



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

SIGN USE PERMIT

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

PROPERTY ADDRESS 5932 Baltimore National Pike ZIP CODE 21228
BUSINESS NAME Shell ZONING BR
OWNER'S NAME Sen Yi elb 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. 240-508-2329
SIGN COMPANY NAME By Owner PHONE NO. 301-932-3600
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 01 / 02 / 001384

☐ 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 25', sides 25' 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

NO GIS

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

Modifying existing freestanding sign, 6'x9' - 54sf. No structure or electric changes.
Refacing existing "Service Center" fascia, non-illuminated. 72sf total

Refacing existing canopy fascia per approved variance 02-399-SPHA.
267.793 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] Jim 2/26/19
Signature Initials Date



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: 0102001384

Plat Ref: 012:089

Election District: 1

Owner Name(s): YI SON HO and YI WON SUN

PDM #:

Address: 11021 ROXBERRY CIR
WOODSTOCK, MD 21163

Zoning District(s): BR

Premise Address: 5932 BALTO NATL PIKE

Elevation Range: 522ft - 522ft

Affected Overlays

Instructions: Begin review process with Zoning Review, Room 111

Contact Agency

Potential Overlay Issues

Growth Tier 1: Served by public sewer and inside URDL

Code Enforcement

County Office Building
Room 213
Phone: 410-887-8099

Open Code Enforcement Actions: Do **NOT** Issue Permit
Case# Type Action Status

CC1406165 Constituent Complaint Correction Notice Mailed

Rental Housing: 410-887-6060
Bldg. Inspections: 410-887-3953
Finance: 410-887-4100

Planning

Jefferson Building
Room 101
Phone: 410-887-3211

Commercial Revitalization Districts - Baltimore National Pike

DEPS-Sed. Control

Jefferson Building
4th Floor
Phone: 410-887-3226

Note: All Razing Permits must be sent to Sediment Control for review.

PAI-Public Services

County Office Building
Room 119
Phone: 410-887-3751

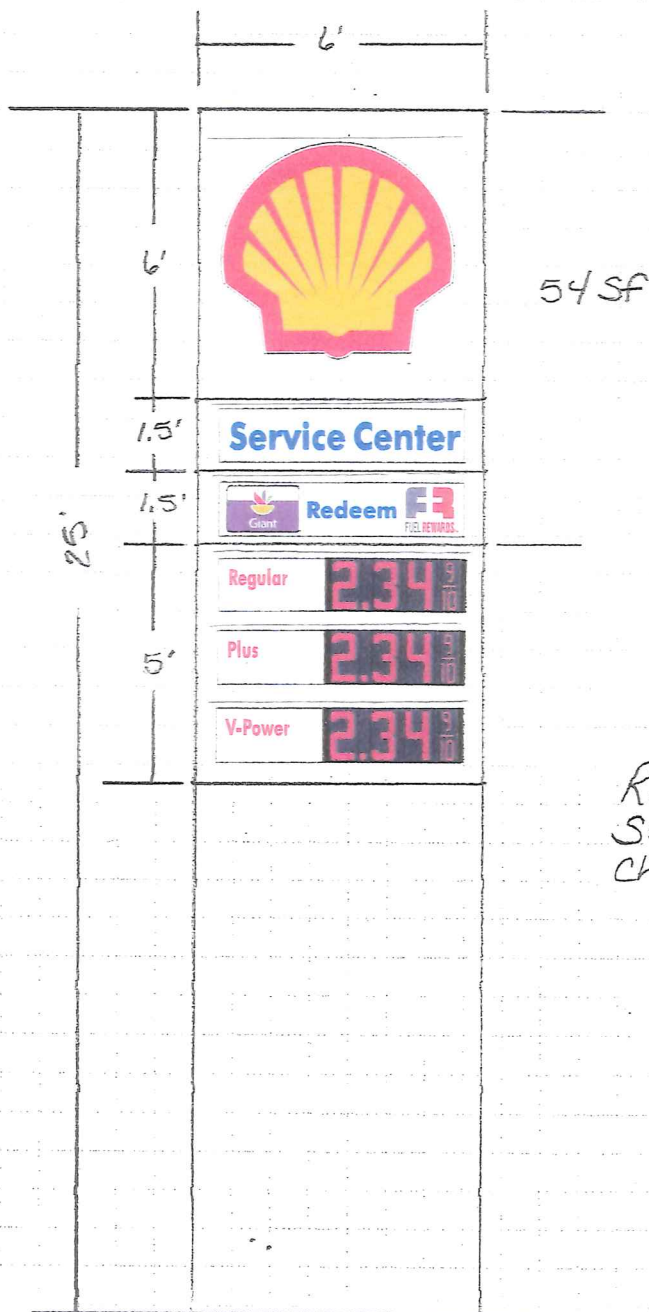
Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.

Zoning Review

County Office Building
Room 111
Phone: 410-887-3391

Zoning Cases: R-1958-4406-X; 1966-0164-A; 1978-0124-A;
1989-0237-SPHX

New Com Bldg.	Interior Alts.	Add / Ext. Alts.	Piers/Pilings	Grading/SW	Tanks	Ret.Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Agency Acknowledgment
												Initial & Date
X		X									X	
X		X	X	X	X			X	X	X		

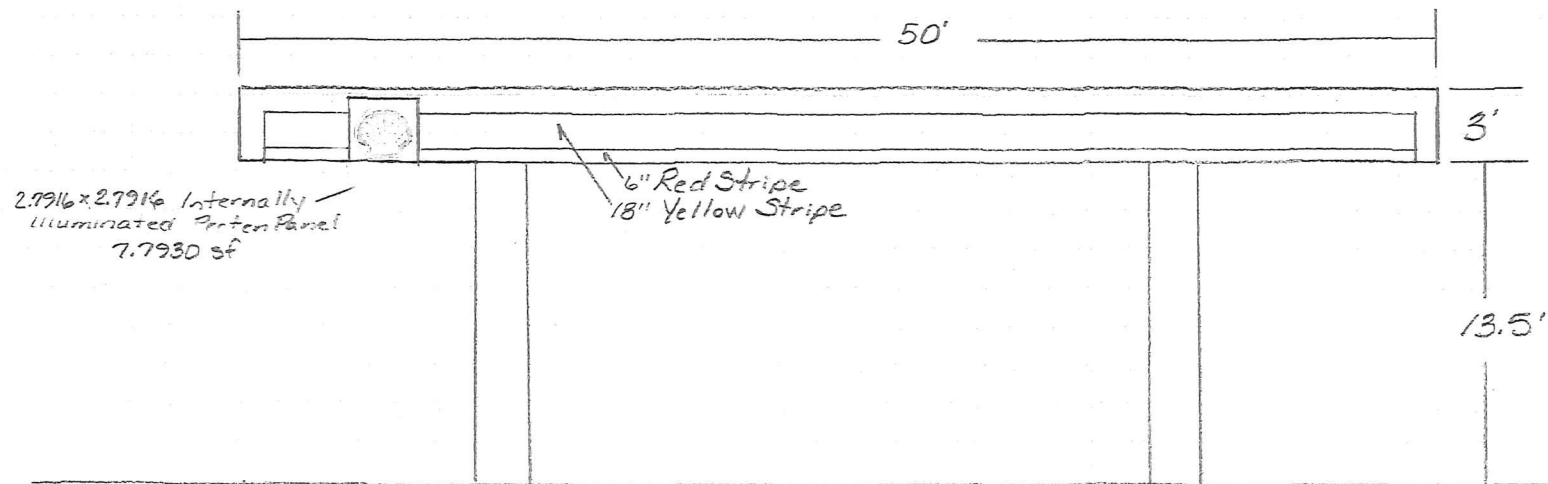


Existing Sign

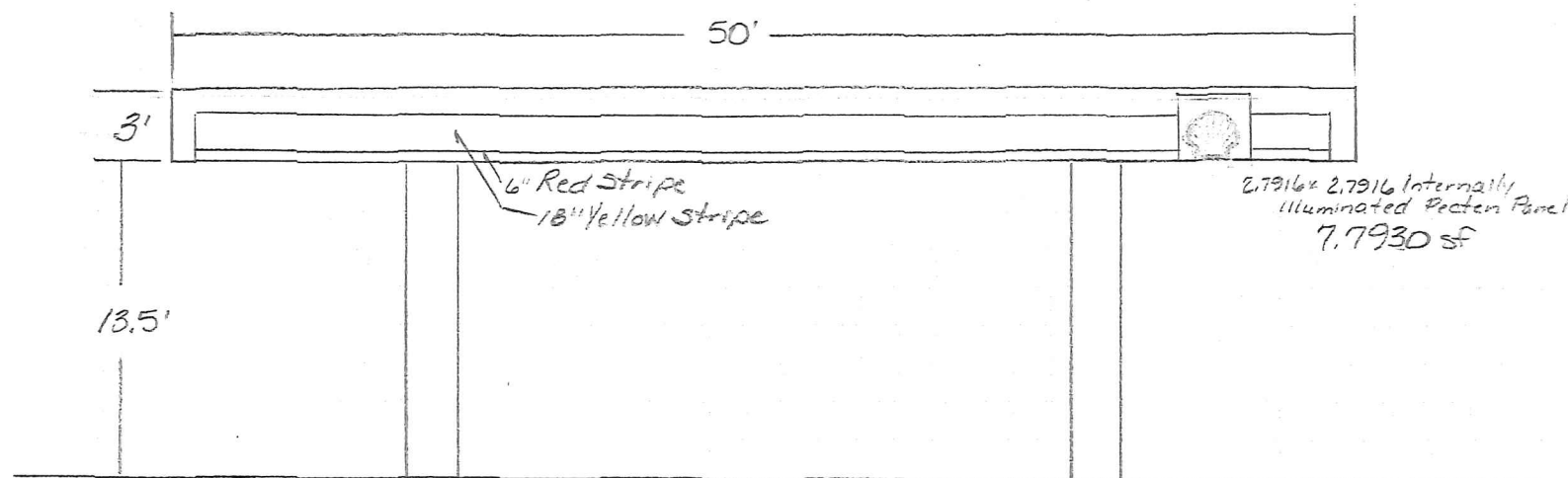
Refacing existing freestanding sign. No structure or electric changes.

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

Freestanding Sign Reface
 SMO Shell Site 459
 5932 Balt. Nat. Pike
 Catonsville, MD 21228



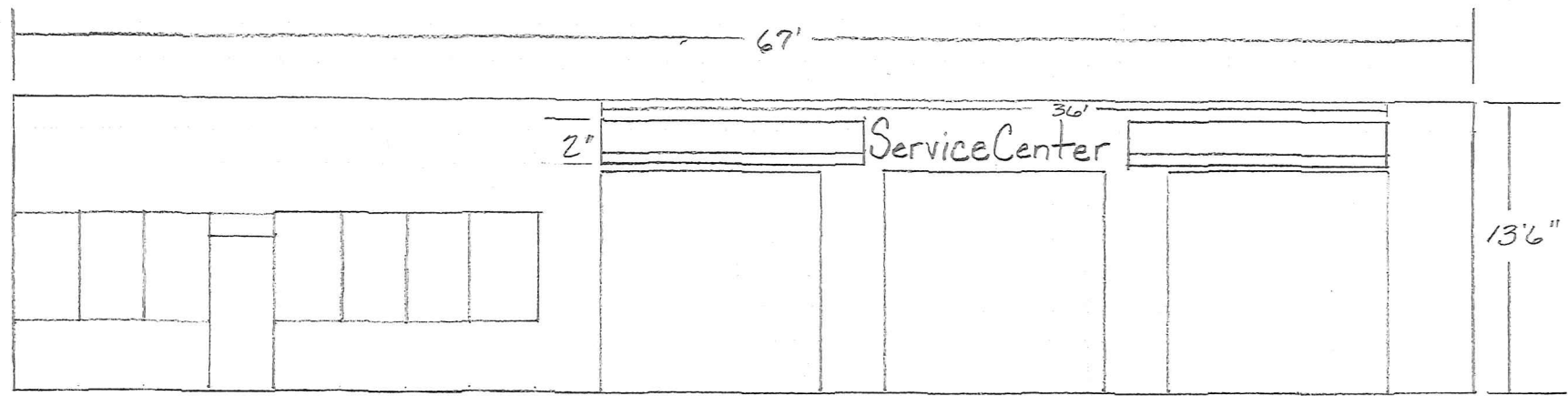
East Elevation



West Elevation

Canopy Reface
SMD Shell Site 459
5932 Balt. National Pike
Catonsville, MD 21228

Scale - 1/8" = 1'



Front Building Elevation

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

Refacing Building fascia by
removing existing "Service Center"
replacing with new "Service Center"
with red and yellow stripes both
sides per detail. Sf to remain
the same at $2' \times 36' = 72 \text{ sf}$

Building Reface
SMO Shell Site 459
5932 Balt. National Pike
Catonsville, MD 21228



SMO Shell Site 459
 5932 Balt. Nat. Pike
 Catonsville, MD 21228

STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 00004147
DATED: JUNE 12, 2000
SCHEDULE B, SECTION II

- Exceptions 1 & 2: Non survey items.
- Exception 3: All easements in deed or title report to the extent plotable are shown.
- Exception 4: Easement along Baltimore National Pike encroaches into front 1/2 building restriction line more than 25% of the required minimum yard.
- Exceptions 5 & 6: Non survey items.
- Exception 7: All applicable matters on Plat of Catonsville Pines have been shown.
- Exception 8: Detailed street right-of-way - unable to determine location of Bethel Street, apparently retained. Lease area description does not adjoin street right-of-way lines on east and west side of site.
- Exception 9: Easements and Provisions
- a. Lease to Shell Oil Company, Liber 3430 Folio 399, easement outside lease area as shown and applicable. Parking easement as shown. Existing building conflicts with easement.
- b. Lease Amendment, Liber 32363 Folio 610, non survey item.
- c. Lease Memorandum, Liber 5642 Folio 470, non survey item.
- Exception 10: Terms and Conditions to Consolidated Gas Electric Light and Power Company, Liber 340 Folio 397, blanket easement along streets, east and side property lines, non plotable.
- Exception 11: Terms and Provisions to State of Maryland to use of State Road Commission of Maryland, Liber 185, Folio 329, not applicable.
- Exception 12: Terms and Conditions to Prince Watson, Liber 1905 Folio 293. Call for 25' setback on Lots 43 and 44 for houses from street right-of-way. May not be applicable at this time.
- Exception 13: Terms and Conditions to Consolidated Gas Electric Light and Power Company, Liber 2402 Folio 103, blanket easement for utility construction East Side of Winters Lane and North Side of Edmonson Avenue (Baltimore National Pike) Non Plotable.

Section XI Non-Conforming Uses

A lawful non-conforming use existing on the effective date of the adoption of these Regulations may continue, provided, however, that upon any change from such non-conforming use to a conforming use or any attempt to change from such non-conforming use to a different type non-conforming use or any discontinuance of such non-conforming use for a period of one year, such non-conforming use shall be deemed to have been discontinued and the right to continue or resume such non-conforming use shall terminate. No non-conforming use of a building, structure or parcel of land shall hereafter be extended more than twenty-four (24) percent of the area of land or building.

LEGEND

SYMBOL	CODE	DESCRIPTION
▲	AP	AIR PUMP STATION
●	BS	BRN
—	RS	ROAD SIGN
—	MIS	MISCELLANEOUS
○	UT	UTILITY VAULT
○	UMH	UTILITY MANHOLE (UNKNOWN)
○	TE	TELEPHONE BOOTH
○	TMH	TELEPHONE MANHOLE
○	PP	POWER POLE
—	OU	OVERHEAD UTILITY
—	OE	OVERHEAD ELS
—	LP	LIGHT POLE
—	GW	GUY WIRE
—	ET	ELECTRIC BOX
—	CA	METAL CANOPY OVERHEAD
—	BLD	BUILDING
—	AP	GAS FLEET CAP
—	CL	CELL TOWER
—	SM	SANITARY MANHOLE
—	GM	GROM MANHOLE
—	TK	STORM CATCHER (DEEP)
—	MR	MONITORING WELL
—	HD	HYDRO PUMP
—	TR	TRAFFIC LIGHT POLE
—	PK	PARKING SPACE
—	RP	HANDICAPPED RAMP
—	CP	POST OF CONCRETE
—	CU	CURB & GUTTER
—	IS	ISLAND
—	EP	EDGE OF PAVEMENT
—	CL	CENTRE LINE
—	WF	WOOD FENCE
—	BA	RAILROAD
—	FL	PAVED YELLOW LINE
—	FW	PAVED WHITE LINE
—	FL	PAVED
—	SC	SURVEY CONTROL POINT
—	GP	GAS PUMP
—	VE	VENT
—	VZ	VACUUM STATION
—	GR	GRAND KILL
—	GV	GAS VALVE
—	WV	WATER VALVE
—	PD	TELEPHONE BOX
—	TE	ELECTRIC TRANSFORMER
—	SW	SEWAGE
—	FW	FENCE (F.W.)

PARKING

Surveyor cannot determine required parking because code includes "one space per employee on the largest shift," and also involves square foot calculation on internal space used as a reference when.

SERVICE STATION SETBACKS

Current Codebook BR No. 122 B-105

No main structure of a service station shall be set back less than 35 feet from any street right-of-way. No fuel pump shall be set back less than 25 feet from any street right-of-way. No canopy shall be set back less than 15 feet from any street right-of-way.

DMV Fee Guidance for Service Stations

The language from the DMV fee guidance states "These setbacks and front yard requirements shall also apply to service, gasoline pumps and other service station equipment and to articles and structures of every nature whether fixed or movable."

Surveyor cannot determine status of legal non-conforming because status of approval are not known nor do we have copies of Special Exception Hearings which may have granted approvals for setbacks less than the minimum.

LEGAL DESCRIPTION

BEING KNOWN and designated as Lot Numbers 41, 42, 43, 44, 45, 46, 47, 48 and 49, Block H, of the recorded Plat of "Catonsville Pines", recorded among the Land Records of Baltimore County in Plat Book No. 12, Folio 265, saving and excepting therefrom out of Lot No. 42, the Northernmost Five (5) feet, improvements known as 5932 Baltimore National Pike.

BEING the same Lot Numbers 41, 42, 43, 44, 45 and 46, which were conveyed by Deed dated January 17, 1967, and recorded among the Land Records of Baltimore County in Liber 30920, Folio 505, from Manassah Boone and Eliza, his Wife, unto Wendell Barber and Margaret Barber, in fee simple.

BEING also the same Lot Numbers 47, 48, and 49, Block H of said Plat, and recorded among the Land Records of Baltimore County in Liber 3434, Folio 87, which were conveyed by Deed dated October 18, 1965, from Rollingwood Center, Inc., to Wendell Barber and Margaret Barber, in fee simple.

BEING also the same lots of ground which by Fee Simple Deed dated September 15, 1965, and recorded among the Land Records of Baltimore County in Liber 3110, Folio 459, was granted and conveyed by Margaret Barber unto Wendell Barber, the Grantor herein.

SUBJECT to the recorded Lease with Shell Oil Company dated November 20, 1967, and recorded among the Land Records of Baltimore County in Liber 3436, Folio 389, and Amendments and Supplement to said Lease dated August 14, 1968, and recorded in Liber 39945, Folio 640.

TO: STEWARD 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. 00004147, dated June 12, 2000 (the "Title Commitment"), (1) is based on a field survey made on Sept. 22, 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, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11, and 13 through 16 of Table A thereof, pursuant to the Accuracy Standards as adopted by ALTA, NEPS 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 Accuracy, 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 1/100' of each corner;
- 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 gaps between said parcels.

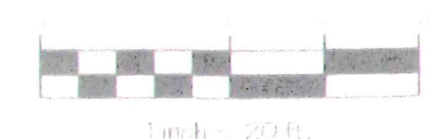
The undersigned understands and agrees that the parties to whom this certification is addressed will be relying upon this survey with respect to the Property.

By: *D. Wayne Weller*
D. Wayne Weller, L.S.
Registration No. 10665
Within the State of Maryland



The property described and shown herein is the same as that described in Stewart Title Guaranty Company Title Commitment No. 00004147, dated June 12, 2000.

GRAPHIC SCALE



VICINITY MAP

Not to scale

GENERAL NOTES

- The bearing basis of this survey was the deed bearings.
 - Owner: SHELL OIL COMPANY (Leasehold)
 - Address: 5932 Baltimore National Pike, Baltimore, Maryland
 - Total Area: 0.2074 Acres more or less.
 - Zoning: Zone: IRE (Business Roadside)
- Service station - special exception use, except by right in planned shopping center, planned industrial park of 50 acres minimum, or drive in cluster.
- Setbacks: Front - 50' on dual highways
Side - 30'
Rear - 30'
- Building: 40' subject to multiple provisions
Floor Area Ratio: 2.0
- Parking:
- One space per employee on the largest shift
 - Three spaces per 1000 SF of gross floor area for a convenience store up to 1500 SF. (Convenience stores larger than 1500 SF shall be subject to the parking requirements for retail uses in accordance with Section 409, including the first 1500 SF.)
 - Three spaces per service bay, not counting service spaces in the bays.
 - One space per self-service air or vacuum cleaner unit.
 - One space per automatic teller machine.
 - No restricted standard or handicapped parking spaces.
10. Flood Zone Zone "V" (area of minimal flooding) as shown on Flood Insurance Rate Map Community Panel No. 240100-0500A.
11. No easement encroachment within 5 feet of the subject property.
12. File public right of way.
13. This survey shows the visible improvements as of the last day in the field being Sept. 22, 2000.
14. The boundary was established by finding property corners as shown on drawings.
15. Boundary was established by the methodology shown in General Note 95. All property corners on the site have neither been found or set. Found corners are as shown.
16. On the day of the field survey noted herein, there was no observable evidence of construction activity or use as a dump or landfill.

Surveyed and Drawn by:

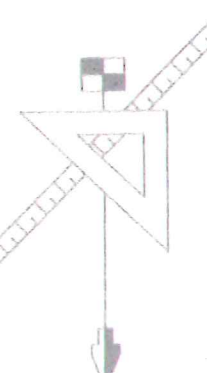
LDE INC.

Surveyors, Engineers, Planners
9250 Rumsey Road Suite 106
Columbia, Maryland 21045
(410) 715-1070
(410) 715-9540 Fax

ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR:

HAYES & MATTHEWS, INC.
NATIONAL DIVISION - ALTA SURVEYS
12250 Newhope Street - Suite 105/106
Plaza Del Lago Blvd.
Fountain Valley, CA 92708
714-979-7181
Fax 714-979-2947



11/27/00	REVISOR PER CLIENT'S COMMENTS	DATE	BY	APPV

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

5932 Baltimore National Pike
Baltimore, MD

DATE	BY	APPV
11/27/00	10/20/00	
DATE BY	DATE BY	
DATE BY	DATE BY	

Idc 00049.21 J.N.: 20346