



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

SIGN USE PERMIT

B
A 182565
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials CR

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

PROPERTY ADDRESS 8903 Delair Rd. Nottingham, MD ZIP CODE 21236
BUSINESS NAME WARC PH Centre Owner VIII, LLC ZONING BM
OWNER'S NAME Zack Bosse (Rep.) PHONE NO. (703) 760-9500 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 8150 Leesburg Pike, Ste. 1100, Vienna, VA 22182
APPLICANT/OWNER'S AGENT Zack Bosse (Rep.) PHONE NO. (703) 760-9500
SIGN COMPANY NAME Forman Signs PHONE NO. (215) 827-6500
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 17 0100 016871

☐ 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: 10 feet x 11.67 feet = 116.67 square feet Height: 17 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 5.8', sides 196.4' and 102.5' and rear 1027.9'

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4. Attachment 1, 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

ZONING CASE # 2018-350

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

1 sign of this type. Materials include steel structure, aluminum sign cabinet, aluminum cap and frame, internal LED lights, and stone veneer and pre-cast cap stone at base. Located at entrance to 8903 Delair Rd. Sign cabinet to be 10'4" x 12'0". Total height to be 17' high. CORNER LOT ☐

No Change. SIGNS

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.

Signature [Signature] Date 2/11/19 Print/Type Name Zachary P. Bosse

☒ Require Planning Signature Brett M. Willingham Date 4/22/19

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

REV 10/14

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

Signature [Signature] Initials gh Date 4/22/19



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
4/22/2019

Permit Processing Commercial Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 1700006877

Election District: 11

Owner Name(s): W ARC PH CENTRE OWNER VIII LLC and C/O WALTON STREET CAPITAL LLC

PDM #: 11-0859

Address: SUITE 1900 900 NORTH MICHIGAN AVE
CHICAGO, IL 60611

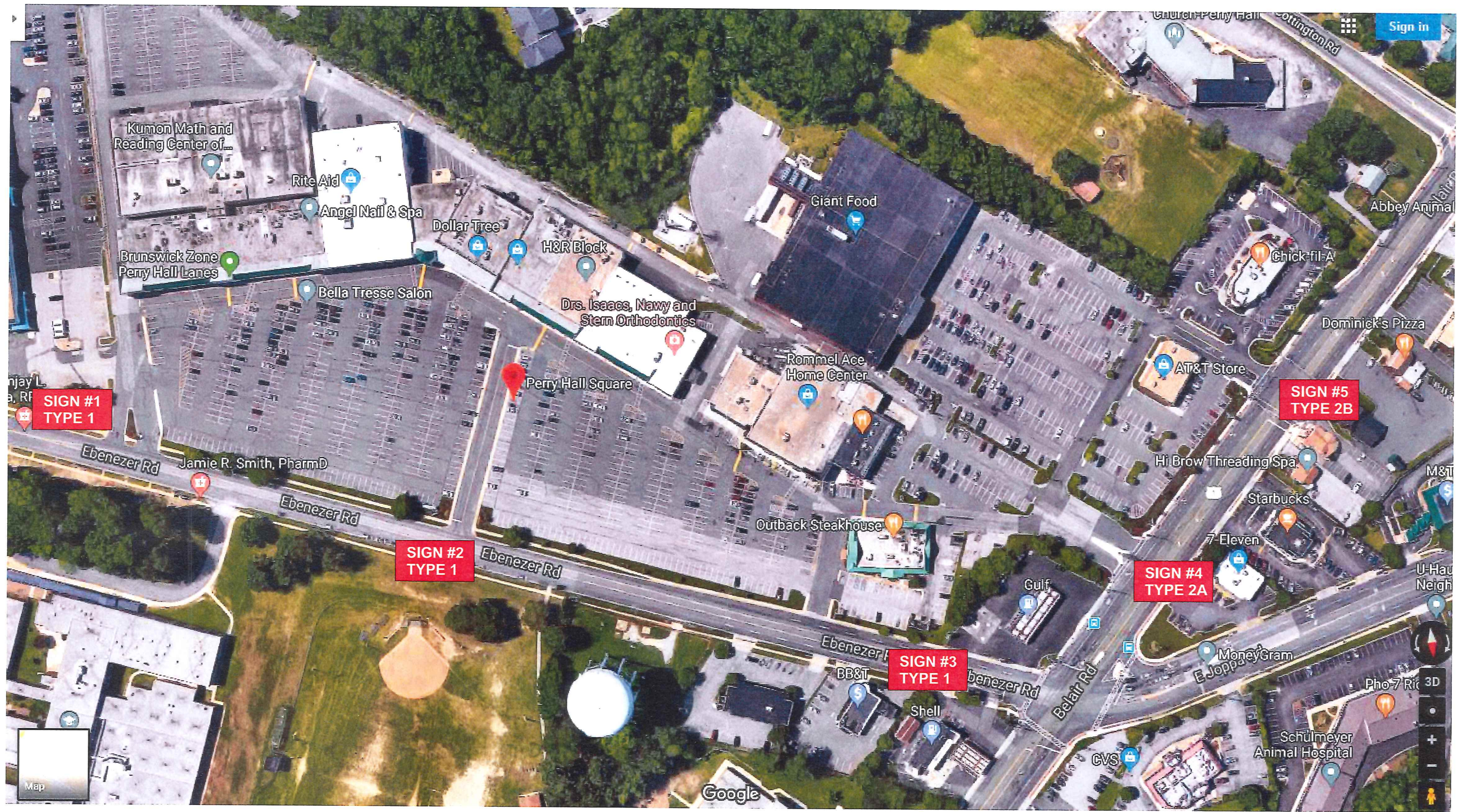
Zoning District(s):

Premise Address: 8903 BELAIR RD

Elevation Range: 194ft - 224ft

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 Design Review Areas - Perry Hall	X		X								X		FingL BAW 4/22/19
	Commercial Revitalization Districts - Perry Hall	X		X								X		
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	Zoning Cases: 2019-0253-SPHA; 2018-0350-SPHA; 1968-0229-A; 1973-0103-A; R-1953-2641; R-1969-0139	X		X	X	X	X			X	X	X		

SIGN LOCATIONS



PERRY HALL SQUARE

LOCATION: Nottingham, MD

SCALE: as noted
PG: 1 of 10
FILE: Perry_Hall_Square_sign-program_4-17-19
DRAWN BY: ebf

DATE: 9/4/18 3/29/19
10/22/18 4/17/19
10/29/18
11/9/18
3/28/19

215-827-6500 • 215-827-6501 fax
erikh@formansign.com
©2007 Forman sign company. All rights reserved. No part of this document or the related files may be reproduced or transmitted in any form, by any means (electronic, copying, or otherwise) without the prior written permission of Forman sign company.

formansigns
10447 Drummond Rd, Philadelphia, PA 19154

SIGNS #1, #2 & #3 - INTERNALLY-ILLUMINATED MONUMENTS: TYPE 1, QTY (3)

LOCATION;
SIGN # 1: TYPE-1



LOCATION;
SIGN # 2: TYPE-1



LOCATION;
SIGN # 3: TYPE-1



- White caps - Sw006 - Extra White - 257-C1
- Stone - El Dorado - see page #2 spec
- "Perry Hall Square" lettering - Burgundy to match awning sample

S-1	WAINSCOT SILL	CAST STONE DESIGNS INC.	
S-2	MANUFACTURED CAST STONE	ELDORADO	MANZANITA CLIFFSTONE DRYSTACK



SW 7649 (239 C5)



SW 006 (257 C1)



"Burgundy" to match awning material
(see photo)

PERRY HALL SQUARE

LOCATION:
Nottingham, MD

SCALE: as noted

PG: 2 of 10

DATE: 9/4/18 3/29/19
10/22/18 4/17/19
10/29/18
11/9/18
3/28/19

FILE: Perry_Hall_Square_sign-program_4-17-19

DRAWN BY
ebf

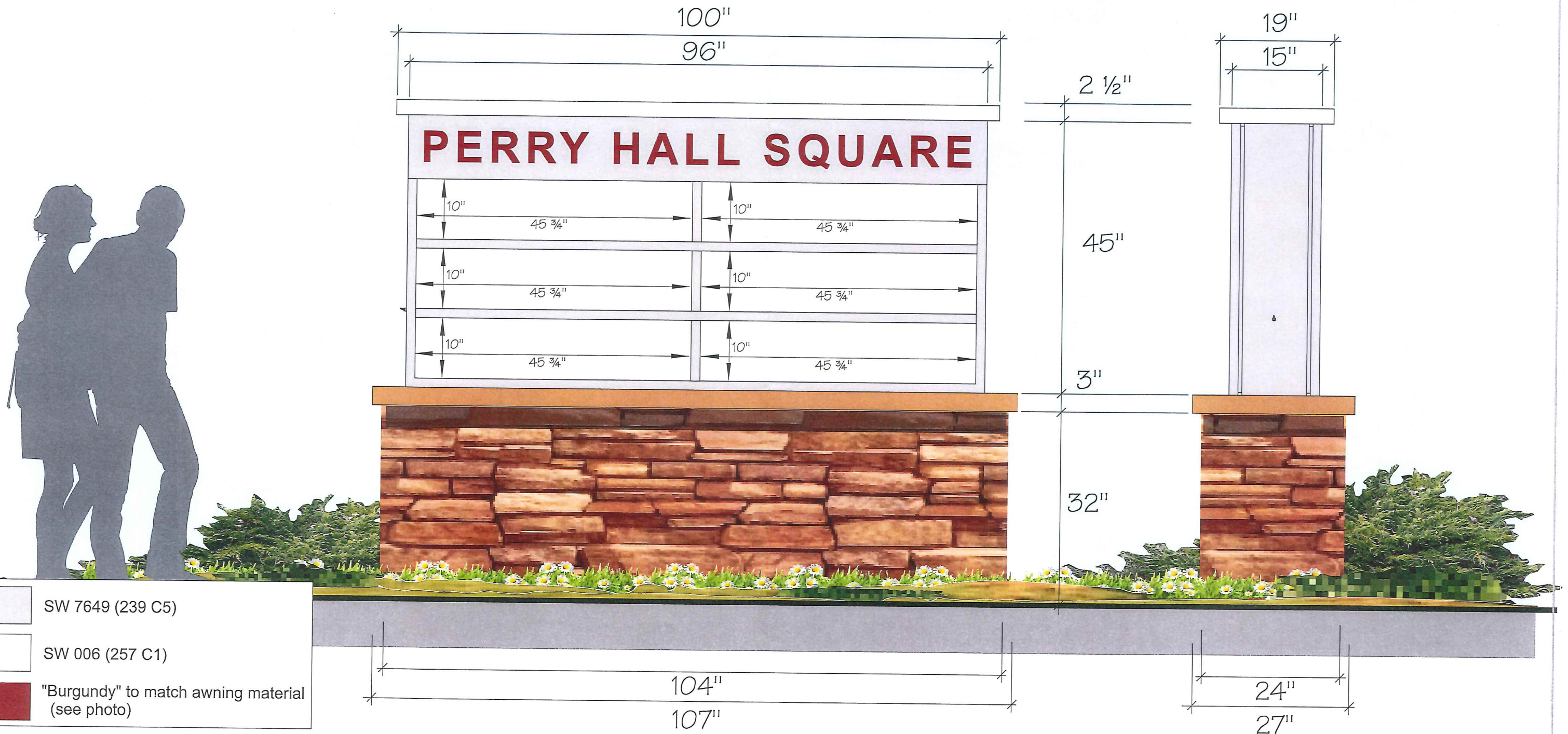
215-827-6500 • 215-827-6501 fax
erikh@formansign.com
©2007 Forman sign company. All rights reserved. No part of this document or the related files may be reproduced or transmitted in any form, by any means (electronic, copying, or otherwise) without the prior written permission of Forman sign company.

forman signs
10447 Drummond Rd, Philadelphia, PA 19154

SIGN #1 - TYPE 1; 4" Sch40 - 4.5" OD - EXISTING
SIGN #2 - TYPE 1; 5" Sch40 - 5.563" OD - EXISTING
SIGN #3 - TYPE 1; 5" Sch40 - 5.563" OD - NEW

- White caps - Sw006 - Extra White - 257-C1
- Stone - El Dorado - see page #2 spec
- "Perry Hall Square" lettering - Burgundy to match awning sample

1 1/2" RETAINERS & DIVIDER BARS



PERRY HALL SQUARE

LOCATION:

Nottingham, MD

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

PG: 3 of 10

DATE: 9/4/18 3/29/19

10/22/18 4/17/19

FILE: Perry_Hall_Square_sign-program_4-17-19

DRAWN BY

ebf

215-827-6500 • 215-827-6501 fax

erik@formansign.com

formansigns

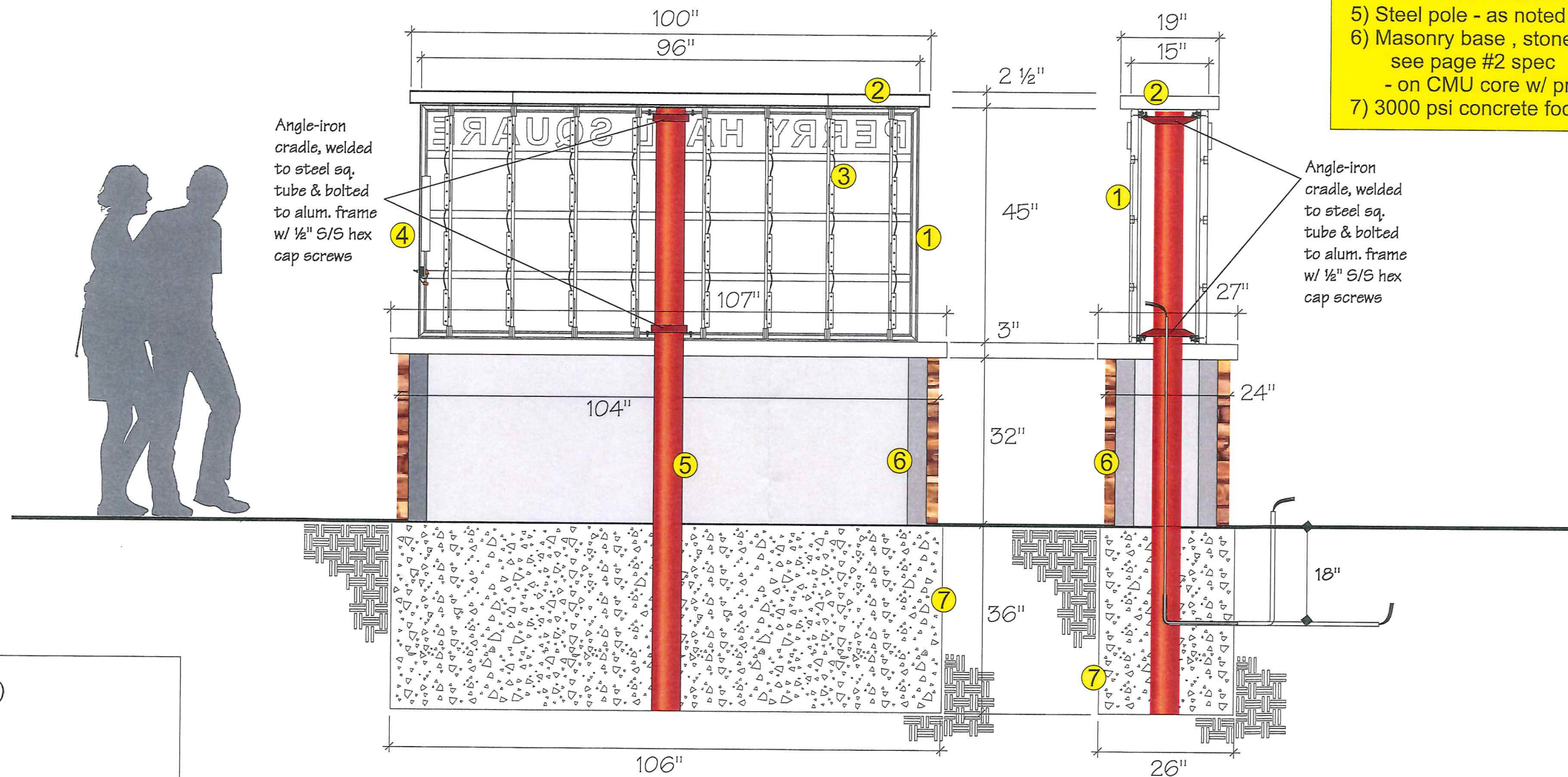
10447 Drummond Rd, Philadelphia, PA 19154

SIGNS #1, #2 & #3 - INTERNALLY-ILLUMINATED MONUMENTS: TYPE 1, QTY (3)

SIGN #1 - TYPE 1; 4" Sch40 - 4.5" OD - EXISTING
SIGN #2 - TYPE 1; 5" Sch40 - 5.563" OD - EXISTING
SIGN #3 - TYPE 1; 5" Sch40 - 5.563" OD - NEW

- White caps - Sw006 - Extra White - 257-C1
- Stone - El Dorado - see page #2 spec
- "Perry Hall Square" lettering - Burgundy to match awning sample

- 1) Extruded aluminum cabinet - painted to match - TBD
 - top panel: .125" alum. w/ 3/4" thick acrylic push-thru copy decorated w/ applied red translucent vinyl
 - Extruded face frame w/ extruded alum. retainers & divider bars (1 1/2" system)
 - Removable panels of 3/16" white acrylic w/ opaque background - Charcoal - TBD
- 2) Fabricated alum top
- 3) LEDs - white
- 4) Power supply - 120V primary service w/ Class II secondary wiring to LEDs
- 5) Steel pole - as noted
- 6) Masonry base, stone veneer - see page #2 spec
 - on CMU core w/ pre-cast cap stone
- 7) 3000 psi concrete footing



SW 7649 (239 C5)

SW 006 (257 C1)

"Burgundy" to match awning material (see photo)

1 1/2" RETAINERS & DIVIDER BARS

PERRY HALL SQUARE

LOCATION:
Nottingham, MD

SCALE: as noted

PG: 4 of 10

FILE: Perry_Hall_Square_sign-program_4-17-19

DRAWN BY
ebf

DATE:	9/4/18	3/29/19
	10/22/18	4/17/19
	10/29/18	
	11/9/18	
	3/28/19	

215-827-6500 • 215-827-6501 fax
 erikh@formansign.com
 ©2007 forman sign company. All rights reserved. No part of this document or the related files may be reproduced or transmitted in any form, by any means (electronic, copying, or otherwise) without the prior written permission of forman sign company.

formansigns
 10447 Drummond Rd, Philadelphia, PA 19154



DONALD I. MOHLER III
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

August 7, 2018

David H. Karceski, Esq.
Venable, LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance
Case No. 2018-0350-SPHA
Property: 8867, 8903, 8905 Belair Road

Dear Mr. Karceski:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", with a long horizontal stroke extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(8867, 8903, 8905 Belair Road)	*	OFFICE OF
11 th Election District		
5 th Council District	*	ADMINISTRATIVE HEARINGS
W ARC PH Centre Owner VIII, LLC	*	FOR BALTIMORE COUNTY
Legal Owner		
Petitioner	*	Case No. 2018-0350-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of W ARC PH Centre Owner VIII, LLC, legal owner ("Petitioner"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve an existing freestanding enterprise sign for a pad site.

A petition for variance seeks to allow a freestanding joint identification sign with copy for names of tenants/occupants a minimum of 3 inches in height in lieu of the required 8 inches. A two-sheet redlined site plan was marked and accepted into evidence as Petitioner's Exhibit 1A & 1B.

Professional engineer Andrew Stine and Jeff Certosimo appeared in support of the requests. David H. Karceski, 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 request.

SPECIAL HEARING

The special hearing request pertains to an enterprise sign for a Chick-fil-A restaurant. The sign has been in place for several years and is similar to the one used by other Chick-fil-A restaurants in this area. The restaurant is adjacent to Belair Road at the outer edge of the parking lot for the overall shopping center. The restaurant is separated from the Giant grocery store located further back into the site by a distance of over 300 feet. The Chick-fil-A store has a designated ingress and egress area and separate parking for restaurant customers. In light of these characteristics I believe it qualifies as a "pad site," which by long-standing County policy is entitled to its own enterprise sign. As such the petition for special hearing will be granted.

VARIANCE

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).

The property is much deeper than it is wide, which makes it unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to list its tenants on the joint identification 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.

The DOP expressed concern with whether the proposed ground-mounted joint identification sign would interfere with adequate sight lines for motorists. Mr. Stine testified the

new sign will be located in essentially the same location as the existing shopping center sign, and he explained and provided photos showing it is located a sufficient distance from the roadway and would not pose a danger to motorists. The DOP also requested landscaping be provided at the base of the signs, and Petitioner presented a conceptual landscape plan (approved by Mr. Hermann) which reflects the requested landscaping will be installed in those areas. Pet. Ex. 5.

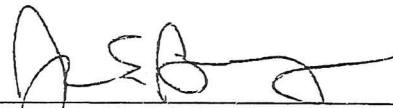
THEREFORE, IT IS ORDERED this 7th day of August, 2018, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve an existing freestanding enterprise sign for a pad site, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to allow a freestanding joint identification sign with copy for names of tenants/occupants a minimum of 3 inches in height in lieu of the required 8 inches, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh