

IN RE: PETITION FOR VARIANCE
(5361 Nottingridge Road)
11th Election District
6th Council District
Sheehy White Marsh Property, LLC
Legal Owner

Petitioner

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2019-0088-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Sheehy White Marsh Property, LLC, legal owner of the subject property ("Petitioner"). Petitioner is requesting variance relief pursuant to the Baltimore County Zoning Regulations ("BCZR") as follows: **(1)** To allow three wall-mounted enterprise signs on one façade of a single tenant commercial building in lieu of the three enterprise signs permitted with no more than two on each façade (Signs A, C, D) and to allow a wall-mounted enterprise sign with a sign area/face of 191 square feet in lieu of the 150 square feet permitted for a single sign (Sign A); **(2)** To allow a wall-mounted sign to extend 4 feet from the wall to which it is attached in lieu of the permitted 18 inches (Sign A); **(3)** To allow directional signs (wall-mounted and freestanding) with sign area/faces a maximum of 16 square feet in lieu of the permitted 8 square feet (Signs E, F, G, H, I, J, L, M) and to allow a sign height of 7 and 8 feet in lieu of the permitted 6 feet in height (Signs G, H, I, J); **(4)** To allow a freestanding sign to be erected as close as 48 feet from another freestanding sign in lieu of the permitted 100 feet (Signs B-J, H-B, H-I, J-G, G-L, L-M); and **(5)** To allow a wall-mounted enterprise sign to extend 3 feet and 6 inches above the top of the wall to which it is attached without any eaves or a parapet (Sign A). A 2-sheet site plan was marked as Petitioner's Exhibit 1A & 1B.

ORDER RECEIVED FOR FILING

Date 12/5/18
By Sen

Professional engineer James Matis and Brad Fowler (on behalf of Sheehy) appeared in support of the petition. David H. Karceski, Esq. represented Petitioner. Mike Pierce attended the hearing to obtain additional information regarding the requests. 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.

The site is approximately 5.50 acres in size and zoned BM. Petitioner recently constructed a commercial building on the site and will soon open a Nissan automobile dealership. This case concerns the signage proposed for the dealership.

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 irregular dimensions and is therefore unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to provide sufficient signage to alert motorists on Md. Route 7 to the location of the dealership. 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 5th day of **December, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance as follows: (1) To allow three wall-mounted enterprise signs on one façade of a single tenant commercial building in lieu of the three enterprise signs permitted with no more than two on each façade (Signs A, C, D) and to

ORDER RECEIVED FOR FILING

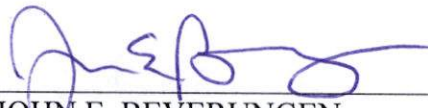
Date 12/5/18
By Sen

allow a wall-mounted enterprise sign with a sign area/face of 191 square feet in lieu of the 150 square feet permitted for a single sign (Sign A); **(2)** To allow a wall-mounted sign to extend 4 feet from the wall to which it is attached in lieu of the permitted 18 inches (Sign A); **(3)** To allow directional signs (wall-mounted and freestanding) with sign area/faces a maximum of 16 square feet in lieu of the permitted 8 square feet (Signs E, F, G, H, I, J, L, M) and to allow a sign height of 7 and 8 feet in lieu of the permitted 6 feet in height (Signs G, H, I, J); **(4)** To allow a freestanding sign to be erected as close as 48 feet from another freestanding sign in lieu of the permitted 100 feet (Signs B-J, H-B, H-I, J-G, G-L, L-M); and **(5)** To allow a wall-mounted enterprise sign to extend 3 feet and 6 inches above the top of the wall to which it is attached without any eaves or a parapet (Sign A), 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.
- (2) No banners, temporary signs, glittering car sale signs, balloons, laser projections or similar displays shall be placed along the property road frontages or on the buildings.

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/sln

ORDER RECEIVED FOR FILING

Date 12/5/18

By slr



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 5361 Nottingridge Road

which is presently zoned BM

Deed References: 39946-103

10 Digit Tax Account # 2500014695

Property Owner(s) Printed Name(s) Sheehy White Marsh Property LLC

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s)

SEE ATTACHED SHEET

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 / 410-494-6285 / dhkarceski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Sheehy White Marsh Property LLC

By: *Ann Fowler*

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

12701 Fair Lakes Circle, Fairfax, VA

Mailing Address City State

22033

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 / 410-494-6285 / dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2019-0088-A Filing Date 9/29/2018

Do Not Schedule Dates:

Reviewer JNP

REV. 10/4/11

ORDER RECEIVED FOR FILING

Date 12/5/18

By Sen

SHEEHY WHITE MARSH PROPERTY LLC

5361 NOTTINGRIDGE ROAD

ATTACHMENT TO PETITION FOR VARIANCE

1. Variance from B.C.Z.R. Section 450.4 Attachment 1.5(a) to allow three wall-mounted enterprise signs on one façade of a single tenant commercial building in lieu of the three enterprise signs permitted with no more than two on each façade (Signs A, C, D) and to allow a wall-mounted enterprise sign with a sign area/face of 191 square feet in lieu of the 150 square feet permitted for a single sign (Sign A).
2. Variance from Section 450.5.B.9(a) to allow a wall-mounted sign to extend 4 feet from the wall to which it is attached in lieu of the permitted 18 inches (Sign A).
3. Variance from Section 450.4 Attachment 1.3(a) to allow directional signs (wall-mounted and freestanding) with sign area/faces a maximum of 16 square feet in lieu of the permitted 8 square feet (Signs E, F, G, H, I, J, L, M) and to allow a sign height of 7 and 8 feet in lieu of the permitted 6 feet in height (Signs G, H, I, J).
4. Variance from Section 450.5.B.4 to allow a freestanding sign to be erected as close as 48 feet from another freestanding sign in lieu of the permitted 100 feet (Signs B-J, H-B, H-I, J-G, G-L, L-M).
5. Variance from Section 450.5.B.9.b to allow a wall-mounted enterprise sign to extend 3 feet and 6 inches above the top of the wall to which it is attached without any eaves or a parapet (Sign A).

September 4, 2018

Description to Accompany Zoning Petition for Variances
5361 Nottingridge Road
Election District 11
Baltimore County, Maryland

Beginning for the same, at a point located on the west side of Philadelphia Road, State Route 7 at the end of the cutoff leading from Nottingridge Road, said point being located *South 71° 41' 55" West 70.46 feet*, more or less, from the point of intersection of the centerlines of said Nottingridge Road and Philadelphia Road, running thence and binding along said east west Philadelphia Road the two following courses viz,

1. **South 40°06'23" West 125.82 feet** to a point, thence
2. **South 41°19'34" West 357.92 feet** to a point, thence leaving said west side of Philadelphia Road and running thence the five following courses viz:
 3. **North 45°14'33" West 68.21 feet** to a point, thence
 4. **North 53°13'42" West 330.23 feet** to a point, thence
 5. **North 77°14'33" West 37.60 feet** to a point, thence
 6. **North 12°45'27" East 63.38 feet** to a point, thence
 7. **North 40°06'23" East 486.36 feet** to a point on the south side of Nottingridge Road, thence binding along the south side of Nottingridge Road the two following course viz:
 8. By a curve to the left having a **radius of 610.00 feet for an arc length of 6.53 feet**
 9. **South 49°53'37" East 433.27 feet** to a point at the beginning of the cutoff leading to Philadelphia Road, thence binding along said cutoff
 10. **South 04°53'37" East 39.60 feet** to the place of beginning

Containing 5.50 acres more or less or 239,580 square feet of land.

This description is intended for zoning purposes only and is not intended for use in conveyance of land.



CERTIFICATE OF POSTING

2019-0088-A

RE: Case No.: _____

Petitioner/Developer: _____

Sheehy White Marsh Property, LLC.

December 3, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

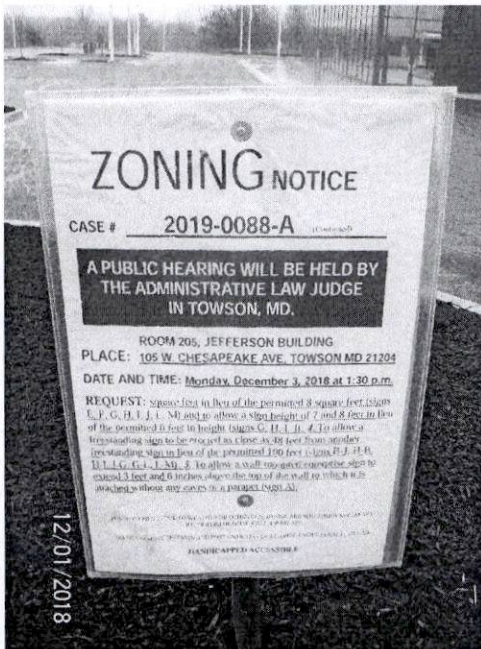


This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

5361 Nottingridge Road **SIGN 2 Recertification**

November 13, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

A handwritten signature in black ink, appearing to read "Robert Black".

December 1, 2018

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0088-A

RE: Case No.: _____

Petitioner/Developer: _____

Sheehy White Marsh Property, LLC.

December 3, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204



Attn: Kristen Lewis:

Ladies and Gentlemen:

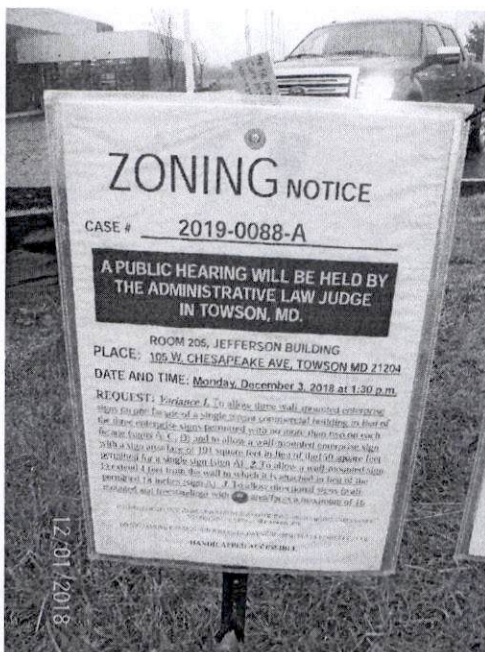
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5361 Nottingridge Road

SIGN 3 Recertification

November 13, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

A handwritten signature in black ink, appearing to read "Robert Black".

December 1, 2018

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

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Sheehy White Marsh Property, LLC.

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Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

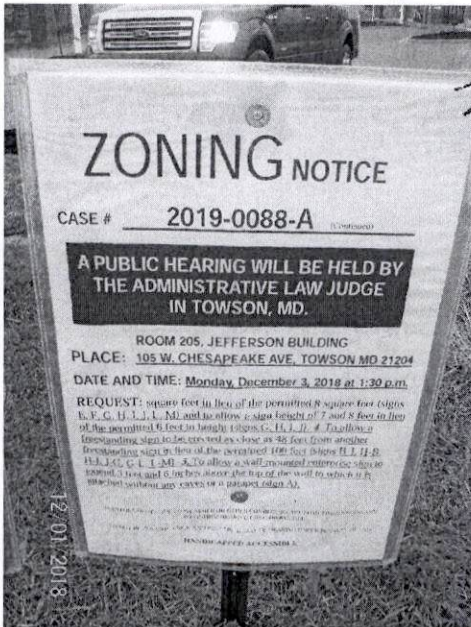
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5361 Nottingridge Road

SIGN 4 Recertification

November 13, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

December 1, 2018

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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2019-0088-A

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Petitioner/Developer: _____

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December 3, 2018

Date of Hearing/Closing: _____

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Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

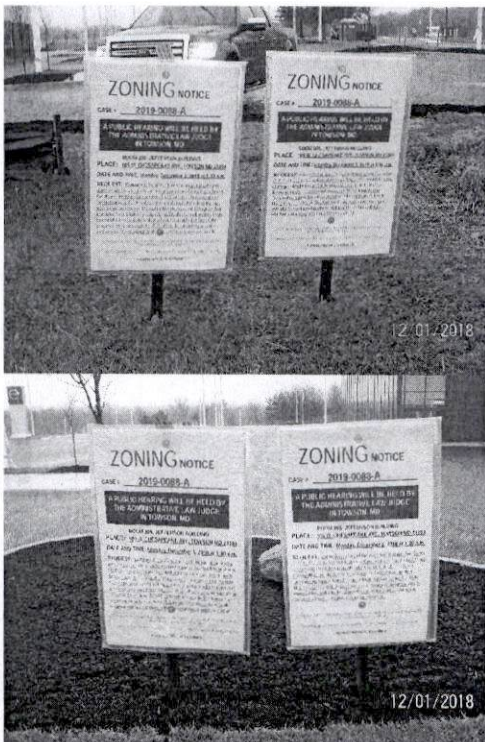


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5361 Nottingridge Road **Recertification Groups 1 & 2**

November 13, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 December 1, 2018
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2019-0088-A
Property Address: 5361 Nottingridge Road
Property Description: NW/4 of Philadelphia Road @ CORNER of SW/4
of Nottingridge Road
Legal Owners (Petitioners): SHEEHY WHITE MARSH PROPERTY, LLC
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID H. KARCESKI
Company/Firm (if applicable): VENABLE, LLP
Address: 210 W. PENNSYLVANIA AVE, SUITE 500
TOWSON, MD 21204
Telephone Number: 410-494-6285

CERTIFICATE OF POSTING

2019-0088-A

RE: Case No.: _____

Petitioner/Developer: _____

Sheehy White Marsh Property, LLC.

December 3, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

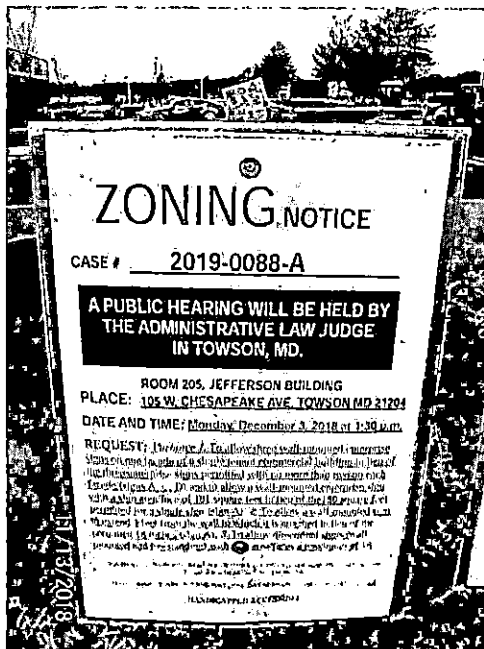
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

5361 Nottingriddle Road

SIGN 1

November 13, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

November 13, 2018

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0088-A

RE: Case No.: _____

Petitioner/Developer: _____

Sheehy White Marsh Property, LLC.

December 3, 2018
Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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5361 Nottingriddle Road

Groups 1 & 2

November 13, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 November 13, 2018
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



October 19, 2018

DONALD I. MOHLER III
County Executive

CORRECTED NOTICE OF ZONING HEARING

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals and Inspections

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0088-A

5361 Nottingridge Road
NW/s Philadelphia Road at the corner of SW/s Nottingridge Road
11th Election District – 6th Councilmanic District
Legal Owners: Sheehy White Marsh Property, LLC

Variance 1. to allow three wall-mounted enterprise signs on one façade of a single tenant commercial building in lieu of the three enterprise signs permitted with no more than two on each façade (signs A, C, D) and to allow a wall-mounted enterprise sign with a sign area/face of 191 square feet in lieu of the 150 square feet permitted for a single sign (sign A). 2. to allow a wall-mounted sign to extend 4 feet from the wall to which it is attached in lieu of the permitted 18 inches (sign A). 3. to allow directional signs (wall-mounted and freestanding) with sign area/faces a maximum of 16 square feet in lieu of the permitted 8 square feet (signs E, F, G, H, I, J, L, M) and to allow a sign height of 7 and 8 feet in lieu of the permitted 6 feet in height (signs G, H, I, J). 4. to allow a freestanding sign to be erected as close as 48 feet from another freestanding sign in lieu of the permitted 100 feet (signs B-J, H-B, H-I, J-G, G-L, L-M). 5. To allow a wall-mounted enterprise sign to extend 3 feet and 6 inches above the top of the wall to which it is attached without any eaves or a parapet (sign A).

Hearing: Monday, December 3, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Ann Fowler, 12701 Fair Lakes Circle, Fair Fax VA 22033

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 13, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



October 19, 2018
DONALD I. MOHLER III
County Executive

NOTICE OF ZONING HEARING

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

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Hearing: Monday, December 1, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Ann Fowler, 12701 Fair Lakes Circle, Fair Fax VA 22033

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 13, 2018.**
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TO: THE DAILY RECORD
Tuesday, November 13, 2018 - Issue

Please forward billing to:

David Karceski
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6285

NOTICE OF ZONING HEARING

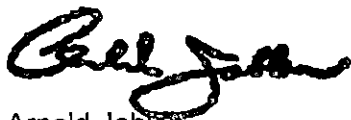
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Hearing: Monday, December 1, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
5361 Nottingridge Road; NW/S Philadelphia *
Road at corner of SW/S of Nottingridge Rd * OF ADMINISTRATIVE
11th Election & 6th Councilmanic Districts *
Legal Owner(s): Sheehy White Property, LLC * HEARINGS FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 2019-088-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED
OCT 05 2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of October, 2018, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

The Daily Record

11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

<http://www.thedailyrecord.com>

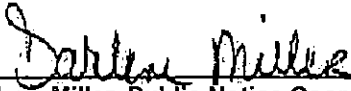
Order #: 11639120
 Case #: 2019-0088-A
 Description:

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

11/13/2018

CASE NUMBER: 2019-0088-A NOTICE OF ZONING HEARING



Darlene Miller, Public Notice Coordinator
 (Representative Signature)

Baltimore County**NOTICE OF ZONING HEARING**

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0088-A

5361 Nottingridge Road

NW/s Philadelphia Road at the corner of SW/s Nottingridge Road

11th Election District - 6th Councilmanic District

Legal Owners: Sheehy White Marsh Property, LLC

Variance 1. to allow three wall-mounted enterprise signs on one facade of a single tenant commercial building in lieu of the three enterprise signs permitted with no more than two on each facade (signs A, B, C, D) and to allow a wall-mounted enterprise sign with a sign area/face of 191 square feet in lieu of the 150 square feet permitted for a single sign (sign A). 2. to allow a wall-mounted sign to extend 4 feet from the wall to which it is attached in lieu of the permitted 18 inches (sign A). 3. to allow directional signs (wall-mounted and freestanding) with sign area/faces a maximum of 16 square feet in lieu of the permitted 8 square feet (signs E, F, G, H, I, J, L, M) and to allow a sign height of 7 and 8 feet in lieu of the permitted 6 feet in height (signs G, H, I, J). 4. to allow a freestanding sign to be erected as close as 48 feet from another freestanding sign in lieu of the permitted 100 feet (signs B-J, H-B, H-I, J-G, G-L, L-M). 5. To allow a wall-mounted enterprise sign to extend 3 feet and 6 inches above the top of the wall to which it is attached without any eaves or a parapet (sign A).

Hearing: Monday, December 3, 2018 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391

n13

THE UNIVERSITY OF CHICAGO

1. The first part of the document is a list of references. The references are:

- 1. J. H. Van Veen, "The effect of the frequency of the input signal on the output of a nonlinear system," *IEEE Trans. on Circuits and Systems*, vol. 34, no. 1, pp. 1-10, 1987.
- 2. J. H. Van Veen, "The effect of the frequency of the input signal on the output of a nonlinear system," *IEEE Trans. on Circuits and Systems*, vol. 34, no. 1, pp. 1-10, 1987.
- 3. J. H. Van Veen, "The effect of the frequency of the input signal on the output of a nonlinear system," *IEEE Trans. on Circuits and Systems*, vol. 34, no. 1, pp. 1-10, 1987.
- 4. J. H. Van Veen, "The effect of the frequency of the input signal on the output of a nonlinear system," *IEEE Trans. on Circuits and Systems*, vol. 34, no. 1, pp. 1-10, 1987.
- 5. J. H. Van Veen, "The effect of the frequency of the input signal on the output of a nonlinear system," *IEEE Trans. on Circuits and Systems*, vol. 34, no. 1, pp. 1-10, 1987.
- 6. J. H. Van Veen, "The effect of the frequency of the input signal on the output of a nonlinear system," *IEEE Trans. on Circuits and Systems*, vol. 34, no. 1, pp. 1-10, 1987.
- 7. J. H. Van Veen, "The effect of the frequency of the input signal on the output of a nonlinear system," *IEEE Trans. on Circuits and Systems*, vol. 34, no. 1, pp. 1-10, 1987.
- 8. J. H. Van Veen, "The effect of the frequency of the input signal on the output of a nonlinear system," *IEEE Trans. on Circuits and Systems*, vol. 34, no. 1, pp. 1-10, 1987.
- 9. J. H. Van Veen, "The effect of the frequency of the input signal on the output of a nonlinear system," *IEEE Trans. on Circuits and Systems*, vol. 34, no. 1, pp. 1-10, 1987.
- 10. J. H. Van Veen, "The effect of the frequency of the input signal on the output of a nonlinear system," *IEEE Trans. on Circuits and Systems*, vol. 34, no. 1, pp. 1-10, 1987.

[illegible]

the 1990s, the number of people in the world who are under 15 years of age is expected to increase from 1.1 billion to 1.5 billion. The number of people aged 65 and over is expected to increase from 200 million to 400 million. The number of people aged 15 and over is expected to increase from 3.5 billion to 4.5 billion. The number of people aged 15 and over is expected to increase from 3.5 billion to 4.5 billion. The number of people aged 15 and over is expected to increase from 3.5 billion to 4.5 billion.

CERTIFICATE OF POSTING

2019-0088-A

RE: Case No.: _____

Petitioner/Developer: _____

Sheehy White Marsh Property, LLC.

December 3, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

5361 Nottingridge Road

November 13, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 November 13, 2018
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2018-0002-A

RECEIVED

Postmaster/Developer:

Sheehy White Marsh Property, LLC

December 4, 2018

Date of Hearing/Closing:

Postmaster/Developer/Postmaster
Sheehy White Marsh Property, LLC
11111 Oldfield Road, Suite 111
Baltimore, MD 21231

Ann: Kristin Lewis

Postmaster/Developer/Postmaster

This certificate is a statement of the penalties of posting that the necessary sign(s) required by law were posted on the property located at:

11111 Oldfield Road

November 13, 2018

The sign(s) were posted on:

(City, State, Zip Code)

November 13, 2018

Signature of Sign Poster (Date)

Postmaster/Developer/Postmaster

Postmaster/Developer/Postmaster

Postmaster/Developer/Postmaster

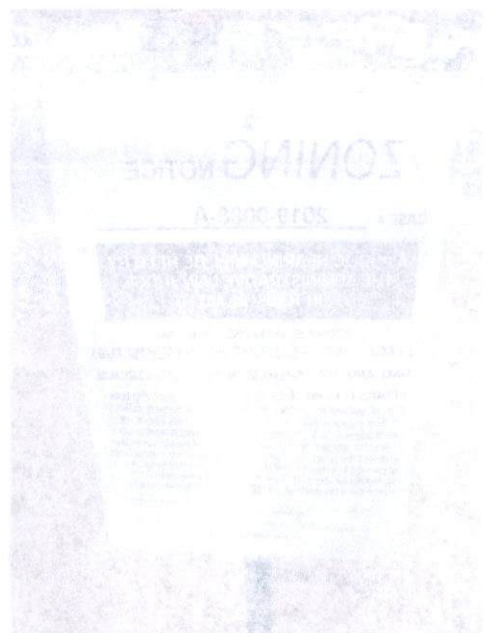
(Address)

Baltimore, Maryland 21231

(City, State, Zip Code)

(410) 285-7040

(Telephone Number)



CERTIFICATE OF POSTING

2019-0088-A

RE: Case No.: _____

Petitioner/Developer: _____

Sheehy White Marsh Property, LLC.

December 3, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

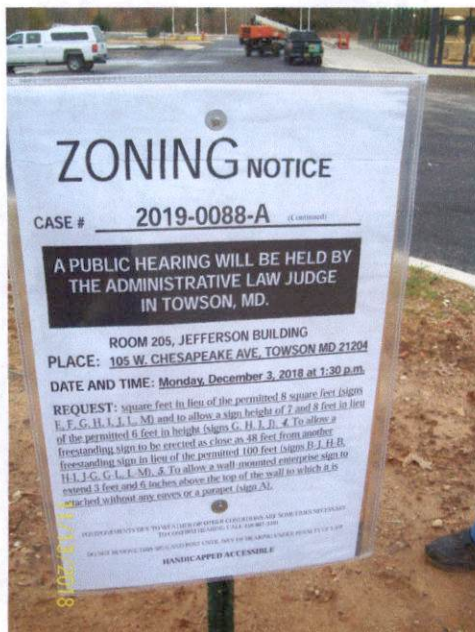
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5361 Nottingridge Road

November 13, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 November 13, 2018
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

200 Robert E. Brown

1970

1970

(Address)

10000, Maryland 21202

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



1970

1970

1970

1970

1970

1970

1970

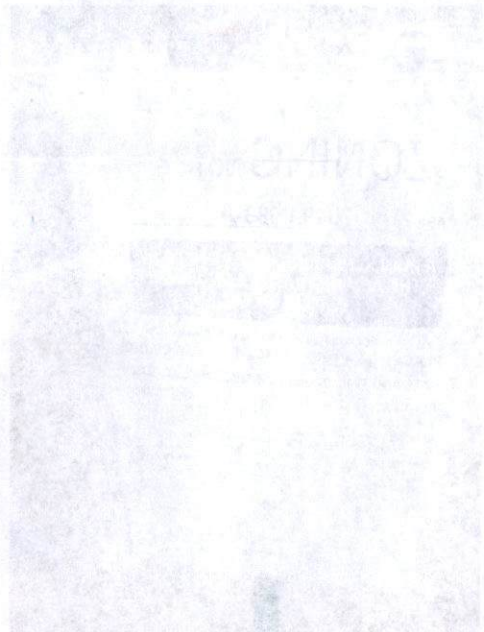
1970

1970

1970

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1970



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **173229**

Date: **9/20/2018**

PAID RECEIPT

BUSINESS ACTUAL TIME
 9/24/2018 9/24/2018 10:29:35

REG 1503 - WALK IN - CAM
 RECEIPT # 790719 9/24/2018 DELA

5 528 ZONING VERIFICATION
 NO. 173229

Receipt for \$500.00
 \$500.00 CK 4.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount	Rep
001	806	0000		6150				5 00.00	CR

Total **5 00.00**

Rec From: **Venable, LLC**

For: **Variance - 5361 Nottingham Road**
2019-0088-A (SHEEHY WHITE MARSH PROPERTY, LLC)

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



DONALD I. MOHLER III
County Executive

November 28, 2018

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

Sheehy White Marsh Property, LLC
12701 Fair Lakes Cir.
Fairfax, VA 22033

To Whom It May Concern:

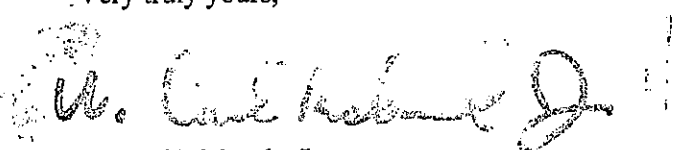
RE: Case Number: 2019-0088A, Address: 5361 Nottingridge Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 20, 2018. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel
David H. Karceski, Esq. 210 W. Pennsylvania Ave., Ste. 500 Towson, MD 21204

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 10/24/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-088



INFORMATION:

Property Address: 5361 Nottingham Road
Petitioner: Sheehy White Marsh Property, LLC
Zoning: BM
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to permit zoning relief as listed on the attachment submitted in support of the petition.

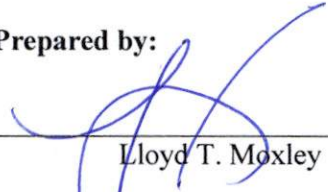
A site visit was conducted on Oct 12, 2018. The site was the subject of 2016 CZMP Issue #6-014 wherein the Baltimore County Council rezoned the property from ML-IM to BM.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- No banners, temporary signs, glittering car sale signs, balloons, laser projections or similar shall be placed along the property road frontages or on the buildings.
- Petitioners shall demonstrate to the satisfaction of the Administrative Law Judge the hardship they would suffer if signs I and J were held to the maximum 6 feet height.

For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

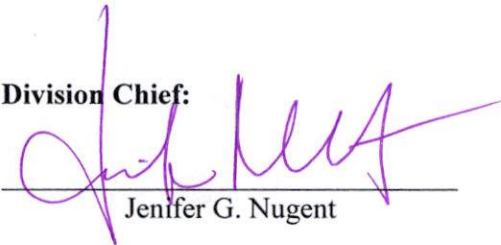
Prepared by:



Lloyd T. Moxley

AVA/JGN/LTM/

Division Chief:



Jenifer G. Nugent

c: Josephine Selvakumar
David H. Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

wcr

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 10/24/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

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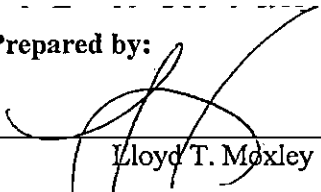
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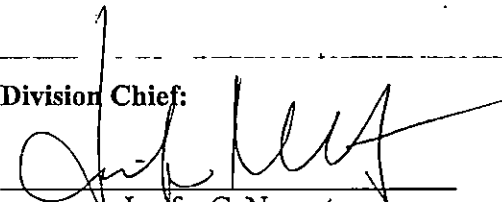
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Prepared by:


Lloyd T. Moxley

Division Chief:

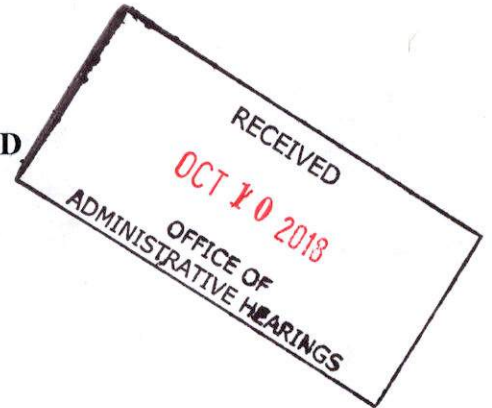

Jennifer G. Nugent

AVA/JGN/LTM/

c: Josephine Selvakumar
David H. Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 10, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0088-A
Address 5361 Nottingridge Road
(Sheehy White Property)

Zoning Advisory Committee Meeting of **October 8, 2018**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 10, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0088-A
Address 5361 Nottingridge Road
(Sheehy White Property)

Zoning Advisory Committee Meeting of **October 8, 2018**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: October 16, 2018

FROM: *MU*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 8, 2018
Item No. 2019-0080-A, 0088-A, 0089-A, 0090-A, 0092-SPH, 0093-A, 0094-
SPHXA, 0095-A, 0096-A, 0097-A and 0098-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

*

*

*

*

*

VKD: cen
cc: file

Date: 10/1/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

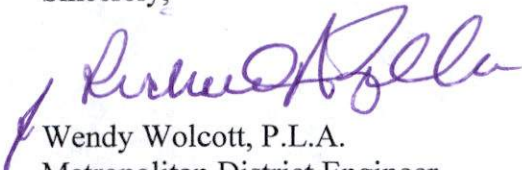
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2019-0088-A

Variance
Sheehy White Property, LLC, Ann Fowler
5361 Notting ridge Road

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

M E M O R A N D U M

DATE: January 7, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0088-A – Appeal Period Expired

The appeal period for the above-referenced case expired on January 4, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

/dlw

PLEASE

CASE NAME

CASE NUMBER

DATE _____

PETITIONER'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

PLEASE PRINT CLEARLY

CASE NAME Sheehy White
CASE NUMBER 2019-0088-A
DATE Dec 3, 2019

CITIZEN'S SIGN - IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

10/16

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

No Comment

10/10

DEPS
(if not received, date e-mail sent _____)

No Comment

10/26

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)No Obj
w/ Conditions

10/1

STATE HIGHWAY ADMINISTRATION

No Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 11/13/18

SIGN POSTING (1st) Date: 11/13/18

by SSG Black

SIGN POSTING (2nd) Date: 12-1-18

by " "

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 11 Account Number - 2500014695			
Owner Information					
Owner Name:		SHEEHY WHITE MARSH PROPERTY LLC		Use:	INDUSTRIAL
Mailing Address:		SUITE 250 12701 FAIR LAKES CIRCLE FAIRFAX VA 22033-		Principal Residence:	NO
				Deed Reference:	/39946/ 00103
Location & Structure Information					
Premises Address:		5361 NOTTINGRIDGE RD NOTTINGHAM 0-0000		Legal Description:	5.5000 AC 5361 NOTTINGRIDGE RD SWS NOTTINGHAM RIDGE
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0082	0005	0910		9747	
					Block:
					10A
					Lot:
					10A
					Assessment Year:
					2019
					Plat No:
					Plat Ref:
					0079/ 0747
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
				Property Land Area	
				5.5000 AC	
				County Use	
				07	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
		Base Value		Value	
				As of	
				01/01/2016	
				4,675,000	
				Phase-In Assessments	
				As of	
				07/01/2018	
				As of	
				07/01/2019	
Land:		4,675,000			
Improvements		0			
Total:		4,675,000		4,675,000	
Preferential Land:		0			
Transfer Information					
Seller: WHITE MARSH RETAIL LLC		Date: 02/15/2018		Price: \$6,325,000	
Type: ARMS LENGTH VACANT		Deed1: /39946/ 00103		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2018	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					



James E. Matis, P.E.
Principal

MATIS WARFIELD, INC.
CONSULTING ENGINEERS

954 Ridgebrook Road Suite 120
Sparks, Maryland 21152

Professional Registration

Professional Engineer-State of Maryland-1991
PE 18848

Education

Catholic University of America - School of Architecture and Planning
Catonsville Community College - School of Architecture and Engineering
Associate of Arts Degree 1981

Professional Experience

Prior to forming MATIS WARFIELD, INC. in 1994, Mr. Matis was a Senior Associate with a Baltimore County based civil engineering firm. As a principal with Matis Warfield, Inc., Mr. Matis' responsibilities include project management, site development planning and design, grading and sediment control design, public and private infrastructure design, cost estimating and specification writing for commercial, industrial, institutional and residential land development projects.

As a result of his 35 years in the real estate development industry, Mr. Matis possesses a comprehensive knowledge of requirements and regulations for land development for the various jurisdictions in the Baltimore Metropolitan Area.

Mr. Matis has had extensive experience as an "expert witness" having testified before the Administrative Law Judge, Zoning Commissioner, Board of Appeals and Circuit Court in Baltimore County, Board of Municipal Zoning Appeals of Baltimore City, Board of Appeals of Howard County and Carroll County and the Planning Commissions / Planning Boards of Baltimore, Frederick and Howard Counties.

PETITIONER'S EXHIBIT

2

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Sunday, December 02, 2018 6:29 PM
To: Barbara A. Lukasevich; cdmudd@venable.com; DKarceski@Venable.com; Administrative Hearings
Subject: Recertification's For 2019-0103-A AND 2019-0088-A
Attachments: Re-Cert 1 2019-0103-A.doc; Re-Cert 2 2019-0103-A.doc; Re-Cert 1 20019-0088-A.doc; Re-Cert 2 20019-0088-A.doc; Re-Cert 3 20019-0088-A.doc; Re-Cert 4 20019-0088-A.doc; Re-Cert Groups 1 & 2 20019-0088-A.doc

Certificate's for 12416 Hunters Glen and 5361 Nottingridge Road.



RECEIVED

RECEIVED

RECEIVED
OFFICE OF ADMINISTRATIVE SERVICES

CERTIFICATE OF POSTING

2019-0088-A

RE: Case No.: _____

Petitioner/Developer: _____

Sheehy White Marsh Property, LLC.

December 3, 2018

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

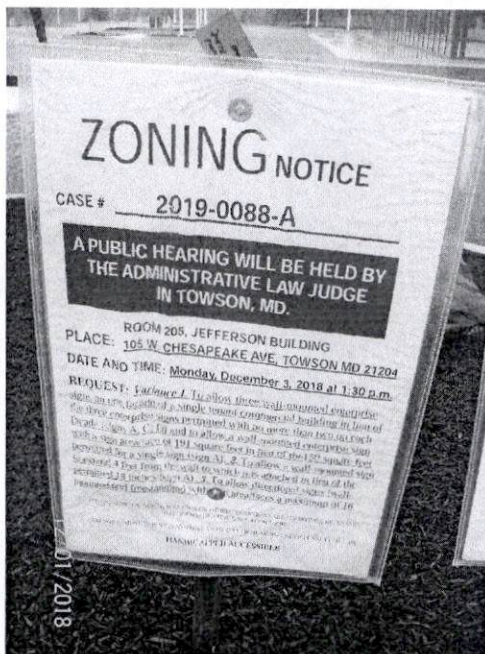


5361 Nottingridge Road

SIGN 1 Recertification

November 13, 2018

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,


(Signature of Sign Poster)

December 1, 2018

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

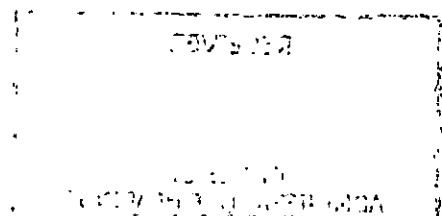
(Address)

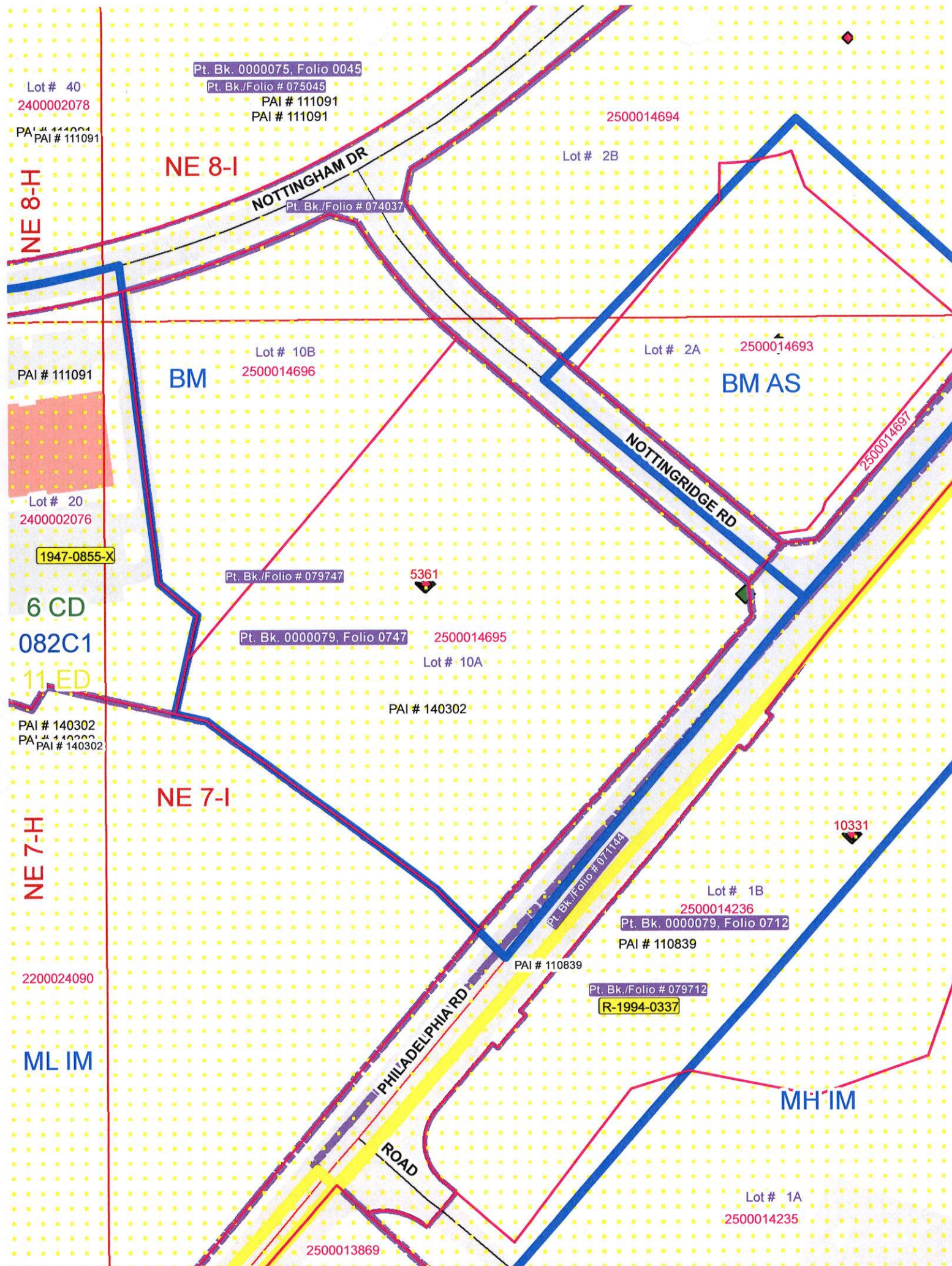
Dundalk, Maryland 21222

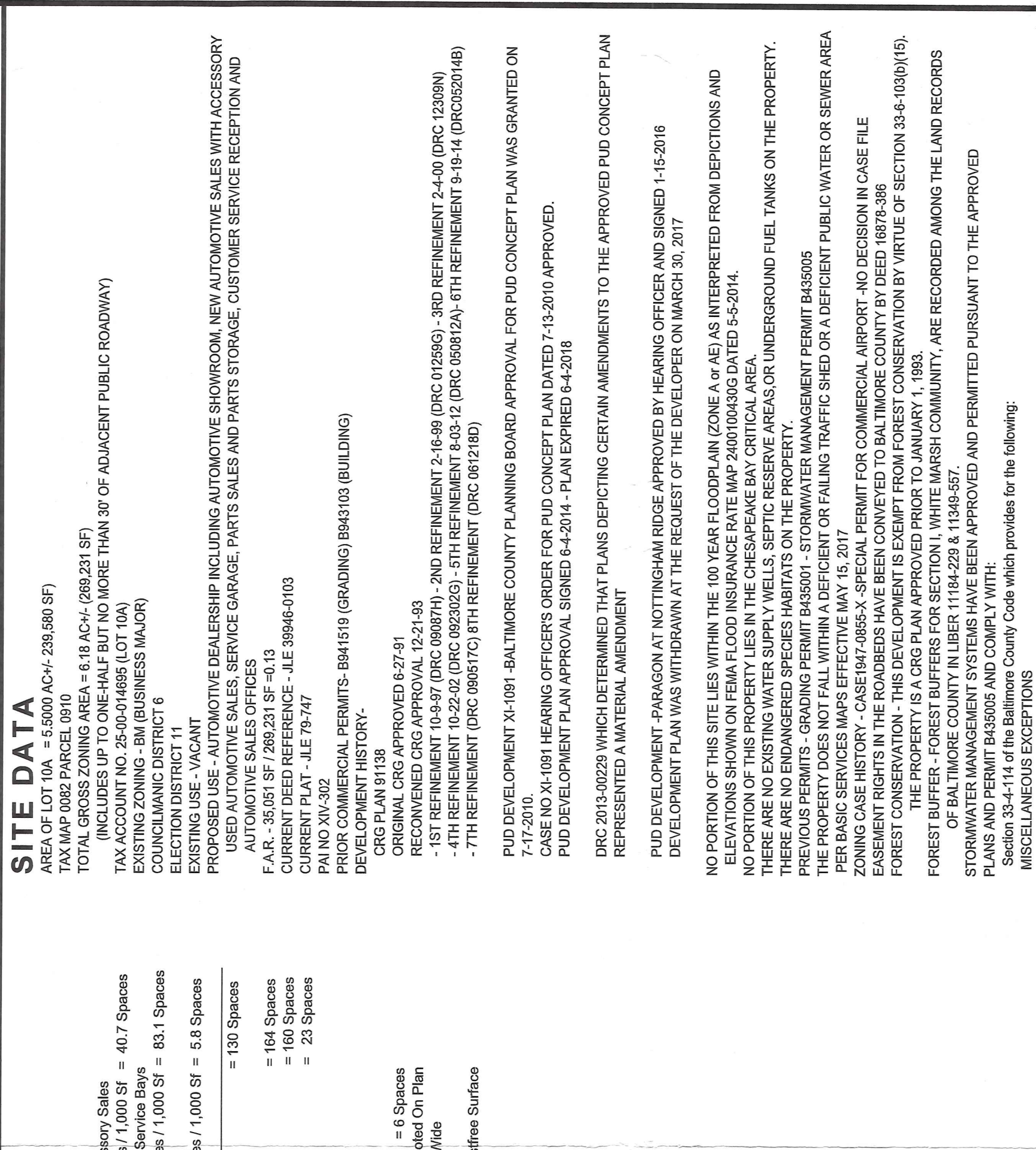
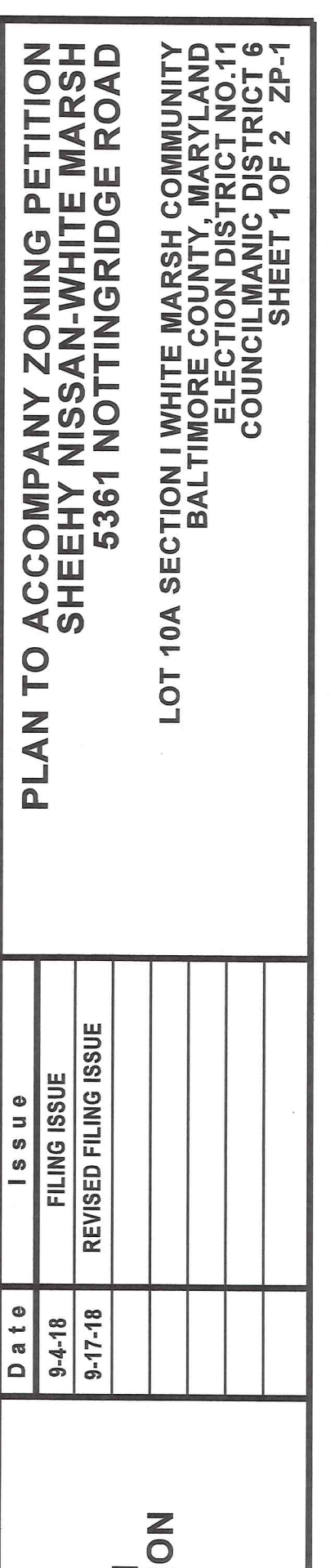
(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





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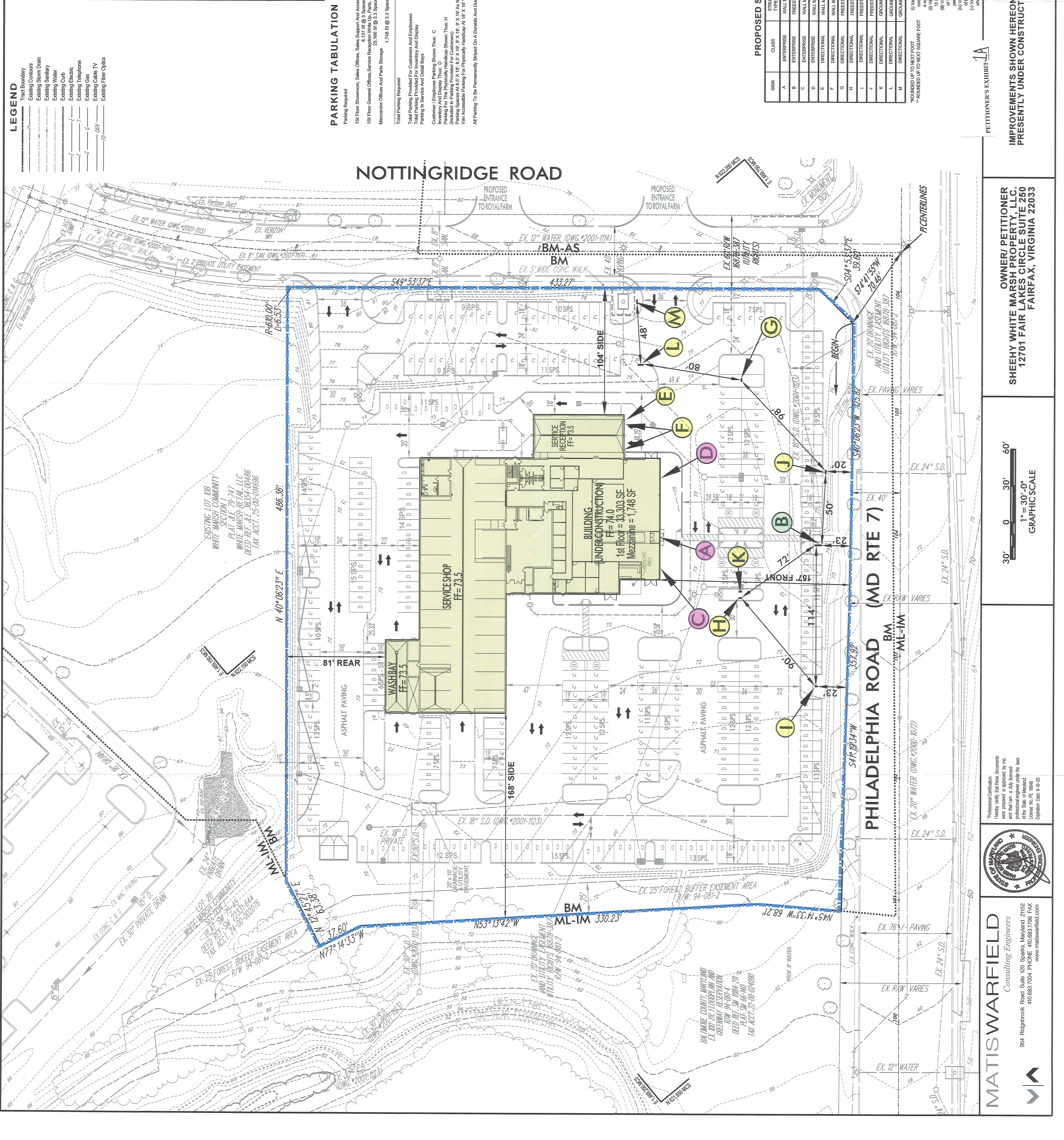
OWNER/ PETITIONER
MARSH PROPERTY, LLC.
LAKE CIRCLE SUITE 250
FAIRFAX, VIRGINIA 22033

30' 0 30' $1'' = 30'-0''$
GRAPHIC SCALE

Deers
land 21152
1738 FAX
arfield.com

MATISWARFIEL
Consulting Engineers

954 Ridgebrook Road, Suite 120, Sparks, Maryland 21151
410.683.7004 PHONE: 410.683.7004 FAX: 410.683.7005
www.matiswarfiel.com



SON	CLASS	STRUCTURAL TYPE	HEIGHT*	ILLUMINATION	NO. OF PAGES	NO. OF SIGNS	AREA PER PAGE	NOTES
A.	ENTERPRISE	WALL MOUNTED	NA	INTERNAL	1	1	191	(0)(0)(V)
B.	ENTERPRISE	FREESTANDING	20'	INTERNAL	2	1	44	(V)
C.	ENTERPRISE	WALL MOUNTED	NA	INTERNAL	1	1	35	(0)
D.	ENTERPRISE	WALL MOUNTED	NA	INTERNAL	1	1	73	(0)
E.	DIRECTIONAL	WALL MOUNTED	NA	INTERNAL	1	1	15	(0)
F.	DIRECTIONAL	WALL MOUNTED	NA	INTERNAL	1	2	24 Total	(0)
G.	DIRECTIONAL	FREESTANDING	8'	NONE	2	1	16'	(0)(V)
H.	DIRECTIONAL	FREESTANDING	8'	NONE	2	1	16'	(0)(V)
I.	DIRECTIONAL	FREESTANDING	8'	NONE	2	1	15'	(0)(V)
J.	DIRECTIONAL	FREESTANDING	7'	NONE	2	1	8'	(0)(V)
K.	DIRECTIONAL	GROUND MOUNTED	7'	NONE	2	1	8'	(V)
L.	DIRECTIONAL	GROUND MOUNTED	4'	NONE	2	1	11'	(0)(V)
M.	DIRECTIONAL	GROUND MOUNTED	4'	NONE	2	1	11'	(0)(V)

[illegible]

Date	Issue
9-4-18	FILING ISSUE
9-17-18	REVISED FILING ISSUE

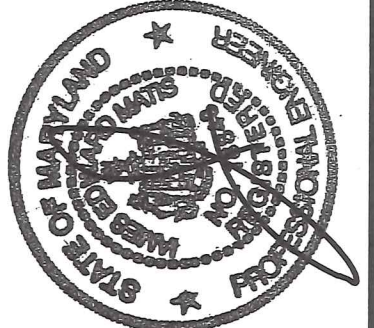
PETITIONER'S EXHIBIT 

**IMPROVEMENTS SHOWN HEREON
PRESENTLY UNDER CONSTRUCTION**

OWNER/ PETITIONER
SHEEHY WHITE MARSH PROPERTY, LLC.
12701 FAIR LAKES CIRCLE SUITE 250
FAIRFAX, VIRGINIA 22033

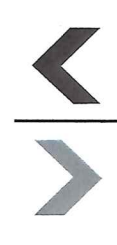


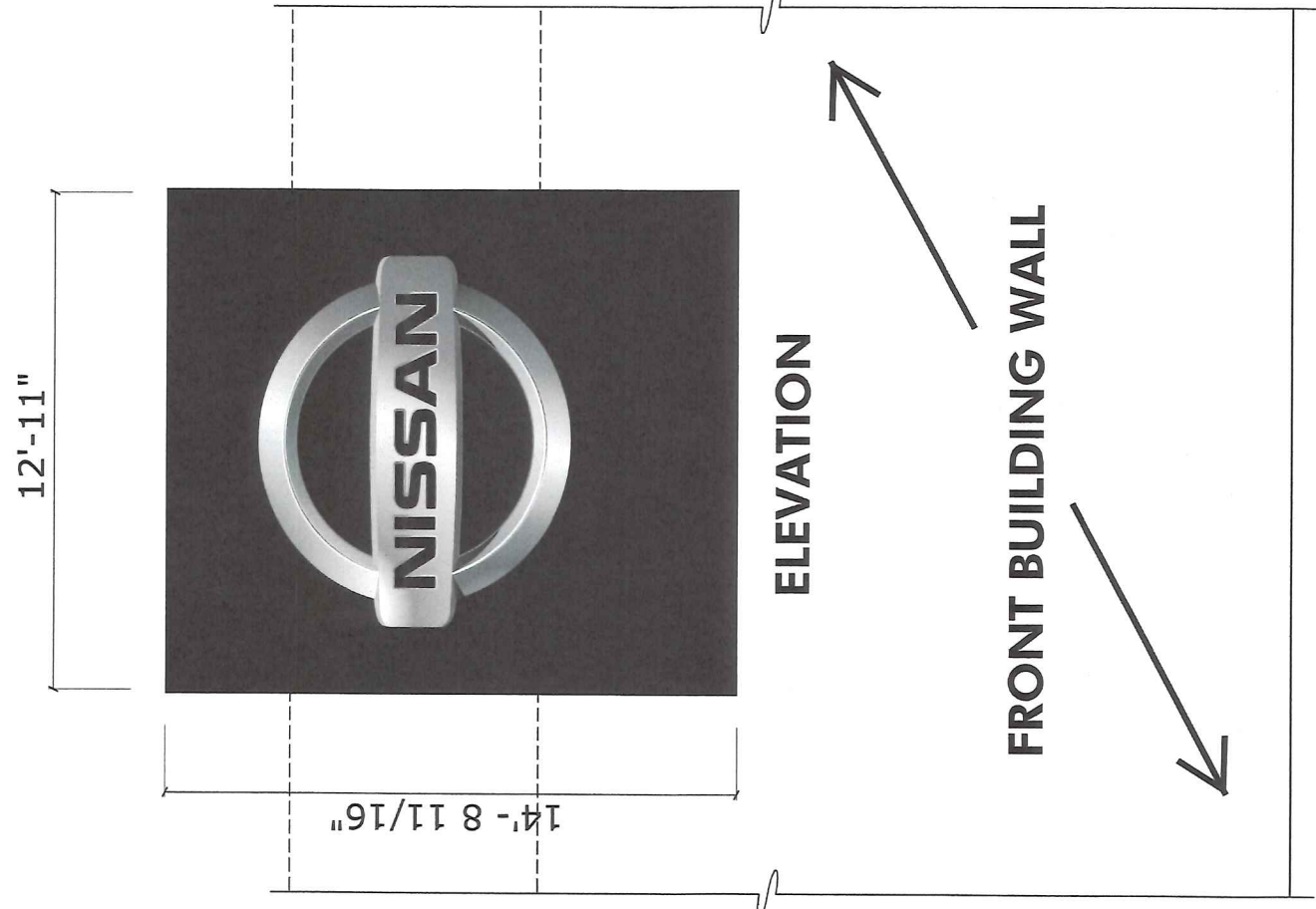
***Professional Certification:**
I hereby certify that these documents
were prepared or approved by me,
and that I am a duly licensed
professional engineer under the laws
of the State of Maryland.
License No. PE 18948



MATISWARFIELD
Consulting Engineers

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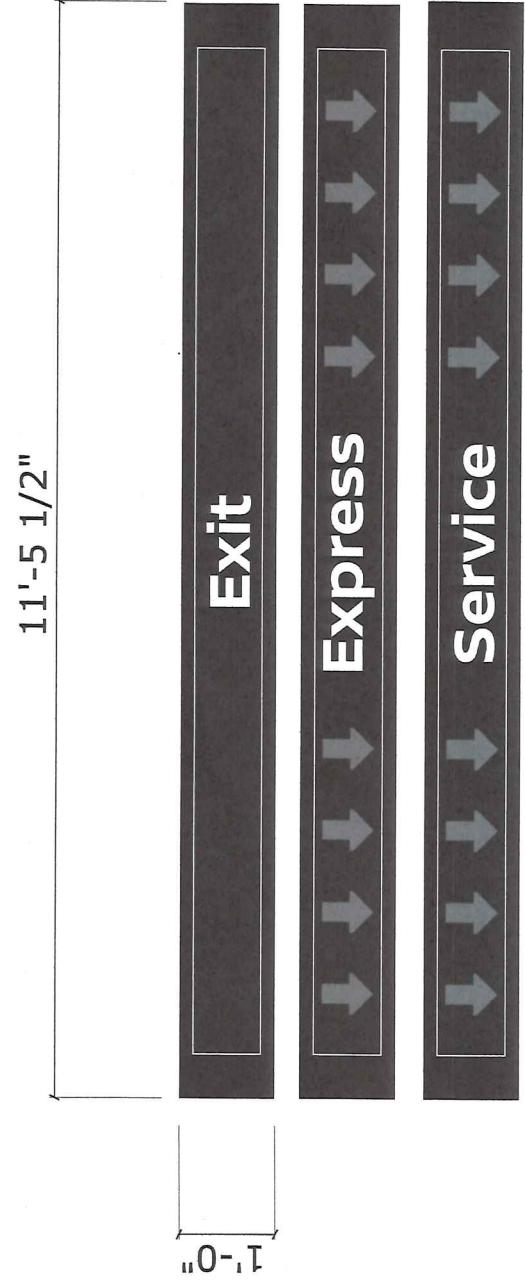


A (Total of 1) 190.18 sq.ft.

SIGN A DETAIL 1" = 5'



SIGN A PERSPECTIVE



F Service Reception Directory
11.45 ft² (Total of 2)

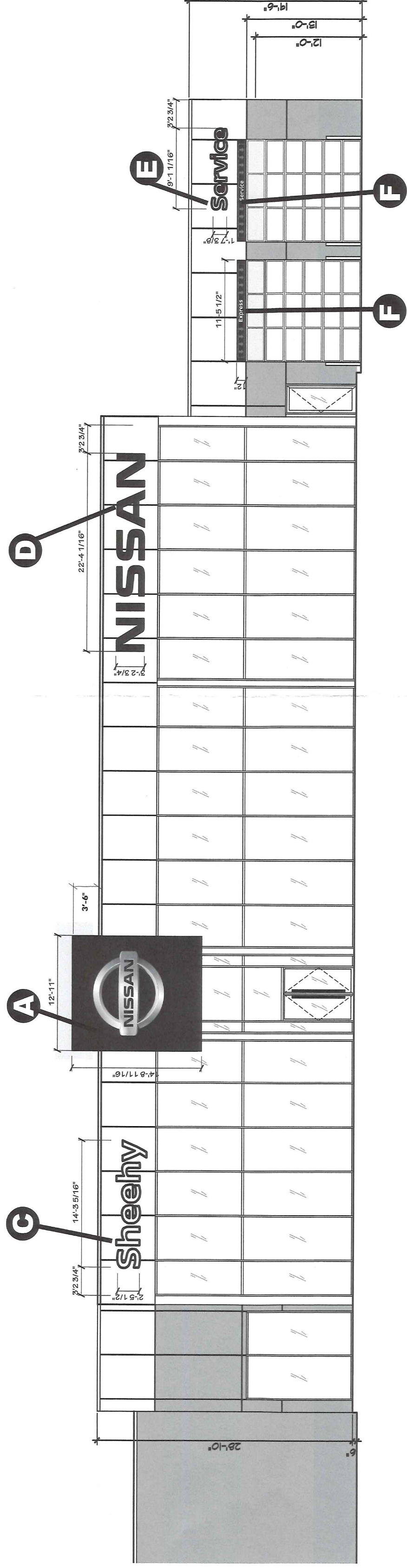
SIGN F DETAIL 1" = 2'

MATISWARFIELD
Consulting Engineers

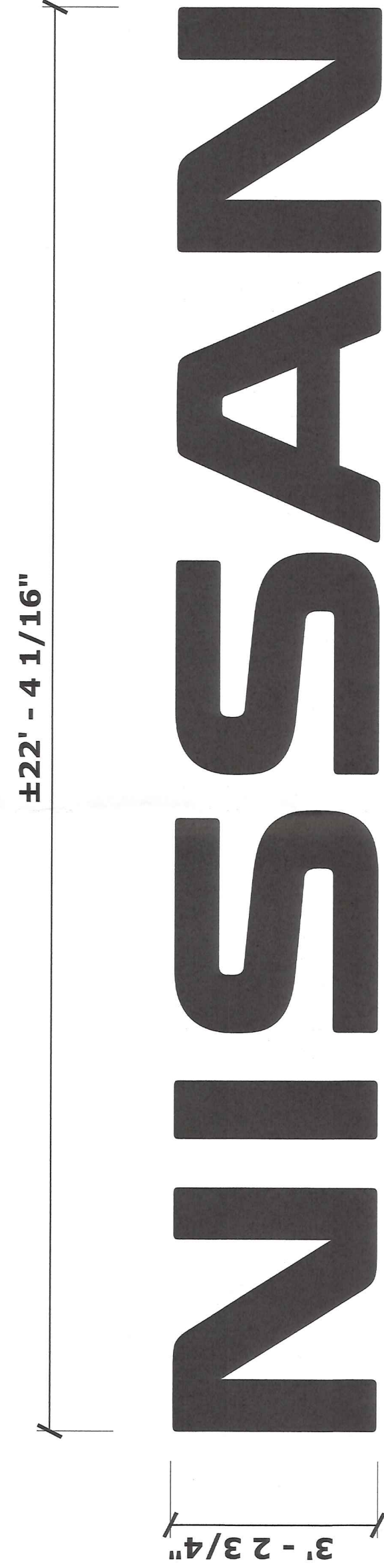
954 Ridgbrook Road Suite 120 Sparks, Maryland 21152
410.683.7004 PHONE 410.683.1798 FAX
www.matiswarfield.com



*Professional Certification:
I hereby certify that these documents
were prepared or approved by me,
and that I am a duly licensed
Professional Engineer under the laws
of the State of Maryland.
License No. PE 1846
Expiration Date: 9-9-20



WALL MOUNTED SIGNAGE ELEVATION DETAIL 1" = 10'



D (Total of 1) 72.13 ft²

14'-3 5/16"

Sheehy

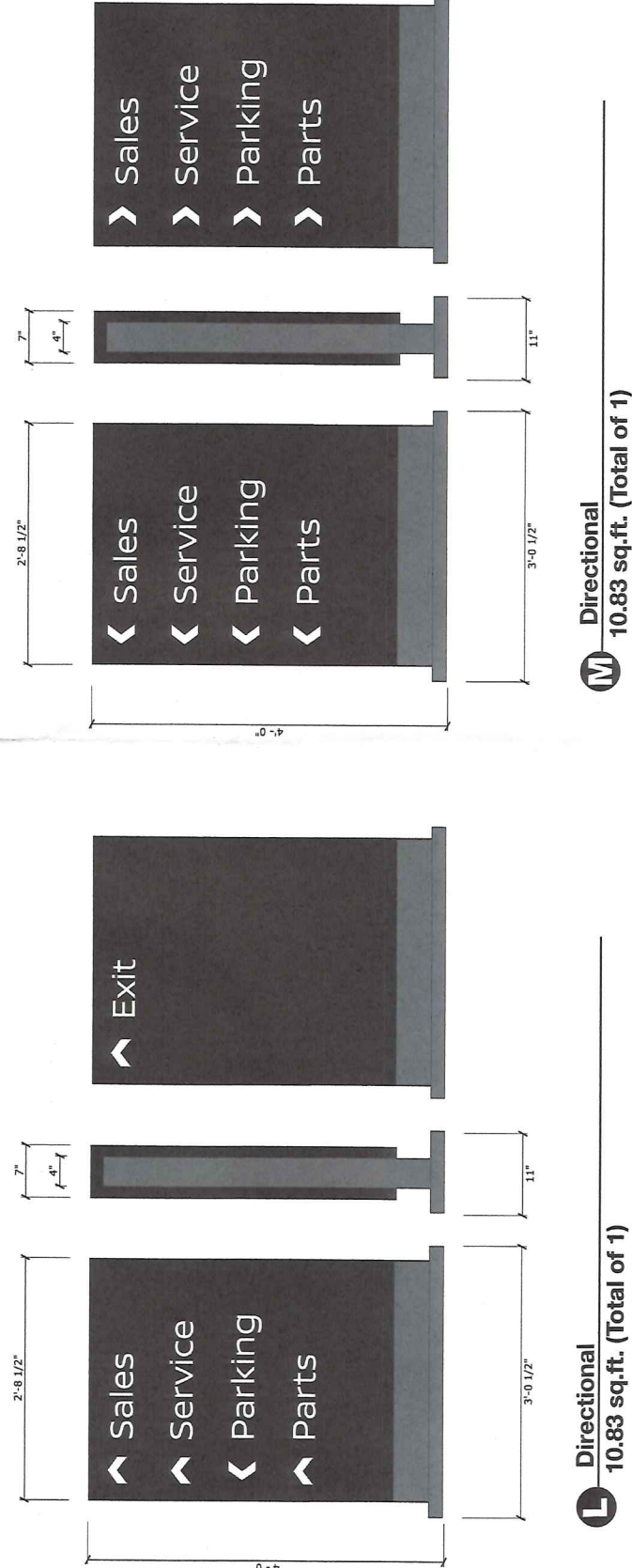
C Dealer Name
(Total of 1) 34.57 ft²

9'-1 1/16"

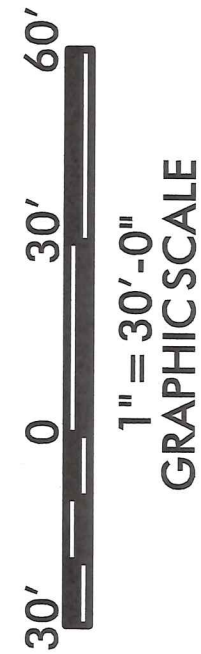
Service

E Service
(Total of 1) 14.67 ft²

SIGNS J+K DETAIL 1" = 2'



SIGNS L+M DETAIL 1" = 2'

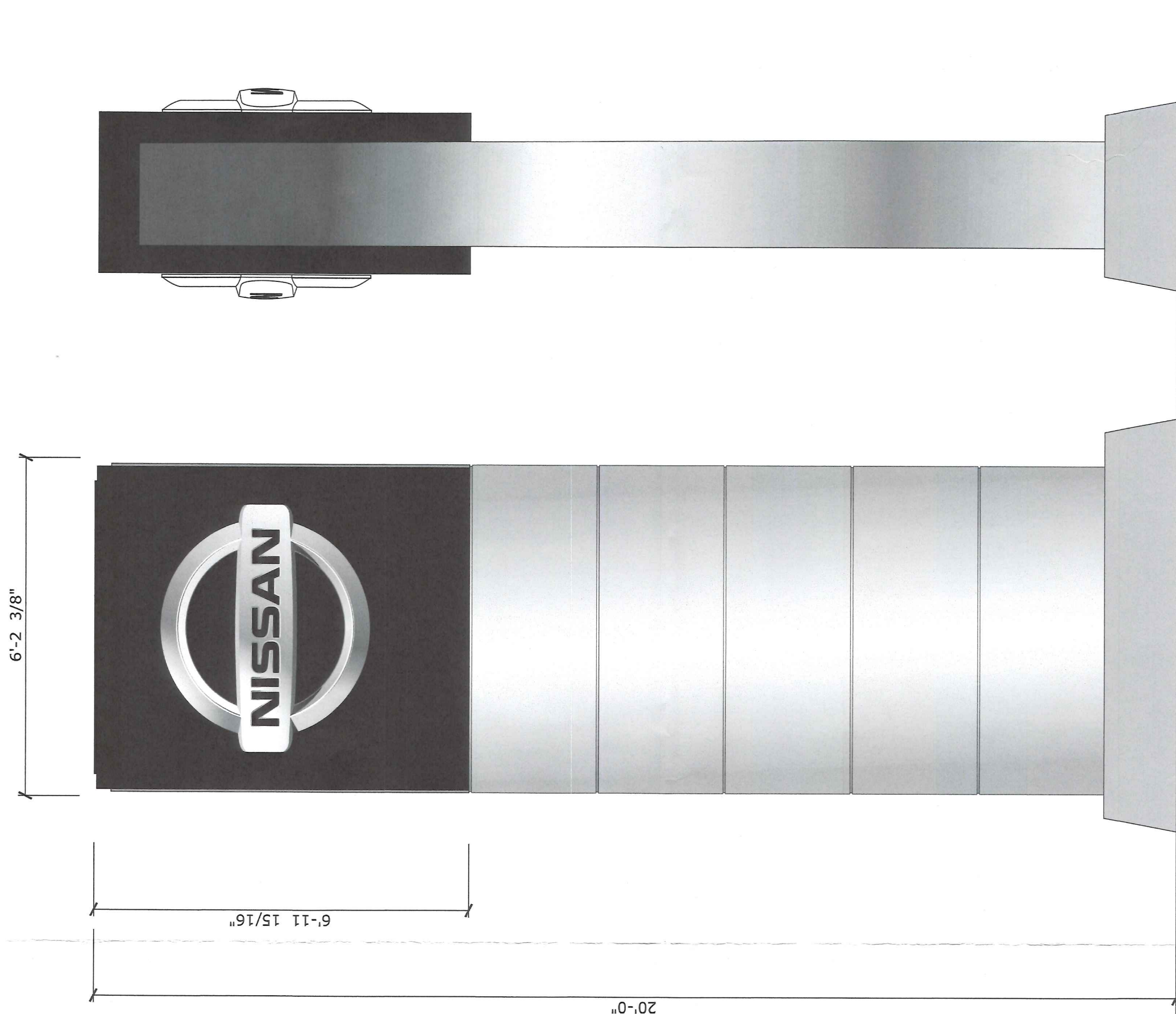


GRAPHIC SCALE

OWNER/ PETITIONER
SHEEHY WHITE MARSH PROPERTY, LLC.
12701 FAIR LAKES CIRCLE SUITE 250
FAIRFAX, VIRGINIA 22033

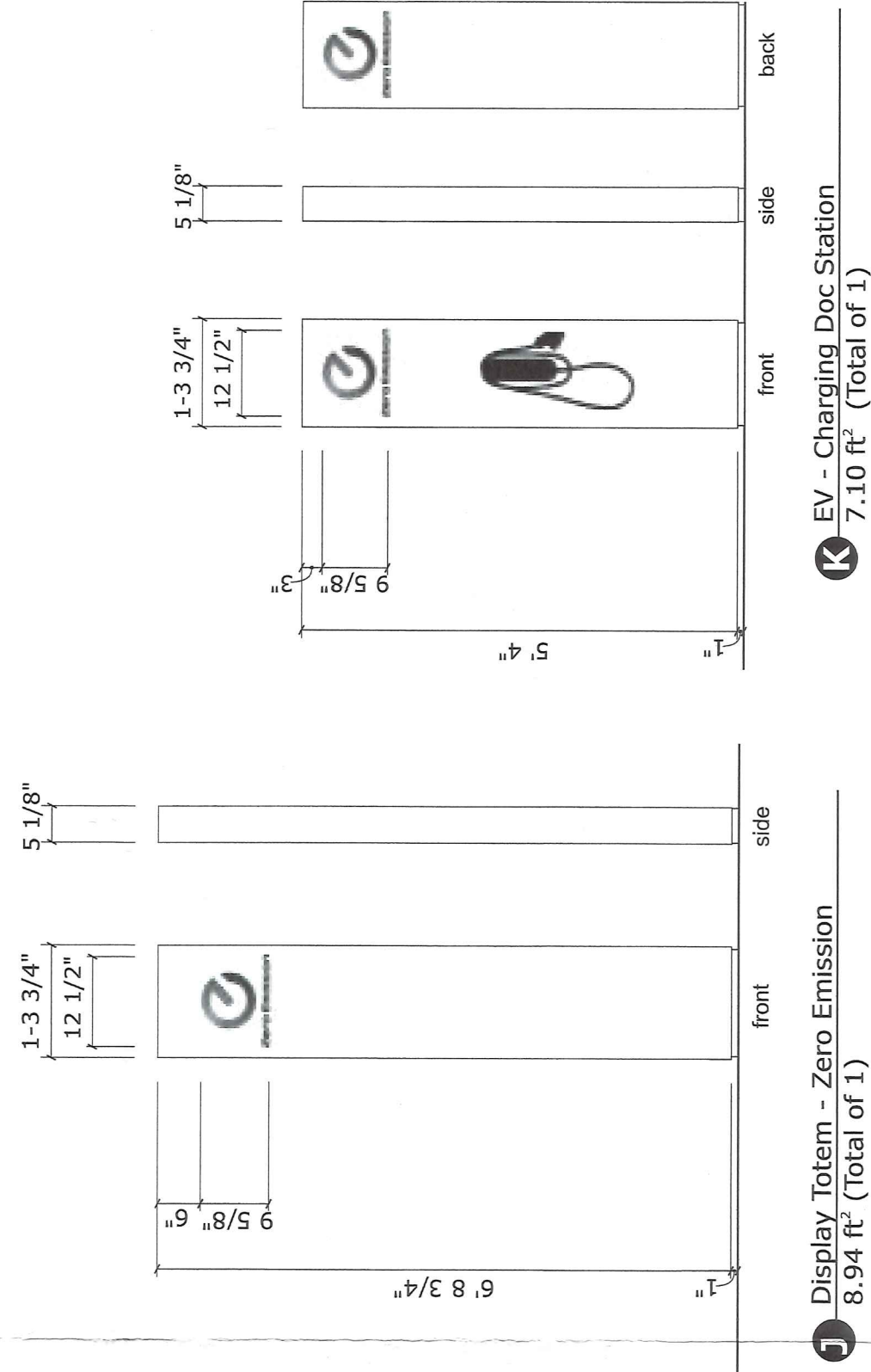
PETITIONER'S EXHIBIT

13

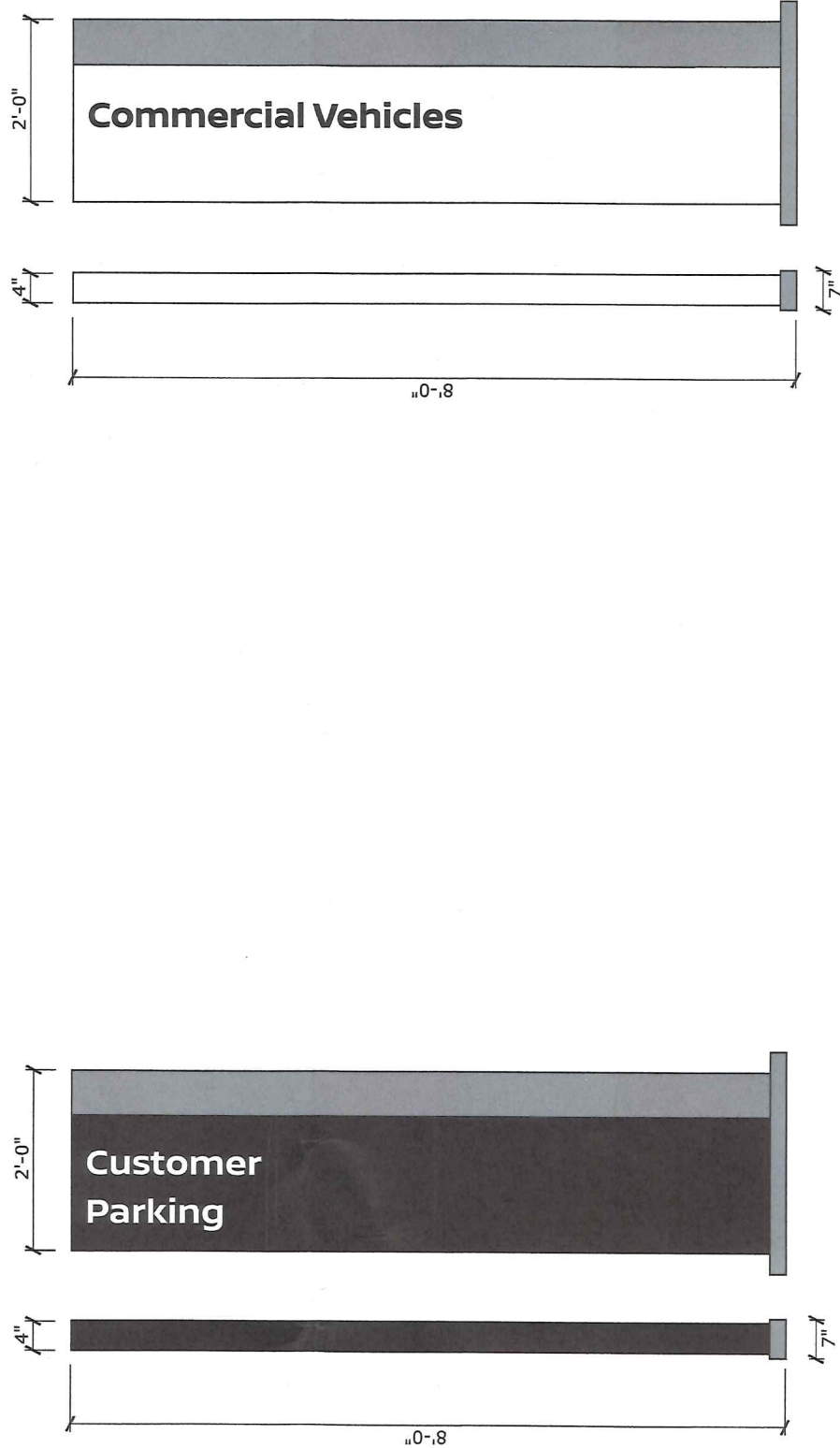


B Pylon
43.68 ft² (Total of 1)

SIGN B DETAIL 1" = 2'



SIGNS J+K DETAIL 1" = 2'



GH Customer Parking Sign
16 ft² (Total of 2)

I Commercial Vehicle Parking Sign
16 ft² (Total of 1)

SIGNS G,H+I DETAIL 1" = 2'

Date		Issue	
9-4-18	FILING ISSUE	9-4-18	FILING ISSUE
9-17-18	REVISED FILING ISSUE	9-17-18	REVISED FILING ISSUE

PLAN TO ACCOMPANY ZONING PETITION
SHEEHY NISSAN WHITE MARSH
5561 NOTTINGRIDGE ROAD
LOT 10A SECTION 1 WHITE MARSH COMMUNITY
ELECTION DISTRICT NO.11
BALTIMORE COUNTY, MARYLAND
COUNCIL DISTRICT NO. 2
SHEET 2 OF 2 2P-2





Source: Esri, DigitalGlobe, GeoEye, AeroGRID, IGN, and the GIS User Community

My Neighborhood

Select a Property
from the Map

enter ADDRESS or 10-DIGIT TAX ACCOUNT

Search

Property Report - 5361 NOTTINGRIDGE RD

5361 NOTTINGRIDGE RD

Tax Account Number 2500014695
Owner Name SHEEHY WHITE MARSH
PROPERTY LLC
Premise Address 5361 NOTTINGRIDGE RD
Tax Map 0082
Parcel 0910
Real Property Report [More info](#)
StreetView [Click for StreetView](#)

ZONING INFORMATION

Zoning **BM**

SCHOOL DISTRICTS

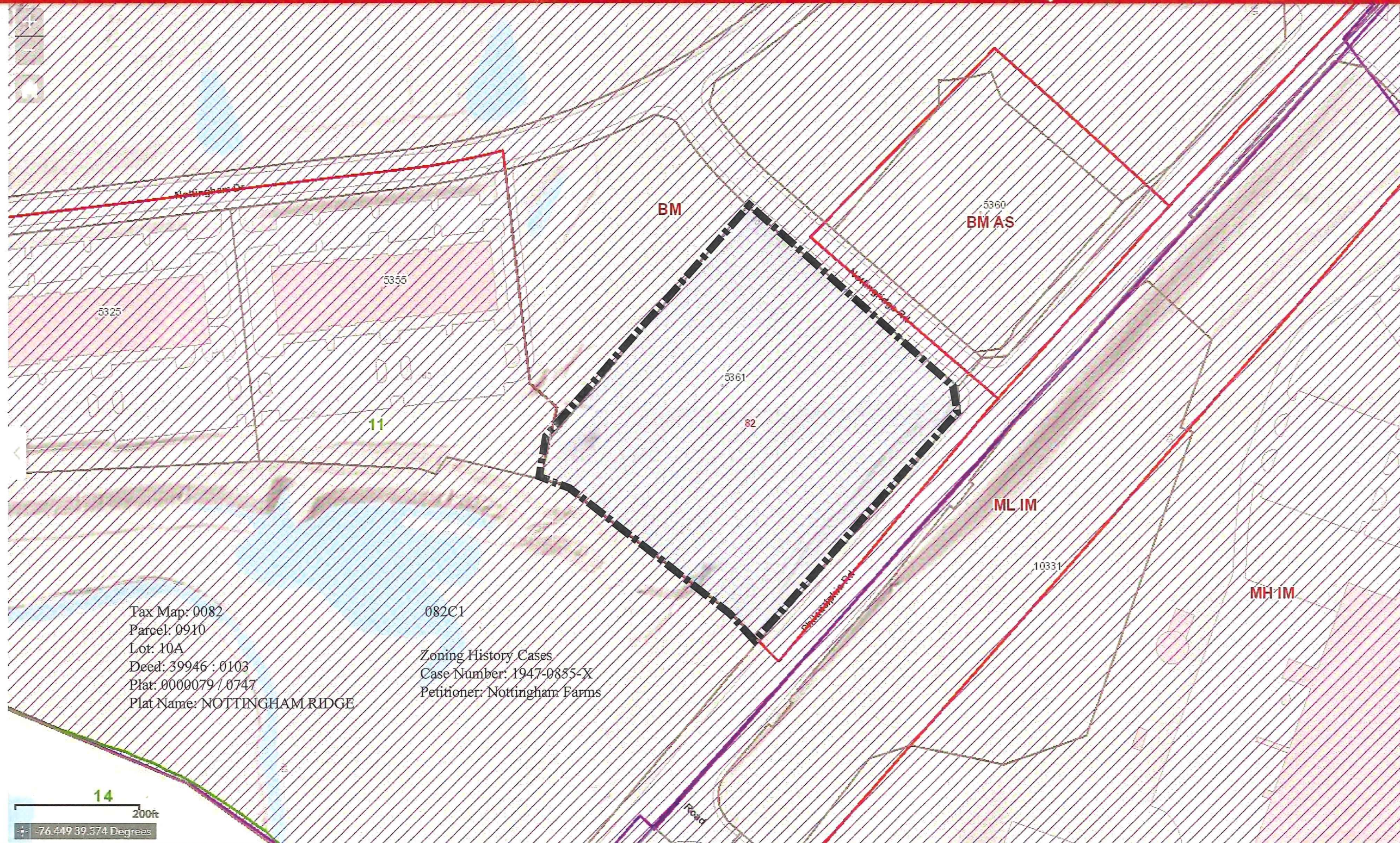
Elementary School District [Vincent Farm ES](#)
Middle School District [Perry Hall MS](#)
High School District [Perry Hall HS](#)

CIVIC - GOVERNMENT

Police Precinct [White Marsh](#)
Councilmanic District [6](#)
Congressional District [2](#)
Legislative District [8](#)
Election District [11](#)
Voting Precinct [11-025](#)

ECONOMIC

Commercial Revitalization District No Feature Found



2019-0088-A