

M E M O R A N D U M

DATE: July 23, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0297-A- Appeal Period Expired

The appeal period for the above-referenced case expired on July 20, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(10100 Reisterstown Road)

3rd Election District

2nd Council District

GGCV Real Estate, LLC

Legal Owner

Palio-Foundry Row, LLC

Lessee

Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0297-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County as a Petition for Variance filed by GGCV Real Estate, LLC, legal owner of the subject property and Palio-Foundry Row, LLC, lessee ("Petitioners"). The Petition seeks variance relief from § 450.4 of the Baltimore County Zoning Regulations ("BCZR") as follows: (1) To allow a total of seven enterprise signs (wall-mounted, canopy, blade structural types) for a tenant with three separate facades within a multi-tenant building in lieu of the four enterprise signs permitted (two canopy and two wall-mounted); and (2) To allow a wall-mounted enterprise sign for a tenant within a multi-tenant building to exceed the permitted sign/face area of two times the length of the wall defining the space occupied by the separate commercial entity (south façade without an exterior entrance--320 sq. ft. in lieu of the permitted 160 sq. ft.). A two-sheet site plan was marked as Petitioners' Exhibit 1A & 1B.

Michael Gibbons and landscape architect Michael Pieranunzi appeared in support of the petition. David H. Karceski, Esq. represented the Petitioners. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee ("ZAC") comment was received from the Department of Planning ("DOP"). That agency did not oppose the requests.

ORDER RECEIVED FOR FILING

Date 6-20-18

By DW

The site is approximately 39.159 acres in size and zoned BM. This case involves the mixed use project known as Foundry Row, located at the intersection of Reisterstown and Painters Mill Roads. The center features retail, residential, office and services uses, and the lessee recently opened an Italian-themed restaurant known as "Palio." The zoning request concerns signage for this tenant.

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).

This large tract has irregular dimensions and a significant grade change across the site. As such the property is unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to provide appropriate signage for this new restaurant. 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 County and/or community opposition.

THEREFORE, IT IS ORDERED, this 20th day of **June, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to § 450.4 of the Baltimore County Zoning Regulations ("BCZR"): (1) To allow a total of seven enterprise signs (wall-mounted, canopy, blade structural types) for a tenant with three separate facades within a multi-tenant building in lieu of the four enterprise signs permitted (two canopy and two wall-mounted); and (2) To allow a wall-mounted enterprise sign for a tenant within a multi-tenant building to exceed the permitted sign/face area of two times the length of the wall defining the space occupied

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Date 6-20-18

By DW

by the separate commercial entity (south façade without an exterior entrance--320 sq. ft. in lieu of the permitted 160 sq. ft.), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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:dlw

ORDER RECEIVED FOR FILING

Date 6-20-18

By dlw

Amended 6/15/18



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 10100 Reisterstown Road which is presently zoned BM

Deed References: 31168-344 10 Digit Tax Account # 2500013617

Property Owner(s) Printed Name(s) GGCV Real Estate 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:

Pallio-Foundry Row LLC/By: Main Street Ventures Inc., Manager

Michael C. Gibbons, President

Name- Type or Print

Signature

15 Research Drive, Ann Arbor, MI

Mailing Address City State

48103 734-668-6062

Zip Code Telephone # Email Address

Attorney for Petitioner (Lessee)

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):

GGCV Real Estate LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

10096 Red Run Boulevard, Suite 100, Owings Mills, MD

Mailing Address City State

21117 410-559-2500

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 2018-297-A Filing Date 4/30/2018 Do Not Schedule Dates: Reviewer

ORDER RECEIVED FOR FILING

Date

By

REV. 10/4/11

Case No. 2018-297-A
* as filed 4-30-2018

Amended
6-15-18

10100 REISTERSTOWN ROAD

ATTACHMENT TO PETITION FOR VARIANCE

1. Variance from Section 450.4 Attachment 1.5(d) of the Baltimore County Zoning Regulations ("B.C.Z.R") to allow a total of seven enterprise signs (wall-mounted, canopy, blade structural types) for a tenant with three separate facades within a multi-tenant building in lieu of the four enterprise signs permitted (two canopy and two wall-mounted).
2. Variance from B.C.Z.R. Section 450.4 Attachment 1.5(d) to allow wall-mounted enterprise signs for a tenant within a multi-tenant building to exceed the permitted sign/face area of two times the length of the wall defining the space occupied by the separate commercial entity (South Façade without an exterior entrance – ~~363~~ square feet in lieu of the permitted 160 square feet and North Façade with an exterior entrance – ~~162~~ square feet in lieu of the permitted 138 square feet).

320

ORDER RECEIVED FOR FILING

Date 6-20-18

By RAJ

**CONSOLIDATED
FOUNDRY ROW
PROPERTY**

Beginning for the same at a point on the southeastern right-of-way of Painters Mill Road, said point being located 40.00 feet left, measured radially, from station 9+30.03 as shown on Baltimore County Plat HRW 63-152-7. Thence running with and binding on the southeastern right-of-way of Painters Mill Road as shown on Baltimore County Plats HRW 63-152-5 through HRW 63-152-7, as now surveyed and referenced to the Maryland Coordinate System (NAD 83/91)

- 1) 70.86 feet along the arc of a curve to the left, having a radius of 16097.41 feet and being subtended by a chord bearing North 48° 15' 06" East 70.86 feet to a point, thence
- 2) 217.49 feet along the arc of a curve to the left, having a radius of 44240.86 feet and being subtended by a chord bearing North 47° 59' 22" East 217.49 feet to a point, thence by a line not tangent to the preceding arc
- 3) South 42° 09' 05" East 28.00 feet to a point, thence
- 4) North 47° 50' 55" East 12.00 feet to a point, thence
- 5) North 42° 09' 05" West 21.00 feet to a point, thence
- 6) 137.30 feet along the arc of a curve to the left, not tangent to the preceding line, having a radius of 44247.86 feet and being subtended by a chord bearing North 47° 44' 31" East 137.30 feet to a point of tangency, thence by a line tangent to the preceding arc
- 7) North 47° 39' 19" East 117.91 feet to a point, thence
- 8) North 51° 15' 07" East 67.13 feet to a point, thence
- 9) North 42° 20' 41" West 7.00 feet to a point, thence
- 10) North 51° 15' 07" East 108.22 feet to a point, thence
- 11) North 48° 41' 00" East 54.74 feet to a point, thence
- 12) North 62° 25' 27" East 76.03 feet to a point, thence
- 13) South 69° 47' 38" East 68.55 feet to a point on the southwestern right-of-way of Reisterstown Road, as shown the State of Maryland, State Roads Commission Plat No. 54951, thence running with and binding on the right-of-way of Reisterstown Road
- 14) South 47° 57' 07" East 14.06 feet to a point, thence
- 15) South 53° 41' 13" East 110.55 feet to a point, thence
- 16) South 47° 58' 35" East 239.00 feet to a point, thence
- 17) South 42° 01' 25" West 7.00 feet to a point, thence
- 18) South 47° 58' 35" East 14.00 feet to a point, thence

- 19) North 42° 01' 25" East 7.00 feet to a point, thence
- 20) South 47° 58' 35" East 137.00 feet to a point, thence
- 21) South 50° 50' 19" East 38.69 feet to a point, thence
- 22) South 42° 01' 25" West 22.24 feet to a point, thence
- 23) South 47° 53' 06" East 8.00 feet to a point, thence
- 24) North 42° 01' 25" East 17.33 feet to a point, thence
- 25) South 47° 58' 35" East 21.36 feet to a point, thence
- 26) North 42° 01' 25" East 6.40 feet to a point, thence
- 27) South 50° 50' 19" East 119.46 feet to a point, thence
- 28) South 48° 04' 25" East 909.16 feet to a point, thence leaving the right-of-way of Reisterstown Road,
- 29) South 41° 26' 21" West 650.00 feet to a point, thence
- 30) South 48° 33' 39" East 882.85 feet to a point, thence
- 31) South 34° 24' 51" West 299.90 feet to a point, thence
- 32) North 65° 36' 30" West 697.16 feet to a point, thence
- 33) North 41° 38' 26" West 254.86 feet to a point, thence
- 34) North 41° 38' 26" West 2050.24 feet to a point, thence
- 35) North 48° 21' 51" East 22.16 feet to a point, thence
- 36) North 41° 37' 03" West 21.50 feet to the place of beginning.

Containing 2,159,283 square feet or 49.570 acres of land, more or less.

Being all those parcels of land described in a deed to GGCV Real Estate, LLC dated August 31, 2011 and recorded among the Land Records of Baltimore County in Liber 31168 Folio 344.

Professional Certification

I hereby certify that this description was prepared by me or under my responsible charge, and that I am a duly licensed professional land surveyor under the laws of the State of Maryland, License No. 21139, Expiration Date June 20, 2016.





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 5609982

Sold To:

David Karceski Venable, LLP - CU00656401
210 W Pennsylvania Ave
Ste 500
Towson, MD 21204-5304

Bill To:

David Karceski Venable, LLP - CU00656401
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:

May 24, 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: # 2018-0297-A
10100 Reisterstown Road
SW/s Reisterstown Road, s/s of intersecting streets between Painters Mill & Reisterstown Roads
3rd Election District - 2nd Councilmanic District
Legal Owner(s) GGVC Real Estate, LLC
Contract Purchaser(s): Palio-Foundry Row, LLC by Main Street Ventures, Inc.

Variance 1: To allow a total of seven enterprise signs (wall-mounted, canopy, blade structural types) for a tenant with three separate facades within a multi-tenant building in lieu of the four enterprise signs permitted (two canopy and two wall-mounted). 2. To allow wall-mounted enterprise signs for a tenant within a multi-tenant building to exceed the permitted sign/face area of two times the length of the wall defining the space occupied by the separate commercial entity (South Facade without an exterior entrance-363 sq. ft. in lieu of the permitted 160 sq. ft. and North Facade with an exterior entrance-162 sq. ft. in lieu of the permitted 138 sq. ft.

Hearing: Friday, June 15, 2018 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

05/24/18 5609982

The Baltimore Sun Media Group

By

S. Wilkinson

Legal Advertising

Sherry Nuffer

From: Karceski, David H. <DKarceski@Venable.com>
Sent: Wednesday, June 13, 2018 8:56 AM
To: Sherry Nuffer
Subject: RE: Case No. 2018-297-A (CERTIFICATE OF POSTING - 10100 REISTERSTOWN RD.)
Attachments: Re-Cert Sign 1 2018-0297-A.DOC; Re-Cert Sign 2 2018-0297-A.DOC

Good Morning Sherry

Attached are the required re-certifications for the 2 posted signs.

Thanks again,

David

From: Karceski, David H.
Sent: Monday, June 11, 2018 4:21 PM
To: 'snuffer@baltimorecountymd.gov' <snuffer@baltimorecountymd.gov>
Subject: Case No. 2018-297-A (CERTIFICATE OF POSTING - 10100 REISTERSTOWN RD.)

Hi Sherry,

June at the Zoning Office asked that I forward you the 1st set of sign posting certifications for the property.

May I provide you with any additional materials at this time?

Thank you,

David

This electronic mail transmission may contain confidential or privileged information. If
you believe you have received this message in error, please notify the sender by reply
transmission and delete the message without copying or disclosing it.

CERTIFICATE OF POSTING

2018-0297-A

RE: Case No.: _____

Petitioner/Developer: _____

GGVC Real Estate, LLC
Palio-Foundry Row, LLC by Main Street Ventures, Inc.

June 15, 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:

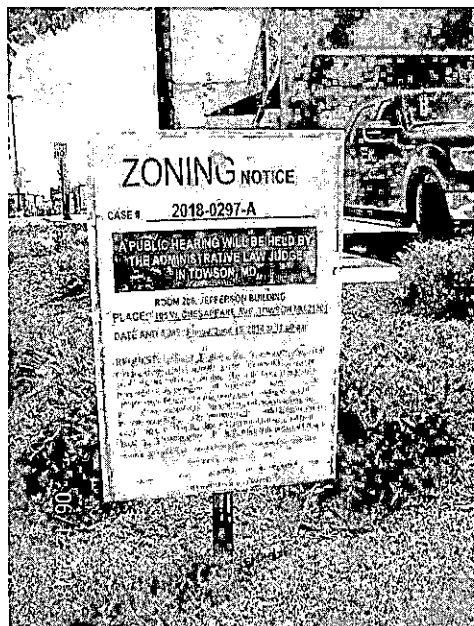
Ladies and Gentlemen:

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: _____

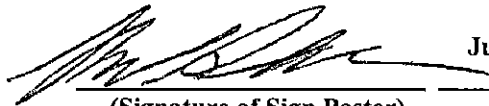
10100 Reisterstown Road **SIGN 1 Re-Certification**

May 25, 2018

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



Sincerely,



June 12 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)

CERTIFICATE OF POSTING

2018-0297-A

RE: Case No.: _____

Petitioner/Developer: _____

GGVC Real Estate, LLC
Palio-Foundry Row, LLC by Main Street Ventures, Inc.

June 15, 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: _____

10100 Reisterstown Road **SIGN 2 Re-Certification**

May 25, 2018

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



Sincerely,

June 12 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)

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Tuesday, June 12, 2018 10:40 PM
To: Barbara A. Lukasevich; DKarceski@Venable.com; Administrative Hearings
Subject: Re-Certifications For 2018-0297-A
Attachments: Re-Cert Sign 1 2018-0297-A.doc; Re-Cert Sign 2 2018-0297-A.doc

Re-Certifications for 10100 Reisterstown Road. Thanks



CERTIFICATE OF POSTING

2018-0297-A

RE: Case No.: _____

Petitioner/Developer: _____

GGVC Real Estate, LLC
Palio-Foundry Row, LLC by Main Street Ventures, Inc.

June 15, 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:

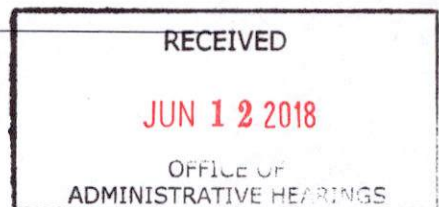
Ladies and Gentlemen:

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: _____

10100 Reisterstown Road **SIGN 1 Re-Certification**

May 25, 2018

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



Sincerely,

A handwritten signature in black ink, appearing to read "Robert Black".

June 12 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)

RECEIVED

1944

CERTIFICATE OF POSTING

2018-0297-A

RE: Case No.: _____

Petitioner/Developer: _____

GGVC Real Estate, LLC
Palio-Foundry Row, LLC by Main Street Ventures, Inc.

June 15, 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: _____

10100 Reisterstown Road

SIGN 2 Re-Certification

May 25, 2018

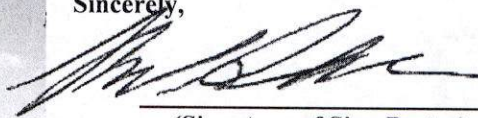
The sign(s) were posted on _____
(Month, Day, Year)

RECEIVED

JUN 12 2018

OFFICE
ADMINISTRATIVE
June 12 2018

Sincerely,



(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)



CERTIFICATE OF POSTING

2018-0297-A

RE: Case No.: _____

Petitioner/Developer: _____

GGVC Real Estate, LLC
Palio-Foundry Row, LLC by Main Street Ventures, Inc.

June 15, 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:

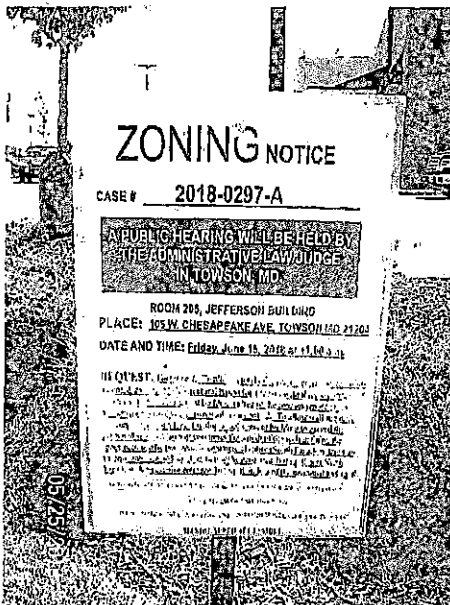
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

10100 Reisterstown Road

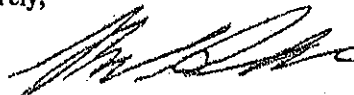
SIGN 1

May 25, 2018

The sign(s) were posted on _____



Sincerely,

 5/25/18
(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)

CERTIFICATE OF POSTING

2018-0297-A

RE: Case No.: _____

Petitioner/Developer: _____

GGVC Real Estate, LLC
Palio-Foundry Row, LLC by Main Street Ventures, Inc.

June 15, 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: _____

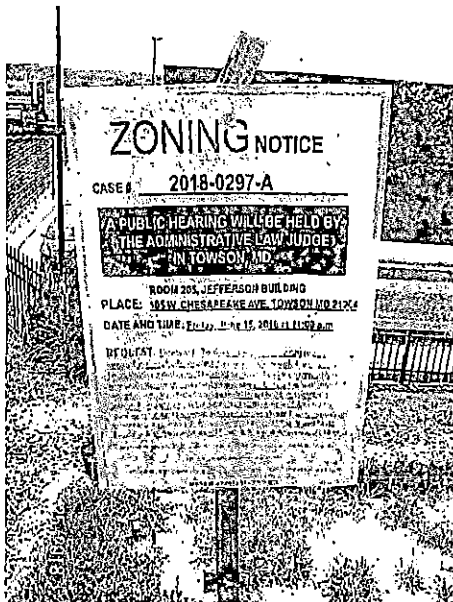
10100 Reisterstown Road

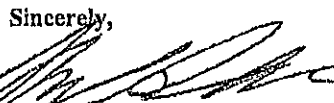
SIGN 2

May 25, 2018

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

Sincerely,



 5/25/18
(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)



May 10, 2018
KEVIN KAMENETZ
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: 2018-0297-A

10100 Reisterstown Road

SW/s Reisterstown Road, s/s of intersecting streets between Painters Mill & Reisterstown Roads
3rd Election District – 2nd Councilmanic District

Legal Owners: GGVC Real Estate, LLC

Contract Purchaser/Lessee: Palio-Foundry Row, LLC by Main Street Ventures, Inc.

Variance 1. To allow a total of seven enterprise signs (wall-mounted, canopy, blade structural types) for a tenant with three separate facades within a multi-tenant building in lieu of the four enterprise signs permitted (two canopy and two wall-mounted). 2. To allow wall-mounted enterprise signs for a tenant within a multi-tenant building to exceed the permitted sign/face area of two times the length of the wall defining the space occupied by the separate commercial entity (South Façade without an exterior entrance-363 sq. ft. in lieu of the permitted 160 sq. ft. and North Façade with an exterior entrance-162 sq. ft. in lieu of the permitted 138 sq. ft.

Hearing: Friday, June 15, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Michael Gibbons, 15 Research Drive, Ann Arbor MI 48103
GGCV Real Estate LLC, 10096 Red Run Blvd., Ste. 100, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MAY 26, 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, May 26, 2018 Issue - Jeffersonian

Please forward billing to:

David Karceski
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6200

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: 2018-0297-A

10100 Reisterstown Road

SW/s Reisterstown Road, s/s of intersecting streets between Painters Mill & Reisterstown Roads

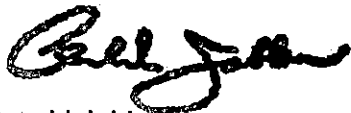
3rd Election District – 2nd Councilmanic District

Legal Owners: GGVC Real Estate, LLC

Contract Purchaser/Lessee: Palio-Foundry Row, LLC by Main Street Ventures, Inc.

Variance 1. To allow a total of seven enterprise signs (wall-mounted, canopy, blade structural types) for a tenant with three separate facades within a multi-tenant building in lieu of the four enterprise signs permitted (two canopy and two wall-mounted). 2. To allow wall-mounted enterprise signs for a tenant within a multi-tenant building to exceed the permitted sign/face area of two times the length of the wall defining the space occupied by the separate commercial entity (South Façade without an exterior entrance-363 sq. ft. in lieu of the permitted 160 sq. ft. and North Façade with an exterior entrance-162 sq. ft. in lieu of the permitted 138 sq. ft.

Hearing: Friday, June 15, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
10100 Reisterstown Road; SW/S Reisterstown
Rd, S/S of Painters Mill & Reisterstown Roads* OF ADMINISTRATIVE
3rd Election & 2nd Councilmanic Districts
Legal Owner(s): GGCV Real Estate LLC * HEARINGS FOR
Contract Purchaser(s): Palio-Foundry Row LLC
Petitioner(s) * BALTIMORE COUNTY
* 2018-297-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.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED
MAY 10 2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of May, 2018, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 W. 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: 2018-0297-A
Property Address: 10100 Reisterstown Road
Property Description: _____

Legal Owners (Petitioners): GGLV Real Estate LLC
Contract Purchaser/Lessee: Palio-Foundry Row LLC

PLEASE FORWARD ADVERTISING BILL TO:

Name: David Kurciski
Company/Firm (if applicable): Venable LLP
Address: 210 West Pennsylvania Avenue, Towson, 21204

Telephone Number: 410 494 6200

Date: 4/30/18

Date: 4/30/18

[illegible]

For: 10/00 KEISTEKSTOWN RD

2018-0297-A

GOLD ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

June 7, 2018

GGCV Real Estate LLC
10096 Red Run Boulevard
Suite 100
Owings Mills MD 21117

RE: Case Number: 2018-0297 A, Address: 10100 Reisterstown Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 30, 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 black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Palio-Foundry Row LLC, Main Street Ventures Inc., Michael Gibbons, 15 Research Drive
Ann Arbor MI 48103
David H. Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

Date: 5/7/18

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 5/7/18. A field inspection and internal review reveals that an entrance onto MD140 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2018-0297-A.

*Variance
GGCV Real Estate LLC.
10100 Reisterstown Road
MD140.*

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,

Richard Zeller

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

WW/RAZ

6-15

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 6/11/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-297



INFORMATION:

Property Address: 10100 Reisterstown Road
Petitioner: GGCV Real Estate, LLC
Zoning: BM
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit seven enterprise signs (wall-mounted, canopy, and blade structural types) for a tenant with three separate facades within a multi-tenant building in lieu of the four enterprise signs permitted and to permit wall-mounted enterprise signs for a tenant within a multi-tenant building to exceed the permitted sign/face area of two times the length of the wall defining the space occupied by the separate commercial entity.

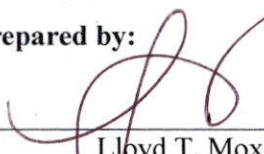
A site visit was conducted on May 10, 2018. The site is located within the Foundry Row complex. The restaurant is currently being built-out internally and is not freestanding. The Department was initially concerned with the size of the mural style signs extending the entire length of the upper façade. After meeting with the petitioner's representative, Mr. David Karceski, it was decided to decrease the overall length of the signs in order to allow for more of a brick framing. Updated graphics were provided on May 31, 2018 showing the signs with a decreased length and are contained herein.

The Department of Planning does not oppose the request relief conditioned upon the following:

- The mural style signs shall remain as depicted in the updated drawing. No text shall be used in the signs. They shall remain pictorial only. Only through the petitioning process shall any updates to the signs be considered and/or permitted.

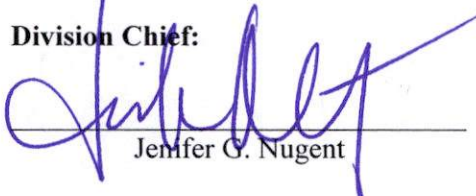
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

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

6-15

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: May 9, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0297-A
Address 10100 Reisterstown Road
(GGCV Real Estate, LLC Property)

Zoning Advisory Committee Meeting of **May 17, 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

DATE: June 5, 2018

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 17, 2018
Item No. 2018-0294-A, 0295-A, 0297-A, 0298-SPH, 0299-A, and 0300-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

VKD: cen
cc: file

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: May 9, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0297-A
Address 10100 Reisterstown Road
(GGCV Real Estate, LLC Property)

Zoning Advisory Committee Meeting of May 17, 2018

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

Reviewer: Steve Ford

Case No.: 2018-0297-A

Exhibit Sheet

6-19-18

SW
4-23-18

Petitioner/Developer

Protestants

No. 1	IA > Plan IB	
No. 2	Pieranunzi CV	
No. 3	Aerial photo	
No. 4	Phots of site 4A-4D	
No. 5	Drone photo of site.	
No. 6	Foundary Row Site Plan	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Michael J. Pieranunzi, RLA
Landscape Architect

BEGAN WITH CENTURY: 2006, October

YEARS WITH CENTURY: 10

YEARS WITH OTHER FIRMS: 27

EDUCATION

1987 B.S. Landscape Architecture, West Virginia University

PROFESSIONAL REGISTRATION:

1991 RLA Maryland Registered #1008 (exp 5/20/2018)

2009 March LEED Accredited Professional (LEED AP)



WORK BACKGROUND:

Century Engineering

Hunt Valley, MD

Oct. 2006 - present

Daft-McCune-Walker, Inc.

Towson, Maryland

1997 – 2006

Clark, Finefrock &

Sackett, Inc.

Columbia, Maryland

1987 – 1997

ASSOCIATIONS

American Society of Landscape Architects

Howard County Association of Landscape Architects - Past Vice President

Howard County Homebuilders Association

Howard County Chamber of Commerce

EXPERIENCE

As a project manager, Mr. Pieranunzi provides landscape architecture and land planning services to public and private clients. His extensive background in residential and commercial site planning and land development result in creative and environmentally-sensitive design solutions. Mr. Pieranunzi's experience has assisted in implementing plans from conceptual design through construction on projects that include residential and commercial land use planning, community master planning and landscaping, golf course design, and site planning.

PETITIONER' S

EXHIBIT NO.

2

With experience in a variety of project types and justifications, he has gained exceptional skills in managing projects from conceptual design, design development, construction drawings and site inspection. He has proven abilities in managing budgets, clients, county officials and staff on multiple project types and projects.

BALTIMORE COUNTY PROJECTS

MARYVALE PREPARATORY SCHOOL REVISED DEVELOPMENT PLAN – SCHEME B, Baltimore County, MD. Project Manager for the land planning services for the preparation and submission of the Development Plan showing a 18,000 SF Media Center, 16,880 SF Performing Arts Center, track, lacrosse field, 3 soccer fields, parking and stormwater management. The 113 acre site, zoned RC-2, consists of existing buildings, ball fields and forest covering.

COPPERMINE ATHLETIC FACILITY (SYNTHETIC FIELD), Baltimore, MD. As project manager, Mr. Pieranunzi was responsible for meeting with the owner, summarizing schedule and devising a plan of action to obtain grading permits prior to the owner's summer camp schedule. Mr. Pieranunzi oversaw the SWM waiver request from Baltimore County DEPS, while simultaneously gaining approval of the grading and sediment control plan. The field construction drawings required detailed grading, coordination of the underdrain system, retaining wall design and perimeter fencing and lighting.

HOLLINS END, Baltimore, MD. Mr. Pieranunzi was the project manager responsible for coordinating and managing the expansion to the existing warehouse and parking lot at Hollins End. The owner required adapting the existing building to conform to a new tenants program. Mr. Pieranunzi reviewed the new tenant requirements and worked with the design team to implement the new building parking, pedestrian connection, stormwater management and landscape revisions. He processed the plans for the approval and assisted with obtaining permits in a timely manner.

C.P. CRANE- MARKETING EXHIBIT, Baltimore, MD. Project Manager. As Director of Land Planning, Mr. Pieranunzi oversaw the preparation of the marketing exhibit for the C.P. Crane site. The goal of the exhibit was to illustrate the existing site conditions, proposed improvements and developable areas. Using a combination of Autocad and Photoshop, CEI was able to create a plan for display at the site. The color exhibit highlighted existing site conditions, previously constructed additions, environmental restrictions and areas for potential development.

MOUNT de SALES ACADEMY GRANDSTAND AND FIELD ADDITIONS, Baltimore County, MD. Michael Pieranunzi was Project Manager for the proposed field conversion. The school proposed conversion of their existing turf field and natural hillside seating area to a synthetic field and grandstand built within the slope. Working with the architect, Michael managed the preparation of the permit drawings for the mass grading, utilities, walls, plaza and electric design.

WINDSOR STATION, Project Manager. Prepared multiple conceptual studies for a 14 acre commercial parcel in order to maximize the potential office, warehouse or flex space. Studies were prepared in accordance with zoning, parking, and stormwater management facilities requirements. The layout maximized the square footage of the office space to $\pm$ 320,000 sf and the flex space of 90,000 sf and 1,600 parking spaces.

OWINGS MILLS MALL, Baltimore County, MD. Prepare layout and grading of Hoyt's Cinema, Lord & Taylor, and Sears expansion. Michael was also responsible for the second expansion at Owings Mills Mall in which the Sears Department Store and free standing Tire Center were razed. The overall mall was redesigned to meet the parking requirement while creating a 15 acre residential out parcel. Michael was responsible for the coordination and negotiation with the MTA connection between the Cinema and Outparcel.

TOWSONTOWN MALL EXPANSION, Baltimore County, MD. Mr. Pieranunzi prepared and submitted permit drawings for a 100,000 s.f. expansion which included restaurants and retail space supported by a 750 space parking deck. Michael was responsible for the layout, grading, paving, hardscape components and utilities. The intricate project establishes Towson Mall as the gateway to Towson, Maryland. Michael worked extensively with the architects, owners and land use attorneys to prepare and process the drawings through reviews by the county, business community, economic development and existing tenants.

WHITE MARSH MALL - LIFESTYLE CENTER, Baltimore County, MD. Project Manager. Responsible for the preparation of the conceptual and documents for the 110,000 s.f. "Lifestyle" expansion to White Marsh Mall and for coordinating the zoning, grading, SWM, utility, sediment and erosion control and landscape architecture plan. The retail component is attached to the exterior of the Mall fronting onto a proposed streetscape with special paving lighting and seating. The layout was sensitive to the existing sloping site and parking issues.

OWINGS MILLS RESTAURANT PARK, Baltimore County, MD. Prepared layout and grading of five restaurant buildings, parking lot and landscaping. Mr. Pieranunzi coordinated the construction of restaurants with five different owners; Red Lobster, Don Pablo's, Tony Roma's, HOPS and Red Red River, and five different general contractors.

WHITE MARSH MALL - PARCEL "E", Baltimore County, MD. Project Manager. Responsible for coordinating the building, parking and entrance layout for the 2 separate structures served by a common driveway and parking lot. The utility layout and landscape plans were designed to meet the specific user guidelines and approval from the land owner.

NORTHWEST HOSPITAL, Baltimore County, MD. Mr. Pieranunzi sited and graded a 45,000 s.f., 4-story Medical Office Building which will connect to the main hospital via an elevated enclosed walkway. The site, an existing parking lot, posed numerous challenges including extensive elevation change, stormwater management issues and parking lot re-routing. The building was serviced with 2 entrances on each end of the building and a parking level on the lower level. The plan was coordinated to meet the elevated walkway connection. Century prepared and permitted the grading, sediment control, stormwater management, landscape and building permit plans to Baltimore County. We prepared a color drawing of the landscape plan for marketing purposes.

GLEN MEADOWS – TENANT HOUSE SUBDIVISION, Project Manager for land planning, surveying and zoning expertise to assist in subdividing the existing tenant houses from the 480 acre parcel. Century surveyed the existing house, well, septic field and driveway locations to determine the subdivision line locations which would meet county zoning requirement.

ALEXA ENTERPRISE, LLC PROPOSED OFFICE BUILDINGS, Baltimore, MD. Project Manager. Mr. Pieranunzi prepared the conceptual layout for the proposed office building site based on input from the client and zoning attorney. Prepared and submitted special hearing plan for construction of parking lots and equipment yard services within the 100 year floodplain. Coordinated utility design for water, sewer and underground storm water management. Met with the county review agencies and processed plan for approval. The layout of the buildings promoted site visibility from the adjacent road and highway. The site assumes shared parking, utilities and stormwater management facilities.

SHELTER DEVELOPMENT, Baltimore County, MD. Century Land Planning & Zoning specialists were contacted to analyze multiple sites within desired markets in the northern Baltimore County area. The sites were studied for "best use" programs provided by Shelter's needs, zoning issues and restriction, utility and traffic issues. Certain sites were encumbered by neighboring covenants that would restrict development. The plans included layout issues that resolved engineering access, screening, traffic and building height issues. Coordination with State Highway expansion and county zoning densities and setback requirements were also summarized. At the end of the project, Shelter Development selected a site based on the best land use analysis provided by Century's team. The plan proposed multiple access solutions, grading and earthwork studies, stormwater management requirements and potential setbacks and offsite improvement requirements.

RANDALLSTOWN ELEMENTARY SCHOOL, Baltimore County, MD. Project planner for a concept site analysis to improve this 1954 facility. Efforts included evaluation of the addition of adjacent properties. The purpose of the land expansion was for additional parking, a bus loop, and parent drop off, as well as providing expansion to the building structure. In addition, the abandonment of a public street, Maria Avenue, which bi-sected the site, was evaluated. Several schemes were conceived, evaluated, and recommendations were presented. The client, to develop an expansion/renovation program, used this information in retaining an architectural team.



PETITIONER' S

EXHIBIT NO. _____

4A-D

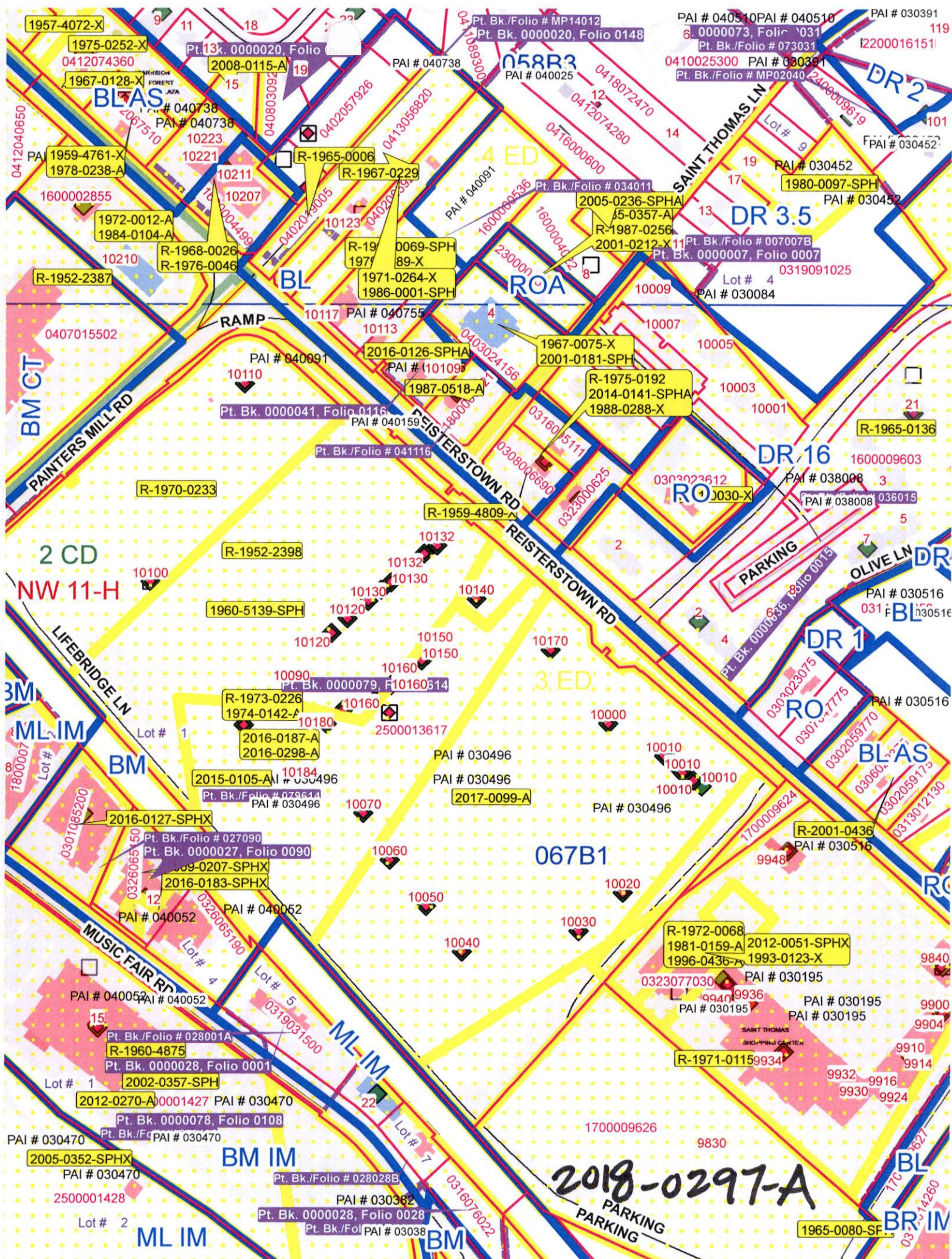
June of 2017











APPENDIX

CASE NAME GGCV Real Estate LLC
CASE NUMBER 2018-297-A
DATE 6/15/18

[illegible]

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

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

5/9/18

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

NO COMMENT

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

6/13/18

NO OBJ
w/condition

5/7/18
STATE HIGHWAY ADMINISTRATION
TRAFFIC ENGINEERING

NO OBJ

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 2017-0099A, 2016-0187-A
2015-0105-A, 2016-0298-A)

NEWSPAPER ADVERTISEMENT Date: 5/24/18

SIGN POSTING (1st) Date: 5/25/18

by SSG BLACK

SIGN POSTING (2nd) Date: 6/12/18

by SSG 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 - 03 Account Number - 2500013617			
Owner Information					
Owner Name:	GGCV REAL ESTATE LLC		Use:	COMMERCIAL	
Mailing Address:	GREENBERG GIBBONS COMM CORP 10096 RED RUN BLVD STE 100 OWINGS MILLS MD 21117-		Principal Residence:	NO	
			Deed Reference:		
Location & Structure Information					
Premises Address:		10000 REISTERSTOWN RD OWINGS MILLS 21117-		Legal Description:	39.159 AC 10000 - 10170 REISTERSTOWN RD SS FOUNDRY ROW
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0067	0004	0577		9614	
					Block:
					1
					Lot:
					2016
					Assessment Year:
					0079/ 0614
					Plat No:
					Plat Ref:
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
2016	402,373 SF		39.1590 AC	07	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		MARKET			
					Last Major Renovation
					2017
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2016	07/01/2017	07/01/2018	
Land:	16,170,200	17,622,000			
Improvements	87,585,900	97,317,900			
Total:	103,756,100	114,939,900	111,211,967	114,939,900	
Preferential Land:	0			0	
Transfer Information					
Seller:	Date:		Price:		
Type:	Deed1:		Deed2:		
Seller:	Date:		Price:		
Type:	Deed1:		Deed2:		
Seller:	Date:		Price:		
Type:	Deed1:		Deed2:		
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017	07/01/2018		
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00	0.00 0.00		
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

IN RE: PETITION FOR VARIANCE

(10100 Reisterstown Road)

3rd Election District

2nd Council District

GGCV Real Estate LLC, *Legal Owner*

Zoës Maryland, LLC

Lessee

Petitioners

*

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0099-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by GGCV Real Estate, LLC, owner of the subject property and Zoes Maryland, LLC, lessee ("Petitioners"). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a total of 5 wall-mounted enterprise signs in lieu of the 3 permitted by way of the variance granted in Case No. 2016-0298-A, as follows: (A) On the southeast wall, 2 wall-mounted enterprise signs in lieu of the permitted one wall-mounted and one canopy sign with sign areas/faces of 112 and 5 sq. ft. instead of the permitted 63 and 0 sq. ft. (Sign Nos. 1 and 2); (B) On the northeast wall, 2 wall-mounted enterprise signs in lieu of the permitted one wall-mounted and one canopy sign with sign area/faces of 105 and 105 sq. ft. instead of the permitted 60 and 63.58 sq. ft. (Sign Nos. 3 and 4); and (C) On the northwest wall, 1 wall-mounted enterprise sign with a sign area/face of 98 sq. ft. in lieu of the permitted 56 sq. ft. (Sign No. 5). A two-sheet site plan was marked as Petitioners' Exhibit 1A & 1B.

Landscape architect Michael Pieranunzi and Keith Miller appeared in support of the petition. David H. Karceski, Esq. represented the Petitioners. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the

B.C.Z.R. No substantive Zoning Advisory Committee (ZAC) comments were received from County review agencies.

The subject property is approximately 49.5 acres and is zoned BM. The Foundry Row shopping center is located at the site, and is a mixed-use development featuring retail, restaurants and office space. This case involves one tenant at the center, Zoës Kitchen, which proposes to install at its restaurant certain 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).

Petitioners have met this test. The large property has irregular dimensions and a significant (+/- 60 ft.) grade change across the site, as shown on the grading plan submitted as Petitioners' Exhibit 5. As such it is unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to install the proposed signs. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of Baltimore County and community opposition. In addition, the proposed signs are tasteful and will not cause "visual clutter," and the Department of Planning noted they are in compliance with the pattern book approved in the Foundry Row development case.

THEREFORE, IT IS ORDERED, this 9th day of December, 2016, by the Administrative Law Judge for Baltimore County, that the Petition for Variance to permit a total of 5 wall-mounted

enterprise signs in lieu of the 3 permitted by way of the variance granted in Case No. 2016-0298-A, as follows: (A) On the southeast wall, 2 wall-mounted enterprise signs in lieu of the permitted one wall-mounted and one canopy sign with sign areas/faces of 112 and 5 sq. ft. instead of the permitted 63 and 0 sq. ft. (Sign Nos. 1 and 2); (B) On the northeast wall, 2 wall-mounted enterprise signs in lieu of the permitted one wall-mounted and one canopy sign with sign area/faces of 105 and 105 sq. ft. instead of the permitted 60 and 63.58 sq. ft. (Sign Nos. 3 and 4); and (C) On the northwest wall, 1 wall-mounted enterprise sign with a sign area/face of 98 sq. ft. in lieu of the permitted 56 sq. ft. (Sign No. 5), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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:slh

JB 7-14-16

IN RE: PETITION FOR VARIANCE
(10100 Reisterstown Road)
3rd Election District
2nd Council District
GGCV Real Estate, LLC.
Legal Owner

Petitioner

*
*
*
*
*

BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY

CASE NO. 2016-0298-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of GGCV Real Estate, LLC, owner of the subject property ("Petitioner"). Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §450.4 as follows: (1) To permit wall-mounted enterprise signs accessory to each of the commercial entities of multi-tenant retail buildings C1, C2, C3, D, E, F1, F2, G, H, I, K and L on the side and rear facades without customer entrances and with a maximum face area for each façade of two times the length of that façade; (2) To permit a wall-mounted joint identification sign with a maximum face area of 3,916 sq. ft. in lieu of the permitted 480 sq. ft. (12% of area of wall upon which sign is erected); and (3) To permit projecting enterprise signs accessory to each of the commercial entities of multi-tenant retail buildings C1, C2, C3, D, E, F1, F2, G, H, I, K, and L with visible structural framework and supporting elements to extend 6 ft. from the wall to which they are attached in lieu of the required 4 ft. extension and to extend 6 ft. into the curb face over a sidewalk or walkway in lieu of the required 1 ft. A site plan was marked as Petitioner's Exhibit 1A & 1B.

Civil engineer Troy Slevin and Gustavo Rango (on behalf of the owner) appeared in support of the petition. Jason T. Vettori, Esq. represented the Petitioner. The Petition was

advertised and posted as required by the B.C.Z.R. No protestants or interested citizens attended the hearing. There were no substantive Zoning Advisory Committee (ZAC) comments received from any of the County agencies.

The subject property is zoned BM and is known as the Foundry Row Shopping Center. The site is approximately 50 acres and will contain a variety of retail and commercial establishments. This case concerns signage for retail and commercial tenants that will occupy space at the center.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioner has met this test. The large site is irregularly shaped and is therefore unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to provide appropriate signage for existing and prospective tenants. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of Baltimore County and/or community opposition.

THEREFORE, IT IS ORDERED, this 18th day of July, 2016, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations. ("B.C.Z.R.") §450.4 as follows: (1) To permit wall-mounted enterprise signs accessory to each of the commercial entities of multi-tenant retail buildings C1, C2, C3, D, E, F1, F2, G, H, I, K and L on the side and rear facades without customer entrances and with a maximum face area for each façade of two times the length of that façade; (2) To permit

a wall-mounted joint identification sign with a maximum face area of 3,916 sq. ft. in lieu of the permitted 480 sq. ft. (12% of area of wall upon which sign is erected); and (3) To permit projecting enterprise signs accessory to each of the commercial entities of multi-tenant retail buildings C1, C2, C3, D, E, F1, F2, G, H, I, K, and L with visible structural framework and supporting elements to extend 6 ft. from the wall to which they are attached in lieu of the required 4 ft. extension and to extend 6 ft. into the curb face over a sidewalk or walkway in lieu of the required 1 ft., 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.

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

JB
4-19-16

IN RE: PETITION FOR VARIANCE
(10100 Reisterstown Road)

3rd Election District

2nd Council District

GGCV Real Estate, LLC

Legal Owner

Petitioner

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0187-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of GGCV Real Estate, LLC, legal owner of the subject property ("Petitioner"). Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §450.4 as follows: (1) to permit three wall-mounted enterprise signs in lieu of the permitted two such signs per façade; (2) to permit seven wall-mounted enterprise signs in lieu of the permitted three such signs per premises; and (3) to permit wall-mounted enterprise signs larger than 150 sq. ft. as follows: (a) Sign A: 458 sq. ft.; (b) Sign C: 184 sq. ft.; (c) Sign E: 336.5 sq. ft.; (d) Sign F: 336.5 sq. ft. A two-sheet site plan was marked as Petitioner's Exhibit 1.

Gustavo Arango and landscape architect Michael Pieranunzi appeared in support of the Petition. Jason T. Vettori, Esq. represented Petitioners. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. No substantive Zoning Advisory Committee (ZAC) comments were received.

The subject property is zoned BM and is the site of the Foundry Row shopping center. The petition concerns wall-mounted enterprise signs for the new Wegman's store which will open in the near future. Counsel explained the "sign package" proposed for the store is identical to that approved for the Wegman's location at Hunt Valley Towne Center, which has been very successful

since it opened several years ago.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioner has met this test. The large site has an irregular configuration and is bound on three sides by public roadways. As such it is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would not be able to install the proposed signs. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County and/or community opposition.

THEREFORE, IT IS ORDERED, this 21st day of April, 2016, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §450.4 as follows: (1) to permit three wall-mounted enterprise signs in lieu of the permitted two such signs per façade; (2) to permit seven wall-mounted enterprise signs in lieu of the permitted three such signs per premises; and (3) to permit wall-mounted enterprise signs larger than 150 sq. ft. as follows: (a) Sign A: 458 sq. ft.; (b) Sign C: 184 sq. ft.; (c) Sign E: 336.5 sq. ft.; (d) Sign F: 336.5 sq. ft., 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.

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

IN RE: PETITION FOR VARIANCE
(10100 Reisterstown Road)
3rd Election District
2nd Council District
GGCV Real Estate, LLC
Petitioner

JB
12-29-14
BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0105-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owner of the subject property. This case concerns only the signage proposed for the Foundry Row project. As is often the case with large commercial projects (the Foundry Row project encompasses nearly 50 acres and will have 425,000 square feet of commercial/office space) a variety of sign variances are sought, and the Petition identified the relief sought with respect to each of the sign types proposed for the site.

The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

Wall-Mounted Enterprise Signs:

1. Pursuant to §450.4 Attachment 1.5(d)(vi) to permit three (3) wall-mounted enterprise signs for LA Fitness (Building 1) in lieu of the permitted one (1) such sign per entity with a separate exterior customer entrance (two (2) of which do not have customer entrances); and
2. Pursuant to §450.4 Attachment 1.5(d)(v) to permit wall-mounted enterprise signs for LA Fitness (Building 1) with a maximum area/face of up to 350 square feet in lieu of the permitted 320 square feet (i.e. two times the length of the wall (160 feet) containing the exterior entrance and defining the space occupied by the separate commercial entity); and

Freestanding Joint Identification Signs:

1. Pursuant to §450.4 Attachment 1.7(b)(vi) to permit up to 3 freestanding joint identification signs per frontage on Reisterstown Road and Painters Mill Road for 1 Sign

- A and 2 Sign B or Sign C's (or, in the alternative, up to 2 freestanding joint identification signs per frontage on Reisterstown Road and Painters Mill Road (as well as the one at the corner of Reisterstown Road and Painters Mill Road)); and
2. Pursuant to §450.4 Attachment 1.7(b)(ix) to permit freestanding joint identification signs fronting on Reisterstown Road and Painters Mill Road with up to 9 lines of copy in lieu of the maximum of 5 lines of copy; and

Freestanding Directory Sign:

1. Pursuant to §§450.4 Attachment 1.4 & 450.7.A.1 to permit a freestanding directory sign with:
 - a. Lettering indicating the names and locations of occupants up to 12 inches high in lieu of the maximum permitted 2 inches high; and
 - b. Other lettering indicating the "identity" (as defined in B.C.Z.R. §450.3) of the shopping center up to 4 feet high in lieu of the maximum permitted 3 inches high; and

Joint Identification Signs with Changeable Copy:

1. Pursuant to §§450.4 Attachment 1.1©(vi), 450.6.B.3 and/or 450.7.B to permit up to 4 joint identification signs with up to 50% of the face area devoted to changeable copy (and to confirm that what is labeled on sheet 3 of 3 on the plan as Joint Identification Sign C constitutes a freestanding changeable copy sign erected as an integral part of an otherwise permitted freestanding joint identification sign which is permitted to have up to 50% of the face area devoted to changeable copy (i.e. up to 43 s.f. is permitted if the face area is 86 s.f.))

A three-sheet site plan was marked and accepted into evidence as Petitioner's Exhibit 1A-1C, and it contains further details regarding the site and the design and location of the proposed signs.

Appearing at the public hearing in support of the requests was Kim Potember, Authorized Representative of GGCV Real Estate LLC. Michael Pieranunzi, a landscape architect accepted as an expert, provided testimony (via proffer) in support of the variance requests. Lawrence Schmidt, Esquire from Smith, Gildea & Schmidt, LLC, represented the Petitioner. No Protestants or interested citizens attended the hearing. 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 Department of Planning (DOP) dated December 11, 2014.

To obtain variance relief requires a showing that:

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

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

Petitioner has met this test. As noted earlier, the property is nearly 50 acres and has irregular dimensions; i.e., it is shaped like a pan handle lot. Both of these attributes make the property unique. If the B.C.Z.R. were strictly interpreted the Petitioner would suffer a practical difficulty, given it would be unable to install the signage as proposed.

While at first blush it might seem the signage is excessive, on closer examination I believe the relief sought is both reasonable and consistent with the signage featured at other prominent retail and commercial projects. When you consider that along this stretch of Reisterstown Road each fast food outlet or other small business has its own freestanding sign (see Exhibits 4A-4F), the five freestanding signs proposed for this 50 acre site, which will have 15 or more individual buildings/retailers, seems reasonable indeed. I also find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County and/or community opposition.

The DOP did not oppose the relief, and it believed the proposed signage presents "a consistent aesthetic for the entire project." The DOP's ZAC comment identified four proposed conditions regarding the location of the freestanding signs. After consulting with the DOP, the Petitioner prepared a redlined sign variance plan (Exhibits 2A-2C) which identified the precise location of each freestanding sign, and thus that agency's concerns have been addressed. The

DOP also reviewed and approved sign elevations with logos and font/typeface details for proposed anchor tenants (including LA Fitness and Wegmans), and the signs will be attractive and constructed of high quality materials. See Exhibits 3A & 3B.

THEREFORE, IT IS ORDERED, this 2nd day of January, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows:

Wall-Mounted Enterprise Signs:

1. Pursuant to §450.4 Attachment 1.5(d)(vi) to permit three (3) wall-mounted enterprise signs for LA Fitness (Building 1) in lieu of the permitted one (1) such sign per entity with a separate exterior customer entrance (two (2) of which do not have customer entrances); and
2. Pursuant to §450.4 Attachment 1.5(d)(v) to permit wall-mounted enterprise signs for LA Fitness (Building 1) with a maximum area/face of up to 350 square feet in lieu of the permitted 320 square feet (i.e. two times the length of the wall (160 feet) containing the exterior entrance and defining the space occupied by the separate commercial entity); and

Freestanding Joint Identification Signs:

1. Pursuant to §450.4 Attachment 1.7(b)(vi) to permit up to 3 freestanding joint identification signs per frontage on Reisterstown Road and Painters Mill Road for 1 Sign A and 2 Sign B or Sign C's (or, in the alternative, up to 2 freestanding joint identification signs per frontage on Reisterstown Road and Painters Mill Road (as well as the one at the corner of Reisterstown Road and Painters Mill Road)); and
2. Pursuant to §450.4 Attachment 1.7(b)(ix) to permit freestanding joint identification signs fronting on Reisterstown Road and Painters Mill Road with up to 9 lines of copy in lieu of the maximum of 5 lines of copy; and

Freestanding Directory Sign:

1. Pursuant to §§450.4 Attachment 1.4 & 450.7.A.1 to permit a freestanding directory sign with:
 - c. Lettering indicating the names and locations of occupants up to 12 inches high in lieu of the maximum permitted 2 inches high; and
 - d. Other lettering indicating the "identity" (as defined in B.C.Z.R. §450.3) of the shopping center up to 4 feet high in lieu of the maximum permitted 3 inches high; and

Joint Identification Signs with Changeable Copy:

1. Pursuant to §§450.4 Attachment 1.1 ©(vi), 450.6.B.3 and/or 450.7.B to permit up to 4 joint identification signs with up to 50% of the face area devoted to changeable copy (and to confirm that what is labeled on sheet 3 of 3 on the plan as Joint Identification Sign C constitutes a freestanding changeable copy sign erected as an integral part of an otherwise permitted freestanding joint identification sign which is permitted to have up to 50% of the face area devoted to changeable copy (i.e. up to 43 s.f. is permitted if the face area is 86 s.f.)),

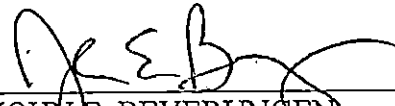
be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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.

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

JEB:slh

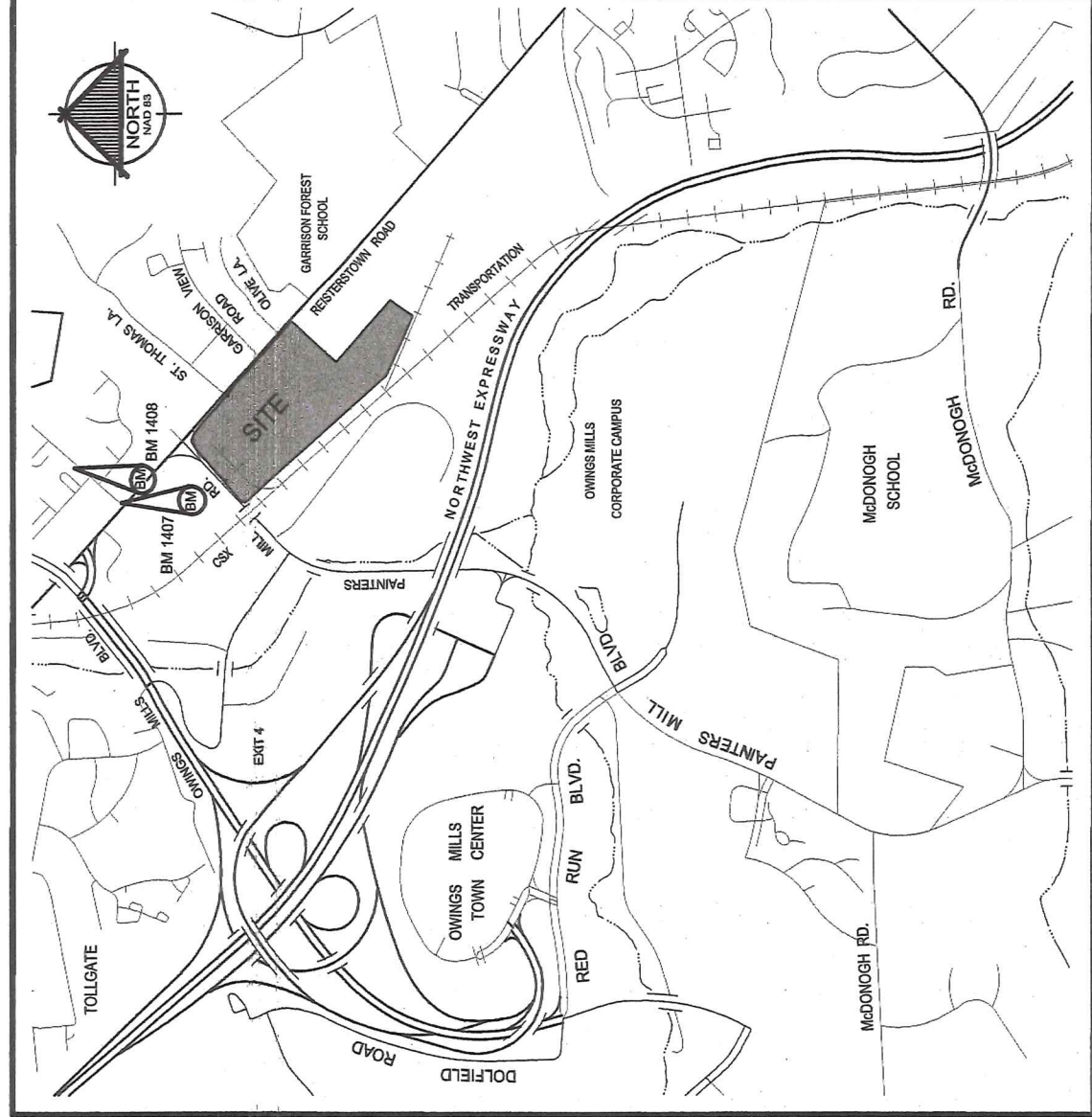


JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

BENCHMARK

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ELEV. 520.49
1408 N 637973.9600 E 1375932.1400
ELEV. 558.33

BENCHMARK

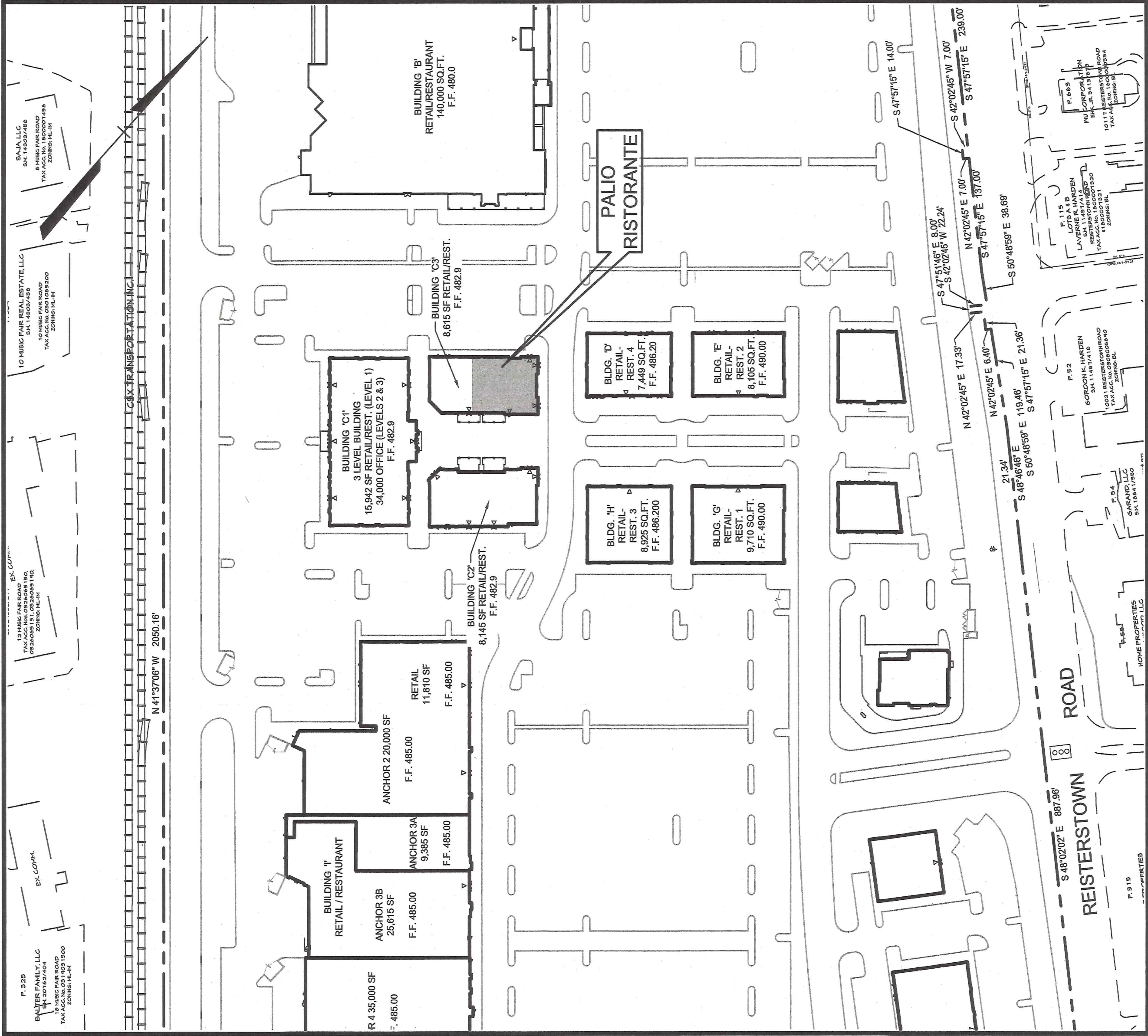


VICINITY MAP

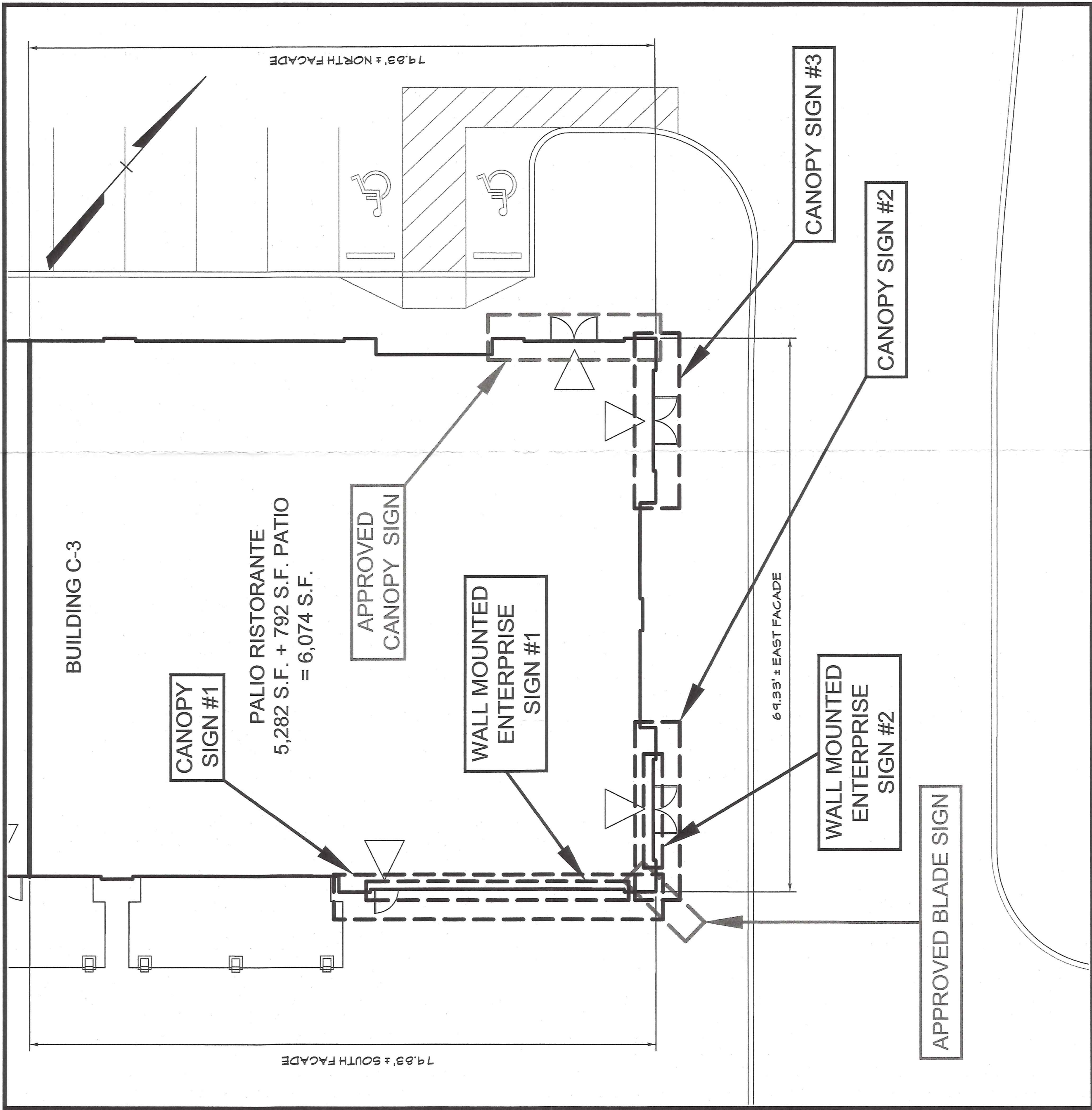
SCALE: 1"=2000'

GENERAL NOTES

- | 1. | Site Address: | 10090 Redestown Road
Orange Mills, MD 21117 |
|------------------------|---|---|
| 2. | Owner: | GGOY Real Estate, LLC
10086 Red Fox Boulevard
Suite 100
Baltimore, MD 21117
410-559-2500 |
| 3. | Applicant: | Pete-Francis Row, LLC
Pete-Francis Row, LLC
15 Research Drive W/Less
Ave North, MA #4803
174-689-0002 |
| 4. | Tax Account Number: | 25-0013817 |
| 5. | Tax Map: | 67 |
| 6. | Parcel Numbers: | 577 (Lot 1) |
| 7. | Dated Reference: | 03/16/00394 |
| 8. | Gross Area: | 38,139± series |
| 9. | Existing Zoning: | BM |
| 10. | Election District: | 3 |
| 11. | Coincidental District: | 2 |
| 12. | Proposed Building Area: | 5,992± SF + 792 SF patio = 6,704 SF. |
| 13. | Water Designation: | W-1 |
| 14. | Soil Designation: | S-1 |
| 15. | Site is within UHCL: | Site is served by public water and sewer. |
| 16. | Site is within the Metropolitan District: | |
| 17. | Site is not in the Chesapeake Bay Critical Area: | |
| 17. | Site is not located in a delineated area of any of the Basic Services Maps: | |
| 18. | Waterhead: | Owynes Falls |
| 19. | Subwatershed: | Redestown |
| 20. | There are no 100-year floodplains, streams, flood areas, wetlands, or historic neighborhoods: | |
| 21. | The site is not located within a designated area of critical concern. | |
| 22. | There are no historic structures located on this site. | |
| 23. | Storm water management to be provided by the following measures as required by the Maryland Department of the Environment: The applicant shall provide by the surface facility, (to be removed), underground sand filter that replace the water quality provided by the surface sand filter, (to be removed); stormwater retention facilities and porous paving to provide the required ESD management. | |
| ZONING HISTORY | | |
| Case No. 1960-5139 SPH | Approval to construct buildings for office and plant use on Maryland Cup property (Does not apply to Building C-3) | |
| Case No. 1970-0233 | Gender-Male Corp. Property - Request for rectified zoning of property. This site is not part of a Future Nourish Project. (This building has been razed.) | |
| Case No. 1973-0226 | Request for zoning reclassification for portion of the Sweetheart Properties. (Does not apply to Building C-3) | |
| Case No. 1974-0142-A | Lighting sign, 70' in height in lieu of the required 40' height. (Does not apply to Building C-3) | |
| Case No. 2011-0298-A | Signs on the site and near the facade authorized (1) well-maintained entrances on the side and rear facades without customer entrances and with a maximum face area for each facade of two times the length of that facade; and (2) posting signs no more than five feet from the wall to which they are attached in lieu of the required 4 foot extension and to extend five feet into the curb face over a sidewalk or wetland in lieu of the required 1 foot. (Does not apply to Building C-3) | |
| Case No. 2015-0106-A | Approved to construct well-maintained Enterprises sign on building. 1 sign per lot. (Does not apply to Building C-3) | |
| Case No. 2016-0474-A | Variance relief granted for a Wegmans grocery store on site to permit: (1) three well-maintained enterprises signs in lieu of the permitted two such signs per facade; (2) seven well-maintained enterprises signs in lieu of the permitted three such signs per facade; and (3) one well-maintained enterprise sign larger than 180 square feet. (Does not apply to Building C-3) | |
| Case No. 2017-0894-A | Variance relief granted for a Zions Kitchen to permit a total of 5 well-maintained enterprises signs in lieu of the 3 permitted. (Does not apply to Building C-3) | |



LOCATION PLAN



SITE PLAN



DATE	BY	REVIEWS		

CENTURY ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 Gleny Road, Hunt Valley, MD 21031
Phone: 410-208-5651
www.centuryeng.com

Sign Variance Plan
Palio Ristorante - Building C3

Foundry Road

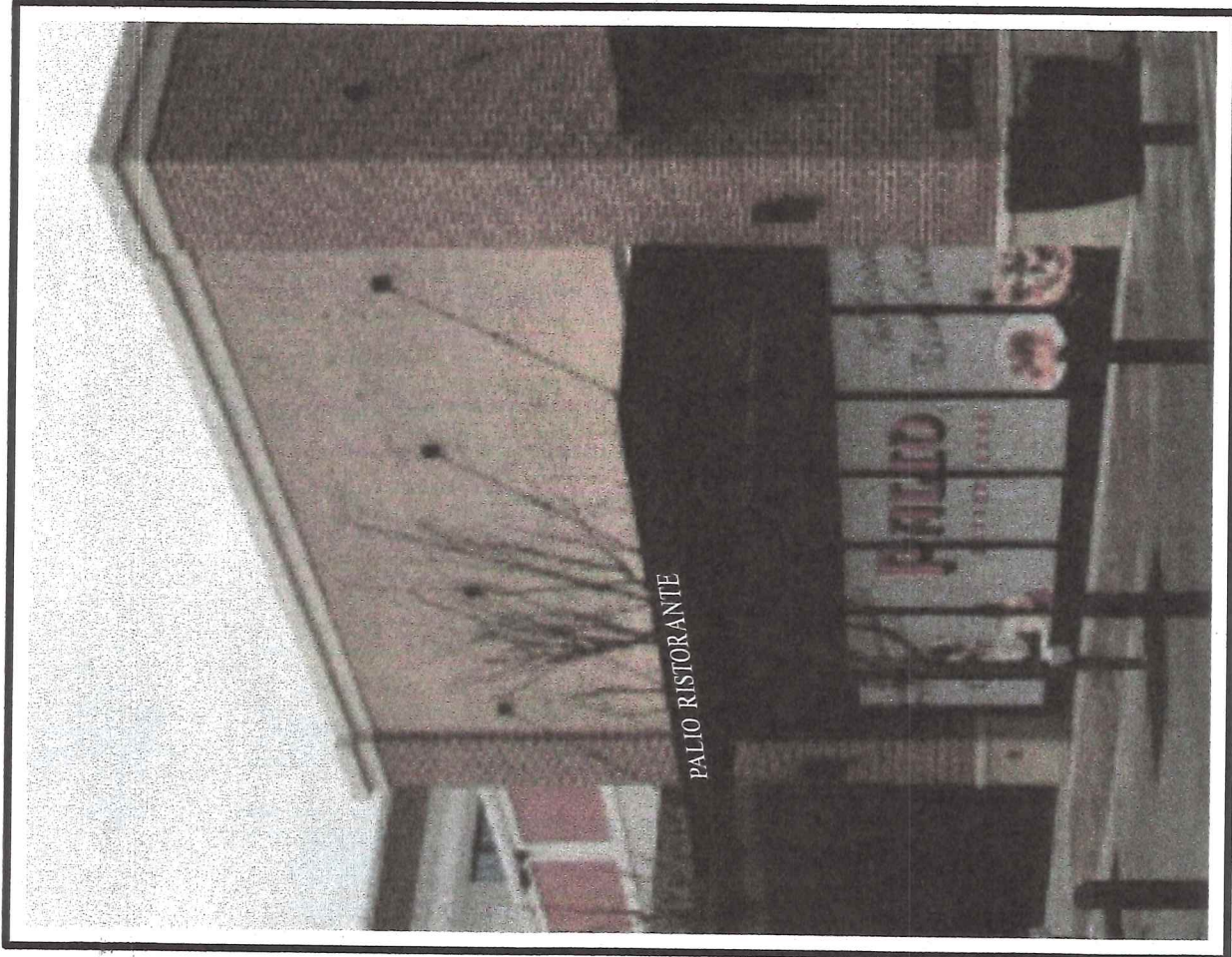
10100 Reisterstown Road
3rd Election District 2nd Concomanic District
Baltimore County, Maryland

BASE:	M.C.A.
DRAWN:	M.C.A.
DESIGNED:	M.L.P.
CHECKED BY:	
DATE CHECKED:	
DRAWING:	

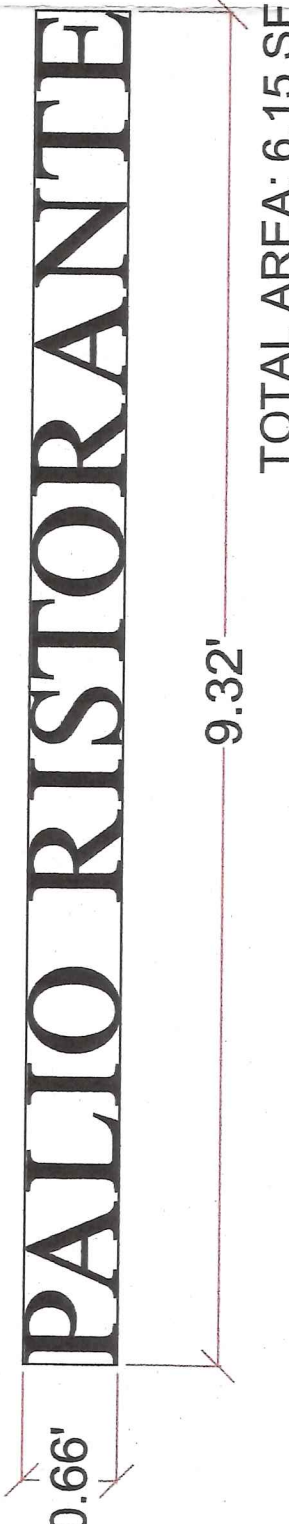
SCALE: AS SHOWN

PROJECT NO.: 11190912

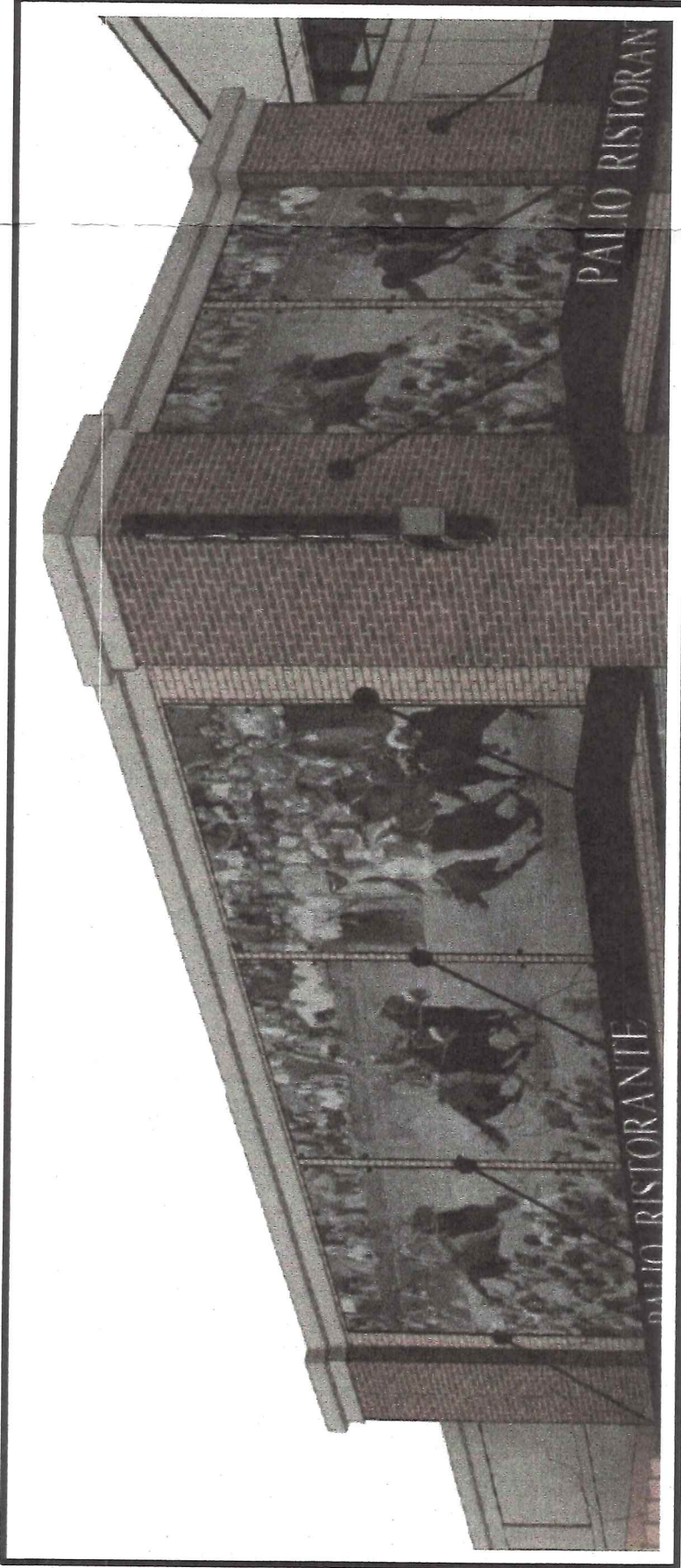
1 of 2



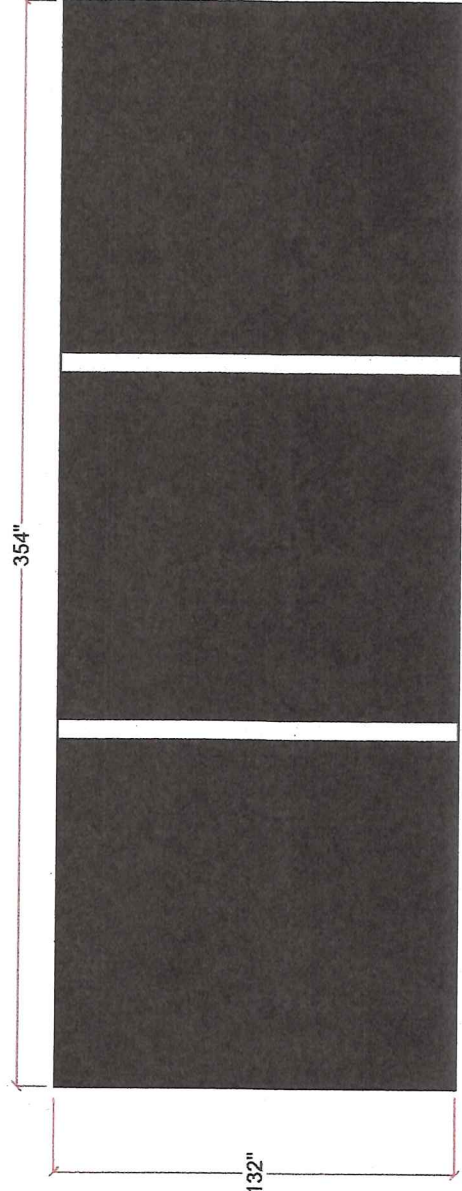
FRONT VIEW - CANOPY SIGN #1
Not to Scale



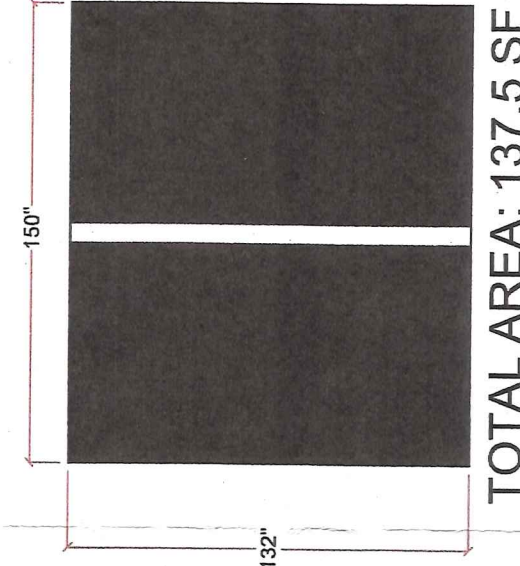
FRONT ELEVATION - CANOPY SIGN #1
Not to Scale



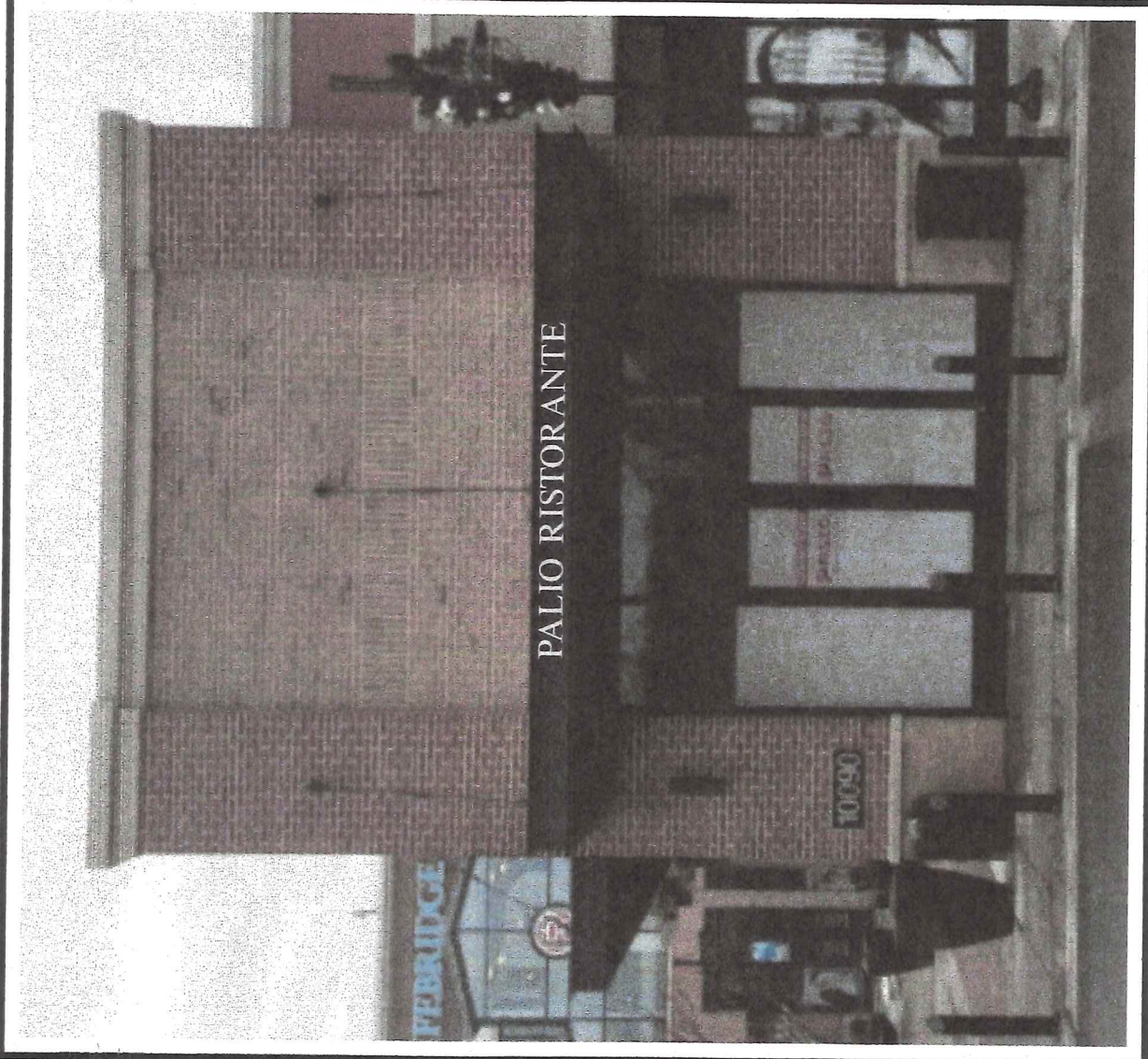
FRONT VIEW - WALL MOUNTED ENTERPRISE SIGNS #1 & #2
Not to Scale



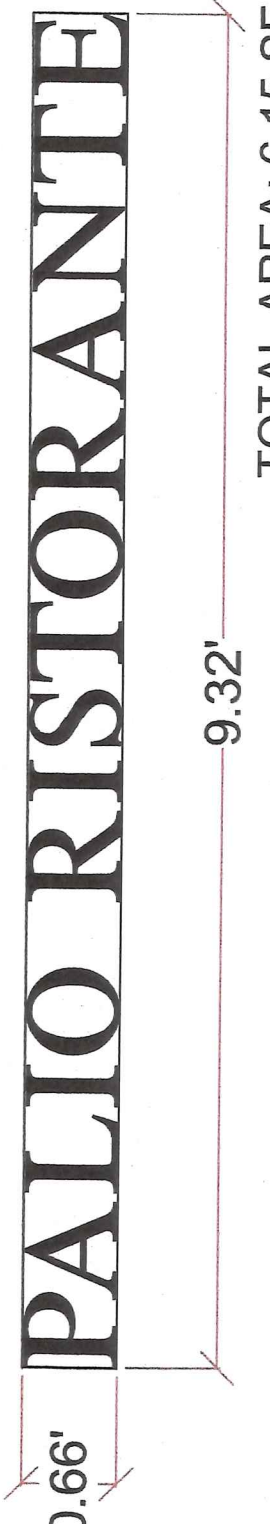
FRONT ELEVATION
WALL MOUNTED ENTERPRISE SIGN #1
Not to Scale



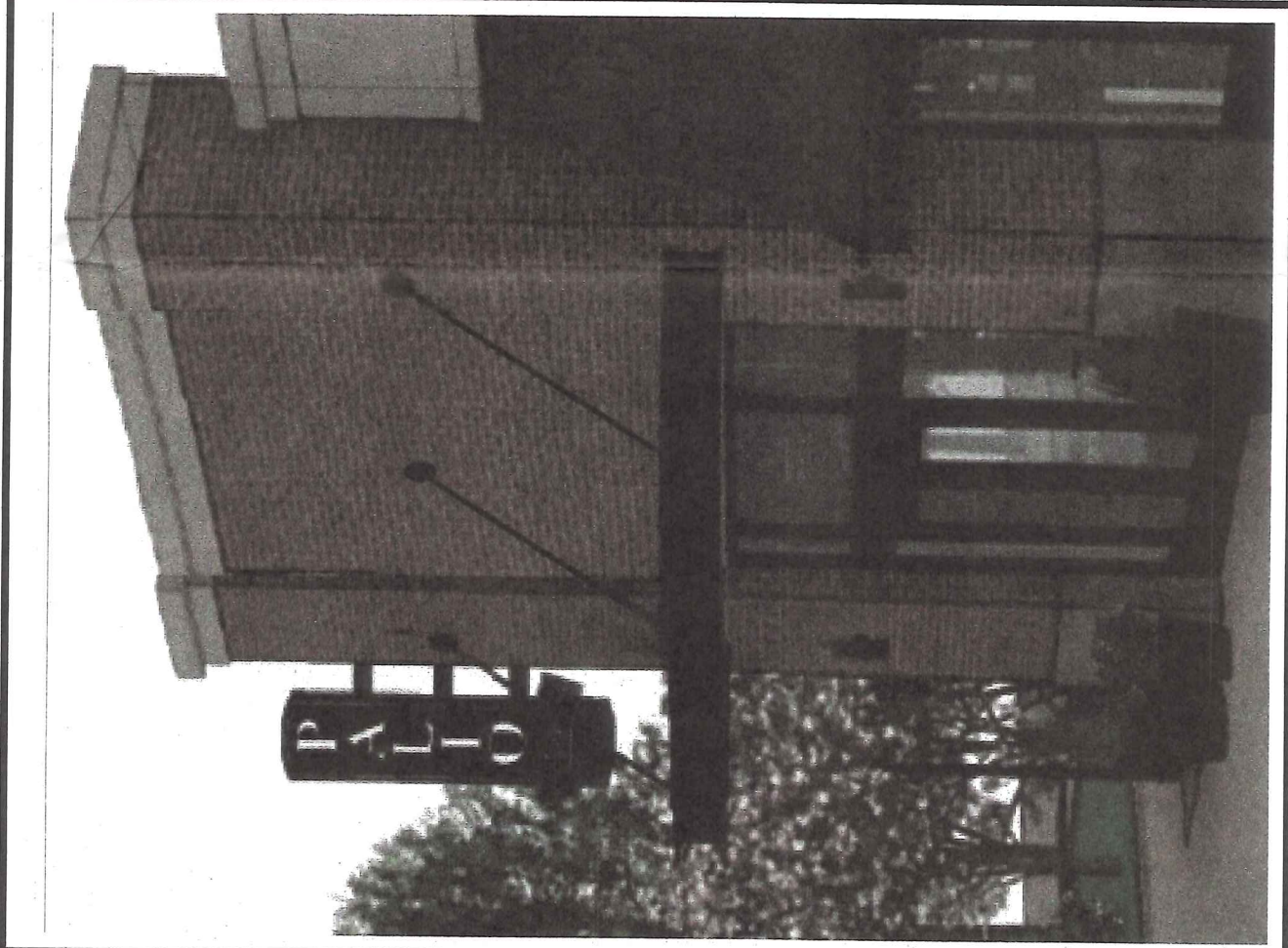
SIDE ELEVATION
WALL MOUNTED ENTERPRISE SIGN #2
Not to Scale



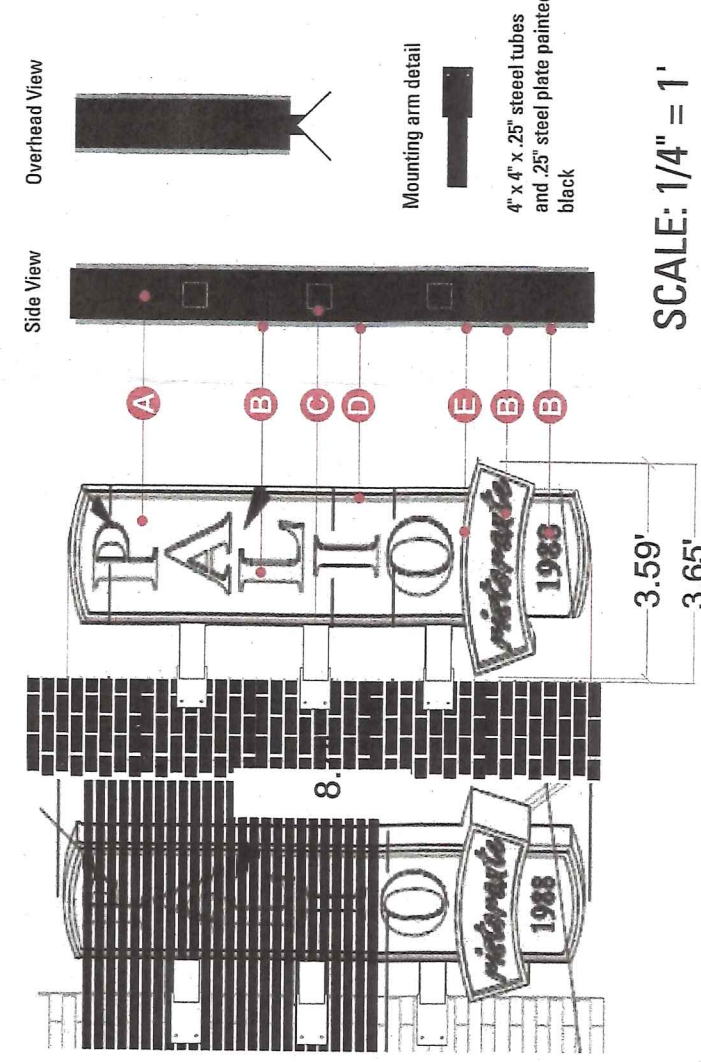
SIDE VIEW - CANOPY SIGN #2
Not to Scale



SIDE ELEVATION - CANOPY SIGN #2
Not to Scale

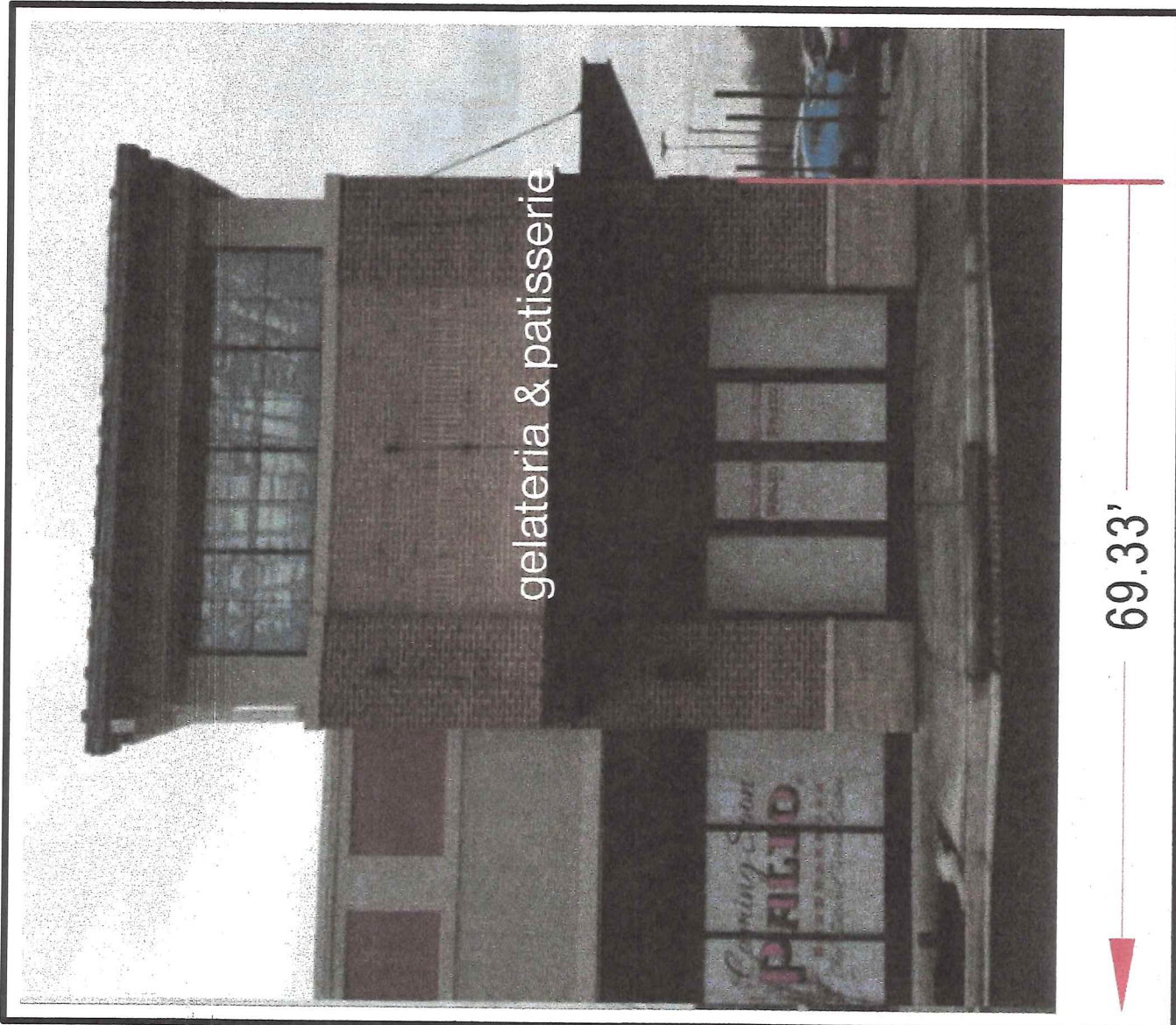


SIDE VIEW - BLADE SIGN (APPROVED)
Not to Scale

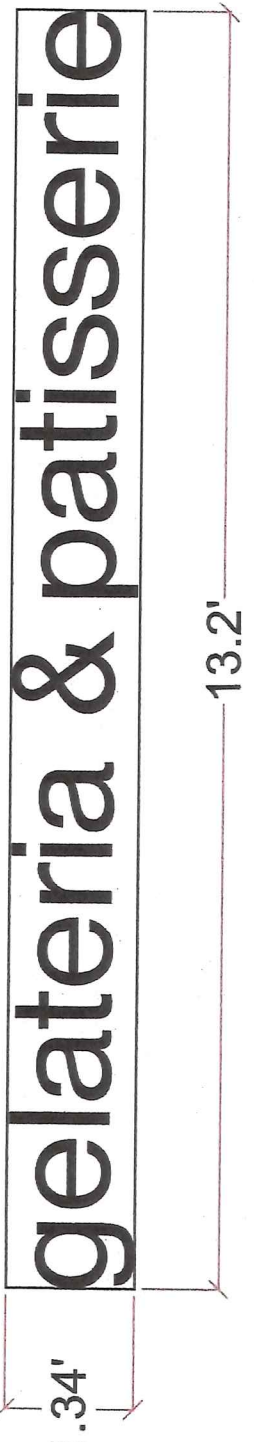


FRONT ELEVATION - BLADE SIGN (APPROVED)
Not to Scale

TOTAL AREA: 31.41 SF

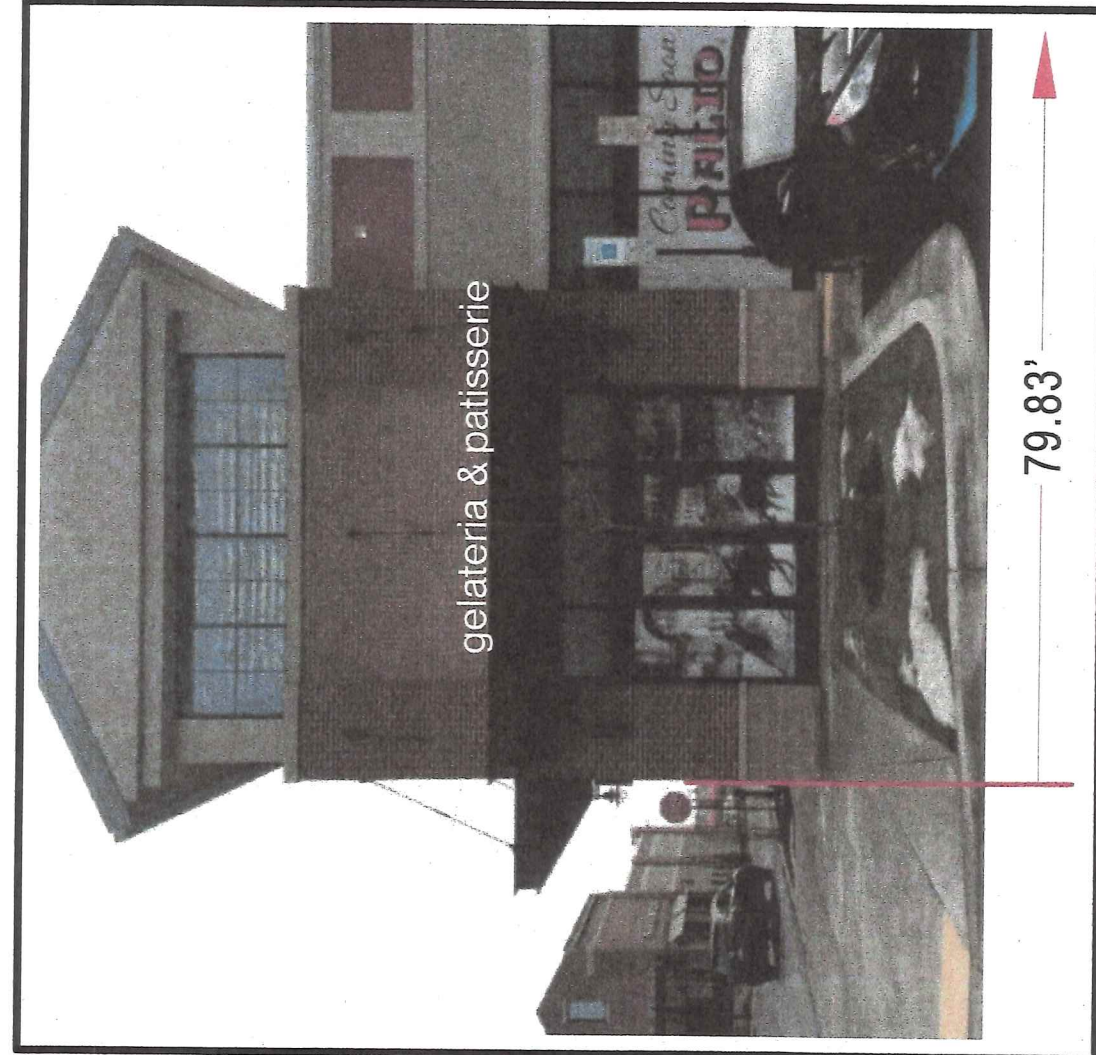


SIDE VIEW - CANOPY SIGN #3
Not to Scale

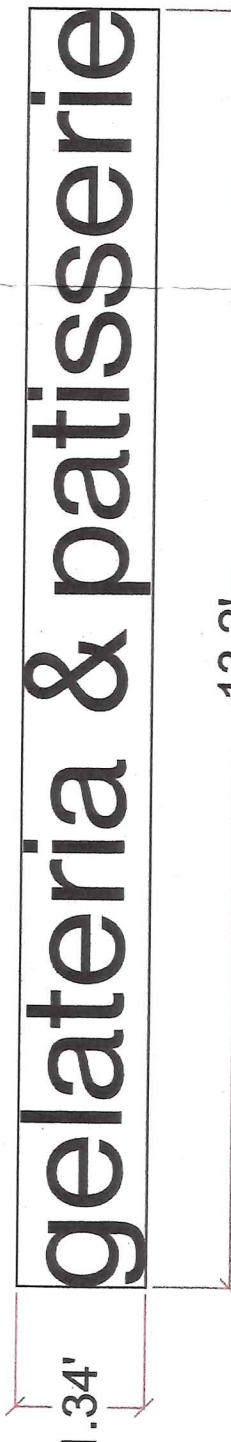


SIDE ELEVATION - CANOPY SIGN #3
Not to Scale

EXISTING APPROVED SIGNAGE



REAR VIEW - CANOPY SIGN (APPROVED)
Not to Scale



REAR ELEVATION - CANOPY SIGN (APPROVED)
Not to Scale

SIGN AREA CHART

SIGN TYPE	SIGN AREA (SF)	FASCIADE
BLADE SIGN (APPROVED)	31.41	SOUTH (FRONT)
CANOPY SIGN #1	6.15	SOUTH (FRONT)
WALL MOUNTED ENTERPRISE SIGN #1	324.5	SOUTH (FRONT)
CANOPY SIGN #2	6.15	EAST (SIDE)
CANOPY SIGN #3	17.7	EAST (SIDE)
WALL MOUNTED ENTERPRISE SIGN #2	137.5	EAST (SIDE)
CANOPY SIGN (APPROVED)	17.7	NORTH (REAR)

BUILDING FASCIADE AREA CHART

ORIENTATION	FASCIADE LENGTH (LF)	SIGN AREA PERMITTED (SF)	TOTAL SIGN AREA PROPOSED (SF)
SOUTH (FRONT)	79.83	159.66	362.08*
EAST (SIDE)	69.33	138.66	161.35*
NORTH (REAR)	79.83	159.66	17.70

* VARIANCE REQUIRED

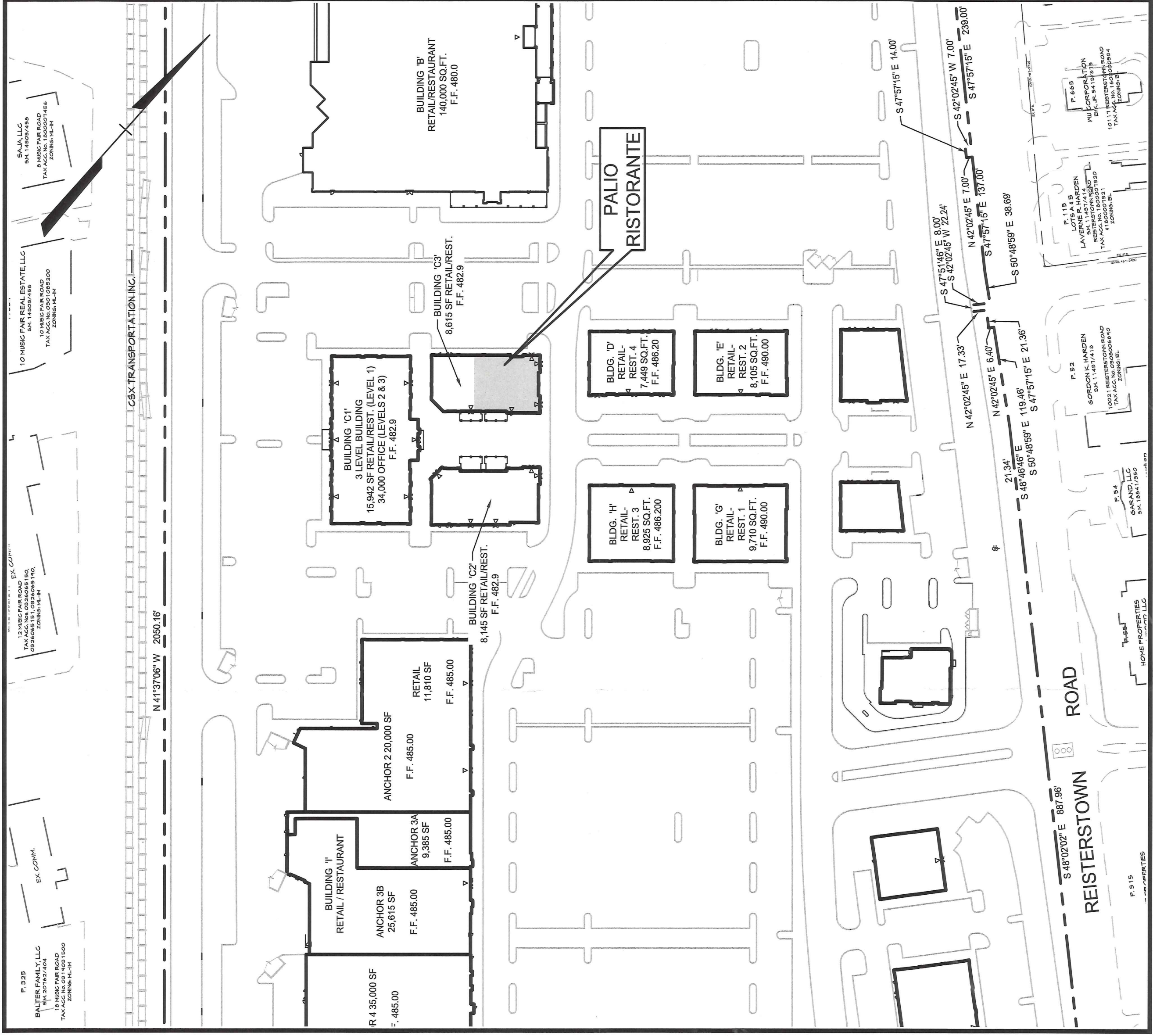
DATA SOURCES:
Existing Topographic information shown on this plan is from a Field-Run survey performed by Century Engineering, Inc. dated 2/10/10. Century Engineering, Inc. is a professional engineering firm established March 2012. Existing topographic information is from the Baltimore County Office of Technology - GIS, Last: 615 Title Number: 06713. Some existing utilities shown are from public drawings of record.

DATE	BY	REVISIONS

mm CENTURY
ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10100 Reisterstown Road
Baltimore, MD 21031
Phone: 443.486.2400
www.centuryeng.com

Sign Variance Details
Palio Ristorante - Building C3
Foundry Row
10100 Reisterstown Road
3rd Election District 2nd Councilmanic District
Baltimore County, Maryland

ISSUE DATES	BASE: M.C.A.
REVIEW: 4/25/18	DRAWN: M.C.A.
BID: _____	DESIGNED: M.J.P.
PERMIT: _____	CHECKED BY: _____
CONSTRUCTION: _____	DATE CHECKED: _____
SCALE: AS SHOWN	DRAWING: 2 of 2
PROJECT NO: 1113012	ZONING CASE: _____



Reductive change 6/15/18

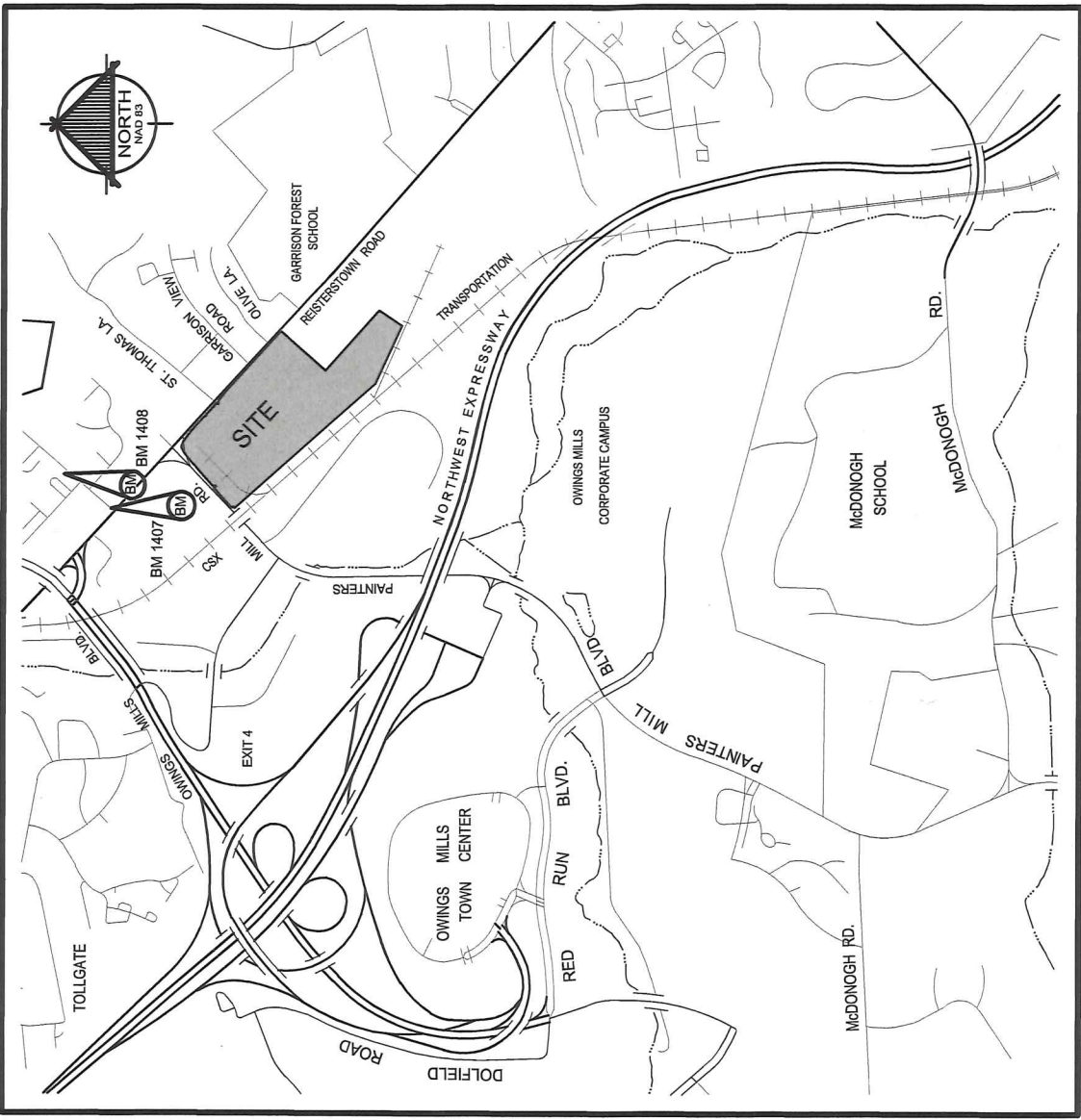
BENCHMARK

COORDINATES, BEARINGS AND DISTANCES SHOWN
HEREON ARE REFERRED TO THE BALTIMORE COUNTY
COORDINATE SYSTEM, (NAD83/91, NAVD 88)

1407 N 637463.7300 E 1375562.4300

ELEV. 520.49
1408 N 637973.9600 F 1375932 1400

ELEV. 558.33



VICINITY MAP

SCALE: 1"=2000'

GENERAL NOTES

- | | | |
|-----|---|---|
| 1. | Site Address: | 10090 Reisterstown Road
Owings Mills, MD 21117 |
| 2. | Owner: | GGCV Real Estate, LLC
10090 Red Run Boulevard
Suite 100
Owings Mills, MD 21117
410-556-2500 |
| 3. | Applicant: | Pete Eganey Row LLC
Masterpiece Drive
15 Research Drive
Ann Arbor, MI 48103
734-669-6062 |
| 4. | Trax Account Numbers: | 25-00-013817 |
| 5. | Tax Map: | 67 |
| 6. | Parcel Numbers: | 577 (1) 3 |
| 7. | Deed Reference: | 21168/00034 |
| 8. | Gross Area: | 36,199+ acres |
| 9. | Existing Zoning: | BM |
| 10. | Election District: | 3 |
| 11. | Condominium District: | 2 |
| 12. | Proposed Building Area: | 5,029 S.F. + 792 S.F. patio = 6,074 S.F. |
| 13. | Water Designation: | W-1 |
| 14. | Soil Designation: | S-1 |
| 15. | Site is within URDL: | Site is served by public water and sewer. |
| 16. | Site is within the Metropolitan District: | |
| 17. | Site is not in the Chesapeake Bay Critical Area: | |
| 17. | Site is not located in a deficient area of any of the Basic Services Maps: | |
| 18. | Waterbodies: | Gwynne Falls |
| 19. | Subwatershed/Recreation: | |
| 20. | There are no 100-year floodplains, streams, flood areas, wetlands, or other buildings onsite. | |
| 21. | The site is not located within a designated area of critical concern. | |
| 22. | There are no historic structures located on this site. | |
| 23. | Storm water management to be provided by the following measures: an underground vault to provide a level of peak management equivalent to the existing site, a detention pond to provide a level of peak management to reduce the water quality provided by the surface area filter, (to be removed) and a combination of microdetention facilities and porous paving to be required ESD. | |

DATA SOURCES:

Existing topographic information shown on this plan is from a Field-Run survey performed by Century Engineering Inc. dated February, 2012. The property boundary was established March, 2012. Existing topography shown outside the property is from the Baltimore County Office of Technology - GIS Lab, GIS Title Number 067B1. Some existing utilities shown are from public drawings of record.

DATE	BY	REVISIONS
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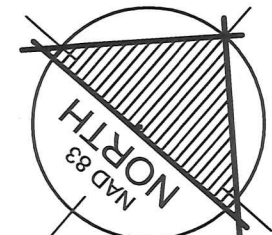
mm CENTURY
ENGINEERING
CONSULTING ENGINEERS - PLANNERS

10710 Gilroy Road, Hunt Valley,
Phone: 443.589.2400 Fax: 443.
www.centuryeng.com

Sign Variance Plan

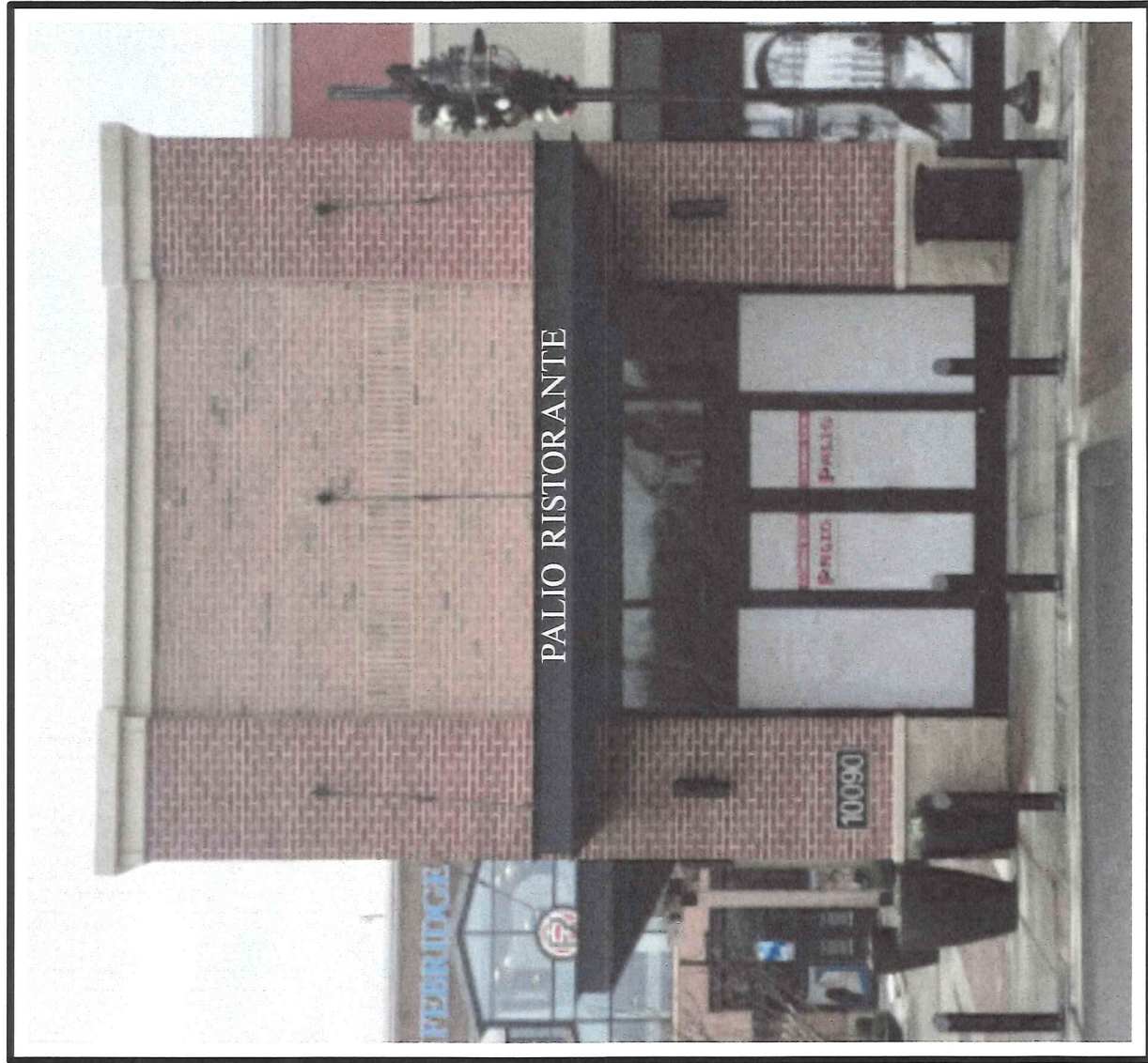
Foundry Row

10100 Reisterstown Road
3rd Election District 2nd Councilmanic District
Baltimore County, Maryland



ISSUE DATES	M.C.A.
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CONSTRUCTION:	
SCALE:	DRAWING:

ZONING CASE:



SIDE VIEW - CANOPY SIGN #2
Not to Scale

0.66'

9.32'

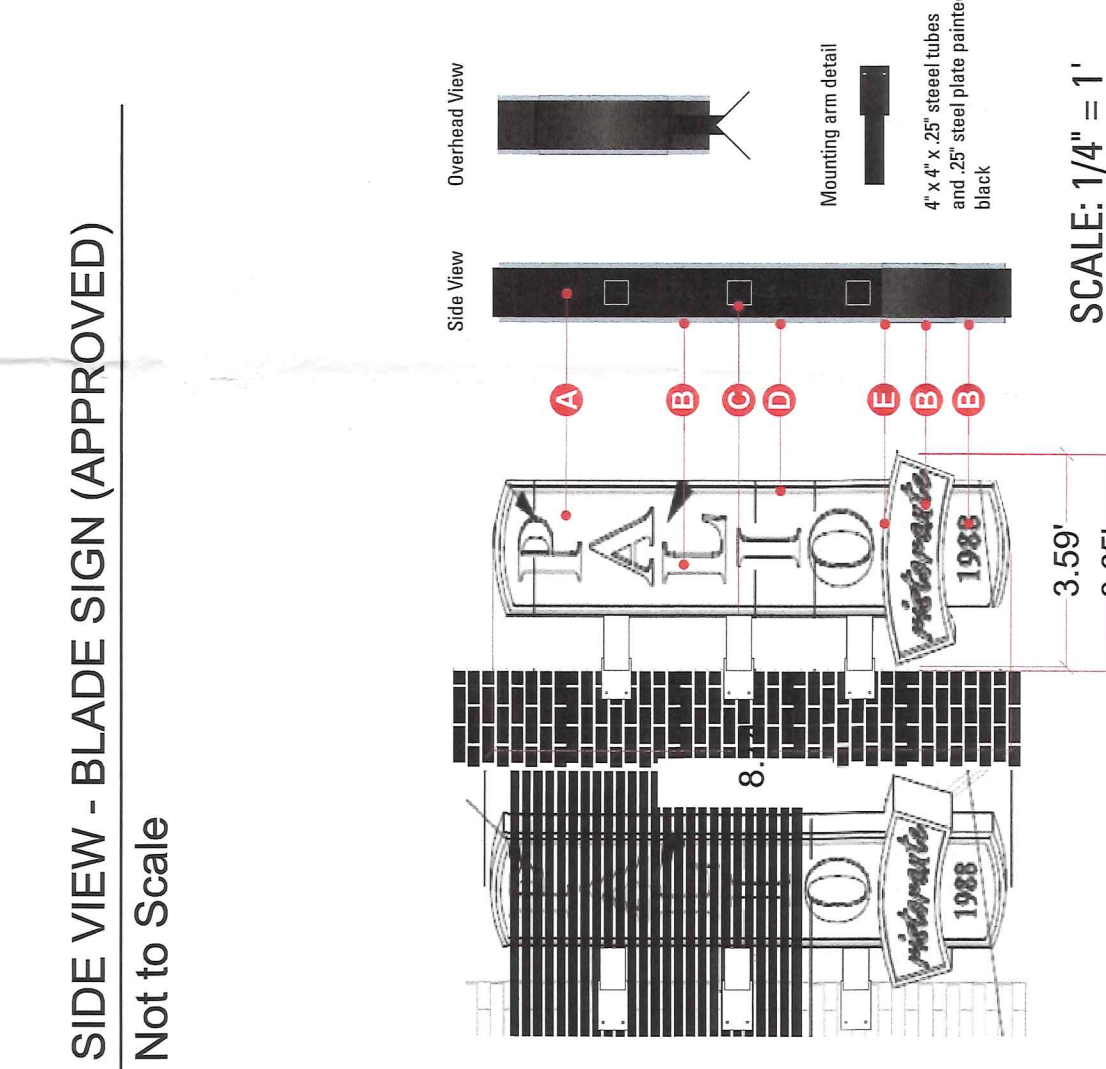
PALIO RISTORANTE

SIDE ELEVATION - CANOPY SIGN #2

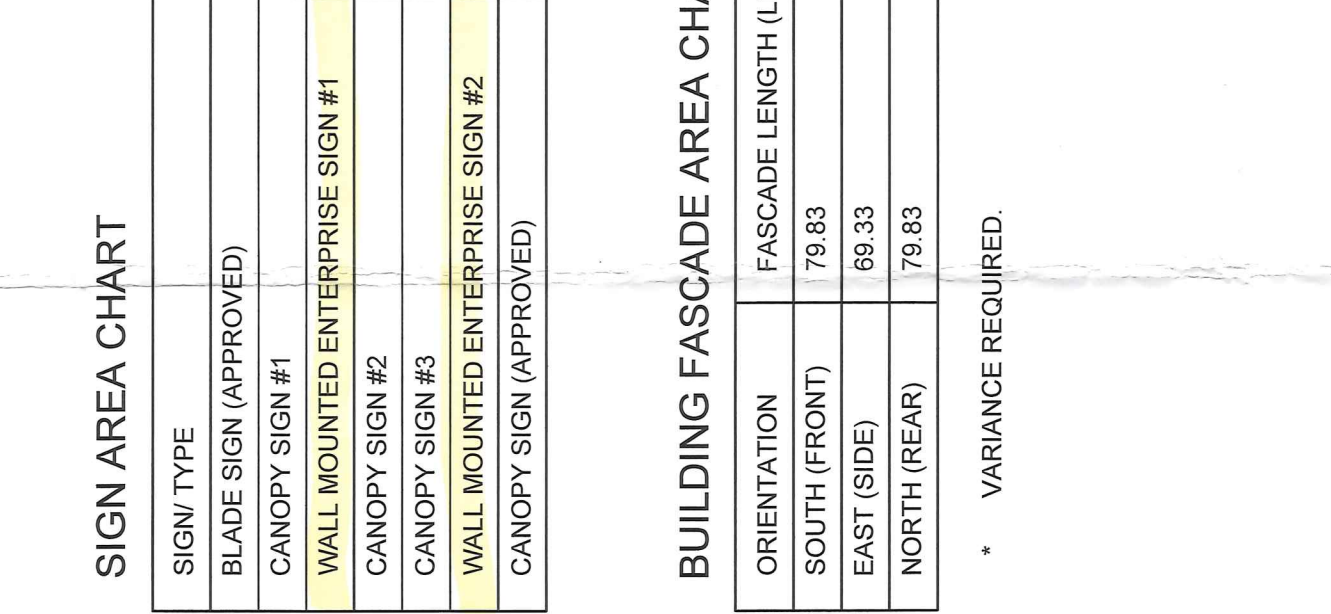
Not to Scale



SIDE VIEW - BLADE SIGN (APPROVED)
Not to Scale



FRONT ELEVATION - BLADE SIGN (APPROVED)



SIDE VIEW - CANOPY SIGN #3

Not to Scale

gelateria & patisserie 13'2"

SIDE ELEVATION - CANOPY SIGN #3
Not to Scale



REAR VIEW - CANOPY SIGN (APPROVED)

Not to Scale

gelateria & patisserie

REAR ELEVATION - CANOPY SIGN (APPROVED)
Not to Scale

SIGN TYPE	SIGN AREA (SF)	FASCADE
BLADE SIGN (APPROVED)	31.41	SOUTH (FRONT)
CANOPY SIGN #1	6.15	SOUTH (FRONT)
WALL MOUNTED ENTERPRISE SIGN #1	281.49	SOUTH (FRONT)
CANOPY SIGN #2	6.15	EAST (SIDE)
CANOPY SIGN #3	17.7	EAST (SIDE)
WALL MOUNTED ENTERPRISE SIGN #2	100.53	EAST (SIDE)
CANOPY SIGN (APPROVED)	17.7	NORTH (REAR)

BUILDING FASCADÉ AREA CHART

ORIENTATION	FASCADE LENGTH (LF)	SIGN AREA PERMITTED (SF)	TOTAL SIGN AREA PROPOSED (SF)
SOUTH (FRONT)	79.83	159.66	319.05 *
EAST (SIDE)	69.33	138.66	130.38
NORTH (REAR)	79.83	159.66	17.70

- **VARIANCE REQUIRED.**

EXISTING APPROVED SIGNAGE

EXISTING APPROVED SIGNAGE

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DATE	BY	REVISIONS

mm CENTURY
ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401
www.centuryeng.com

Sign Variance Details
Palio Ristorante - Building C3
Foundry Row



ISSUE DATES		BASE:	M.C.A.
REVIEW:	4/25/10	DRAWN:	M.C.A.
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PERMIT:		CHECKED BY:	
CONSTRUCTION:		DATE CHECKED:	
SCALE: AS SHOWN		DRAWING:	

ZONING CASE:



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 12/6/2016

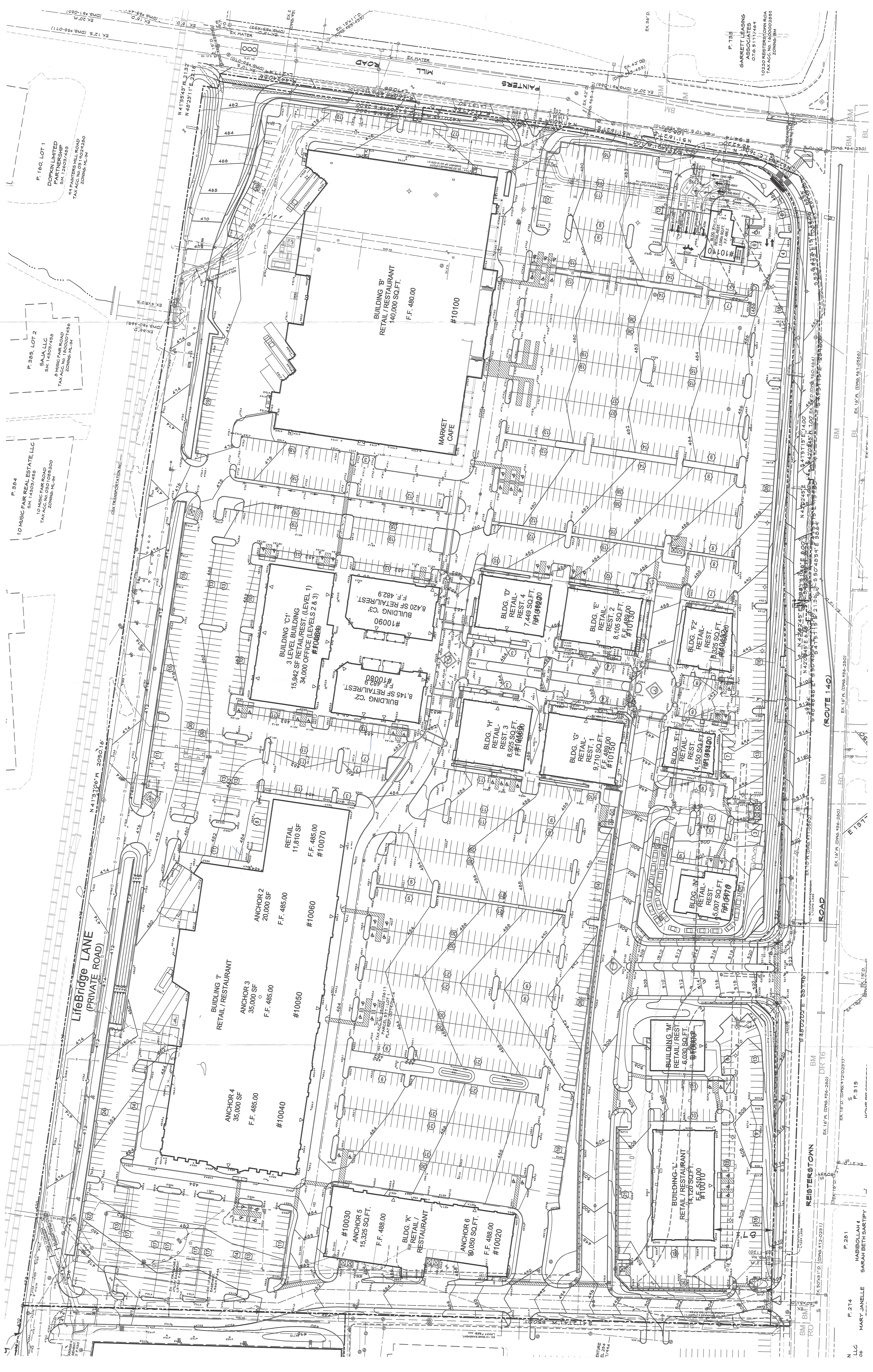
Case # 2018-297-A



PETITIONER'S

EXHIBIT NO.

5



P. 160, LOT 1
DORRIN LIMITED
PARTNERSHIP
5110 MILL ROAD
TAX ACC. NO. 15003/483
ZONING: M-1.5

P. 395, LOT 2
SALA, LLC
5110 MILL ROAD
TAX ACC. NO. 15003/483
ZONING: M-1.5

P. 394
10 MUSIC FAIR REAL ESTATE, LLC
5110 MILL ROAD
TAX ACC. NO. 15003/483
ZONING: M-1.5

P. 155
GARRETT LEASING
5110 MILL ROAD
TAX ACC. NO. 15003/483
ZONING: M-1.5

P. 214
MARY JANELLE
HABIBOLLAHI
SARAH BETH SANITY
P. 201