UP-2019-0082-SI

RE: Job #53574, Red Lion Hotel (Applic 1 of 3)

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

B _____
A 771366

Case # 1995-0173-XA

SIGN USE PERMIT

The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials J.T.

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

PROPERTY ADDRESS 2004 Greenspring Drive, Timonium, MD ZIP CODE 21093

BUSINESS NAME Red Lion Hotel ZONING ML-IM

OWNER'S NAME Timonium Recovery Trust LLC PHONE NO. 410-252-7373 HISTORIC DISTRICT ☐ Yes ☒ No

MAILING ADDRESS 12 Tidewater Drive, Ormond Beach, FL 32174

APPLICANT/OWNER'S AGENT Joe Trabert, Agent PHONE NO. 443-297-5025

SIGN COMPANY NAME Triangle Sign & Service, LLC
11-13 Azar Ct., P.O. Box 24186, Baltimore, MD 21227 PHONE NO. 410-247-5300

TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 19 / 000 / 02185

☐ 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: 7.0'H feet x 7.0'W feet = 49 square feet Height: 13.17 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 8', 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.

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

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.

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

Replace D/F freestanding illuminated sign (identified as Sign 4) on Greenspring Drive, with new cabinet and pole covers, reading: RED LION HOTEL
Sign Dimensions: 7.0'H x 7.0'W x 13.17'Overall Height = 49 sf

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.

Joe Trabert Jan 2 2019
Signature ~~March 19, 2018~~ Date

Joe Trabert c/o Triangle Sign & Service
Print/Type Name

☐ Require Planning Signature _____ Date _____

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)
REV 03/12 Case # 1995-0173-XA

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

Signature Initials JBE/WCR Date 1/2/19

Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
1/2/2019

Permit Processing Commerical Permit & Development Report

Property Information

Tax Account Number: 1900002185 **Plat Ref:** 048:133 **Election District:** 8

Owner Name(s): TIMONIUM RECOVERY TRUST LLC
Address: 12 TIDEWATER DR
ORMOND BEACH,FL 32174
Premise Address: 2004 GREENSPRING DR

PDM #: 08-0105
Zoning District(s): ML IM
Elevation Range: 406ft - 428ft

Affected Overlays / Contact Agency	Instructions: Begin review process with Zoning Review, Room 111. Potential Overlay Issues — Growth Tier 1: Served by public sewer and inside URDL	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
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: R-1954-3014; R-1954-3015; R-1954-3016; 1980-0147-XA; AA-1971-0011GF; R-1973-0205	X		X	X	X	X			X	X	X		JAF

Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.
Form171C

THIS FOURTH AMENDATORY LEASE AGREEMENT made this 20 day of November, 2018, by and between MERRITT BAVAR-TD, LLC, ("Landlord") and TIMONIUM RECOVERY TRUST, LLC, ("New Tenant"), as successor in interest to TIMONIUM MANAGEMENT, INC., ("Old Tenant").

EXPLANATORY STATEMENT

By lease dated May 1, 1981 and Amendments dated February 16, 2009, February 19, 2014 and January 9, 2015 (hereinafter called the "Lease"), Landlord leased to Old Tenant, and the latter rented from the former, certain parcel of land and improvements located at 1966 Greenspring Drive, Timonium, MD 21093 and a double-faced advertising sign (the"Sign").

The parties desire to amend the Lease as hereinafter set forth.

NOW, THEREFORE, AND IN CONSIDERATION of the mutual covenants and agreement herein contained, the parties hereto hereby covenant and agree as follows:

1. Landlord and New Tenant agree to extend New Tenant's current Lease Term for a period of five (5) years, commencing October 1, 2015 and expiring September 30, 2020 (the "Extension Period")

2. Tenant's rental schedule during the Extension Period shall be as follows:

Term:	Annual Rate:	Monthly Rate:
10/1/15-9/30/20	$$8,599.92	$716.66

3. Landlord and New Tenant and agree they are each hereby granted the option to terminate the Lease with thirty (30) days written notice to the other party.

4. New Tenant shall have no further options to expand, renew or terminate the Lease except as provided in this Amendatory Lease Agreement.

5. New Tenant and Landlord warrant that they have dealt with no broker in connection with this Amendatory Lease Agreement, and agree to indemnify, defend and save the other harmless from all claims, actions, damages, costs and expenses and liability whatsoever, including reasonable attorney's fees, that may arise from any breach of this warranty.

6. This letter agreement is not legally binding until both parties have executed and delivered signed originals or counterparts hereof.

7. Except as herein provided, the Lease shall remain unchanged and in full force

and effect.

8. Time is of the essence for all purposes in this Amendatory Lease Agreement.

IN WITNESS WHEREOF, the parties hereto have executed the within Amendatory Lease Agreement as of the day and year first above written.

WITNESS:

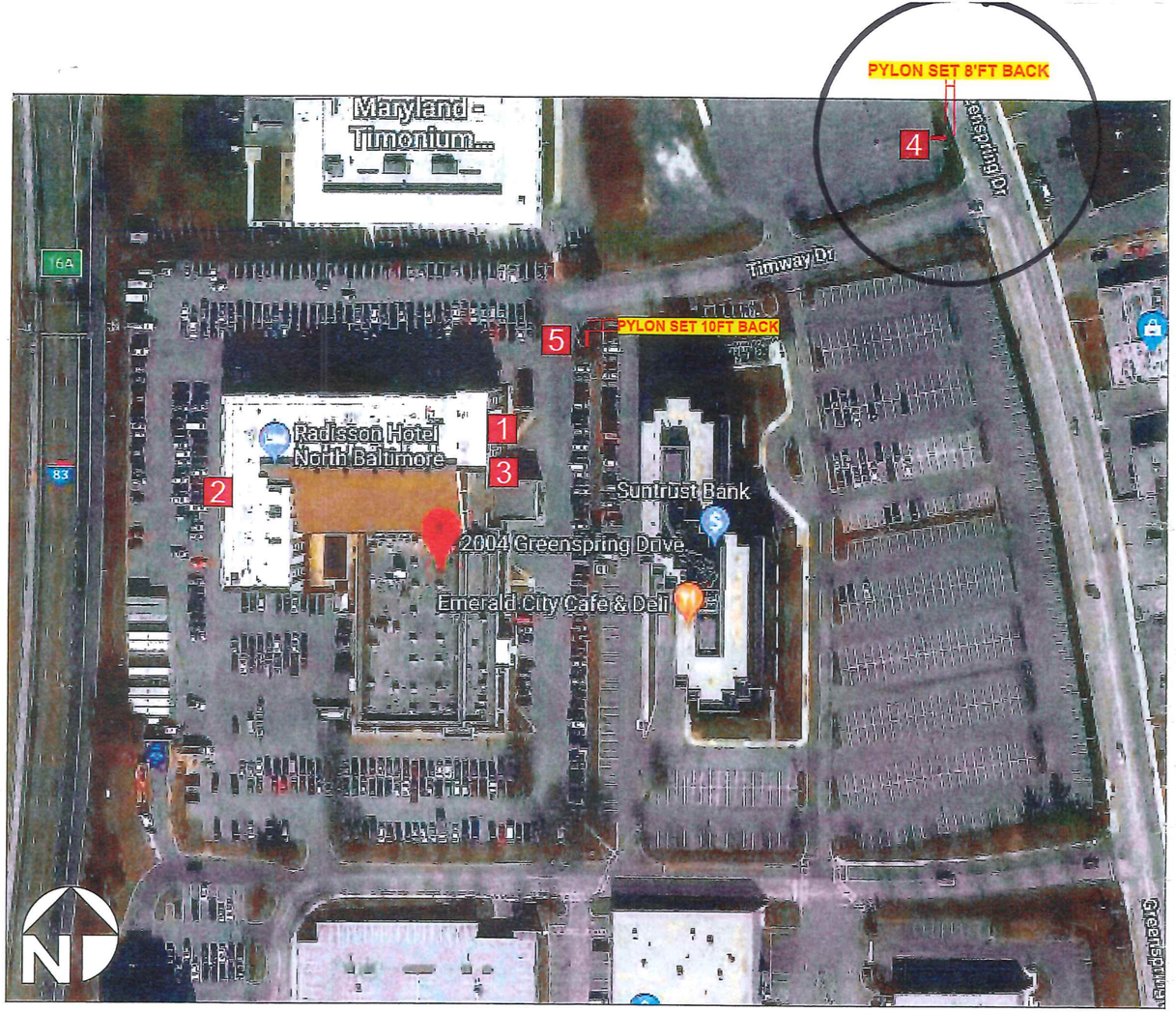
TIMONIUM RECOVERY TRUST, LLC
(New Tenant)

BY: _____ (SEAL)
NAME: Joseph G Gillespie (Print)
TITLE: Manager

ATTEST:

MERRITT BAVAR - TD, LLC (Landlord)
BY: MERRITT MANAGEMENT CORPORATION
AGENT

BY: _____ (SEAL)
NAME: Scott E Tarsey (Print)
TITLE: CEO



AERIAL SITE VIEW

NTS

4 NEW RLH D/F LED PYLON CABINET & POLE COVER

49 SQ FT

LATEST REVISION DETAIL:		
R2	AR	Change footing details for #5 pylon to survey info

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com

image national signs ...bringing your image to light!

PROJECT TITLE: RED LION HOTELS CORPORATION

LOCATION: **SITE # RLH-TIM** 2004 Greenspring Dr. **Timonium, MD 21093**

REQUESTED BY:	Kate G.
DRAWN BY:	Amy R.
COMPUTER FILE INCLUDING DATE:	RLH-TIM-TimoniumMD-R3-031818

UNDERWRITERS LABORATORIES ELECTRIC SIGN — NAMPA PLANT - UL #433195-001

U.S. & PR. - All signs conform to UL-48/264 (labeled accordingly) & must comply with UL-48 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

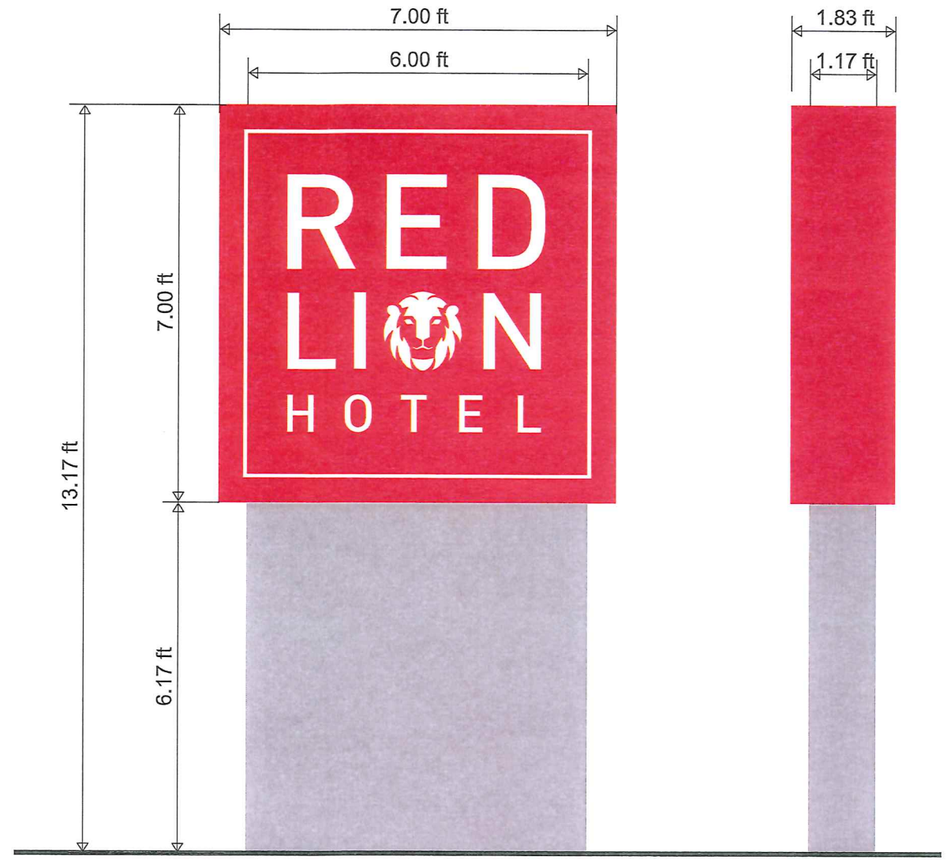
© 2018 image national signs. This design is an original work of authorship by Image National, Inc. (image) which owns the copyright protection by the copyright law of the United States (title 17, U.S. Code). All rights are reserved by image and until the use of this design is authorized by image in writing, image owns the exclusive rights to: a) reproduce this design in copies, in graphic form or as a sign; b) prepare derivative works based upon the design; c) distribute copies of the design by sale or other transfer of ownership; and d) display the design publicly

EXISTING SIGNAGE

- REMOVE AND DISCARD EXISTING 13'-2" OAH PYLON SIGN
- EXISTING STEEL TO REMAIN

PROPOSED SIGNAGE

- INSTALL NEW 7 X 7 RED LION HOTEL D/F PYLON, 13'2" OAH



4 NEW RLH D/F LED PYLON CABINET & POLE COVER
SCALE: 3/8"=1'-0"
49 SQ FT

- FACE SUBSTRATE - FLEXIBLE W/ 1ST SURFACE GRAPHICS
- ILLUMINATION - INTERNAL WHITE GE LED 120 VOLT
- ALUMINUM POLE COVER PAINTED COOL GREY

NOTE: SURVEY MEASUREMENTS RECEIVED 3/9/18

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com

image national signs ...bringing your image to light!

PROJECT TITLE: RLHC RED LION HOTELS CORPORATION

LOCATION: **SITE # RLH-TIM** 2004 Greenspring Dr. **Timonium, MD 21093**

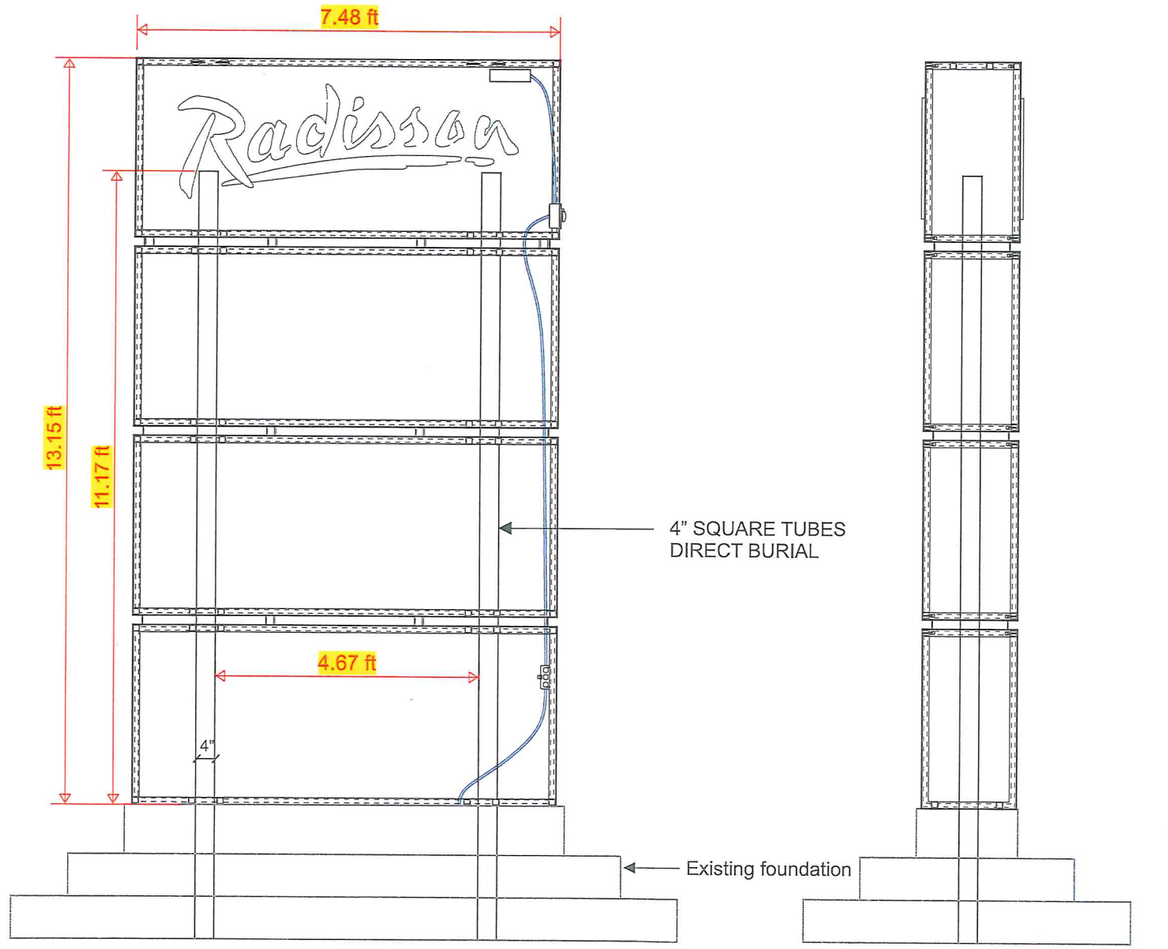
REQUESTED BY: Kate G.
DRAWN BY: Amy R.
COMPUTER FILE INCLUDING DATE: RLH-TIM-TimoniumMD-R3-031818

UNDERWRITERS LABORATORIES ELECTRIC SIGN NAMPA PLANT - UL #433195-001

U.S. & PR. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-48 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

© 2018 image national signs. This design is an original work of authorship by Image National, Inc. (image) which owns the copyright protection by the copyright law of the United States (title 17, U.S. Code). All rights are reserved by image and, until the use of this design is authorized by image in writing, image owns the exclusive rights to: a) reproduce this design in copies, in graphic form or as a sign; b) prepare derivative works based upon the design; c) distribute copies of the design by sale or other transfer of ownership; and d) display the design publicly.

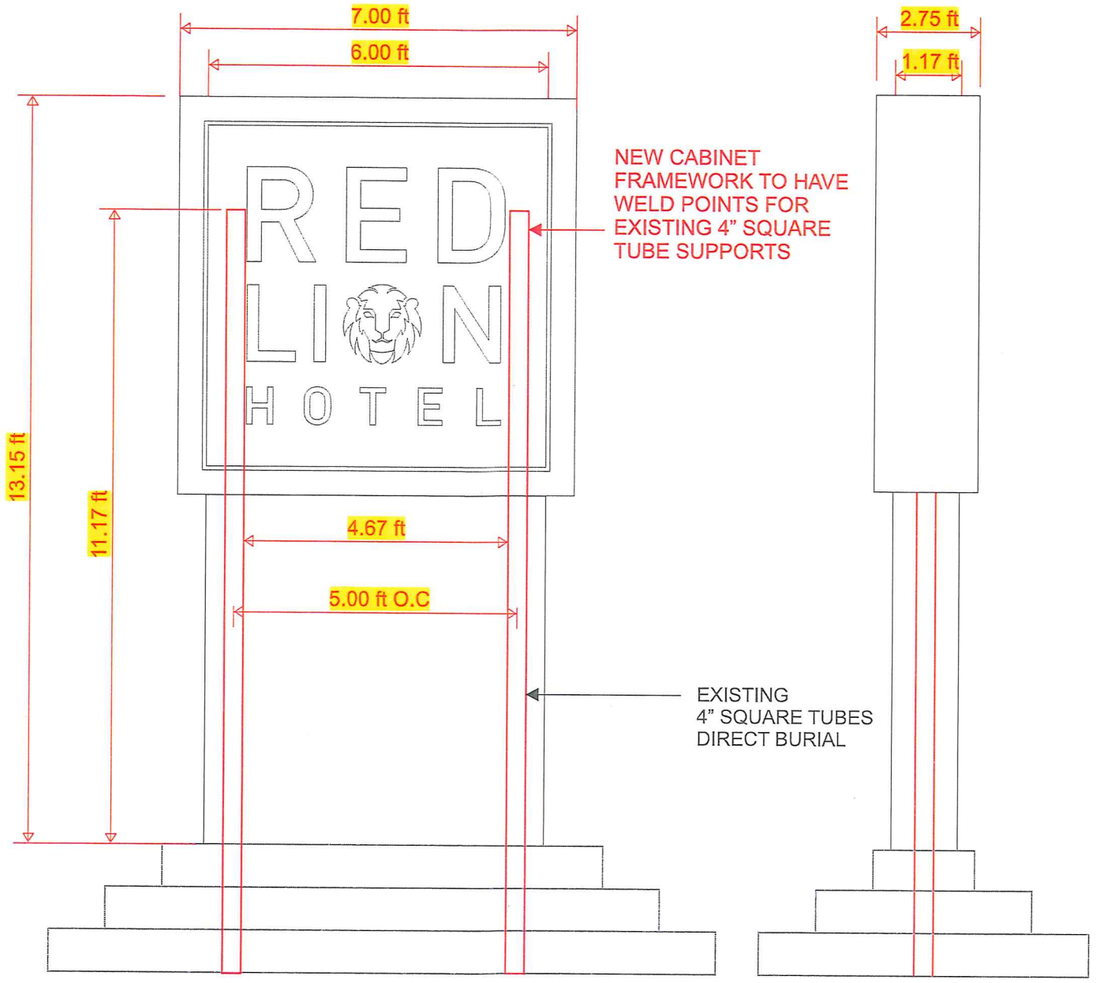
EXISTING SIGNAGE



Double Face Monument Sign at Greenspring Dr.
Scale: 1:30

Monument Sign Side Structural Details
Scale: 1:30

PROPOSED SIGNAGE



4 **NEW SIGNAGE ON EXISTING PYLON FOOTING**
SCALE: 3/8"=1'-0"

NOTE: SURVEY MEASUREMENTS RECEIVED 3/9/18

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com

image national signs ...bringing your image to light!

PROJECT TITLE: RL HC RED LION HOTELS CORPORATION

LOCATION: **SITE # RLH-TIM** 2004 Greenspring Dr. **Timonium, MD 21093**

REQUESTED BY: Kate G.
DRAWN BY: Amy R.
COMPUTER FILE INCLUDING DATE: RLH-TIM-TimoniumMD-R3-031818

UNDERWRITERS LABORATORIES ELECTRIC SIGN — NAMPA PLANT - UL #433195-001

U.S. & PR - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-413 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

© 2018 image national signs. This design is an original work of authorship by Image National, Inc. (image) which owns the copyright protection by the copyright law of the United States (title 17, U.S. Code). All rights are reserved by image and, until the use of this design is authorized by image in writing, image owns the exclusive rights to: a) reproduce this design in copies, in graphic form or as a sign; b) prepare derivative works based upon the design; c) distribute copies of the design by sale or other transfer of ownership; and d) display the design publicly.