

MEMORANDUM

DATE: October 29, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0021-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 26, 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
i Office of Administrative Hearings

/dlw

IN RE: PETITION FOR VARIANCE

(817 Maiden Choice Lane)

1st Election District

1st Council District

Kensington Associates, LLC

Legal Owner

Petitioner

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0021-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Kensington Associates, LLC, the legal owner of the subject property ("Petitioner"). Petitioner is requesting variance relief from the Baltimore County Zoning Regulations ("BCZR") as follows: **(A) Variances requested from Section 450.4 Attachment 1:** (1) to permit one (1) wall-mounted enterprise sign affixed to a wall without a separate exterior customer entrance (sign VV); (2) to permit seven (7) wall-mounted enterprise signs affixed to a wall without a separate customer entrance (signs DD-JJ); (3) to permit six (6) wall-mounted enterprise signs affixed to a wall without a separate exterior customer entrance (signs U, WW, BBB, CCC, DDD and EEE); (4) to permit three (3) wall-mounted enterprise signs affixed to a wall without a separate exterior customer entrance (signs YY, ZZ and AAA); and (5) to permit a joint identification sign to display six (6) lines of text with a sign copy a minimum of five (5) inches in height in lieu of the permitted five (5) lines of text and required eight (8) inch height for sign copy (Sign HHH). **(B) Variance requested from Section 450.5.B.1.a:** (1) to permit enterprise signs on the non-vertical surface of an awning in lieu of on the vertical surface (signs BBB, CCC, DDD and EEE). **(C) Variance requested from Section 450.5.9.c:** (1) to permit two (2) signs on a mansard roof with a slope of 15 degrees that project 6.8 feet from their

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Date 9/26/18

By Ben

surface in lieu of the requirement that the signs project no more than 4 feet from a mansard roof with a slope no less than 30 degrees (signs V and W). A site plan was marked as Petitioner's Exhibit 1.

Professional engineer Michael Gesell appeared in support of the petition. Justin Williams, Esq., represented Petitioner. No Protestants or interested citizens were 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 object to the majority of the variance requests although it expressed concern regarding the size of one proposed sign. That aspect of the ZAC comment will be discussed below.

The site is approximately 11.89 acres in size and zoned BL. The property is improved with a large strip shopping center anchored by a Giant grocery store. There are also several stand-alone commercial buildings on the site, with banking, medical and office tenants. Petitioner is undertaking a substantial improvement project at the center, and this case concerns signage for the existing and proposed buildings.

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 subject property has irregular dimensions and is therefore unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to construct the proposed signs. Finally, I find that the variance can be granted in harmony with

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Date 9/26/18

By Sen

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 indicated it would support a sign (identified on the plan as sign YY) on Building 4 no larger than 12 square feet in area. Mr. Gesell noted the wall-mounted sign would be located at least 150 feet from the dwellings located on the other side of Wilkens Ave. Counsel also noted the proposed sign would be the same size as the 50 sq. ft. sign on that façade containing the address of the building (i.e., "4660 Wilkens Ave"). In these circumstances I do not believe a 50 sq. ft. sign would be excessive, especially considering it will be affixed to a large, 3-story commercial building. I will include a condition below restricting the hours during which the sign may be illuminated, which should help to ensure the sign does not have a negative impact upon nearby homes.

THEREFORE, IT IS ORDERED, this 26th day of **September, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance as follows: **(A) Variances requested from Section 450.4 Attachment 1:** (1) to permit one (1) wall-mounted enterprise sign affixed to a wall without a separate exterior customer entrance (sign VV); (2) to permit seven (7) wall-mounted enterprise signs affixed to a wall without a separate customer entrance (signs DD-JJ); (3) to permit six (6) wall-mounted enterprise signs affixed to a wall without a separate exterior customer entrance (signs U, WW, BBB, CCC, DDD and EEE); (4) to permit three (3) wall-mounted enterprise signs affixed to a wall without a separate exterior customer entrance (signs YY, ZZ and AAA); and (5) to permit a joint identification sign to display six (6) lines of text with a sign copy a minimum of five (5) inches in height in lieu of the permitted five (5) lines of text and required eight (8) inch height for sign copy (Sign HHH). **(B) Variance requested from**

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Date 9/26/18

By Sen

Section 450.5.B.1.a: (1) to permit enterprise signs on the non-vertical surface of an awning in lieu of on the vertical surface (signs BBB, CCC, DDD and EEE). **(C) Variance requested from Section 450.5.9.c:** (1) to permit two (2) signs on a mansard roof with a slope of 15 degrees that project 6.8 feet from their surface in lieu of the requirement that the signs project no more than 4 feet from a mansard roof with a slope no less than 30 degrees (signs V and W), 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.
2. Sign YY on Building 4 (as shown on the site plan admitted as Petitioner's Exhibit 1) may be illuminated only between the hours of 7 a.m. - 8 p.m.

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

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Date 9/26/18

By sen



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 817 Maiden Choice Lane & 4600 Wilkens Avenue which is presently zoned BL
Deed References: 14124/631 10 Digit Tax Account # 011900012416 & 011900012417
Property Owner(s) Printed Name(s) Kensington Associates c/o Kimco Realty Corp.

(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 Sheet 1

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:

Caroline L. Hecker, Esq. / Rosenberg Martin Greenberg, LLP

Name- Type or Print _____
Signature Caroline L. Hecker
25 S. Charles St., 21st Floor Baltimore MD
Mailing Address _____ City _____ State _____
21201 (410) 727-6600 checker@rosenbergmartin.com
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

See Attached Sheet 2

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:

Caroline L. Hecker, Esq. / Rosenberg Martin Greenberg, LLP

Name – Type or Print _____
Signature Caroline L. Hecker
25 S. Charles Street, 21st Floor Baltimore MD
Mailing Address _____ City _____ State _____
21201 (410) 727-6600 checker@rosenbergmartin.com
Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2019-0021-A Filing Date 7/20/2018 Do Not Schedule Dates: _____ Reviewer [Signature]

Petition for Variance

Attached Sheet 1

Requested Variances

- A. The following variances are requested from Section 450.4 Attachment 1 of the Baltimore County Zoning Regulations:
1. From 1.5(d)(VI) to permit one (1) wall-mounted enterprise sign affixed to a wall without a separate exterior customer entrance (sign VV).
 2. From 1.5(d)(VI) to permit seven (7) wall-mounted enterprise signs affixed to a wall without a separate customer entrance (signs DD - JJ).
 3. From 1.5(d)(VI) to permit six (6) wall-mounted enterprise signs affixed to a wall without a separate exterior customer entrance (signs U, WW, BBB, CCC, DDD and EEE).
 4. From 1.5(d)(VI) to permit three (3) wall-mounted enterprise signs affixed to a wall without a separate exterior customer entrance (signs YY, ZZ, and AAA).
 5. From 1.7(b)(IX) to permit a joint identification sign to display six (6) lines of text with a sign copy a minimum of five (5) inches in height in lieu of the permitted five (5) lines of text and required eight (8) inch height for sign copy (Sign HHH).
- B. Variance from BCZR §450.5.B.1.a to permit enterprise signs on the non-vertical surface of an awning in lieu of on the vertical surface (signs BBB, CCC, DDD, and EEE).
- C. Variance from BCZR §450.5.9.c to permit two (2) signs on a mansard roof with a slope of 15 degrees that project 6.8 feet from their surface in lieu of the requirement that the signs project no more than 4 feet from a mansard roof with a slope no less than 30 degrees (signs V and W).

2019-0021-A

Petition for Variance

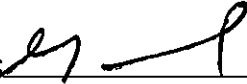
Attached Sheet 2

Legal Owner (Petitioners):

KENSINGTON ASSOCIATES, LLC

By: Kimco Income Fund I, L.P., its manager

By: Kimco Income Fund I GP, Inc., its general partner

By:  _____

Name: Gregory H. Reed

Title: AUTHORIZED AGENT

3333 New Hyde Park Road, Suite 100
New Hyde Park, NY 11042
Phone: 410-684-2000

2019-0021-A



ZONING DESCRIPTION
TAX MAP 101, PARCEL 2043
THE LAND OF
KENSINGTON ASSOCIATES
LIBER 6382 FOLIO 223
1ST ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LIMITS OF MAIDEN CHOICE LANE (VARIABLE WIDTH RIGHT-OF-WAY), WHICH IS 100 FEET NORTH OF THE INTERSECTION OF SAID MAIDEN CHOICE LANE AND WILKENS AVENUE (MARYLAND ROUTE 372) (111-FOOT WIDTH RIGHT-OF-WAY), THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN MAIDEN CHOICE LANE ON THE WEST AND THE LAND OF KENSINGTON ASSOCIATES (LIBER 6382 FOLIO 223) ON THE EAST;

1. THENCE NORTH 47 DEGREES – 04 MINUTES – 42 SECONDS WEST, 188.00 FEET TO A POINT, THENCE;
2. CONTINUING SOUTH 42 DEGREES – 55 MINUTES – 18 SECONDS WEST, 8.50 FEET TO A POINT, THENCE;
3. CONTINUING NORTH 46 DEGREES – 54 MINUTES – 46 SECONDS WEST, 107.35 FEET TO A POINT, THENCE;
4. CONTINUING NORTH 01 DEGREES – 54 MINUTES – 46 SECONDS WEST, 21.21 FEET TO A POINT, THENCE;
5. CONTINUING NORTH 43 DEGREES – 05 MINUTES – 14 SECONDS EAST, 75.00 FEET TO A POINT, THENCE;
6. CONTINUING 46.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 53 DEGREES – 07 MINUTES – 48 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 69 DEGREES – 39 MINUTES – 08 SECONDS EAST, 44.72 FEET TO A POINT, THENCE;
7. CONTINUING 192.95 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 221 DEGREES – 06 MINUTES – 35 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 14 DEGREES – 20 MINUTES – 16 SECONDS WEST, 93.63 FEET TO A POINT, THENCE;
8. CONTINUING NORTH 46 DEGREES – 54 MINUTES – 46 SECONDS WEST, 187.31 FEET TO A POINT, THENCE;
9. CONTINUING NORTH 67 DEGREES – 38 MINUTES – 00 SECONDS EAST, 1,086.33 FEET TO A POINT, THENCE;
10. CONTINUING SOUTH 23 DEGREES – 47 MINUTES – 24 SECONDS EAST, 422.55 FEET TO A POINT, THENCE;



11. CONTINUING SOUTH 22 DEGREES – 41 MINUTES – 22 SECONDS WEST, 14.67 FEET TO A POINT, THENCE;
12. CONTINUING 180.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 45 DEGREES – 00 MINUTES – 00 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 00 DEGREES – 11 MINUTES – 22 SECONDS WEST, 176.03 FEET TO A POINT, THENCE;
13. CONTINUING SOUTH 22 DEGREES – 18 MINUTES – 38 SECONDS EAST, 35.00 FEET TO A POINT, THENCE;
14. CONTINUING SOUTH 22 DEGREES – 41 MINUTES – 22 SECONDS WEST, 21.21 FEET TO A POINT, THENCE;
15. CONTINUING SOUTH 67 DEGREES – 41 MINUTES – 22 SECONDS WEST, 140.77 FEET TO A POINT, THENCE;
16. CONTINUING NORTH 67 DEGREES – 55 MINUTES – 52 SECONDS WEST, 35.74 FEET TO POINT, THENCE;
17. CONTINUING NORTH 23 DEGREES – 33 MINUTES – 06 SECONDS WEST, 151.68 FEET TO A POINT, THENCE;
18. CONTINUING 203.44 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 233 DEGREES – 07 MINUTES – 48 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 39 DEGREES – 52 MINUTES – 59 SECONDS WEST, 89.44 FEET TO A POINT, THENCE;
19. CONTINUING 46.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 53 DEGREES – 07 MINUTES – 48 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 50 DEGREES – 07 MINUTES – 01 SECONDS EAST, 44.72 FEET TO A POINT, THENCE;
20. CONTINUING SOUTH 23 DEGREES – 33 MINUTES – 06 SECONDS EAST, 71.38 FEET TO A POINT, THENCE;
21. CONTINUING SOUTH 21 DEGREES – 26 MINUTES – 54 SECONDS WEST, 35.35 FEET TO A POINT, THENCE;
22. CONTINUING SOUTH 66 DEGREES – 26 MINUTES – 54 SECONDS WEST, 275.09 FEET TO A POINT, THENCE;
23. CONTINUING NORTH 80 DEGREES – 18 MINUTES – 42 SECONDS WEST, 141.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 517, 869 SQUARE FEET OR 11.89 ACRES.



Debra Wiley

2019-0021-A
9/25 11 AM

From: Marty Ogle <mert1114@aol.com>
Sent: Sunday, September 23, 2018 7:45 PM
To: Administrative Hearings
Subject: 817 Maiden Choice Lane
Attachments: IMG_0834.jpg; ATT00001.txt; IMG_0833.jpg; ATT00002.txt

2nd set of certificates



CERTIFICATE OF POSTING

ASH NO. 2019-0021-A

ELTON/DEVIL OPER

ROSEMARY MARTIN

SHIRAZ, LLC

DATED OF HEARING/CLOSING

9/25/18

BALTIMORE COUNTY DEPARTMENT OF

RIGHTS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

11 WEST CIBSAPAKE AVENUE

ATTENTION:

ADJIS AND GENTILMAN

(THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE

NECESSARY SIGNS) EQUIPPED BY LAW WERE POSTED CONSPICUOUSLY ON

THE PROPERTY LOCATED AT

817 MARCO CHASE LANE

SIGN #1

(THIS SIGN) POSTED ON

September 3, 2018

(MONTH, DAY, YEAR)

SINGLY

SIGNATURE OF SIGN POSTER

MARTIN GOLE

9912 MADBROOK ROAD

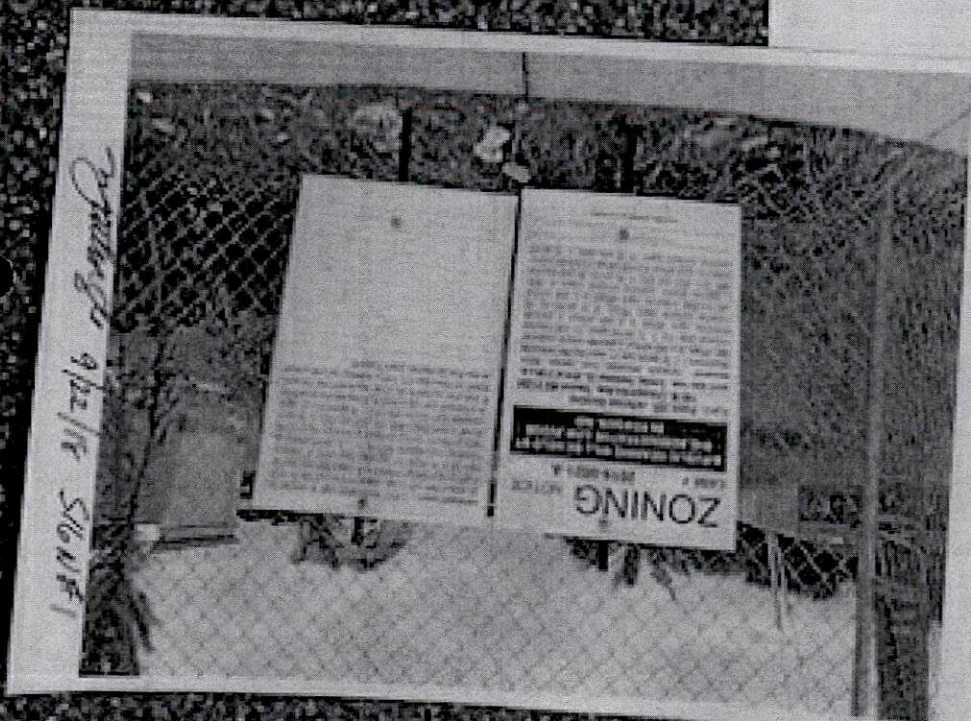
PARKVILLE, MD, 21234

443-629-3411

OFFICE OF
ADMINISTRATIVE HEARINGS

SEP 24 2018

RECEIVED



CERTIFICATE OF POSTING

ASE NO. 2019-0021-A

PETITIONER/DEVELOPER

ROSEMARIE MARTIN

Stemmer, MD

DATE OF HEARING/CLOSING

9/25/18

MALDEN COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
11 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMAN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

817 MAIDEN CHOICE LANE

SIGN #2

THIS SIGN(S) POSTED ON

September 3, 2018
(MONTH, DAY, YEAR)

September 22, 2018

SINCERELY,

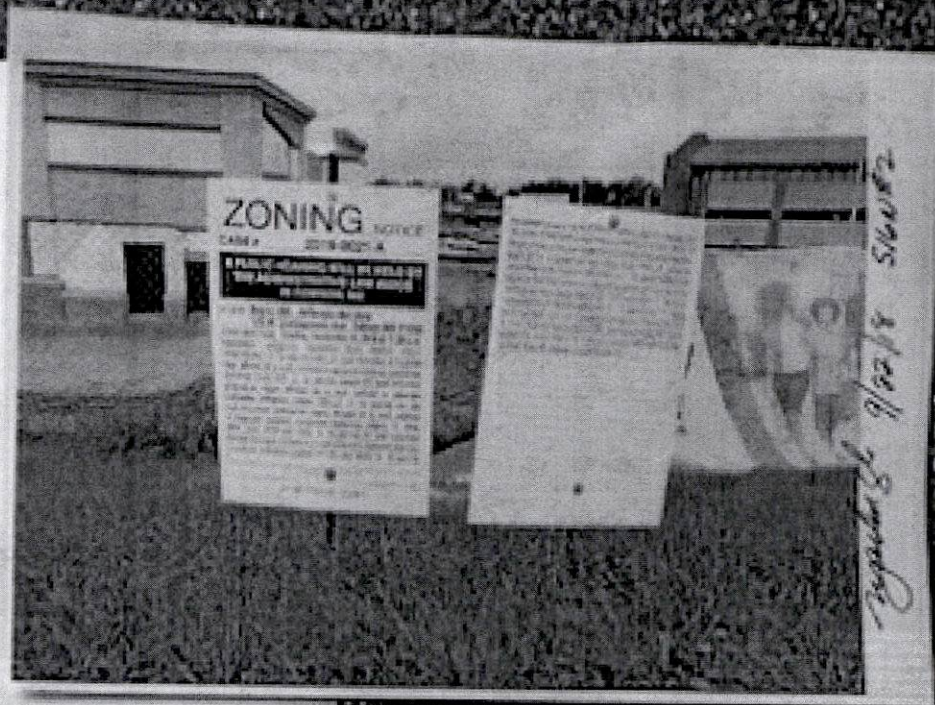
Martin Ogle 9/3/18
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDENBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

OFFICE OF
ADMINISTRATIVE HEARINGS

SEP 24 2018

RECEIVED



The Daily Record

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

<http://www.thedailyrecord.com>

Order #: 11612659
Case #: 2019-0021-A
Description:

Baltimore County, NOTICE OF ZONING HEARING - CASE
NUMBER: 2019-0021-A

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 1 times on the following dates:

9/5/2018



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: 2019-0021-A

817 Maiden Choice Lane

E/S Maiden Choice Lane at the north corner of Wilkens Avenue

1st Election District - 1st Councilmanic District

Legal Owners: Kensington Associates, LLC Kimco Income Fund

Variances requested from Section 450.4, Attachment 1 1. To permit one (1) wall-mounted enterprise sign affixed to a wall without a separate exterior customer entrance (sign W). 2. To permit seven (7) wall-mounted enterprise signs affixed to a wall without a separate customer entrance (signs DD-JJ). 3. To permit six (6) wall-mounted enterprise signs affixed to a wall without a separate exterior customer entrance (signs U, WW, BBB, CCC, DDD and EEE). 4. To permit three (3) wall-mounted enterprise signs affixed to a wall without a separate exterior customer entrance (signs YY, ZZ and AAA). 5. To permit a joint identification sign to display six (6) lines of text with a sign copy a minimum of five (5) in. in height in lieu of the permitted five (5) lines of text and required eight (8) in. in height for sign copy (Sign IIII). B. Variance requested from Section 450.5.B.1.a 1. To permit enterprise signs on the non-vertical surface of an awning in lieu of on the vertical surface (signs BBB, CCC, DDD and EEE). C. Variance requested from Section 450.5.9.c 1. To permit two (2) signs on a mansard roof with a slope of 15 degrees that project 6.8 ft. from their surface in lieu of the requirement that the signs project no more than 4 ft. from a mansard roof with a slope no less than 30 degrees (signs V and W).

Hearing: Tuesday, September 25, 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.

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The Daily Record

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

<http://www.thedailyrecord.com>

Order #: 11612698
Case #: 2019-0021-A
Description:

Baltimore County NOTICE OF ZONING HEARING CASE
NUMBER: 2019-0021-A

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 1 times on the following dates:

9/7/2018



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: 2019-0021-A	
817 Malden Circle Lane	
W/Malden Circle Lane at the north corner of Wilkens Avenue	
1st Election District - 1st Councilmanic District	
Legal Owners: Kensington Associates, L.C. Kinco Income Fund	
Variances requested from Section 450.4, Attachment 1 1. To permit one (1) wall-mounted enterprise sign affixed to a wall without a separate exterior customer entrance (sign W). 2. To permit seven (7) wall-mounted enterprise signs affixed to a wall without a separate customer entrance (signs DD-JJ). 3. To permit six (6) wall-mounted enterprise signs affixed to a wall without a separate exterior customer entrance (signs U, WW, BBB, CCC, DDD and EEE). 4. To permit three (3) wall-mounted enterprise signs affixed to a wall without a separate exterior customer entrance (signs YY, ZZ and AAA). 5. To permit a joint identification sign to display six (6) lines of text with a sign copy a minimum of five (5) in. in height in lieu of the permitted five (5) lines of text and required eight (8) in. in height for sign copy (Sign HHH). B. Variance requested from Section 450.5.B.1.a 1. To permit enterprise signs on the non-vertical surface of an awning in lieu of on the vertical surface (signs BBB, CCC, DDD and EEE). C. Variance requested from Section 450.5.D.1. To permit two (2) signs on a mansard roof with a slope of 15 degrees that project 3.8 ft. from their surface in lieu of the requirement that the signs project no more than 4 ft. from a mansard roof with a slope no less than 30 degrees (signs V and W).	
Hearing: Tuesday, September 25, 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 410-887-3863.	
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3891.	
87	

The Daily Record

11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

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9/7/2018

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Case #: 2019-0021-A
Description:

Baltimore County NOTICE OF ZONING HEARING CASE
NUMBER: 2019-0021-A



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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E/s Malden Choice Lane at the north corner of Wilkens Avenue

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

87

CERTIFICATE OF POSTING

CASE NO. 2019-0021-A

PETITIONER/DEVELOPER

ROSENBERG MARTIN

GREENBERG, LLP

DATE OF HEARING/CLOSING

9/25/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
11 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

817 MAIDEN CHOICE LANE

SIGN #1

THIS SIGN(S) POSTED ON

September 3, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 9/3/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

ZONING NOTICE

CASE # 2019-0021-A

A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

PLACE: Room 205, Jefferson Building
105 W. Chesapeake Ave., Towson MD 21204

DATE AND TIME: Tuesday, September 25, 2019 at 11:00 a.m.

REQUEST: Variances requested from Section 450.4, Attachment 1.1. To permit one (1) wall-mounted enterprise sign affixed to a wall without a separate exterior customer entrance (sign VV). 2. To permit seven (7) wall-mounted enterprise signs affixed to a wall without a separate customer entrance (signs DD-W). 3. To permit six (6) wall-mounted enterprise signs affixed to a wall without a separate exterior customer entrance (signs U, WW, BB, CC, DD and EE). 4. To permit (3) wall-mounted enterprise signs affixed to a wall without a separate exterior customer entrance (signs YY, ZZ and AA). 5. To permit

PERSONS DESIRED TO SPEAK OR OFFER A RESOLUTION ARE MORE THAN NEEDED

TO SPEAK OR OFFER A RESOLUTION ARE MORE THAN NEEDED

TO SPEAK OR OFFER A RESOLUTION ARE MORE THAN NEEDED

HANDICAPPED ACCESSIBLE

REQUEST (cont.): a joint identification sign to display six (6) lines of text with a sign copy a minimum of five (5) in. in height in lieu of the permitted five (5) lines of text and required eight (8) in. in height for sign copy (Sign HH-H). B. Variance requested from Section 450.5 B.1.a 1. To permit enterprise signs on the non-vertical surface of an awning in lieu of on the vertical surface (signs BB, CC, DD and EE). C. Variance requested from Section 450.5 9.c 1. To permit two (2) signs on a mansard roof with a slope of 15 degrees that project 6.8 ft. from their surface in lieu of the requirement that the signs project no more than 4 ft. from a mansard roof with a slope no less than 30 degrees (signs V and W).

W. J. M. 9/3/18 SIGN #1

CERTIFICATE OF POSTING

CASE NO. 2019-0021-A

PETITIONER/DEVELOPER

ROSENBERG MARTIN

GREENBERG, LLP

DATE OF HEARING/CLOSING

9/25/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
11 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

817 MAIDEN CHOICE LANE

SIGN #2

THIS SIGN(S) POSTED ON September 3, 2018
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 9/3/18
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

ZONING NOTICE

CASE # 2019-0021-A

A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD

PLACE: Room 205, Jefferson Building
105 W. Chesapeake Ave., Towson MD 21204

DATE AND TIME: Tuesday, September 25, 2018 at 11:00 a.m.

REQUEST: Variances requested from Section 450.4

Attachment 1.1. To permit sign (1) wall-mounted enterprise

sign affixed to a wall without a separate exterior customer

entrance (signs WW, 2. To permit sign (2) wall-mounted

enterprise sign affixed to a wall without a separate

customer entrance (signs DD-W, 3. To permit six (6)

wall-mounted enterprise signs affixed to a wall without

a separate exterior customer entrance (signs W, WW,

PBB, DDG, DDD and EEE) 4. To permit (3) wall-mounted

enterprise signs affixed to a wall without a separate exterior

customer entrance (signs YY, ZZ, and AAA) 5. To permit

sign (6) lines of text with a sign copy a minimum of five (5) in

height in lieu of the permitted five (5) lines of text and required

eight (8) in. in height for sign copy (sign HH) 8. Variance

requested from Section 450.5 B 1.a 1. To permit enterprise

signs on the non-vertical surface of an awning in lieu of on the

vertical surface (signs BBB, CCC, DDD and EEE) C. Variance

requested from Section 453.5 9 e 1. To permit two (2) signs

on a mansard roof with a slope of 15 degrees that project 6 8

ft. from their surface in lieu of the requirement that the signs

project no more than 4 ft. from a mansard roof with a slope

no less than 30 degrees (signs V and W)

REQUEST (cont.): a joint identification sign to display six

(6) lines of text with a sign copy a minimum of five (5) in

height in lieu of the permitted five (5) lines of text and required

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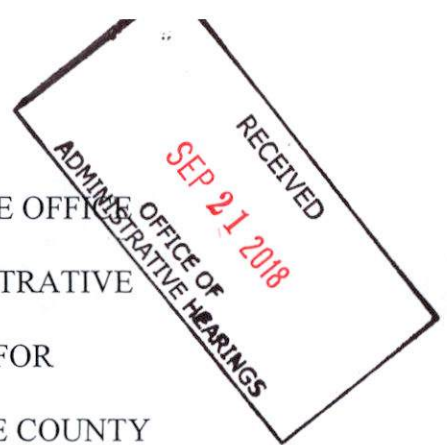
project no more than 4 ft. from a mansard roof with a slope

no less than 30 degrees (signs V and W)

myra hughes 9/3/18 SIGN#2

RE: PETITION FOR VARIANCE
817 Maiden Choice Lane; E/S of Maiden Choice
Lane at the N corner of Wilkens Avenue
1st Election & 1st Councilmanic Districts
Legal Owner(s): Kensington Associates, LLC
By Kimco Income Fund I, LP
Petitioner(s)

BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
2019-021-A



* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

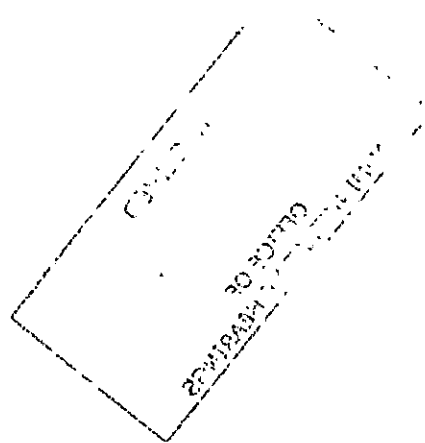
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of September, 2018, a copy of the foregoing Entry of Appearance was mailed to Caroline L. Hecker, Esquire, 25 S. Charles Street, 21st Floor, Baltimore, Maryland 21201, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County





August 24, 2018
DONALD J. MOHLER III
County Executive

NOTICE OF ZONING HEARING

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

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0021-A

817 Maiden Choice lane

E/s Maiden Choice Lane at the north corner of Wilkens Avenue

1st Election District – 1st Councilmanic District

Legal Owners: Kensington Associates, LLC Kimco Income Fund

Variances requested from Section 450.4. Attachment 1 1. To permit one (1) wall-mounted enterprise sign affixed to a wall without a separate exterior customer entrance (sign VV). 2. To permit seven (7) wall-mounted enterprise signs affixed to a wall without a separate customer entrance (signs DD-JJ). 3. To permit six (6) wall-mounted enterprise signs affixed to a wall without a separate exterior customer entrance (signs U, WW, BBB, CCC, DDD and EEE). 4. To permit three (3) wall-mounted enterprise signs affixed to a wall without a separate exterior customer entrance (signs YY, ZZ and AAA). 5. To permit a joint identification sign to display six (6) lines of text with a sign copy a minimum of five (5) in. in height in lieu of the permitted five (5) lines of text and required eight(8) in. in height for sign copy (Sign HHH). B. Variance requested from Section 450.5.B.1.a 1. To permit enterprise signs on the non-vertical surface of an awning in lieu of on the vertical surface (signs BBB, CCC, DDD and EEE). C. Variance requested from Section 450.5.9.c 1. To permit two (2) signs on a mansard roof with a slope of 15 degrees that project 6.8 ft. from their surface in lieu of the requirement that the signs project no more than 4 ft. from a mansard roof with a slope no less than 30 degrees (signs V and W).

Hearing: Tuesday, September 25, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Caroline Hecker, 25 S. Charles Street, 21st Fl., Baltimore 21201
Gregory Reed, 3333 New Hyde Park Rd., Ste. 100, New Hyde Park NY 11042

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, SEPTEMBER 5, 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 | County Office Building
111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048
www.baltimorecountymd.gov

TO: THE DAILY RECORD
Wednesday, September 5, 2018 Issue

Please forward billing to:

Margaret Giordano
Rosenberg, Martin & Greenberg, LLP
25 S. Charles Street, 21st Floor
Baltimore, MD 21201

410-727-6600

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: 2019-0021-A

817 Maiden Choice lane

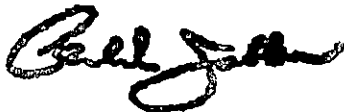
E/s Maiden Choice Lane at the north corner of Wilkens Avenue

1st Election District – 1st Councilmanic District

Legal Owners: Kensington Associates, LLC Kimco Income Fund

Variances requested from Section 450.4. Attachment 1 1. To permit one (1) wall-mounted enterprise sign affixed to a wall without a separate exterior customer entrance (sign VV). 2. To permit seven (7) wall-mounted enterprise signs affixed to a wall without a separate customer entrance (signs DD-JJ). 3. To permit six (6) wall-mounted enterprise signs affixed to a wall without a separate exterior customer entrance (signs U, WW, BBB, CCC, DDD and EEE). 4. To permit three (3) wall-mounted enterprise signs affixed to a wall without a separate exterior customer entrance (signs YY, ZZ and AAA). 5. To permit a joint identification sign to display six (6) lines of text with a sign copy a minimum of five (5) in. in height in lieu of the permitted five (5) lines of text and required eight(8) in. in height for sign copy (Sign HHH). B. Variance requested from Section 450.5.B.1.a 1. To permit enterprise signs on the non-vertical surface of an awning in lieu of on the vertical surface (signs BBB, CCC, DDD and EEE). C. Variance requested from Section 450.5.9.c 1. To permit two (2) signs on a mansard roof with a slope of 15 degrees that project 6.8 ft. from their surface in lieu of the requirement that the signs project no more than 4 ft. from a mansard roof with a slope no less than 30 degrees (signs V and W).

Hearing: Tuesday, September 25, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

**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: 2019-0021-A

Property Address: 817 Maiden Choice Lane

Property Description: _____

Legal Owners (Petitioners): Kensington Associates c/o Kimco Realty Corp.

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: ~~Mr~~ Margaret Giordano

Company/Firm (if applicable): Rosenberg Martin Greenberg LLP

Address: 25 S. Charles St., 21st Fl.
Balt., MD 21201

Telephone Number: (410) 727-6600

Date: 7/20/18

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
7/20/2018	7/20/2018	09:30:22	1

W501 WALKIN LJR
 RECEIPT # 797855 7/20/2018 DFLW

5 526 ZONING VERIFICATION

NO. 171729

Recpt Tot: 1500.00
\$500.00 - CK \$1000.00 - CA

Baltimore County, Maryland

Total: 500 US

Rec: *Rosenberg, Martin Grawberg*
From:

For: 817 Maiden Choice LN

2019-0021-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*

September 19, 2018

Kensington Associates LLC
Kimco Income Fund I. L. P.
Kimco Income Fund I, GP, Inc.
Gregory H Reed
3333 New Hyde Park Road, Suite 100
New Hyde Park, NY 11402

RE: Case Number: 2019-0021 A, Address: 817 Maiden Choice Lane & 4600 Wilkens Avenue

Dear Mr. Reed:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 20, 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
Caroline L Hecker, Esquire, 25 S Charles Street, 21st floor, Baltimore MD 21201

Date: 7/30/18

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

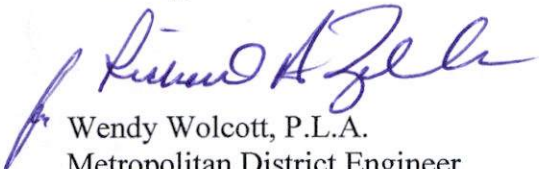
Dear Ms. Lewis:

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. 2019-0021-A

*Variance
Kensington Associates, LLC, Kinco Trueme Furb. Corp.
817 Mardian Choice Dr.*

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

BALTIMORE COUNTY, MARYLAND

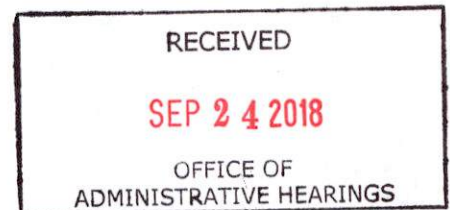
INTER-OFFICE MEMORANDUM

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

DATE: 9/21/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-021



INFORMATION:

Property Address: 817 Maiden Choice Lane & 4600 Wilkens Avenue

Petitioner: Caroline L. Hecker, Esquire

Zoning: BL

Requested Action: Variance

Revised

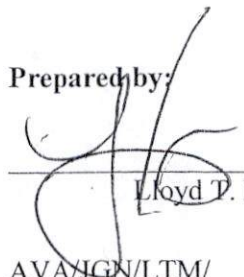
Upon consideration of additional information presented to the Department of Planning by legal representatives for the petitioners, the Department offers these revised comments regarding the above referenced case.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- The Department understands that the two existing freestanding signs on Wilkens Ave. are to be removed. The Department recommends removal occur prior to the issuance of any new sign permits.
- The Department understands that all signage attached to the southwestern façade of Building 3 (DD-II) will be of equal dimensions as shown on materials received by the Department on 9/21/2018. The Department recommends said signs be not more than 12 sq. ft. individually.
- The Department can support a sign YY on Building 4 having a maximum sq. footage of 12 feet only.
- The Department has no issue with the existing signage on Building 2 provided it is demonstrated that the structural type and location are consistent with BCZR § 450.5.B.7.

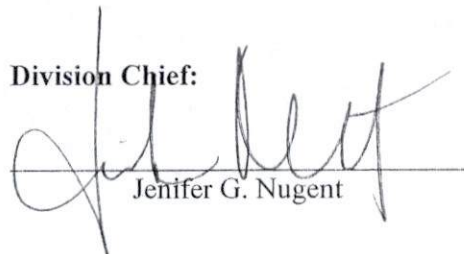
For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JCN/LTM/

c: Dennis Wertz

Caroline L. Hecker, Esquire

Office of the Administrative Hearings

People's Counsel for Baltimore County

9-25

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: 19-021



INFORMATION:

Property Address: 817 Maiden Choice Lane & 4600 Wilkens Avenue
Petitioner: Caroline L. Hecker, Esquire
Zoning: BL
Requested Action: Variance

The Department of Planning has reviewed the petition for variance as listed on the attachment submitted in support of the petition.

A site visit was conducted on August 6, 2018.

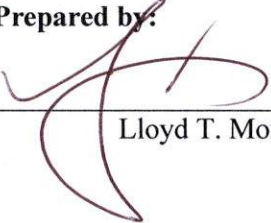
The Department does not support granting the petitioned zoning relief as filed.

The plan must identify the two existing freestanding signs along the Wilkens Avenue frontage. Petitioners shall demonstrate to the satisfaction of the Administrative Law Judge (ALJ) that the existing street address sign is exempt from the requirements of BCZR §450. Site inspection reveals an existing monument type freestanding joint identification sign identifying the "Wilkens Beltway Plaza" and "Giant/pharmacy. The petition does not seek a variance to BCZR§450.4.F.7(b)VI to allow more than one freestanding joint identification sign per frontage. Petitioners must further demonstrate to the ALJ that two freestanding joint identification signs conforms to or is exempt from the BCZR. In the alternative, petitioners must seek variance relief to allow two such signs or remove one.

- It is the position of the Department that if variance relief is granted, the proposed signage will excessively impact the adjacent residential properties, mar the appearance of the travel way and create additional distractions and be generally inconsistent with the general signage policies of BCZR§450.1. In the alternative, the Department recommends small identification signage of not more than 10 square feet on those building facades that face the public right of way (building façades BLD3W, BLD2W, BLD4S).

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

Prepared by:



Lloyd T. Moxley

AVA/JGN/LTM/

Division Chief:



Jennifer G. Nugent

c: Dennis Wertz
Caroline L. Hecker, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
DATE: August 16, 2018

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

SUBJECT: Zoning Advisory Committee Meeting
For August 06, 2018
Item No. 2019-0003-A (**VARIANCE ADDED**), 0021-A, 0024-A, 0027-A and
0028-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: 8/21/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-021

INFORMATION:

Property Address: 817 Maiden Choice Lane & 4600 Wilkens Avenue
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Zoning: BL
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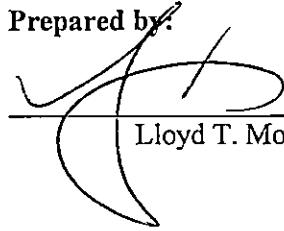
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The plan must identify the two existing freestanding signs along the Wilkens Avenue frontage. Petitioners shall demonstrate to the satisfaction of the Administrative Law Judge (ALJ) that the existing street address sign is exempt from the requirements of BCZR §450. Site inspection reveals an existing monument type freestanding joint identification sign identifying the "Wilkens Beltway Plaza" and "Giant/pharmacy. The petition does not seek a variance to BCZR§450.4.F.7(b)VI to allow more than one freestanding joint identification sign per frontage. Petitioners must further demonstrate to the ALJ that two freestanding joint identification signs conforms to or is exempt from the BCZR. In the alternative, petitioners must seek variance relief to allow two such signs or remove one.

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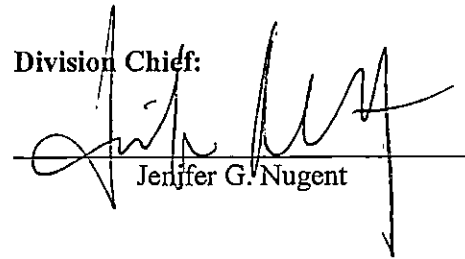
Prepared by:



Lloyd T. Moxley

AVA/JGN/LTM/

Division Chief:



Jennifer G. Nugent

c: Dennis Wertz
Caroline L. Hecker, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

RECEIVED
SEP 27 2018
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS
DATE: 9/21/2018

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: 19-021

INFORMATION:

Property Address: 817 Maiden Choice Lane & 4600 Wilkens Avenue
Petitioner: Caroline L. Hecker, Esquire
Zoning: BL
Requested Action: Variance

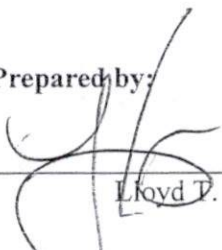
Upon consideration of additional information presented to the Department of Planning by legal representatives for the petitioners, the Department offers these revised comments regarding the above referenced case.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- The Department understands that the two existing freestanding signs on Wilkens Ave. are to be removed. The Department recommends removal occur prior to the issuance of any new sign permits.
- The Department understands that all signage attached to the southwestern façade of Building 3 (DD-II) will be of equal dimensions as shown on materials received by the Department on 9/21/2018. The Department recommends said signs be not more than 12 sq. ft. individually.
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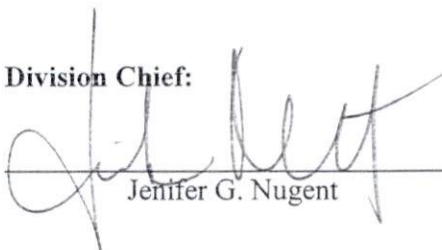
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Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/IGN/LTM/

c: Dennis Wertz
Caroline L. Hecker, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

Case No.: 2019-0021-A

Exhibit Sheet

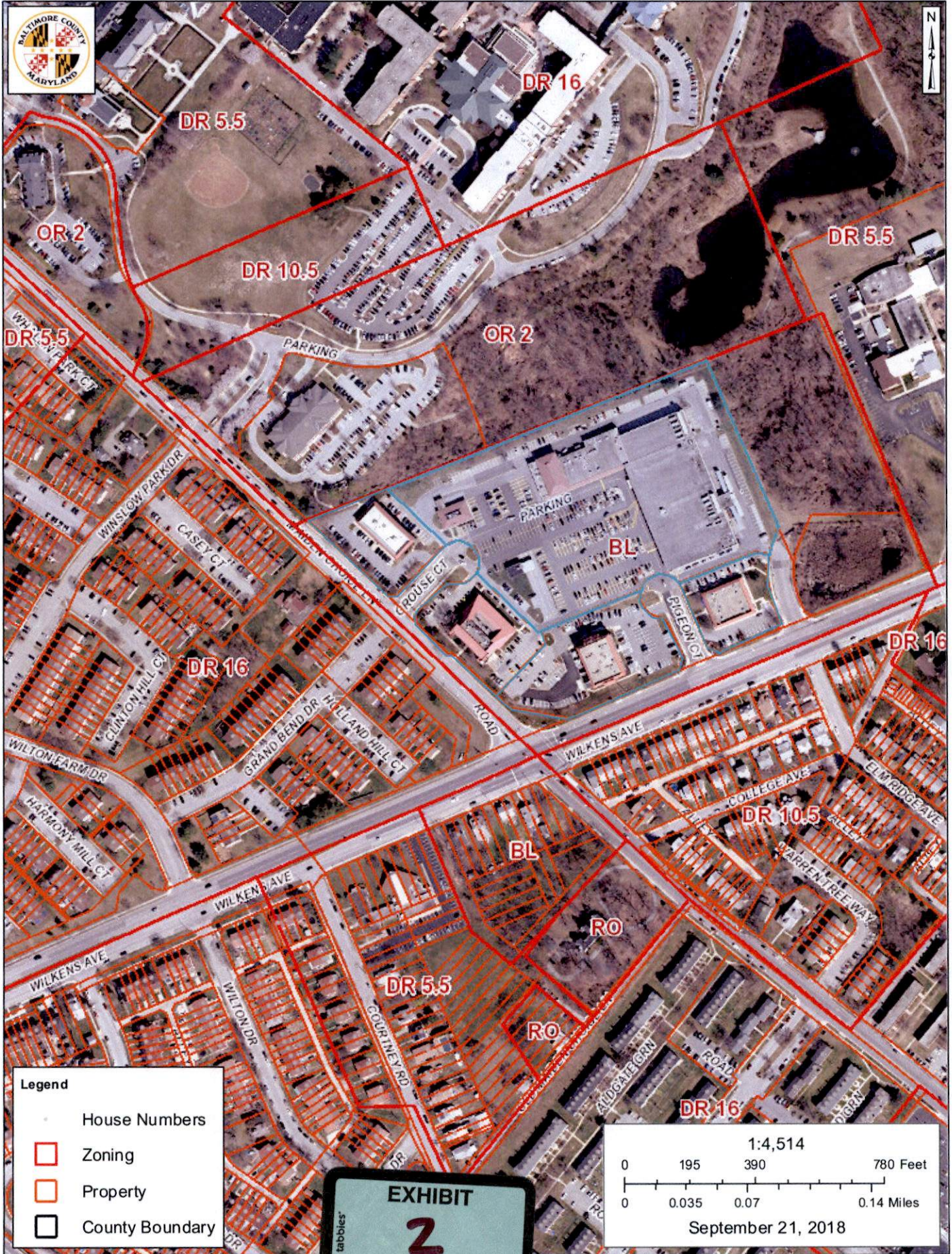
Petitioner/Developer

Protestants

11-29-18 *Sen 9-26-18*

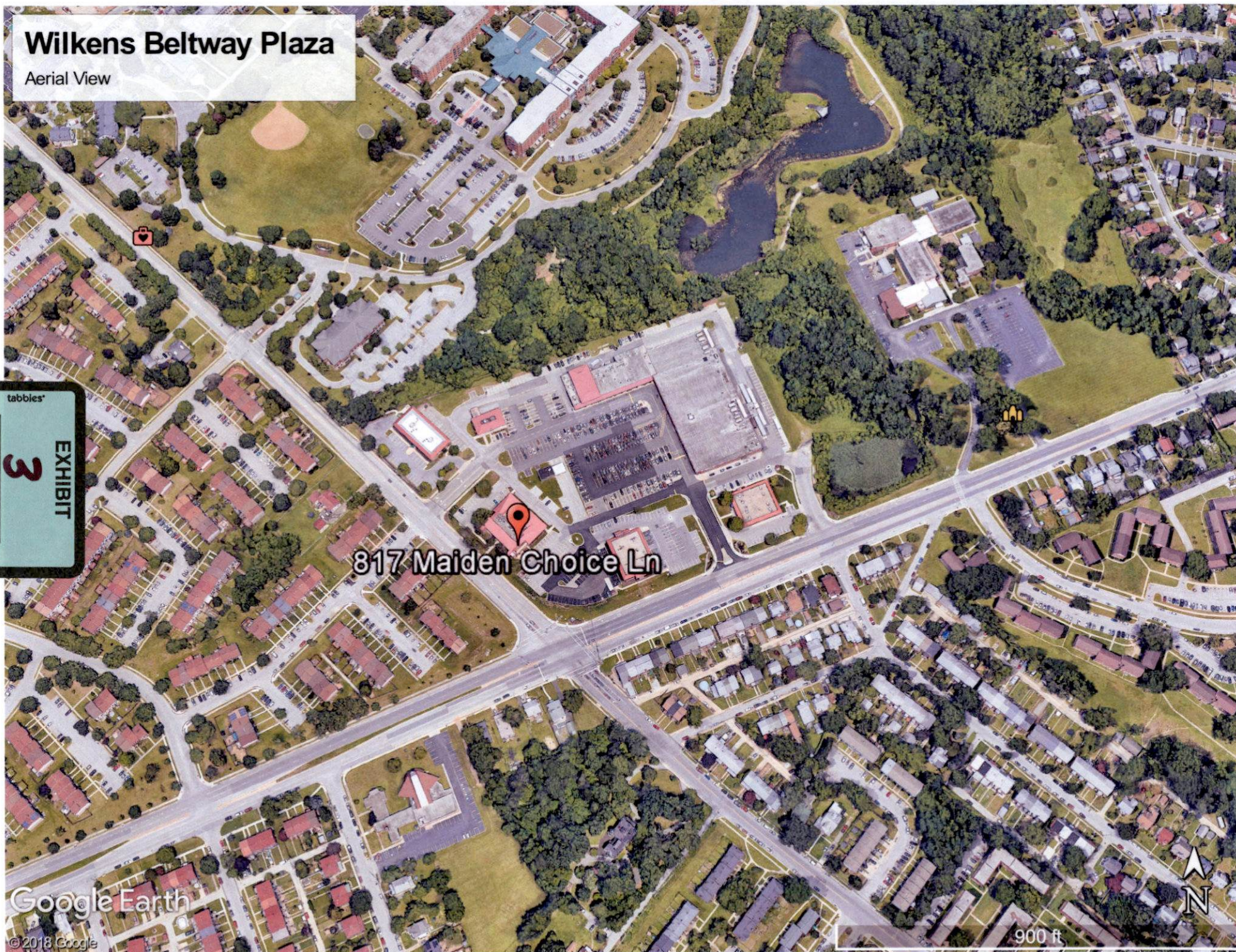
No. 1	1 1A > Site plans	
No. 2	Aerial map	
No. 3	"Wilkins Plaza" View	
No. 4	Photo of site	
No. 5	Order in No. 2017-218	
No. 6	Order in No. 2011-137	
No. 7	Amended JSPC Plan	
No. 8	Gesell resume	
No. 9	"Architecture + Branding"	
No. 10	10 10A > "Streetview" photos	
No. 11	Google Earth Photo-	
No. 12	Hearing Outline	

Wilkins Beltway Plaza Zoning Map



Wilkins Beltway Plaza

Aerial View



tabbles*

3

EXHIBIT

Google Earth

© 2018 Google

900 ft

Wilkens Beltway Plaza

View along Wilkens Avenue - Facing East

EXHIBIT

4

tabbles



Google Earth

© 2018 Google

8.37 ft



Wilkins Beltway Plaza

View along Maiden Choice Lane - Facing Northwest



Google Earth

© 2018 Google

8.50 ft

IN RE: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(4703-4709 Wilkens Avenue) *

13th Election District

1st Council District *

Westland Gardens Co., *et al.*

Legal Owners *

J. C. Bar Properties, Inc. *Contract Purchaser*

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2017-0218-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 Westland Gardens Co., *et al.*, legal owners and J.C. Bar Properties, Inc., contract purchaser ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve 2 stacking spaces for the drive through facility for a drug store (not including the space next to the transaction window), pursuant to B.C.Z.R. §409.10.A. In addition, a Petition for Variance seeks to allow 58 off street parking spaces in lieu of the required 74 parking spaces. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1.

Andrew Stine, Carl Wilson and Joe Eisenhaner appeared in support of the requests. David H. Karceski, Esq. represented the contract purchaser. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) and the Department of Environmental Protection and Sustainability (DEPS). Neither agency opposed the requests.

The subject property is approximately 1.97 acres in size and zoned BL. The property (comprised of 22 individual lots) is improved with several dwellings which will be razed. The property



was zoned for residential use until 2016, at which point it was rezoned to BL during the comprehensive zoning process. Petitioners propose to construct a CVS pharmacy at the site. A pharmacy is permitted by right in the zone, although Petitioners require variance and special hearing relief to construct the proposed improvements.

SPECIAL HEARING

The special hearing seeks to approve 2 stacking spaces for a drive-through pharmacy window. The Regulations are silent concerning the number of stacking spaces required for a drive-through pharmacy, which is a relatively recent phenomenon. CVS representatives indicated 2 spaces would be sufficient, and a similar request was approved in a previous zoning case involving a CVS pharmacy on Joppa Road. See Case No. 2016-0110-SPHA. As such, the special hearing request will be granted.

VARIANCES

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

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

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

Petitioners have met this test. The property is irregularly shaped and there is a significant (i.e., 14 ft.) elevation change across the site. As such the property is unique. Petitioners would experience practical difficulty if the regulations were strictly interpreted because they would be unable to operate the new business at the location. Finally, as demonstrated by the lack of County and/or community opposition, I do not believe granting the requests would have a detrimental impact upon the community.

THEREFORE, IT IS ORDERED this 26th day of **April, 2017**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning

Regulations ("B.C.Z.R) to approve 2 stacking spaces for the drive-through facility for a drug store (not including the space next to the transaction window), be and is hereby GRANTED.

IT IS FURTHER ORDERED that the petition for variance to allow 58 off street parking spaces in lieu of the required 74 parking spaces, be and is hereby GRANTED.

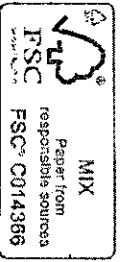
The relief granted herein shall be subject to and conditioned upon the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Prior to issuance of permits Petitioners must submit for approval by Baltimore County landscape and lighting plans for the site.
3. Prior to issuance of permits Petitioners must comply with the forest conservation provisions in the Baltimore County Code.
4. Prior to issuance of permits Petitioners must obtain an entrance permit from the State Highway Administration.

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

JEB/sln

Signed _____
JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County



IN RE: PETITION FOR VARIANCE

NE corner of Maiden Choice Lane and
Wilkins Avenue
13th Election District
1st Councilmanic District
(4622 Wilkins Avenue)

Kensington Associates, LLC

Legal Owner

Giant of Maryland, LLC

Contract Lessee

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY

* **CASE NO. 2011-0137-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by Mike Cardany, agent and authorized signatory on behalf of the legal owner of the subject property, Kensington Associates, LLC, and the proposed contract lessee, Giant of Maryland, LLC, through one of its Senior Managers of Construction, Juan Carlos Vivas, and its attorney, Charles B. Marek, III, Esquire of Gildea and Schmidt, LLC. Petitioner is requesting Variance relief from Section 450.4 Attachment 1.5.d of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit 12 total wall-mounted enterprise signs for the existing Giant supermarket, 11 to be located on the front building face and 1 located on the side building face in lieu of the 1 permitted, and for such other and further relief as may be required by the Zoning Commissioner. The subject property and requested relief are more fully described on the site plan and signage details that were marked and accepted into evidence as Petitioner's Exhibits 1 and 2, respectively.

Appearing at the public hearing in support of the Petition were Ronald Brumbaugh, Senior Manager of Construction for Giant, Mark Johnston of Gutcheck, Little and Weber, the civil engineer for the project, and Alan Nethen of Gable Signs. Charles B. Marek, III, Esquire represented Petitioner at the hearing. There were no Protestants or other interested persons present

ORDER RECEIVED FOR FILING

Date 12-8-10

By [Signature]



at the hearing. As a preliminary matter, Mr. Marek requested an amendment to the Petition for Variance to reduce the wall mounted signage by one (1) sign along the front building face. The new request was for ten (10) signs on the front building face and one (1) on the side building face. This amendment, making the matter a lesser variance than requested and published, was granted.

Continuing with the Petition for Variance aspects of the relief requested, Mr. Marek proffered the evidence presented at the hearing, and the proffer and exhibits were accepted into the record of the case. The property in question is the "Wilkins Beltway Plaza" near the intersection of Wilkins Avenue and Maiden Choice Lane. To the north of the center is the Charlestown retirement community, to the west and south are office buildings and to the east is the Our Lady of Victory church and school. The property is accessed by three public streets that dead end into the center, Grouse Court, Pigeon Court and Elm Ridge Avenue. The site is approximately 8 acres and is zoned B.L. The site is improved with a multi-tenant retail building and two stand alone PAD sites. The Giant supermarket is the largest tenant in the site and considered the "anchor" store. In addition to being the anchor store, testimony revealed that Giant has a total of twelve (12) stores in Baltimore County and employs roughly 1200 people. The chain is an important economic driver of the County, as well as the State of Maryland, and works with local businesses and farms.

Giant is going through a global re-imaging of its stores, whereby the longstanding "big G" signage is being replaced with a "fruit-bowl" type logo and associated Giant lettering. As part of this change over from the old trademark to the new, Giant is upgrading not only the sign package, but also has allocated a significant sum to upgrade the interior of these stores. This re-imaging to the "fruit-bowl" logo and associated signage will take place not only in Baltimore County, but across Maryland, Virginia, Delaware any the other markets of Giant.

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Date 12-8-10

By JB 2

Testimony also focused on the aspects particular to the property that make it appropriate for variance relief. The property in question is well hidden and buffered by its surroundings and the significant impaired visibility is noted in the Zoning Advisory Comment from the Office of Planning. The access from three public roads that dead end into the center is unusual as there is no frontage on the collector roads. Additionally, there is a significant grade change moving eastward from Maiden Choice Lane into the site and, combined with the significant vegetation, makes the center barely visible from one of the two traffic bearing roads. Likewise, the sightlines into property are also significantly impaired along Wilkens Avenue by the vegetation and office buildings surrounding the Giant. Pictures taken along Wilkens Avenue and Maiden Choice Lane were marked and accepted into evidence as Petitioner's Exhibits 5 and 6 to demonstrate this limitation.

These peculiar aspects of the property work in concert to create a practical difficulty for the supermarket, which is the inability to adequately alert the customers to their presence in the center as well as their multitude of services. This leads to decreased economic vibrancy of the store and the center as a whole. In addition, due to the consolidation of uses under one roof, these stores with large building footprints (i.e. big box) are unable to adequately advertise their services. I believe that the granting of the variance is able to remedy this practical difficulty. Allowing multiple signs will give customers an opportunity to recognize the store from various points along their drive and not just one vantage point.

Moreover, the testimony and evidence also showed that the granting of the variance would be in the spirit and intent of the Zoning Regulations. The sign regulations do attempt to allow stores to adequately advertise their services, and I believe that this relief is in keeping with that and other goals of the signage regulations. Lastly customer recognition and identification of the

ORDER RECEIVED FOR FILING

Date 12-8-10 3

By PZ

stores is important as this re-imaging is occurring not just in Baltimore County, but throughout all of Giant's operation across counties and states, including Maryland, Virginia, Delaware and the District of Columbia.

The testimony also bears that the granting of the variance will be in the interest of the public. The new sign package will utilize light-emitting-diode (LED) technology for illumination, thereby reducing the energy consumption by roughly ninety percent (90%). The freestanding signage will also assist the flow of traffic as it will alert customers to the presence of the store and give them the time they need to properly and safely adjust their driving to accommodate their supermarket trip.

Finally, the Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated November 5, 2010 which indicates that they have no objection to the requested variance. The modified signage appears to be more attractive than the existing signage. The proposed wall mounted signs will not be highly visible from the public right-of-way.

Pursuant to the advertisement, posting of the property and public hearing on the Petitions held, and for the reasons set forth above, the Petition for Variance as amended should be granted.

THEREFORE, IT IS ORDERED this 8th day of December, 2010 by this Deputy Zoning Commissioner that Petitioner's Variance request from Section 450.4 Attachment 1.5.d of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit 11 total wall mounted enterprise signs for the existing Giant supermarket, 10 to be located on the front building face and 1 located on the side building face in lieu of the 1 permitted be and is hereby **GRANTED**, subject to the following:

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Date 12-8-10

By JR

1. Petitioner may apply for permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 12-8-10

By PZ

STORE #166 Baltimore, MD



SIGNAGE SCALE: 1" = 10'-0"



CHANNEL LETTER WITH 1 WHITE PLEX FACES, 1/2" RELIEF ON TRANS VINYL, 3 ROWS LED, WHITE TRIM, WHITE RETURNS AND DECK-OUT BACKS
ONE SET FRONT
ONE SET SIDE



WHITE CHANNEL LETTERS INSTALLED ON NARROW RACEWAY
PAINTED TO MATCH BRICK WALL



WHITE CHANNEL LETTERS ON NARROW RACEWAY
PAINTED TO MATCH BUILDING

flavorful meat

natural foods

fresh bakery

fresh picked produce

WHITE ACRYLIC LETTERS STUD-MOUNTED TO WALL



ACRYLIC LETTERS PAINTED AND
STUD-MOUNTED TO WALL



BOX SIGNS WITH ILLUMINATED LETTERS IN WHITE
BACKGROUND OF SIGN FACE, SIGN CABINET AND RETURN
ALL TO MATCH PURPLE PMS 259

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

AGNOLD SIGN COMPANY, INC. • 722 WORTHINGTON STREET, SPRINGFIELD, MA 01103 • TEL: (413) 732-5111 • FAX: (413) 787-2169									
FRONT	GIANT LOGO	136.63 SQFT	FRONT	THE QUALITY FOOD PEOPLE	10.3 SQFT	TOTAL OF ALL SQUARE FOOTAGE 610.17 SQFT	2-10-10	CUSTOMER:	GIANT
FRONT	GIANT LOGO	136.63 SQFT	FRONT	LOW PRICES	14.25 SQFT		0-0-10	STORE:	GIANT #166 4822 WILKENS AVE WILKENS BELTWAY PLAZA
FRONT			FRONT				0-0-10	DRAWING CODE:	
FRONT	PNC BANK	11.84 SQFT	FRONT	FLAVORFUL MEAT	10.7 SQFT		0-0-10	BALTIMORE, MD #166 ELEVATION CDR / MD / GIANT	
FRONT			FRONT	NATURAL FOODS	11.8 SQFT		0-0-10	SALESPERSON:	CHRIS
FRONT			FRONT	FRESH BAKERY	10.8 SQFT		0-0-10	DRAWN BY:	MARIANNE
FRONT	Pharmacy LOGO	35.33 SQFT	FRONT	FRESH PICKED PRODUCE	18.3 SQFT		0-0-10	THIS DESIGN IS THE EXCLUSIVE PROPERTY OF AGNOLD SIGN COMPANY (INCORPORATED) AND ALL RIGHTS TO ITS USE OR REPRODUCTION ARE RESERVED	
FRONT			FRONT				0-0-10		
FRONT			SIDE	LOGO	41 SQFT		0-0-10		
FRONT	WELCOME	13.14 SQFT	SIDE	LETTERS	16.25 SQFT		0-0-10		

ZONING CASE # 2011-

GLW GUTSCHICK LITTLE & WEBER, P.A.			
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS			
3000 NATIONAL AVE., SUITE 200, BALTIMORE, MD 21201			
TEL: 410-421-4400 FAX: 410-421-4401 E-MAIL: INFO@GLWPA.COM			
DATE: _____ REVISION: _____ BY: _____ APPROVE: _____			

PLAN TO ACCOMPANY PETITION FOR VARIANCE HEARING			
PREPARED FOR: GIANT OF MARYLAND, LLC 1365 HANCOCK STREET QUINCY, MA 02269 ATTN: MR. SCOTT HALEY (617)-770-8119	SCALE: AS SHOWN	ZONING: BL	WILKENS BELTWAY PLAZA GIANT FOOD STORE #166
DATE: NOV. 2009	TAX MAP - (MD) 101 - C2	ELECTION DISTRICT No. 1: COUNCILMANIC DISTRICT 3	G. L. W. FILE NO. 94034
BALTIMORE COUNTY, MARYLAND			SHEET: 2 OF 2



0 16622 81118 4



RESUME

Michael J. Gesell, P.E. **Project Manager**

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 Seventeen (17) 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 - St. Johns 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







Architecture + Branding

THE ROLE OF ARCHITECTURE WITHIN THE BRAND EXPERIENCE

UNCATEGORIZED

Architecture + Branding: McDonald's disowns the roof and serves up a new image

POSTED BY MARC LORTIE · FEBRUARY 15, 2012 · 4 COMMENTS

FILED UNDER ADVERTISING, ARCHITECTURE, BRANDING, BRANDS, DESIGN, MARKETING, MCCAFE, MCDONALDS

1-Mansard memories

McDonald's. As a child, the name alone conjured up excitement and anticipation. Instantly, that well-known image of McDonald's came to mind. Before I could even know what a double-sloped Mansard roof was, there it was, filling my thought stream like a fixture attached to the word.

Back then, McDonald's seemed easier to comprehend, Big Macs, burgers, fries, soft drinks, ice cream and Happy Meals. And, a McDonald's looked like a McDonald's.

Route 57 at Longbranch, Liverpool, NY

Lake Park, Florida

Central Square, NY

No matter where one might have ventured, far and wide, from a distance at highway speeds in the middle of the night, one could instantly recognize that McDonald's of late.

Ashland, VA

Savannah, GA

Through menu changes, economic ebbs and flows, wars, recessions, the design persevered, proliferated and became emblematic of the brand, effectively elevating the double-sloped Mansard to iconic status. But alas, all good things must come to an end.

Stittsville Main Street, Stittsville, Ontario

2-Disowning the roof

Initially introduced in the 1960's, the double-sloped Mansard roof quickly gained acceptance and spread rapidly across McDonald's stores as the brand experienced rapid growth. Over the five decades that followed, McDonald's managed to establish the red double-sloped Mansard roof as its calling card,



Route 57 at Longbranch, Liverpool, NY



Lake Park, Florida



Central Square, NY



Ashland, VA



Savannah, GA



Stittsville Main Street, Stittsville, Ontario



Streetview Photo

Approximating Sign YY



EXHIBIT

tabbles®

10



Google Earth

© 2018 Google

8.33 ft

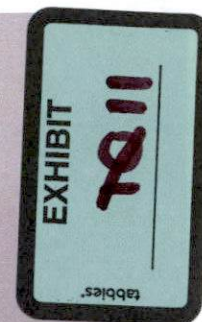




0 16622 81121 4

Wilkins Beltway Plaza

View from Grand Bend Drive



M&T Bank Sign



Google Earth

© 2018 Google

9.82 ft

Wilkins Beltway Plaza

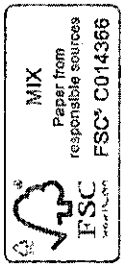
View of Broadfield Community



Google Earth

© 2018 Google

7.85 ft





ROSENBERG | MARTIN | GREENBERG, LLP

25 South Charles Street, Suite 2115 Baltimore, Maryland 21201-3305 410-727-6600

BALTIMORE COUNTY ZONING HEARING OUTLINE

KENSINGTON ASSOCIATES C/O KIMCO REALTY

**817 MAIDEN CHOICE LANE AND 4600 WILKENS AVENUE
(WILKENS BELTWAY PLAZA)**

SEPTEMBER 25, 2018

2019-0021-A

I. INTRODUCTION

1. Justin Williams – Rosenberg Martin Greenberg, LLP
2. William A. Wegmann – Kimco Realty, Vice President of Construction
3. Greg Reed – Kimco Realty, Vice President of Development
4. Michael Gesell – Bohler Engineering
5. This is a petition for variances necessary to add new signage proposed in connection with a \$4.5 million capital improvement project at Wilkens Beltway Plaza and to bring certain existing signs into compliance with the Baltimore County Zoning Regulations.
6. The signage proposed is shown on the Site Plan prepared by Michael Gesell. As will be described in more detail, following the submission of the Site Plan, sheets 1, 4, and 7 of the Site Plan have been modified in response to comments from the Department of Planning.

i. **Exhibit 1 – Site Plan**

ii. **Exhibit 1A – Redlined Site Plan Sheets**

II. EXISTING CONDITIONS – TESTIMONY FROM WILLIAM WEGMANN

1. Zoning Classification: B.L.
2. The Property is known as Wilkens Beltway Plaza and is located in the Arbutus area of Baltimore County. It has a total site area of 11.89 AC (517,869 SF) and is located at the intersection of Wilkens Avenue and Maiden Choice Lane in a mixed-commercial and residential area. The Center is accessed by three public streets that dead end into the center—Grouse Court, Pigeon Court, and Elm Ridge Avenue—and there are



significant grade changes moving northeast from the Maiden Choice Lane and Wilkens Avenue intersection.

i. Exhibit 2 – Zoning Map/Aerial

ii. Exhibit 3 – Google Earth Aerial

iii. Exhibit 4 – Google Streetview Images

3. To the immediate north of the center are relatively large forest buffer areas connected with the Charlestown Retirement Community, which is located north of the Property on Maiden Choice Lane. To the further east is the Our Lady of Victory School.
4. On the opposite side of Wilkens Avenue (MD Rt. 372), a 111' right-of-way, is a townhome community zoned D.R.10.5, and on the opposite side of Maiden Choice Lane, a county road with right-of-way width up to 100', is the Broadfield townhome community zoned D.R. 16.
5. On the opposite corner of the intersection from the Property is a site that was rezoned to B.L. during the 2016 CZMP Process. In Case No. 2017-218-SPHA, special hearing and variance approvals were granted in connection with the construction of a CVS pharmacy at that location.

i. Exhibit 5 – Opinion and Order – Case No. 2017-218-SPHA

ii. See Exhibit 1 – Zoning Map

6. Originally developed in the late 1970s and expanded with three low-rise office buildings and a bank facility in subsequent decades, Wilkens Beltway Plaza was somewhat ahead of its time as a suburban mixed-use office/retail center with multiple buildings on the perimeter of the Property.
7. The Shopping Center is anchored by a Giant supermarket. In Case No. 2011-137-A, the Deputy Zoning Commissioner granted Giant's request for sign variances to allow for the installation of upgraded signage that was proposed as part of their company-wide re-imaging. Two "Giant" logo signs of 158-SF were approved, along with 8 other signs advertising their services/offers (e.g., a 50-SF "Pharmacy" sign, and an 18-SF "Fresh Picked Produce" sign).

i. Exhibit 6 – Opinion and Order and Elevation – Case No. 2011-137-A

8. A couple of years ago, inspections indicated that the Property's easternmost office building, located at 817 Maiden Choice Lane, had structural deficiencies and required significant rehabilitation. Because of the weak demand for office use in this area of Baltimore County, Kimco decided to raze the 817 Maiden Choice Lane building along with the underutilized office building at 4600 Wilkens Avenue and undertake a \$4.5 million project to construct new retail buildings in their place, and make other upgrades to the Center.

- i. In the course of the development approval process, Kimco representatives met with the local residential community to present their redevelopment plans. Feedback to the plans and elevations, which included proposed signage, were overwhelmingly positive, and on February 10, 2018, approval of a refinement to the development plan for the Shopping Center was granted.
- ii. **Exhibit 7 – Approved Development Plan with Revised Elevations**
- iii. The new buildings are shown on the plans as Building 3 and Building 6. Because of the significant grade change from Maiden Choice Lane into the Center, Building 3 has been designed to be entered from the interior of the site.
- iv. As a large mixed-use center at a significant intersection, the County design reviewers requested, and Kimco agreed, to a number of architectural upgrades in the design of Building 3 over what was initially proposed. For example, architectural treatments were added to the building so the rear would not look like a rear of a retail building. Because of the significant grade change, screening was added to the rooftop HVAC units to make the building visually appealing. Construction on Building 3 is 80% complete and is due for mid-October opening.
- v. At this time, Building 6 has not yet been designed and is several years from construction.

III. PROPOSED SIGNAGE/REQUESTED RELIEF – TESTIMONY FROM MICHAEL GESELL

1. The Site Plan in this case was prepared by Michael Gesell, a licensed professional engineer, an expert in the application of the Baltimore County Zoning Regulations (“BCZR” or “Zoning Regulations”) as to sign regulations. He has previously been qualified as an expert witness in Baltimore County zoning proceedings.
 - i. **Exhibit 8 – Gesell, C.V.**
2. The signage shown on the approved elevations requires certain variances, and Kimco submitted the instant request for approval of the variances for the new signage as well as to bring certain existing signage within the center into compliance. The full package of proposed and existing signage is shown on the Site Plan. In addition to new signage on the new buildings, a new freestanding joint-identification sign is proposed along Wilkens Avenue at Pigeon Court. Existing freestanding signs along Wilkens Avenue will be removed. New wall-mounted signs are also proposed on existing Building 4. The proposed signage has been reviewed by the Department of Planning and the local community.

- i. **See Exhibits 1 and 1A – Site Plan and Redlined Site Plan**

- ii. In response to comments from the Department of Planning, the following changes have been made to the proposed sign package:
 1. Signs DD and II have been reduced in size to be consistent with the other signage on the rear façade of Building 3.
 2. The existing freestanding signage along Wilkens Avenue is identified as to be removed.
 3. **See Exhibit 7 – Revised Elevations**
3. Regarding the specific relief requested, Petitioners request variance relief from the Zoning Regulations as follows:
 - i. Section 450.4 Attachment 1, 1.5(d)(VI) to permit one (1) wall-mounted enterprise sign affixed to a wall without a separate exterior customer entrance (sign VV).
 - ii. Section 450.4 Attachment 1, 1.5(d)(VI) to permit seven (7) wall-mounted enterprise signs affixed to a wall without a separate customer entrance (signs DD - JJ).
 - iii. Section 450.4 Attachment 1, 1.5(d)(VI) to permit six (6) wall-mounted enterprise signs affixed to a wall without a separate exterior customer entrance (signs U, WW, BBB, CCC, DDD and EEE).
 - iv. Section 450.4 Attachment 1, 1.5(d)(VI) to permit three (3) wall-mounted enterprise signs affixed to a wall without a separate exterior customer entrance (signs YY, ZZ, and AAA).
 - v. Section 450.4 Attachment 1, 1.7(b)(IX) to permit a joint identification sign to display six (6) lines of text with a sign copy a minimum of five (5) inches in height in lieu of the permitted five (5) lines of text and required eight (8) inch height for sign copy (Sign HHH).
 - vi. Section 450.5.B.1.a to permit enterprise signs on the non-vertical surface of an awning in lieu of on the vertical surface (signs BBB, CCC, DDD, and EEE).
 - vii. Section 450.5.9.c to permit two (2) signs on a mansard roof with a slope of 15 degrees that project 6.8 feet from their surface in lieu of the requirement that the signs project no more than 4 feet from a mansard roof with a slope no less than 30 degrees (signs V and W).
 1. Per the Department of Planning’s revised comment, this sign is not a roof sign, as prohibited by §450.5.B.7. This sign is attached to a mansard roof. The definition of mansard roof contained in Section 450.3 specifically defines it as “an architectural element having a

roof-like appearance which is above a building wall and has a slope of not less than 30 degrees measured from the lowest to the highest point of the mansard. Here, the roof is less than 30 degrees, but is still “mansard” in character and similar to the classic McDonald’s mansard roof style.

2. Exhibit 9 – McDonalds’ Mansard Roof Exhibit

IV. VARIANCE – LEGAL STANDARDS

1. Mr. Gesell would testify that the Property meets the standard for granting the necessary variances under Section 307.1 of the BCZR and the test in *Trinity Assembly of God v. People’s Counsel*, 407 Md. 53, 80 (2008).
2. Legal standards:

BCZR Section 307.1 authorizes the Administrative Law Judge to “grant variances ... from sign regulations ... in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship... Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to public health, safety and general welfare.

3. Uniqueness/Special Circumstances:

As indicated in the Deputy Zoning Commissioner’s Findings of Fact and Conclusions of Law in Case No. 2011-137-A, the Property is well-hidden and buffered by its surroundings. The access to the site from three public roads that dead end into the center is unusual as there is no frontage the collector roads. Additionally, the significant grade change from both Maiden Choice Lane and Wilkens Avenue, which causes the site to sit below street level, combined with the significant vegetation on site, makes much of the center barely visible from traffic bearing roads.

4. Practical Difficulty or Hardship:

The unique aspects of the Property work in concert to create a practical difficulty for the tenants of the center, which is the inability to adequately alert the customers to their presence in the center while strictly complying with the sign regulations. This leads to decreased economic vibrancy of the entire mixed-use development. Additionally, if the variances are not granted as to the existing signs, Petition would suffer a hardship, as they would need to violate quiet enjoyment provisions of leases and dismantle signs that have been present for many years without complaint.

5. Spirit and Intent:

The granting of these variances is in harmony with the purpose of the Zoning Regulations. The sign regulations attempt to permit commercial entities to adequately advertise their services; the requested variances are necessary for the various tenants to do so. The significant \$4.5 million capital investment in the center will improve the general welfare of the surrounding neighborhood.

6. Without Injury to Public Health, Safety, and General Welfare:

The granting of the variances will not cause any injury to the public health, safety, or general welfare. The community fully supports the proposed improvements to the center.

V. RESPONSE TO UNADDRESSED PLANNING DEPARTMENT COMMENTS – KIMCO REPRESENTATIVE AND GESELL TESTIMONY

1. Per conversations with the Department of Planning following the issuance of their initial comment, the principal concern was the signage proposed on the elevations that face residentially-zoned areas (Building 3 West Elevation, Building 2 West Elevation, and Building 4 South Elevation). After further discussion with the Department of Planning, and following Kimco's agreement to reduce the size of the Building rear facing 3 signage, the Department of Planning's now supports the Building 3 and Building 2 signage variances. Because of the width and character of Maiden Choice Lane, Kimco was amenable to Planning's request to reduce the size of the rear facing signage on Building 3; however, because the south-facing signage on Building 4 (Sign YY) faces Wilkens Avenue, a large state highway, Kimco continues to seek approval of Sign YY at 50-SF as initially proposed.

2. Significantly, the residential community has supported the proposed \$4.5 million upgrades to the Center and the proposed signage. Moreover, during the 2016 CZMP, the Planning Staff, Planning Board, and County Council rezoned 3 acres on the southwest corner of Wilkens Avenue and Maiden Choice Lane from DR 5.5 to B.L., reflecting an acknowledgement of the commercialized nature of the intersection. The proposed signage will certainly have less impact on the nearby residential communities than the rezoning of 3 acres from residential to a commercial designation.

i. See Exhibit 5 – Opinion and Order – Case No. 2017-218-SPHA

3. Sign YY will be similar in size to the existing "address sign" on the south-facing wall of Building 4. Kimco would further agree to a condition that it not be illuminated after business hours.

i. Exhibit 10 – Streetview Photo Approximating Sign YY

- ii. The speed limit on Wilkens Avenue is 35-miles per hour and motorists would otherwise be unable to see the signage without it being a reasonable size. At 50-SF, Sign YY is the same size as the 50-SF "Giant Pharmacy"

sign and is far smaller than the 158-SF “Giant” logo signs that were all approved by the Deputy Zoning Commissioner in 2011.

iii. **See Exhibit 6 – Opinion and Order and Elevation – Case No. 2011-137-A**

4. As stated in §450.1.F of the Sign Regulations, Baltimore County has a substantial interest in promoting the public health, safety, and general welfare by reducing or eliminating excessive and incompatible signage. However, §450.1.B also notes that:

Businesses, small and large, established and new, contribute to Baltimore County’s economic welfare by creating jobs and job opportunities, developing underutilized and revitalizing depressed areas, and providing an expanded tax base. Because signage is necessary for the success and growth of businesses in the county, the regulation of signage must reasonably accommodate the needs of the business community.

The office market is weak in this area of the County, and thus, it is necessary to offer office tenants the ability to alert current and potential customers to their presence. Because the space on the lone proposed freestanding joint-identification sign along Wilkens Avenue will be for retail tenants, the office tenants in Building 4 will have no other signage visible to the public.

5. A variance to permit Sign YY to have an area of 50 SF is a better alternative to permit a business tenant within Building 4 to advertise itself than other types of signage that would be permitted by right.
- i. If the tenant for Sign YY had a separate exterior entrance, it would be permitted a sign up to 150 SF by right. *Cf.*, the 77.5-SF MedStar Medical Group sign (Sign SS) on the east elevation of Building 4, which is permitted by right because of its separate ground-level entrance.
 - ii. Additionally, Building 4 is located on a separate parcel from the rest of the Center and would be permitted a large wall-mounted and/or freestanding joint-identification sign, which would be more visually impactful than Sign YY. For example:
 - 1. Building 4 is entitled to install a 25-foot tall, 150-SF freestanding joint-identification sign, and
- (1) Exhibit 10 A – Freestanding Sign Exhibit**
- 2. Building 4 is entitled to install a wall-mounted joint identification sign with a maximum sign area of 12% of the wall upon which it is erected. The ±2800-SF wall (±80.1’ x ±41.5’) would, therefore, accommodate a wall-mounted sign of ±398.90 SF (2800 SF x 12% = 398.90 SF).

6. Building 2: The M&T Bank Signs (Signs W and V) are existing and the Petitioner would suffer a hardship if relief were denied, since they would need to dismantle and remove signs that have been present for many years without complaint. Because of the vegetation and grade change, homes in the nearby Broadfield community are not visually impacted by the signs that project a mere additional 2.8 feet from the mansard roof than is otherwise allowed, nor are they impacted by the mansard roof being just 15 degrees flatter than would otherwise be allowed. Each of the signs are 24-SF and are far smaller than the wall-mounted signage that would be permitted by right. For example, a wall-mounted sign on the west elevation could be as large as 78.20-SF by right; a sign on the south elevation could be as large as 134.60-SF by right.

- i. **Exhibit 11 – Google Streetview Images of View of Broadfield Community and from Grand Bend Drive**

VI. CONCLUSION

1. For these reasons, we respectfully request that the variance requests be granted.

- i. **Exhibit 12 – Hearing Outline**

CASE NAME Kensington Associates
CASE NUMBER 2019-0021-A
DATE 9/25/18

[illegible]

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: 19-021



INFORMATION:

Property Address: 817 Maiden Choice Lane & 4600 Wilkens Avenue
Petitioner: Caroline L. Hecker, Esquire
Zoning: BL
Requested Action: Variance

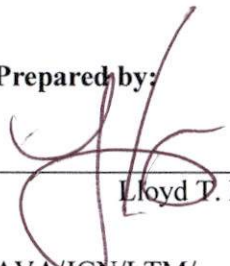
Upon consideration of additional information presented to the Department of Planning by legal representatives for the petitioners, the Department offers these revised comments regarding the above referenced case.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- The Department understands that the two existing freestanding signs on Wilkens Ave. are to be removed. The Department recommends removal occur prior to the issuance of any new sign permits.
- The Department understands that all signage attached to the southwestern façade of Building 3 (DD-II) will be of equal dimensions as shown on materials received by the Department on 9/21/2018. The Department recommends said signs be not more than 12 sq. ft. individually.
- The Department can support a sign YY on Building 4 having a maximum sq. footage of 12 feet only.
- The Department has no issue with the existing signage on Building 2 provided it is demonstrated that the structural type and location are consistent with BCZR § 450.5.B.7.

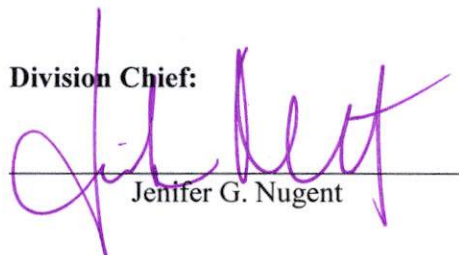
For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

c: Dennis Wertz
Caroline L. Hecker, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment8/16DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)No CommentDEPS
(if not received, date e-mail sent _____)9-24

FIRE DEPARTMENT

"Revised" 9-24
Comment8/21/18PLANNING
(if not received, date e-mail sent _____)7/30

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 2011-0137-A)

NEWSPAPER ADVERTISEMENT

Date:

9/5/18 / 9/7/18SIGN POSTING (1st)

Date:

9/3/18

by

OgleSIGN POSTING (2nd)

Date:

9/22/18

by

Ogle

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 - 01 Account Number - 1900012416			
Owner Information					
Owner Name:	KENSINGTON ASSOCIATES C/O KIMCO REALTY CORP		Use:	COMMERCIAL	
Mailing Address:	SUITE 100 3333 NEW HYDE PARK RD NEW HYDE PARK NY 11042-1205		Principal Residence:	NO	
			Deed Reference:		
Location & Structure Information					
Premises Address:	817 MAIDEN CHOICE LN 0-0000		Legal Description:	1.0342 AC 45049 SQ F WILKENS BELTWAY PLAZA	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0101	0017	2043		0000	
					Block:
					1
					Lot:
					2018
					Assessment Year:
					Plat No:
					Plat Ref:
					0051/ 0052
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			1.0300 AC	15	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
		Base Value	Value	Phase-In Assessments	
			As of	As of	As of
			01/01/2018	07/01/2018	07/01/2019
Land:		412,000	412,000		
Improvements		0	0		
Total:		412,000	412,000	412,000	412,000
Preferential Land:		0			0
Transfer Information					
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

TB
12-3-10

IN RE: PETITION FOR VARIANCE	*	BEFORE THE
NE corner of Maiden Choice Lane and		
Wilkens Avenue	*	DEPUTY ZONING
13 th Election District		
1 st Councilmanic District	*	COMMISSIONER
(4622 Wilkens Avenue)		
	*	FOR BALTIMORE COUNTY
Kensington Associates, LLC		
<i>Legal Owner</i>	*	
Giant of Maryland, LLC		
<i>Contract Lessee</i>	*	CASE NO. 2011-0137-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by Mike Cardany, agent and authorized signatory on behalf of the legal owner of the subject property, Kensington Associates, LLC, and the proposed contract lessee, Giant of Maryland, LLC, through one of its Senior Managers of Construction, Juan Carlos Vivas, and its attorney, Charles B. Marek, III, Esquire of Gildea and Schmidt, LLC. Petitioner is requesting Variance relief from Section 450.4 Attachment 1.5.d of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit 12 total wall-mounted enterprise signs for the existing Giant supermarket, 11 to be located on the front building face and 1 located on the side building face in lieu of the 1 permitted, and for such other and further relief as may be required by the Zoning Commissioner. The subject property and requested relief are more fully described on the site plan and signage details that were marked and accepted into evidence as Petitioner's Exhibits 1 and 2, respectively.

Appearing at the public hearing in support of the Petition were Ronald Brumbaugh, Senior Manager of Construction for Giant, Mark Johnston of Gutcheck, Little and Weber, the civil engineer for the project, and Alan Nethen of Gable Signs. Charles B. Marek, III, Esquire represented Petitioner at the hearing. There were no Protestants or other interested persons present

at the hearing. As a preliminary matter, Mr. Marek requested an amendment to the Petition for Variance to reduce the wall mounted signage by one (1) sign along the front building face. The new request was for ten (10) signs on the front building face and one (1) on the side building face. This amendment, making the matter a lesser variance than requested and published, was granted.

Continuing with the Petition for Variance aspects of the relief requested, Mr. Marek proffered the evidence presented at the hearing, and the proffer and exhibits were accepted into the record of the case. The property in question is the "Wilkins Beltway Plaza" near the intersection of Wilkins Avenue and Maiden Choice Lane. To the north of the center is the Charlestown retirement community, to the west and south are office buildings and to the east is the Our Lady of Victory church and school. The property is accessed by three public streets that dead end into the center, Grouse Court, Pigeon Court and Elm Ridge Avenue. The site is approximately 8 acres and is zoned B.L. The site is improved with a multi-tenant retail building and two stand alone PAD sites. The Giant supermarket is the largest tenant in the site and considered the "anchor" store. In addition to being the anchor store, testimony revealed that Giant has a total of twelve (12) stores in Baltimore County and employs roughly 1200 people. The chain is an important economic driver of the County, as well as the State of Maryland, and works with local businesses and farms.

Giant is going through a global re-imaging of its stores, whereby the longstanding "big G" signage is being replaced with a "fruit-bowl" type logo and associated Giant lettering. As part of this change over from the old trademark to the new, Giant is upgrading not only the sign package, but also has allocated a significant sum to upgrade the interior of these stores. This re-imaging to the "fruit-bowl" logo and associated signage will take place not only in Baltimore County, but across Maryland, Virginia, Delaware and the other markets of Giant.

Testimony also focused on the aspects particular to the property that make it appropriate for variance relief. The property in question is well hidden and buffered by its surroundings and the significant impaired visibility is noted in the Zoning Advisory Comment from the Office of Planning. The access from three public roads that dead end into the center is unusual as there is no frontage on the collector roads. Additionally, there is a significant grade change moving eastward from Maiden Choice Lane into the site and, combined with the significant vegetation, makes the center barely visible from one of the two traffic bearing roads. Likewise, the sightlines into property are also significantly impaired along Wilkens Avenue by the vegetation and office buildings surrounding the Giant. Pictures taken along Wilkens Avenue and Maiden Choice Lane were marked and accepted into evidence as Petitioner's Exhibits 5 and 6 to demonstrate this limitation.

These peculiar aspects of the property work in concert to create a practical difficulty for the supermarket, which is the inability to adequately alert the customers to their presence in the center as well as their multitude of services. This leads to decreased economic vibrancy of the store and the center as a whole. In addition, due to the consolidation of uses under one roof, these stores with large building footprints (i.e. big box) are unable to adequately advertise their services. I believe that the granting of the variance is able to remedy this practical difficulty. Allowing multiple signs will give customers an opportunity to recognize the store from various points along their drive and not just one vantage point.

Moreover, the testimony and evidence also showed that the granting of the variance would be in the spirit and intent of the Zoning Regulations. The sign regulations do attempt to allow stores to adequately advertise their services, and I believe that this relief is in keeping with that and other goals of the signage regulations. Lastly customer recognition and identification of the

stores is important as this re-imaging is occurring not just in Baltimore County, but throughout all of Giant's operation across counties and states, including Maryland, Virginia, Delaware and the District of Columbia.

The testimony also bears that the granting of the variance will be in the interest of the public. The new sign package will utilize light-emitting-diode (LED) technology for illumination, thereby reducing the energy consumption by roughly ninety percent (90%). The freestanding signage will also assist the flow of traffic as it will alert customers to the presence of the store and give them the time they need to properly and safely adjust their driving to accommodate their supermarket trip.

Finally, the Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated November 5, 2010 which indicates that they have no objection to the requested variance. The modified signage appears to be more attractive than the existing signage. The proposed wall mounted signs will not be highly visible from the public right-of-way.

Pursuant to the advertisement, posting of the property and public hearing on the Petitions held, and for the reasons set forth above, the Petition for Variance as amended should be granted.

THEREFORE, IT IS ORDERED this 8th day of December, 2010 by this Deputy Zoning Commissioner that Petitioner's Variance request from Section 450.4 Attachment 1.5.d of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit 11 total wall mounted enterprise signs for the existing Giant supermarket, 10 to be located on the front building face and 1 located on the side building face in lieu of the 1 permitted be and is hereby **GRANTED**, subject to the following:

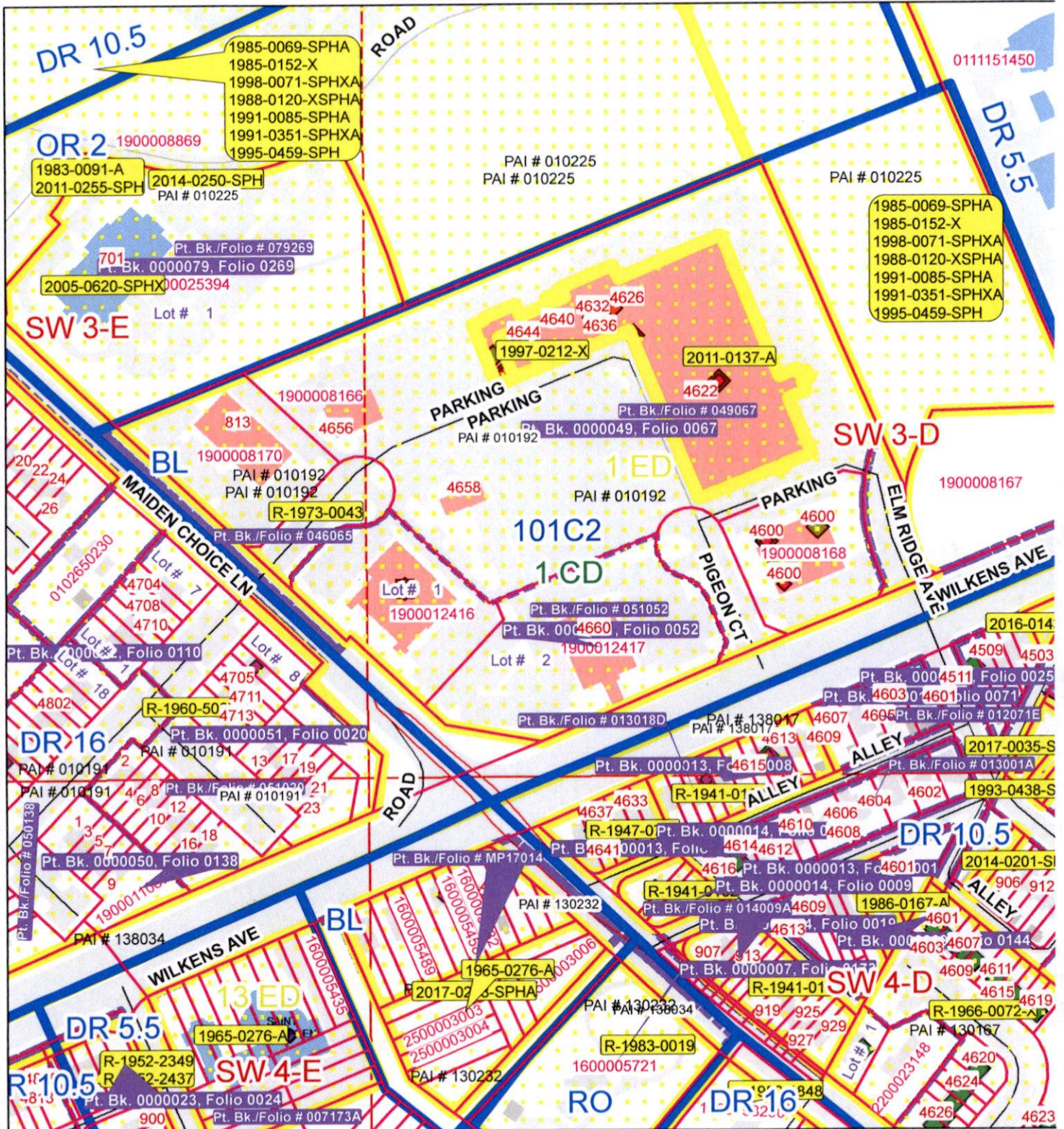
1. Petitioner may apply for permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

817 Maiden Choice Lane & 4600 Wilkens Avenue
2019-0021-A



Publication Date: 7/20/2018

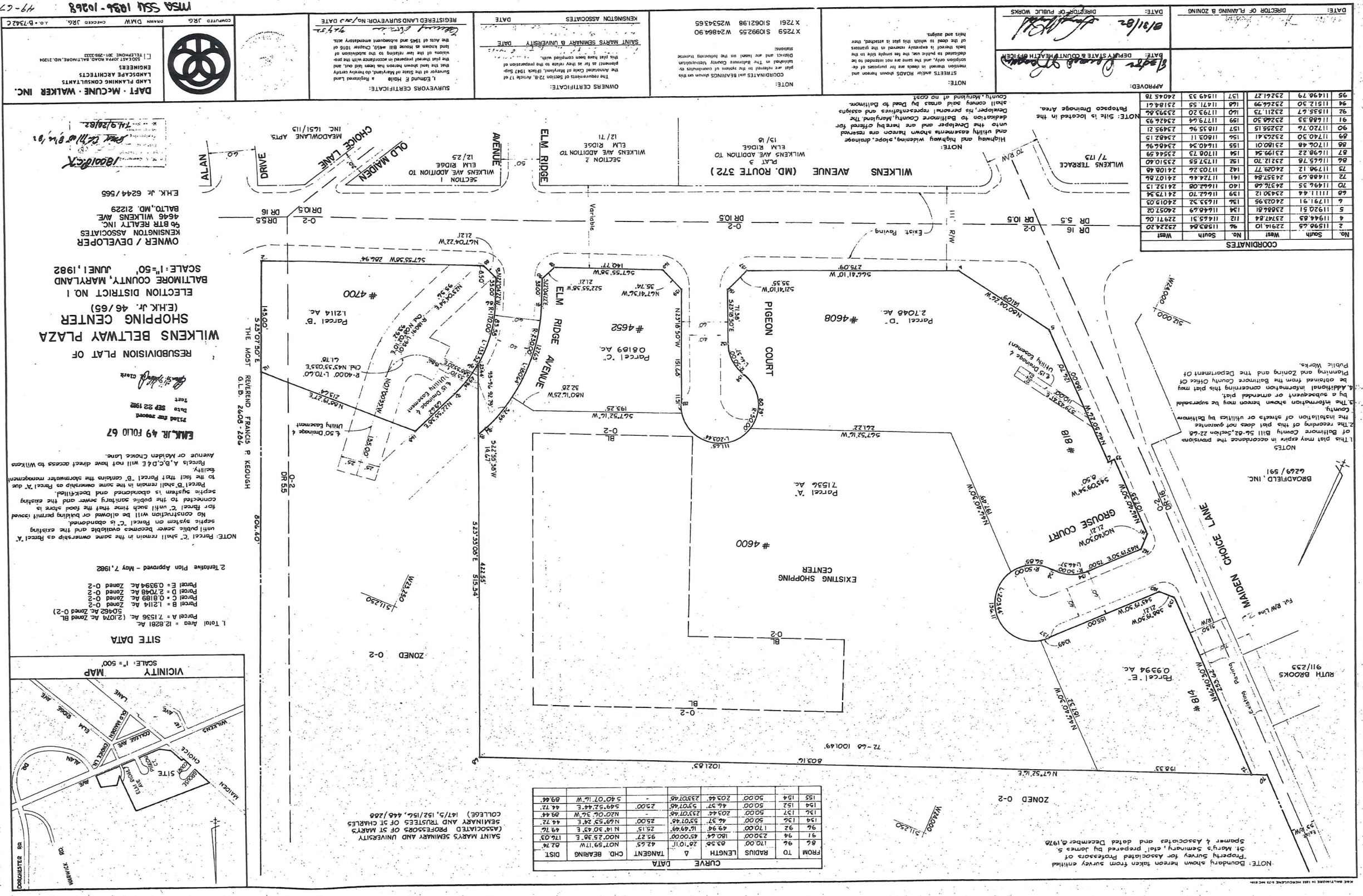


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 200 feet

A-1200-6102





BUILDING 1
SOUTH ELEVATION (BLD1SB)



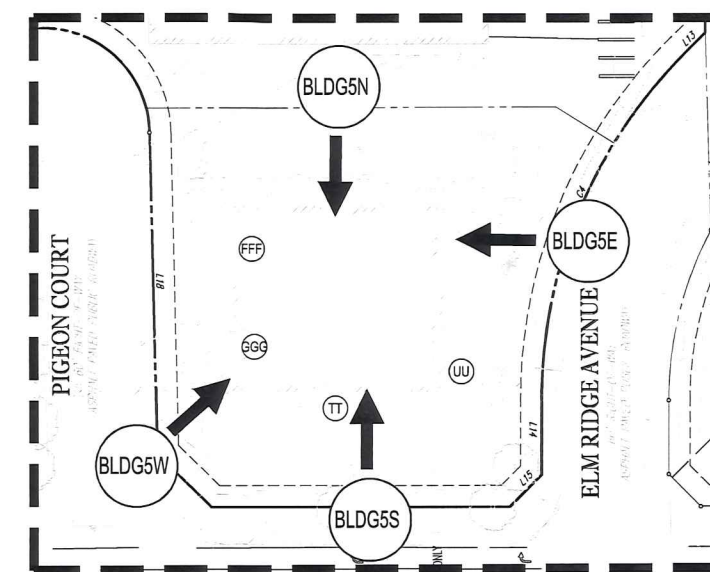
BUILDING 1
SOUTH ELEVATION (BLD1SA)



BUILDING 1
WEST ELEVATION
NOT TO SCALE



PROPOSED SIGN INSET
NOT TO SCALE



INSET - EXISTING
CONDITIONS

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, 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. 44097, EXPIRATION DATE: 6/9/19

[illegible]

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS,
DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE.
IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL
811
(VV 1-800-345-6848) (PA 1-800-242-1778) (DC 1-800-257-7777)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-280-8555)

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	MD159004
DRAWN BY:	DML
CHECKED BY:	MJG
DATE:	04/06/18
SCALE:	N/A
CAD I.D.:	SV1

PROJECT: WILKENS
BELTWAY
PLAZA
FOR
 KIMCO REALTY

SIGN VARIANCE PLAN
LOCATION OF SITE
817 MAIDEN CHOICE LANE
TAX MAP 41 KA, 41K5,
GRID 17, PARCEL 20403
BALTIMORE, MARYLAND 21226
BALTIMORE COUNTY
DISTRICT: 1
PAL#01-0192
TRACKING # DRC - 2016-00012
DRC # 022316A



901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

M.J. GESELL

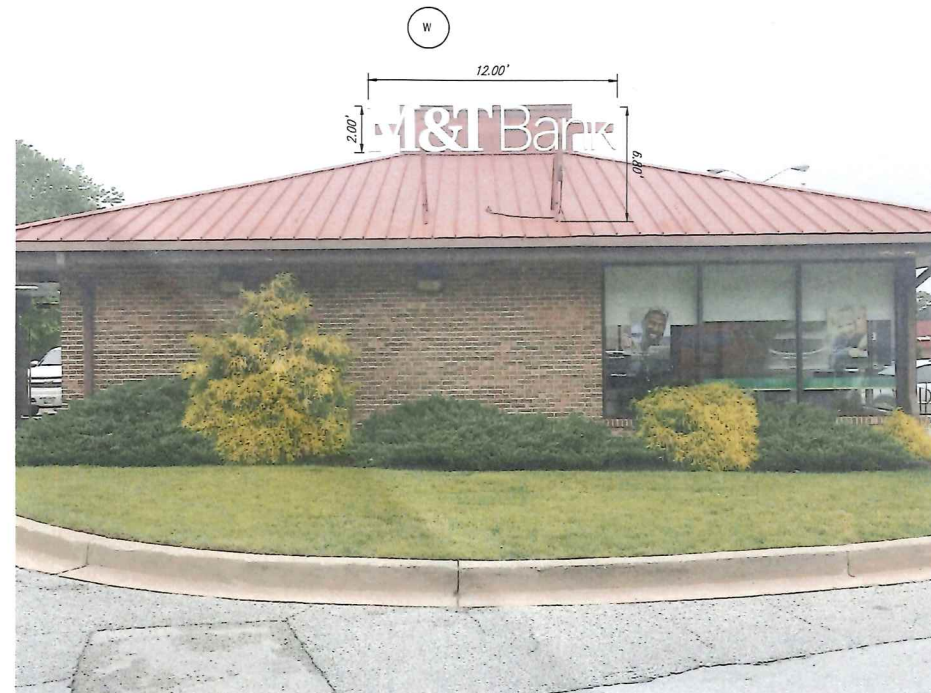
PROFESSIONAL ENGINEER
HARD AND LINDSEY No. 44787

SHEET TITLE:
PLAN TO
ACCOMPANY SIGN
VARIANCE
PETITION

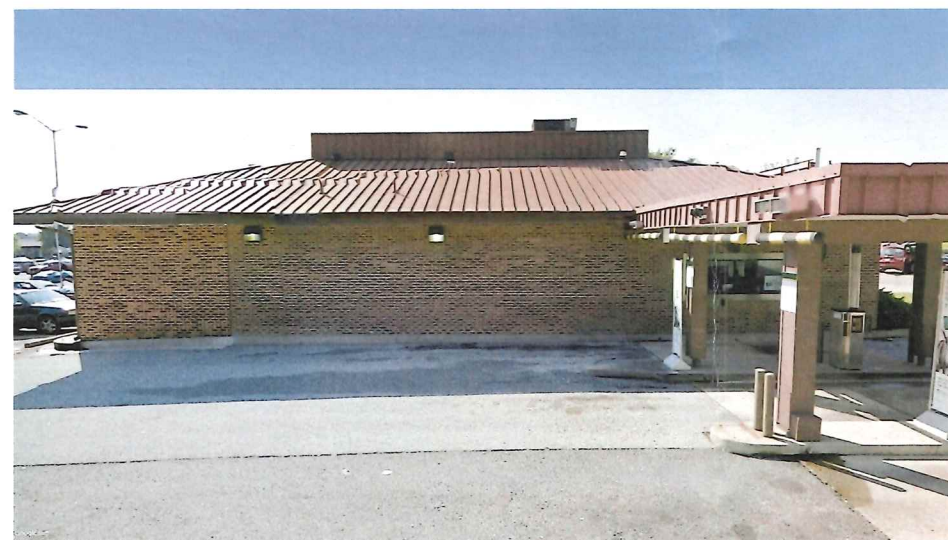
SHEET NUMBER: 2

[illegible]

BUILDING 2
SOUTH ELEVATION (BLD2S)
NOT TO SCALE



BUILDING 2
WEST ELEVATION
NOT TO SCALE



BUILDING 2
NORTH ELEVATION (BLD2N)
NOT TO SCALE



BUILDING 2
EAST ELEVATION
NOT TO SCALE



BOHLERTM

ENGINEERING

CIVIL, LAND AND CONSULTING ENGINEERING

LAND SURVEYING

SUSTAINABLE DESIGN

PROGRAM MANAGEMENT

PERMITTING SERVICES

TRANSCAPE, ARCHITECTURE

TRANSPORTATION SERVICES

NEW YORK

NEW HAVEN

NEW BRUNSWICK

BOSTON, MA

NEW YORK, NY

NEW JERSEY

ANN ARBOR, MI

CHICAGO, IL

CINCINNATI, OH

DECATUR, GA

DES MOINES, IA

EL PASO, TX

HOUSTON, TX

INDIANAPOLIS, IN

KANSAS CITY, MO

LAKE CHARLES, LA

LEXINGTON, KY

LITTLE ROCK, AR

LOS ANGELES, CA

LONG BEACH, CA

MEMPHIS, TN

MILWAUKEE, WI

MINNEAPOLIS, MN

OKLAHOMA CITY, OK

OMAHA, NE

PHILADELPHIA, PA

PORTLAND, ME

RICHMOND, VA

SAN ANTONIO, TX

SAN FRANCISCO, CA

SARASOTA, FL

SEATTLE, WA

SOUTH BEND, IN

SOUTH DAKOTA

TAMPA, FL

TULSA, OK

WASHINGTON, DC

WICHITA, KS

WILMINGTON, DE

WYOMING

[illegible]

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	MD159004
DRAWN BY:	DML
CHECKED BY:	MJG
DATE:	04/05/18
SCALE:	N/A
CAD I.D.:	SV1

PROJECT: WILKENS
BELTWAY
PLAZA
FOR
 KIMCO REALTY

SIGN VARIANCE PLAN
LOCATION OF SITE
817 MAIDEN CHOICE LANE
TAX MAP 41KA, 41KS,
GRID 17, PARCEL 20403
BALTIMORE, MARYLAND 21228
BALTIMORE COUNTY
DISTRICT: 1
PAI #01-0192
TRACKING # DRC - 0105-00012
DSC # R22316A

 **BOHLER**
ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284

Phone: (410) 821-7900
Fax: (410) 821-7987

MD@BohlerEna.com



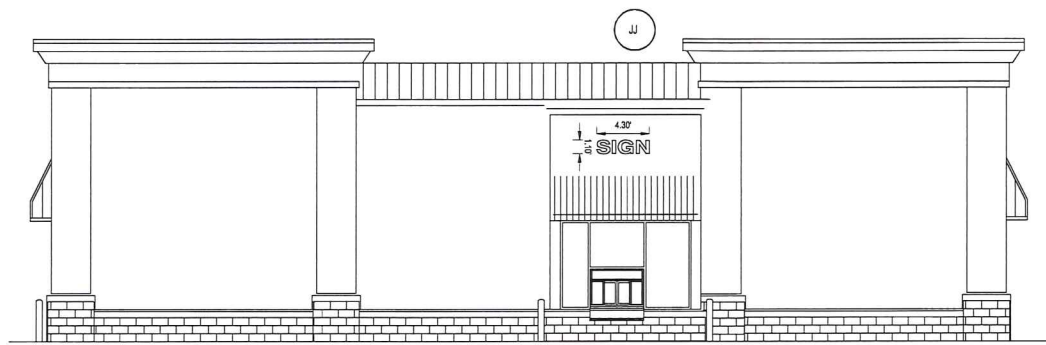
SHEET TITLE:

**PLAN TO
ACCOMPANY SIGN
VARIANCE
PETITION**

SHEET NUMBER:

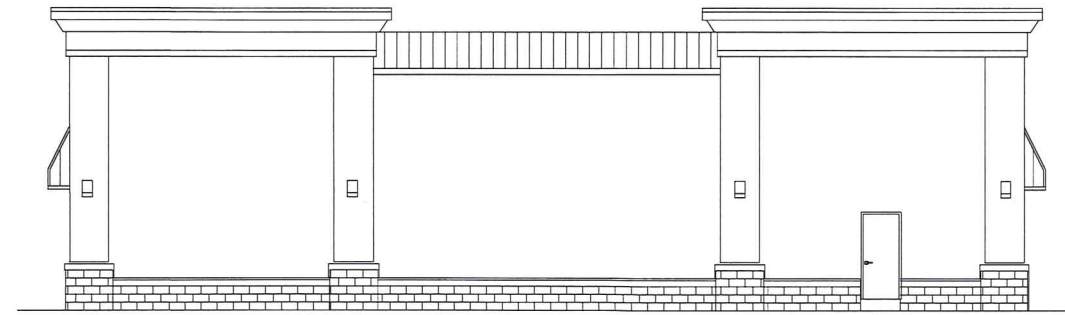
3

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, 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. 44097, EXPIRATION DATE: 6/9/19



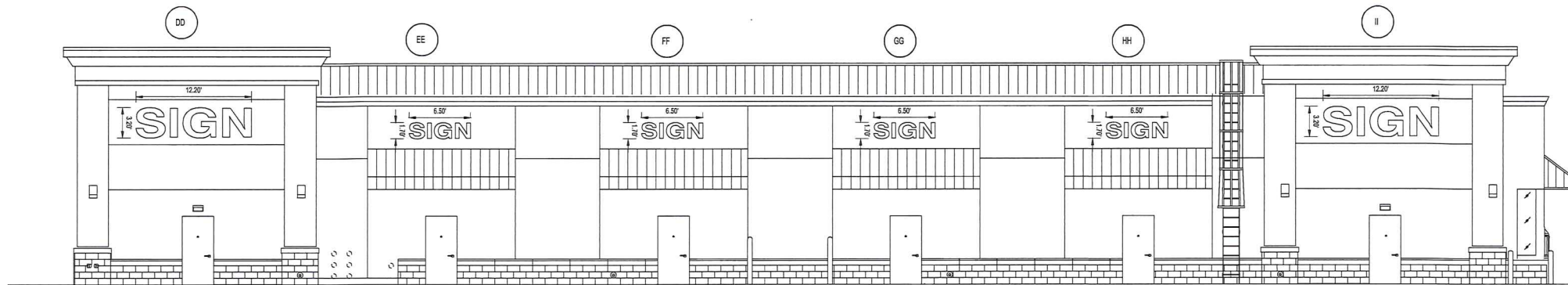
BUILDING 3
SOUTH ELEVATION
NOT TO SCALE

BLD3S



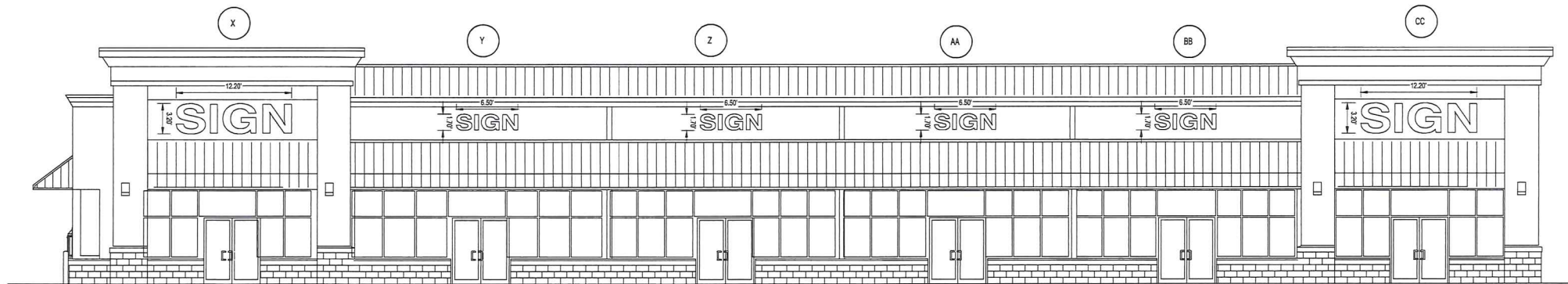
BUILDING 3
NORTH ELEVATION
NOT TO SCALE

BLD3N



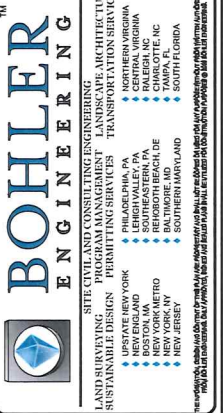
BUILDING 3
WEST ELEVATION
NOT TO SCALE

BLD3W



BUILDING 3
EAST ELEVATION
NOT TO SCALE

BLD3E



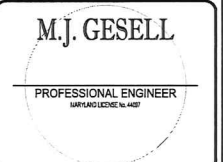
REVISIONS			
REV	DATE	COMMENT	BY



NOT APPROVED FOR
CONSTRUCTION

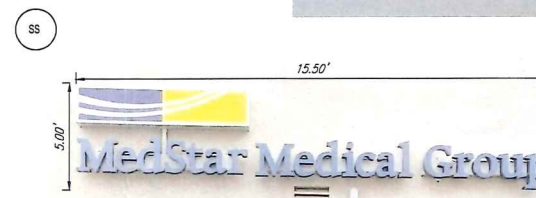
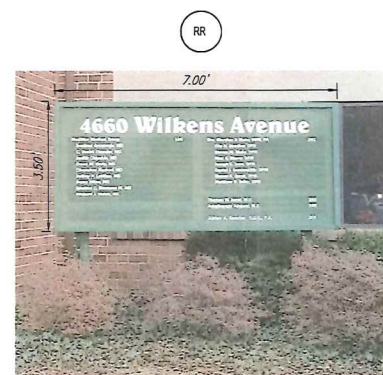
PROJECT NO:	MD156824
DRAWN BY:	CML
CHECKED BY:	MJG
DATE:	04/06/18
SCALE:	N/A
CAD L.D.:	SV1

PROJECT: WILKENS
BELTWAY
PLAZA
FOR
KIMCO REALTY
SIGN VARIANCE PLAN
LOCATION OF SITE
817 MAIDEN CHOICE LANE
TAX MAP 41KA, 41KS,
GRID 17, PARCEL 20403
BALTIMORE, MARYLAND 21228
BALTIMORE COUNTY
DISTRICT: 1
PAI #01-0182
TRACKING # DRC - 2016-00012
DRC # 022316A



SHEET TITLE:
PLAN TO
ACCOMPANY SIGN
VARIANCE
PETITION
SHEET NUMBER:
4

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, 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. 44897, EXPIRATION DATE 6/6/19



BOHLERTM ENGINEERING

SITE/CIVIL AND CONSULTING ENGINEERING

PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE

PERMITTING/BAV/ETC TRANSPORTATION SERVICES

NEW YORK

- NEW ENGLAND
- BOSTON MA
- NEW YORK NY
- NEW JERSEY

FLORIDA

- CENTRAL FLORIDA
- PALM BEACH FL
- TAMPA FL
- SOUTH FLORIDA

MARYLAND

- LEHIGH VALLEY PA
- SOUTH/EASTERN PA
- BALTIMORE MD
- SOUTHERN MARYLAND

CALIFORNIA

- RALPHINE NC
- BALTIMORE MD
- SOUTH FLORIDA

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[illegible]

PROJECT No.:	MD159004
DRAWN BY:	DML
CHECKED BY:	M.J.G
DATE:	04/06/18
SCALE:	N/A
CAD ID.:	SV1

PROJECT: **WILKENS
BELTWAY
PLAZA
FOR
KIMCO REALTY**

 **SIGN VARIANCE PLAN
LOCATION OF SITE**

**817 MAIDEN CHOICE LANE
TAX MAP 41K4, 41K5,
GRID 17, PARCEL 20403
BALTIMORE, MARYLAND 21228
BALTIMORE COUNTY
DISTRICT: 1
PAI #01-0192
TRACKING # DRC - 2016-00012
DSC # 02318EA**

 **BOHLER**
ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

M.J. GESELL
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 44097

SHEET TITLE:
**PLAN TO
ACCOMPANY SIGN
VARIANCE
PETITION**

SHEET NUMBER: 5

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESSELL, 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. 44097, EXPIRATION DATE: 6/9/19

ZONING HISTORY

- 2011-0137-A - REQUEST FOR VARIANCE RELIEF TO PERMIT 12 TOTAL WALL-MOUNTED ENTERPRISE SIGNS FOR THE EXISTING GIANT SUPERMARKET WAS GRANTED ON 12/8/10.
- 97-212-X - REQUEST FOR APPROVAL OF AN EXISTING DENTAL LABORATORY ON THE SUBJECT PROPERTY WAS GRANTED ON 12/17/96.
- 73-43-R - REQUEST FOR RECLASSIFICATION FROM DR 5.5 ZONE TO A DR 16 ZONE AND BL ZONE WAS PARTIALLY GRANTED ON 6/5/75 AND THEN REVERSED ON 1/20/76.

WILKENS PLAZA SHOPPING CENTER								
BUILDING #1 (WEST ELEVATION)								
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)				
	GIANT FOOD/LOGO/ SMALL SIGNS/ PHARMACY + LOGO/ WELCOME							
B	GIANT & LOGO (SOUTH)	23.00	6.50	149.50	0.00	0.00	149.50	Existing
C	FRESH BAKERY	8.50	1.50	12.75				Existing
D	FLAVORFUL MEAT	10.00	1.33	13.30				Existing
E	FRESH PICKED PRODUCE	14.50	1.50	21.75				Existing
F	THE QUALITY FOOD PEOPLE	23.00	2.00	46.00				Existing
G	GIANT & LOGO	23.00	6.50	149.50				Existing
H	LOW PRICES	10.00	2.00	20.00				Existing
I	GIANT PHARMACY	13.50	3.50	47.25				Existing
J	PNC BANK	8.00	1.00	8.00				Existing
K	NATURAL FOODS	9.00	1.50	13.50				Existing
	GIANT TOTAL SIGNAGE (C - K)			332.05	272.00	544.00		

WILKENS PLAZA SHOPPING CENTER								
BUILDING #1 (SOUTH ELEVATION)								
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)				
L	LIQUORS	8.00	1.67	13.36	31.33	62.66		Existing
M	SUBWAY	8.00	1.67	13.36	30.67	61.34		Existing
N	HAIR CUTTERY	11.00	1.67	18.37	20.00	40.00		Existing
O	LEDO PIZZA	12.50	1.67	20.88	34.45	68.90		Existing
P	CLEANERS	10.50	1.67	17.54	17.00	35.08		Existing
Q	QUEEN'S NAILS	16.00	1.67	26.72	20.00	40.00		Existing
R	CHINA KITCHEN	15.50	1.67	25.89	13.25	26.50		Existing
S	YOGA	4.00	1.67	6.68	25.50	51.00		Existing
T	URBAN BAR-B-QUE	14.00	1.67	23.38	27.50	55.00		Existing
U	URBAN BAR-B-QUE (WEST)	14.50	4.00	58.00	0.00	0.00	58.00	Existing
VW	SIGN	14.50	3.50	50.75	0.00	0.00	50.75	Proposed
BBB	URBAN BAR-B-QUE (WEST)	9.00	0.75	6.75	0.00	8.00		Existing
CCC	URBAN BAR-B-QUE (WEST)	9.00	0.75	6.75	0.00	8.00		Existing
DDD	URBAN BAR-B-QUE (WEST)	9.00	0.75	6.75	0.00	8.00		Existing
EEE	URBAN BAR-B-QUE (WEST)	9.00	0.75	6.75	0.00	8.00		Existing

WILKENS PLAZA SHOPPING CENTER								
BUILDING #2 (ELEVATIONS)								
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)				
V	M & T BANK	12.00	2.00	24.00	67.30	134.60		Existing
W	M & T BANK	12.00	2.00	24.00	39.10	78.20		Existing

WILKENS PLAZA SHOPPING CENTER							
BUILDING #3 (EAST ELEVATIONS)							
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)			
X	SIGN	12.20	3.20	39.04	20.50	41.00	Proposed
Y	SIGN	6.50	1.70	11.05	32.60	65.20	Proposed
Z	SIGN	6.50	1.70	11.05	24.70	49.40	Proposed
AA	SIGN	6.50	1.70	11.05	24.70	49.40	Proposed
BB	SIGN	6.50	1.70	11.05	24.70	49.40	Proposed
CC	SIGN	12.20	3.20	39.04	25.00	50.00	Proposed

WILKENS PLAZA SHOPPING CENTER								
BUILDING #3 (WEST ELEVATIONS)								
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	EXISTING / PROPOSED SIGNAGE
		Width (FT.)	Height (FT.)	Area (SF.)				
DD	SIGN	12.20	3.20	39.04	25.00	0.00	39.04	Proposed
EE	SIGN	6.50	1.70	11.05	24.70	0.00	11.05	Proposed
FF	SIGN	6.50	1.70	11.05	24.70	0.00	11.05	Proposed
GG	SIGN	6.50	1.70	11.05	24.70	0.00	11.05	Proposed
HH	SIGN	6.50	1.70	11.05	32.60	0.00	11.05	Proposed
II	SIGN	12.20	3.20	39.04	20.50	0.00	39.04	Proposed

WILKENS PLAZA SHOPPING CENTER								
BUILDING #3 (SOUTH ELEVATIONS)								
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)				
JJ	SIGN	4.30	1.10	4.73	80.00	0.00	4.73	Proposed

FREESTANDING SIGNS								
ID	Tenant	Signage			Sign Height (FT.)	Allowable Sign Height Per Code (SF.)	Allowable Sign Area (SF.)	Existing / Proposed Signage
		Sign Panel Width (FT.)	Sign Panel Height (FT.)	Sign Panel Area (SF.)				
	PROPOSED PYLON SIGN	6.00	12.50	75.00	25.00	25.00	150.00	Proposed

WILKENS PLAZA SHOPPING CENTER								
BUILDING #4								
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage	
		Width (FT.)	Height (FT.)	Area (SF.)				
SS	MEDSTAR MEDICAL GROUP	15.50	5.00	77.50	119.60	339.2000	Existing	
XX	SIGN	10.00	5.00	50.00	80.00	160.0000	Proposed	
YY	SIGN	10.00	5.00	50.00	80.00	0.00	50.00	Proposed
ZZ	SIGN	15.00	5.00	75.00	119.60	0.00	75.00	Proposed
AAA	SIGN	15.00	5.00	75.00	119.60	0.00	75.00	Proposed

WILKENS PLAZA SHOPPING CENTER									
BUILDING #4 (FREESTANDING SIGN)									
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Height per Sign Code (ft.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)					
RR	TENANT DIRECTORY SIGN	7.00	3.00	21.00	N/A	N/A	\$00		Existing

WILKENS PLAZA SHOPPING CENTER									
BUILDING #5									
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Height Per Sign Code (FT.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)					
TT	TENANT DIRECTORY SIGN	7.00	3.00	21.00	28.20	56.40	6.00		Existing
UU	BAY BANK	6.25	0.75	4.69	N/A	N/A	N/A		Existing
FFF	CHESAPEAKE MEDICAL IMAGING	13.50	0.50	6.75	44.00	8.00	N/A		Existing
GGG	CHIROPRACTOR	13.50	0.50	6.75	44.00	8.00	N/A		Existing

WILKENS PLAZA SHOPPING CENTER								
BUILDING #6								
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Existing / Proposed Signage	
		Width (FT.)	Height (FT.)	Area (SF.)		Allowable Signage Per Variance Request (SF.)		
KK	SIGN	6.50	1.70	11.05	28.20	56.40	Proposed	
LL	SIGN	6.50	1.70	11.05	20.00	40.00	Proposed	
MM	SIGN	12.20	3.20	39.04	20.00	40.00	Proposed	
NN	SIGN	6.50	1.70	11.05	20.00	40.00	Proposed	
OO	SIGN	6.50	1.70	11.05	20.00	40.00	Proposed	
PP	SIGN	12.20	3.20	39.04	20.00	40.00	Proposed	
QQ	SIGN	6.50	1.70	11.05	20.00	40.00	Proposed	
VV	SIGN	12.20	3.20	39.04	0.00	0.00	39.04	Proposed



REVISIONS			
REV	DATE	COMMENT	BY



NOT APPROVED FOR CONSTRUCTION

PROJECT No:	MD159004
DRAWN BY:	DML
CHECKED BY:	MJS
DATE:	04/05/18
SCALE:	N/A
CAD ID:	SV1

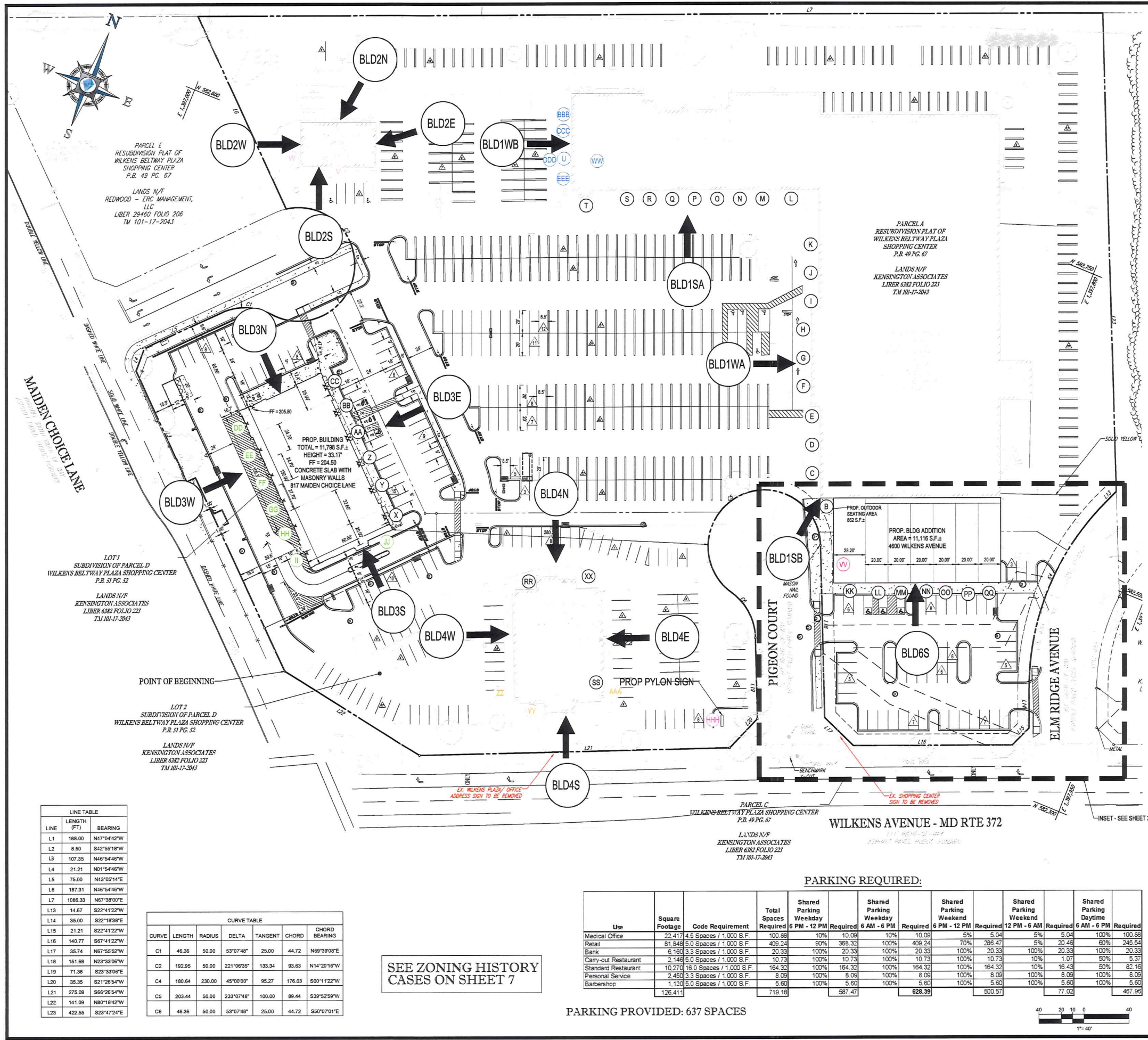
PROJECT: WILKENS BELTWAY PLAZA FOR KIMCO REALTY
SIGN VARIANCE PLAN
LOCATION OF SITE
817 MAIDEN CHOICE LANE
TAX MAP 41KA, 41KS,
GRID 17, PARCEL 20403
BALTIMORE, MARYLAND 21228
BALTIMORE COUNTY
DISTRICT: 1
PAI #01-0192
TRACKING # DRC - 2016-00012
DRC # 022316A

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7500
Fax: (410) 821-7587
MD@BohlerEng.com

M.J. GESELL
PROFESSIONAL ENGINEER
HARDWARE LICENSE NO. 4087

SHEET TITLE:
PLAN TO ACCOMPANY SIGN VARIANCE PETITION
SHEET NUMBER:
7

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, 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. 4087, EXPIRATION DATE 6/9/19



VICINITY MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-S
SCALE: 1"=200'

OWNER
PARCELS A, C, D (LOT 1 AND LOT 2)
KENSINGTON ASSOCIATES
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD, SUITE 100
NEW HYDE PARK, NY 11046
CONTACT: GREG REED
PHONE: 410-684-2000

DEVELOPER
KIMCO REALTY CORPORATION
1554 GREENSPRING DRIVE
TIMONUM, MD 21093
CONTACT: GREG REED
PHONE: 410-684-2000

- GENERAL NOTES**
- PROPERTY INFORMATION:
A. PROPERTY ADDRESS: 817 MAIDEN CHOICE LANE & 4600 WILKENS AVENUE
B. SITE AREA: 517,869 S.F. OR 11.89 AC
C. ELECTION DISTRICT: 1
D. COUNCILMANIC DISTRICT: 1
E. ADC MAP: 41K4, 41K5
F. CENSUS TRACT: 400100
G. TAX MAP: 101
H. GRID: 17
I. PARCEL: 2043
J. TAX ACCOUNT NO.: 011900012416 AND 011900012417
K. WATERSHED: PATAPSCO RIVER
 - ZONING: BUSINESS LOCAL (BL)
 - ZONING MAP REFERENCE: 101C2
 - FLOOR AREA RATIO:
PERMITTED = 2.0
PROVIDED = 0.24 (126,411 S.F. / 517,869 S.F.)
 - EXISTING LAND USE: PLANNED SHOPPING CENTER
PROPOSED LAND USE: PLANNED SHOPPING CENTER
 - SETBACKS: (TO PROPERTY LINE)
FRONT (MAIDEN CHOICE LANE) 10' REQUIRED, 58.89' PROVIDED
SIDE (GROUSE CT.) 10' REQUIRED, 82.64' PROVIDED
REAR 0' REQUIRED, 71.44' PROVIDED
 - LANDSCAPE TRANSITION AREA
ALONG FRONT YARD (MAIDEN CHOICE LANE) 10' REQUIRED, 15.90' PROVIDED
ALONG SIDE YARD (GROUSE COURT) 10' REQUIRED, 10.00' PROVIDED
ALONG REAR YARD 6' REQUIRED, 22.40' PROVIDED
 - HEIGHT REQUIREMENTS: NOT TO EXCEED 40 FEET
PROPOSED BUILDING HEIGHT: 28 FEET
 - THIS SITE IS SERVED BY PUBLIC WATER AND SEWER.
 - SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL OR A VARIANCE WILL BE REQUESTED.
 - THE SITE IS LOCATED WITHIN ZONE "X" (AREAS OUTSIDE 0.2% ANNUAL CHANCE OF FLOODING) PER MAP # 2400100389F, DATED 9/26/2008.
 - THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS.
 - THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE PROPERTY.
 - THERE ARE WETLANDS LOCATED WITHIN 200' OF THE REAR OF THE PROPERTY. THESE WETLANDS DO NOT APPEAR TO IMPACT THE EXISTING DEVELOPMENT.
 - ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
 - SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION, 450 OR A VARIANCE WILL BE REQUESTED.
 - THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
 - THERE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.
 - FOREST CONSERVATION FOR THIS PROPERTY HAS BEEN ACHIEVED VIA PURCHASING CREDITS FROM AN APPROVED FOREST BANK
 - 20 ADDRESS NUMBERS A MINIMUM OF 6 INCHES IN HEIGHT MUST BE PROVIDED ON THE BUILDING IN ACCORDANCE WITH BALTIMORE COUNTY FIRE PREVENTION CODE BILL NO. 63.13, SECTION 1.10.12.15.

ATTACHMENT TO PETITION FOR ZONING HEARING(S)

- A. THE FOLLOWING VARIANCES ARE REQUESTED FROM SECTION 450.4 ATTACHMENT 1 OF THE BALTIMORE COUNTY ZONING REGULATION:
- FROM 1.5(d)(vi) TO PERMIT ONE (1) WALL-MOUNTED ENTERPRISE SIGN AFFIXED TO A WALL WITHOUT A SEPARATE EXTERIOR CUSTOMER ENTRANCE (SIGN VV).
 - FROM 1.5(d)(vi) TO PERMIT SEVEN (7) WALL-MOUNTED ENTERPRISE SIGNS AFFIXED TO A WALL WITHOUT A SEPARATE EXTERIOR CUSTOMER ENTRANCE (SIGNS DD, JJ).
 - FROM 1.5(d)(vi) TO PERMIT SIX (6) WALL-MOUNTED ENTERPRISE SIGNS AFFIXED TO A WALL WITHOUT A SEPARATE EXTERIOR CUSTOMER ENTRANCE (SIGNS U, VV, BBB, CCC, DDD, AND EEE).
 - FROM 1.5(d)(vi) TO PERMIT THREE (3) WALL-MOUNTED ENTERPRISE SIGNS AFFIXED TO A WALL WITHOUT A SEPARATE EXTERIOR CUSTOMER ENTRANCE (SIGNS VV, ZZ, AND AAA).
 - FROM 1.7(b)(ix) TO PERMIT A JOINT IDENTIFICATION SIGN TO DISPLAY SIX (6) LINES OF TEXT WITH A SIGN COPY A MINIMUM OF FIVE (5) INCHES IN HEIGHT IN LIEU OF THE PERMITTED FIVE (5) LINES OF TEXT AND REQUIRED EIGHT (8) INCHES IN HEIGHT FOR SIGN COPY (SIGN HH).
- B. VARIANCE FROM BCCR 6450.5.B.1.a TO PERMIT ENTERPRISE SIGNS ON THE NON-VERTICAL SURFACE OF AN AWNING IN LIEU OF ON THE VERTICAL FACE (SIGNS BBB, CCC, DDD, AND EEE).
- C. VARIANCE FROM BCCR 6450.5.B.1.a TO PERMIT TWO (2) SIGNS ON A HANGAR ROOF WITH A SLOPE OF 12 DEGREES THAT PROJECT 3.5 FEET FROM THEIR SURFACE IN LIEU OF REQUIRED SIGNAGE THAT THE 2 SIGNS PROJECT NO MORE THAN 1 FEET FROM HANGAR ROOF WITH A SLOPE NO LESS THAN 12 DEGREES (SIGNS LL AND MM).
- PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, 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. 4487, EXPIRATION DATE 6/9/19.

LINE TABLE

LINE	LENGTH (FT)	BEARING
L1	188.00	N47°04'42"W
L2	8.50	S42°55'18"W
L3	107.35	N46°54'46"W
L4	21.21	N01°54'46"W
L5	75.00	N43°05'14"E
L6	187.31	N46°54'46"W
L7	1086.33	N67°38'00"E
L13	14.67	S22°41'22"W
L14	35.00	S22°18'38"E
L15	21.21	S22°41'22"W
L16	140.77	S67°41'22"W
L17	35.74	N67°55'52"W
L18	151.68	N23°33'06"W
L19	71.38	S23°33'06"E
L20	35.35	S21°26'54"W
L21	275.09	S66°26'54"W
L22	141.09	N80°18'42"W
L23	422.55	S23°47'42"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	46.36	50.00	53°07'48"	25.00	44.72	N69°39'00"E
C2	192.95	50.00	221°06'35"	133.34	93.63	N14°20'16"W
C4	180.64	230.00	45°00'00"	95.27	176.03	S00°11'22"W
C5	203.44	50.00	233°07'48"	100.00	89.44	S39°52'59"W
C6	46.36	50.00	53°07'48"	25.00	44.72	S50°07'01"E

SEE ZONING HISTORY CASES ON SHEET 7

PARKING REQUIRED:

Use	Square Footage	Code Requirement	Total Spaces Required	Shared Parking Weekday 6 PM - 12 PM Required	Shared Parking Weekday 6 AM - 6 PM Required	Shared Parking Weekend 6 PM - 12 PM Required	Shared Parking Weekend 12 PM - 6 AM Required	Shared Parking Daytime Required
Medical Office	22,417	4.5 Spaces / 1,000 S.F.	100.88	10%	10.09	10%	10.09	5%
Retail	81,548	5.0 Spaces / 1,000 S.F.	408.24	90%	368.32	100%	428.24	5%
Bank	6,160	3.5 Spaces / 1,000 S.F.	20.33	100%	20.33	100%	20.33	100%
Carry-out Restaurant	2,146	5.0 Spaces / 1,000 S.F.	10.73	100%	10.73	100%	10.73	100%
Standard Restaurant	10,270	16.0 Spaces / 1,000 S.F.	164.32	100%	164.32	100%	164.32	10%
Personal Service	2,450	3.3 Spaces / 1,000 S.F.	8.09	100%	8.09	100%	8.09	100%
Barbershop	1,120	5.0 Spaces / 1,000 S.F.	5.60	100%	5.60	100%	5.60	100%
	126,411		719.18		567.47		628.39	

PARKING PROVIDED: 637 SPACES

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING, PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE, PERMITTING SERVICES, TRANSPORTATION SERVICES, SUSTAINABLE DESIGN
BALTIMORE, MD • NEW YORK, NY • PHILADELPHIA, PA • PITTSBURGH, PA • RICHMOND, VA • WASHINGTON, DC • CHICAGO, IL • DALLAS, TX • HOUSTON, TX • LOS ANGELES, CA • MIAMI, FL • SAN ANTONIO, TX • SEATTLE, WA • TAMPA, FL • VICTORIA, BC • WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY
1	9/21/18	REVISION TO IDENTIFY SIGN REMOVAL	MCO

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: MD159004
DRAWN BY: DML
CHECKED BY: MJG
DATE: 04/06/18
SCALE: 1"=40'
CAD I.D.: SV1

WILKENS BELTWAY PLAZA FOR KIMCO REALTY
SIGN VARIANCE PLAN
LOCATION OF SITE
817 MAIDEN CHOICE LANE
TAX MAP 41K4, 41K5
GRID 17, PARCEL 20403
BALTIMORE, MARYLAND 21228
BALTIMORE COUNTY
DISTRICT: 1
PAI #01-0192
TRACKING # DRC - 2016-00012
DRC # 022316A

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

M.J. GESELL
PROFESSIONAL ENGINEER
MD LICENSE NO. 4487

SHEET TITLE:
PLAN TO ACCOMPANY SIGN VARIANCE PETITION

EXHIBIT 1A



4

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, 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. 44097, EXPIRATION DATE: 6/5/19

1. 2011-0137-A - REQUEST FOR VARIANCE RELIEF TO PERMIT 12 TOTAL WALL-MOUNTED ENTERPRISE SIGNS FOR THE EXISTING GIANT SUPERMARKET WAS GRANTED ON 12/8/10.
2. 97-212-X - REQUEST FOR APPROVAL OF AN EXISTING DENTAL LABORATORY ON THE SUBJECT PROPERTY WAS GRANTED ON 12/17/95.
3. 73-43-R - REQUEST FOR RECLASSIFICATION FROM DR 5.5 ZONE TO A DR 16 ZONE AND BL ZONE WAS PARTIALLY GRANTED ON 6/5/75 AND THEN REVERSED ON 1/20/76.

WILKENS PLAZA SHOPPING CENTER								
BUILDING #1 (SOUTH ELEVATION)								
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)				
L	LIQUORS	8.00	1.67	13.36	31.33	62.66		Existing
M	SUBWAY	8.00	1.67	13.36	30.67	61.34		Existing
N	HAIR CUTTERY	11.00	1.67	18.37	20.00	40.00		Existing
O	LEDO PIZZA	12.50	1.67	20.88	34.45	68.90		Existing
P	CLEANERS	10.50	1.67	17.54	17.00	35.08		Existing
Q	QUEEN'S NAILS	16.00	1.67	26.72	20.00	40.00		Existing
R	CHINA KITCHEN	15.50	1.67	25.89	13.25	26.50		Existing
S	YOGA	4.00	1.67	6.68	25.50	51.00		Existing
T	URBAN BAR-B-QUE	14.00	1.67	23.38	27.50	55.00		Existing
U	URBAN BAR-B-QUE (WEST)	14.50	4.00	58.00	0.00	0.00	58.00	Existing
WW	SIGN	14.50	3.50	50.75	0.00	0.00	50.75	Proposed
BBB	URBAN BAR-B-QUE (WEST)	9.00	0.75	6.75	0.00	8.00		Existing
CCC	URBAN BAR-B-QUE (WEST)	9.00	0.75	6.75	0.00	8.00		Existing
DDD	URBAN BAR-B-QUE (WEST)	9.00	0.75	6.75	0.00	8.00		Existing
EEE	URBAN BAR-B-QUE (WEST)	9.00	0.75	6.75	0.00	8.00		Existing

WILKENS PLAZA SHOPPING CENTER								
BUILDING #3 (EAST ELEVATIONS)								
ID	Tenant	Signage			Store Front Width (L.F.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)				
X	SIGN	12.20	3.20	39.04	20.50	41.00		Proposed
Y	SIGN	6.50	1.70	11.05	32.60	65.20		Proposed
Z	SIGN	6.50	1.70	11.05	24.70	49.40		Proposed
AA	SIGN	6.50	1.70	11.05	24.70	49.40		Proposed
BB	SIGN	6.50	1.70	11.05	24.70	49.40		Proposed
CC	SIGN	12.20	3.20	39.04	25.00	50.00		Proposed

WILKENS PLAZA SHOPPING CENTER								
BUILDING #3 (WEST ELEVATIONS)								
ID	Tenant	Signage			Store Front Width (L.F.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	EXISTING / PROPOSED SIGNAGE
		Width (FT.)	Height (FT.)	Area (SF.)				
DD	SIGN	6.50 12.25	1.70 3.50	11.05 43.84	25.00	0.00	39.04	Proposed
EE	SIGN	6.50	1.70	11.05	24.70	0.00	11.05	Proposed
FF	SIGN	6.50	1.70	11.05	24.70	0.00	11.05	Proposed
GG	SIGN	6.50	1.70	11.05	24.70	0.00	11.05	Proposed
HH		6.50	1.70	11.05	32.60	0.00	11.05	Proposed
II	SIGN	6.50 12.25	1.70 3.50	11.05 43.84	20.50	0.00	39.04	Proposed

<u>WILKENS PLAZA SHOPPING CENTER</u>							
BUILDING #3 (SOUTH ELEVATIONS)							
ID	Tenant	Signage		Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)			
JJ	SIGN	4.30	1.10	4.73	80.00	0.00	4.73 Proposed

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.)					
HHH	PROPOSED PYLON SIGN	6.00	12.50	75.00	25.00	25.00	150.00		Proposed

WILKENS PLAZA SHOPPING CENTER								
BUILDING #4								
ID	Tenant	Signage			Store Front Width (LF)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)				
SS	MEDSTAR MEDICAL GROUP	15.50	5.00	77.50	119.60	339,2000		Existing
XX	SIGN	10.00	5.00	50.00	80.00	160,0000		Proposed
YY	SIGN	10.00	5.00	50.00	80.00	0.00	50.00	Proposed
ZZ	SIGN	15.00	5.00	75.00	119.60	0.00	75.00	Proposed
AAA	SIGN	15.00	5.00	75.00	119.60	0.00	75.00	Proposed

WILKENS PLAZA SHOPPING CENTER								
BUILDING #4 (FREESTANDING SIGN)								
ID	Tenant	Signage		Store Front Width (L.F.)	Allowable Signage Per Code (S.F.)	Allowable Height per Sign Code (ft)	Allowable Signage Per Variance Request (S.F.)	Existing / Proposed Signage
		Width (F.T.)	Height (F.T.)	Area (S.F.)				
RR	TENANT DIRECTORY SIGN	7.00	3.00	21.00	N/A	N/A	\$80	Existing

WILKENS PLAZA SHOPPING CENTER									
BUILDING #5									
ID	Tenant	Signage			Store Front Width (L.F.)	Allowable Signage Per Code (S.F.)	Allowable Height Per Sign Code (F.T.)	Allowable Signage Per Variance Request (S.F.)	Existing / Proposed Signage
		Width (F.T.)	Height (F.T.)	Area (S.F.)					
TT	TENANT DIRECTORY SIGN	7.00	3.00	21.00	28.20	56.40	6.00		Existing
LUU	BAY BANK	6.25	0.75	4.69	N/A	N/A	N/A		Existing
FFF	CHESAPEAKE MEDICAL IMAGING	13.50	0.50	6.75	44.00	8.00	N/A		Existing
GGG	CHIROPRACATOR	13.50	0.50	6.75	44.00	8.00	N/A		Existing

WILKENS PLAZA SHOPPING CENTER								
BUILDING #6								
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)				
KK	SIGN	6.50	1.70	11.05	28.20	56.40		Proposed
LL	SIGN	6.50	1.70	11.05	20.00	40.00		Proposed
MM	SIGN	12.20	3.20	39.04	20.00	40.00		Proposed
NN	SIGN	6.50	1.70	11.05	20.00	40.00		Proposed
OO	SIGN	6.50	1.70	11.05	20.00	40.00		Proposed
PP	SIGN	12.20	3.20	39.04	20.00	40.00		Proposed
QQ	SIGN	6.50	1.70	11.05	20.00	40.00		Proposed
VV	SIGN	12.20	3.20	39.04	0.00	0.00	39.04	Proposed

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, 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. 44097, EXPIRATION DATE: 5/5/19

1

APPEAL TO BOARD OF APPEALS AND ORDER

2: SEE CHART BELOW

3.1 ZONING HISTORY

CASE NO. 13-43-R;
REZONING REQUEST FROM DR15 TO DR16
GRANTED BY ZONING COMMISSIONER 3-23-1977.

APPEAL TO BOARD OF APPEALS AND ORDER DATED 6-5-1975 DENIED REZONING OF 3.53 ACRES FROM D1S-10 TO D1S16 AND GRANTED: (I) REZONING OF 20.047 ACRES FROM D1S-10 TO D16, (II) REZONING OF 10.47 ACRES FROM D1S-10 TO B1, AND (III) REMAINING

CASE NO. 2011-0737-A
PETITION TO PERMIT 11 TOTAL WALL-MOUNTED ENTERPRISE SIGNS FOR THE EXISTING GIANT SUPERMARKET IN LIEU OF THE PERMITTED 11 WAS GRANTED BY THE DEPUTY ZONING COMMISSIONER ON 12-4-2010.

APPEAL TO CIRCUIT COURT ORDER DATED 1-20-18
REVERSED (I) GRANTING REZONING OF 28.047
ACRES FROM DR5.5 TO DR 16, (II) REZONING OF 12
ACRES FROM DR5.5 TO BL, AND AFFIRMED (I) DENY-
ING REZONING OF 3.53 ACRES FROM DR5.5 TO DR16
AND (II) GRANTING REZONING FOR REMAINING LAND
FROM DR5.5 TO BL.

CASE NO. 87-212-J
PETITION FOR DENTAL LABORATORY GRANTED BY
ZONING COMMISSIONER 12-17-1988

4. ALL SIGNAGE SHALL BE IN CONFORMANCE WITH
SECTION 450 OF THE
BALTIMORE COUNTY ZONING REGULATIONS

BALTIMORE COUNTY FIRE DEPARTMENT

THIS PRELIMINARY PLAN IS TENTATIVE, APPROVED ONLY FOR LOCATION, WIDTH AND TURNING RADIUS OF "PRIVATE" STREETS, ROADS, DRIVES, ALLEYS, AND SIMILAR MEANS OF INGRESS. THIS APPROVAL WILL BE VOID IF ANY BUILDING ARE SHIFTED OR ANY OF THE MEANS OF INGRESS ARE ALTERED WITHOUT PRIOR NOTICE TO THE FIRE DEPARTMENT FOR ADDITIONAL APPROVALS.

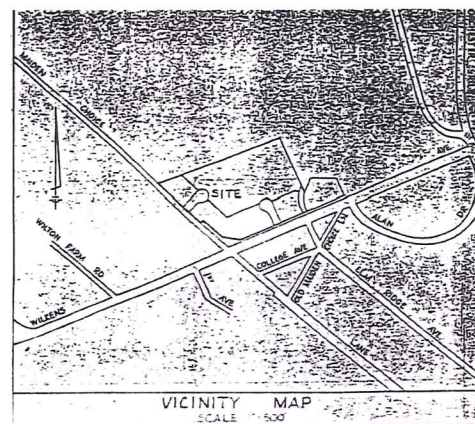
DEVELOPER PLEASE NOTE

Telephone facilities serving the planned sub-division will be constructed underground in compliance with the Maryland Public Service Commission Order Number 60316. The Telephone Company may require a pre-construction refundable deposit from your Company in accordance with paragraph 7 of the Order. Please contact the Telephone Company's local Engineering Manager at your earliest opportunity to determine whether a deposit will be required, and if required, the size of the deposit.

1 Boundary shown herein taken from survey entitled
2 "Property Survey for Associated Professors of
3 St. Mary's Seminary et al prepared by James S.
4 Spamer & Associates and dated December 23, 1977."
5 2 Topography shown herein taken from survey entitled
6 "Topographic survey of a portion of St. Mary's
7 Seminary prepared by James S. Spamer &
8 Associates and dated December 23, 1977."

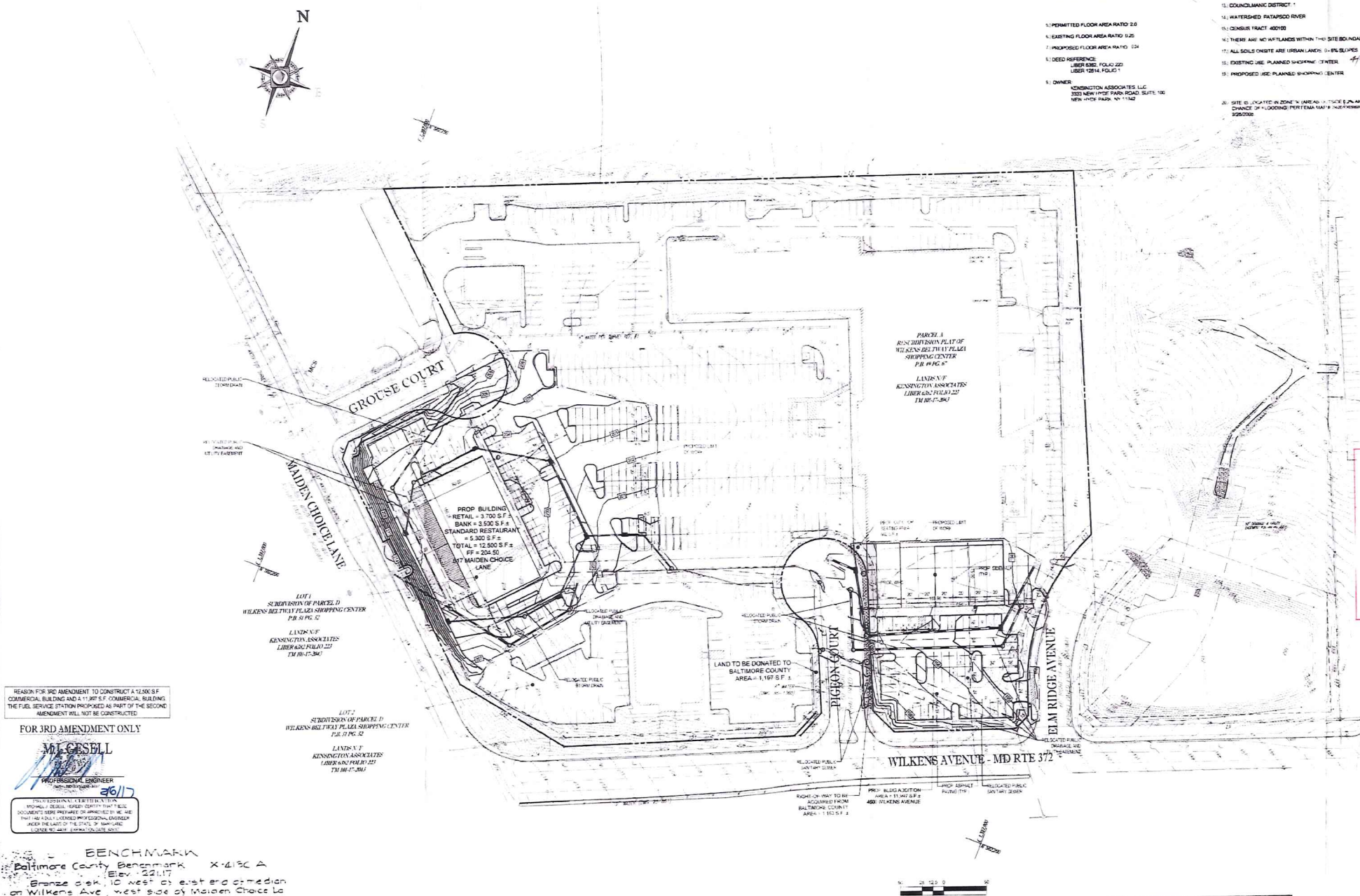
SITE INFORMATION

- [illegible]



SITE DATA

1. Total area of site = 1.89 AC
2. Zoning of site = BL
3. Breakdown of site into parcels:
A. Parcel A:
Area Zoned BL = 5.01 AC
Area Zoned BL = 2.12 AC
Total area = 7.13 AC
B. Parcel B - Area Zoned BL = 1 AC, Zoned BL
C. Parcel C - Area Zoned BL = 1 AC, Zoned BL
D. Parcel D - Area Zoned BL = 2 AC, Zoned BL
E. Parcel E - Area Zoned BL = 1 AC, Zoned BL
F. Note: Parcel C Small Remain in The Same Ownership
A. Until Public Hearing Becomes Available Area
The Existing Gas System Can Potentially Be Abandoned
THIS PLAN CONFORMS TO SECTION 46 OF THE BCZMA



REASON FOR 3RD AMENDMENT: TO CONSTRUCT A 12,500 S.F. COMMERCIAL BUILDING AND A 11,967 S.F. COMMERCIAL BUILDING. THE FUEL SERVICE STATION PROPOSED AS PART OF THE SECOND AMENDMENT WILL NOT BE CONSTRUCTED.

FOR 3RD AMENDMENT ONLY

M. L. GESELI



PROFESSIONAL ENGINEER

26/11/7

PROFESSIONAL CERTIFICATION
I, MICHAEL J. DEBELL, 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

BENCHMARK
Baltimore County Benchmark X-413C A
Elev. 221.17
Bronze disk 10 west of east end of median
of Wilkens Ave. west side of Maiden Choice Ln.

Line	Square Feet	Cost Requirement	Total Spaced	Spaced Parking Weekday Required	Spaced Parking Weekday Required	Spaced Parking Weekday Required	Spaced Parking Weekday Required	Spaced Parking Weekday Required
				PM - 12 PM	6 AM - 6 PM	6 PM - 12 PM	12 PM - 6 PM	ASPH - 6 AM - 6 PM
March 2015	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
April	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
May	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
June	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
July	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
August	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
September	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
October	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
November	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
December	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
January	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
February	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
March	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
April	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
May	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
June	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
July	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
August	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
September	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
October	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
November	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
December	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
January	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
February	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
March	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
April	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
May	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
June	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
July	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
August	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
September	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
October	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
November	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
December	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
January	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
February	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
March	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
April	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
May	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
June	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
July	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
August	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
September	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
October	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
November	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
December	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
January	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
February	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
March	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
April	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
May	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
June	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
July	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
August	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
September	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
October	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
November	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
December	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
January	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
February	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
March	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
April	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
May	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
June	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
July	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
August	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
September	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
October	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
November	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
December	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
January	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
February	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
March	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
April	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
May	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
June	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
July	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
August	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
September	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
October	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
November	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
December	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
January	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
February	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
March	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
April	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
May	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
June	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
July	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
August	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
September	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
October	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
November	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
December	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
January	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
February	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
March	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
April	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
May	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
June	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
July	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
August	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
September	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
October	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
November	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
December	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
January	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
February	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
March	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
April	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
May	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
June	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
July	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
August	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
September	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
October	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
November	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
December	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
January	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
February	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
March	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
April	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
May	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
June	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
July	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
August	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
September	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
October	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
November	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
December	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
January	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
February	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
March	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
April	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
May	1,100	1,000	1,000	1,000	1,000	1,000	1,000	1,000
June	1,100	1,0						

REASON FOR REFINEMENT #2 11/1/13: TO CONSTRUCT A GAS STATION WITH 4 MPQ'S AND KIOSK

REVISÉD FOR 2ND
AMENDED JSPC

PLAN ONLY

 **BOHLER**
ENGINEERING

101 DULANEY VALLEY ROAD, SUITE 80
TOWSON, MARYLAND 21294
Phone: (410) 821-7900
Fax: (410) 821-7957
www.BohlerEngineering.com

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GIBELL, 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. 44291 EXPIRATION DATE: 6/30/20

M. L. ORSELL
PROFESSIONAL ENGINEER

FILE NO. C-710004

DMW

Duff-McCune-Walker, Inc.
200 East Penasylt 210A Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

	LINE	LENGTH FT	BEARING
	L-1	58.00	N47°54'42"W
	L-2	18.00	N47°54'42"W
	L-3	102.35	N47°54'42"W
	L-4	21.21	N47°54'42"W
	L-5	35.00	N47°54'42"W
	L-6	102.31	N47°54'42"W
	L-7	109.00	N47°54'42"W
	L-8	665.80	N47°54'42"W
	L-9	209.54	S67°42'22"W
	L-10	21.21	N47°54'42"W
	L-11	35.00	N47°54'42"W
	L-12	66.75	N47°54'42"W
	L-13	14.87	N47°54'42"W
	L-14	35.00	S27°13'42"E
	L-15	21.21	N47°54'42"W
	L-16	540.77	S67°42'22"W
	L-17	59.74	N47°54'42"W
	L-18	16.00	N27°36'42"E
	L-19	71.38	S27°36'42"E
	L-20	38.38	S27°36'42"E
	L-21	875.59	S48°36'42"E
	L-22	146.00	N47°54'42"W

3RD AMENDED JSPC PLAN
FOR
WILKENS BELTWAY PLAZA

25 2001 OFFICE PARK TAX ACCTS: 1900000706
1900000717, 1900000718
1900000749, 1900000747

OF PLANNING FIRST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

OWNER	APPLICANT/ DEVELOPER	SCALE
KENSINGTON ASSOCIATES, LLC 3333 NEW HYDE PARK ROAD #100 ANN ARBOR MI 48106-1700		50'

CONTACT: GREG REED PHONE: (415) 554-2000 RECEIVED:	NICO REALTY CORPORATION 1854 GREENSPRING DRIVE, SUITE 330 TIMONUM, MD 21093 CONTACT: GREG REED PHONE: (410) 644-2000	JOB ORDER NO. 73042.K
--	--	------------------------------

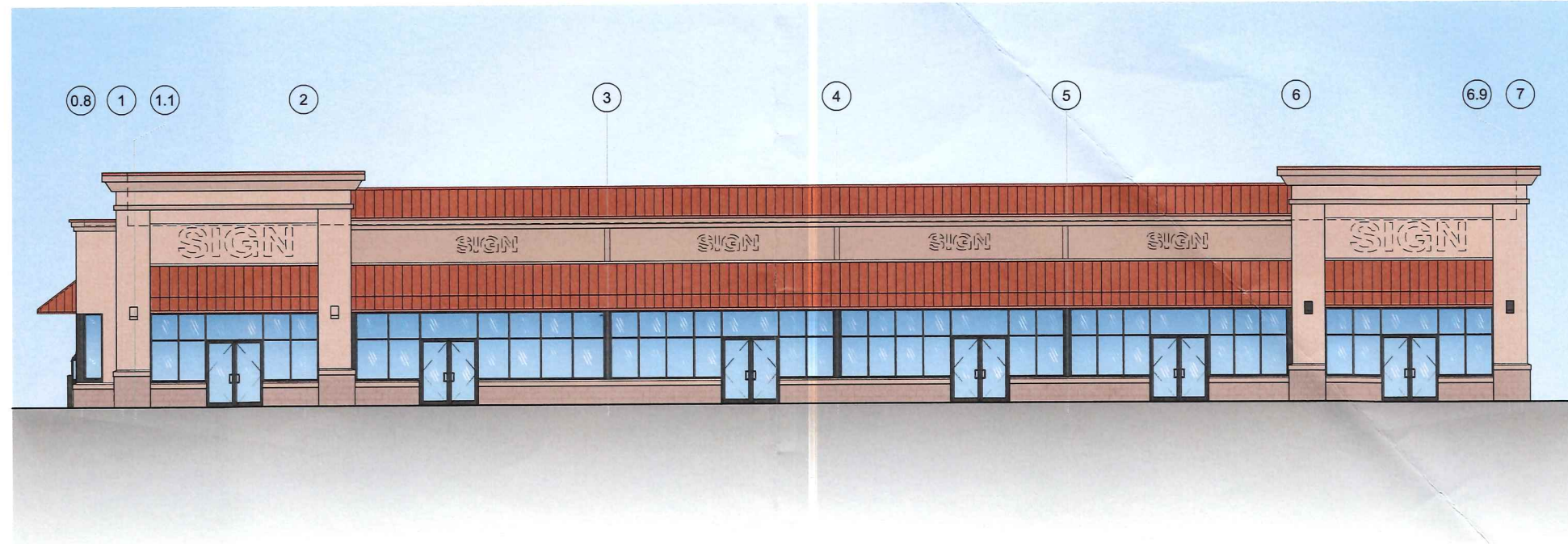
OFFICE OF PLANNING

ISSUE DATE
AUGUST 13, 1996

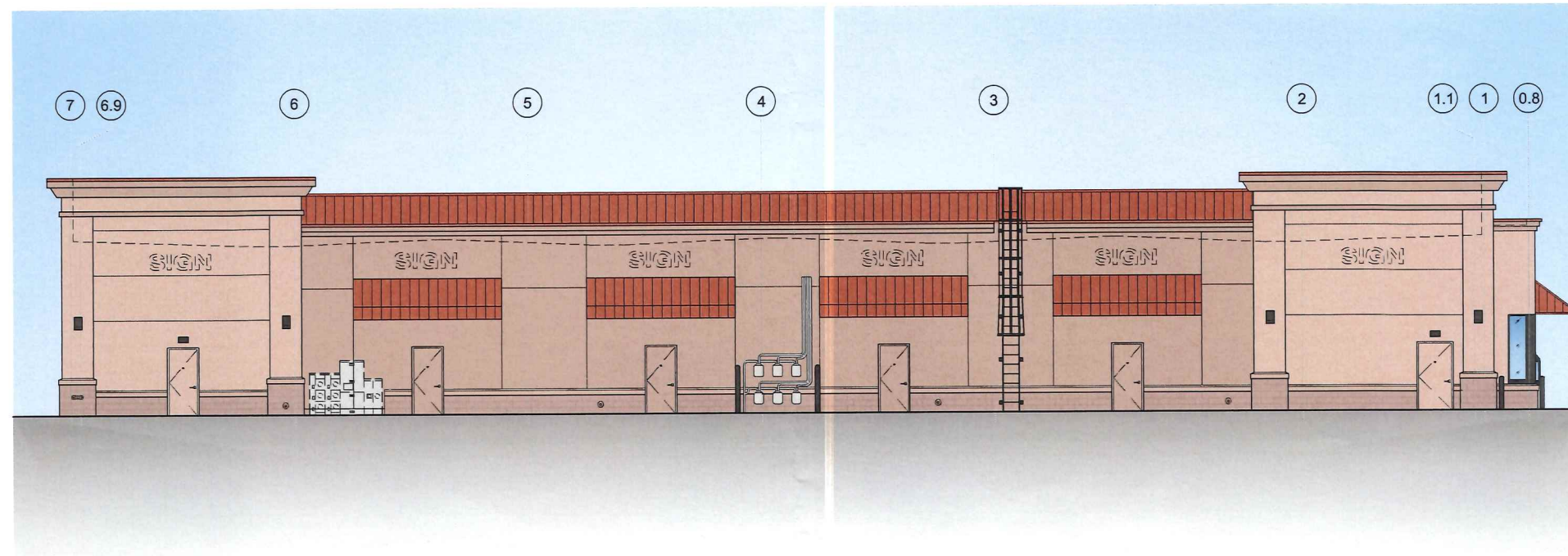
DATE	REVISIONS
2-8-01	Rev 1.7-01

[illegible]

EXHIBIT
7



SHOPPING CENTER ELEVATION

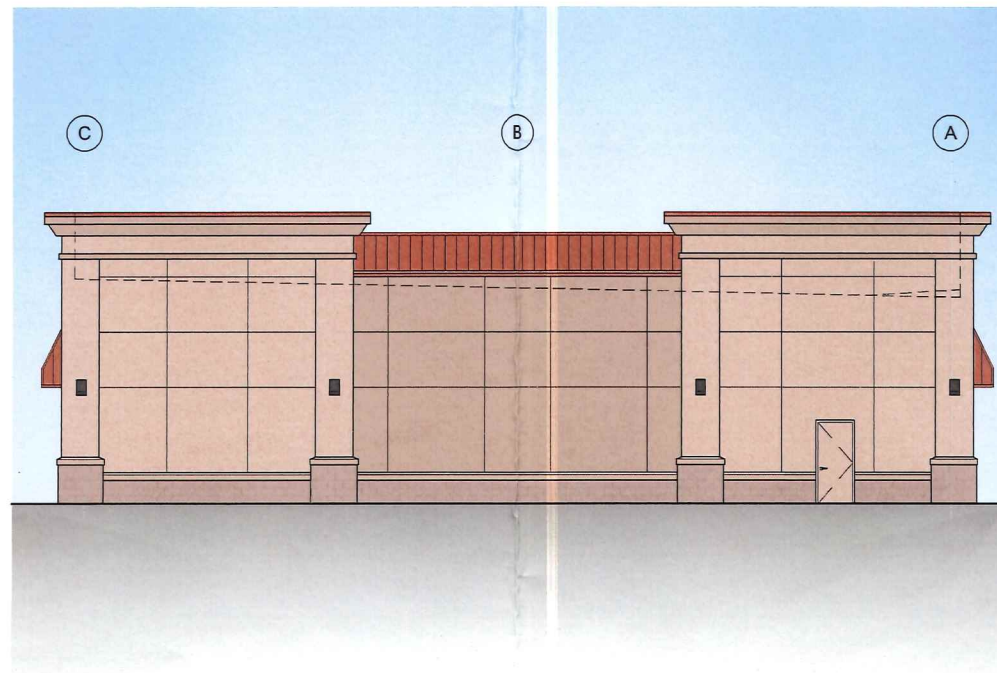


MAIDEN CHOICE ELEVATION

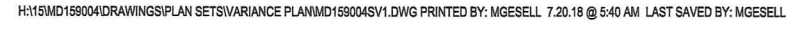


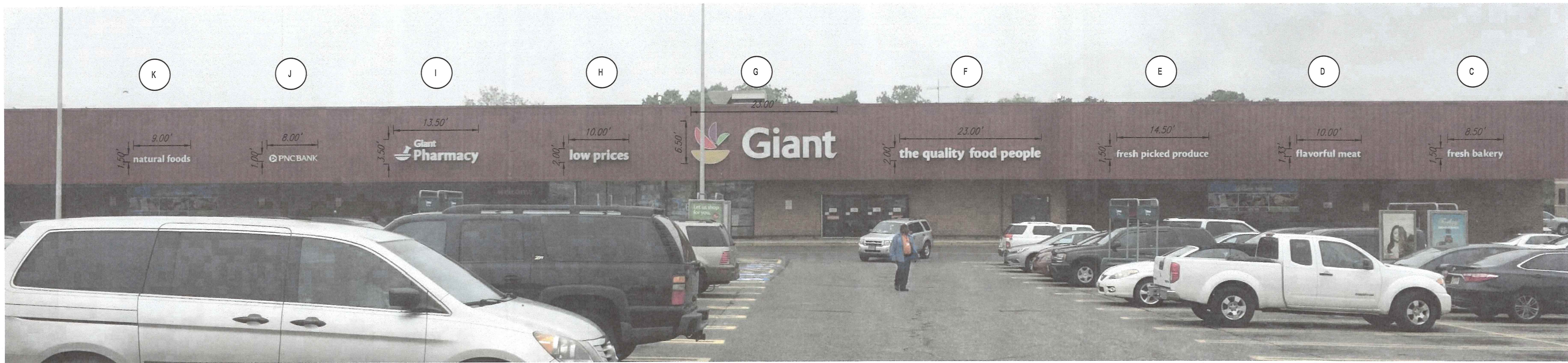


WILKENS BLVD ELEVATION



EAST SIDE ELEVATION





BUILDING 1
WEST ELEVATION
NOT TO SCALE

BLD1WA



BUILDING 1
SOUTH ELEVATION
BLD1SB

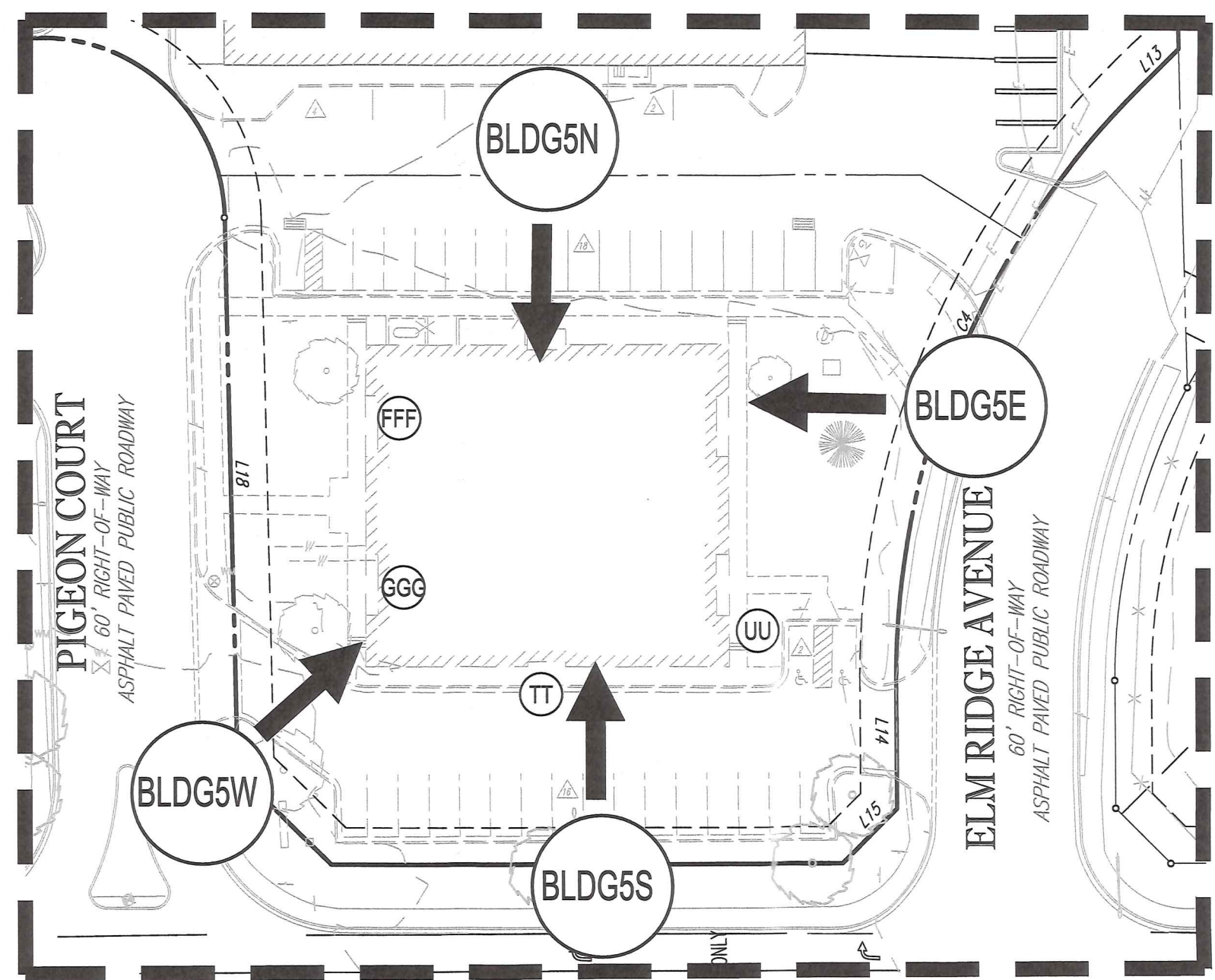


BUILDING 1
SOUTH ELEVATION
BLD1SA



BUILDING 1
WEST ELEVATION
NOT TO SCALE

BLD1WB



INSET - EXISTING
CONDITIONS

PROFESSIONAL CERTIFICATION
MICHAEL J. GIBSELL, HENRY 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. 44091, EXPIRATION DATE: 6/9/19

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PROGRAM MANAGEMENT
TRANSPORTATION
PAVEMENT DESIGN
PHILADELPHIA, PA
LEHIGH VALLEY, PA
NEW ENGLAND
NEW YORK METRO
NEW YORK, NY
NEW JERSEY
NORTH VIRGINIA
CENTRAL VIRGINIA
NORTH CAROLINA
RENO, NV
BALTIMORE, MD
SOUTHERN MARYLAND
TAMPA, FL
SOUTH FLORIDA

REVISIONS			
REV	DATE	COMMENT	BY

NO NOTED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE:

IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL 811
(WV 1-800-255-4669) (PA 1-800-281-7777) (DE 1-800-281-7777)
(VA 1-800-663-7001) (MD 1-800-281-7777) (DC 1-800-282-8855)

WILKENS BELTWAY PLAZA FOR KIMCO REALTY

SIGN VARIANCE PLAN
LOCATION OF SITE
817 MAIDEN CHOICE LANE
TAX MAP 41KA, 41K5,
GRID 17, PARCEL 20403
BALTIMORE, MARYLAND 21228
BALTIMORE COUNTY
DISTRICT: 1
PAI #01-0192
TRACKING # DRC - 2016-00012
DRC # 022316A

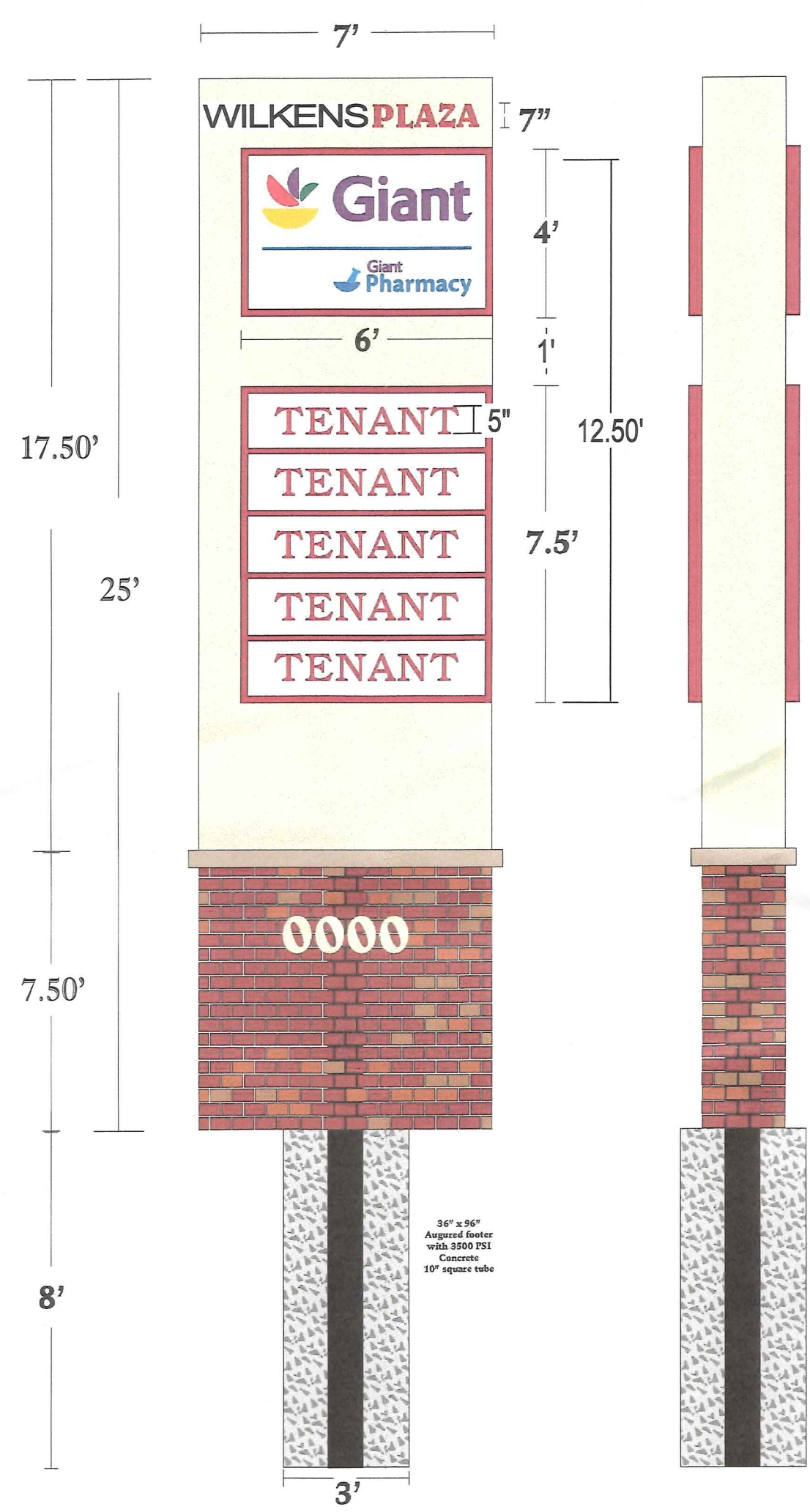
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7800
Fax: (410) 821-7887
MD@BohlerEng.com

MICHAEL J. GIBSELL
PROFESSIONAL ENGINEER
7/20/18

SHEET TITLE:
PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER:
2

2019-0201-4



PROPOSED PYLON SIGN
NOT TO SCALE
SIGN AREA= 75.00 S.F. TOTAL

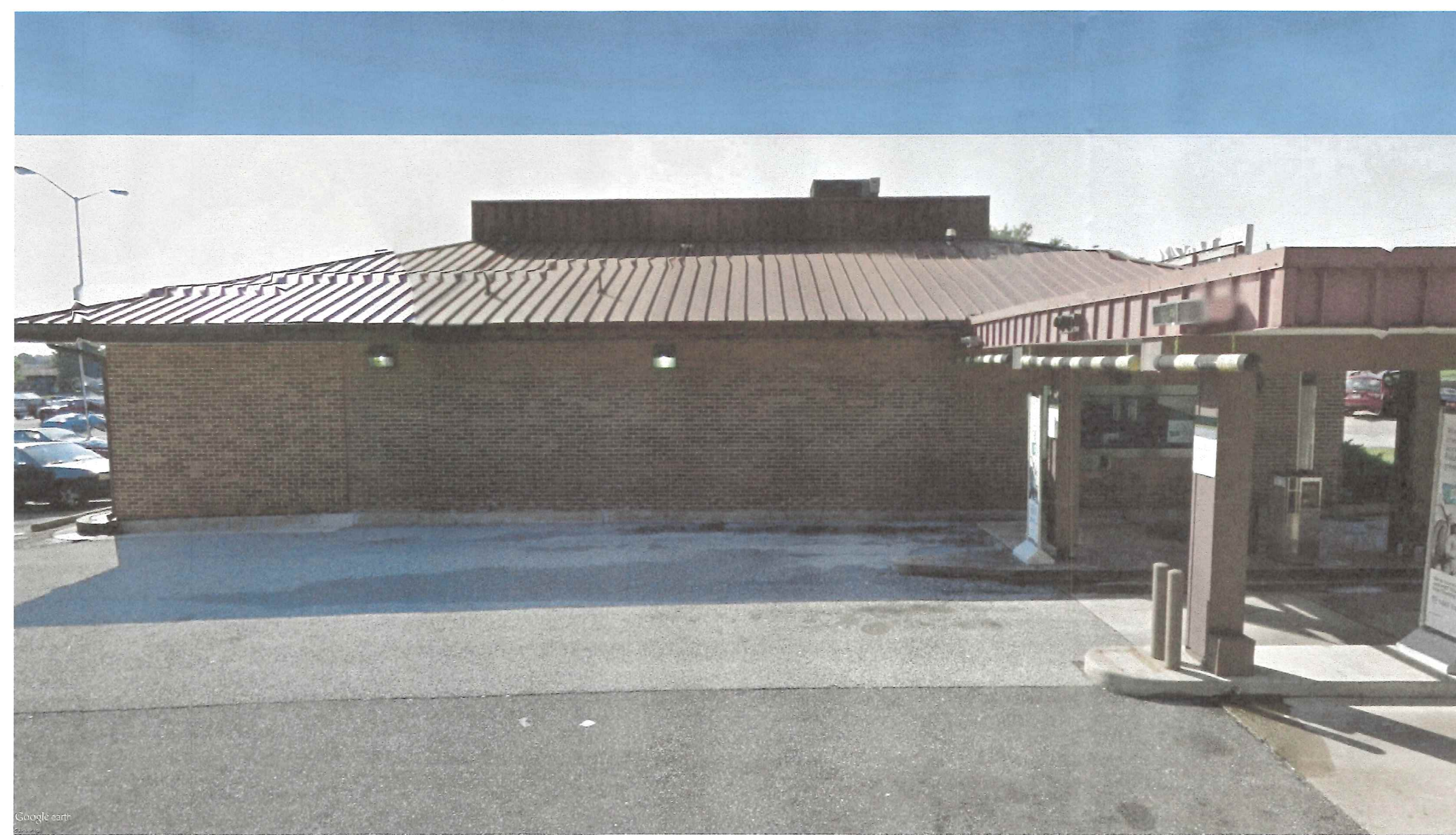


BUILDING 2
SOUTH ELEVATION
NOT TO SCALE



BUILDING 2
WEST ELEVATION
NOT TO SCALE

BLD2W



BUILDING 2
NORTH ELEVATION
NOT TO SCALE



BUILDING 2
EAST ELEVATION
NOT TO SCALE

BLD2E

[illegible]

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS,
DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE.
IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL
811
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777)

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	MD159004
DRAWN BY:	DML
CHECKED BY:	MJG
DATE:	04/06/18
SCALE:	N/A
CAD I.D.:	SV1

PROJECT: **WILKENS
BELTWAY
PLAZA**
FOR
 **KIMCO**
REALTY

**SIGN VARIANCE PLAN
LOCATION OF SITE**

**817 MAIDEN CHOICE LANE
TAX MAP 41KA, 41KE
GRID 17, PARCEL 20A03
BALTIMORE, MARYLAND 21228
BALTIMORE COUNTY
DISTRICT: 1
PAI #01-0192
TRACKING # DRC - 2016-00012
DRC # 022316A**



901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

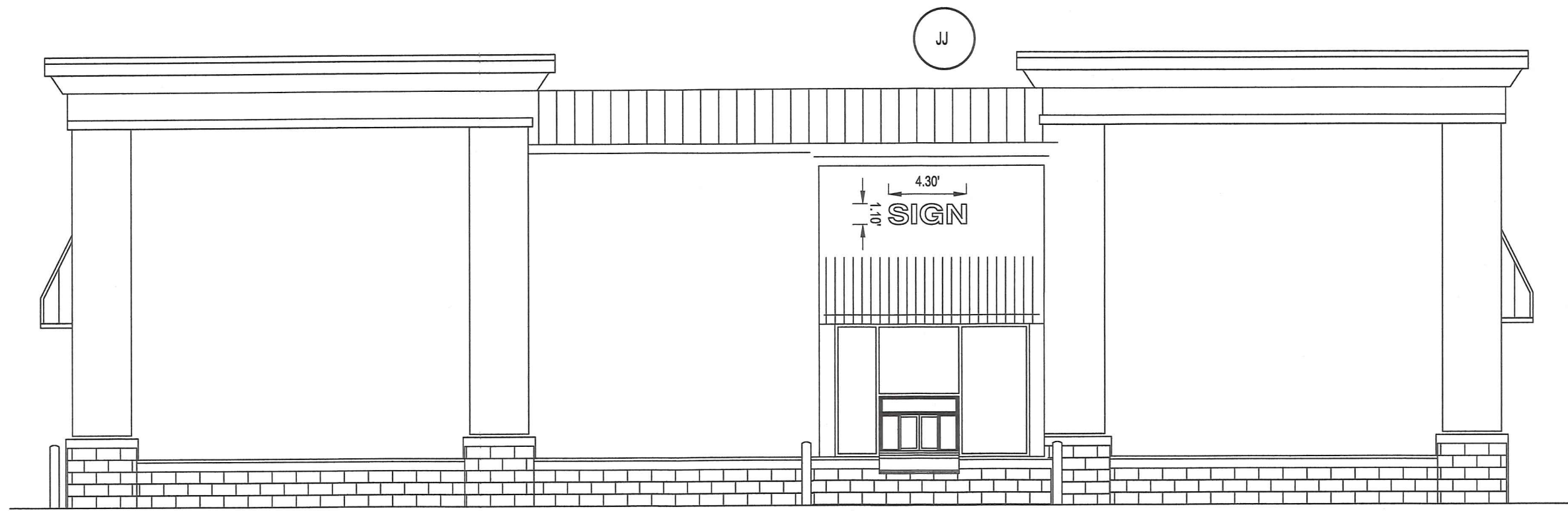


SHEET TITLE:

**PLAN TO
ACCOMPANY SIGN
VARIANCE
PETITION**

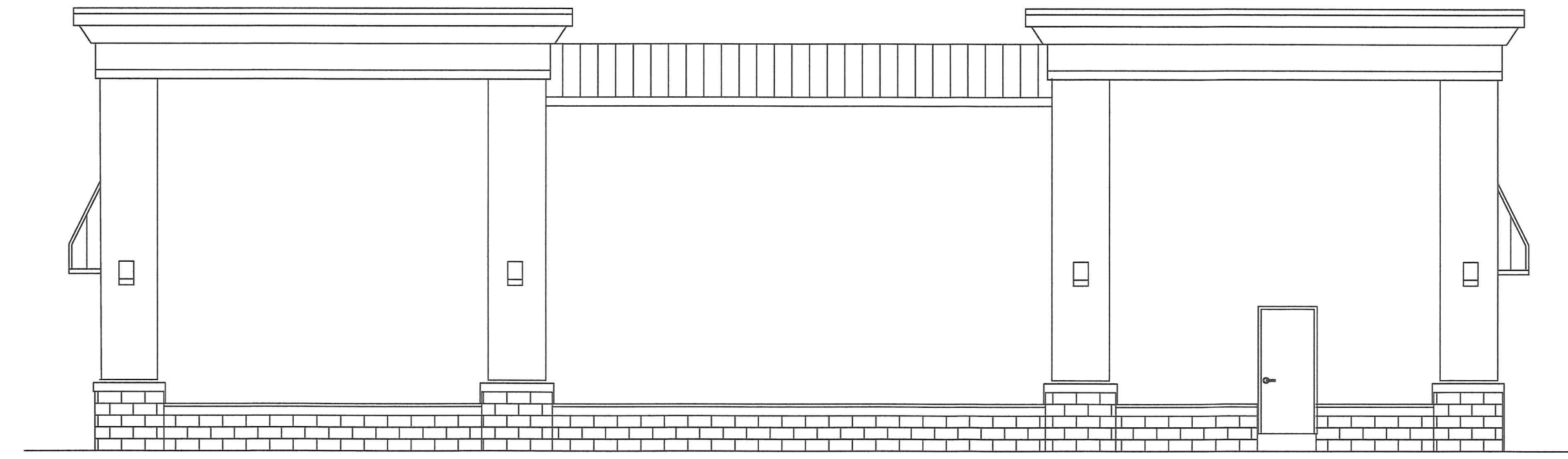
SHEET NUMBER: 3

A-1200-9102



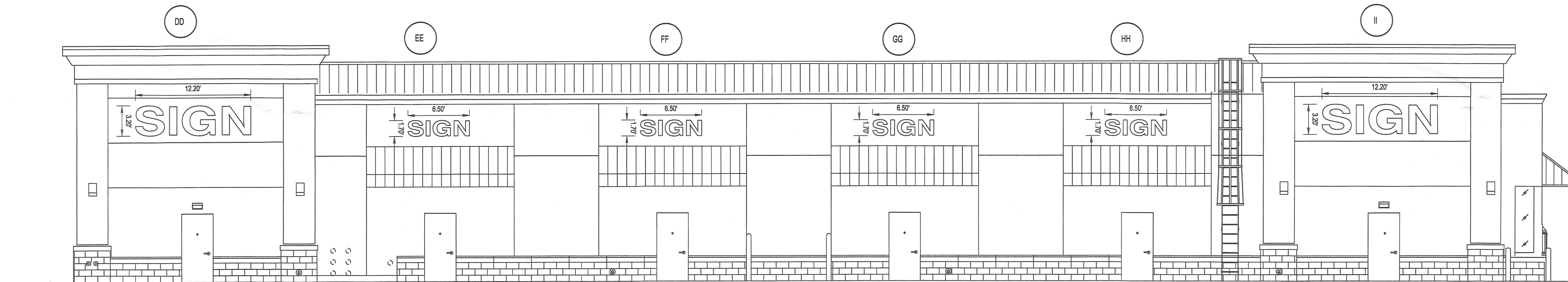
BUILDING 3
SOUTH ELEVATION
NOT TO SCALE

BLD3S



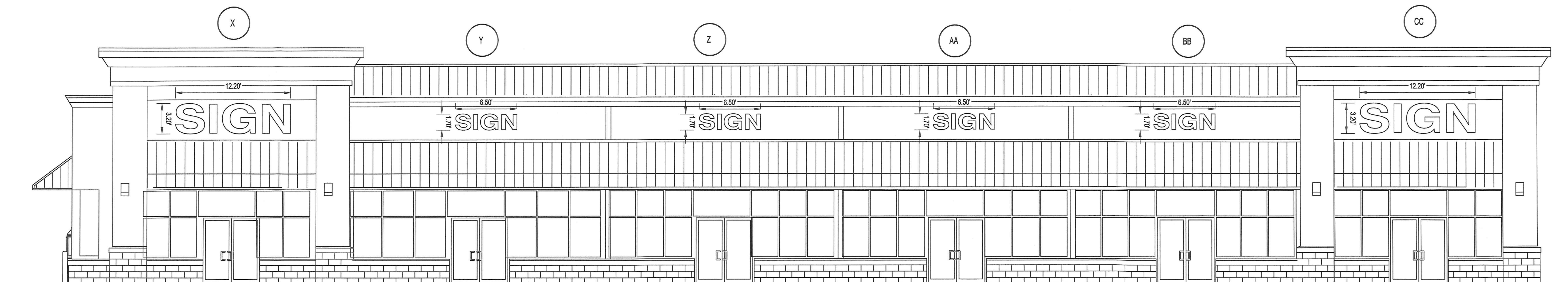
BUILDING 3
NORTH ELEVATION
NOT TO SCALE

BLD3N



BUILDING 3
WEST ELEVATION
NOT TO SCALE

BLD3W



BUILDING 3
EAST ELEVATION
NOT TO SCALE

BLD3E

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING - EROSION CONTROL
SUSTAINABLE DESIGN - PERMITTING SERVICES
TRANSPORTATION SERVICES

- PHILADELPHIA, PA
- LEHIGH VALLEY, PA
- ALLENTOWN, PA
- REHOBOTH BEACH, DE
- BALTIMORE, MD
- NEW JERSEY
- UPRSTATE NEW YORK
- NEW ENGLAND
- NEW YORK, NY
- NEW YORK, NY
- NEW YORK, NY
- NORTHERN VIRGINIA
- CENTRAL VIRGINIA
- CHARLOTTE, NC
- TAMPA, FL
- SOUTH FLORIDA

PROFESSIONAL ENGINEER
LICENSE NO. 44097, EXPIRATION DATE: 6/30/19

REVISIONS			
REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE:

WYOMING, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL 811

(WV: 1-800-365-4840) (PA: 1-800-365-4776) (DC: 1-800-365-7777) (DE: 1-800-365-8855)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD159004
DRAWN BY: DML
CHECKED BY: MJG
DATE: 04/08/18
SCALE: N/A
CAD L.D.: SV1

WILKENS BELTWAY PLAZA FOR KIMCO REALTY

SIGN VARIANCE PLAN
LOCATION OF SITE
817 MAIDEN CHOICE LANE
TAX MAP 41KA, 41K5,
GRID 17, PARCEL 20403
BALTIMORE, MARYLAND 21228
BALTIMORE COUNTY
DISTRICT 1
PAI #01-0192
TRACKING # DRC - 2016-00012
DRC # 022316A

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7500
Fax: (410) 821-7507
Email: MD@BohlerEng.com

PROFESSIONAL ENGINEER

7/20/18

PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER: 4

2019-0021-A

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GOSSEL, 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. 44097, EXPIRATION DATE: 6/30/19



BUILDING 4
NORTH ELEVATION
NOT TO SCALE

BLD4N



BUILDING 4
FREESTANDING SIGN
NOT TO SCALE

BLD4N



BUILDING 4
WEST ELEVATION
NOT TO SCALE

BLD4W



BUILDING 4
SOUTH ELEVATION
NOT TO SCALE

BLD4S



BUILDING 4
EAST ELEVATION
NOT TO SCALE

BLD4E



BOHLER ENGINEERING

SITE PLANNING AND CONSULTING ENGINEERING
LAND SURVEYING DESIGN - PERMITTING SERVICES
SUSTAINABLE DESIGN - TRANSPORTATION SERVICES

NORTHERN VIRGINIA
CENTRAL VIRGINIA
CHARLOTTE, NC
SOUTH FLORIDA
PHILADELPHIA, PA
HIGHTSTOWN, NJ
REHOBOTH BEACH, DE
NEW YORK, NY
NEW JERSEY

PROFESSIONAL ENGINEER
MICHAEL J. GESELL
LICENSE NO. 44091, EXPIRATION DATE: 6/30/19

REVISIONS			
REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE:

NEW YORK, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL 811
(NY 1-800-245-4848) (PA 1-800-388-1778) (DC 1-800-551-7777) (VA 1-800-452-7071) (MD 1-800-287-7777) (DE 1-800-282-8555)

PROJECT No.: MD159004
DRAWN BY: DML
CHECKED BY: MJG
DATE: 04/05/18
SCALE: N/A
CAD ID: SV1

WILKENS BELTWAY PLAZA FOR KIMCO REALTY

SIGN VARIANCE PLAN
LOCATION OF SITE
817 MAIDEN CHOICE LANE
TAX MAP 41KA, 41KS,
GRID 17, PARCEL 20403
BALTIMORE, MARYLAND 21228
BALTIMORE COUNTY
DISTRICT 1
PAI #01-0192
TRACKING # DRC - 2016-00012
DRC # 022316A

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

M. GESELL
PROFESSIONAL ENGINEER
7/20/18

SHEET TITLE:
PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER:
5

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, 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. 44091, EXPIRATION DATE: 6/30/19

2019-0021-A

ZONING HISTORY

1. 2011-0137-A - REQUEST FOR VARIANCE RELIEF TO PERMIT 12 TOTAL WALL-MOUNTED ENTERPRISE SIGNS FOR THE EXISTING GIANT SUPERMARKET WAS GRANTED ON 12/8/10.
2. 97-212-X - REQUEST FOR APPROVAL OF AN EXISTING DENTAL LABORATORY ON THE SUBJECT PROPERTY WAS GRANTED ON 12/17/96.
3. 73-43-R - REQUEST FOR RECLASSIFICATION FROM DR 5.5 ZONE TO A DR 16 ZONE AND BL ZONE WAS PARTIALLY GRANTED ON 6/5/75 AND THEN REVERSED ON 1/20/76.

WILKENS PLAZA SHOPPING CENTER								
BUILDING #1 (WEST ELEVATION)								
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)				
	GIANT FOOD/ LOGO/ SMALL SIGNS/ PHARMACY + LOGO/WELCOME							
B	GIANT & LOGO (SOUTH)	23.00	6.50	149.50	0.00	0.00	149.50	Existing
C	FRESH BAKERY	8.50	1.50	12.75				Existing
D	FLAVORFUL MEAT	10.00	1.33	13.30				Existing
E	FRESH PICKED PRODUCE	14.50	1.50	21.75				Existing
F	THE QUALITY FOOD PEOPLE	23.00	2.00	46.00				Existing
G	GIANT & LOGO	23.00	6.50	149.50				Existing
H	LOW PRICES	10.00	2.00	20.00				Existing
I	GIANT PHARMACY	13.50	3.50	47.25				Existing
J	PNC BANK	8.00	1.00	8.00				Existing
K	NATURAL FOODS	9.00	1.50	13.50				Existing
	GIANT TOTAL SIGNAGE (C - K)			332.05	272.00	544.00		

WILKENS PLAZA SHOPPING CENTER								
BUILDING #1 (SOUTH ELEVATION)								
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)				
L	LIQUORS	8.00	1.67	13.36	31.33	62.66		Existing
M	SUBWAY	8.00	1.67	13.36	30.67	61.34		Existing
N	HAIR CUTTERY	11.00	1.67	18.37	20.00	40.00		Existing
O	LEDO PIZZA	12.50	1.67	20.88	34.45	68.90		Existing
P	CLEANERS	10.50	1.67	17.54	17.00	35.08		Existing
Q	QUEEN'S NAILS	16.00	1.67	26.72	20.00	40.00		Existing
R	CHINA KITCHEN	15.50	1.67	25.89	13.25	26.50		Existing
S	YOGA	4.00	1.67	6.68	25.50	51.00		Existing
T	URBAN BAR-B-QUE	14.00	1.67	23.38	27.50	55.00		Existing
U	URBAN BAR-B-QUE (WEST)	14.50	4.00	58.00	0.00	0.00	58.00	Existing
WW	SIGN	14.50	3.50	50.75	0.00	0.00	50.75	Proposed
BBB	URBAN BAR-B-QUE (WEST)	9.00	0.75	6.75	0.00	8.00		Existing
CCC	URBAN BAR-B-QUE (WEST)	9.00	0.75	6.75	0.00	8.00		Existing
DDD	URBAN BAR-B-QUE (WEST)	9.00	0.75	6.75	0.00	8.00		Existing
EEE	URBAN BAR-B-QUE (WEST)	9.00	0.75	6.75	0.00	8.00		Existing

WILKENS PLAZA SHOPPING CENTER							
BUILDING #2 (ELEVATIONS)							
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)			
V	M & T BANK	12.00	2.00	24.00	67.30	134.60	Existing
W	M & T BANK	12.00	2.00	24.00	39.10	78.20	Existing

WILKENS PLAZA SHOPPING CENTER							
BUILDING #3 (EAST ELEVATIONS)							
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)			
X	SIGN	12.20	3.20	39.04	20.50	41.00	Proposed
Y	SIGN	6.50	1.70	11.05	32.60	65.20	Proposed
Z	SIGN	6.50	1.70	11.05	24.70	49.40	Proposed
AA	SIGN	6.50	1.70	11.05	24.70	49.40	Proposed
BB	SIGN	6.50	1.70	11.05	24.70	49.40	Proposed
CC	SIGN	12.20	3.20	39.04	25.00	50.00	Proposed

WILKENS PLAZA SHOPPING CENTER								
BUILDING #3 (WEST ELEVATIONS)								
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	EXISTING / PROPOSED SIGNAGE
		Width (FT.)	Height (FT.)	Area (SF.)				
DD	SIGN	12.20	3.20	39.04	25.00	0.00	39.04	Proposed
EE	SIGN	6.50	1.70	11.05	24.70	0.00	11.05	Proposed
FF	SIGN	6.50	1.70	11.05	24.70	0.00	11.05	Proposed
GG	SIGN	6.50	1.70	11.05	24.70	0.00	11.05	Proposed
HH	SIGN	6.50	1.70	11.05	32.60	0.00	11.05	Proposed
II	SIGN	12.20	3.20	39.04	20.50	0.00	39.04	Proposed

WILKENS PLAZA SHOPPING CENTER								
BUILDING #3 (SOUTH ELEVATIONS)								
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)				
JJ	SIGN	4.30	1.10	4.73	80.00	0.00	4.73	Proposed

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.)					
HHH	PROPOSED PYLON SIGN	6.00	12.50	75.00	25.00	25.00	150.00		Proposed

WILKENS PLAZA SHOPPING CENTER								
BUILDING #4								
ID	Tenant	Signage			Store Front Width (L.F.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)				
SS	MEDSTAR MEDICAL GROUP	15.50	5.00	77.50	119.60	339.2000		Existing
XX	SIGN	10.00	5.00	50.00	80.00	160.0000		Proposed
YY	SIGN	10.00	5.00	50.00	80.00	0.00	50.00	Proposed
ZZ	SIGN	15.00	5.00	75.00	119.60	0.00	75.00	Proposed
AAA	SIGN	15.00	5.00	75.00	119.60	0.00	75.00	Proposed

WILKENS PLAZA SHOPPING CENTER									
BUILDING #4 (FREESTANDING SIGN)									
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Height per Sign Code (ft)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)					
RR	TENANT DIRECTORY SIGN	7.00	3.00	21.00	N/A	N/A	600		Existing

WILKENS PLAZA SHOPPING CENTER									
BUILDING #5									
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Height per Sign Code (FT.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)					
TT	TENANT DIRECTORY SIGN	7.00	3.00	21.00	28.20	56.40	6.00		Existing
UU	BAY BANK	6.25	0.75	4.69	N/A	N/A	N/A		Existing
FFF	CHESAPEAKE MEDICAL IMAGING	13.50	0.50	6.75	44.00	8.00	N/A		Existing
GGG	CHIROPRACTOR	13.50	0.50	6.75	44.00	8.00	N/A		Existing

WILKENS PLAZA SHOPPING CENTER								
BUILDING #6								
ID	Tenant	Signage			Store Front Width (L.F.)	Allowable Signage Per Code (S.F.)	Allowable Signage Per Variance Request (Sf.-)	Existing / Proposed Signage
		Width (Ft.)	Height (Ft.)	Area (Sf.)				
KK	SIGN	6.50	1.70	11.05	28.20	56.40		Proposed
LL	SIGN	6.50	1.70	11.05	20.00	40.00		Proposed
MM	SIGN	12.20	3.20	39.04	20.00	40.00		Proposed
NN	SIGN	6.50	1.70	11.05	20.00	40.00		Proposed
OO	SIGN	6.50	1.70	11.05	20.00	40.00		Proposed
PP	SIGN	12.20	3.20	39.04	20.00	40.00		Proposed
QQ	SIGN	6.50	1.70	11.05	20.00	40.00		Proposed
VV	SIGN	12.20	3.20	39.04	0.00	0.00	39.04	Proposed

BOHLER
ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING DESIGN
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES
PERMITTING SERVICES

NORTHERN VIRGINIA
LEHIGH VALLEY, PA
CENTRAL VIRGINIA
CHARLOTTE, NC
BALTIMORE, MARYLAND
NEW JERSEY
NEW YORK
NEW ENGLAND
PHILADELPHIA, PA

PHILADELPHIA, PA
LEHIGH VALLEY, PA
CENTRAL VIRGINIA
CHARLOTTE, NC
BALTIMORE, MARYLAND
NEW JERSEY
NEW YORK
NEW ENGLAND
PHILADELPHIA, PA

PHILADELPHIA, PA
LEHIGH VALLEY, PA
CENTRAL VIRGINIA
CHARLOTTE, NC
BALTIMORE, MARYLAND
NEW JERSEY
NEW YORK
NEW ENGLAND
PHILADELPHIA, PA

REVISIONS			
REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DEMOLISERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE:
NORTH CAROLINA, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL 811
(NY 1-800-245-6464) (PA 1-800-367-1779) (DC 1-800-367-7777)
(VA 1-800-552-7071) (MD 1-800-257-7777) (DE 1-800-368-6559)

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.: MD159004
DRAWN BY: DMIL
CHECKED BY: MUG
DATE: 04/08/18
SCALE: N/A
CAD ID: SV1

PROJECT:

WILKENS
BELTWAY
PLAZA
FOR
KIMCO
REALTY

SIGN VARIANCE PLAN
LOCATION OF SITE
817 MAIDEN CHOICE LANE
TAX MAP 41KA, 41KS,
GRID 17, PARCEL 20403
BALTIMORE, MARYLAND 21228
BALTIMORE COUNTY
DISTRICT-1
PAI #01-0192
TRACKING # DRC - 2016-00012
DRC # 022316A

BOHLER
ENGINEERING

801 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7967
MD@BohlerEng.com

MJ GEBEL
PROFESSIONAL ENGINEER
7/20/18

SHEET TITLE:
PLAN TO
ACCOMPANY SIGN
VARIANCE
PETITION
SHEET NUMBER:
7

2019-0021-A



The seal is circular with a blue border. Inside the border, the text "STATE OF MARYLAND" is at the top and "PROFESSIONAL ENGINEER" is at the bottom. In the center, there is a smaller circular emblem featuring a gear, a compass, and a hammer. Above the emblem, the name "M. J. FARRELL" is written in a stylized font. Below the emblem, the license number "44091" is displayed. A blue ink signature is written across the seal, and the date "7/20/18" is written in blue ink at the bottom right.

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, 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. 44097, EXPIRATION DATE: 6/9/19



BUILDING 1
SOUTH ELEVATION (BLD1SB)



PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, 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. 44097 EXPIRATION DATE: 6/30/19

[illegible]

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATOR DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH SURFACE ANYWHERE IN THE STATE.
IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE

811
OW 1-800-245-6848 (PA 1-800-243-1773) (DC 1-800-267-7277)

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	MD1590
DRAWN BY:	DI
CHECKED BY:	M
DATE:	04/06/
SCALE:	N
CAD ID:	S

PROJECT: **WILKENS
BELTWAY
PLAZA**
FOR
 **KIMCO**
REALTY

**SIGN VARIANCE PLAN
LOCATION OF SITE**

**817 MAIDEN CHOICE LANE
TAX MAP 41KA, 41KS,
GRID 17, PARCEL 20403
BALTIMORE, MARYLAND 21228
BALTIMORE COUNTY
DISTRICT 1
PAI #01-0192
TRACKING # DRC - 2016-000112
NSC # 022318A**

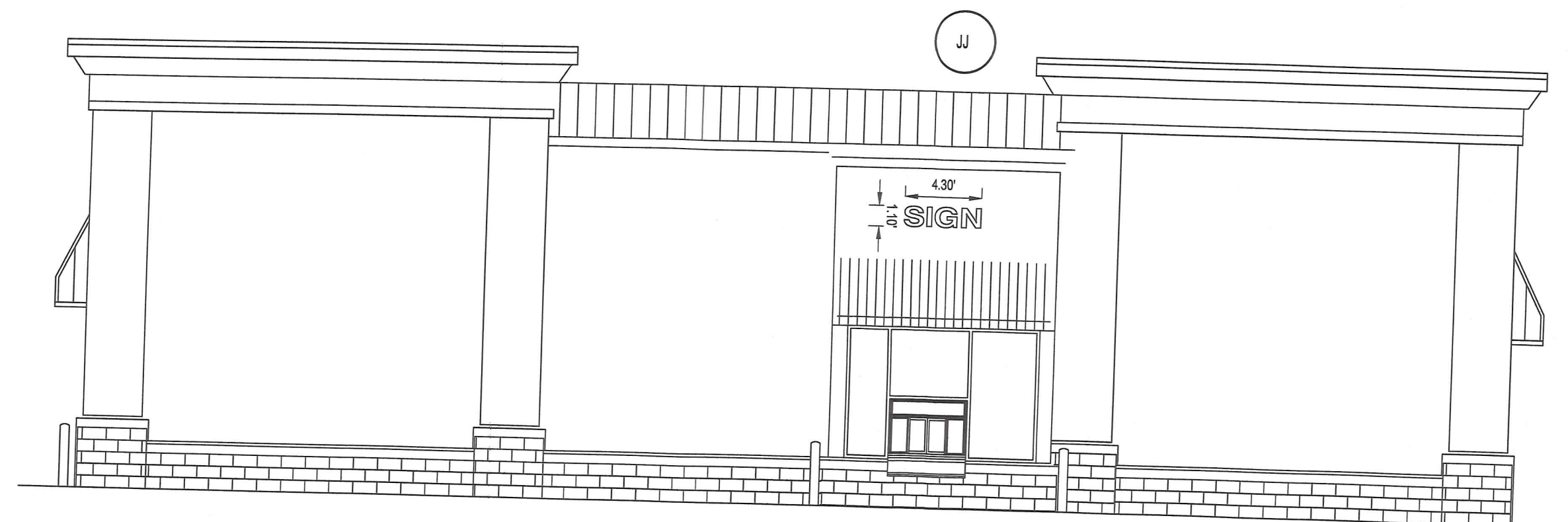


SHEET TITLE:

PLAN TO
ACCOMPANY SIGN
VARIANCE
PETITION

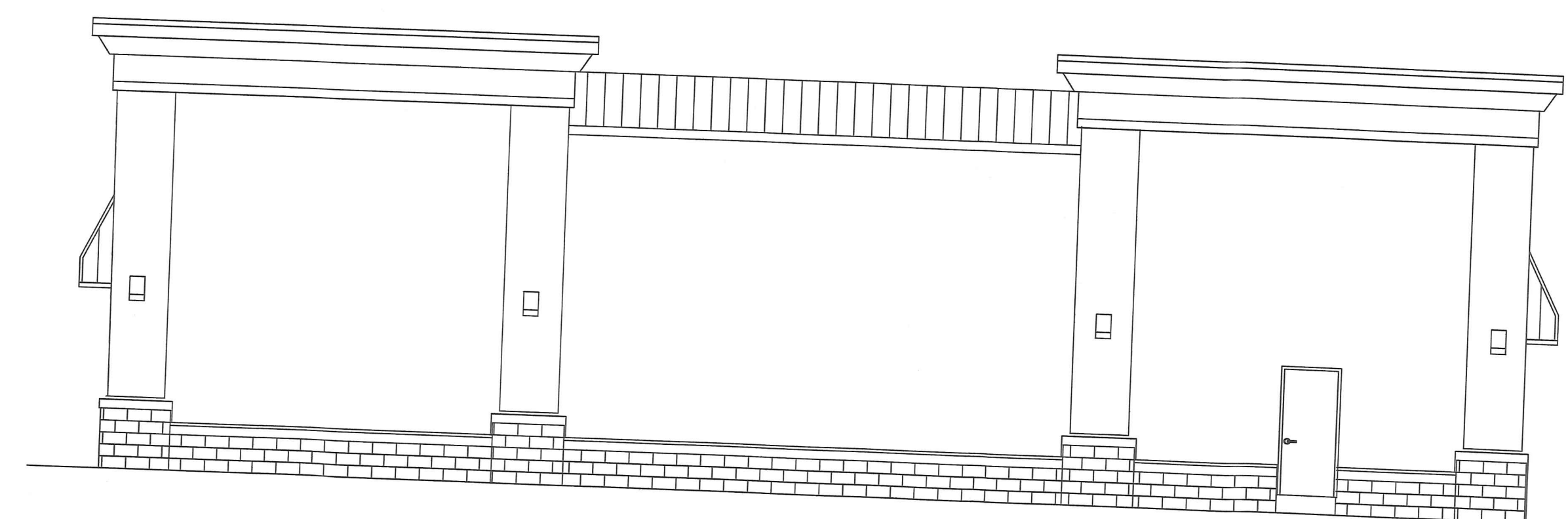
SHEET NUMBER: 2

2019-0021-A



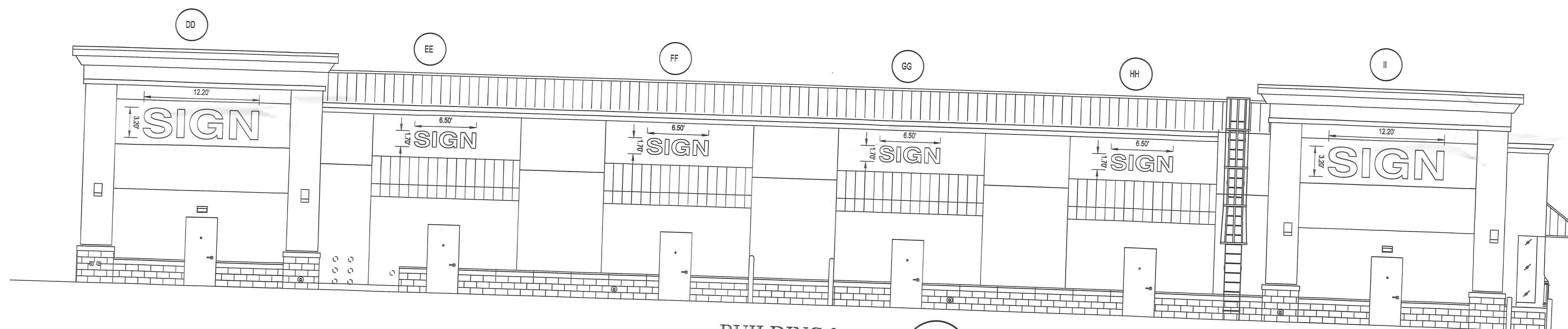
BUILDING 3
SOUTH ELEVATION
NOT TO SCALE

BLD3S



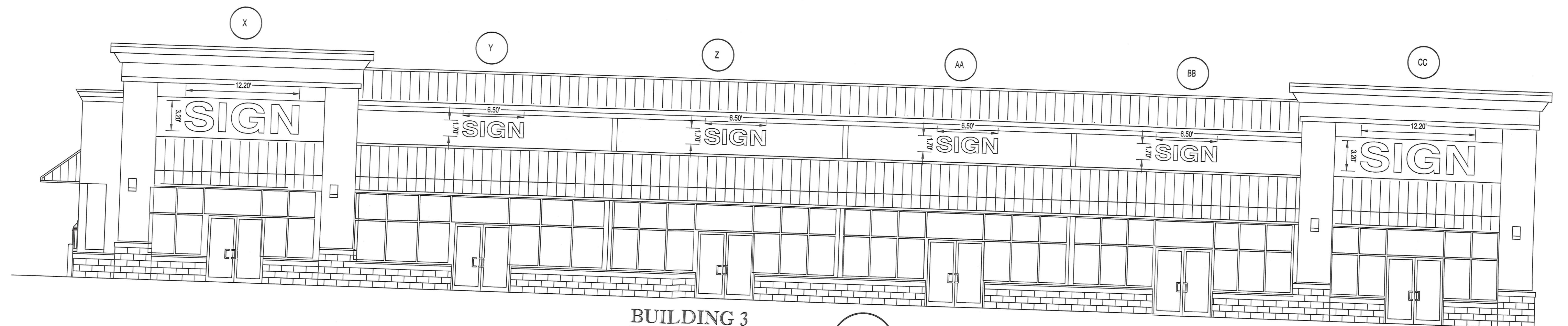
BUILDING 3
NORTH ELEVATION
NOT TO SCALE

BLD3N



BUILDING 3
WEST ELEVATION
NOT TO SCALE

BLD3W



BUILDING 3
EAST ELEVATION
NOT TO SCALE

BLD3E

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PLANNING SERVICES TRANSPORTATION SERVICES
NEW YORK, NY NEW JERSEY NEW YORK, NY NEW YORK, NY
BALTIMORE, MD BALTIMORE, MD BALTIMORE, MD BALTIMORE, MD
CHARLOTTE, NC CHARLOTTE, NC CHARLOTTE, NC CHARLOTTE, NC
FALLS CHURCH, VA FALLS CHURCH, VA FALLS CHURCH, VA FALLS CHURCH, VA
LEHIGH VALLEY, PA LEHIGH VALLEY, PA LEHIGH VALLEY, PA LEHIGH VALLEY, PA
NORTHERN VIRGINIA NORTHERN VIRGINIA NORTHERN VIRGINIA NORTHERN VIRGINIA

REVISIONS				
REV	DATE	COMMENT	BY	

NOT APPROVED FOR CONSTRUCTION
THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE:
N.VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL 811
(NY 1-800-345-4446) (PA 1-800-345-5776) (DC 1-800-367-7777)
(VA 1-800-833-7071) (MD 1-800-367-7777) (DE 1-800-368-4460)

NOT APPROVED FOR CONSTRUCTION
PROJECT No.: MD159004
DRAWN BY: DML
CHECKED BY: MJG
DATE: 04/09/18
SCALE: N/A
CAD ID: SV1
PROJECT: WILKENS BELTWAY PLAZA FOR KIMCO REALTY
SIGN VARIANCE PLAN
LOCATION OF SITE
817 MAIDEN CHOICE LANE
TAX MAP 41KA, 41K5
GRID 17, PARCEL 20403
BALTIMORE, MARYLAND 21228
DISTRICT: 1
PAI #01-0192
TRACKING # DRC - 2016-00012
DRC # 022316A

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

M. J. GESELL
PROFESSIONAL ENGINEER
7/20/18

SHEET TITLE:
PLAN TO ACCOMPANY SIGN VARIANCE PETITION
SHEET NUMBER:
4
2019-0021-A

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, 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. 44097, EXPIRATION DATE 6/9/19



BUILDING 4
NORTH ELEVATION
NOT TO SCALE

BLD4N



BUILDING 4
FREESTANDING SIGN
NOT TO SCALE

BLD4N



BUILDING 4
WEST ELEVATION
NOT TO SCALE

BLD4W



BUILDING 4
SOUTH ELEVATION
NOT TO SCALE

BLD4S



BUILDING 4
EAST ELEVATION
NOT TO SCALE

BLD4E



BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
SUSTAINABILITY
TRANSPORTATION SERVICES
LANDSCAPE ARCHITECTURE
DESIGN
CONSTRUCTION
GENERAL CONTRACTING
GENERAL BUILDING
MANUFACTURING
POWER
WATER
SEWER
INDUSTRIAL
PETROLEUM
HAZARDOUS WASTE
TELECOMMUNICATIONS
TRANSPORTATION
AIRPORTS
MARINE
CONCRETE
METAL
GLASS
STEEL
TIMBER
MASONRY
MECHANICAL
ELECTRICAL
PLUMBING
HVAC
ELEVATORS
SCAFFOLDING
CRANES
PILE DRIVING
PILE TESTING
PILE CAPACITY TESTING
PILE INTEGRITY TESTING
PILE LOAD TESTING
PILE DEFLECTION TESTING
PILE VIBRATION TESTING
PILE NOISE TESTING
PILE SETTLEMENT TESTING
PILE UPLIFT TESTING
PILE COMPRESSION TESTING
PILE TENSION TESTING
PILE SHEAR TESTING
PILE BENDING TESTING
PILE TORSION TESTING
PILE COMBINATION TESTING
PILE SPECIALTY TESTING

NEW YORK, NY
BALTIMORE, MD
PHILADELPHIA, PA
LEHIGH VALLEY, PA
SOUTHEASTERN, PA
SOUTHWESTERN, PA
CENTRAL, VA
TAMPA, FL
SOUTH FLORIDA

REVISIONS			
REV	DATE	COMMENT	BY

NO CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE:

ALABAMA, ARIZONA, ARKANSAS, CALIFORNIA, COLORADO, CONNECTICUT, DELAWARE, DISTRICT OF COLUMBIA, FLORIDA, GEORGIA, ILLINOIS, INDIANA, IOWA, KANSAS, KENTUCKY, LOUISIANA, MARYLAND, MASSACHUSETTS, MICHIGAN, MINNESOTA, MISSISSIPPI, MISSOURI, MONTANA, NEBRASKA, NEVADA, NEW HAMPSHIRE, NEW JERSEY, NEW MEXICO, NEW YORK, NORTH CAROLINA, NORTH DAKOTA, OHIO, OKLAHOMA, OREGON, PENNSYLVANIA, RHODE ISLAND, SOUTH CAROLINA, SOUTH DAKOTA, TENNESSEE, TEXAS, UTAH, VERMONT, VIRGINIA, WISCONSIN, WYOMING.

(NY 1-800-265-4848) (PA 1-800-328-7777) (DC 1-800-287-7777) (VA 1-800-283-7001) (MD 1-800-287-7777) (DE 1-800-283-6665)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD159004
DRAWN BY: DML
CHECKED BY: MUG
DATE: 04/06/18
SCALE: N/A
CAD ID: SV1

WILKENS BELTWAY PLAZA

FOR **KIMCO REALTY**

SIGN VARIANCE PLAN
LOCATION OF SITE
817 MAIDEN CHOICE LANE
TAX MAP 41KA, 41K5, GRID 17, PARCEL 20403
BALTIMORE, MARYLAND 21228
BALTIMORE COUNTY
DISTRICT 1
PAI #01-0192
TRACKING # DRC - 2016-00012
DRC # 022316A

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7967
MD@BohlerEng.com

M.J. GESELL

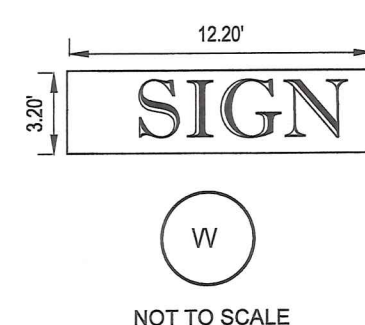
PROFESSIONAL ENGINEER
1/20/18

SHEET TITLE:
PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER:
5

2019-0021-A

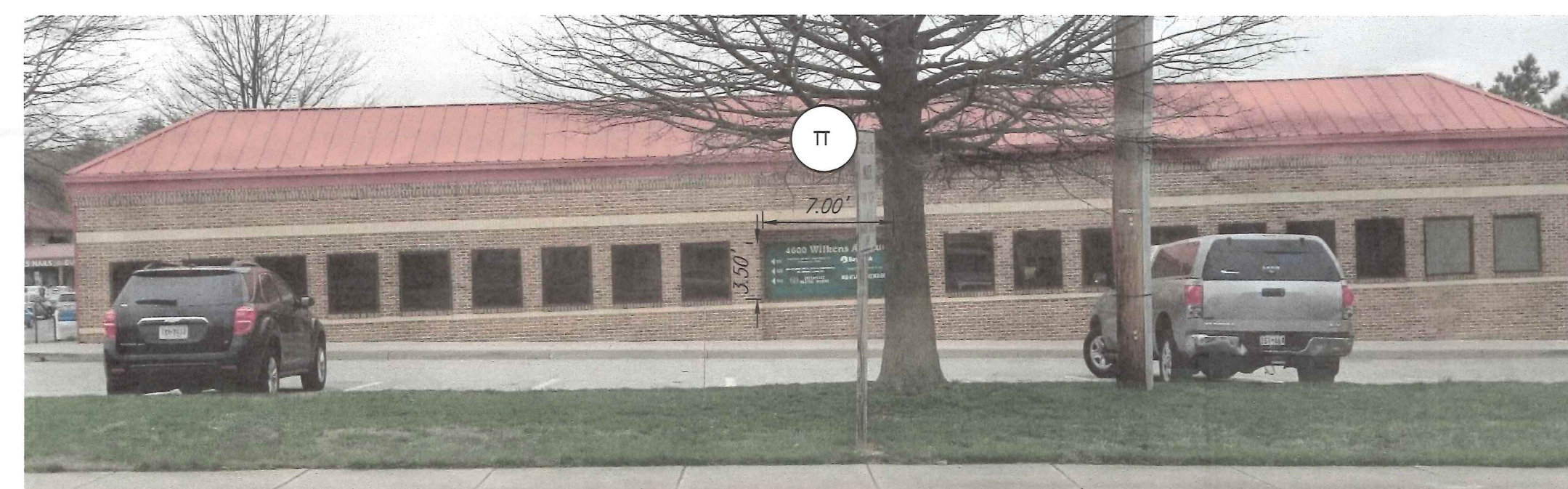
PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44091, EXPIRATION DATE: 09/19



BUILDING 6
SOUTH ELEVATION
NOT TO SCALE



BUILDING 5
NORTH ELEVATION (BLD5N)
NOT TO SCALE



BUILDING 5
WEST ELEVATION
NOT TO SCALE

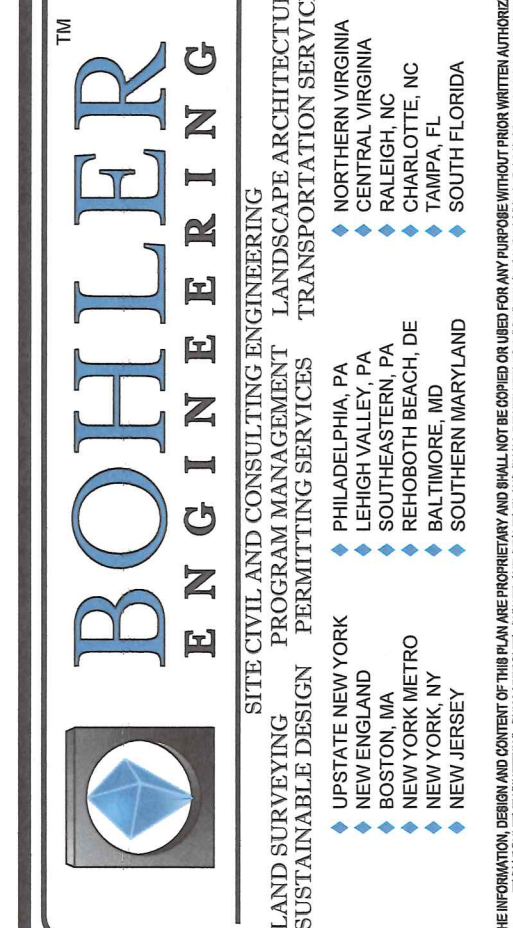


BUILDING 5
SOUTH ELEVATION
NOT TO SCALE



BUILDING 5
EAST ELEVATION
NOT TO SCALE

BLD5W

[illegible]

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS,
DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN THE STATE.
IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE C
811
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR
CONSTRUCTION

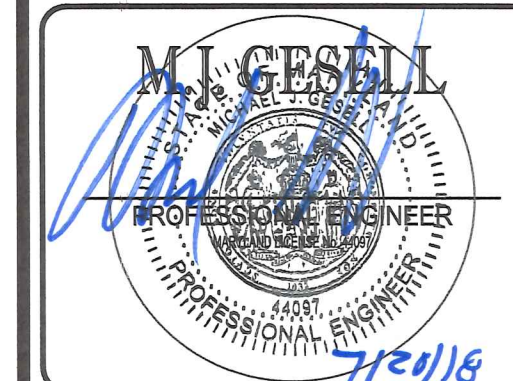
PROJECT No.:	MD15900
DRAWN BY:	DMJ
CHECKED BY:	MJC
DATE:	04/06/1
SCALE:	N/A
CAD I.D.:	SV

PROJECT: WILKENS
BELTWAY
PLAZA
FOR
 KIMCO
REALTY

SIGN VARIANCE PLAN
LOCATION OF SITE
817 MAIDEN CHOICE LANE
TAX MAP 41KA, 41KS
GRID 17, PARCEL 20A03
BALTIMORE, MARYLAND 21228
BALTIMORE COUNTY
DISTRICT: 1
PAI #01-0192
TRACKING # DRC - 2016-00012
DRC # 022316A



901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com



SHEET TITLE:
**PLAN TO
ACCOMPANY SIGN
VARIANCE
PETITION**

6

2019-0021-A

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, 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. 44097, EXPIRATION DATE: 6/9/19

ZONING HISTORY

1. 2011-0137-A - REQUEST FOR VARIANCE RELIEF TO PERMIT 12 TOTAL WALL-MOUNTED ENTERPRISE SIGNS FOR THE EXISTING GIANT SUPERMARKET WAS GRANTED ON 12/8/10.
2. 97-212-X - REQUEST FOR APPROVAL OF AN EXISTING DENTAL LABORATORY ON THE SUBJECT PROPERTY WAS GRANTED ON 12/17/86.
3. 73-43-R - REQUEST FOR RECLASSIFICATION FROM DR 5.5 ZONE TO A DR 16 ZONE AND BL ZONE WAS PARTIALLY GRANTED ON 6/5/75 AND THEN REVERSED ON 1/20/76.

WILKENS PLAZA SHOPPING CENTER									
BUILDING #1 (WEST ELEVATION)									
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage	
		Width (FT.)	Height (FT.)	Area (SF.)					
	GIANT FOOD/ LOGO/ SMALL SIGNS/ PHARMACY + LOGO/WELCOME								
B	GIANT & LOGO (SOUTH)	23.00	6.50	149.50	0.00	0.00	149.50	Existing	
C	FRESH BAKERY	8.50	1.50	12.75				Existing	
D	FLAVORFUL MEAT	10.00	1.33	13.30				Existing	
E	FRESH PICKED PRODUCE	14.50	1.50	21.75				Existing	
F	THE QUALITY FOOD PEOPLE	23.00	2.00	46.00				Existing	
G	GIANT & LOGO	23.00	6.50	149.50				Existing	
H	LOW PRICES	10.00	2.00	20.00				Existing	
I	GIANT PHARMACY	13.50	3.50	47.25				Existing	
J	PNC BANK	8.00	1.00	8.00				Existing	
K	NATURAL FOODS	9.00	1.50	13.50				Existing	
	GIANT TOTAL SIGNAGE (C - K)			332.05	272.00	544.00			

WILKENS PLAZA SHOPPING CENTER									
BUILDING #1 (SOUTH ELEVATION)									
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage	
		Width (FT.)	Height (FT.)	Area (SF.)					
L	LIQUORS	8.00	1.67	13.36	31.33	62.66		Existing	
M	SUBWAY	8.00	1.67	13.36	30.67	61.34		Existing	
N	HAIR CUTTERY	11.00	1.67	18.37	20.00	40.00		Existing	
O	LEDO PIZZA	12.50	1.67	20.88	34.45	68.90		Existing	
P	CLEANERS	10.50	1.67	17.54	17.00	35.08		Existing	
Q	QUEEN'S NAILS	16.00	1.67	26.72	20.00	40.00		Existing	
R	CHINA KITCHEN	15.50	1.67	25.89	13.25	26.50		Existing	
S	YOGA	4.00	1.67	6.68	25.50	51.00		Existing	
T	URBAN BAR-B-QUE	14.00	1.67	23.38	27.50	55.00		Existing	
U	URBAN BAR-B-QUE (WEST)	14.50	4.00	58.00	0.00	0.00	58.00	Existing	
WW	SIGN	14.50	3.50	50.75	0.00	0.00	50.75	Proposed	
BBB	URBAN BAR-B-QUE (WEST)	9.00	0.75	6.75	0.00	8.00		Existing	
CCC	URBAN BAR-B-QUE (WEST)	9.00	0.75	6.75	0.00	8.00		Existing	
DDD	URBAN BAR-B-QUE (WEST)	9.00	0.75	6.75	0.00	8.00		Existing	
EEE	URBAN BAR-B-QUE (WEST)	9.00	0.75	6.75	0.00	8.00		Existing	

WILKENS PLAZA SHOPPING CENTER									
BUILDING #2 (ELEVATIONS)									
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage	
		Width (FT.)	Height (FT.)	Area (SF.)					
V	M & T BANK	12.00	2.00	24.00	67.30	134.60		Existing	
W	M & T BANK	12.00	2.00	24.00	39.10	78.20		Existing	

WILKENS PLAZA SHOPPING CENTER									
BUILDING #3 (EAST ELEVATIONS)									
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage	
		Width (FT.)	Height (FT.)	Area (SF.)					
X	SIGN	12.20	3.20	39.04	20.50	41.00		Proposed	
Y	SIGN	6.50	1.70	11.05	32.60	65.20		Proposed	
Z	SIGN	6.50	1.70	11.05	24.70	49.40		Proposed	
AA	SIGN	6.50	1.70	11.05	24.70	49.40		Proposed	
BB	SIGN	6.50	1.70	11.05	24.70	49.40		Proposed	
CC	SIGN	12.20	3.20	39.04	25.00	50.00		Proposed	

WILKENS PLAZA SHOPPING CENTER									
BUILDING #3 (WEST ELEVATIONS)									
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	EXISTING / PROPOSED SIGNAGE	
		Width (FT.)	Height (FT.)	Area (SF.)					
DD	SIGN	12.20	3.20	39.04	25.00	0.00	39.04	Proposed	
EE	SIGN	6.50	1.70	11.05	24.70	0.00	11.05	Proposed	
FF	SIGN	6.50	1.70	11.05	24.70	0.00	11.05	Proposed	
GG	SIGN	6.50	1.70	11.05	24.70	0.00	11.05	Proposed	
HH	SIGN	6.50	1.70	11.05	32.60	0.00	11.05	Proposed	
II	SIGN	12.20	3.20	39.04	20.50	0.00	39.04	Proposed	

WILKENS PLAZA SHOPPING CENTER									
BUILDING #3 (SOUTH ELEVATIONS)									
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage	
		Width (FT.)	Height (FT.)	Area (SF.)					
JJ	SIGN	4.30	1.10	4.73	80.00	0.00	4.73	Proposed	

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.)					
HHH	PROPOSED PYLON SIGN	6.00	12.50	75.00	25.00	25.00	150.00		Proposed

WILKENS PLAZA SHOPPING CENTER									
BUILDING #4									
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage	
		Width (FT.)	Height (FT.)	Area (SF.)					
SS	MEDSTAR MEDICAL GROUP	15.50	5.00	77.50	119.60	339.2000		Existing	
XX	SIGN	10.00	5.00	50.00	80.00	160.0000		Proposed	
YY	SIGN	10.00	5.00	50.00	80.00	0.00	50.00	Proposed	
ZZ	SIGN	15.00	5.00	75.00	119.60	0.00	75.00	Proposed	
AAA	SIGN	15.00	5.00	75.00	119.60	0.00	75.00	Proposed	

WILKENS PLAZA SHOPPING CENTER									
BUILDING #4 (FREESTANDING SIGN)									
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Height per Sign Code (ft)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)					
RR	TENANT DIRECTORY SIGN	7.00	3.00	21.00	N/A	N/A	8.00		Existing

WILKENS PLAZA SHOPPING CENTER									
BUILDING #5									
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Height per Sign Code (FT.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)					
TT	TENANT DIRECTORY SIGN	7.00	3.00	21.00	28.20	56.40	6.00		Existing
UU	BAY BANK	6.25	0.75	4.69	N/A	N/A	N/A		Existing
FFF	CHESAPEAKE MEDICAL IMAGING	13.50	0.50	6.75	44.00	8.00	N/A		Existing
GGG	CHIROPRACTOR	13.50	0.50	6.75	44.00	8.00	N/A		Existing

WILKENS PLAZA SHOPPING CENTER									
BUILDING #6									
ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage	
		Width (FT.)	Height (FT.)	Area (SF.)					
KK	SIGN	6.50	1.70	11.05	28.20	56.40		Proposed	
LL	SIGN	6.50	1.70	11.05	20.00	40.00		Proposed	
MM	SIGN	12.20	3.20	39.04	20.00	40.00		Proposed	
NN	SIGN	6.50	1.70	11.05	20.00	40.00		Proposed	
OO	SIGN	6.50	1.70	11.05	20.00	40.00		Proposed	
PP	SIGN	12.20	3.20	39.04	20.00	40.00		Proposed	
QQ	SIGN	6.50	1.70	11.05	20.00	40.00		Proposed	
VV	SIGN	12.20	3.20	39.04	0.00	0.00	39.04	Proposed	

REVISIONS			
REV	DATE	COMMENT	BY



NOT APPROVED FOR CONSTRUCTION	
PROJECT No:	MD159004
DRAWN BY:	DWL
CHECKED BY:	MJG
DATE:	04/06/18
SCALE:	N/A
CAD ID:	SV1

PROJECT: **WILKENS BELTWAY PLAZA FOR KIMCO REALTY**

SIGN VARIANCE PLAN
LOCATION OF SITE
617 MAIDEN CHOICE LANE
TAX MAP 41KA, 41KS,
GRID 17, PARCEL 20403
BALTIMORE, MARYLAND 21228
BALTIMORE COUNTY
DISTRICT: 1
PAI #01-0192
TRACKING # DRC - 2016-00012
DRC # 022316A

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com



SHEET TITLE:
PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER:
7

2019-0021-A