 WALKIN LJR
>>RECEIPT # 772192 1/23/2018 CELH
Dept 5 528 ZONING VERIFICATION
CR NO 161190
Recpt Tot 500.00
500.00 CR 5.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

March 7, 2018

Oekas Dundalk LLC
Christos Economides
8300 Guilford Road
Suite C
Columbia MD 21046

RE: Case Number: 2018-0192 A, Address: 1401-1417 Merritt Boulevard

Dear Mr. Economides:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 23, 2018. 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 dark ink, reading "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David H Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

Date: 2/5/18

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

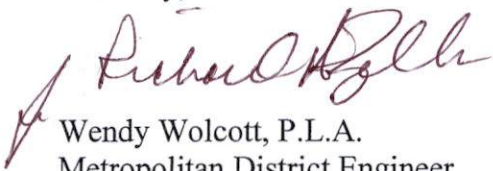
Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 2/5/18. A field inspection and internal review reveals that an entrance onto MD157 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2018-01924-H.

Oeko Dundalk LLC
1401-1417 Dundalk Avenue

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

INTER-OFFICE MEMORANDUM

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

DATE: 2/27/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-192



INFORMATION:

Property Address: 1401 – 1417 Merritt Boulevard
Petitioner: Christopher Economides, Manager – Oekos Dundalk, LLC
Zoning: BM
Requested Action: Variance

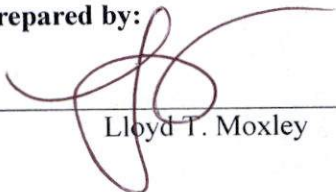
The Department of Planning has reviewed the petition for variance relief as listed on the attachment submitted in support of the petition.

A site visit was conducted on February 8, 2018. The existing shopping center is currently undergoing renovation to include signage.

The Department has no objection to granting the petitioned zoning relief.

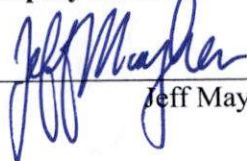
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/

c: Krystle Patchak
David H. Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: February 15, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0192-A
Address 1401-1417 Merritt Blvd.
(Oekos Dundalk, LLC Property)

Zoning Advisory Committee Meeting of **February 16, 2018.**

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND**Inter-Office Correspondence**

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: February 8, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0192-A
Address 1401-1417 Merritt Boulevard
(Oekos Dundalk, LLC Property)

Zoning Advisory Committee Meeting of **February 9, 2018**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 9, 2018
Item No. 2018-0192-A

DATE: February 12, 2018

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

If Zoning Relief is granted, a Landscape Plan is required per the requirements of the Landscape Manual. If new site lighting is proposed, a Lighting Plan is also required.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 1, 2018

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For February 12, 2018
Item No. 2018-0192-A (Corrected Address)

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

If Zoning Relief is granted, a Landscape Plan is required per the requirements of the Landscape Manual. If new site lighting is proposed, a Lighting Plan is also required.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 2/27/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-192

INFORMATION:

Property Address: 1401 – 1417 Merritt Boulevard
Petitioner: Christopher Economides, Manager – Oekos Dundalk, LLC
Zoning: BM
Requested Action: Variance

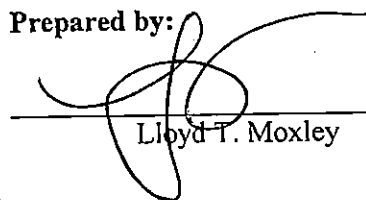
The Department of Planning has reviewed the petition for variance relief as listed on the attachment submitted in support of the petition.

A site visit was conducted on February 8, 2018. The existing shopping center is currently undergoing renovation to include signage.

The Department has no objection to granting the petitioned zoning relief.

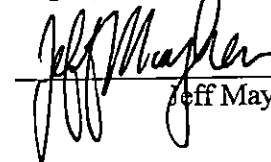
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/

c: Krystle Patchak
David H. Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: February 15, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0192-A
Address 1401-1417 Merritt Blvd.
(Oekos Dundalk, LLC Property)

Zoning Advisory Committee Meeting of **February 16, 2018.**

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: February 8, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0192-A
Address 1401-1417 Merritt Boulevard
(Oekos Dundalk, LLC Property)

Zoning Advisory Committee Meeting of **February 9, 2018.**

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

Reviewer: Steve Ford



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 5465100

Sold To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
TOWSON, MD 21204-5304

Bill To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
TOWSON, MD 21204-5304

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

Feb 22, 2018

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: # 2018-0192-A
1401-1417 Merritt Boulevard
E/s Merritt Boulevard, 511 ft. SE of the centerline of German Hill Road
12th Election District - 7th Councilmanic District
Legal Owner(s) Oekos Dundalk, LLC

Variance to 1. To allow 2 freestanding joint identification signs on Merritt Boulevard with sign areas/faces of 100 and 150 sq. ft. in lieu of the permitted 1 freestanding joint identification sign with a sign area/face of 150 sq. ft. (Signs C, D); 2. To allow freestanding joint identification signs to display a maximum of 8 lines of text with a sign copy a minimum of 3 in. in height in lieu of the permitted 5 lines of text and required 8 in. height for sign copy (Signs A, C, D); 3. To allow tenants in a multi-tenant commercial building a wall-mounted enterprise sign with a sign area/face that exceeds two times the length of the wall containing the exterior entrance and defining the space occupied by the tenant (Sign 3-165 sq. ft. in lieu of 139 sq. ft., Sign 5B-85 sq. ft. in lieu of 76 sq. ft., Sign 9B-273 sq. ft. in lieu of 96 sq. ft.); 4. To allow a wall-mounted enterprise sign to be installed in a different location than the tenant space (Sign 9A); 5. To allow an additional wall-mounted enterprise sign to be installed on a multi-tenant commercial building over other tenant spaces in lieu of the permitted 1 wall-mounted enterprise sign for each tenant space (Sign 9A).

Hearing: Friday, March 16, 2018 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

2-155 February 22 5465100

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

CERTIFICATE OF POSTING

2018-0192-A

RE: Case No.: _____

Petitioner/Developer: _____

Oekos Dundalk, LLC

March 16, 2018

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:

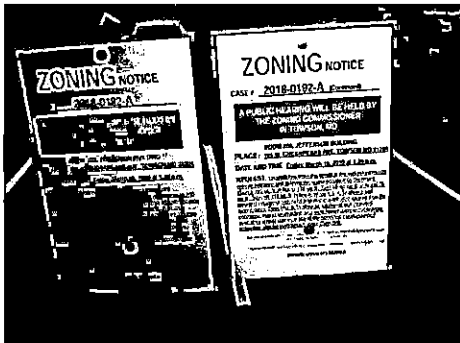
Ladies and Gentlemen:

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: _____

1401-1417 Merritt Boulevard

February 24, 2018

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



Sincerely,

February 24, 2018

(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)

ZONING NOTICE

CASE # 2018-0192-A

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

ROOM 205, JEFFERSON BUILDING

PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: Friday, March 16, 2018 at 1:30 p.m.

REQUEST: Variance to 1. To allow 2 freestanding joint identification signs on Merritt Boulevard with sign areas/faces of 100 and 150 sq. ft. in lieu of the permitted 1 freestanding joint identification sign with a sign area/face of 150 sq. ft. (Signs C, D); 2. To allow freestanding joint identification signs to display a maximum of 8 lines of text with a sign copy a minimum of 3 in. in height in lieu of the permitted 5 lines of text and required 8 in. in height for sign copy (Signs A, C, D); 3. To allow tenants in a multi-tenant commercial building a wall-mounted enterprise sign with a sign area/face that

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 2018-0192-A (Continued)

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

ROOM 205, JEFFERSON BUILDING

PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: Friday, March 16, 2018 at 1:30 p.m.

REQUEST: exceeds two times the length of the wall containing the exterior entrance and defining the space occupied by the tenant (Sign 3-165 sq. ft. in lieu of 139 sq. ft., Sign 5B-85 sq. ft. in lieu of 76 sq. ft., Sign 9B-273 sq. ft. in lieu of 96 sq. ft.); 4. To allow a wall-mounted enterprise sign to be installed in a different location than the tenant space (Sign 9A); 5. To allow an additional wall-mounted enterprise sign to be installed on a multi-tenant commercial building over other tenant spaces in lieu of the permitted 1 wall-mounted enterprise sign for each tenant space (Sign 9A).

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 410-887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

2018-0192-A

RE: Case No.: _____

Petitioner/Developer: _____

Oekos Dundalk, LLC

March 16, 2018

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:

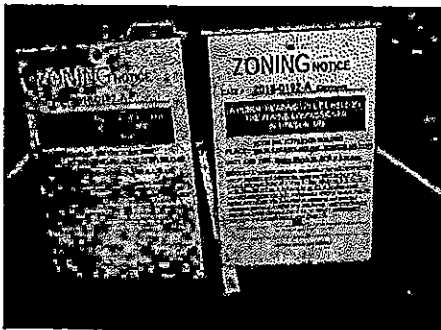
Ladies and Gentlemen:

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: _____

1401-1417 Merritt Boulevard

February 24, 2018

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



Sincerely,

February 24, 2018

(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)

ZONING NOTICE

CASE # 2018-0192-A

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

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: Friday, March 16, 2018 at 1:30 p.m.

REQUEST: Variance to 1. To allow 2 freestanding joint identification signs on Merritt Boulevard with sign areas/faces of 100 and 150 sq. ft. in lieu of the permitted 1 freestanding joint identification sign with a sign area/face of 150 sq. ft. (Signs C, D); 2. To allow freestanding joint identification signs to display a maximum of 8 lines of text with a sign copy a minimum of 3 in. in height in lieu of the permitted 5 lines of text and required 8 in. in height for sign copy (Signs A, C, D); 3. To allow tenants in a multi-tenant commercial building a wall-mounted enterprise sign with a sign area/face that

NOT NECESSARY DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING DATE AND TIME

TO NOTIFY YOU OF THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 2018-0192-A (Continued)

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

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: Friday, March 16, 2018 at 1:30 p.m.

REQUEST: exceeds two times the length of the wall containing the exterior entrance and defining the space occupied by the tenant (Sign 3: 165 sq. ft. in lieu of 138 sq. ft.; Sign 5B: 85 sq. ft. in lieu of 76 sq. ft.; Sign 9B: 273 sq. ft. in lieu of 96 sq. ft.); 4. To allow a wall-mounted enterprise sign to be installed in a different location than the tenant space (Sign 9A); 5. To allow an additional wall-mounted enterprise sign to be installed on a multi-tenant commercial building over other tenant spaces in lieu of the permitted 1 wall-mounted enterprise sign for each tenant space (Sign 9A).

NOT NECESSARY DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONFIRM HEARING DATE AND TIME

TO NOTIFY YOU OF THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



February 14, 2018
KEVIN RAMENETZ
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: 2018-0192-A

1401-1417 Merritt Boulevard

E/s Merritt Boulevard, 511 ft. SE of the centerline of German Hill Road

12th Election District – 7th Councilmanic District

Legal Owners: Oekos Dundalk, LLC

Variance to 1. To allow 2 freestanding joint identification signs on Merritt Boulevard with sign areas/faces of 100 and 150 sq. ft. in lieu of the permitted 1 freestanding joint identification sign with a sign area/face of 150 sq. ft. (Signs C,D); 2. To allow freestanding joint identification signs to display a maximum of 8 lines of text with a sign copy a minimum of 3 in. in height in lieu of the permitted 5 lines of text and required 8 in. height for sign copy (Signs A, C, D); 3. To allow tenants in a multi-tenant commercial building a wall-mounted enterprise sign with a sign area/face that exceeds two times the length of the wall containing the exterior entrance and defining the space occupied by the tenant (Sign 3-165 sq. ft. lieu of 139 sq. ft., Sign 5B-85 sq. ft. in lieu of 76 sq. ft., Sign 9B-273 sq. ft. in lieu of 96 sq. ft.); 4. To allow a wall-mounted enterprise sign to be installed in a different location than the tenant space (Sign 9A); 5. To allow an additional wall-mounted enterprise sign to be installed on a multi-tenant commercial building over other tenant spaces in lieu of the permitted 1 wall-mounted enterprise sign for each tenant space (Sign 9A).

Hearing: Friday, March 16, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Christos Economides, 8300 Guilford Road, Ste. C, Columbia 21046

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, FEBRUARY 24, 2018.**
- (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, February 22, 2018 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich

410-494-6200

Venable, LLC

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

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: 2018-0192-A

1401-1417 Merritt Boulevard

E/s Merritt Boulevard, 511 ft. SE of the centerline of German Hill Road

12th Election District – 7th Councilmanic District

Legal Owners: Oekos Dundalk, LLC

Variance to 1. To allow 2 freestanding joint identification signs on Merritt Boulevard with sign areas/faces of 100 and 150 sq. ft. in lieu of the permitted 1 freestanding joint identification sign with a sign area/face of 150 sq. ft. (Signs C,D); 2. To allow freestanding joint identification signs to display a maximum of 8 lines of text with a sign copy a minimum of 3 in. in height in lieu of the permitted 5 lines of text and required 8 in. height for sign copy (Signs A, C, D); 3. To allow tenants in a multi-tenant commercial building a wall-mounted enterprise sign with a sign area/face that exceeds two times the length of the wall containing the exterior entrance and defining the space occupied by the tenant (Sign 3-165 sq. ft. in lieu of 139 sq. ft., Sign 5B-85 sq. ft. in lieu of 76 sq. ft., Sign 9B-273 sq. ft. in lieu of 96 sq. ft.); 4. To allow a wall-mounted enterprise sign to be installed in a different location than the tenant space (Sign 9A); 5. To allow an additional wall-mounted enterprise sign to be installed on a multi-tenant commercial building over other tenant spaces in lieu of the permitted 1 wall-mounted enterprise sign for each tenant space (Sign 9A).

Hearing: Friday, March 16, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR VARIANCE
1401-1417 Merritt Blvd; E/S Merritt Blvd,
511' SE of the c/line of German Hill Road
12th Election & 7th Councilmanic Districts
Legal Owner(s): Oekos Dundalk, LLC
by Christos Economides

Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2018-192-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

FEB 05 2018

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 February, 2018, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 West Pennsylvania Avenue, Suite 500, 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: 2018-0192-A
Property Address: 1401-1417 Meent Boulevard
Property Description: _____

Legal Owners (Petitioners): Oetkos Dundalk LLC
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukasevich
Company/Firm (if applicable): Venable LLP
Address: 210 W. Pennsylvania Ave.
Ste. 500
Towson, MD 21204
Telephone Number: (410) 494-6200

David H. Karceski

T 410.494.6285
F 410.821.0147
dhkarceski@venable.com

August 16, 2018

Mr. W. Carl Richards, Jr., Supervisor
Office of Zoning Review
County Office Building
Room 111
111 West Chesapeake Avenue
Towson, MD 21204

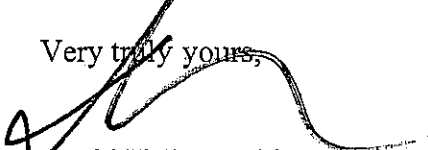
Re: REQUEST FOR SPIRIT & INTENT APPROVAL
ZONING CASE NO. 2018- 192-A
Dundalk Plaza Shopping Center
Location: 1401-1417 Merritt Boulevard
7th Councilman District, 12th Election District

Dear Mr. Richards:

I am writing this letter on behalf of my client Oekos Dundalk LLC ("Oekos"), legal owner of the above-referenced property (the "Property"). On June 25, 2018, on behalf of your office, you countersigned a spirit and intent letter for a shift in the location of a freestanding joint identification sign for the Property's German Hill Road frontage. My client has determined it is not necessary to locate this sign on the east side of the point of vehicular ingress and egress for German Hill Road. Rather, the location for the sign will be on the opposite side of German Hill Road, very close to where the sign was originally approved by the Administrative Law Judge in Case No. 2018-192-A.

Please confirm on behalf of the Office of Zoning Review that the location shown on the attached blue-lined plan is acceptable and within the spirit and intent of the 2018 case.

Very truly yours,



David H. Karceski

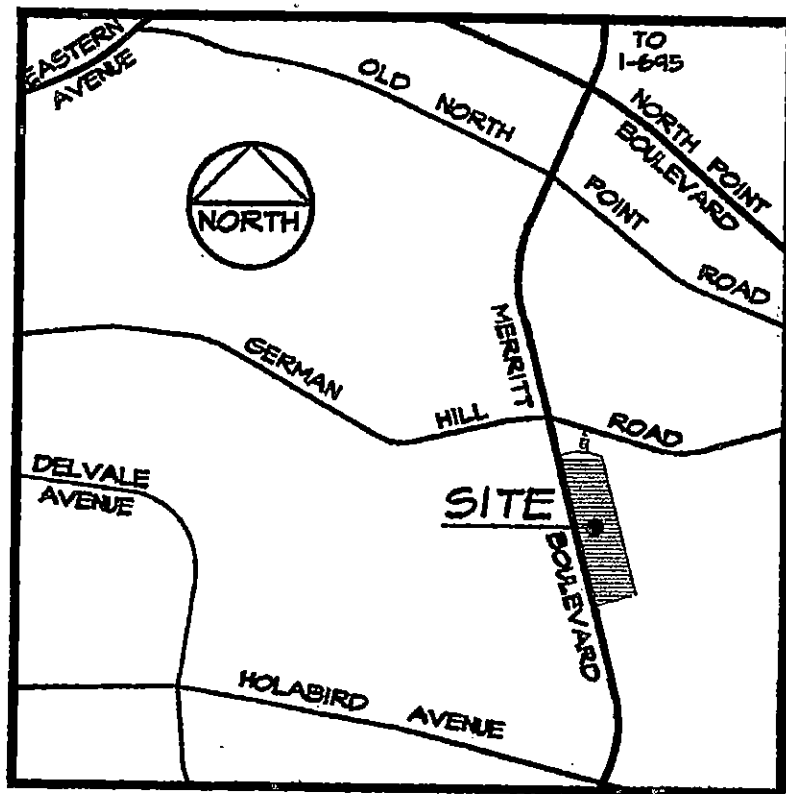
Mr. W. Carl Richards, Jr., Supervisor
Office of Zoning Review
August 16, 2018
Page 2

AGREED AND ACCEPTED:



W. CARL RICHARDS, JR., SUPERVISOR
OFFICE OF ZONING REVIEW

8/23/18
DATE:



VICINITY MAP 1" = 2000'



MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

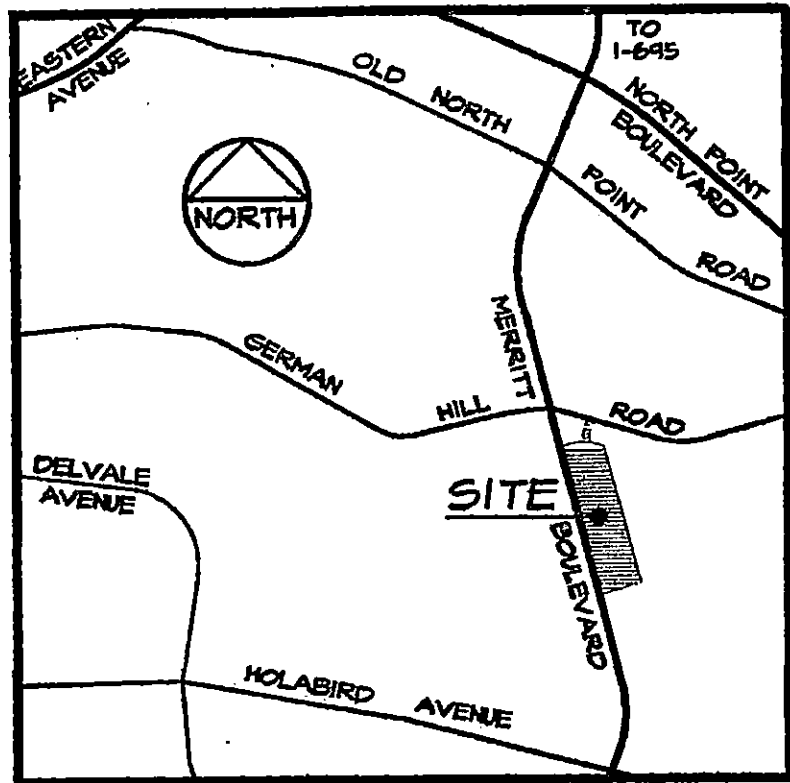
**1220-C East Joppa Road, Suite 505
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax**

~~PLAN TO ACCOMPANY SIGN VARIANCE HEARING~~
~~SITE PLAN TO ACCOMPANY SPIRIT &~~
~~INTENT REQUEST - CASE NO. 2018-192-A~~
DUNDALK PLAZA

1401-1417 MERRITT BLVD.
DUNDALK, MARYLAND 21222

12TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:	19135
06/25/2018	2 GERMAN HILL FREESTANDING SIGN AMENDED LOCATION	SCALE:	1" = 60'
		DATE:	01/16/2018
		DRAWN BY:	KJM
		DESIGN BY:	KJM
		REVIEW BY:	MAB



VICINITY MAP 1" = 2000'



MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

1220-C East Joppa Road, Suite 505
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax



Michael Coughlin

PLAN TO ACCOMPANY SIGN VARIANCE HEARING

DUNDALK PLAZA

1401-1417 MERRITT BLVD.
DUNDALK, MARYLAND 21222

12TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:	19135
		SCALE:	1" = 60'
		DATE:	01/16/2018
		DRAWN BY:	KJM
		DESIGN BY:	KJM
		REVIEW BY:	MAR

PETITIONER'S EXHIBIT

1A-D

David H. Karceski

T 410.494.6285
F 410.821.0147
dhkarceski@venable.com

June 25, 2018

Mr. W. Carl Richards, Jr., Supervisor
Office of Zoning Review
County Office Building
Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Re: REQUEST FOR SPIRIT & INTENT APPROVAL
ZONING CASE NO. 2018- 192-A
Dundalk Plaza Shopping Center
Location: 1401-1417 Merritt Boulevard
7th Councilman District, 12th Election District

Dear Mr. Richards:

I am writing this letter on behalf of my client Oekos Dundalk LLC ("Oekos"), legal owner of the above-referenced property (the "Property"). Oekos is requesting confirmation, by your countersignature below, that a slightly different location for a freestanding sign than the one shown on the site plan approved in Zoning Case No. 2018-192-A ("2018 Case") is within the spirit and intent of the Order approved in the 2018 Case. A copy of the Order in the 2018 Case is enclosed for your review and convenience.

By way of brief history, in the 2018 Case, the Administrative Law Judge granted multiple variances, which pertain to existing and proposed wall-mounted and freestanding signage. Specific to this request for spirit and intent approval, the Order granted relief for a sign, labeled "SIGN A" on the 2018 Case Site Plan, to be located along German Hill Road in close proximity to and on the east side of a point of vehicular ingress and egress on this road.

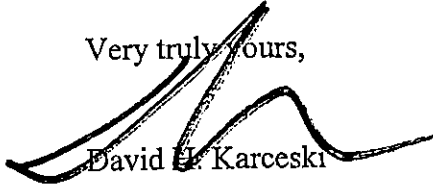
My client is now in the process of fabricating and installing new signs on the Property. With regard to Sign A, Oekos discovered, subsequent to issuance of the 2018 Order, that certain underground utility lines are located where the sign is shown to be installed on the 2018 Case Site Plan, which necessitates a slightly different location for the sign. The intended location for Sign A is now on the opposite side of the same point of ingress and egress for German Hill Road,

Mr. W. Carl Richards, Jr., Supervisor
Office of Zoning Review
June 25, 2018
Page 2.

which is shown and indicated on the enclosed blue-lined site plan, entitled "SITE PLAN TO ACCOMPANY SPIRIT & INTENT REQUEST – CASE NO. 2018-192-A" and dated June 25, 2018. The new location is only a minor shift in the positioning of the sign, and it will continue to be the only freestanding joint identification sign along the German Hill Road frontage of the Property. In addition, there are no proposed changes to the sign, as approved in the 2018 Case and as shown on the 2018 Case Site Plan. For these reasons, we request that you countersign this letter below on behalf of the Office of Zoning Review to confirm that the new location for Sign A does not require another public hearing before the Administrative Law Judge and is within the spirit and intent of the 2018 Case.

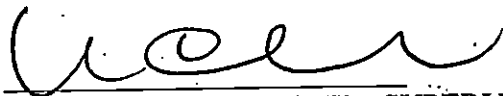
With this letter, I have enclosed a check in the amount of 500.00 made payable to "Baltimore County, MD" to cover the cost for your office's expedited review. Please do not hesitate to let me know if you require any additional materials in connection with this request.

Very truly yours,



David H. Karceski

AGREED AND ACCEPTED:



W. CARL RICHARDS, JR., SUPERVISOR
OFFICE OF ZONING REVIEW

6/25/18
DATE:

IN RE: PETITION FOR VARIANCE

(1401-1417 Merritt Boulevard)

12th Election District

7th Council District

Oekos Dundalk, LLC

Legal Owner

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0192-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County as a Petition for Variance filed by Oekos Dundalk, LLC, legal owner of the subject property ("Petitioner"). The Petition seeks variance relief from § 450.4 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows: (1) to allow 2 freestanding joint identification signs on Merritt Boulevard with sign areas/faces of 100 and 150 sq. ft. in lieu of the permitted 1 freestanding joint identification sign with a sign area/face of 150 sq. ft. (Signs C,D); (2) to allow freestanding joint identification signs to display a maximum of 8 lines of text with a sign copy a minimum of 3 in. in height in lieu of the permitted 5 lines of text and required 8 in. height for sign copy (Signs A, C, D); (3) to allow tenants in a multi-tenant commercial building a wall-mounted enterprise sign with a sign area/face that exceeds two times the length of the wall containing the exterior entrance and defining the space occupied by the tenant (Sign 3 [165 sq. ft. lieu of 139 sq. ft.], Sign 5B [85 sq. ft. in lieu of 76 sq. ft.], Sign 9B [273 sq. ft. in lieu of 96 sq. ft.]); (4) to allow a wall-mounted enterprise sign to be installed in a different location than the tenant space (Sign 9A); and (5) to allow an additional wall-mounted enterprise sign to be installed on a multi-tenant commercial building over other tenant spaces in lieu of the permitted 1 wall-mounted enterprise sign for each tenant space (Sign 9A). A four-sheet site plan was marked as Petitioner's

Exhibit 1A-1D.

Architect Gary Getz, Ken Myers and Laurie Mazzotta appeared in support of the petition. David Karceski, Esq. represented the Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee ("ZAC") comment was received from the Bureau of Development Plans Review (DPR).

The site is approximately 16 acres in size and zoned BM. The Dundalk Plaza Shopping center has been operated at the site for many years. The center is undergoing substantial renovations including new signage for which zoning relief is required.

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).

Mr. Getz testified the property is much wider than it is deep. He also noted the road frontage on Merritt Boulevard is 2-3 times more than that of nearby strip shopping centers. As such the property is unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to provide adequate signage for the center. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of community and/or Baltimore County opposition.

THEREFORE, IT IS ORDERED, this 20th day of **March, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance: (1) to allow 2 freestanding joint

identification signs on Merritt Boulevard with sign areas/faces of 100 and 150 sq. ft. in lieu of the permitted 1 freestanding joint identification sign with a sign area/face of 150 sq. ft. (Signs C,D); (2) to allow freestanding joint identification signs to display a maximum of 8 lines of text with a sign copy a minimum of 3 in. in height in lieu of the permitted 5 lines of text and required 8 in. height for sign copy (Signs A, C, D); (3) to allow tenants in a multi-tenant commercial building a wall-mounted enterprise sign with a sign area/face that exceeds two times the length of the wall containing the exterior entrance and defining the space occupied by the tenant (Sign 3 [165 sq. ft. in lieu of 139 sq. ft.], Sign 5B [85 sq. ft. in lieu of 76 sq. ft.], Sign 9B [273 sq. ft. in lieu of 96sq.ft.]); (4) to allow a wall-mounted enterprise sign to be installed in a different location than the tenant space (Sign 9A); and (5) to allow an additional wall-mounted enterprise sign to be installed on a multi-tenant commercial building over other tenant spaces in lieu of the permitted 1 wall-mounted enterprise sign for each tenant space (Sign 9A), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must provide landscaping near the base of the freestanding signs on the property, as determined in the sole discretion of the Baltimore County landscape architect.

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

Signed
JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

3/17

1:30 PM

Case No.: 2018-0192-A 1401-1417 Merritt Blvd.

Exhibit Sheet

Petitioner/Developer

Protestants

DW
A-20-18

3-20-18
Sen

No. 1	Plan (4 sheet) 1A-1D	
No. 2	Getz CV	
No. 3	Aerial exhibit w/ highlighting	
No. 4 4A+ 4B	Photos of site before and after	
No. 5	5A > Photos of 5B site from front	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

GARY D. GETZ, AIA, NCARB

Principal

YEARS OF EXPERIENCE:

MRA:	18
Getz Taylor Architects, Inc.	9
Other Firms:	8

EDUCATION:

Bachelor of Architecture, Carnegie-Mellon University, 1982

ACTIVE REGISTRATION:

Maryland, Architecture, 1985, #6957-A
National Council of Architectural
Registration Boards Certificate
#69181, ID No. 410913

Additional states: Connecticut,
Delaware, Florida, Georgia, Maine,
Massachusetts, New Hampshire,
New Jersey, North Carolina, North
Dakota, Pennsylvania, Rhode
Island, South Carolina, Vermont,
Virginia, District of Columbia

PROFESSIONAL AND COMMUNITY AFFILIATIONS:

American Institute of Architects
NCARB, Professional Licensing (National)
International Code Council (ICC)
National Fire Protection Association (NFPA)
Urban Land Institute, Baltimore
International Council of Shopping Centers
National Association of Industrial and Office
Properties (NAIOP)
Havre de Grace Opera House Foundation
City of Aberdeen Architectural Review
Committee

PAST MEMBER:

Harford County Board of Electrical
Examiners
Baltimore County Chamber of Commerce
Harford County Chamber of Commerce
Havre de Grace (HdG) Main Street
HdG Historic District Commission
Restaurant Association of Maryland

PUBLICATIONS:

Author of "Creative Retail Thinking."
Urban Land Magazine. April 2003

Quoted in "Burlington Mall, No Where To Go
But Up." Store Age Executive. May 1989

Featured in "Laras News." Laras Majalah
Interior & Arsitktur. September/October
1990

QUALIFICATIONS:

Mr. Getz was a co-founder of Getz Taylor Architects, Inc. and is a Principal with MRA. He is in charge of architectural design and personally leads the design process on all major building projects. His consensus-building and participatory design process skills enable him to lead diverse building committees to harmonious conclusions, and create projects that please all involved.

Mr. Getz's career encompasses practically all aspects of architecture, from conceptual planning to construction oversight. His efforts in the design of commercial and institutional buildings have contributed to numerous design awards. As a former Associate at Design International, he was in charge of design and project management on numerous inventive, cost-effective vertical and horizontal expansion/renovation projects, located around the world.

Having authored over a dozen tenant design criteria, reviewed and designed hundreds of stores, restaurants, and food court tenants, and assisted in lease and exhibit preparations, his services to the client go well beyond that of the typical architect. This is exemplified by his travel to Jakarta, Indonesia to teach a mall developer's tenants store design techniques. He has also traveled extensively through Europe to increase his knowledge of world architecture.

Mr. Getz meets extensively with clients to determine their goals, desires, priorities, budgets and schedules. He establishes a dialogue with the client to make them an active participant in the design. He invites their criticism of his designs and incorporates those comments to ensure properly functioning buildings.

Mr. Getz is experienced in both new construction and renovation work for private and public clients, most commonly in Baltimore, Harford and Frederick Counties. He regularly analyzes applicable zoning regulations in these jurisdictions.

He was the Principal on the following relevant projects:

Honeygo Town Center, White Marsh, Maryland - Principal-In-Charge of design for this mixed-use facility with numerous townhouses and nearly 160,000 SF of retail and office space. The architectural challenge for this project was to meet Baltimore County's requirement to create a "main street" that appeared to have been built over a long period of time. This was achieved through creative site planning and the use of different architectural styles, materials, and elevations.

Centre Court, Pikesville, Maryland - Principal-In-Charge of design for a retail project on a constrained, sloped site. MRA manipulated the grading and tucked the two-story, 20,000-SF retail building into a hillside so that upper level tenants could face a parking field on one side of the building and lower level tenants would face the opposite direction. Much care was given to the design of retaining walls, exit corridors, and exterior grades and landscaping.



MORRIS & RITCHIE
ASSOCIATES, INC.

PETITIONER'S EXHIBIT

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Reisterstown Village Addition, Baltimore, Maryland - Principal-In-Charge of design for a *design-build project* to add 17,000 SF to the existing shopping center.

Loch Raven Plaza, Expansion and Renovation, Baltimore County, Maryland - Principal-In-Charge and Project Manager responsible for the renovation and expansion of the existing retail center. Project included the addition of new storefront canopy, walkway, and pylon signs.

Lynch Manor Shopping Center Renovation, Baltimore, Maryland - Principal-In-Charge of design for renovation of an 85,000-SF existing "big box" and super market into a traditional in-line center. In order to create proper in-line retail space, add additional pad sites and improve circulation and visibility, the front 90 feet of the existing building were demolished. Renderings and video fly-throughs were prepared for this project.

Grand York Shopping Center Renovation, Lutherville, Maryland - Principal-In-Charge of design for renovation of the 90,000-SF shopping center. Complete façade renovation included new canopies for the Super Market, and complete renovation of the canopies on the remainder of the center, including tower elements.

Towson Commons Redevelopment Studies and Design, Towson, Maryland - Principal-In-Charge for redevelopment design studies to reposition this mixed-use project that includes cinemas and a 10-story office tower. The redevelopment study process began with a survey of existing commercial real estate market opportunities in the area. The existing theatre component will be demolished and replaced with new retail, office, parking, and hotel uses

Westview Promenade, Frederick, Maryland - Principal-In-Charge responsible for creating concept, site plan development, and building design for this trend-setting lifestyle center, featured in Urban Land Magazine. MRA designed the 55,000-SF state-of-the-art 16-plex cinema complete with stadium seating, and 170,000 SF of retail shops and restaurants nestled around pedestrian-only landscaped courtyards.

Redevelopment of Frederick Towne Center, Frederick, Maryland - Principal-In-Charge for the proposed demolition and redevelopment of the existing mall property into Main Street retail, residential, and structured parking. Project scope included demolition to 290,000 SF of existing mall (excluding the existing anchor stores) and 700,000-SF of new 2-story exterior facing retailers. The upper level retail was to be serviced from a new 500-car parking deck. In addition, the rear of the property was planned for 450 residential units in 6-story towers including one building that wraps the parking deck. Due to economic conditions, MRA later redesigned the site with a new development team and provided planning for the demolition of the mall and construction of a new outdoor retail center.

The Shoppes at Bowie Town Center, Prince George's County, Maryland - Principal-In-Charge responsible for schematic design for this 101,000-SF shopping center with a 3,500-SF pad site, on 12 acres, zoned MAC.

Clarksville Square 4-Building Retail Shopping Complex, Howard County, Maryland - Principal-In-Charge for design of the new retail complex.

City Place, Silver Spring, Maryland - Principal-In-Charge for the multi-million dollar renovation of a six-story urban retail center. Originally an inward-facing urban mall, City Place has been transformed to meet the latest trends in retail. Street level stores have been reoriented to the outside, and retented with cafes and multi-level stores with street access. In conjunction with new development across the street, downtown Silver Spring has become a major retail destination in the Washington, D.C. metropolitan area. Due to the historic designation of the building, new signage has been placed off of the facade and onto freestanding steel grid billboards. A new corner mall entrance, new interior malls on levels one through three and new escalators were installed to reorient the mall to the new street-front development, as well. MRA also provided schematic design for a new 9-story, 210,000-SF office tower to be built on top of the existing structure.

Villages of Meadow Creek, Westminster, Maryland - Principal-In-Charge of site planning, retail planning, and architectural design for this 215,000-SF Hybrid Lifestyle center. The plan combines traditional shopping center planning with a main street to direct patrons into the heart of the project. A two-story retail/office building forms one side of main street, while freestanding restaurants will create the opposite street wall. A traffic circle focal point redirects vehicles into the traditional center. Rural images of farmhouses and barns inspired the elevations. Stone, board and batten siding and brick are utilized to reflect the country look.

The Village at Swan Creek, Harford County, Maryland - Principal-In-Charge of design for this 103,000-SF mixed use, retail, restaurant, and office development. Design was provided for three main buildings with landscaped courtyards and

interconnecting pedestrian walkways, while providing areas for four pad sites. The attention to detail and provisions for pedestrian amenities such as outdoor eating areas, safe and convenient walkways, and gathering spaces revitalize a once abandoned site. The project was designed and permitted under the Harford County Fast Track process.

Tollgate Marketplace Expansion, Bel Air, Maryland - Design Principal for a 60,000-SF addition to the existing Tollgate Marketplace shopping center.

Aberdeen Marketplace, Harford County, Maryland - Design Principal for a 100,000-SF renovation of an unsound and unoccupied retail center.

Woodbridge Center, Edgewood, Maryland - Principal-In-Charge of design for this 200,000-SF shopping center with five pad sites and 842 parking spaces on 21.75 acres. This mixed-use project involved various tenant spaces including retail, warehouse and loading docks and included a 45,000-SF Mars Supermarket.

Greenbrier Shopping Center, Harford County, Maryland - Principal-In-Charge of design for the new 180,000-SF retail center located on the north side of Bel Air.

Havre de Grace Plaza Renovation, Harford County, Maryland - Provided design oversight in conjunction with the shopping center's front facade renovation.

North Carroll Shopping Center, Carroll County, Maryland - Provided design oversight services as part of the shopping center's front facade renovation. Provided cost conscience facelifts for these centers, maximizing the effect of every dollar spent.

Big Elk Mall, Elkton, Maryland - Principal-in-Charge of design for the renovation of 1,200 linear feet of building façade. An extremely cost-effective solution was developed which allowed for a compressed construction schedule in order to lessen the impact to tenants.

Chambersburg Crossing, Chambersburg, Pennsylvania - Principal-In-Charge of design for a 271,400-SF, Target-anchored power center. The building façade materials, massing and details were carefully crafted with modern, rectilinear forms to complement the Target Store, without copying it. The stores step back slightly to reveal corner details and create shadows that break the monotony of long masonry facades. Soft planting areas with seating, located between storefronts, create a place of respite along the path among the hard surfaces of the façade and paving.

The Shoppes at Amyclae, Stafford, Virginia - Principal-In-Charge of design for a single-story retail building and a two-story office building over retail on the ground floor and a 40-foot tall tower. The project was designed as a new town center with traditional detailing, reflecting the architecture prevalent in the rolling Virginia hills.

Georgetown Park Mall, Washington, D.C. - Principal-In-Charge for a major re-tenanting renovation for this trend-setting three-story urban mall which also has underground parking and condominiums integrated into the facility.

Chapel Farm, Frederica, Delaware - Principal-In-Charge of master planning and schematic architectural design for this 120,000-SF shopping center. The design team responded to a historic church located across the street by creating a village green to act as a buffer between the commercial center and religious site. The retail was distributed amongst several small-scale buildings, with pitched roofs, indirect lighting for signage and pedestrian friendly walkways. Landscaped berms and low brick walls added additional screening from the church.

Palladium City Place, West Palm Beach, Florida - Principal-In-Charge of tenant coordination and store design for an 8-block retail and entertainment Main Street development.

Dover Mall and Food Court Renovation, Dover, Delaware - Principal-In-Charge of design and project manager for the renovation to this regional mall. Mall floors, planters, dated ceiling elements and mall amenities were updated or renovated. New graphics and planting schemes were developed. The Food Court received extensive renovation, new amenities, as well as a new criteria.

The Shops at Johnson City, Johnson City, Tennessee - Principal for a \$5 million renovation of the Mall, including all interior public areas and entrances into the Mall, plus tenant coordination and store design review.

Waldorf Gateway, Waldorf, Maryland - Working with MRA's land planners, Gary was the Principal-In-Charge of schematic architectural design for this new town center consisting of 203,000 SF of retail and 150,000 SF of office space, a 100-room extended stay hotel, 300 condo/apartment units, and structured parking.

Camelot, Glassboro, New Jersey - Working with MRA's land planners, Gary was the Principal-In-Charge of the commercial portion of the master plan for this 400-acre, mixed-use community redevelopment project. Integration of planning and architectural services helped create a master plan that is both aesthetically pleasing and fundamentally sound, as well as an excellent graphic presentation that helped local officials visualize what the community will ultimately look like. In the end, the community will contain over 900 single-family homes, villas, and condominiums, and 325,000 SF of main street retail and apartments, interconnected with a variety of recreational facilities and open spaces.

Lynnhaven Mall, Norfolk, Virginia - Project Designer for a \$10 million facelift to a multi-story regional mall. Services included renovation of the Center Court/Food Court, tilework throughout the mall and the mall entrances.

Galtier Plaza, St. Paul, Minnesota - Project Designer for ICSC award-winning, eight-story downtown city block retail/office complex with integrated residential high-rise towers.

Cocowalk, Coconut Grove, Florida - Project Designer responsible for tenant coordination, store design, and review for this ICSC and ULI award-winning lifestyle center. This project was one of the first urban lifestyle centers in the Country. It includes four-stories of upscale retail, restaurant, and entertainment that wraps a central courtyard. The upper level houses a movie theatre that is fed from a multi-level parking deck at the rear of project. The project fits into the urban fabric of downtown Coconut Grove and rejuvenated the street life in the area.

Trolley Square, Salt Lake City, Utah - Project Designer for the renovation of this downtown retail center. The existing building was a garage for the City's streetcars. The project was an adaptive re-use into specialty retail center that included national and local retailers, as well as a food court and restaurants. Mr. Getz lived in Salt Lake City for 4 months while completing this project.

Pondok Indah Mall, Jakarta, Indonesia - Project Designer for this ICSC award-winning project, the first American-style mall in Indonesia. Mr. Getz traveled to Indonesia several times to assist with store design and tenant coordination.

Belvedere Square, Baltimore, Maryland - Project Designer for this ICSC award-winning *urban main street complex featuring an old time market with individual food vendors, several restaurants, and retailers.*

Burlington Mall, Boston, Massachusetts - Project Designer for ICSC award winning, \$35-million double-decking of an upscale shopping mall, including tenant coordination and design review of all stores.

Scottsdale Galleria, Scottsdale, Arizona - Project Designer for a 1.2-million-square-foot specialty retail and entertainment center. The project included a 4-story atrium housing 400,000 SF of upscale retail Gross Leasable Area and 140,000 SF of opulently designed common area, in addition to 4,500 underground parking spaces.

Mars Super Markets, Various Locations Throughout the Baltimore-metropolitan Area, Maryland - Principal-In-Charge of design for numerous Mars locations including: Timonium, Padonia, Carney, Holabird, Wise Avenue, Arbutus, Reisterstown, Dogwood, Aberdeen, Woodbridge, Glen Burnie, and Middle River. Responsibilities included all aspects of the design and construction process.

Giant Super Market, Pikesville, Maryland - Principal-In-Charge of design for a new 63,000-SF flagship super market on the site of the existing store. A phased construction plan incorporating numerous adjacent properties allowed a new store to be built behind the existing store thereby minimizing the time of store closure. Responsibilities included all aspects of the design and construction process.

Verizon Wireless Stores, MD, DE, VA, WV, NC, NJ, NY, PA, & D.C. - Principal-In-Charge responsible for design and construction drawings for over 200 stores in the mid-Atlantic area from New Jersey to North Carolina. Services include schematic design, construction documents and construction administration for architectural, mechanical and electrical engineering work. Stores range between 2,000 and 7,000 SF, including freestanding, strip center, and mall stores.

T J Maxx, Books-A-Million and Security Jewelry Stores, Arundel Mills, Hanover, Maryland - Principal-In-Charge of the design, construction documentation and construction administration for various national retail stores within the Mall.

Super Crown Bookstore, Dale City, Virginia - Principal-In-Charge of design responsible for design of a freestanding, 10,000-SF bookstore based on the tenant's prototype drawings. The exterior was designed to meet Crown's aesthetic satisfaction, while staying within the Developer's limited budget.

Hess Shoes, Baltimore & Columbia, Maryland - Principal-In-Charge and Project Manager responsible for design of a new children's shoe store to be used as a regional prototype. The design created an exciting shopping experience that draws families into the store. Sales immediately skyrocketed 130% from the day the store opened, as compared with their existing store located directly across the mall.

Rockport Shoes, Various locations in Maryland, Virginia, and Pennsylvania - Principal-In-Charge and Project Manager responsible for prototype stores to ten malls in the mid-Atlantic region. Each store was designed and built in approximately four months.

Safeway Building Expansion Study and Design, Montgomery County, Maryland - Principal-In-Charge of design for the expansion of this 28,000-SF store. Located on a highly constrained and restrictive site, architectural design provided for a 12,000-SF addition as a second floor.

Safeway Stores, Various Locations in Maryland and Virginia - Principal-In-Charge of design for architectural and interior design at the following locations: Ellicott City, Cockeysville, Rockville, Bladenberg, and Bel Air, Maryland; and Woodbridge, Leesburg, Fort Hunt, and Alexandria, Virginia. Responsibilities included all aspects of the design and construction process including *all food service equipment specifications and submissions*.

Rite Aid Stores and Pharmacy, Various Locations - Principal-In-Charge and Project Manager for several new standalone Rite Aid Stores and Pharmacies, as well as renovations to several existing stores including modification/addition of store layout, entrances, and store front.

MEMORANDUM

DATE: April 20, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0192-A – Appeal Period Expired

The appeal period for the above-referenced case expired on April 19, 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

CASE NAME 1401-1417 Merritt Blvd
CASE NUMBER 2018-192-A
DATE 3/16/18

[illegible]

CASE NO. 2018- 192-A

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

Comment

NO COMMENTS

NO Objection

NO Objection

3/1

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

2/15

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

FIRE DEPARTMENT

3/1/18

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

2/5

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 2008-0326-A)

NEWSPAPER ADVERTISEMENT Date: 2/22/18

SIGN POSTING Date: 2/24/18 by Black

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 - 12 Account Number - 1220027000							
Owner Information									
Owner Name:		OEKOS DUNDALK LLC				Use:		COMMERCIAL	
Mailing Address:		C/O OEKOS MANAGEMENT 8300 GUILFORD ROAD STE C COLUMBIA MD 21046-				Principal Residence:		NO	
						Deed Reference:		/20541/ 00471	
Location & Structure Information									
Premises Address:		1401 MERRITT BLVD BALTIMORE MD 21222-0000				Legal Description:		16.109 AC LAURELWOOD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0103	0005	0434		0000				2016	Plat Ref: 0031/0056
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1985		3099				16.1000 AC		14	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
		FAST FOOD							
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2016		07/01/2017		07/01/2018	
Land:		4,832,700		4,832,700					
Improvements		10,944,800		14,659,600					
Total:		15,777,500		19,492,300		18,254,033		19,492,300	
Preferential Land:		0						0	
Transfer Information									
Seller: DUNDALK VF LLC				Date: 08/13/2004		Price: \$12,900,000			
Type: ARMS LENGTH IMPROVED				Deed1: /20541/ 00471		Deed2:			
Seller: DUN L L C				Date: 02/28/2000		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /00000/ 00000		Deed2:			
Seller: DUNDALK STORES CORPORATION				Date: 05/30/1997		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /12201/ 00063		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							
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									

Homeowners' Tax Credit Application Status: No Application

Date:

1 TB
3-4-08

IN RE: PETITION FOR VARIANCE

E side Merritt Boulevard, 440 feet S
of c/l German Hill Road
12th Election District
7th Councilmanic District
(1401 Merritt Boulevard)

Oekos Management Corporation;
Sid Roros, Vice President
Legal Property Owner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
*
* **Case No. 08-336-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by Sid Roros, Vice President, on behalf of the legal owner of the subject property, Petitioner Oekos Management Corporation. Petitioner is requesting variance relief from Section 409.6.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 954 parking spaces in lieu of the required 984 spaces. The subject property and the requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the variance request were Sid Roros on behalf of Petitioner Oekos Management Corporation, Petitioner's attorney, Jennifer R. Busse, Esquire, and Bill Monk with Morris & Ritchie Associates, Inc., the consulting firm that prepared the site plan. Also appearing in support of the requested relief were Dharmesh Shah, employed with Planet Fitness, the proposed tenant of Petitioner, Peter Powell with Beck, Powell & Parsons, Petitioner's architectural consultant, Keith Barnett with KLN Retail, Petitioner's commercial real estate firm, and Chris McCollum with the Baltimore County Department of Economic Development. There were no Protestants or other interested citizens in attendance at the hearing, and there were no adverse Zoning Advisory Committee comments received.

The hearing proceeded by way of a modified proffer from Ms. Busse and from Mr. Monk. Testimony and evidence offered revealed that the subject property is a large commercial parcel containing approximately 17.21 gross acres and 16.19 net acres, zoned B.M. (Business, Major). The property is developed as the Dundalk Plaza shopping center and contains a total of 185,502 square feet of building area and located in the Dundalk area of Baltimore County. The site plan depicts the subject property and surrounding area.

Petitioner is a Columbia, Maryland based company that owns approximately 1.4 million square feet of property between Wilmington, Delaware and Fredericksburg, Virginia. Petitioner has owned the subject property since 2004 and in addition to this shopping center, owns two other shopping centers in Baltimore County. The shopping center is an older center and has been at this location for decades. Since its purchase of the shopping center, Petitioner has made a number of upgrades and improvements, including a new roof over the entire shopping center.

Petitioner now proposes to locate Planet Fitness, an athletic club, within a 14,072 square foot area that has been vacant for some time. Other tenants at the shopping center include a grocery store, a discount clothing store, a video rental store, a restaurant, a carryout restaurant, a bank, a furniture store, and other various retail stores. Mr. Monk described the topography of the site as unique in the slope of the center and its relationship to Merritt Boulevard, which is unusual compared to other similarly developed parcels in the area. The existing parking lot servicing the shopping center is located along the front, sides and rear of the shopping center. It is connected to the parking lot of the adjoining shopping center to the south. There are a total of 954 parking spaces currently provided.

A photograph was presented of the property showing the location of the proposed athletic club tenant within the shopping center, and was marked and accepted into evidence as Petitioner's Exhibit 2. The site is already fully developed and with the exception of some

landscaping, is entirely paved. The proposed tenant will be centrally located on the site but more toward the south side of the property as shown on the site plan. This is the area of the site where there is parking at both the front and rear of the shopping center -- in close proximity to the proposed athletic club.

The proposed tenant, Planet Fitness, is a fast growing athletic club which currently has two other Baltimore County locations, one in Lutherville and the other in Glen Burnie. Mr. Shah noted that the facility will typically have three employees at one time on site and the expected hours of operation are 5:00 AM to 10:00PM Mondays through Thursdays, 5:00 AM to 9:00 PM on Fridays, and 7:00 AM to 7:00 PM during the weekends. Ultimately, Planet Fitness desires to operate 24 hours a day at this location, as they do at their other locations. In fact, Planet Fitness has already received a fair amount of interest by clients with regard to its plans to locate at the property. There will be approximately 80 pieces of cardio equipment and the club will not operate any exercise classes, nor will it offer a daycare component for its clients. There will be a few tanning beds and showers for use by clients. Based on the practices of clients at the other facilities, Planet Fitness expects clients will spend an average of 30 minutes at the facility at any one time, and that the club's busiest times will be in the evenings and on weekends.

It was noted during the hearing that the Baltimore County Department of Economic Development supports the location of the Planet Fitness at the Dundalk Plaza. Chris McCollum is a Commercial Revitalization Specialist with the County's Department of Economic Development and submitted a letter in support of Petitioner's requested parking variance. The Department encourages uses which will likely stimulate growth, and it is anticipated that the location of Planet Fitness at this shopping center will be positive for the community, not only by providing a useful service but also by drawing additional customers to the existing tenants at Dundalk Plaza and the surrounding area. For example, Planet Fitness clients will likely take

advantage of the retail and service uses at Dundalk Plaza such as the grocery store, bank, carryout restaurant, etc.

Section 409.6A.2 of the B.C.Z.R. contains the current regulations for shopping centers. New shopping centers containing 180,387 square feet are required to provide parking at a rate of five spaces per 1,000 square feet or 902 spaces instead of the 954 spaces provided. Because this shopping center predates the current regulations it provides parking based on the individual tenants. Section 409.6A.4 of the B.C.Z.R. requires athletic clubs to provide 10 parking spaces per 1,000 square feet of building area. Because Planet Fitness proposes to occupy a 14,072 square foot area, the regulations require 141 parking spaces be provided for the athletic club use. Consequently, based on the per use parking calculation the center would be required to provide 984 spaces total.

The reasoning behind the change in the calculations for large shopping centers appears fairly intuitive. Larger centers generally have multiple uses, and those uses have varying times of peak traffic. Also, there are so many parking spaces required under the five spaces for every 1,000 square feet requirement that there will seldom be a time where there is no parking available. Even restaurants, which by themselves require 16 spaces per 1,000 square feet are included in the five spaces per 1,000 square feet large shopping center calculations. Indeed, it seems reasonable going forward not to require a center to readjust its plan every time a tenant changes.

This particular athletic club proposes to offer only 80 pieces of cardio equipment and since there will be no exercise classes at this location, the requirement of 141 parking spaces appears excessive given the likely use patterns. Even if one assumes there is no car-pooling and no one walking or biking to the club for additional exercise from the adjacent residential community, the idea that over 100 people would be using this facility at any one time appears

farfetched. If the facility becomes so crowded that there is a waiting line for every piece of equipment, people would be expected to either stop coming or to adjust their times to hours when it is less crowded.

There is no evidence that the subject property is providing insufficient parking, and there have been no complaints to this effect. To the contrary, the shopping center appears to be doing well. Finally, it is apparent from the hours of operation that the peak times of customer use for this tenant will vary significantly from the peak hours of customer use for many of the other tenants in the center.

In the overall context of the size of the parking facility, the requested 3% deviation in parking proposed from that which is required under the old regulations is very minor -- the variance request is for only 30 spaces. As noted, if this center were built today, no variance would be necessary. In that sense, the imposition of zoning on this property disproportionably impacts the subject property as compared to others in the zoning district. In addition, the proposed athletic club will provide the community with a positive service which will likely act as an economic stimulus for the area. Hence, knowing that the athletic club's clients will essentially self-police the parking issue, the benefits here outweigh any other issues.

Considering the uncontroverted testimony and evidence presented at the hearing, I find that the subject property has characteristics which are unique, thereby meeting the first prong of the test set forth in *Cromwell v. Ward*, 107 Md. App. 691 (1995) and contained in Section 307.1 of the B.C.Z.R. Specifically, I find that the topography of the property and the existing conditions including the positioning of the existing building and parking create a unique situation that generates a practical difficulty in meeting the bulk and setback requirements. I further find that consistent with the test articulated in *McLean v. Soley*, 270 Md. 208 (1973), compliance with the strict letter of the restrictions would unreasonably prevent the owner from using the property

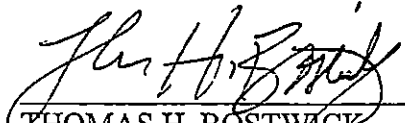
for a permitted purpose, the granting of the variance will do substantial justice to the applicant as well as to others in the area, and the relief sought is within the spirit of the ordinance and will not be injurious to the public safety and welfare. *Id.* at 214-215.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered, I find that Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 14th day of March, 2008 by this Deputy Zoning Commissioner, that Petitioner's variance request from Section 409.6.A.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 954 parking spaces in lieu of the required 984 spaces be and is hereby GRANTED, subject to the following.

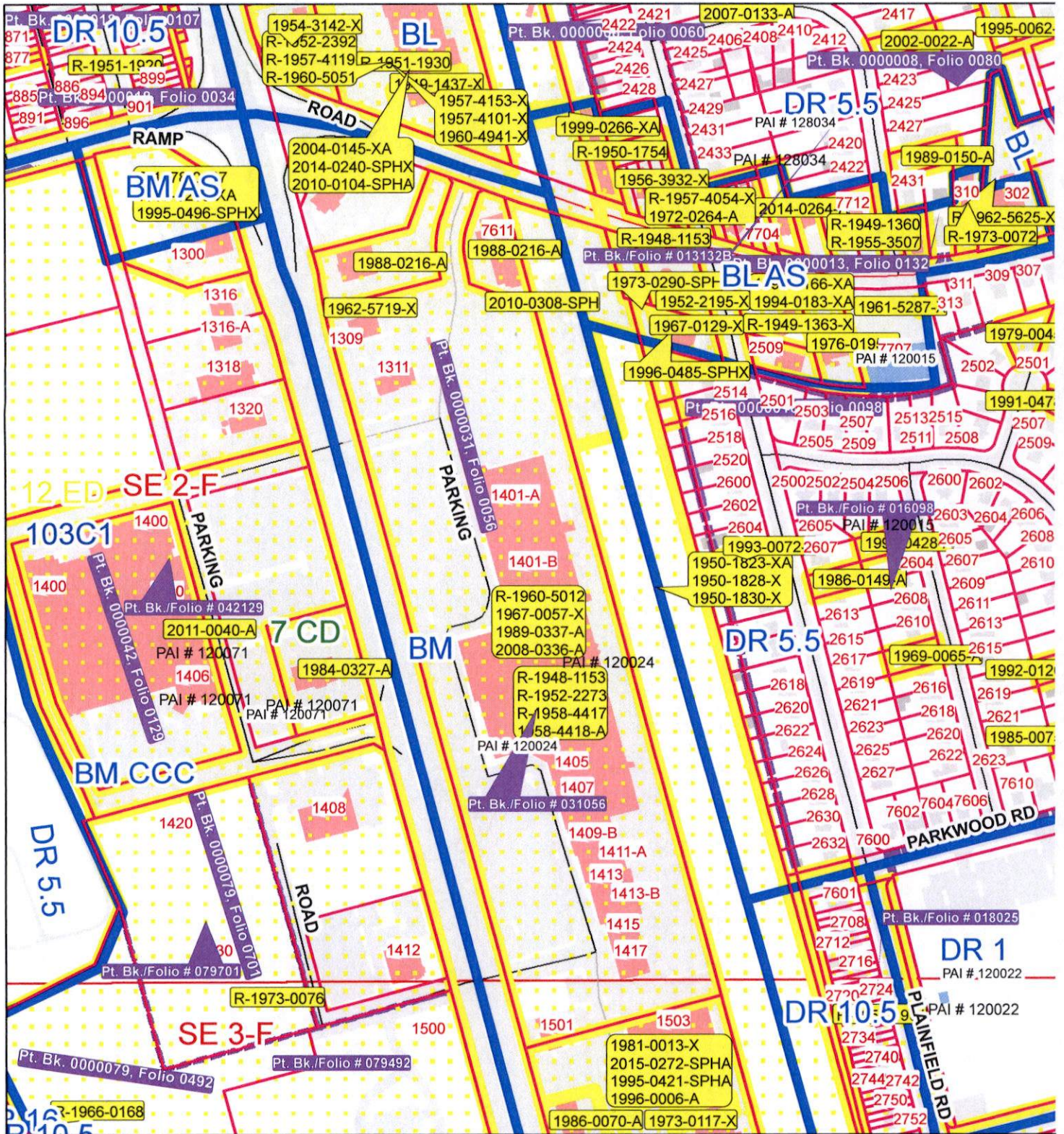
1. Petitioners are advised that they may apply for any required building permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If,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

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

_018-0192-A



Publication Date: 1/23/2018

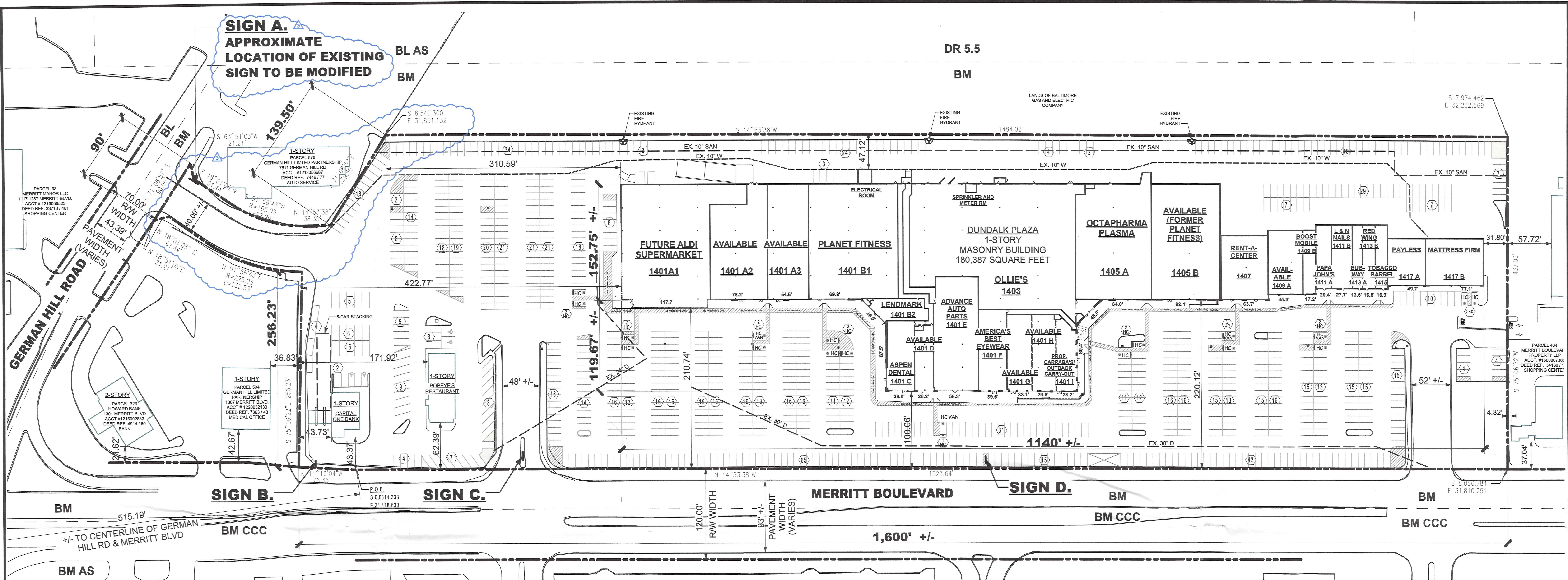


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 80 160 320 480 640 Feet

1 inch = 300 feet



NOTE:
SITE PLAN INFORMATION BASED ON ATLA SURVEY PERFORMED BY CENTURY ENGINEERING ON 2/2/1998 AND ALTA SURVEY DATED BY KCI TECHNOLOGIES, LAST REVISED ON 1/4/2017.

PARKING INFORMATION FROM SPIRIT OF INTENT, "PLAN TO ACCOMPANY SPIRIT AND INTENT LETTER", DATED 11/30/2017:

PARKING INFORMATION:

954 TOTAL PARKING SPACES PROVIDED PER 2008 VARIANCE

968 REGULAR PARKING SPACES PER 2017 STRIPING PLAN
 18 HANDICAP PARKING SPACES PER 2017 STRIPING PLAN
 4 HANDICAP VAN ACCESSIBLE SPACES PER 2017 STRIPING PLAN
 990 TOTAL PARKING SPACES PER 2017 STRIPING PLAN

HANDICAP PARKING CALCULATIONS:

990 TOTAL PARKING SPACES PROVIDED
 x .02 (2% OF TOTAL PARKING SPACES REQUIRED TO BE HANDICAP)
 19.8; 20 HANDICAP PARKING SPACES REQUIRED PER 2017 STRIPING PLAN (INCLUDING 4 VAN ACCESSIBLE SPACES - SEE BELOW)

FOR EACH 6 HANDICAP SPACES PROVIDED, 1 MUST BE VAN ACCESSIBLE
 20 / 6 = 3.33; 4 VAN ACCESSIBLE SPACES REQUIRED PER 2017 STRIPING PLAN

ALL SPACES 8'-6" WIDE MIN. x 18'-0" DEEP, U.N.O.

2017 PARKING STRIPING AND TENANT PLAN

1" = 60'-0"

0 20' 50' 100'

1. SITE DATA:

TAX MAP - 103 GRID 5 PARCEL 434
 ELECTION DISTRICT 12
 COUNCILMANIC DISTRICT 7
 TAX ACCOUNT NUMBER 1220027000
 DEED REFERENCE: LIBER 20541 FOLIO 471
 PLAT BOOK 31, FOLIO 56
 GROSS PARCEL AREA: 17.21 AC. (749,708 SQ. FT.)
 NET PARCEL AREA: 16.109 AC. (701,708 SQ. FT.)
 ZONING: BM (BUSINESS MAJOR)

2. PROPERTY ADDRESS: 1401-1417 MERRITT BOULEVARD
 DUNDALK, MARYLAND 21222

3. PROPERTY OWNER: 8300 GUILFORD ROAD
 SUITE C
 COLUMBIA, MARYLAND 21046

4. THERE ARE NO KNOWN EXISTING WELL OR SEPTIC AREAS FOUND ON SITE.
 PUBLIC WATER AND SEWER SERVE THIS SITE.

5. NOT BUILDINGS ON THIS SITE ARE A NATIONAL HISTORIC LANDMARK OR LISTED ON THE MARYLAND HISTORIC TRUST INVENTORY. THE SITE IS NOT WITHIN A HISTORIC DISTRICT.

6. FIRE HYDRANTS ARE AS SHOWN ON THE PLAN.

7. ANY FIXTURE USED TO ILLUMINATE OFF-STREET PARKING AREAS SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL PROPERTIES AND PUBLIC STREETS.

8. THIS SITE IS NOT WITHIN A 100-YEAR FLOODPLAIN OR THE CHESAPEAKE BAY CRITICAL AREA.

9. THIS SITE IS NOT WITHIN A BASIC SERVICE DEFICIENT AREA.

10. PREVIOUS COMMERCIAL PERMIT NUMBERS FROM THE YEAR 2010 TO THE PRESENT FOR BUILDING CONSTRUCTION: B739785, B739984, B742966, B746582, B750287, B751460, B751864, B754050, B754776, B761685, B762497, B761706, B769379, B775777, B787318, B810167, B816058, B819471, B819473, B829350, B837537, B843413, B846062, B876689, B901505, B912774, B907224, B923390, B930412, B930413, B932632, B935436, B936196, B936234, B936991, B938438, B939039, B936993, B939522, B939673, B939248, B940147 (LAST IMPROVEMENT PERMIT, DATED 9/18/2017).

11. NO FEES ARE DELINQUENT.

12. AMENITY OPEN SPACE: NONE REQUIRED.

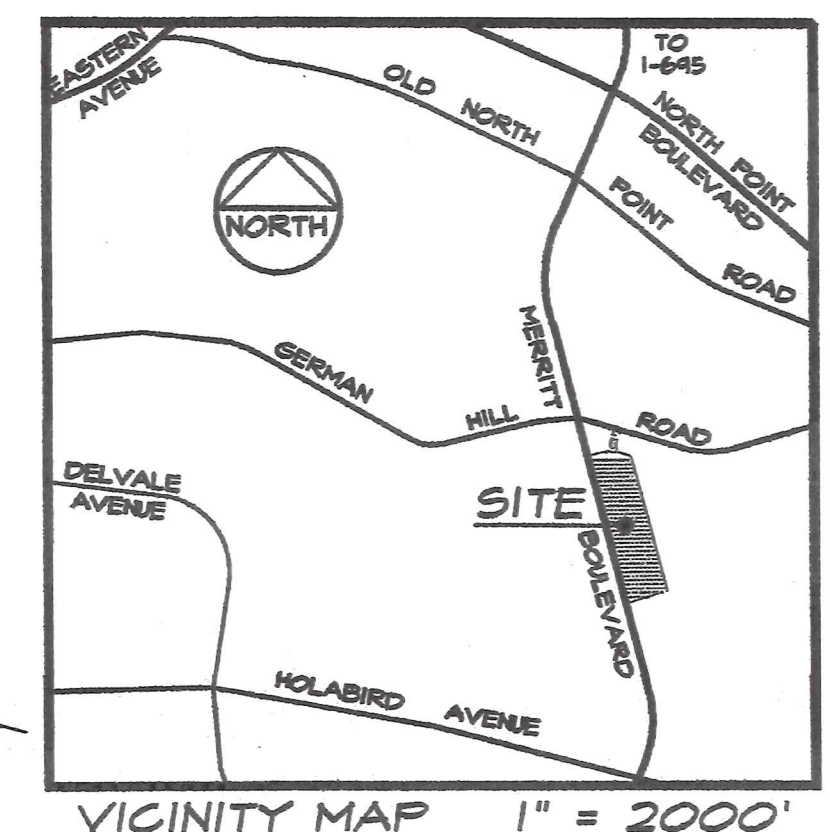
13. ZONING HISTORY: CASE 89-337-A: VARIANCE FOR PARKING WAS DISMISSED ON JUNE 19, 1989. CASE 08-336-A WAS GRANTED ON MARCH 14, 2006.

14. BUILDING AREA:
 SHOPPING CENTER 180,387 SF
 PAD BUILDING 1 3,148 SF
 PAD BUILDING 2 1,987 SF
 TOTAL 185,502 SF

15. BUILDING SETBACKS
 REQUIRED PROVIDED
 FRONT 15' 43' +/- (PAD BUILDING 2)
 INTERIOR SIDE 0' 31' +/-
 REAR 20' 40' +/-

16. F.A.R. PERMITTED PROVIDED
 4.0 25

17. MAX BUILDING HEIGHT = 40'



VICINITY MAP 1" = 2000'



MORRIS & RITCHIE ASSOCIATES, INC.
 ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

1220-C East Joppa Road, Suite 505
 Towson, Maryland 21286
 410-821-1690
 410-821-1748 Fax

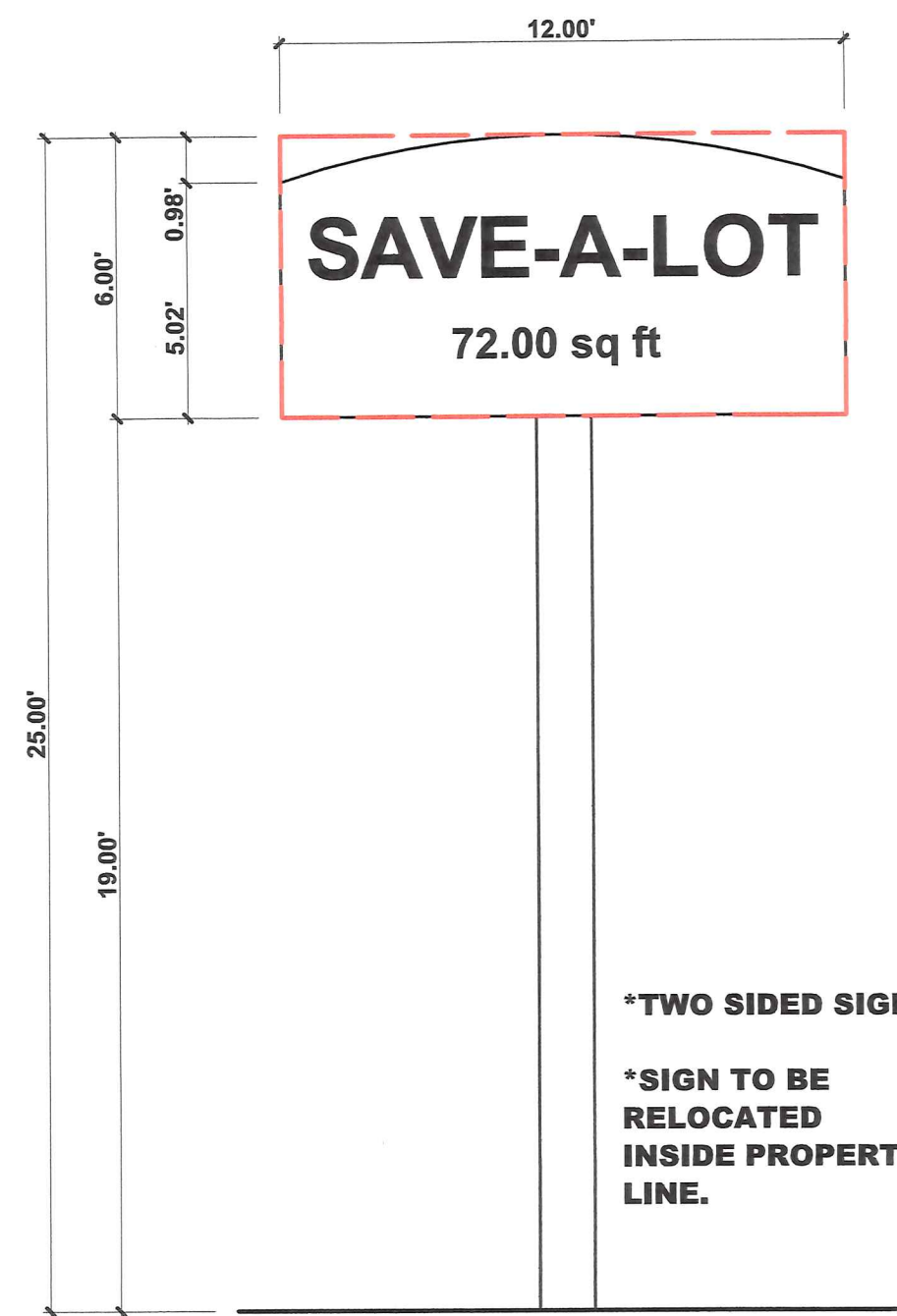
PLAN TO ACCOMPANY SIGN VARIANCE HEARING

DUNDALK PLAZA

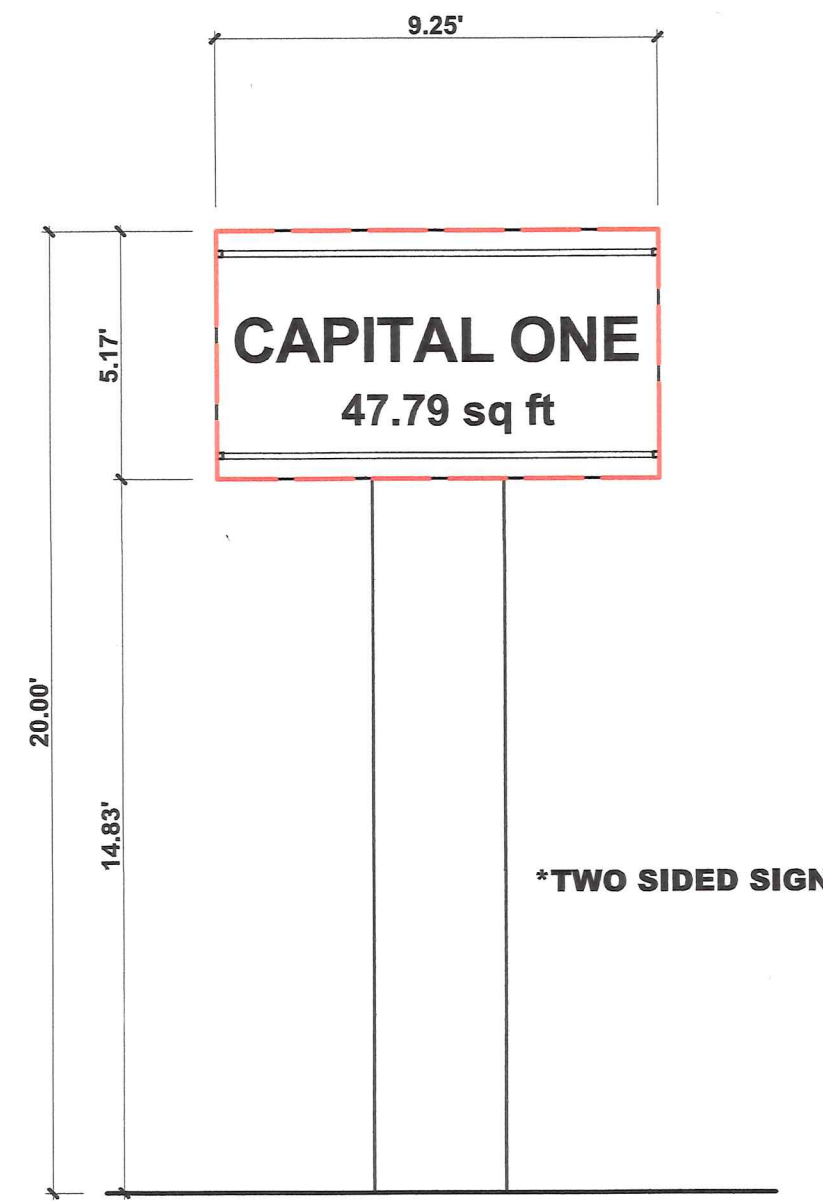
1401-1417 MERRITT BLVD.
 DUNDALK, MARYLAND 21222

12TH ELECTION DISTRICT
 7TH COUNCILMANIC DISTRICT
 BALTIMORE COUNTY, MARYLAND

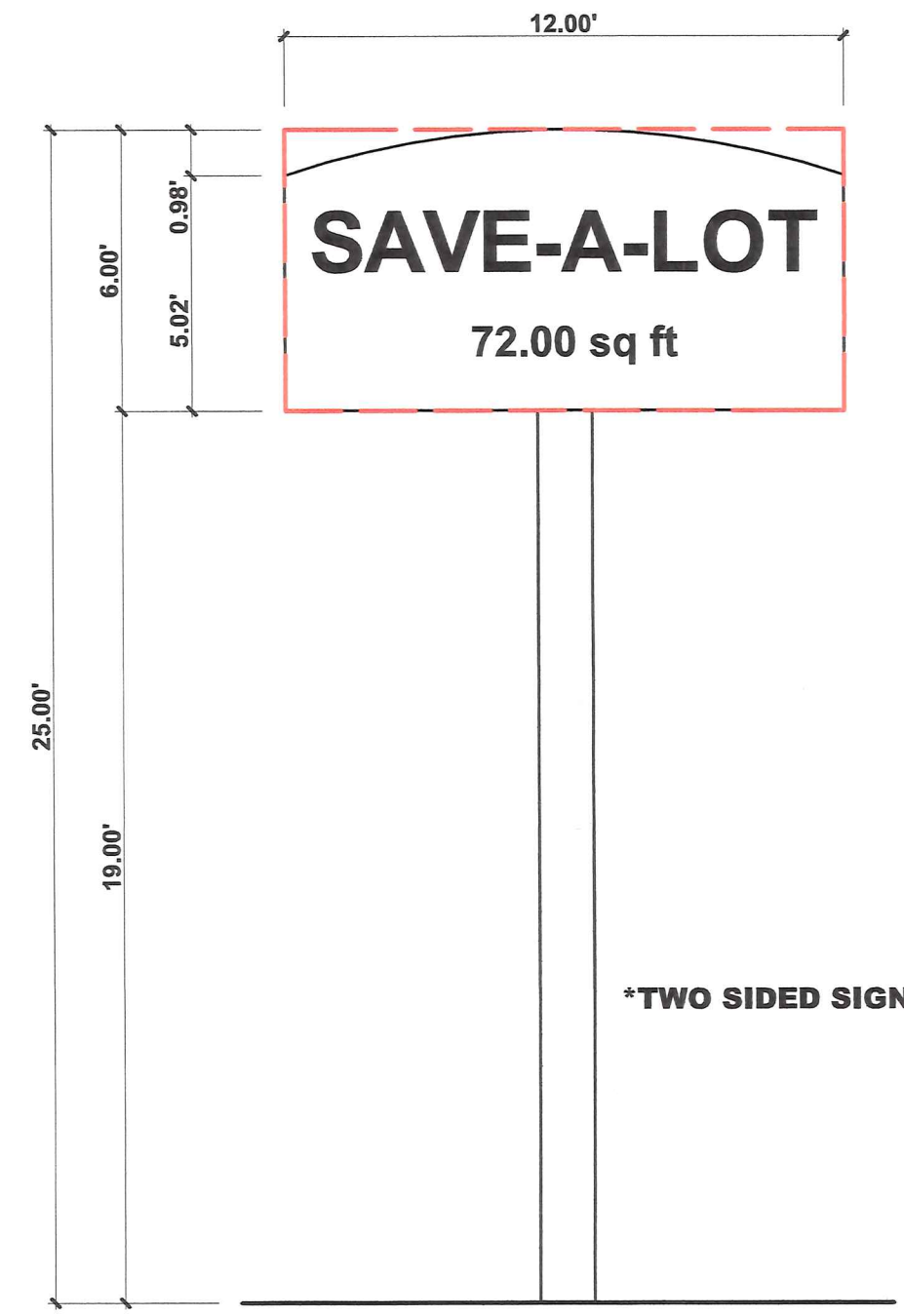
DATE	REVISIONS	JOB NO.:	19135
06/25/2018	2 GERMAN HILL FREESTANDING SIGN AMENDED LOCATION	SCALE:	1" = 60'
07/23/2018	3 GERMAN HILL FREESTANDING SIGN AMENDED LOCATION	DATE:	01/16/2018
		DRAWN BY:	KJM
		DESIGN BY:	KJM
		REVIEW BY:	MAB
		SHEET:	01 OF 04



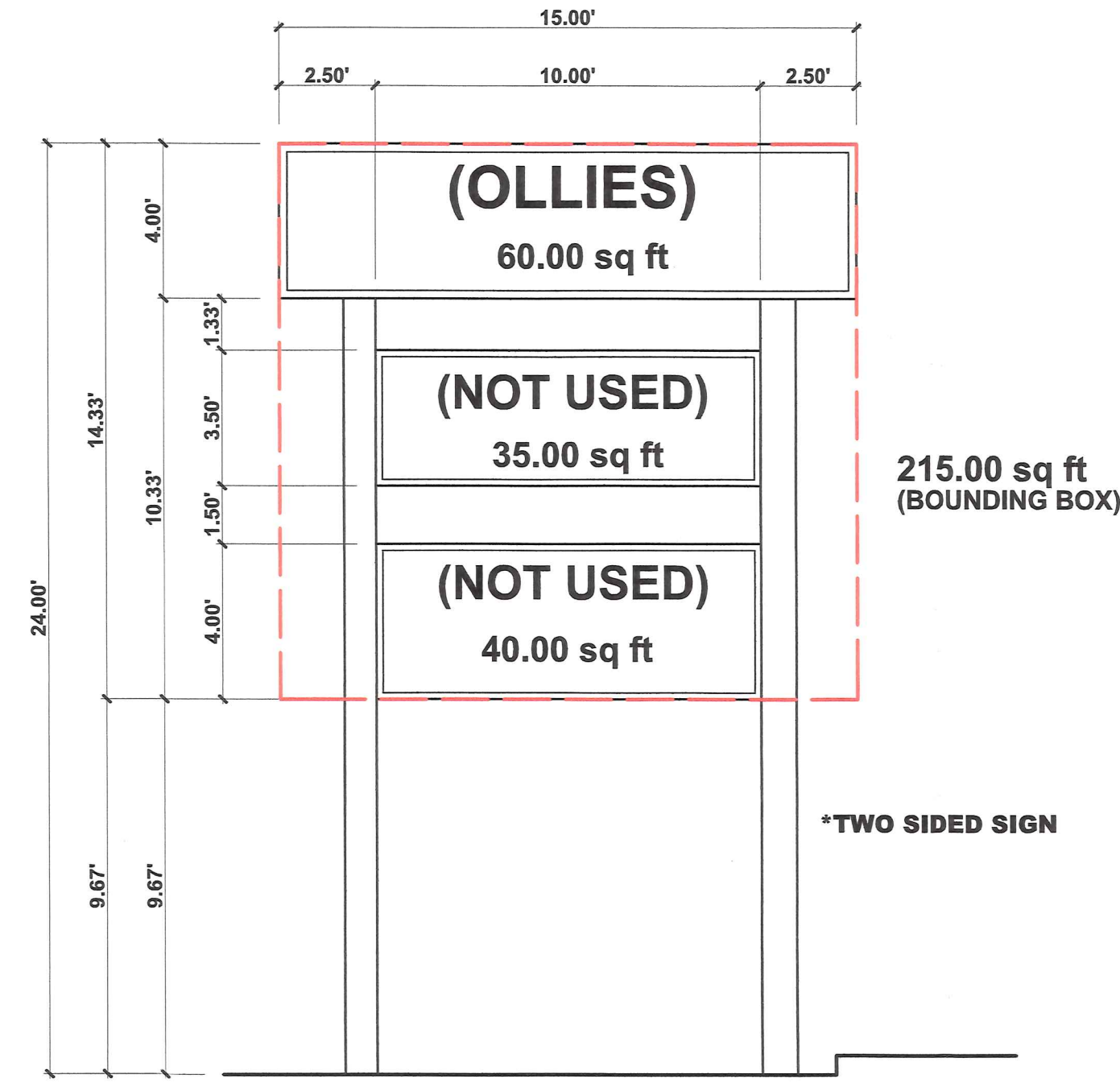
A. EXISTING FREESTANDING JOINT IDENTIFICATION SIGN
 GERMAN HILL ROAD ENTRANCE SCALE: 1/4" = 1'-0"
SIGN AREA: 12.00' x 6.00' = 72.00 ft² (BOUNDING BOX, NOT INCLUDING COLUMN)



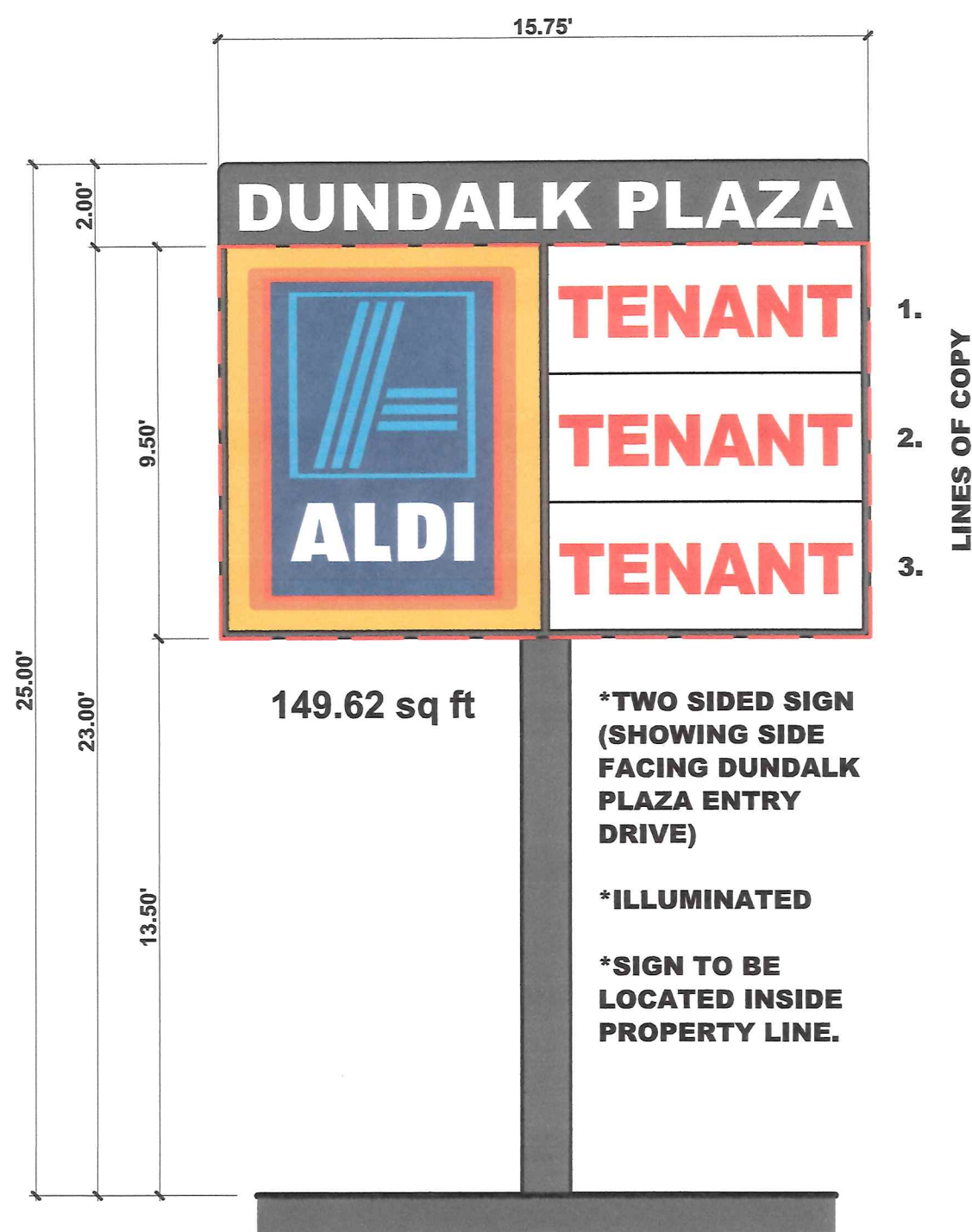
B. EXISTING FREESTANDING ENTERPRISE SIGN
 ALONG MERRITT BLVD SCALE: 1/4" = 1'-0"
SIGN AREA: 9.25' x 5.17' = 47.79 ft² (BOUNDING BOX, NOT INCLUDING COLUMN)
PERMIT NO.: E819279
DATE ISSUED: 06/19/2013



C. EXISTING FREESTANDING JOINT IDENTIFICATION SIGN
 MERRITT BLVD ENTRANCE SCALE: 1/4" = 1'-0"
SIGN AREA: 12.00' x 6.00' = 72.00 ft² (BOUNDING BOX, NOT INCLUDING COLUMN)



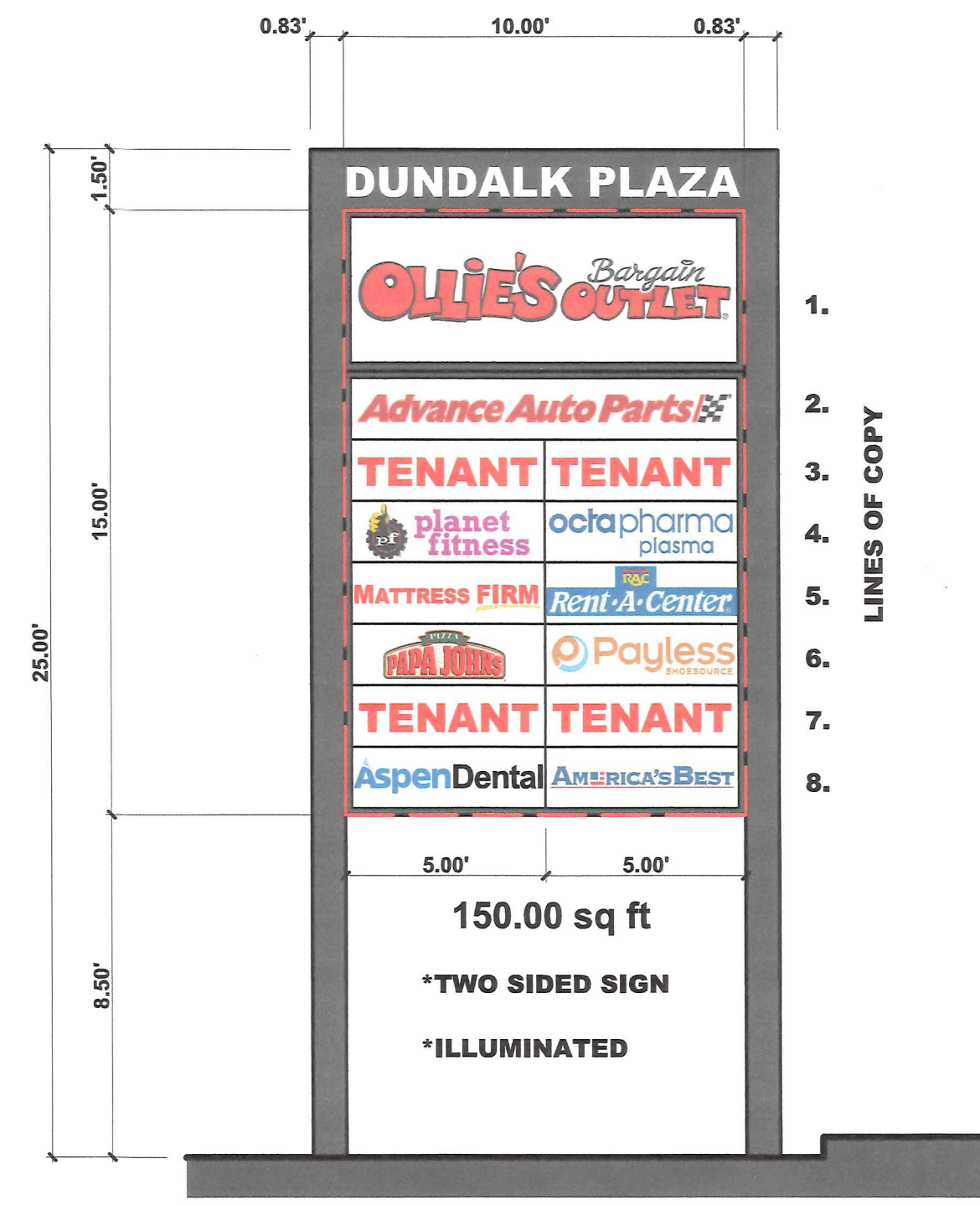
D. EXISTING FREESTANDING JOINT IDENTIFICATION SIGN
 ALONG MERRITT BLVD SCALE: 1/4" = 1'-0"
SIGN AREA: 15.00' x 14.33' = 215.00 ft² (BOUNDING BOX, NOT INCLUDING COLUMNS)



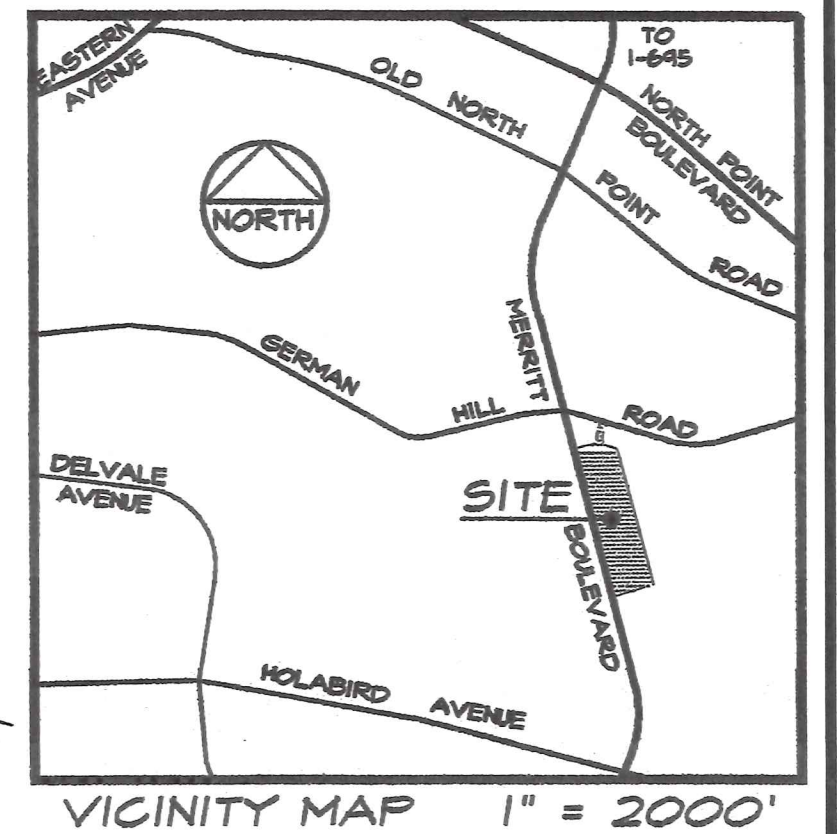
A. PROPOSED FREESTANDING JOINT IDENTIFICATION SIGN
 GERMAN HILL ROAD ENTRANCE SCALE: 1/4" = 1'-0"
SIGN AREA: 15.75' x 9.50' = 149.62 ft² (NOT INCLUDING PROPERTY IDENTIFICATION AND COLUMN)
LETTER HEIGHT: HEIGHT OF COPY MAY BE LESS THAN 8", BUT ALL MUST BE GREATER THAN 3"



C. PROPOSED FREESTANDING JOINT IDENTIFICATION SIGN
 MERRITT BLVD ENTRANCE SCALE: 1/4" = 1'-0"
SIGN AREA: 8.00' x 12.50' = 100.00 ft² (NOT INCLUDING PROPERTY IDENTIFICATION AND COLUMN)
LETTER HEIGHT: HEIGHT OF COPY MAY BE LESS THAN 8", BUT ALL MUST BE GREATER THAN 3"



D. PROPOSED FREESTANDING JOINT IDENTIFICATION SIGN
 ALONG MERRITT BLVD SCALE: 1/4" = 1'-0"
SIGN AREA: 10.00' x 15.00' = 150.00 ft² (NOT INCLUDING PROPERTY IDENTIFICATION AND COLUMNS)
LETTER HEIGHT: HEIGHT OF COPY MAY BE LESS THAN 8", BUT ALL MUST BE GREATER THAN 3"



		MORRIS & RITCHIE ASSOCIATES, INC. ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS	
		1220-C East Joppa Road, Suite 505 Towson, Maryland 21286 410-821-1690 410-821-1748 Fax	
		PLAN TO ACCOMPANY SIGN VARIANCE HEARING FREESTANDING SIGNS DUNDALK PLAZA 1401-1417 MERRITT BLVD. DUNDALK, MARYLAND 21222 12TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND	
		DATE 03/16/2018	REVISIONS GERMAN HILL FREESTANDING SIGN HEIGHT REDUCTION
		JOB NO.: 19135	SCALE: 1/4" = 1'-0"
		DATE: 01/16/2018	DRAWN BY: KJM
		DESIGN BY: KJM	REVIEW BY: MAB
		SHEET: 02 OF 04	

152.75' x 2 = 305.50 SF PERMITTED
10.15' x 12.04' = 122.21 SF PROVIDED



152.75'
TO END OF BUILDING
1401A1 FUTURE ALDI (PARTIAL ELEVATION)

ELEVATION "A1"
(FACING GERMAN HILL RD.)

0 8' 16' 32'

117.70' x 2 = 235.4 SF PERMITTED
10.15' x 12.04' = 122.21 SF PROVIDED

130.71' x 2 = 261.42 SF PERMITTED

PLANET FITNESS PERMIT NO. A759016:
32.8' x 6.1' = 200.8 SF SHOWN ON SIGN
PERMIT

69.80' x 2 = 139.60 SF PERMITTED
32.03' x 5.14' = 164.63 SF PROVIDED

46.04' x 2 = 92.08 SF PERMITTED
15.75' x 3.67' = 57.80 SF PROVIDED

ASPEN PERMIT NOS A759000, E941673, B939039:
24.448' x 4.542' = 111 SF ON PERMIT APPLICATION

87.50' x 2 = 175.00 SF PERMITTED
24.4 x 4.542' = 110.83 SF PROVIDED



1401A1 FUTURE ALDI

1401A2 AVAILABLE

1401A3 AVAILABLE

1401B1 PLANET FITNESS

1401B2 LENDMARK

1401C ASPEN DENTAL

ELEVATION "A"
(FACING MERRITT BLVD.)

0 8' 16' 32'

**ELEVATION "B" (45
DEGREES TO MERRITT BLVD.)**

ELEVATION "C"
(FACING GERMAN HILL RD.)

26.15' x 2 = 52.30 SF PERMITTED

ASPEN PERMIT NOS A759000, E941673, B939039:
21.0' x 4.052' = 85.1 SF ON PERMIT APPLICATION

38.04' x 2 = 76.08 SF PERMITTED
21.00' x 4.052' = 85.01 SF PROVIDED

39.64' x 2 = 79.28 SF PERMITTED

33.48' x 2.33' = 78.00 SF PROVIDED

58.27' x 2 = 116.54 SF PERMITTED
35.50' x 2.88' = 102.24 SF PROVIDED

62.70' x 2 = 125.40 SF PERMITTED

0.00' x 2 = 000.00 SF PERMITTED
51.33' x 3.67' = 188.38 SF PROVIDED

28.21' x 2 = 56.42 SF PERMITTED

80.36' x 2 = 160.72 SF PERMITTED



1401C ASPEN DENTAL

**1401D
AVAILABLE**

1401E ADVANCE AUTO PARTS

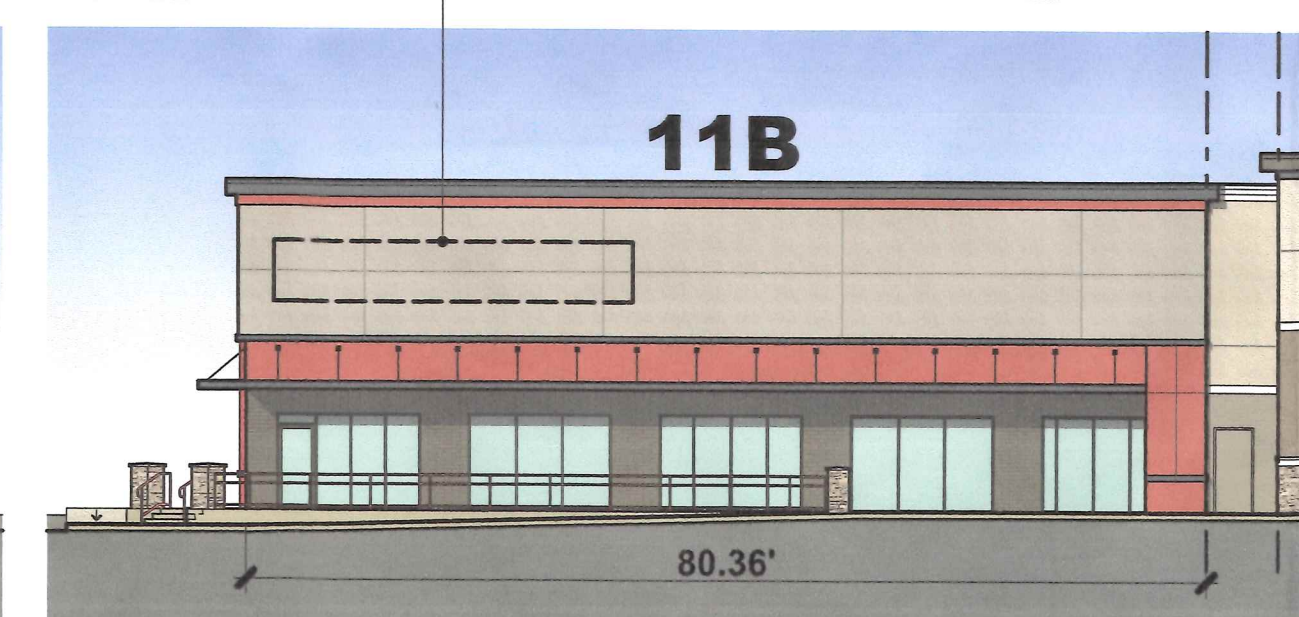
**1401F AMERICA'S
BEST EYEWEAR**

**1401G & 1401H
AVAILABLE**

1401I AVAILABLE

ELEVATION "D"
(FACING MERRITT BLVD.)

0 8' 16' 32'



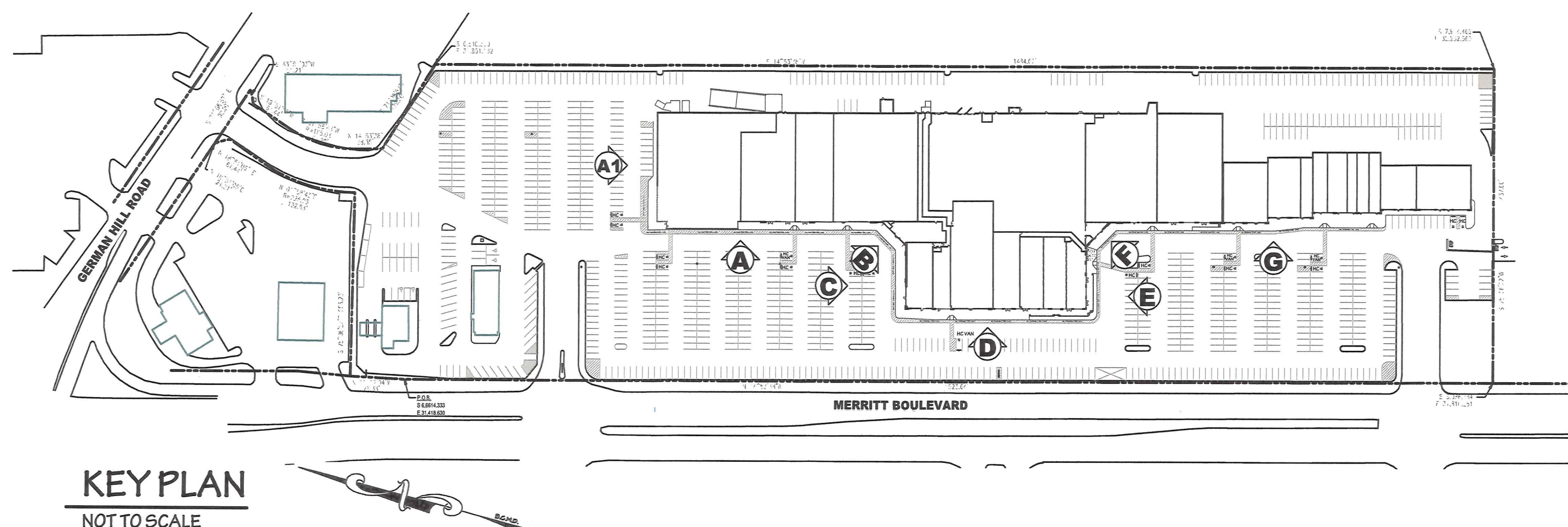
1401I AVAILABLE

ELEVATION "E"
(FACING DANVILLE SQ. SHOPPING CTR.)



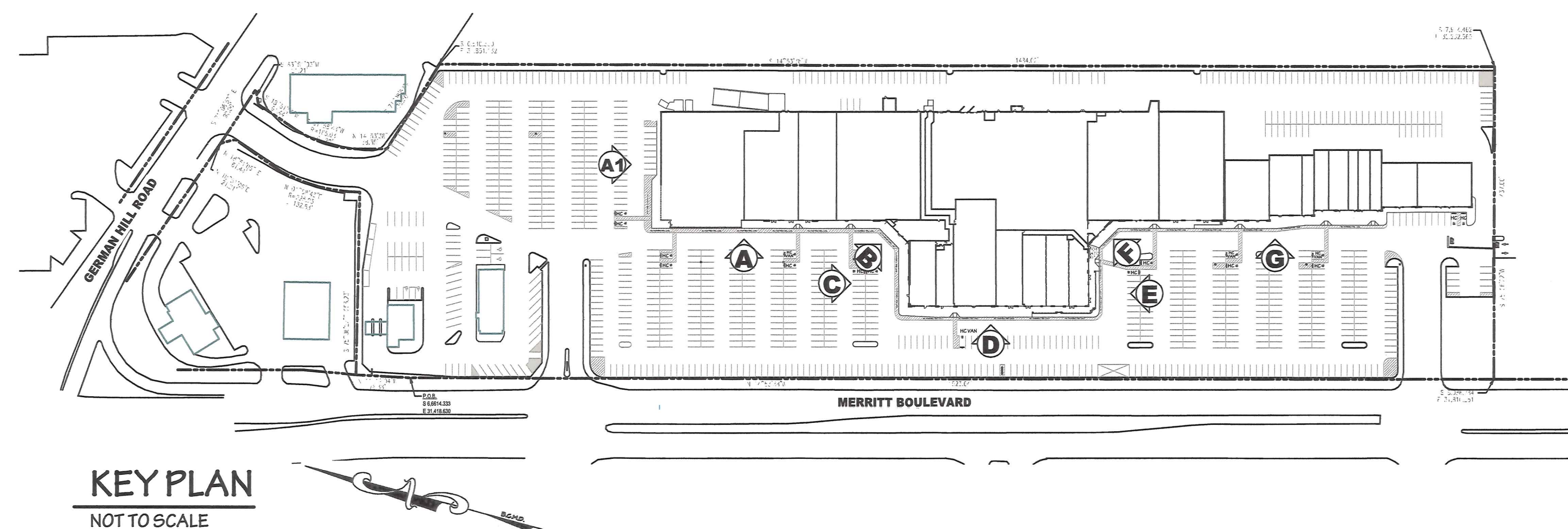
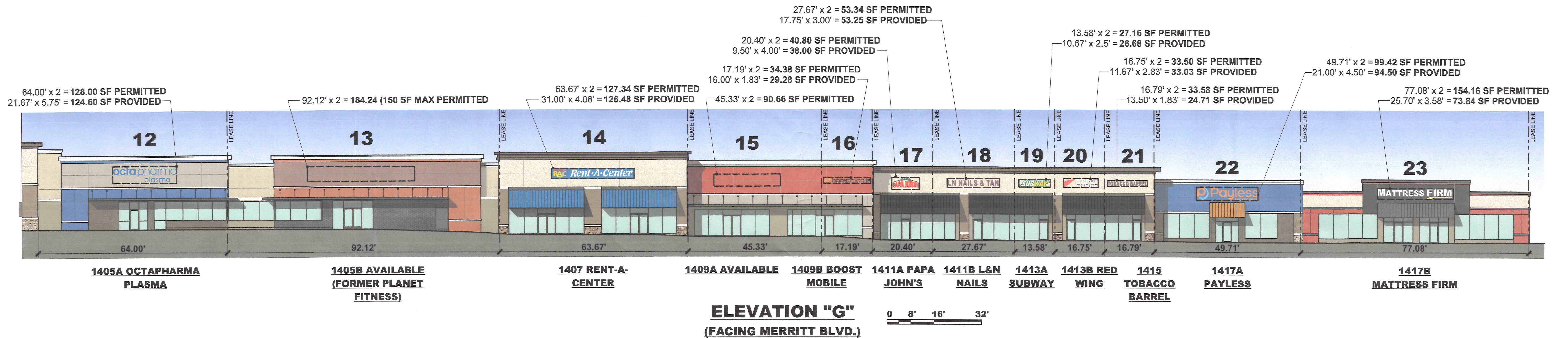
1403 OLLIE'S BARGAIN OUTLET

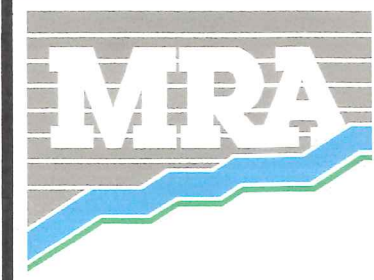
ELEVATION "F"
(45 DEGREES TO MERRITT BLVD.)

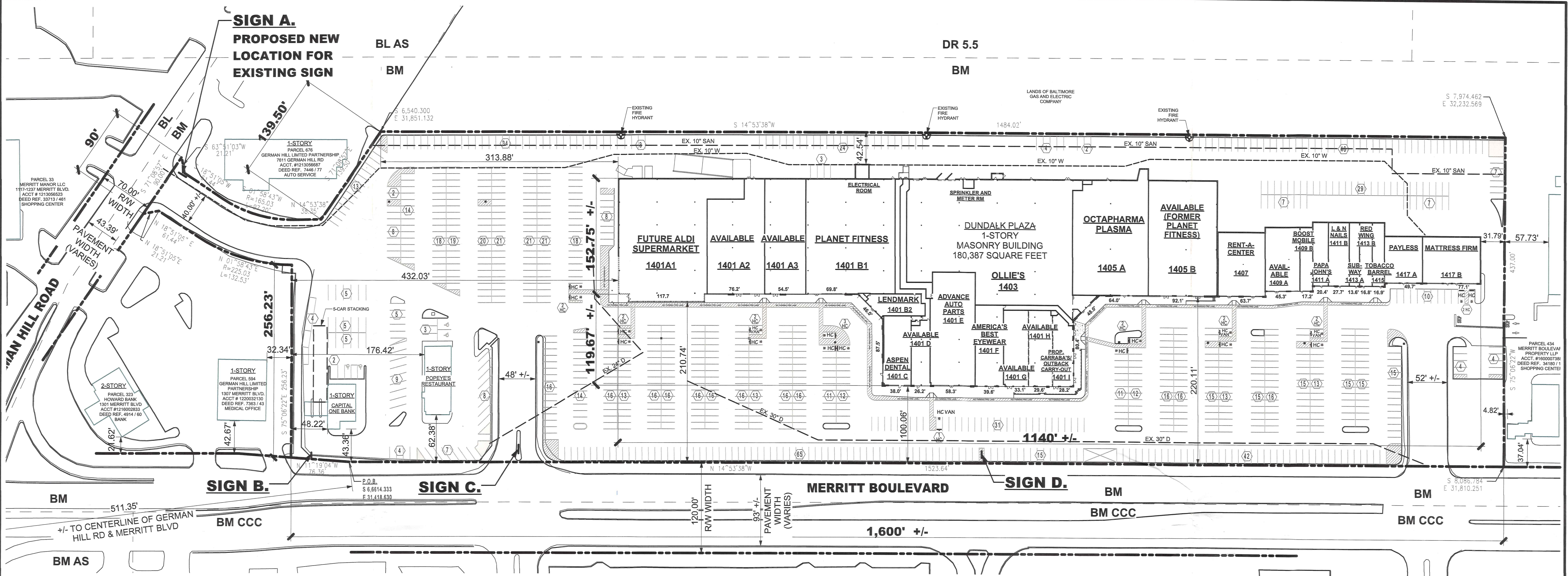


KEY PLAN
NOT TO SCALE

MRA			MORRIS & RITCHIE ASSOCIATES, INC. ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS		
			1220-C East Joppa Road, Suite 505 Towson, Maryland 21286 410-821-1690 410-821-1748 Fax		
			PLAN TO ACCOMPANY SIGN VARIANCE HEARING WALL-MOUNTED SIGNS (1 OF 2) DUNDALK PLAZA 1401-1417 MERRITT BLVD. DUNDALK, MARYLAND 21222		
			12TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND		
DATE	REVISIONS		JOB NO.:	19135	
			SCALE:	1/16" = 1'-0"	
			DATE:	01/16/2018	
			DRAWN BY:	KJM	
			DESIGN BY:	KJM	
			REVIEW BY:	MAB	
			SHEET:	03 OF 04	



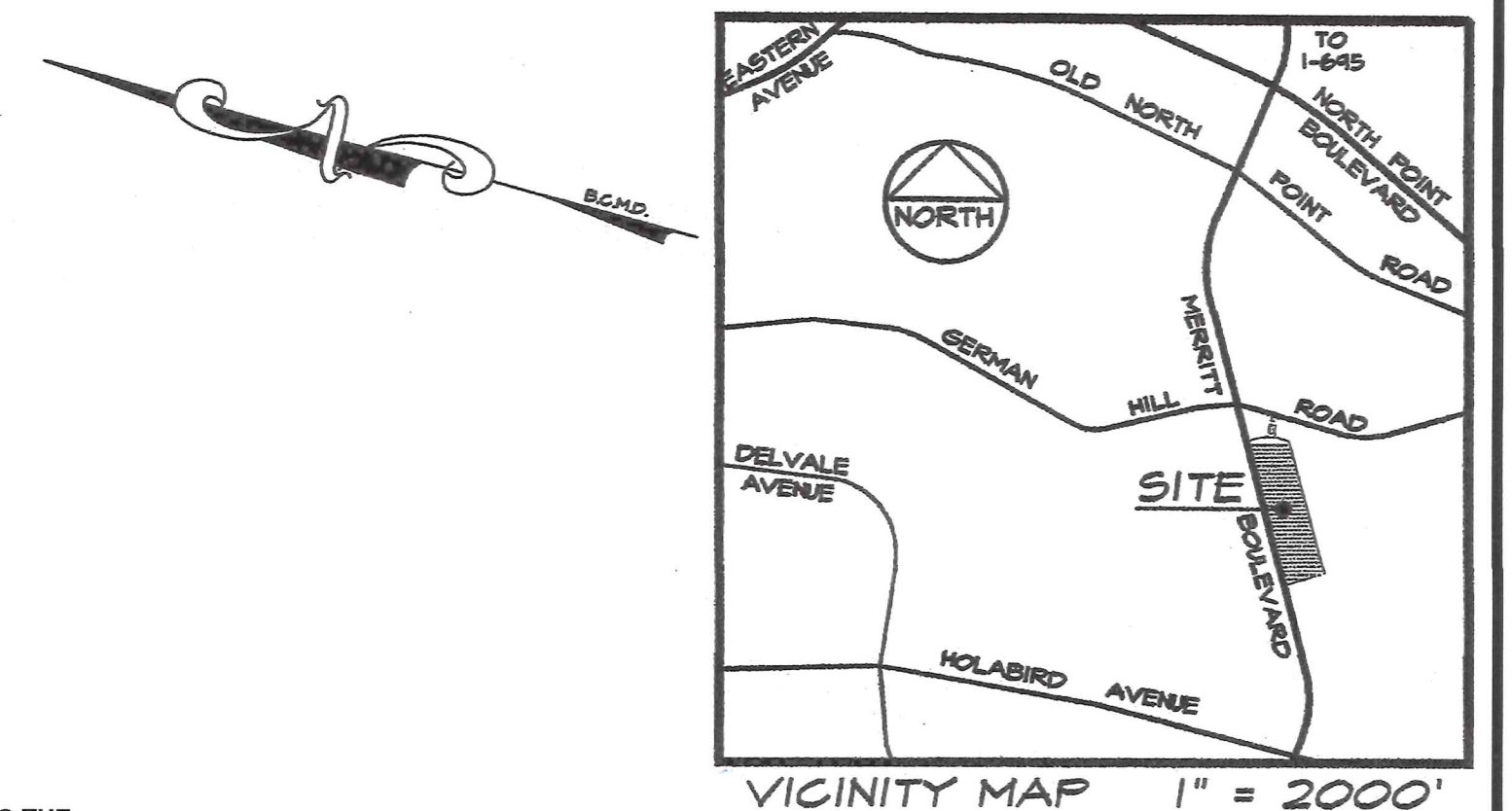
		MORRIS & RITCHIE ASSOCIATES, INC. ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS	
		1220-C East Joppa Road, Suite 505 Towson, Maryland 21286 410-821-1690 410-821-1748 Fax	
		PLAN TO ACCOMPANY SIGN VARIANCE HEARING WALL-MOUNTED SIGNS (2 OF 2) DUNDALK PLAZA 1401-1417 MERRITT BLVD. DUNDALK, MARYLAND 21222 12TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND	
DATE	REVISIONS	JOB NO.:	19135
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		SHEET:	04 OF 04



2017 PARKING STRIPING AND TENANT PLAN

1" = 60'-0"

0 20' 50' 100'



PARKING INFORMATION FROM SPIRIT OF INTENT, "PLAN TO ACCOMPANY SPIRIT AND INTENT LETTER", DATED 11/30/2017:

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1. SITE DATA:

TAX MAP - 103 GRID 5 PARCEL 434
ELECTION DISTRICT 12
COUNCILMANIC DISTRICT 7
TAX ACCOUNT NUMBER-1220027000
DEED REFERENCE: LIBER 20541 FOLIO 471
PLAT BOOK 31, FOLIO 56
GROSS PARCEL AREA: 17.21 AC. (749,708 SQ. FT.)
NET PARCEL AREA: 16.109 AC. (701,708 SQ. FT.)
ZONING: BM (BUSINESS MAJOR)

2. PROPERTY ADDRESS:

1401-1417 MERRITT BOULEVARD
DUNDALK, MARYLAND 21222

3. PROPERTY OWNER:

8300 GUILFORD ROAD
SUITE C
COLUMBIA, MARYLAND 21046

4. THERE ARE NO KNOWN EXISTING WELL OR SEPTIC AREAS FOUND ON SITE. PUBLIC WATER AND SEWER SERVE THIS SITE.

5. NOT BUILDINGS ON THIS SITE ARE A NATIONAL HISTORIC LANDMARK OR LISTED ON THE MARYLAND HISTORIC TRUST INVENTORY. THE SITE IS NOT WITHIN A HISTORIC DISTRICT.

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SHOPPING CENTER	180,387 SF
PAD BUILDING 1	3,148 SF
PAD BUILDING 2	1,987 SF
TOTAL	185,502 SF

15. BUILDING SETBACKS

FRONT	REQUIRED	PROVIDED
INTERIOR SIDE	15'	43' +/- (PAD BUILDING 2)
REAR	0'	31' +/-
	20'	40' +/-

16. F.A.R. PERMITTED PROVIDED

4.0
.25

17. MAX BUILDING HEIGHT = 40'



MORRIS & RITCHIE ASSOCIATES, INC.

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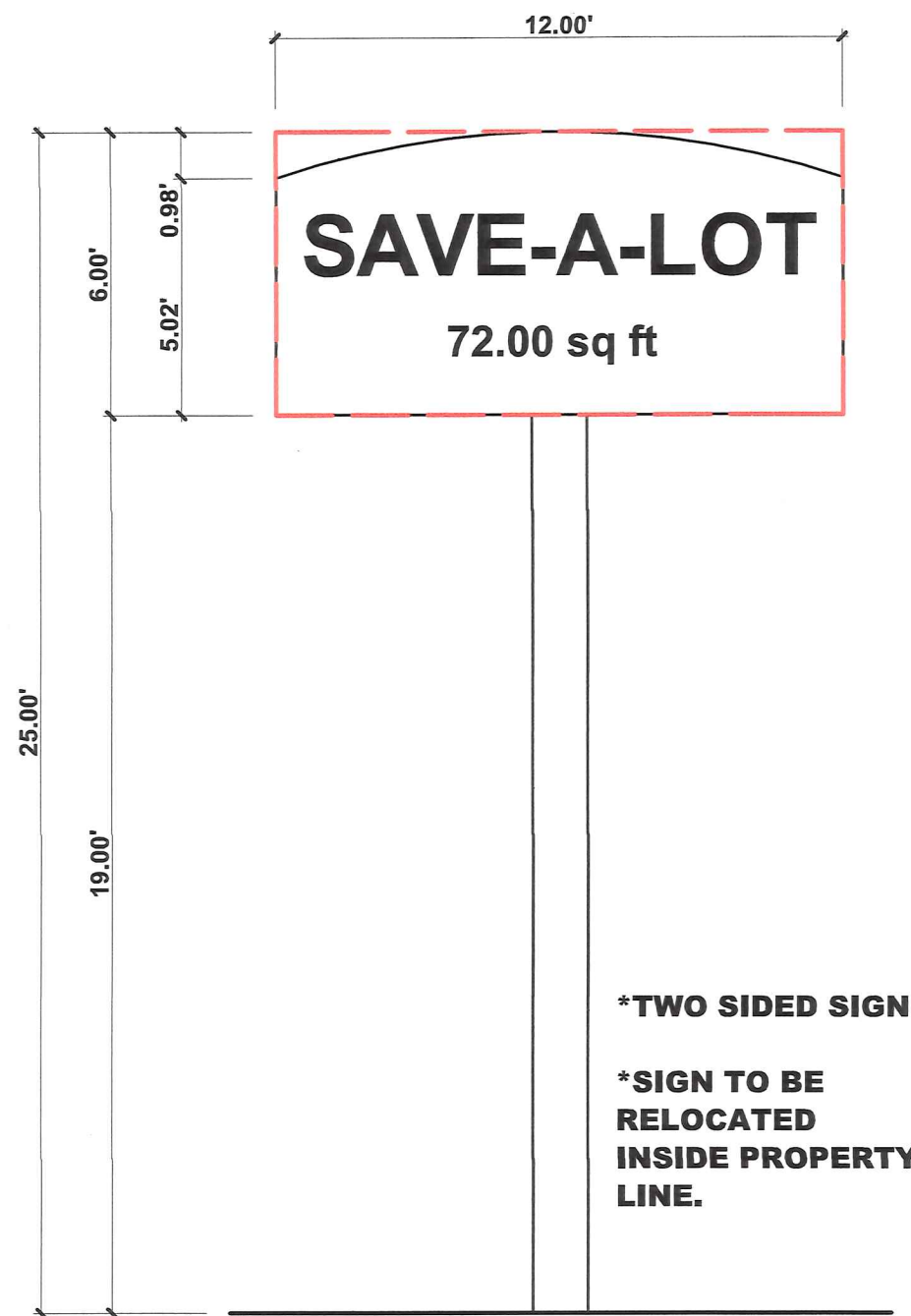
PLAN TO ACCOMPANY SIGN VARIANCE HEARING

DUNDALK PLAZA
1401-1417 MERRITT BLVD.
DUNDALK, MARYLAND 21222

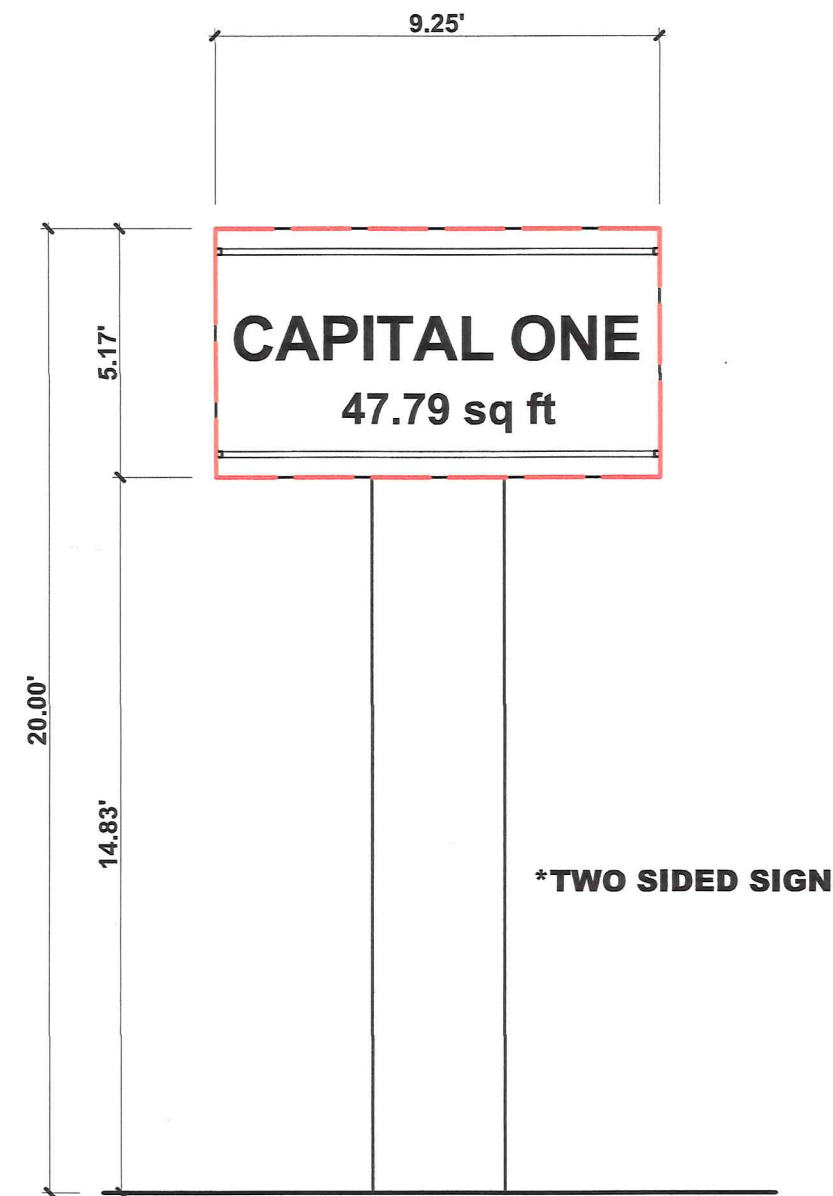
12TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:
		19135
		SCALE: 1" = 60'
		DATE: 01/16/2018
		DRAWN BY: KJM
		DESIGN BY: KJM
		REVIEW BY: MAB
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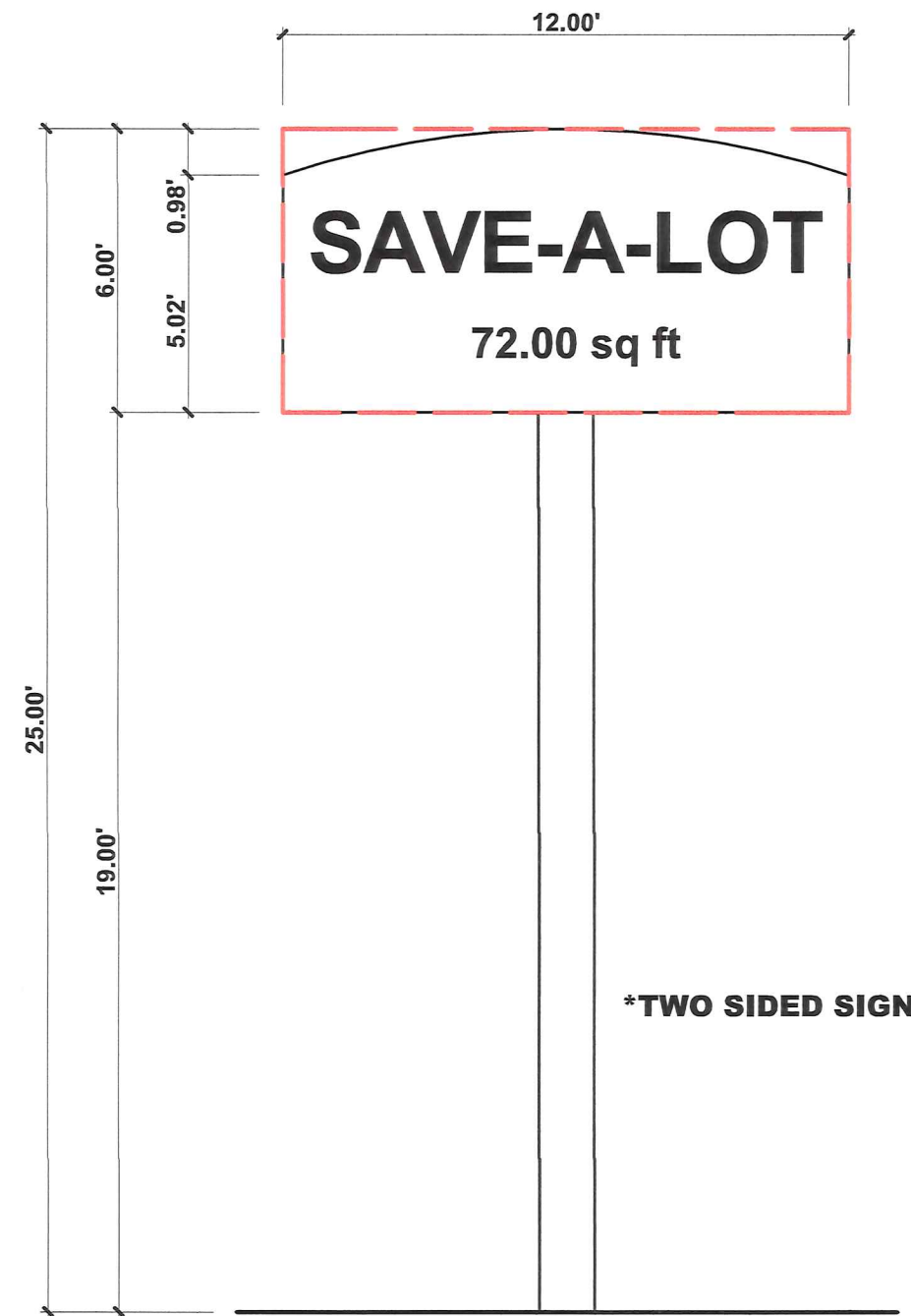
2018-092-A



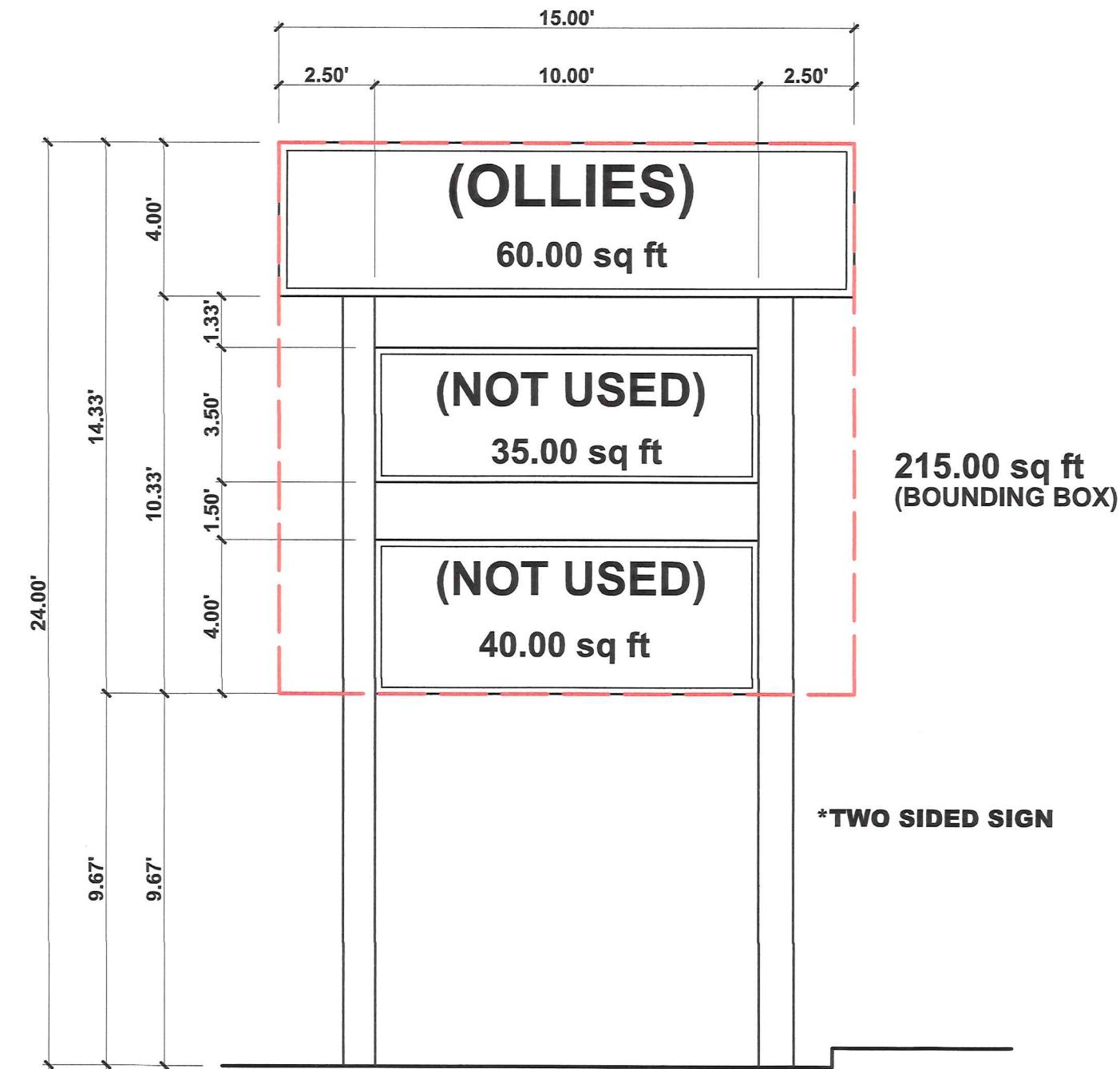
A. EXISTING FREESTANDING JOINT IDENTIFICATION SIGN
 GERMAN HILL ROAD ENTRANCE SCALE: 1/4" = 1'-0"
SIGN AREA: 12.00' x 6.00' = 72.00 ft² (BOUNDING BOX, NOT INCLUDING COLUMN)



B. EXISTING FREESTANDING ENTERPRISE SIGN
 ALONG MERRITT BLVD SCALE: 1/4" = 1'-0"
SIGN AREA: 9.25' x 5.17' = 47.79 ft² (BOUNDING BOX, NOT INCLUDING COLUMN)
PERMIT NO.: E819279
DATE ISSUED: 06/19/2013

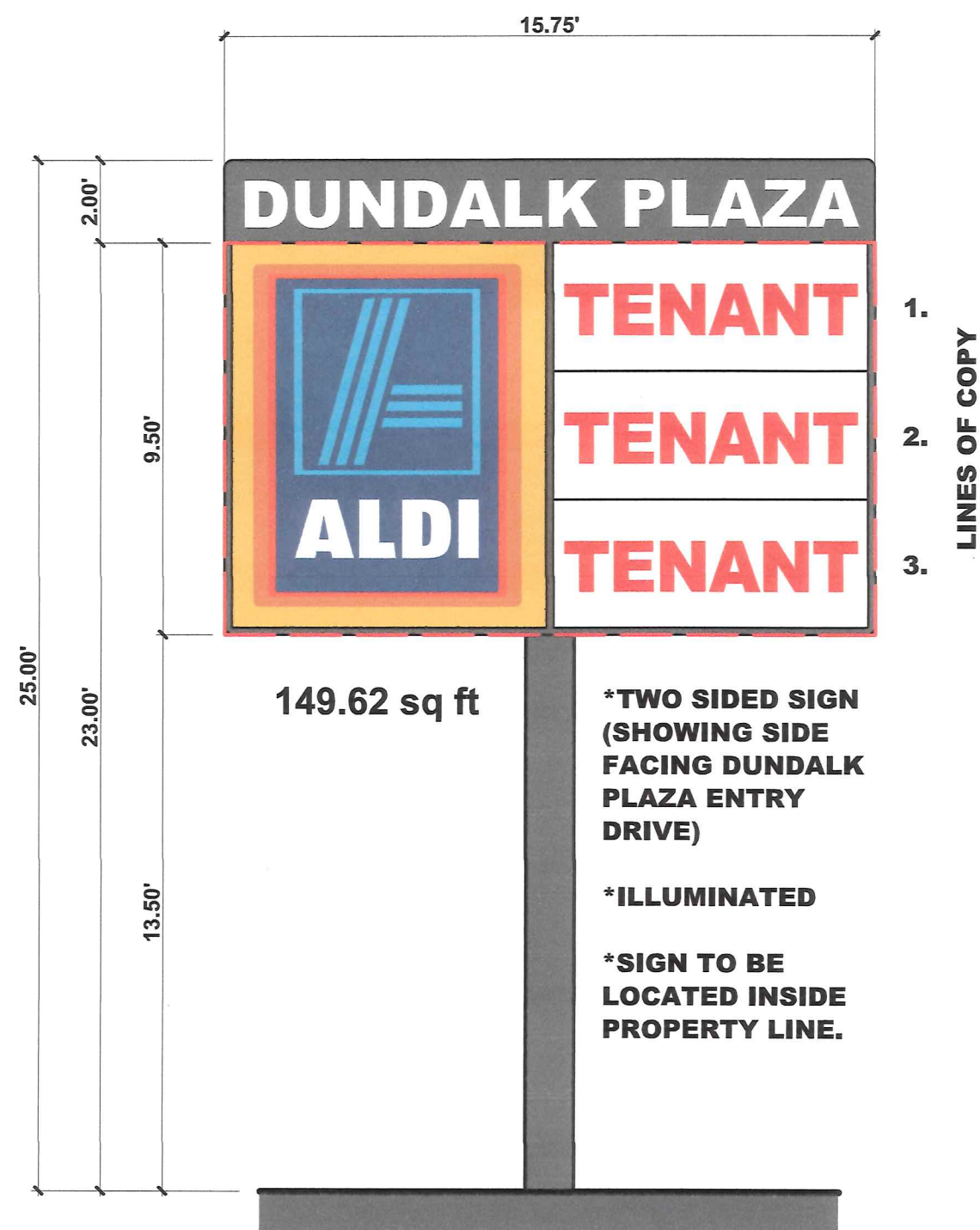


C. EXISTING FREESTANDING JOINT IDENTIFICATION SIGN
 MERRITT BLVD ENTRANCE SCALE: 1/4" = 1'-0"
SIGN AREA: 12.00' x 6.00' = 72.00 ft² (BOUNDING BOX, NOT INCLUDING COLUMN)



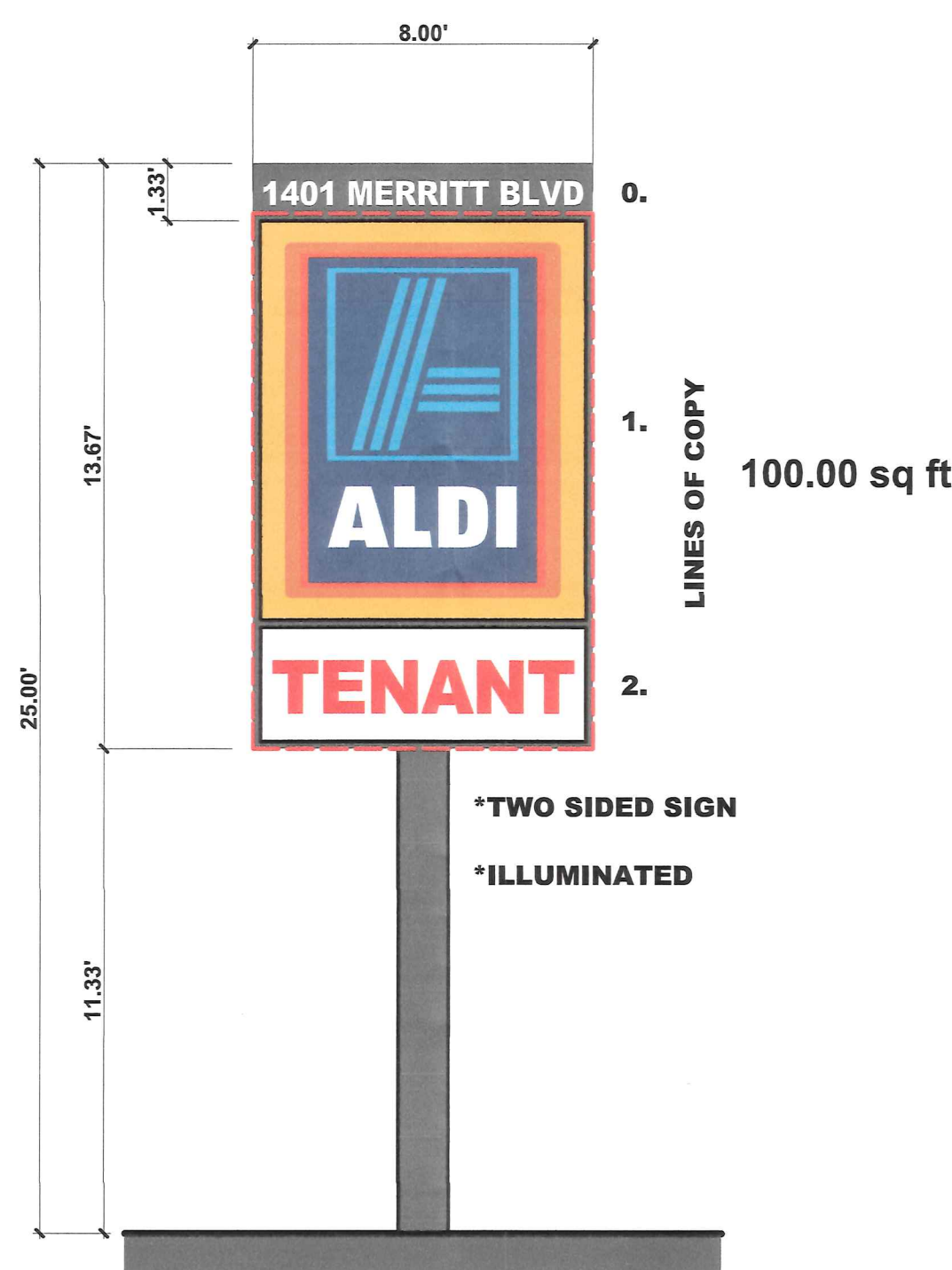
D. EXISTING FREESTANDING JOINT IDENTIFICATION SIGN
 ALONG MERRITT BLVD SCALE: 1/4" = 1'-0"
SIGN AREA: 15.00' x 14.33' = 215.00 ft² (BOUNDING BOX, NOT INCLUDING COLUMNS)

0 2' 4' 8'

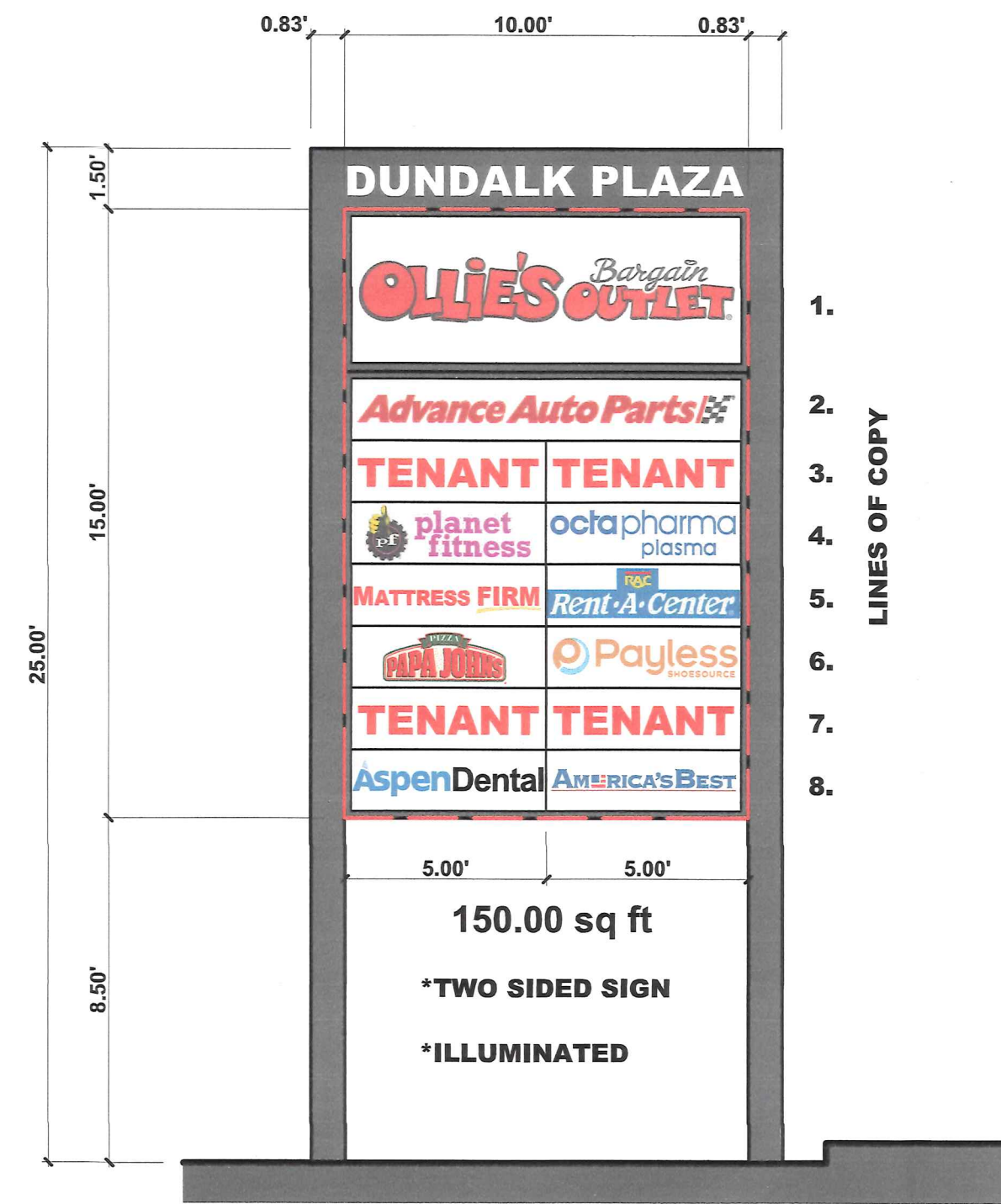


A. PROPOSED FREESTANDING JOINT IDENTIFICATION SIGN
 GERMAN HILL ROAD ENTRANCE SCALE: 1/4" = 1'-0"
SIGN AREA: 15.75' x 9.50' = 149.62 ft² (NOT INCLUDING PROPERTY IDENTIFICATION AND COLUMN)
LETTER HEIGHT: HEIGHT OF COPY MAY BE LESS THAN 8", BUT ALL MUST BE GREATER THAN 3"

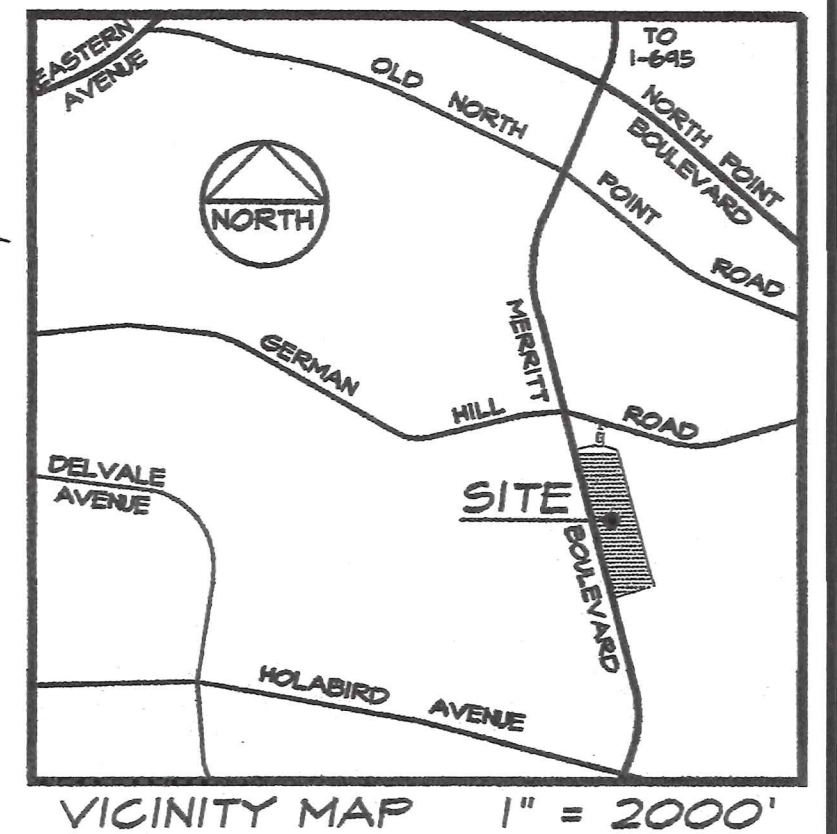
0 2' 4' 8'



C. PROPOSED FREESTANDING JOINT IDENTIFICATION SIGN
 MERRITT BLVD ENTRANCE SCALE: 1/4" = 1'-0"
SIGN AREA: 8.00' x 13.67' = 100.00 ft² (NOT INCLUDING PROPERTY IDENTIFICATION AND COLUMN)
LETTER HEIGHT: HEIGHT OF COPY MAY BE LESS THAN 8", BUT ALL MUST BE GREATER THAN 3"



D. PROPOSED FREESTANDING JOINT IDENTIFICATION SIGN
 ALONG MERRITT BLVD SCALE: 1/4" = 1'-0"
SIGN AREA: 10.00' x 15.00' = 150.00 ft² (NOT INCLUDING PROPERTY IDENTIFICATION AND COLUMNS)
LETTER HEIGHT: HEIGHT OF COPY MAY BE LESS THAN 8", BUT ALL MUST BE GREATER THAN 3"



		MORRIS & RITCHIE ASSOCIATES, INC. ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1220-C East Joppa Road, Suite 505 Towson, Maryland 21286 410-821-1690 410-821-1748 Fax	
		PLAN TO ACCOMPANY SIGN VARIANCE HEARING FREESTANDING SIGNS DUNDALK PLAZA 1401-1417 MERRITT BLVD. DUNDALK, MARYLAND 21222 12TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND	
DATE	REVISIONS	JOB NO.:	19135
		SCALE:	1/4" = 1'-0"
		DATE:	01/16/2018
		DRAWN BY:	KJM
		DESIGN BY:	KJM
		REVIEW BY:	MAB
		SHEET:	02 OF 04

2018-0192-A



ELEVATION "A1"
(FACING GERMAN HILL RD.)

0 8' 16' 32'

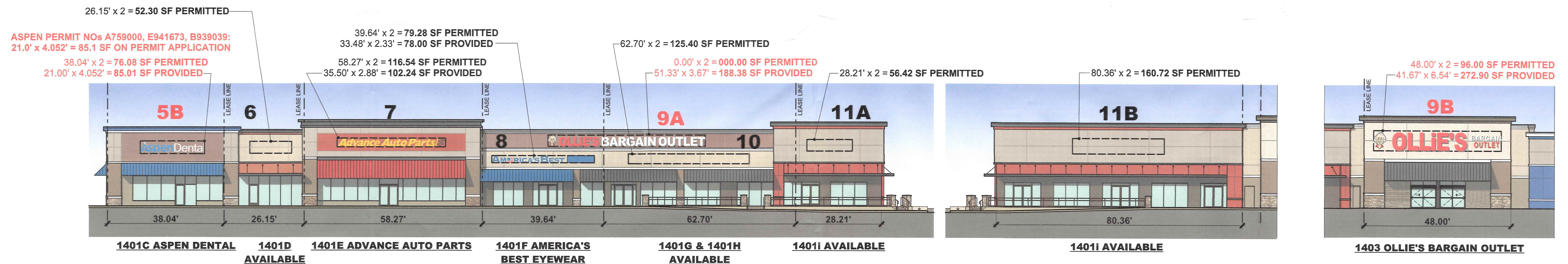


ELEVATION "A"
(FACING MERRITT BLVD)

0 8' 16' 32'

ELEVATION "B" (45 DEGREES TO MERRITT BLVD.)

ELEVATION "C"
(FACING GERMAN HILL RD.)

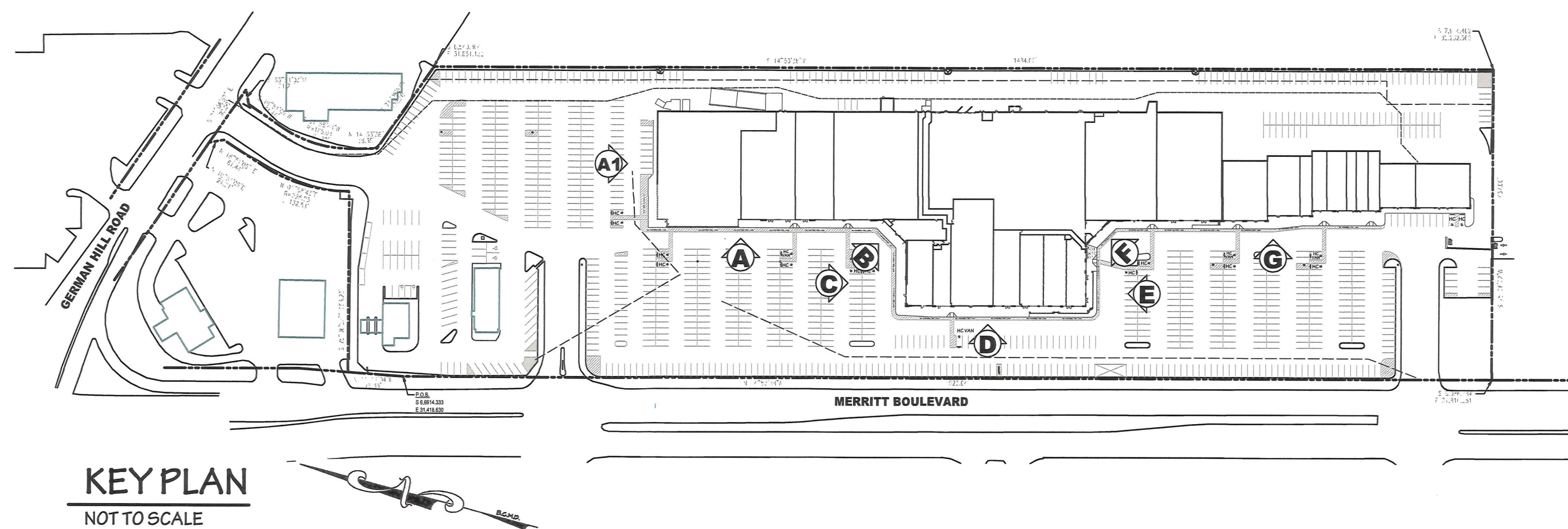


ELEVATION "D"
(FACING MERRITT BLVD.)

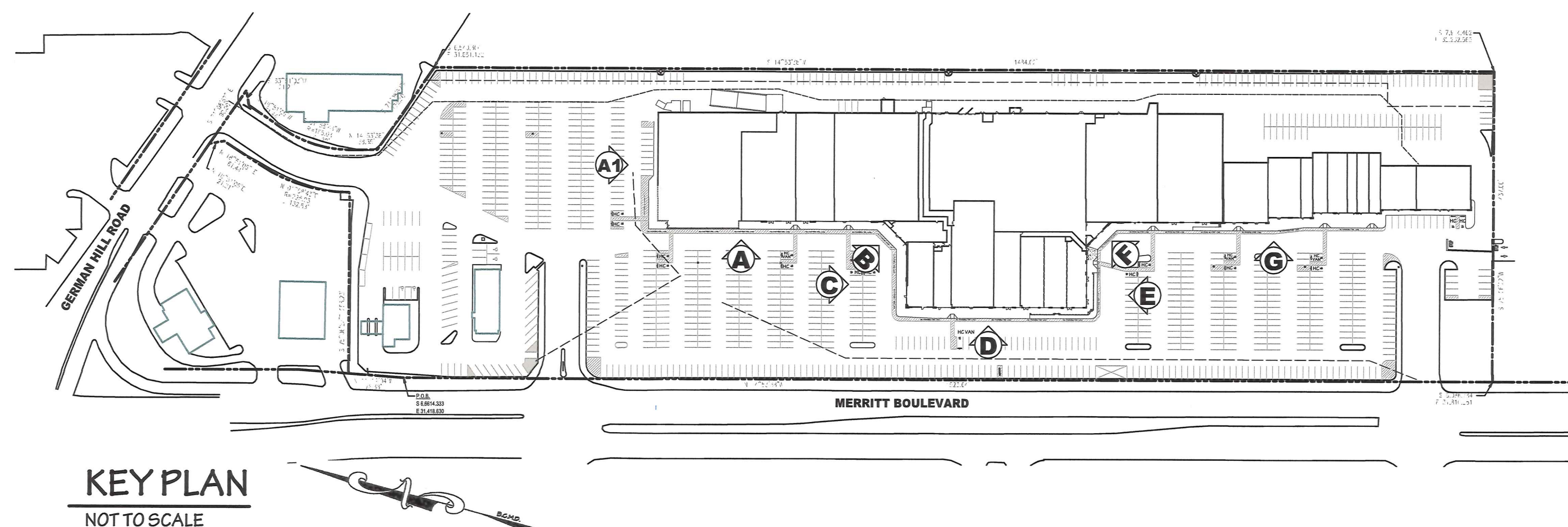
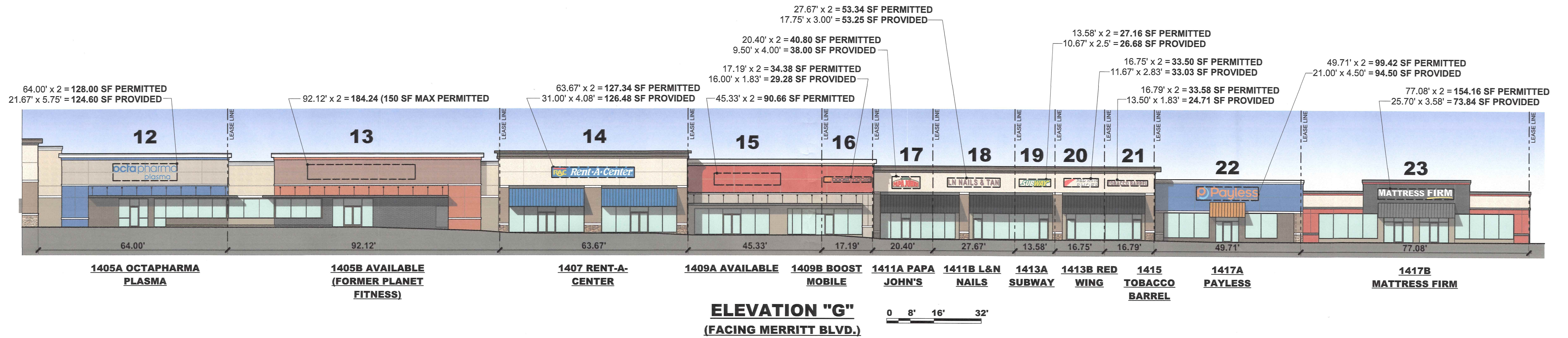
0 8' 16' 32'

ELEVATION "E"
(FACING DANVILLE SQ. SHOPPING CTR.)

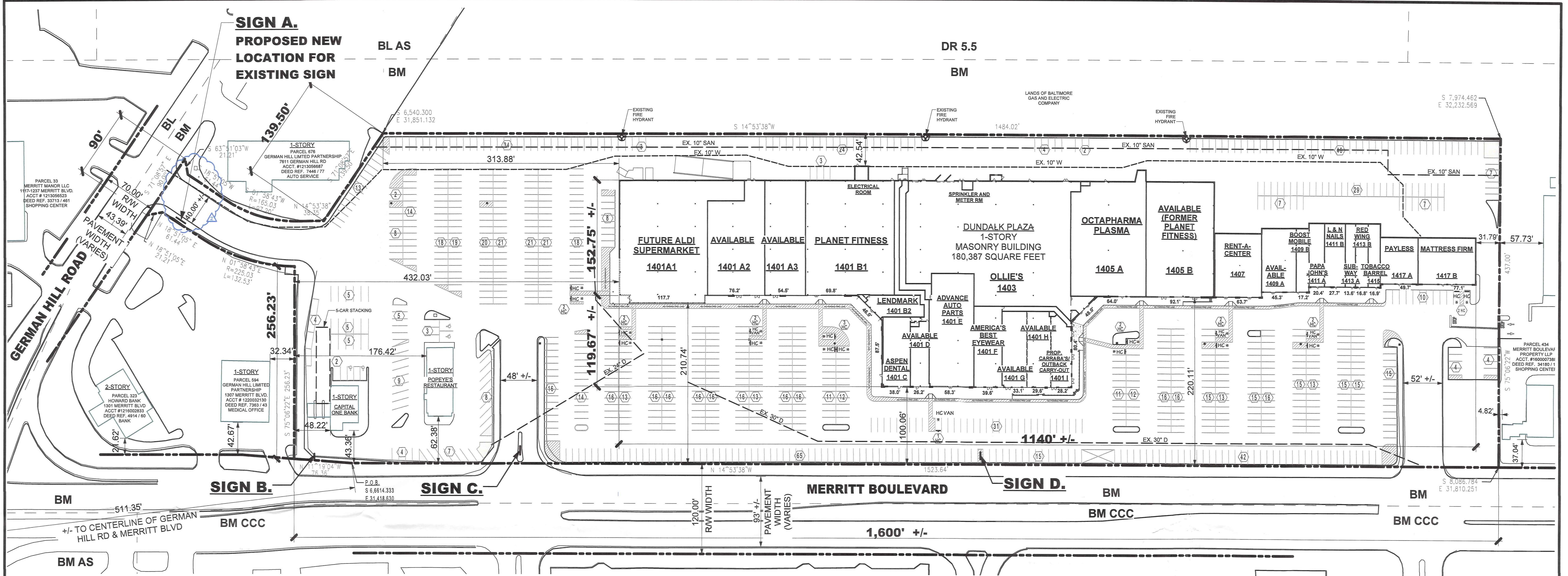
ELEVATION "F"
(45 DEGREES TO MERRITT BLVD.)



MRA		MORRIS & RITCHIE ASSOCIATES, INC. ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS	
1220-C East Joppa Road, Suite 505 Towson, Maryland 21286 410-821-1690 410-821-1748 Fax		PLAN TO ACCOMPANY SIGN VARIANCE HEARING WALL-MOUNTED SIGNS (1 OF 2) DUNDALK PLAZA 1401-1417 MERRITT BLVD. DUNDALK, MARYLAND 21222 12TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND	
DATE	REVISIONS	JOB NO.:	19135
		SCALE:	1/16" = 1'-0"
		DATE:	01/16/2018
		DRAWN BY:	KJM
		DESIGN BY:	KJM
		REVIEW BY:	MAB
		SHEET:	03 OF 04



		MORRIS & RITCHIE ASSOCIATES, INC. ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS	
		1220-C East Joppa Road, Suite 505 Towson, Maryland 21286 410-821-1690 410-821-1748 Fax	
PLAN TO ACCOMPANY SIGN VARIANCE HEARING WALL-MOUNTED SIGNS (2 OF 2) DUNDALK PLAZA 1401-1417 MERRITT BLVD. DUNDALK, MARYLAND 21222 12TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND		JOB NO.: 19135 SCALE: 1/16" = 1'-0" DATE: 01/18/2018 DRAWN BY: KJM DESIGN BY: KJM REVIEW BY: MAB SHEET: 04 OF 04	



2017 PARKING STRIPING AND TENANT PLAN

1" = 60'-0"

0 20' 50' 100'

PARKING INFORMATION FROM SPIRIT OF INTENT, "PLAN TO ACCOMPANY SPIRIT AND INTENT LETTER", DATED 11/30/2017:

PARKING INFORMATION:

954 TOTAL PARKING SPACES PROVIDED PER 2008 VARIANCE

968 REGULAR PARKING SPACES PER 2017 STRIPING PLAN
18 HANDICAP PARKING SPACES PER 2017 STRIPING PLAN
4 HANDICAP VAN ACCESSIBLE SPACES PER 2017 STRIPING PLAN
990 TOTAL PARKING SPACES PER 2017 STRIPING PLAN

HANDICAP PARKING CALCULATIONS:

990 TOTAL PARKING SPACES PROVIDED
x .02 (2% OF TOTAL PARKING SPACES REQUIRED TO BE HANDICAP)
19.8; 20 HANDICAP PARKING SPACES REQUIRED PER 2017 STRIPING PLAN (INCLUDING 4 VAN ACCESSIBLE SPACES - SEE BELOW)

FOR EACH 6 HANDICAP SPACES PROVIDED, 1 MUST BE VAN ACCESSIBLE
20 / 6 = 3.33; 4 VAN ACCESSIBLE SPACES REQUIRED PER 2017 STRIPING PLAN

ALL SPACES 8'-6" WIDE min. x 18'-0" DEEP, u.n.o.

1. SITE DATA:

TAX MAP - 103 GRID 5 PARCEL 434
ELECTION DISTRICT 12
COUNCILMANIC DISTRICT 7
TAX ACCOUNT NUMBER 1220027000
DEED REFERENCE: LIBER 20541 FOLIO 471
PLAT BOOK 31, FOLIO 56
GROSS PARCEL AREA: 17.21 AC. (749,708 SQ. FT.)
NET PARCEL AREA: 16.109 AC. (701,708 SQ. FT.)
ZONING: BM (BUSINESS MAJOR)

2. PROPERTY ADDRESS: 1401-1417 MERRITT BOULEVARD
DUNDALK, MARYLAND 21222

3. PROPERTY OWNER: 8300 GUILFORD ROAD
SUITE C
COLUMBIA, MARYLAND 21046

4. THERE ARE NO KNOWN EXISTING WELL OR SEPTIC AREAS FOUND ON SITE.
PUBLIC WATER AND SEWER SERVE THIS SITE.

5. NOT BUILDINGS ON THIS SITE ARE A NATIONAL HISTORIC LANDMARK OR
LISTED ON THE MARYLAND HISTORIC TRUST INVENTORY. THE SITE IS NOT
WITHIN A HISTORIC DISTRICT.

6. FIRE HYDRANTS ARE AS SHOWN ON THE PLAN.

7. ANY FIXTURE USED TO ILLUMINATE OFF-STREET PARKING AREAS SHALL
BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT
RESIDENTIAL PROPERTIES AND PUBLIC STREETS.

8. THIS SITE IS NOT WITHIN A 100-YEAR FLOODPLAIN OR THE CHESAPEAKE
BAY CRITICAL AREA.

9. THIS SITE IS NOT WITHIN A BASIC SERVICE DEFICIENT AREA.

10. PREVIOUS COMMERCIAL PERMIT NUMBERS FROM THE YEAR 2010 TO THE
PRESENT FOR BUILDING CONSTRUCTION: B739785, B739984, B742966,
B746562, B750287, B751460, B751864, B754050, B754776, B761685, B762497,
B761706, B769379, B775777, B787318, B810167, B816058, B819471, B819473,
B829350, B837537, B843413, B846062, B876689, B901505, B912774, B907224,
B923390, B930412, B930413, B932832, B935436, B936196, B935534, B936981,
B938438, B939039, B936993, B939522, B939673, B939248, B940147 (LAST
IMPROVEMENT PERMIT, DATED 9/18/2017).

11. NO FEES ARE DELINQUENT.

12. AMENITY OPEN SPACE: NONE REQUIRED.

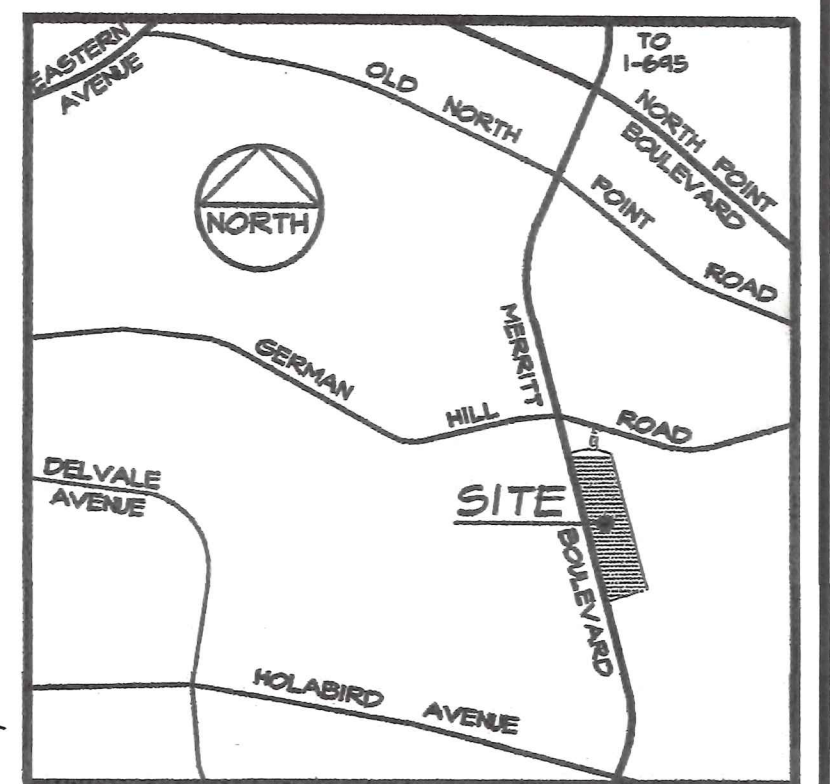
13. ZONING HISTORY: CASE 89-337-A; VARIANCE FOR PARKING WAS
DISMISSED ON JUNE 19, 1989. CASE 08-336-A WAS GRANTED ON MARCH 14,
2008.

14. BUILDING AREA:
SHOPPING CENTER 180,387 SF
PAD BUILDING 1 3,148 SF
PAD BUILDING 2 1,567 SF
TOTAL 185,102 SF

15. BUILDING SETBACKS
REQUIRED PROVIDED
FRONT 15' 43' +/- (PAD BUILDING 2)
INTERIOR SIDE 0' 31' +/-
REAR 20' 40' +/-

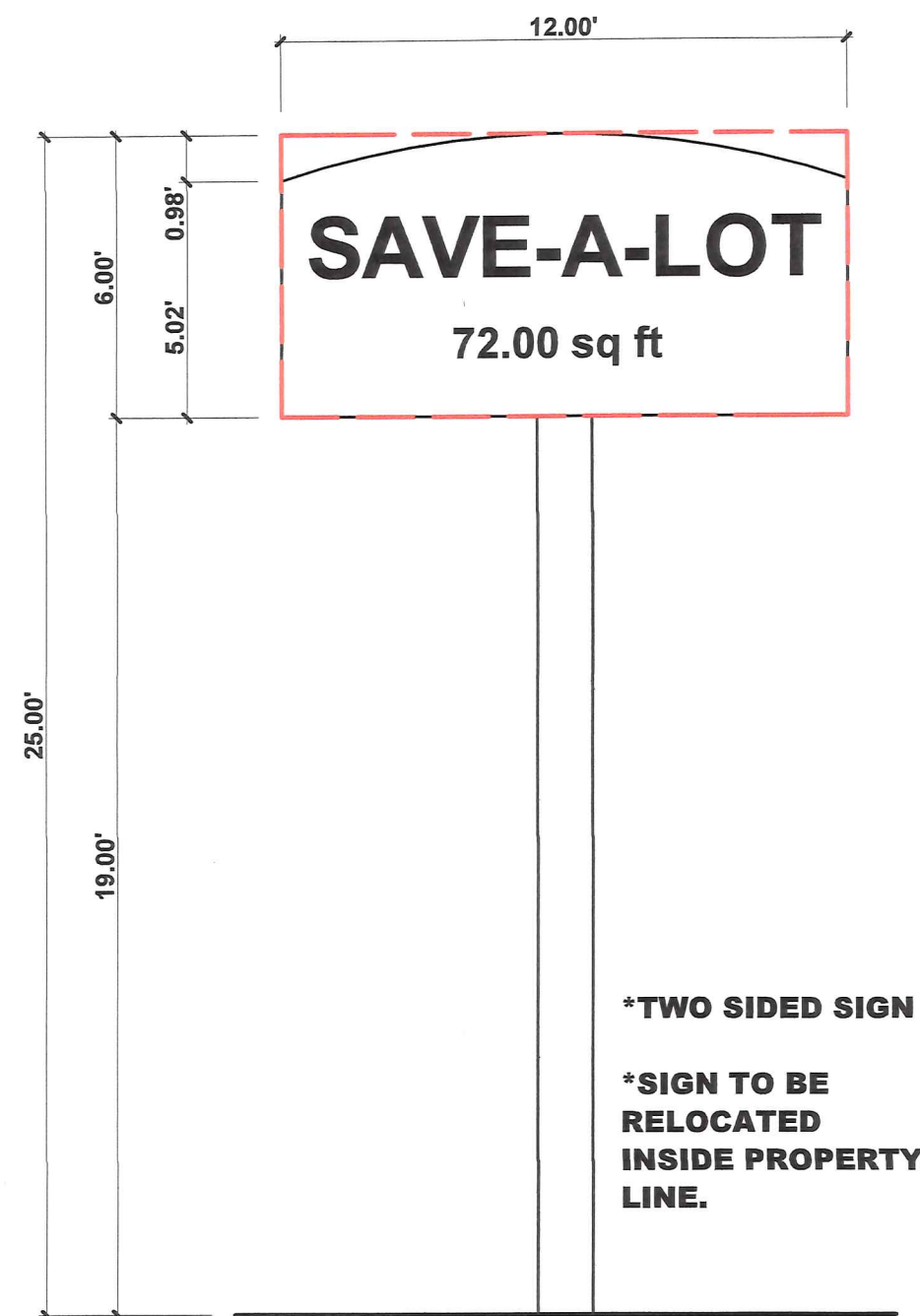
16. F.A.R.
PERMITTED 4.0
PROVIDED .25

17. MAX BUILDING HEIGHT = 40'



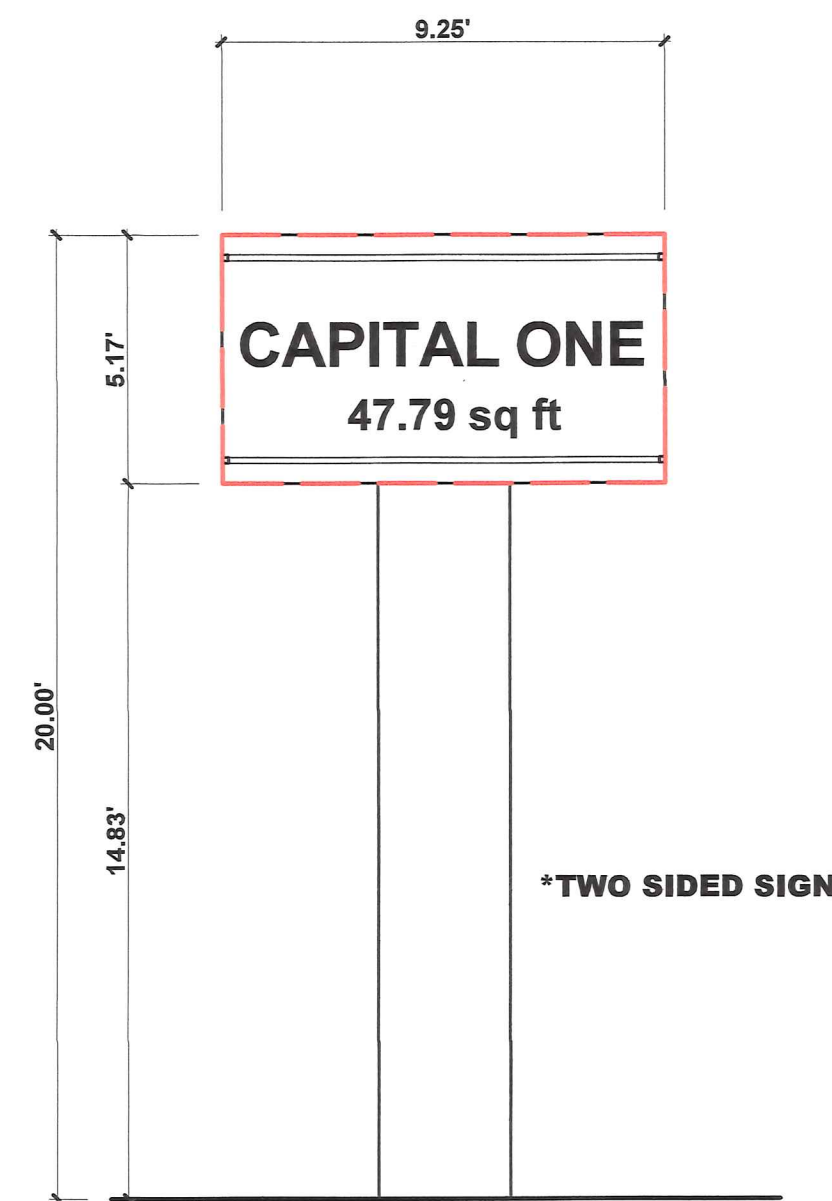
VICINITY MAP 1" = 2000'

		MORRIS & RITCHIE ASSOCIATES, INC. ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS	
		1220-C East Joppa Road, Suite 505 Towson, Maryland 21286 410-821-1690 410-821-1748 Fax	
		PLAN TO ACCOMPANY SIGN VARIANCE HEARING SITE PLAN TO ACCOMPANY SPIRIT & INTENT REQUEST - CASE NO. 2018-192-A DUNDALK PLAZA 1401-1417 MERRITT BLVD. DUNDALK, MARYLAND 21222	
		12TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND	
DATE	REVISIONS	JOB NO.:	19135
06/25/2018	2. GERMAN HILL FREESTANDING SIGN AMENDED LOCATION	SCALE:	1" = 60'
		DATE:	01/16/2018
		DRAWN BY:	KJM
		DESIGN BY:	KJM
		REVIEW BY:	MAB
		SHEET:	01 OF 04



A. EXISTING FREESTANDING JOINT IDENTIFICATION SIGN
GERMAN HILL ROAD ENTRANCE
SCALE: 1/4" = 1'-0"

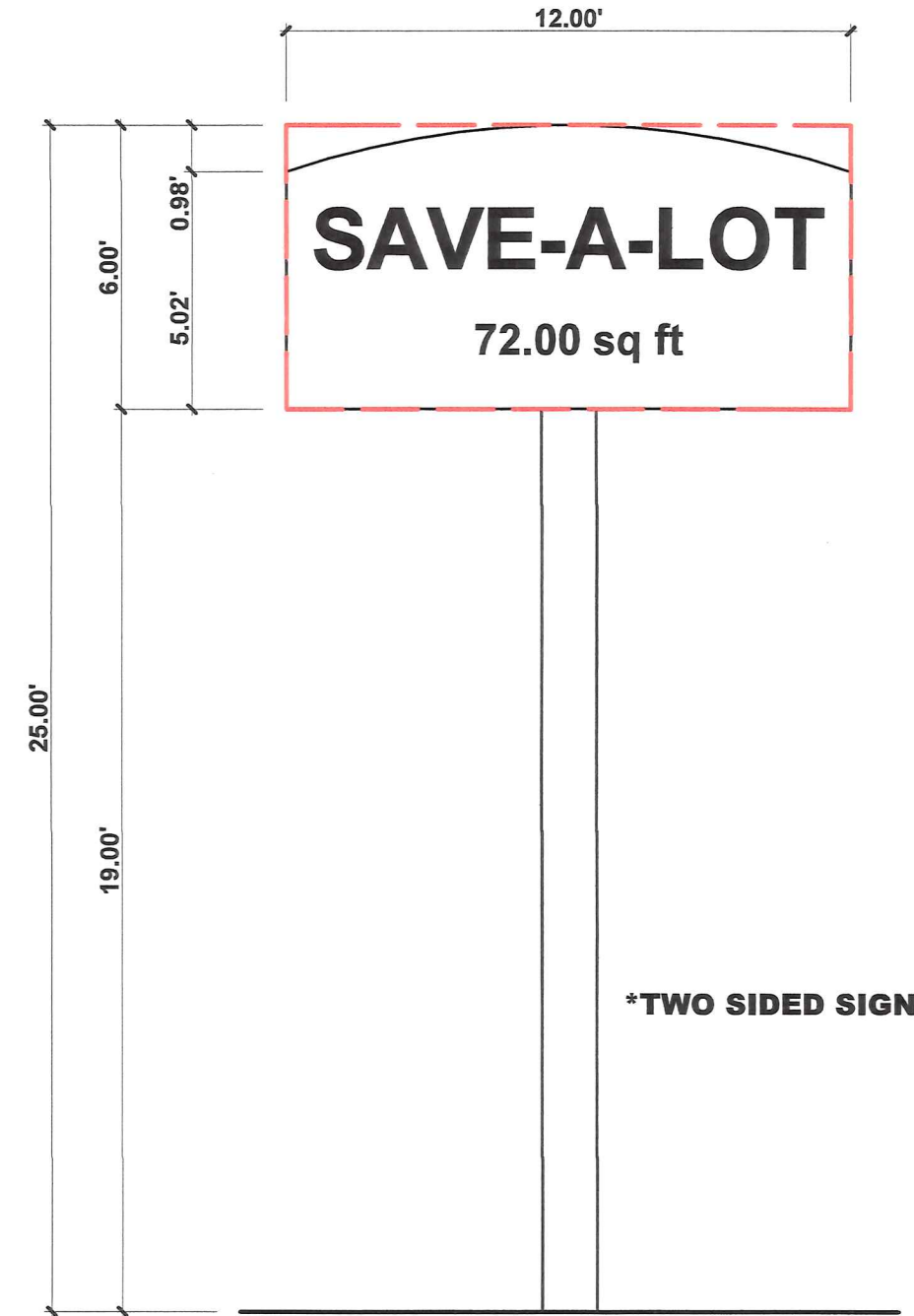
SIGN AREA: 12.00' x 6.00' = 72.00 ft² (BOUNDING BOX, NOT INCLUDING COLUMN)



B. EXISTING FREESTANDING ENTERPRISE SIGN
ALONG MERRITT BLVD
SCALE: 1/4" = 1'-0"

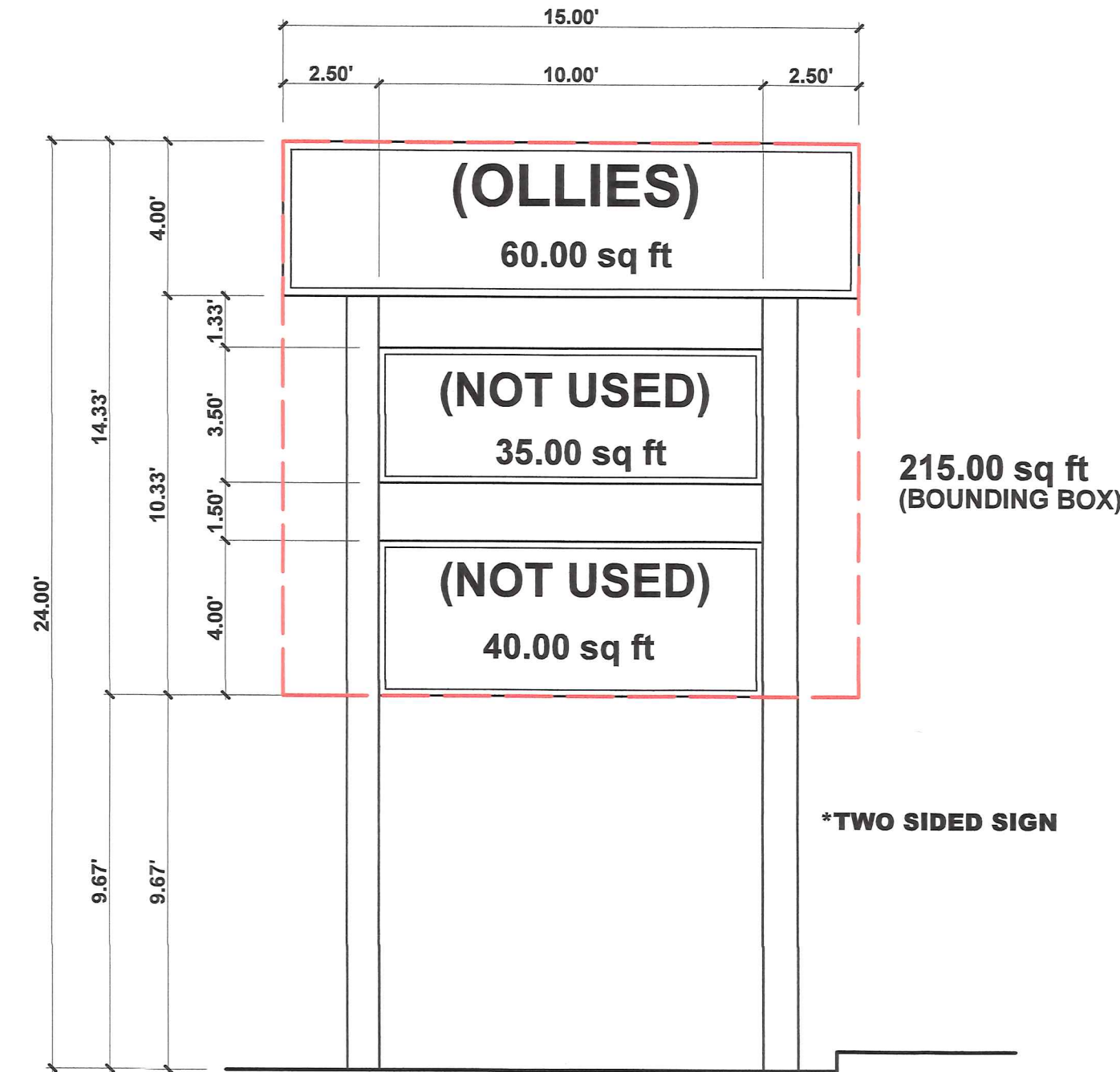
SIGN AREA: 9.25' x 5.17' = 47.79 ft² (BOUNDING BOX, NOT INCLUDING COLUMN)

PERMIT NO.: E819279
DATE ISSUED: 06/19/2013



C. EXISTING FREESTANDING JOINT IDENTIFICATION SIGN
MERRITT BLVD ENTRANCE
SCALE: 1/4" = 1'-0"

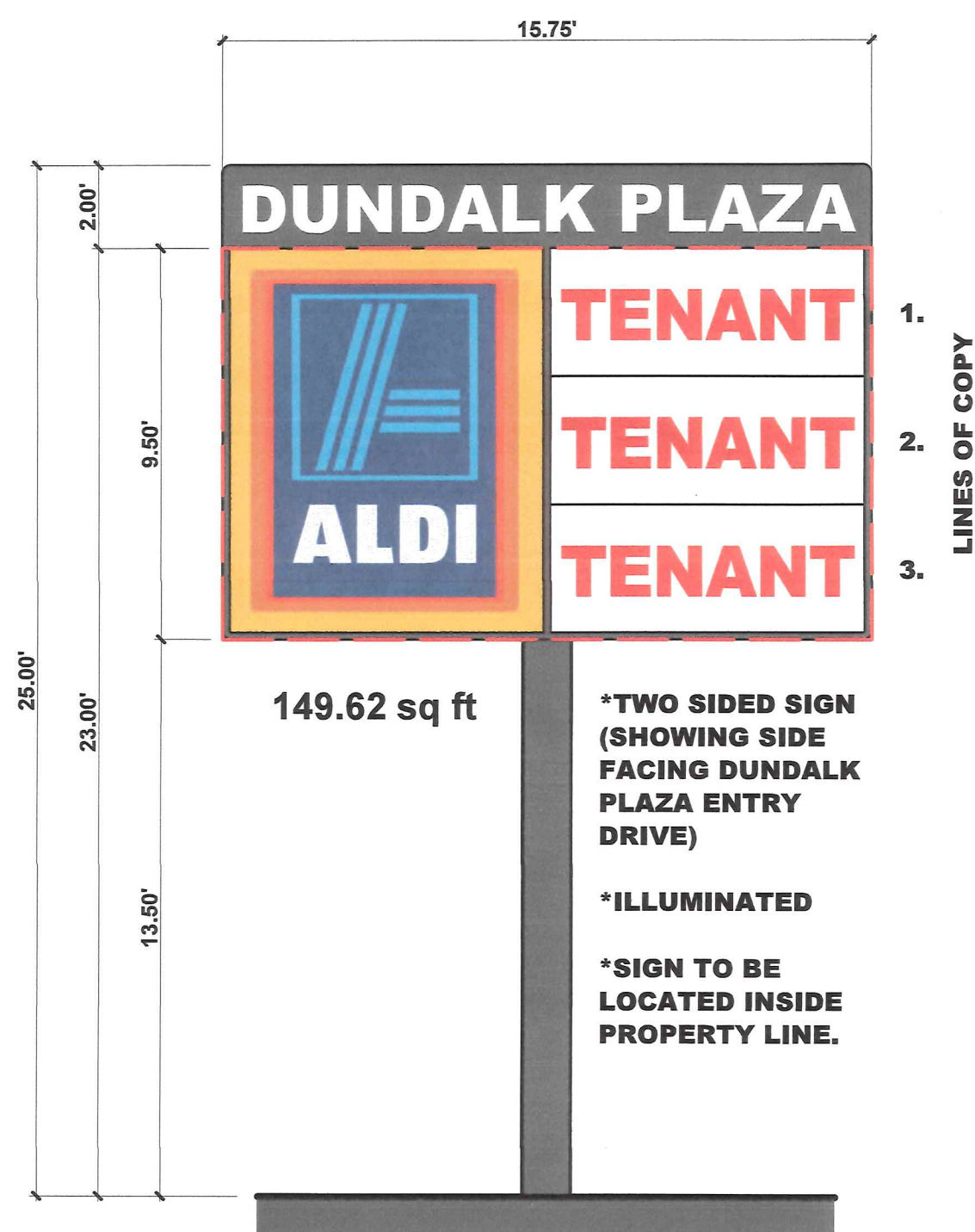
SIGN AREA: 12.00' x 6.00' = 72.00 ft² (BOUNDING BOX, NOT INCLUDING COLUMN)



D. EXISTING FREESTANDING JOINT IDENTIFICATION SIGN
ALONG MERRITT BLVD
SCALE: 1/4" = 1'-0"

SIGN AREA: 15.00' x 14.33' = 215.00 ft² (BOUNDING BOX, NOT INCLUDING COLUMNS)

0 2' 4' 8'



A. PROPOSED FREESTANDING JOINT IDENTIFICATION SIGN
GERMAN HILL ROAD ENTRANCE
SCALE: 1/4" = 1'-0"

SIGN AREA: 15.75' x 9.50' = 149.62 ft² (NOT INCLUDING PROPERTY IDENTIFICATION AND COLUMN)

HEIGHT OF COPY MAY BE LESS THAN 8", BUT ALL MUST BE GREATER THAN 3"

LETTER HEIGHT:

0 2' 4' 8'

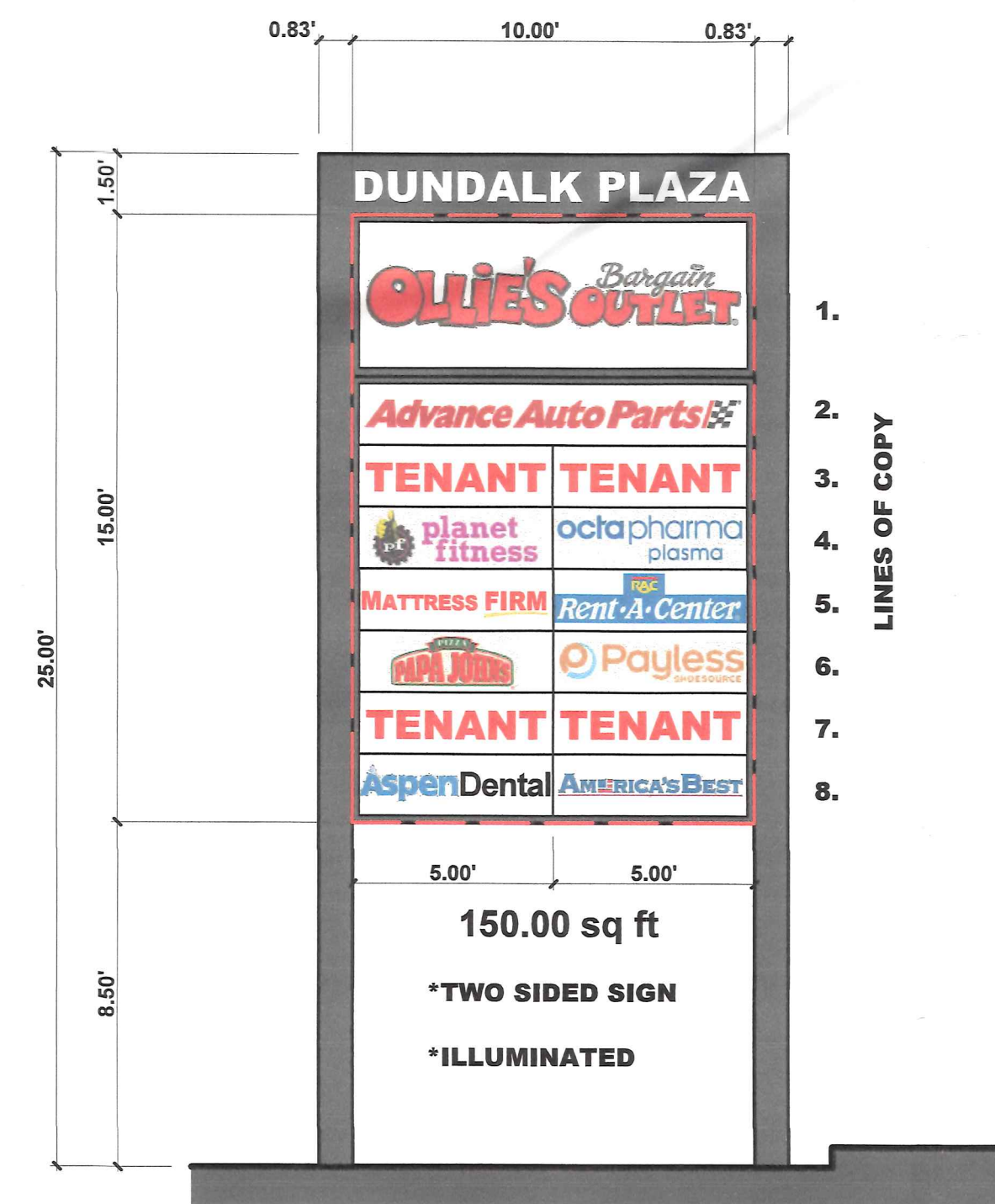


C. PROPOSED FREESTANDING JOINT IDENTIFICATION SIGN
MERRITT BLVD ENTRANCE
SCALE: 1/4" = 1'-0"

SIGN AREA: 8.00' x 12.50' = 100.00 ft² (NOT INCLUDING PROPERTY IDENTIFICATION AND COLUMN)

HEIGHT OF COPY MAY BE LESS THAN 8", BUT ALL MUST BE GREATER THAN 3"

LETTER HEIGHT:

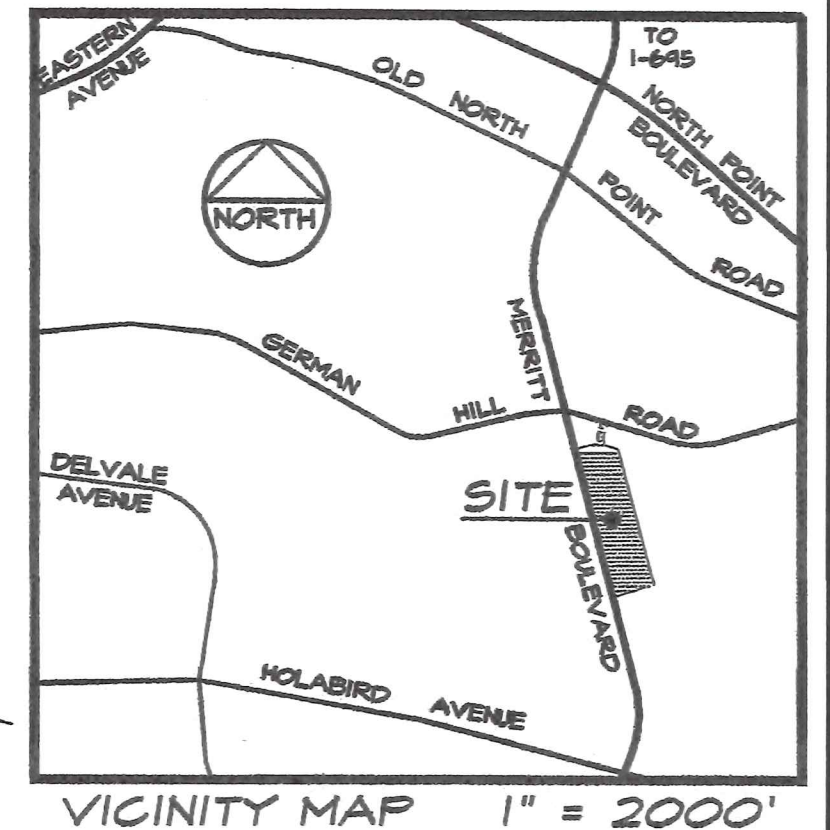


D. PROPOSED FREESTANDING JOINT IDENTIFICATION SIGN
ALONG MERRITT BLVD
SCALE: 1/4" = 1'-0"

SIGN AREA: 10.00' x 15.00' = 150.00 ft² (NOT INCLUDING PROPERTY IDENTIFICATION AND COLUMNS)

HEIGHT OF COPY MAY BE LESS THAN 8", BUT ALL MUST BE GREATER THAN 3"

LETTER HEIGHT:



MORRIS & RITCHIE ASSOCIATES, INC. ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1220-C East Joppa Road, Suite 505 Towson, Maryland 21286 410-821-1690 410-821-1748 Fax		
PLAN TO ACCOMPANY SIGN VARIANCE HEARING FREESTANDING SIGNS DUNDALK PLAZA 1401-1417 MERRITT BLVD. DUNDALK, MARYLAND 21222 12TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND		
DATE	REVISIONS	JOB NO.:
03/16/2018	GERMAN HILL FREESTANDING SIGN HEIGHT REDUCTION	19135
		SCALE: 1/4" = 1'-0"
		DATE: 01/16/2018
		DRAWN BY: KJM
		DESIGN BY: KJM
		REVIEW BY: MAB
		SHEET: 02 OF 04

152.75' x 2 = 305.50 SF PERMITTED
10.15' x 12.04' = 122.21 SF PROVIDED



152.75'
TO END OF BUILDING
1401A1 FUTURE ALDI (PARTIAL ELEVATION)

ELEVATION "A1"
(FACING GERMAN HILL RD.)

0 8' 16' 32'

117.70' x 2 = 235.4 SF PERMITTED
10.15' x 12.04' = 122.21 SF PROVIDED

130.71' x 2 = 261.42 SF PERMITTED

PLANET FITNESS PERMIT NO. A759016:
32.8' x 6.1' = 200.8 SF SHOWN ON SIGN
PERMIT

69.80' x 2 = 139.60 SF PERMITTED
32.03' x 5.14' = 164.63 SF PROVIDED

46.04' x 2 = 92.08 SF PERMITTED
15.75' x 3.67' = 57.80 SF PROVIDED

ASPEN PERMIT NOS A759000, E941673, B939039:
24.448' x 4.542' = 111 SF ON PERMIT APPLICATION

87.50' x 2 = 175.00 SF PERMITTED
24.4' x 4.542' = 110.83 SF PROVIDED



1401A1 FUTURE ALDI

1401A2 AVAILABLE

1401A3 AVAILABLE

1401B1 PLANET FITNESS

1401B2 LENDMARK

1401C ASPEN DENTAL

ELEVATION "A"
(FACING MERRITT BLVD)

0 8' 16' 32'

ELEVATION "B" (45
DEGREES TO MERRITT BLVD.)

ELEVATION "C"
(FACING GERMAN HILL RD.)

26.15' x 2 = 52.30 SF PERMITTED

ASPEN PERMIT NOS A759000, E941673, B939039:
21.0' x 4.052' = 85.1 SF ON PERMIT APPLICATION

38.04' x 2 = 76.08 SF PERMITTED
21.00' x 4.052' = 85.01 SF PROVIDED

39.64' x 2 = 79.28 SF PERMITTED
33.48' x 2.33' = 78.00 SF PROVIDED

58.27' x 2 = 116.54 SF PERMITTED
35.50' x 2.88' = 102.24 SF PROVIDED

62.70' x 2 = 125.40 SF PERMITTED

0.00' x 2 = 0.00 SF PERMITTED
51.33' x 3.67' = 188.38 SF PROVIDED

28.21' x 2 = 56.42 SF PERMITTED

80.36' x 2 = 160.72 SF PERMITTED



1401C ASPEN DENTAL

1401D
AVAILABLE

1401E ADVANCE AUTO PARTS

1401F AMERICA'S
BEST EYEWEAR

1401G & 1401H
AVAILABLE

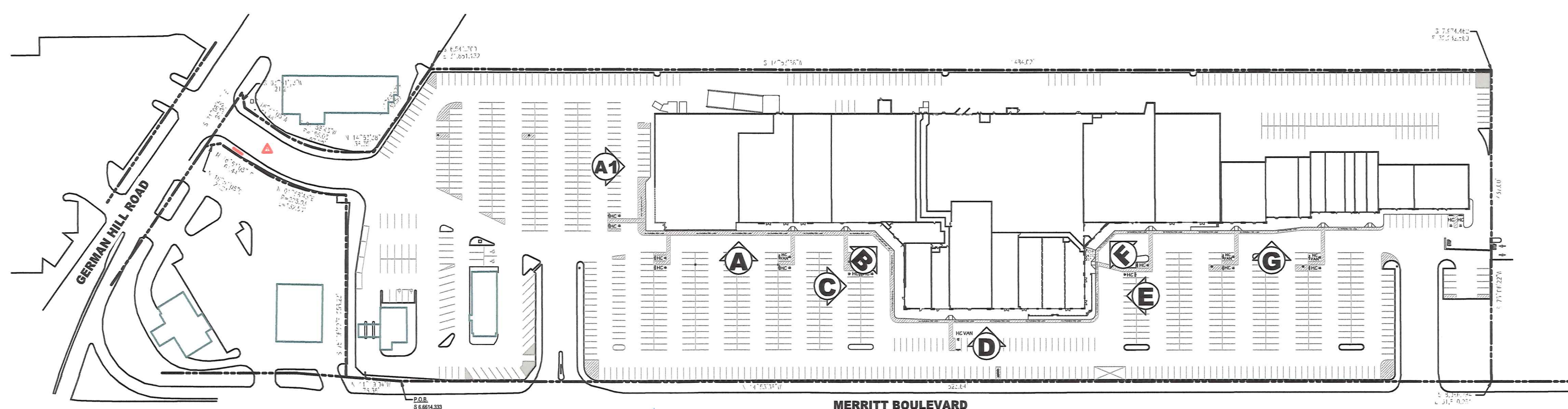
1401i AVAILABLE

ELEVATION "D"
(FACING MERRITT BLVD.)

0 8' 16' 32'

ELEVATION "E"
(FACING DANVILLE SQ. SHOPPING CTR.)

ELEVATION "F"
(45 DEGREES TO MERRITT BLVD.)



KEY PLAN
NOT TO SCALE



MORRIS & RITCHIE ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

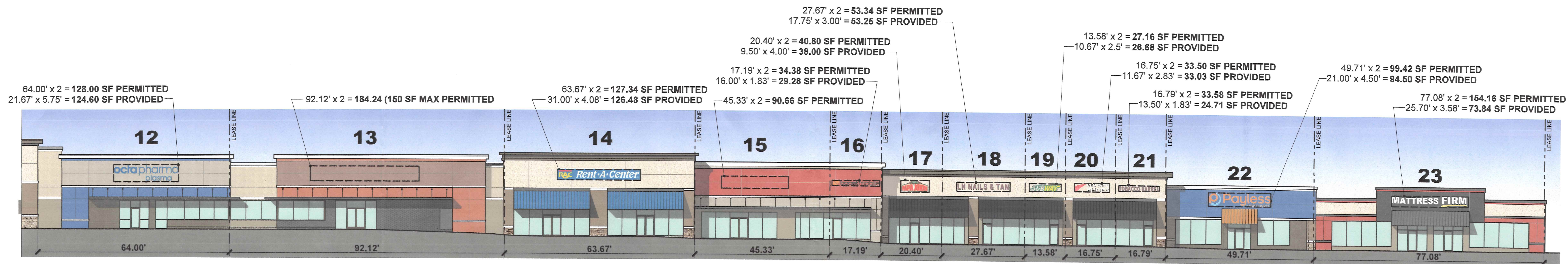
1220-C East Joppa Road, Suite 505
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax

PLAN TO ACCOMPANY SIGN VARIANCE HEARING
WALL-MOUNTED SIGNS (1 OF 2)

DUNDALK PLAZA
1401-1417 MERRITT BLVD.
DUNDALK, MARYLAND 21222

12TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.: 19135
		SCALE: 1/16" = 1'-0"
		DATE: 01/16/2018
		DRAWN BY: KJM
		DESIGN BY: KJM
		REVIEW BY: MAB
		SHEET: 03 OF 04



**1405A OCTAPHARMA
PLASMA**

**1405B AVAILABLE
(FORMER PLANET
FITNESS)**

**1407 RENT-A-
CENTER**

1409A AVAILABLE

**1409B BOOST
MOBILE**

**1411A PAPA
JOHN'S**

**1411B L&N
NAILS**

**1413A
SUBWAY**

**1413B RED
WING**

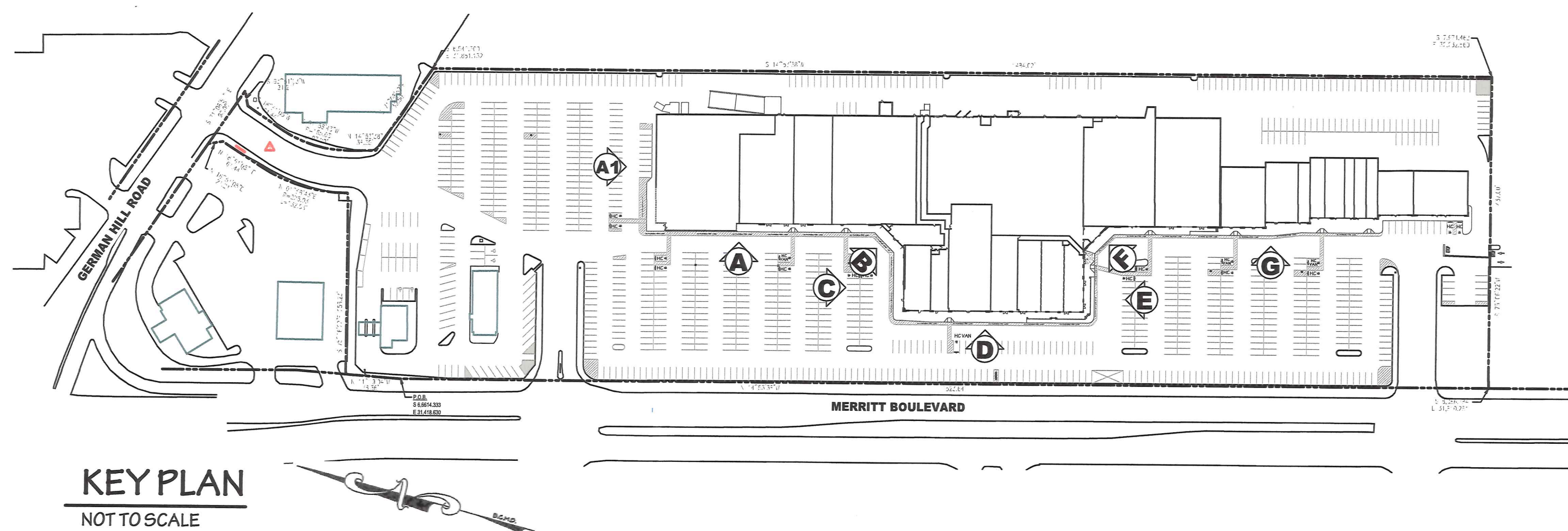
**1415
TOBACCO
BARREL**

**1417A
PAYLESS**

**1417B
MATTRESS FIRM**

ELEVATION "G"
(FACING MERRITT BLVD.)

0 8' 16' 32'



KEY PLAN
NOT TO SCALE

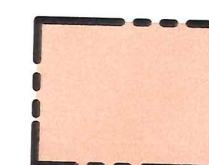
		MORRIS & RITCHIE ASSOCIATES, INC. ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS	
		1220-C East Joppa Road, Suite 505 Towson, Maryland 21286 410-821-1690 410-821-1748 Fax	
		PLAN TO ACCOMPANY SIGN VARIANCE HEARING WALL-MOUNTED SIGNS (2 OF 2) DUNDALK PLAZA 1401-1417 MERRITT BLVD. DUNDALK, MARYLAND 21222 12TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND	
DATE	REVISIONS	JOB NO.:	19135
		SCALE:	1/16" = 1'-0"
		DATE:	01/16/2018
		DRAWN BY:	KJM
		DESIGN BY:	KJM
		REVIEW BY:	MAB
		SHEET:	04 OF 04



AERIAL PHOTOGRAPH - LOCATION OF SUBJECT PROPERTY
1" = 100'-0"

0 50' 100' 200'

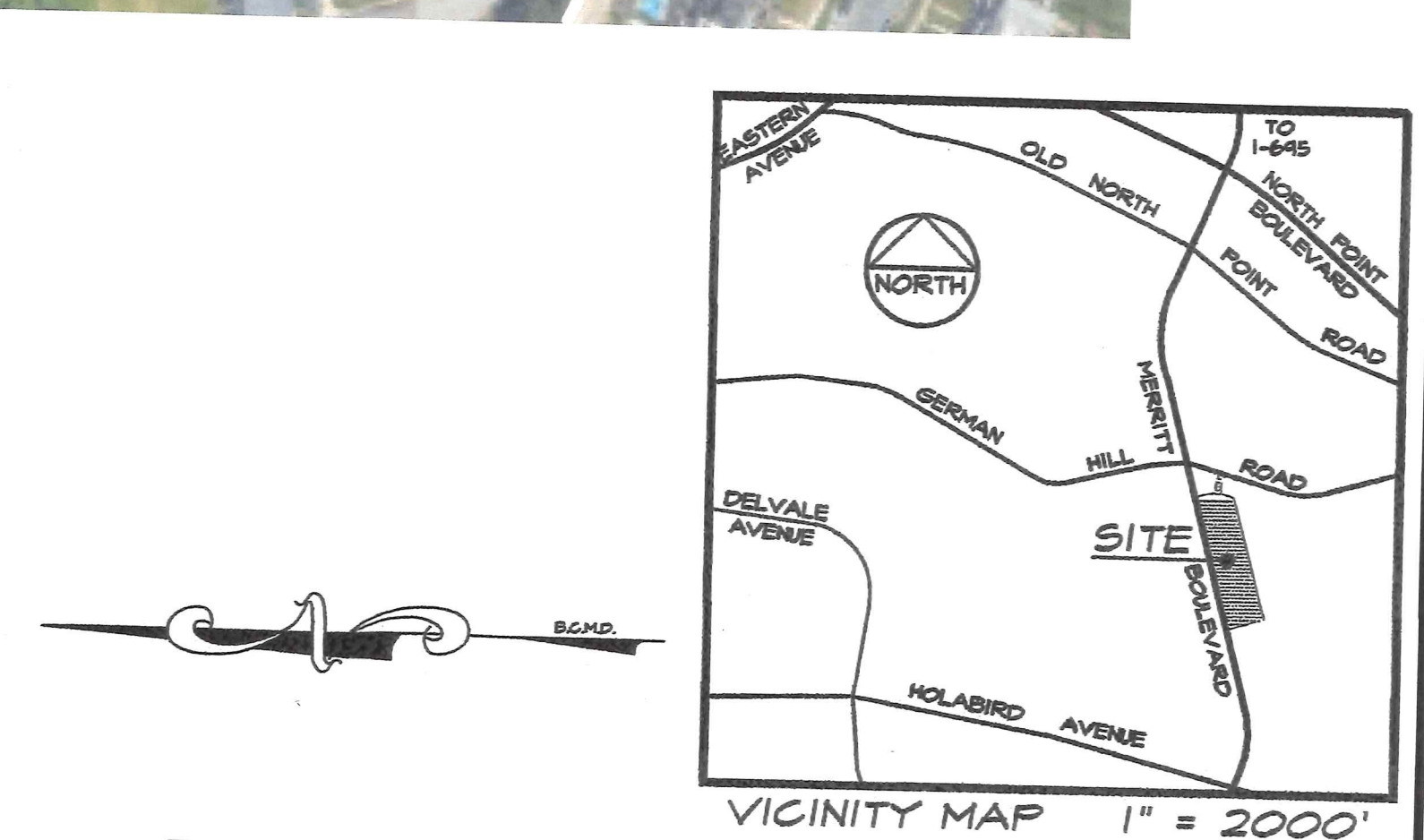
LEGEND



PROPERTY LINES



ZONING LINES



MORRIS & RITCHIE ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

1220-C East Joppa Road, Suite 505
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax

AERIAL PHOTOGRAPH - LOCATION OF SUBJECT PROPERTY

DUNDALK PLAZA

1401-1417 MERRITT BLVD.
DUNDALK, MARYLAND 21222

12TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:	19135
		SCALE:	1" = 100'
		DATE:	03/16/2018
		DRAWN BY:	KJM
		DESIGN BY:	KJM
		REVIEW BY:	MAB
		SHEET:	8

PETITIONER'S EXHIBIT **3**



PHOTOGRAPHS OF ELEVATIONS A, B & C - BEFORE



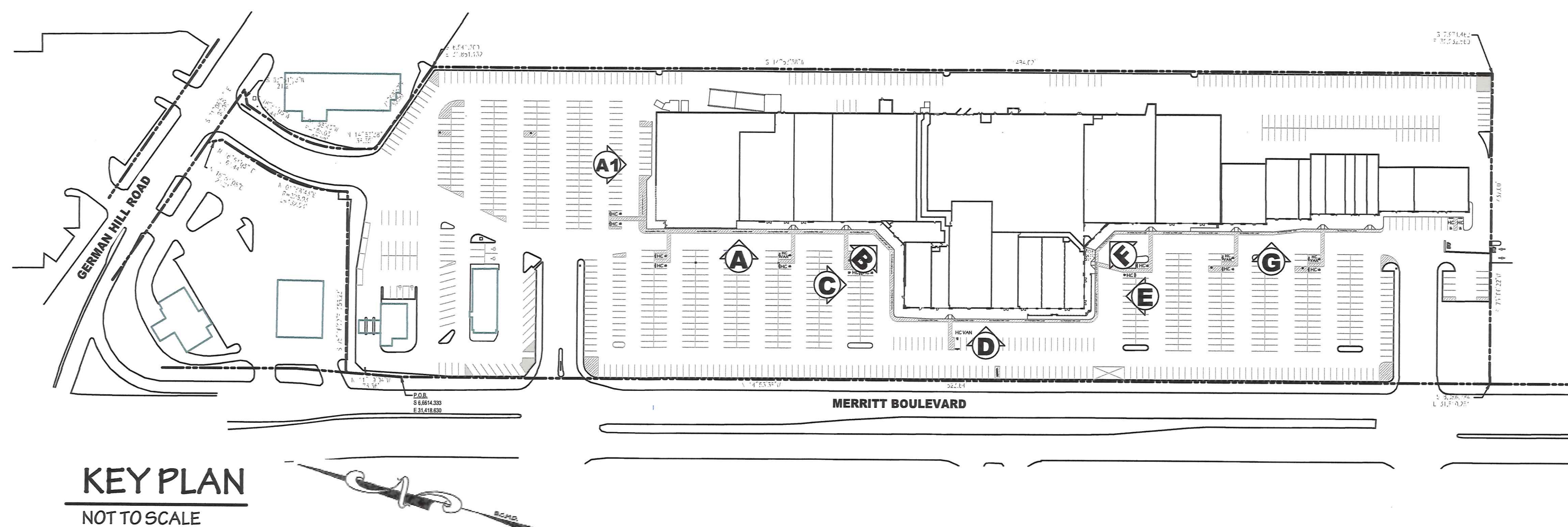
PHOTOGRAPHS OF ELEVATIONS A, B & C - AFTER



PHOTOGRAPHS OF ELEVATIONS, D, E, & F - BEFORE



PHOTOGRAPHS OF ELEVATIONS, D, E, AND F - AFTER



		MORRIS & RITCHIE ASSOCIATES, INC. ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS	
		1220-C East Joppa Road, Suite 505 Towson, Maryland 21286 410-821-1690 410-821-1748 Fax	
		BUILDING FACADES - BEFORE & AFTER PHOTOGRAPHS DUNDALK PLAZA 1401-1417 MERRITT BLVD. DUNDALK, MARYLAND 21222 12TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND	
DATE	REVISIONS	JOB NO.: 19135	
		SCALE: N.T.S.	
		DATE: 03/16/2018	
		DRAWN BY: KJM	
		DESIGN BY: KJM	
		REVIEW BY: MAB	
		SHEET: 6	

PETITIONER'S EXHIBIT **4A-B**



PHOTOGRAPH OF ELEVATION G LOOKING SOUTH - BEFORE



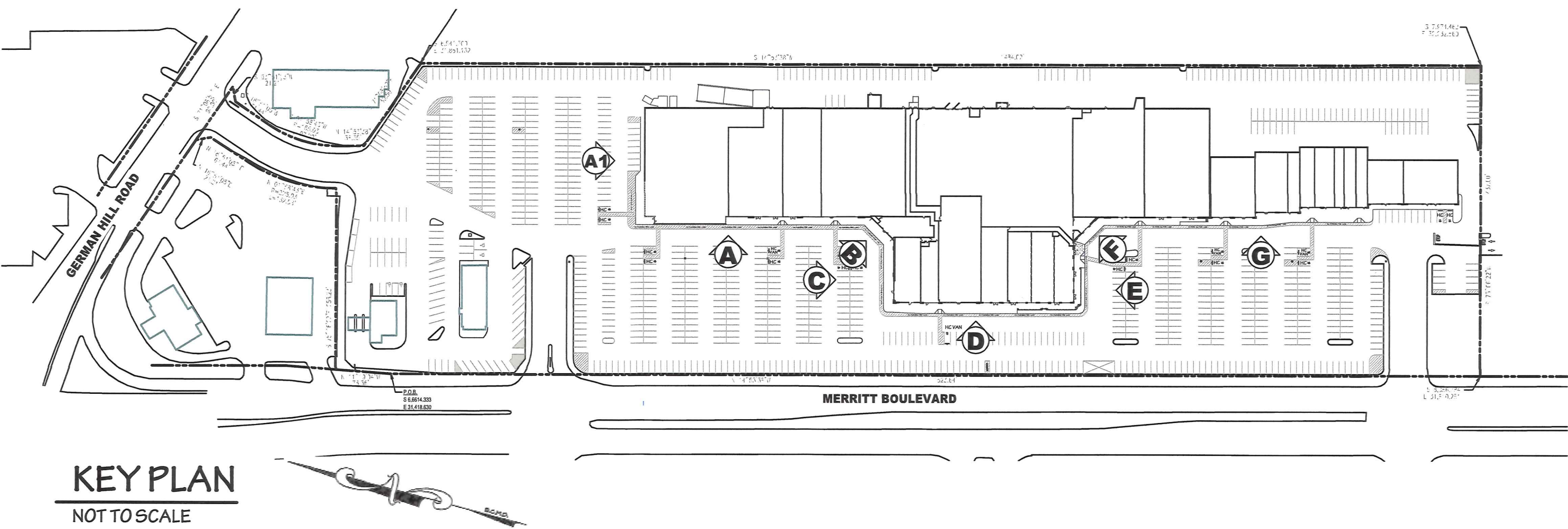
PHOTOGRAPH OF ELEVATION G LOOKING SOUTH - AFTER



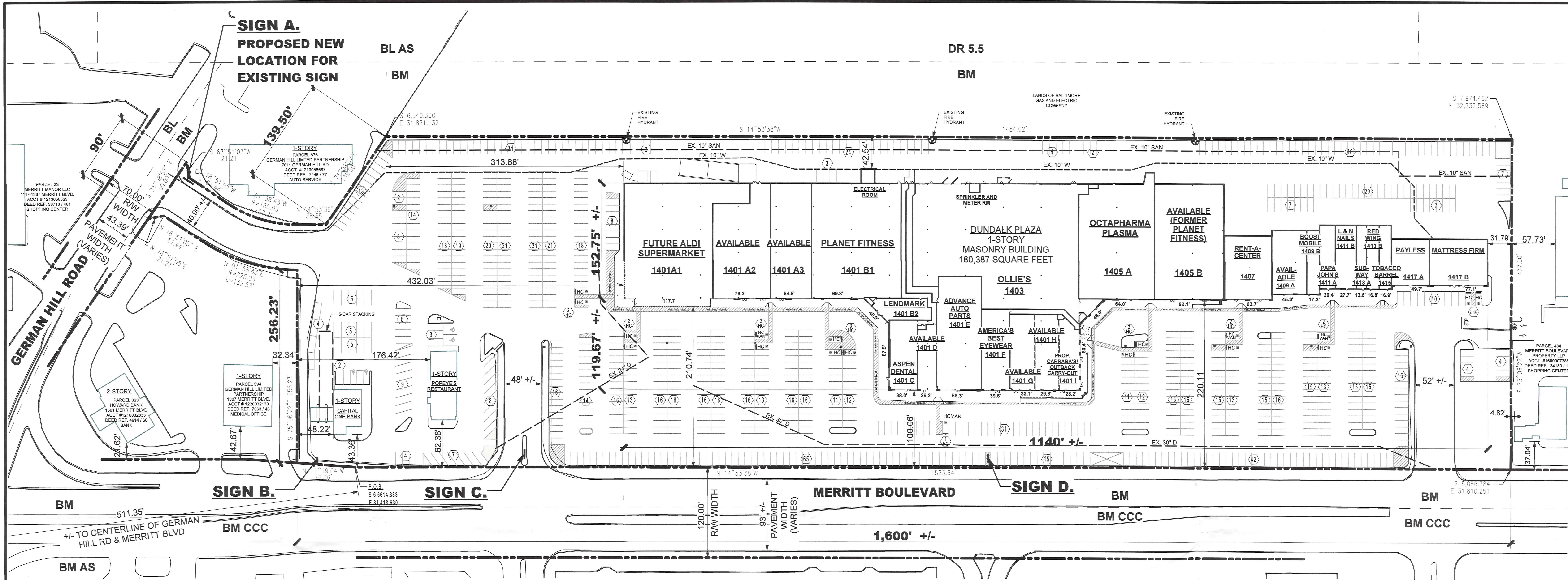
PHOTOGRAPH OF ELEVATIONS G & E LOOKING NORTH - BEFORE



PHOTOGRAPH OF ELEVATIONS G & E LOOKING NORTH - AFTER



		MORRIS & RITCHIE ASSOCIATES, INC. ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS	
		1220-C East Joppa Road, Suite 505 Towson, Maryland 21286 410-821-1690 410-821-1748 Fax	
		BUILDING FACADES - BEFORE & AFTER PHOTOGRAPHS DUNDALK PLAZA 1401-1417 MERRITT BLVD. DUNDALK, MARYLAND 21222 12TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND	
DATE	REVISIONS		JOB NO.: 19135
			SCALE: N.T.S.
			DATE: 03/16/2018
			DRAWN BY: KJM
			DESIGN BY: KJM
			REVIEW BY: MAB
			SHEET: 7



2017 PARKING STRIPING AND TENANT PLAN

1" = 60'-0"

0 20' 50' 100'

PARKING INFORMATION FROM SPIRIT OF INTENT, "PLAN TO ACCOMPANY SPIRIT AND INTENT LETTER", DATED 11/30/2017:

PARKING INFORMATION:

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18 HANDICAP PARKING SPACES PER 2017 STRIPING PLAN
4 HANDICAP VAN ACCESSIBLE SPACES PER 2017 STRIPING PLAN
990 TOTAL PARKING SPACES PER 2017 STRIPING PLAN

HANDICAP PARKING CALCUS:

990 TOTAL PARKING SPACES PROVIDED
x .02 (2% OF TOTAL PARKING SPACES REQUIRED TO BE HANDICAP)
19.8; 20 HANDICAP PARKING SPACES REQUIRED PER 2017 STRIPING PLAN (INCLUDING 4 VAN ACCESSIBLE SPACES - SEE BELOW)

FOR EACH 6 HANDICAP SPACES PROVIDED, 1 MUST BE VAN ACCESSIBLE
20 / 6 = 3.33; 4 VAN ACCESSIBLE SPACES REQUIRED PER 2017 STRIPING PLAN

ALL SPACES 8'-6" WIDE min. x 18'-0" DEEP, u.n.o.

1. SITE DATA:

TAX MAP - 103 GRID 5 PARCEL 434
ELECTION DISTRICT 12
COUNCILMANIC DISTRICT 7
TAX ACCOUNT NUMBER 1220027000
DEED REFERENCE: LIBER 20541 FOLIO 471
PLAT BOOK 31, FOLIO 56
GROSS PARCEL AREA: 17.21 AC. (749,708 SQ. FT.)
NET PARCEL AREA: 16.109 AC. (701,708 SQ. FT.)
ZONING: BM (BUSINESS MAJOR)

2. PROPERTY ADDRESS: 1401-1417 MERRITT BOULEVARD
DUNDALK, MARYLAND 21222

3. PROPERTY OWNER: 8300 GUILFORD ROAD
SUITE C
COLUMBIA, MARYLAND 21046

4. THERE ARE NO KNOWN EXISTING WELL OR SEPTIC AREAS FOUND ON SITE.
PUBLIC WATER AND SEWER SERVE THIS SITE.

5. NOT BUILDINGS ON THIS SITE ARE A NATIONAL HISTORIC LANDMARK OR LISTED ON THE MARYLAND HISTORIC TRUST INVENTORY. THE SITE IS NOT WITHIN A HISTORIC DISTRICT.

6. FIRE HYDRANTS ARE AS SHOWN ON THE PLAN.

7. ANY FIXTURE USED TO ILLUMINATE OFF-STREET PARKING AREAS SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL PROPERTIES AND PUBLIC STREETS.

8. THIS SITE IS NOT WITHIN A 100-YEAR FLOODPLAIN OR THE CHESAPEAKE BAY CRITICAL AREA.

9. THIS SITE IS NOT WITHIN A BASIC SERVICE DEFICIENT AREA.

10. PREVIOUS COMMERCIAL PERMIT NUMBERS FROM THE YEAR 2010 TO THE PRESENT FOR BUILDING CONSTRUCTION: B739785, B739984, B742866, B746582, B750287, B751460, B751864, B754050, B754776, B761685, B762497, B761706, B769379, B775777, B787318, B810167, B816058, B819471, B819473, B823350, B837537, B843413, B846062, B876889, B901505, B912774, B907224, B923390, B930412, B930413, B932832, B935438, B935186, B935234, B936991, B938438, B939039, B939693, B939522, B939673, B939248, B940147 (LAST IMPROVEMENT PERMIT, DATED 9/18/2017).

11. NO FEES ARE DELINQUENT.

12. AMENITY OPEN SPACE: NONE REQUIRED.

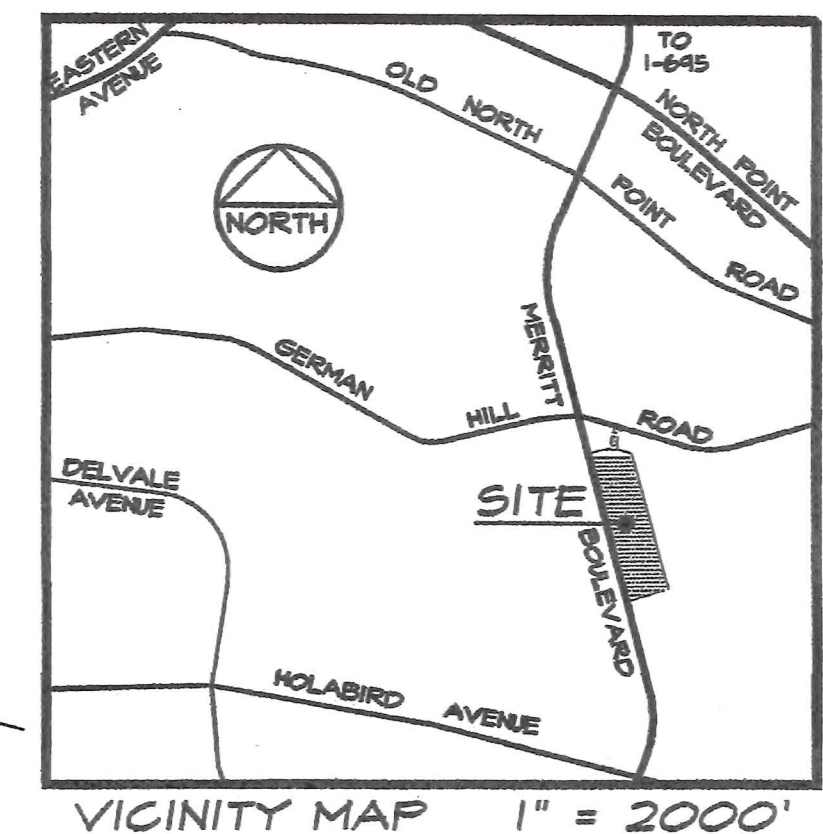
13. ZONING HISTORY: CASE 89-337-A; VARIANCE FOR PARKING WAS DISMISSED ON JUNE 19, 1989. CASE 08-336-A WAS GRANTED ON MARCH 14, 2008.

14. BUILDING AREA:
SHOPPING CENTER 180,387 SF
PAD BUILDING 1 3,148 SF
PAD BUILDING 2 1,987 SF
TOTAL 185,502 SF

15. BUILDING SETBACKS
FRONT 15' REQUIRED 43' +/- (PAD BUILDING 2)
INTERIOR SIDE 0' PROVIDED 31' +/-
REAR 20' PROVIDED 40' +/-

16. F.A.R. PERMITTED 4.0
PROVIDED .25

17. MAX BUILDING HEIGHT = 40'



VICINITY MAP 1" = 2000'



MORRIS & RITCHIE ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

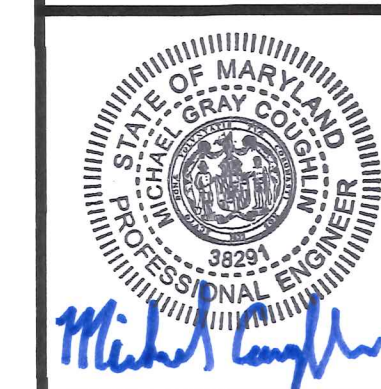
1220-C East Joppa Road, Suite 505
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax

PLAN TO ACCOMPANY SIGN VARIANCE HEARING

DUNDALK PLAZA

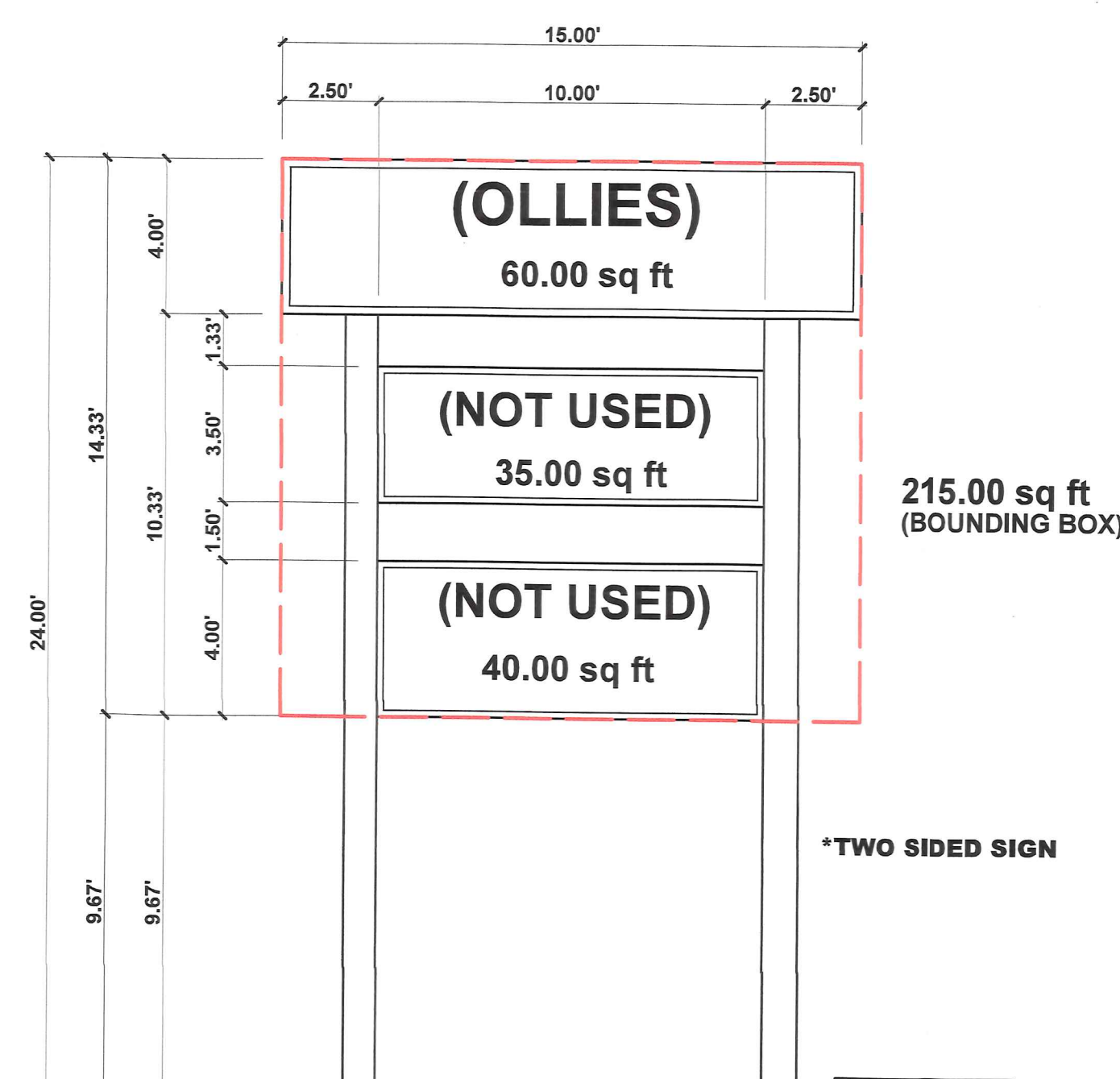
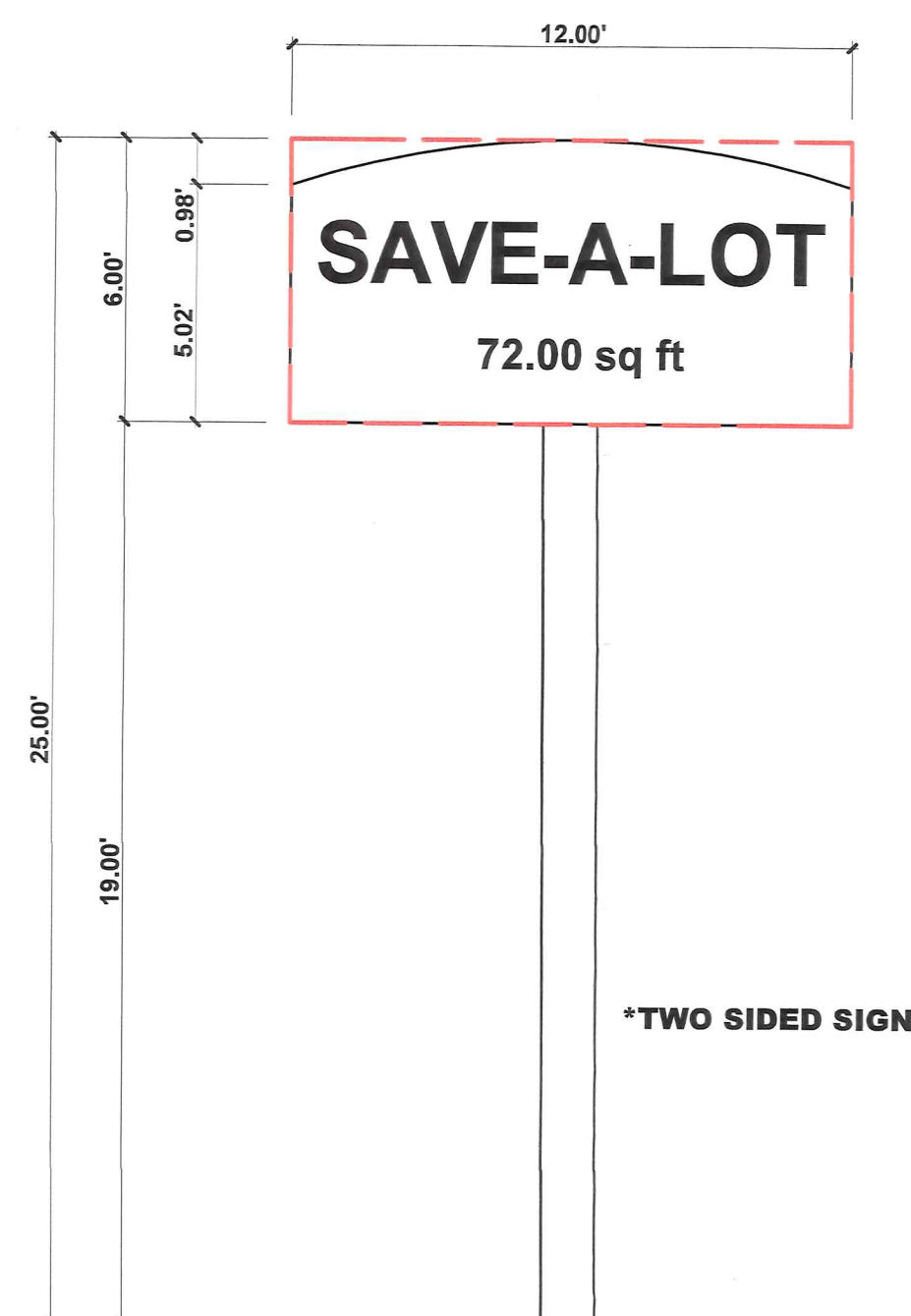
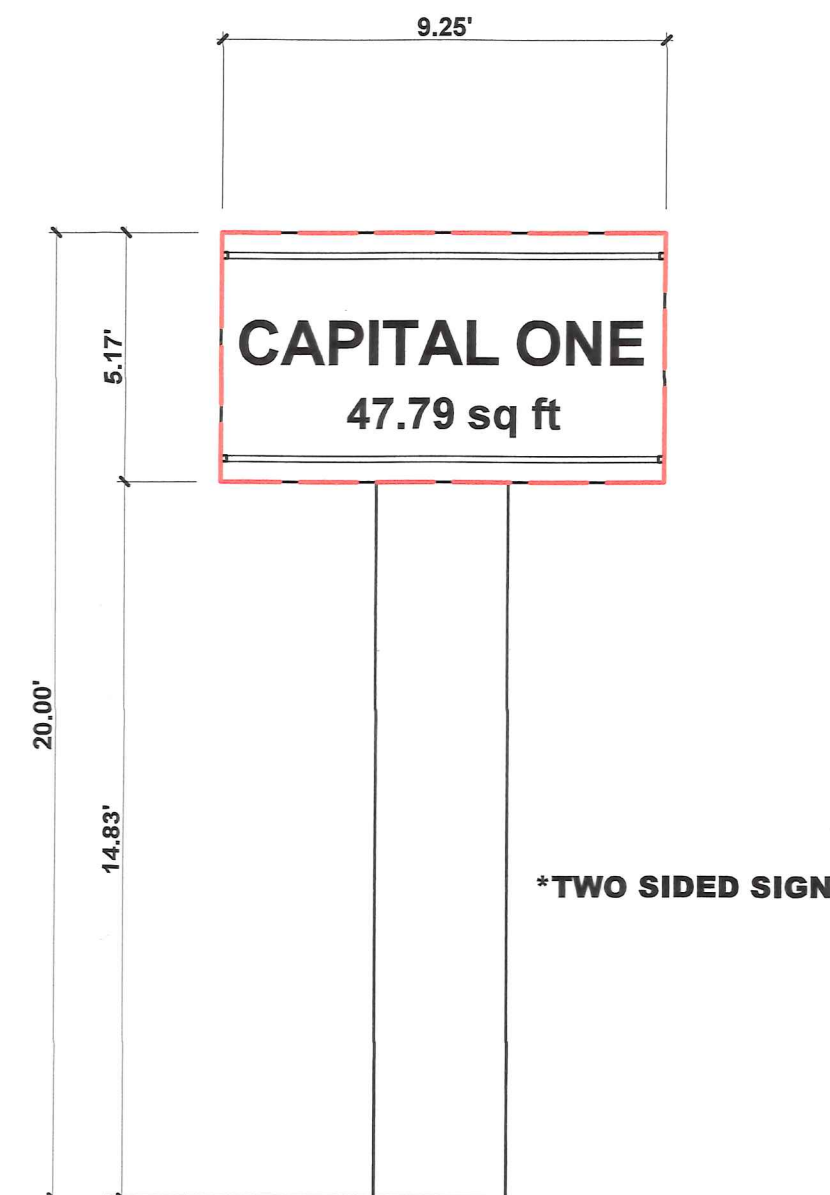
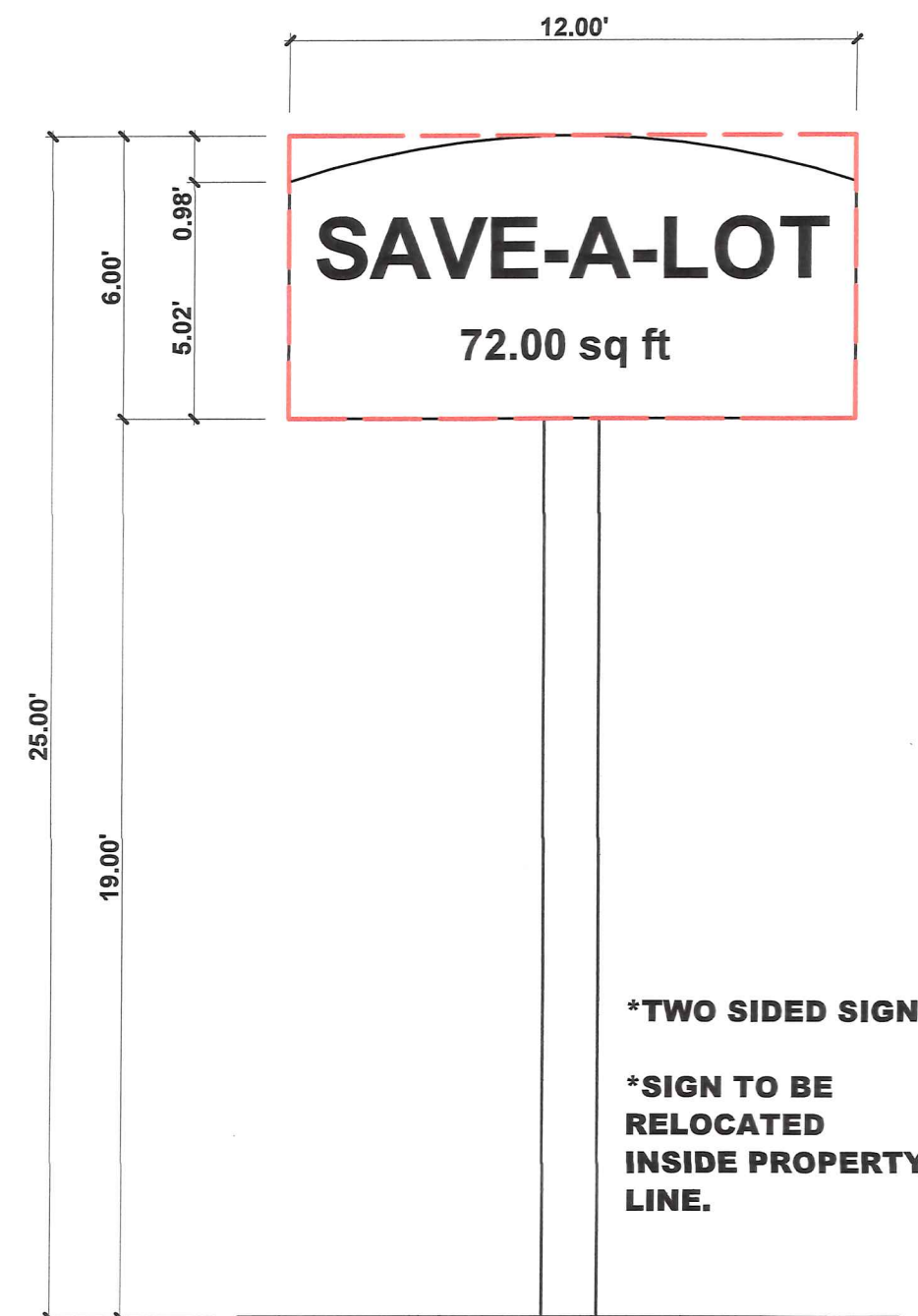
1401-1417 MERRITT BLVD.
DUNDALK, MARYLAND 21222

12TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



DATE	REVISIONS	JOB NO.
		19135
		SCALE: 1" = 60'
		DATE: 01/16/2018
		DRAWN BY: KJM
		DESIGN BY: KJM
		REVIEW BY: MAB
		SHEET: 01 OF 04

PETITIONER'S EXHIBIT **1A-D**



A. EXISTING FREESTANDING JOINT IDENTIFICATION SIGN
GERMAN HILL ROAD ENTRANCE SCALE: 1/4" = 1'-0"

SIGN AREA: 12.00' x 6.00' = 72.00 ft² (BOUNDING BOX, NOT INCLUDING COLUMN)

B. EXISTING FREESTANDING ENTERPRISE SIGN
ALONG MERRITT BLVD SCALE: 1/4" = 1'-0"

SIGN AREA: 9.25' x 5.17' = 47.79 ft² (BOUNDING BOX, NOT INCLUDING COLUMN)

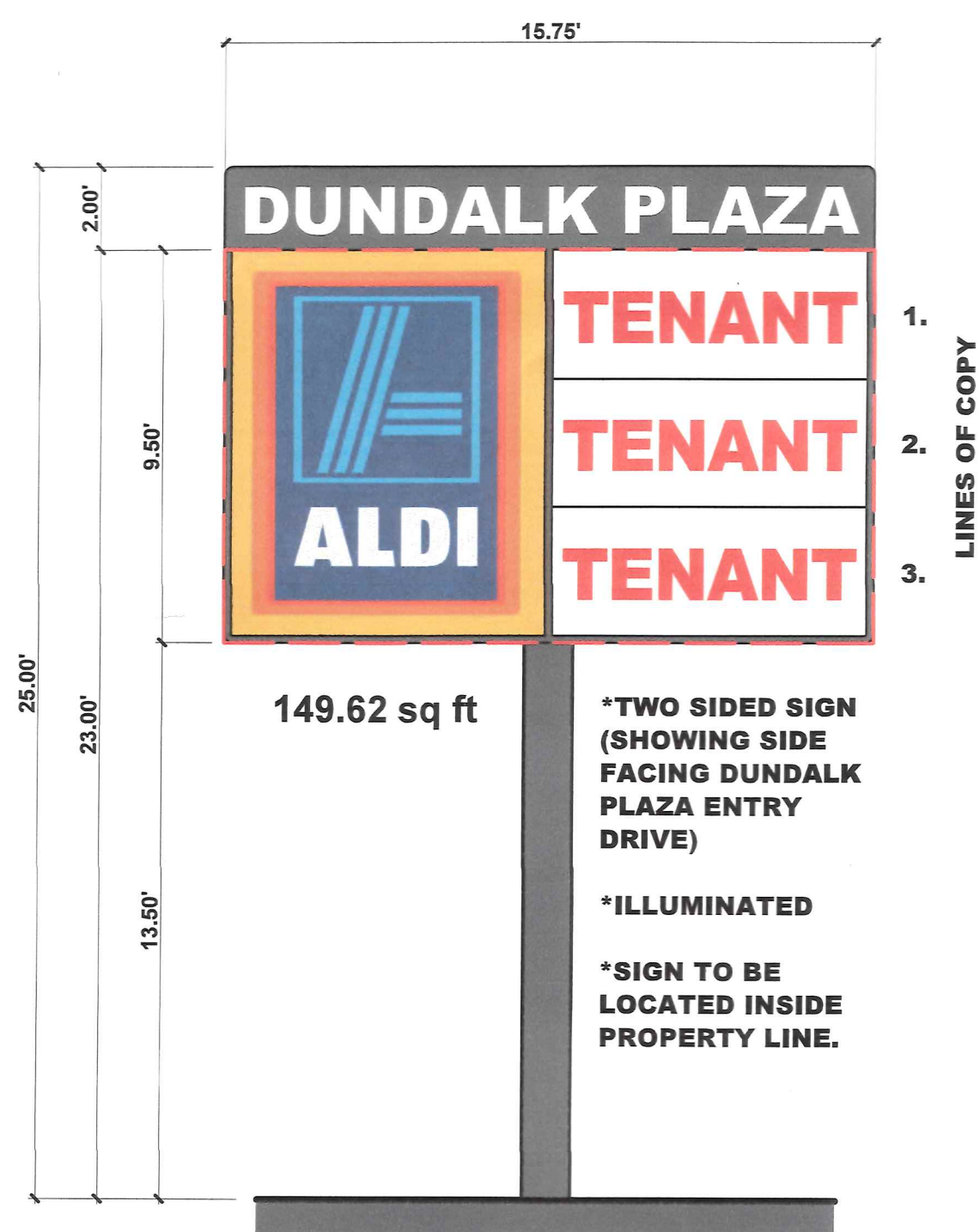
C. EXISTING FREESTANDING JOINT IDENTIFICATION SIGN
MERRITT BLVD ENTRANCE SCALE: 1/4" = 1'-0"

SIGN AREA: 12.00' x 6.00' = 72.00 ft² (BOUNDING BOX, NOT INCLUDING COLUMN)

D. EXISTING FREESTANDING JOINT IDENTIFICATION SIGN
ALONG MERRITT BLVD SCALE: 1/4" = 1'-0"

SIGN AREA: 15.00' x 14.33' = 215.00 ft² (BOUNDING BOX, NOT INCLUDING COLUMNS)

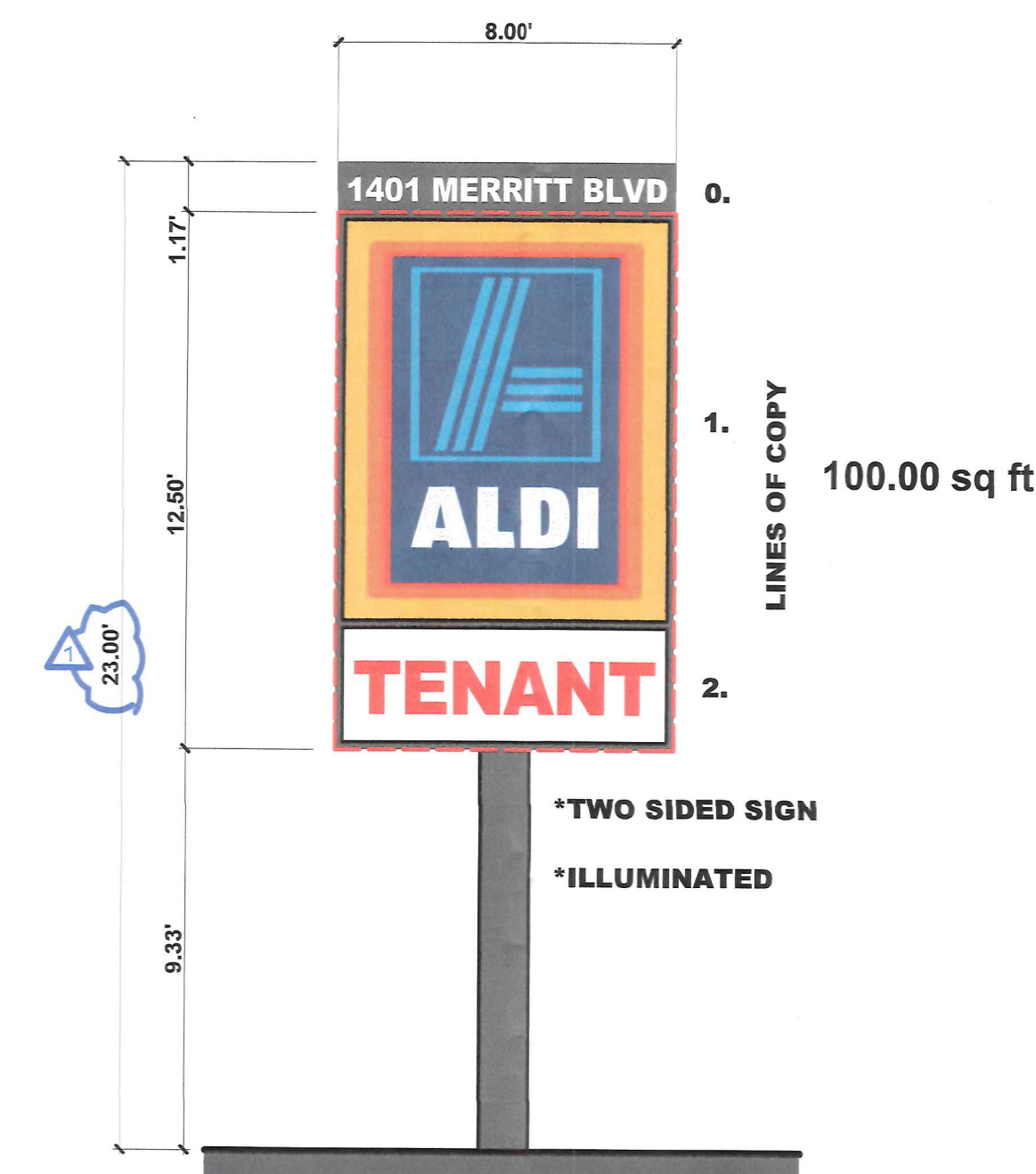
0 2' 4' 8'



A. PROPOSED FREESTANDING JOINT IDENTIFICATION SIGN
GERMAN HILL ROAD ENTRANCE SCALE: 1/4" = 1'-0"

SIGN AREA: 15.75' x 9.50' = 149.62 ft² (NOT INCLUDING PROPERTY IDENTIFICATION AND COLUMN)

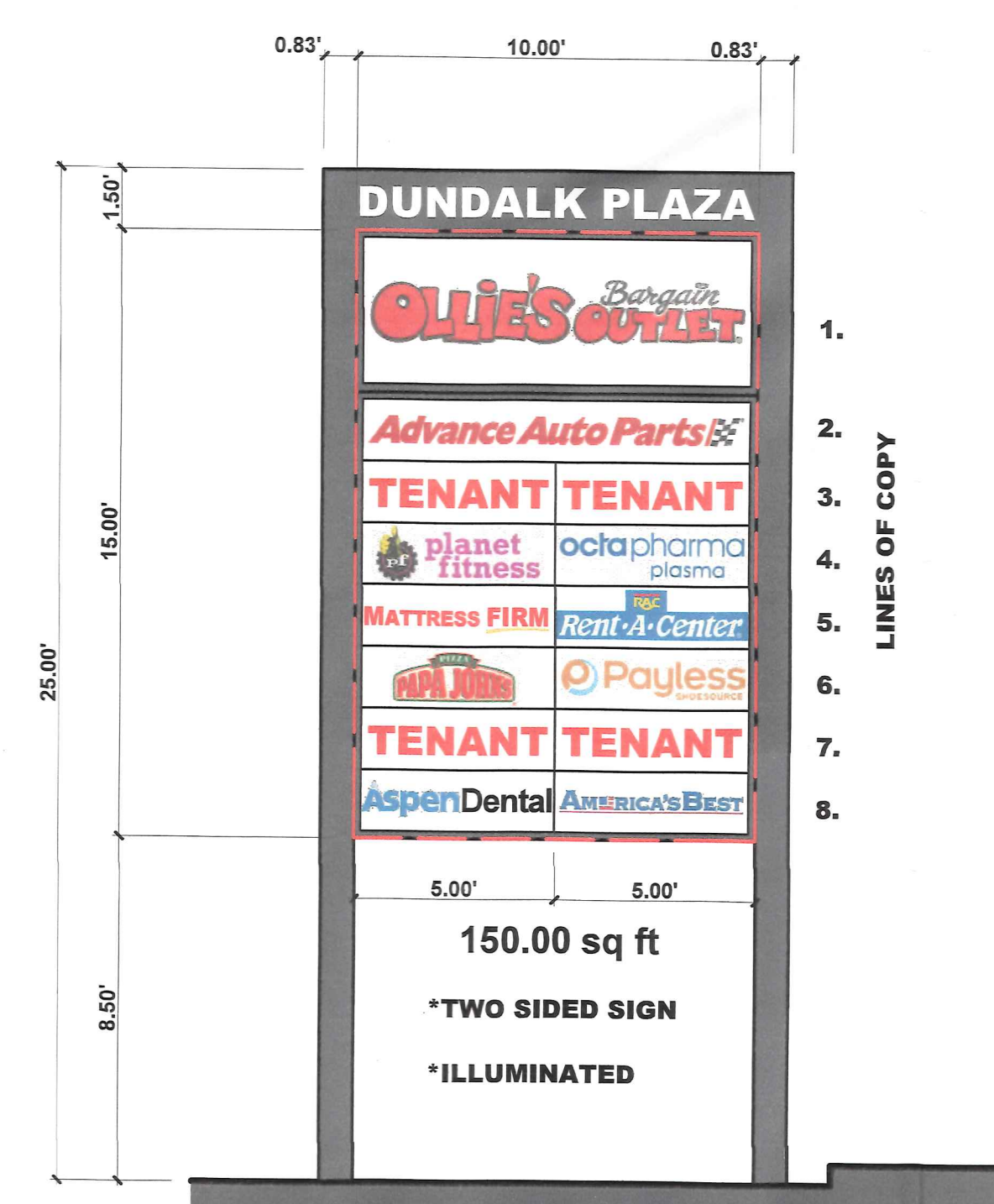
LETTER HEIGHT: HEIGHT OF COPY MAY BE LESS THAN 8", BUT ALL MUST BE GREATER THAN 3"



C. PROPOSED FREESTANDING JOINT IDENTIFICATION SIGN
MERRITT BLVD ENTRANCE SCALE: 1/4" = 1'-0"

SIGN AREA: 8.00' x 12.50' = 100.00 ft² (NOT INCLUDING PROPERTY IDENTIFICATION AND COLUMN)

LETTER HEIGHT: HEIGHT OF COPY MAY BE LESS THAN 8", BUT ALL MUST BE GREATER THAN 3"

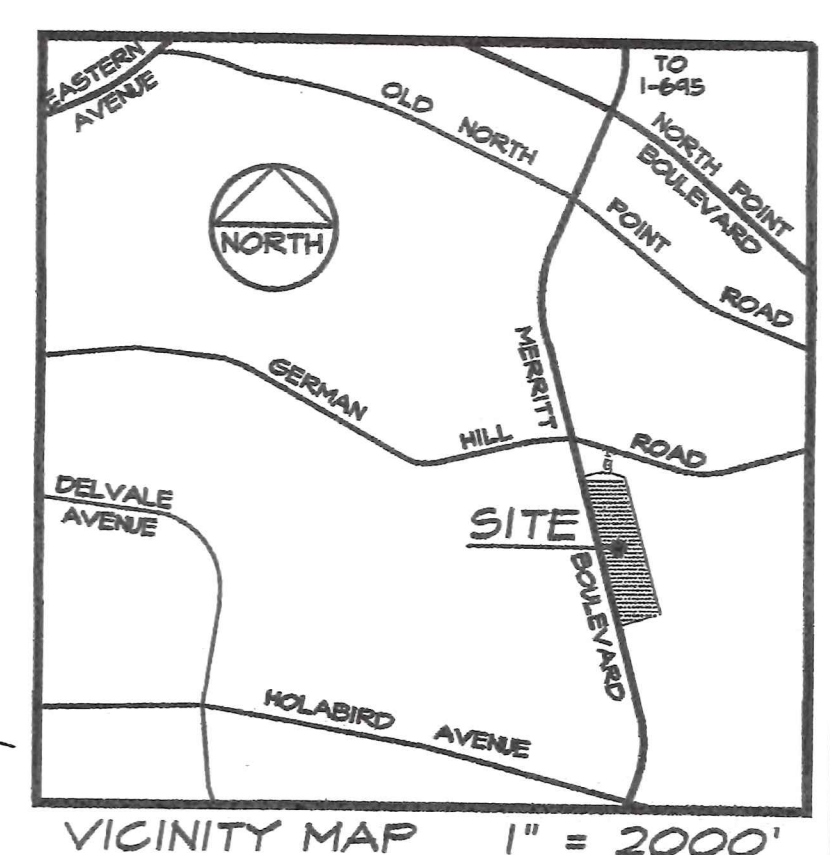


D. PROPOSED FREESTANDING JOINT IDENTIFICATION SIGN
ALONG MERRITT BLVD SCALE: 1/4" = 1'-0"

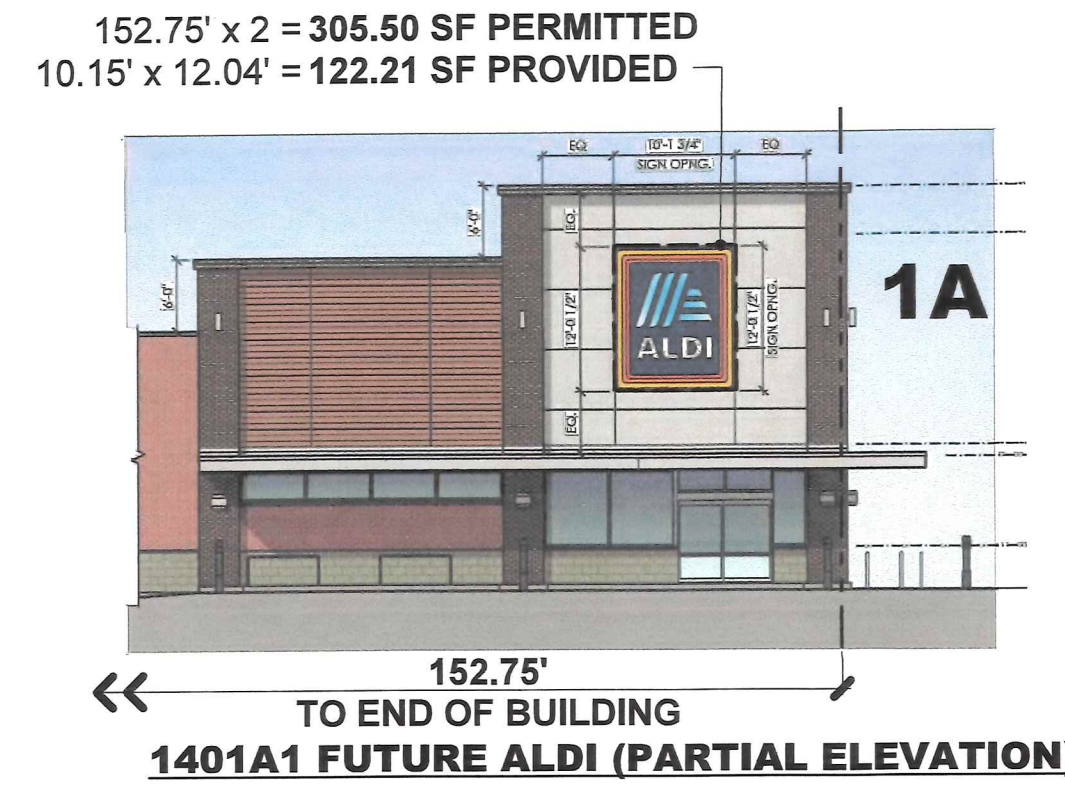
SIGN AREA: 10.00' x 15.00' = 150.00 ft² (NOT INCLUDING PROPERTY IDENTIFICATION AND COLUMNS)

LETTER HEIGHT: HEIGHT OF COPY MAY BE LESS THAN 8", BUT ALL MUST BE GREATER THAN 3"

0 2' 4' 8'



		MORRIS & RITCHIE ASSOCIATES, INC. ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1220-C East Joppa Road, Suite 505 Towson, Maryland 21286 410-821-1690 410-821-1748 Fax	
		PLAN TO ACCOMPANY SIGN VARIANCE HEARING FREESTANDING SIGNS DUNDALK PLAZA 1401-1417 MERRITT BLVD. DUNDALK, MARYLAND 21222 12TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND	
DATE	REVISIONS	JOB NO.:	19135
03/16/2018	GERMAN HILL FREESTANDING SIGN HEIGHT REDUCTION	SCALE:	1/4" = 1'-0"
		DATE:	01/16/2018
		DRAWN BY:	KJM
		DESIGN BY:	KJM
		REVIEW BY:	MAB
		SHEET:	02 OF 04



ELEVATION "A1"
(FACING GERMAN HILL RD.)

0 8' 16' 32'

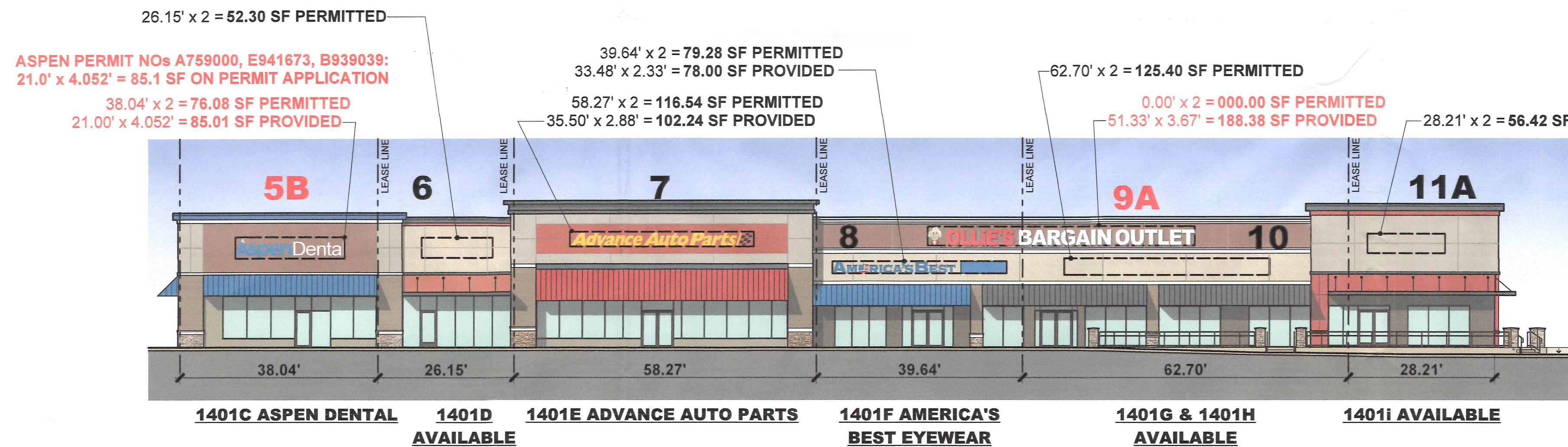


ELEVATION "A"
(FACING MERRITT BLVD)

0 8' 16' 32'

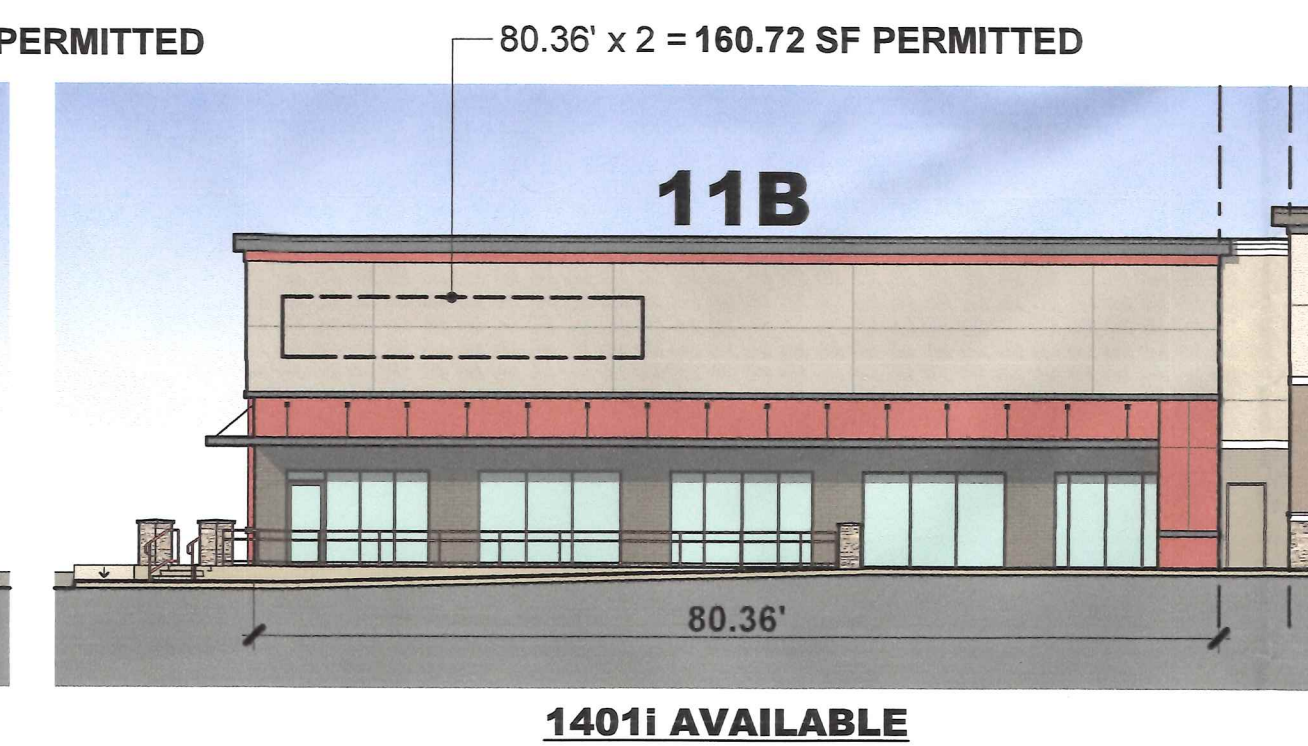
**ELEVATION "B" (45
DEGREES TO MERRITT BLVD.)**

ELEVATION "C"
(FACING GERMAN HILL RD.)



ELEVATION "D"
(FACING MERRITT BLVD.)

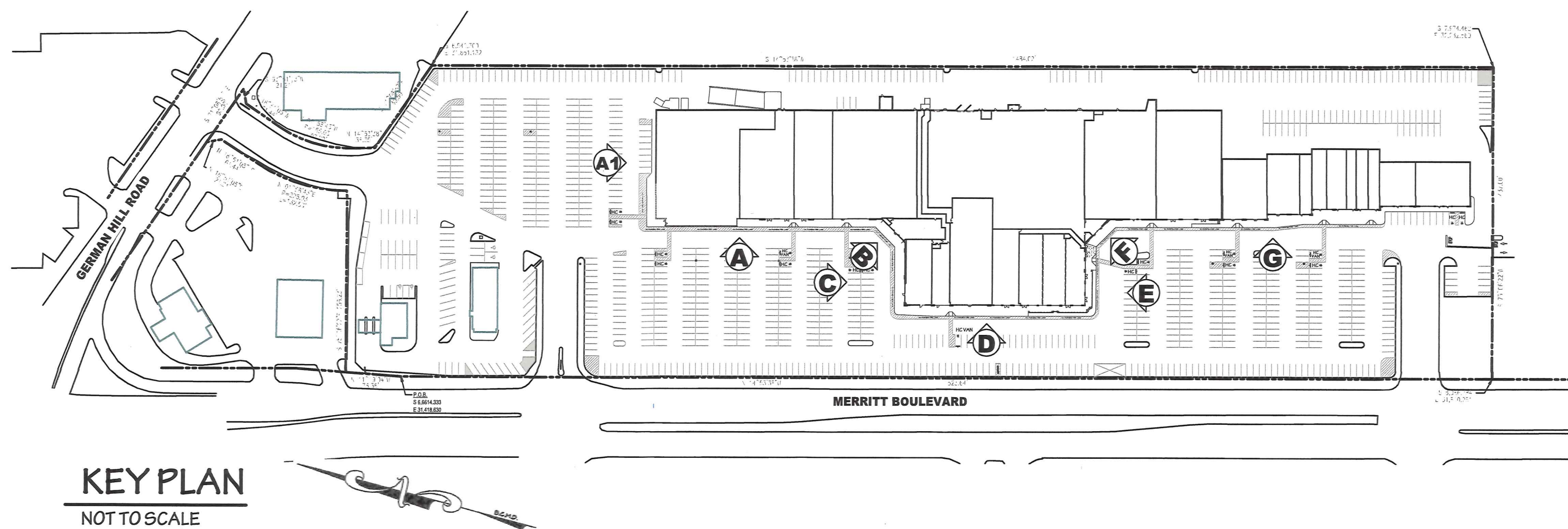
0 8' 16' 32'



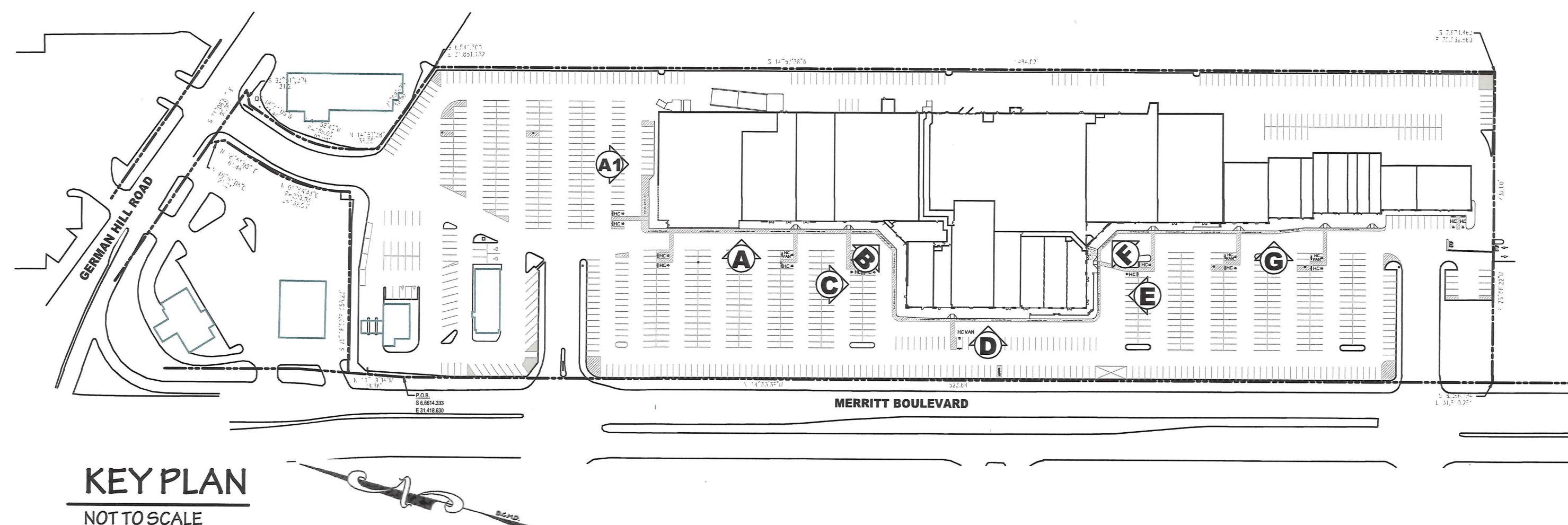
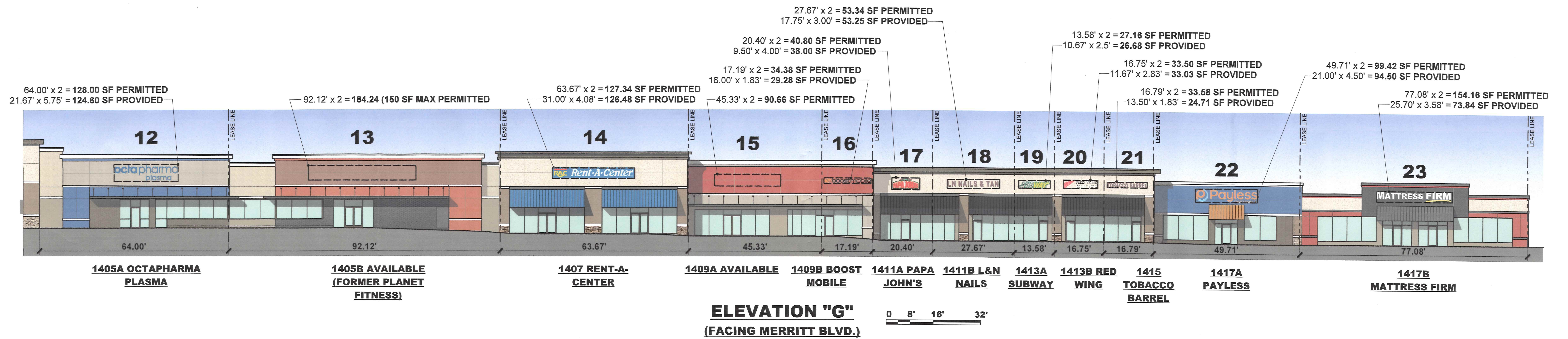
ELEVATION "E"
(FACING DANVILLE SQ. SHOPPING CTR.)

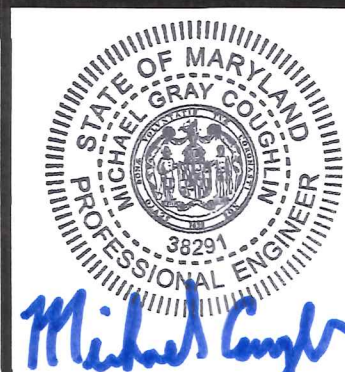


ELEVATION "F"
(45 DEGREES TO MERRITT BLVD.)

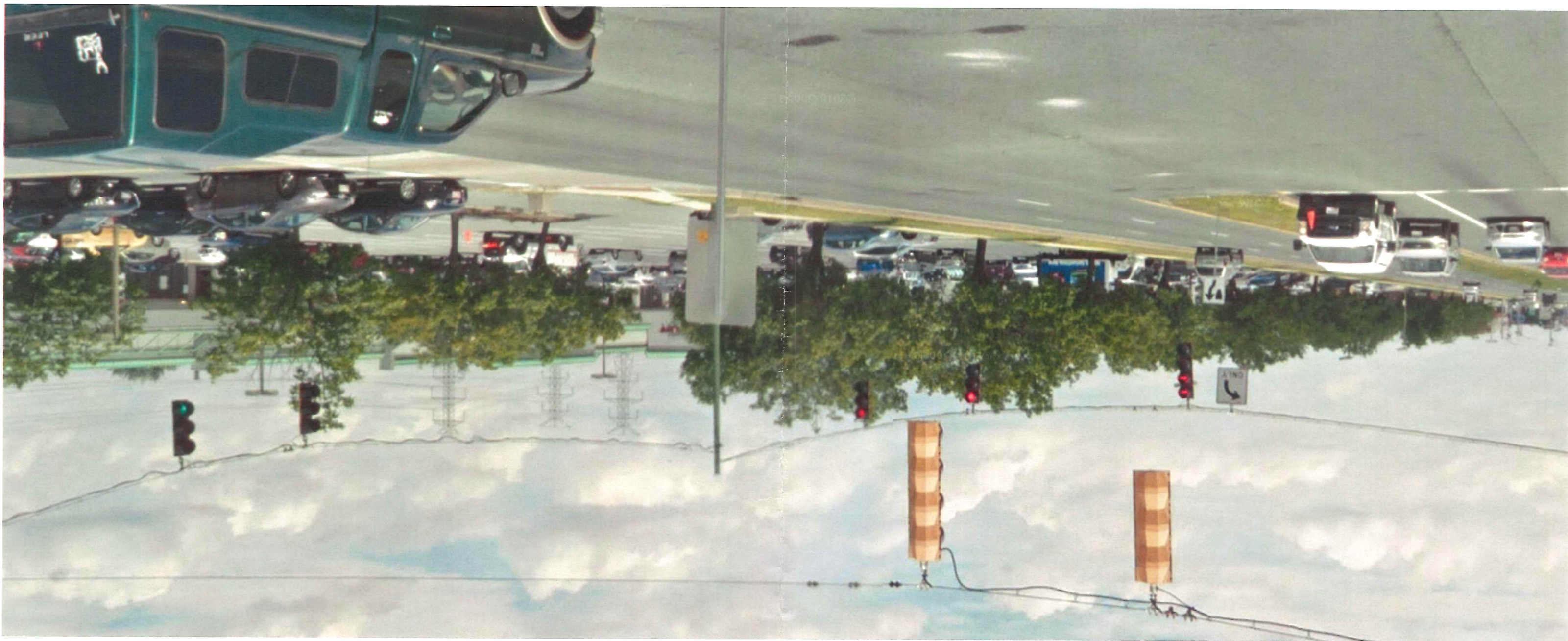


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		1220-C East Joppa Road, Suite 505 Towson, Maryland 21286 410-821-1690 410-821-1748 Fax	
		PLAN TO ACCOMPANY SIGN VARIANCE HEARING WALL-MOUNTED SIGNS (1 OF 2) DUNDALK PLAZA 1401-1417 MERRITT BLVD. DUNDALK, MARYLAND 21222 12TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND	
DATE	REVISIONS	JOB NO.:	19135
		SCALE:	1/16" = 1'-0"
		DATE:	01/16/2018
		DRAWN BY:	KJM
		DESIGN BY:	KJM
		REVIEW BY:	MAB
		SHEET:	03 OF 04

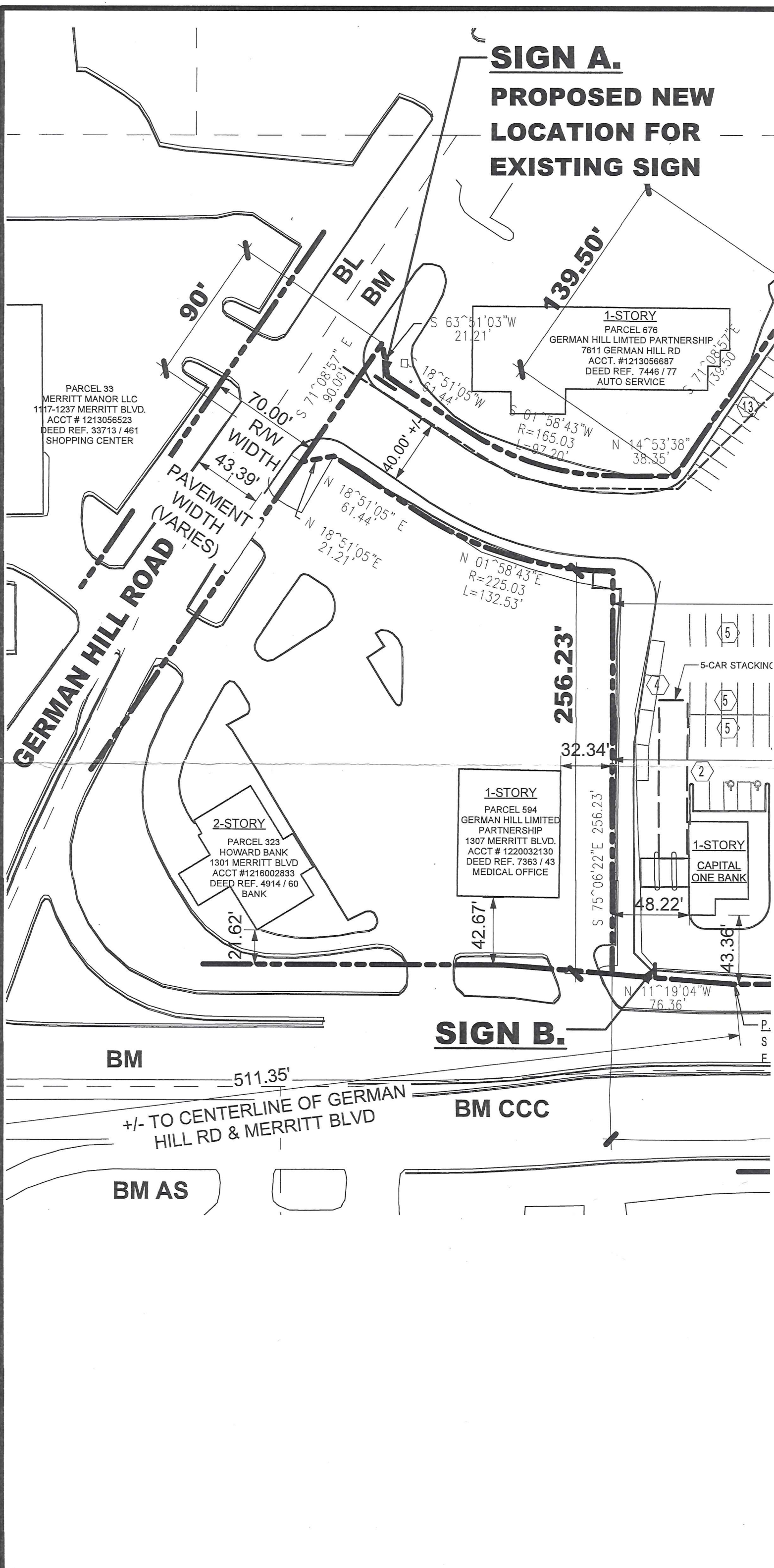


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		PLAN TO ACCOMPANY SIGN VARIANCE HEARING WALL-MOUNTED SIGNS (2 OF 2) DUNDALK PLAZA 1401-1417 MERRITT BLVD. DUNDALK, MARYLAND 21222 12TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND
DATE	REVISIONS	JOB NO.: 19135
		SCALE: 1/16" = 1'-0"
		DATE: 01/18/2018
		DRAWN BY: KJM
		DESIGN BY: KJM
		REVIEW BY: MAB
		SHEET: 04 OF 04





SIGN A.
PROPOSED NEW
LOCATION FOR
EXISTING SIGN



SIGN B.