



BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

UP-2019-0001-SI

USE PERMIT RECEIPT

183866

The applicant must affirm by initials below that there are no current violations at this site, pursuant to Section 112.7, B.C.C.
Initials: SVY

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 140 Back River Neck RD ZIP CODE _____
BUSINESS NAME Walgreens ZONING BR
OWNER'S NAME Mk-Menio property PHONE NO. _____ HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS PO Box 3165 Harrisburg, PA 17105
APPLICANT/OWNER'S AGENT Stephanie Tuccio PHONE NO. 484-883-3640
SIGN COMPANY NAME Martino Signs PHONE NO. _____
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 151 166011360

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☐ No

☐ Permanent ☐ Changeable Copy ☒ Wall ☒ Face Change Only ☐ Non-Illuminated

☐ Freestanding ☐ Pylon ☐ Monument ☒ Illuminated (separate electrical permit required)

Size: _____ feet x _____ feet = _____ square feet Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached.

A site plan must also be attached for freestanding signs.

Table of Sign Regulations: 450.4.1.- An Electronic Changeable Copy Sign may only have a maximum frequency of one instantaneous message change per 15 second cycle. 450.6.B.3 - Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

A1: (1) set of illuminated channel letters @ 7'-5 1/4" x 33'-6 1/4" = 250 SF
A2: (1) set of illuminated channel letters @ 6'-9 1/4" x 25'-11 1/2" = 149.8 SF
B: (1) set of illuminated channel letters @ 1'-4" x 9'-11 1/4" = 13.2 SF
C: (1) set of illuminated channel letters @ 12" x 16'-1 3/4" = 16.13 SF + 1.67 (17.97)
E: (1) set of cut out letters @ 12" x 2'-11 3/4" = 2.98 SF
F: (2) refaces of existing pylon @ 50 SF
G: (2) reface reader boards on existing pylon @ 35 SF
CORNER LOT? ☐

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Stephanie Tuccio
Signature

6/24/19
Date

Stephanie Tuccio
Print/Type Name

☒ Require Planning Signature FINAL KP

Date 6/24/19

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

Authority Under Section 500.4, BCZR PAI Approval (SIGN ONLY)

[Signature]
Signature

JTF
Initials

6/24/19
Date



Permits, Approvals & Inspections

111W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
6/24/2019

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: **1509650150**

Election District: **15**

Owner Name(s): MK-MENLO PROPERTY and OWNER LLC

PDM #:

Address: C/O RITE AID CORPORATION P O BOX 3165
HARRISBURG, PA 17105

Zoning District(s): BR
BR AS

Premise Address: BACK RIVER NECK RD

Elevation Range: 26ft - 36ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Com Bldg Interior Alts. Add / Ext. Alts. Piers/Pilings Grading/SW Tanks Ret Walls/Bulk Razing Chg. of Occup. Tower Antenna Signs Elect. & Plumb	Agency Acknowledgment Initial & Date
Contact Agency	Potential Overlay Issues Growth Tier 1: Served by public sewer and inside URDL		
Planning Jefferson Building Room 101 Phone: 410-887-3211	Commercial Revitalization Districts - Essex	X X	X <i>CP 6/24/19</i>
DEPS-Sed. Control Jefferson Building 4th Floor Phone: 410-887-3226	Note: All Razing Permits must be sent to Sediment Control for review.		
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.		
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Martin State Aiport Zoning Area Zoning Cases: 1975-0279-SPH; R-1953-2611	X X X X X X X X X X X X X X	<i>[Signature]</i>

Store 19115
140 Back River Neck Rd
Baltimore, MD

Standard

Job#:7034524 6-3-19



DESIGN DATE: 5-30-19
 PROJECT MANAGER: Heather Sonsedek
 DESIGNER: SJV
 JOB NUMBER #: 7034524
 APPROVED BY:

Site Identification

Aerial

- A1** 33'-6 1/4" Channel Letterset
- A2** 25'-11 1/2" Channel Letterset
- B** 16" Pharmacy Channel Letterset
- C** 12" Drive Thru Channel Letterset
- D** 5" x 4'-0" Clearance Plaque
- E** 12" Exit Flat Cut Out Letterset
- F1 F2** 5'-0" x 7'-0" Pan Molded Reader Board
- G1 G2** 5'-0" x 7'-0" Pan Molded Reader Board



All electric signs at location tested to insure they illuminate. All signs are working

Store 19115
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 Baltimore, MD

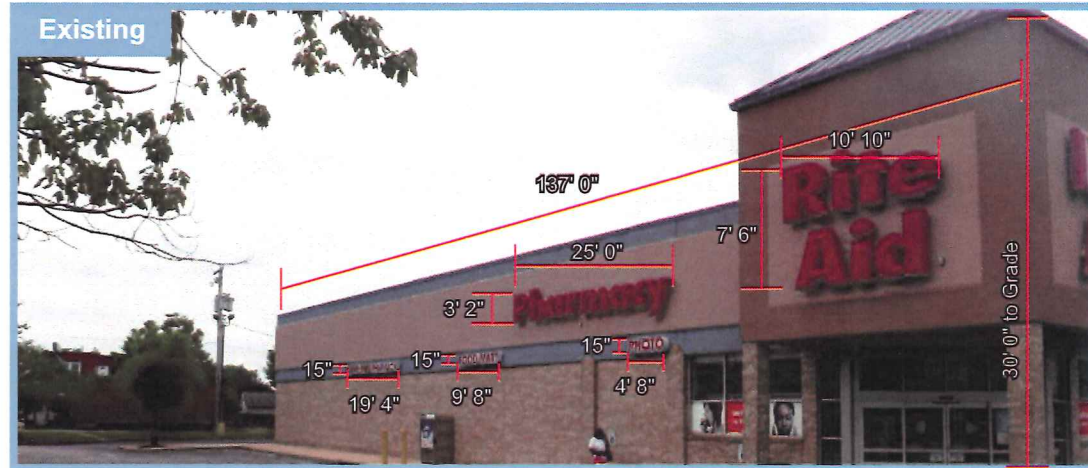
REVISIONS	Description	SJV	6-3-19
1			
2			
3			

 **South Water Signs**
 934 N Church tel: 630.333.4900
 Elmhurst, IL 60126 fax: 630.333.4915



DESIGN DATE: 5-30-19
 PROJECT MANAGER: Heather Sonsedek
 DESIGNER: SJV
 JOB NUMBER #: 7034524
 APPROVED BY:

Site Identification Front Elevation



Removed Sign Sq.ft. - 202.5
 New Sign Sq.ft. - 263.23
 Code Allowed Sq.ft. - 274

- DEEP SPACE
- NIMBUS
- STONE HARBOR
- BM Chantilly Lace

Store limited to 3 wall signs

Store 19115
 140 Back River Neck Rd
 Baltimore, MD

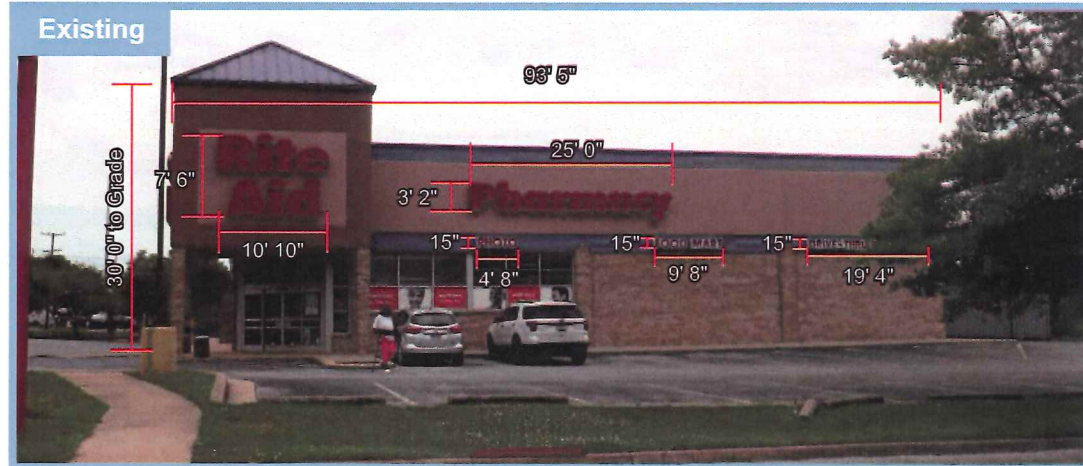
REVISION	Description	SJV	6-3-19
1			
2			
3			

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 934 N Church tel: 630.333.4900
 Elmhurst, IL 60126 fax: 630.333.4915



DESIGN DATE: 5-30-19
 PROJECT MANAGER: Heather Sonsedek
 DESIGNER: SJV
 JOB NUMBER #: 7034524
 APPROVED BY:

Site Identification Front Elevation



Removed Sign Sq.ft. - 202.5
 New Sign Sq.ft. - 149.8
 Code Allowed Sq.ft. - 186.83

-  DEEP SPACE
-  NIMBUS
-  STONE HARBOR
-  BM Chantilly Lace

Store limited to 3 wall signs

Store 19115
 140 Back River Neck Rd
 Baltimore, MD

REV	DESCRIPTION	DATE
1		
2		
3		

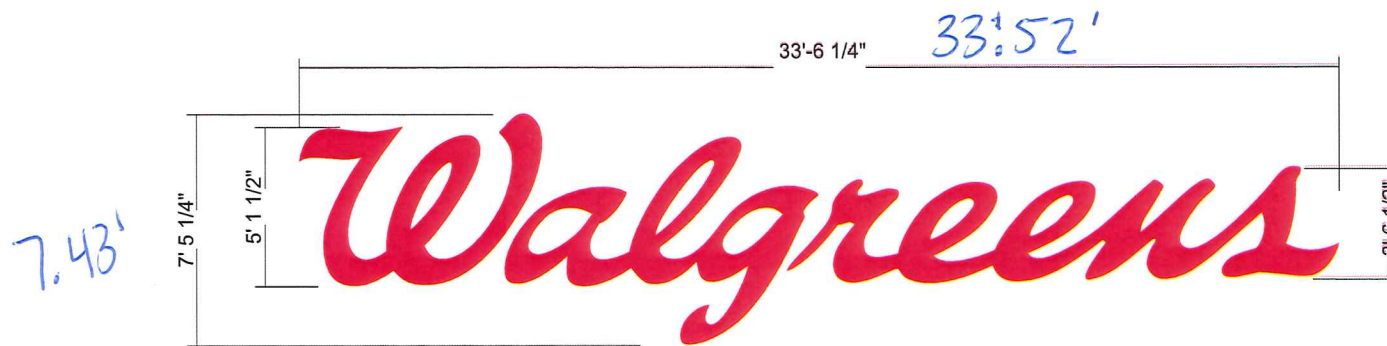
 South Water Signs
 934 N Church tel: 630.333.4900
 Elmhurst, IL 60126 fax: 630.333.4915



DESIGN DATE: 5-30-19
PROJECT MANAGER: Heather Sonsedek
DESIGNER: SJV
JOB NUMBER #: 7034524
APPROVED BY:

Site Identification
Channel Letters

A1 33'-6 1/4" Channel Letterset



LETTER LAYOUT

Scale: 1/4" = 1'-0"

All letters to have a minimum of 3 weep holes. One of the 3 holes to be as close as possible to the letters' back.

250.03 SF

Store 19115
140 Back River Neck Rd
Baltimore, MD

REVISION	Description	SJV	6-3-19
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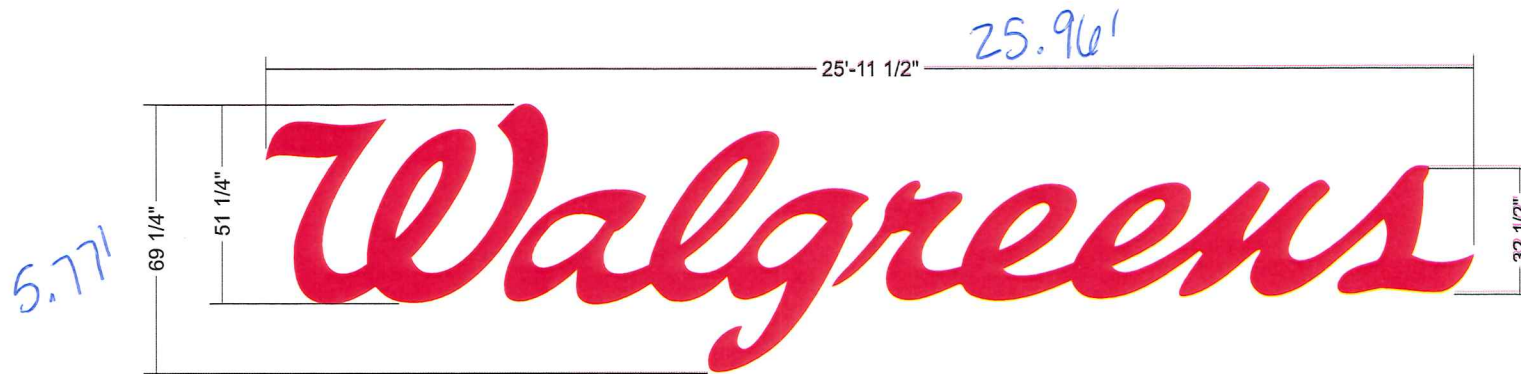
 **South Water Signs**
934 N Church tel: 630.333.4900
Elmhurst, IL 60126 fax: 630.333.4915



DESIGN DATE: 5-30-19
PROJECT MANAGER: Heather Sonsedek
DESIGNER: SJV
JOB NUMBER #: 7034524
APPROVED BY:

Site Identification
Channel Letters

A2 25'-11 1/2" Channel Letterset



LETTER LAYOUT

Scale: 3/8" = 1'-0"

All letters to have a minimum of 3 weep holes. One of the 3 holes to be as close as possible to the letters' back.

149.8 SF

Store 19115
140 Back River Neck Rd
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REVISIONS	Description	SJV	6-3-19	
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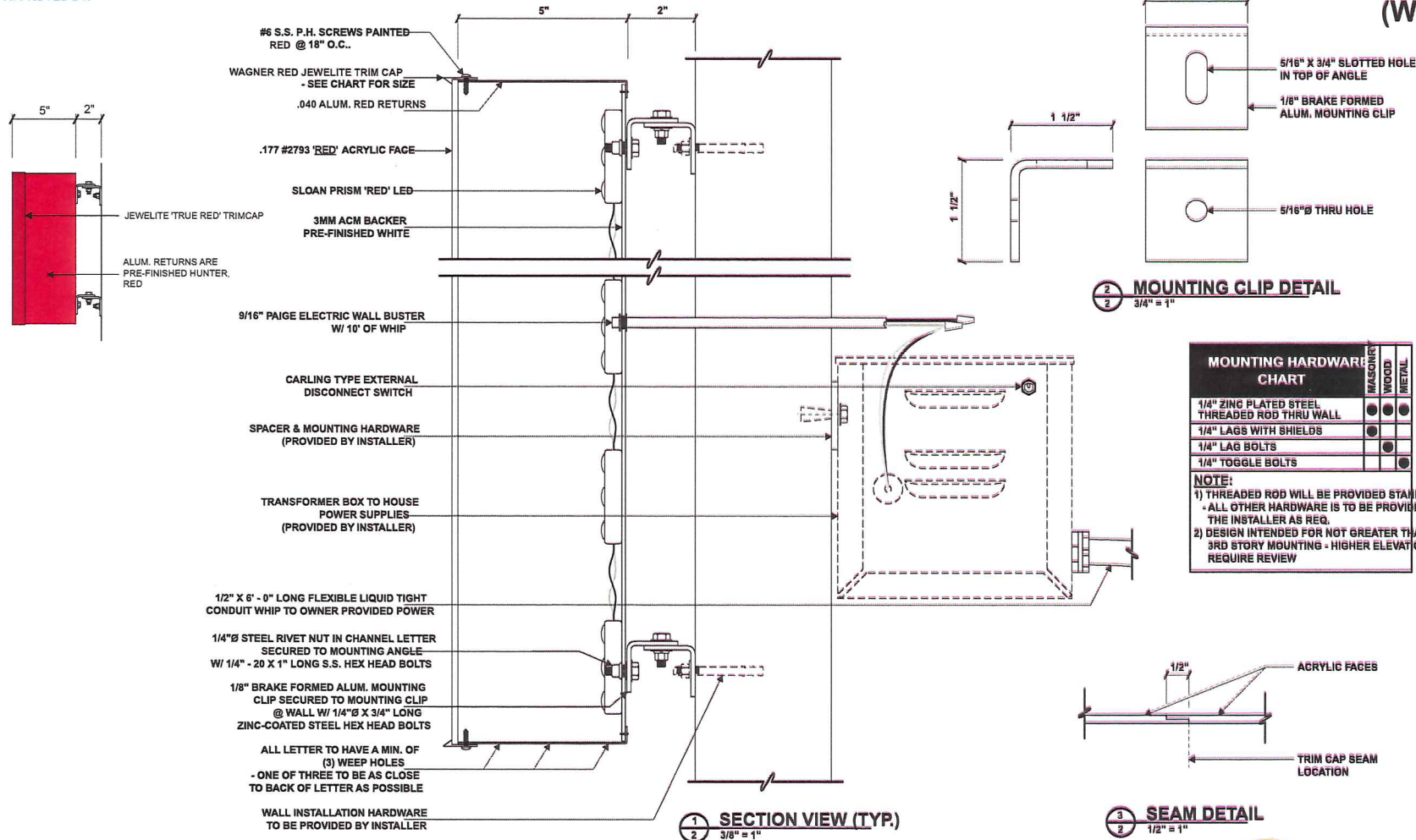
 **South Water Signs**
934 N Church tel: 630.333.4900
Elmhurst, IL 60126 fax: 630.333.4915



DESIGN DATE: 5-30-19
 PROJECT MANAGER: Heather Sonsedek
 DESIGNER: SJV
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 APPROVED BY:

Site Identification

Mounting Detail (Walgreens Letters)



Store 19115
 140 Back River Neck Rd
 Baltimore, MD

REVISIONS	Description	SJV	6-3-19
1			
2			



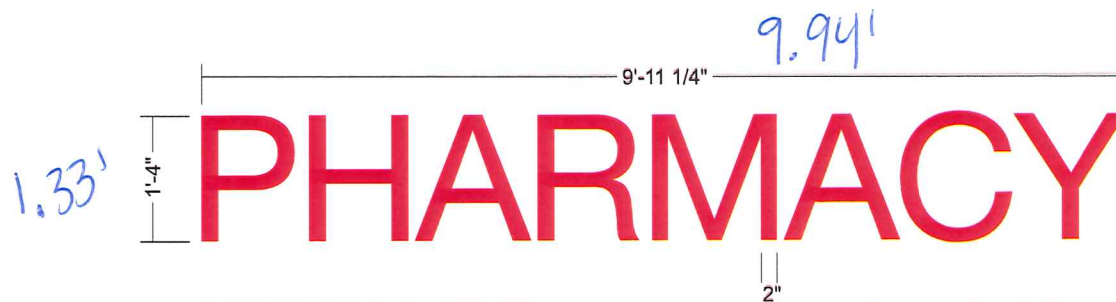
934 N Church tel: 630.333.4900
 Elmhurst, IL 60126 fax: 630.333.4915



DESIGN DATE: 5-30-19
 PROJECT MANAGER: Heather Sonsedek
 DESIGNER: SJV
 JOB NUMBER #: 7034524
 APPROVED BY:

Site Identification
Channel Letters

B 16" Pharmacy Channel Letterset



LETTER LAYOUT

Scale: 3/4" = 1'-0"

13.2 SF

All letters to have a minimum of 3 weep holes. One of the 3 holes to be as close as possible to the letters' back.

Store 19115
 140 Back River Neck Rd
 Baltimore, MD

REVISIONS	Description	SJV	6-3-19
1			
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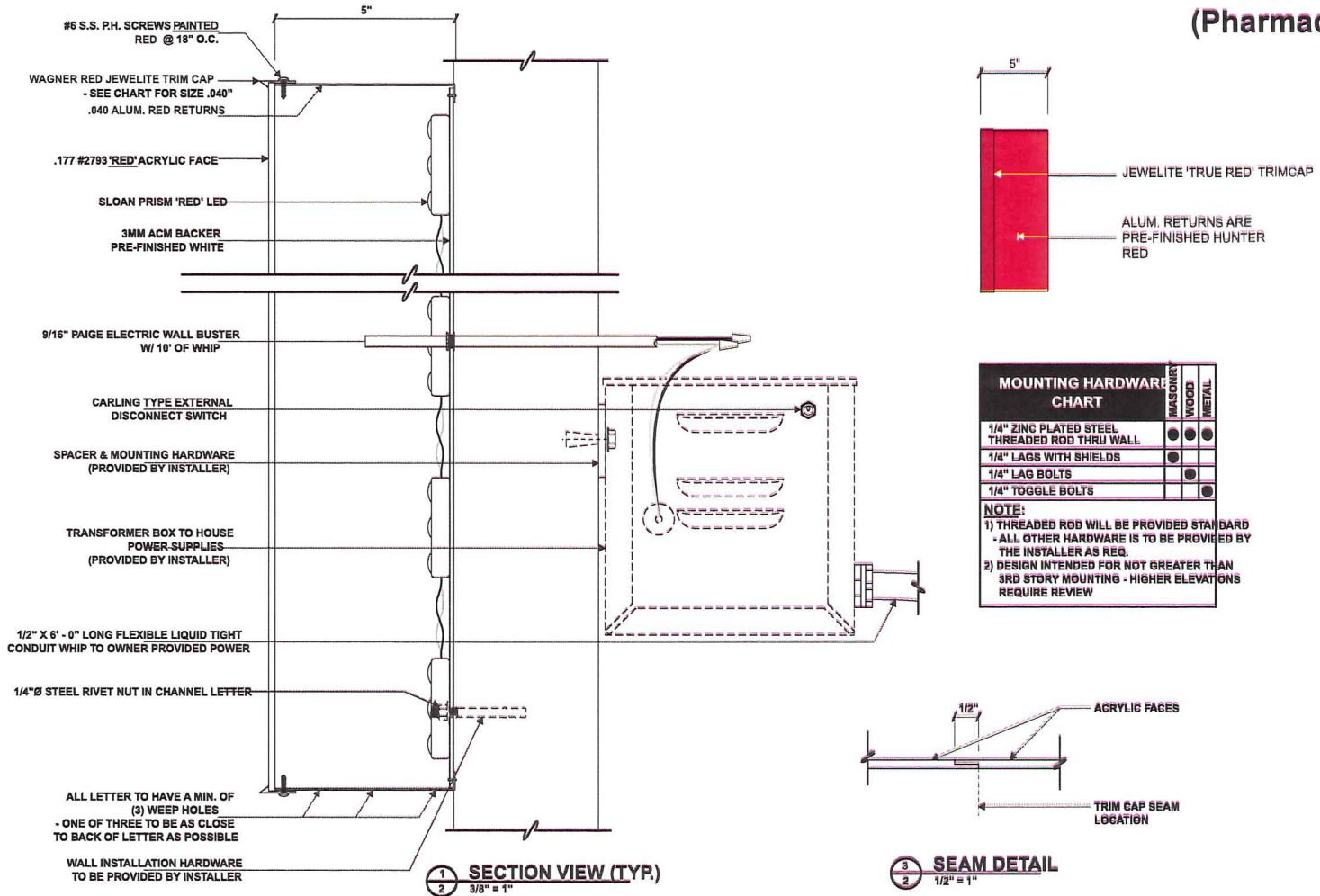
 **South Water Signs**
 934 N Church tel: 630.333.4900
 Elmhurst, IL 60126 fax: 630.333.4915



DESIGN DATE: 5-30-19
 PROJECT MANAGER: Heather Sonsedek
 DESIGNER: SJV
 JOB NUMBER #: 7034524
 APPROVED BY:

Site Identification

Mounting Detail (Pharmacy Letters)



Store 19115
 140 Back River Neck Rd
 Baltimore, MD

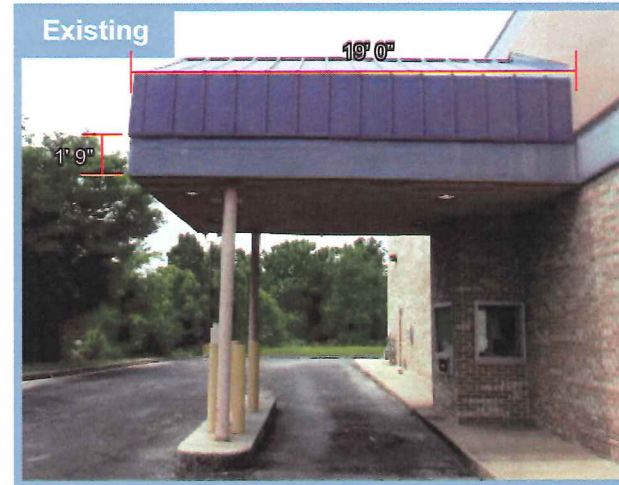
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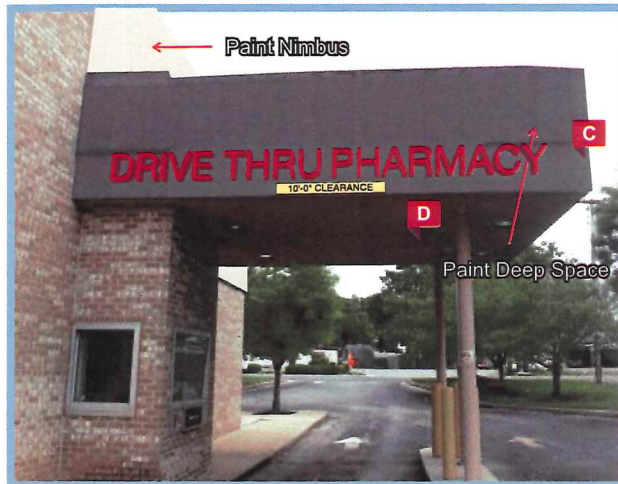


DESIGN DATE: 5-30-19
 PROJECT MANAGER: Heather Sonsedek
 DESIGNER: SJV
 JOB NUMBER #: 7034524
 APPROVED BY:

Site Identification Drive Thru Elevation



Proposed



Removed Sign Sq.ft. - 21
 New Sign Sq.ft. - 7.52

- DEEP SPACE
- NIMBUS
- STONE HARBOR
- BM Chantilly Lace

Store 19115
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REVISIONS	Description	SJV	6-3-19
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 **South Water Signs**
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DESIGN DATE: 5-30-19
 PROJECT MANAGER: Heather Sonsedek
 DESIGNER: SJV
 JOB NUMBER #: 7034524
 APPROVED BY:

Site Identification Channel Letters/Plaque

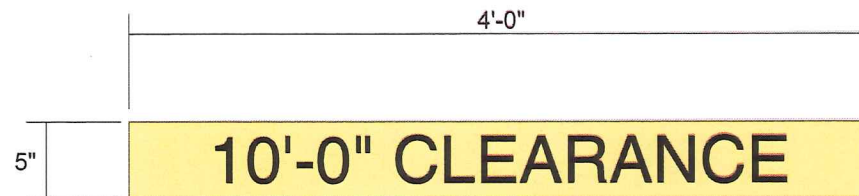
C 12" Drive Thru Channel Letterset

D 5" x 4'-0" Clearance Plaque



LETTER LAYOUT

Scale: 3/4" = 1'-0"
 16.13 SF



Scale: 1 1/2" = 1'-0"
 1.67 SF

.063" Thick Aluminum Panel with hemmed edges
 Face to be yellow with 3" high black Helvetica Medium capital letter copy.
 Background surface coating to be 3M Scotchlite reflective film, Yellow #580-71.
 Flush Mounted to Fascia

Store 19115
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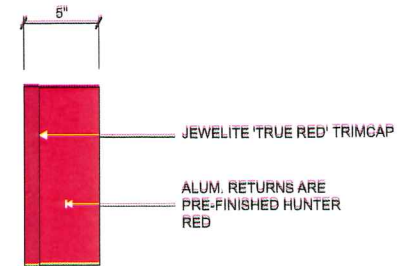
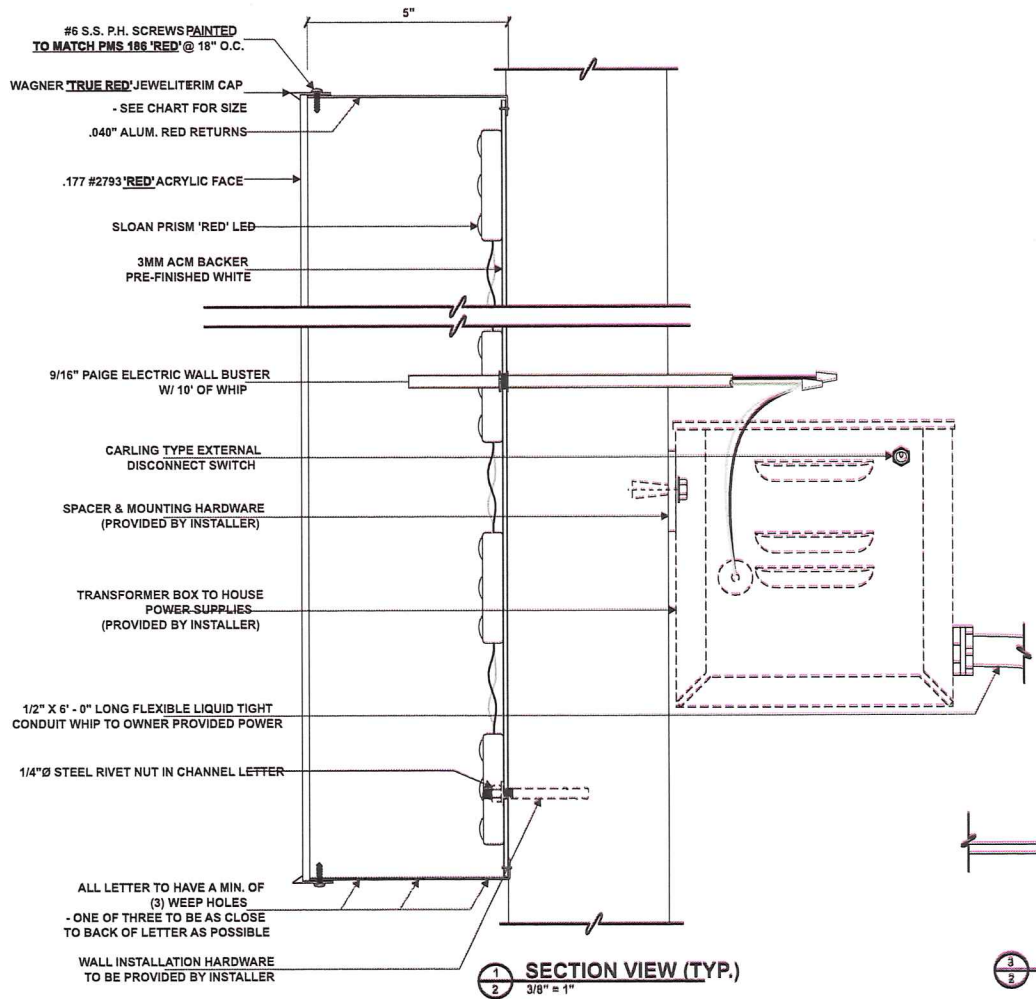

South Water Signs
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DESIGN DATE: 5-30-19
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APPROVED BY:

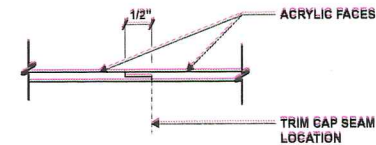
Site Identification

Mounting Detail (D/T Pharmacy Letters)



MOUNTING HARDWARE CHART		MASONRY	WOOD	METAL
1/4" ZINC PLATED STEEL THREADED ROD THRU WALL		●	●	●
1/4" LAGS WITH SHIELDS		●	●	●
1/4" LAG BOLTS		●	●	●
1/4" TOGGLE BOLTS		●	●	●

NOTE:
1) THREADED ROD WILL BE PROVIDED STANDARD
- ALL OTHER HARDWARE IS TO BE PROVIDED BY THE INSTALLER AS REQ.
2) DESIGN INTENDED FOR NOT GREATER THAN 3RD STORY MOUNTING - HIGHER ELEVATIONS REQUIRE REVIEW



SEAM DETAIL

3 2 1/2" = 1"

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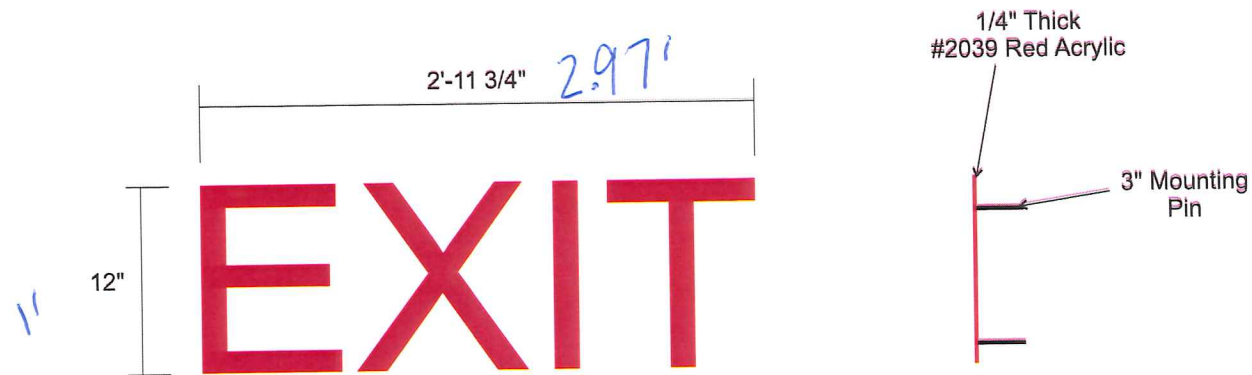


DESIGN DATE: 5-30-19
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APPROVED BY:

Site Identification

FCO Letters

E 12" Exit Flat Cut Out Letterset



Scale: 1 1/2" = 1'
2.98 SF

1/4" Thick Flat Cut Out #2039 Red Acrylic Pin Flush Mounted to Fascia

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 APPROVED BY:

Site Identification

Pylon



Paint Existing Supports, Cabinet & Retainer 313 Duranodic Bronze

Store 19115
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DESIGN DATE: 5-30-19
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 DESIGNER: SJV
 JOB NUMBER #: 7034524
 APPROVED BY:

Site Identification

Face Replacement

F1 **F2** 7'-0" x 7'-0" Pan Molded
 Face Replacement



3" Deep Pan Molded Face Replacement

Scale: 3/4" = 1'-0"
 50.17 SF

Backer Type



Upper portion: 3M #3630-53 "Cardinal Red" script Walgreens copy.
 Background to remain white.

Backer Type



Lower portion: White helvetica neue roman 55 copy. Background to be
 3M #3630-8057 Walgreens "well blue" surface applied vinyl.

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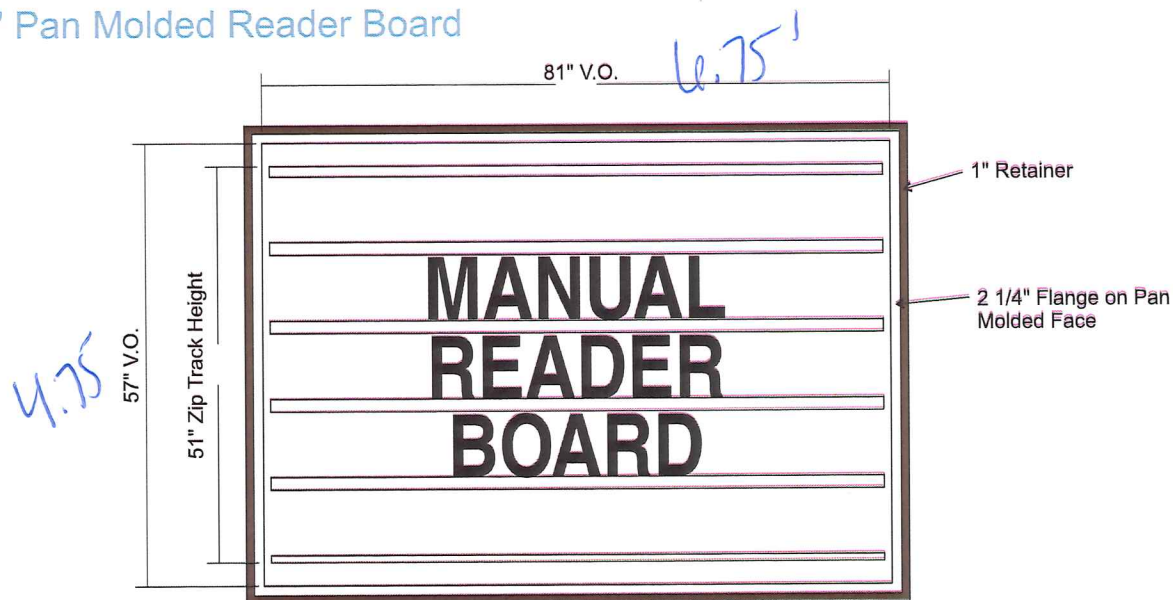


DESIGN DATE: 5-30-19
 PROJECT MANAGER: Heather Sonsedek
 DESIGNER: SJV
 JOB NUMBER #: 7034524
 APPROVED BY:

Site Identification

Reader Board

G1 G2 5'-0" x 7'-0" Pan Molded Reader Board



1 3/4" Deep Pan Molded Face Replacement

Scale: 3/4" = 1'
 35.0 SF

Reader board to be refaced with 8" on 9" Wagner Zip-Change Track
 New SBI 8" on 9" font kit to be included

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