

MEMORANDUM

DATE: October 30, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0063-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 29, 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
Office of Administrative Hearings

/dlw

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(33 Bloomingdale Avenue)		
1 st Election District	*	OFFICE OF ADMINISTRATIVE
1 st Council District		
James A. & Mary J. Kalb	*	HEARINGS FOR
Petitioners	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0063-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, James A. and Mary J. Kalb (“Petitioners”). The Petitioners are requesting Variance relief from § 427.1.B.2 of the Baltimore County Zoning Regulations (“BCZR”) to permit the replacement of a 6 ft. high fence located in the rear yard of a single family dwelling that adjoins the front yard of another single family dwelling with a zero setback in lieu of the required 10 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 9, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 9-27-18

By 

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 27th day of **September, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 427.1.B.2 of the Baltimore County Zoning Regulations ("BCZR") permit the replacement of a 6 ft. high fence located in the rear yard of a single family dwelling that adjoins the front yard of another single family dwelling with a zero setback in lieu of the required 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- The Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners 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.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

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Date 9-27-18

By bw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 33 BLOOMINGDALE AVE Currently zoned DR 2
 Deed Reference 11698 / 00532 10 Digit Tax Account # 22 0 0 0 1 3 9 7 2
 Owner(s) Printed Name(s) JAMES & MARY KALB

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the **Affidavit** on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X **ADMINISTRATIVE VARIANCE** from Section(s) 427.1.B.2

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

JAMES KALB MARY KALB
 Name #1 – Type or Print Name #2 – Type or Print
[Signature] [Signature]
 Signature #1 Signature #2
33 BLOOMINGDALE AVE BALTIMORE MD
 Mailing Address City State
21228 / 410-719-9760 /
 Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

Representative to be contacted:

MICHELLE CLANCY
 Name – Type or Print
[Signature]
 Signature
PO BOX 310 PERRY HALL MD
 Mailing Address City State
21128 / 443-610-7514 /
 Zip Code Telephone # Email Address
MICHELLE@APPLIEDANDAPPROVED.COM

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0063-A Filing Date 8/27/18 Estimated Posting Date 9/9/18 Reviewer gh

ORDER RECEIVED FOR FILING

Date 9-27-18

Bv [Signature]

Rev 5/5/2016

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 33 BLOOMINGDALE AVE BALTIMORE MD 21128

Print or Type Address of property

City

State

Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

We are requesting to remove and replace an existing 6' high fence on our residential lot. The fence that currently exists on the property is also 6' high. A house was constructed behind our home on what is considered a flag lot. Because of that construction, our fence now abuts what is considered to be the rear neighbors front yard. Pursuant to section 427 of the Zoning Code, residential fences in side or rear yard which adjoins a residential front yard may not exceed 42". This would require our existing 6' fence to be reduced to 3.5'. The section of the fence this rule would apply to is small in nature, approximately less than 40' in total linear footage. And again, we reiterate that this is replacing an existing fence. The photos provided show the existing fence, as well as the positioning of the house behind us which is angled in a way that allowing us to replace this fence as is would not impact the rear house in any way.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Signature of Owner (Affiant)

JAMES KALB

Name- Print or Type

Signature of Owner (Affiant)

MARY KALB

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

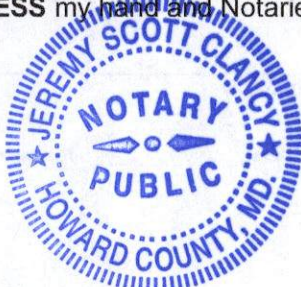
I HEREBY CERTIFY, this 15th day of August, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

James & Mary Kalb

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal



Notary Public

12/27/2020

My Commission Expires

REV. 5/5/2016

2019-0063-A

Administrative Variance from section: 427.1.B.2 of the BCZR;

To permit the replacement of a 6 foot high fence located in the rear yard of a single family dwelling that *ADJOINS* the front yard of another single family dwelling with a zero setback in lieu of the required 10 feet.

ZONING PROPERTY DESCRIPTION FOR 33 BLOOMINGDALE AVENUE, BALTIMORE MD 21228

Beginning at a point on the South side of Bloomingdale Avenue which is 60 feet wide, at a distance of 130' West of the centerline of the nearest improved intersecting street, Ben Woods Court, which is 40 feet wide.

Being Lot #20, Block (NA), Section (NA), in subdivision of Bloomingdale Heights as recorded in Baltimore County Plat Book #65, Folio #16, containing 9,147 square feet. Located in the 1st Election District, and the 1st Councilmanic District.

Debra Wiley

From: Marty Ogle <mert1114@aol.com>
Sent: Tuesday, September 25, 2018 10:38 AM
To: Administrative Hearings
Subject: Bloomingdale
Attachments: IMG_0830.jpg; ATT00001.txt; IMG_0829.jpg; ATT00002.txt; IMG_0831.jpg; ATT00003.txt; IMG_0832.jpg; ATT00004.txt

CERTIFICATE OF POSTING

FILE NO. 2019-0063-A

APPLICANT/DEVELOPER

APPROVED & APPROVED
7/24/18

DATE OF HEARING/DECISION

9/24/18

MAIL ROOM/POST OFFICE ADDRESS
PERMIT AND TRAVEL COMMISSION MAIL ROOM
COUNTY OFFICE BUILDING ROOM 101
111 WEST CHESAPEAKE AVENUE

ATTENTION

DATE AND TIME OF MAIL

THIS OFFICE IS TO CERTIFY UNDER PENALTY OF PERJURY THAT THE
NOTICES AND DISSEMINATED BY LAW WERE POSTED CONSECUTIVELY ON
THE PROPERTY LOCATED AT

33 BLOOMINGDALE AVE

9/24/18

THIS CERTIFICATE IS FOR

September 27, 2018

September 27, 2018

(MONTH) (YEAR) (TIME)

CERTIFICATE

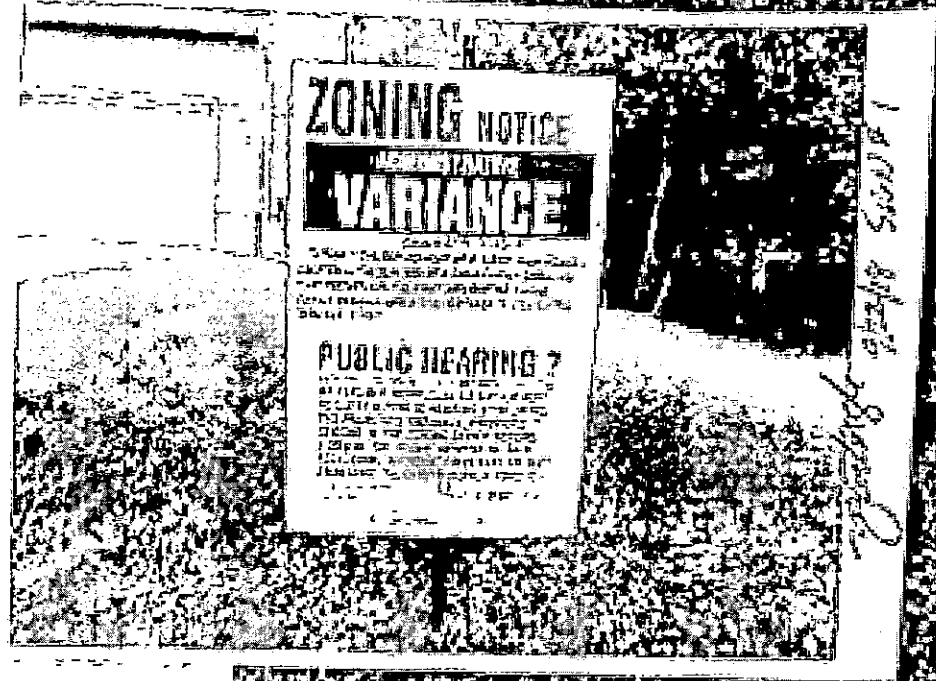
9/24/18

MAIL ROOM/POST

9412 MAHON CREEK ROAD

74000015, 100 21234

481 620, 111



CERTIFICATE OF POSTING

FILE NO. 2014-0063-A

TITUTIONER DEVELOPER

APPROVED & APPROVED
7/24/18

DATE OF REARVIEWING

9/24/18

PLANNING COMMUNITY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
CITY OFFICE BUILDING ROOM 11
111 WEST CHURCH AVENUE
ATLANTA

LADIES AND GENTLEMEN

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NOTICE OF THE HEARING IS IN MY HAND WHEN I POSTED IT TO YOU IN
THE PROPER MANNER

33 BROADWAY AVE

SIGNATURE

THIS SIGNATURE IS

September 9, 2018

(MONTH, DAY, YEAR)

SINCERELY,

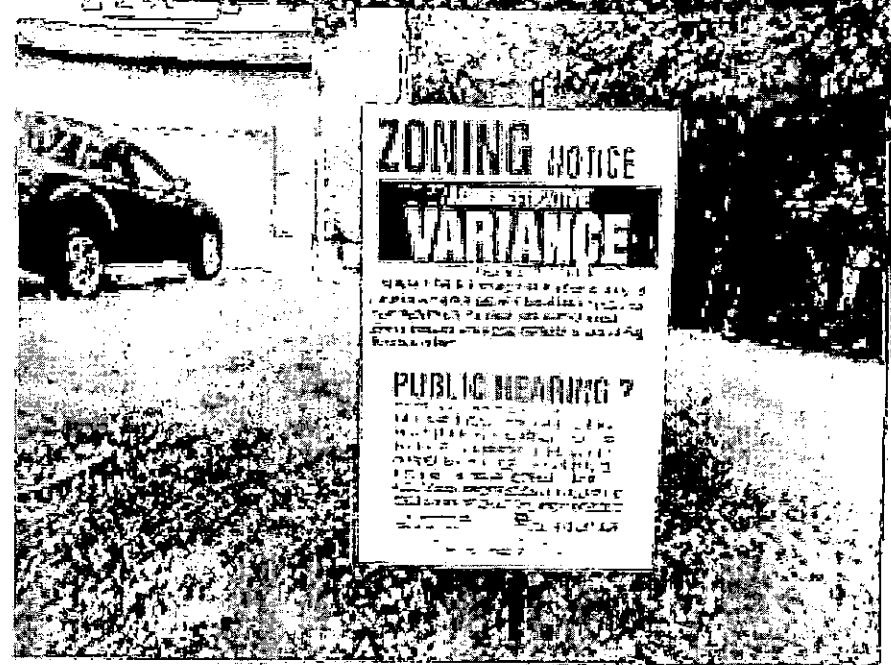
9/24/18
9/24/18

MARTIN GILL

603 MAIDEN LANE ROAD

ATLANTA, GA 30304

404-525-7411



9/24/18 9/24/18 SIGNATURE

CONFIDENTIALITY OF POSTING

NY 100-204-0223-4

THESE DISCOVERIES

Approved: _____

720

VOLUME 1, NUMBER 1, 1964

06412

500 1000 1500 2000 2500 3000 3500 4000 4500 5000 5500 6000 6500 7000 7500 8000 8500 9000 9500 10000

25/11/2011 14:00:00

DATE: 11/11/2010 10:10:10

10-1 54315467250 831 NHE

111-5442

2011年12月25日

THIS IS TO BE A SECRETLY USED RECORD OF ALL INFORMATION

POSTALY REGISTERED INDIVIDUALS WERE POSTED CONSECUTIVELY TO

[illegible]

33. Reconnaissance and

1991

Dr. George Merrill Moore.

Sept 27 1908

1991.12.11 10:00 31.411

장르 | 신화 | 산문

SECRET
[Signature]
SECRET

[illegible]

~ 12,116,500 00 10 12

4/12 6:41 PM 2014

CHICKVILLE, MD. 71396

197 6254 1478

ZONING NOTICE

VARIANCE

[illegible]

PUBLIC HEARING ?

1. 凡在本行开立存款账户的客户，均可向本行申请开立定期存款账户。
 2. 定期存款账户的开立，须由客户填写《定期存款开户申请书》，并提供有效身份证件。
 3. 本行定期存款账户分为整存整付、零存整付、整存零付、零存零付四种类型。
 4. 定期存款的期限分为三个月、六个月、九个月、十二个月、十八个月、二十四个月、三十六个月、四十八个月、六十个月、七十二个月、八十四个月、九十六个月、一百零八个月、一百二十个月。
 5. 定期存款的利率按照中国人民银行规定的利率执行。
 6. 定期存款账户的开立，须由客户本人或授权代理人办理。
 7. 本行定期存款账户的开立，须符合中国人民银行的相关规定。

2020/8/28 5:16 PM

CERTIFICATE OF POSTING

Case No. 2014-12063-A

CHIEF ADMINISTRATOR

APPROVED & APPROVED

7/24/18

DATE OF POSTING

9/24/18

MINIMUM SURVEY IN PARTIAL NO. 1

CHIEF ADMINISTRATOR

CHIEF ADMINISTRATOR

CHIEF ADMINISTRATOR

CHIEF ADMINISTRATOR

CHIEF ADMINISTRATOR

CHIEF ADMINISTRATOR

CHIEF ADMINISTRATOR

CHIEF ADMINISTRATOR

33 Broadway Ave

5/24/18

CHIEF ADMINISTRATOR

September 7, 2018

Sept. 22, 2018

CHIEF ADMINISTRATOR

CERTIFICATE

[Signature]

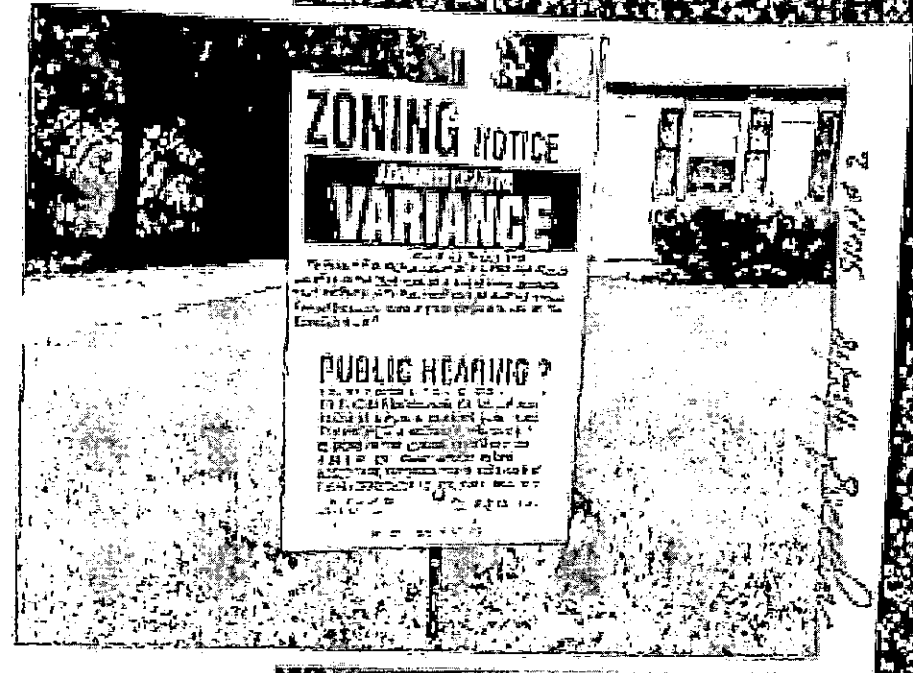
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CHIEF ADMINISTRATOR

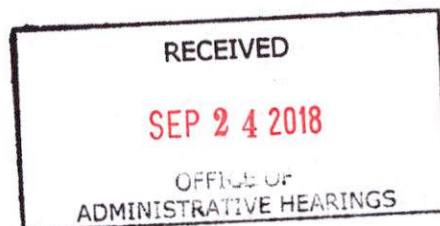


Debra Wiley

0063
(Av)
9-24

From: Marty Ogle <mert1114@aol.com>
Sent: Sunday, September 23, 2018 7:30 PM
To: Administrative Hearings
Subject: 33 Bloomingdale Avenue
Attachments: IMG_0832.jpg; ATT00001.txt; IMG_0831.jpg; ATT00002.txt; IMG_0830.jpg; ATT00003.txt; IMG_0829.jpg; ATT00004.txt

If you notice the first set of Certificates has a closing date of 10/1/2018, I inadvertently put the wrong closing date on the sign the second set has the correct closing date on the signs. Call me if you have any questions at 443-629-3411 thank you Martin Ogle.



2020

1-010-1

CERTIFICATE OF POSTING

CASE NO. 2019-0063-A

PETITIONER/DEVELOPER

APPLIED & APPROVED
PERMITS

DATE OF HEARING/CLOSING

9/24/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 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

33 BLOOMINGDALE AVE

SEC #1

THIS SIGN(S) POSTED ON

September 7, 2018

(MONTH, DAY, YEAR)

September 22, 2018

SINCERELY,

Martin O'Callaghan
SIGNATURE OF SIGN POSTER

MARTIN O'CALL

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

RECEIVED

SEP 24 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

ZONING NOTICE
ADMINISTRATIVE
VARIANCE

TO HAVE THE BENEFIT OF A ZONING VARIANCE
LOCATED AT THE CORNER OF A CORNER LOT
THAT PARTLY LIES WITHIN THE ZONING DISTRICT
THAT IS SUBJECT OF THIS VARIANCE

PUBLIC HEARING ?

THE HEARING OF THIS VARIANCE WILL BE
HELD AT THE BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
BALTIMORE, MD. 21201
ON SEPTEMBER 24, 2018 AT 10:00 AM
FOR MORE INFORMATION OR TO REQUEST A
VARIANCE, PLEASE CONTACT THE BALTIMORE COUNTY
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
AT 443-629-3411

1 ANN'S OFFICE
8/22/18
8/22/18

CERTIFICATE OF POSTING

CASE NO. 2019-0063-A

PETITIONER/DEVELOPER

APPLIED & APPROVED
PERMITS

DATE OF HEARING/CLOSING

9/24/19

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 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

33 BLOOMINGDALE AVE

SIGN #1

THIS SIGN(S) POSTED ON

September 9, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 9/9/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD 21234

443-629-3411

RECEIVED

SEP 24 2019

OFFICE
ADMINISTRATIVE HEARINGS



signature 9/9/18 SIGN #1

CERTIFICATE OF POSTING

SF NO. 2019-0063-A

APPLICANT/DEVELOPER

APPLIED & APPROVED
PERMITS

DATE OF HEARING/CLOSING

9/24/18

ALTIMORE COUNTY DEPARTMENT OF
LIMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

11 WEST CHESAPEAKE AVENUE

ATTENTION:

ADRES AND GENTLEMAN:

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

33 BLOOMINGDALE AVE

SIGN # 2

THE SIGN(S) POSTED ON

September 22, 2018

(MONTH, DAY, YEAR)

September 22, 2018

SINCERELY,

[Signature]

SIGNATURE OF SIGN POSTER

MARTIN GOLE

9912 MAIDENBROOK ROAD

PAIRVILLE, MD. 21234

443-628-3411

OFFICE OF
ADMINISTRATIVE HEARINGS

SEP 24 2018

RECEIVED



CERTIFICATE OF POSTING

SH NO. 2019-0063-A

TITIONER/DEVELOPER

APPLIED: APPLIED
PERMITS

DATE OF HEARING/CLOSING

9/04/18

ALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111

11 WEST CHESAPEAKE AVENUE

TENTON:

ADRES 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

33 BLOOMINGDALE AVE

SIGN # 2

THIS SIGN(S) POSTED ON September 7, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Gault
SIGNATURE OF SIGN POSTER

MARTIN GAULT

9912 MAIDENBROOK ROAD

PARKVILLE, MD, 21204

443-439-1411

ADMINISTRATIVE HEARINGS

OFFICE OF

SEP 24 2018

RECEIVED

ZONING NOTICE
ADMINISTRATIVE
VARIANCE

TO REQUEST THE RECONSIDERATION OF A ZONING VARIANCE
FOR THE PROPOSED USE OF A ZONING VARIANCE TO
RECONSIDER THE ZONING VARIANCE TO
RECONSIDER THE ZONING VARIANCE TO
RECONSIDER THE ZONING VARIANCE TO

PUBLIC HEARING ?

RECONSIDER THE ZONING VARIANCE TO
RECONSIDER THE ZONING VARIANCE TO
RECONSIDER THE ZONING VARIANCE TO
RECONSIDER THE ZONING VARIANCE TO
RECONSIDER THE ZONING VARIANCE TO

proposed to 9/4/18 SIGN # 2

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0063 -A Address 33 Bloomingdale Ave
Contact Person: GARY HUCK Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8/27/18 Posting Date: 9/9/18 Closing Date: 9/24/18

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0063 -A Address 33 Bloomingdale Ave 21228
Petitioner's Name _____ Telephone 443-610-7514

Posting Date: 9/9/18 Closing Date: 9/24/18

Wording for Sign: To Permit the replacement of a 6 foot high fence located in the rear yard of a single family dwelling that projects into the front yard of another single family dwelling with a zero setback in lieu of the required 10 feet.

Revised 6/30/2019

Date: 8/27/16

BUSINESS	ACTUAL	TIME	DRW
8/26/2018	6/27/2018	09:34:55	1

WALKIN UJR
ECPPT # 806472 8/27/2013 OFLH

5. 528 ZONING VERIFICATION
NO. 173207

Rept Tot	575.00
----------	--------

975 EG-CK 4-00 CA

Baltimore County, Maryland

[illegible]

Total: 75

Rec: Applied & Approved Payments LLC
From:

For 2019-00,63 A (C)

33 Bloomingdale Ave

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 25, 2018

James & Mary Kalb
33 Bloomingdale Avenue
Baltimore MD 21228

RE: Case Number: 2019-0063 A, Address: 33 Bloomingdale Avenue

Dear Mr. & Ms. Kalb:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 27, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Michelle Clancy, P O Box 310, Perry Hall MD 21128

Date: 9/7/18

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

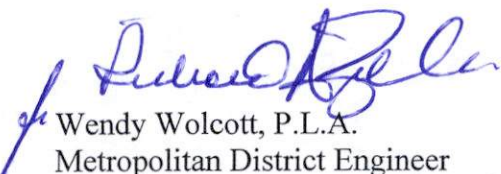
Dear Ms. Lewis:

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. 2019-0063-A

*Administrative Variance
James Kalb
33 Bloomingdale Avenue*

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

9-24



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

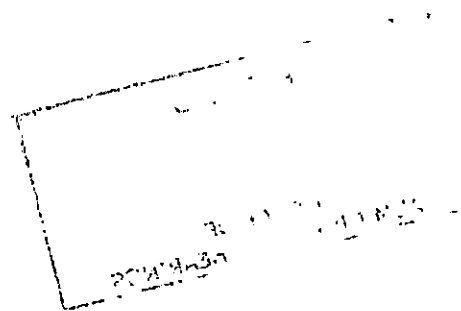
DATE: September 10, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0063-A
Address 33 Bloomingdale Avenue
(Kalb Property)

Zoning Advisory Committee Meeting of **September 10, 2018.**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

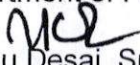
Reviewer: Steve Ford



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: September 24, 2018

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 10, 2018
Item No. 2019-0062-A, 0063-A, 0065-A, 0066-SPH, 0067-SPHX, 0068-A
and 0071-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

*

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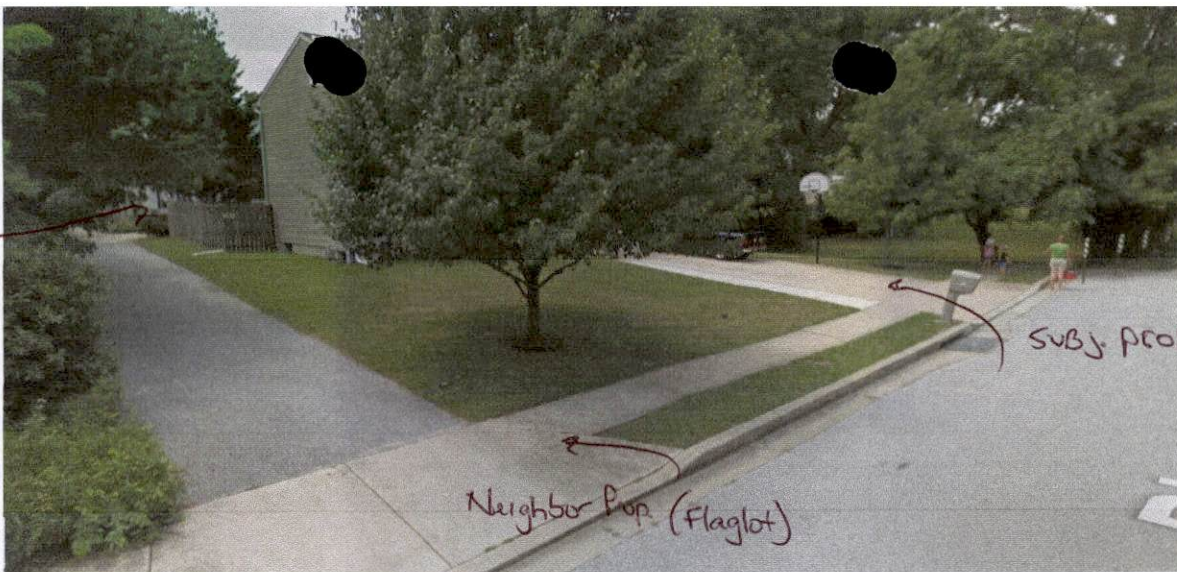
*

*

*

VKD: cen
cc: file

Subject
Fence
Being Replaced



Subj. Prop.

Neighbor Prop (Flaglot)

Driveway To
Neighbor Behind
Us (Flaglot)



Ex Fence Being
Replaced



OUR HOUSE

Fence Being
Replaced

Neighbor
To Rear

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/Conditions/Comments/No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
9-10	DEPS (if not received, date e-mail sent _____)	NC
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
9-11	STATE HIGHWAY ADMINISTRATION	No object.
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: 9-9-18	by Ogle
SIGN POSTING (2 nd)	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 - 2200013972 ✓			
Owner Information					
Owner Name:		KALB JAMES A KALB MARY J		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		33 BLOOMINGDALE AVE BALTIMORE MD 21228		Deed Reference: /11698/ 00532	
Location & Structure Information					
Premises Address:		33 BLOOMINGDALE AVE 0-0000		Legal Description: .2100 AC 33 BLOOMINGDALE AVE S BLOOMINGDALE HEIGHTS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0101	0008	0370		0000	20 2019 0065/0016
Special Tax Areas:			Town: NONE Ad Valorem: Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1993		2,216 SF		800 SF	
				Property Land Area	
				9,147 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	4 full/ 1 half	2 Attached
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2016	07/01/2018	07/01/2019
Land:		77,500	77,500		
Improvements		305,200	305,200		
Total:		382,700	382,700	382,700	
Preferential Land:		0			
Transfer Information					
Seller: MACKIN TROY D		Date: 07/15/1996		Price: \$159,000	
Type: ARMS LENGTH IMPROVED		Deed1: /11698/ 00532		Deed2:	
Seller: GAMMA CONSTRUCTION CO INC		Date: 12/10/1993		Price: \$152,150	
Type: ARMS LENGTH IMPROVED		Deed1: /10207/ 00001		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	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 02/11/2012					

Homeowners' Tax Credit Application Information

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

ZAC AGENDA

Case Number: 2019-0063-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: James Kalb
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 33 BLOOMINGDALE AVE

Location: S/S of Bloomingdale Avenue, W 130 ft. to the centerline of Ben Woods Court

Existing Zoning: DR 5.5 **Area:** 5764 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit the replacement of a 6 ft. high fence located in the rear yard of a single family dwelling that adjoins the front yard of another single family dwelling with a zero setback in lieu of the required 10 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 09/24/2018

Miscellaneous Notes:

Case Number: 2019-0064-A **Reviewer:** Aaron Tsui
Existing Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Erin Ann & Nicholas Bernard Miskelly
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 5 WHITWICK CT

Location: W/S of Whitwick Court, 125 ft. E of the centerline of 12th Avenue

Existing Zoning: DR 5.5 **Area:** 10,367 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed sunroom addition to the rear of the existing dwelling with a rear yard setback of 21 ft. in lieu of the required 30 ft. and to amend the approved Final Development Plan of 12th Avenue for Lot #4 only.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

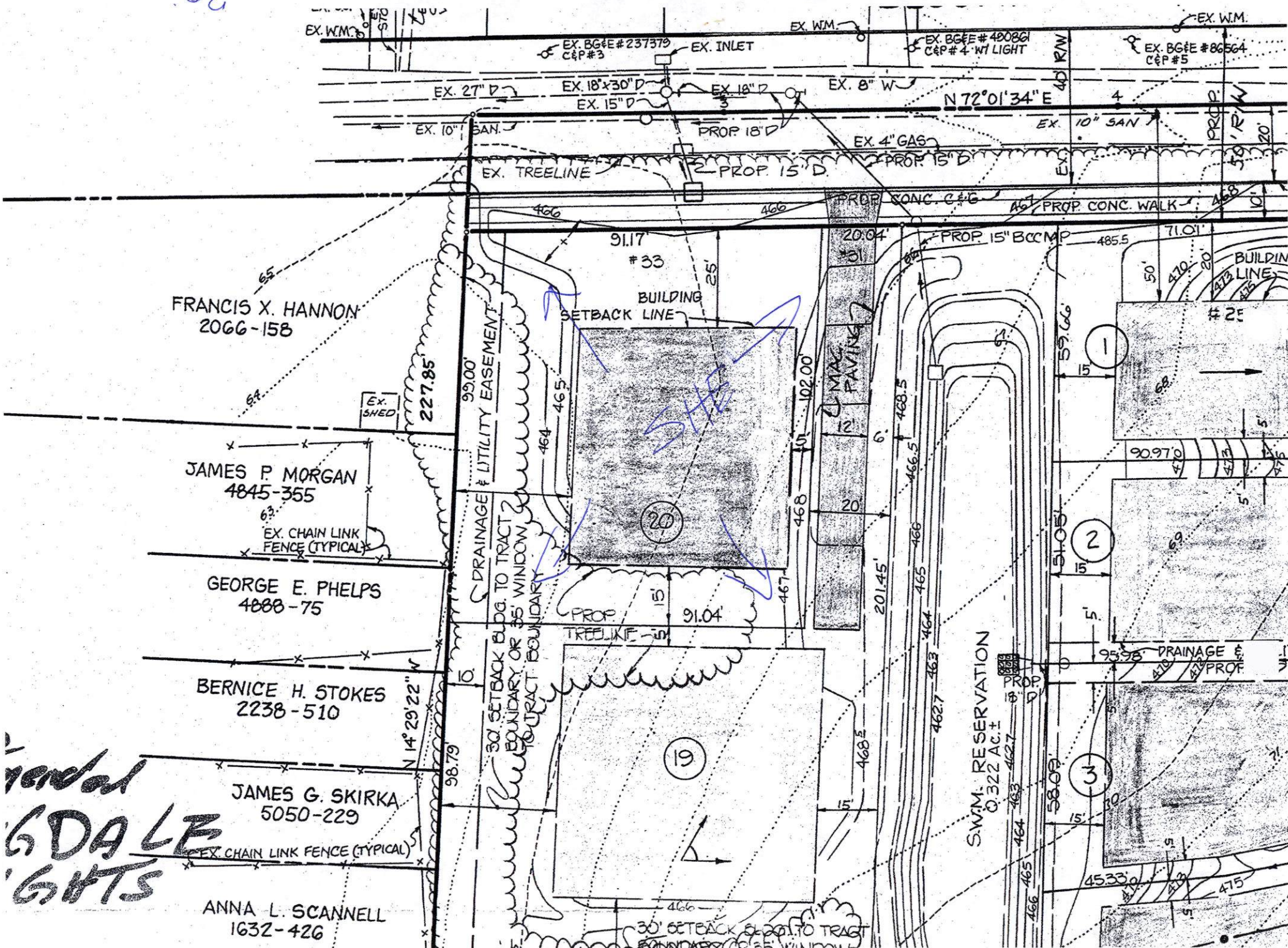
Violation Cases: None

Closing Date: 09/24/2018

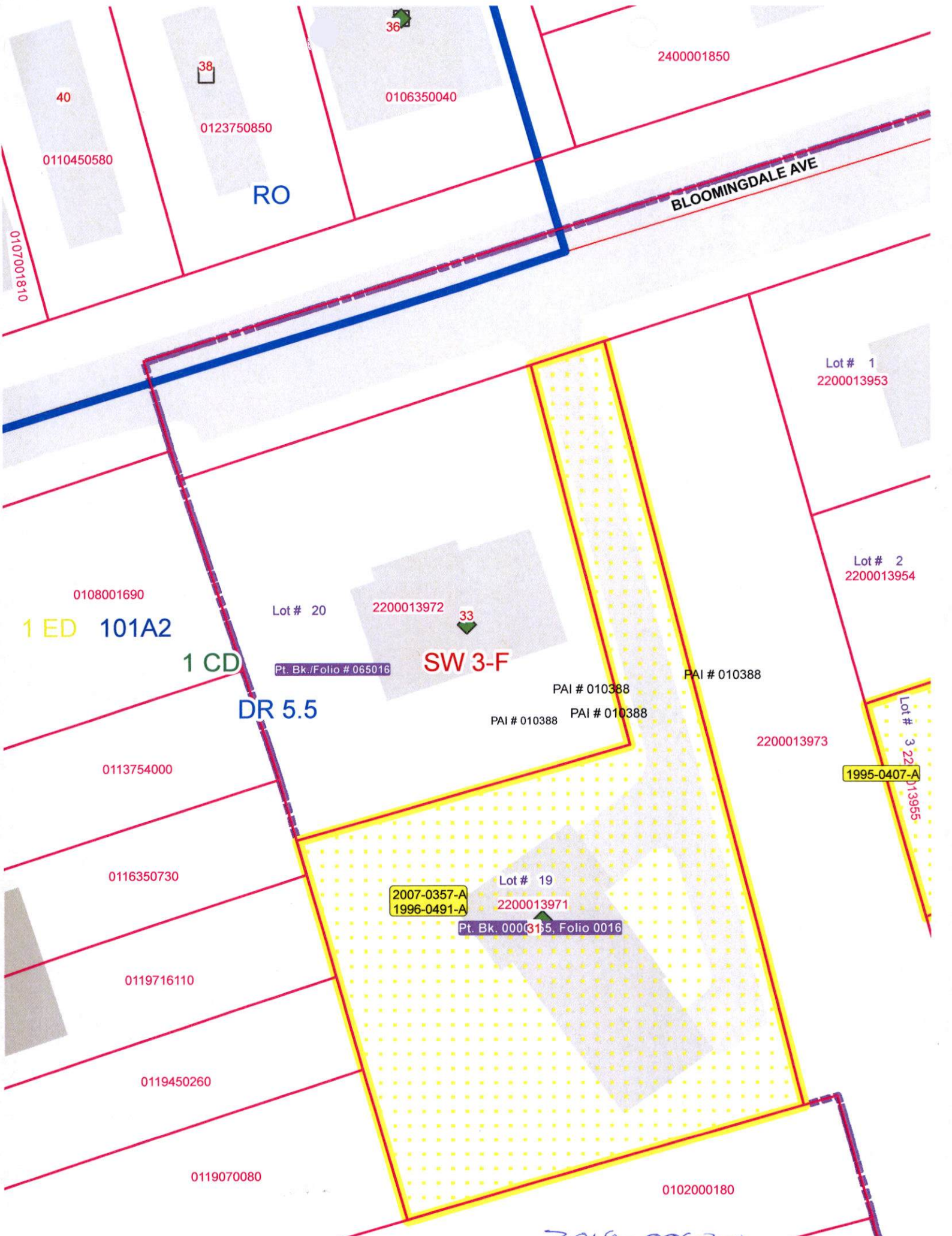
Miscellaneous Notes:

ANNA L. SCANNELL
1632-426

General
G DALE
GHTS



2019-0063-A



36

38

2400001850

0106350040

0123750850

40

0110450580

RO

0107001810

BLOOMINGDALE AVE

Lot # 1
2200013953

Lot # 2
2200013954

0108001690

1 ED 101A2

Lot # 20

2200013972

33

SW 3-F

Pt. Bk./Folio # 065016

PAI # 010388

PAI # 010388

PAI # 010388

PAI # 010388

DR 5.5

0113754000

2200013973

1995-0407-A

0116350730

Lot # 19

2007-0357-A
1996-0491-A

2200013971

Pt. Bk. 000(31)5, Folio 0016

0119716110

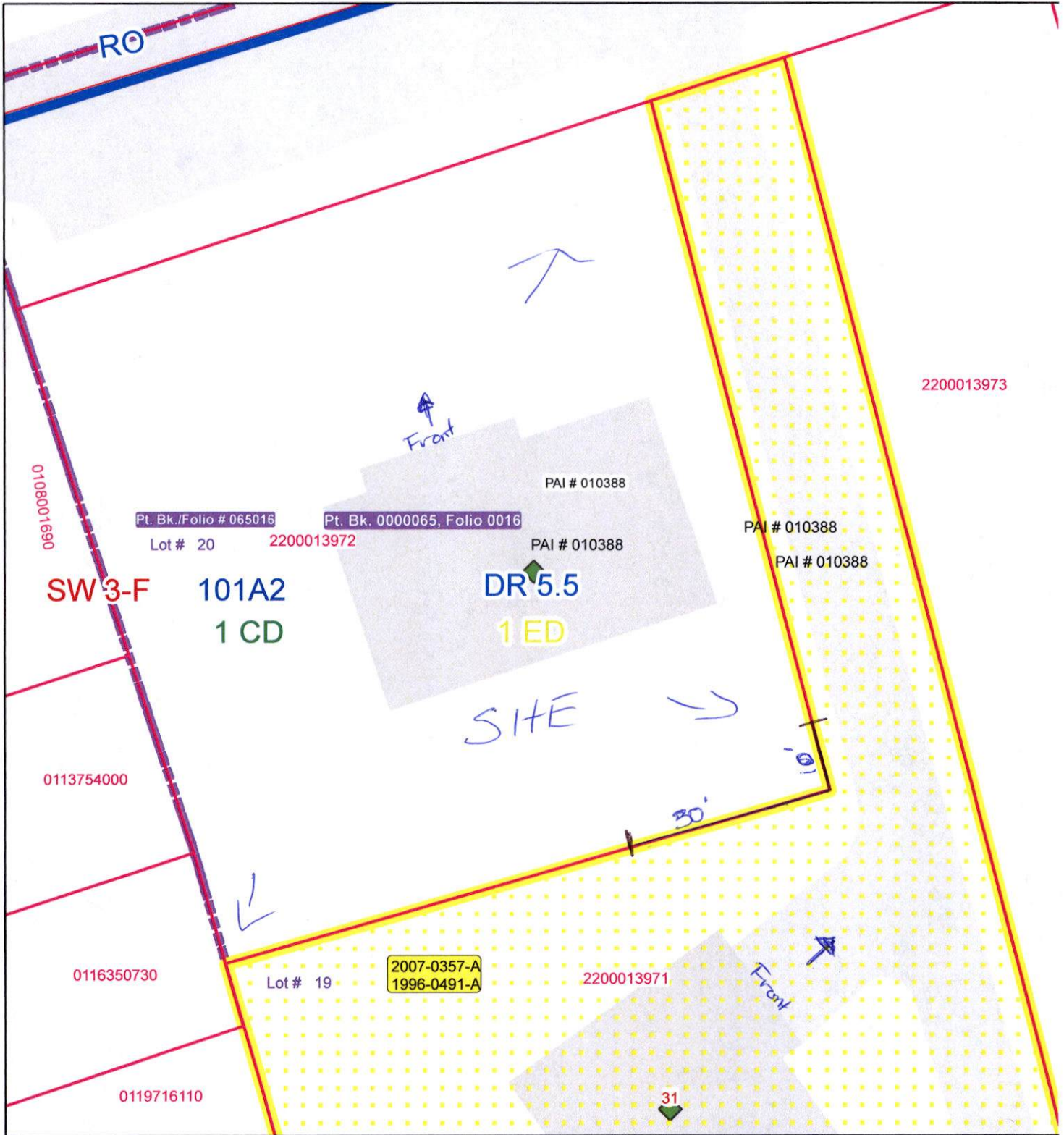
0119450260

0119070080

0102000180

2019-06-21

55 Bloomingdale Avenue



Publication Date: 8/27/2018



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

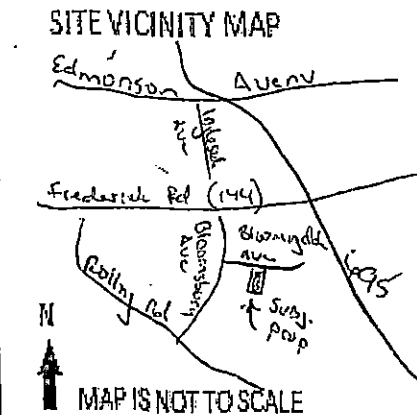


1 inch = 20 feet

2019-0063-A

PLAT BOOK # 6665 FOLIO # 0016 10 DIGIT TAX # 2200013972 DEED REF. # 11698/00532

PLAT BOOK # 6665 FOLIO # 0016 10 DIGIT TAX # 2200013972 DEED REF. # 11698/00532



ZONING MAP# 101A2
SITE ZONED DR S.S
ELECTION DISTRICT 1
COUNCIL DISTRICT 1
LOT AREA.ACREAGE SEE BELOW
OR SQUARE FEET 5766 #
HISTORIC? No
IN CBCA? No
IN FLOOD PLAIN? No
UTILITIES? MARK WITH X
WATER IS: _____
PUBLIC X PRIVATE _____
SEWER IS: _____
PUBLIC X PRIVATE _____
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER _____
AND ORDER RESULT BELOW _____

VIOLATION CASE INFO:

PLAN DRAWN BY

DATE 8/24/18 SCALE: 1 INCH = 30 FEET

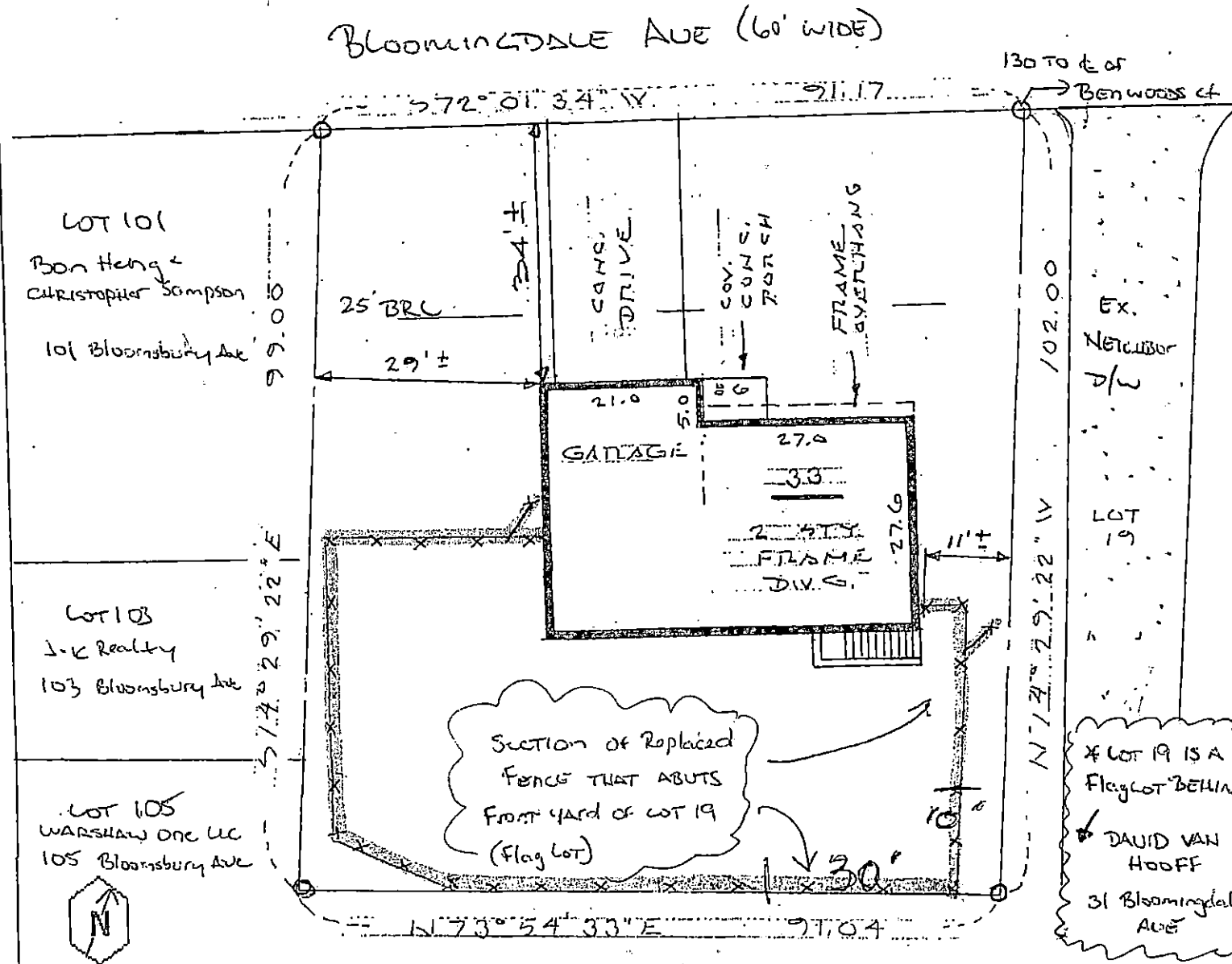
7019-0063-4

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING ____ (MARK TYPE REQUESTED WITH X)

ADDRESS 33 Bloomingdale AVE OWNER(S) NAME(S) MARY + JAMES KALB

SUBDIVISION NAME Bloomington Heights LOT # 20 BLOCK # N/A SECTION # N/A

PLAT BOOK # 6665 FOLIO # 0016 10 DIGIT TAX # 22 0 00 13972 DEED REF. # 11698/00532

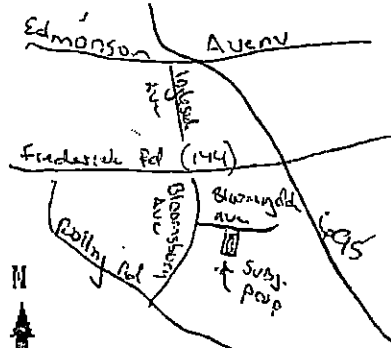


PLAN DRAWN BY

DATE 8/24/18 SCALE: 1 INCH = 30 FEET

7019-00003-A

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 101A2

SITE ZONED DR S.S

ELECTION DISTRICT 1

COUNCIL DISTRICT 1
LOT AREA/ACREAGE SEE BELOW

OR SQUARE FEET 5764 $\frac{1}{2}$

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS: .

PUBLIC X PRIVATE

SEWER IS: /

PUBLIC X PRIVATE

PRIOR HEARING? NO

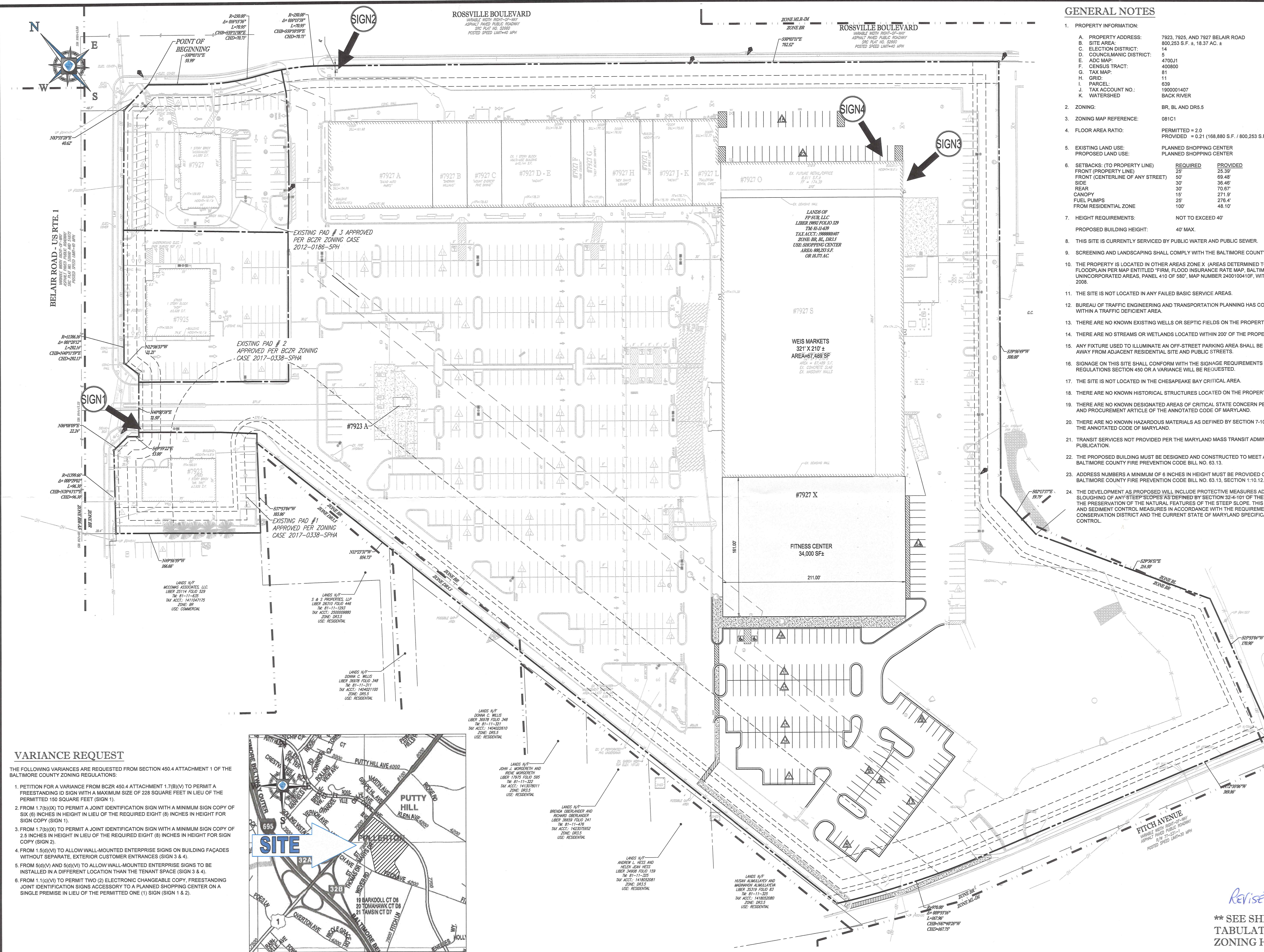
IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW

3

VIOLATION CASE INFO:





- ### GENERAL NOTES
- PROPERTY INFORMATION:
 - A. PROPERTY ADDRESS: 7923, 7925, AND 7927 BELAIR ROAD
 - B. SITE AREA: 800,253 S.F. ±, 18.37 AC. ±
 - C. ELECTION DISTRICT: 14
 - D. COUNCILMANIC DISTRICT: 5
 - E. ADC MAP: 4700J1
 - F. CENSUS TRACT: 40080
 - G. TAX MAP: 61
 - H. GRID: 11
 - I. PARCEL: 639
 - J. TAX ACCOUNT NO.: 190001407
 - K. WATERSHED: BACK RIVER
 - ZONING: BR, BL AND DR5.5
 - ZONING MAP REFERENCE: 081C1
 - FLOOR AREA RATIO: PERMITTED = 2.0
PROVIDED = 0.21 (168,880 S.F. / 800,253 S.F.)
 - EXISTING LAND USE: PLANNED SHOPPING CENTER
PROPOSED LAND USE: PLANNED SHOPPING CENTER
 - SETBACKS: (TO PROPERTY LINE)

	REQUIRED	PROVIDED
FRONT (PROPERTY LINE)	25'	25.39'
FRONT (CENTERLINE OF ANY STREET)	50'	69.48'
SIDE	30'	36.46'
REAR	30'	70.67'
CANOPY	15'	27.19'
FUEL PUMPS	25'	276.4'
FROM RESIDENTIAL ZONE	100'	48.10'
 - HEIGHT REQUIREMENTS: NOT TO EXCEED 40'
 - PROPOSED BUILDING HEIGHT: 40' MAX.
 - THIS SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
 - SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
 - THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND AND UNINCORPORATED AREAS, PANEL 410 OF 580", MAP NUMBER 2400100410F, WITH A MAP REVISED DATE OF SEPTEMBER 26, 2008.
 - THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS.
 - BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
 - THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE PROPERTY.
 - THERE ARE NO STREAMS OR WETLANDS LOCATED WITHIN 200' OF THE PROPERTY.
 - 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.
 - THERE ARE NO KNOWN DESIGNATED AREAS OF CRITICAL STATE CONCERN PER SECTION 5-611 OF THE STATE FINANCE AND PROCUREMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
 - THERE ARE NO KNOWN HAZARDOUS MATERIALS AS DEFINED BY SECTION 7-101 OF THE ENVIRONMENTAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
 - TRANSIT SERVICES NOT PROVIDED PER THE MARYLAND MASS TRANSIT ADMINISTRATION'S ACCESS BY DESIGN PUBLICATION.
 - THE PROPOSED BUILDING MUST BE DESIGNED AND CONSTRUCTED TO MEET ALL APPLICABLE PROVISIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE BILL NO. 63.13.
 - 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.
 - THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

COMMERCIAL PERMIT HISTORY

7923 BELAIR ROAD:
B782596

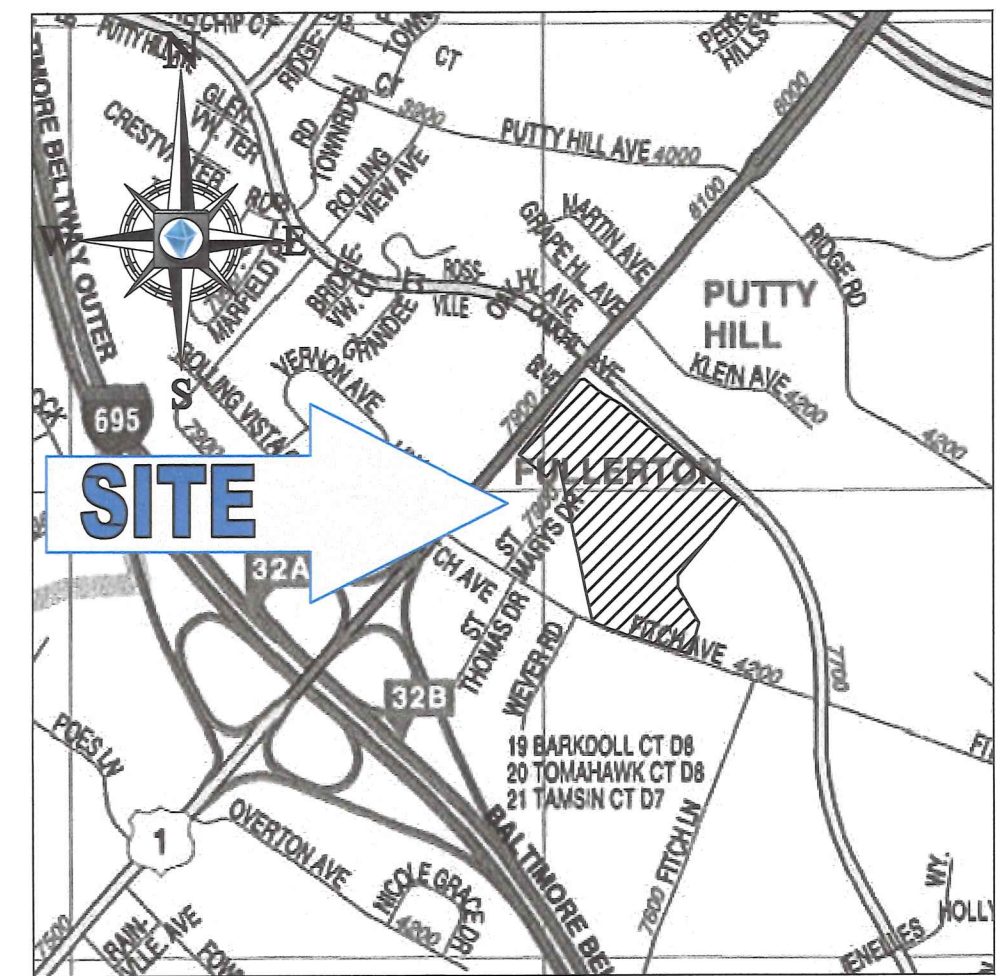
7925 BELAIR ROAD:
B875666

7927 BELAIR ROAD:
B890594, B890597, B787320, B771862,
B771851, B771846, B771839, B770117,
B764963, B761681, B761230, B761229,
B761228, B761225, B747769, B730764,
B942429, B944398, B945330, B932253,
B933532, B933531, B9345050, B934502

VARIANCE REQUEST

THE FOLLOWING VARIANCES ARE REQUESTED FROM SECTION 450.4 ATTACHMENT 1 OF THE BALTIMORE COUNTY ZONING REGULATIONS:

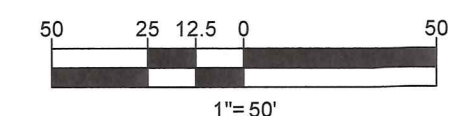
- PETITION FOR A VARIANCE FROM BCCR 450.4 ATTACHMENT 1.7(b)(v) TO PERMIT A FREESTANDING ID SIGN WITH A MAXIMUM SIZE OF 228 SQUARE FEET IN LIEU OF THE PERMITTED 150 SQUARE FEET (SIGN 1).
- FROM 1.7(b)(ix) TO PERMIT A JOINT IDENTIFICATION SIGN WITH A MINIMUM SIGN COPY OF SIX (6) INCHES IN HEIGHT IN LIEU OF THE REQUIRED EIGHT (8) INCHES IN HEIGHT FOR SIGN COPY (SIGN 1).
- FROM 1.7(b)(ix) TO PERMIT A JOINT IDENTIFICATION SIGN WITH A MINIMUM SIGN COPY OF 2.5 INCHES IN HEIGHT IN LIEU OF THE REQUIRED EIGHT (8) INCHES IN HEIGHT FOR SIGN COPY (SIGN 2).
- FROM 1.5(g)(vi) TO ALLOW WALL-MOUNTED ENTERPRISE SIGNS ON BUILDING FAÇADES WITHOUT SEPARATE EXTERIOR CUSTOMER ENTRANCES (SIGN 3 & 4).
- FROM 5(d)(v) AND 5(d)(vi) TO ALLOW WALL-MOUNTED ENTERPRISE SIGNS TO BE INSTALLED IN A DIFFERENT LOCATION THAN THE TENANT SPACE (SIGN 3 & 4).
- FROM 1.1(g)(vi) TO PERMIT TWO (2) ELECTRONIC CHANGEABLE COPY, FREESTANDING JOINT IDENTIFICATION SIGNS ACCESSORY TO A PLANNED SHOPPING CENTER ON A SINGLE PREMISE IN LIEU OF THE PERMITTED ONE (1) SIGN (SIGN 1 & 2).



LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=1000'

Revised 2019-06-2-A

** SEE SHEET 2 FOR PARKING TABULATION CHARTS & ZONING HISTORY



ELEVATIONS ARE BASED UPON NAVD 1988 DATUM AS REFERENCED TO BALTIMORE COUNTY MONUMENTS 440A AND 659.

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

LOCATIONS:
• BALTIMORE, MD
• BETHESDA, MD
• BOSTON, MA
• CHICAGO, IL
• COLUMBIA, SC
• DALLAS, TX
• DENVER, CO
• HOUSTON, TX
• LOS ANGELES, CA
• MIAMI, FL
• MINNEAPOLIS, MN
• NEW YORK, NY
• PHILADELPHIA, PA
• RALEIGH, NC
• SAN ANTONIO, TX
• TAMPA, FL
• WASHINGTON, DC

REVISIONS			
REV	DATE	COMMENT	BY
1	09/07/18	REVISION PER COUNTY COMMENTS	MCO

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 OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL - 811

(VA 1-800-245-4848) (PA 1-800-245-1170) (DC 1-800-257-7777) (VA 1-800-452-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

PROJECT No.:	MD189000
DRAWN BY:	MCO
CHECKED BY:	MJG
DATE:	08/24/18
SCALE:	1"=50'
CAD I.D.:	EX0

SIGN VARIANCE PLAN

FOR

KIMCO REALTY CORPORATION

LOCATION OF SITE
FULLERTON PLAZA
7923, 7925, AND 7927 BELAIR ROAD
TM 81, GRID 11, PARCEL 639
NOTTINGHAM MD 21236
BALTIMORE COUNTY

BOHLER ENGINEERING

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

MC GEESELL

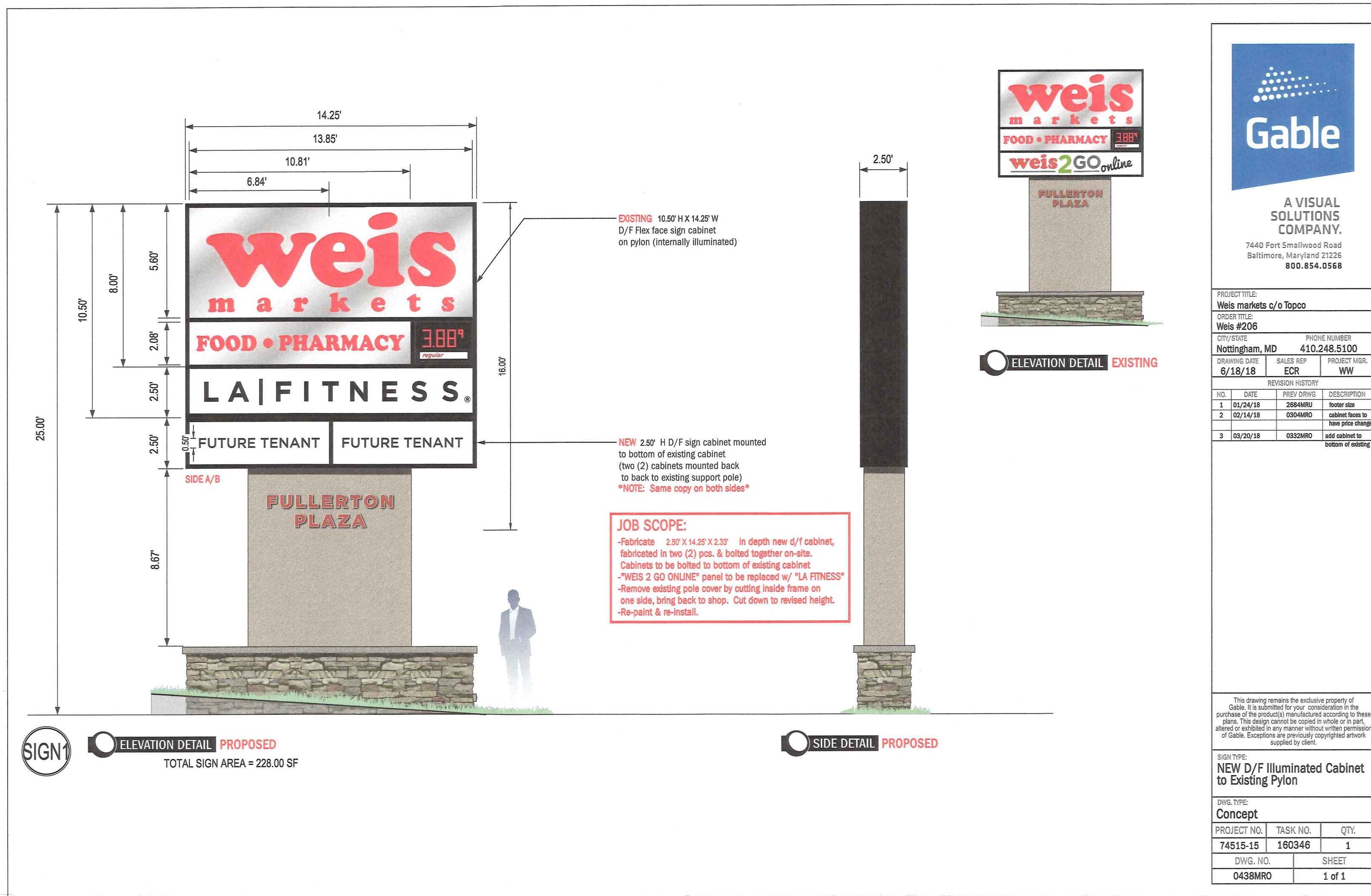
PROFESSIONAL ENGINEER
I, MICHAEL G. GEESELL, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 4469, EXPIRATION DATE: 09/19

SHEET TITLE:

PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER:

1



FREESTANDING ENTERPRISE SIGNS							
ID	TENANT	SIGNAGE			SIGN HEIGHT (FT.)	ALLOWABLE SIGN HEIGHT PER CODE (SF.)	ALLOWABLE SIGN AREA (SF.)
		SIGN PANEL WIDTH (FT.)	SIGN PANEL HEIGHT (FT.)	SIGN PANEL AREA (SF.)			
SIGN1	WEIS / LA FITNESS	14.25	16.00	228.00	25.00	25.00	150.00
SIGN2	WEIS / LA FITNESS	5.00	5.30	26.50	7.00	25.00	150.00

WALL-MOUNTED ENTERPRISE SIGNS						
ID	TENANT	PROPOSED SIGNAGE			STORE FRONT WIDTH (FT.)	ALLOWABLE SIGN AREA PER CODE (SF.)
		WIDTH (FT.)	HEIGHT (FT.)	AREA (SF.)		
SIGN3	WEIS	20.17	7.75	156.32	362.40	0.00
SIGN4	WEIS	20.17	7.75	156.32	210.00	0.00
TOTAL				312.64		

PARKING TABULATION CHART - SHOPPING CENTER (PARKING SPACES REQUIRED BY BCZR SECTION 409.6A)				
USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 409.6A	
SHOPPING CENTER	155,244	5/1,000 S.F.	777	
FUEL SERVICE STATION - MAXIMUM # EMPLOYEES ON LARGEST SHIFT			1	
FUEL SERVICE STATION - AIR/VACUUM UNIT			1	
TOTAL REQUIRED			779	
TOTAL PARKING PROVIDED (INCLUDES 19 ADA SPACES)			703	

PARKING TABULATION CHART - EXISTING PAD #2 (PARKING SPACES REQUIRED BY BCZR SECTION 409.6A)				
USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 409.6A	
STANDARD RESTAURANT	5,628	16/1,000 S.F.	91	
TOTAL REQUIRED			91	
TOTAL PARKING PROVIDED			53	

ZONING HISTORY

1953-2807-X: SPECIAL PERMIT FOR AN ADVERTISING STRUCTURE LOCATED AT 7923 BELAIR ROAD WAS GRANTED ON 12/4/53

1953-2816-X: SPECIAL PERMIT TO CONSTRUCT A 12X25' POSTER PANEL WAS GRANTED ON 9/3/57

R-1957-4177: PETITION FOR ZONING RE-CLASSIFICATION FROM R-6 TO BM WAS GRANTED ON 9/3/57

1981-0130-A: PETITION FOR ZONING VARIANCE TO PERMIT ONE (1) FREESTANDING SIGN WITH A TOTAL SQUARE FOOTAGE OF 60 S.F. IN LIEU OF THE PERMITTED 0 S.F. WAS GRANTED ON 2/11/81

1982-0089-A: PETITION FOR ZONING VARIANCE TO PERMIT A FREESTANDING SIGN WITH A HEIGHT OF NINETEEN (19) FEET IN TOTAL HEIGHT AND AN AREA OF 39.25 S.F. WAS GRANTED ON 3/31/82

2011-0343-A: PETITION OF ZONING VARIANCE TO PERMIT 46 PARKING SPACES IN LIEU OF THE REQUIRED 64 PARKING SPACES; TO PERMIT A DRIVE-THRU LANE TO BLOCK ENTRY TO OR EXIT FROM OFF-STREET PARKING SPACES AND TO CROSS PRINCIPAL PEDESTRIAN ACCESS TO THE RESTAURANT; TO PERMIT EXCLUSION OF A SEPARATE LOADING SPACE; TO PERMIT SIX (6) WALL MOUNTED ENTERPRISE SIGNS ON THE BUILDING FACADES IN LIEU OF THE PERMITTED THREE (3); TO PERMIT A DIRECTIONAL SIGN OF 10.7 FEET IN HEIGHT IN LIEU OF THE PERMITTED 6-FEET; TO PERMIT A DIRECTIONAL SIGN OF 9.71 FEET IN HEIGHT IN LIEU OF THE PERMITTED 6-FEET; TO PERMIT A CANOPY-TYPE DIRECTIONAL SIGN IN LIEU OF THE PERMITTED WALL MOUNTED OR FREE-STANDING SIGN; AND TO PERMIT ERECTION OF THE SIGN ABOVE THE FACE OF THE CANOPY IN LIEU OF ITS ERECTION ON THE FACE OF THE CANOPY WAS GRANTED ON 7/19/11

2012-0186-SPH: SPECIAL HEARING TO APPROVE A FREE STANDING ENTERPRISE SIGN WITH AN ELECTRONIC MESSAGE BOARD ON A PAD SITE WITHIN A SHOPPING CENTER IN ADDITION TO THE PERMITTED SHOPPING CENTER JOINT IDENTIFICATION SIGN WAS GRANTED ON 7/19/11

DRC-2016-00146: LIMITED EXEMPTION UNDER SECTION 32-4-106(B)(8) WAS GRANTED ON 11/22/16

2017-0241-SPHA: SPECIAL HEARING TO PLACE A FUEL PRICE INFORMATION (VIA ELECTRONIC CHANGEABLE COPY SIGN) ON THE SERVICE STATION CANOPY AND VARIANCE TO PERMIT A FUEL SERVICE STATION TO BE LOCATED IN A PLANNED SHOPPING CENTER LOT THAT IS WITHIN 0 FEET OF A RESIDENTIALLY ZONED PROPERTY IN LIEU OF THE REQUIRED 100 FEET WAS GRANTED ON 4/27/17

2017-0338-SPHA: REQUEST FOR SPECIAL HEARING AND VARIANCE TO PERMIT CONTINUANCE OF THREE (3) EXISTING PAD SITES; AND TO AMEND PRIOR ZONING ORDERS AND PREVIOUSLY APPROVED PLANS IF DEEMED NECESSARY; AND TO PERMIT TWO (2) FREESTANDING ENTERPRISE SIGNS ALONG THE SITE FRONTAGE IN LIEU OF THE PERMITTED ONE (1) PER FRONTAGE (EXISTING PAD #2); AND TO PERMIT A FREESTANDING ENTERPRISE SIGN WITH A MAXIMUM SIZE OF 195 SQ. FT. IN LIEU OF THE PERMITTED 75 SQ. FT. (EXISTING PAD #1); AND TO PERMIT WALL MOUNTED ENTERPRISE SIGNS WITH A TOTAL SQUARE FOOTAGE EACH OF UP TO 4.58 TIMES THE LENGTH OF THE WALL TO WHICH THE SIGN IS AFFIXED CONVERTED TO SQUARE FOOTAGE IN LIEU OF THE PERMITTED TWO (2) TIMES THE LENGTH OF THE WALL CONVERTED TO SQUARE FOOTAGE (SHOPPING CENTER AND FUEL KIOSK); AND TO PERMIT TWO (2) WALL MOUNTED ENTERPRISE SIGNS ON THE FRONT WALL WITH A CUSTOMER ENTRANCE IN LIEU OF THE PERMITTED ONE (1) WALL-MOUNTED SIGN (WEIS MARKETS); AND TO PERMIT TEN (10) WALL MOUNTED ENTERPRISE SIGNS AFFIXED TO A WALL WITHOUT AN EXTERIOR CUSTOMER ENTRANCE (SIGNED L-U); AND TO PERMIT A FREESTANDING ENTERPRISE SIGN WITH A HEIGHT OF 45 FT. IN LIEU OF THE PERMITTED 25 FT.; AND TO PERMIT THREE (3) WALL MOUNTED ENTERPRISE SIGNS ON THE FRONT WALL WITH A CUSTOMER ENTRANCE IN LIEU OF THE PERMITTED ONE (1) WALL MOUNTED SIGN (SALVO AUTO PARTS); AND TO PERMIT THREE (3) WALL MOUNTED ENTERPRISE SIGNS ON THE FRONT WALL WITH A CUSTOMER ENTRANCE IN LIEU OF THE PERMITTED ONE (1) WALL MOUNTED SIGN (NEW SAM'S LIQUOR); AND TO PERMIT 53 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 91 OFF-STREET PARKING SPACES (EXISTING PAD #2); AND TO PERMIT 690 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 768 OFF-STREET PARKING SPACES (SHOPPING CENTER) WERE GRANTED ON AUGUST 9, 2017

PARKING TABULATION CHART - EXISTING PAD #1 (PARKING SPACES REQUIRED BY BCZR SECTION 409.6A)				
USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 409.6A	
RETAIL	1,440	5/1,000 S.F.	7.2	
SERVICE BAYS	4	3/BAY	12.0	
TOTAL REQUIRED			19.2 OR 20	
TOTAL PARKING PROVIDED			20	

PARKING TABULATION CHART - EXISTING PAD #3 (PARKING SPACES REQUIRED BY BCZR SECTION 409.6A)				
USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 409.6A	
STANDARD RESTAURANT	4,000	16/1,000 S.F.	64	
TOTAL REQUIRED			64	
TOTAL PARKING PROVIDED			46**	

* VARIANCE 2011-0343 APPROVED ON 7/19/11 TO PER 46 PARKING SPACES IN LIEU OF THE REQUIRED 64 PARKING SPACES.



BOHLER ENGINEERING

SITE AND CONSTRUCTION ENGINEERING
LAND SURVEYING
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES
PERMITTING SERVICES
INFRASTRUCTURE ARCHITECTURE

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LEHIGH VALLEY, PA
CLAYTON, NC
SCARBOROUGH, ME
BALTIMORE, MD
NEW YORK, NY
PHILADELPHIA, PA
DALLAS, TX
NORTH, TX

REVISIONS			
REV	DATE	COMMENT	BY
1	09/07/18	REVISION PER COUNTY COMMENTS	MCO

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 OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811
(WV 1-800-245-4846) (PA 1-800-245-1776) (DC 1-800-257-7777) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-2655)

PROJECT No.: MD189000
DRAWN BY: MO
CHECKED BY: MAG
DATE: 08/24/18
SCALE: NOT TO SCALE
CAD I.D.: EX0

SIGN VARIANCE PLAN

FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
FULLERTON PLAZA
7923, 7925, AND 7927 BELAIR ROAD
TM 81, GRID 11, PARCEL 639
NOTTINGHAM MD 21236
BALTIMORE COUNTY

BOHLER ENGINEERING

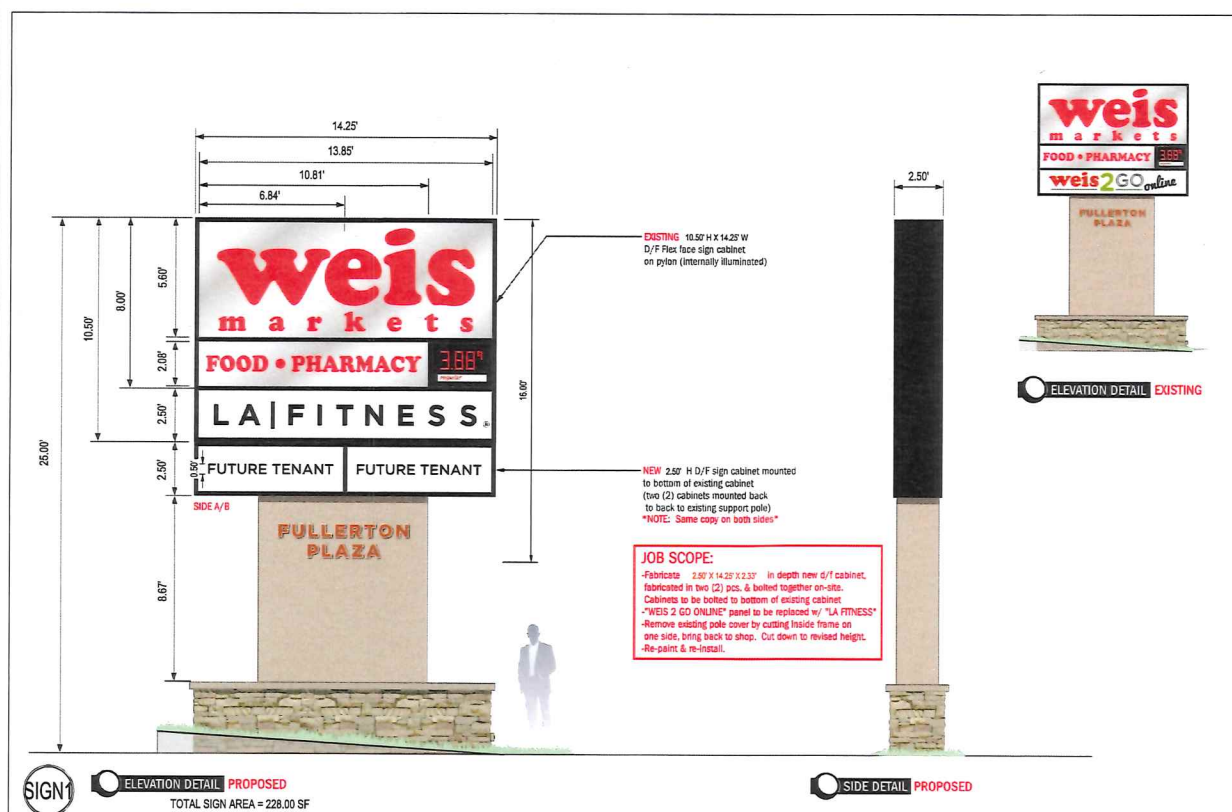
901 DULANEY VALLEY ROAD, SUITE 601
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

M.J. GSELL
PROFESSIONAL ENGINEER
I, MICHAEL J. GSELL, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44967, EXPIRATION DATE: 6/30/19

PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER:
2





Gable
A VISUAL SOLUTIONS COMPANY.
7410 Port Smathers Road
Baltimore, Maryland 21202
800.854.0568

Project Title: Weiss Markets c/o Topco
Project No: Weiss #206
Location: Nottingham, MD 410248.5100
Contract Date: 6/18/18
Contract No: ECR
Project No: WW

Revision History:

NO.	DATE	BY	DESCRIPTION
1	06/24/18	206MRO	Initial set
2	07/14/18	038MRO	Added stone to base of sign
3	08/29/18	038MRO	Added stone to base of sign

Notes:
The drawing is the property of Gable. It is to be used for the project only. Any other use without the written consent of Gable is prohibited. The drawing is to be used for the project only. Any other use without the written consent of Gable is prohibited.

Job Title: NEW D/F Illuminated Cabinet to Existing Pylon
Project No: 74515-15
Task No: 160346
QTY: 1
DATE: 04/28/18
SHEET: 1 of 1

FREESTANDING ENTERPRISE SIGNS						
ID	TENANT	SIGNAGE			ALLOWABLE SIGN HEIGHT PER CODE (SF.)	ALLOWABLE SIGN AREA (SF.)
		SIGN PANEL WIDTH (FT.)	SIGN PANEL HEIGHT (FT.)	SIGN PANEL AREA (SF.)		
SIGN1	WEIS / LA FITNESS	14.25	16.00	228.00	25.00	150.00
SIGN2	WEIS / LA FITNESS	5.00	5.30	26.50	7.00	150.00

WALL-MOUNTED ENTERPRISE SIGNS						
ID	TENANT	PROPOSED SIGNAGE			STORE FRONT WIDTH (FT.)	ALLOWABLE SIGN AREA PER CODE (SF.)
		WIDTH (FT.)	HEIGHT (FT.)	AREA (SF.)		
SIGN3	WEIS	20.17	7.75	156.32	362.40	0.00
SIGN4	WEIS	20.17	7.75	156.32	210.00	0.00
		TOTAL		312.64		

PARKING TABULATION CHART - SHOPPING CENTER			
(PARKING SPACES REQUIRED BY BCZR SECTION 409.6A)			
USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 409.6A
SHOPPING CENTER	155,244	5/1,000 S.F.	777
FUEL SERVICE STATION - MAXIMUM # EMPLOYEES ON LARGEST SHIFT			1
FUEL SERVICE STATION - AIR/VACUUM UNIT			1
TOTAL REQUIRED			779
TOTAL PARKING PROVIDED (INCLUDES 19 ADA SPACES)			703

PARKING TABULATION CHART - EXISTING PAD #2			
(PARKING SPACES REQUIRED BY BCZR SECTION 409.6A)			
USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 409.6A
STANDARD RESTAURANT	5,628	16/1,000 S.F.	91
TOTAL REQUIRED			91
TOTAL PARKING PROVIDED			53

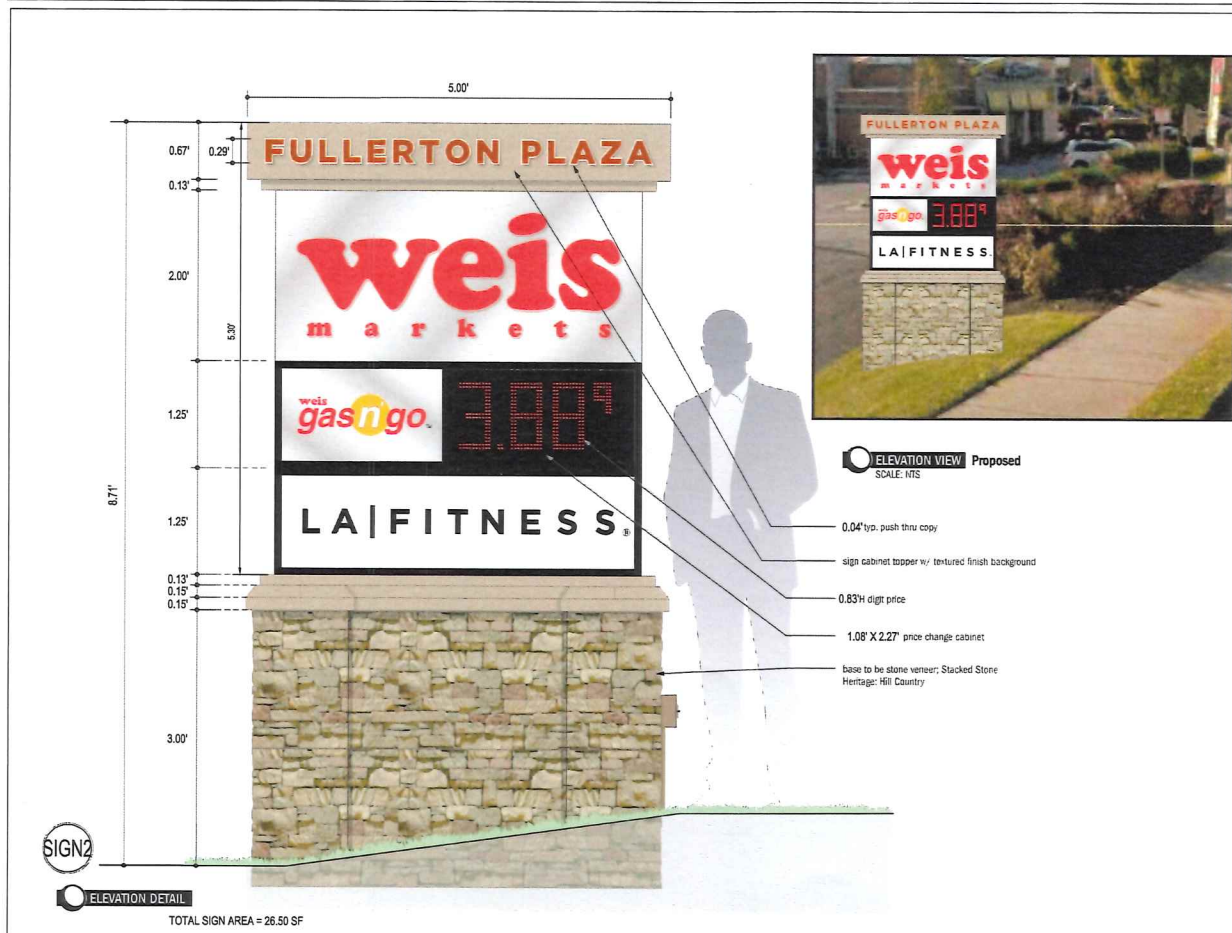
ZONING HISTORY

1953-2807-X: SPECIAL PERMIT FOR AN ADVERTISING STRUCTURE LOCATED AT 7923 BELAIR ROAD WAS GRANTED ON 12/4/53
1953-2816-X: SPECIAL PERMIT TO CONSTRUCT A 12'X25' POSTER PANEL WAS GRANTED ON 12/7/53
R-1957-4177: PETITION FOR ZONING RE-CLASSIFICATION FROM R-4 TO BM WAS GRANTED ON 9/3/57
1981-0130-A: PETITION FOR ZONING VARIANCE TO PERMIT ONE (1) FREESTANDING SIGN WITH A TOTAL SQUARE FOOTAGE OF 60 S.F. IN LIEU OF THE PERMITTED 0 S.F. WAS GRANTED ON 2/11/81
1982-0089-A: PETITION FOR ZONING VARIANCE TO PERMIT A FREESTANDING SIGN WITH A HEIGHT OF NINETEEN (19) FEET IN TOTAL HEIGHT AND AN AREA OF 59.25 S.F. WAS GRANTED ON 3/31/82
2011-0363-A: PETITION OF ZONING VARIANCE TO PERMIT 64 PARKING SPACES IN LIEU OF THE REQUIRED 64 PARKING SPACES. TO PERMIT A DRIVE-THRU LANE TO BLOCK ENTRY TO OR EXIT FROM OFF-STREET PARKING SPACES AND TO CROSS PRINCIPAL PEDESTRIAN ACCESS TO THE RESTAURANT; TO PERMIT EXCLUSION OF A SEPARATE LOADING SPACE; TO PERMIT SIX (6) WALL MOUNTED ENTERPRISE SIGNS ON THE BUILDING FACADES IN LIEU OF THE PERMITTED THREE (3); TO PERMIT A DIRECTIONAL SIGN OF 10.7 FEET IN HEIGHT IN LIEU OF THE PERMITTED 6 FEET; TO PERMIT A DIRECTIONAL SIGN OF 8.7 FEET IN HEIGHT IN LIEU OF THE PERMITTED 6 FEET; TO PERMIT A CANOPY-TYPE DIRECTIONAL SIGN IN LIEU OF THE PERMITTED WALL MOUNTED OR FREE-STANDING SIGN; AND TO PERMIT ERECTION OF THE SIGN ABOVE THE FACE OF THE CANOPY IN LIEU OF ITS ERECTION ON THE FACE OF THE CANOPY WAS GRANTED ON 7/19/11
2012-0186-SPH: SPECIAL HEARING TO APPROVE A FREE STANDING ENTERPRISE SIGN WITH AN ELECTRONIC MESSAGE BOARD ON A PAD SITE WITH A SHOPPING CENTER IN ADDITION TO THE PERMITTED SHOPPING CENTER JOINT IDENTIFICATION SIGN WAS GRANTED ON 7/19/11
DRG-2016-00146: LIMITED EXEMPTION UNDER SECTION 32-4-105(B)(8) WAS GRANTED ON 11/22/16
2017-0241-SPH: SPECIAL HEARING TO PLACE A FUEL PRICE INFORMATION (VIA ELECTRONIC MESSAGE BOARD) ON THE SERVICE STATION CANOPY AND VARIANCE TO PERMIT A FUEL CHANGEABLE COPY SIGN ON THE SERVICE STATION CANOPY AND VARIANCE TO PERMIT A FUEL SERVICE STATION TO BE LOCATED IN A PLANNED SHOPPING CENTER LOT THAT IS WITHIN 0 FEET OF A RESIDENTIALLY ZONED PROPERTY IN LIEU OF THE REQUIRED 100 FEET WAS GRANTED ON 4/27/17
2017-0338-SPH: REQUEST FOR SPECIAL HEARING AND VARIANCE TO PERMIT CONTINUANCE OF THREE (3) EXISTING PAD SITES; AND TO AMEND PRIOR ZONING ORDERS AND PREVIOUSLY APPROVED PLANS IF DEEMED NECESSARY; AND TO PERMIT TWO (2) FREESTANDING ENTERPRISE SIGNS ALONG THE SITE FRONTAGE IN LIEU OF THE PERMITTED ONE (1) PER FRONTAGE (EXISTING PAD #2); AND TO PERMIT A FREESTANDING ENTERPRISE SIGN WITH A MAXIMUM SIZE OF 195 SQ. FT. IN LIEU OF THE PERMITTED 75 SQ. FT. (EXISTING PAD #1); AND TO PERMIT WALL MOUNTED ENTERPRISE SIGNS WITH A TOTAL SQUARE FOOTAGE EACH OF UP TO 4.55 TIMES THE LENGTH OF THE WALL TO WHICH THE SIGN IS AFFIXED CONVERTED TO SQUARE FOOTAGE IN LIEU OF THE PERMITTED TWO (2) TIMES THE LENGTH OF THE WALL CONVERTED TO SQUARE FOOTAGE (SHOPPING CENTER AND FUEL KIOSK); AND TO PERMIT TWO (2) WALL MOUNTED ENTERPRISE SIGNS ON THE FRONT WALL WITH A CUSTOMER ENTRANCE IN LIEU OF THE PERMITTED ONE (1) WALL MOUNTED SIGN (WEIS MARKETS); AND TO PERMIT TEN (10) WALL MOUNTED ENTERPRISE SIGNS AFFIXED TO A WALL WITHOUT AN EXTERIOR CUSTOMER ENTRANCE (SIGNED L-U); AND TO PERMIT A FREESTANDING ENTERPRISE SIGN WITH A HEIGHT OF 45 FT. IN LIEU OF THE PERMITTED 25 FT.; AND TO PERMIT THREE (3) WALL MOUNTED ENTERPRISE SIGNS ON THE FRONT WALL WITH A CUSTOMER ENTRANCE IN LIEU OF THE PERMITTED ONE (1) WALL MOUNTED SIGN (SALVO AUTO PARTS); AND TO PERMIT THREE (3) WALL MOUNTED ENTERPRISE SIGNS ON THE FRONT WALL WITH A CUSTOMER ENTRANCE IN LIEU OF THE PERMITTED ONE (1) WALL MOUNTED SIGN (NEW SAMS LOUOR); AND TO PERMIT 53 OFF STREET PARKING SPACES IN LIEU OF THE REQUIRED 91 OFF-STREET PARKING SPACES (EXISTING PAD #2); AND TO PERMIT 690 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 766 OFF-STREET PARKING SPACES (SHOPPING CENTER) WERE GRANTED ON AUGUST 9, 2017

PARKING TABULATION CHART - EXISTING PAD #1			
(PARKING SPACES REQUIRED BY BCZR SECTION 409.6A)			
USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 409.6A
RETAIL	1,440	5/1,000 S.F.	7.2
SERVICE BAYS	4	3/BAY	12.0
TOTAL REQUIRED			19.2 OR 20
TOTAL PARKING PROVIDED			20

PARKING TABULATION CHART - EXISTING PAD #3			
(PARKING SPACES REQUIRED BY BCZR SECTION 409.6A)			
USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 409.6A
STANDARD RESTAURANT	4,000	16/1,000 S.F.	64
TOTAL PARKING PROVIDED			46**

* VARIANCE 2011-0343 APPROVED ON 7/19/11 TO PER 46 PARKING SPACES IN LIEU OF THE REQUIRED 64 PARKING SPACES.



Gable
A VISUAL SOLUTIONS COMPANY.
7410 Port Smathers Road
Baltimore, Maryland 21202
800.854.0568

Project Title: Weiss Markets c/o Topco
Project No: Weiss #206
Location: Nottingham, MD 410248.5100
Contract Date: 6/18/18
Contract No: ECR
Project No: WW

Revision History:

NO.	DATE	BY	DESCRIPTION
1	06/24/18	206MRO	Initial set
2	07/14/18	038MRO	Added stone to base of sign
3	08/29/18	038MRO	Added stone to base of sign

Notes:
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Job Title: D/F Illuminated Monument
Project No: 79547-1
Task No: 166668
QTY: 1
DATE: 04/28/18
SHEET: 1 of 1



BOHLER ENGINEERING
ARCHITECTURAL AND CONSULTING ENGINEERING
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HAZARDOUS WASTE
INDUSTRIAL PROCESS
POLLUTION CONTROL
WATER TREATMENT
SEWAGE TREATMENT
SOLID WASTE
DEMOLITION
CONSTRUCTION MANAGEMENT
CONSTRUCTION INSPECTION
CONSTRUCTION DOCUMENTS
CONSTRUCTION ADMINISTRATION
CONSTRUCTION SCHEDULING
CONSTRUCTION COST ESTIMATING
CONSTRUCTION RISK MANAGEMENT
CONSTRUCTION SAFETY
CONSTRUCTION QUALITY CONTROL
CONSTRUCTION DOCUMENTS
CONSTRUCTION ADMINISTRATION
CONSTRUCTION SCHEDULING
CONSTRUCTION COST ESTIMATING
CONSTRUCTION RISK MANAGEMENT
CONSTRUCTION SAFETY
CONSTRUCTION QUALITY CONTROL

1001 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7800
Fax: (410) 821-7887
MD@BohlerEng.com

REVISIONS			
REV	DATE	COMMENT	BY
1	09/07/18	REVISION PER COUNTY COMMENTS	MCO

NOT APPROVED FOR CONSTRUCTION
PROJECT No.: MD189000
DRAWN BY: MD
CHECKED BY: MJG
DATE: 08/24/18
SCALE: NOT TO SCALE
CAD ID: EXG

KIMCO REALTY CORPORATION
LOCATION OF SITE
FULLERTON PLAZA
7923, 7925, AND 7927 BELAIR ROAD
TM 81, GRID 11, PARCEL 639
NOTTINGHAM MD 21236
BALTIMORE COUNTY

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

M.J. GESELL
PROFESSIONAL ENGINEER
PROFESSIONAL CERTIFICATION:
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 6/30/19

PLAN TO ACCOMPANY SIGN VARIANCE PETITION
SHEET TITLE:
SHEET NUMBER:
2