



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

UP-0019-0097-SI

600. —

SIGN USE PERMIT

B _____
A 180758
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials LO

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

PROPERTY ADDRESS 9715 Belair Road ZIP CODE 21236
BUSINESS NAME Shell ZONING BL
OWNER'S NAME SMO, Inc. PHONE NO. 301-932-3600 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS PO Box 2810 La Plata, MD 20646
APPLICANT/OWNER'S AGENT Kelley Osbourn PHONE NO. 301-932-3600
SIGN COMPANY NAME By Owner PHONE NO. 301-932-3600
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 11 / 19 / 076060

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

☒ Permanent ☐ Changeable Copy ☒ Wall ☒ Face Change Only ☒ Non-Illuminated
☒ Freestanding ☐ Pylon ☐ Monument ☒ Illuminated (separate electrical permit required) existing

Size: 6 feet x 9 feet = 54 square feet Height: 25 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 20, sides 14 and _____, and rear _____.

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

Table of Sign Regulations: 450.4. Attachment 1, 1.- An Electronic Changeable Copy Sign may only have a maximum Frequency of one instantaneous message change per 15 second cycle.

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

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

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

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

Modifying existing freestanding sign 6'x9' - 54 sf. No structure or electric changes
Refacing existing snackshop/service center fascia. non illuminated 90 sf total
Refacing existing canopy fascia per approved variance 02-399-SPH A
2@ 7.793 sf ea

CORNER LOT ☒
S&I WCR

OWNER/AGENT CERTIFICATION

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

Kelley Osbourn
Signature

2/25/19
Date

Kelley Osbourn
Print/Type Name

☐ Require Planning Signature _____ Date _____

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

REV 10/14

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

Signature

Initials

Date

[Signature] LO 2/26/19



Permits, Approvals & Inspections

111W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
2/26/2019

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 1119076060

Election District: 11

Owner Name(s): SMO INCORPORATED

PDM #:

Address: C/O THE WILLS GROUP 6355 CRAIN HWY
LAPLATA,MD 20646

Zoning District(s): BL AS

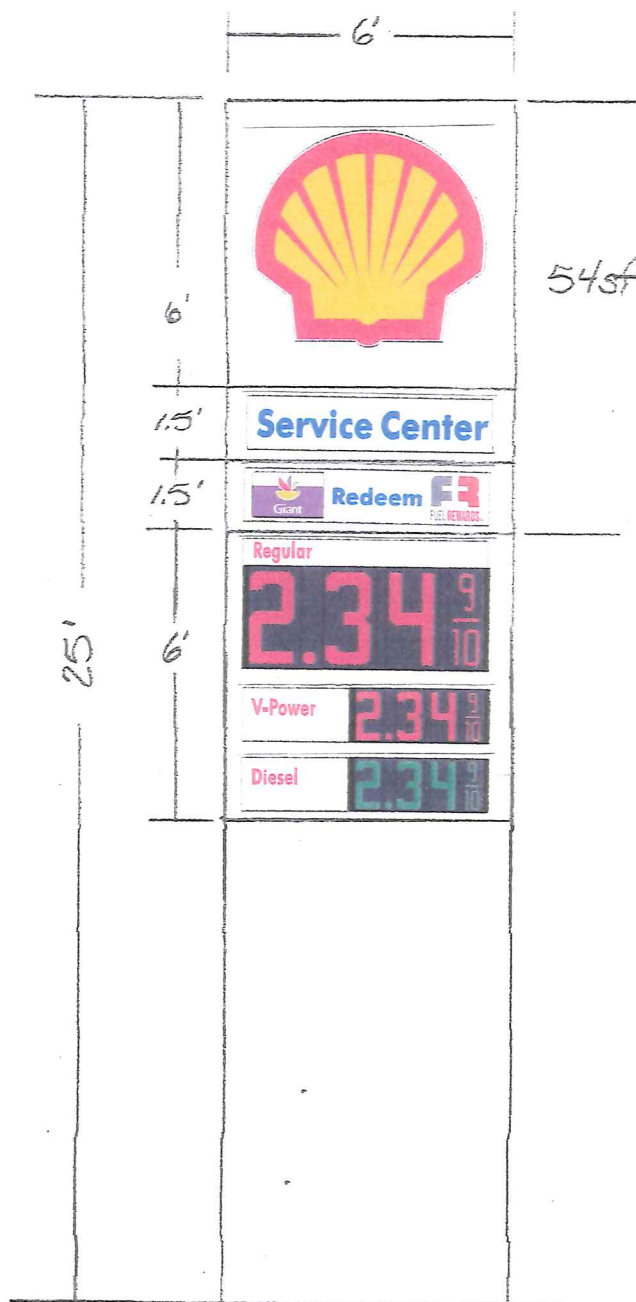
Premise Address: 9715 BELAIR RD

Elevation Range: 272ft - 274ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Com Bldg	Interior Alts.	Add / Ext. Alts.	Piers/Pilings	Grading/SW	Tanks	Ret.Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Agency Acknowledgment
Contact Agency	Potential Overlay Issues													Initial & Date
	Growth Tier 2: Planned for public sewer and inside URDL													
Planning Jefferson Building Room 101 Phone: 410-887-3211	Honeygo Overlay District (Western SUBAREA)	X		X										
DEPS-Sed. Control Jefferson Building 4th Floor Phone: 410-887-3226	Note: All Razing Permits must be sent to Sediment Control for review.													
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.													
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Honeygo Overlay District ** NO BLDG. PERMITS ACCEPTED UNTIL APPROVED AUTHORIZATION LETTER & AMENDED FDP **	X												
	Honeygo Overlay District (Western SUBAREA)	X		X		X				X				
	Zoning Cases: R-1960-4983-X	X		X	X	X	X			X	X	X		



Existing Sign

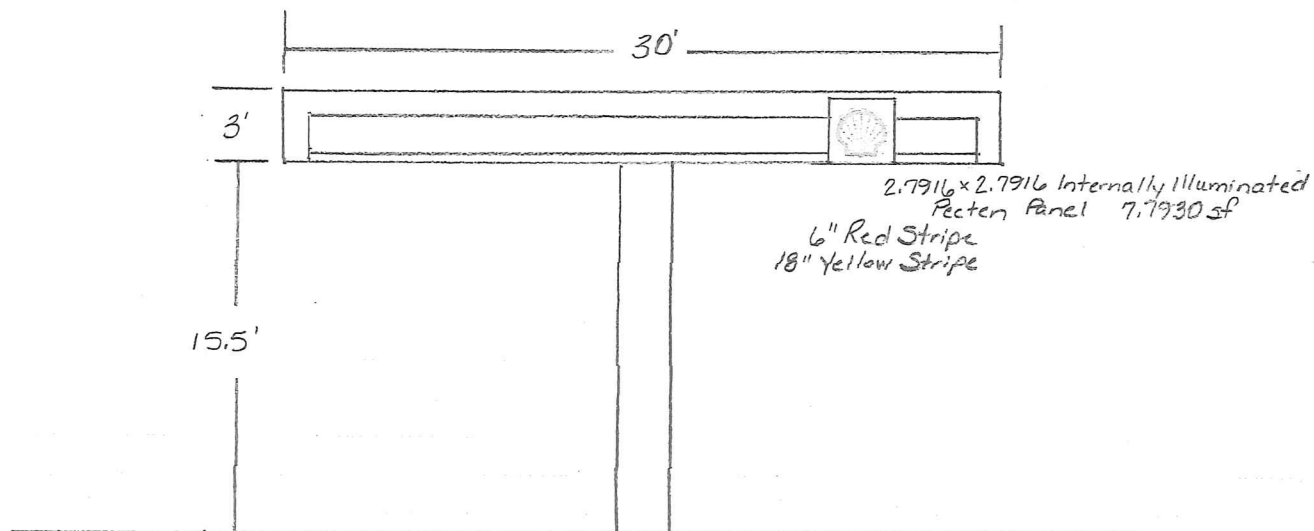


54sf Total

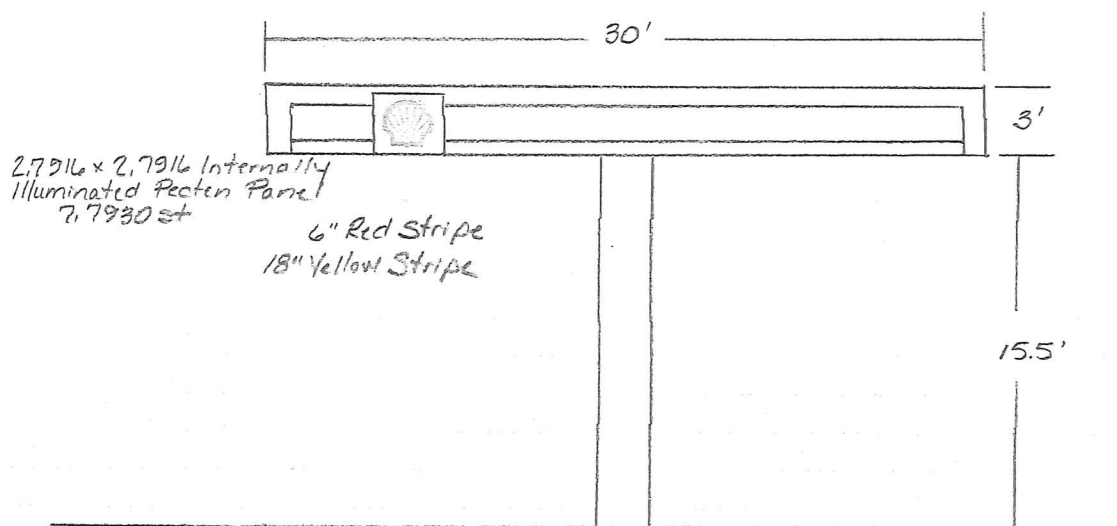
Refacing existing freestanding sign. No structure or electric changes.

Scale - 1/4" = 1'

Freestanding Sign Reface
SMD Shell Site 534
9715 Belair Road
Perry Hall, MD 21236



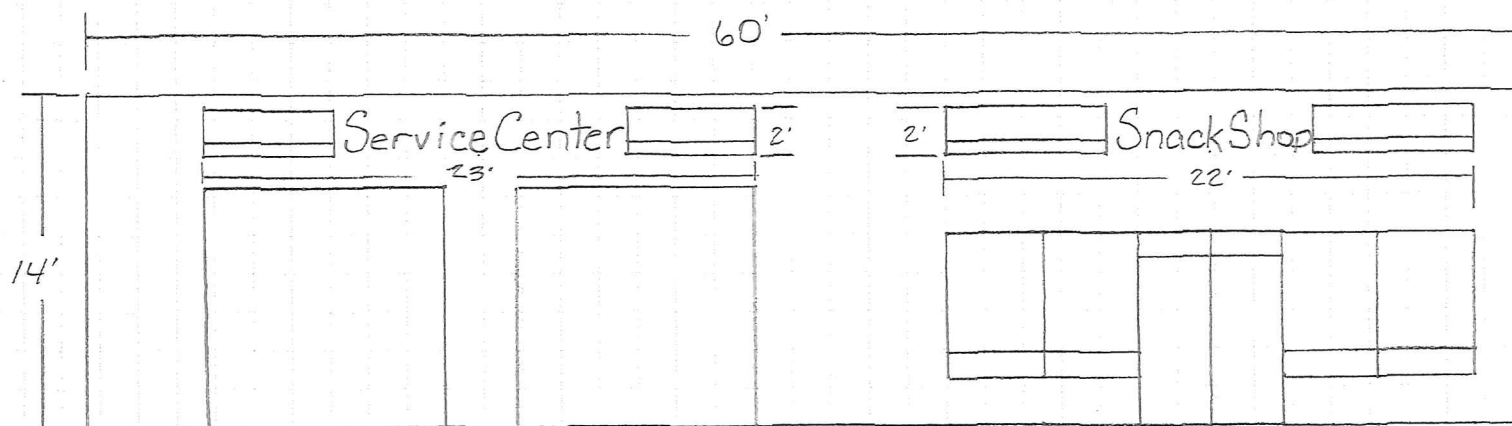
East Elevation



West Elevation

Scale - $\frac{1}{8}" = 1'$

Canopy Reface
SMO Shell Site 534
9715 Belair Road
Perry Hall, MD 21236



Front Building Elevation

Removing existing "Service Center."
Installing new Service Center and
Snack Shop with yellow and red stripes.

Service Center - $23' \times 2' = 46 \text{ sf}$
Snack Shop - $22' \times 2' = 44 \text{ sf}$
Allowed $\text{sf} = 120$ 90 sf total

Scale - $\frac{1}{8}'' = 1'$

Building Fascia Reface
SMD Shell Site 534
9715 Belair Road
Perry Hall, MD 21236



SMD Shell Site 534
9715 Belair Road
Perry Hall, MD 21236

EQUIVA SERVICES LLC

The improvements thereon being known as No. 9715 Belair Road and BEING more particularly described in a Deed dated February 1, 1988 and recorded among the Land Records of Baltimore County in Liber SM 7847 folio 784 from Stafac, Inc. to SHELL OIL COMPANY, a Delaware corporation.

AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

All that certain lot or parcel of ground situate in Perry Hall, County of Baltimore, State of Maryland, bounded and described as follows:
Beginning at a point located on the South right-of-way line of U.S. Route 1 (Belair Road), said point being situate at the intersection of the East right-of-way line of Forge Road with the aforementioned South right-of-way line of U.S. Route 1 (Belair Road); THENCE FROM THE PLACE OF BEGINNING along the aforementioned South right-of-way line of U.S. Route 1 (Belair Road), around a curve having an angle of one degree eight minutes and five seconds (1°08'05") a radius of five thousand six hundred ninety-nine and fifty-eight hundredths feet (5,699.58'), a tangent of fifty-six and forty-four hundredths feet (56.44'), an arc of one hundred twelve and eighty-eight hundredths feet (112.88'), for a chord course of North forty-five degrees forty-four minutes and fifty-one seconds East (N 45°44'51" E) for a chord distance of one hundred twelve and eighty-eight hundredths feet (112.88') to a point; thence further along the same, North forty-six degrees eighteen minutes and fifty-four seconds East (N 46°18'54" E) for a distance of fifteen and two hundredths feet (15.02') to a point; thence South forty-six degrees eleven minutes and six seconds East (S 46°11'06" E) for a distance of one hundred fifty and fourteen hundredths feet (150.14') to a point; thence, South forty-six degrees eighteen minutes and fifty-four seconds West (S 46°18'54" W) for a distance of one hundred thirty-six and eight hundredths feet (136.08') to a point; thence along the aforementioned East right-of-way line of Forge Road, North fifty degrees fifty-six minutes and forty-two seconds West (N 50°56'42" W) for a distance of one hundred twenty-four and sixty-one hundredths feet (124.61') to a point; thence further along the same, North nine degrees eight minutes and forty seconds West (N 9°08'40" W) for a distance of thirty and sixty-eight hundredths feet (30.68') to the place of beginning.
Containing 21,029.47 Square Feet (0.483 Acres).

The property shown and described hereon is the same property as described in Stewart Title Guaranty Company title commitment no. 00004146 dated June 12, 2000.

NOTES:

- SURVEY MERIDIAN FROM PREVIOUS PROPERTY SURVEYS.
- BEARINGS DERIVED FROM PREVIOUS SURVEYS.
- NOTICE: FROM INSPECTION ON THE SITE THERE ARE NO CEMETERIES OR BURIAL GROUNDS LOCATED WITHIN THE TRACT AREA.
- THE SITE HAS ACCESS TO U.S. ROUTE 1 (BELAIR ROAD) AND FORGE ROAD, WHICH RIGHT-OF-WAY LINE EXTENDS TO THE PROPERTY LINE AT THE POINT OF ACCESS INDICATED HEREON.
- THERE ARE 12 STRIPED PARKING SPACES ON THE SITE; INCLUDES 1 HANDICAPPED SPACE. COUNTY REQUIRES 5 SPACES PER 1,000 SQUARE FEET OF FLOOR AREA. THEREFORE, (2,405.93/1000) X 5 = 12 SPACES REQUIRED. NOTE: SPACES AT GASOLINE PUMPS DO NOT COUNT TOWARD REQUIRED PARKING SPACES.
- ALL DIMENSIONS ARE IN ALTA/ACSM REQUIREMENT DIMENSIONS.
- ZONING INFORMATION DERIVED FROM THE COUNTY OF BALTIMORE ZONING ORDINANCE DATED JULY 6, 1998. CURRENT ZONING ALLOWS FOR THE CURRENT USE, WHICH IS A CONFORMING USE.
- THIS PLAN HAS BEEN PREPARED FOR TITLE PURPOSES ONLY.
- GROSS BUILDING AREA = 2,405.93 SQUARE FEET
- BUILDING HEIGHT = 1 STORY
- TOTAL LOT AREA = 21,029.47 SQUARE FEET (0.483 ACRES)
- BUILDING COVERAGE ON LOT = 11%
- THERE ARE NO ENCROACHMENTS EITHER ONTO OR OFF OF THIS SITE.

DATA:

ZONED: BL (BUSINESS LOCAL) DISTRICT

Minimum lot size	none
Minimum lot width	none
Minimum front yard setback	10 feet
Minimum side yard setback	none
Minimum rear yard setback	none
Maximum building height	35 feet
Maximum building coverage	33%

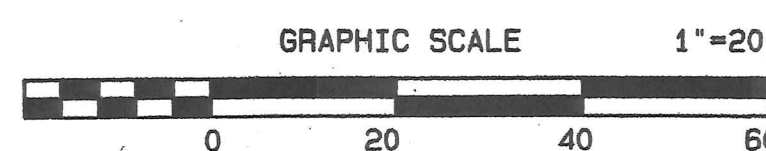
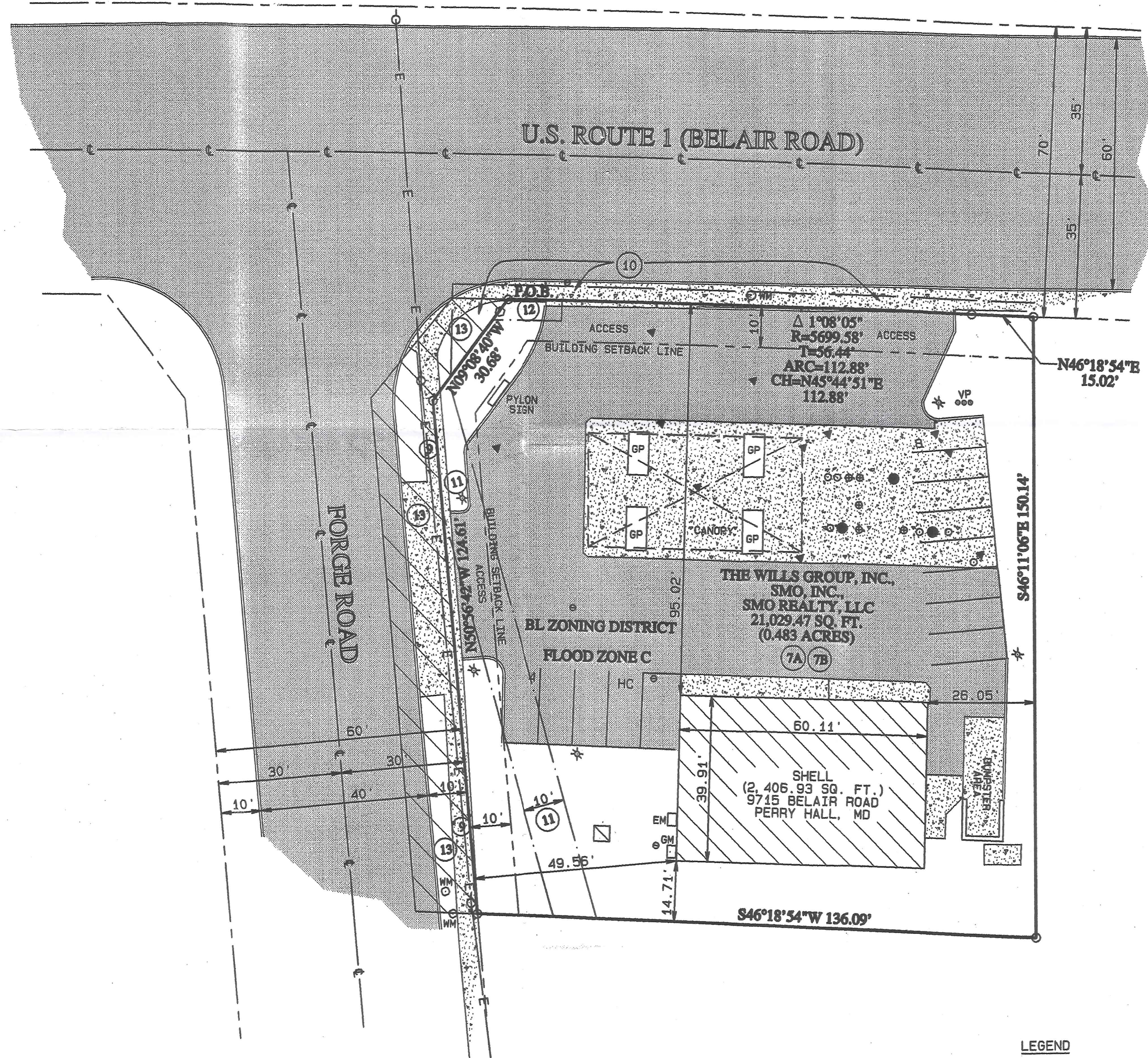
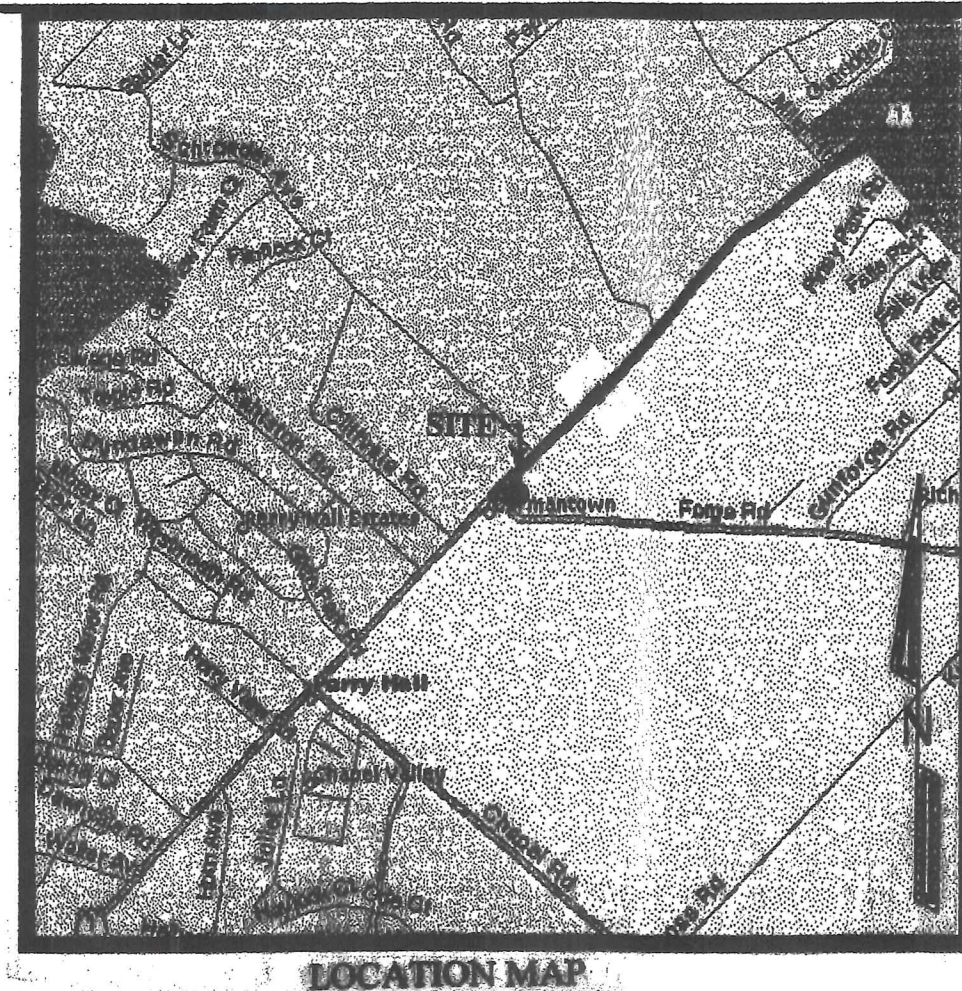
SOURCE OF DATA:

GENERAL CODE PUBLISHERS
72 HINCHEY ROAD
ROCHESTER, NY 14624
(800) 836-8834

EQUIVA SERVICES LLC
PERRY HALL, BALTIMORE COUNTY, MARYLAND
EXCEPTIONS

APPLICABLE EXCEPTIONS SHOWN ON STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 00004146 - SCHEDULE B-SECTION II - DATED JUNE 12, 2000

- Liber RRG 4118 folio 5
Grantee: Shell Oil Company
Terms, conditions and provisions in Lease. Blanket in nature.
- Liber RRG 4118 folio 19
Grantee: Shell Oil Company
Assignment. Blanket in nature.
- Liber WPC 570 folio 270
Grantee: Chesapeake and Potomac Telephone Company of Baltimore City
Terms and conditions. Not plottable; document is illegible.
- Liber GLB 2988 folio 38
Grantee: Baltimore Gas and Electric Company
Right of way Agreement. Plotted.
- State Roads Commission of Maryland Plat No. 956
Easement areas along the southeast side of Belair Road. Plotted; but outside of property limits.
- Liber WJR 3936 folio 180
Grantee: Shell Oil Company
Covenants, conditions, charges (if any) and restrictions. Plotted.
- Liber WJR 3972 folio 549
Terms and conditions. Plotted; portion already in highway right-of-way.
- Liber WJR 3973 folio 299
Grantee: Baltimore County, Maryland
Terms and conditions. Plotted; already in right-of-way.



LEGEND

- Corner Monument (Iron Pin, except if noted)
- Pole
- Catch Basin
- Light Standard
- Curbing
- Overhead Electric Wire
- Manhole
- Fill Cap
- Water Meter
- Waterstop
- Monitoring Well
- Transformer
- Paved Area
- Concrete Area
- Building Area
- Electric Meter
- Gas Meter
- Metal Cover
- Gas Pump
- Air Pump
- Air Conditioning Unit
- Vent Pipe
- Centerline
- Clean Out
- P.O.B.

SPECIAL FLOOD HAZARD AREA CERTIFICATION

THIS FLOOD PLAIN AREA HAS BEEN DERIVED FROM THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD HAZARD BOUNDARY MAP FOR THE COUNTY OF BALTIMORE, STATE OF MARYLAND, COMMUNITY-PANEL NO. 240010 0290B, DATED MARCH 2, 1981.

I HEREBY CERTIFY THAT THE LANDS SHOWN HEREON ARE IN A FLOOD HAZARD AREA C (AREAS OF MINIMAL FLOODING) AS DETERMINED FROM THE HUD-FIA FLOOD HAZARD BOUNDARY MAP FOR THE COUNTY OF BALTIMORE.

I STILL FURTHER CERTIFY THAT I HAVE THE PROFESSIONAL ABILITY AND EXPERIENCE TO ASCERTAIN SUCH DETERMINATION.

Merlyn J. Jenkins
REGISTRATION NO. 7784-E

SURVEYOR'S CERTIFICATION

TO: FFCA ACQUISITION CORPORATION, A DELAWARE CORPORATION, FFCA CAPITAL HOLDING CORPORATION, A DELAWARE CORPORATION, FFCA FUNDING CORPORATION, A DELAWARE CORPORATION, A DELAWARE CORPORATION, FFCA FUNDING CORPORATION, A DELAWARE CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, STEWART TITLE GUARANTY COMPANY, THE WILLS GROUP, INC., SMO, INC., SMO REALTY, LLC AND MERCANTILE SAFE DEPOSIT & TRUST COMPANY

This is to certify that this map or plat of survey (this "Survey Map") of the real property ("Property") specifically described in Stewart Title Guaranty Company title commitment No. 00004146, dated June 12, 2000 (the "Title Commitment"), (1) is based on a field survey made on September 21, 2000, by me or directly under my supervision in accordance with the most recently adopted Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys, items 1, 2, 3, 4, 5, 7(a), 7(b), 7(c), 8, 9, 10, 11a and 13 through 16 of Table A thereof, pursuant to the Accuracy Standards as adopted by ALTA/NSPS and ACSM, and in effect on the date of this certification, undersigned further certifies that the proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys" (2) was prepared in accordance with and includes all items and information required by the document titled "Survey Requirements for Franchise Finance Corporation of America, FFCA Acquisition Corporation and FFCA Capital Holding Corporation" dated May 18, 2000; and (3) to the best of my professional knowledge, information and belief:

- This Survey Map correctly represents the facts found at the time of the survey;
- There are no discrepancies between the boundary lines of the Property as shown on this Survey Map and as described in the legal description presented in the Title Commitment;
- The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within +/-0.1 foot;
- The boundary lines of the Property are contiguous with the boundary lines of all adjoining streets, highways, rights of way and easements, public or private, as described in their most recent respective legal descriptions of record; and
- Except as otherwise noted below, if the Property consists of two or more parcels, there are no gaps or gores between said parcels.

The undersigned understands and agrees that the parties to whom this certification is addressed will be relying upon this survey for accuracy with respect to the Property.

Merlyn J. Jenkins & Associates, Inc.

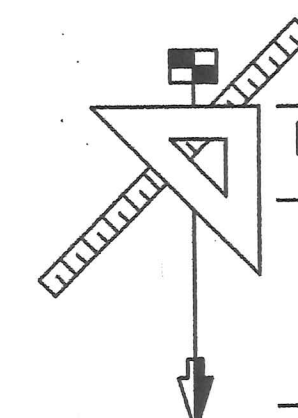
Merlyn J. Jenkins

Registration No.: 7784-E
Within the State of Maryland

The property described and shown hereon is the same property described in Stewart Title Guaranty Company title commitment no. 00004146 dated June 12, 2000.

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:



HAYES & MATTHEWS, INC.
NATIONAL DIVISION-A.L.T.A. SURVEYS
17220 Newhope Street-Suites 108/109
P.O. Box 8199
Fountain Valley, CA 92708
714-979-7181
FAX 714-641-2840

MARK	DATE	REVISION	BY	APPROVED
2	11/30/00	Revised exc. block per receipt of add'l. doc.	TRJ	MJJ
1	11/20/00	Revisions per review of client.	RTB	MJJ

Merlyn J. Jenkins & Associates, Inc.
ENGINEERS & SURVEYORS
412 West Market Street, Pottsville, PA 17901
Telephone: (570) 622-7708

THE WILLS GROUP, INC.,
SMO, INC.,
SMO REALTY, LLC

9715 Belair Road
Perry Hall, MD

SCALE: 1" = 20'	CHKD./APPROVED:
DATE: 9/22/00	APPROVED:
DWN.BY: RTB	FFCA No: 8001-2012
CHKD.BY: MJJ	Loc # 147202