



\$350

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

B _____
A 184734

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

Hyde Park Station

SIGN USE PERMIT

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

PROPERTY ADDRESS 1563 Hyde Park Rd, Essex, MD ZIP CODE 21221
BUSINESS NAME Bi-Rite Wine & Spirits ZONING BM/BM-AS
OWNER'S NAME Hyde Park Station - Owner LLC PHONE NO. _____ HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS c/o Sapient Equities LLC 524 East 72nd St Ste 420 NYC 10021
APPLICANT/OWNER'S AGENT Brent Bederka (Permit Agent) PHONE NO. 410 292 3605
SIGN COMPANY NAME Capitol Graphics PHONE NO. 443 838 8726
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 230 / 000 / 6738

☐ 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: 2.5 feet x 21.25 feet = 53.125 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):

- One (1) storefront wall sign to be individual channel letters + logo mounted to raceway and illuminated with LED lights. $2.5 \times 21.25 = 53.125$ SF.
- One (1) pair of acrylic tenant replacement faces on existing double-sided pylon sign. $Size: .833 \times 4.6875 = 3.91$ 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.

Brent Bederka
Signature

5-16-2019
Date

BRENT BEDERKA (Permit agent representing Bob Nickels of Capitol Graphics)
Print/Type Name

☐ Require Planning Signature

N/A
Date

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 JSJ Date 5/16/19



Permits, Approvals & Inspections

111W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
5/16/2019

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 2300006738

Plat Ref: 071:146

Election District: 15

Owner Name(s): HYDE PARK STATION OWNER LLC

PDM #: 15-0710

Address: C/O SAPIENT EQUITIES LLC 524 EAST 72ND ST STE 42C
NEW YORK,NY 10021

Zoning District(s): BM DR 3.5
BM AS

Premise Address: 1565 HYDE PARK RD

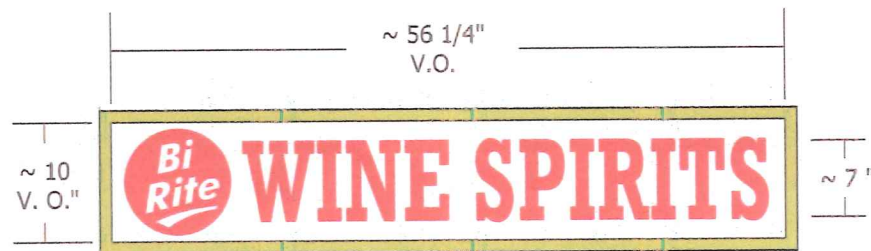
Elevation Range: 14ft - 24ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Com Bldg.	Interior Alts.	Add / Ext. Alts.	Piers/Pilings	Grading/SW	Tanks	Ret.Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Agency Acknowledgment
Contact Agency	Potential Overlay Issues													Initial & Date
	Growth Tier 1: Served by public sewer and inside URDL													
DEPS-Dev. Coord. Jefferson Building 4th Floor Phone: 410-887-3733	Chesapeake Bay Critical Area	X		X	X	X	X	X			X			
	Possible Flood Hazard - Water Body Present	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.													
	Chesapeake Bay Critical Area	X		X		X		X						
	Possible Flood Hazard - Water Body Present	X		X		X		X						
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.													
	Possible Flood Hazard - Water Body Present	X	X	X		X	X	X		X	X		X	OK To File
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Martin State Aiport Zoning Area	X		X	X	X	X	X	X	X	X			
	Zoning Cases: R-1960-5040; R-1955-3564; 1965-0216-X; R-1955-3606; 2019-0137-A	X		X	X	X	X			X	X	X		
Building Plans Review County Office Building Room 120 Phone: 410-887-3987	Possible Flood Hazard - Water Body Present	X	X	X	X		X	X			X			



Ex. Freestanding Sign

Estimated Scale: 1/4" = 1'



Ex. Face Retainer

Panel Insert

Scale: 3/4" = 1'

SIGN AREA: 3.91 SF (APPROX.)

**NOTE: All dimensions
are estimated.
Field survey is required.**



Tenant Face Panel Replacements - Quantity: Two (2)

Fabricate & install tenant panels on both sides of existing freestanding sign. Panels to be white acrylic with red vinyl adhesive graphics applied externally to faces.

Inspect existing internal illumination & wiring upon installation, and repair or replace as needed.

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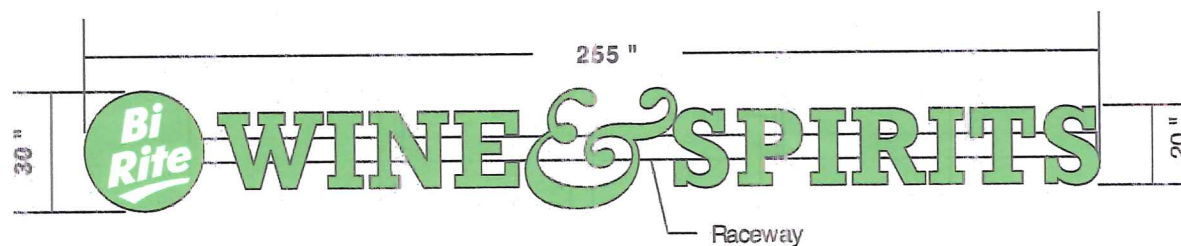


Brent Bederka
Brent@CapitolGraphics.us
410-292-3605

PROJECT	Bi-Rite Beer Wine Spirits	JOB	B-190305
CLIENT	Greater Potomac & David Roberson	VERSION	C3
SITE	1563 Hyde Park Rd Essex, MD 21221 Baltimore County	INITIATED	06 MAR 2019
		REVISED	11 MAR 2019
EMAIL	droberson@gpacontracting.com	PHONE	(301) 674-4586

**Storefront**

Scale: 1/4" = 1'



SIGN AREA: 53.125 SF

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PROJECT	Bi-Rite Wine & Spirits	JOB	B-190306
CLIENT	Greater Potomac & David Roberson	VERSION	A2
SITE	1563 Hyde Park Rd Essex, MD 21221 Baltimore County	INITIATED	05 MAR 2019
		REVISED	11 MAR 2019
EMAIL	droberson@gpacontracting.com	PHONE	(301) 674-4586

Bi-Rite Individual Channel Letter Sign on Raceway

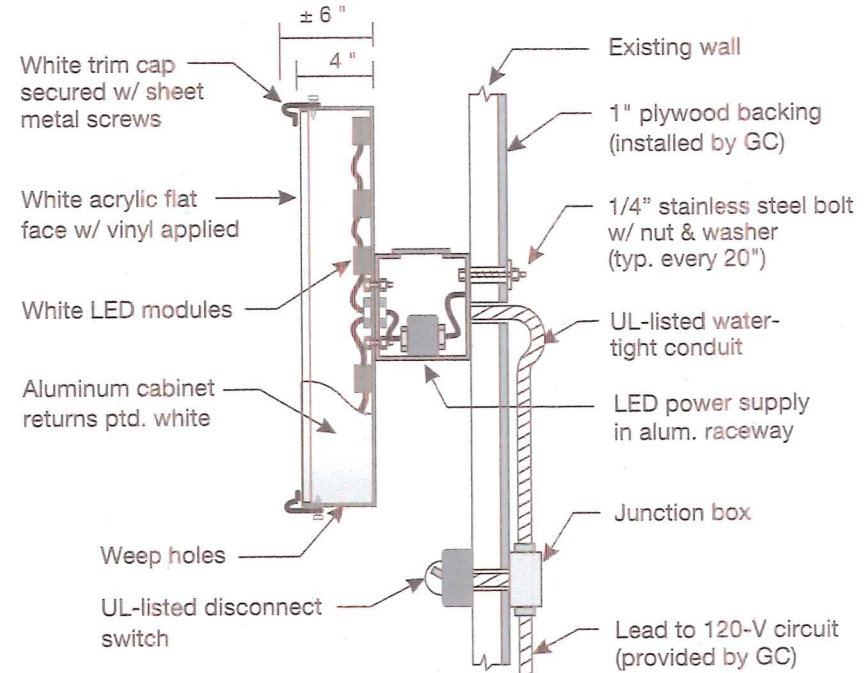
B

Channel Letter Wall Sign - Quantity: One (1)

Fabricate & install individual channel letter sign, as illustrated. Letter cabinets to be fabricated from aluminum painted white. Cabinets to have white flat acrylic faces with green adhesive vinyl graphics applied. All cabinets to be aluminum painted white. Faces to be secured to cabinets with white trim cap. Letters to be secured to aluminum raceway & mounted to wall. Internally illuminated with white LEDs & power supply located within raceway. Raceway to be ptd. to match sign band wall area. Drainage weep holes to be drilled in the down strokes of all letters. GC to supply 120 V circuit and lead directly to sign location. Sign to be UL compliant & to bear UL labels.



PMS 356



Profile Section (Typ.)

Scale: N.T.S.

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PROJECT	Bi-Rite Beer Wine Spirits	JOB	B-190306
CLIENT	Greater Potomac & David Roberson	VERSION	B2
SITE	1563 Hyde Park Rd Essex, MD 21221 Baltimore County	INITIATED	06 MAR 2019
		REVISED	11 MAR 2019
EMAIL	droberson@gpacontracting.com	PHONE	(301) 674-4586