

MEMORANDUM

DATE: October 12, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0365-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 11, 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

(1600 Sparrows Point Blvd.)

15th Election District

7th Council District

Tradepoint Atlantic, LLC

Legal Owner

Petitioner

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0365-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Tradepoint Atlantic, LLC, legal owner of the subject property (“Petitioner”). The Petition seeks variance relief from Section 450.5 of the Baltimore County Zoning Regulations (“BCZR”): (1) to allow a freestanding joint identification sign with a sign face/area of 388 sq. ft. in lieu of the allowed maximum of 75 sq. ft.; and (2) to allow a freestanding joint identification sign with a height of 35 ft. in lieu of the maximum height of 12 ft. A site plan was marked as Petitioner’s Exhibit 1.

John Martin and professional engineer Michael Gesell appeared in support of the petition. Christopher D. Mudd, Esq. and Jennifer Frankovich, Esq. represented the Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee (“ZAC”) comments were received from any of the County reviewing agencies.

The site is approximately 2,768.50 acres in size and zoned MH-IM. This case involves the sprawling Tradepoint Atlantic site, which was the former headquarters of Bethlehem Steel. The sole zoning request pertains to a proposed freestanding pylon sign which will identify the complex and be visible from surrounding roadways.

ORDER RECEIVED FOR FILING

Date 9/11/18

By Sen

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 is one of the largest industrial sites in the County, which makes the property unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to construct the proposed sign. 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 11th day of **September, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to Section 450.5 of the Baltimore County Zoning Regulations ("BCZR"): (1) to allow a freestanding joint identification sign with a sign face/area of 388 sq. ft. in lieu of the allowed maximum of 75 sq. ft.; and (2) to allow a freestanding joint identification sign with a height of 35 ft. in lieu of the maximum height of 12 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

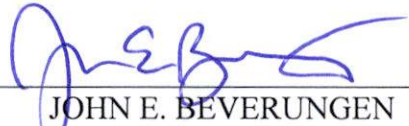
1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order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

ORDER RECEIVED FOR FILING

Date 9/11/18

By sen

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 9/11/18

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 1600 Sparrows Point Boulevard

which is presently zoned MH-IM

Deed References: 35478 / 379

10 Digit Tax Account # 1502024000

Property Owner(s) Printed Name(s) Tradepoint Atlantic, LLC

Property Description: SW Corner of Bethlehem Boulevard and Wharf Road.
(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

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

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

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

3. 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 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:

Christopher D. Mudd, Esquire

Name - Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 / 410-494-6365 / cdmudd@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

See Attached.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Christopher D. Mudd, Esquire

Name - Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 / 410-494-6365 / cdmudd@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2018-0365-A Filing Date 6/25/2018 Do Not Schedule Dates:

Reviewer

REV. 10/4/11

TRADEPOINT ATLANTIC, LLC. – LEGAL OWNER

**PROPERTY: SW CORNER OF BETHLEHEM BOULEVARD AND
WHARF ROAD**

ATTACHMENT

Case No.: 2018-0365-A

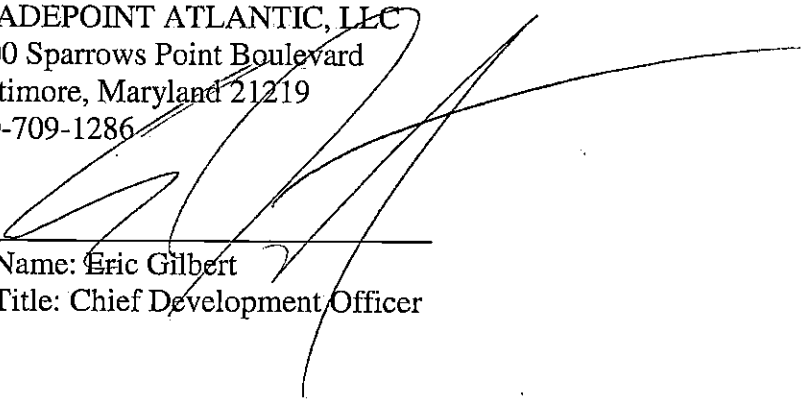
TO PETITION FOR VARIANCE

- 1. Variance from Section 450.5 #5(d) to allow a freestanding joint identification sign with a sign face area of 388 square feet in lieu of the allowed maximum of 75 square feet.**
- 2. Variance from Section 450.5 #5(d) to allow a freestanding joint identification sign with a height of 35 feet in lieu of a maximum height of 12 feet.**

SIGNATURE PAGE

Owner:

TRADEPOINT ATLANTIC, LLC
1600 Sparrows Point Boulevard
Baltimore, Maryland 21219
410-709-1286

By: 
Name: Eric Gilbert
Title: Chief Development Officer

0365 A



ZONING DESCRIPTION
TAX MAP 111, PART OF PARCEL 318

THE LAND OF
TRADEPOINT ATLANTIC, LLC.

LIBER 35478 FOLIO 379
15TH ELECTION DISTRICT (COUNCIL DISTRICT 7TH)
BALTIMORE COUNTY, MD

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LIMITS OF BETHLEHEM BOULEVARD (MD ROUTE 158) (VARIABLE WIDTH RIGHT-OF-WAY), WHICH IS 35 FEET SOUTH OF THE INTERSECTION OF SAID BETHLEHEM BOULEVARD (MD ROUTE 158) AND WHARF ROAD (VARIABLE WIDTH RIGHT-OF-WAY), THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN WHARF ROAD ON THE EAST AND THE LAND OF TRADEPOINT ATLANTIC, LLC. (LIBER 35478 FOLIO 379) ON THE WEST;

1. THENCE 28.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 68.33 FEET, A CENTRAL ANGLE OF 23 DEGREES – 40 MINUTES – 01 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 22 DEGREES – 08 MINUTES – 04 SECONDS EAST, 28.02 FEET TO A POINT, THENCE;
2. CONTINUING SOUTH 10 DEGREES – 18 MINUTES – 04 SECONDS EAST, 154.16 FEET TO A POINT, THENCE;
3. CONTINUING SOUTH 10 DEGREES – 45 MINUTES – 37 SECONDS EAST, 57.29 FEET TO A POINT, THENCE;
4. CONTINUING SOUTH 08 DEGREES – 04 MINUTES – 16 SECONDS EAST, 57.41 FEET TO A POINT, THENCE;
5. CONTINUING SOUTH 05 DEGREES – 18 MINUTES – 28 SECONDS EAST, 229.81 FEET TO A POINT, THENCE;
6. CONTINUING SOUTH 48 DEGREES – 30 MINUTES – 38 SECONDS WEST, 860.72 FEET TO A POINT, THENCE;
7. CONTINUING SOUTH 83 DEGREES – 41 MINUTES – 25 SECONDS WEST, 3403.01 FEET TO A POINT, THENCE;
8. CONTINUING NORTH 15 DEGREES – 03 MINUTES – 43 SECONDS EAST, 711.23 FEET TO A POINT, THENCE;
9. CONTINUING NORTH 68 DEGREES – 57 MINUTES – 15 SECONDS EAST, 240.00 FEET TO A POINT, THENCE;
10. CONTINUING NORTH 39 DEGREES – 59 MINUTES – 40 SECONDS EAST, 81.34 FEET TO A POINT, THENCE;
11. CONTINUING NORTH 25 DEGREES – 29 MINUTES – 18 SECONDS EAST, 549.19 FEET TO A POINT, THENCE;

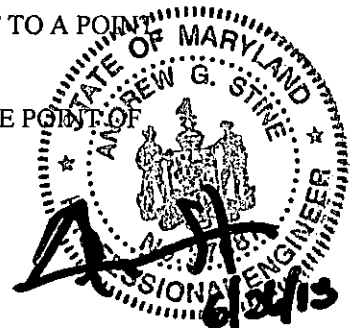


12. CONTINUING SOUTH 67 DEGREES – 25 MINUTES – 02 SECONDS EAST, 220.07 FEET TO A POINT, THENCE;
13. CONTINUING 143.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5054.67 FEET, A CENTRAL ANGLE OF 01 DEGREES – 37 MINUTES – 20 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 68 DEGREES – 13 MINUTES – 42 SECONDS EAST, 143.11 FEET TO A POINT, THENCE;
14. CONTINUING SOUTH 13 DEGREES – 58 MINUTES – 48 SECONDS EAST, 33.18 FEET TO A POINT, THENCE;
15. CONTINUING SOUTH 66 DEGREES – 50 MINUTES – 28 SECONDS EAST, 63.37 FEET TO A POINT, THENCE;
16. CONTINUING SOUTH 88 DEGREES – 42 MINUTES – 04 SECONDS EAST, 28.58 FEET TO A POINT, THENCE;
17. CONTINUING NORTH 63 DEGREES – 26 MINUTES – 42 SECONDS EAST, 12.73 FEET TO A POINT, THENCE;
18. CONTINUING 30.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5066.67 FEET, A CENTRAL ANGLE OF 00 DEGREES – 20 MINUTES – 26 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 70 DEGREES – 32 MINUTES – 32 SECONDS EAST, 30.11 FEET TO A POINT, THENCE;
19. CONTINUING SOUTH 70 DEGREES – 42 MINUTES – 45 SECONDS EAST, 164.84 FEET TO A POINT, THENCE;
20. CONTINUING 122.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1578.67 FEET, A CENTRAL ANGLE OF 04 DEGREES – 26 MINUTES – 35 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 72 DEGREES – 56 MINUTES – 02 SECONDS EAST, 122.39 FEET TO A POINT, THENCE;
21. CONTINUING 167.92 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2118.67 FEET, A CENTRAL ANGLE OF 04 DEGREES – 32 MINUTES – 28 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 77 DEGREES – 25 MINUTES – 33 SECONDS EAST, 167.87 FEET TO A POINT, THENCE;
22. CONTINUING SOUTH 45 DEGREES – 20 MINUTES – 12 SECONDS EAST, 71.49 FEET TO A POINT, THENCE;
23. CONTINUING NORTH 85 DEGREES – 23 MINUTES – 09 SECONDS EAST, 88.63 FEET TO A POINT, THENCE;
24. CONTINUING NORTH 46 DEGREES – 12 MINUTES – 42 SECONDS EAST, 27.97 FEET TO POINT, THENCE;
25. CONTINUING 87.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2119.67 FEET, A CENTRAL ANGLE OF 02 DEGREES – 21 MINUTES – 41 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 85 DEGREES – 14 MINUTES – 06 SECONDS EAST, 87.35 FEET TO POINT, THENCE;



26. CONTINUING 8.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 513.67 FEET, A CENTRAL ANGLE OF 00 DEGREES – 59 MINUTES – 49 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 86 DEGREES – 54 MINUTES – 50 SECONDS EAST, 8.94 FEET TO A POINT, THENCE;
27. CONTINUING SOUTH 87 DEGREES – 24 MINUTES – 45 SECONDS EAST, 61.83 FEET TO A POINT, THENCE;
28. CONTINUING 196.37 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1918.80 FEET, A CENTRAL ANGLE OF 05 DEGREES – 51 MINUTES – 58 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 89 DEGREES – 56 MINUTES – 19 SECONDS EAST, 196.37 FEET TO A POINT, THENCE;
29. CONTINUING 165.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2025.67 FEET, A CENTRAL ANGLE OF 04 DEGREES – 40 MINUTES – 14 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 84 DEGREES – 40 MINUTES – 13 SECONDS WEST, 165.08 FEET TO A POINT, THENCE;
30. CONTINUING NORTH 82 DEGREES – 20 MINUTES – 05 SECONDS EAST, 6.56 FEET TO A POINT, THENCE;
31. CONTINUING SOUTH 47 DEGREES – 55 MINUTES – 39 SECONDS EAST, 35.96 FEET TO A POINT, THENCE;
32. CONTINUING NORTH 84 DEGREES – 48 MINUTES – 39 SECONDS EAST, 106.93 FEET TO A POINT, THENCE;
33. CONTINUING NORTH 52 DEGREES – 16 MINUTES – 30 SECONDS EAST, 62.99 FEET TO A POINT, THENCE;
34. CONTINUING NORTH 80 DEGREES – 07 MINUTES – 42 SECONDS EAST, 178.89 FEET TO A POINT, THENCE;
35. CONTINUING NORTH 76 DEGREES – 49 MINUTES – 45 SECONDS EAST, 135.18 FEET TO A POINT, THENCE;
36. CONTINUING NORTH 79 DEGREES – 28 MINUTES – 06 SECONDS EAST, 105.00 FEET TO A POINT, THENCE;
37. CONTINUING 923.55 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2981.67 FEET, A CENTRAL ANGLE OF 17 DEGREES – 44 MINUTES – 49 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 70 DEGREES – 35 MINUTES – 41 SECONDS EAST, 919.86 FEET TO THE POINT, THENCE;
38. CONTINUING NORTH 61 DEGREES – 43 MINUTES – 17 SECONDS EAST, 175.15 FEET TO A POINT, THENCE;
39. CONTINUING SOUTH 69 DEGREES – 54 MINUTES – 36 SECONDS EAST, 46.98 TO THE POINT OF BEGINNING.

CONTAINING 3,294, 878 SQUARE FEET OR 75.64 ACRES.



2/12/16

A handwritten signature in black ink, appearing to be 'A. J. A.', written over the date '2/12/16'.

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 3 times on the following dates:

8/13/2018 8/20/2018 8/27/2018

Order #: 11604033
Case #: 2018-0365-A
Description:

NOTICE OF ZONING HEARING CASE NUMBER: 2018-0365-A



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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: 2018-0365-A

1600 Sparrows Point Boulevard

SW corner of Bethlehem Boulevard and Wharf Road

15th Election District - 7th Councilmanic District

Legal Owners: TradePoint Atlantic, LLC

Variance to allow a freestanding joint identification sign with a sign face area of 388 sq. ft. in lieu of the allowed maximum of 75 sq. ft. to allow a freestanding joint identification sign with a height of 35 ft. in lieu of the maximum height of 12 ft.

Hearing: Monday, September 10, 2018 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

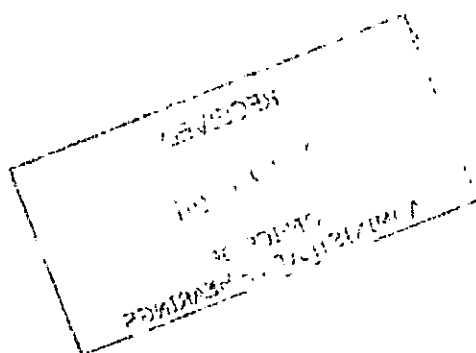
au 13,20,27

Sherry Nuffer

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Saturday, September 08, 2018 7:29 PM
To: Barbara A. Lukasevich; cdmudd@venable.com; Administrative Hearings
Subject: Recertification's for 2018-0365-A
Attachments: Re-Cert 1 2018-0365-A.doc; Re-Cert 2 2018-0365-A.doc

Recertification's for 1600 Sparrows Point Boulevard. Thanks.





CERTIFICATE OF POSTING

2018-0365-A

RE: Case No.: _____

Petitioner/Developer: _____

Tradepoint Atlantic, LLC

September 10, 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:

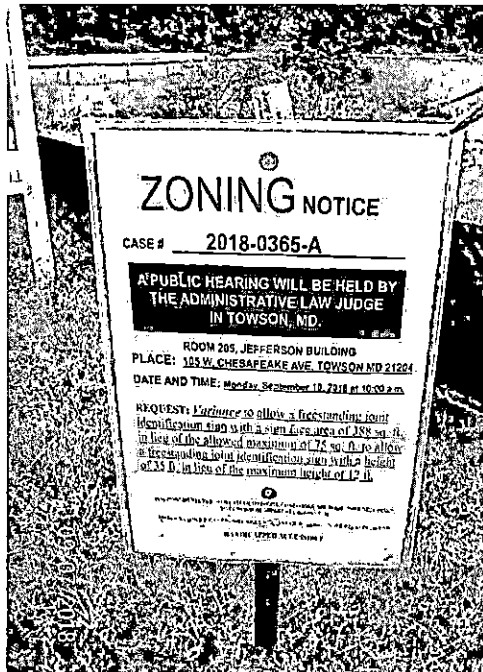
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1600 Sparrows Point Boulevard

SIGN 1 Recertification

August 21, 2018

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



Sincerely,



(Signature of Sign Poster)

September 7, 2018

(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

2018-0365-A

RE: Case No.: _____

Petitioner/Developer: _____

Tradepoint Atlantic, LLC

September 10, 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:

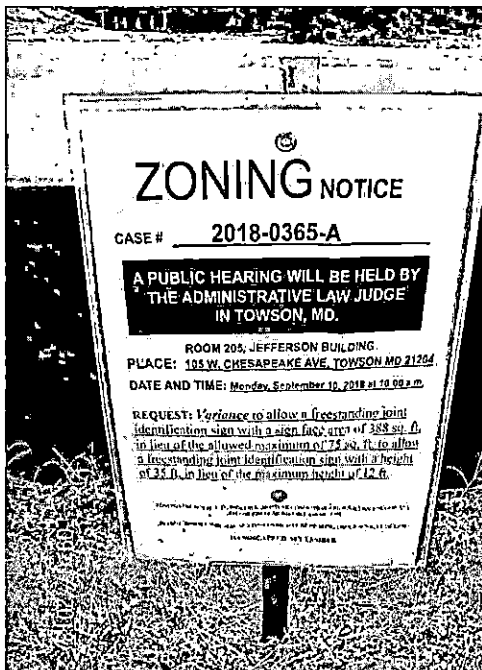
Ladies and Gentlemen:

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: _____

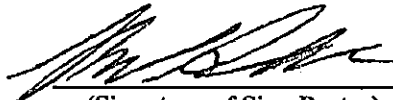
1600 Sparrows Point Boulevard **SIGN 2 Recertification**

August 21, 2018

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



Sincerely,

 September 7, 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

2018-0365-A

RE: Case No.: _____

Petitioner/Developer: _____

Tradepoint Atlantic, LLC

September 10, 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:

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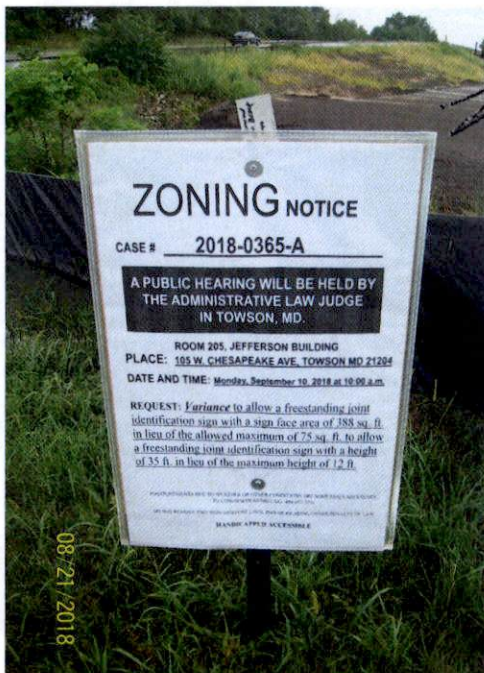
1600 Sparrows Point Boulevard

SIGN 1

August 21, 2018

The sign(s) were posted on _____

(Month, Day, Year)



Sincerely,

August 21, 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

2018-0365-A

RE: Case No.: _____

Petitioner/Developer: _____

Tradepoint Atlantic, LLC

September 10, 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: _____

1600 Sparrows Point Boulevard

SIGN 2

August 21, 2018

The sign(s) were posted on _____

(Month, Day, Year)



Sincerely,

August 21, 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)



KEVIN KAMENETZ
County Executive

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

August 7, 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 NUMBER: 2018-0365-A

1600 Sparrows Point Boulevard
SW corner of Bethlehem Boulevard and Wharf Road
15th Election District – 7th Councilmanic District
Legal Owners: Tradepoint Atlantic, LLC

Variance to allow a freestanding joint identification sign with a sign face area of 388 sq. ft. in lieu of the allowed maximum of 75 sq. ft. to allow a freestanding joint identification sign with a height of 35 ft. in lieu of the maximum height of 12 ft.

Hearing: Monday, September 10, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Christopher Mudd, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Tradepoint Atlantic, LLC, 1600 Sparrows Point Blvd., Baltimore 21219

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 21, 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: THE DAILY RECORD
Tuesday, August 21, 2018 Issue

Please forward billing to:
Barbara Lukasevich
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6200

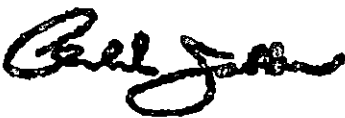
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Hearing: Monday, September 10, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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

RE: PETITION FOR VARIANCE
1600 Sparrows Point Road; SW corner of
Bethlehem Boulevard & Wharf Road
15th Election & 7th Councilmanic Districts
Legal Owner(s): Tradepoint Atlantic, LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2018-365-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

JUL 05 2018

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of July, 2018, a copy of the foregoing Entry of Appearance was mailed to Christopher Mudd, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

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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: 2018-0365-A
Property Address: 1600 Sparrows Point Blvd.
Property Description: SW Corner of Bethlehem Boulevard and
Wharf Road
Legal Owners (Petitioners): TradePoint Atlantic LLC
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Venable Barbara Lukaszch
Company/Firm (if applicable): →
Address: ~~200~~ 210 W. Pennsylvania Ave Ste 500
TOWSON, MARYLAND 21204

Telephone Number:

PLEASE PRESS HARD!!!!



DONALD I. MOHLER III
County Executive

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

September 5, 2018

Tradepoint Atlantic LLC
Eric Gilbert
1600 Sparrows Point Boulevard
Baltimore MD 21219

RE: Case Number: 2018-0365 A, Address: 1600 Sparrows Point Boulevard

Dear Mr. Gilbert:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 25, 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
Christopher D Mudd, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

Date: 7/5/18

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

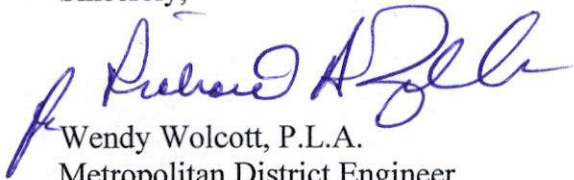
Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 7/5/18. A field inspection and internal review reveals that an entrance onto MD151 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2018-0365-A.

Tradeport Atlantic, LLC Eric Gilbert
1600 Sparrows Point Road,
MD151

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

Sincerely,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-365



INFORMATION:

Property Address: 1600 Sparrows Point Boulevard
Petitioner: Tradepoint Atlantic, LLC
Zoning: MH-IM
Requested Action: Variance

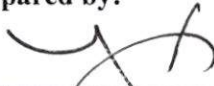
The Department of Planning has reviewed the petition for variance to allow a freestanding joint identification sign with a sign face area of 388 square feet and a height of 35 feet in lieu of the maximum of 75 square feet sign face area and 12 feet height respectively.

A site visit was conducted on July 12, 2018.

The Department has no objection to granting the petitioned zoning relief. The Department understands that the petitioners have agreed to discuss with the Department of Planning any addition of tenant identification information to the sign.

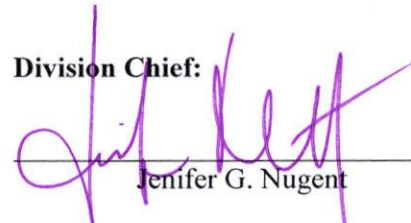
For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

c: Josephine Selvakumar
Christopher D. Mudd, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 8/2/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-365

INFORMATION:

Property Address: 1600 Sparrows Point Boulevard
Petitioner: Tradepoint Atlantic, LLC
Zoning: MH-IM
Requested Action: Variance

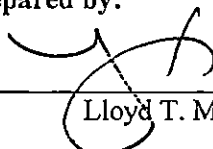
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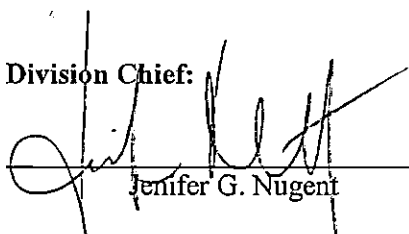
For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

c: Josephine Selvakumar
Christopher D. Mudd, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER 2018-0365A
DATE 9/10/18

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

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

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

_____ FIRE DEPARTMENT

8/9 _____ PLANNING
(if not received, date e-mail sent _____)

7/5 _____ STATE HIGHWAY ADMINISTRATION

_____ TRAFFIC ENGINEERING

_____ COMMUNITY ASSOCIATION

_____ ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 8/13/8/20/8/27

SIGN POSTING (1st) Date: 8/21/18 by SSG Black

SIGN POSTING (2nd) Date: 9/7/18 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			
Tax Exempt:			Special Tax Recapture:						
Exempt Class:			NONE						
Account Identifier:			District - 15 Account Number - 1502024000						
Owner Information									
Owner Name:		TRADEPOINT ATLANTIC LLC				Use:		INDUSTRIAL	
						Principal Residence:		NO	
Mailing Address:		1600 SPARROWS POINT BLVD BALTIMORE MD 21219-				Deed Reference:		//	
Location & Structure Information									
Premises Address:		SPARROWS POINT BLVD BALTIMORE MD 21219-				Legal Description:		2,768.501 AC SPARROWS POINT BLVD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0111	0014	0318		0000				2018	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	
		124546				2768.5010 AC		07	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
		OFFICE BUILDING					2000		
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2018		As of 07/01/2018		As of 07/01/2019	
Land:		109,157,200		156,972,800					
Improvements		11,215,400		1,090,400					
Total:		120,372,600		158,063,200		132,936,133		145,499,667	
Preferential Land:		0						0	
Transfer Information									
Seller: SPARROWS POINT TERMINAL LLC				Date: 01/12/2016			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: //			Deed2:		
Seller: SPARROWS POINT TERMINAL LLC				Date: 10/20/2014			Price: \$110,000,000		
Type: ARMS LENGTH MULTIPLE				Deed1: /35478/ 00379			Deed2:		
Seller: HRE SPARROWS POINT LLC				Date: 10/20/2014			Price: \$1,125,000		
Type: NON-ARMS LENGTH OTHER				Deed1: /35478/ 00350			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class			07/01/2018		07/01/2019		
County:		000			0.00				
State:		000			0.00				
Municipal:		000			0.00 0.00		0.00 0.00		

Tax Exempt:
Exempt Class:

Special Tax Recapture:
NONE

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

Case No.: 2018-365-A

Exhibit Sheet

Petitioner/Developer

Protestant

10-12-18
DW

Sen
9-10-18

No. 1	Site plan	
No. 2	Gessell Resume	
No. 3	Aerial Exhibit	
No. 4	Master Plan exhibit	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



BOHLERTM
ENGINEERING

901 Dulaney Valley Road, Suite 801
Towson, MD 21204
PHONE 410.821.7900
FAX 410.821.7987

RESUME

Michael J. Gesell, P.E.
Project Manager

PETITIONER'S

EXHIBIT NO. 2

EDUCATION:

Westminster Senior High School, Westminster, MD
Carroll County Career and Technology Center, Westminster, MD

PROJECT TESTIMONY:

Testified on behalf of Bohler Engineering in numerous municipalities before Planning Commissions, Board of Supervisors, Board of Appeals, Administrative Law Judges, and related municipal entities in Maryland, Delaware, and Pennsylvania.

EXPERIENCE:

Currently serves as a Project Manager in Bohler Engineering's Towson, Maryland Office. Experience includes over Eighteen (18) years of design and project management. Primarily responsible for design and approval for various commercial, and industrial developments. Areas of experience include site feasibility analysis and budgeting, site layout and planning, zoning and subdivision ordinance review/interpretation, horizontal and vertical roadway design, site grading, earthwork balancing and analysis, soil erosion and sediment control measures and facilities, utility design, stormwater management and water quality system designs, environmental compliance/evaluations, lighting photometric studies/design, signage compliance, landscaping design, vehicular circulation design, oversight of expediting and application approvals, and related services. Expertise includes supermarkets, service stations, maintenance facilities, restaurants, shopping centers, retail centers, car washes and other related projects in municipalities in Maryland, Delaware, and Pennsylvania.

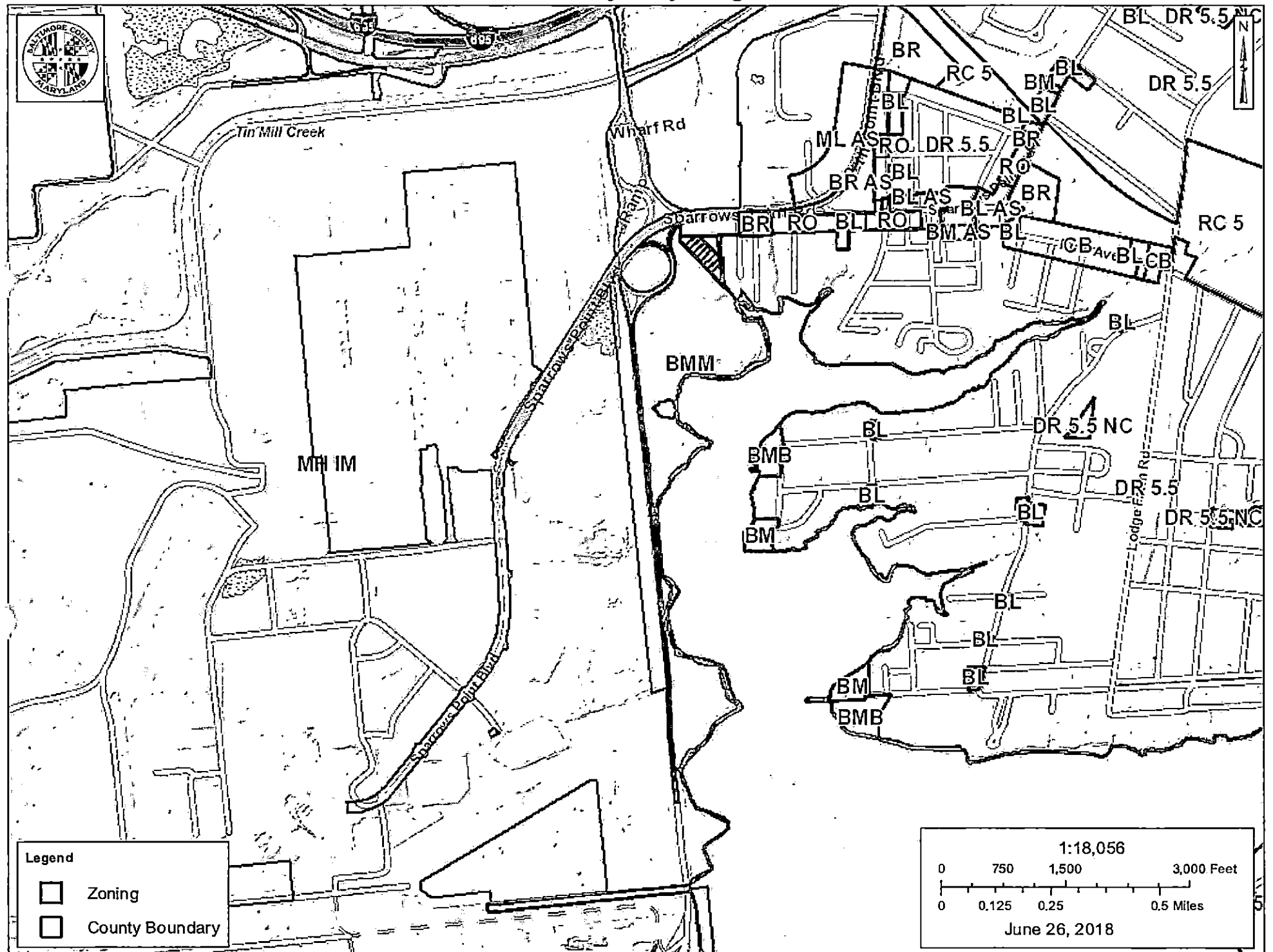
BALTIMORE COUNTY PROJECTS OF NOTE:

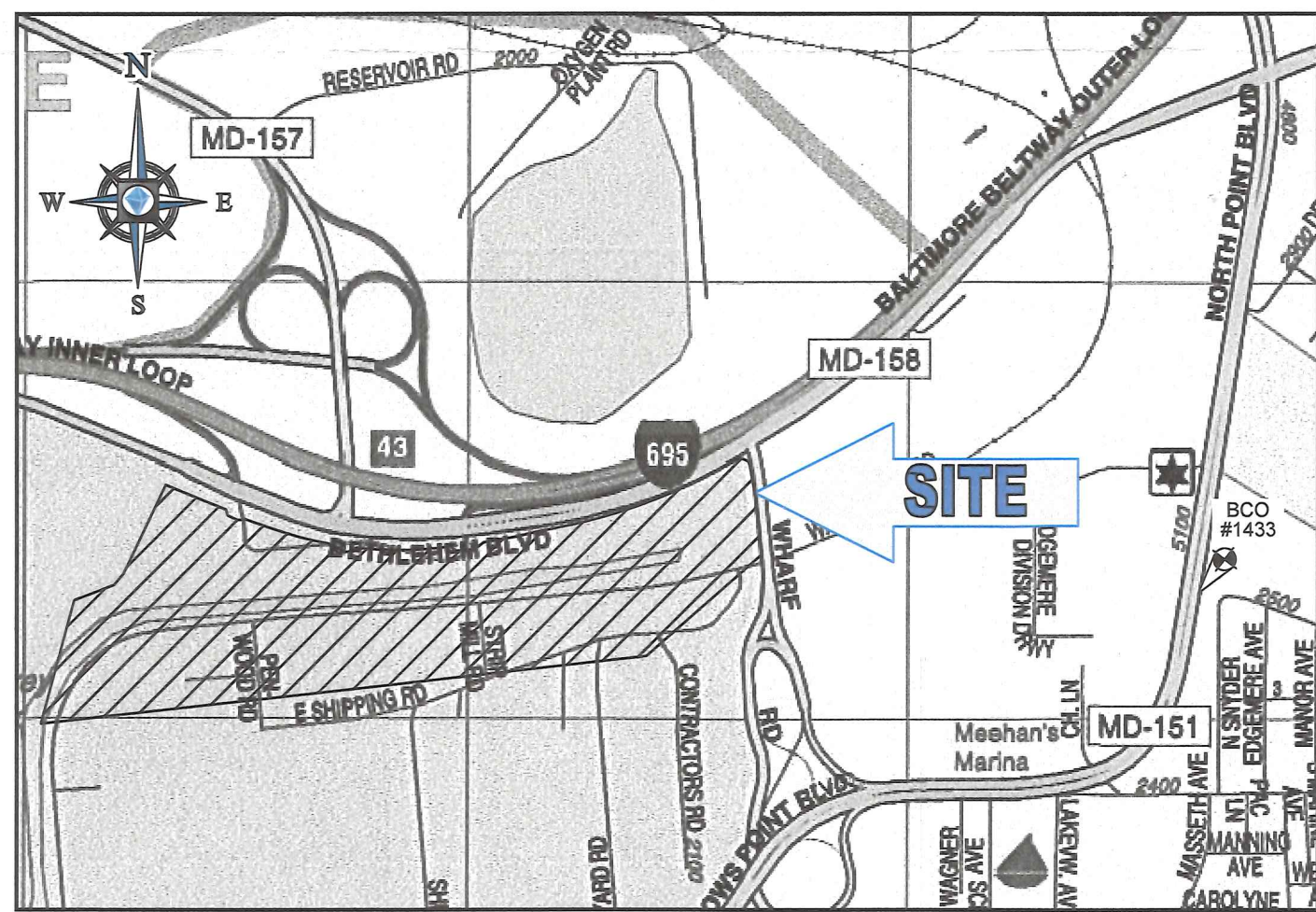
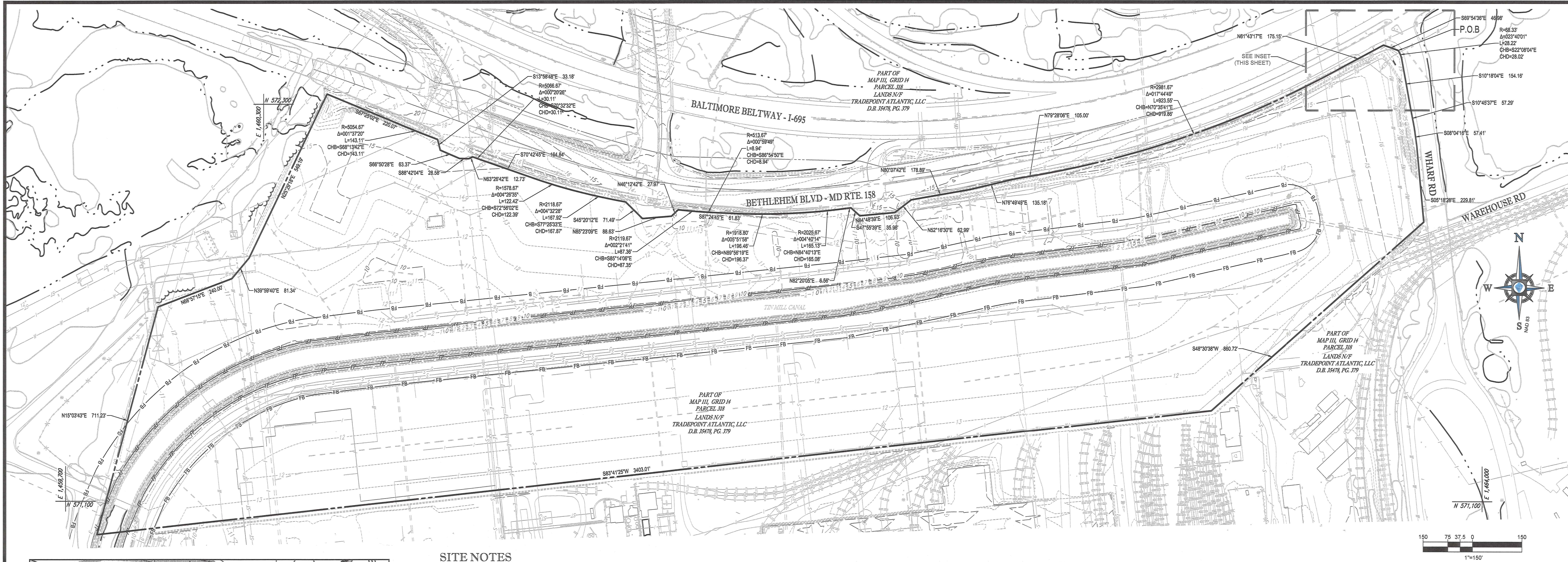
- Timonium Square Shopping Center Redevelopment
- Shawan Plaza Redevelopment
- Tradepoint Atlantic – Sparrows Point – Under Armour Warehouse and Amazon Warehouse
- Wilkens Beltway Plaza - Redevelopment
- Multiple Quick Serve Restaurants (Chick-fil-A, Sonic)
- Multiple Fuel Service Station Projects (SMO, Royal Farms, Weis Markets)
- Multiple Pharmacy Projects
- Multiple Variance Hearing Projects (Shawan Plaza, Timonium Square, Putty Hill Plaza)

PROFESSIONAL AFFILIATIONS:

- Maryland Professional Engineer #44097
- Certified Professional in Erosion and Sediment Control (CPESC) #6145

Baltimore County - My Neighborhood



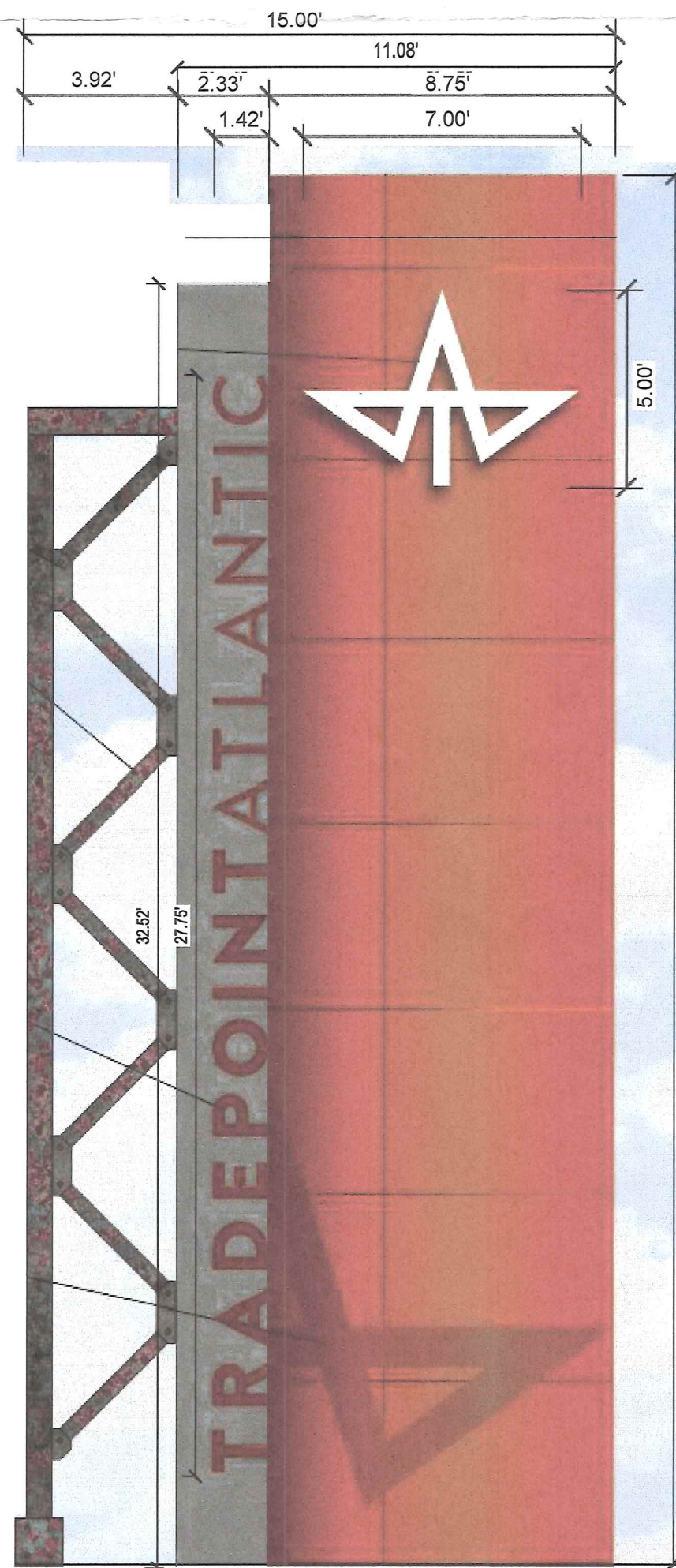


LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=1000'

OWNER/DEVELOPER
TRADEPOINT ATLANTIC, LLC
1800 SPARROWS POINT BLVD
BALTIMORE, MD 21219
CONTACT: JOHN MARTIN, III, P.E.
PHONE: 301-651-3565

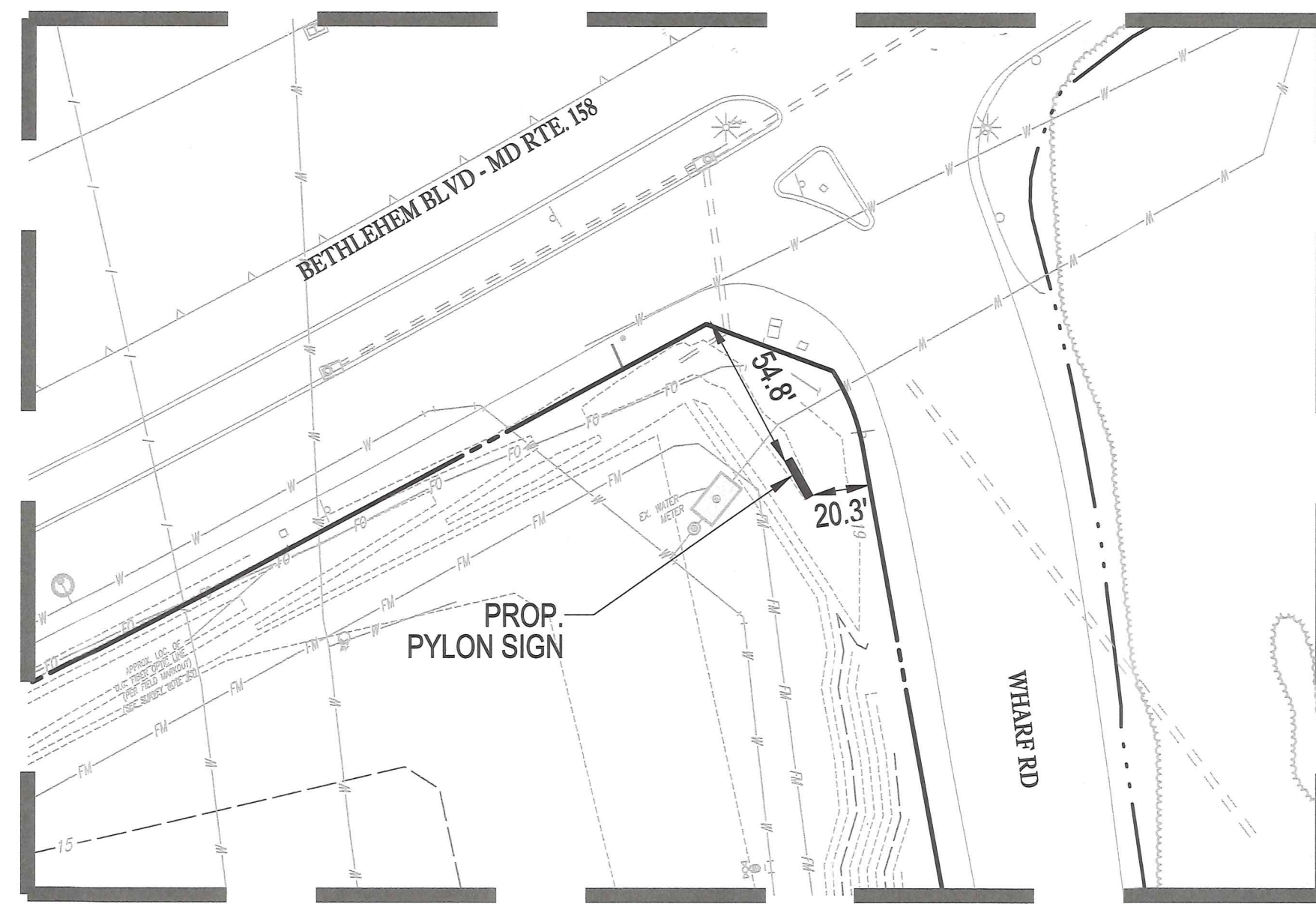
SITE NOTES

- TOTAL SITE AREA: 120,595,860 S.F. OR 2,768.50 AC.
- TOTAL RETAIL PARCEL AREA: 3,294,878 S.F. OR 75.64 AC.
- PROPOSED FLOOR AREA: N/A
- DEED REFERENCE: LIBER 35478, FOLIO 379
- ELECTION DISTRICT: 15TH
- COUNCILMANIC DISTRICT: 7TH
- TAX MAP 111, GRID 14, PARCEL 318
- TAX ACCT. NOS.: 1502024000
- OWNER: TRADEPOINT ATLANTIC, LLC, 1800 SPARROWS POINT BLVD, BALTIMORE, MD 21219
- DEVELOPER/APPLICANT: TRADEPOINT ATLANTIC, LLC, 1800 SPARROWS POINT BLVD, BALTIMORE, MD 21219
- ZONE: MH-IM (MANUFACTURING - HEAVY - INDUSTRIAL - MAJOR)
- PREVIOUS ZONING/DEVELOPMENT HISTORY:
 - 1954-2865-X - PETITION FOR A SPECIAL PERMIT TO USE THE PROPERTY FOR ERECTION OF ONE ADVERTISING STRUCTURE NOT DETRIMENTAL TO THE SAFETY AND GENERAL WELFARE OF THE COMMUNITY WAS GRANTED ON NOVEMBER 3, 1954 FOR A PERIOD OF TWO (2) YEARS.
 - 1988-0434-XA - PETITION FOR VARIANCE TO PERMIT STORAGE AREAS TO BE MAINTAINED WITH A CRUSHED STONE SURFACE IN LIEU OF THE REQUIRED CONCRETE OR BITUMINOUS SURFACE WAS GRANTED ON APRIL 26, 1988.
 - 2002-0255-XA - PETITION FOR SPECIAL EXCEPTION AND VARIANCE TO APPROVE A CLASS II TRUCKING FACILITY IN THE MH-IM AND AS ZONES, TO ALLOW A STONE PARKING LOT IN LIEU OF THE REQUIRED DURABLE AND DUSTLESS SURFACE, TO ALLOW A NON-STRIPPED PARKING LOT, TO ALLOW 55% OF THE PART OF THE SITE DEVOTED TO TRUCKING OPERATIONS TO BE DEVOTED TO THE PARKING OF TRUCK TRACTORS AND TRAILERS IN LIEU OF THE REQUIRED 75%, TO ALLOW A SIGN HEIGHT OF 36 FT. IN LIEU OF THE PERMITTED 12 FT., AND TO ALLOW FOR A SIGN FACE AREA OF 297 SQUARE FEET IN LIEU OF THE PERMITTED 75 SQUARE FEET WAS GRANTED ON MARCH 29, 2002. THE PETITION FOR THE PROPOSED SIGN WAS LATER WITHDRAWN AND DISMISSED ON OCTOBER 24, 2002.
 - DRC-2017-00196(DRC#10918E) - APPROVED LIMITED EXEMPTION FOR FUEL SERVICE STATION UNDER SECTION 32-4-106(A)(VI) ON JANUARY 12, 2018.
- WATERSHED: BALTIMORE HARBOR
- CENSUS TRACT: 9800.00
- ALL SOILS ARE URBAN LAND, UDORTHERTS, 0 TO 8% SLOPES
- EXISTING USE: VACANT
- PROPOSED USE: FUTURE RETAIL
- THIS SITE IS CURRENTLY SERVED BY PRIVATELY OWNED WATER AND SEWER SYSTEMS.
- THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS LOCATED WITHIN THE PROPOSED LEASE AREA.
- PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS.
- ZONING MAP: 111A2 AND 111B2
- PREVIOUS COMMERCIAL PERMITS: NONE
- TRADEPOINT ATLANTIC, LLC, OWNS ALL ADJACENT PARCELS.
- THIS SITE IS NOT LOCATED IN ANY DEFICIENT WATER, SEWER OR TRANSPORTATION AREA PER THE 2016 BASIC SERVICES MAP.
- THE RETAIL PARCEL AREA IS NOT LOCATED WITHIN THE CHESAPEAKE CRITICAL AREA.
- THE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED WITHIN THE RETAIL PARCEL AREA.
- THE RETAIL PARCEL IS LOCATED IN FLOOD ZONE X PER FIRM MAP #2400100556, DATED MAY 5, 2014



PROPOSED PYLON SIGN

NOT TO SCALE
SIGN AREA= 388.00 S.F. TOTAL



INSET

FREESTANDING SIGNS						
ID	Tenant	Signage			Sign Height (FT.)	Allowable Sign Height Per Code (SF.)
		Sign Panel Width (FT.)	Sign Panel Height (FT.)	Sign Panel Area (SF.)		
PROPOSED	PYLON SIGN	11.08	35.00	388.00	35	25

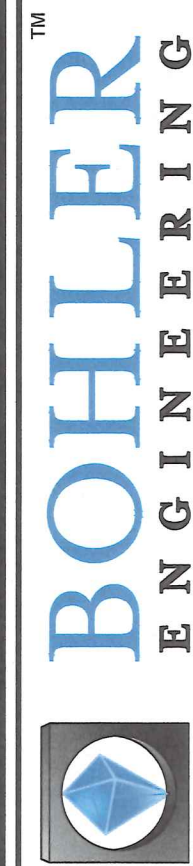
PETITIONER'S

EXHIBIT NO. 1

CASE # 2018-0365-A

MARYLAND COORDINATE SYSTEM (MCS)

ELEVATIONS BASED ON NAVD 83. COORDINATES AND MERIDIAN ARE BASED ON THE MARYLAND COORDINATE SYSTEM (MCS) PER MONUMENTS BCO #1433 AND GIS 2



REVISIONS			
REV	DATE	COMMENT	BY

811
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

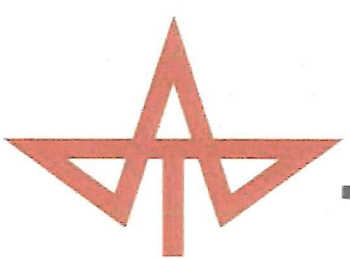
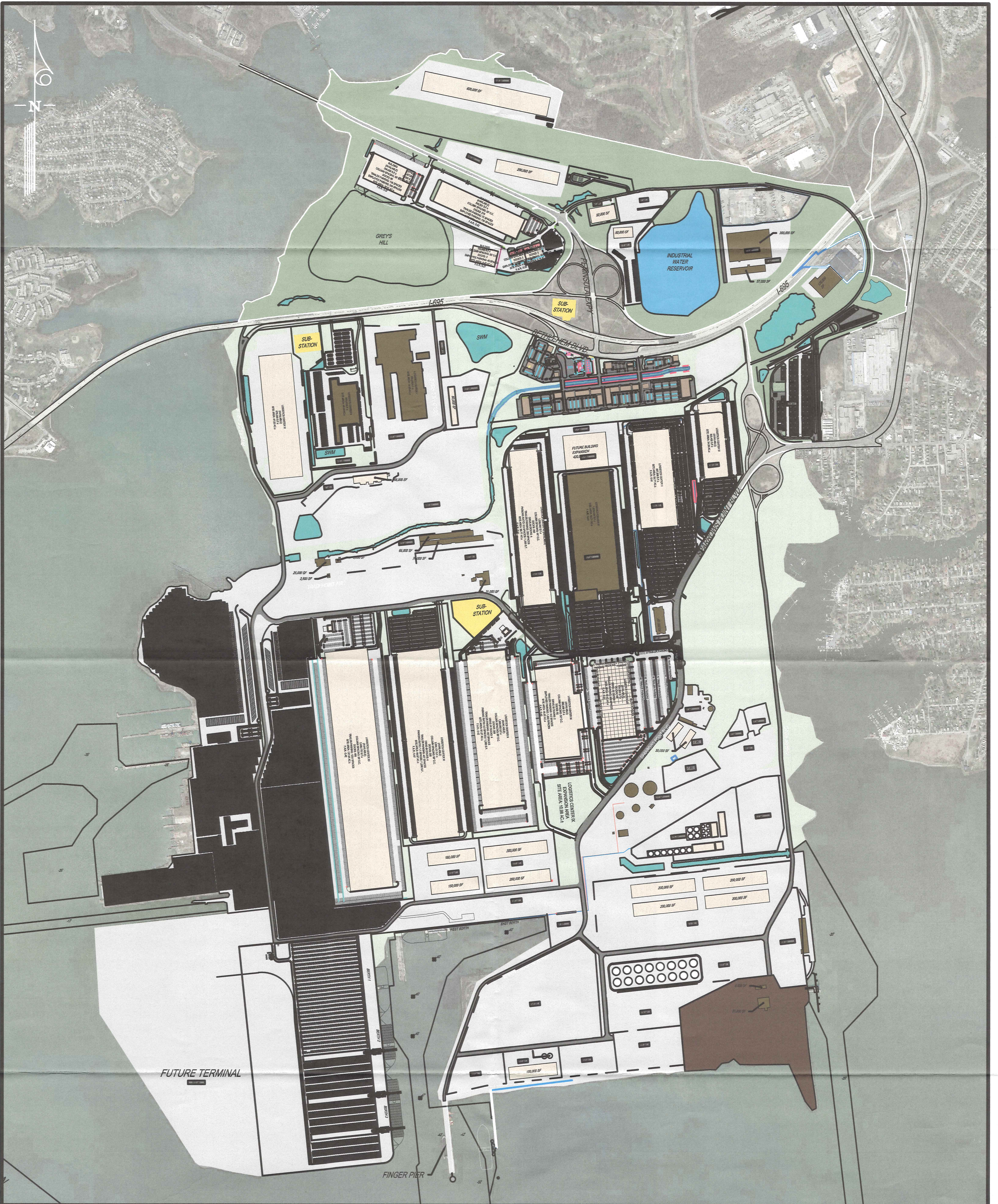
PROJECT No.: MD1620661
DRAWN BY: CBC
CHECKED BY: MJC
DATE: 06/01/18
SCALE: AS NOTED
CAD I.D.: SSD

PROJECT:
SIGN VARIANCE PLAN
FOR
TRADEPOINT ATLANTIC
SIGN VARIANCE PLAN
LOCATION OF SITE
SOUTHWEST CORNER OF BETHLEHEM
BOULEVARD AND WHARF ROAD
TAX MAP 111, GRID 14, PARCEL 318
BALTIMORE, MD 21289
BALTIMORE COUNTY
DISTRICT: 07

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7800
Fax: (410) 821-7887
MD@BohlerEng.com

ANDREW G. STINE
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 2187
PROFESSIONAL CERTIFICATION
I, ANDREW G. STINE, HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A QUALIFIED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 2187-01 EXPIRATION DATE: 7/12/19

SHEET TITLE:
PLAN TO ACCOMPANY SIGN VARIANCE PETITION
SHEET NUMBER:
1



**TRADEPOINT
ATLANTIC**

1600 Sparrows Point Blvd, Baltimore, MD 21219

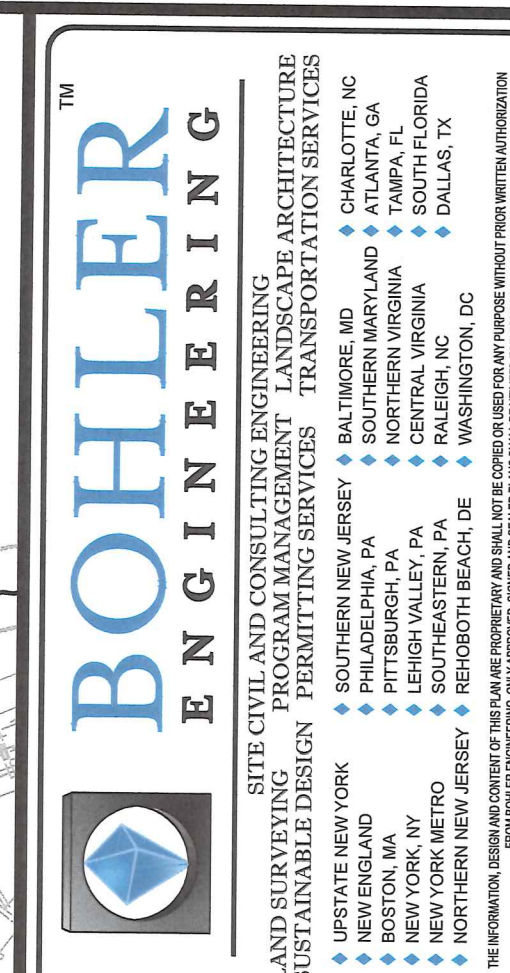
MASTER PLAN

Sparrows Point, Baltimore County, Maryland

Scale: N/A

Date: 7/11/2018

Page: 1 of 1

[illegible]

**KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG**

It's fast. It's free. It's the law.

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	MD1620661
DRAWN BY:	CBC
CHECKED BY:	MJG
DATE:	06/01/18
SCALE:	AS NOTED
CAD I.D.:	SS0

PROJECT:

**SIGN VARIANCE
PLAN**

FOR

 **TRADEPOINT
ATLANTIC**

SIGN VARIANCE PLAN

LOCATION OF SITE
SOUTHWEST CORNER OF BETHLEHEM
BOULEVARD AND WHARF ROAD
TAX MAP 111, GRID 14, PARCEL 318
BALTIMORE, MD 21289
BALTIMORE COUNTY
DISTRICT: 07



901 DULANEY VALLEY ROAD, SUITE
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

ANDREW G. STINE



PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 37887
PROFESSIONAL CERTIFICATION

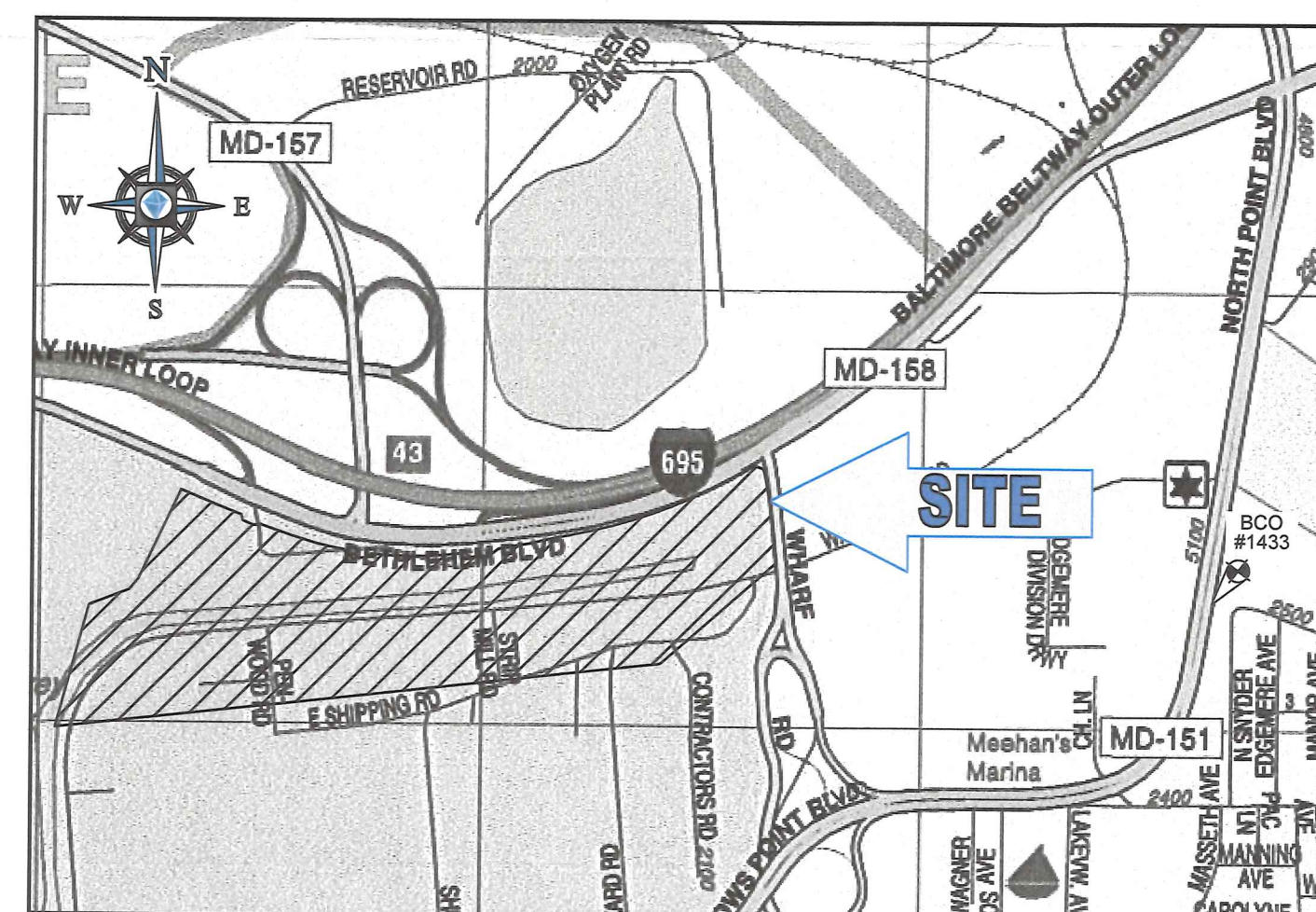
I, ANDREW G. STINE, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 37887, EXPIRATION DATE 7/12/19.

SHEET TITLE:

PLAN TO
ACCOMPANY
SIGN VARIANCE
PETITION

SHEET NUMBER:

1



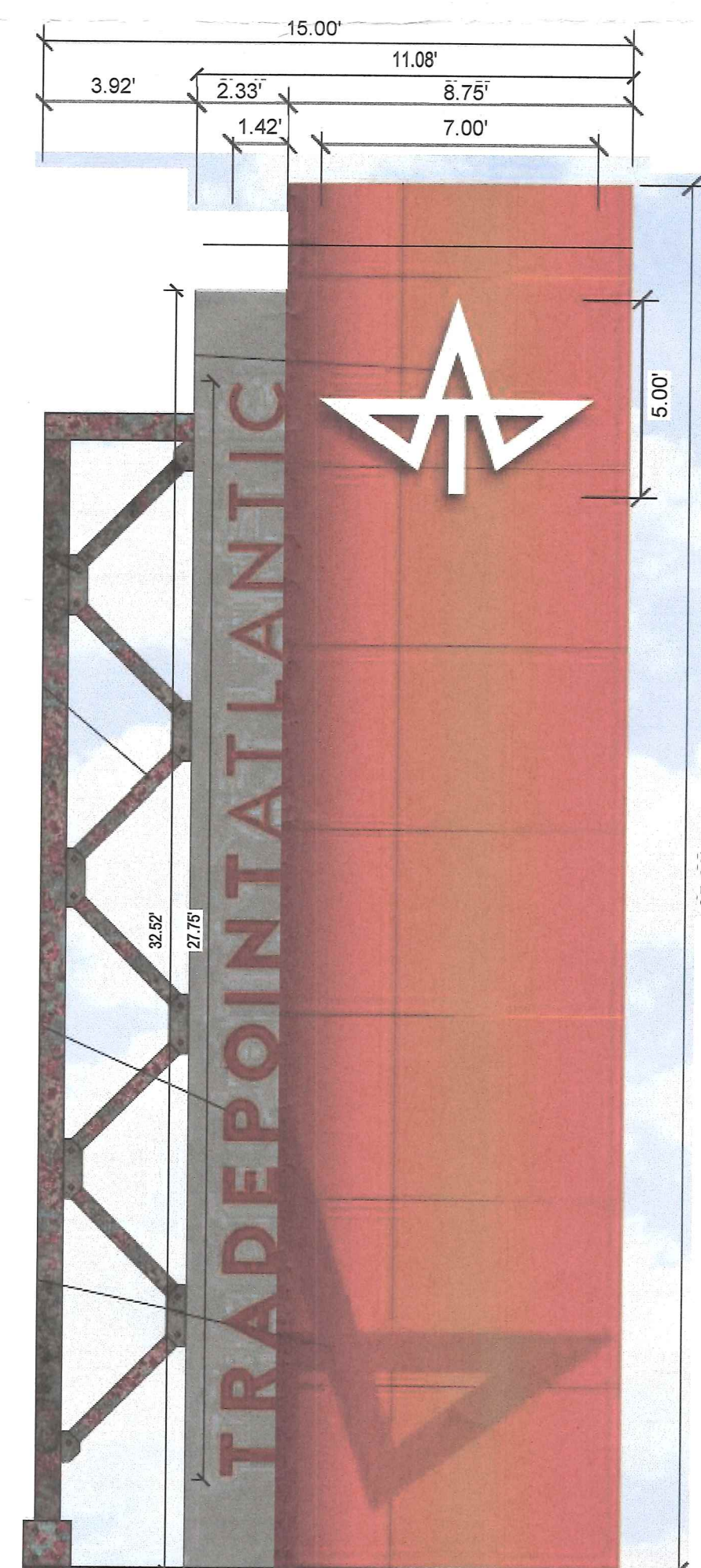
LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=1000'

OWNER/DEVELOPER

TRADEPOINT ATLANTIC, LLC
1600 SPARROWS POINT BLVD
BALTIMORE, MD 21219
CONTACT: JOHN MARTIN, III, P.E.
PHONE: 301-651-3565

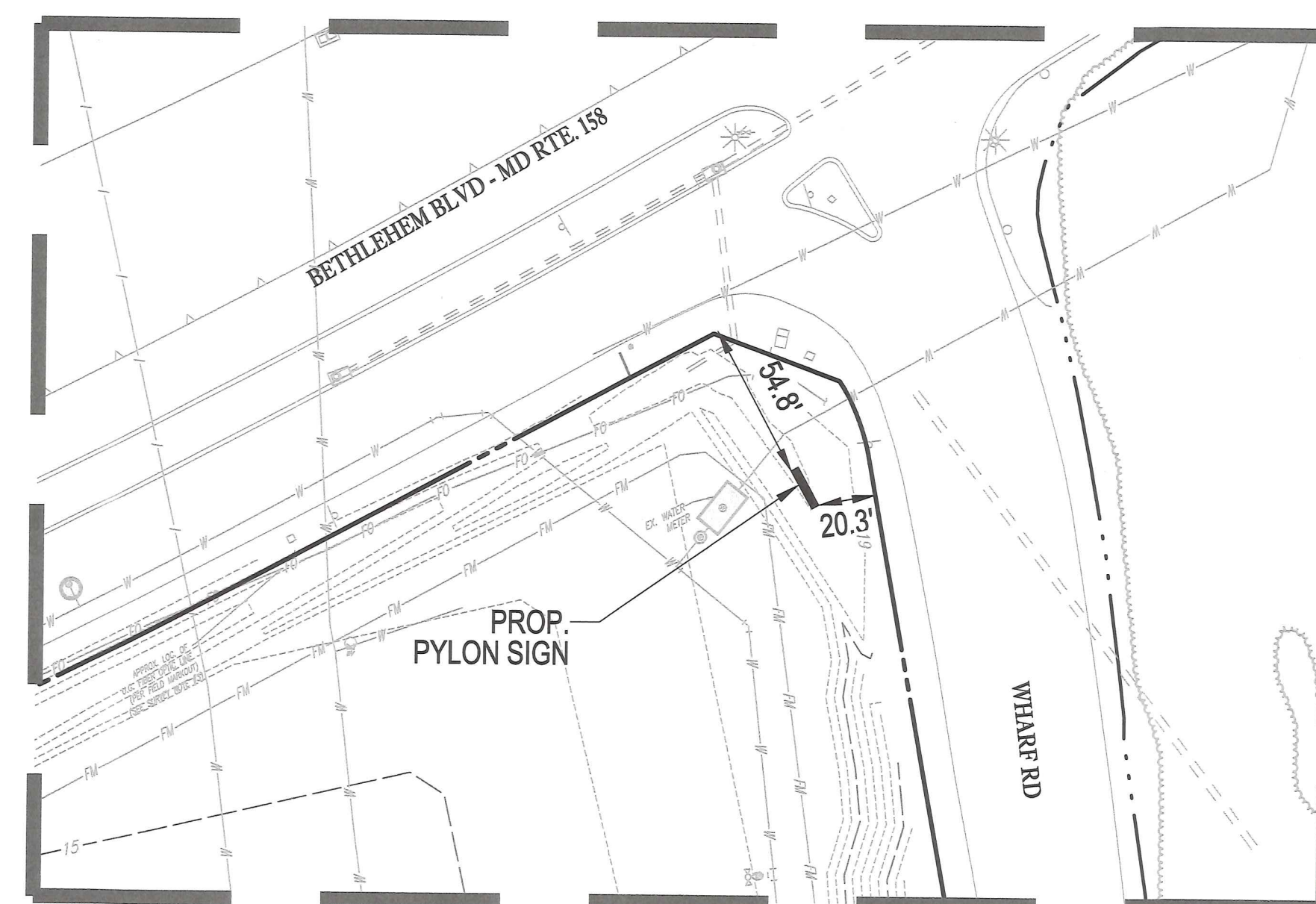
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 - TRADEPOINT ATLANTIC, LLC.
 - 1600 SPARROWS POINT BLVD
 - BALTIMORE, MD 21219
10. DEVELOPER/APPLICANT:
 - TRADEPOINT ATLANTIC, LLC.
 - 1600 SPARROWS POINT BLVD
 - BALTIMORE, MD 21219
11. ZONE: MH-IM (MANUFACTURING - HEAVY - INDUSTRIAL - MAJOR)
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 - * 1954-2885-XA - PETITION FOR A SPECIAL PERMIT TO USE THE PROPERTY FOR ERECTION OF ONE ADVERTISING STRUCTURE NOT DETRIMENTAL TO THE SAFETY AND GENERAL WELFARE OF THE COMMUNITY WAS GRANTED ON NOVEMBER 3, 1954 FOR A PERIOD OF TWO (2) YEARS.
 - * 1988-0434-XA - PETITION FOR VARIANCE TO PERMIT STORAGE AREAS TO BE MAINTAINED WITH A CRUSHED STONE SURFACE IN LIEU OF THE REQUIRED CONCRETE OR BITUMINOUS SURFACE WAS GRANTED ON APRIL 26, 1988.
 - * 2002-0255-XA - PETITION FOR SPECIAL EXCEPTION AND VARIANCE TO APPROVE A CLASS II TRUCKING FACILITY IN THE ML-IM AND ML-AS ZONES. TO ALLOW A STONE PARKING LOT IN LIEU OF THE REQUIRED DURABLE AND DUSTLESS SURFACE. TO ALLOW A NON-STRIPPED PARKING LOT. TO ALLOW 55% OF THE PART OF THE SITE DEVOTED TO TRUCKING OPERATIONS TO BE DEVOTED TO THE PARKING OF TRUCK TRAILERS AND TRUCKS IN LIEU OF THE REQUIRED 75%. TO ALLOW A SIGN HEIGHT OF 35 FT. IN LIEU OF THE PERMITTED 12 FT. AND TO ALLOW FOR A SIGN FACE AREA OF 287 SQUARE FEET IN LIEU OF THE PERMITTED 75 SQUARE FEET WAS GRANTED ON MARCH 29, 2002. THE PETITION FOR THE PROPOSED SIGN WAS LATER WITHDRAWN AND DISMISSED ON OCTOBER 24, 2002.
 - * DR-2017-00196(DRC#010918) - APPROVED LIMITED EXEMPTION FOR FUEL SERVICE STATION UNDER SECTION 32-4-106(a)(v) ON JANUARY 12, 2018.
13. WATERSHED: BALTIMORE HARBOR
14. CENSUS TRACT: 9800.00
15. ALL SOILS ARE URBAN LAND, UDORTHTENS, 0 TO 8% SLOPES
16. EXISTING USE: VACANT
 - PROPOSED USE: FUTURE RETAIL
17. THIS SITE IS CURRENTLY SERVED BY PRIVATELY OWNED WATER AND SEWER SYSTEMS.
18. THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS LOCATED WITHIN THE PROPOSED LEASE AREA.
19. PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS.
20. ZONING MAP: 111A2 AND 111B2
21. PREVIOUS COMMERCIAL PERMITS: NONE
22. TRADEPOINT ATLANTIC, LLC. OWNS ALL ADJACENT PARCELS.
23. THIS SITE IS NOT LOCATED IN ANY DEFICIENT WATER, SEWER OR TRANSPORTATION AREA PER THE 2018 BASIC SERVICES MAP.
24. THE RETAIL PARCEL AREA IS NOT LOCATED WITHIN THE CHESAPEAKE CRITICAL AREA.
25. THE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED WITHIN THE RETAIL PARCEL AREA.
26. THE RETAIL PARCEL IS LOCATED IN FLOOD ZONE X PER FIRM MAP #2400100556, DATED MAY 5, 2014

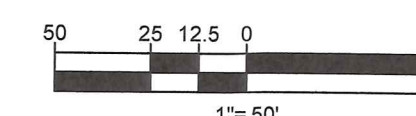


PROPOSED PYLON SIGN

NOT TO SCALE
SIGN AREA= 388.00 S.F. TOTAL



INSET

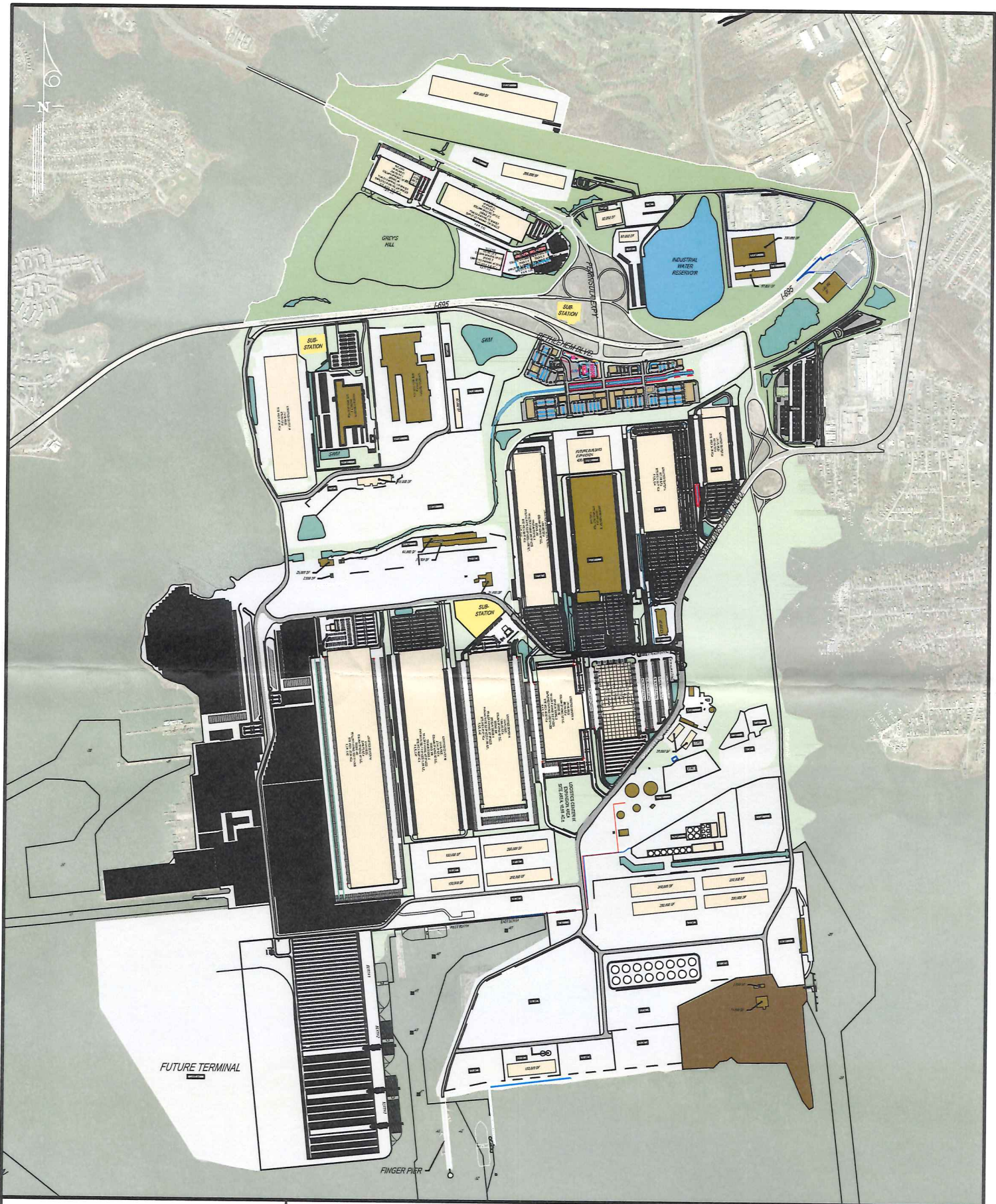


FREESTANDING SIGNS									
ID	Tenant	Signage			Sign Height (FT.)	Allowable Sign Height Per Code (SF.)	Allowable Sign Area (SF.)	NOTES	Existing / Proposed Signage
		Sign Panel Width (FT.)	Sign Panel Height (FT.)	Sign Panel Area (SF.)					
	PROPOSED PYLON SIGN	11.08	35.00	388.00	35	25	75.20		Proposed

CASE # 2018-0365-A

MARYLAND COORDINATING
SYSTEM (MCS)

ELEVATIONS BASED ON NAVD 88, COORDINATES
AND MERIDIAN ARE BASED ON THE MARYLAND
COORDINATE SYSTEM (MCS) PER MONUMENTS BOOK
#1433 AND GIS 2



**TRADEPOINT
ATLANTIC**

1600 Sparrows Point Blvd, Baltimore, MD 21219

MASTER PLAN
Sparrows Point, Baltimore County, Maryland

Scale: N/A

Date: 7/11/2018

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