



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

UP-2019-0068-SI

500.

SIGN USE PERMIT

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

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

PROPERTY ADDRESS 2023 East Joppa Road ZIP CODE 21234
BUSINESS NAME Shell Gas Station ZONING BM-CSA
OWNER'S NAME Satyr Lim. Ptn. c/o SMO PHONE NO. _____ HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS PO Box 2810 La Plata, MD 20646
APPLICANT/OWNER'S AGENT Kelley Osbourn PHONE NO. 240-508-2329
SIGN COMPANY NAME By Owner PHONE NO. 301-939-3600
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 122 100003254

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

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

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

Property Line/Street Right-of-Way Setbacks: front 15', 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

NO GLS

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

Modifying existing freestanding sign 9'x6' = 54sf No structure or electric changes.

Refacing building fascia - non-illuminated Service Center 72sf total

Refacing the existing canopy per Variance Case 02-399-SPHA 2011.1109sf ea

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.

Kelley Osbourn
Signature

2/25/19
Date

Kelley Osbourn
Print/Type Name

☐ Require Planning Signature N/A Date _____

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

REV 10/14

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

[Signature]
Signature

JCM
Initials

2/26/19
Date



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
2/26/2019

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: **2200003254**

Election District: **9**

Owner Name(s): SATYR LIMITED PARTNERSHIP

PDM #:

Address: 334 CRANBROOK RD

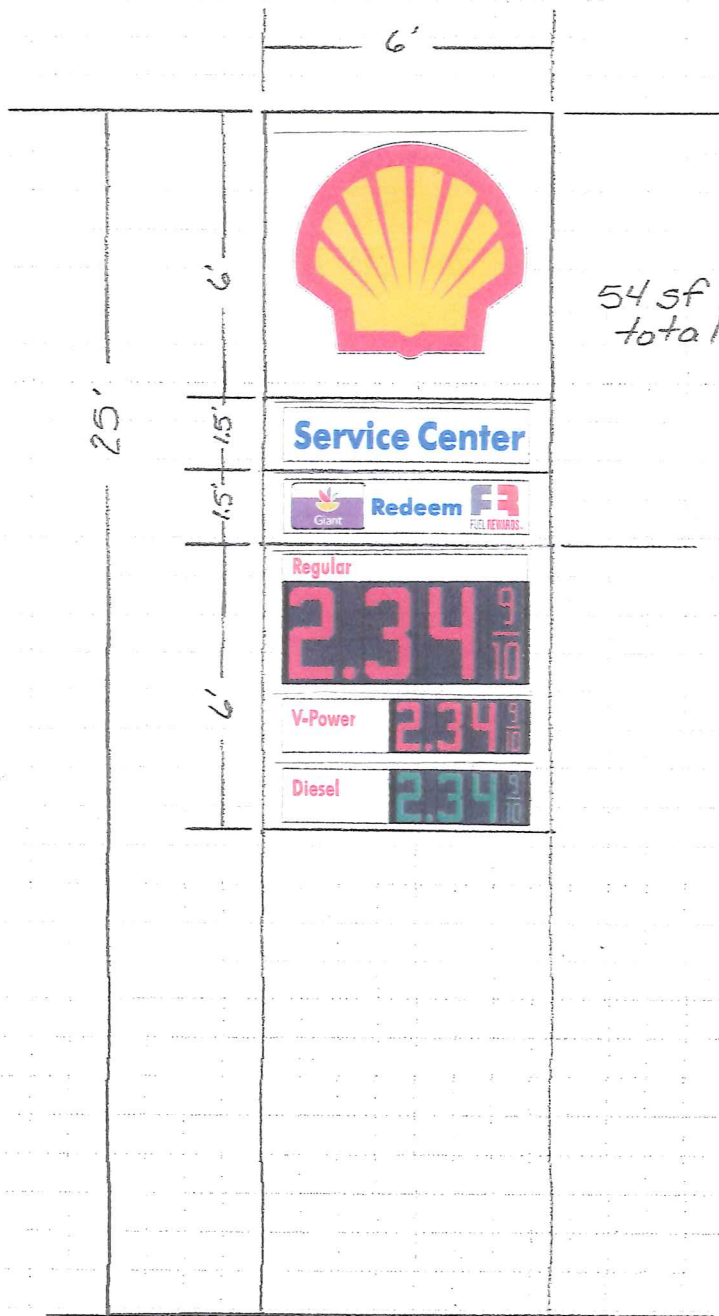
Zoning District(s): BL CCC
DR 5.5

COCKEYSVILLE, MD 21030

Premise Address: JOPPA RD

Elevation Range: 412ft - 438ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Com Bldg.	Interior Alts.	Add / Ext. Alts.	Piers/Pilings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Agency Acknowledgment
Contact Agency	Potential Overlay Issues													Initial & Date
	Growth Tier 1: Served by public sewer and inside URDL													
DEPS-Sed. Control Jefferson Building 4th Floor Phone: 410-887-3226	Note: All Razing Permits must be sent to Sediment Control for review.													
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.													
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: 1955-3489-X; R-1952-2324; 1976-0210-A; 1976-0242-A; 2013-0035-A; 1993-0109-SPHA; 1993-0176-SPHA; 1995-0270-SPHA; 1994-0280-SPHX; 2018-0306-SPH; 1968-0289-X; 1955-3601-X; R-1960-4826	X		X	X	X	X			X	X	X		

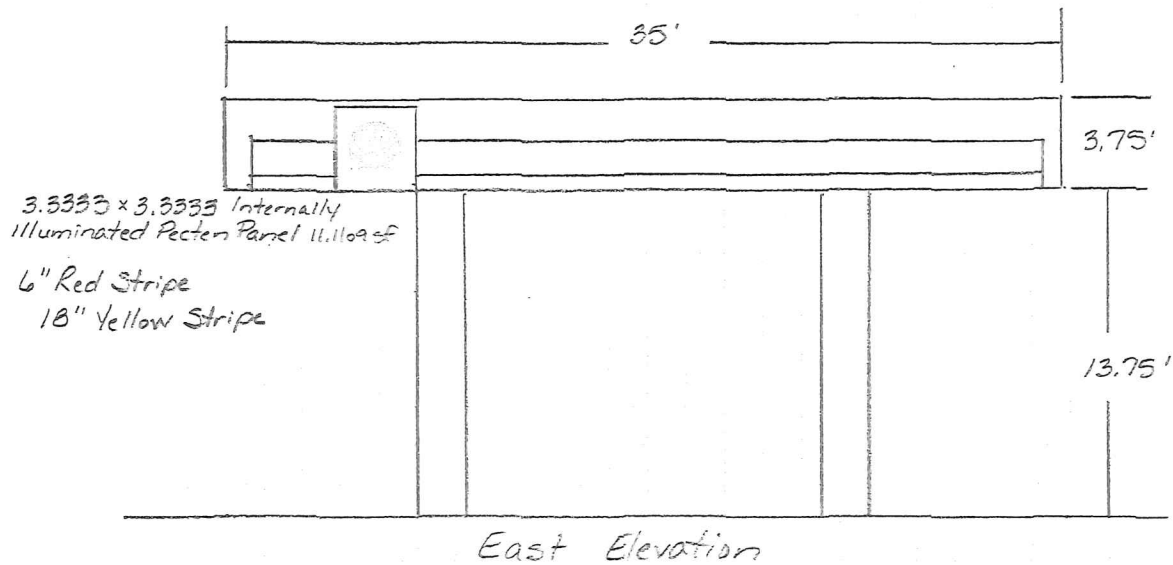
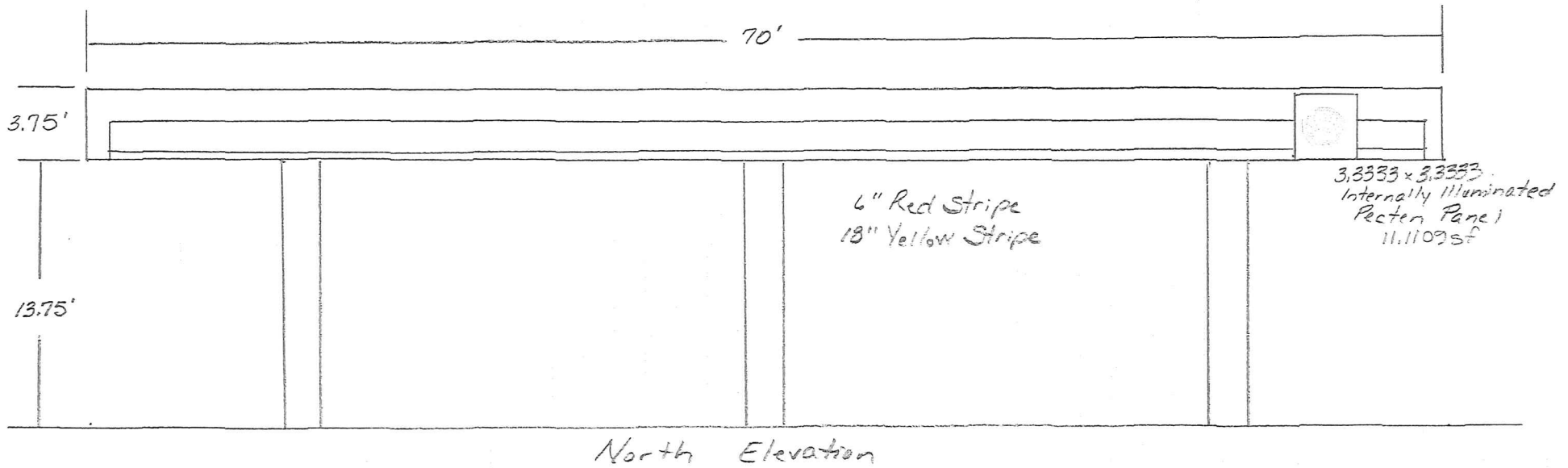


Existing Sign

Refacing the existing freestanding sign. No electric or structure changes.

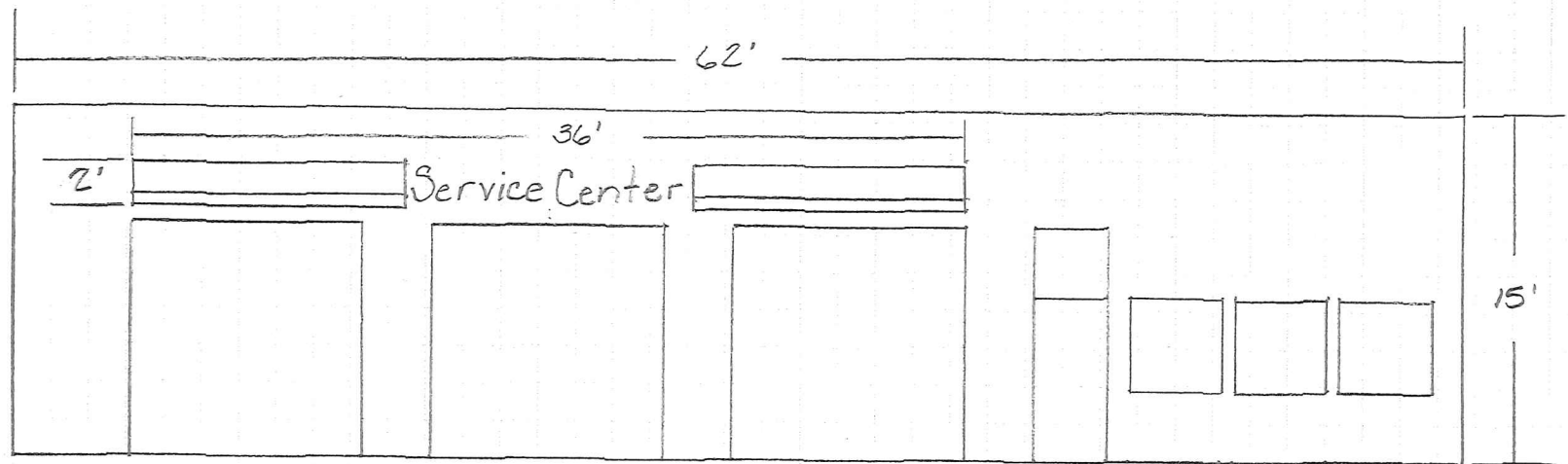
Scale- 1/4" = 1'

Freestanding Sign Reface
SMD Shell Site 432
2023 E. Joppa Road
Parkville, MD 21234



Scale - 1/8" = 1'

Canopy Reface
SMD Shell Site 432
2023 E. Joppa Road
Parkville, MD 21234



Front Building Elevation

Refacing existing "Service Center"
vinyl stripes & wording. Total
square footage to remain at 72sf

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

Service Center Sign Reface
SMD Shell Site 432
2032 E. Joppa Road
Parkville, MD 21234



Existing North Canopy Elevation and Front Building Elevation

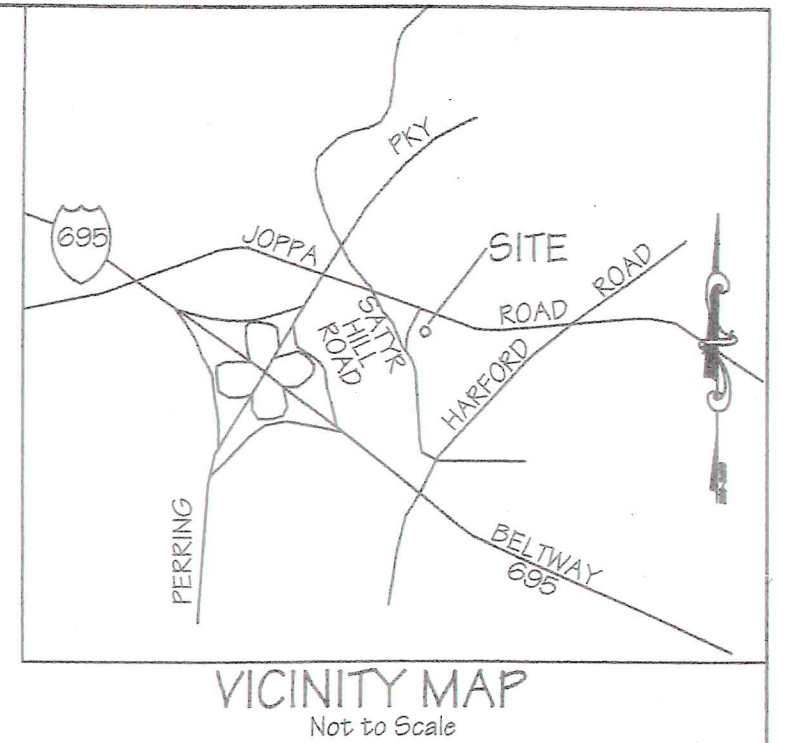
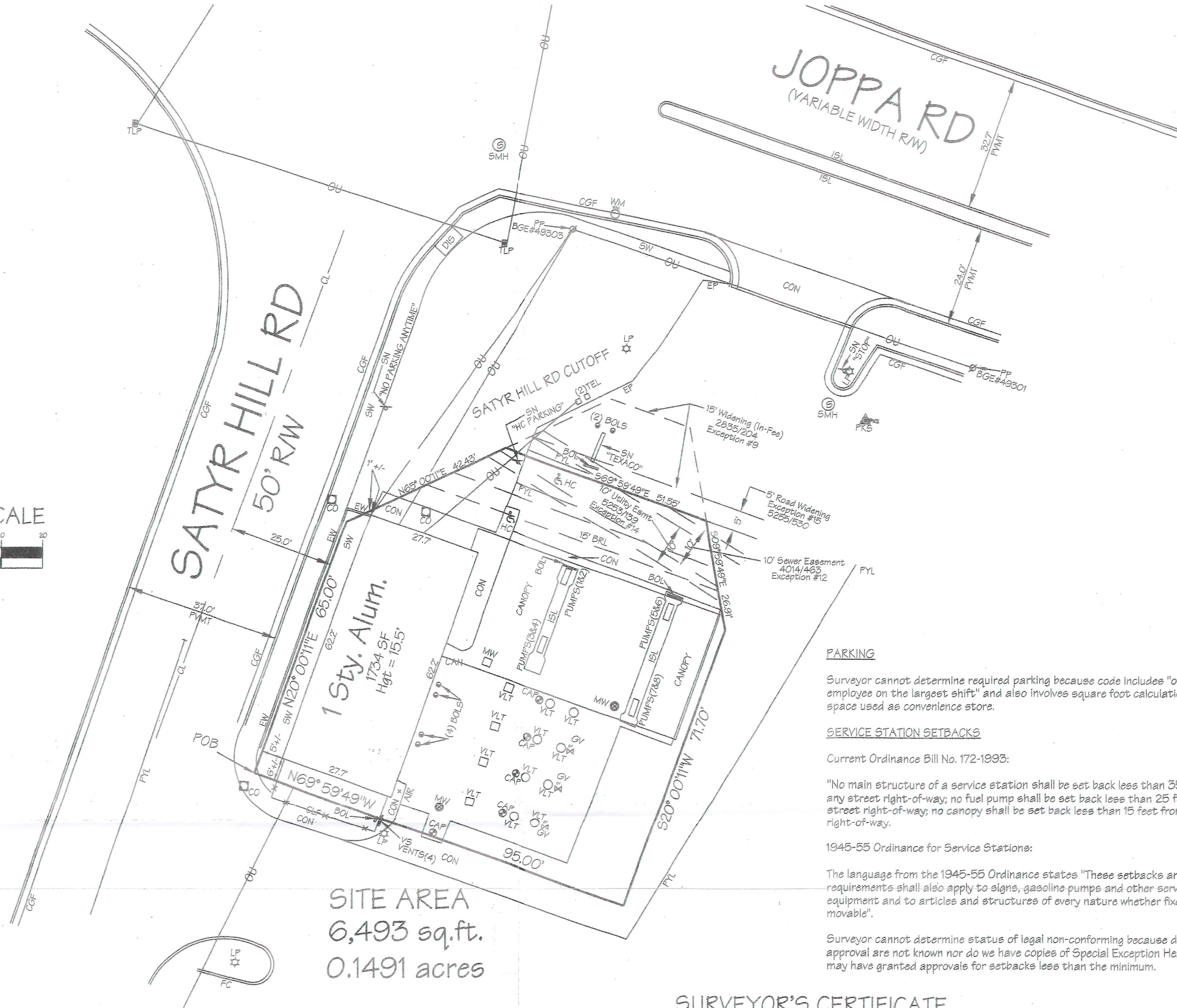
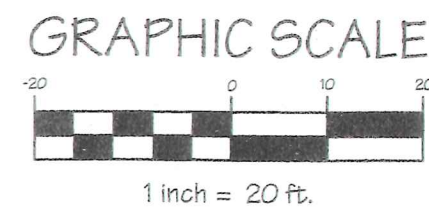


Existing South Canopy Elevation

SMD Shell Site 432
2023 E. Joppa Road
Parkville, MD 21234

STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 00004144
DATED JULY 19, 2000
SCHEDULE B SECTION II

- Exceptions 1 & 2 Non survey items.
- Exception 3 All easements in deed or title report to the extent plottable are shown
- Exception 4 No visible evidence of encroachments, overlaps, etc.
- Exceptions 5, 6, 7 & 8 Non survey items.
- Exception 9 Terms and conditions in Deed to County Commissioner of Baltimore County, Liber 2835 Follo 204. Parcel 3 therein for widening of Joppa Road, as shown on survey. Parcel 1 and 2 for Satyr Hill Road, not applicable.
- Exception 10 Terms and conditions in Agreement to Baltimore Gas and Electric, Liber 2844, Follo 315, right-of-way for poles and lines on south side of Joppa Road and east side of new Satyr Hill Road, non plottable.
- Exception 11 Terms and conditions in Agreement to Baltimore Gas and Electric, Liber 2865, Follo 560, gas line in 10' strip of land, not applicable. Electric line, east of Clement Avenue, not applicable.
- Exception 12 Terms and conditions in Deed to Baltimore County, Liber 4014 Follo 463, 10' sewer easement, as shown on survey.
- Exception 13 Terms and conditions in Agreement with Baltimore Gas and Electric, Liber 5225 Follo 429, not applicable, east of subject property.
- Exception 14 Terms and conditions in Deed and Agreement to Baltimore County, Maryland, Liber 5253 Follo 139, Utility Easement No. 1, as shown on survey, Easement No. 2 not applicable.
- Exception 15 Terms and conditions in Deed to Baltimore County, Liber 5255 Follo 530, widening on south side of Joppa Road, as shown on survey.
- Exception 16 Terms and conditions in Deed to Baltimore County, Liber 5260 Follo 520, Satyr Hill Road, south of subject site, not applicable.
- Exception 17 Terms and provisions, Deed to Texaco Company, Liber 2808, Follo 554, not applicable.
- Exception 18 Subject to legal operation of the following: a - i, all non survey items.



GENERAL NOTES

- The bearing basis of this survey was the deed bearings.
 - Owners: SHELL OIL COMPANY & MOTIVA ENTERPRISES (Unrecorded Lease 9/17/98)
 - Address: 2023 E. Joppa Road, Baltimore, Maryland
 - Total Area: 0.1491 Acres more or less.
 - Zoning: Zone: BM CSA (Business Major) Special Exception Use Except in Planned Shopping Center or Drive In Cluster
- Setbacks: Front 15'
Side None - Except,
a. Adjoining residential not less than minimum in "R" Zone
b. Corner Lot not less than 10' on side street
Rear None - Except Adjoining Residential Zone 20'
Building Ht.: 40' Subject to Multiple Provisions
Floor Area Ratio: 4.0
- Parking:
a. One space per employee on the largest shift.
b. Three spaces per 1000 SF of gross floor area for a convenience store up to 1500 SF. (Convenience stores larger than 1500 SF shall be subject to the parking requirements for retail uses in accordance with Section 409, including the first 1500 SF).
c. Three spaces per service bay, not counting service spaces in the bays.
d. One space per self-service air or vacuum cleaner unit.
e. One space per automatic teller machine.
f. No ex. striped or Handicapped parking spaces onsite
6. Flood Zone: Zone "C" (area of minimal flooding) as shown on Flood Insurance Rate Map Community Panel No. 240010-0270B, dated 3/2/81
7. This site has access from Joppa Road public right of way
8. This survey shows the visible improvements as of the last day in the field being Sept. 26, 2000.
9. The boundary was established by finding property corners as shown on drawing and property ties to building in legal description.
10. Boundary was established by the methodology shown in General Note #9. All property corners on the site have either been found or set. Found corners are as shown.
11. On the day of the field survey noted herein, there was no observable evidence of construction activity or use as a dump or landfill.
12. No visible encroachments affect the subject property.

LEGEND

SYMBOL	CODE	DESCRIPTION
AIR	AIR	AIR PUMP STATION
SN	SN	SIGN
RS	RS	ROAD SIGN
MISC.	MISC.	MISCELLANEOUS
VLT	VLT	UTILITY VAULT
UMH	UMH	UTILITY MANHOLE (UNKNOWN)
TEL	TEL	TELEPHONE BOOTH
TMH	TMH	TELEPHONE MANHOLE
PP	PP	POWER POLE
OU	OU	OVERHEAD UTILITY
OHE	OHE	OVERHEAD ELEC.
LP	LP	LIGHT POLE
GW	GW	GUY WIRE
ELE	ELE	ELECTRIC BOX
CAN	CAN	METAL CANOPY OVERHEAD
BLD	BLD	BUILDING
CAP	CAP	GAS FILLER CAP
CO	CO	CLEAN OUT
SMH	SMH	SANITARY MANHOLE
SDM	SDM	STORM MANHOLE
DIG	DIG	STORM-GRATE INLET
MW	MW	MONITORING WELL
HYD	HYD	FIRE HYDRANT
TLP	TLP	TRAFFIC LIGHT POLE
PRK	PRK	PARKING SPACE
HANDICAPPED RAMP		HANDICAPPED RAMP
EDGE OF CONCRETE		EDGE OF CONCRETE
CGF	CGF	CURB & GUTTER
FC	FC	CURB
ISL	ISL	ISLAND
EP	EP	EDGE OF PAVEMENT
CL	CL	CENTER LINE
WDF	WDF	WOOD FENCE
BOL	BOL	BOLLARD
FEN	FEN	FENCE
PYL	PYL	PAINTED YELLOW LINE
PWL	PWL	PAINTED WHITE LINE
PKS	PKS	P.K. NAIL SET
TRA	TRA	SURVEY CONTROL POINT
PMP	PMP	GAS PUMP
VS	VS	VENT
VAC	VAC	CAR VACUUM STATION
GRD	GRD	GUARD RAIL
GV	GV	GAS VALVE
WV	WV	WATER VALVE
PD	PD	TELEPHONE BOX
TRN	TRN	ELECTRIC TRANSFORMER
SW	SW	SIDEWALK
EW	EW	EDGE OF WALL

LEGAL DESCRIPTION

BEGINNING for the same at a pin and cap now set on the easterly side of Satyr Hill Road cutoff, 50 foot wide, at South 73 degrees 57 minutes 04 seconds West 8.00 feet from the northwest corner of the Texaco Station building on the lot now being described, thence leaving said road and running for 4 new lines of division, referring all courses of this description to the Baltimore County Metropolitan District Survey Meridian; (1) North 65 degrees 00 minutes 11 seconds East 70.71 feet to a PK nail now set, thence (2) South 69 degrees 59 minutes 49 seconds East 20.00 feet to a point; North 69 degrees 59 minutes 49 seconds West 25.00 feet from a PK nail now set, thence (3) South 09 degrees 59 minutes 49 seconds East 50.00 feet, thence (4) South 20 degrees 00 minutes 11 seconds West 71.70 feet to a PK nail now set, thence (5) North 69 degrees 59 minutes 49 seconds West 95.00 feet passing 6.1 feet southerly from the existing Texaco Station Building to a cross cut on the easterly side of Satyr Hill Road cut off at North 20 degrees 00 minutes 11 seconds East 74.83 feet from the point of curvature of said road, thence binding thereon (6) North 20 degrees 00 minutes 11 seconds East 65.00 feet to the point of beginning. Containing 0.2097 acres of land, more or less.

SAVING AND EXCEPTING THEREFROM so much of said property as described in a Deed and Agreement between Satyr Hill Corporation and Texaco, Inc. and The Liquefiable Trust Company and Baltimore County, Maryland, dated April 26, 1962 and recorded among the Land Records of Baltimore County in Liber WJR 4014 folio 463.

Surveyor's Description of 6,493 square feet, 0.1491 Acre Parcel, Motiva Enterprises, LLC.

BEGINNING for the same at a point on the east right-of-way line of Satyr Hill Road (50 feet wide) and at the beginning of the sixth or North 20 degrees 00 minutes 11 seconds East 65.00 foot line of the lease area dated April 27, 1992 and assumed by Shell Oil Company and Motiva Enterprises, LLC on September 17, 1998, thence running with Satyr Hill Road and said sixth line (1) North 20 degrees 00 minutes 11 seconds East 65.00 feet to a point thence with the fillet line connecting Satyr Hill Road with Joppa Road as established by deed to Baltimore County, Maryland in Liber 5255 Follo 530, thence with said right-of-way (3) South 69 degrees 59 minutes 49 seconds East 51.55 feet to a point on the third line of the aforementioned lease area thence with the remainder of said third line (4) South 09 degrees 59 minutes 49 seconds East 26.91 feet and thence with the 4th and 5th lines of said lease area (5) South 20 degrees 00 minutes 11 seconds West 71.70 feet and (6) North 69 degrees 59 minutes 49 seconds West 95.00 feet to the point of beginning.

Containing 6,493 square feet or 0.1491 acre, more or less.

SURVEYOR'S CERTIFICATE

TO: STEWART TITLE GUARANTY COMPANY, THE WILLS GROUP, INC., SMO, INC., SMO REALTY, LLC, AND MERCANTILE SAFE DEPOSIT & TRUST COMPANY

This is to certify that this map or plat of survey (this "Survey Map") of the real property ("Property") specifically described in Stewart Title Guaranty Company Title Commitment No. 00004144 dated July 19, 2000 (the "Title Commitment"), (1) is based on a field survey made on September 26, 2000, by me or directly under my supervision in accordance with the most recently adopted Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys, items 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11a and 13 through 16 of Table A thereof, pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM, and in effect on the date of this certification, undersigned further certifies that the proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys" (2) was prepared in accordance with and includes all items and information required by the document titled "Survey Requirements for Franchise Finance Corporation of America, FFCA Acquisition Corporation and FFCA Capital Holding Corporation" dated May 18, 2000, and (3) to the best of my professional knowledge, information and belief;

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

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

By: D. Wayne Weller, LS
D. Wayne Weller, LS

Registration No: 10685
Within the State of Maryland



The property described and shown hereon is the same property described in Stewart Title Guaranty Company Title Commitment No. 00004144 dated July 19, 2000

Surveyed and Drawn by:
LDE INC.
Surveyors, Engineers, Planners
9250 Rumsey Road Suite 106
Columbia, Maryland 21045
(410) 715-1070
(410) 715-9540 Fax

ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR:

HAYES & MATTHEWS, INC.
NATIONAL DIVISION - ALTA SURVEYS
17220 Newhops Street - Suites 108/109
Plaza Del Lago Bldg.
Fountain Valley, CA 92708
714-979-7181
Fax 714-641-2840

DATE	REVISED PER CLIENTS COMMENTS	DATE	BY	APPROV
11/27/00				

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

**2023 EAST JOPPA ROAD
BALTIMORE, MD**

SCALE: 1" = 20'	ORDERED BY:
DATE: 10/05/00	APPROVED:
DRAWN BY: JLW	
CHECKED BY: DWW	LOC #: 100517

Idc 00049.12 J.N.: 20333