



\$700

UP-2019-0065-SI

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

B _____
A 182571
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials CAR

SIGN USE PERMIT

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

PROPERTY ADDRESS 4215 Ebenezer Rd. Baltimore, MD ZIP CODE 21236
 BUSINESS NAME W ARC PH Square Owner VIII, LLC ZONING BL CCC
 OWNER'S NAME Zack Bosse (Rep.) PHONE NO. (703) 760-9500 HISTORIC DISTRICT ☐ Yes ☒ No
 MAILING ADDRESS 8150 Leesburg Pike, ste. 1100, Vienna, VA 22182
 APPLICANT/OWNER'S AGENT Zack Bosse (Rep.) PHONE NO. (703) 760-9500
 SIGN COMPANY NAME Farmen Signs PHONE NO. (215) 827-6500
 TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 221000/29169

☐ 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: 3.75 feet x 8 feet = 30 square feet Height: 6.88 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 1.2', sides 952.2' and 195.1', and rear 340.1'

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):

1 sign of this type. Materials include steel structure, aluminum sign cabinet, aluminum cap and trim, internal LED lights, and stone veneer and pre-cast stone at base. Located close to the entrance to 4215 Ebenezer Rd. sign cabinet to be 4' H x 8' W. Total height to be 7' high. 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.

[Signature]
Signature

2/1/19
Date

Zackary P. Bosse
Print/Type Name

☒ Require Planning Signature Beth M. Williams

Date 4/22/19

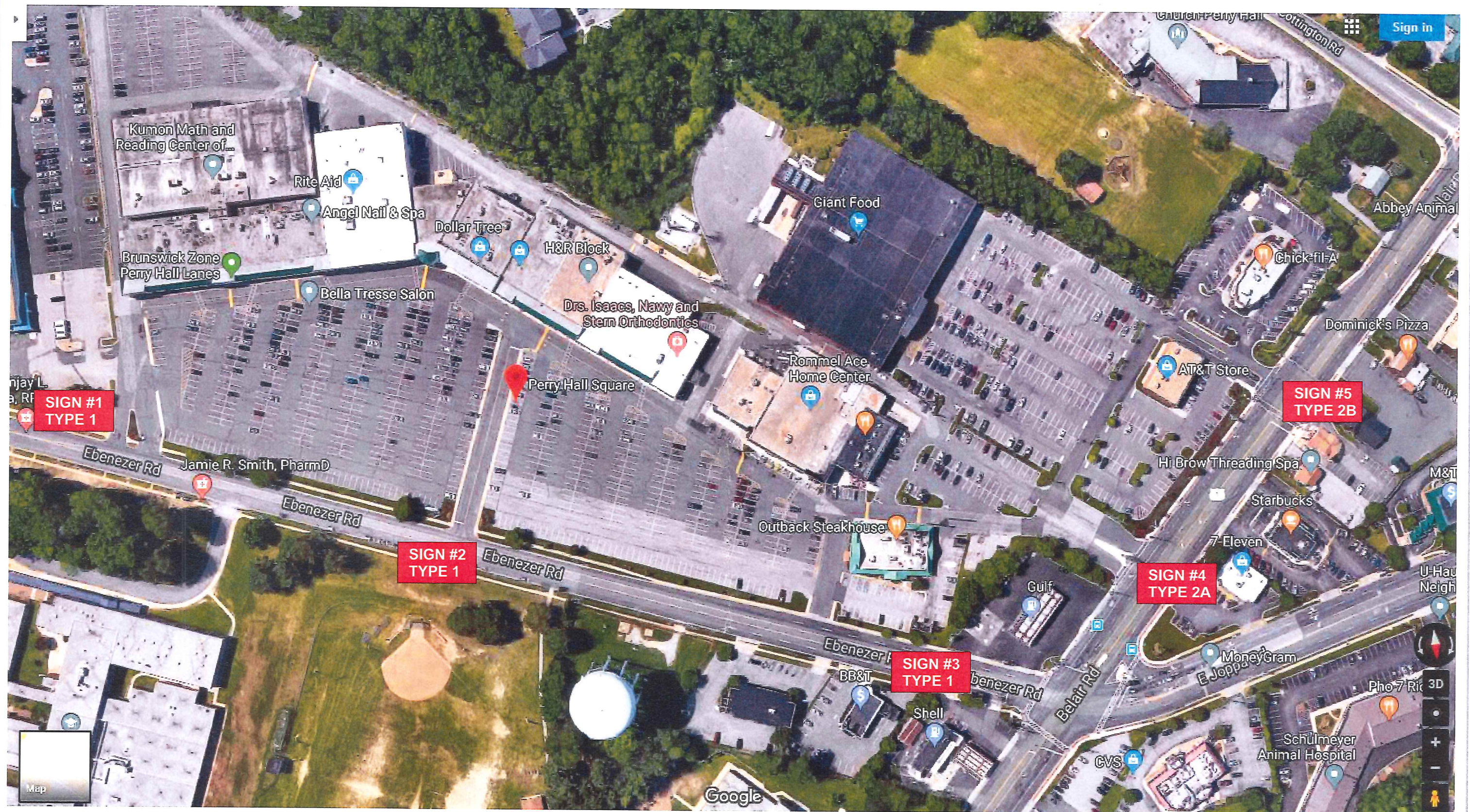
Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

REV 10/14

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

[Signature] / GN JSS 4/22/19
Signature Initials Date

SIGN LOCATIONS



PERRY HALL SQUARE

LOCATION:
Nottingham, MD

SCALE: as noted

PG: 1 of 10

DATE: 9/4/18 3/29/19
10/22/18 4/17/19
10/29/18
11/9/18
3/28/19

FILE: Perry_Hall_Square_sign-program_4-17-19

DRAWN BY
ebf

215-827-6500 • 215-827-6501 fax
erikh@formansign.com
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forman signs
10447 Drummond Rd, Philadelphia, PA 19154

SIGNS #1, #2 & #3 - INTERNALLY-ILLUMINATED MONUMENTS: TYPE 1, QTY (3)

LOCATION;
SIGN # 1: TYPE-1



LOCATION;
SIGN # 2: TYPE-1



LOCATION;
SIGN # 3: TYPE-1



- White caps - Sw006 - Extra White - 257-C1
- Stone - El Dorado - see page #2 spec
- "Perry Hall Square" lettering - Burgundy to match awning sample

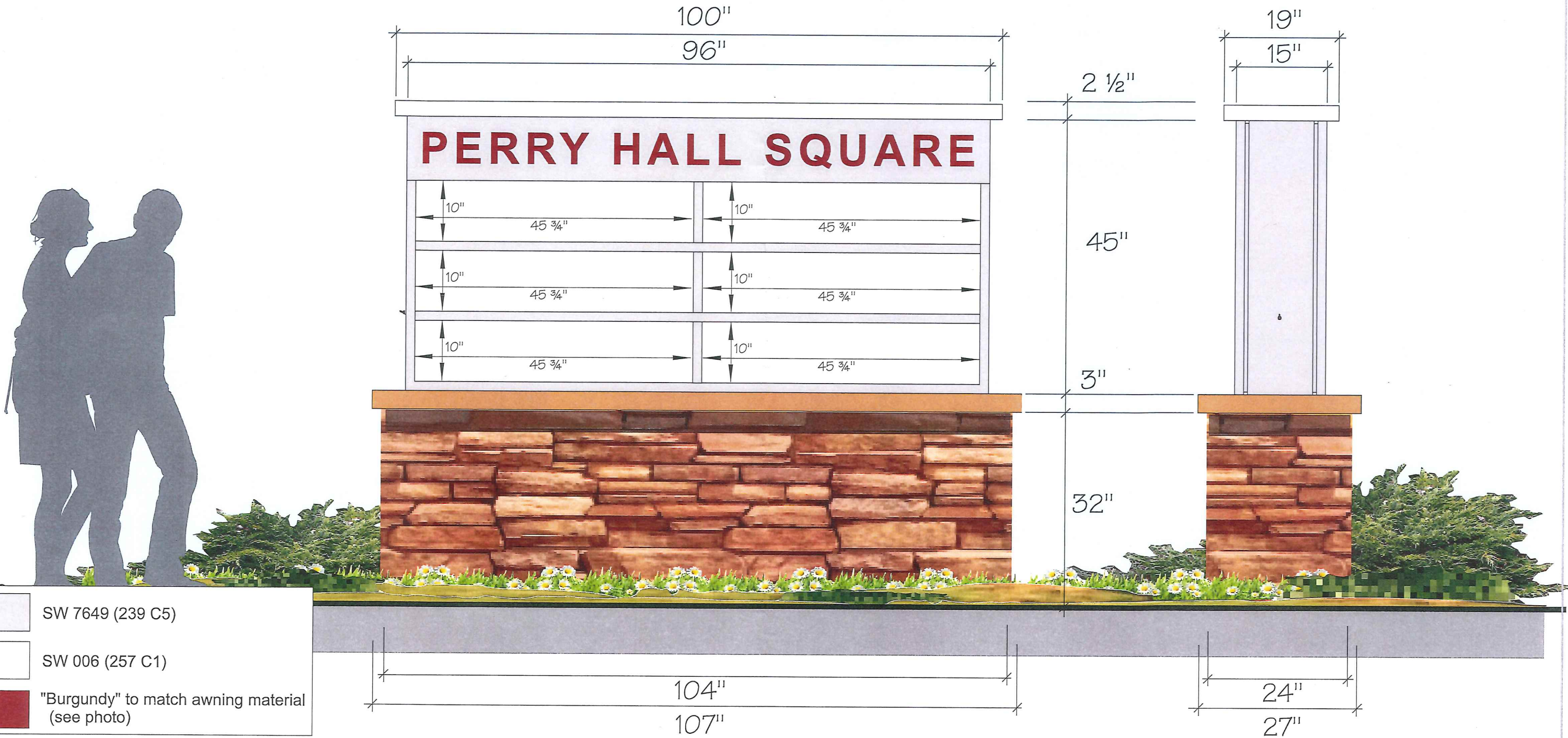
S-1	WAINSCOT SILL	CAST STONE DESIGNS INC.	
S-2	MANUFACTURED CAST STONE	ELDORADO	MANZANITA CLIFFSTONE DRYSTACK

- SW 7649 (239 C5)
- SW 006 (257 C1)
- "Burgundy" to match awning material (see photo)

SIGN #1 - TYPE 1; 4" Sch40 - 4.5" OD - EXISTING
SIGN #2 - TYPE 1; 5" Sch40 - 5.563" OD - EXISTING
SIGN #3 - TYPE 1; 5" Sch40 - 5.563" OD - NEW

- White caps - Sw006 - Extra White - 257-C1
- Stone - El Dorado - see page #2 spec
- "Perry Hall Square" lettering - Burgundy to match awning sample

1 1/2" RETAINERS & DIVIDER BARS



PERRY HALL SQUARE

LOCATION:
Nottingham, MD

SCALE: 3/4" = 1' - 0"

FILE: Perry_Hall_Square_sign-program 4-17-19

PG: 3 of 10

DRAWN BY
ebf

DATE: 9/4/18 3/29/19
10/22/18 4/17/19
10/29/18
11/9/18
3/28/19

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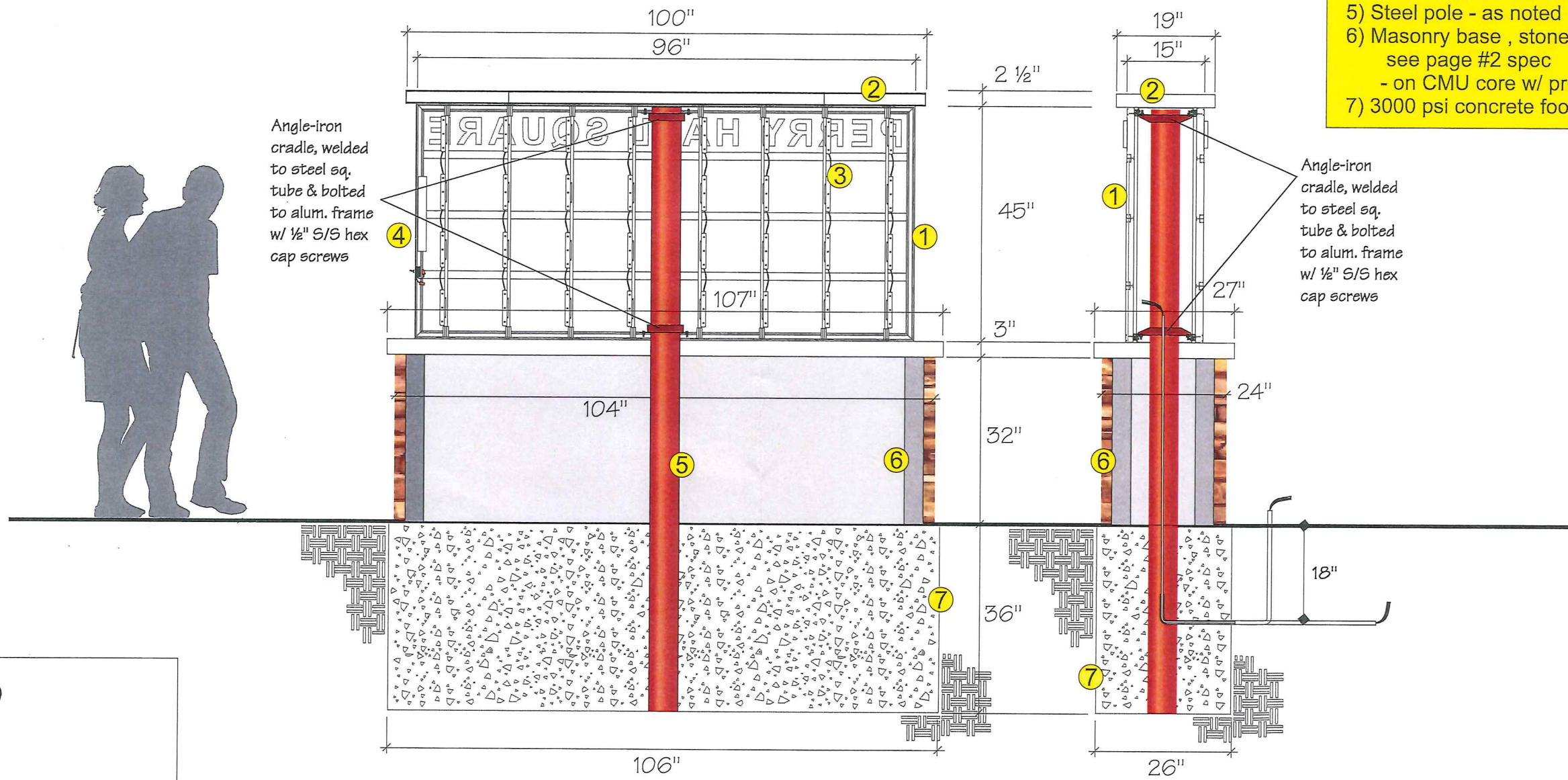
formansigns

10447 Drummond Rd, Philadelphia, PA 19154

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- White caps - Sw006 - Extra White - 257-C1
- Stone - El Dorado - see page #2 spec
- "Perry Hall Square" lettering - Burgundy to match awning sample

- 1) Extruded aluminum cabinet - painted to match - TBD
 - top panel: .125" alum. w/ 3/4" thick acrylic push-thru copy decorated w/ applied red translucent vinyl
 - Extruded face frame w/ extruded alum. retainers & divider bars (1 1/2" system)
 - Removable panels of 3/16" white acrylic w/ opaque background - Charcoal - TBD
- 2) Fabricated alum top
- 3) LEDs - white
- 4) Power supply - 120V primary service w/ Class II secondary wiring to LEDs
- 5) Steel pole - as noted
- 6) Masonry base, stone veneer - see page #2 spec
 - on CMU core w/ pre-cast cap stone
- 7) 3000 psi concrete footing



- SW 7649 (239 C5)
- SW 006 (257 C1)
- "Burgundy" to match awning material (see photo)

1 1/2" RETAINERS & DIVIDER BARS

PERRY HALL SQUARE

LOCATION: Nottingham, MD

SCALE: as noted

PG: 4 of 10

DATE: 9/4/18 3/29/19

10/22/18 4/17/19

FILE: Perry_Hall_Square_sign-program 4-17-19

DRAWN BY: ebf

DATE: 10/23/18 11/9/18 3/28/19

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formansigns
 10447 Drummond Rd, Philadelphia, PA 19154



DONALD I. MOHLER III
 County Executive

LAWRENCE M. STAHL
 Managing Administrative Law Judge
 JOHN E. BEVERUNGEN
 Administrative Law Judge

August 8, 2018

David H. Karceski, Esq.
 Venable, LLP
 210 W. Pennsylvania Avenue, Suite 500
 Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance
 Case No. 2018-0351-SPHA
 Property: 4313 Ebenezer Road

Dear Mr. Karceski:

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,

JOHN E. BEVERUNGEN
 Administrative Law Judge
 for Baltimore County

JEB:slh
 Enclosure

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(4313 Ebenezer Road)	*	OFFICE OF
11 th Election District		
5 th Council District	*	ADMINISTRATIVE HEARINGS
W ARC PH Square Owner VIII, LLC	*	FOR BALTIMORE COUNTY
<i>Legal Owner</i>		
Petitioner	*	Case No. 2018-0351-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 W ARC PH Square Owner VIII, LLC, legal owner ("Petitioner"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") to allow a freestanding enterprise sign on a pad site (Sign No. 3).

A petition for variance seeks: (1) to allow three ground-mounted freestanding joint identification signs on Ebenezer Road, each with a height of 6 ft., and sign area/faces of 24 sq. ft. in lieu of the one freestanding joint identification sign permitted with a sign area/face of 150 sq. ft. and a height of 25 ft. (Sign Nos. 2, 4, 5); (2) to allow freestanding joint identification signs with sign copy for names of tenants/occupants a minimum of 3 inches in height in lieu of the required 8 inches (Sign Nos. 1, 2, 4, 5); (3) to allow tenants in a multi-tenant commercial building a wall-mounted enterprise sign/signs with a total sign area/face that exceeds two times the length of the wall containing the exterior entrance and defining the space occupied by the tenant (Sign Nos. B1, B2--200 sq. ft. in lieu of 71, C--65 sq. ft. in lieu of 33--, D1, D2--46 sq. ft. in lieu of 35--, H1-HE--115 sq. ft. in lieu of 48--, I--86 sq. ft. in lieu of 75--, M--62 sq. ft. in lieu of 29--, P--104 sq. ft. in lieu of 60--, Q1, Q2--252 sq. ft. in lieu of 199--, R--170 sq. ft. in

lieu of 69--, T--54 sq. ft. in lieu of 31--, U--94 sq. ft. in lieu of 52--, W--51 sq. ft. in lieu of 23--, Y--91 sq. ft. in lieu of 79--, and BB--54 sq. ft. in lieu of 46--); (4) to allow a maximum of 5 wall-mounted enterprise signs for a single tenant in a multi-tenant commercial building in lieu of one wall-mounted and one canopy sign permitted for each exterior entrance for the tenant (Sign Nos. B1-B2, D1-D2, H1-H4, L1-L2, O1-O5, Q1-Q2, Z1-Z3); (5) to allow a total of four wall-mounted enterprise signs for a single tenant commercial building with no more than two signs on a single façade in lieu of the three signs permitted with no more than two signs on a single façade (Sign Nos. OB1-OB4); and (6) to allow a freestanding sign 31 ft. from another freestanding sign in lieu of the required 100 ft. (Sign Nos. 2, 3). A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Professional engineer Andrew Stine and Jeff Certosimo appeared in support of the requests. David H. Karceski, Esq. represented the Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning ("DOP"). That agency did not oppose the request.

SPECIAL HEARING

This case involves the Perry Hall Square Shopping Center. The special hearing request concerns an Outback Steakhouse, which is located on the periphery of the parking lot for the shopping center. The restaurant has its own parking and ingress/egress from Ebenezer Road. In light of these characteristics I believe it qualifies as a "pad site," which by long-standing County policy is entitled to its own enterprise sign. As such the petition for special hearing will be granted.

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 an irregular shape and a significant (approximately 30') grade change across the site. As such it is unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to provide adequate signage for the large shopping center. 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 absence of County and/or community opposition. The DOP indicated in its ZAC comment that landscaping should be provided at the base of the signs. Petitioner submitted a plan showing proposed landscaping, and Jim Hermann (the County's landscape architect) noted thereon he was "ok with the conceptual landscape design." Pet. Ex. 5A & 5B.

THEREFORE, IT IS ORDERED this 8th day of **August, 2018**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") to allow a freestanding enterprise sign on a pad site (Sign No. 3), be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance: (1) to allow three ground-mounted freestanding joint identification signs on Ebenezer Road, each with a height of 6 ft., and sign area/faces of 24 sq. ft. in lieu of the one freestanding joint identification sign permitted with

a sign area/face of 150 sq. ft. and a height of 25 ft. (Sign Nos. 2, 4, 5); (2) to allow freestanding joint identification signs with sign copy for names of tenants/occupants a minimum of 3 inches in height in lieu of the required 8 inches (Sign Nos. 1, 2, 4, 5); (3) to allow tenants in a multi-tenant commercial building a wall-mounted enterprise sign/signs with a total sign area/face that exceeds two times the length of the wall containing the exterior entrance and defining the space occupied by the tenant (Sign Nos. B1, B2--200 sq. ft. in lieu of 71, C--65 sq. ft. in lieu of 33--, D1, D2--46 sq. ft. in lieu of 35--, H1-HE--115 sq. ft. in lieu of 48--, I--86 sq. ft. in lieu of 75--, M--62 sq. ft. in lieu of 29--, P--104 sq. ft. in lieu of 60--, Q1, Q2--252 sq. ft. in lieu of 199--, R--170 sq. ft. in lieu of 69--, T--54 sq. ft. in lieu of 31--, U--94 sq. ft. in lieu of 52--, W--51 sq. ft. in lieu of 23--, Y--91 sq. ft. in lieu of 79--, and BB--54 sq. ft. in lieu of 46--); (4) to allow a maximum of 5 wall-mounted enterprise signs for a single tenant in a multi-tenant commercial building in lieu of one wall-mounted and one canopy sign permitted for each exterior entrance for the tenant (Sign Nos. B1-B2, D1-D2, H1-H4, L1-L2, O1-O5, Q1-Q2, Z1-Z3); (5) to allow a total of four wall-mounted enterprise signs for a single tenant commercial building with no more than two signs on a single façade in lieu of the three signs permitted with no more than two signs on a single façade (Sign Nos. OB1-OB4); and (6) to allow a freestanding sign 31 ft. from another freestanding sign in lieu of the required 100 ft. (Sign Nos. 2, 3), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

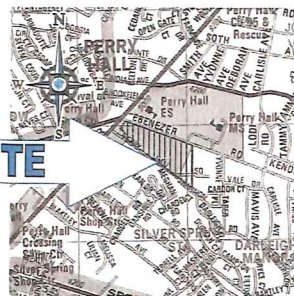
Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slm

SITE



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

OWNER

WARC PH CENTRE OWNER VIII, LLC
BY: ARC MANAGEMENT, LLC, AUTHORIZING AGENT
BY: ATLANTIC REALTY COMPANIES, INC., MANAGER
8150 LEESBURG PIKE, STE 1000
VIENNA, VA 22162
CONTACT: JEFF CERTOSINO
PHONE: 703 - 750 - 9500 EX. 122

COMMERCIAL PERMIT HISTORY

4313 EBENEZER ROAD:
B937315, B680505, B253183, B912777, B739767,
B678887, B787316, B757545, B930137, B916146,
B654325, B629783, B839878, B785016, B687353,
B795394, B838619, B942689, B758791, B737656,
B920143, B784153, B053706, B788818, B732529,
B401045, B637670, B784871, B775692, B975982,
B761228, B711225, B747799, B739784

GENERAL NOTES

1. PROPERTY INFORMATION:
- | | |
|-------------------------|----------------------------|
| A. PROPERTY ADDRESS: | 4113 EBENEZER ROAD |
| B. SITE AREA: | 602,585 S.F. ±, 15.57 AC ± |
| C. ELECTION DISTRICT: | 13 |
| D. COUNCILMAN/DISTRICT: | 5 |
| E. ADD MAP: | 4581CT, 4581DT |
| F. CENSUS TRACT: | 411303 |
| G. TAX MAP: | 72 |
| H. GRID: | 13 14 |
| I. PARCEL: | 162 |
| J. TAX ACCOUNT NO.: | 2200029159 |
| K. WATERSHED: | BIRD RIVER |
2. ZONING: BLCCC / DR16
3. ZONING MAP REFERENCE: 072A2
4. FLOOR AREA RATIO: PERMITTED = 4.0
PROVIDED = 0.23 (226,785 S.F. / 990,830 S.F.)
5. EXISTING LAND USE: SHOPPING CENTER
PROPOSED LAND USE: SHOPPING CENTER
6. SETBACKS, (TO PROPERTY LINE)
FRONT (BEL AIR ROAD) REQUIRED 10' PROVIDED 54.5'
FRONT (EBENEZER ROAD) 10' 74.5'
SIDE (SOUTH) 10' 23.1'
REAR (EAST) 20' 20.5'
7. HEIGHT REQUIREMENTS: MINIMUM OF 40'; GREATER THAN 40' WITH APPLICATION OF HEIGHT TENT GUIDELINES IN BCZR 231
BUILDING HEIGHT: 40' MAX
8. THIS SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
9. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
10. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND AND UNINCORPORATED AREAS, PANEL 290 OF 550'. MAP NUMBER 240010029F, WITH A MAP REVISED DATE OF SEPTEMBER 2, 2008.
11. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS
12. BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
13. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE PROPERTY.
14. THERE ARE NO STREAMS OR WETLANDS LOCATED WITHIN 200' OF THE PROPERTY.
15. 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.
16. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450 OR A VARIANCE WILL BE REQUESTED.
17. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
18. THERE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.
19. 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.
20. THERE ARE NO KNOWN HAZARDOUS MATERIALS AS DEFINED BY SECTION 7-101 OF THE ENVIRONMENTAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
21. TRANSIT SERVICES NOT PROVIDED PER THE MARYLAND MASS TRANSIT ADMINISTRATIONS ACCESS BY DESIGN PUBLICATION.
22. ADDRESS NUMBERS A MINIMUM OF 5 INCHES IN HEIGHT MUST BE PROVIDED ON THE BUILDING IN ACCORDANCE WITH BALTIMORE COUNTY FIRE PREVENTION CODE BILL NO. 63.13. SECTION 1.10.1.12.15.
23. MINIMUM OPEN SPACE PROVIDED MEETS OR EXCEEDS REQUIRED RATIO OF 0.2 PER BCZR 232 A.4.

ZONING HISTORY

1952-3246 - REQUEST FOR RECLASSIFICATION OF PROPERTY FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE WAS GRANTED ON 8/29/52

R-1952-3305 - REQUEST FOR RECLASSIFICATION OF PROPERTY FROM A RESIDENCE ZONE TO A COMMERCIAL ZONE WAS GRANTED ON 11/19/56

1965-0111-XA - REQUEST FOR SPECIAL EXCEPTION FOR A FILLING STATION WAS GRANTED ON 7/2/63

1952-584-X - REQUEST FOR SPECIAL EXCEPTION FOR A GASOLINE SERVICE STATION WAS GRANTED ON 7/11/52

1957-018-A - REQUEST FOR DOUBLE FAÇADE ILLUMINATED 810 SIGN 23' INSTEAD OF 150 SF OF TOTAL SIGN AREA WAS GRANTED ON 2/16/57

1953-124-SP - REQUEST FOR APPROVAL OF SPECIAL EXCEPTION TO OPERATE AN ARCADE IN A B-C ZONE AND TO ADJORN THE PARKING VARIANCE GRANTED IN CASE R-1952-344 WAS GRANTED ON 12/11/52

1956-0004-X - REQUEST FOR A COMMUNITY BUILDING SWIMMING POOL OR OTHER RECREATIONAL USE WAS DEVOTED TO CIVIC, SOCIAL, RECREATIONAL, AND EDUCATIONAL ACTIVITIES (TANNING SALON AS A PRINCIPAL USE) WAS GRANTED WITH EXCEPTION ON 7/11/54

1960-0216-XA - REQUEST FOR VARIANCE TO PERMIT 1,059 PARKING SPACES IN LIEU OF THE REQUIRED 1,163 SPACES AND REQUEST FOR SPECIAL EXCEPTION FOR THEATER USE WAS GRANTED ON 11/11/60

1952-524-XA - REQUEST FOR SPECIAL EXCEPTION TO USE A PORTION OF THE SITE AS A HEALTH CLUB/FITNESS CENTER, VARIANCE TO PERMIT 1,059 PARKING SPACES IN LIEU OF THE REQUIRED 1,145, VARIANCE TO PERMIT DIRECT ACCESS PARKING ON A PORTION OF THE SITE, VARIANCE TO LANDSCAPE REQUIREMENTS, PARKING TO BE PROVIDED TO THE RIGHT OF WAY IN LIEU OF 10' AND A VARIANCE TO PERMIT 1,059 PARKING SPACES IN LIEU OF REQUIRED 1,145 PARKING SPACES FOR TWO-LANE DRIVING IN BANK WERE ALL GRANTED ON 7/2/52

1957-0026-X - SPECIAL EXCEPTION FOR A COMMUNITY BUILDING OR LAND USE DEVOTED TO CIVIC OR RECREATIONAL ACTIVITY (RELOCATION OF AN EXISTING TANNING SALON AS PRINCIPAL USE) WAS GRANTED 10/20/59

PARKING TABULATION CHART - SHOPPING CENTER

(PARKING SPACES REQUIRED BY BCZR SECTION 409.6A)

USE	GROSS S.F.	PARKING RATE	PARKING SPACES REQUIRED PER SECTION 409.5A
SHOPPING CENTER	155,873	5/1,000 S.F.	778
PAD #1 - RESTAURANT	6,766	5/1,000 S.F.	34
TOTAL REQUIRED			813
TOTAL SPACES PROVIDED (INCLUDES 37 ADA SPACES)			1033

NOTE: PREVIOUS VARIANCE GRANTED TO FURTHER REDUCE REQUIRED PARKING
(SEE CASE NO. 1993 - 349 - XA)

PETITIONER'S EXHIBIT

ONE: BL CCU
ONE: DR 16

NER'S EXHIBIT 1A-D

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

[illegible]

REVISIONS

[illegible]

THE FOLLOWING STATES REQUIRE NOTIFICATION BY
EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO
DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE
IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND
DELAWARE CALL: 811
NW 1-800-246-4848 (PA 1-800-246-4776) (DC 1-800-257-7777
VA 1-800-852-7001) (MD 1-800-257-7777) (DE 1-800-282-8655)

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	MD182010
DRAWN BY:	CLF
CHECKED BY:	MJG
DATE:	05/01/18
SCALE:	AS NOTED
CAD I.D.:	EX

PROJECT:

SIGN
VARIANCE
PLAN

— FOR —

ATLANTIC REALTY
COMPANY

LOCATION OF SITE
PERRY HALL SQUARE
4313 EBENEZER ROAD
TM 72, GRID 14, PARCEL 1
NOTTINGHAM MD 21236
BALTIMORE COUNTY



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

J.J. UCCIFEKRO

PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION

I, JERRY L. UCCIFEKRO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE PROVISIONS OF THE MARYLAND LICENSE LAWS.

8-2-08 6/29/2018

SHEET TITLE:
PLAN TO
ACCOMPANY
SIGN VARIANCE
PETITION

1



A 278.20 S.F.

B1 160.37 S.F.
B2 38.77 S.F.
TOTAL 199.14 S.F.

C 64.17 S.F.

D1 20.99 S.F.
D2 24.52 S.F.
TOTAL 45.51 S.F.

E 62.00 S.F.

F 18.75 S.F.

G 30.00 S.F.

H1 42.45 S.F.
H2 21.45 S.F.
H3 36.92 S.F.
H4 13.85 S.F.
TOTAL 114.55 S.F.



I 88.88 S.F.

J 15.04 S.F.

K 32.00 S.F.

L1 29.22 S.F.
L2 32.15 S.F.
TOTAL 61.37 S.F.

M 61.51 S.F.

N 30.00 S.F.

O1 70.33 S.F.
O2 58.51 S.F.
O3 38.53 S.F.
O4 18.87 S.F.
O5 34.11 S.F.
TOTAL 220.42 S.F.



P 103.94 S.F.

Q1 164.10 S.F.
Q2 88.36 S.F.
TOTAL 252.46 S.F.

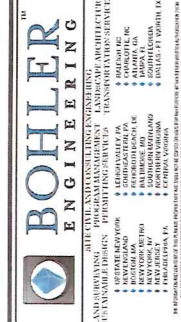
R 170.79 S.F.

S 51.20 S.F.

T 54.45 S.F.

U 54.78 S.F.

ELEVATIONS ARE BASED UPON NAVD
1988 DATUM AS REFERENCED TO
BALTIMORE COUNTY MONUMENTS
440A AND 609



REVISIONS			
REV	DATE	COMMENT	BY



NOT APPROVED FOR
CONSTRUCTION

PROJECT NO. MD15070
DRAWN BY: CLP
CHECKED BY: HJC
DATE: 05-01-18
SCALE: AS NOTED
CADD: JNS

PROJECT
SIGN
VARIANCE
PLAN
FOR
ATLANTIC REALTY
COMPANY

LOCATION OF SITE
PERRY HALL SQUARE
4319 EBBINGER ROAD
TH 72, GRID 14, PARCEL 162
NOTTINGHAM MD 21235
BALTIMORE COUNTY

BOHLER
ENGINEERING
591 DULANEY VALLEY ROAD, SUITE 301
TOWSON, MARYLAND 21204
Phone: (410) 821-7500
Fax: (410) 821-7537
MD@BohlerEng.com

JJ COFFERRO
PROFESSIONAL ENGINEER
6-3-18

SHEET TITLE
PLAN TO
ACCOMPANY
SIGN VARIANCE
PETITION

SHEET NUMBER
2

PERRY HALL SQUARE SHOPPING CENTER							
OUTBACK STEAKHOUSE							
ID	Tenant	Existing Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Relief Needed?
		Width (FT.)	Height (FT.)	Area (SF.)			
OB1	OUTBACK STEAKHOUSE	3.09	1.15	3.55	25.00	50.00	FOUR SIGNS IN LIEU OF THREE NO MORE THAN TWO ON A SINGLE FACADE
OB2	OUTBACK STEAKHOUSE	15.12	5.46	82.56	63.60	127.20	
OB3	OUTBACK STEAKHOUSE	14.38	3.91	56.23	63.60	127.20	
OB4	OUTBACK STEAKHOUSE	10.93	1.41	14.39	63.60	127.20	

FREESTANDING ENTERPRISE SIGNS							
ID	Signage			Sign Height (FT.)	Allowable Sign Height Per Code (SF.)	Allowable Sign Area (SF.)	Relief Needed?
	Sign Panel Width (FT.)	Sign Panel Height (FT.)	Sign Panel Area (SF.)				
SIGN 3	11.28	3.37	37.88	21.91	28.00	150.00	SPECIAL HEARING FOR A PAD SITE

WALL MOUNTED JOINT ID SIGNS							
ID	Tenant	Signage			Allowable Sign Height Per Code (SF.)	Allowable Sign Area (SF.)	Relief Needed?
		Sign Panel Width (FT.)	Sign Panel Height (FT.)	Sign Panel Area (SF.)			
ID1	VACANT	16.60	10.15	168.48	62.26	124.52 15% OF WALL AREA	-

PROPOSED JOINT ID SIGNS							
ID	Signage		Sign Height (FT.)	Allowable Sign Height Per Code (SF.)	Allowable Sign Area (SF.)	Relief Needed?	
	Sign Panel Width (FT.)	Sign Panel Height (FT.)					Sign Panel Area (SF.)
SIGN 1	10.00	~6.00- 12.00	150.00 125.00	25.00	25.00	150.00	No
SIGN 2	6.00	3.00	24.00	6.00	25.00	150.00	No
SIGN 4	6.00	3.00	24.00	6.00	25.00	150.00	Yes
SIGN 5	8.00	3.00	24.00	6.00	25.00	150.00	Yes



PROPOSED

(SIGN 2) 24.00 S.F. (SIGN 4) 24.00 S.F. (SIGN 5) 24.00 S.F.

SIGN 1 125 00 S.F.

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

C:\USERS\KOLYHA\BO-4\FRIND\APPDATA\LOCAL\TEMP\ACF\USLH-13030-MD162010EX1 - PLAN 1 DWG PRINTED BY: KOLYHA 8/22/18 @ 11:43 AM LAST SAVED BY: KOLYHA