

MEMORANDUM

DATE: February 8, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0137-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 7, 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(1541-1565 & 1580 Hyde Park Road)
15th Election District
7th Council District
Hyde Park Station Owner, LLC &
Sweta Investment, LLC
Legal Owners
Petitioners

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2019-0137-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Hyde Park Station Owner, LLC and Sweta Investment, LLC, legal owners of the subject property ("Petitioners"). Petitioners are requesting variance relief from Section 450.4 of the Baltimore County Zoning Regulations ("BCZR") to allow a free-standing joint identification sign with a sign area/face of 175 sq. ft. in lieu of the permitted 150 sq. ft. and a height of 35 ft. in lieu of the permitted 25 ft. A two-sheet site plan was marked as Petitioners' Exhibits 1A and 1B.

Professional engineer Jim Matis and architect Shellie Curry appeared in support of the petition. David H. Karceski, Esq., represented the Petitioners. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee ("ZAC") comments were received from any of the reviewing County agencies.

The site is approximately 10.07 acres in size and is split-zoned BM, BM-AS, BL and DR 3.5. A strip shopping center is located at the site, and is bound on three sides by public roadways: Back River Neck Road, Hyde Park Road and Maryland Route 702. The center has joint identification signs along two of the frontages, and Petitioners now propose to install a

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Date 1-8-19

By lw

freestanding joint identification sign on the Route 702 frontage. Such a sign is permitted by right, although Petitioners seek variances for the height of the sign and a larger sign face.

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).

Mr. Matis testified via proffer the site has an irregular shape and is burdened by a substantial critical area easement. Based on this testimony, I believe the property is unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to install a sign on the Route 702 frontage which would be visible to motorists. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

THEREFORE, IT IS ORDERED, this 8th day of **January, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance to allow a free-standing joint identification sign with a sign area/face of 175 sq. ft. in lieu of the permitted 150 sq. ft. and a height of 35 ft. in lieu of the permitted 25 ft., be and is hereby GRANTED.

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.

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Date 1-8-19

By lw

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 1-8-19

By bw 3



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 1541-1565, 1580 Hyde Park Road which is presently zoned BM-AS, BM, DI
Deed References: 40060-414, 40582-451 10 Digit Tax Account # 2300006739, 2300006738, 2300006740
Property Owner(s) Printed Name(s) Hyde Park Station Owner LLC, Sweta Investment LLC

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

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

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a Variance from Section(s)

SEE ATTACHMENT 1

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

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

Mailing Address City State

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

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

See Attachments 2 and 3 /

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

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

Mailing Address City State

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

Zip Code Telephone # Email Address

CASE NUMBER 2019-037-A Filing Date 10/25/18

Do Not Schedule Dates: Reviewer gh

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date 1-8-19

By [Signature]

1541-1565, 1580 HYDE PARK ROAD

ATTACHMENT No. 1 TO PETITION FOR VARIANCE

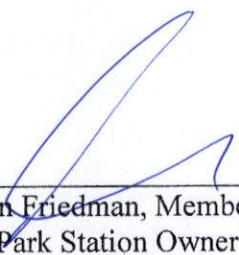
1. Variance from B.C.Z.R. Section 450.4. Attachment 1.7(b) to allow a free-standing joint identification sign with a sign area/face of 175 square feet in lieu of the permitted 150 square feet and height of 35 feet in lieu of the permitted 25 feet.

1543-1565, 1580 HYDE PARK ROAD

ATTACHMENT 2 TO PETITION FOR VARIANCE

Legal Owner:

By:



Aharon Friedman, Member
Hyde Park Station Owner LLC
524 72nd Street, Suite 42C
New York, NY 10021

1541 HYDE PARK ROAD

ATTACHMENT 3 TO PETITION FOR VARIANCE

Legal Owner:

By: X Naresh Patel
Naresh Patel, Member
Sweta Investment, LLC
9032 Sunni Shade Court
Perry Hall, MD 21128



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 1541-1565, 1580 Hyde Park Road which is presently zoned BM-AS, BM, DI
Deed References: 40060-414, 40582-451 10 Digit Tax Account # 2300006739, 2300006738, 2300006740
Property Owner(s) Printed Name(s) Hyde Park Station Owner LLC, Sweta Investment LLC

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

3. ☒ a **Variance** from Section(s)

SEE ATTACHMENT 1

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(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

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Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

See Attachments 2 and 3

Name #1 - Type or Print Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

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

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2019-0137-A

Filing Date 10/25/18

Do Not Schedule Dates: _____

Reviewer SR

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date 1-8-19

By [Signature]

1541-1565, 1580 HYDE PARK ROAD

ATTACHMENT No. 1 TO PETITION FOR VARIANCE

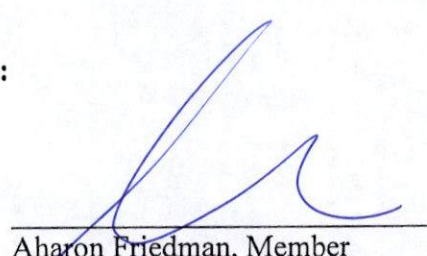
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1543-1565, 1580 HYDE PARK ROAD

ATTACHMENT 2 TO PETITION FOR VARIANCE

Legal Owner:

By:



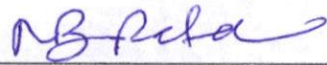
Aharon Friedman, Member
Hyde Park Station Owner LLC
524 72nd Street, Suite 42C
New York, NY 10021

1541 HYDE PARK ROAD

ATTACHMENT 3 TO PETITION FOR VARIANCE

Legal Owner:

By:



Naresh Patel, Member
Sweta Investment, LLC
9032 Sunni Shade Court
Perry Hall, MD 21128

October 25, 2018

Description to Accompany Zoning Petition for Variances
1565 Hyde Park Road
Election District 15
Baltimore County, Maryland

Beginning for the same, at a point located on the east side of Hyde Park Road at the end of the cutoff leading from Maryland Route 702, said point being located *North 59°42'43" East 157 feet*, more or less, from the point of intersection of the centerlines of said Hyde Park Road and Maryland Route 702, running thence and binding along said east side of Hyde Park Road the two following courses viz,

1. **North 41°43'42" East 330.00 feet** to a point, thence
2. By a curve to the left having a **radius of 358.94 feet for an arc length of 134.28 feet** to a point, thence leaving said east side of Hyde Park Road and running thence the two following courses viz
3. **South 39°06'01" East 323.40 feet** to a point, thence
4. **North 51°27'59" East 189.45 feet** to a point on the south side of Back River Neck Road, running thence and binding along the south side of Back River Neck Road the two following course viz
5. **South 30°38'41" East 131.15 feet** to a point, thence
6. By a curve to the left having a **radius of 2,834.50 feet for an arc length of 289.90 feet** to a point, thence leaving said south side of Back River Neck Road and running thence the three following course viz
7. **South 46°25'10" West 181.64 feet** to a point, thence
8. **North 42°10'06" West 33.00 feet** to a point thence
9. **South 44°17'58" West 424.78 feet** to a point on the north side of Maryland Route 702, running thence and binding along the north side of Maryland Route 702 the three following courses viz
10. **North 35°23'33" West 104.79 feet** to a point, thence
11. **North 41°46'16" West 317.31 feet** to a point, thence
12. **North 44°00'03" West 183.00 feet** to a point at the beginning of the cutoff leading to Hyde Park Road, running thence and binding on said cutoff
13. **North 13°07'25" West 79.65 feet** to the place of beginning.

Containing 8.9688 acres more or less or 438,536 square feet of land.

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



2019-1127-A

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The Daily Record

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

<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

Order #: 11660960
Case #: 2019-0137-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0137-A

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:

12/18/2018



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

CORRECTED 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: 2019-0137-A

1541-1665, 1580 Hyde Park Road

Intersection of Southeast Boulevard and Hyde Park Road

16th Election District - 7th Councilmanic District

Legal Owners: Hyde Park Station, LLC, Aharon Friedman, Sweta Investment, LLC, Naresh Patel

Variance to allow a freestanding joint identification sign with a sign area/face of 175 sq. ft. in lieu of the permitted 150 sq. ft. and height of 35 ft. in lieu of the permitted 25 ft.

Hearing: Monday, January 7, 2019 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.

d18

Debra Wiley

Revised

JB
1-7-19
10Am

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Thursday, January 03, 2019 7:56 PM
To: Barbara Lukasevich; DKarceski@Venable.com; Administrative Hearings
Subject: CORRECTION 2019-0144-SPHA And 2019-0137-A
Attachments: Re-Cert 1 2019-0144-SPHA.doc; Re-Cert 2 2019-0144-SPHA.doc; Re-Cert 1 2019-0137-A.doc; Re-Cert 2 2019-0137-A.doc

2018 was changed to 2019 at the signature box.



CERTIFICATE OF POSTING

2019-0137-A

RE: Case No.: _____

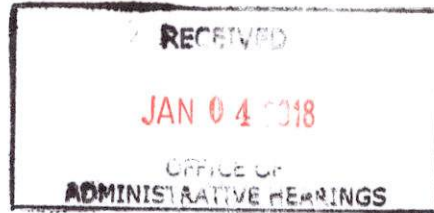
Petitioner/Developer: _____

Hyde Park Station, LLC., Aharon Friedman, Sweta Investment, LLC., Naresh Patel

January 7, 2019

Date of Hearing/Closing: _____

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



Attn: Kristen Lewis:

Ladies and Gentlemen:

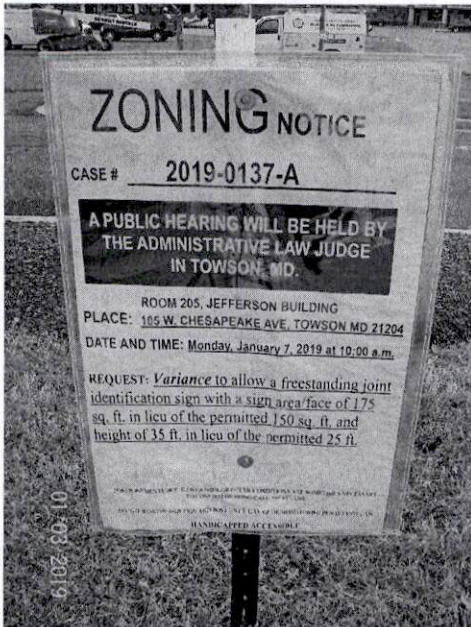
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1541-1565 Hyde Park Road

SIGN 1 Recertification

December 17, 2018

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



Sincerely,

 January 3, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0137-A

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Petitioner/Developer: _____

Hyde Park Station, LLC., Aharon Friedman, Sweta Investment, LLC., Naresh Patel

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Attn: Kristen Lewis:



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1541-1565 Hyde Park Road

SIGN 2 Recertification

December 17, 2018

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



Sincerely,

 January 3, 2019

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

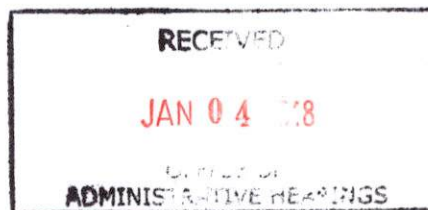
(Telephone Number)

JB 1-7-19
10 AM

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Thursday, January 03, 2019 5:56 PM
To: Barbara Lukasevich; DKarceski@Venable.com; Administrative Hearings
Subject: Recertification's For 2019-0137-A
Attachments: Re-Cert 1 2019-0137-A.doc; Re-Cert 2 2019-0137-A.doc

Recertification's for 1541-1565. 1580 Hyde Park Road



CERTIFICATE OF POSTING

2019-0137-A

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Petitioner/Developer: _____

Hyde Park Station, LLC., Aharon Friedman, Sweta Investment, LLC., Naresh Patel

January 7, 2019

Date of Hearing/Closing: _____

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County Office Building, Room 111
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Towson, Maryland 21204

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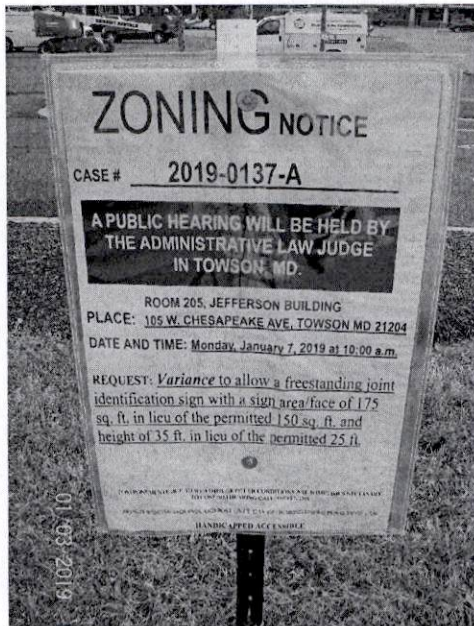
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December 17, 2018

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



Sincerely,

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

January 3, 2018

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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Petitioner/Developer: _____

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January 7, 2019

Date of Hearing/Closing: _____

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1541-1565 Hyde Park Road

SIGN 1

December 17, 2018

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(Month, Day, Year)

Sincerely,

December 17, 2018

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

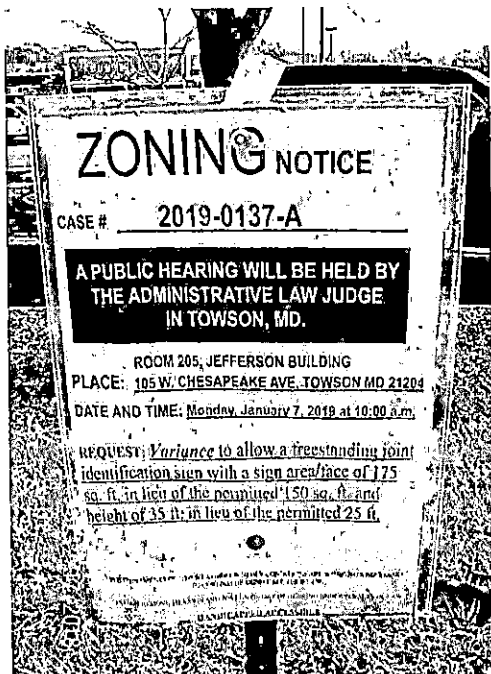
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January 7, 2019

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Permits, Approvals and Inspections
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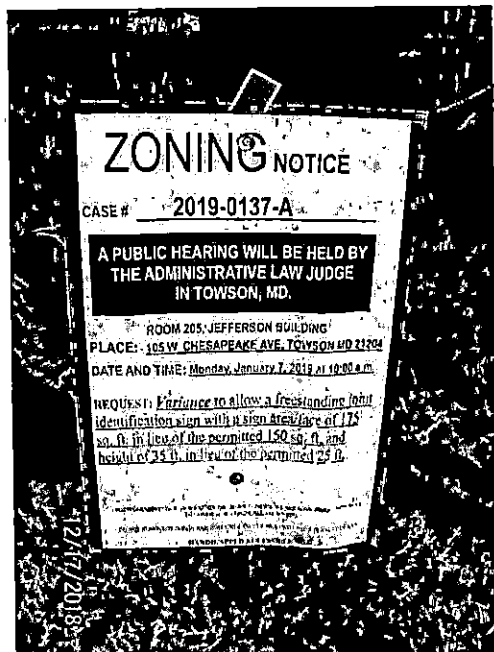
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(Address)

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(Telephone Number)

The Daily Record

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

<http://www.thedailyrecord.com>

Order #: 11660960
Case #: 2019-0137-A
Description:

PUBLISHER'S AFFIDAVIT

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

12/18/2018

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0137-A



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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15th Election District - 7th Councilmanic District
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d18

CERTIFICATE OF POSTING

2019-0137-A

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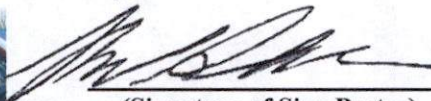
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(Print Name)

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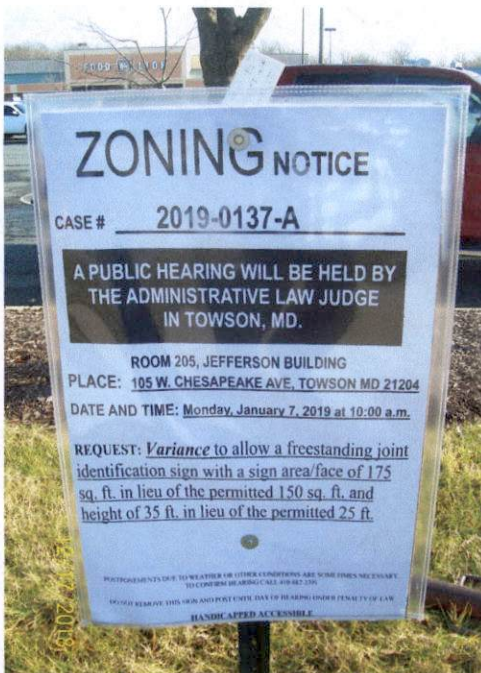
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(410) 282-7940

(Telephone Number)



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2019-0137-A

RE: Case No.: _____

Petitioner/Developer: _____

Hyde Park Station, LLC., Aharon Friedman, Sweta Investment, LLC., Naresh Patel

January 7, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

1541-1565 Hyde Park Road

SIGN 2

December 17, 2018

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



Sincerely,

December 17, 2018

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



DONALD I. MOHLER III
County Executive

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

December 3, 2018

CORRECTED 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: 2019-0137-A

1541-1565, 1580 Hyde Park Road

Intersection of Southeast Boulevard and Hyde Park Road

15th Election District – 7th Councilmanic District

Legal Owners: Hyde Park Station, LLC, Aharon Friedman, Sweta Investment, LLC, Naresh Patel

Variance to allow a freestanding joint identification sign with a sign area/face of 175 sq. ft. in lieu of the permitted 150 sq. ft. and height of 35 ft. in lieu of the permitted 25 ft.

Hearing: Monday, January 7, 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: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Aharon Friedman, 524 72nd Street, Ste. 42C, New York NY 10021
Naresh Patel, 9032 Sunni Shade Court, Perry Hall 21128

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 18, 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, December 18, 2018 - Issue

Please forward billing to:

David Karceski

410-494-6285

Venable

210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 2120

CORRECTED 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: 2019-0137-A

1541-1565, 1580 Hyde Park Road

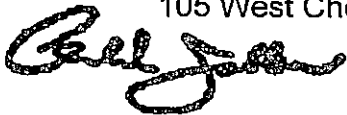
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Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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



DONALD I. MOHLER III
County Executive

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

November 28, 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:

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1541-1565, 1580 Hyde Park Road

Intersection of Southeast Boulevard and Hyde Park Road

15th Election District – 7th Councilmanic District

Legal Owners: Hyde Park Station, LLC, Aharon Friedman, Sweta Investment, LLC, Naresh Patel

Variance to allow a freestanding joint identification sign with a sign area/face of 175 sq. ft. in lieu of the permitted 150 sq. ft. and height of 35 ft. in lieu of the permitted 25 ft.

Hearing: Monday, January 10, 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: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Aharon Friedman, 524 72nd Street, Ste. 42C, New York NY 10021
Naresh Patel, 9032 Sunni Shade Court, Perry Hall 21128

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TO: THE DAILY RECORD
Tuesday, December 18, 2018 - Issue

Please forward billing to:

David Karceski

410-494-6285

Venable

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 2120

NOTICE OF ZONING HEARING

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1541-1565, 1580 Hyde Park Road

Intersection of Southeast Boulevard and Hyde Park Road

15th Election District – 7th Councilmanic District

Legal Owners: Hyde Park Station, LLC, Aharon Friedman, Sweta Investment, LLC, Naresh Patel

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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
1541-1565, 1580 Hyde Park Road; SE corner * OF ADMINSTRATIVE
of S/E Blvd and Hyde Park Road * HEARINGS FOR
15th Election & 7th Councilmanic Districts * BALTIMORE COUNTY
Legal Owner(s): Hyde Park Station *
Owner, LLC & Sweta Investment, LLC *
Petitioner(s) *
2019-137-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
NOV 08 2018

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 8th day of November, 2018, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, Venable, LLP, 210 West Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, 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/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

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

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

For Newspaper Advertising:

Case Number: 2019-0137-A
Property Address: 1541-1565, 1580 Hyde Park Road
Property Description: _____

Legal Owners (Petitioners): Hyde Park Station Owner LLC
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: David Karcieski
Company/Firm (if applicable): Venast LLC
Address: 210 West Pennsylvania Avenue
Suite 500
Towson MD 21204
Telephone Number: (410) 199 6285

**CASHIER'S
VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

DIRECTOR
Department of Permits,
Approvals & Inspections

January 3, 2019

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

RE: Case Number: 2019-0137-A, Address: 1541-1565, 1580 Hyde Park Road

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 25, 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 black ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Aharon Friedman, 524 72nd Street, Ste. 42C, New York, NY 10021

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: 19-137



INFORMATION:

Property Address: 1541 – 1565, 1580 Hyde Park Road
Petitioner: Hyde Park Station Owner, LLC, Sweta Investment, LLC
Zoning: BM-AS, BM, DR 3.5
Requested Action: Variance

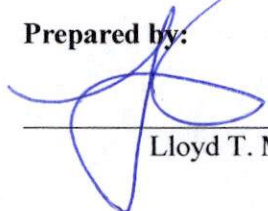
The Department of Planning has reviewed the petition for variance to allow a free-standing joint identification sign with a sign area/face of 175 square feet in lieu of the permitted 150 square feet and height of 35 feet in lieu of the permitted 25 feet.

A site visit was conducted on November 14, 2018. The commercial property is currently improved with two freestanding joint ID signs to remain.

The Department of Planning has no objections to granting the petitioned zoning relief.

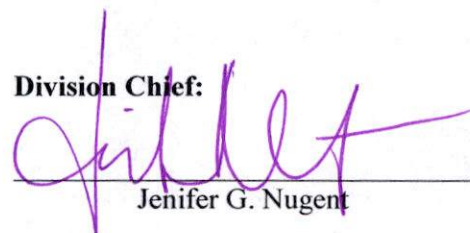
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

AVA/JGN/LTM/

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

BALTIMORE COUNTY, MARYLAND**Inter-Office Correspondence**

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

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

DATE: November 13, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0137-A
Address 1541-1565, 1580 Hyde Park Road
(Hyde Park Station Owner, LLC
Property)

Zoning Advisory Committee Meeting of **November 12, 2018.**

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: November 26, 2018

FROM: *mk2*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 12, 2018
Item No. 2019-0129-A, 0130-A, 0131-A, 0132-A, 0133-SPHA, 0134-A,
0135-A, 0136-A, 0137-A, 0096-A, 0139-A, 0140-A, 0144-SPHA and 0149-A

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

*

*

*

*

*

VKD: cen
cc: file

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 11/7/18

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

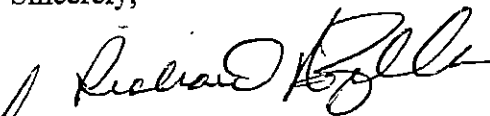
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2019-0137-A

*Variance
Hyde Park Station Owners, LLC
1541-1565, 1580 Hyde Park Road.*

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

Sincerely,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

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JOHN A. OLSZEWSKI, JR.
County Executive

DIRECTOR
Department of Permits,
Approvals & Inspections

January 3, 2019

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

RE: Case Number: 2019-0137-A, Address: 1541-1565, 1580 Hyde Park Road

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W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Aharon Friedman, 524 72nd Street, Ste. 42C, New York, NY 10021

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

*

*

*

*

*

VKD: cen
cc: file

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 11/7/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
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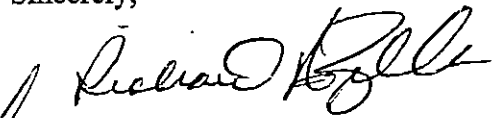
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*Variance
Hyde Park Station Owner, LLC
1541-1565, 1580 Hyde Park Road.*

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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

Inter-Office Correspondence



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

Reviewer: Steve Ford

CASE NAME 1541₃-1365, 1580 Hyde Park Rd
CASE NUMBER 2019-137-A
DATE 1/7/19

[illegible]

CASE NO. 2019- 0137-A

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>11/26</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
<u>11/13</u>	DEPS (if not received, date e-mail sent _____)	<u>N/C</u>
_____	FIRE DEPARTMENT	_____
<u>11/27</u>	PLANNING (if not received, date e-mail sent _____)	<u>no obj</u>
<u>11/7</u>	STATE HIGHWAY ADMINISTRATION	<u>No obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>12/18/18</u>	
SIGN POSTING (1 st)	Date: <u>12/17/18</u>	by <u>SSG Black</u>
SIGN POSTING (2 nd)	Date: <u>1/3/19</u>	by <u>SSG Black</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: Exempt Class:			Special Tax Recapture: NONE							
Account Identifier:			District - 15 Account Number - 2300006739							
Owner Name:			SWETA INVESTMENT LLC				Use: Principal Residence:		COMMERCIAL NO	
Mailing Address:			9032 SUNNI SHADE CT PERRY HALL MD 21128-				Deed Reference:		/40582/ 00451	
			Location & Structure Information							
Premises Address:			1541 HYDE PARK RD BALTIMORE MD 21221-0000				Legal Description:		.909 AC 1541 HYDE PARK RD SS HYDE PARK STATION	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0097	0012	0201		0000			2	2018	Plat Ref:	0071/ 0148
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE			
Primary Structure Built 2009			Above Grade Living Area 2224		Finished Basement Area		Property Land Area 0.9100 AC		County Use 06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
		RESTAURANT								
			Value Information							
			Base Value		Value As of 01/01/2018		Phase-In Assessments As of 07/01/2018		As of 07/01/2019	
Land:			455,000		455,000					
Improvements			442,800		435,100					
Total:			897,800		890,100		890,100		890,100	
Preferential Land:			0						0	
			Transfer Information							
Seller: HYDE PARK STATION OWNER LLC			Date: 08/17/2018				Price: \$850,000			
Type: ARMS LENGTH IMPROVED			Deed1: /40582/ 00451				Deed2:			
Seller: THE REALTY ASSOCIATES			Date: 03/19/2018				Price: \$5,065,500			
Type: ARMS LENGTH MULTIPLE			Deed1: /40060/ 00414				Deed2:			
Seller: GRACIE CAPITAL INC			Date: 04/20/2007				Price: \$8,645,000			
Type: ARMS LENGTH MULTIPLE			Deed1: /25526/ 00432				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:							

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 - 2300006740												
Owner Information														
Owner Name:		HYDE PARK STATION OWNER LLC					Use:		COMMERCIAL					
Mailing Address:		C/O SAPIENT EQUITIES LLC 524 E 72ND ST STE 42C NEW YORK NY 10021-					Principal Residence:		NO					
							Deed Reference:		/40060/ 00414					
Location & Structure Information														
Premises Address:		1580 HYDE PARK RD ESSEX 21221-					Legal Description:		.60 AC 1580 HYDE PARK RD SS HYDE PARK STATION					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:					
0097	0012	0201		0000			3	2018	Plat Ref:	0071/ 0146				
Special Tax Areas:					Town:					NONE				
					Ad Valorem:									
					Tax Class:									
Primary Structure Built		Above Grade Living Area			Finished Basement Area			Property Land Area		County Use				
								0.6000 AC		06				
Stories	Basement	Type	Exterior	Full/Half Bath		Garage		Last Major Renovation						
Value Information														
		Base Value		Value		Phase-In Assessments								
				As of		As of		As of						
				01/01/2018		07/01/2018		07/01/2019						
Land:		225,000		225,000										
Improvements		0		0										
Total:		225,000		225,000		225,000		225,000						
Preferential Land:		0						0						
Transfer Information														
Seller: THE REALTY ASSOCIATES				Date: 03/19/2018				Price: \$5,065,500						
Type: ARMS LENGTH MULTIPLE				Deed1: /40060/ 00414				Deed2:						
Seller: GRACIE CAPITAL INC				Date: 04/20/2007				Price: \$8,645,000						
Type: ARMS LENGTH MULTIPLE				Deed1: /25526/ 00432				Deed2:						
Seller: GRACIE CAPITAL INC				Date: 04/14/2005				Price: \$0						
Type: NON-ARMS LENGTH OTHER				Deed1: /21714/ 00723				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:				

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 - 2300006738			
Owner Information					
Owner Name:		HYDE PARK STATION OWNER LLC		Use:	COMMERCIAL
Mailing Address:		C/O SAPIENT EQUITIES LLC 524 EAST 72ND ST STE 42C NEW YORK NY 10021-		Principal Residence:	NO
				Deed Reference:	/40060/ 00414
Location & Structure Information					
Premises Address:		1565 HYDE PARK RD ESSEX 21221-		Legal Description:	7.460 AC 1565 HYDE PARK RD SS HYDE PARK STATION
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0097	0012	0201		0000	
					Block:
					1
					Assessment Year:
					2018
					Plat No:
					Plat Ref:
					0071/ 0146
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
2000		60462		7.4600 AC	
Property Land Area		County Use			
7.4600 AC		06			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		MARKET			
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2018		07/01/2018	
Land:	3,830,000	3,830,000			
Improvements	437,700	444,400			
Total:	4,267,700	4,274,400		4,272,167	
Preferential Land:	0			0	
Transfer Information					
Seller: THE REALTY ASSOCIATES		Date: 03/19/2018		Price: \$5,065,500	
Type: ARMS LENGTH MULTIPLE		Deed1: /40060/ 00414		Deed2:	
Seller: HYDE PARK STATION LLC		Date: 04/20/2007		Price: \$8,645,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /25526/ 00432		Deed2:	
Seller: HYDE PARK STATION LLC		Date: 02/24/2005		Price: \$500,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /21470/ 00601		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2018	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	
Tax Exempt:		Special Tax Recapture:		07/01/2019	
Exempt Class:		NONE		0.00 0.00	
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					



James E. Matis, P.E.
Principal

MATIS WARFIELD, INC.
CONSULTING ENGINEERS

954 Ridgebrook Road Suite 120
Sparks, Maryland 21152

Professional Registration

Professional Engineer-State of Maryland-1991
PE 18848

Education

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

Professional Experience

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

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

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

PETITIONER'S EXHIBIT

3



Shellie A. Curry, AIA, NCARB, LEED

PRESIDENT, OWNER, AND FOUNDER

Shellie Curry is the founder and principal of Curry Architects. He has over 30 years of experience as an architect and has managed his own firm for over 24 years. Shellie plays a leading role in every phase of each project, from initial design to construction completion, producing a body of work consistently high in quality and client satisfaction. Shellie's projects have won numerous awards and have been featured in Chesapeake Home, Baltimore Magazine, The Mid-Atlantic Real Estate Journal, and The Baltimore Sun. He is a licensed architect in the following states: MD, PA, NJ, MO, KY, KS.



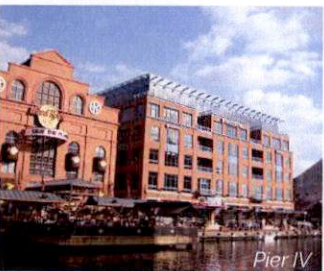
325 West Baltimore



Metro Centre



Stevenson University Mustang Stadium



Pier IV



Towson Square

EDUCATION

B.S. Architecture — University of Texas, Arlington, Texas
M.Arch — University of Pennsylvania, Philadelphia, Pennsylvania

PROJECT HIGHLIGHTS

Principal | Curry Architects | Towson, MD

McDonogh School — Multiple Projects - Owings Mills, MD

Faculty Housing: Multi-family new housing of 38 units ranging from 660-2,100 SF.
Fader Innovation Center: 8,000 SF new education facility for robotics instruction.

325 West Baltimore - Baltimore, MD

New high rise tower with ground floor retail, 8 levels of parking, 4 levels of offices, and 17 levels of multi-family apartments.

Metro Centre - Owings Mills, MD

Mixed-use, multi-phased transit oriented development supporting 1.2 million SF of commercial office space, 300,000 SF of retail space, 1,700 residential units, 12,000 SF of educational facilities, and a 250 room hotel with banquet facilities.

Towson Square - Towson, MD Mixed-use, multi-phased transit oriented development supporting 1.2 million SF of commercial office space, 300,000 SF of complementary retail space, 1700 residential units, 12,000 SF of educational facilities, and a hospitality component offering up to 250 rooms.

Towson Square - Towson, MD

Mixed-use, multi-phased transit oriented development supporting 1.2 million SF of commercial office space, 300,000 SF of complementary retail space, 1700 residential units, 12,000 SF of educational facilities, and a hospitality component offering up to 250 rooms.

Mercaz Torah and Tefilah, Inc. - Baltimore, MD

Renovation and addition to enlarge and accommodate a growing congregation to an existing synagogue.

Stevenson University — Multiple Projects - Owings Mills, MD

School of Sciences: Retrofit and new facade for existing warehouse, with interior renovations of 241,500 SF over 3 levels.

School of Design:

Mustang Stadium: 18,000 SF renovation.

Linwood Center - Ellicott City, MD

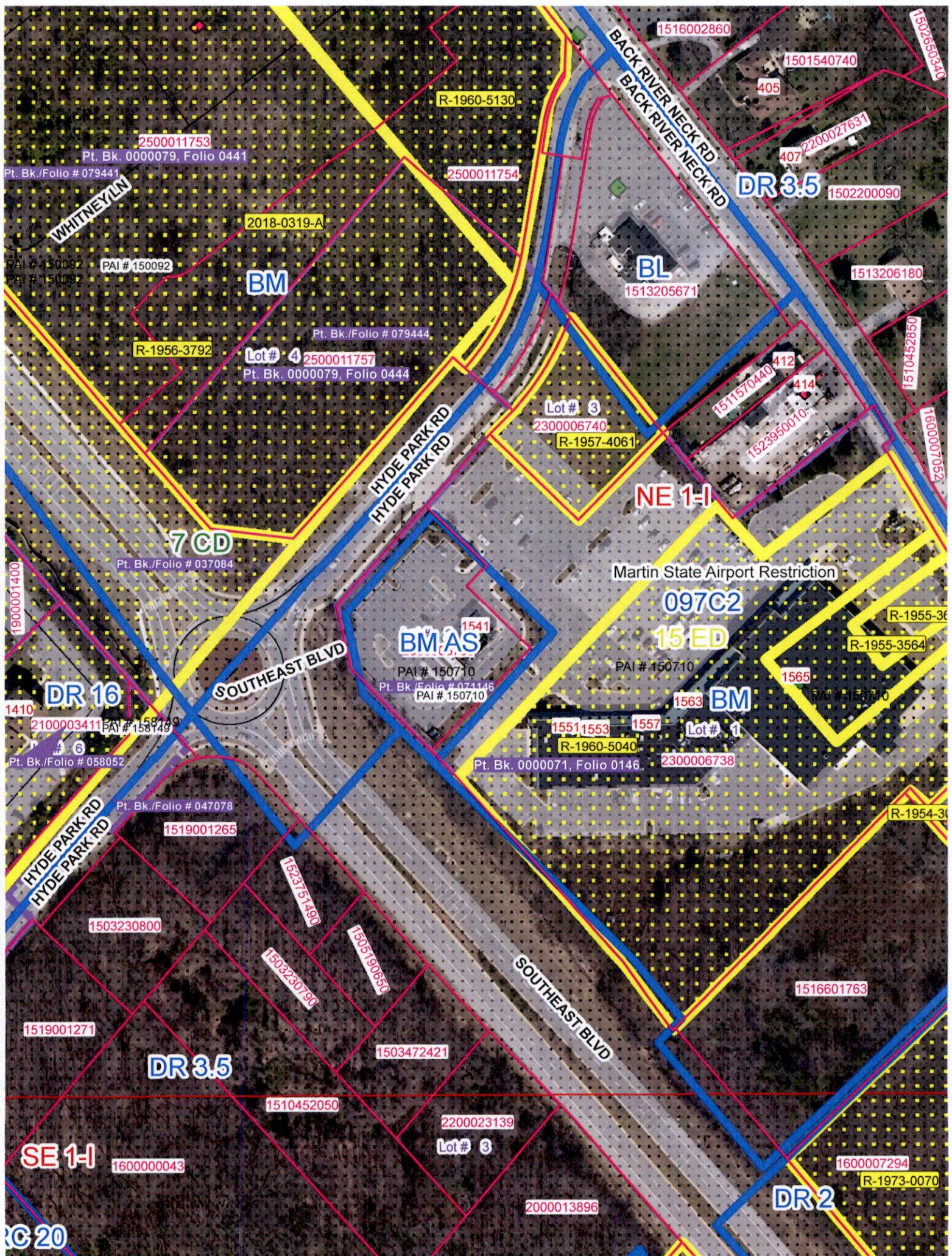
New 35,900 SF school for the Center for Autism.

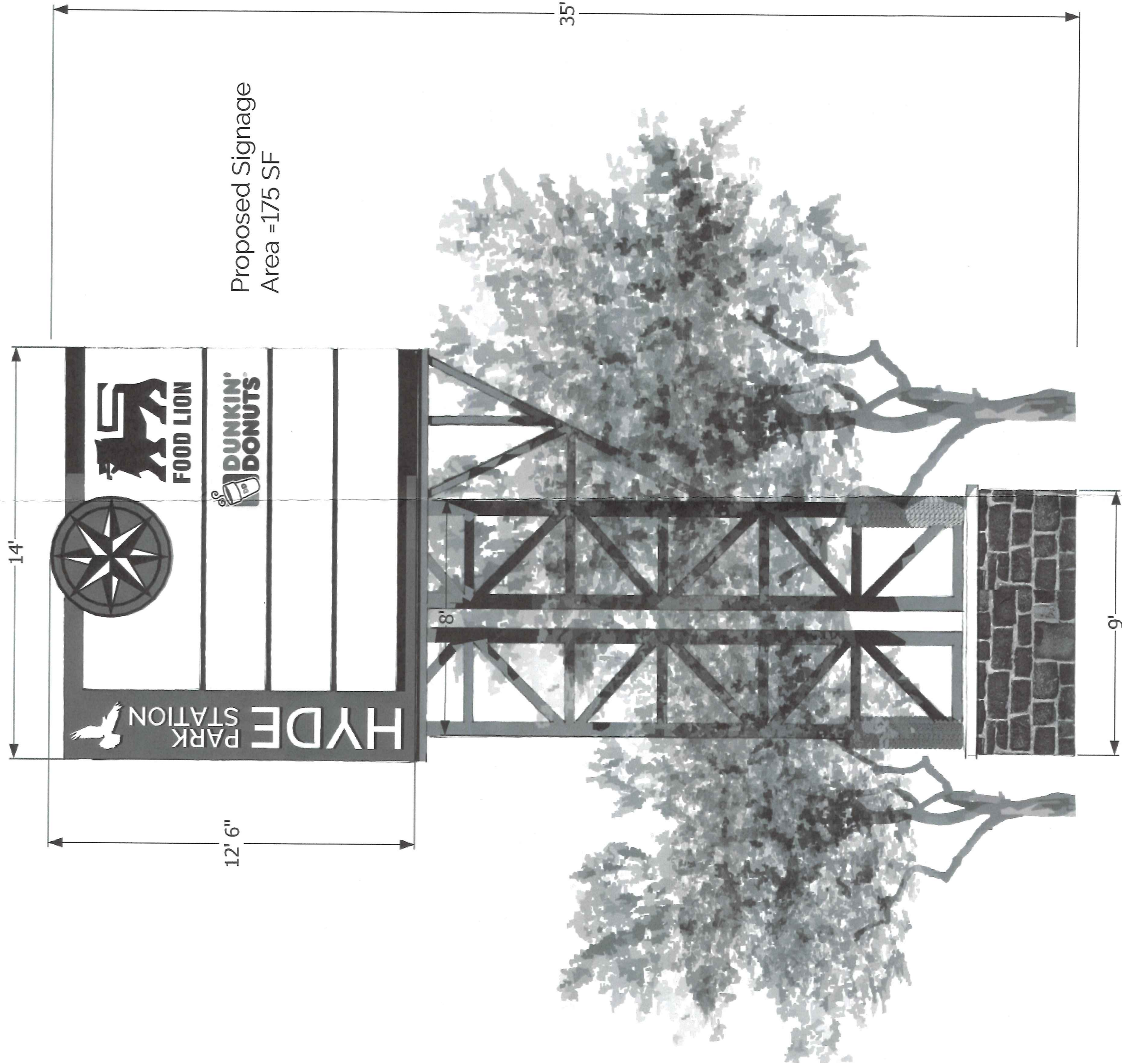
Kol Torah - Baltimore, MD

Synagogue with 22,000 SF including sanctuary, classrooms, and social hall.

CHAI (Comprehensive Housing Assistance, Inc.) - Baltimore, MD

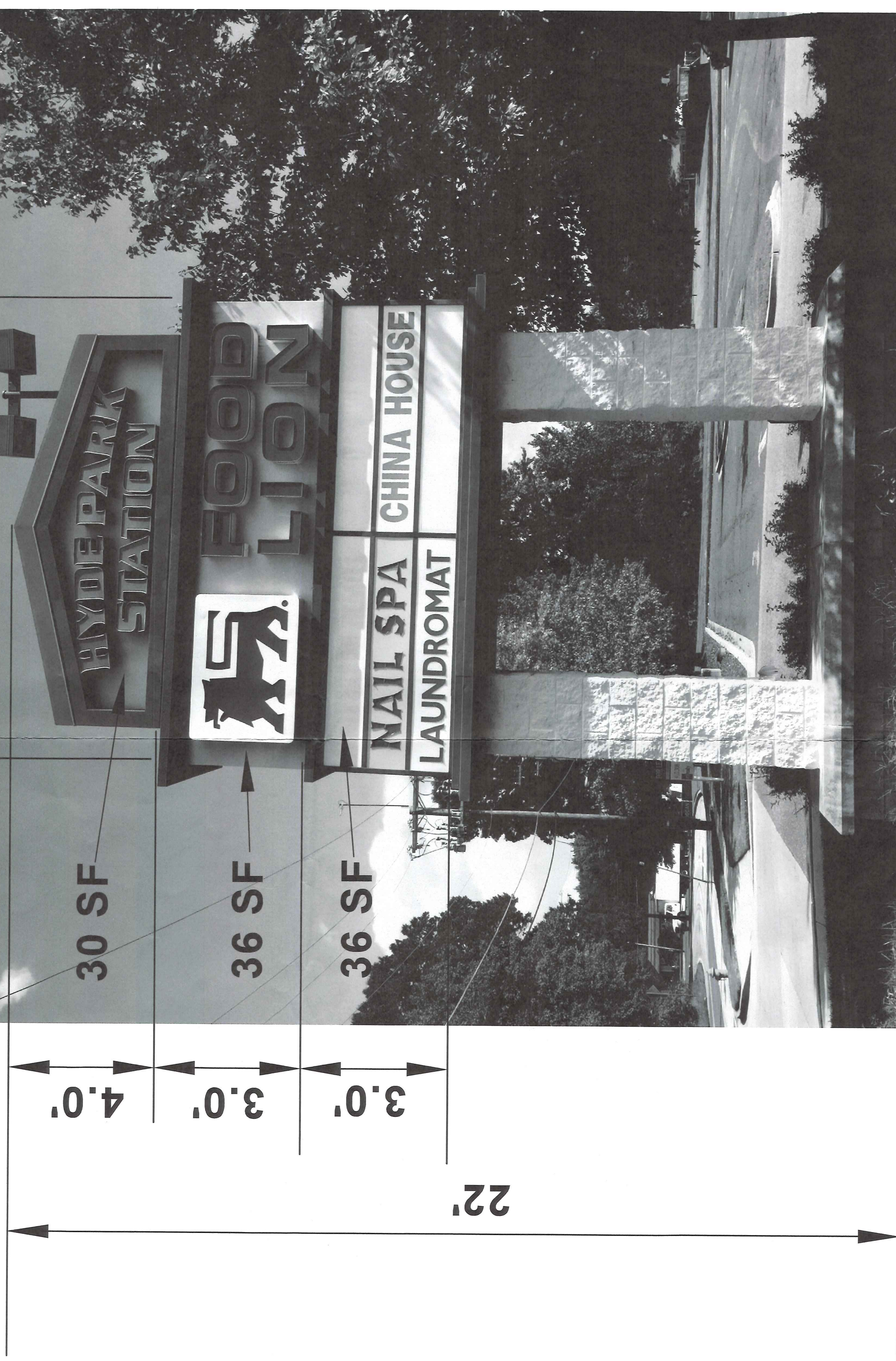
New 10,500 SF office building for The Associated Jewish Charities.





PROPOSED FREESTANDING SIGN C

NOT TO SCALE



EXISTING FREESTANDING SIGN A + B

96 SQUARE FEET

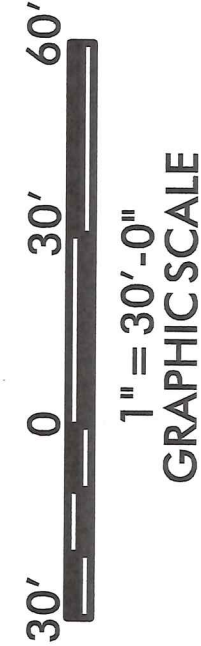
DOUBLE SIDED

INTERNALLY ILLUMINATED

NOT TO SCALE



Professional Certification:
I hereby certify that these documents
were prepared or approved by me,
and that I am a duly licensed
Professional Engineer under the laws
of the State of Maryland.
License No. PE 18948
Expiration Date 9-18-20



PETITIONER
HYDE PARK STATION OWNER LLC:
C/O SAPIENT EQUITIES LLC
524 EAST 72ND ST STE 42C
NEW YORK NY 10021

LEGAL OWNER
LOTS 1 + 3
HYDE PARK STATION OWNER LLC:
NARESH PATEL, MEMBER
AHARON FRIEDMAN, MEMBER
824 EAST 72ND ST STE 42C
PERRY HALL MD 21128

LOT 2
SWETA INVESTMENT LLC
NARESH PATEL, MEMBER
AHARON FRIEDMAN, MEMBER
PERRY HALL MD 21128

Date	Issue
10-25-18	FILING ISSUE

PLAN TO ACCOMPANY ZONING PETITION
HYDE PARK STATION SHOPPING CENTER
15665 HYDE PARK ROAD
LOTS 1, 2 + 3 PLAT 71 FOLIO 148
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT NO.16
COUNCILMANIC DISTRICT 7
SHEET 12 OF 2 ZP-2

PETITIONER'S EXHIBIT

18

1565 HYDE PARK RD

Tax Account Number 2300006738
Owner Name HYDE PARK STATION OWNER LLC
Premise Address 1565 HYDE PARK RD
Tax Map 0097
Parcel 0201
Real Property Report [More info](#)
StreetView [Click for StreetView](#)

ZONING INFORMATION

Zoning [DR 3.5](#)
Zoning [BM AS](#)
Zoning [BM](#)

SCHOOL DISTRICTS

Elementary School District [Middleborough ES](#)
Middle School District [Deep Creek MS](#)
High School District [Chesapeake HS](#)

CIVIC - GOVERNMENT

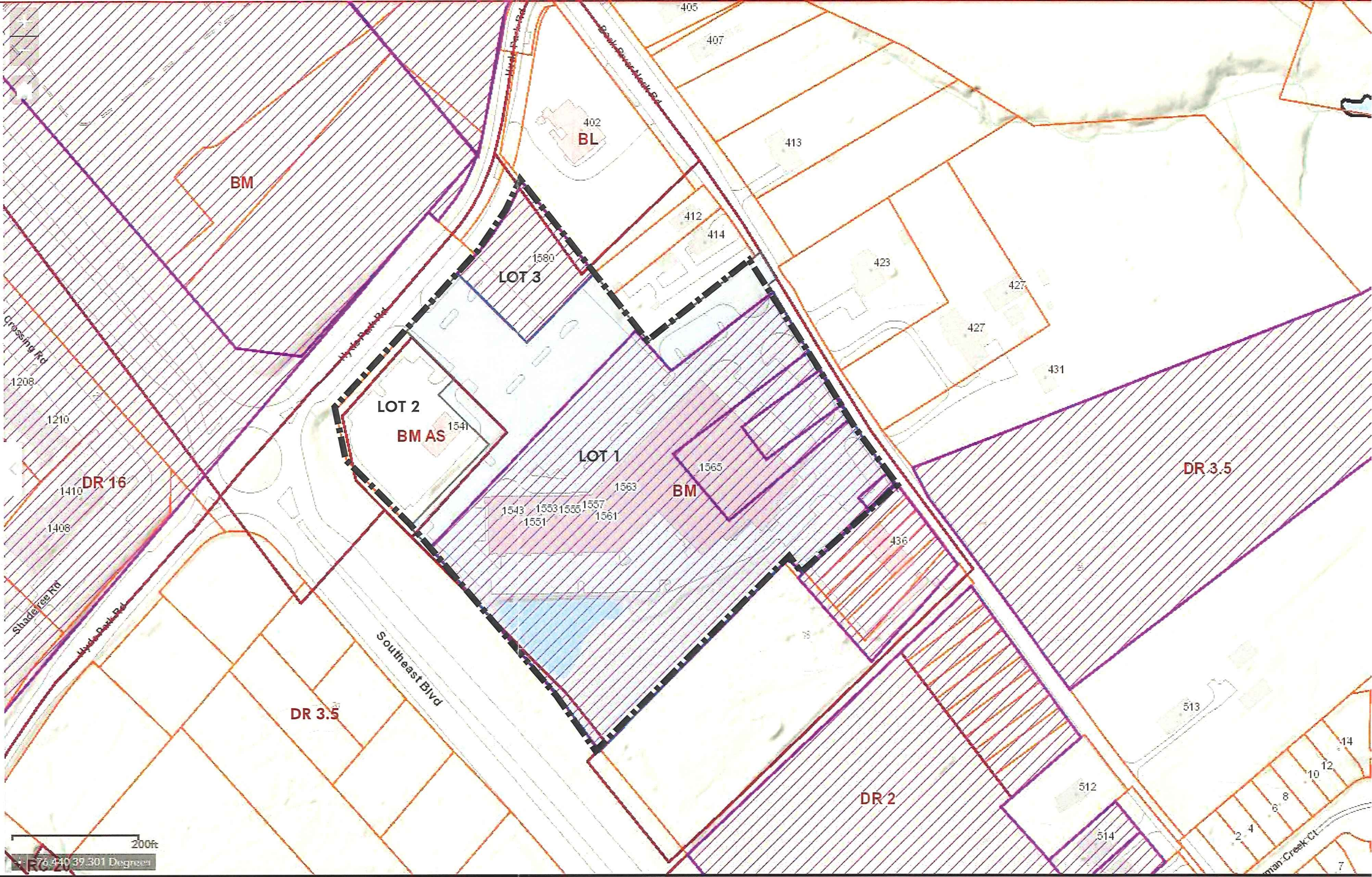
Police Precinct [Essex](#)
Councilmanic District [7](#)
Congressional District [2](#)
Legislative District [6](#)
Election District [15](#)
Voting Precinct [15-019](#)

ECONOMIC

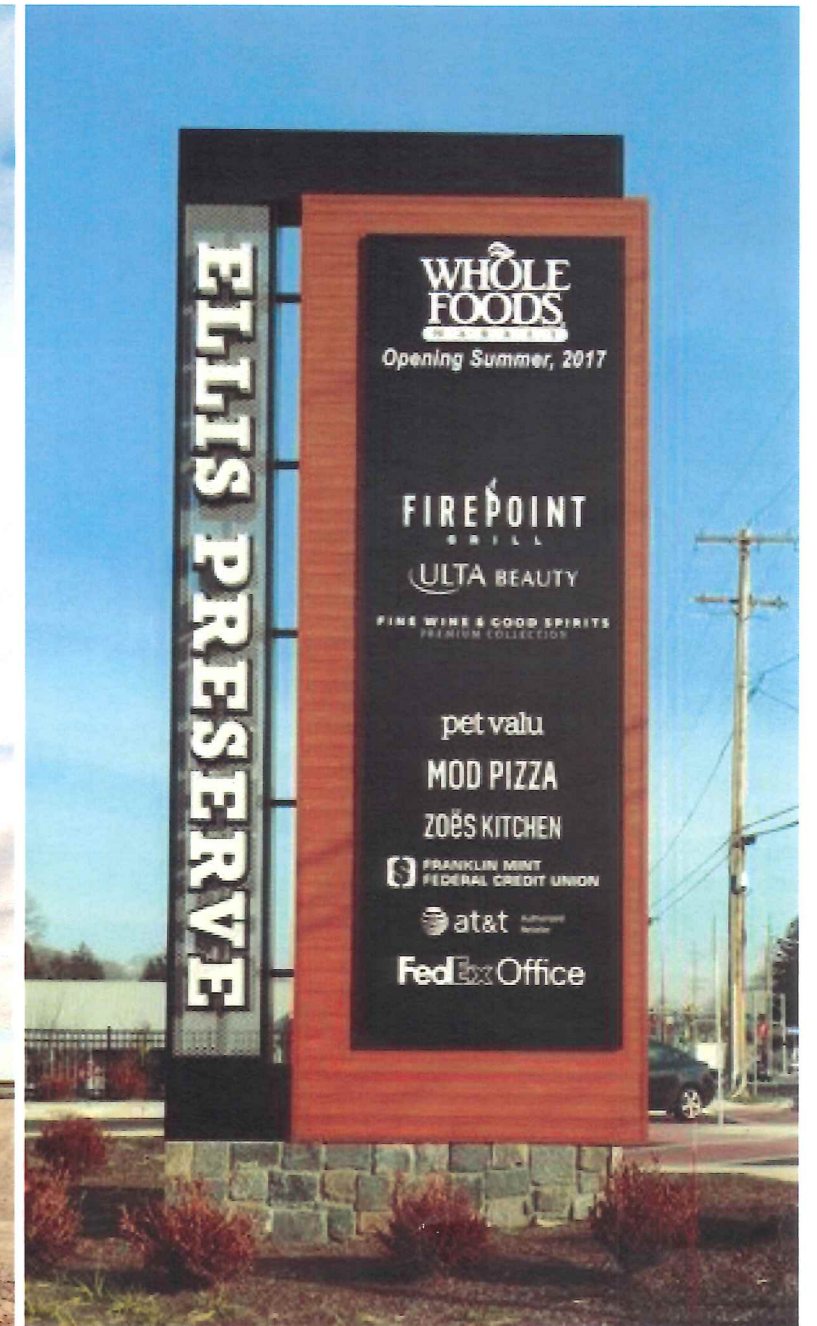
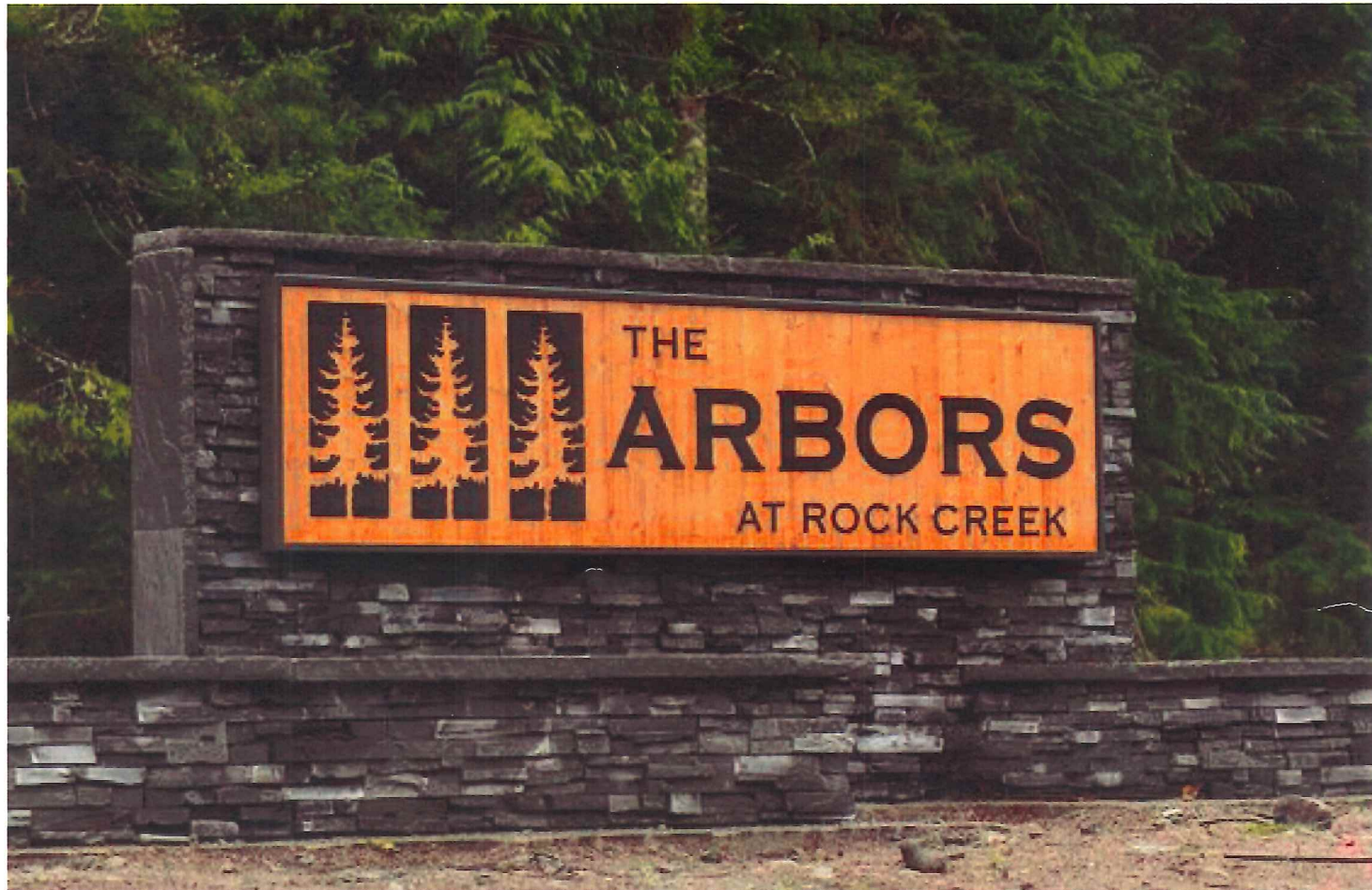
Commercial Revitalization District No Feature Found
Enterprise Zone No Feature Found
Economic Park Center Name No Feature Found
Economic Park Center Type No Feature Found

ENVIRONMENTAL

Watershed Name [Middle River](#)
Watershed Name [Back River](#)
River Basin Name Gunpowder River
River Basin Name Patapsco River



2019-0137-0



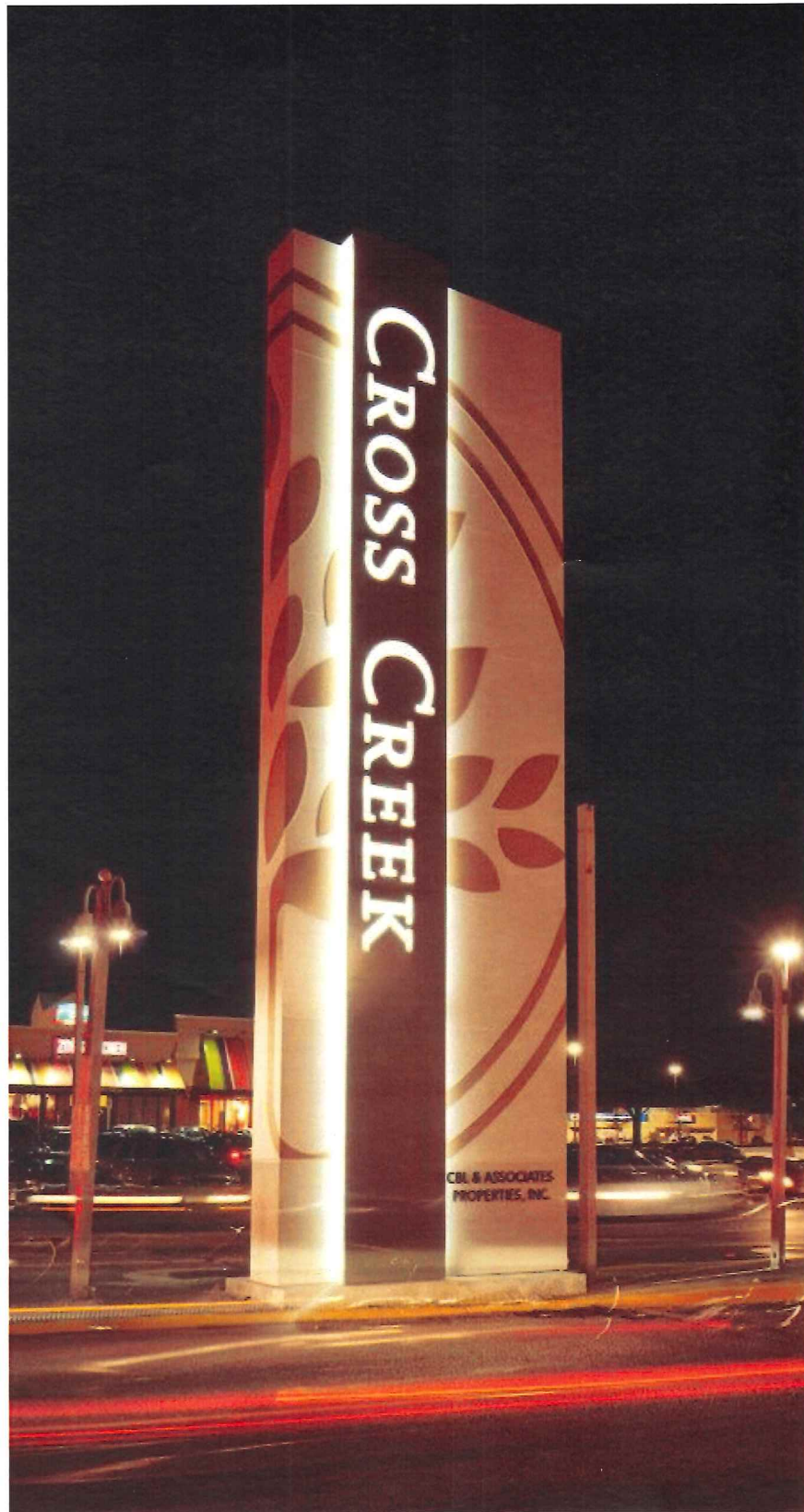
PRECEDENT IMAGES

Hyde Park Station Pylon Sign

PETITIONER'S EXHIBIT

7A-E

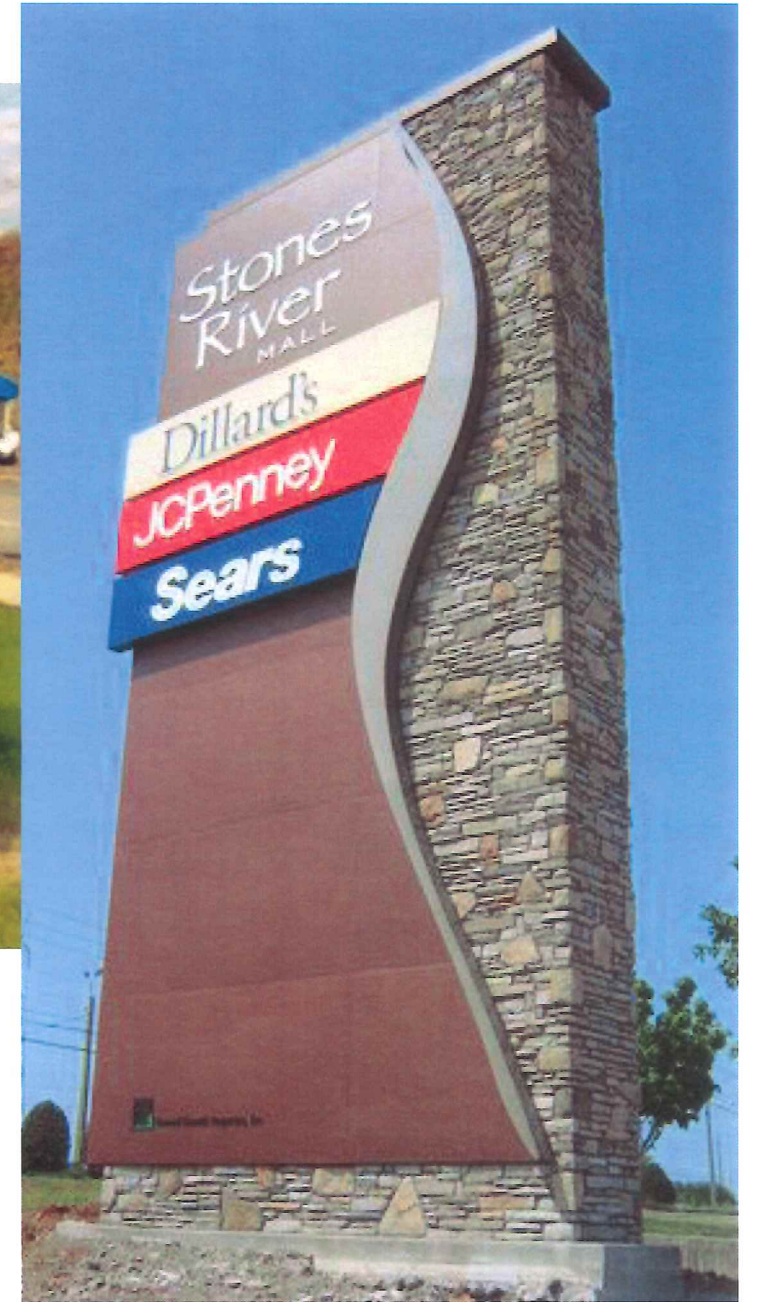
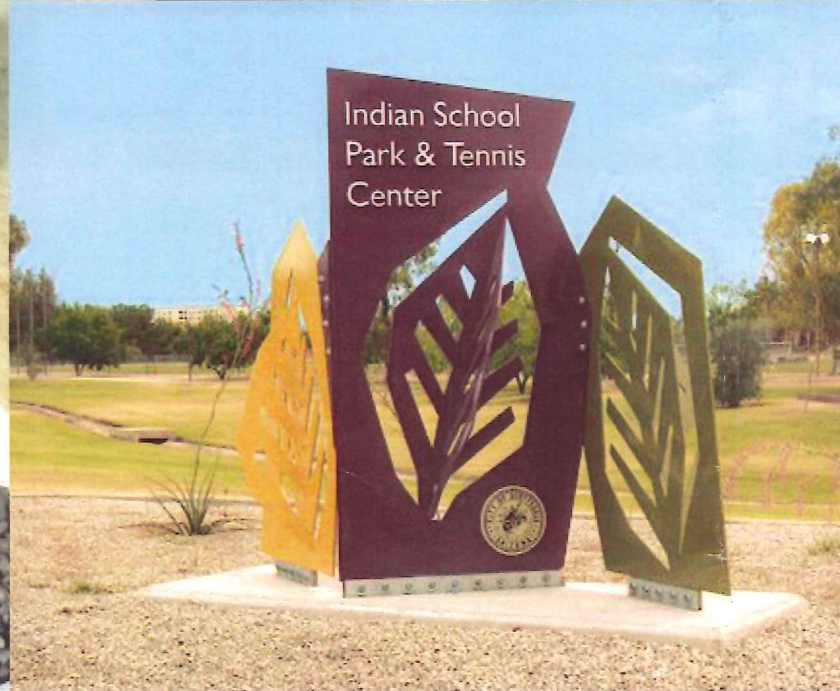
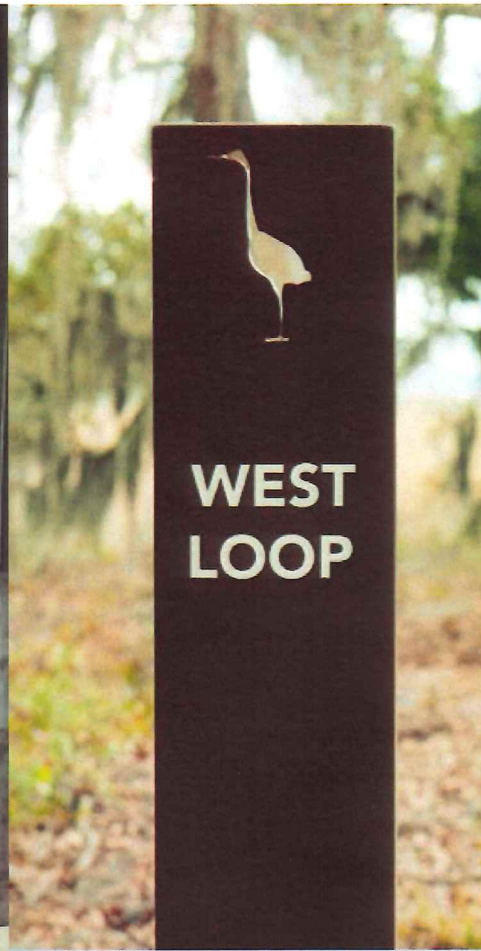
CURRY ARCHITECTS



PRECEDENT IMAGES

Hyde Park Station Pylon Sign

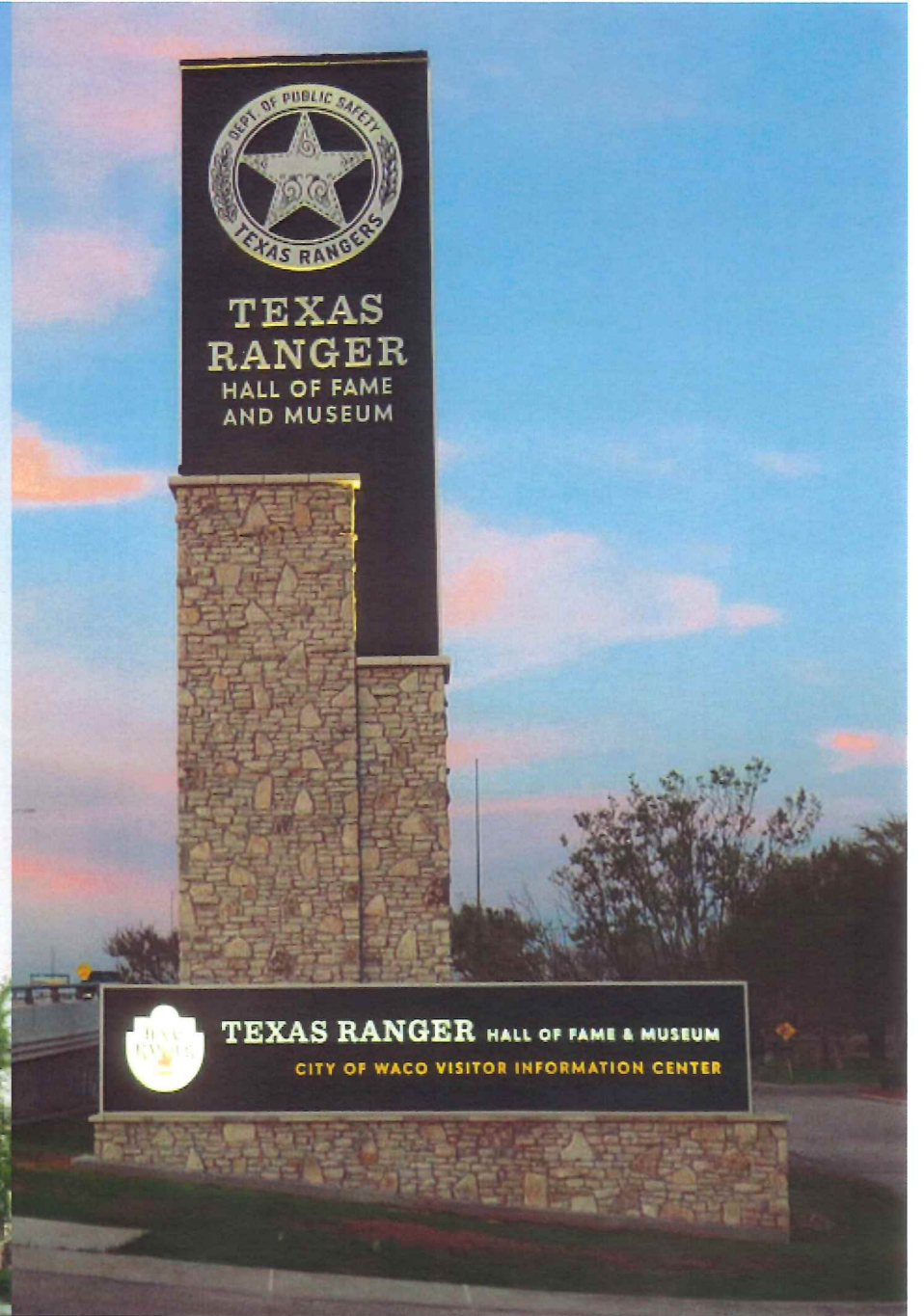
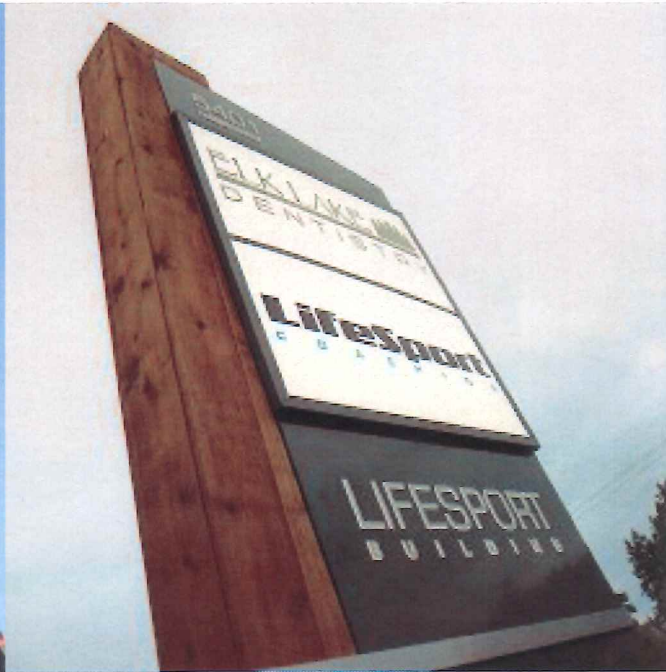
CURRY ARCHITECTS



PRECEDENT IMAGES

Hyde Park Station Pylon Sign

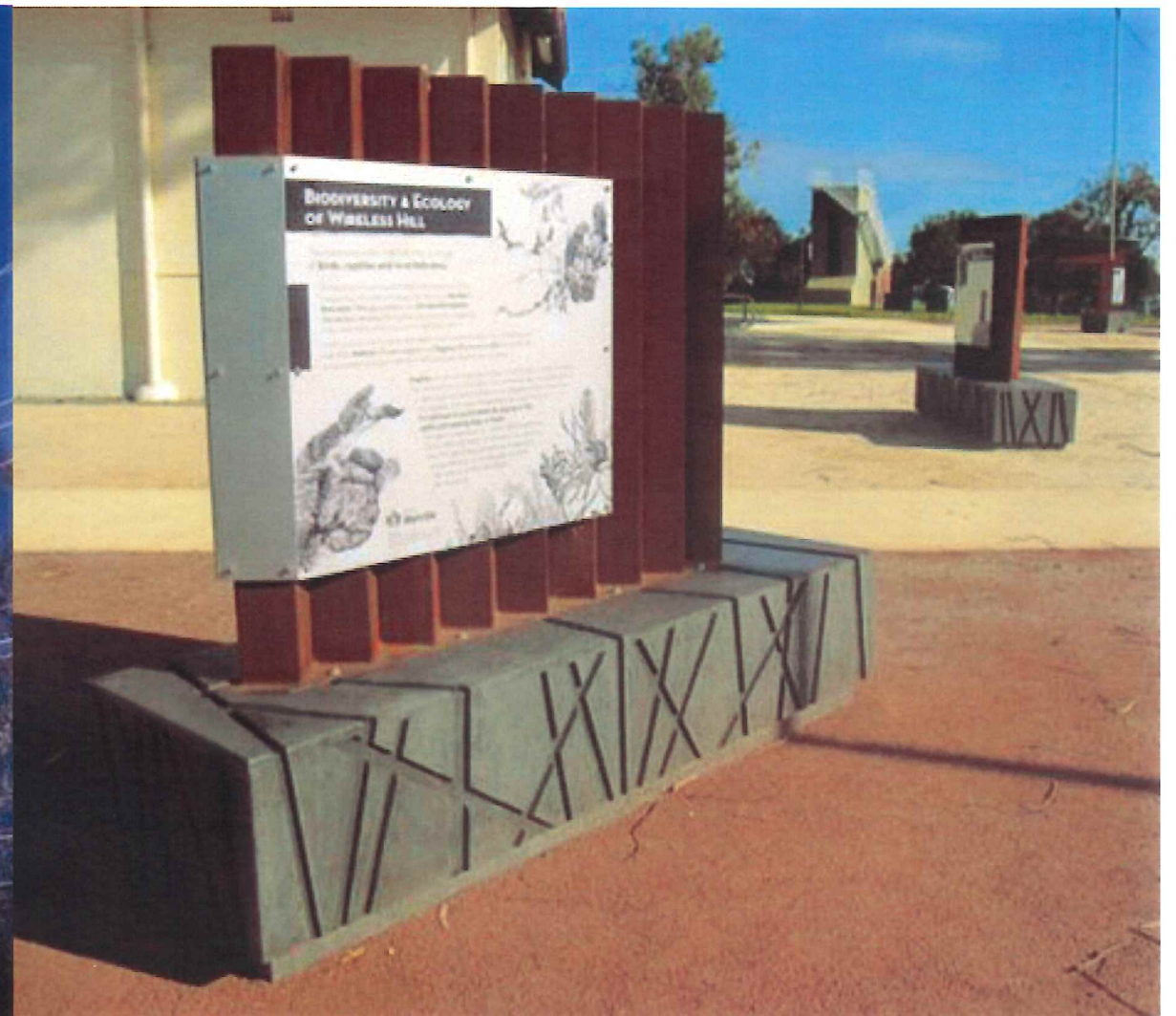
CURRY ARCHITECTS



PRECEDENT IMAGES

Hyde Park Station Pylon Sign

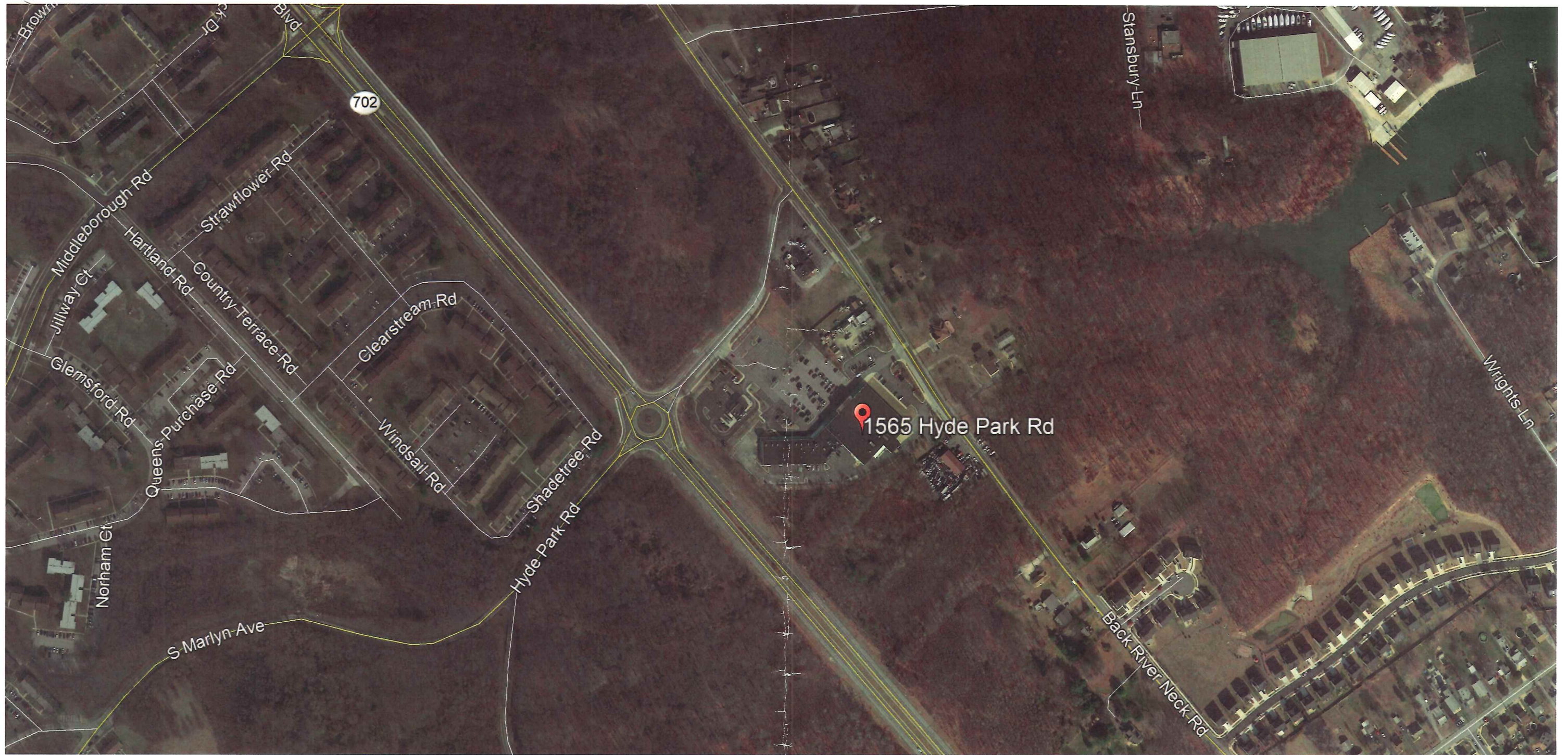
CURRY ARCHITECTS



PRECEDENT IMAGES

Hyde Park Station Pylon Sign

CURRY ARCHITECTS



Aerial View

SITE PHOTOS

Hyde Park Station Pylon Sign

PETITIONER'S EXHIBIT

6A-E

CURRY ARCHITECTS



View From 702N

E

SITE PHOTOS

Hyde Park Station Pylon Sign

CURRY ARCHITECTS



View From 702S

SITE PHOTOS

Hyde Park Station Pylon Sign

CURRY ARCHITECTS



View From E Hyde Park Rd

SITE PHOTOS

Hyde Park Station Pylon Sign



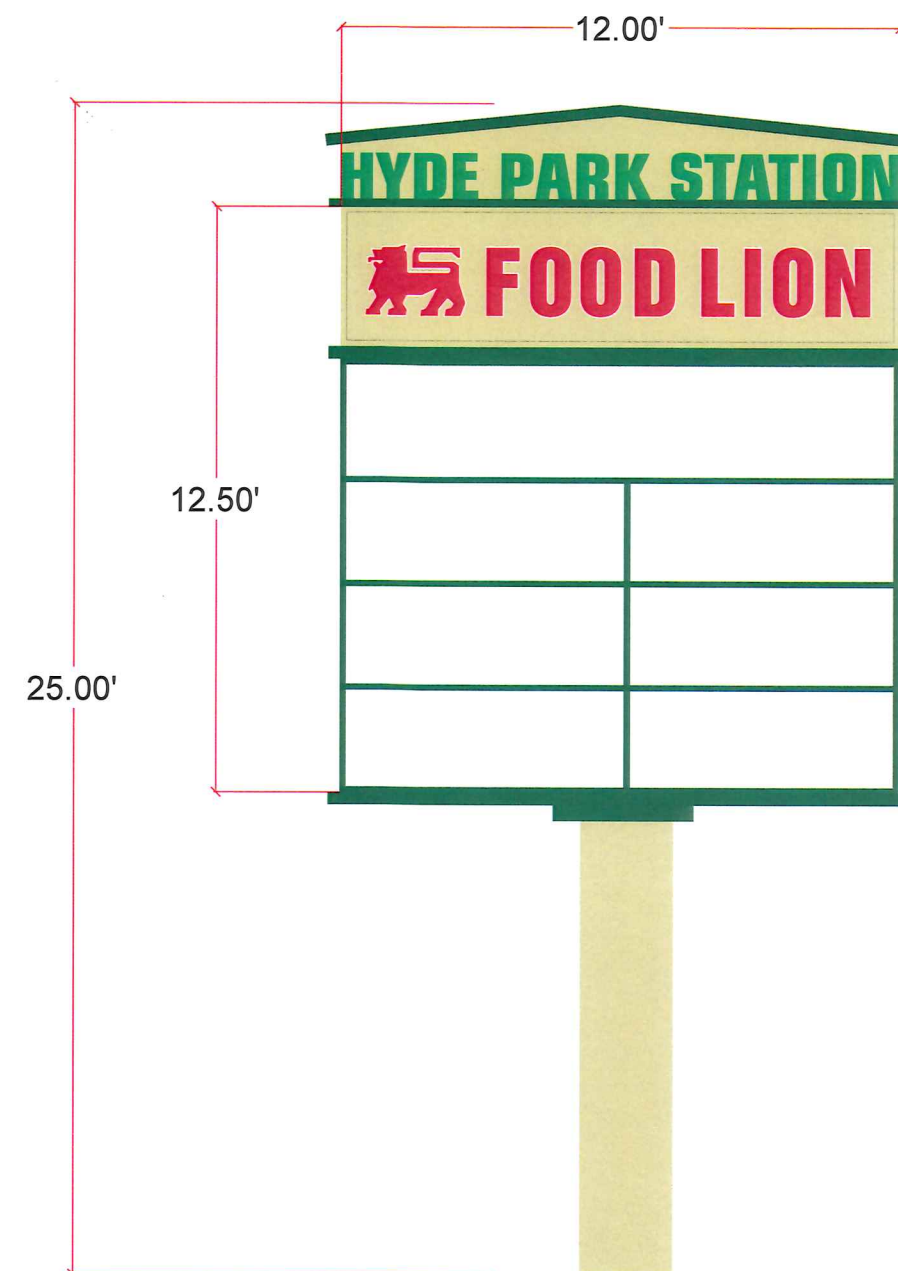


View From W Hyde Park Rd

SITE PHOTOS

Hyde Park Station Pylon Sign





Double faced, single pole, internally LED illuminated free standing pylon sign

PETITIONER'S EXHIBIT 4

SCALE: 1/4"=1'

BM AS

BM

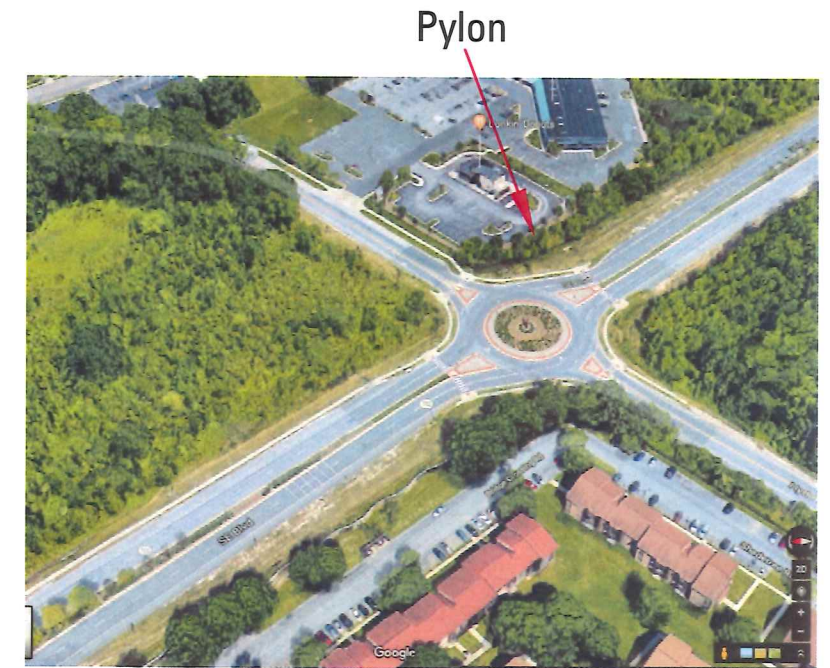
672.25'

DB 2

25'



25'



Top of the basket rail is at 25' from the curb



25'

8A

PETITIONER'S EXHIBIT

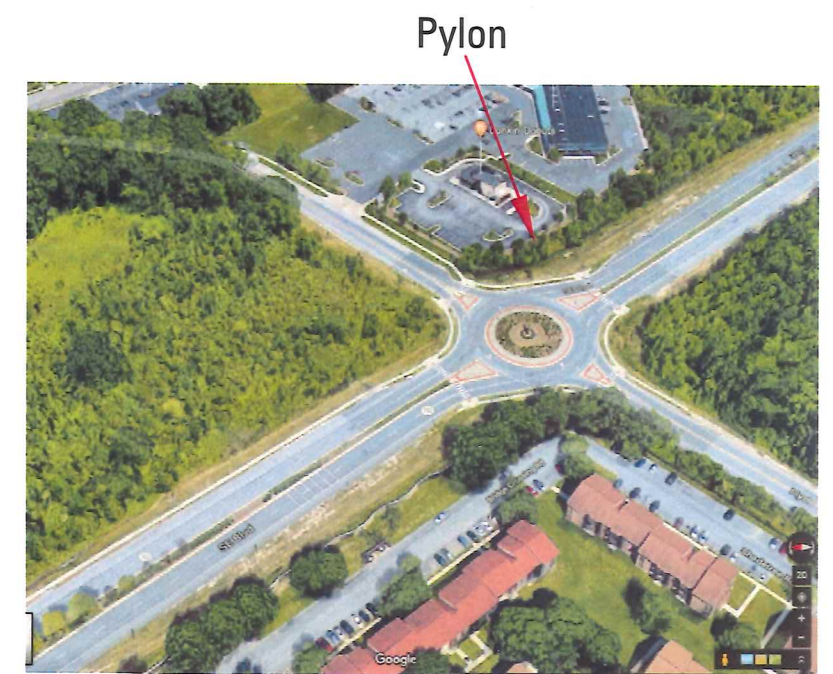
30'



Top of the basket rail is at 30' from the curb



30'



Pylon



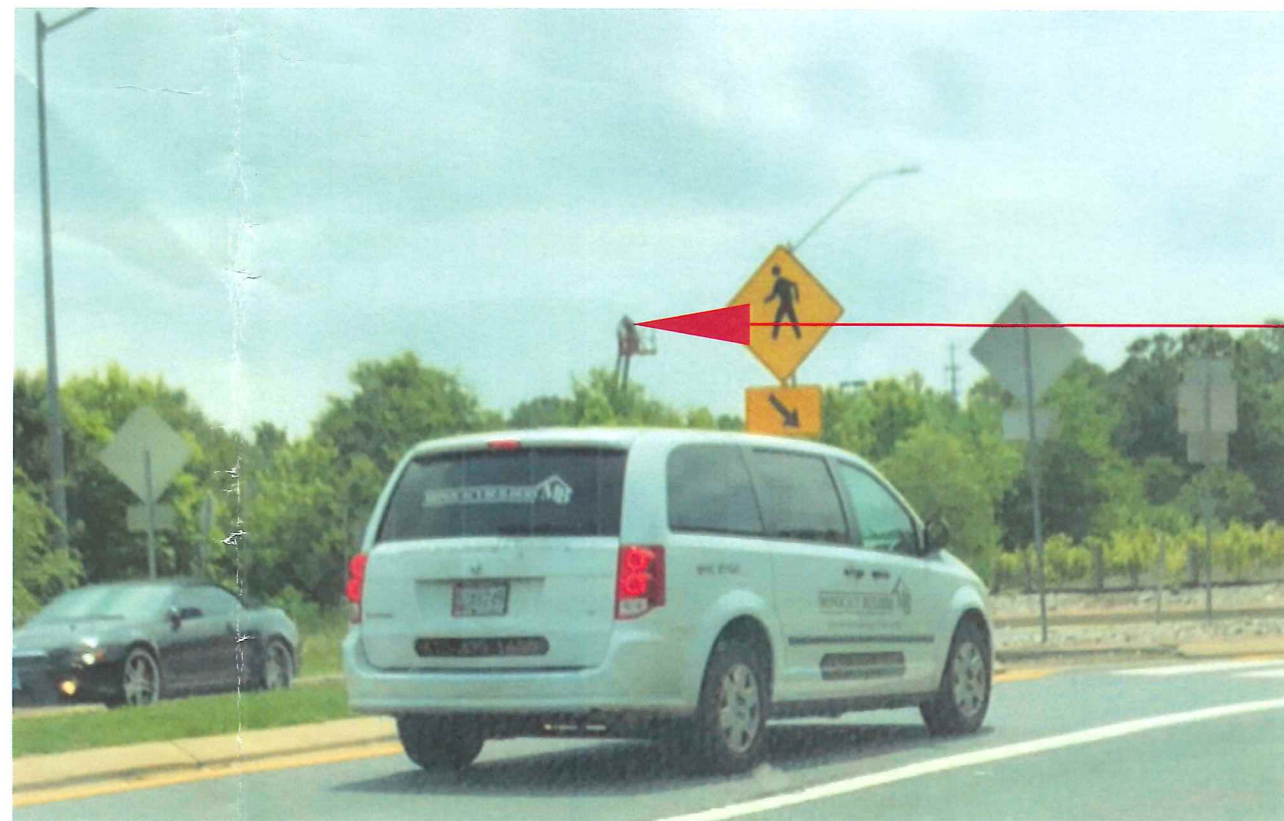
30'

8B

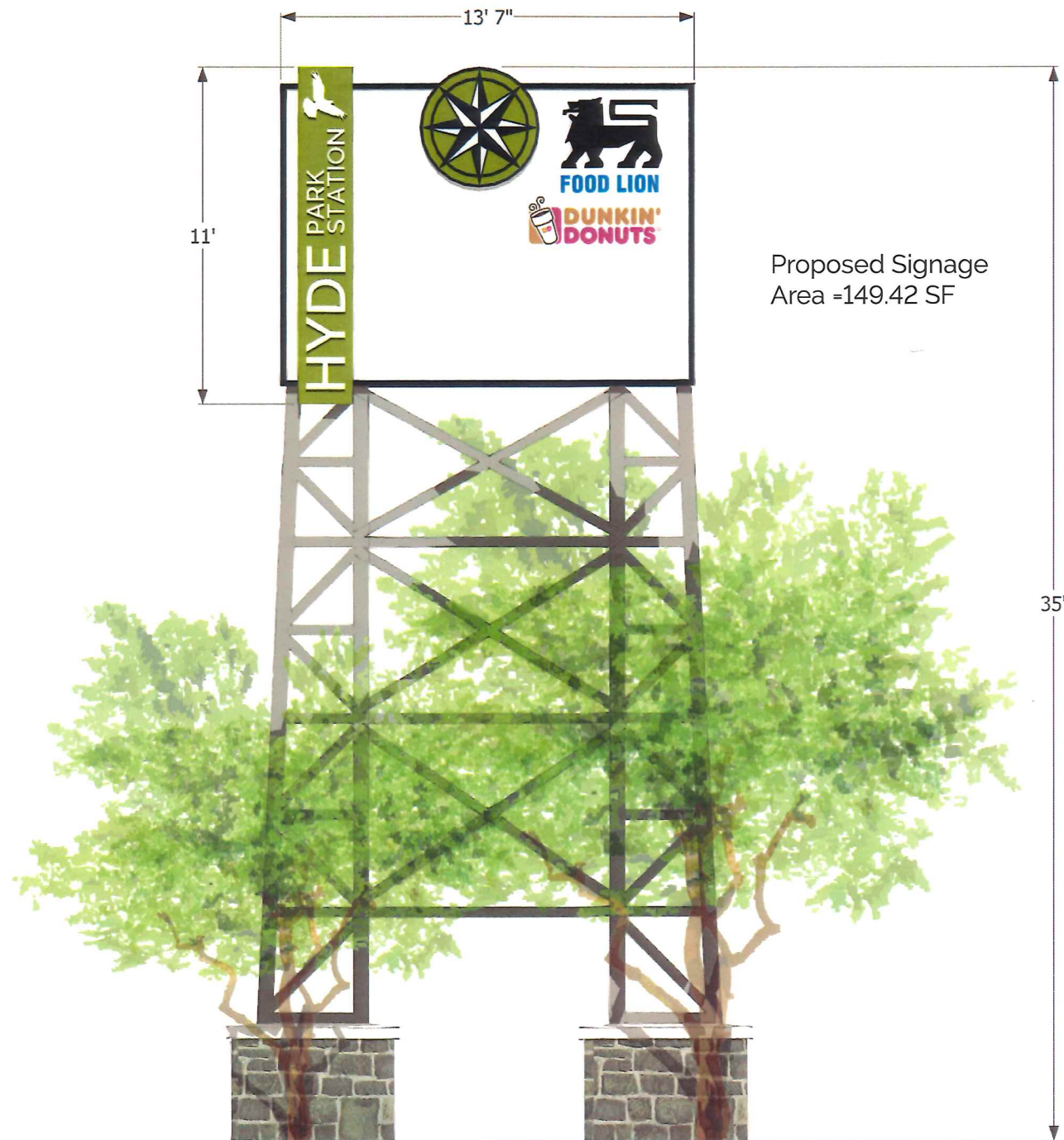
35'



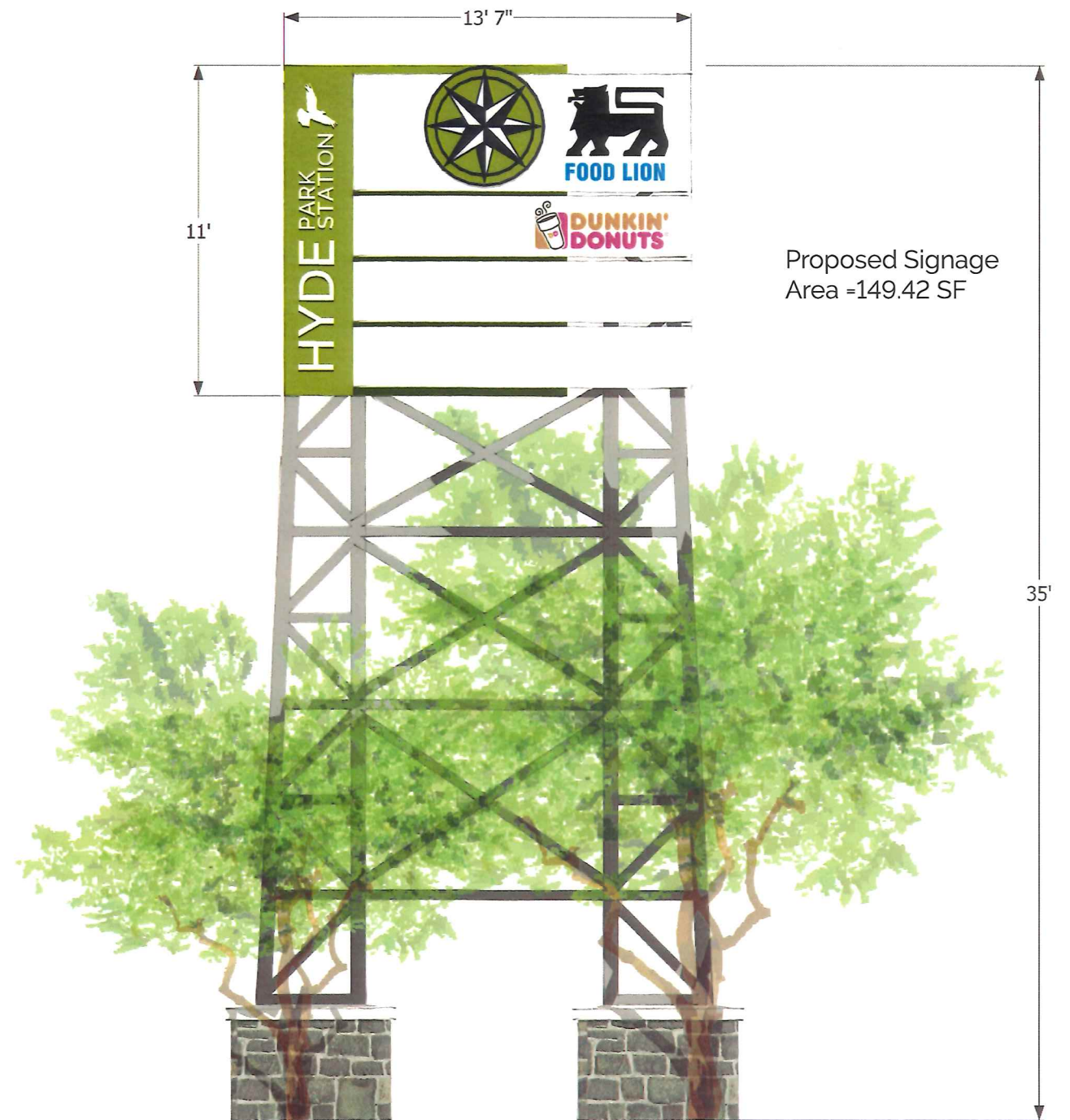
Top of the basket rail is at 35' from the curb



8C



Option 1



Option 2

PROPOSED PYLON SIGN ELEVATIONS

Hyde Park Station Pylon Sign

CURRY ARCHITECTS

606 EAST JOPPA RD TOWSON, MD, 21286
410.321.4602 | CURRYARCHITECTS.COM

PETITIONER'S EXHIBIT

9

OCT 5, 2018

- LEGAL DESCRIPTION:**
BEGINNING FOR THE FIRST AND BEING KNOWN AND DESIGNATED as Lot No. 1 as shown on the Plat entitled "Plat of Subdivisions - HYDE PARK STATION" dated March, 1939 and recorded among the Land Records of Baltimore County in Plat Book SM No. 71, folio 146.
The Improvements thereupon to be known as No. 1555 Hyde Park Road.
- LEGAL DESCRIPTION:**
BEGINNING FOR THE SECOND AND BEING KNOWN AND DESIGNATED as Lot No. 2 as shown on the Plat entitled "Plat of Subdivisions - HYDE PARK STATION" dated March 1939 and recorded among the Land Records of Baltimore County in Plat Book SM No. 71, folio 146.
The Improvements thereupon to be known as No. 1541 and 1580 Hyde Park Road.

Surveyor's Certification:
I hereby certify to The Realty Associates Fund VII, L. P., The Prudential Insurance Company of America, Chicago Title Insurance Company, and their respective successors and assigns that this is a true and correct survey of 1541, 1555 and 1580 Hyde Park Court, Easton, Maryland, as shown on the attached plat. The plat shows the boundaries of the tract and all easements, rights-of-way, setback lines, and similar restrictions of record affecting the property surveyed. The buildings and improvements do not encroach on or enclose any easement or rights-of-way of others, and there are no encroachments within any corner, line, or boundary shown. The property surveyed contains 8,959 acres and 349 parking spaces, and is not located within a flood plain area.

I hereby certify that this survey is made at least in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 1985 and includes Items 1-4, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Within Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Paul A. Rątych, Property Line Surveyor.
Registration No. 518

FLOOD NOTE:

Subject property lies in Zone "C", (areas of minimal flooding); as shown on Flood Insurance Rate Map No. 240010-0440-C and 240010-0445-C, revised November 17, 1993

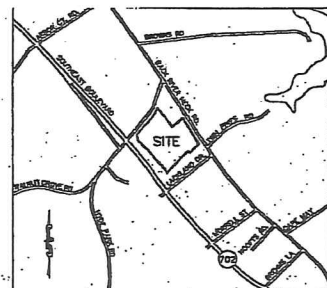
- ### LEGEND

- [illegible]

3-08-07
Date



- (d). Defects, liens, emburances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. - Not Applicable to Survey
- (b). Rights or claims of parties other than insured in actual possession of any or all of the property. - See sign, fence, and pavement encroachment along East side of property
- (c). Encroachments, overlaps, boundary line disputes, and any other matters, which would be disclosed by an accurate survey and inspection of the premises. - See sign, fence, and pavement encroachment along East side of property/records - See sign, fence,
- (d). Easements, or claims of easements, not shown by the public records: - None observed
- (e). Any lien, or right to a lien, for services, labor or material, imposed by law and not shown by the public records. - Not Applicable to Survey
- (f). Taxes or special assessments not shown by the public records. - Not Applicable to Survey
2. Taxes and other public charges payable on an annual basis. - Not Applicable to Survey
3. Terms and conditions set forth in Deed dated June 2, 1892 and recorded among the Land Records of Baltimore County in Liber LMB No. 192, folio 318 and between George A. Boston and Wilson Townsend. - Shown on Survey
4. Rights of The Chesapeake and Potomac Telephone Company of Baltimore City by virtue of an Agreement dated May 12, 1917 and recorded among the Land Records of Baltimore County in Liber WPC No. 432, folio 195. Right to construct and maintain poles and phone wires along and across subject property. - Shown on Survey
5. Rights of Consolidated Gas Electric Light and Power Company by virtue of an Agreement dated June 10, 1931 and recorded among the Land Records of Baltimore County in Liber LHCdM No. 880, folio 127. Right to construct and maintain poles and electric wires along Hyde Park Road. - Shown on Survey
6. Deed dated March 8, 1933 and recorded among the Land Records of Baltimore County in Liber LHCdM No. 904, folio 422 and between Maggie Harris and Wadsworth & Sabine Majcherek, his wife. - Shown on Survey
7. Right of Way set forth in Deed dated November 4, 1957 and recorded among the Land Records of Baltimore County in Liber GLB No. 3291, folio 328 and between Charles Majcherek, his wife, Agnes Majcherek, his wife and Stella Sacale and Nicholas Sacale, et al. - Shown on Survey.
8. Rights of Way set forth in Deed dated August 13, 1963 and recorded among the Land Records of Baltimore County in Liber 2324, Folio 199 and between Herman Schroeder, Margaret Schroeder and Selva Realty, Inc. Right of Way of Hyde Park Road now widened and realigned. - Shown on Survey.
9. Covenants, conditions and restrictions set forth in Declaration of Covenants, Conditions and Restrictions dated April 5, 1999 and recorded among the Land Records of Baltimore County in Liber 13664, Folio 418 by GH Hyde Park Associates, LLC as amended by Declaration of Covenants, Conditions and Restrictions dated August 10, 1999 and recorded among the aforesaid Land Records in Liber 14022, folio 551. 13664/418 includes covenants that restrict operation of Auto Rnt, Site and use of property. 14022/551 restates the words Value City etc. from restrictive covenants in 13664/418. - Shown on Survey.
10. Declaration of Protective Covenants, Conditions and Restrictions dated May 19, 1989 and recorded among the Land Records of Baltimore County in Liber 14034, Folio 474 by GH Hyde Park Associates, LLC and Baltimore County, Maryland. No clearing, grading, construction or disturbance of vegetation in the Critical Area Easement and Forest Buffer Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management. - Shown on Survey.
11. Chesapeake Bay Critical Area Declaration of Protective Covenants, Conditions and Restrictions dated May A-889 and recorded among the Land Records of Baltimore County in Liber 14053, Folio 531. No clearing, grading, construction or disturbance of vegetation in the Critical Area Easement and Forest Buffer Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management. - Shown on Survey.
12. Subject to matters as shown on a plat entitled Plat of Subdivision Hyde Park Station which is recorded among the Land Records of Baltimore County in Plat Book Liber SM No. 71, folio 146. - Shown on Survey.
13. Wetlands subject to the regulatory power of the State of Maryland. - Wetland Area Shown on SURVEY



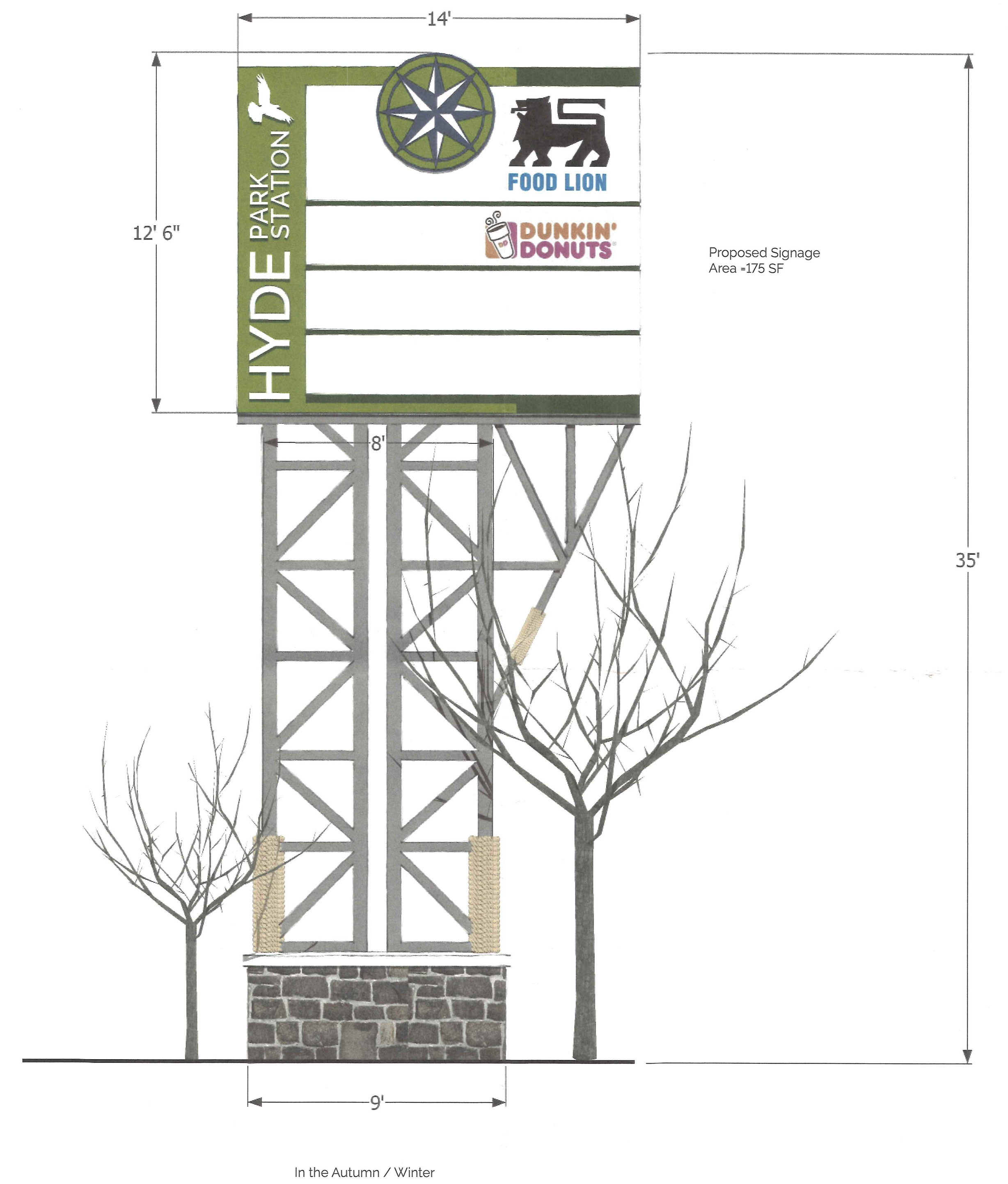
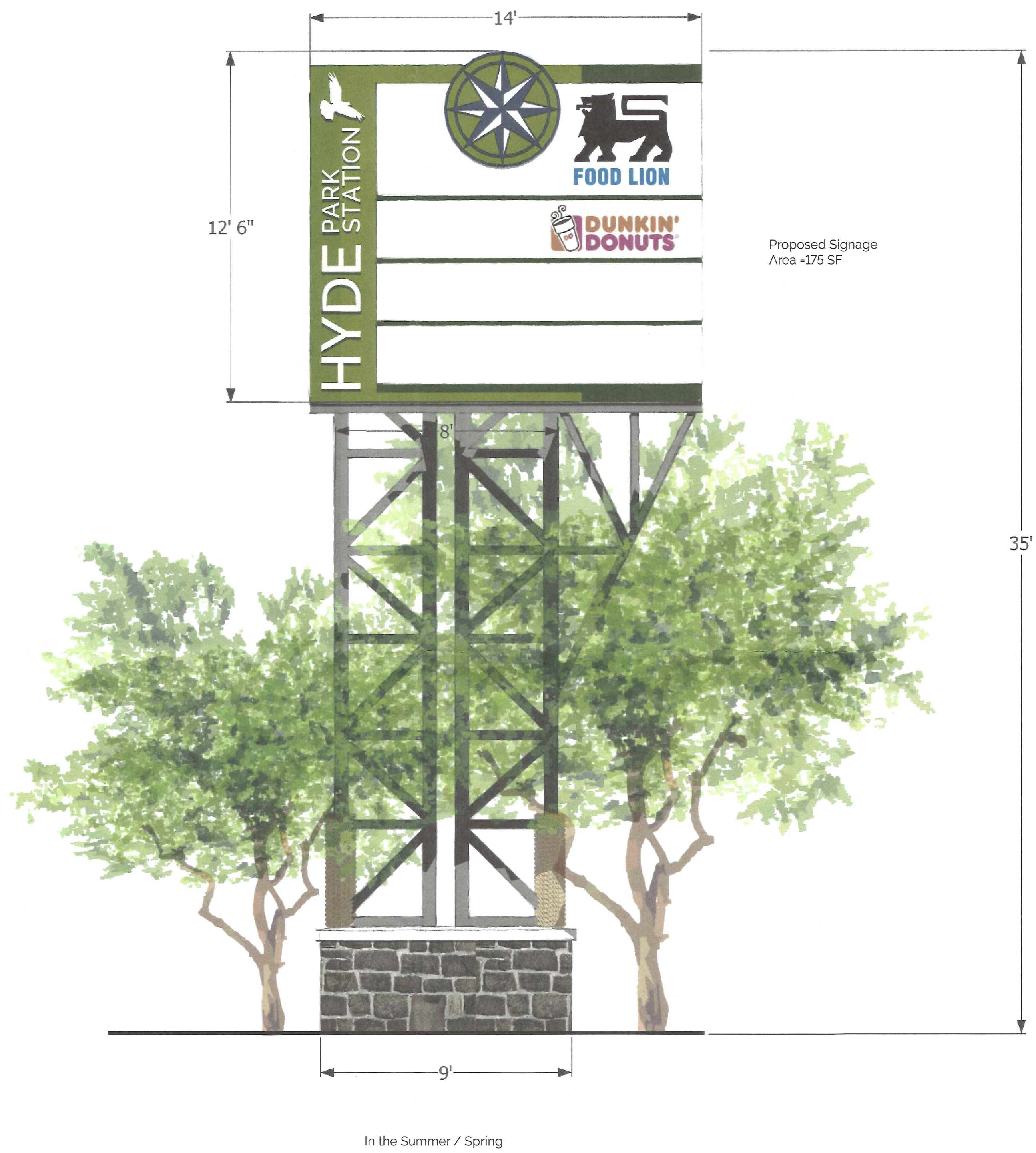
VICINITY MAP
SCALE: 1"=1000'

1	3/8/07	REVISED TITLE COMMITMENT # ADDRESS TITLE COMMENTS	J.M.R.
NO.	DATE	DESCRIPTION	BY

APR ASSOCIATES, INC.
LAND SURVEYORS
7427 Harford Road Baltimore, Maryland 21234-7181
(410) 444-4312 FAX: (410) 444-1847
E mail : apr444@aol.com

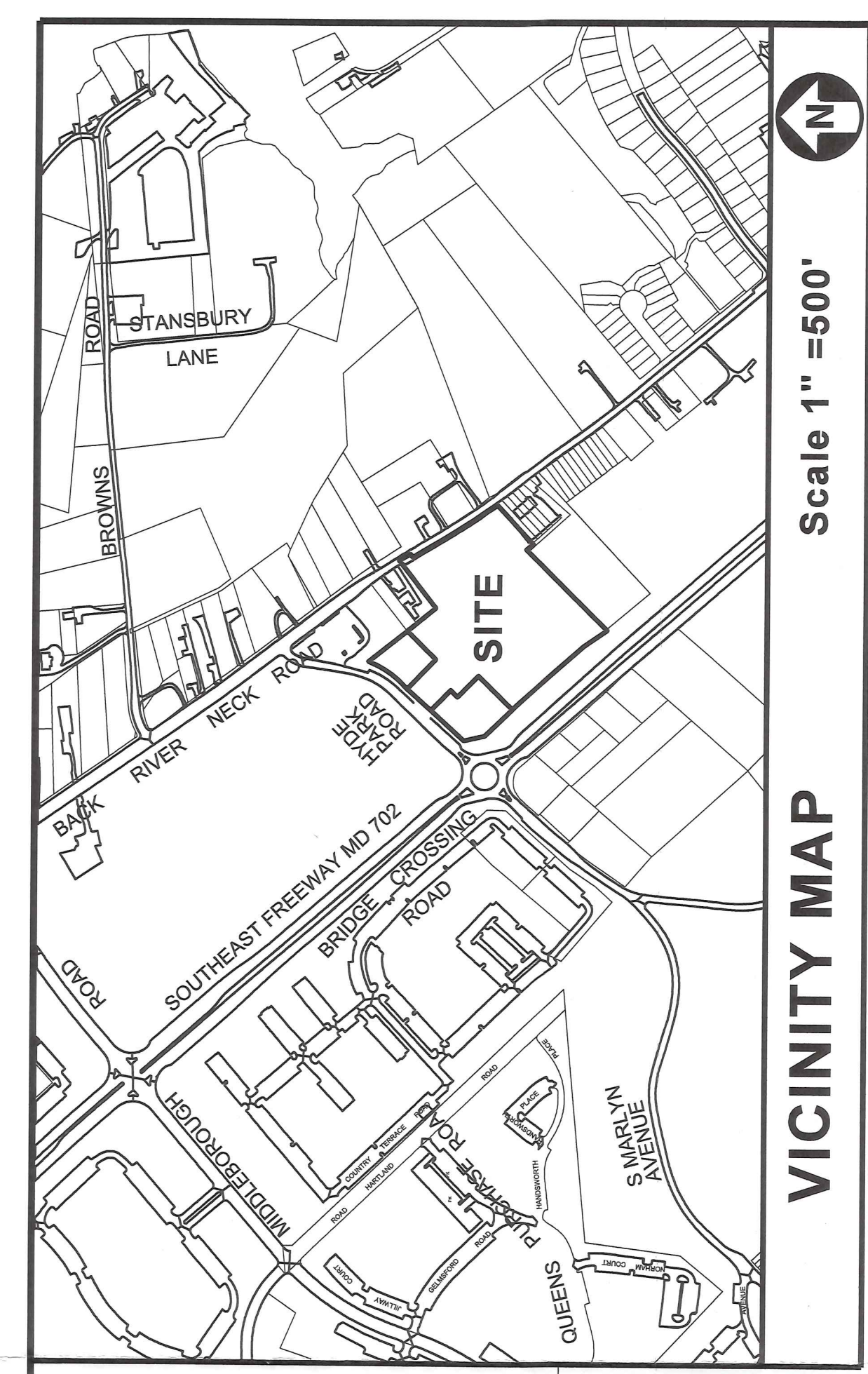
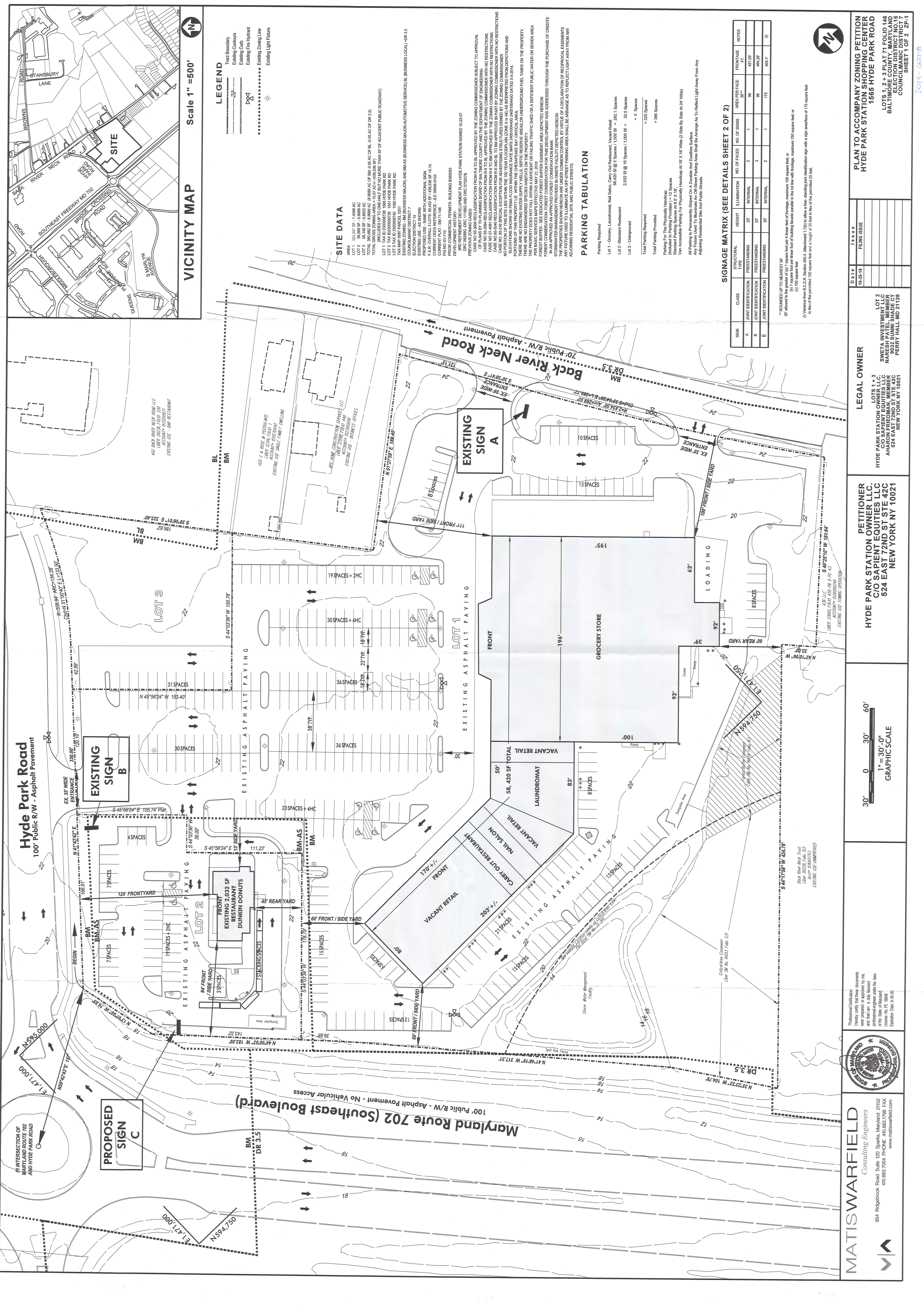


ALTA/ACSM LAND TITLE SURVEY
1541, 1565, & 1580 HYDE PARK ROAD -
15th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
DATE: JANUARY 31, 2007 SCALE: 1"=50'



PROPOSED PYLON SIGN ELEVATION

Hyde Park Station Pylon Sign



LEGEND

- Tract Boundary
- Existing Contours
- Existing Curb
- Existing Fire Hydrant
- Existing Zoning Line
- Existing Light Fixture

SITE DATA

AREA: 324,547 SF - 7.4589 AC
LOT 1: 20,148 SF - 0.4602 AC
LOT 2: 20,148 SF - 0.4602 AC
TOTAL GROSS ZONING AREA: 10.07 AC +/- (438,336 SF)
(INCLUDES UP TO ONE-HALF BUT NO MORE THAN 30' OF ADJACENT PUBLIC ROADWAY)
LOT 1: TAX ID 2200006738 1541 HYDE PARK RD
LOT 2: TAX ID 2200006738 1541 HYDE PARK RD
LOT 3: TAX ID 2200006740 1550 HYDE PARK RD
EXISTING ZONING: BL (BUSINESS MAJOR AND DUMAS (BUSINESS MAJOR OR AUTOMOTIVE SERVICES) BL (BUSINESS LOCAL) -DR 3.5
COUNCILMANIC DISTRICT 7
ELECTION DISTRICT 15
PRIOR COMMERCIAL PERMITS: BUILDINGS B380033
DR 3.5 REFINEMENT DEVELOPMENT PLAN HYDE PARK STATION SIGNED 10-23-07
DR 3.5 REFINEMENT DEVELOPMENT PLAN HYDE PARK STATION SIGNED 10-23-07
CASE NO. 55-308 RECLASSIFICATION FROM R4 TO BL APPROVED BY THE ZONING COMMISSIONER SUBJECT TO APPROVAL OF PLANS BY THE PLANNING BOARD OF BALTIMORE COUNTY AND THE DEPARTMENT OF ENGINEERING
CASE NO. 55-308 RECLASSIFICATION FROM R4 TO BL APPROVED BY THE ZONING COMMISSIONER WITH NO RESTRICTIONS
CASE NO. 55-308 RECLASSIFICATION FROM R4 TO BL APPROVED BY THE ZONING COMMISSIONER WITH NO RESTRICTIONS
CASE NO. 62-216 SPECIAL EXCEPTION FOR ADVERTISING STRUCTURES DENIED BY THE ZONING COMMISSIONER
CASE NO. 62-216 SPECIAL EXCEPTION FOR ADVERTISING STRUCTURES DENIED BY THE ZONING COMMISSIONER
ELEVATIONS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS ARE BASED ON A 1% ANNUAL FLOOD CHANCE AND ARE NOT TO BE INTERPRETED FROM DEPICTIONS AND PORTIONS OF THE PROPERTY LIE WITHIN THE CHEESAPEAKE BAY CRITICAL AREA
THERE ARE NO EXISTING WATER SUPPLY WELLS, SEPTIC RESERVE AREAS OR UNDERGROUND FUEL TANKS ON THE PROPERTY.
THE PROPERTY DOES NOT FALL WITHIN A DEFICIENT OF FAILING TRAFFIC SHED OR A DEFICIENT PUBLIC WATER OR SEWER AREA
PER BASIC SERVICES MAPS EFFECTIVE MAY 21, 2018
AN APPROVED AN APPROVED FOREST CONSERVATION PLAN FOR THIS DEVELOPMENT WAS DECREASED THROUGH THE PURCHASE OF CREDITS
IN AN APPROVED AN APPROVED FOREST CONSERVATION PLAN FOR THIS DEVELOPMENT WAS DECREASED THROUGH THE PURCHASE OF CREDITS
THE PROPERTIES SHOWN HEREON ARE PROVIDED IN AS-DEVELOPED CONDITION. A DISCUSSION OF RECREATIONAL ELEVATIONS
ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT LIGHT AWAY FROM ANY ADJOINING RESIDENTIAL, SITE AND PUBLIC STREETS.

PARKING TABULATION

Sign	Class	Structural	Height	Illumination	No. of Faces	No. of Signs	Area per Face	Notes
A	Joint Identification	Prestand	22'	Internal	2	1	96	
B	Joint Identification	Prestand	22'	Internal	2	1	96	
C	Joint Identification	Prestand	35'	Internal	2	1	175	
** ROUNDED UP TO NEAREST SF								
SF allowed is the greater of (a) 1 square foot per 4 linear feet of frontage, maximum 150 square feet or								
(b) 100 square feet per linear foot of building facade parallel to the lot line with frontage, maximum 150 square feet or								
(c) 100 square feet per linear foot of building facade parallel to the lot line with frontage, maximum 150 square feet or								
(d) Variance from B.C.Z.B. Section 400A, Attachment 1.7(b) to allow a free-standing joint identification sign with a sign area of 175 square feet								
In lieu of the permitted 150 square feet and a height of 25 feet in lieu of the permitted 25 feet.								

SIGNAGE MATRIX (SEE DETAILS SHEET 2 OF 2)

Sign	Class	Structural	Height	Illumination	No. of Faces	No. of Signs	Area per Face	Notes
A	Joint Identification	Prestand	22'	Internal	2	1	96	
B	Joint Identification	Prestand	22'	Internal	2	1	96	
C	Joint Identification	Prestand	35'	Internal	2	1	175	

MATISWARFIELD
Consulting Engineers

954 Ridgebrook Road Suite 120 Sparks, Maryland 21152
410.652.7004 PHONE 410.652.7198 FAX
www.matiswarfield.com

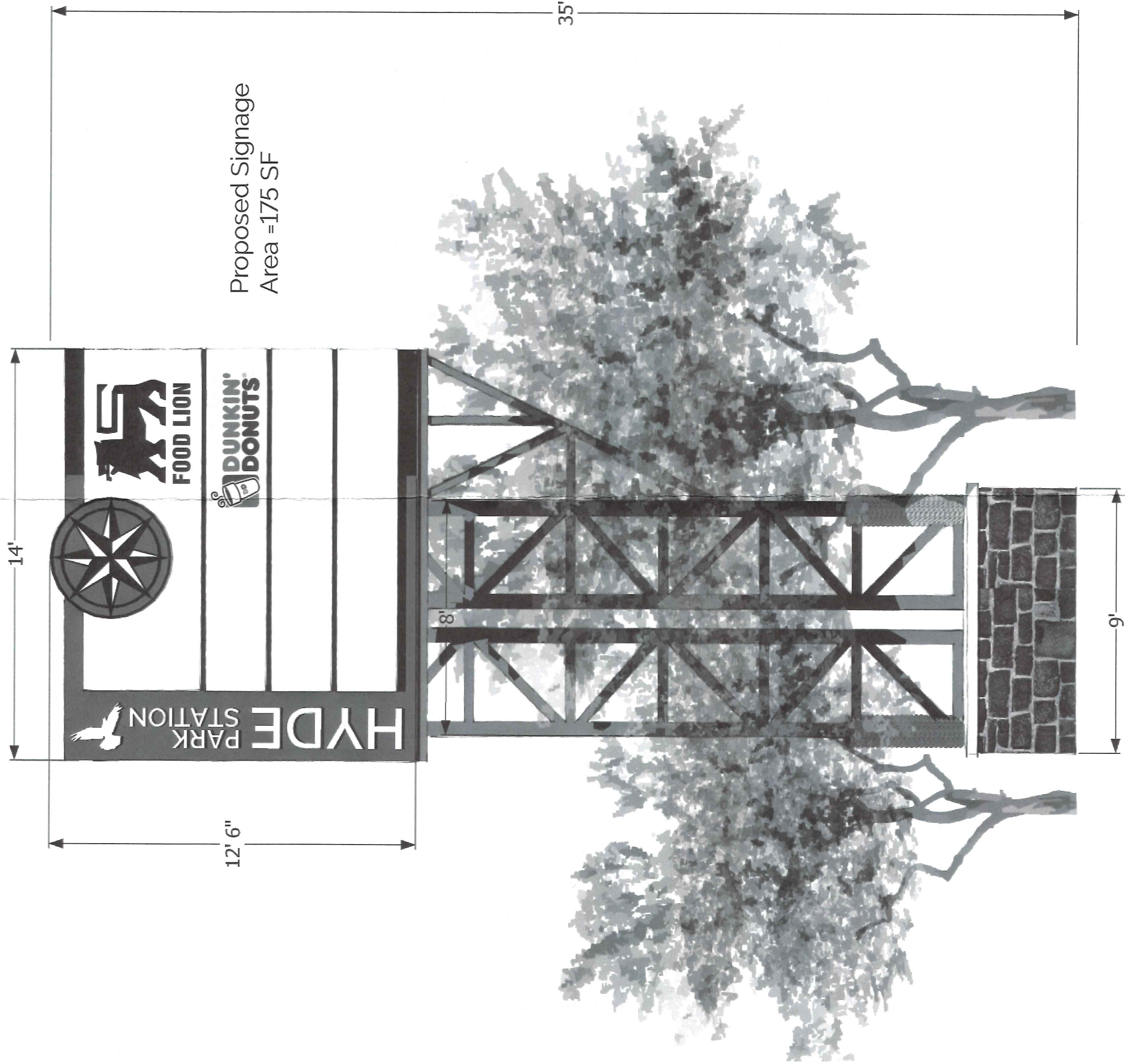
PETITIONER
HYDE PARK STATION OWNER LLC
C/O SAPIENT EQUITIES LLC
524 EAST 72ND ST STE 42C
NEW YORK NY 10021

LEGAL OWNER
LOTS 1 & 3
HYDE PARK STATION OWNER LLC
SWETA INVESTMENT LLC
NARESH PATEL, MEMBER
AHARON FRIEDMAN, MEMBER
524 EAST 72ND ST STE 42C
NEW YORK NY 10021

PLAN TO ACCOMPANY ZONING PETITION
HYDE PARK STATION SHOPPING CENTER
1556 HYDE PARK ROAD
LOTS 1, 2 & 3 PLAT 71 FOLIO 146
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT NO. 16
COUNCILMANIC DISTRICT 7
SHEET 1 OF 2 ZP-1

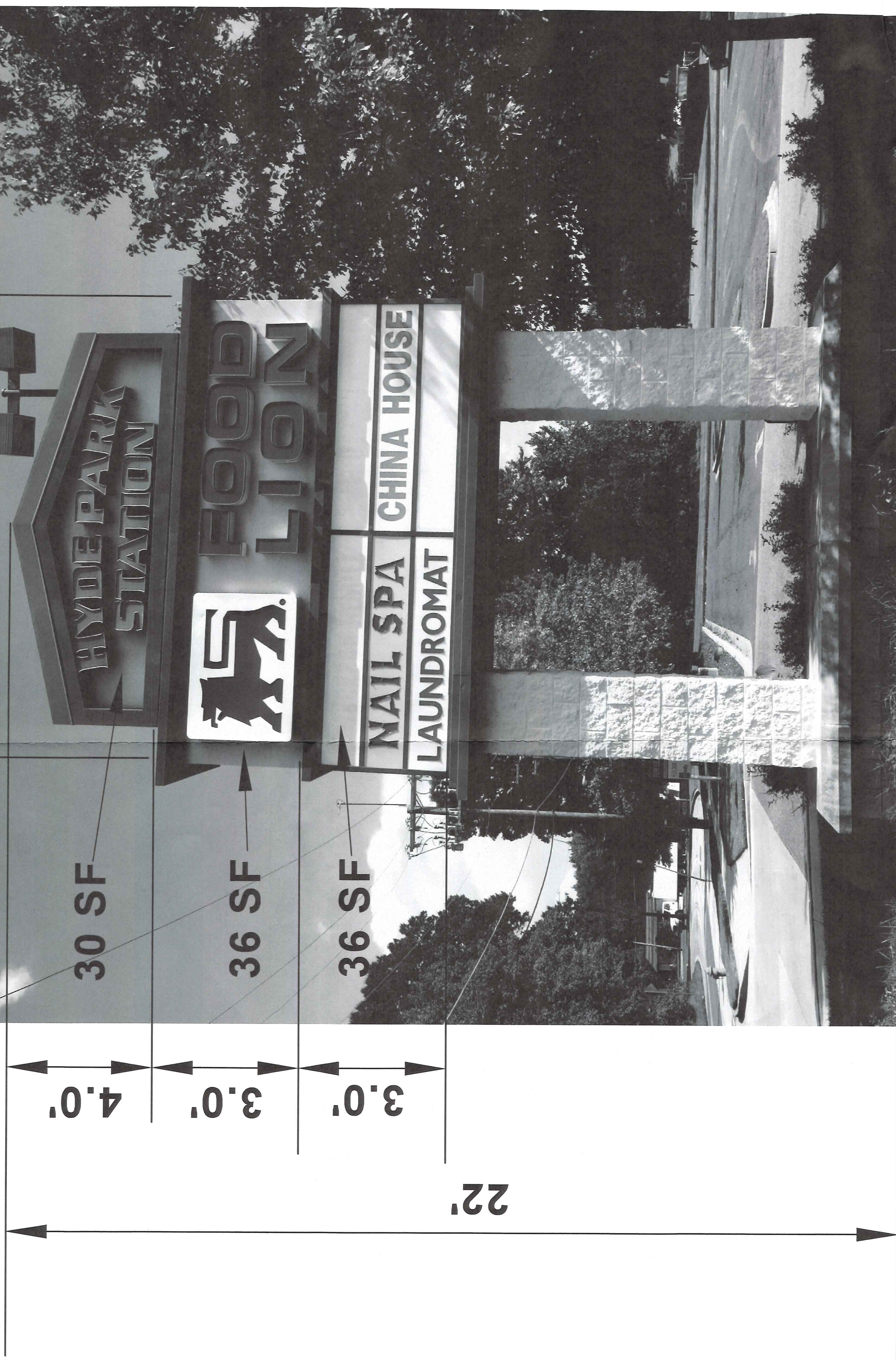
Professional Certification:
I hereby certify that these documents were prepared by me, or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. PE 18948
Expiration Date 9-19-20

2019-0327A



PROPOSED FREESTANDING SIGN C

NOT TO SCALE



EXISTING FREESTANDING SIGN A + B

96 SQUARE FEET
DOUBLE SIDED
INTERNALLY ILLUMINATED
NOT TO SCALE



**BUILDING PERMIT PROCESSING
CASH SLIP RECEIPT**

NO. A - 768704

BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
COUNTY OFFICE BUILDING, ROOM 100
111 W. CHESAPEAKE AVENUE
TOWSON MD 21204
410-887-3900

OFFICE OF FINANCE USE ONLY

APPLICANT

ADDRESS

ZIP CODE

CHECK ITEM	ITEMS	PAY CODE	G/L ACCOUNT NUMBER	FEE
	ABANDONED WATER METER APPLICATION	200	231-2874	
	APPEAL PROCESS FEE	204	001-806-0000-6150	
	BUILDING PERMIT APPLICATION	209	001-806-0000-2510	150.00
	CHANGE OF OCCUPANCY	210	001-806-0000-2520	
	COUNTY FINANCING APPLICATION	211	030-806-0000-7040	
	ELECTRICAL ADMINISTRATIVE BOARD EXAM FEE	212	001-806-0000-6090	
	ELECTRICAL ADMINISTRATIVE BOARD LICENSE	213	001-806-0000-2210	
	ELECTRICAL PERMIT	214	001-806-0000-2600	
	FIRE HYDRANT METER	217	231-806-0000-6180	
	FIRE INSPECTION	246	001-806-0000-6019	
	GAS PERMIT APPLICATION	220	001-806-0000-2420	
	MASTER'S FEE	249	001-806-0000-6135	
	PERCOLATION TEST	224	001-806-0000-6750	
	PHOENIX WATER CHARGE	248	030-806-0000-6133	
	PLUMBING BOARD LICENSE	225	001-806-0000-2220	
	PLUMBING PERMIT APPLICATION	226	001-806-0000-6220	
	SEPTIC TANK PERMIT	228	001-806-0000-2430	
	SEWER PROPERTY CONNECTION APPLICATION	229	231-806-0000-6051	
	SEWER SERVICE CHARGE, PRORATED	230	030-806-0000-6012	
	SEWER SYSTEM CHARGE	231	231-806-0000-6141	
	STORM DRAIN CONNECTION	233	001-806-0000-2440	
	SUB-SOIL DRAIN INSTALLATION	234	001-806-0000-6220	
	WASTEWATER DISCHARGE PERMIT	240	030-806-0000-2630	
	WATER DISTRIBUTION	241	030-806-0000-6043	
	WATER METER APPLICATION	242	231-806-0000-6060	
	WATER METER FEE	243	231-2874	
	WATER SURCHARGE	244	231-806-0000-6151	
	WATER SYSTEM CHARGE	245	231-806-0000-6151	
	HOME BUILDERS GUARANTY FUND	255	001-3010	

CHECK/MONEY ORDER PAYABLE TO BALTIMORE COUNTY, MARYLAND

TOTAL

DESCRIPTION

PREPARER'S NAME

DATE

THIS IS NOT A PERMIT OR LICENSE AND DOES NOT AUTHORIZE CONSTRUCTION OF ANY KIND.
NO BUILDING, PLUMBING, OR ELECTRICAL PERMIT FEE IS REFUNDABLE.



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

SIGN USE PERMIT

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

B _____
A 768704
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials _____

PROPERTY ADDRESS 1541 Hyde Park Rd. ZIP CODE 21224
BUSINESS NAME Hyde Park Station ZONING B3A1
OWNER'S NAME The Realty Associates Fund PHONE NO. _____ HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 60 West St. #204 Annapolis, MD 21401
APPLICANT/OWNER'S AGENT David Dvorsin PHONE NO. 410-662-1100
SIGN COMPANY NAME ATA Signs PHONE NO. 410-662-1100
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 2301000 / 6739

☐ 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: 12.50 feet x 12 feet = 150 square feet Height: 25 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):

Freestanding, single pole, double faced, internally LED Joint ID Sign
Illuminated pylon sign. Sign is on Southeast Blvd front lot with public side walk. 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.

Signature _____

Date 1/31/18

Print/Type Name David Dvorsin

☐ 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 _____

Initials DD

Date 2/1/18