

Variance Request #1



PET-No.2

variance Request #2



Variance Request #3



Variance Request #4



MEMORANDUM

DATE: August 21, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0312-A - Appeal Period Expired

The appeal period for the above-referenced case expired on August 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

(1740 E. Joppa Road)
9th Election District
5th Council District
1740 E. Joppa Road, LLC
Legal Owner

Petitioner

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BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0312-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by 1740 E. Joppa Road, LLC, legal owner of the subject property (“Petitioner”). The Petition seeks variance relief from Section 450 of the Baltimore County Zoning Regulations (“BCZR”) as follows: **(1)** To approve a Joint ID sign located on the building parapet without street frontage and without the words "The" & "Building"; **(2)** To approve a new tenant enterprise sign for Old Line Bank located on the drive-thru canopy facing west, without a customer entrance; **(3)** To allow an existing enterprise tenant bank sign to remain on a lower vestibule entrance canopy with indirect customer access and to allow two (2) canopy signs in lieu of one (1); and **(4)** To allow an existing joint ID sign to remain without the words "The" & "Building". A site plan was marked as Petitioner’s Exhibit 1.

Professional engineer Rick Richardson appeared in support of the petition. Timothy M. Kotroco, Esq. represented the Petitioner. 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.

The site is approximately 34,899 sq. ft. in size and zoned BLR & DR 5.5. The property is

ORDER RECEIVED FOR FILING

Date 7/19/18

By Sen

improved with a 3-story office building, and was the former headquarters of Bay Bank. Petitioner purchased the property last year and has undertaken significant renovations and improvements. The present request concerns signage for certain tenants in the building.

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).

Though the lot is fairly large and has ample parking, the office building itself is positioned fairly close to Joppa Road. As such the property is unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to install appropriate signage. 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 19th day of **July, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to Section 450 of the Baltimore County Zoning Regulations ("BCZR"): **(1)** To approve a Joint ID sign located on the building parapet without street frontage and without the words "The" & "Building"; **(2)** To approve a new tenant enterprise sign for Old Line Bank located on the drive-thru canopy facing west, without a customer entrance; **(3)** To allow an existing enterprise tenant bank sign to remain on a lower vestibule entrance canopy with indirect customer access and to allow two (2) canopy signs in lieu of one (1); and **(4)** To allow an existing joint ID sign to remain without the words "The" & "Building", be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

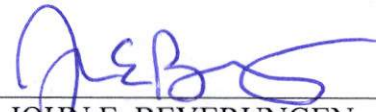
Date 7/19/18

By Sen

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

ORDER RECEIVED FOR FILING

Date

7/19/18

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 1740 E. Joppa Road which is presently zoned BLR & DR 5.5
Deed References: 08957/216 10 Digit Tax Account # 1600006190
Property Owner(s) Printed Name(s) 1740 E. Joppa Road, LLC

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

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

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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

TO BE PRESENTED AT THE 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:

Timothy M. Kotroco

Name- Type or Print

Signature

305 Washington Avenue, Suite 502, Towson, Maryland

Mailing Address City State

21204 / 410-299-2943 / TKotroco@gmail.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

1740 E. Joppa Road, LLC, By: M. K. Weber

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

Signature #1

Signature #2

1740 E. Joppa Road, Suite 200 Baltimore MD

Mailing Address City State

21234 / 410-933-8811 / info@webermessick.com
Zip Code Telephone # Email Address

Representative to be contacted:

Same As Attorney for Petitioner

Name - Type or Print

Signature

Mailing Address

Date City State

Zip Code Telephone # Email Address

By

CASE NUMBER 2018-0312-A Filing Date 5/15/2018

Do Not Schedule Dates: Reviewer M

ATTACHMENT TO VARIANCE PETITION

- #1. From Section 450.4 Attachment 1, number 7(a) of the BCZR, To approve a Joint ID sign located on the building parapet without street frontage and without the words "The" & "Building";
- #2. From Section 450.4 Attachment 1, number 5(d) of the BCZR, to approve a new tenant enterprise sign for Old Line Bank located on the drive-thru canopy facing west, without a customer entrance;
- #3. From Section 450.4 attachment 1, number 5(d) of the BCZR, to allow an existing enterprise tenant bank sign to remain on a lower vestibule entrance canopy with indirect customer access and to allow 2 canopy signs in lieu of one;
- #4. From Section 450.4 Attachment 1, number 7(a) of the BCZR, to allow an existing joint ID sign to remain without the words "The" & "Building".

For such other and further relief as the nature of this cause may require.

2018-0312-A

**ZONING DESCRIPTION FOR
1740 E. JOPPA ROAD
9TH ELECTION DISTRICT
5TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

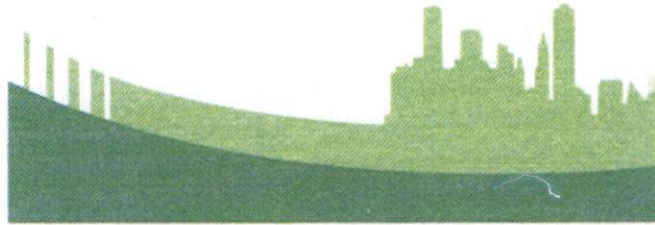
BEGINNING FOR THE SAME at a point on the North side of Joppa Road (70' wide) at the intersection of Emge Road, thence (1) North 32 degrees 46 minutes 33 seconds East 36.0 feet, thence binding on the east side of Emge Road (40' wide), (2) North 11 degrees 02 minutes 06 seconds East 138.51 feet; leaving Emge Road, (3) North 71 degrees 18 minutes 39 seconds West 232.71 feet; (4) South 11 degrees 15 minutes 45 seconds West 154.02 feet to a point on the north side of Joppa Road, thence along the northern right of way of Joppa Road; (5) by a curve to the right with a radius of 1944.86 feet and an arc length of 206.16 feet; to the point of beginning;

Containing a net area of 34,899 square feet, or 0.80 acres of land, more or less.



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 08-15-2019.

2018-0312-A



CERTIFICATE OF POSTING

June 28, 2018 (amended July 16, 2018)

Re:

Zoning Case No. 2018-0312-A

Legal Owner: 1740 E. Joppa Road, LLC, Mike Weber

Hearing date: July 18, 2018

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 1740 E Joppa Road.

The signs were posted on **July 27, 2018.**

The signs were inspected again on July 15, 2018.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com



ZONING NOTICE

CASE NO. 2018-0312-A

1740 E. Joppa Road

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND**

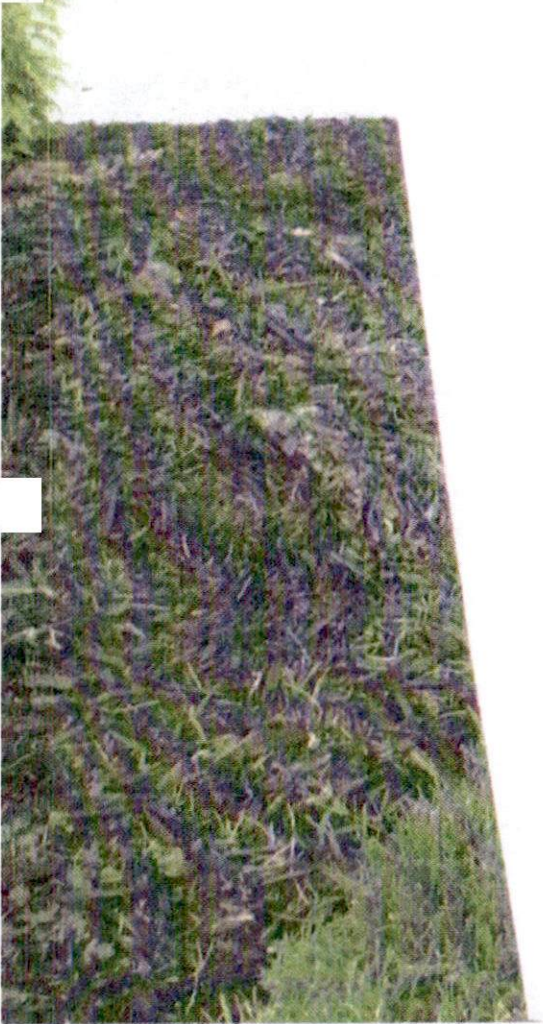
**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD
21204**

DATE & TIME: Wednesday July 18, 2018 11:00 AM

VARIANCES 1) TO APPROVE A JOINT ID SIGN LOCATED ON THE BUILDING PARAPET WITHOUT STREET FRONTAGE AND WITHOUT THE WORDS "THE" & "BUILDING"; 2) TO APPROVE A NEW TENANT ENTERPRISE SIGN FOR OLD LINE BANK LOCATED ON THE DRIVE-THRU CANOPY FACING WEST, WITHOUT A CUSTOMER ENTRANCE; 3) TO ALLOW AN EXISTING ENTERPRISE TENANT BANK SIGN TO REMAIN ON A LOWER VESTIBULE ENTRANCE CANOPY WITHIN DIRECT CUSTOMER ACCESS AND TO ALLOW 2 CANOPY SIGNS IN LIEU OF ONE; 4) TO ALLOW AN EXISTING JOINT ID SIGN TO REMAIN WITHOUT THE WORDS "THE" & "BUILDING". FOR SUCH OTHER AND FURTHER RELIEF AS THE NATURE OF THIS CAUSE MAY REQUIRE.

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

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER PENALTY OF LAW.
THE HEARING IS HANDICAPPED ACCESSIBLE**





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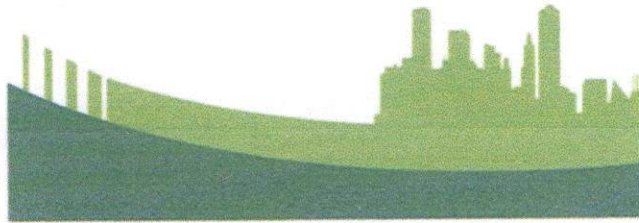
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Hearing date: July 18, 2018

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MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
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410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

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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 5675396

Sold To:

Timothy Kotroco Esq. - CU00421252
305 Washington Avenue
#502
Towson, MD 21204

Bill To:

Timothy Kotroco Esq. - CU00421252
305 Washington Avenue
#502
Towson, MD 21204

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

Jun 28, 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: # 2018-0312-A
1740 E. Joppa Road
N/SE. Joppa Road at the corner of Emge Road
9th Election District - 5th Councilmanic District
Legal Owner(s) 1740 E. Joppa Road, LLC, Mike Weber

Variance 1. To approve a Joint ID sign located on the building parapet without street frontage and without the words "The" & "Building"; 2. To approve a new tenant enterprise sign for Old Line Bank located on the drive-thru canopy facing west, without a customer entrance; 3. To allow an existing enterprise tenant bank sign to remain on a lower vestibule entrance canopy within direct customer access and to allow 2 canopy signs in lieu of one; 4. To allow an existing joint ID sign to remain without the words "The" & "Building". For such other and further relief as the nature of this cause may require.

Hearing: Wednesday, July 18, 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.

6/28/2018 5675396

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising



CERTIFICATE OF POSTING

June 28, 2018 (amended _____)

Re:

Zoning Case No. 2018-0312-A

Legal Owner: 1740 E. Joppa Road, LLC, Mike Weber

Hearing date: July 18, 2018

Baltimore County Department of Permits, Approvals & Inspections
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Sign 1

ZONING NOTICE

CASE NO. 2018-0312-A

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SIGN 2

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CASE NO. 2018-0312-A

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CKENZIE
ASE
21.8585
commercial.com



KEVIN KAMENETZ
County Executive

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

June 12, 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:

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1740 E. Joppa Road
N/s E. Joppa Road at the corner of Emge Road
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Hearing: Wednesday, July 18, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
Mike Weber, 1740 E. Joppa Road, Ste. 200, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JUNE 28, 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, June 28, 2018 Issue - Jeffersonian

Please forward billing to:

Timothy Kotroco
Kotroco & Associates
305 Washington Avenue, Ste. 502
Towson, MD 21204

410-299-2943

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

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RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
1740 East Joppa Road; N/S of E. Joppa Road, *
At corner of Emge Road * OF ADMINISTRATIVE
9th Election & 5th Councilmanic Districts *
Legal Owner(s): 1740 E. Joppa Road, LLC * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2018-312-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

MAY 23 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 23rd day of May, 2018, a copy of the foregoing Entry of Appearance was mailed to Timothy Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

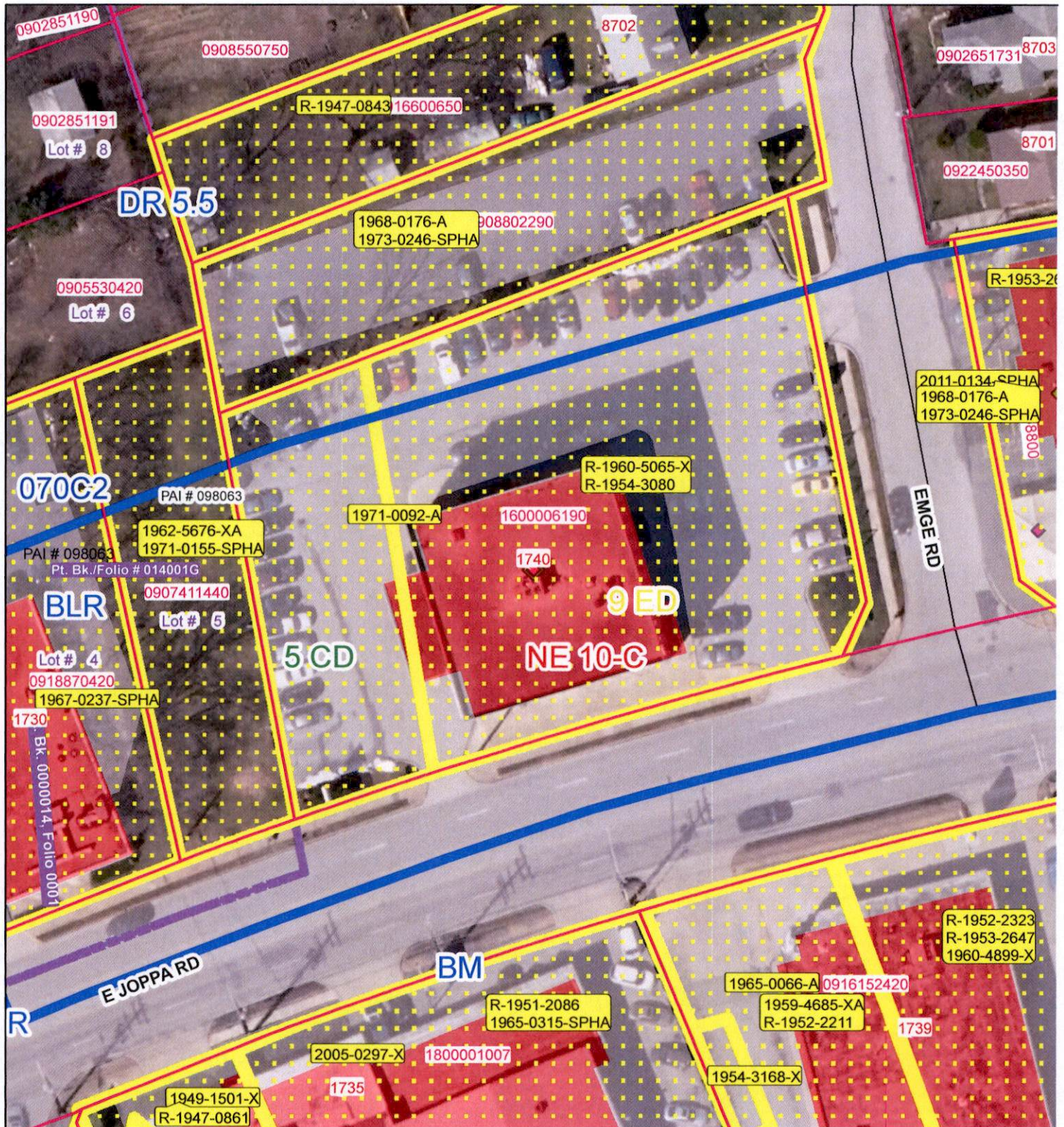
Case Number: 2018-0312-A
Property Address: 1740 E Joppa Road
Property Description: _____
Legal Owners (Petitioners): 1740 E Joppa Rd LLC
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Timothy Kotroco
Company/Firm (if applicable): Kotroco & Associates, LLC
Address: 305 Washington Ave Suite 502
Towson MD 21204
Telephone Number: 410 299 2943

1740 East Joppa Road

2018-0312-A



Publication Date: 5/3/2018



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



0 12.525 50 75 100 Feet

1 inch = 50 feet

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

No. 168046

Date: 5/15/18

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
5/16/2018	5/15/2018	09:22:00	1

REC 4501 WALKIN LJR

RECEIPT # 786307 5/15/2018 DFLN

Det 5 528 ZONING VERIFICATION

CR NO. 168046

Recpt Tot \$500.00

\$500.00 CK 7 15 4.00 CA

Baltimore County, Maryland

Rev	Sub
Source/	Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
------	------	------	----------	-----	---------	----------	---------	--------

001	806	0000		6150				500
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[illegible][illegible][illegible]

Total: 500.00

Rec From: 1740 E Jappa Rd LLC

For

2018-0312-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S VALIDATION



DONALD I. MOHLER III
County Executive

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

July 12, 2018

1740 E Joppa Road LLC
Mike Weber
1740 E Joppa Road Suite 200
Baltimore MD 21234

RE: Case Number: 2018-0312 A, Address: 1740 E Joppa Road

Dear Mr. Weber:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 15, 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
Timothy M Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson MD 21204



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 5/25/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2018-0312-A

Variance
1740 E. Joppa Road LLC, Mike Weber
1740 E. Joppa Road.

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

Sincerely,

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

WW/RAZ

7-18

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: 18-312



INFORMATION:

Property Address: 1740 E Joppa Road
Petitioner: 1740 E Joppa Road, LLC c/o Mike Weber
Zoning: BLR, DR 5.5
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance from Section 450.4 for the following items:

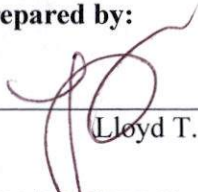
1. to approve a joint ID sign located on the building parapet without street frontage and without the words "The" and "Building";
2. to approve a new tenant enterprise sign for Old Line Bank located on the drive thru canopy facing west, without a customer entrance;
3. to allow an existing enterprise tenant bank sign to remain on a lower vestibule entrance canopy with indirect customer access and to allow two canopy signs in lieu of one and;
4. to allow an existing joint ID sign to remain without the words "The" and "Building"

A site visit was conducted on 6/1/2018. The subject site is the former Bay Bank Building. It has been renovated and updated and now houses the Weber Messick Company as the main tenant with a new bank to be located on the first floor. The site is located in the Loch Raven Commercial Revitalization area and the Loch Raven Design Review Panel (DRP) area. The exterior work was reviewed and approved by the DRP administratively. This request proposes a minor modification to the signage and has been reviewed and approved by staff.

The Department of Planning has no objection to this request.

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

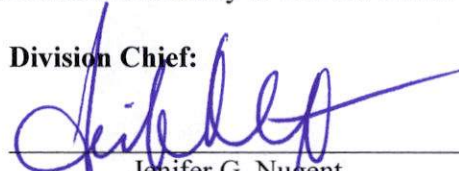
Prepared by:



Lloyd T. Moxley

AVA/JGN/LTM/

Division Chief:



Jenifer G. Nugent

c: Laurie Hay
Timothy M. Kotroco
Office of the Administrative Hearings
People's Counsel for Baltimore County

Handwritten signature or initials in blue ink.

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAY 22 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

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 22, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0312-A
Address 1740 E. Joppa Road
(1740 E. Joppa Road, LLC Property)

Zoning Advisory Committee Meeting of **May 28, 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 18, 2018

FROM: *MD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 28, 2018
Item No. 2018-0312-A, 0313-SPHA, 0314-A, 0315-A and 0318-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 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: 18-312

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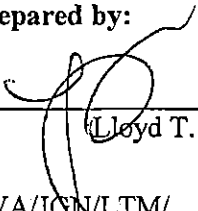
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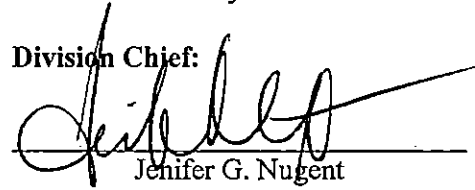
Prepared by:



Lloyd T. Moxley

AVA/JGN/LTM/

Division Chief:



Jennifer G. Nugent

c: Laurie Hay
Timothy M. Kotroco
Office of the Administrative Hearings
People's Counsel for Baltimore County

Case No.:

2018-0312-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Plan	
No. 2	Photos of sign locations	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

CASE NAME 2018-0312-
CASE NUMBER _____
DATE _____

July 18, 2018

[illegible]

C H E C K L I S T

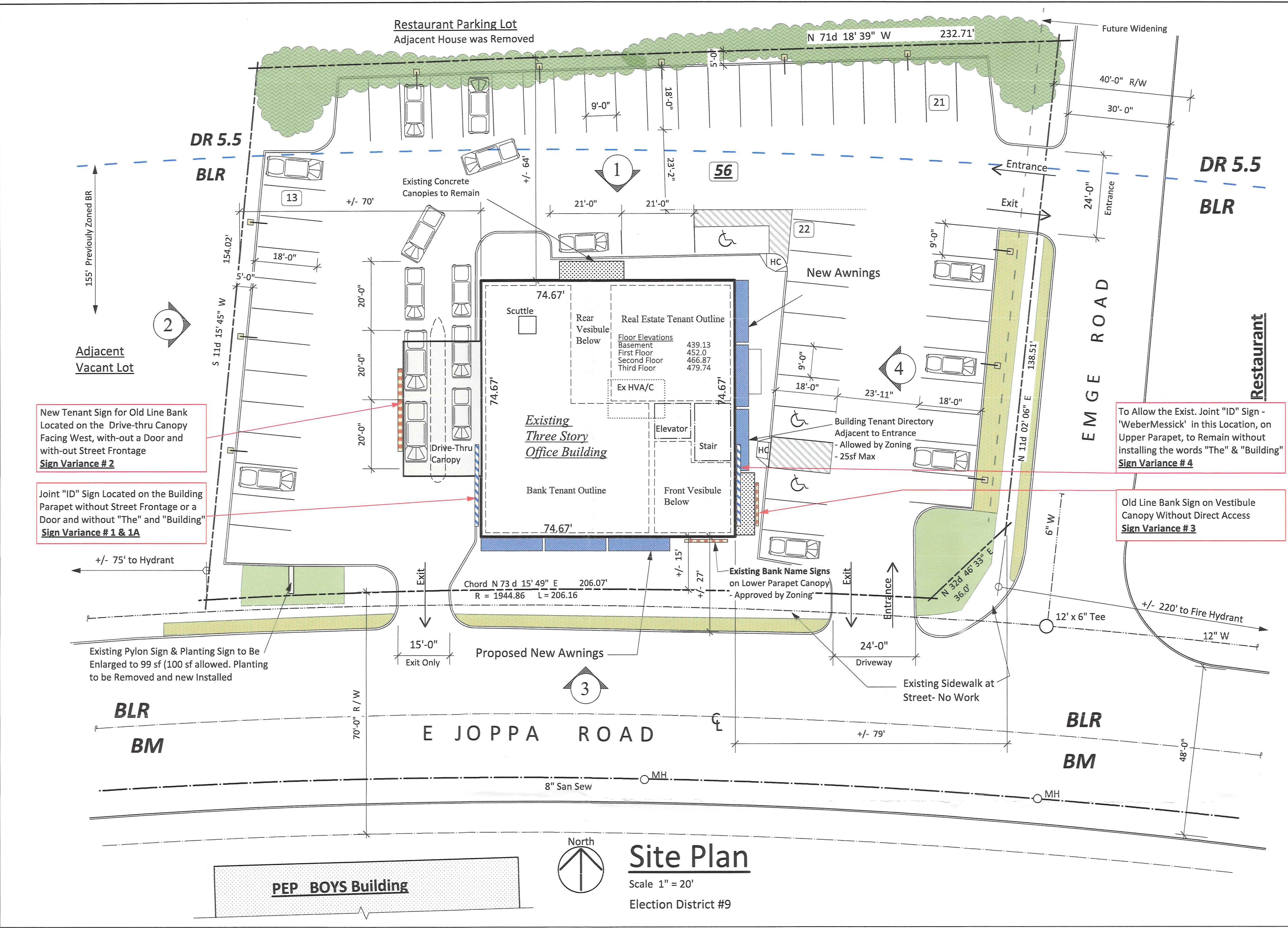
<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
6/18	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	NO COMMENT
5/22	DEPS (if not received, date e-mail sent _____)	NO COMMENT
_____	FIRE DEPARTMENT	_____
6/11	PLANNING (if not received, date e-mail sent _____)	NO OBJECTION
5/25	STATE HIGHWAY ADMINISTRATION	NO OBJECTION
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 6/28/18	
SIGN POSTING (1 st)	Date: 6/27/18 by Doak	
SIGN POSTING (2 nd)	Date: 7/15/18 by Doak	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

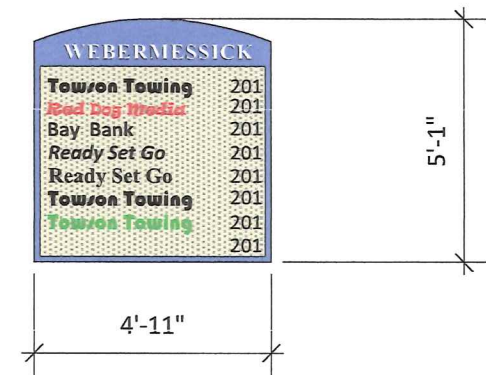
Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 09 Account Number - 1600006190							
Owner Information									
Owner Name:		1740 E JOPPA ROAD LLC			Use:		COMMERCIAL		
Mailing Address:		STE 200 1740 E JOPPA ROAD BALTIMORE MD 21234-			Principal Residence:		NO		
					Deed Reference:		/38471/ 00087		
Location & Structure Information									
Premises Address:		1740 JOPPA RD BALTIMORE 21234-			Legal Description:		LT NS JOPPA ROAD NW COR EMGE LANE		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0070	0012	0097		0000				2017	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	
1972		16875				34,899 SF		15	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
		OFFICE BUILDING							
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2017		07/01/2018	
Land:		861,000		1,046,900					
Improvements		139,000		91,600					
Total:		1,000,000		1,138,500		1,046,167		1,092,333	
Preferential Land:		0						0	
Transfer Information									
Seller: CARROLLTON BANK				Date: 01/05/2017		Price: \$1,300,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /38471/ 00087		Deed2:			
Seller: BALTIMORE LIFE				Date: 12/27/1999		Price: \$950,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /14226/ 00273		Deed2:			
Seller: HOME MUTUAL LIFE INSURANCE CO				Date: 12/04/1998		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /08597/ 00001		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:							



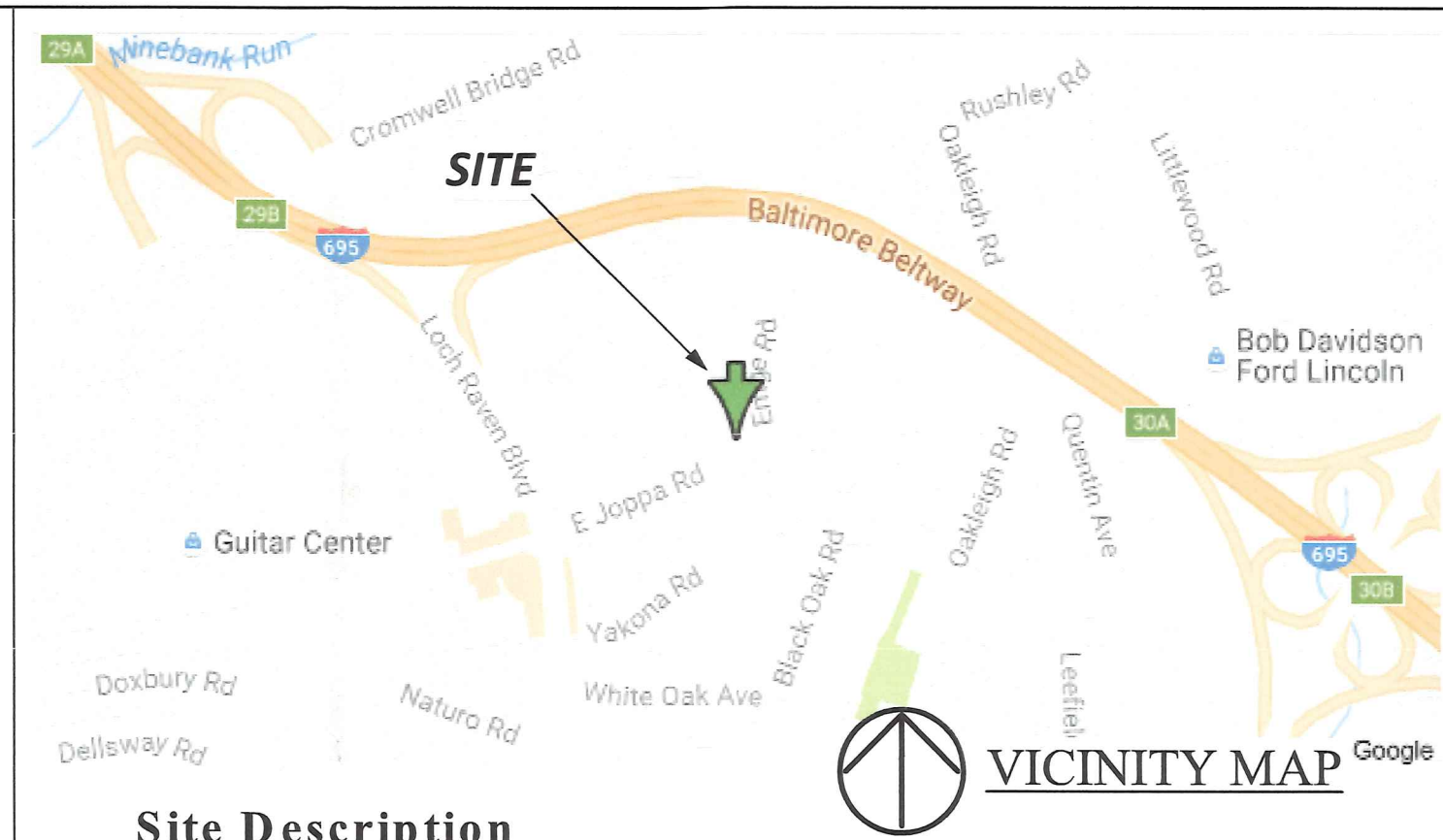
SITE PLAN TO ACCOMPANY PETITION FOR VARIANCE



Proposed Building Directory Sign
- Allowed by Zoning
- 25 sf Max (3" Building Letters & 2" Tenant Letters)
- Adjacent to Lobby Entrance

Variances Requested

- #1 Joint "ID" Sign Located on the Building Parapet without Street Frontage or a Door and without "The" and "Building"
Sign Variance # 1 & 1A
- #2 New Tenant Sign for Old Line Bank Located on the Drive-thru Canopy Facing West, with-out a Door and with-out Street Frontage
Sign Variance # 2
- #3 Allowing an existing Tenant Bank Sign to Remain on a Lower Entrance Canopy with-out Direct Access
Sign Variance # 3
- #4 To Allow the Existing 'WeberMessick' Joint ID Sign, facing Emge Road, to remain without installing the words "The" & "Building"
Sign Variance # 4



- 1. **OWNERS:**
1740 E JOPPA ROAD, LLC SUITE 200
BALTIMORE, MARYLAND 21236
TEL: (410)933-8811
- 2. **SITE AREA:**
NET: 34,899 SF OR 0.80 AC.±
GROSS: 46,319 SF OR 1.06 AC.±
DEED REF: 38471/87
TAX ACCOUNT: 1600006190
COUNCILMANIC DISTRICT: 5TH
ELECTION DISTRICT: 9TH
CENSUS TRACT: 408800
WATERSHED: LOWER GUNPOWDER FALLS
THIS SITE IS SERVED BY PUBLIC WATER AND SEWER.
TAX MAP #70, GRID #12, PARCEL #97
ZONING: (PER 1"-200' ZONING MAP 070C2)
BL = 0.64 AC.±
DR 5.5 = 0.16 AC.±
BUILDING AREAS: 16,727 SF
FLOOR AREA RATIO
BUILDINGS: 16,727 SF
SITE: 46,319 SF
FAR: 0.36
PERMITTED 0.33
- 14. **PARKING**
REQUIRED: 15,951 SF @ 3.3/1,000 SF = 53 SPACES
PROVIDED: = 56 SPACES
- 15. **PRIOR ZONING HISTORY:**
3080 RECLASSIFICATION TO "E" COMMERCIAL FROM "A" RESIDENTIAL APPROVED JULY 17, 1954 SUBJECT TO OFF-STREET PARKING REQUIREMENTS 5065-RXA RECLASSIFICATION AND SPECIAL EXCEPTION PETITION TO REZONE THE PROPERTY TO BR AND A SPECIAL EXCEPTION FOR A USED CAR LOT APPROVED AUGUST 31, 1960.
CASE # 71-92-A: FOR A FRONT YARD VARIANCE TO PERMIT A 0' SETBACK IN LIEU OF THE REQUIRED 25' SETBACK AND A SIDE YARD SETBACK OF 21' IN LIEU OF THE REQUIRED 30'- DENIED OCTOBER 15, 1970
- 16. **PERMITS** B931122 FOR INTERIOR ALTERATIONS 1/17/17
B928439 FOR INTERIOR ALTERATIONS 10/18/16
B795391 FOR EXTERIOR WALL SIGNS 8/14/12
- 17. THE PROPERTY AND STRUCTURES ARE NOT HISTORIC.
- 18. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA. THE SITE DOES NOT LIE WITHIN THE FLOOD PLAIN.
- 19. **SETBACKS FOR BLR**
TYPE REQUIRED PROVIDED
FRONT 25' 15'
SIDE 0' 59'
REAR 20' 61'
- 20. THE BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.

Submitted for Exterior Property Signs Variances



Weber Messick PA
1740 E Joppa Road, Suite 200 Towson MD 21234
owner
1740 E Joppa Road, LLC
1740 E Joppa Road, Suite 200 Towson MD 21234

May 15, 2018
DRP / Planning Department Submittal
VARIANCE REQUEST

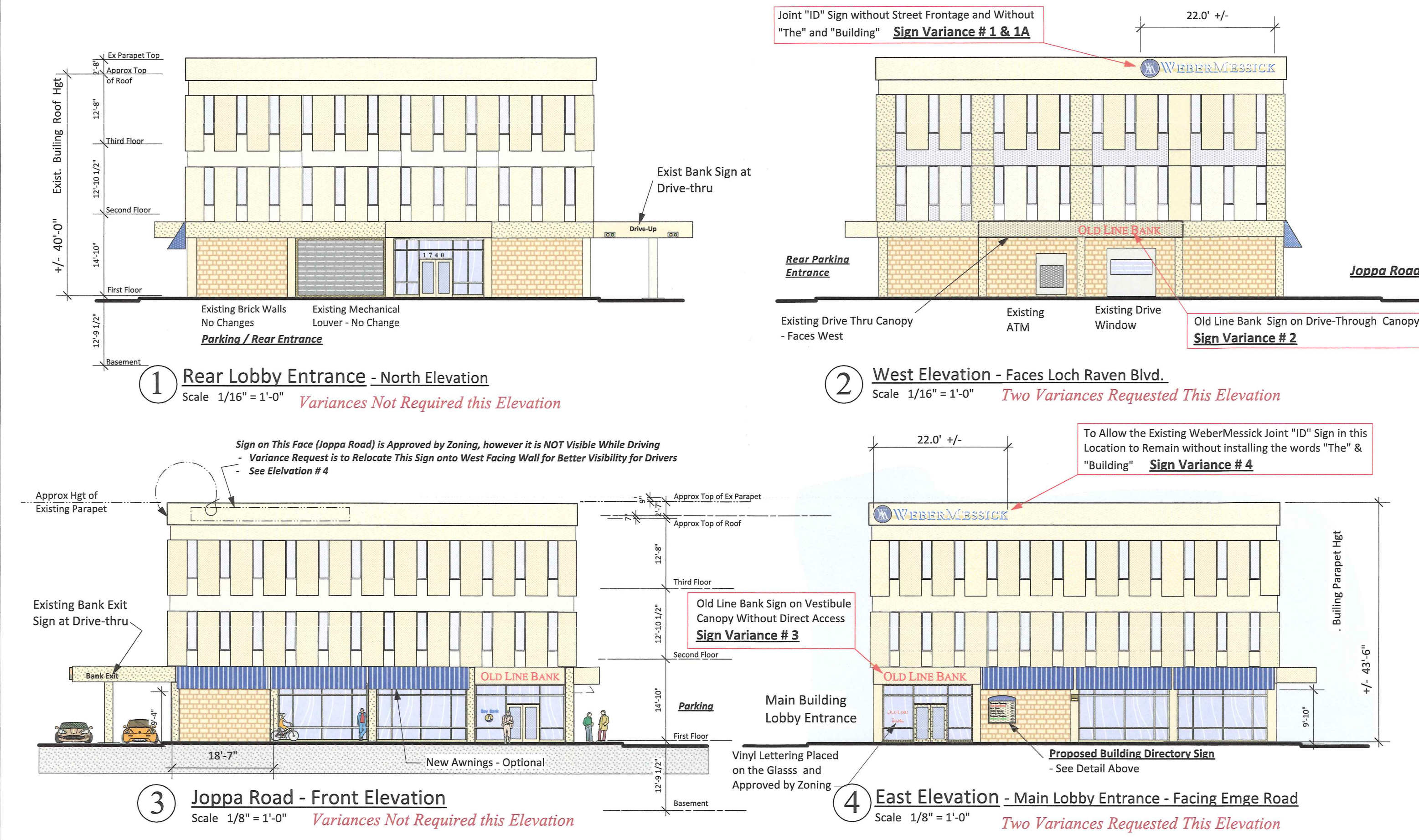
2018-0312-A



Existing Photo A - Building Facing West



Existing Photo B - Building Facing Emge Road



Seal
"I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect in the State of Maryland, License Number 3636, Expiration Date 3/11/20."

STH DESIGN Associates
Stephen T. Hill, Architect
1515 Bellona Ave
Lutherville, MD 21093
410.409.7730
sthdesign@comcast.net

civil engineer
Richardson Engineering, LLC
30 E Padonia Road Suite #500
Lutherville, MD 21093
410.560.1502
Mr. Patrick Richardson, PE

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 16597, EXPIRATION DATE: 08-15-2019

structural engineer
Geoffrey A. Tizard, II P.E.
5 Leadburn Court, Towson, MD 21204
410-591-0250

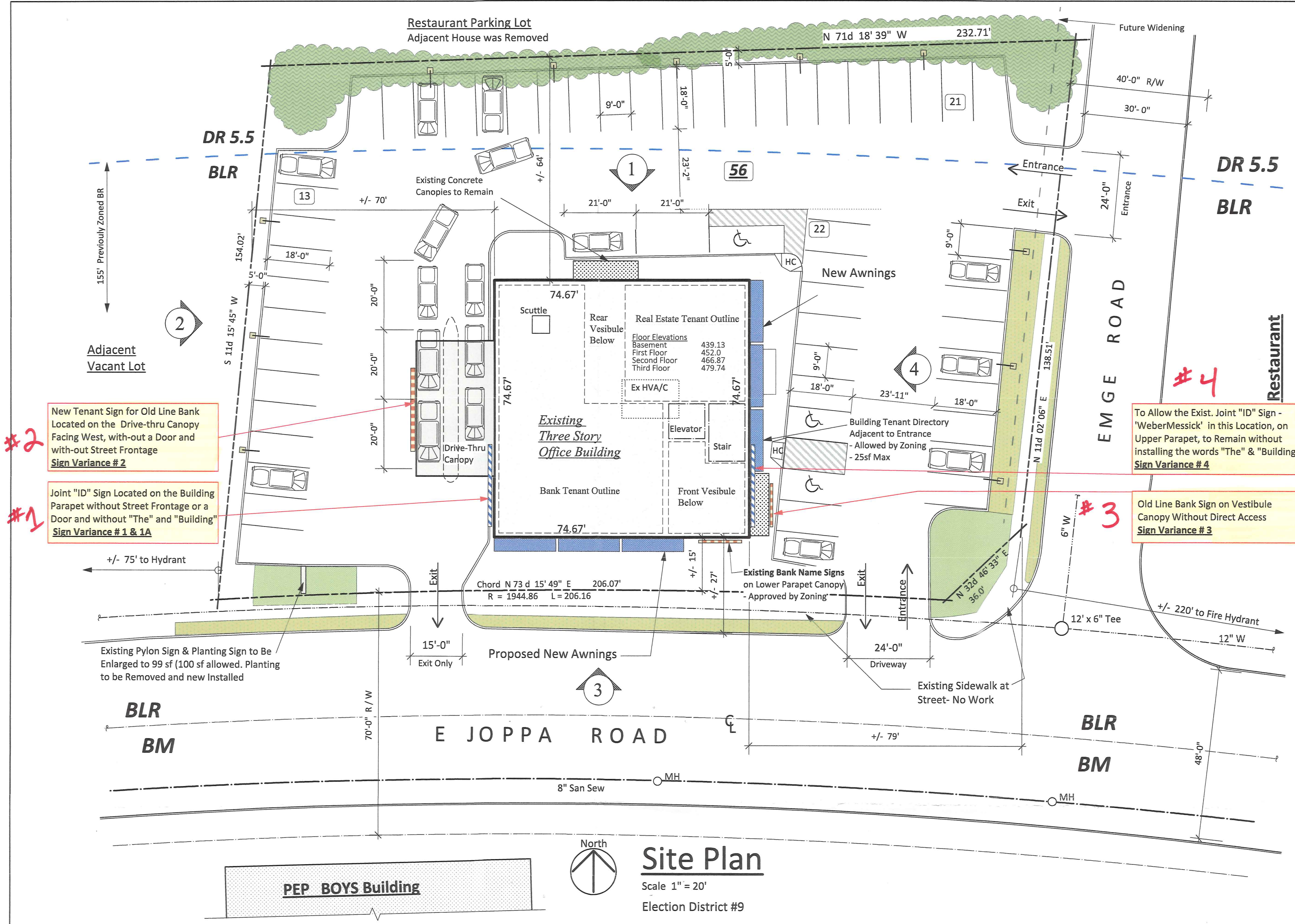
owner
WEBERMESSICK
1740 East Joppa Rd, Suite 200
Towson MD 21234
Phone: (410) 933-8811

revisions

sheet title
Variance Request & Planning Department Submittal

May 15, 2018
sheet number
CV-1

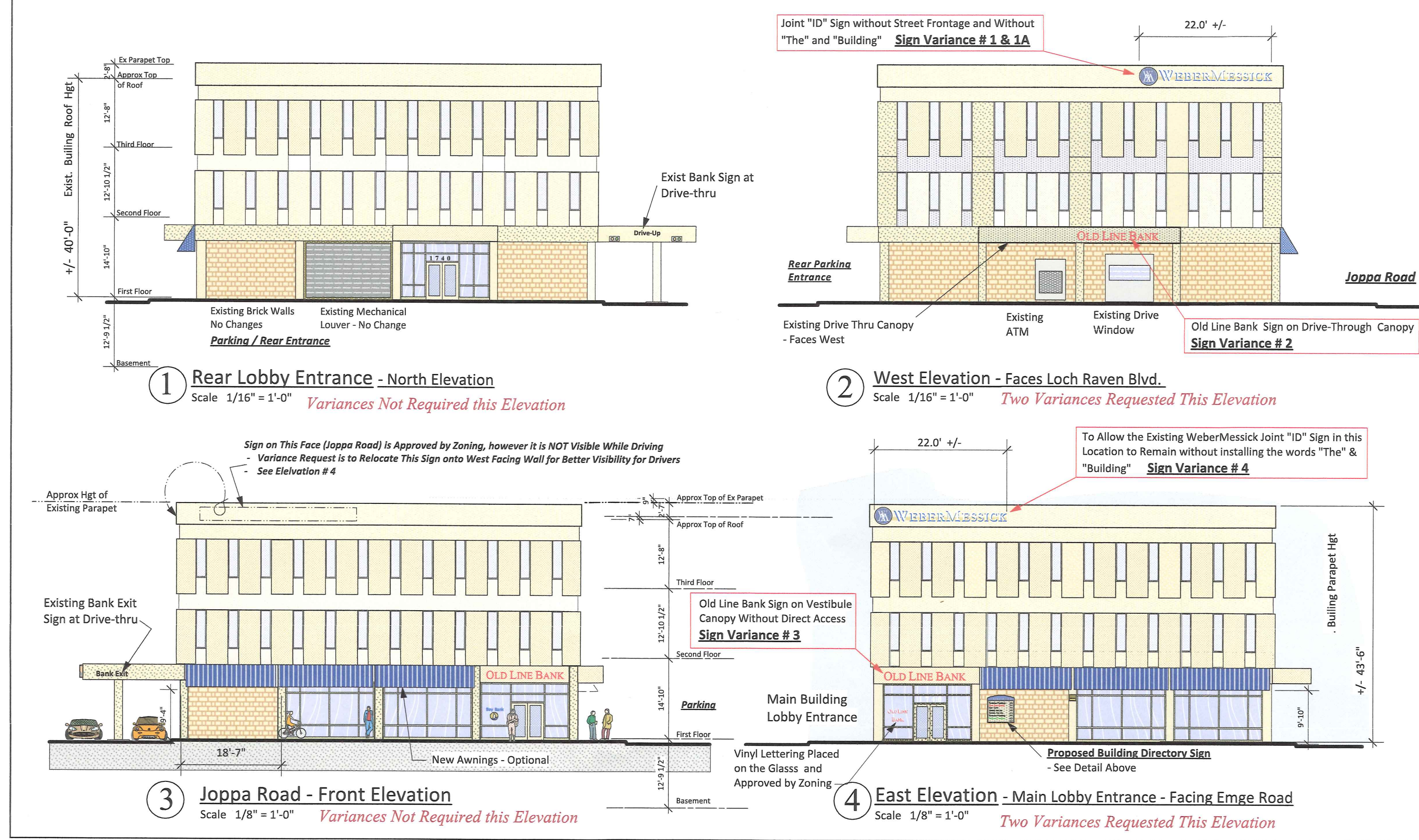
Stephen T. Hill, Architect
© 2017 STH DESIGN Associates
24" x 36" Sheet Size - D



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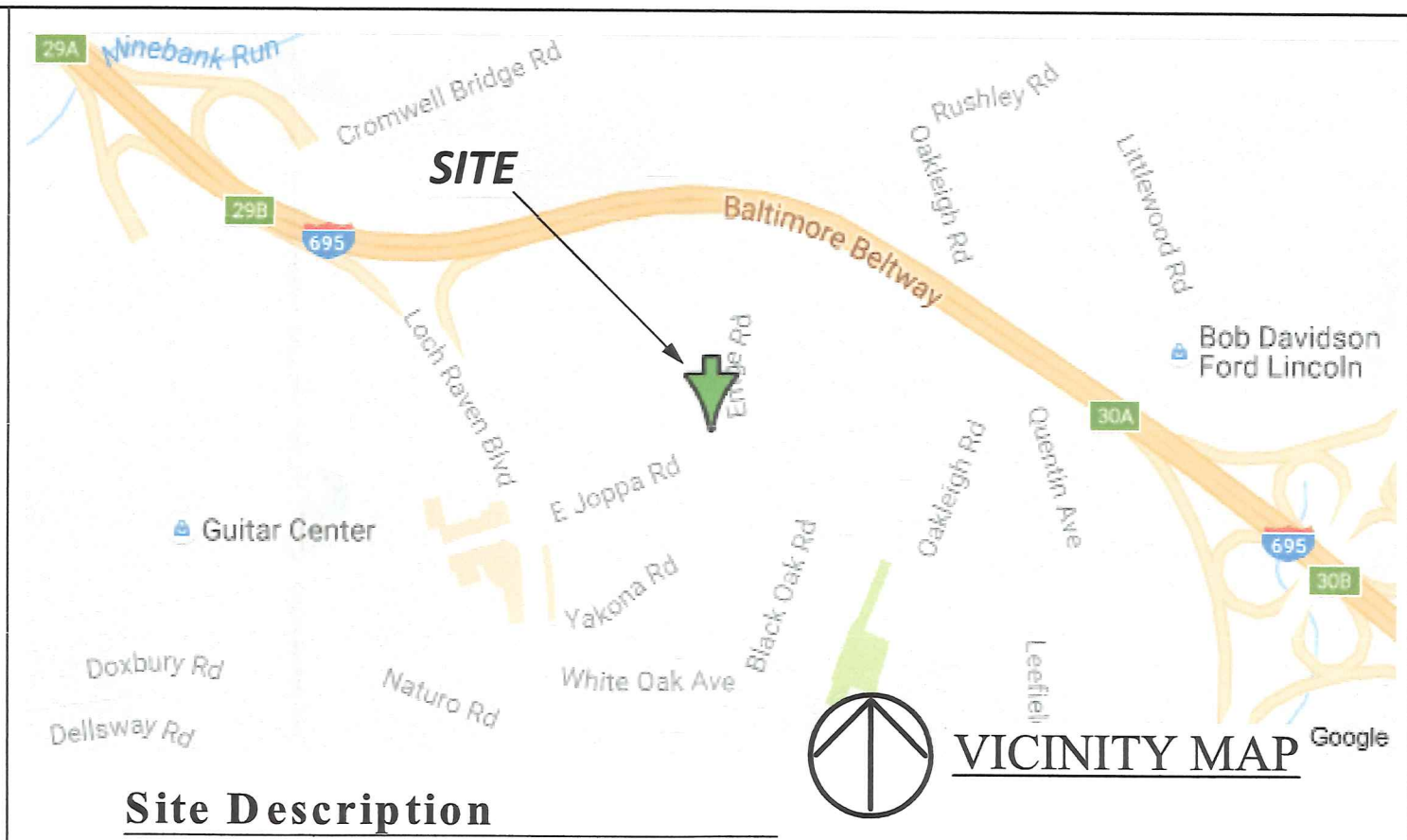
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Existing Photo B - Building Facing Emge Road



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WEBERMESSICK
owner
1740 E Joppa Road, Suite 200 Towson MD 21234

Weber Messick PA
1740 E Joppa Road, LLC
1740 E Joppa Road, Suite 200 Towson MD 21234

May 15, 2018
DRP / Planning Department Submittal
VARIANCE REQUEST

#2018-0312-A DET.No.1

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"I certify that these documents were prepared or approved by me, and that I am a duly licensed Architect in the State of Maryland, License Number 9636, Expiration Date 3/11/20."

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Stephen T. Hill, Architect
1515 Bellona Ave
Lutherville, MD 21093
410.409.7730
sthdesign@comcast.net

civil engineer
Richardson Engineering, LLC
30 E Padonia Road Suite #500
Lutherville, MD 21093
410.560.1502
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PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 16597, EXPIRATION DATE: 08-15-2019

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