



\$150

UP-2019-0076-SI

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

B _____
A 182674
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials X.P.

SIGN USE PERMIT

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

PROPERTY ADDRESS 9101 Franklin Square Dr. Baltimore MD ZIP CODE 21237
 BUSINESS NAME MedStar ZONING OR-1
 OWNER'S NAME Healthcare Realty Trust Inc PHONE NO. 301-876-4987 HISTORIC DISTRICT ☐ Yes ☒ No
 MAILING ADDRESS 3310 West End Ave. Nashville, TN 37203
 APPLICANT/OWNER'S AGENT Ken Padgett PHONE NO. 301-370-2126
 SIGN COMPANY NAME Apple Signs PHONE NO. 410-987-7446
 TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 250/000/3425

☐ 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: 2.0 feet x 48.00 feet = 96 square feet Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4. Attachment 1, 1.- An Electronic Changeable Copy Sign may only have a maximum Frequency of one instantaneous message change per 15 second cycle.

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

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

Install one wall sign per Variance Case No. 2019-0182-A

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.

Ken Padgett
Signature

4/9/19
Date

Ken Padgett
Print/Type Name

☐ Require Planning Signature _____ Date _____

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

REV 10/14

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

A. Bowen
Signature

At
Initials

4/17/19
Date



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
5/1/2019

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: **2500003425**

Plat Ref: **031:333**

Election District: **14**

Owner Name(s): HEALTHCARE REALTY TRUST and INCORPORATED

PDM #: 14-0315

Address: 7TH FL 3310 WEST END AVE
NASHVILLE, TN 37203

Zoning District(s): OR 1

Premise Address: 9101 FRANKLIN SQUARE DR

Elevation Range: 160ft - 170ft

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 Initial & Date
Contact Agency	Potential Overlay Issues 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: 2019-0182-A; R-1973-0307-SPH; 2011-0076-A; 2005-0265-A	X X X X X X X X	



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
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Permit Processing Commerical Permit & Development Report

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IN RE: PETITION FOR VARIANCE

(9101 Franklin Square Drive)

14th Election District

6th Council District

Healthcare Realty Trust, Inc

Legal Owner

Petitioner

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0182-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Healthcare Realty Trust, Inc., legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from Section 450.4 of the Baltimore County Zoning Regulations (“BCZR”) to permit two (2) wall mounted identification signs on the same building frontage in lieu of the permitted one (1), and each with a square footage of up to 97.2 sq. ft. in lieu of the permitted 25 sq. ft. A site plan was marked as Petitioner’s Exhibit 1.

Professional engineer Peter Soprano and Mike Baldwin from Medstar Health appeared in support of the petition. Jennifer R. Busse, Esq. represented Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee (“ZAC”) comments were received from County reviewing agencies.

The site is approximately 0.57 acres in size and is zoned OR-1. The property is improved with a medical arts building owned by Medstar/Franklin Square Hospital. This case concerns signage for the building.

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).

Peter Soprano testified the property has irregular dimensions and that the front façade of the building does not directly face Franklin Square Drive, which makes it difficult for motorists or pedestrians to locate the building. As such I believe the property is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to provide appropriate and necessary signage for the medical building. 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.

THEREFORE, IT IS ORDERED, this 1st day of **March, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 450.4 of the Baltimore County Zoning Regulations ("BCZR") to permit two (2) wall mounted identification signs on the same building frontage in lieu of the permitted one (1), and each with a square footage of up to 97.2 sq. ft. in lieu of the permitted 25 sq. ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

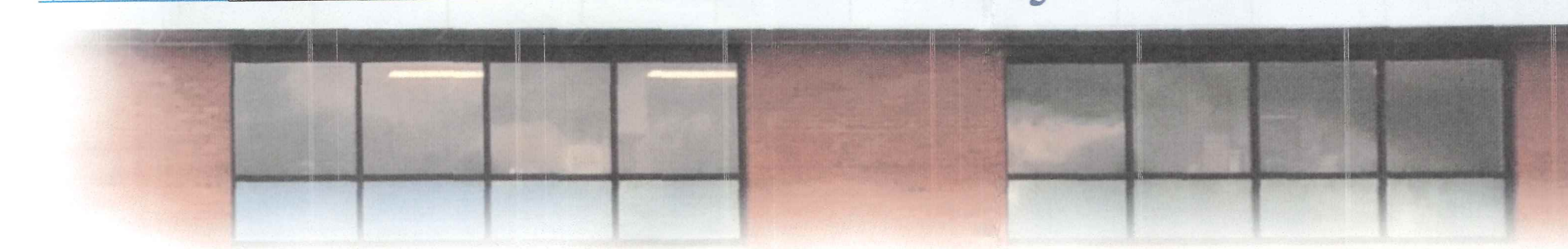
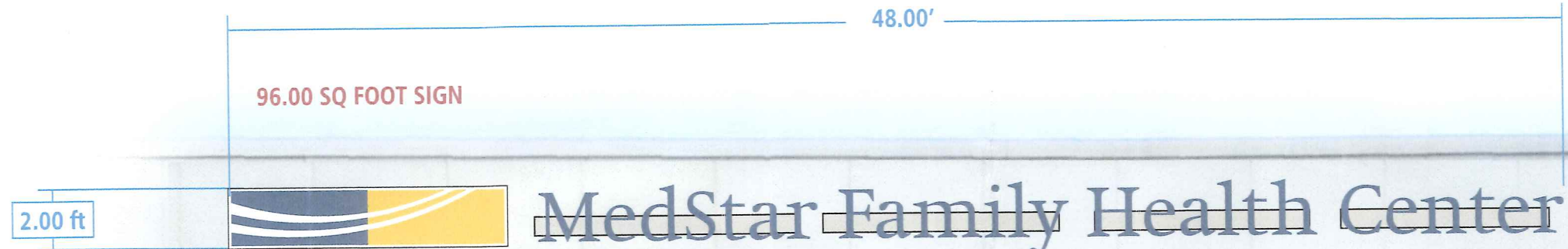
1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order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



DETAIL - ENLARGEMENT SCALE @ 3/16" = 1 Foot

PROPOSED SIGN
96.00 SQ FOOT SIGN

EXISTING SIGN
97.20 SQ FOOT SIGN



32.35 ft

35.06 ft

PHOTO ELEVATION SCALE @ 3/32" = 1 Foot

QT NUMBER
000872
WO NUMBER
34261
JOB NUMBER
93353

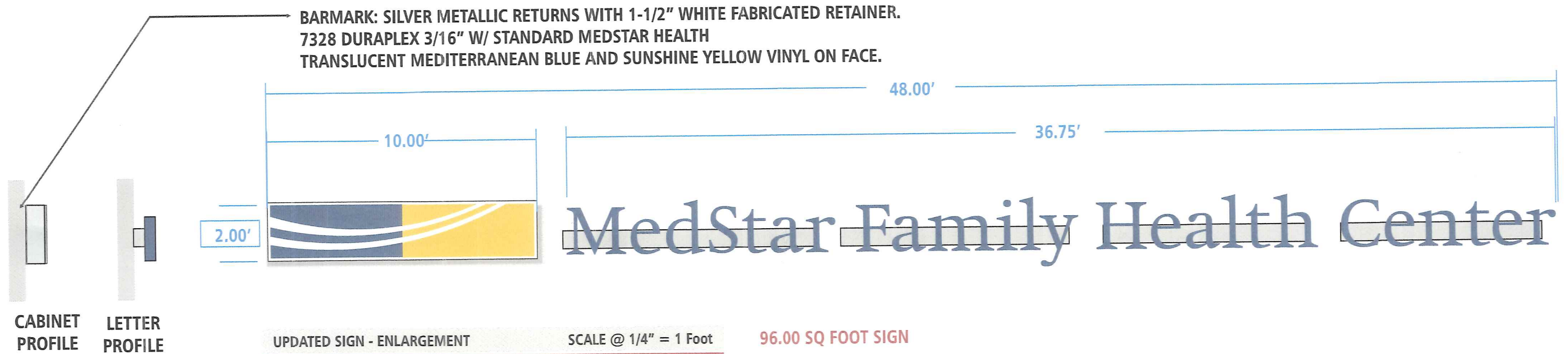
Apple Signs
VISION · DESIGN · IMPACT

404 Serendipity Dr. • Millersville, Md. 21108
Phone 410.987.7446 • Fax 410.987.1580
Visit us at www.applesigns.com

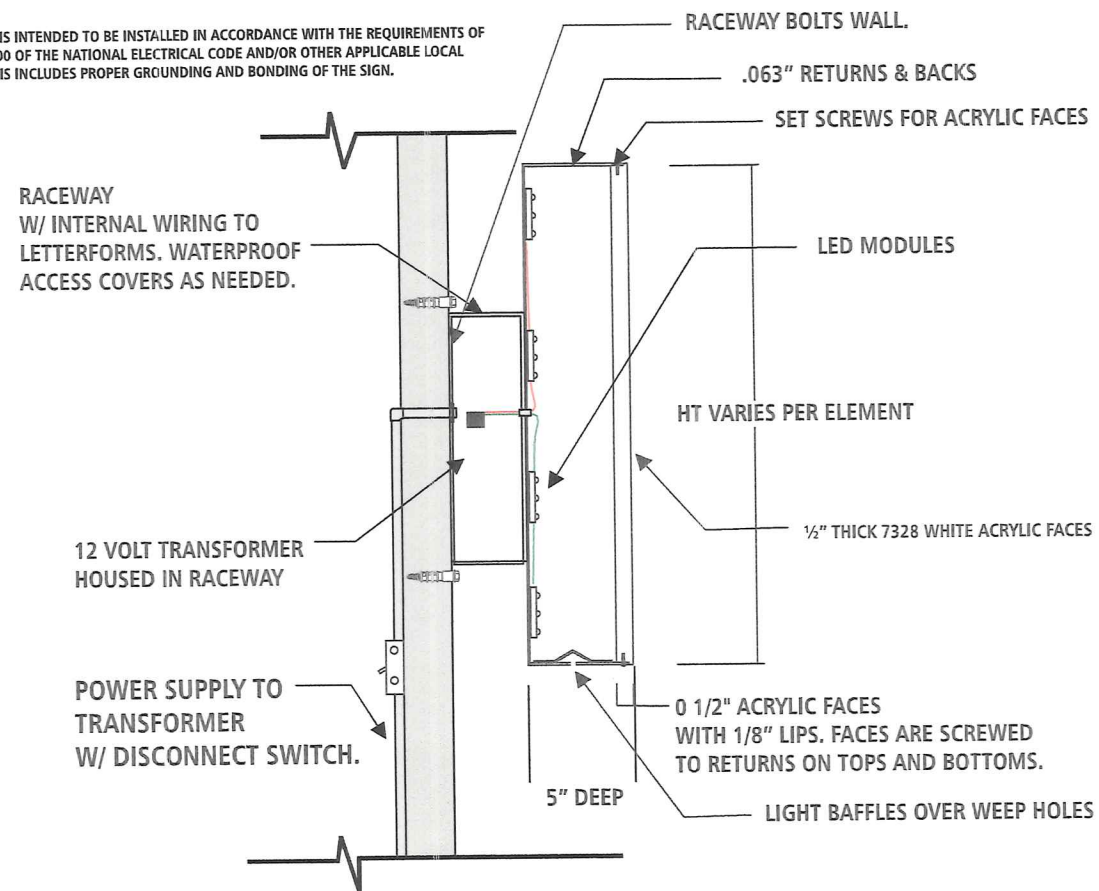
REV.	DATE	BY/HR
C1	7-09-18	KH/1.00

CLIENT: MEDSTAR HEALTH ADDRESS: FRANKLIN SQ. HOSPITAL . MED ARTS
CONTACT: LISA FARLEY 9101 FRANKLIN SQUARE DRIVE
PHONE: BALTIMORE, MARYLAND 21237

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TRIM-CAP FREE FACE LIT ON RACEWAY

SCALE @ NA TYPICAL

CREATE & INSTALL: ONE (1X) SET OF NEW RACEWAY MOUNTED
FACE LIT CHANNEL SET

- INTERNAL WHITE LED ILLUMINATION W/ 12 VOLT TRANSFORMER 60W.
- **CHANNEL LETTERS TO MATCH**
TRIM-CAP FREE FABRICATED LETTERS @ 5" DEEP.
MEDSTAR BLUE PMS281C RETURNS WITH
7328 WHITE ACRYLIC FACES.
**ADD PERFORATED PMS281C BLUE VINYL TO FACES OF ALL
EXISTING CHANNEL LETTERS AND NEW CHANNEL LETTERS**
- **BARMARK'**
FACE IN YELLOW - PMS 116 (SUNSHINE YELLOW A-9114-T)
BLUE-PMS 281 (MEDITERRANEAN BLUE A-9588-T)
WITH WHITE BORDER.
BARMARK IS FABRICATED IN THE SAME MANNER AS LETTERS
WITH SILVER RETURNS
- **RACEWAYS PAINTED REPAINTED TO MATCH SILVER GREY
FACASE COLOR CM 503 D3**
- RACEWAY MOUNTED FACADE W/ REQUIRED HARDWARE
- PRINTOUT COLORS ARE FOR REFERENCE ONLY.
- ALL ELECTRICAL COMPONENTS UL ® LISTED.
- VERIFY CONDITIONS IN FIELD.

QT NUMBER
000872

WO NUMBER
34261

JOB NUMBER
93353

AppleSigns
VISION · DESIGN · IMPACT

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Phone 410.987.7446 • Fax 410.987.1580
Visit us at www.applesigns.com

REV. DATE BY/HRS
C1 7-09-18 KH/1.00

CLIENT: MEDSTAR HEALTH ADDRESS: FRANKLIN SQ. HOSPITAL . MED ARTS PAGE
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