

M E M O R A N D U M

DATE: February 15, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0112-A – Appeal Period Expired

The appeal period for the above-referenced case expired on February 14, 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

IN RE: PETITION FOR VARIANCE

(222 North Point Boulevard)
15th Election District
7th Council District
200 220 North Point EAT, LLC
Legal Owner
U-Haul Co. of Maryland, Inc.
Lessee
Petitioners

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*
*

BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2019-0112-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Cathleen Ward, Esquire on behalf of 200 220 North Point EAT, LLC, legal owner, and U-Haul Co. of Maryland, Inc., lessee of the subject property (“Petitioners”). The Petitioners are requesting variance relief from Section 450.4 Attachment 1:3 of the Baltimore County Zoning Regulations (“BCZR”), to permit a 1,650 sq. ft. wall-mounted enterprise sign in lieu of the maximum permitted 150 sq. ft. A two-sheet site plan was marked as Petitioners’ Exhibit 1.

William T. Pickens appeared in support of the petition. Cathleen Ward, Esquire appeared and represented the Petitioners. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. There were no adverse ZAC comments received from any of the County reviewing agencies.

The site is approximately 10.68 acres and is zoned BR-IM. The property is improved with two (2) large commercial buildings, one of which was operated for many years as a K-Mart. That store closed last year and U-Haul now operates in that building a self-storage and truck/trailer rental facility. This case concerns only one wall-mounted sign on the building.

ORDER RECEIVED FOR FILING

Date 1-15-19

By BW

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, Petitioners would experience a practical difficulty because they would be unable to have the proposed sign on the façade facing North Point Boulevard. 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. While at first blush the relief requested appears unprecedented (i.e., a sign more than ten times the permitted size), on closer examination it is clear the actual text of the sign is approximately 300 sq. ft. The sign has geometric design features on both sides of the sign face, and in keeping with its long-standing practice the Zoning Review Office measures the entire sign face in such a scenario.

THEREFORE, IT IS ORDERED, this 15th day of **January, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 450.4 Attachment 1:3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a 1,650 sq. ft. wall-mounted enterprise sign in lieu of the maximum permitted 150 sq. ft., be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

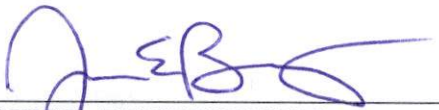
Date 1-15-19

By 195

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 1-15-79

By dlw



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 220 NORTH POINT BLVD., DUNDALK, MD 21224 which is presently zoned BR-IM

Deed Reference: DB 39299 PG 00321 10 Digit Tax Account # 15/07291050

Property Owner(s) Printed Name(s) 220 NORTH POINT EAT 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. X a Variance from Section(s) 450 BCZR.4 Attachments 1:3 - To permit a 1650 square foot wall sign in lieu of the maximum 150 square feet.

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)

Practical hardship is the limited visibility of this retail/service building to public roads due to distance and terrain. Request is for the total sign area of one (1) of two (2) permitted enterprise signs is requested to be approximately 1650 sf. (8 ft. height x 206 ft. +/- width).

Property is to be posted and advertised as permitted 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 bound by the zoning regulations and ordinances 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:

U-HAUL CO. OF MARYLAND, INC.

Name - Type or Print

William T. Pickens

Signature

8641 PULASKI HWY BALTIMORE MD

Mailing Address City State

21237 / 410.682.5805

BILL_PICKENS@UHAUL.COM

Zip Code Telephone # Email Address

Attorney for Petitioner:

CATHLEEN WARD

Name - Type or Print

Cathleen Ward

Signature

308 Crain Hwy NW Glen Burnie MD

Mailing Address City State

21061 / 410.590.7700

cward@cochtd.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

220 NORTH POINT EAT LLC

Name #1 - Type or Print

Name #2 - Type or Print

William T. Pickens

Signature #1

Signature #2

2727 N CENTRAL AVE PHOENIX AZ

Mailing Address City State

85004

Zip Code Telephone # Email Address

Representative to be contacted:

WILLIAM T PICKENS (Owner's Representative)

Name - Type or Print

William T. Pickens

Signature

8641 PULASKI HWY BALTIMORE MD

Mailing Address City State

21237 / 410.682.5805

BILL_PICKENS@UHAUL.COM

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING

Filing Date 10.9.18

Do Not Schedule Date:

Reviewed GH

REV. 10/011

Date 1-15-19

By PW

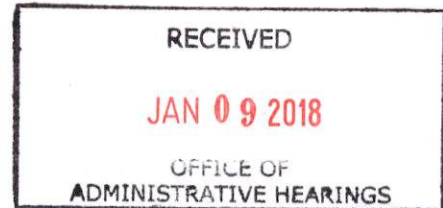
JB 1-14-19
10 AM

Debra Wiley

From: David Billingsley <dwb0209@yahoo.com>
Sent: Wednesday, January 09, 2019 11:10 AM
To: Administrative Hearings
Cc: Bill Pickens; Cathy Ward
Subject: 222 North Point Boulevard Case No. 2019-0112-a
Attachments: Scan1678.pdf

POSTING RECERTIFICATIONS ATTACHED
THANKS

Dave Billingsley
Central Drafting and Design
410-679-8719 OFFICE
410-458-1401 CELL



CERTIFICATE OF POSTING

RECERTIFIED 1/9/19
Date: DECEMBER 24, 2018

RE: Project Name: 222 NORTH POINT BOULEVARD #1
Case Number /PAI Number: 2019-0112-A
Petitioner/Developer: U-HAUL CO. OF MARYLAND LLC
Date of Hearing/Closing: JANUARY 14, 2019

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 222 NORTH POINT BLVD

The sign(s) were posted on

RECERTIFIED 1/9/19
DECEMBER 24, 2018

(Month, Day, Year)

David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

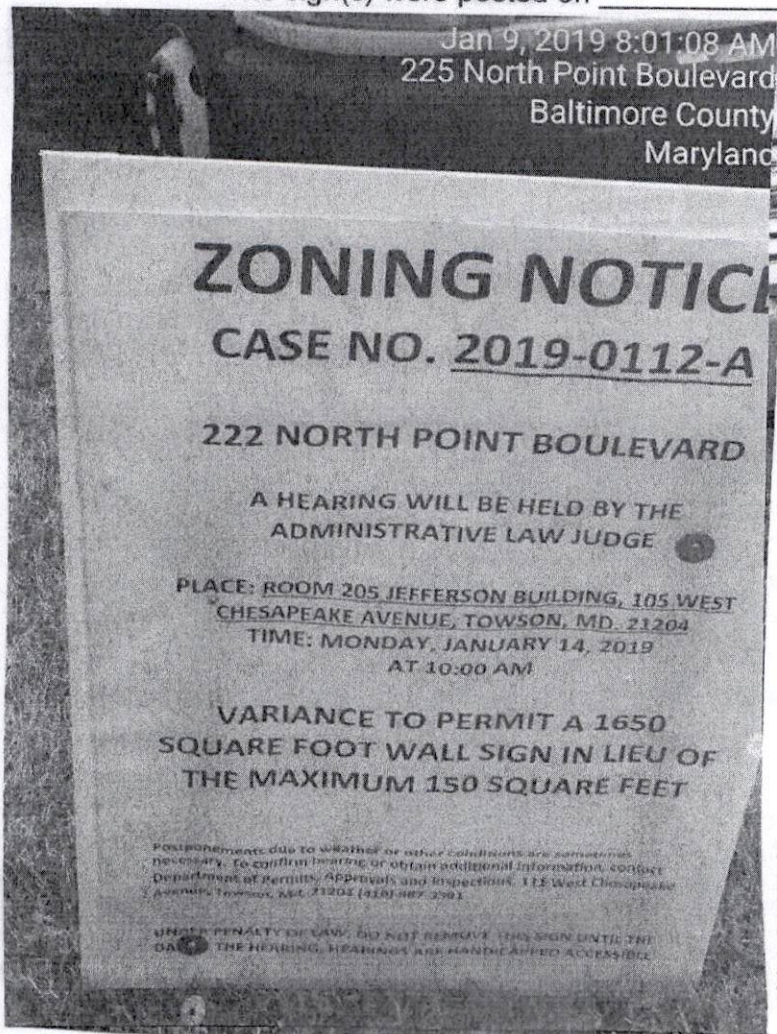
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)



CERTIFICATE OF POSTING

RECERTIFIED 1/9/19
Date: DECEMBER 24, 2018

RE: Project Name: 222 NORTH POINT BOULEVARD #2
Case Number /PAI Number: 2019-0112-A
Petitioner/Developer: U-HAUL CO. OF MARYLAND LLC
Date of Hearing/Closing: JANUARY 14, 2019

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 222 NORTH POINT BLVD

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RECERTIFIED 1/9/19
DECEMBER 24, 2018

(Month, Day, Year)

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David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

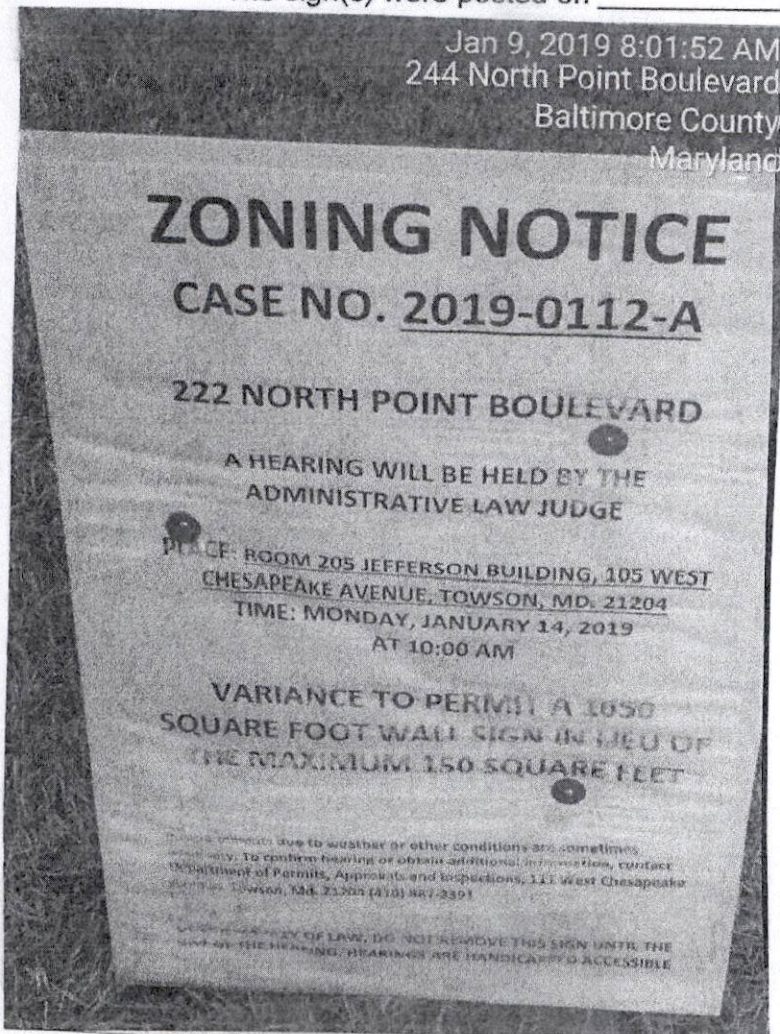
(Telephone Number of Sign Poster)

RECEIVED

JAN 09 2018

ADMINISTRATIVE

11/11



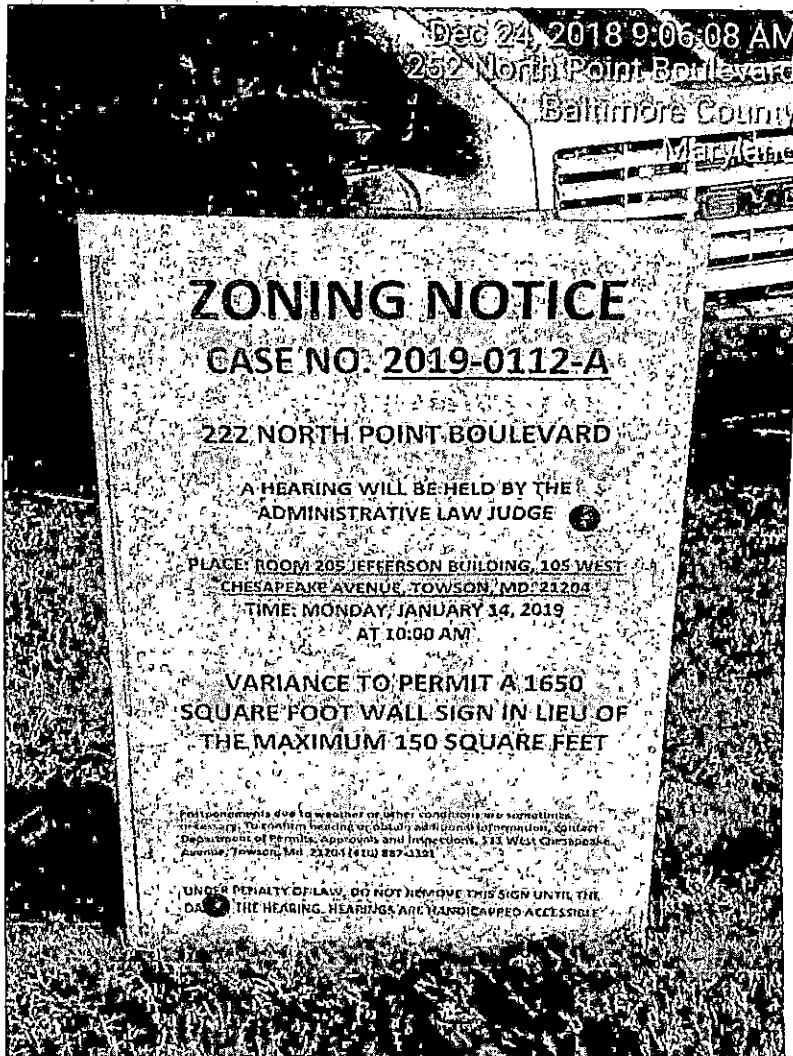
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(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

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(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

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Case Number /PAI Number: 2019-0112-A
Petitioner/Developer: U-HAUL CO. OF MARYLAND LLC
Date of Hearing/Closing: JANUARY 14, 2019

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The sign(s) were posted on DECEMBER 24, 2018
(Month, Day, Year)

Dec 24, 2018 9:00:04 AM
244 North Point Boulevard
Baltimore County
Maryland

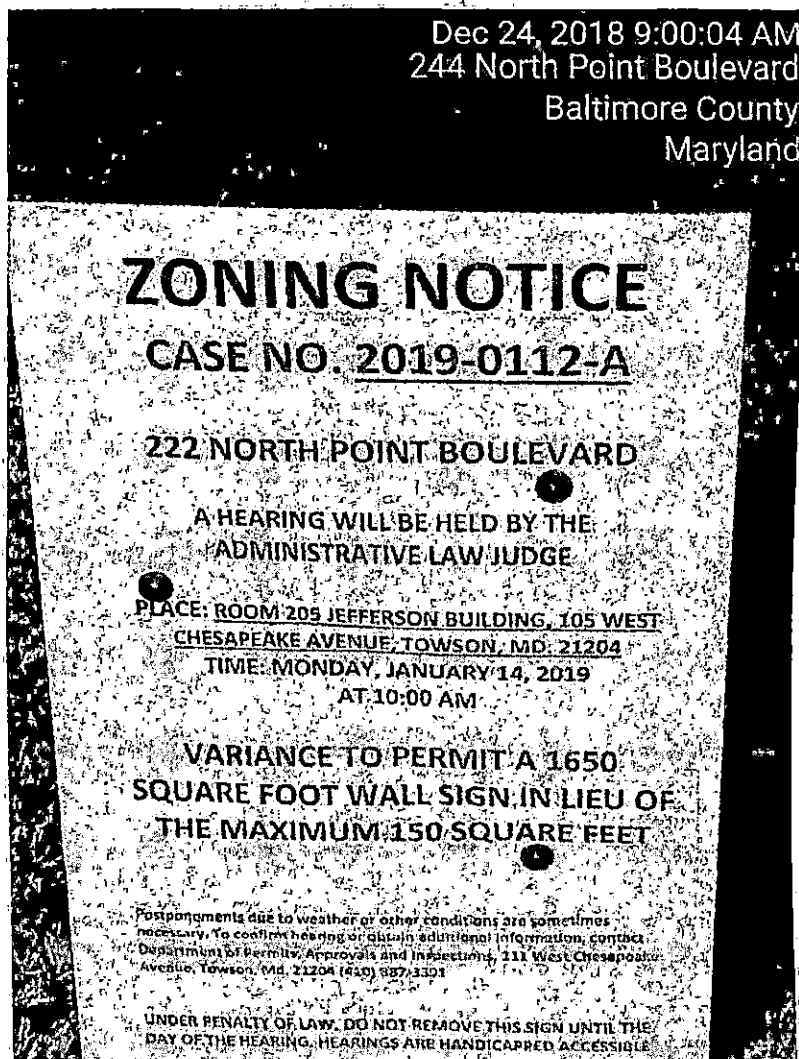
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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(Month, Day, Year)

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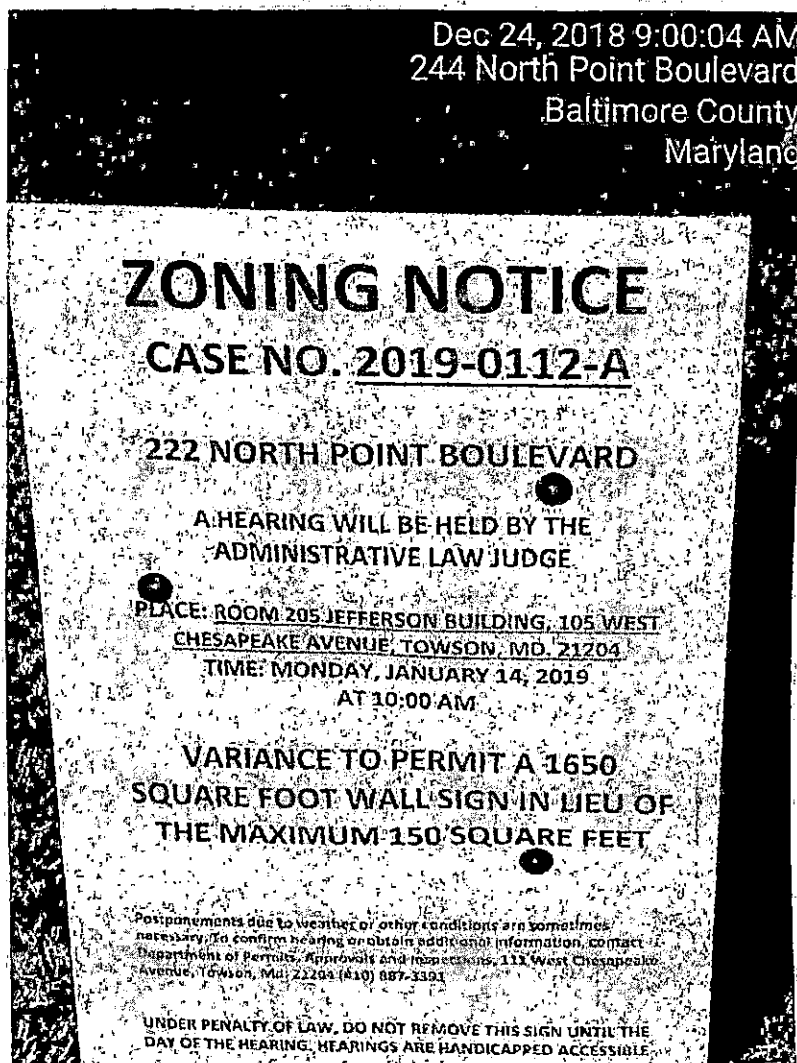
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(Telephone Number of Sign Poster)



The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

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:

12/24/2018

Order #: 11660658
Case #: 2019-0112-A
Description:

NOTICE OF ZONING HEARING CASE NUMBER: 2019-0112-A



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: 2019-0112-A

222 North Point Boulevard

South corner of Baltimore Street and 61st Street

16th Election District - 7th Councilmanic District

Legal Owners: 220 North Point EAT LLC

Contract Purchaser/Lessee: U-Haul Co. of Maryland, Inc.

Variance to permit a 1650 sq. ft. wall sign in lieu of the maximum 150 sq. ft.

Hearing: Monday, January 14, 2018 at 10:00 a.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.

d24



December 4, 2018
J. L. DEMSKI, JR.
County Executive

NEW NOTICE OF ZONING HEARING

DIRECTOR
Department of Permits,
Approvals & 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: 2019-0112-A

222 North Point Boulevard

South corner of Baltimore Street and 51st Street

15th Election District – 7th Councilmanic District

Legal Owners: 220 North Point EAT LLC

Contract Purchaser/Lessee: U-Haul Co. of Maryland, Inc.

Variance to permit a 1650 sq. ft. wall sign in lieu of the maximum 150 sq. ft.

Hearing: Monday, January 14, 2019 at 10:00 a.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: Cathleen Ward, 308 Crain Highway, NW, Glen Burnie 21061
William Pickens, U-Haul, 8641 Pulaski Highway, Baltimore 21237
220 North Point EAT LLC, 2727 N. Central Avenue, Phoenix AZ 85004

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 25, 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.

TO: THE DAILY RECORD
Monday, December 24, 2018 - Issue

Please forward billing to:

Vicki Powell
U-Haul Company of Maryland
8641 Pulaski Highway
Baltimore, MD 21237

410-682-5805

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: 2019-0112-A

222 North Point Boulevard

South corner of Baltimore Street and 51st Street

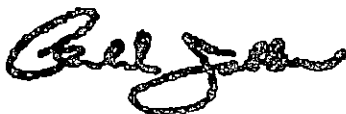
15th Election District – 7th Councilmanic District

Legal Owners: 220 North Point EAT LLC

Contract Purchaser/Lessee: U-Haul Co. of Maryland, Inc.

Variance to permit a 1650 sq. ft. wall sign in lieu of the maximum 150 sq. ft.

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Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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DONALD I. MOHLER III
County Executive

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

October 29, 2018

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: 2019-0112-A

222 North Point Boulevard

South corner of Baltimore Street and 51st Street

15th Election District – 7th Councilmanic District

Legal Owners: 220 North Point EAT LLC

Contract Purchaser/Lessee: U-Haul Co. of Maryland, Inc.

Variance to permit a 1650 sq. ft. wall sign in lieu of the maximum 150 sq. ft.

Hearing: Monday, December 10, 2018 at 10:00 a.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: Cathleen Ward, 308 Crain Highway, NW, Glen Burnie 21061
William Pickens, U-Haul, 8641 Pulaski Highway, Baltimore 21237
220 North Point EAT LLC, 2727 N. Central Avenue, Phoenix AZ 85004

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 20, 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.

TO: THE DAILY RECORD
Tuesday, November 20, 2018 - Issue

Please forward billing to:

Vicki Powell
U-Haul Company of Maryland
8641 Pulaski Highway
Baltimore, MD 21237

410-682-5805

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: 2019-0112-A

222 North Point Boulevard

South corner of Baltimore Street and 51st Street

15th Election District – 7th Councilmanic District

Legal Owners: 220 North Point EAT LLC

Contract Purchaser/Lessee: U-Haul Co. of Maryland, Inc.

Variance to permit a 1650 sq. ft. wall sign in lieu of the maximum 150 sq. ft.

Hearing: Monday, December 10, 2018 at 10:00 a.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.

CERTIFICATE OF POSTING

REVISED 11/26/18

Date: NOVEMBER 19, 2018

RE: Project Name: 222 NORTH POINT BOULEVARD #1
Case Number /PAI Number: 2019-0112-A
Petitioner/Developer: 220 NORTH POINT EAT LLC
Date of Hearing/Closing: DECEMBER 10, 2018

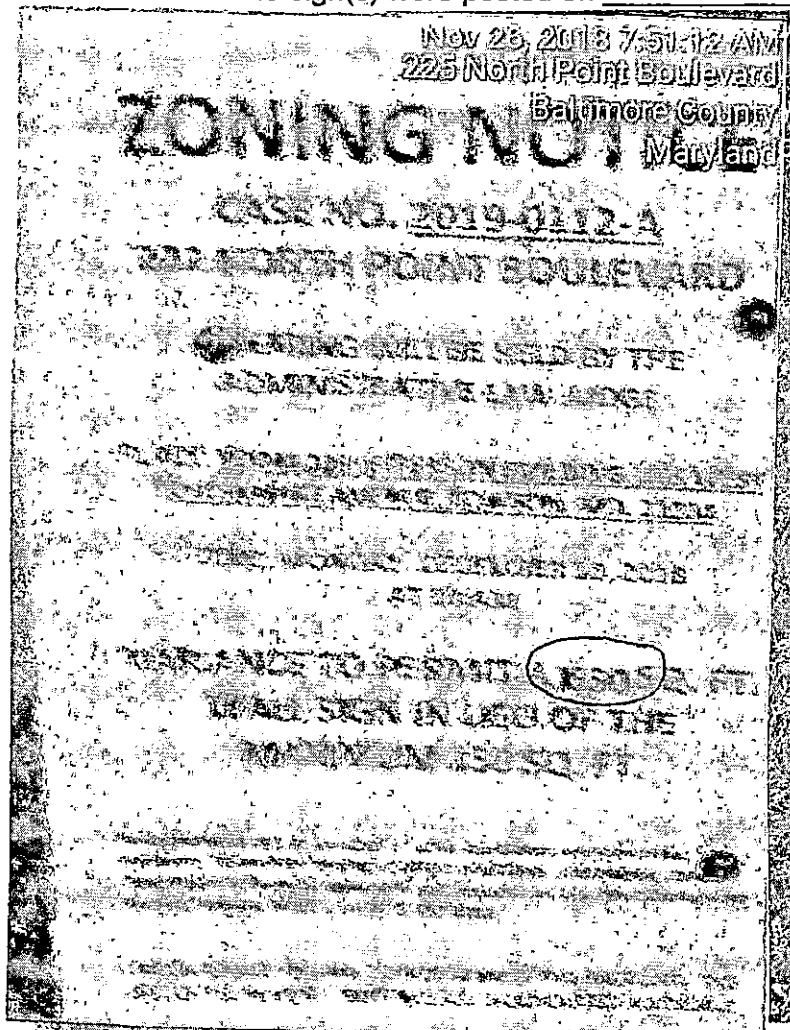
This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 222 NORTH POINT BOULEVARD

REVISED 11/26/18

NOVEMBER 19, 2018

(Month, Day, Year)

The sign(s) were posted on



David Billingsley
David W Billingsley
(Signature of Sign Poster)

(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

REVISED 11/26/18
Date: NOVEMBER 19, 2018

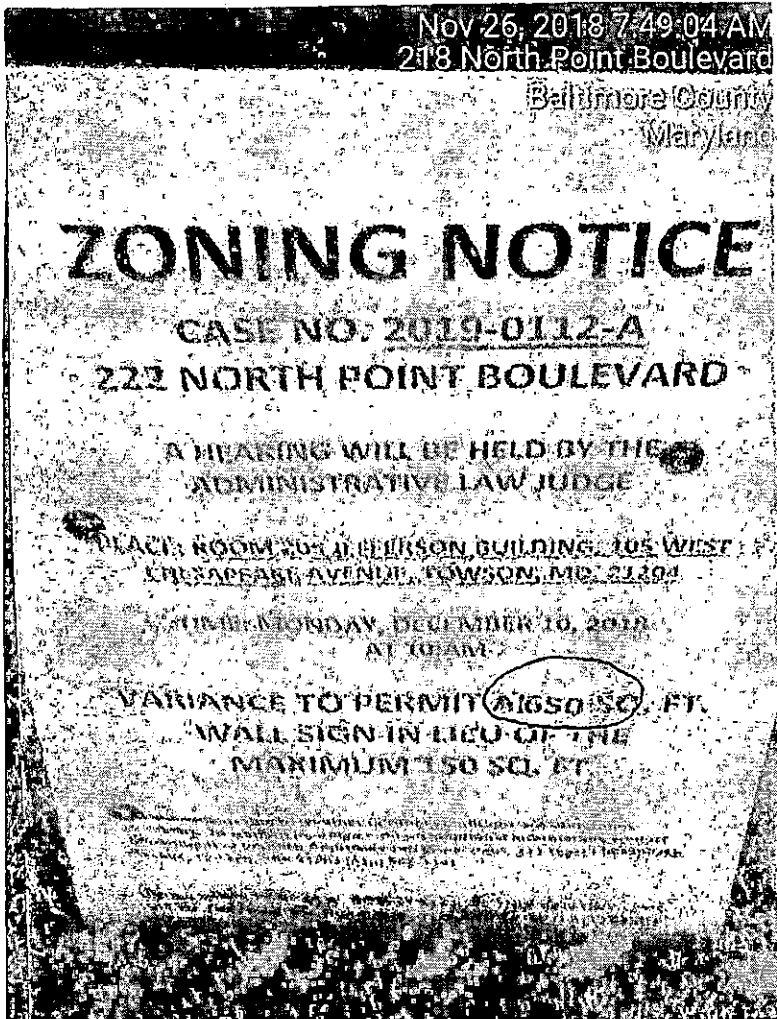
RE: Project Name: 222 NORTH POINT BOULEVARD #2
Case Number /PAI Number: 2019-0112-A
Petitioner/Developer: 220 NORTH POINT EAT LLC
Date of Hearing/Closing: DECEMBER 10, 2018

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The sign(s) were posted on

REVISED 11/26/18
NOVEMBER 19, 2018

(Month, Day, Year)



David Billingsley
David W. Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
222 North Point Road; S corner of *
Baltimore Street & 51st Street * OF ADMINISTRATIVE
15th Election & 7th Councilmanic Districts *
Legal Owner(s): 220 North Point EAT LLC * HEARINGS FOR
Contract Purchaser(s): U-Haul Co. of MD, Inc. *
Petitioner(s) * BALTIMORE COUNTY
* 2019-112-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.

RECEIVED

OCT 24 2018

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of October, 2018, a copy of the foregoing Entry of Appearance was mailed to William Pickens, 8641 Pulaski Highway, Baltimore, Maryland 21237 and Cathleen Ward, 308 Crain Highway NW, Glen Burnie, Maryland 21061, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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/neighbor 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: 2019-0112-A
Property Address: 221 NORTH POINT BLVD., DUNDALK, MD 21224
Property Description: BEING THE SITE OF THE FORMER K-MART RETAIL STORE, LOCATED
IN THE NORTH POINT MALL SHOPPING CENTER
Legal Owners (Petitioners): NORTH POINT EAST LLC
Contract Purchaser/Lessee: U-HAUL MOVING AND STORAGE OF EASTPOINT

PLEASE FORWARD ADVERTISING BILL TO:

Name: VICKI POWELL
Company/Firm (if applicable): U-HAUL COMPANY OF MARYLAND
Address: 8641 PULASKI HWY
BALTIMORE, MD 21237

Telephone Number: 410.682.5805

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

No. **176227**

Date: **10/9/18**

PAID RECEIPT

BUSINESS ACTUAL TIME INW
 10/10/2018 10/09/2018 10:33:06 1

REG. MARK MALKIN LJR
 >>RECEIPT# 815483 10/09/2018 OFLN

Dept. 5 526 ZONING VERIFICATION
 Amount 17,227

Recpt Tot \$500.00
 \$500.00 CK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	800	0000		1050				500.00

Total: **500.00**

Rec From: **U. Hual International, Inc.**

For: **2019- 0112-A**

222 North Point Blvd

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

DIRECTOR
*Department of Permits,
Approvals & Inspections*

January 11 2019

Cathleen Ward
308 Crain Highway NW
Glen Burnie, MD 21061

RE: Case Number: 2019-0112-A, Address: 222 North Point Boulevard

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 9, 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,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: kll

Enclosures

c: People's Counsel
U-Haul, LLC, Mr. William Pickens, 8641 Pulaski Highway, Baltimore 21237
220 North Point EAT, LLC, 2727 N. Central Avenue, Phoenix AZ 85004

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 25, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0112-A
Address 222 North Point Blvd.
(220 North Point Eat, LLC Property)

Zoning Advisory Committee Meeting of **October 29, 2018.**

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

Reviewer: Steve Ford

Date: 10/22/18

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

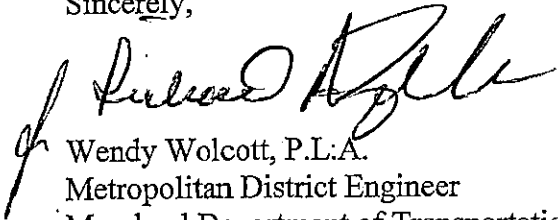
Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 10/22/18. A field inspection and internal review reveals that an entrance onto MD 151 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2018-0112-A.

220 North Point EIT LLC
222 North Point Boulevard

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: November 8, 2018

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

SUBJECT: Zoning Advisory Committee Meeting
For October 29, 2018
Item No. 2019-0052-A, 0111-A, 0112-A, 0114-A, 0115-A, 0116-A, 0117-A,
0118-A, 0119-A, 0120-A and 0121-SPH

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

*

*

*

*

*

VKD: cen
cc: file

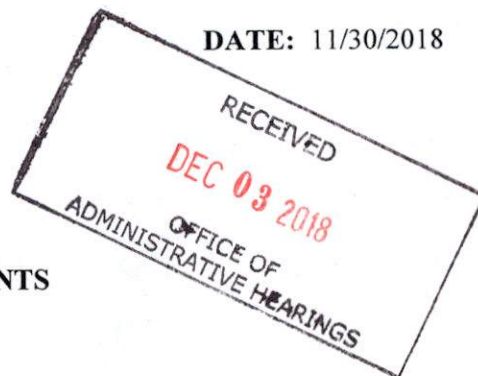
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-112



INFORMATION:

Property Address: 222 North Point Boulevard
Petitioner: 220 North Point Eat, LLC
Zoning: BR, IM
Requested Action: Variance

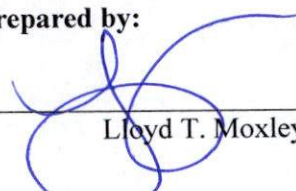
The Department of Planning has reviewed the petition for variance to permit a 1650 sq. ft. wall sign in lieu of the maximum 150 sq. ft.

A site visit was conducted on November 1, 2018. There is an existing enterprise sign on the north side of the front façade.

The Department has no objection to granting the petitioned zoning relief.

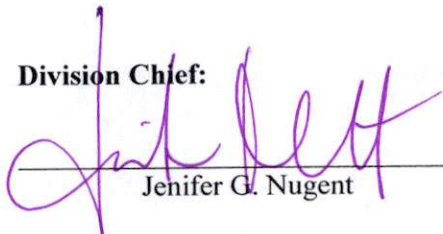
For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



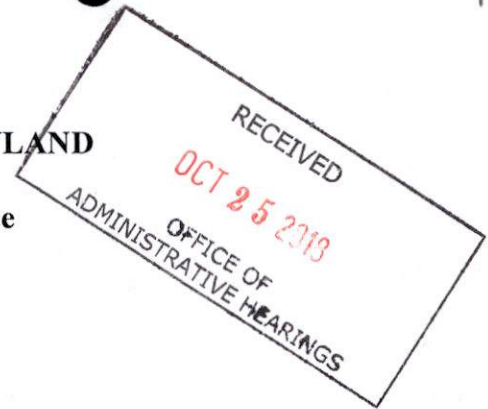
Jenifer G. Nugent

AVA/JGN/LTM/

c: Josephine Selvakumar
William T. Pickins
Cathleen Ward
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 25, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0112-A
Address 222 North Point Blvd.
(220 North Point Eat, LLC Property)

Zoning Advisory Committee Meeting of **October 29, 2018.**

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

Reviewer: Steve Ford

Fax

To: Garvey From: Tina on behalf of J. Settles
Fax: 410 - 887 - 3048 Date: 10/17/18
Pages: 2 (including cover) Phone: 602-263-6983
Re: Limited Power of Atty - Pickens Fax: 602-277-5017
Revised
Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Confidentiality Notice: Unless otherwise indicated or obvious from the nature of the transmittal, the information contained in this facsimile message is attorney privileged and confidential information intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify the sender by telephone and return the original message to U-HAUL INTERNATIONAL, INC. at the above address via the U. S. Postal Service at our expense. Thank you.

Note: Revised version reflects a correction
of name spelling.
Thank You.

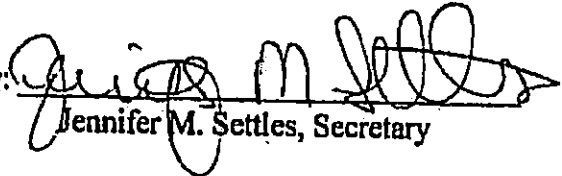
LIMITED POWER OF ATTORNEY

This Limited Power of Attorney authorizes Mr. Bill Pickens to act as agent and attorney-in-fact for and on behalf of 200-220 North Point EAT, LLC (the "Company"), in all matters pertaining to applying for, seeking, and obtaining a variance, use permit, sign permit, and the like, in regard to signage at the Company's property located at 222 N. Point Blvd., Dundalk, Maryland, 21222, known as U-Haul Moving & Storage of Eastpoint, U-Haul location number 820073.

This Limited Power of Attorney applies to the Baltimore County Office of Administrative Hearings Case File 2019-0112-A

DATED: October 16, 2018.

200-220 North Point EAT, LLC

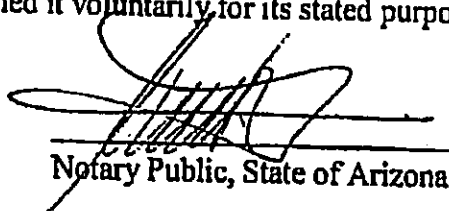
By: 
Jennifer M. Settles, Secretary

STATE OF ARIZONA §

COUNTY OF MARICOPA §

On this 16th day of October, 2018, before me, the undersigned notary public, personally appeared Jennifer M. Settles, duly appointed Secretary 200-220 North Point EAT, LLC, a Nevada limited liability company, proved to me through personal knowledge and satisfactory evidence of identification, to be the person whose name is signed on the preceding, and acknowledged to me that she signed it voluntarily for its stated purpose as Secretary as aforesaid.




Notary Public, State of Arizona

CASE NAME

CASE NUMBER

DATE _____

2019-112-A

222 North Pt. Blvd.

1/14/19

NAME _____

ADDRESS

CITY, STATE, ZIP

E - MAIL

Within 10 hours

8641 Poleski Hwy

Baltimore Md 21237

Bill Picking@Uhaul.co.

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>11-8</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>10/25</u>	DEPS (if not received, date e-mail sent _____)	<u>N/C</u>
	FIRE DEPARTMENT	
<u>12/3</u>	PLANNING (if not received, date e-mail sent _____)	<u>no objection</u>
<u>10-22</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>12-24-18</u>	
SIGN POSTING (1 st)	Date: <u>12-24-18</u> by <u>Billingley</u>	
SIGN POSTING (2 nd)	Date: <u>1-9-19</u> by <u>" "</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

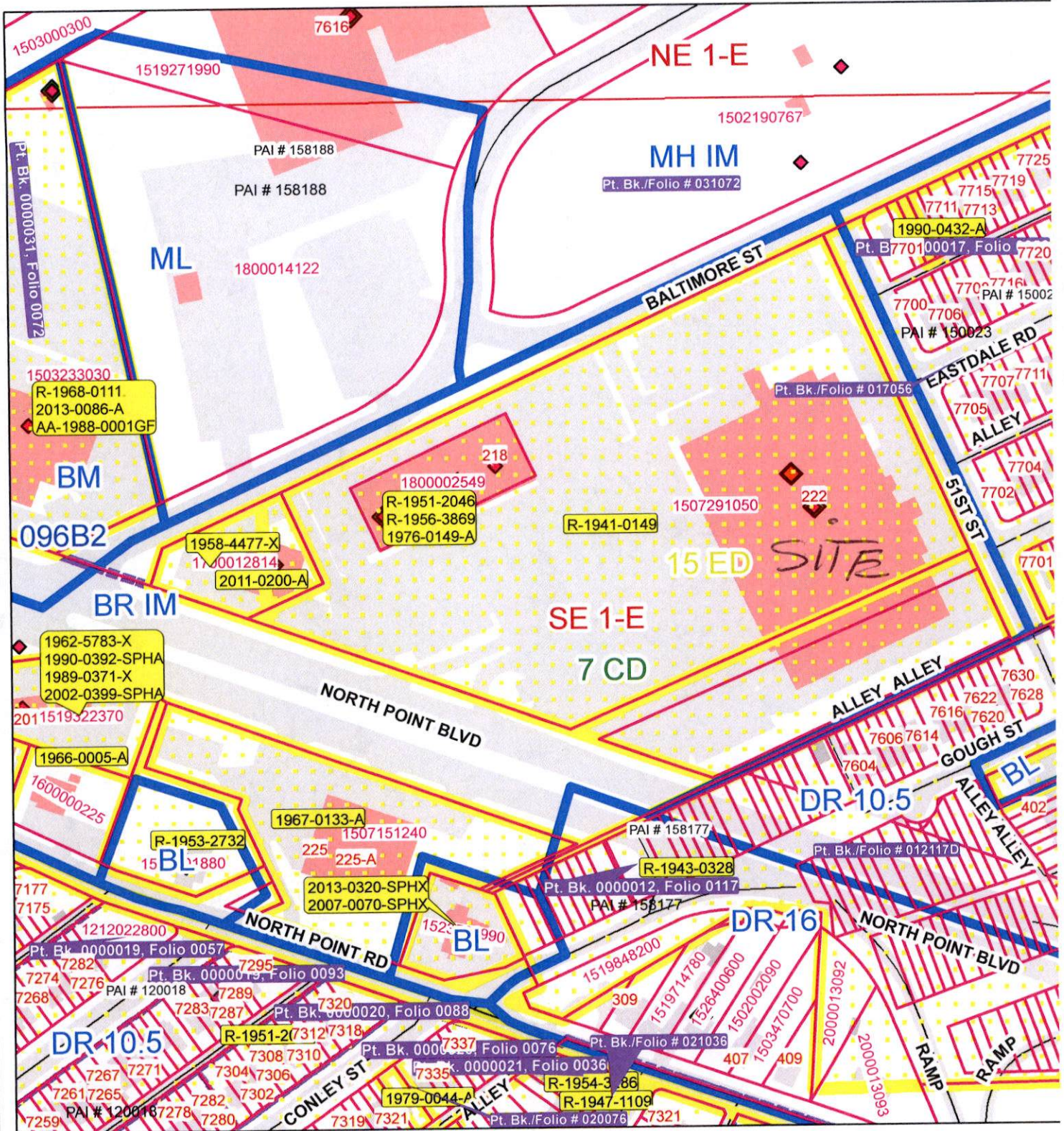
Comments, if any: _____

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 - 15 Account Number - 1507291050							
Owner Information											
Owner Name:				200 220 NORTH POINT EAT LLC				Use:		COMMERCIAL	
								Principal Residence:		NO	
Mailing Address:				200 220 NORTH POINT BLVD BALTIMORE MD 21224-				Deed Reference:		/39299/ 00321	
Location & Structure Information											
Premises Address:				NORTH POINT BLVD BALTIMORE 21224-				Legal Description:		10.682 AC NES NORTH POINT BLVD 243 E BALTIMORE ST	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:		
0086	0016	0300		0000				2018	Plat Ref:		
Special Tax Areas:						Town:		NONE			
						Ad Valorem:					
						Tax Class:					
Primary Structure Built			Above Grade Living Area			Finished Basement Area		Property Land Area		County Use	
1974			98186					10.6800 AC		14	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation					
		DISCOUNT STORE									
Value Information											
			Base Value		Value		Phase-in Assessments				
					As of		As of		As of		
					01/01/2018		07/01/2018		07/01/2019		
Land:			2,100,000		2,786,000						
Improvements			100,000		124,200						
Total:			2,200,000		2,910,200		2,436,733		2,673,467		
Preferential Land:			0						0		
Transfer Information											
Seller: NORTH POINT MALL ASSOCIATES LLC				Date: 08/17/2017				Price: \$4,500,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /39299/ 00321				Deed2:			
Seller: NORTHPOINT HOLDING CO INC				Date: 08/01/2016				Price: \$3,350,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /37816/ 00227				Deed2:			
Seller: SHOPCO NORTHPOIN T ASSOCIATES				Date: 07/06/1978				Price: \$694,000			
Type: ARMS LENGTH IMPROVED				Deed1: /05906/ 00871				Deed2:			
Exemption Information											
Partial Exempt Assessments:			Class			07/01/2018		07/01/2019			
County:			000			0.00					
State:			000			0.00					
Municipal:			000			0.00 0.00		0.00 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:											

North Point Blvd., Tax #15-0/-291-050



Publication Date: 10/9/2018



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 55 110 220 330 440 Feet

1 inch = 200 feet

2019-0112-A

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration			
Tax Exempt:			Special Tax Recapture:						
Exempt Class:			NONE						
Account Identifier:			District - 15 Account Number - 1507291050						
Owner Information									
Owner Name:		200 220 NORTH POINT EAT LLC				Use:		COMMERCIAL	
						Principal Residence:		NO	
Mailing Address:		200 220 NORTH POINT BLVD BALTIMORE MD 21224-				Deed Reference:		/39299/ 00321	
Location & Structure Information									
Premises Address:		NORTH POINT BLVD BALTIMORE 21224-				Legal Description:		10.682 AC NES NORTH POINT BLVD 243 E BALTIMORE ST	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0096	0016	0300		0000				2018	Plat Ref:
Special Tax Areas:			Town:				NONE		
			Ad Valorem:						
			Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1974		96186				10.6800 AC		14	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
		DISCOUNT STORE							
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2018		07/01/2018		07/01/2019	
Land:		2,100,000		2,786,000					
Improvements		100,000		124,200					
Total:		2,200,000		2,910,200		2,436,733		2,673,467	
Preferential Land:		0						0	
Transfer Information									
Seller: NORTH POINT MALL ASSOCIATES LLC				Date: 08/17/2017			Price: \$4,500,000		
Type: ARMS LENGTH MULTIPLE				Deed1: /39299/ 00321			Deed2:		
Seller: NORTHPOINT HOLDING CO INC				Date: 08/01/2016			Price: \$3,350,000		
Type: ARMS LENGTH MULTIPLE				Deed1: /37816/ 00227			Deed2:		
Seller: SHOPCO NORTHPOIN T ASSOCIATES				Date: 07/06/1978			Price: \$694,000		
Type: ARMS LENGTH IMPROVED				Deed1: /05906/ 00871			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:			Special Tax Recapture:						

2019-0012-A



U-HAUL COMPANY OF BALTIMORE

6841 PULASKI HIGHWAY • BALTIMORE, MARYLAND 21237 • PHONE (410) 882-5804

October 9, 2018

**PETITION FOR SPECIAL EXCEPTION HEARING AND VARIANCE
OFFICE OF ADMINISTRATIVE HEARINGS**

220 North Point Blvd.
15th Election District
7th Councilmanic District

200 220 North Point Eat LLC (Legal Owner) and
U-Haul of Baltimore (Tenant)
Petitioners

REQUEST FOR VARIANCE (FREESTANDING SIGN AREA)

Per Baltimore County Zoning Regulations ("BCZR") Section 4.450 Attachment 1.

Petition for Variance seeks to allow for the increase in size for one (1) enterprise sign along the face of the mansard roof front face above a portion of the building front façade.

A site plan and an exhibit plan accompany this application.

Vicinity Map



Moving Made Easier.

2019-0112 -A

SUBJECT SITE

The subject site is located at 220 North Point Blvd. and is the site of the K-Mart that closed retail operations more than a year ago. U-Haul of Baltimore has leased the building and has been rehabilitating it to accommodate a company facility that will provide a range of services, including but not limited to vehicle rental, hitch installations, self-service onsite storage lockers, shipping containers and support retail sales of materials and supplies. All necessary building and trades permits have been issued by the county, and relevant inspections are taking place when appropriate.

The site is within a shopping center ("North Point Mall") that includes several small retail stores located in a pad parcel within the subject property. That parcel is under the same ownership but is not involved in this petition except as an adjoining property. The subject site is completely bordered by county or state rights of way, including the alley to the southeast (p/o Gough St.). To the rear and southeast side of the building is a residential neighborhood (Northbrook). Due to the local terrain and orientation of the building, the proposed sign is not visible to any of the residences.

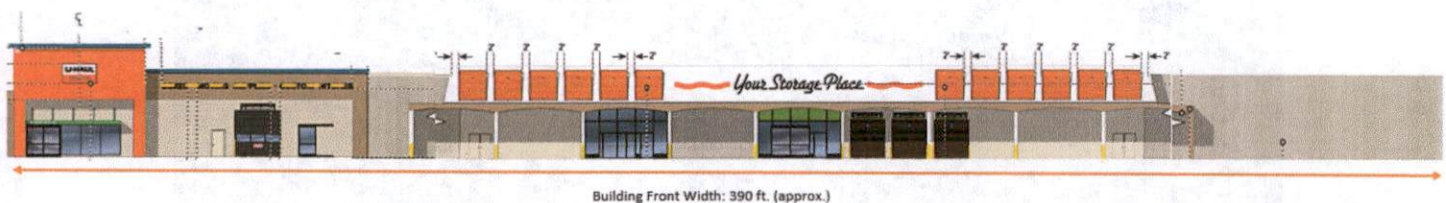
The remainder of the area immediately surrounding the subject site consists primarily of auto and truck dealership and maintenance uses and retail stores to the west and southwest. There is a local open space park between the subject site and several industrial uses to the north. The nearest residences to the subject site that can see the proposed sign are over 750 feet away to the southwest (Eastwood), across the main parking lot, North Point Blvd., and a truck facility.

The accompanying Exhibit (Sheet 2 of 2) provides a graphic depiction of the proposed sign with the surrounding area.

SIGNAGE DETAILS

Two (2) enterprise signs are permitted by the BCZR on the front façade of the building. One (1) sign has been issued a building permit (#783606) and is not the subject of this petition and will be located on the north side of the front facade. The second sign is to be located on the front face of the mansard roof feature that is over the main self-storage entrance, generally located to the right of center of the front faced (see Graphic #1).

Graphic 1. Front Elevation Diagram



The second sign was brought to the county staff for review and comment in June and August 2018. The petitioner understood the actual sign area would be determined by a rectangular box, drawn around the text "Your Storage Space" and the graphic waves at either side of the text (approximately 350 sq.ft.). During the second discussion, the Zoning Administrator determined that the twelve (12) false locker doors to be installed on the mansard roof front surface are to be included in the calculation, as well as the gaps between them. As a result, the estimated area of the sign becomes 1,628 sq.ft. (see Graphic 2).

Graphic 2. Enterprise Sign 2



This enterprise sign will consist of the 12 metal doors, affixed to the mansard roof façade with the text and curve elements painted onto a blank white surface. These are immobile and are not internally illuminated. Illumination will be provided by fixed, single color, non-flashing security lighting fixtures that are included in the site security measures. Spillover from those lights around the mansard roof façade is to be minimal, subject to security considerations.

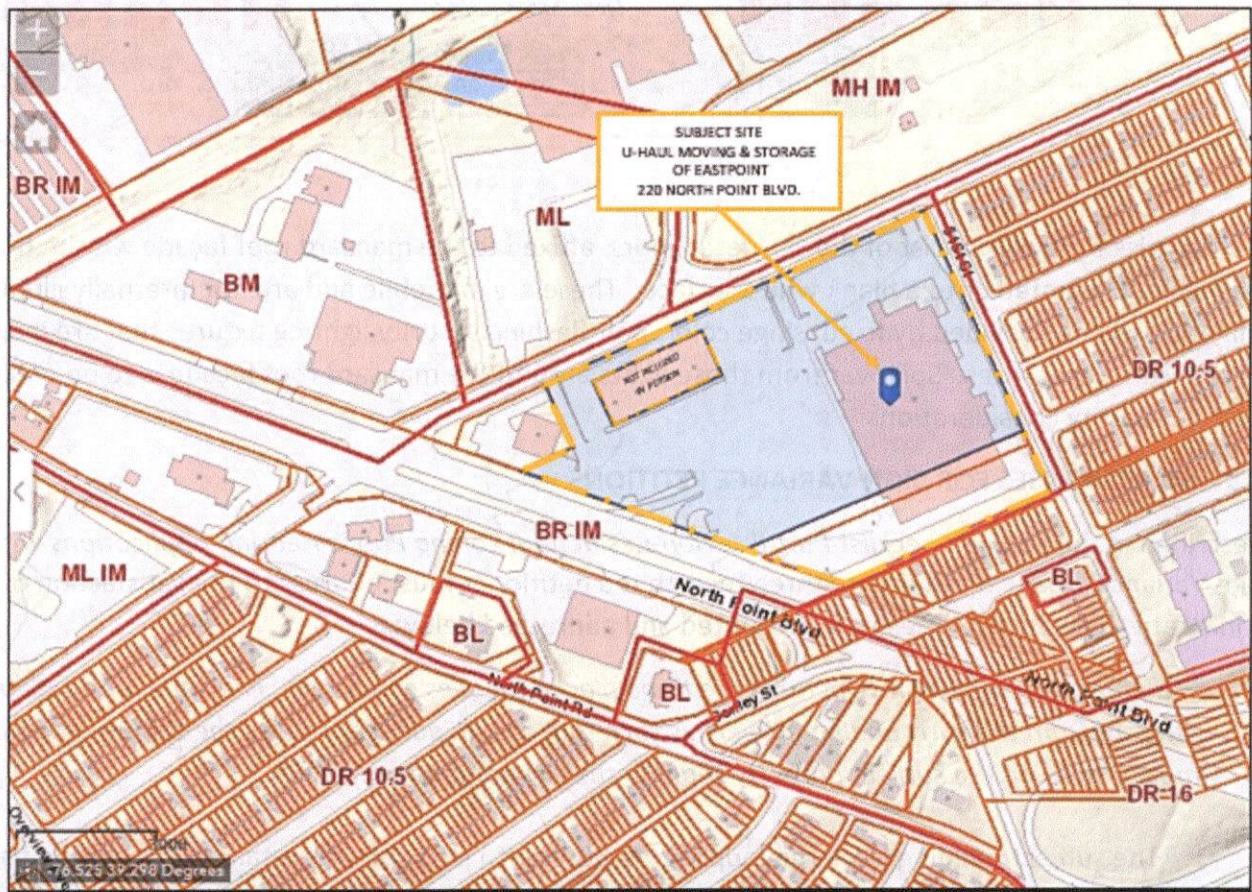
TESTS AND RESPONSES FOR SIGN VARIANCE PETITIONS

As described in the *Zoning Checklist Part II ... Non-Residential Zoning Public Hearing Applications* with regards to Sign Variances (page 8), there are three tests that a petitioner must address to the satisfaction of the Administrative Law Judge. These are presented and addressed below:

- A. *"...the property whereon structures are to be placed (or uses conducted) is unique, unusual, and different from the surrounding properties such that the uniqueness causes the zoning provision to impact more on the subject property than on the surrounding properties."*
1. The subject building is a large (approx. 95,600 sq. ft.) structure for retail/motor vehicle use located over 400 linear feet from the road entrance onto North Point Blvd. Other similar uses in the immediate neighborhood are within 50 linear feet of major roads.
 2. Most of those other retail/motor vehicle uses are clearly visible from both directions of North Point Blvd., part of the state road network. Only a few retail uses in this area have obstructed views from the westbound lanes of the boulevard. In the case of the subject site, the front of the building is obscured from view of the traffic on the westbound side due to terrain and the grade of the boulevard.
 3. The subject building is also at an elevation approximately 20 ft. higher (USGS Baltimore East topographic map) than the entrance to the parking lot. This places it out of the immediately line of sight for travelers on the local roads.
 4. The granting of this request will not change any characteristic of this building, use, or any relationship between the commercial shopping center that has been in place for decades as it relates to the nearby residential properties.
- B. Not applicable to sign variance petitions.
- C. Not applicable to sign variance petitions.
- D. *"The relief requested must be in strict harmony with the spirit and intent of ... sign regulations."*
1. The spirit and intent of the sign regulations are described within the Zoning Regulations as:

Addendum 1: Zoning Checklist Data

A. Zoning Map and Outline of Property



From Baltimore County "My Zoning" (09/2018)

B. SITE DATA

Owner: North Point Eat LLC
Address: 220 North Point Blvd.
Dundalk, MD 21224

Election District: E.D. 15

Councilmanic District: C.D. 7

Zoning District: BR-IM, Business Roadside

Tax ID: #1507291050

Tax Map: 0096

Parcel: 0300

Use(s): Neighborhood car rental agency
Warehouse establishment
(with ancillary retail)

C. ZONING CASE HISTORY

R-1951-2046

R-1956-3869

1976-0149-A

R-1941-0149

NOTE: Information regarding these cases was not available from the Zoning Review Counter at the time this application was prepared. Please note the latest case year is 1976.

D. RELIEF REQUESTED

Relief from Zoning Regulations Section 4.450 Signs, specifically the limit of 150 sq.ft. for an enterprise sign in a BR District as stated in Attachment 1.

E. SIGN AREA REQUESTED

Total sign area for one (1) of two (2) permitted enterprise signs is requested to be approximately 1650 sf. (8 ft. height x 206 ft. +/- width).

NOTE: No additional enterprise signs are requested. The other enterprise sign on this façade has been approved (45 sf.) per Permit #73606 issued 09/05/2018.

F. PROPOSED SIGN

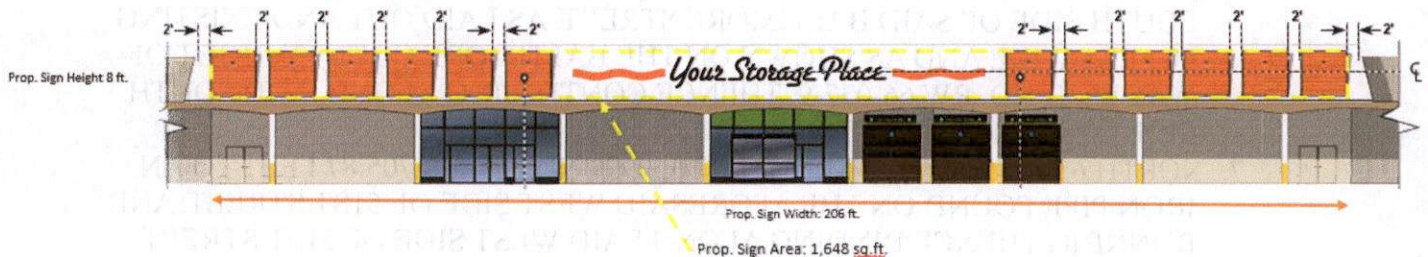
1. Front Elevations

a. Building Front Elevation

i. Full



ii. Subject Sign on Mansard Roof Face



Addendum 2. Property Legal Description

From MDLANDREC website; Deed Book 39299 Page: 325.

PARCEL 1

ALL THAT LOT OF GROUND SITUATE AND LYING IN BALTIMORE COUNTY, MARYLAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A CROSS CUT FOUND IN CONCRETE ALONG THE WEST SIDE OF FIFTY FIRST (51ST) STREET AS LAID OUT AND EXISTING 60 FEET WIDE AND AS SHOWN ON SUBDIVISION PLAN, PLAT ONE, NORTHBROOK, RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN PLAT BOOK 17, FOLIO 56; SAID POINT BEING THE CENTERLINE OF A 15 FOOT WIDE ALLEY AS SHOWN ON A PLAT OF DEFENSE HEIGHTS RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK 12, FOLIO 117; SAID POINT ALSO BEING THE POINT OF BEGINNING DESCRIBED IN A DEED DATED JUNE 28, 1978 RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER E.H.K., JR. 5906 AT FOLIO 871, WHICH WAS GRANTED AND CONVEYED BY BLUM'S INC. UNTO NORTHPPOINT ASSOCIATES; THENCE LEAVING SAID WEST SIDE OF 51ST STREET, AND BINDING ALONG THE FIRST THROUGH THE EIGHT (LAST) LINES DESCRIBED IN SAID DEED, THE EIGHT (8) FOLLOWING COURSES, VIZ:

1. SOUTH 65 DEGREES 29 MINUTES 10 SECONDS WEST, 476.01 FEET TO THE EAST RIGHT-OF-WAY OF NORTH POINT BOULEVARD, AS LAID OUT AND EXISTING 150 FEET WIDE AS SHOWN ON THE MARYLAND STATE HIGHWAY ADMINISTRATION, STATE ROAD COMMISSION PLAT NO. 5013, THENCE ALONG SAID RIGHT-OF-WAY.
2. NORTH 70 DEGREES 12 MINUTES 50 SECONDS WEST 694.98 FEET TO A POINT THEREON, THENCE LEAVING SAID RIGHT-OF-WAY,
3. NORTH 65 DEGREES 27 MINUTES 10 SECONDS, EAST 128.61 FEET, THENCE
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COMMONLY KNOWN AS 222 NORTH POINT BOULEVARD TAX ID NO. 15-1800002549

Note: Parcel 2 is not included in this petition.



U-HAUL COMPANY OF BALTIMORE
8341 PULASKI HIGHWAY • BALTIMORE, MARYLAND 21237 • PHONE (410) 862-5804

October 9, 2018

PETITION FOR SPECIAL EXCEPTION HEARING AND VARIANCE
OFFICE OF ADMINISTRATIVE HEARINGS

220 North Point Blvd.
15th Election District
7th Councilmanic District

200 220 North Point Eat LLC (Legal Owner) and
U-Haul of Baltimore (Tenant)
Petitioners

REQUEST FOR VARIANCE (FREESTANDING SIGN AREA)

Per Baltimore County Zoning Regulations ("BCZR") Section 4.450 Attachment 1.

Petition for Variance seeks to allow for the increase in size for one (1) enterprise sign along the face of the mansard roof front face above a portion of the building front façade.

A site plan and an exhibit plan accompany this application.

Vicinity Map



Moving Made Easier.

SUBJECT SITE

The subject site is located at 220 North Point Blvd. and is the site of the K-Mart that closed retail operations more than a year ago. U-Haul of Baltimore has leased the building and has been rehabilitating it to accommodate a company facility that will provide a range of services, including but not limited to vehicle rental, hitch installations, self-service onsite storage lockers, shipping containers and support retail sales of materials and supplies. All necessary building and trades permits have been issued by the county, and relevant inspections are taking place when appropriate.

The site is within a shopping center ("North Point Mall") that includes several small retail stores located in a pad parcel within the subject property. That parcel is under the same ownership but is not involved in this petition except as an adjoining property. The subject site is completely bordered by county or state rights of way, including the alley to the southeast (p/o Gough St.). To the rear and southeast side of the building is a residential neighborhood (Northbrook). Due to the local terrain and orientation of the building, the proposed sign is not visible to any of the residences.

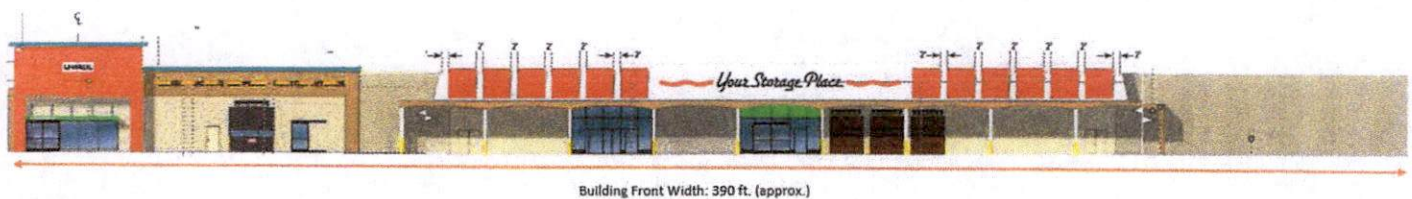
The remainder of the area immediately surrounding the subject site consists primarily of auto and truck dealership and maintenance uses and retail stores to the west and southwest. There is a local open space park between the subject site and several industrial uses to the north. The nearest residences to the subject site that can see the proposed sign are over 750 feet away to the southwest (Eastwood), across the main parking lot, North Point Blvd., and a truck facility.

The accompanying Exhibit (Sheet 2 of 2) provides a graphic depiction of the proposed sign with the surrounding area.

SIGNAGE DETAILS

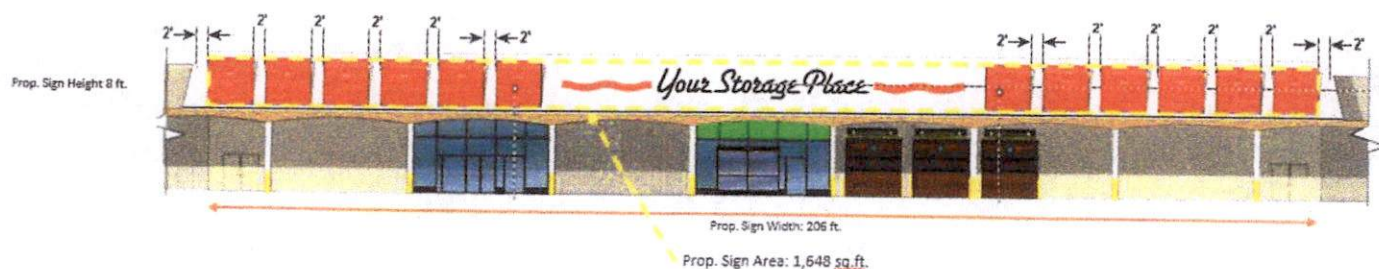
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Graphic 1. Front Elevation Diagram



The second sign was brought to the county staff for review and comment in June and August 2018. The petitioner understood the actual sign area would be determined by a rectangular box, drawn around the text "Your Storage Space" and the graphic waves at either side of the text (approximately 350 sq.ft.). During the second discussion, the Zoning Administrator determined that the twelve (12) false locker doors to be installed on the mansard roof front surface are to be included in the calculation, as well as the gaps between them. As a result, the estimated area of the sign becomes 1,628 sq.ft. (see Graphic 2).

Graphic 2. Enterprise Sign 2



This enterprise sign will consist of the 12 metal doors, affixed to the mansard roof façade with the text and curve elements painted onto a blank white surface. These are immobile and are not internally illuminated. Illumination will be provided by fixed, single color, non-flashing security lighting fixtures that are included in the site security measures. Spillover from those lights around the mansard roof façade is to be minimal, subject to security considerations.

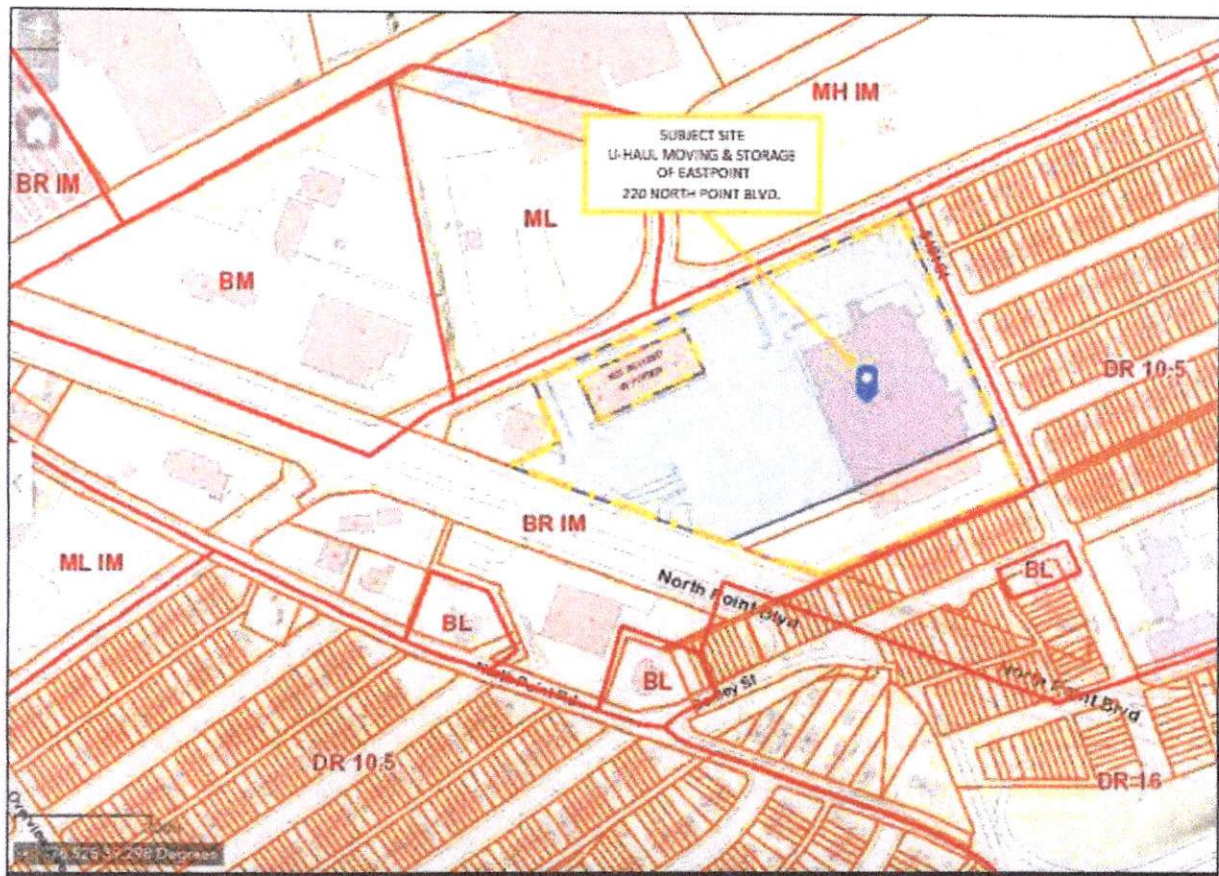
TESTS AND RESPONSES FOR SIGN VARIANCE PETITIONS

As described in the *Zoning Checklist Part II ... Non-Residential Zoning Public Hearing Applications* with regards to Sign Variances (page 8), there are three tests that a petitioner must address to the satisfaction of the Administrative Law Judge. These are presented and addressed below:

- A. *"...the property whereon structures are to be placed (or uses conducted) is unique, unusual, and different from the surrounding properties such that the uniqueness causes the zoning provision to impact more on the subject property than on the surrounding properties."*
1. The subject building is a large (approx. 95,600 sq.ft.) structure for retail/motor vehicle use located over 400 linear feet from the road entrance onto North Point Blvd. Other similar uses in the immediate neighborhood are within 50 linear feet of major roads.
 2. Most of those other retail/motor vehicle uses are clearly visible from both directions of North Point Blvd., part of the state road network. Only a few retail uses in this area have obstructed views from the westbound lanes of the boulevard. In the case of the subject site, the front of the building is obscured from view of the traffic on the westbound side due to terrain and the grade of the boulevard.
 3. The subject building is also at an elevation approximately 20 ft. higher (USGS Baltimore East topographic map) than the entrance to the parking lot. This places it out of the immediately line of site for travelers on the local roads.
 4. The granting of this request will not change any characteristic of this building, use, or any relationship between the commercial shopping center that has been in place for decades as it relates to the nearby residential properties.
- B. Not applicable to sign variance petitions.
- C. Not applicable to sign variance petitions.
- D. *"The relief requested must be in strict harmony with the spirit and intent of ... sign regulations."*
1. The spirit and intent of the sign regulations are described within the Zoning Regulations as:

Addendum 1: Zoning Checklist Data

A. Zoning Map and Outline of Property



From Baltimore County "My Zoning" (09/2018)

B. SITE DATA

Owner: North Point Eat LLC

Address: 220 North Point Blvd.
Dundalk, MD 21224

Election District: E.D. 15

Councilmanic District: C.D. 7

Zoning District: BR-IM, Business Roadside

Tax ID: #1507291050

Tax Map: 0096

Parcel: 0300

Use(s): Neighborhood car rental agency
Warehouse establishment
(with ancillary retail)

C. ZONING CASE HISTORY

R-1951-2046

R-1956-3869

1976-0149-A

R-1941-0149

NOTE: Information regarding these cases was not available from the Zoning Review Counter at the time this application was prepared. Please note the latest case year is 1976.

D. RELIEF REQUESTED

Relief from Zoning Regulations Section 4.450 Signs, specifically the limit of 150 sq.ft. for an enterprise sign in a BR District as stated in Attachment 1.

E. SIGN AREA REQUESTED

Total sign area for one (1) of two (2) permitted enterprise signs is requested to be approximately 1650 sf. (8 ft. height x 206 ft. +/- width).

NOTE: No additional enterprise signs are requested. The other enterprise sign on this façade has been approved (45 sf.) per Permit #73606 issued 09/05/2018.

F. PROPOSED SIGN

1. Front Elevations

a. Building Front Elevation

i. Full



ii. Subject Sign on Mansard Roof Face



Addendum 2. Property Legal Description

From MDLANDREC website; Deed Book 39299 Page: 325.

PARCEL 1

ALL THAT LOT OF GROUND SITUATE AND LYING IN BALTIMORE COUNTY, MARYLAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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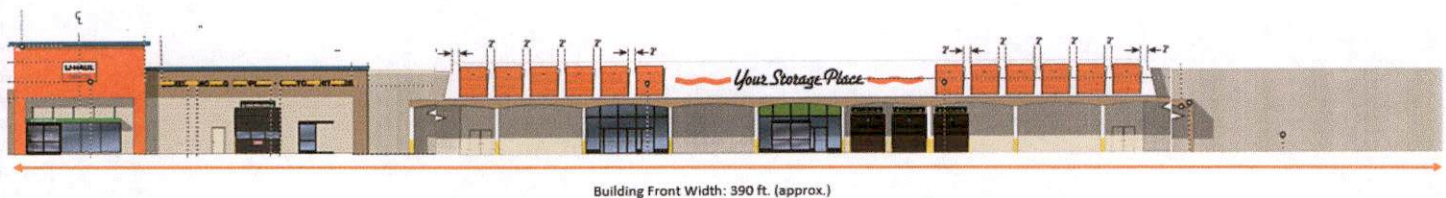
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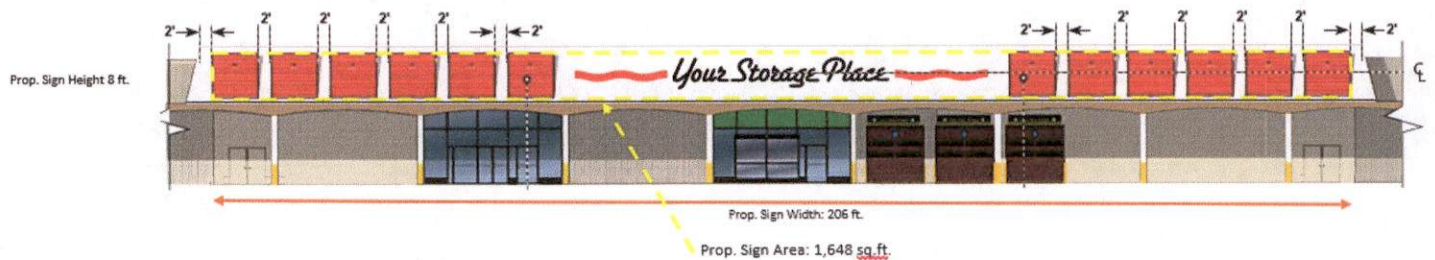
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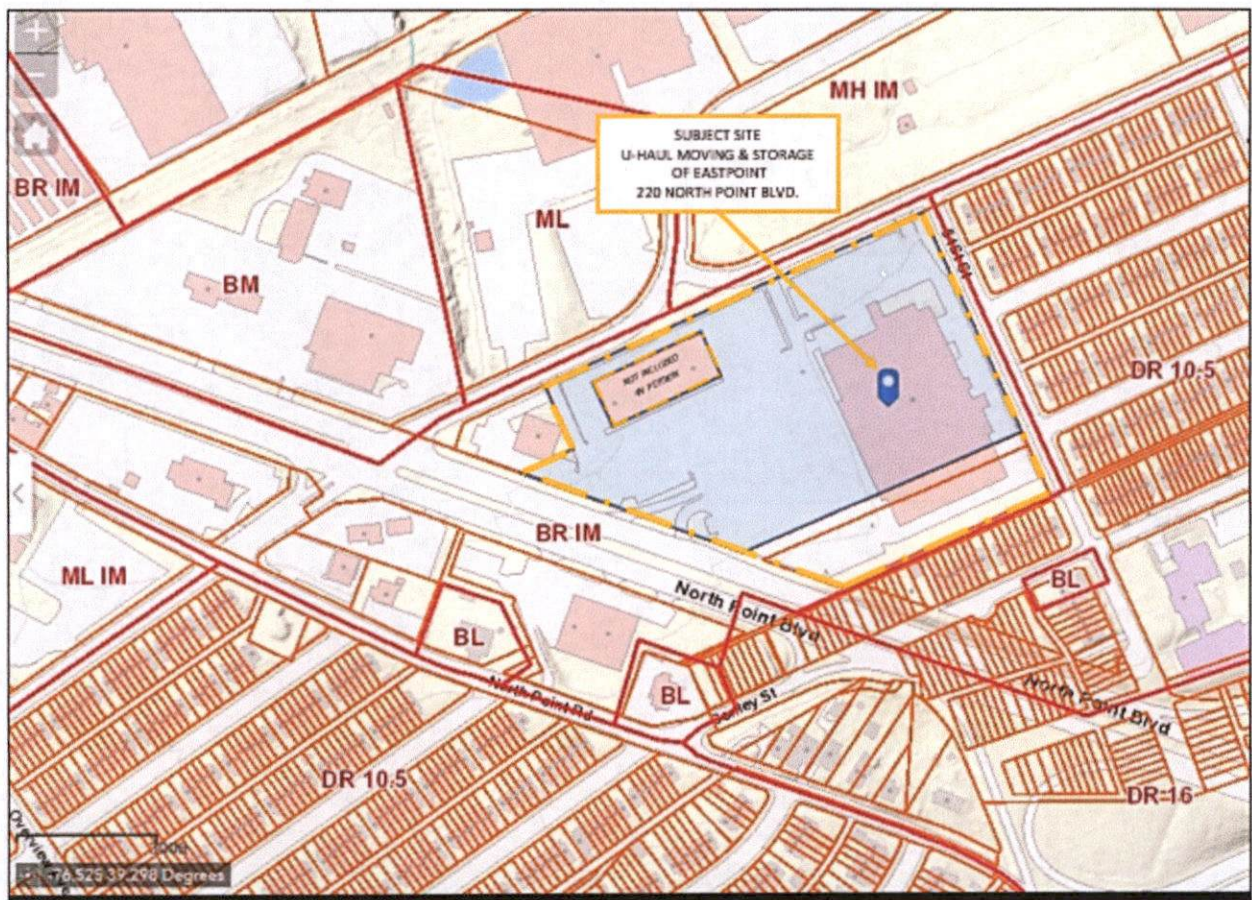
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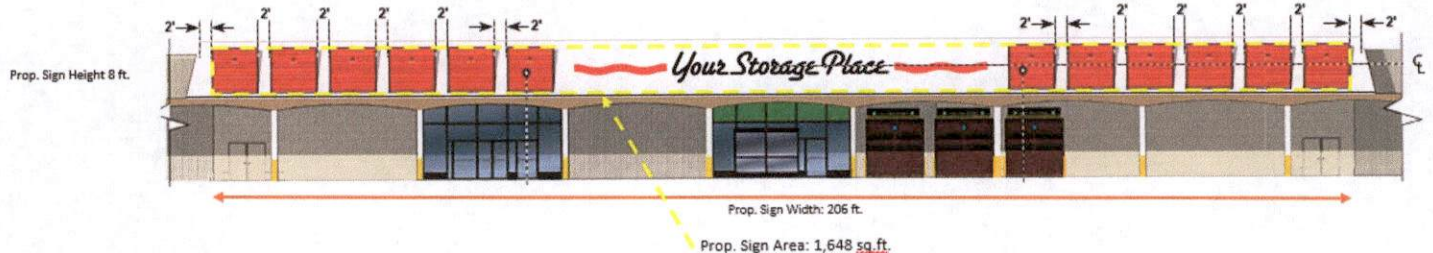
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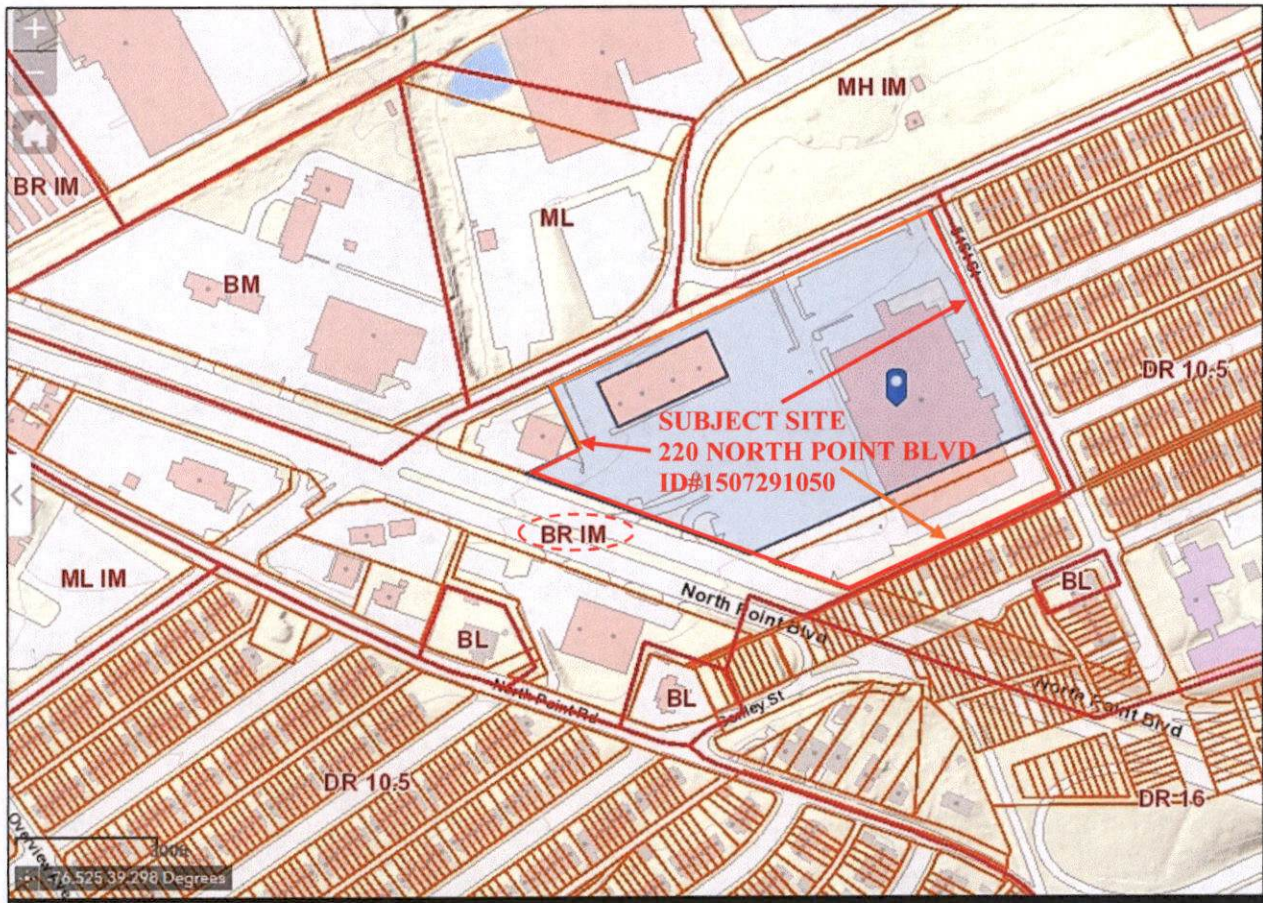
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SIGN VARIANCE PETITION
U-HAUL MOVING AND STORAGE OF EASTPOINT
220 North Point Blvd.
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ZONING MAP FOR 220 NORTH POINT BOULEVARD



2019-01/2A

**SIGN VARIANCE PETITION
U-HAUL MOVING AND STORAGE OF EASTPOINT
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**ZONING PROPERTY DESCRIPTION FOR 220 NORTH POINT
BOULEVARD:**

(From Deed Book 39299 Page Number 325; Baltimore County Land Records)

LEGAL DESCRIPTION EXHIBIT "A"

PARCEL 1

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8. SOUTH 24 DEGREES 32 MINUTES 50 SECONDS EAST, 649.30 FEET TO THE POINT OF BEGINNING, CONTAINING 11.231 ACRES OF LAND MORE OR LESS.

TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS CONTAINED IN DECLARATION OF EASEMENT DATED SEPTEMBER 10, 1974 AND RECORDED IN LIBER 5499 AT FOLIO 375 ET SEQ. BY THE IRVAL CORPORATION, (MD) AND SHOPCO NORTHPOINT ASSOCIATES, (MD).

PARCEL 2

BEGINNING FOR THE SAME AT THE WESTERN MOST CORNER OF A ONE STORY BRICK BUILDING DISTANCE NORTH 88 DEGREES-00'-00" EAST 77.97 FEET FROM A CROSS CUT FOUND ON THE SOUTHEAST SIDE OF BALTIMORE STREET, AS NOW LAID OUT 70 FEET WIDE, SAID CROSS CUT BEING ALSO LOCATED AT THE BEGINNING OF THE THIRD LINE OF THE 0.74 ACRE PARCEL OF LAND CONVEYED BY BLUM'S INC., TO SAMBO'S OF MARYLAND INC., BY DEED DATED JULY 13, 1977, AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 5782, PAGE 656, AND RUNNING THENCE BINDING ON THE NORTHWEST, NORTHEAST AND SOUTHWEST SIDE, RESPECTIVELY, OF A ONE STORY BRICK BUILDING, THERE SITUATE, THE FOUR FOLLOWING COURSES AND DISTANCES, NAMELY NORTH 65°27'30" EAST 250.02 FEET; SOUTH 24°36' 40" EAST 99.96 FEET; SOUTH 65°25' 35" WEST 250.14 FEET AND NORTH 24°32' 40" WEST 100.08 FEET TO THE PLACE OF BEGINNING.

COMMONLY KNOWN AS 222 NORTH POINT BOULEVARD TAX ID NO. 15-1800002549

SIGN VARIANCE PETITION
U-HAUL MOVING AND STORAGE OF EASTPOINT
220 North Point Blvd.
Dundalk, MD 21224



**ZONING PROPERTY DESCRIPTION FOR 220 NORTH POINT
BOULEVARD:**

(From Deed Book 39299 Page Number 325; Baltimore County Land Records)

LEGAL DESCRIPTION EXHIBIT "A"

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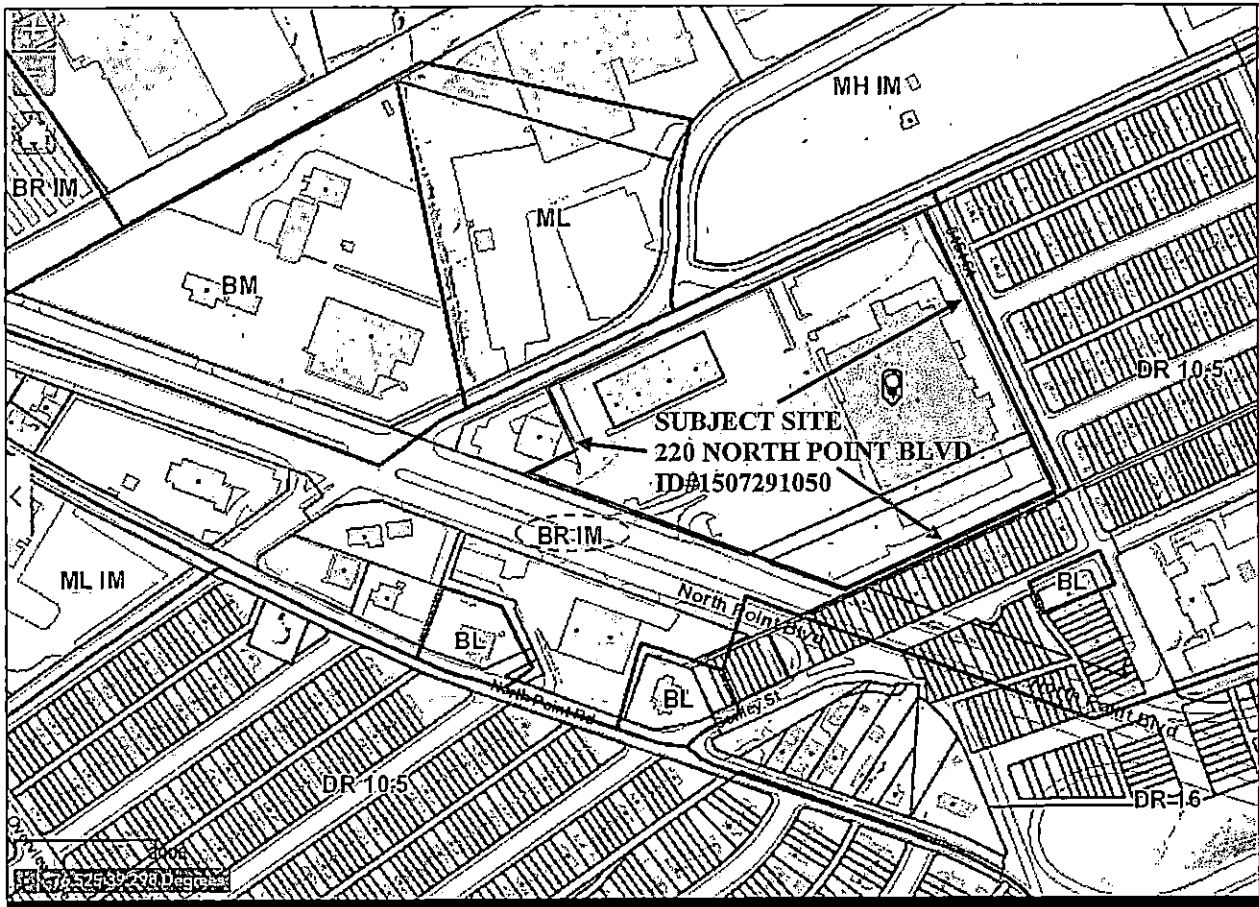
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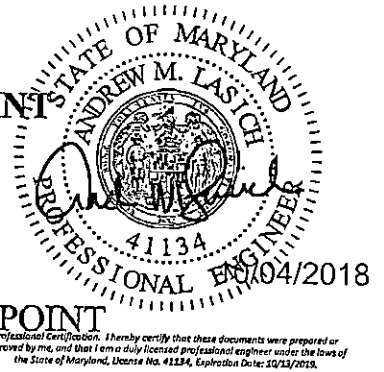
SIGN VARIANCE PETITION
U-HAUL MOVING AND STORAGE OF EASTPOINT
220 North Point Blvd.
Dundalk, MD 21224

ZONING MAP FOR 220 NORTH POINT BOULEVARD



2019- 0112-A

**SIGN VARIANCE PETITION
U-HAUL MOVING AND STORAGE OF EASTPOINT
220 North Point Blvd.
Dundalk, MD 21224**



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BOULEVARD:**

(From Deed Book 39299 Page Number 325; Baltimore County Land Records)

LEGAL DESCRIPTION EXHIBIT "A"

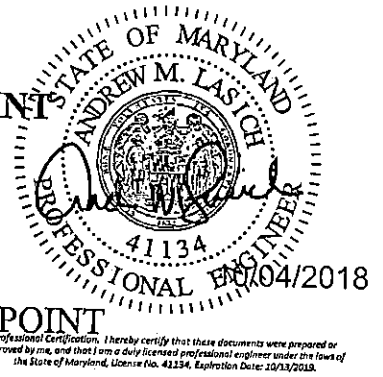
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EXHIBIT 3

Presented in Support of Petition for Sign Variance
U-HAUL MOVING AND STORAGE OF EASTPOINT





William T Pickens

| Curriculum Vitae

733 Avondale Rd., Dundalk, MD 21222 | 443.866.5161 | wtpickens@gmail.com

QUALIFICATIONS PROFILE

Project Manager and Planner with more than 30 years of successful project management and urban planning experience. Managed feasibility and permit review process of projects from New Hampshire to Virginia. Administrator for local land preservation easement acquisition program. Highly analytical and results-driven professional, with experience in both the public and private sectors of the environmental and land use industry.

AREAS OF EXPERTISE

- ✓ Urban and Regional Planning
- ✓ Project Management and Operations
- ✓ Regulatory Crafting and Compliance
- ✓ Administrative Procedures

EXPERT TESTIMONY

Provided expert testimony at public hearings before a variety of local boards (zoning, appeals, planning, and local legislative bodies) in support of client applications. Examples include, but are not limited to:

Project Planner; STV, INC., Baltimore, MD; 2000–2003

Norwood (Conn.) Planning Commission re: special exception for a hotel

Agricultural Land Preservation Program Administrator; MD Dept. of Agriculture and Howard Co. MD, Ellicott City, MD 1997–1999

Maryland Agricultural Land Preservation Foundation Board (1997 – 1999); re: unique easement valuation methodology and site monitoring program management.

Advisory capacity to the local Agricultural Review Board (part of the local Soil Conservation District).

Land Use Planner II; Charles Co. Planning and Zoning, La Plata, MD 1993–1997

Principle Planner for Board of Zoning Appeals, responsible for providing oral and written testimony evaluating zoning appeals and variance applications from fence line setback adjustments to surface mining sand and gravel operations.

Editor and author of an extensive re-write of the local Subdivision Regulations, requiring public hearing testimony before Planning Commission and Board of Supervisors through public comment period to final adoption.

Land Use Planner II; Prince William Co. Planning and Zoning, Woodbridge VA 1989–1992

Testimony in local civil case involving private suit against developer for performing work not approved by relevant permits, involving a retaining wall failure.

Editor and primary manager of an extensive re-write of the local land development administrative and technical review procedures, involving the consolidation of multiple manuals into one comprehensive and internally consistent administrative process. This requiring public hearing testimony before several private and public bodies during the public hearing process.

Principle author of several new zoning ordinance sections related to planned developments, transportation standards for development, and to implement policies approved with the 1990 Comprehensive Plan Update. Testimony before various boards and local legislature throughout the adoption of the revised zoning ordinance.

Testimony in support of the 1990 Comprehensive Plan (the Transportation and Public Safety chapters in particular) throughout the public hearing process through adoption.

PET. 4

EDUCATION & CERTIFICATIONS

Master's Degree, Urban and Regional Planning; Virginia Commonwealth University, Richmond, VA; 08/1987

Project Management Institute; Member since January 2016

Leadership in Energy and Environmental Design (LEED); Green Associate (Inactive)

WORK HISTORY

Construction Project Manager and Owner's Representative; U-Haul Company; December 2016-Present

Owner; Pictland Services; 2006-Present

Project Manager; Parks and People Foundation; 2014-2016

Project Manager; KCW Engineering Technologies; 2006

Environmental Project Manager; D.S. Thaler & Assoc., Inc; 2003-2005

Project Manager / Contractor; STV, Inc. 2000-2003

Agricultural Land Preservation Program Administrator; MD Dept. of Agriculture & Howard Co., MD 1997-1999

Land Use Planner II; Dept. of Planning and Zoning; Charles Co., MD and Prince William Co., VA 1989-1992



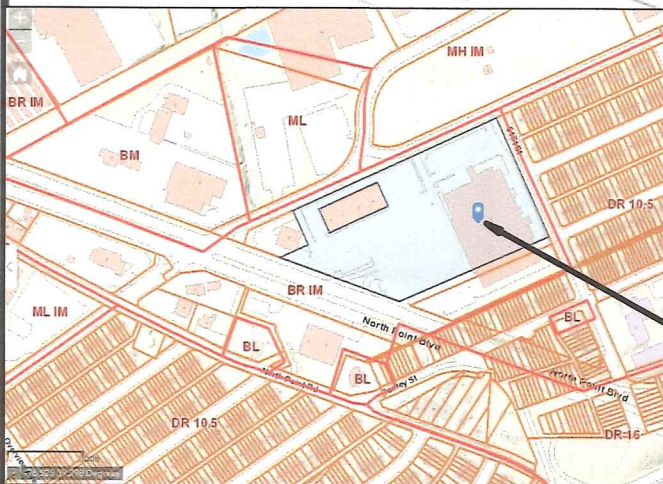
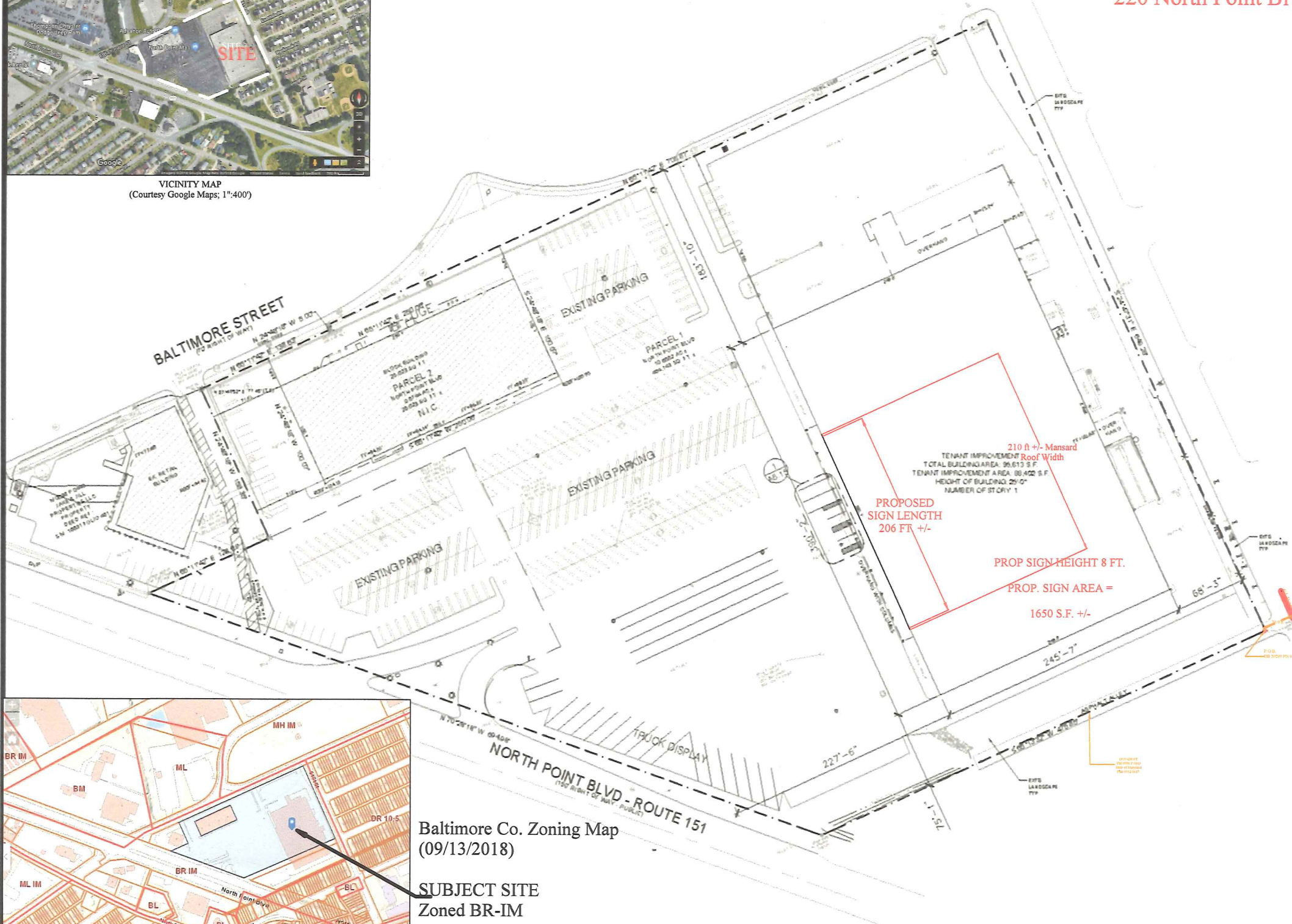
Exhibit 2

SITE PLAN TO ACCOMPANY PETITION FOR SIGN VARIANCE

U-HAUL MOVING & STORAGE OF EASTPOINT (former K-Mart Building) 220 North Point Blvd.



VICINITY MAP
(Courtesy Google Maps; 1"=400')



Baltimore Co. Zoning Map
(09/13/2018)

SUBJECT SITE
Zoned BR-IM

- COORDINATE WITH RICH BARANSKI AT (602) 263-6502 EXT. 516801 OR ERIC TAYLOR EXT. 516802 FOR ALL LOW VOLTAGE CONDUIT RUNS AND POWER REQUIREMENTS FOR COMMUNICATION CLOSETS.
- ALL LOW VOLTAGE UNDERGROUND & POWER REQUIREMENTS TO BE INCLUDED IN THE GENERAL CONTRACTORS FINAL BID PROPOSAL.

PLAN NOTES

SITE PLAN TO ACCOMPANY PETITION FOR VARIANCE TO OFFICE OF ADMINISTRATIVE HEARINGS

NOTE DATA

Address:	220 North Point Blvd Dundalk, MD 21224
Electrical District:	6.D. 15
County District:	C.D. 7
Zoning District:	BR-IM Business Medium Density
Tax ID:	01307290000
Owner:	200 220 North Point East LLC
Tax Map:	0000
Parcel:	0100
Unit:	Project/development unit only (not for use in unit)

EXISTING CASE HISTORY

R. 151.1.2000	
R. 151.1.1000	
R. 151.1.0100	
R. 151.1.0000	

SIGN REQUESTED

Refer to Zoning Regulations for all 4-8 ft signs, specifically the text of 151.1.1 of the regulations sign is a 4-8 ft sign as stated in Attachment 1.

SIGN AREA REQUESTED

Total sign area for all 4-8 ft signs (2) permitted sign area is requested to be approximately 1650 S.F. (206 ft length x 8 ft height).

NOTE: The additional sign area is requested. The other sign area is for the sign area as requested (4 ft height x 206 ft length).

See Sheet 2 of 2 for graphic presentation of sign placement on building and adjacent properties.

SHEET NOTES

REVISIONS

NO.	DATE	BY	REVISION
1	02/22/2017	AM	ADDED MORE TO SET
2	02/22/2017	AM	REVISED LEVEL INFORMATION

PROFESSIONAL SEAL

ARCHITECT LOGO



U-HAUL INTERNATIONAL
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
PH. (602) 263-6502

SITE ADDRESS:
U-HAUL OF EASTPOINT
220 N. POINT
BALTIMORE, MD 21224

SHEET CONTENTS

VARIANCE
APPLICATION
SITE PLAN

820073

GRANN: LMG

CHECKED: AM

DATE: 12/22/2017

820073-41.1

VIEWSHED EXHIBIT TO ACCOMPANY PETITION FOR SIGN VARIANCE

U-HAUL MOVING & STORAGE OF EASTPOINT

(formerly K-Mart)

220 North Point Blvd.



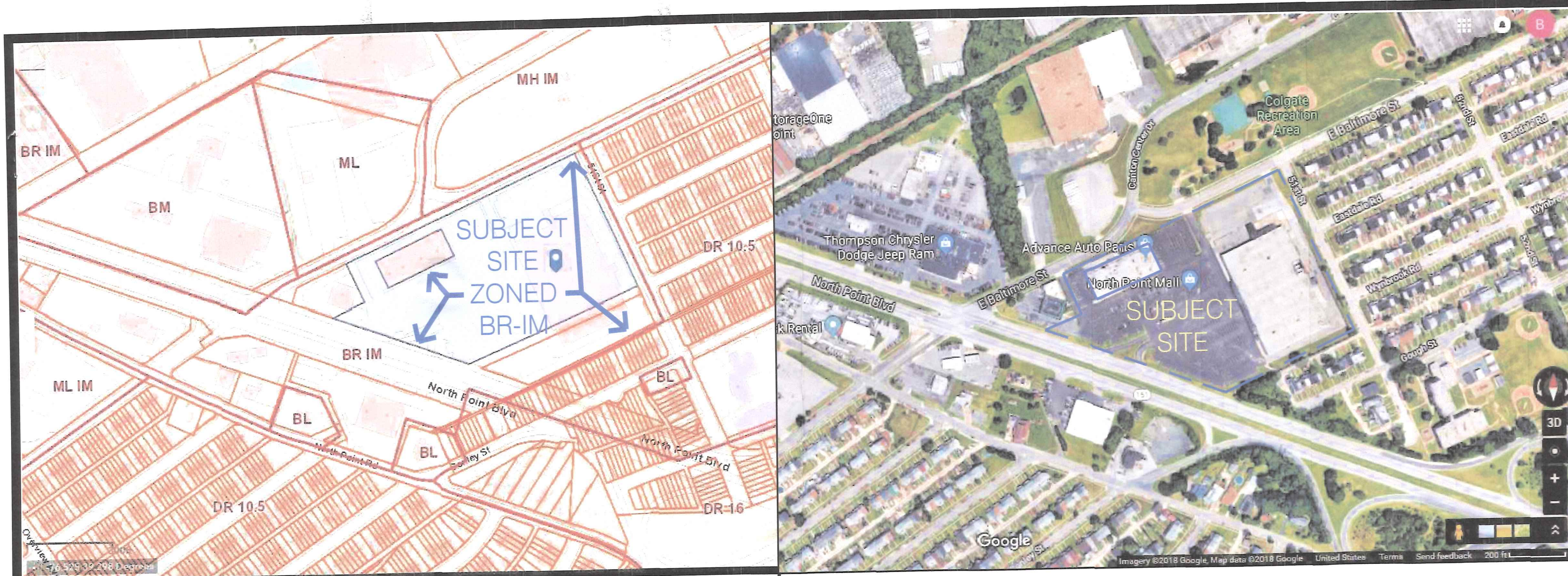
PROPOSED SIGN MOUNTED TO MANSARD ROOF FRONT FACE; 1650 SF. +/-



Google Maps, 09/18/2018

*Visibility Limits of Proposed Sign - Area where proposed sign is visible from any adjacent properties. Sign will be illuminated by directed lighting from existing rooftop.

PROPOSED SIGNAGE IS NOT DIRECTLY VISIBLE FROM WESTBOUND NORTH POINT BLVD.



BALTIMORE COUNTY ZONING MAP (09/13/2018)

SITE AERIAL (GOOGLE MAPS)

SCALE: N.T.S.

Address: 222 North Point Boulevard
Dundalk, MD 21224

Election District: E.D. 15

Councilman District: C.D. 7

Zoning District: BR-IM, Business Roadside

Tax I.D.: #1507291050

Owner: 200 220 North Point EAT, LLC

Tax Map: 0096

Parcel: 0300

Uses: Neighborhood car rental agency
Warehouse establishment
(with ancillary retail)

Zoning Case History:

R-1951-2046
R-1956-3869
1976-0149-A
R-1941-0149

Relief Requested:

Relief from Zoning Regulations Section 4.450 Signs, specifically the limit of 150 s.f. for an enterprise sign in a BR District as stated in Attachment 1.

Sign Area Requested:

Total sign area for one (1) of two (2) permitted enterprise signs is requested to be approximately 1,650 s.f. (8 ft height x 206 ft +/- width).

NOTE: No additional enterprise signs are requested. The other enterprise sign on this facade has been approved (45 s.f.) per Permit #73606 issued 09/05/2018.

See Sheet 2 of 2 for graphic presentation of sign proposed in relation to building and adjacent properties.

AREA: 10, 6800 AC

Historic: No

CBCA: No

Flood Plain: No

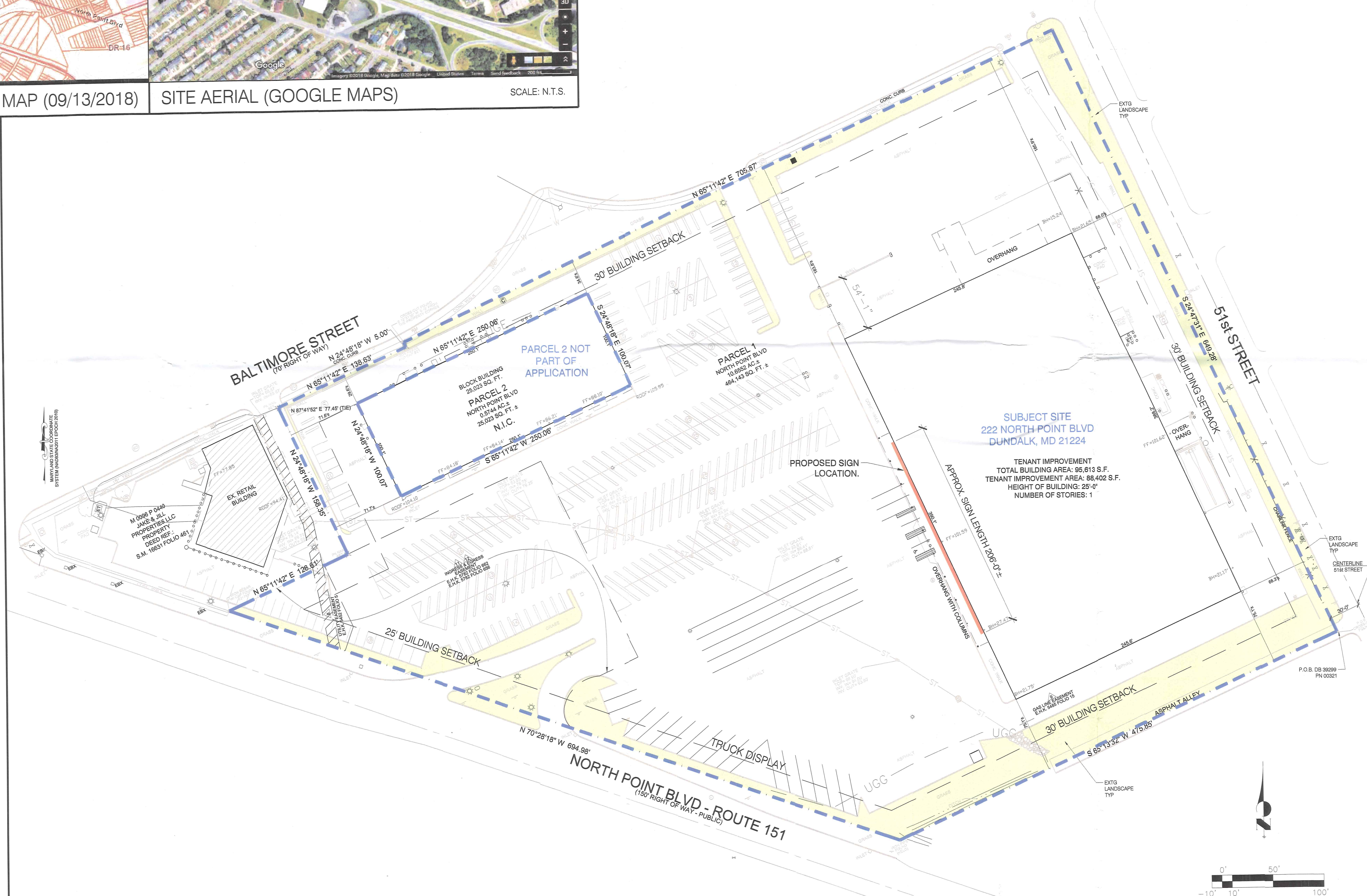
2019-0112-A

SITE DATA

SITE PLAN FOR VARIANCE

SITE PLAN TO ACCOMPANY PETITION FOR SIGN VARIANCE

U-HAUL MOVING & STORAGE OF EASTPOINT
(former K-Mart Building)
222 NORTH POINT BOULEVARD

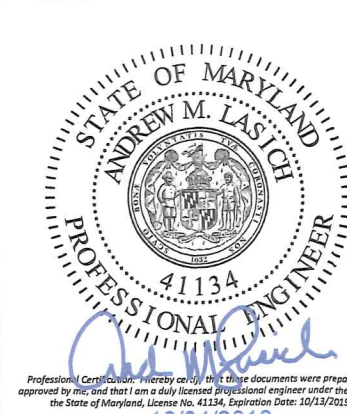


GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:



ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:
U-Haul of Eastpoint
222 N. Point Blvd
Baltimore, MD 21224

SHEET CONTENTS:

VARIANCE APPLICATION
SITE PLAN
Sheet 1 of 2

820073

DRAWN: NH
CHECKED: -

DATE: 09/23/18

820073A1F-Sign SP

© 2018 AMERCO REAL ESTATE COMPANY

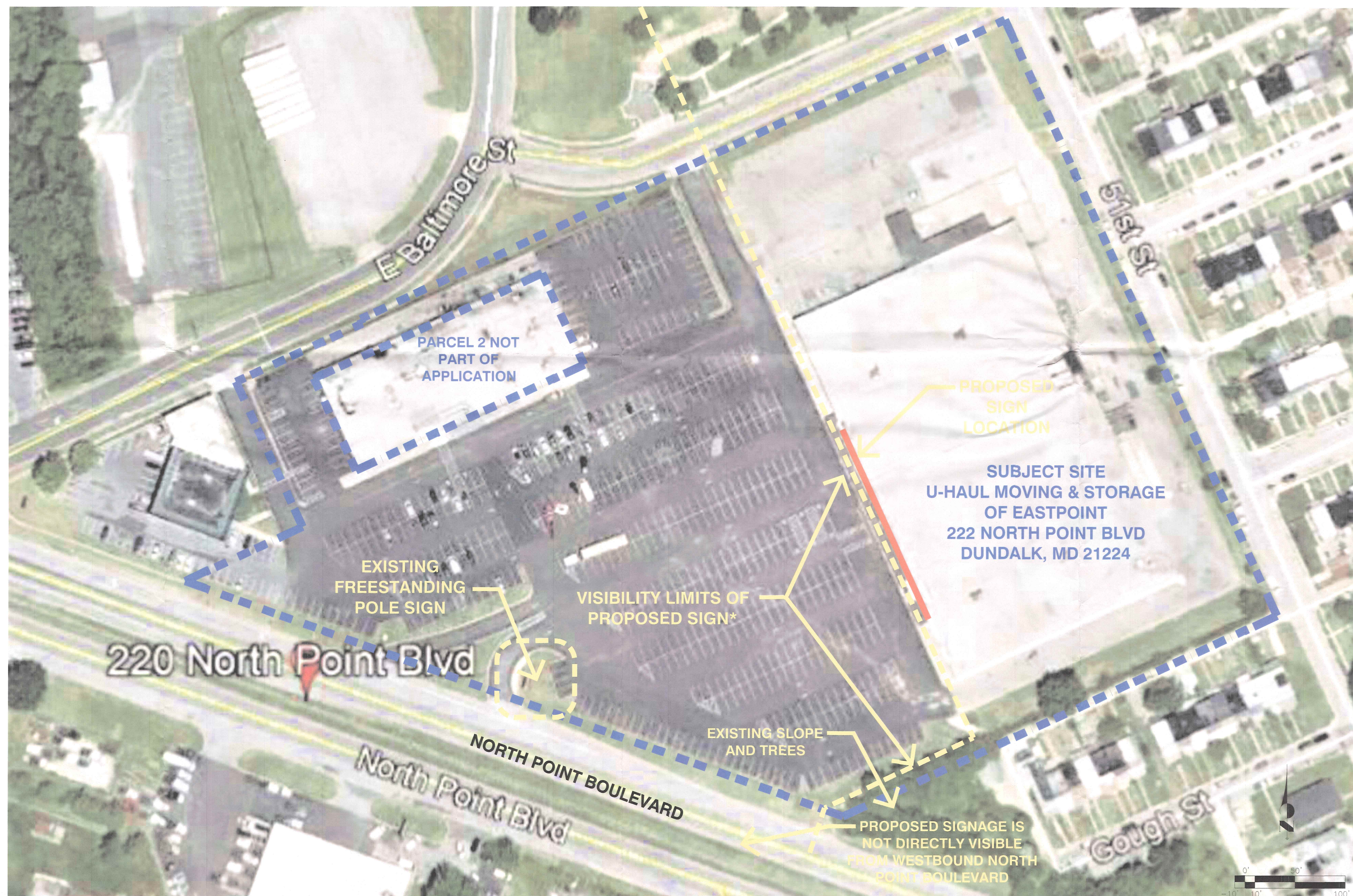
PET. No. 1



PROPOSED SIGN MOUNTED TO MANSARD ROOF FRONT FACE.
PROPOSED SIGN AREA 206'± x 8'± HIGH = 1,650± S.F.
FAUX STORAGE LOCKER DOORS AND TRIM WILL BE MOUNTED DIRECTLY TO
MANSARD ROOF SLOPED FACE WITH ANCHORS TO THE ROOF STRUCTURE.

VIEWSHED EXHIBIT
TO ACCOMPANY PETITION FOR SIGN VARIANCE

U-HAUL MOVING & STORAGE OF EASTPOINT
(former K-Mart Building)
222 NORTH POINT BOULEVARD



* VISIBILITY LIMITS OF PROPOSED SIGN - AREA WHERE
PROPOSED SIGN IS VISIBLE FROM ANY ADJACENT
PROPERTIES. SIGN WILL BE ILLUMINATED BY
DIRECTED LIGHTING FROM EXISTING ROOFTOP.

VIEWSHED EXHIBIT - AERIAL IMAGE BY GOOGLE MAPS

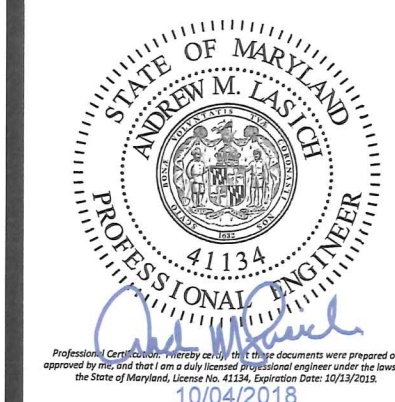
APPROXIMATE SCALE: 1" = 50'-0"

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8

PROFESSIONAL SEAL:



ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:

U-Haul of Eastpoint
222 N. Point Blvd
Baltimore, MD 21224

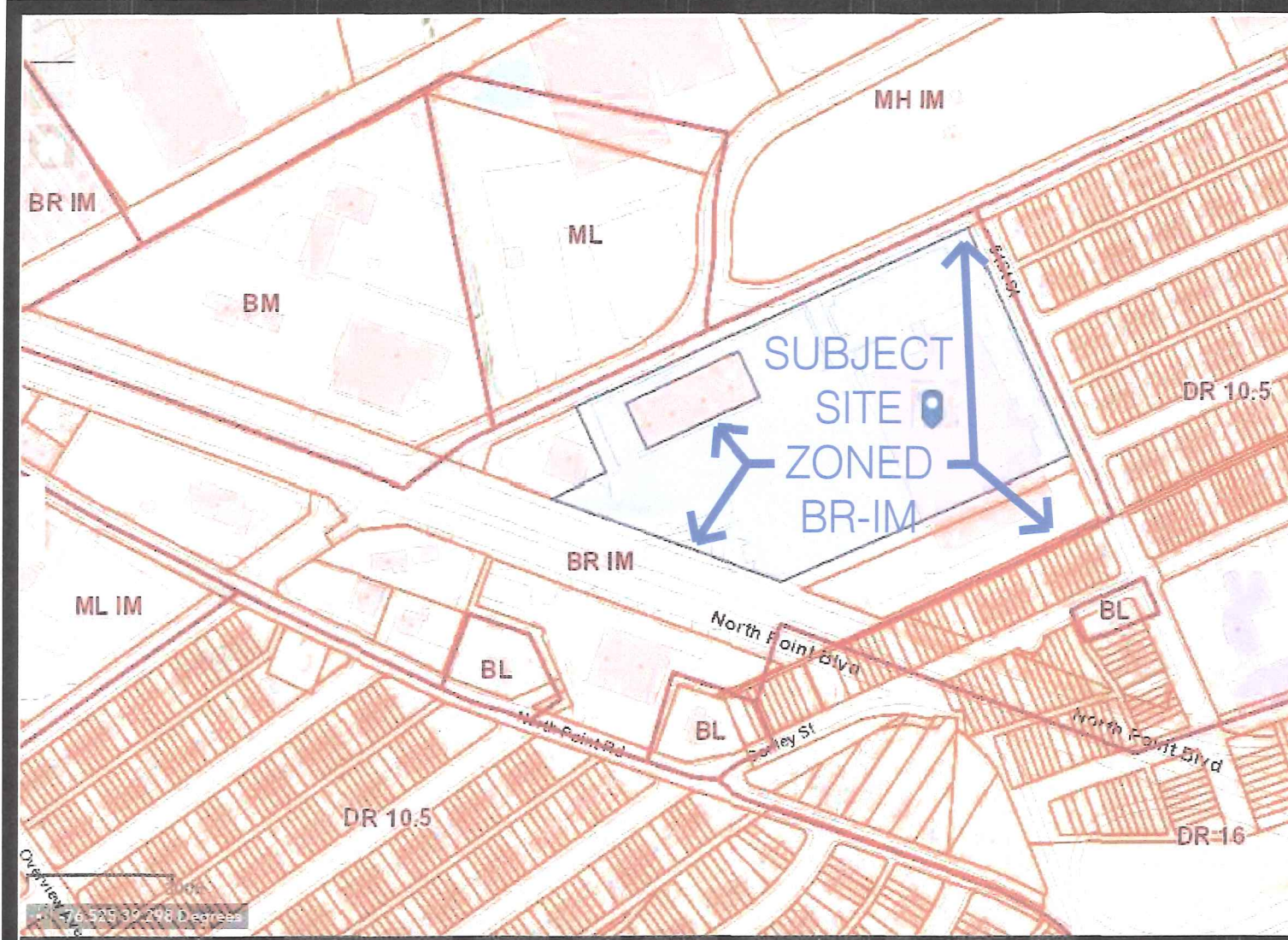
SHEET CONTENTS:

VARIANCE APPLICATION
VIEWSHED EXHIBIT
Sheet 2 of 2

820073

DRAWN: NH
CHECKED: -
DATE: 09/23/18
SP-2

820073A1F-Sign SP



BALTIMORE COUNTY ZONING MAP (09/13/2018)

SITE AERIAL (GOOGLE MAPS)

SCALE: N.T.S.

Address: 222 North Point Boulevard
Dundalk, MD 21224

Election District: E.D. 15

Councilman District: C.D. 7

Zoning District: BR-IM, Business Roadside

Tax I.D.: #1507291050

Owner: 200 220 North Point EAT, LLC

Tax Map: 0096

Parcel: 0300

Uses: Neighborhood car rental agency
Warehouse establishment
(with ancillary retail)

Zoning Case History:

R-1951-2046
R-1956-3869
1976-0149-A
R-1941-0149

Relief Requested:

Relief from Zoning Regulations Section 4.450 Signs,
specifically the limit of 150 s.f. for an enterprise sign in
a BR District as stated in Attachment 1.

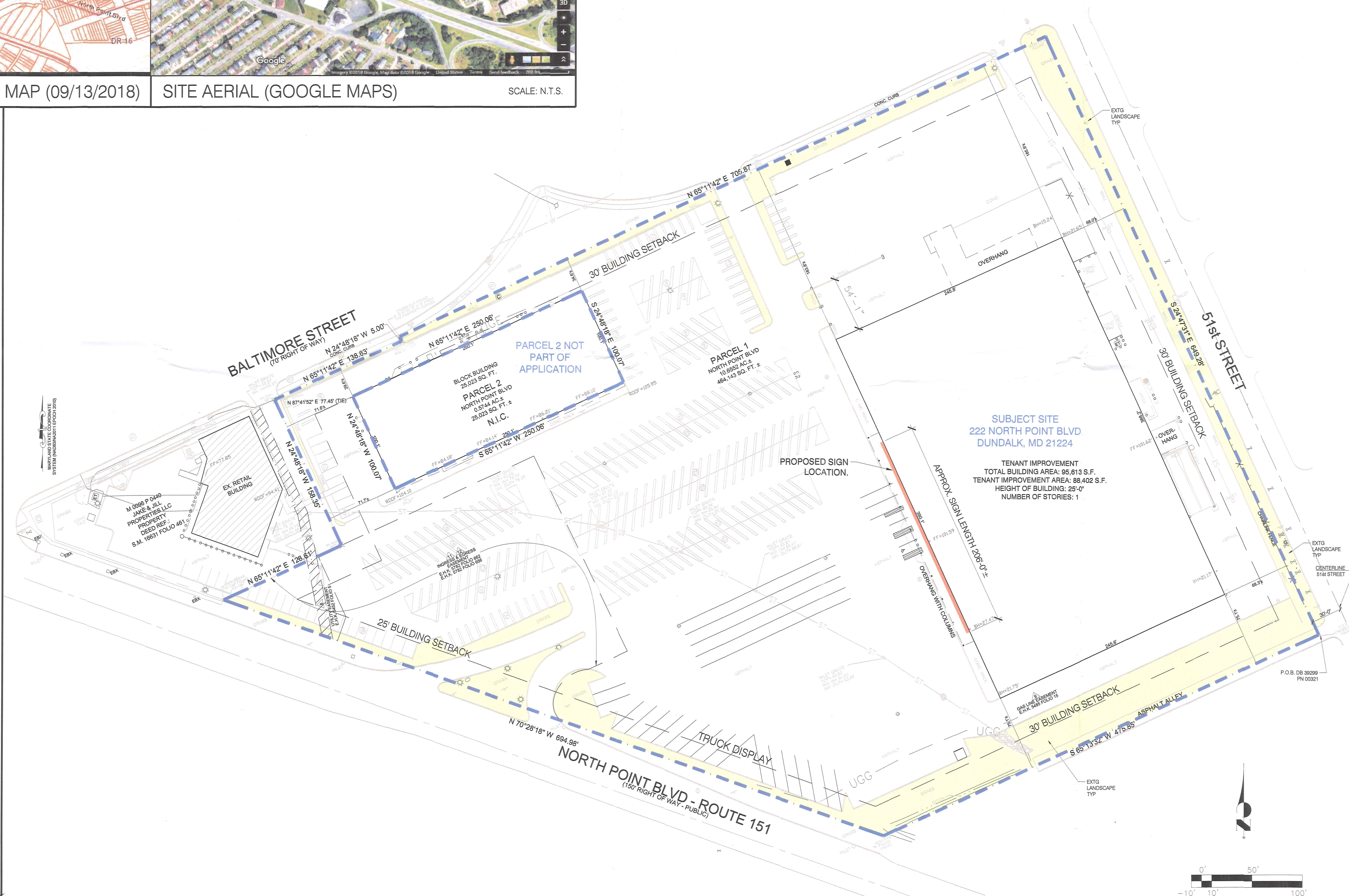
Sign Area Requested:

Total sign area for one (1) of two (2) permitted
enterprise signs is requested to be approximately
1,650 s.f. (8 ft height x 206 ft +/- width).

NOTE: No additional enterprise signs are requested.
The other enterprise sign on this facade has been
approved (45 s.f.) per Permit #73606 issued
09/05/2018.

See Sheet 2 of 2 for graphic presentation of sign
proposed in relation to building and adjacent
properties.

Historic: No
CASCAS: No
Flood Plain: No
AREA: No



SITE PLAN TO ACCOMPANY PETITION FOR SIGN VARIANCE

U-HAUL MOVING & STORAGE OF EASTPOINT
(former K-Mart Building)
222 NORTH POINT BOULEVARD

SITE DATA

SITE PLAN FOR VARIANCE

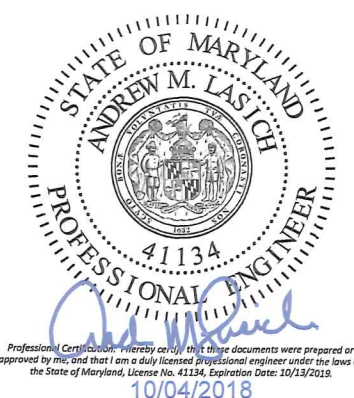
SCALE: 1" = 50'-0"

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:



ARCHITECT LOGO:

AMERCO
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SITE PLAN
Sheet 1 of 2

820073

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SP-1

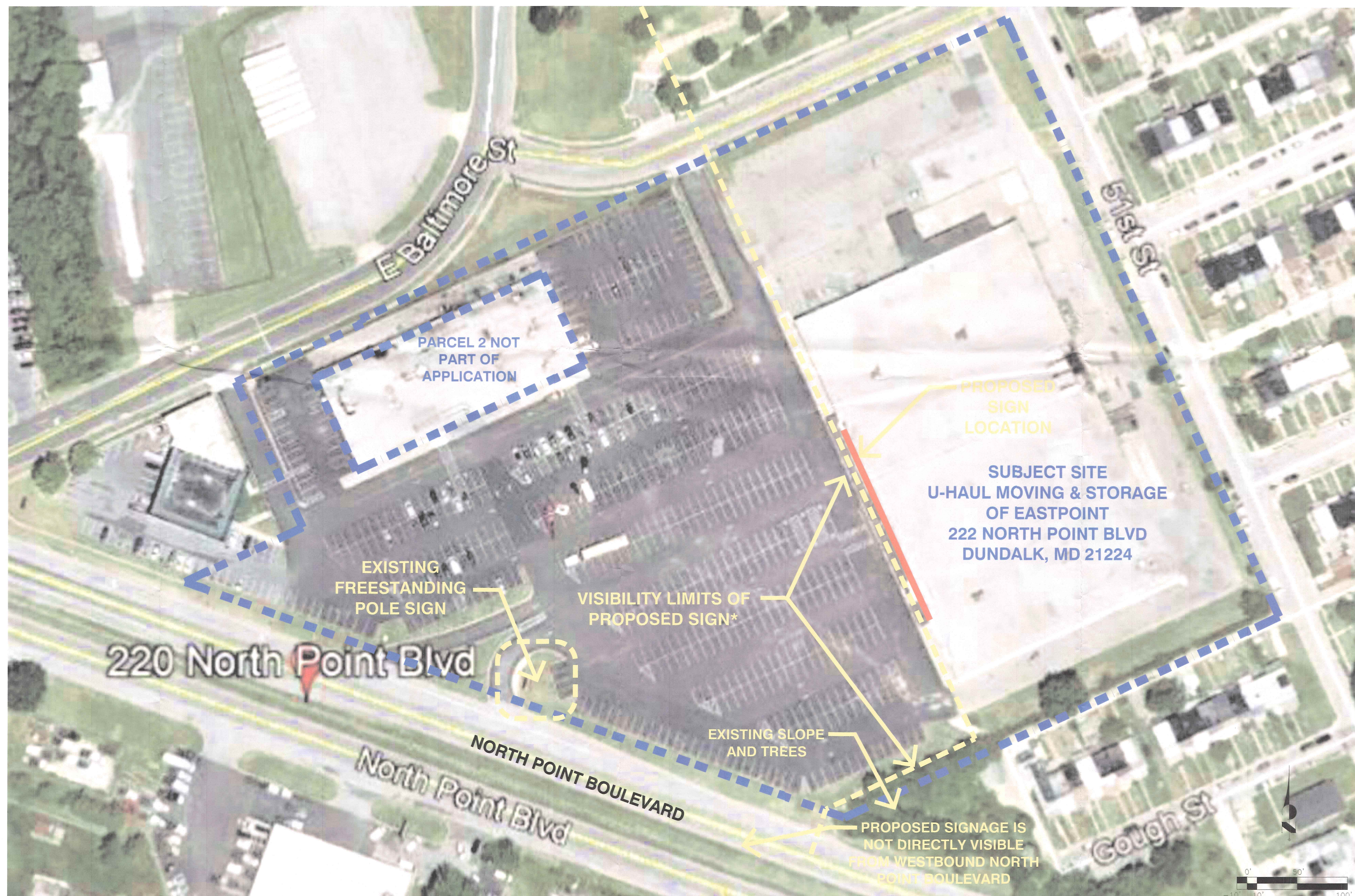
820073A1F-Sign-SP



PROPOSED SIGN MOUNTED TO MANSARD ROOF FRONT FACE.
PROPOSED SIGN AREA 206'± x 8'± HIGH = 1,650± S.F.
FAUX STORAGE LOCKER DOORS AND TRIM WILL BE MOUNTED DIRECTLY TO
MANSARD ROOF SLOPED FACE WITH ANCHORS TO THE ROOF STRUCTURE.

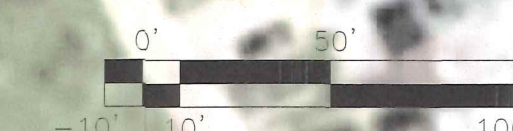
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TO ACCOMPANY PETITION FOR SIGN VARIANCE

U-HAUL MOVING & STORAGE OF EASTPOINT
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* VISIBILITY LIMITS OF PROPOSED SIGN - AREA WHERE
PROPOSED SIGN IS VISIBLE FROM ANY ADJACENT
PROPERTIES. SIGN WILL BE ILLUMINATED BY
DIRECTED LIGHTING FROM EXISTING ROOFTOP.

VIEWSHED EXHIBIT - AERIAL IMAGE BY GOOGLE MAPS



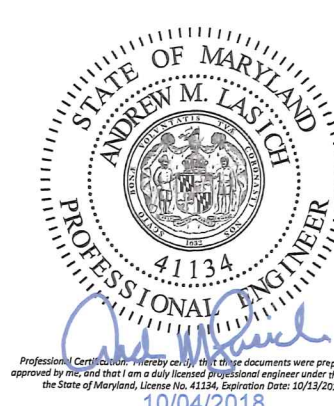
APPROXIMATE SCALE: 1" = 50'-0"

GENERAL NOTES:

REVISIONS:

NO.	DATE	REVISIONS	NOTES
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8

PROFESSIONAL SEAL:



ARCHITECT LOGO:

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