



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

SIGN USE PERMIT

B
A 180758
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials KO

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

PROPERTY ADDRESS 1300 Linden Avenue ZIP CODE 21227
BUSINESS NAME Shell ZONING BL-CCC
OWNER'S NAME 1300 Linden Ave, LLC PHONE NO. 301-932-3600 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS PO Box 2810 La Plata, MD 20646
APPLICANT/OWNER'S AGENT Kelley Osbourn PHONE NO. 240-508-2329
SIGN COMPANY NAME By Owner PHONE NO. 301-932-3600
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 13 / 20 / 200230

☐ Temporary- Including Real Estate/Construction/Event

Temporary Signs in the Last Year: ☐ Yes ☒ No

☒ Permanent ☐ Changeable Copy ☒ Wall ☒ Face Change Only ☒ Non-Illuminated
☒ Freestanding ☐ Pylon ☐ Monument ☒ Illuminated (separate electrical permit required) existing

Size: 6' feet x 9' feet = 54 square feet Height: 25' feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 12, sides 7 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):

Refacing existing freestanding sign, re-using LED's, sf at 54, no structure or electric changes.
Refacing the building fascia - non-illuminated "Service Center." 24.5 sf total
Refacing the existing canopy per variance Case 02-399-SPHA 24.5 sf total
CORNER LOT ☒

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Kelley Osbourn 2/25/19 Kelley Osbourn
Signature Date Print/Type Name

☒ Require Planning Signature _____ Date _____

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

REV 10/14

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

[Signature] Jan 2/26/19
Signature Initials Date



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
2/26/2019

Permit Processing Commercial Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 1320200230

Plat Ref: 005:064

Election District: 13

Owner Name(s): 1300 LINDEN AVENUE LLC

Address: 1300 LINDEN AVENUE

BALTIMORE, MD 21227

Premise Address: 1300 LINDEN AVE

PDM #:

Zoning District(s): BL CCC

Elevation Range: 96ft - 100ft

Affected Overlays

Instructions: Begin review process with Zoning Review, Room 111

Contact Agency

Potential Overlay Issues

Growth Tier 1: Served by public sewer and inside URDL

Planning

Jefferson Building

Room 101

Phone: 410-887-3211

DEPS-Sed. Control

Jefferson Building

4th Floor

Phone: 410-887-3226

PAI-Public Services

County Office Building

Room 119

Phone: 410-887-3751

Zoning Review

County Office Building

Room 111

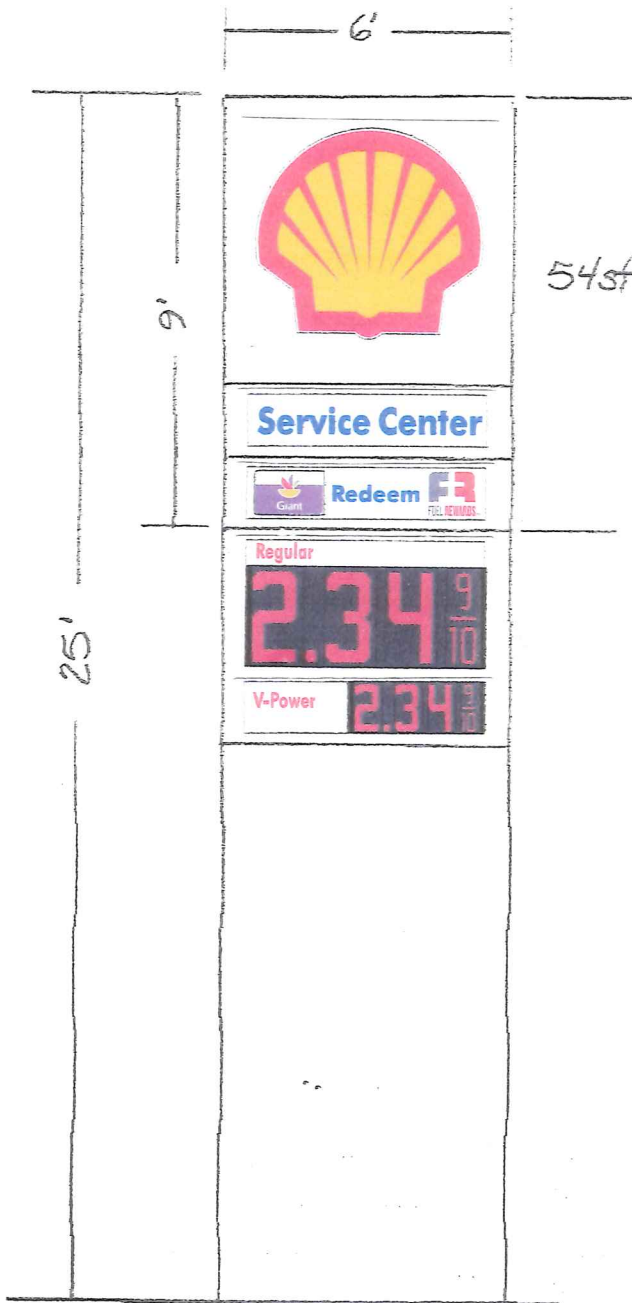
Phone: 410-887-3391

New Com Bldg.	
Interior Alts.	
Add / Ext. Alts.	
Piers/Pilings	
Grading/SW	
Tanks	
Ret.Walls/Bulk	
Razing	
Chg. of Occup.	
Tower Antenna	
Signs	
Elect. & Plumb	

Agency
Acknowledgment
Initial & Date

Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.

Zoning Cases: R-1946-0586-X



54sf Total



Existing Sign

Refacing existing freestanding sign. No electric or structure changes.

Scale - 1/4" = 1'

Freestanding Sign Reface
SMO Shell Site 303
1300 Linden Avenue
Baltimore, MD 21227

3.3333 x 3.3333 Internally Illuminated
Reflex Panel
11.1109 sf

6" Red Stripe
18" Yellow Stripe

35'

3.75'

14.5'

West Elevation

20'

3.75'

3.3333 x 3.3333 Internally Illuminated
Reflex Panel 11.1109 sf

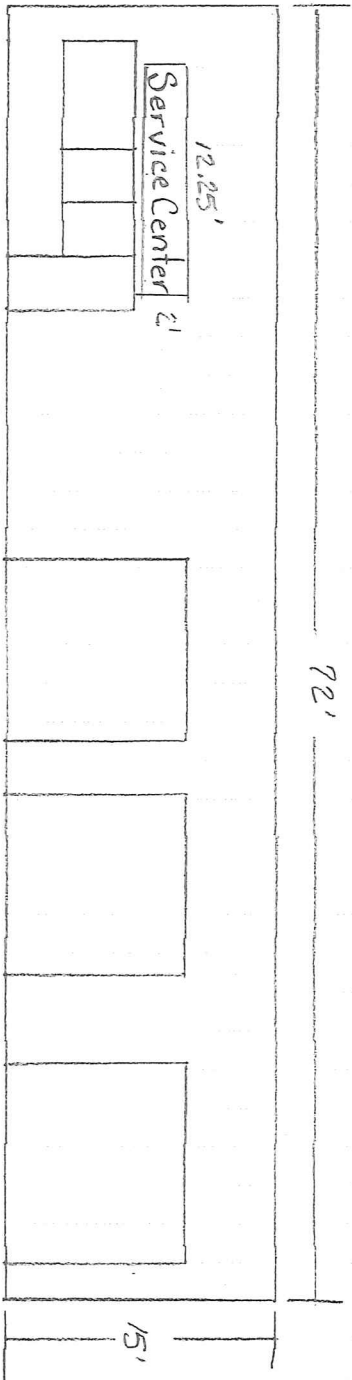
6" Red Stripe
18" Yellow Stripe

14.5'

South Elevation

Scale - 1/8" = 1'

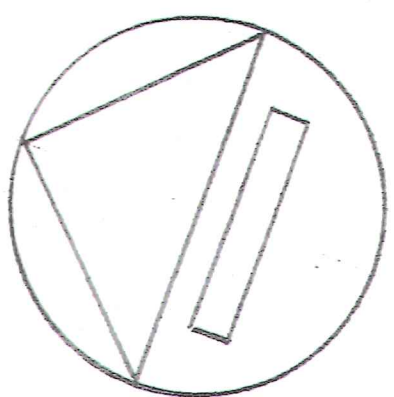
Canopy Reface
SMO Shell Site 303
1300 Linden Avenue
Cotonsville, MD 21227



Replacing Service Center like
for like, no red or yellow striping.
SF to remain at 2' x 12.25' = 24.5 sf

Building Reface
SMD Shell Site 303
1300 Linden Avenue
Catonsville, MD 21227





LANDSCAPE NOTES:

1. All plant materials shall be nursery grown and adult conforms to American Association of Nurserymen, Inc. standards.
2. All planting procedures and specifications shall conform to applicable landscape construction standards for public works projects.
3. Contractor shall guarantee all plant materials for a period of one year after installation is completed and approved.
4. Contractor shall be responsible for any damage to utilities and any other adjustments in planting and location of plant materials to avoid conflicts with utilities.
5. When specified plants are not available or determined by the contractor, substitutions may be made in consultation with the architect.
6. The information shown on this plan is for the convenience of those who use it. It is not intended to be a contract. The contractor shall verify all information to his own satisfaction. Survey information provided by others is not guaranteed.

LINDEN HEIGHTS
PLAN REF. S/G4

ZONED
BL-CCC

NEW TEXACO SIGN
LINDEN AVENUE

1. I certify that this final landscape plan meets all requirements (check where appropriate):
 - ☐ Baltimore County Landscape Manual
 - ☐ Office of Planning Zoning Ord. or Ord. No. _____
 - ☐ Special Regulations/Ordinances for the City of Baltimore
 - ☐ Maryland, Department of the Environment
2. I certify that I have reviewed this final landscape plan, that I am aware of the regulations presented in the Baltimore County Landscape Manual, and I agree to comply with and maintain compliance with these regulations and ordinances. I agree to implement this plan and certify to Baltimore County its implementation within one year of approval.
3. REVISIONS BY: _____

VICINITY MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- 1) ZONING: BL-CCC
- 2) LOT AREA: 16,798 SQ. FT.
- 3) EXIST. USE: GASOLINE SERVICE STATION
- 4) BUILDING AREA:
 - SERVICE GARAGE 1792 SF
 - STORAGE BUILDING 120 SF
 - TOTAL 1912 SF
- 5) BUILDING SETBACKS: REQUIRED PROVIDED
 - FRONT 20' 46'
 - INTERIOR SIDE 0' 1'
 - REAR 0' 63'
 - ST. CORNER SIDE 20' 46'
- 6) PARKING:
 - REQUIRED: 26 SPACES (BY SERVICE BAY (3) = 8 SPACES PROVIDED: 12 SPACES (INCLUDES 1 HANDICAPPED SPACE)
 - UTILITIES: SEWER - PUBLIC WATER - PUBLIC
- 7) ZONING HISTORY:
 - CASE NO. 580-5 PROPERTY RECLASSIFIED FROM RESIDENTIAL TO COMMERCIAL AND A SPEC. PERMIT WAS GRANTED FOR A GASOLINE SERVICE STATION
 - 9) COUNCILMANIC DISTRICT: 1
 - 10) CENSUS TRACT: 4308
 - 11) WATER SHED: 29
 - 12) PROPERTY REF: LINDEN HEIGHTS "A" 5/64
 - 13) TAX MAP 101 GRID 23, PARCEL 1226
 - 14) FLOOR AREA RATIO (F.A.R.): PERMITTED 4.0, PROPOSED 0.11
 - 15) BUILDING HEIGHT: 1 STORY (15' 4")
 - 16) ADJACENT OPEN SPACE: N/A
 - 17) (H/D/EXIST) PRESTANDING BEE SIGNS TO REMAIN. SIGN FACES TO BE PROVIDED PER TEXACO MARKETING CRITERIA. SIZE OF SIGNS TO BE DETERMINED BY BALTO. CO. STANDARDS.
 - 18) NUMBER OF RUN/PAV. ISLANDS: EXIST. 2 PROPOSED 2
 - 19) TOTAL FUEL DISPENSING POSITIONS: EXIST. 8 PROPOSED 8
 - 20) DRIVEWAYS: EXIST. 3 PROPOSED 3 (NO CHANGE IN SIZE OR LOCATION)
 - 21) DRIVE ISLAND ON LINDEN AVE TO BE ENLARGED FROM 3.5' X 13' TO 3' X 23'
 - 22) DRIVE ISLAND ON LEEDS AVE TO BE RELOCATED
 - 23) EXIST. SETBACK FROM R/W: 14.5' PROPOSED: 23'
 - 24) EXIST. SETBACK FROM CENTERLINE: 34.5' PROPOSED: 43.5'
 - 25) PROPOSED CANOPY: 20' X 30'
 - 26) SETBACK FROM CENTERLINE OF R/W (LEEDS AVE) REQUIRED: 35' PROVIDED: 35'
 - 27) SETBACK FROM R/W LINE (LEEDS AVE) REQUIRED: 10' PROVIDED: 15'

SITE PLAN AND FINAL LANDSCAPE PLAN

TEXACO SERVICE STATION

1300 LINDEN AVENUE

13TH ELECTION DISTRICT

SCALE: 1" = 10'

PREPARED BY
WILLIAM MCKIN, INC.
LAND USE PLANNING / ENVIRONMENTAL / ZONING
CAMPBELL BUILDING, SUITE 205
100 TOWSON, MD 21204

DATE: 9/24/1990
BALTIMORE CO., MD

PLANT SCHEDULE

KEY No.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
TC	TILIA CORODATA	GREENSPRING LINDEN	2-2 1/2" CAL.	D4B
PP	FRAXUS PARVUS	'VANDORA'	1 1/2" CAL.	D4B
EA	ECONYMUS ALATIS	'COMPACTA'	24-30"	D4B

EXIST. COMMERCIAL BUILDING

LINDEN HEIGHTS
PLAN REF. S/G4

EX. TREES

ZONED
BL-CCC

EXIST. GLASS AREA

EXIST. D.T.

EXIST. D.T.

EXIST. D.T.

EXIST. D.T.

EXIST. D.T.

EXIST. D.T.

EXIST. D.T.

EXIST. D.T.

EXIST. D.T.