



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

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 925 Frederick Road ZIP CODE 21228
BUSINESS NAME Shell ZONING BL-AS
OWNER'S NAME Smo, Inc. PHONE NO. 301-932-3200 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS PO Box 2810 LaPlata, MD 20646
APPLICANT/OWNER'S AGENT Kelley Osbourn PHONE NO. 240-508-2329
SIGN COMPANY NAME By Owner PHONE NO. 301-932-3200
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 01 / 19 / 320804

☐ 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 = _____ square feet Height: 23 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 11, sides _____ and 11, 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):

Modifying existing freestanding sign 6'x9'-54sf. No structure or electric changes
Refacing existing service center fascia non-illuminated 72 sf total
Refacing existing canopy fascia per approved variance 02-399-SPHA
267.793sf ea S&I WCR

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 _____

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]

Initials JO

Date 2/26/19



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: 0119320804

Election District: 1

Owner Name(s): SMO INCORPORATED

PDM #:

Address: C/O THE WILLS GROUP 6355 CRAIN HIGHWAY
LAPLATA, MD 20646

Zoning District(s): BL AS

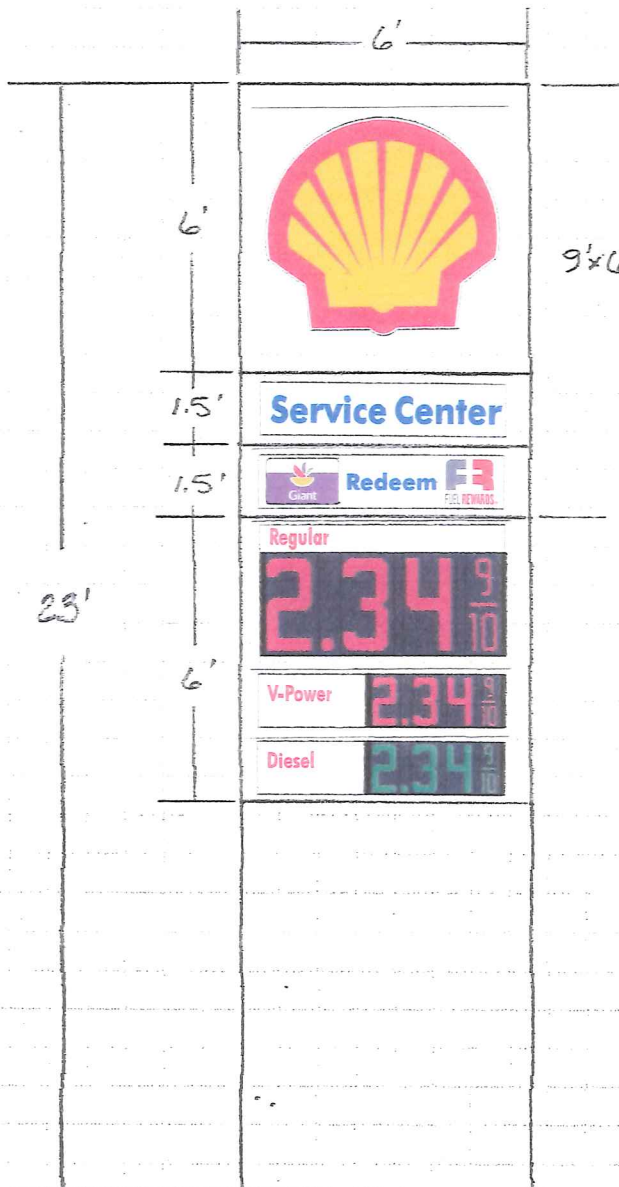
Premise Address: 925 FREDERICK RD

Elevation Range: 500ft - 504ft

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													
Planning Jefferson Building Room 101 Phone: 410-887-3211	Commercial Design Review Areas - Catonsville Commercial Revitalization Districts - Catonsville	X		X								X		
		X		X								X		
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: 1962-5500-X; 1984-0029-A; R-1951-1986	X		X	X	X	X			X	X	X		



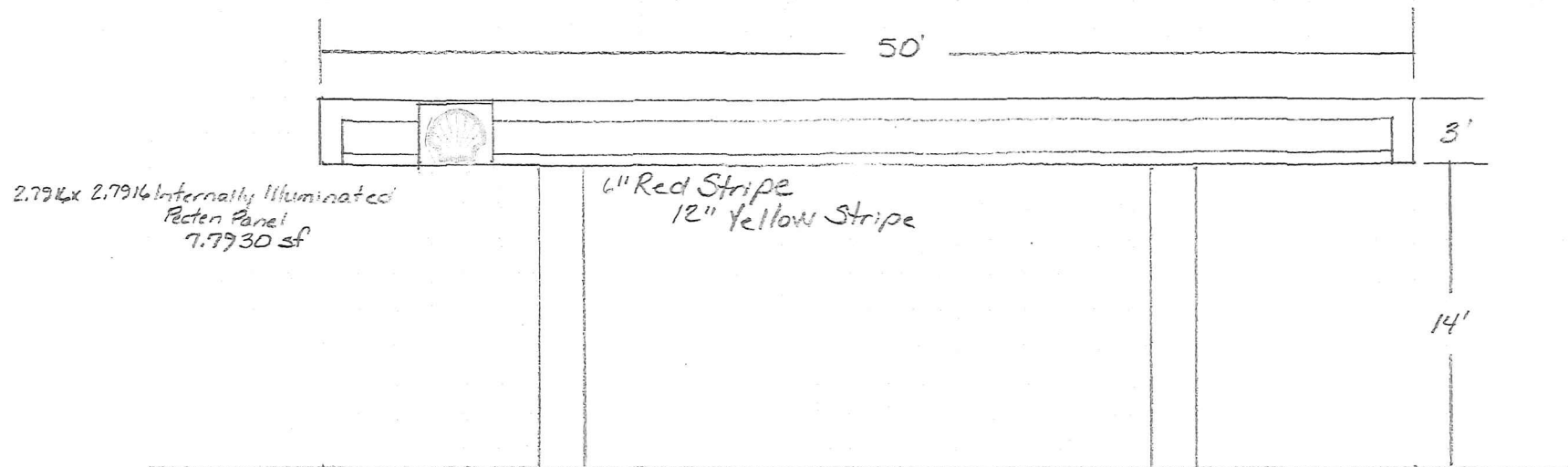
Existing Sign



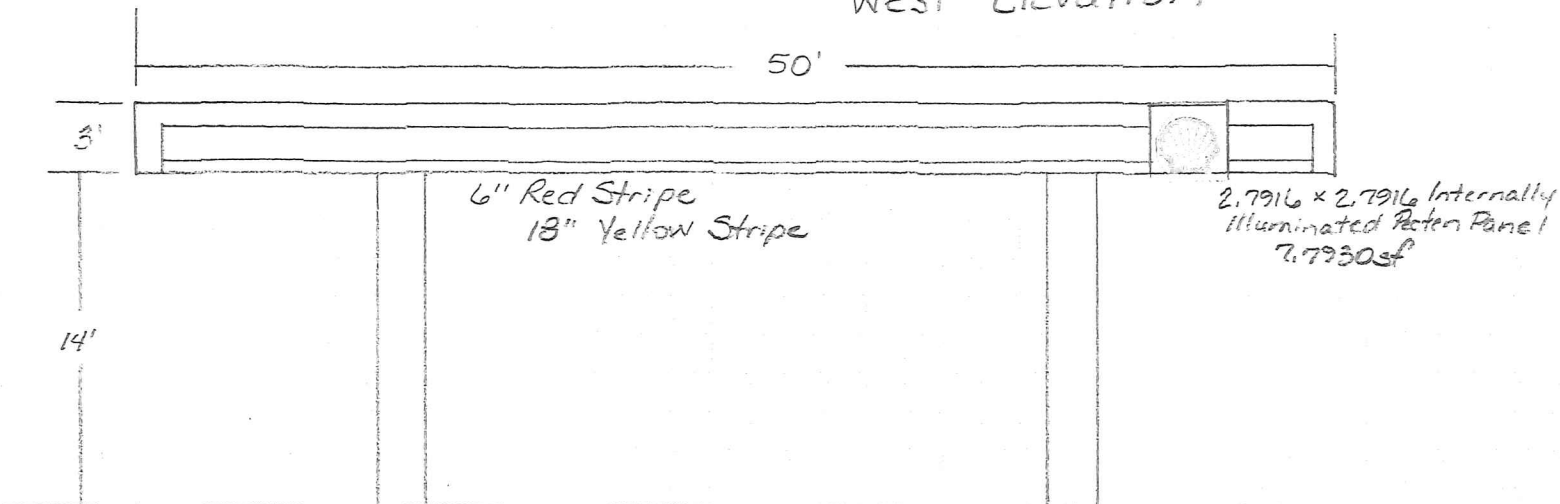
Refacing existing freestanding sign. No electric or structural changes.

Scale - 1/4" = 1'

Freestanding Sign Reface
SMD Shell Site 462
925 Frederick Road
Catonsville, MD 21228



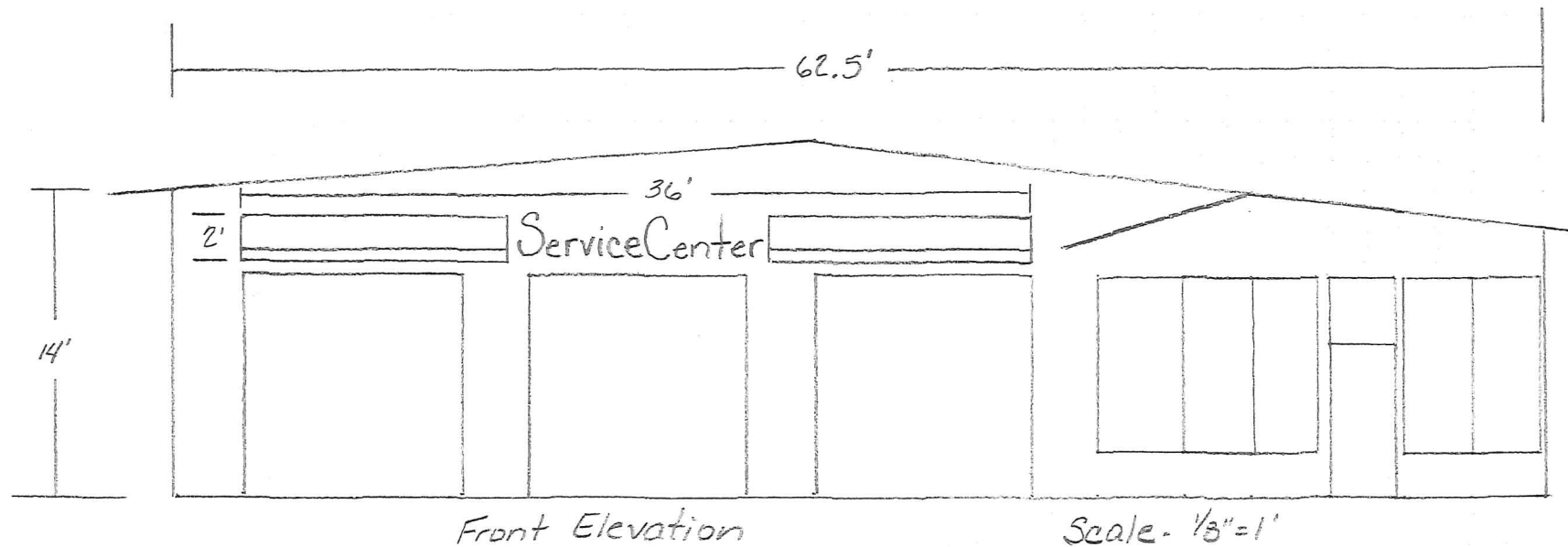
West Elevation



East Elevation

Scale - 1/8" = 1'

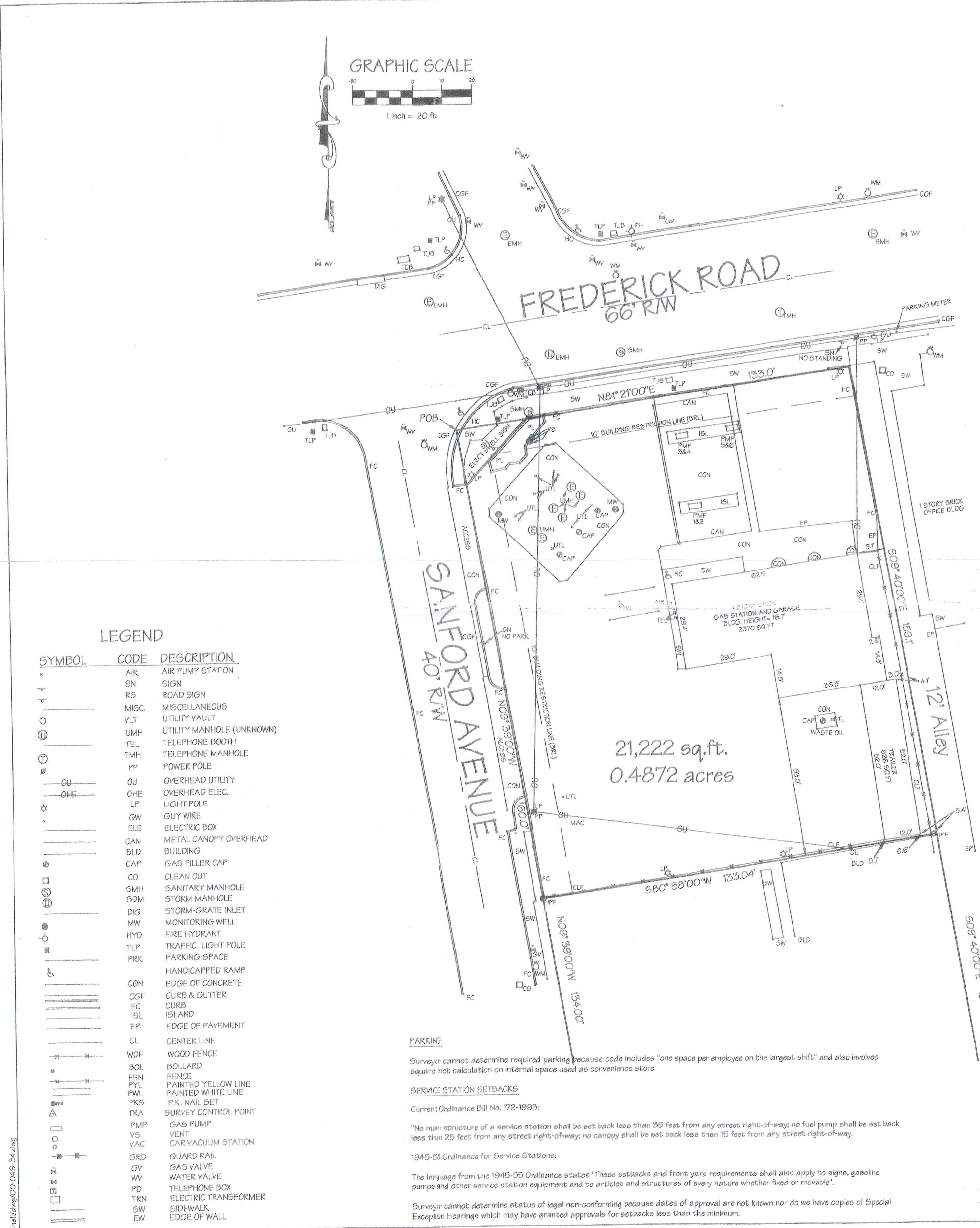
Canopy Reface
SMO Shell Site 462
925 Frederick Road
Catonsville, MD 21228



Refacing building fascia by removing existing "Service Center", replacing with new "Service Center" with red and yellow stripes both sides per detail. SF to be 72sf total. 2' x 36'

Building Reface
SMD Shell Site 462
925 Frederick Road
Catonsville, MD 21228





LEGEND		
SYMBOL	CODE	DESCRIPTION
AK	AK	AIR PUMP STATION
SN	SN	ROAD SIGN
RS	RS	ROAD SIGN
MISC.	MISC.	MISCELLANEOUS
YLT	YLT	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
CON	CON	HANDICAPPED RAMP
CGF	CGF	EDGE OF CONCRETE
FC	FC	CURB & GUTTER
ISL	ISL	CURB
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
YAC	YAC	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	EDGE OF WALK
EW	EW	EDGE OF WALK

PARKING:
Surveyor cannot determine required parking because code includes "one space per employee on the largest shift" and also involves square foot calculation on internal space used as convenience store.

SERVICE STATION SETBACKS:
Current Ordinance Bldg No. 172-1993:
"No main structure of a service station shall be set back less than 35 feet from any street right-of-way; no fuel pump shall be set back less than 25 feet from any street right-of-way; no canopy shall be set back less than 15 feet from any street right-of-way."
1945-55 Ordinance for Service Stations:
The language from the 1945-55 Ordinance states "These setbacks and front yard requirements shall also apply to signs, gasoline pumps and other service station equipment and to articles and structures of every nature whether fixed or movable."
Surveyor cannot determine status of legal non-conforming because dates of approval are not known nor do we have copies of Special Exception Hearings which may have granted approvals for setbacks less than the minimum.

- STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 00004154
DATED JUNE 12, 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., except canopy along Frederick Rd.
- Exceptions 5 & 6 Non survey items.
- Exception 7 Terms and conditions in Deed to Shell Oil Company, Liber 6222 Folio 486 Non survey item.
- Exception 8 Terms and conditions in Deed to Thomas E. Booth, Liber 6222 Folio 489 Non survey item.
- Exception 9 Terms and conditions in Agreement, Liber 656 Folio 165 Extension of Sanford Avenue 433.5' north of Magruder Avenue. South of subject property. Not applicable.
- Exception 10 Terms and conditions in Agreement with Union Trust Company of Maryland, Liber 1033, Folio 212. Extension of Sanford Avenue. South from Frederick Avenue to tie-in with extension in Exception 9 above.
- Exception 11 Terms and conditions and right-of-way in Deed to Benjamin John Peters, Liber 695 Folio 263. 5' pathway along east side on Sanford Avenue. No physical evidence existing. Unable to determine exact location.
- Exception 12 Terms and conditions and right-of-way in Deed to Peters Garage Incorporated, Liber 656 Folio 503. First parcel describes pathway location as in Exception 11 above. Parcel Two north of Frederick Avenue. Not applicable.
- Exception 13 Terms and conditions in Agreement with Consolidated Gas Electric Light and Power Company, Liber 653 Folio 347, north side of Frederick Avenue. Not applicable.

Section XI Non-Conforming Uses

A lawful non conforming use existing on the effective date of the adoption of these Regulations may continue, provided, however, that upon any change from such non-conforming use to a conforming use or any attempt to change from such non-conforming use to a different type non-conforming use or any discontinuance of such non-conforming use for a period of one year, or in case of a non-conforming commercial or industrial structure shall be damaged by fire or otherwise to the extent of seventy-five (75%) per cent of its value, the right to continue or resume such a non-conforming use shall terminate. No non-conforming use of a building, structure or parcel of land shall hereafter be extended more than twenty-five (25%) per cent of the area of land or buildings.

LEGAL DESCRIPTION

BEGINNING for the same at the corner formed by the intersection of the south side of Frederick Road with the east side of Sanford Avenue, 40 feet wide, as laid out by an Agreement between George B. Johnson and Peters Garage, Incorporated, with the Union Trust Company of Maryland dated June 24, 1938, and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No. 1033, Folio 212; and running thence and binding on the south side of Frederick Road North 81 degrees 21 minutes East 133 feet to the beginning of Parcel A described in deed from Ester B. Peters, et al, to Harry E. Thum and wife dated September 9, 1959, and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3492, Folio 154; thence leaving Frederick Road and binding reversely on part of the last line of said parcel A, South 9 degrees 40 minutes East 293.10 feet to a pipe; thence South 80 degrees 58 minutes West 133.08 feet to a pipe set on the east side of Sanford Avenue; thence North 9 degrees 39 minutes West and binding on the east side of Sanford Avenue 134 feet to the place of beginning.

Survey and excepting the following parcel:

BEGINNING for the subject property at an iron pipe found at the southwest corner of the Shell Oil Company Property, which is as described in a Deed recorded at Liber 4043, folio 464 among the Land Records of Baltimore County, Maryland, and thence with the easterly right-of-way line of Sanford Avenue (40 feet right-of-way) North 09 degrees 33 minutes 00 seconds West 134.04 feet to a point and thence crossing the aforesaid original track, North 80 degrees 58 minutes 00 seconds East 133.04 feet to a point and thence with the westerly right-of-way line of a 12 feet public alley, South 09 degrees 40 minutes 00 seconds East 134.00 feet to an iron pipe found and thence with the northerly line of the C. L. Kendrick Property which is as described in a Deed recorded in Liber 4536, folio 34 among the aforesaid Land Records, South 80 degrees 58 minutes 00 seconds West 133.08 feet to the point of beginning and containing 17,829 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

TO: FFCA ACQUISITION CORPORATION, A DELAWARE CORPORATION, FRANCHISE FINANCE CORPORATION OF AMERICA, A DELAWARE CORPORATION, FFCA CAPITAL HOLDING CORPORATION, A DELAWARE CORPORATION, FFCA FUNDING CORPORATION, A DELAWARE CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, STEWART TITLE GUARANTY COMPANY, THE WILLS GROUP, INC., SMO, INC., SMO REALTY, LLC, AND MERCHANTILE SAFE DEPOSIT & TRUST COMPANY

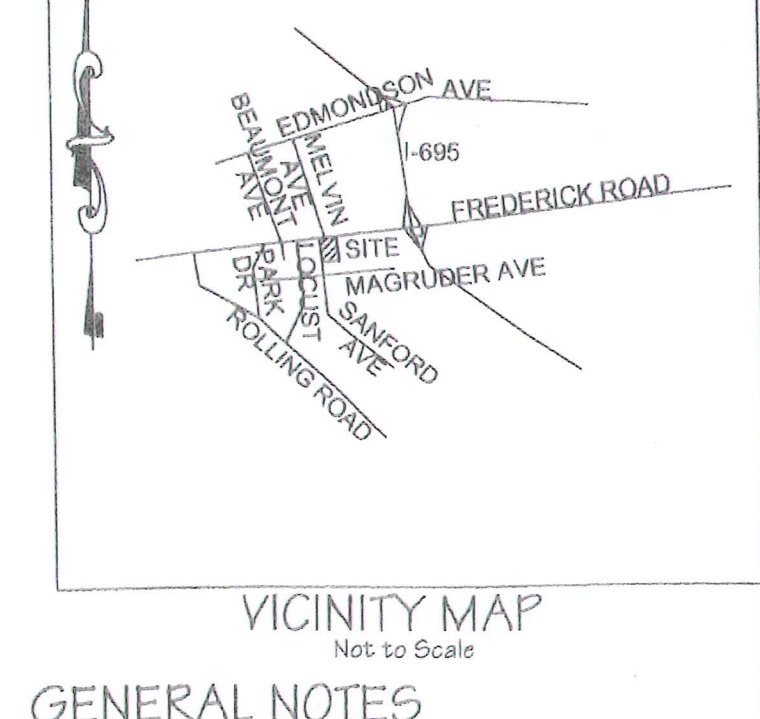
This is to certify that this map or plat of survey (this "Survey Map") of the real property ("Property") specifically described in Stewart Title Guaranty Company Title Commitment No. 00004154 dated June 12, 2000 (the "Title Commitment"), (1) is based on a field survey made on Sept. 28, 2000, by me or 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 13, 2000, and (3) to the best of my professional knowledge, information and belief,

(a) This Survey Map correctly represents the facts found at the time of the survey;
(b) 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;
(c) The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within +/- 0.1 feet;
(d) 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
(e) Except as otherwise noted below, if the Property consists of two or more parcels, there are no gaps or gaps 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, L.S.*
D. Wayne Weller, L.S.
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. 00004154 DATED JUNE 12, 2000.



- GENERAL NOTES**
- The bearing basis of this survey was the deed bearings.
 - Owners: SHELL OIL COMPANY
Liber 2508, folio 254
 - Address: 925 Frederick Road
Baltimore, Maryland
 - Total Area: 0.4872 Acres more or less.
 - Zoning: Zone: BL-CSA Business Local, Special Exception use, except in Planned Shopping Center or Drive-in Cluster
Height 40' subject to multiple provisions
Setbacks: Front 10'
Side None - Except:
a. Adjoining residential equal to setback in R Zone
b. Corner Lot 10' on side street
Rear None - Adjoining R Zone 20'
Building Ht.: 16.7'
Floor Area Ratio: 3.0
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. ex. striped, 1 Handicapped space
 - Flood Zone: Zone "C" (area of minimal flooding) as shown on Flood Insurance Rate Map Community Panel No. 240010-0390B, dated 3/2/01
 - This site has access from Sanford Avenue public right-of-way
 - This survey shows the visible improvements as of the last day in the field being Sept. 28, 2000.
 - The boundary was established by finding property corners as shown on drawing.
 - Boundary was established by the methodology shown in General Note #2. All property corners on the site have neither been found or set. Found corners are as shown.
 - On the day of the field survey noted herein, there was no observable evidence of construction activity or use as a dump or landfill.
 - Canopy extends more than 25% into required front building restriction line, max 25%.

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 Newhope Street - Suite 108/109
Plaza Del Lago Bldg.
Fountain Valley, CA 92708
714-979-7181
Fax 714-641-2840

11/27/00	REVISED PER CLIENT'S COMMENTS	JLM
DATE	REVISION	BY

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

**925 FREDERICK ROAD
BALTIMORE, MD**

SCALE: 1" = 20'	CHECKED BY:
DATE: 10/25/00	APPROVED:
DWN BY: JLM	FFCA #: 8001-2011
CKD BY: DW	Loc #: 137540

Idc 00049.34 J.N. 20350