



2x \$150
= \$300

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

VP-2019-0036-SI

B
A 178500
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials *AD*

SIGN USE PERMIT

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

PROPERTY ADDRESS 8415 Bellona Lane Towson ZIP CODE 21204
BUSINESS NAME Ruxton Towers ZONING DR16
OWNER'S NAME Ruxton Towers LLC PHONE NO. _____ HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 6212 York Rd. Baltimore 21212
APPLICANT/OWNER'S AGENT Heather Davis (Graphic Signage Inc.) PHONE NO. 410-255-6400
SIGN COMPANY NAME _____ PHONE NO. 410-255-6400

TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 0909 / 0337 / 1950
☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☒ No
☒ Permanent ☐ Changeable Copy ☒ Wall ☐ Face Change Only ☐ Non-Illuminated
☐ Freestanding ☐ Pylon ☐ Monument ☒ Illuminated (separate electrical permit required)
Size: 12'8" feet x 12'11" feet = 151 square feet Height: _____ feet (freestanding signs)
Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan 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): Installation of 2 (two) wall mounted LED illuminated building identification signage - 151 sq. ft. both North & South elevations. CORNER LOT ☐

OWNER/AGENT CERTIFICATION

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

Heather Davis 7/3/18 Heather Davis
Signature Date Print/Type Name

☐ Require Planning Signature Jin Bin Date 4/22/19

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

REV 10/14

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

AST He 01/22/19
Signature Initials Date



Permits, Approvals & Inspections

111W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
7/3/2018

Permit Processing Residential Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 0903371952

Election District: 9

Owner Name(s): RUXTON TOWERS LLC

PDM #:

Address: 6212 YORK RD

Zoning District(s): DR 16

BALTIMORE,MD 21212

Premise Address: 8415 BELLONA LN

Elevation Range: 308ft - 396ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Homes	Internal Alts.	Add / Ext. Alts.	Access. Struct.	Open Decks	Piers/Pilings	Grading/SW	Tanks	Ret.Walls/Bulk	Razing	Elec. & Plumb	Agency Acknowledgment
	Potential Overlay Issues												
Contact Agency	Growth Tier 1: Served by public sewer and inside URDL												Initial & Date
Planning Jefferson Building Room 101 Phone: 410-887-3211	Residential Design Review Areas(Ruxton/Riderwood/Lake Roland)	X		X									Final JAB 1/22/19
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	InFill Lot Review	X											OK To File
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: R-1960-4925; 1961-5326-XA; 1968-0076-X; 1970-0041-X; 1972-0030-X; 1970-0162-X; 1976-0034-X; CR-1990-0409-SPHA; 1997-0036-X; 1996-0008-X	X		X	X	X	X						

Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.
Form171R



JOHN A. OLSZEWSKI, JR.
County Executive

ADMINISTRATIVE LAW JUDGE
Office of Administrative Hearings

January 15, 2019

Larry Caplan, Esquire
400 Redland Court, Suite 110
Owings Mills, MD 21117

RE: Petitions for Special Hearing and Variance
Case No. 2019-0162-SPHA
Property: 8415 Bellona Lane

Dear Mr. Caplan:

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

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

Sincerely,

A handwritten signature in purple ink, appearing to read "JEB", is written over a faint, circular official stamp.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(8415 Bellona Lane) *
9th Election District *
2nd Council District *

Ruxton Towers, LLC *
Legal Owner *
Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0162-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 Ruxton Towers, LLC, legal owner ("Petitioner"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") for proposed wall mounted identification signs (two) on walls that do not have "frontage" as defined in BCZR Section 450.3. In addition, a Petition for Variance was filed pursuant to BCZR Section 450.4.E(6)(a) Columns V and VII, to permit two (2) proposed wall mounted identification signs with an area/face of 156 sq. ft. and a height of 12.667' in lieu of the maximum allowed 25 sq. ft. and 6', respectively. A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Property manager Jeffrey Dahne appeared in support of the requests. Larry Caplan, Esquire appeared and represented the Petitioner. There were no protestants or interested citizens in attendance at the hearing. The Petition was advertised and posted as required by the BCZR. There were no adverse ZAC comments received from any of the County reviewing agencies.

SPECIAL HEARING

The special hearing request concerns the multi-story Ruxton Towers building which has existed at the site for over 50 years. The special hearing is required because the proposed

identification signs (which would replace existing identification signs of the same size and in the same location) would be located on facades without "frontage" or patient/tenant access. This is a reasonable request, especially considering that the existing signs have been in place for over 50 years.

VARIANCE

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

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

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

The property 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 replace the existing identification signs. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of County and/or community opposition.

THEREFORE, IT IS ORDERED this 15th day of **January, 2019**, by this Administrative Law Judge, that the Petition for Special Hearing seeking relief from Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") for proposed wall mounted identification signs (two) on walls that do not have "frontage" as defined in BCZR Section 450.3, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section Section 450.4.E(6)(a) Columns V and VII, to permit two (2) proposed wall mounted identification

signs with an area/face of 156 sq. ft. and a height of 12.667' in lieu of the maximum allowed 25 sq. ft. and 6', respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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 his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

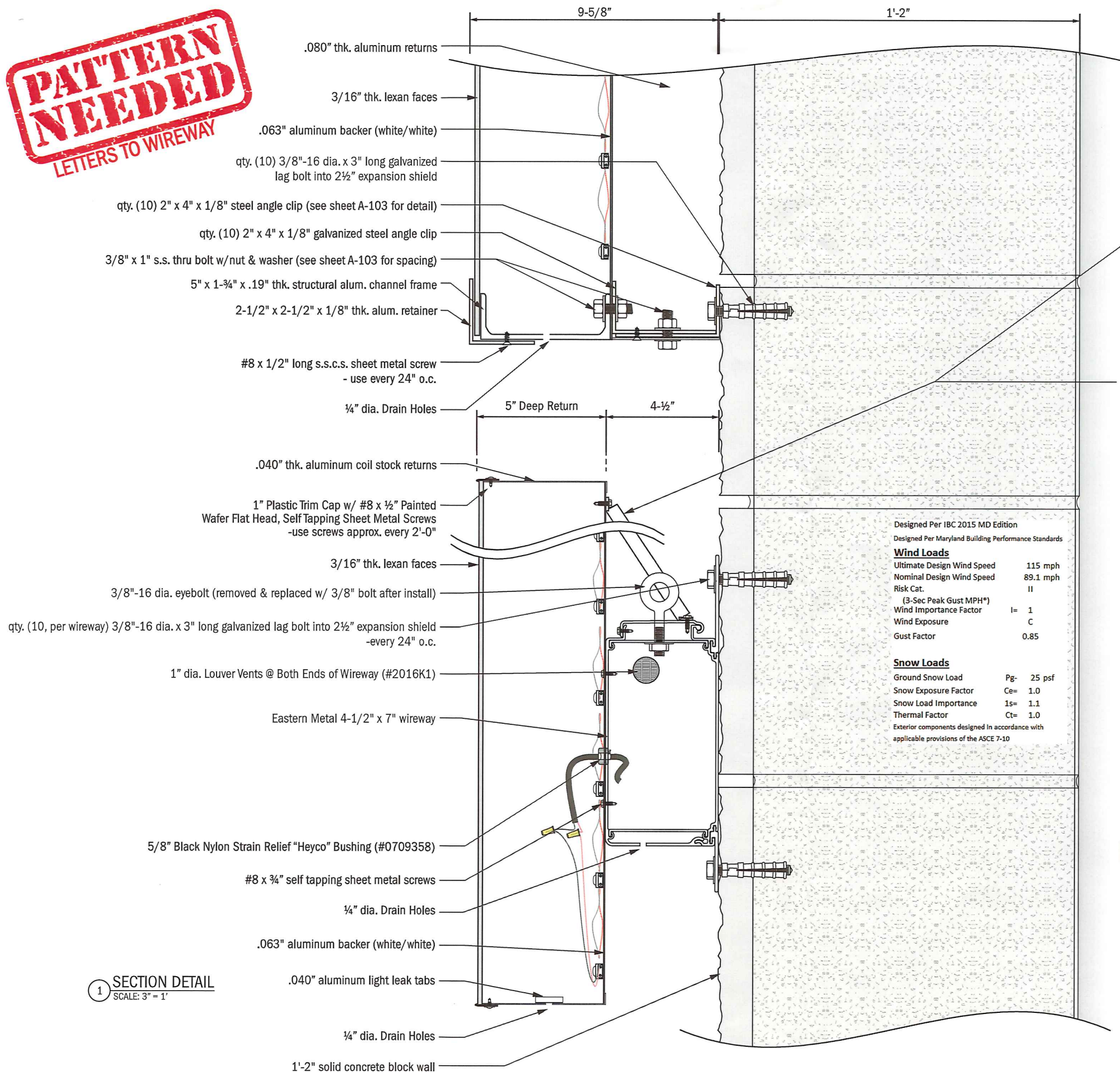
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

**PATTERN
NEEDED**
LETTERS TO WIREWAY

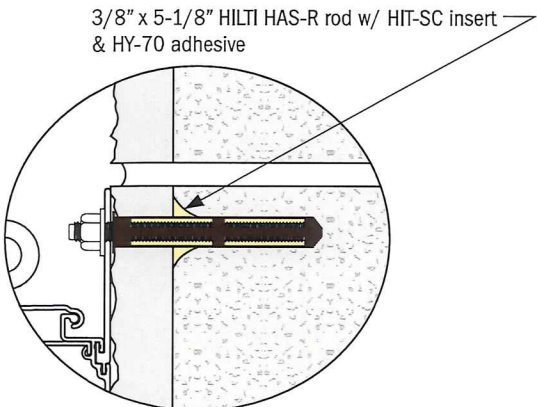


Added Bracing- bent channel attached to letters "R" & "T"
- .063 painted white alum w/ machine screws
photo used is representational ONLY

Designed Per IBC 2015 MD Edition
Designed Per Maryland Building Performance Standards

Wind Loads	
Ultimate Design Wind Speed	115 mph
Nominal Design Wind Speed	89.1 mph
Risk Cat.	II
(3-Sec Peak Gust MPH*)	
Wind Importance Factor	I= 1
Wind Exposure	C
Gust Factor	0.85
Snow Loads	
Ground Snow Load	Pg= 25 psf
Snow Exposure Factor	Ce= 1.0
Snow Load Importance	Is= 1.1
Thermal Factor	Ct= 1.0

Exterior components designed in accordance with applicable provisions of the ASCE 7-10



SECTION DETAIL ALTERNATE INSTALL METHOD
SCALE: 3" = 1'
(installers to determine best method of attachment)

REVISION HISTORY			
NO.	DATE	PREV DRWG	DESCRIPTION
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**A VISUAL
SOLUTIONS
COMPANY.**
7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE:
Ruxton Towers

ORDER TITLE:
Ruxton Towers

CITY/STATE
Towson, MD

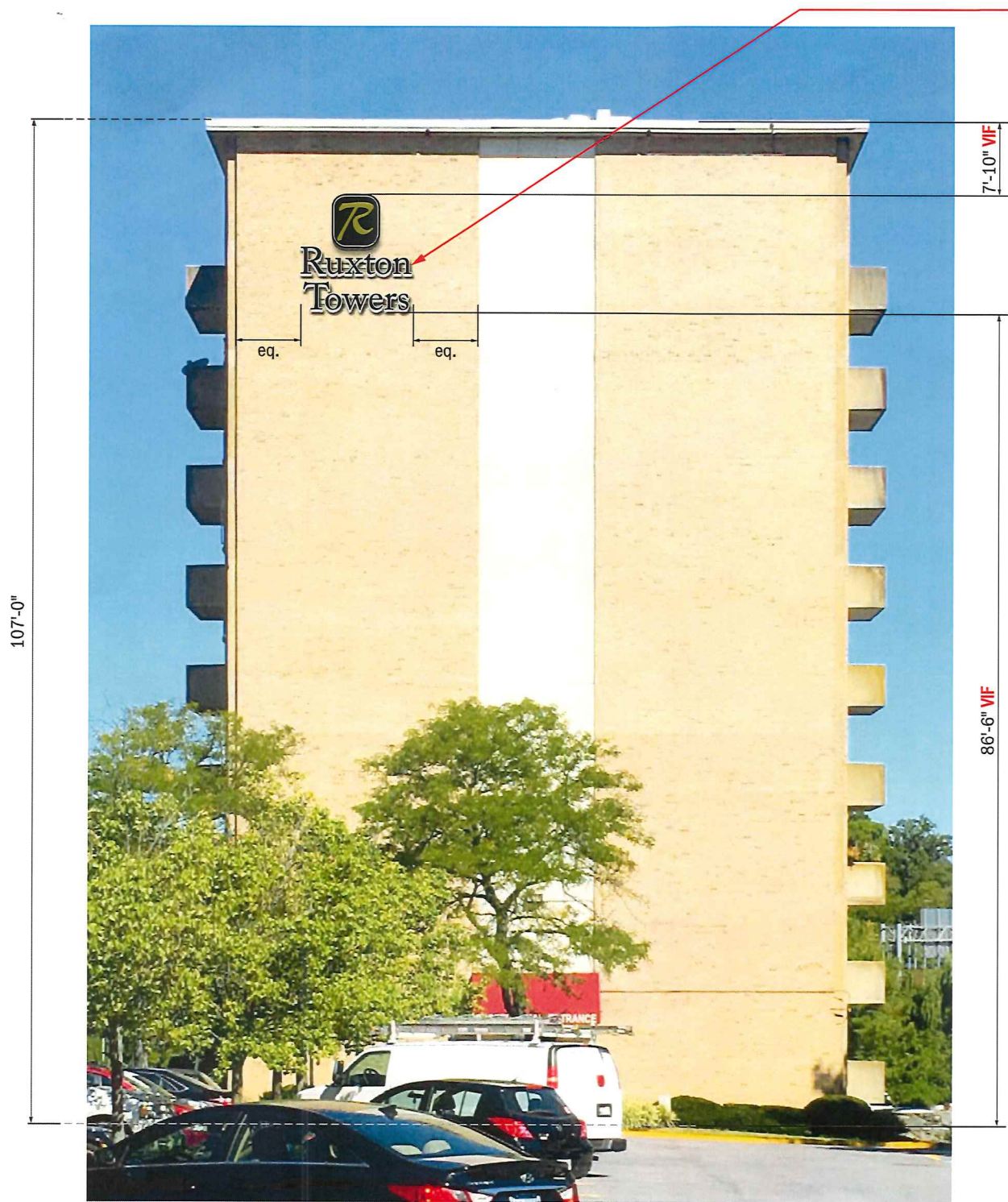
DRAWING DATE 6/18/18	SALES REP GG	PROJECT MGR. GG
-------------------------	-----------------	--------------------

ENGINEER OF RECORD SEAL/SIGNATURE/DATE:

**MURDOCH
ENGINEERING**
SIGN STRUCTURE PROFESSIONALS
2 HUMMINGBIRD CT.
HOWELL, NJ 07731
(973) 570-8215
6/25/2018

Jere Murdoch, PE
Professional Engineer
MD PE Lic. #41030
Exp 8/17/2019
I 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.

PROJECT TYPE: Illuminated Channel Logo/Letters		
DRAWING TYPE: Arch. - Fab. Details / Mounting		
PROJECT NO. 73048-3	TASK NO. 159982	QTY. 2
DWG. NO. 0439MRO	SHEET A-102	



1 ELEVATION VIEW - NORTH (PROPOSED)
SCALE: 1/16" = 1'

Designed Per IBC 2015 MD Edition
Designed Per Maryland Building Performance Standards

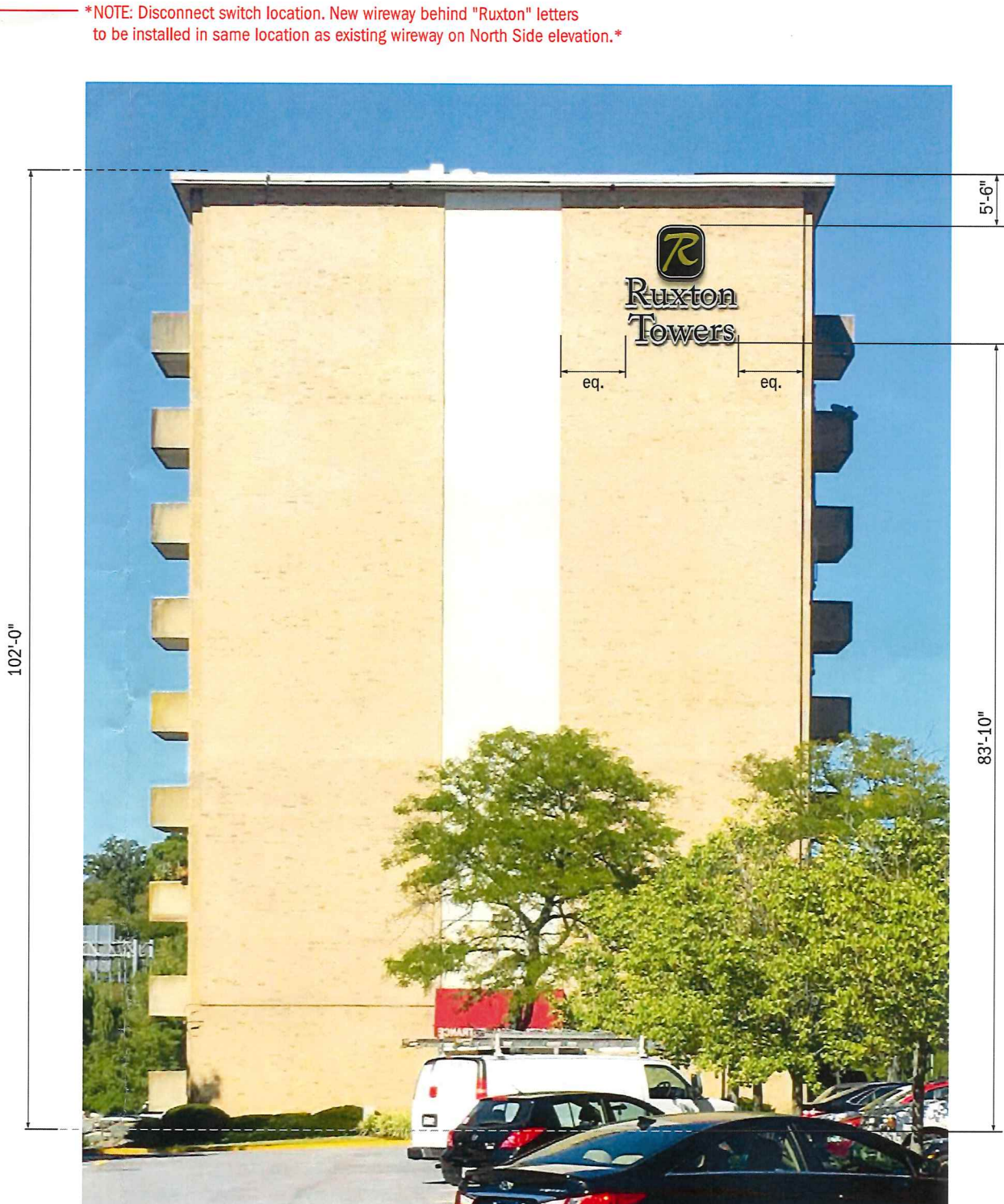
Wind Loads

Ultimate Design Wind Speed	115 mph
Nominal Design Wind Speed	89.1 mph
Risk Cat.	II
(3-Sec Peak Gust MPH*)	
Wind Importance Factor	I= 1
Wind Exposure	C
Gust Factor	0.85

Snow Loads

Ground Snow Load	Pg= 25 psf
Snow Exposure Factor	Ce= 1.0
Snow Load Importance	Is= 1.1
Thermal Factor	Ct= 1.0

Exterior components designed in accordance with applicable provisions of the ASCE 7-10



2 ELEVATION VIEW - SOUTH (PROPOSED)
SCALE: 1/16" = 1'

REVISION HISTORY			
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PROJECT TYPE:		
Illuminated Channel Logo/Letters		
DRAWING TYPE:		
Elevations		
PROJECT NO.	TASK NO.	QTY.
73048-3	159982	2
DWG. NO.	SHEET	
0439MRO	A-101	



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COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE: Ruxton Towers		
ORDER TITLE: Ruxton Towers		
CITY/STATE: Towson, MD		
DRAWING DATE: 6/18/18	SALES REP: GG	PROJECT MGR: GG
ENGINEER OF RECORD SEAL/SIGNATURE/DATE:		

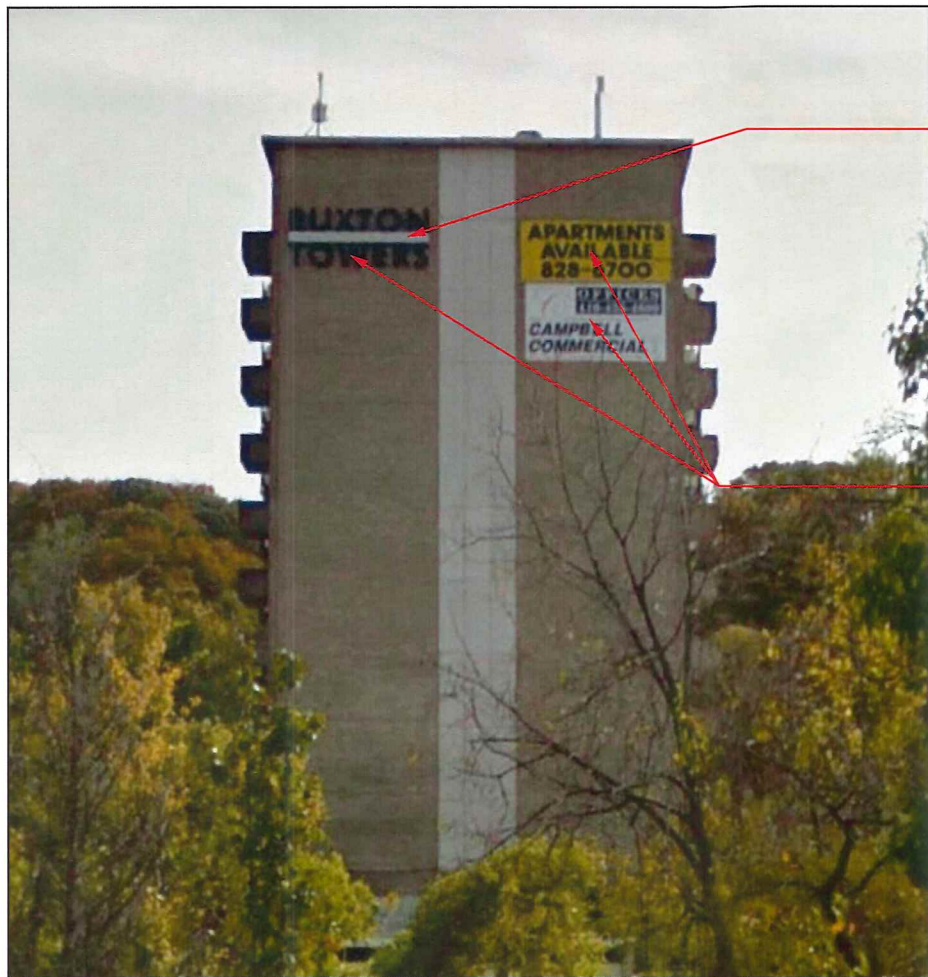


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(973) 870-8215

6/25/2018

Jere Murdoch, PE
Professional Engineer
MD PE Lic. #41030
Exp. 8/7/2019

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NOTE: Existing power runs from conduit to top of roof

NOTE: Existing power goes into building from wireway of letters

existing signs/banners to be removed at install
NOTE: Banners are to be saved

Designed Per IBC 2015 MD Edition
Designed Per Maryland Building Performance Standards

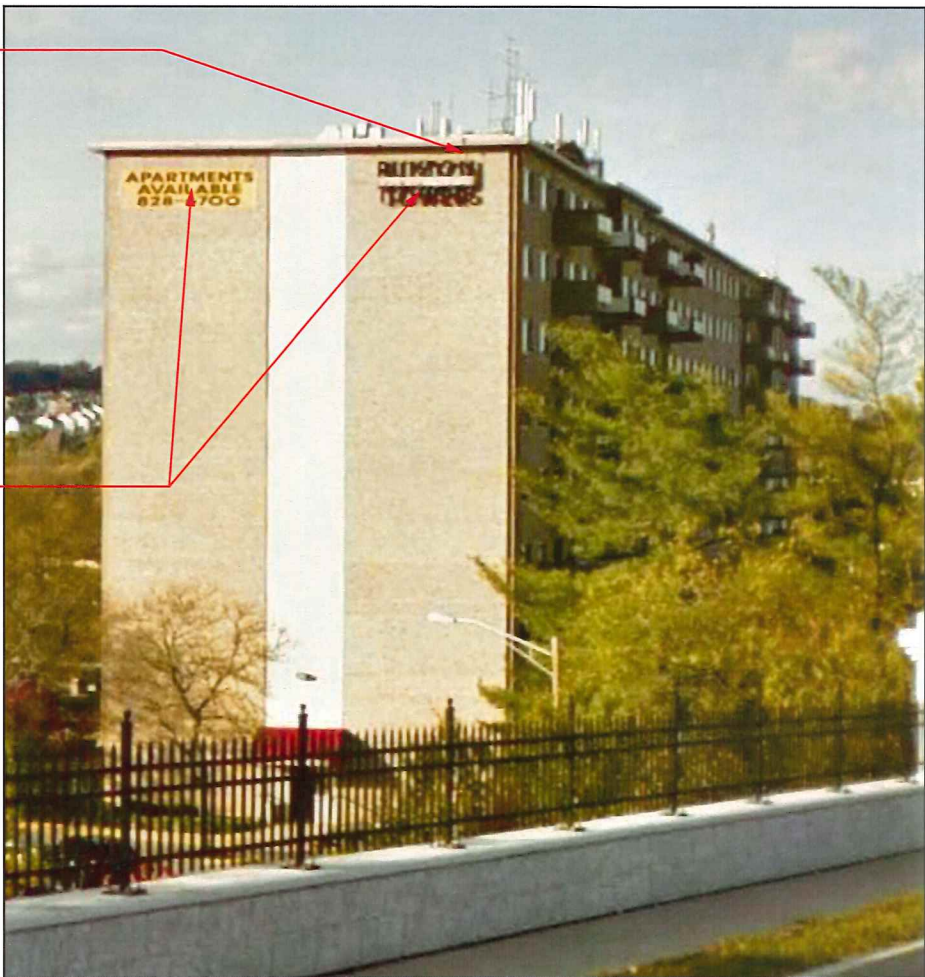
Wind Loads

Ultimate Design Wind Speed	115 mph
Nominal Design Wind Speed	89.1 mph
Risk Cat.	II
(3-Sec Peak Gust MPH*)	
Wind Importance Factor	I= 1
Wind Exposure	C
Gust Factor	0.85

Snow Loads

Ground Snow Load	Pg= 25 psf
Snow Exposure Factor	Ce= 1.0
Snow Load Importance	Is= 1.1
Thermal Factor	Ct= 1.0

Exterior components designed in accordance with applicable provisions of the ASCE 7-10



1 NORTH ELEVATION VIEW - (EXISTING)
SCALE: N.T.S.

2 SOUTH ELEVATION VIEW - (EXISTING)
SCALE: N.T.S.



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7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE: Ruxton Towers		
ORDER TITLE: Ruxton Towers		
CITY/STATE: Towson, MD		
DRAWING DATE: 6/18/18	SALES REP: GG	PROJECT MGR. GG
ENGINEER OF RECORD SEAL/SIGNATURE/DATE:		



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REVISION HISTORY			
NO.	DATE	PREV DRWG	DESCRIPTION

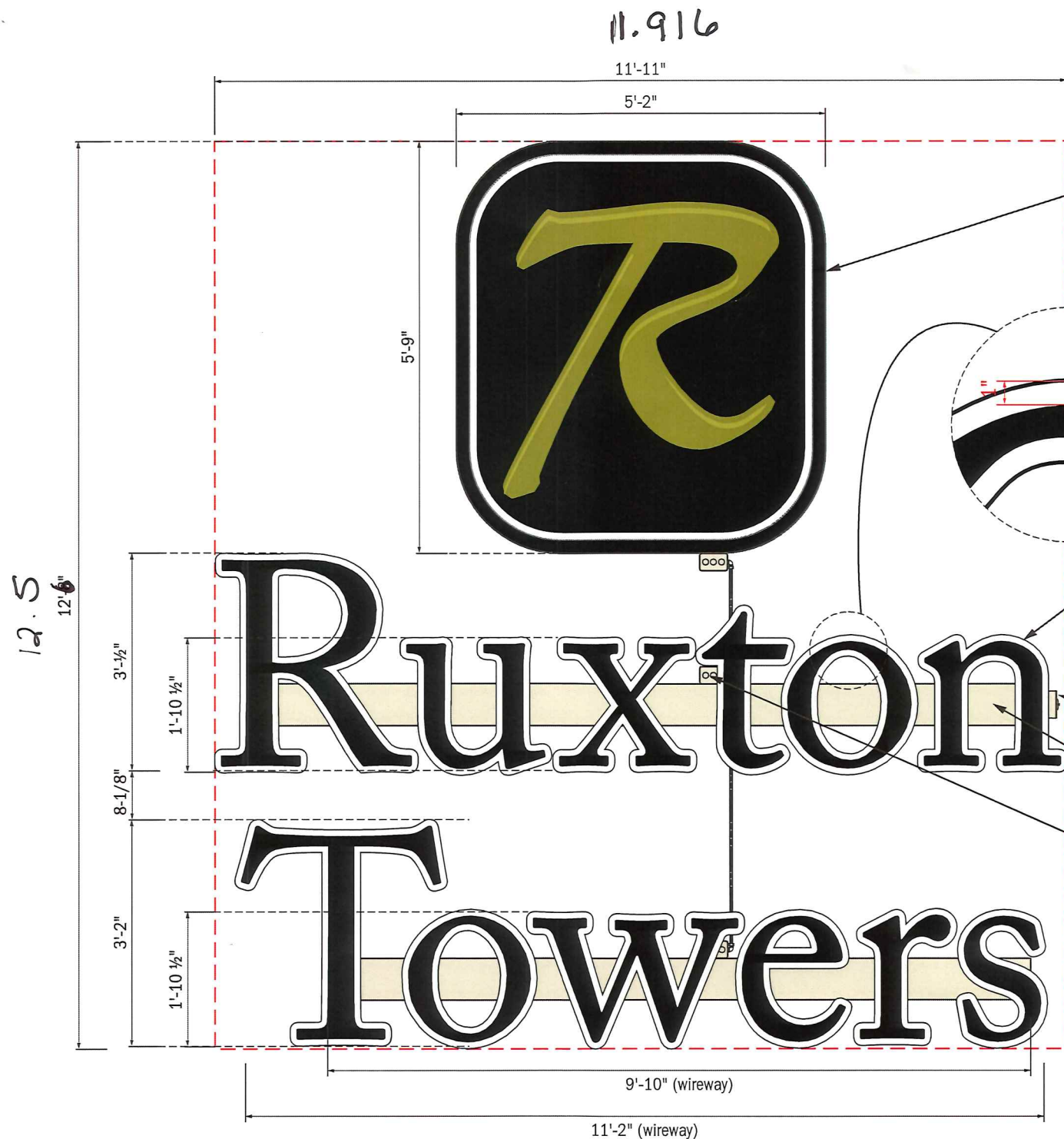
PROJECT TYPE:
Illuminated Channel Logo/Letters

DRAWING TYPE:
Elevations

PROJECT NO.	TASK NO.	QTY.
73048-3	159982	2

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DWG. NO.	SHEET
0439MR0	A-100



FACE LIT CHANNEL LOGO:
Face Color: trans white lexan
w/ 3M gloss opaque black 12
vinyl, 3M 3630-131 gold
metallic, & 3M 3630-141 gold
nugget trans vinyl (highlights of
the letter) applied to faces
*1-1/4" white border to be white
lexan shown thru*
Backer Color: pre-coated white
Return Color: black
Retainer: 2-1/2" black

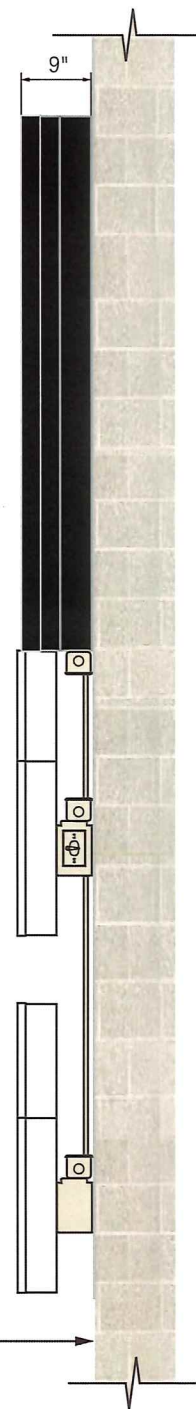
FACE LIT CHANNEL LOGO:
Face Color: trans white lexan
w/ 3M gloss opaque black 12
vinyl applied to faces
*1" inset border to be white
lexan shown thru*
Backer Color: pre-coated white
Return Color: white coil stock
Trim: 1" white

disconnect switch painted beige
CM 416 A-4 to match facade

wireways painted beige
CM 416 A-4 to match facade

weatherproof boxes painted beige
CM 416 A-4 to match facade

existing solid concrete
building facade



1 ELEVATION DETAIL - TOTAL SF = 151
SCALE: 1/2" = 1'

Designed Per IBC 2015 MD Edition
Designed Per Maryland Building Performance Standards

Wind Loads

Ultimate Design Wind Speed	115 mph
Nominal Design Wind Speed	89.1 mph
Risk Cat.	II
(3-Sec Peak Gust MPH*)	
Wind Importance Factor	I= 1
Wind Exposure	C
Gust Factor	0.85

Snow Loads

Ground Snow Load	Pg- 25 psf
Snow Exposure Factor	Ce= 1.0
Snow Load Importance	Is= 1.1
Thermal Factor	Ct= 1.0

Exterior components designed in accordance with
applicable provisions of the ASCE 7-10

2 SIDE DETAIL
SCALE: 1/2" = 1'

REVISION HISTORY			
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PROJECT TYPE: Illuminated Channel Logo/Letters		
DRAWING TYPE: Graphics / Finishes		
PROJECT NO.	TASK NO.	QTY.
73048-3	159982	2
DWG. NO.	SHEET	
0439MRO	GF-100	



A VISUAL
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7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE: Ruxton Towers		
ORDER TITLE: Ruxton Towers		
CITY/STATE: Towson, MD		
DRAWING DATE 6/18/18	SALES REP GG	PROJECT MGR. GG
ENGINEER OF RECORD SEAL/SIGNATURE/DATE:		

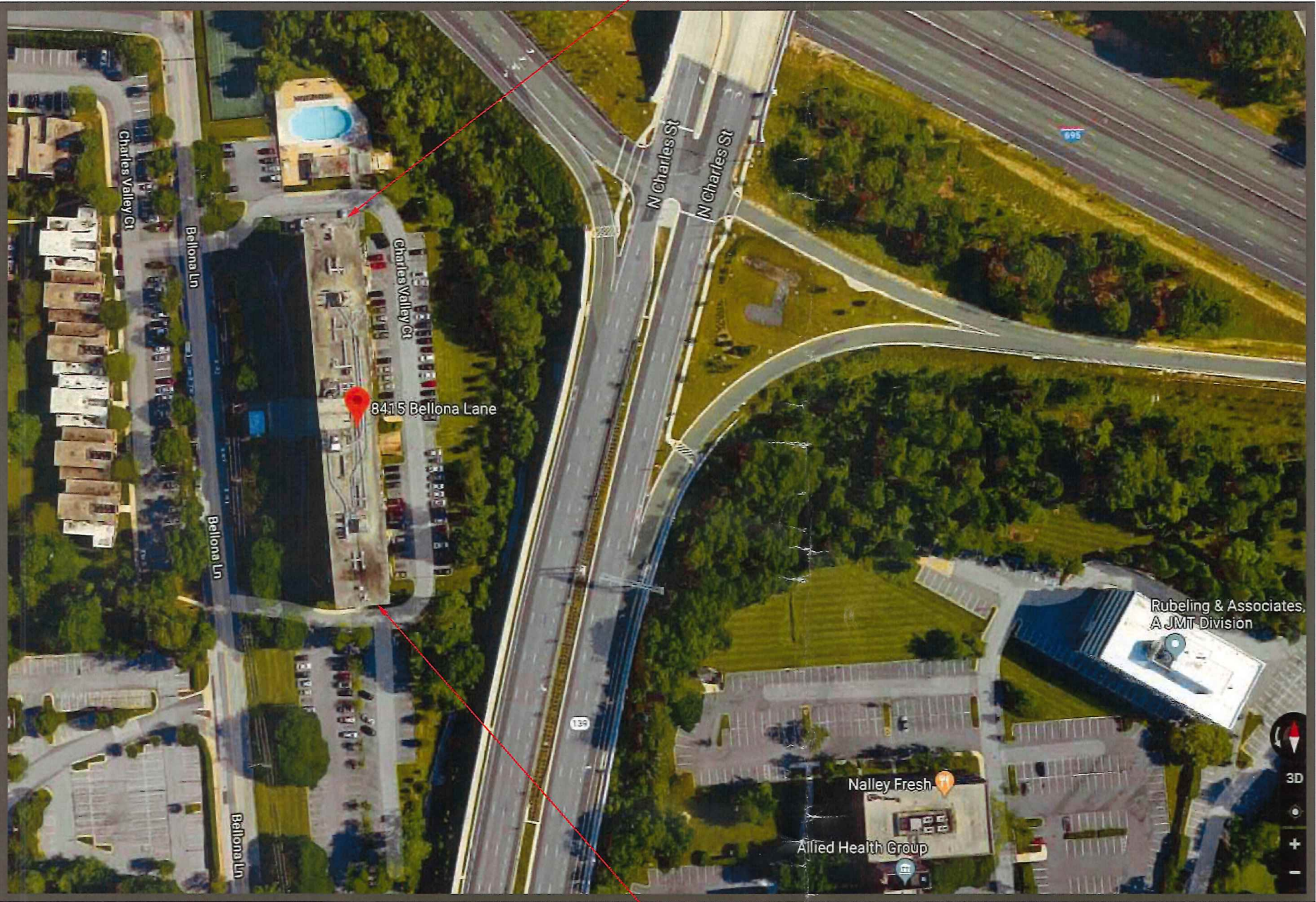


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HOWELL, NJ 07731
973-570-8215

6/25/2018

Jere Murdoch, PE
Professional Engineer
MD PE Lic. #41030
Exp. 8/17/2019

I 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.



north side letter set location

south side letter set location

1 ELEVATION DETAIL
SCALE: N.T.S.



Designed Per IBC 2015 MD Edition
Designed Per Maryland Building Performance Standards

Wind Loads	
Ultimate Design Wind Speed	115 mph
Nominal Design Wind Speed	89.1 mph
Risk Cat.	II
(3-Sec Peak Gust MPH*)	
Wind Importance Factor	I= 1
Wind Exposure	C
Gust Factor	0.85

Snow Loads	
Ground Snow Load	Pg= 25 psf
Snow Exposure Factor	Ce= 1.0
Snow Load Importance	1s= 1.1
Thermal Factor	Ct= 1.0
Exterior components designed in accordance with applicable provisions of the ASCE 7-10	



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7440 Fort Smallwood Road
Baltimore, Maryland 21226
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PROJECT TITLE: Ruxton Towers		
ORDER TITLE: Ruxton Towers		
CITY/STATE: Towson, MD		
DRAWING DATE: 6/18/18	SALES REP: GG	PROJECT MGR: GG
ENGINEER OF RECORD SEAL/SIGNATURE/DATE:		



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SIGN/STRUCTURE PROFESSIONALS

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6/25/2018

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Exp 8/17/2019

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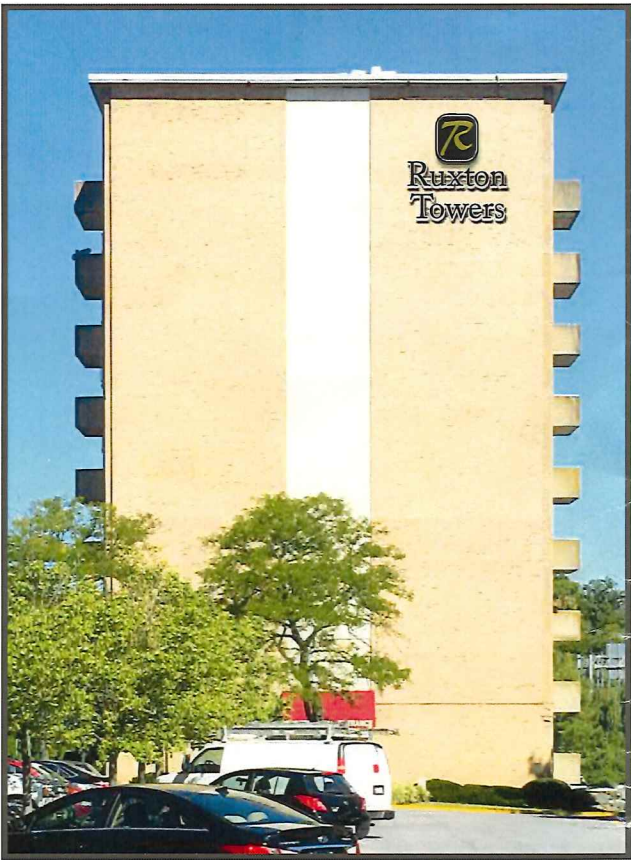
REVISION HISTORY			
NO.	DATE	PREV DRWG	DESCRIPTION

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PROJECT TYPE:
Illuminated Channel Logo/Letters

DRAWING TYPE:
Vicinity Map

PROJECT NO.	TASK NO.	QTY.
73048-3	159982	2
DWG. NO.	SHEET	
0439MRO	SP-100	



Ruxton Towers

8415 Bellona Lane Towson, MD 21204

Illuminated Channel Letters/Logo

Issued Date: 6/18/18

CONSTRUCTION 50%

Designed Per IBC 2015 MD Edition	
Designed Per Maryland Building Performance Standards	
Wind Loads	
Ultimate Design Wind Speed	115 mph
Nominal Design Wind Speed	89.1 mph
Risk Cat.	II
(3-Sec Peak Gust MPH*)	
Wind Importance Factor	I= 1
Wind Exposure	C
Gust Factor	0.85
Snow Loads	
Ground Snow Load	Pg- 25 psf
Snow Exposure Factor	Ce= 1.0
Snow Load Importance	Is= 1.1
Thermal Factor	Ct= 1.0
Exterior components designed in accordance with applicable provisions of the ASCE 7-10	

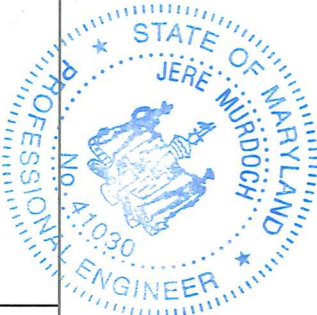


A VISUAL
SOLUTIONS
COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE: Ruxton Towers		
ORDER TITLE: Ruxton Towers		
CITY/STATE: Towson, MD		
DRAWING DATE: 6/18/18	SALES REP: GG	PROJECT MGR: GG

ENGINEER OF RECORD SEAL/SIGNATURE/DATE:



CONSULTANTS:	
Murdoch Engineering 2 Hummingbird Ct. Howell, NJ 07731 (973) 570-8215	
CLIENT APPROVAL:	
DEPARTMENT APPROVAL:	DATE:
TSD: _____ / _____	
PROJECT MANAGEMENT: _____ / _____	
PRODUCTION: _____ / _____	

REVISION HISTORY			
NO.	DATE	PREV DRWG	DESCRIPTION

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HOWELL, NJ 07731
(973) 570-8215

6/25/2018

Jere Murdoch, PE
Professional Engineer
MD PE Lic. #41030
Exp 8/17/2019

I 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.

PROJECT TYPE:
Illuminated Channel Logo/Letters

DRAWING TYPE:
Cover Page

PROJECT NO.	TASK NO.	QTY.
73048-3	159982	2
DWG. NO.		SHEET
0439MRO		C-100