

M E M O R A N D U M

DATE: April 11, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0188-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on April 10, 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: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(1737 Reisterstown Road) *

3rd Election District *

2nd Council District *

Target Corporation *

Legal Owner *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0188-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed on behalf of Target Corporation, legal owner (“Petitioner”). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (“BCZR”) to permit a 51 sq. ft. sign on a parking garage structure. In addition, a Petition for Variance was filed pursuant to BCZR Section 450 to permit two (2) proposed wall-mounted signs on a façade with sign areas of 201 sq. ft. & 307 sq. ft., in lieu of the maximum allowed 150 sq. ft. A site plan was marked as Petitioner’s Exhibit 1.

Based on discussions at the hearing the Petition should also have included two additional variance requests: for three (3) wall-mounted signs on a single façade, in lieu of the maximum two (2) signs, and for four (4) signs on a building in lieu of the maximum three (3) signs. The order below will reflect this amendment.

Sean Miller and Todd Magiera appeared in support of the requests. Geoffrey W. Washington, Esq., represented Petitioner. Two citizens opposed the request. 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.

ORDER RECEIVED FOR FILING

Date 3/11/19

By Sen

This case concerns a Target store located on Reisterstown Road in Pikesville, near the Beltway interchange. Petitioner proposes to install new wall-mounted signage at the store and requires zoning relief to do so. The subject property consists of three separate parcels of land totaling nearly 10 acres. The property is zoned BL.

SPECIAL HEARING

The Petition for special hearing was filed because the sign regulations (BCZR §450) are silent concerning whether signage is permitted on a parking garage structure and (if so) what area limitations are applicable. As discussed at the hearing, the parking garage on the subject property is an accessory structure which serves the principal use on site. The garage is a commercial structure and there is no reason signage should not be permitted thereon. Petitioner proposes to install a Target bullseye sign/logo on the front of the parking structure. The proposed sign is 50.2 sq. ft. in size, which is significantly smaller in size than the 150 sq. ft. allowed for enterprise signs in the BL zone. As such the petition for special hearing will be granted.

VARIANCE

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).

Petitioner testified (via proffer) the property was unique due to the fact the Target store is situated to the rear of the site, approximately 500 ft. +/- from Reisterstown Road. In addition, even though the site is nearly 10 acres in size, Petitioner notes that the store has limited frontage on Reisterstown Road. I am persuaded by this testimony and believe the property qualifies as unique,

ORDER RECEIVED FOR FILING

Date

3/11/19

By

Sen

since other properties in the vicinity do not share these characteristics. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to install updated signage at the store, as it has done at other store locations throughout the country. 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. As discussed in greater detail below, each of the signs at issue are wall-mounted, and in my opinion such signs pose much less of a traffic safety risk than freestanding signage on busy roadways.

The Len Stoler Lexus case (No. 2017-0023-SPHA) was discussed at the hearing. In that case a variance for a freestanding sign was denied, but I do not believe that dictates a similar result in this matter. The undersigned found in that case the property had no inherent characteristics which made it unique; in this case I believe the subject property has several characteristics which make it unique, as noted above. In addition, only wall-mounted signage is at issue in this case. The sign in the Len Stoler case was a freestanding pylon sign located on Reisterstown Road. As is apparent when driving on any major arterial roadway in Baltimore County, such freestanding signs not only cause "visual clutter" but also implicate traffic safety concerns. In fact, a similar variance request for a freestanding Target sign at this site was denied in case No. 2004-0547-SPHA, based on traffic safety concerns. I do not believe the proposed signage in this case is excessive or would jeopardize the safety of motorists/pedestrians, especially since the store and garage structure are barely visible from Reisterstown Road.

A question arose concerning the proper method of determining the face area of a sign. I agree with Protestants that the type of sign (i.e., freestanding vs. wall-mounted) should not change how the area is calculated. The specific issue again involved the Len Stoler Lexus case, where the Office of Zoning Review, pursuant to long-standing policy, included the entire face of the sign in

ORDER RECEIVED FOR FILING

Date 3/11/19
By sen

the area calculation, rather than just the Lexus logo. In that case this issue was dispositive, since Petitioner argued that only the logo should be counted, and it was 45 sq. ft. in area while the BCZR allows a 50 sq. ft. sign for new car dealerships.

Here, the Target bullseye logo on the front of the store and the bullseye and lettering on the left elevation are both in excess of the 150 sq. ft. allowed for wall-mounted enterprise signs in the BL zone. As such, Petitioner would require a variance whether or not the red background color of the sign is included in the area calculation. Petitioner stated that County staff advised the red color was an architectural finish which was not included in the area calculation. This, in my opinion, is at odds with the long-standing policy consistently applied by the zoning office as discussed in the Len Stoler Lexus case.

THEREFORE, IT IS ORDERED this 11th day of **March, 2019**, by this Administrative Law Judge, that the Petition for Special Hearing seeking relief from Section 500.7 of the Baltimore County Zoning Regulations ("BCZR") to permit a 51 sq. ft. sign on a parking garage structure, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from BCZR Section 450 to permit three (3) wall-mounted enterprise signs on a façade, four (4) wall-mounted enterprise signs on a single premises, with sign areas of 201 & 307 sq. ft. in lieu of the maximum allowed two (2) signs per façade, three (3) signs per premises, and 150' sq. ft. area, respectively, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date

3/11/19

By

sen

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 3/11/19
By sln



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 1737 Reistertown Rd, Pikesville, MD 21208 which is presently zoned BL - Business Local

Deed References: 15459-00270 10 Digit Tax Account # 0 3 1 6 0 4 6 0 9 2

Property Owner(s) Printed Name(s) Target Corporation

(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

To permit sign a garage building

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

3. ☒ a **Variance** from Section(s) 450, Special Regulations, Permanent Sign Chart, Item 5 Enterprise, Column IX of BCZR to permit two (2) proposed wall signs on a façade with each sign areas over the maximum allowed 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)

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 Date City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Geoffrey W. Washington, ESQ.

Name- Type or Print

Signature

7 St. Paul Street, Suite 600 Baltimore MD
Mailing Address City State

21202 / 410-986-0850 / GWashington@adelberg.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Target Corporation /
Eames Gilmore

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1000 Nicollett Mall Minneapolis MN

Mailing Address City State

55403 / (248) 393-9869 / eames.gilmore@target.com
Zip Code Telephone # Email Address

Representative to be contacted:

Sean Miller, EIT (IL)

Name - Type or Print

Signature

1801 Porter Street, Suite 401 Baltimore MD
Mailing Address City State

21230 / 443-743-3470 / Sean.Miller@kimley-horn.com
Zip Code Telephone # Email Address

CASE NUMBER 2019-0188-SP4X Filing Date 12/13/18

Do Not Schedule Dates: Reviewer AT

NEW 12/18/18

IN RE: PETITION FOR VARIANCE

(1737 Reisterstown Road)

3rd Election District

2nd Council District

*

BEFORE THE

*

OFFICE OF ADMINISTRATIVE

*

HEARINGS FOR BALTIMORE COUNTY

TARGET CORPORATION

*

Legal Owner

*

Case No.: 2019-0188-SPHX

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* * * * *

AMENDED STATEMENT IN SUPPORT OF APPLICATION FOR VARIANCE

Applicant, Target Corporation ("Target"), by and through its counsel, Geoffrey Washington and the law firm of Adelberg, Rudow, Dorf, & Hendler, LLC, hereby submits this Amended Statement in Support of Application for Variance and, as grounds, states as follows:

INTRODUCTION

Target seeks sign variances for the property known as 1737 Reisterstown Road ("Subject Property") to permit a total of four signs on its store building including three located on the front building wall of the store in lieu of the maximum of 2 per wall, as well as signs which otherwise exceed the limit of 150 sq. ft., under the applicable regulation (Baltimore County Zoning Code §450, Table of Sign Regulations, Enterprise Sign - Wall Mounted; BL District) in addition to a sign on its parking garage structure (Special Hearing Relief). The requested variance relief is necessary so that Target will have adequate signage for its store. The requested variance relief should be granted.

Currently, Target only has one large identification sign on the front building wall of its store consisting of the Target name and trademark Bullseye logo, as well as a smaller sign for the CVS Pharmacy also located inside the store. Target proposes reducing the signage on the front building wall of its store, such that only the Bullseye logo (16') will remain, along with the CVS

Pharmacy sign, and adding a 14" sign directing patrons for order pickup, and a sign over the permitted 150 sq. ft. on the left side of its store building oriented towards the Baltimore Beltway. Reducing the name and logo sign on the front of the store building to only the trademark Bullseye logo will mitigate the effect of the requested variances.

To its parking garage structure, Target proposes adding a sign consisting of merely the Bullseye logo to notify patrons of the available parking and that it is associated with Target's store and not any of the adjoining uses such as the Ramada Hotel next to the Subject Property.

The instant request for sign variances should be granted because, if the letter of the applicable zoning regulations were applied, Target would experience an unnecessary hardship in that it would be deprived of the ability to have adequate signage for its store located on the Subject Property.

Condition of the Subject Property and Requested Relief

The Subject Property consists of three parcels, one parcel contains approximately 1.173 acres of land and is primarily used for a surface parking lot ("Parking Parcel"); the second parcel contains approximately 2.48 acres of land and is primarily used for a parking garage structure and a surface level parking lot ("Garage Parcel"); the third parcel contains approximately 6.1 acres of land and is primarily used for a retail discount store ("Store Parcel"). The Subject Property is zoned BL.

The following sign variances (located on the Garage and Store Parcels) are sought:

Wall Signs	Permitted	Proposed
# of Signs	3 per premises. No more than 2 per wall	3 Front elevation (BE, OP, CVS signs) 1 Left (BE and target letters)
Sign Area Calc	Area must be less than 2 times wall length it is affixed to. No single sign larger than 150 SF.	BE- 201 SF OP- 26 SF CVS- 37 SF BE and target – 307 SF

The variances are sought because the current signage is inadequate for its commercial retail facility. See **Exhibits 1 and 2**, *Site Plan, Building Elevations with Current and Proposed Signage*.

There are two means of ingress and egress to the Subject Parcels. Primary ingress and egress to the Subject Property is via a driveway accessed from the northbound travel lane of Reisterstown Road. See **Exhibit 1**, *Site Plan*. Secondary access to the Subject Property is via the driveway to the neighboring property at 1723 Reisterstown Road and a secondary access road between 1721 and 1723 Reisterstown Road. *Id.* Upon entrance to the Subject Parcel from its primary means of ingress and egress, the Store Parcel is located several hundred set back from the entrance. See **Exhibit 3**, *Transitional Street View Images from Reisterstown Road to Center*. Because the secondary means of ingress and egress is a wider driveway entrance located at the neighboring property to the southwest of the Subject Property, 1721 Reisterstown Road, which is set further back from the highway exit ramp, a larger elevated sign is located at that entrance. A smaller, less visible sign is located at the smaller primary driveway entrance from the Subject Parcels.

Current signage on the Store Parcel consists of one large wall mounted sign with the Target name and logo and a smaller sign for the CVS Pharmacy. **Exhibit 2**. The proposed variance for the Store Parcel would permit Target to reduce the size of its primary sign and place a large sign visible from the Beltway exit such that patrons may see the building as they approach merge lane to Reisterstown Road, as well as maintain the CVS sign and place a small sign for order pickup, to make the building more visible. Visibility would be especially enhanced for patrons approaching from the Beltway.

There is no signage on the Garage Parcel. Proposed signage to the Garage Parcel would 1) make the garage more visible from the secondary entrance, 2) alert patrons from both entrances to the availability of covered parking, and 3) identify the garage with Target and not the neighboring Ramada.

Variance Standard

A variance request involves a two-step process: 1) the property must be determined to be unique and that the uniqueness necessitates a need for variance relief and 2) if the variance is not granted, the applicant will experience a practical difficulty or hardship. Cromwell v. Ward, 102 Md.App. 691 (1995).

The Requested Relief Meets the Requirements for Issuing a Variance

The requirements for issuance of a variance have been met.

The Subject Property is unique. The Subject Property consists to three large rectangular lots located perpendicular to Reisterstown Road, a busy commercial thoroughfare in a non-residential area, but with limited frontage to Reisterstown Road. Access to the Subject Property is by two means of ingress and egress, thereby creating frontage for the store from two different directions, directly from Reisterstown Road or from the neighboring parcel. Most significantly, the Subject Property is located adjacent to the Beltway with the building on the Store Parcel visible from the Beltway with significant frontage facing the Beltway to direct patrons to the store. These are unique conditions creating a need for the requested relief.

The Store Parcel is set back to the rear of the Garage Parcel and thus the signage on the store is comparatively small and difficult to see from the Reisterstown Road driveway entrance, another unique condition necessitating the requested relief. *See Exhibit 3.*

Moreover, the garage currently lacks signage and does not alert patrons to the fact that the garage is associated with Target and is available covered parking for Target's patrons. The garage is thus left to be confused as parking for the neighboring hotel located in front of the garage. Further, the existing signs are not in keeping with Target's current branding across its various locations and would keep Target from presenting a consistent commercial brand image with the public, thereby increasing the likelihood of consumer confusion.

Target would endure an undue hardship if the requested variances were not granted. If the requested relief were denied and the applicable signage regulations strictly applied, Target would not have adequate signage for its store and garage.

Existing signage at the Subject Property is inadequate. Primary signage on Reisterstown Road for Target is located at the secondary entrance, located at 1723 Reisterstown Road, which is the primary access for the neighboring bowling center. The signage located at the entrance to the Subject Property is small (approximately three feet by five feet) and visually dominated by signage for the Ramada and Olive Garden restaurant, both of which have much larger elevated and illuminated signs. Because the primary building sign visible from the primary entrance is located several hundred feet from the entrance, it is harder to see. The lack of any signage for the garage leaves consumers potentially confused as to whether the garage is available for store patrons or is associated with the neighboring hotel use.

The requested variances would allow Target to have more prominent signage for its store. Currently, patrons approaching the store from the Beltway exit the highway and merge onto Reisterstown Road heading south. The sign located at the entrance to the Subject Property from Reisterstown Road is a small sign, not easily seen. The sign at the secondary entrance is adjacent to the hotel and restaurant uses and leads patrons towards the bowling alley. A sign on the store

building visible from the Beltway would permit patrons to identify the location of the store building before they exit the highway and turn onto Reisterstown Road, thus better able to identify its location on the Subject Property. The requested variances would further allow more visibility at night for the location of the store on the Store Parcel as well as the availability of the garage, which is not immediately viewable from the secondary entrance to the Subject Parcels.

Community opposition is not anticipated associated with this variance request. The Subject Property is located along a busy commercial thoroughfare with no adjoining residences which might be affected by the signs or any illumination of same. The closest residences are located opposite of the adjoining bowling center and hotel/restaurant parcels and separated by significant vegetation which limits visibility from those residences to the Store or Garage Parcels. The proposed sign for the left side of the store building would face the Beltway and would be unlikely to disturb any residences.

Effects of the requested variances would be mitigated by the removal of the larger sign with the Target name and logo on the store frontage facing the Reisterstown Road entrance in favor of a 16' tall sign with only Target's trademark bullseye logo in white against a red background to enhance visibility.

For the foregoing reasons, Target requests that the requested variances be granted.

Respectfully submitted,

Geoffrey W. Washington
Adelberg, Rudow, Dorf & Hendler, LLC
7 St. Paul Street, Suite 600
Baltimore, Maryland 21202
(410) 986-0850 (voice)
(410) 986-0851 (facsimile)

Attorneys for Applicant, Target Corporation

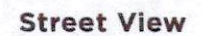
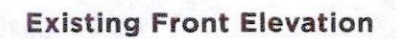


T-1541, Pikesville, MD: Exterior Elevation Refresh

Site Plan

September 7, 2018





Proposed Front Elevation

September 7, 2018



Parking Garage Southeast Elevation



Parking Lot Side Entrance

Parking Garage Sign Proposal

December 10, 2018

T-1541, Pikesville, MD: Exterior Elevation Refresh

11/29/2018

Reisterstown Rd - Google Maps

Google Maps Reisterstown Rd



Image capture: Oct 2017 © 2018 Google

Pikesville, Maryland

Google, Inc.

Street View - Oct 2017



11/29/2018

Reisterstown Rd - Google Maps

Google Maps Reisterstown Rd



Image capture: Oct 2017 © 2018 Google

Pikesville, Maryland

Google, Inc.

Street View - Oct 2017



11/29/2018

1 Wooded Way - Google Maps

Google Maps 1 Wooded Way



Image capture: Jul 2012 © 2018 Google

Pikesville, Maryland

Google, Inc.

Street View - Jul 2012



11/29/2018

11 Wooded Way - Google Maps

Google Maps 11 Wooded Way



Image capture: Jul 2012 © 2018 Google

Pikesville, Maryland



Street View - Jul 2012



PROPERTY DESCRIPTION: 1737 REISTERSTOWN RD.

ALL OF THAT LAND in Baltimore County, Maryland which is described as follows:

PARCEL ONE:

Beginning for the same at a point on the northeast right-of-way line of Reisterstown Road, said point of beginning being on the fifth or South 50 degrees 11 minutes West 947 foot 9 inch line of the land described in a Deed and Indenture of Trust from Beatrice S. Levy to Lester S. Levy, dated January 16, 1961, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3803, folio 207, at a point distant 924.58 feet from the beginning of said fifth line, and running thence binding on the northeast right-of-way line of Reisterstown Road and Ramp D as shown on State Roads Commission of Maryland Right-of-Way Plats #23,202 and #23,201 the five following courses and distances as now surveyed viz: first North 39 degrees 17 minutes 23 seconds West 1.65 feet, second North 32 degrees 41 minutes 24 seconds West 152.07 feet third North 34 degrees 44 minutes 39 seconds West 66.63 feet, fourth northwesterly along a curve to the right with a radius of 236.48 for a distance of 146.04 feet, said curve being subtended by a chord bearing North 14 degrees 27 minutes 39 seconds West 143.73 feet, and fifth North 15 degrees 50 minutes 46 seconds East 91.62 feet, thence for a line of division South 42 degrees 09 minutes 08 seconds East 382.44 feet to intersect the said fifth line of said deed at a point distant 746.05 feet the beginning of said fifth line, thence binding on part of said fifth line as now surveyed South 44 degrees 17 minutes 25 seconds West 178.53 feet to the place of beginning.

Containing 1.173 acres of land more or less.

PARCEL TWO:

Beginning for the same at a point on the fifth or South 50 degrees 11 minutes West 947 foot 9 inch line of the land described in a Deed and Indenture of Trust, from Beatrice S. Levy to Lester S. Levy, dated January 16, 1961, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3803, folio 207, said point of beginning being distant 504.58 feet from the beginning of said fifth line thence for a line of division North 42 degrees 09 minutes 08 seconds West 501.09 feet, to intersect the east right-of-way line of Ramp D as shown on State Roads Commission of Maryland Right-of-Way Plat #23,204, thence binding on said east right-of-way line as shown on State Roads Commission of Maryland Right-of-Way Plats #23,204 and #23,201 the three following courses and distances viz: first South 33

2019-0188-SPHX

degrees 48 minutes 54 seconds West 18.50 feet, second South 26 degrees 18 minutes 54 seconds West 47.81 feet, and third South 15 degrees 50 minutes 46 seconds West 210.59 feet, thence for a line of division South 42 degrees 09 minutes 08 seconds East 382.44 feet to intersect the said fifth line of said deed at a point distant 746.05 feet from the beginning of said fifth line, thence binding reversely on part of said fifth line as now surveyed North 44 degrees 17 minutes 25 seconds East 241.47 feet to the place of beginning.

Containing 2.480 acres of land more or less.

PARCEL THREE:

Beginning for the same at a stone standing at the end of the fourth or South 35 degrees 43 minutes East 623 foot 9 inch line of the land described in a deed and indenture of Trust from Beatrice S. Levy, to Lester S. Levy, dated January 16, 1961, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3803, folio 207, and running thence binding on part of the fifth line of said deed as now surveyed South 44 degrees 17 minutes 25 seconds West 504.58 feet, thence for a line of division North 42 degrees 09 minutes 08 seconds West 501.09 feet to intersect the east right-of-way line of Ramp D as shown on State Roads Commission of Maryland Right-of-Way Plat #23,204, thence binding on said east right-of-way line of Ramp D, as shown on said plat the three following courses and distances as now surveyed viz: first North 33 degrees 48 minutes 54 seconds East 220.12 feet, second North 45 degrees 14 minutes 42 seconds East 197.89 feet, and third North 50 degrees 25 minutes 30 seconds East 96.17 feet to intersect the said fourth line of the above mentioned deed, thence binding on part of said fourth line of said deed the three following courses and distances as now surveyed viz: first South 41 degrees 33 minutes 46 seconds East 248.97 feet, second South 41 degrees 01 minutes 46 seconds East 65.20 feet to a stone, and third South 42 degrees 12 minutes 46 seconds East 213.77 feet to the place of beginning.

Containing 6.148 acres of land more or less.

Subject to and together with the benefit of those easements as more fully set forth and described in an Agreement of Lease between Lester S. Levy and Reuben Oppenheimer, Trustees under an Indenture and Declaration of Trust made by Beatrice S. Levy, dated January 16, 1961 (Lessors) and Pikesville Motel Corporation (Lessees) dated October 29, 1963 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4238 folio 213.

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:

2/15/2019

Order #: 11698237
 Case #: 2019-0188-SPHA
 Description:

NOTICE OF ZONING HEARING CASE NUMBER:
 2019-0188-SPHA



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: 2019-0188-SPHA

1737 Reisterstown Road

E/s Reisterstown Road, corner of intersecting streets between Reisterstown Rd. & I-695

3rd Election District- 2nd Councilmanic District.

Legal Owners: Target Corporation

Special Hearing to permit sign on a garage building. Variance to permit 2 proposed wall signs on a facade with each sign areas over the maximum allowed 150 sq. ft.

Hearing: Friday, March 7, 2019 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Mike Mohler

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.

fl5

100-443889-2062-1017

... ..

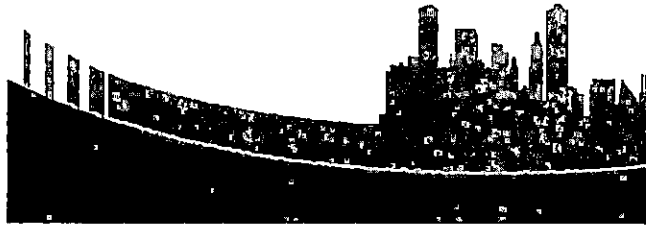
JB 3-7-19
10am

Debra Wiley

From: Bruce Doak <doakfarm@gmail.com>
Sent: Tuesday, March 05, 2019 4:00 PM
To: Sherry Nuffer
Cc: Administrative Hearings
Subject: Case 2019-0188-SPHA
Attachments: Posting Cert 2019-0188-S.pdf

Bruce
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com





CERTIFICATE OF POSTING

February 16, 2019 (amended March 5, 2019)

Re:
Zoning Case No. 2019-0188-SPHA
Legal Owner: Target Corporation
Hearing date: March 7, 2019

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 1737 Reisterstown Road.

The sign was posted on February 14, 2019.

The signs were inspected again on March 4, 2019.

Sincerely,


Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2019-0188-SPHA

1737 Reisterstown Road

**A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE
LAW JUDGE IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

DATE & TIME: Friday March 7, 2019 10:00 AM

REQUESTS:

**SPECIAL HEARING TO PERMIT SIGN ON A GARAGE BUILDING.
VARIANCE TO PERMIT 2 PROPOSED WALL SIGNS ON A FACADE
WITH EACH SIGN AREAS OVER THE MAXIMUM ALLOWED 150
SQ. FT.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.**

THE HEARING IS HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE NO. 2019-0188-SPHA

1737 Reisterstown Road

**A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE
LAW JUDGE IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

DATE & TIME: Friday March 7, 2019 10:00 AM

REQUESTS:

**SPECIAL HEARING TO PERMIT SIGN ON A GARAGE BUILDING.
VARIANCE TO PERMIT 2 PROPOSED WALL SIGNS ON A FACADE
WITH EACH SIGN AREAS OVER THE MAXIMUM ALLOWED 150
SQ. FT.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

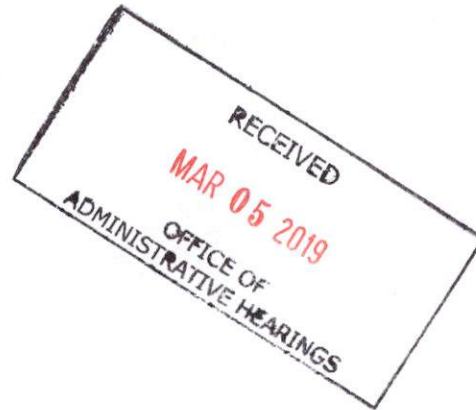
**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
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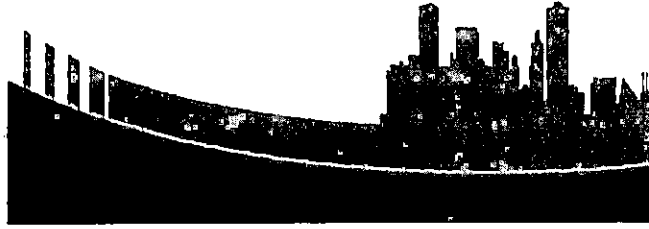
THE HEARING IS HANDICAPPED ACCESSIBLE

Sherry Nuffer

From: Bruce Doak <doakfarm@gmail.com>
Sent: Tuesday, March 05, 2019 4:00 PM
To: Sherry Nuffer
Cc: Administrative Hearings
Subject: Case 2019-0188-SPHA
Attachments: Posting Cert 2019-0188-S.pdf

Bruce
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com





CERTIFICATE OF POSTING

February 16, 2019 (amended March 5, 2019)

Re:
Zoning Case No. 2019-0188-SPHA
Legal Owner: Target Corporation
Hearing date: March 7, 2019

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at 1737 Reisterstown Road.

The sign was posted on February 14, 2019.

The signs were inspected again on March 4, 2019.

Sincerely,


Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2019-0188-SPHA

1737 Reisterstown Road

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ZONING NOTICE

CASE NO. 2019-0188-SPHA

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THE HEARING IS HANDICAPPED ACCESSIBLE



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Zoning Case No. 2019-0188-SPHA

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Hearing date: March 7, 2019

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111 West Chesapeake Avenue Towson, MD 21204

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MD Property Line Surveyor #531

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Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2019-0188-SPHA
1737 Reisterstown Road

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CASE NO. 2019-0188-SPHA

1737 Reisterstown Road

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PENALTY OF LAW**

THE HEARING IS HANDICAPPED ACCESSIBLE

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND SPECIAL EXCEPTION		
1737 Reisterstown Road; E/S of Reisterstown	*	OF ADMINSTRATIVE
Road, SE corner of Reisterstown Rd & I-695		
3 rd Election & 2 nd Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Target Corporation		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2019-188-SPHX

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

DEC 18 2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of December, 2018, a copy of the foregoing Entry of Appearance was mailed to Sean Miller, EIT, 1801 Porter Street, Suite 401, Baltimore, Maryland 21230 and Geoffrey Washington, Esquire, 7 Saint Paul Street, Suite 600, Baltimore, Maryland 21202, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

February 6, 2019

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: 2019-0188-SPHA

1737 Reisterstown Road

E/s Reisterstown Road, corner of intersecting streets between Reisterstown Rd. & I-695

3rd Election District – 2nd Councilmanic District

Legal Owners: Target Corporation

Special Hearing to permit sign on a garage building. Variance to permit 2 proposed wall signs on a façade with each sign areas over the maximum allowed 150 sq. ft.

Hearing: Friday, March 7, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script, appearing to read "Mike Mohler".

Mike Mohler
Director

AJ:kl

C: Geoffrey Washington, 7 St. Paul Street, Ste. 600, Towson 21202
Eames Gilmore, 1000 Nicollett Mall, Minneapolis MN 55403
Sean Miller, EIT, 1801 Porter Street, Ste. 401, Baltimore 21230

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, FEBRUARY 15, 2019.**
- (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
Friday, February 15, 2019 - Issue

Please forward billing to:
Emma McIntyre
Kimley-Horn and Associates, Inc.
11400 Commerce Park Drive, Ste. 400
Reston, VA 20191

703-674-1364

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: 2019-0188-SPHA

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E/s Reisterstown Road, corner of intersecting streets between Reisterstown Rd. & I-695

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Legal Owners: Target Corporation

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Hearing: Friday, March 7, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Mike Mohler
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.

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

No. **177737**

Date: **12/13/18**

PAID RECEIPT

BUSINESS - ACTUAL TIME DRN
 12/13/2018 12/13/2018 12:39:35 3

REG 0503 WALKIN CAM
 >>RECEIPT 800344 12/13/2018 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount	Dept	51	328	ZONING VERIFICATION
001	806	0000		6150						\$1,000				

Recd Tot: \$ 1,000.00
 1,000.00 CK .00 CA
 Baltimore County, Maryland

Total: **\$1,000**

Rec From:

For:

1737 REISTERSTOWN RD

2019-0188-SPHX

**CASHIER'S
 VALIDATION**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**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: 2019-0188-SPHX

Property Address: 1737 Reisterstown Road, Pikesville, MD 21208

Property Description: Target - Retail store and parking structure

Legal Owners (Petitioners): Target Corporation / Eames Gilmore; 1000 Nicollett Mall, Minneapolis, MN 55403

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Emma McIntyre

Company/Firm (if applicable): Kimley-Horn and Associates, Inc.

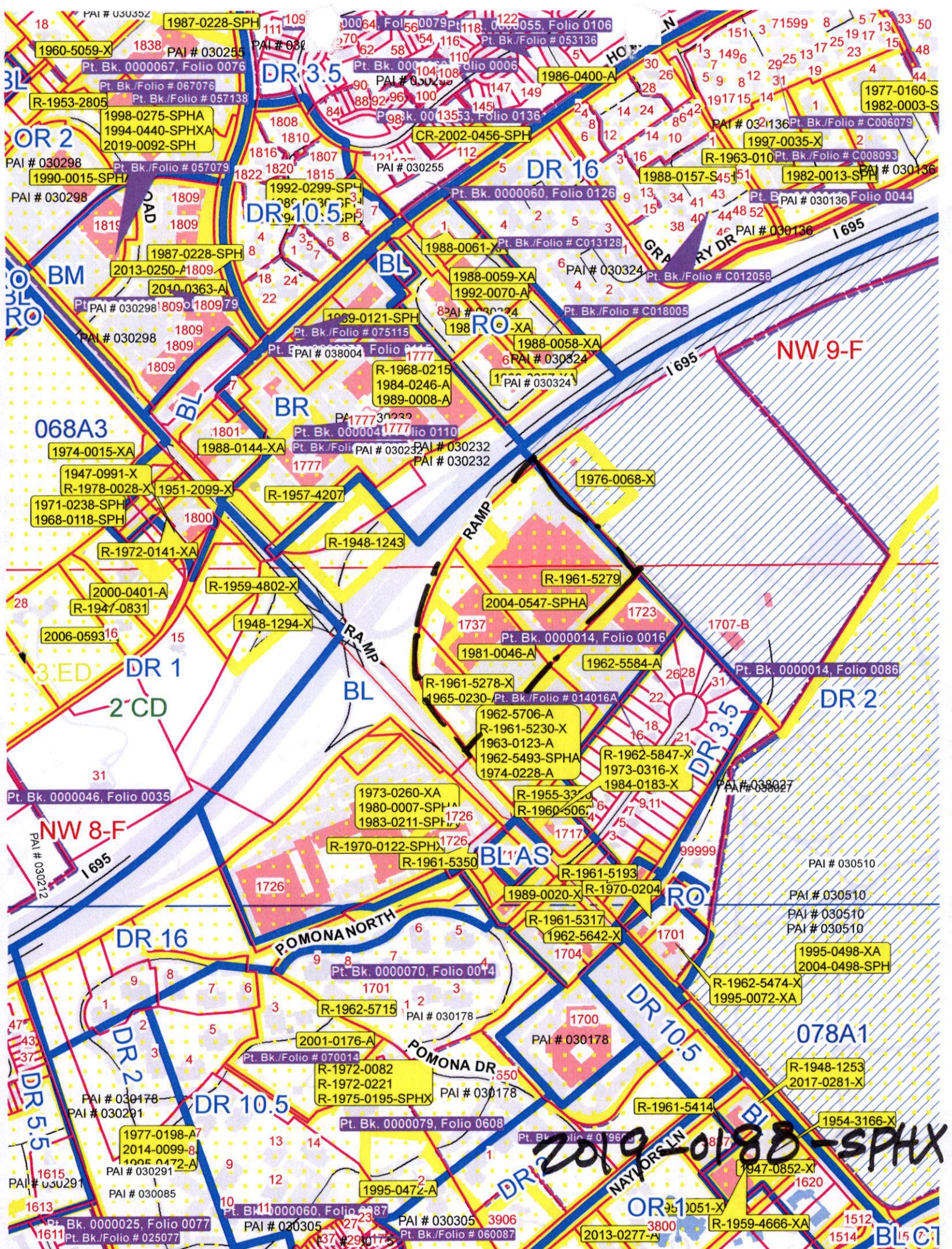
Address: 11400 Commerce Park Dr.

Suite 400

Reston, VA 20191

Telephone Number: 703-674-1364

Revised 7/9/2015





X492-6810-9105



JOHN A. OLSZEWSKI, JR.
County Executive

August 27, 2019

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

Kimley-Horn and Associates, Inc.
11400 Commerce Park Drive, Suite 400
Reston, Virginia 20191
Attention: Mr. Todd Magiera, P.E.

Re: Spirit and Intent Letter
Target Store
1737 Reisterstown Road
Case #2019-0188-SPHA
3rd Election District, Baltimore County, Maryland

To Whom It May Concern:

This refers to your August 8, 2019 Spirit and Intent letter to this Office concerning the size of the proposed Target Bullseye sign on an existing Target store garage building at the referenced address. You requested that the proposed 64 square feet Bullseye Target sign is within the Spirit and Intent of zoning case # 2019-0188-SPHA. Based upon the information provided therein and the consultation with the Mr. John Beverungen, the Administrative Law Judge, the following has been determined.

Mr. Beverungen opined that the size of the proposed Bullseye logo was noted as 8 feet diameter on the drawing accompanying the referenced zoning case and since 8 feet diameter yields 64 square feet sign and therefore, the proposed 64 square feet sign is within the Spirit and Intent of the Zoning cases 2019-0188-SPHA.

The foregoing is merely an informal opinion. It is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

Very truly yours,

A handwritten signature in black ink, appearing to read "Aaron Tsui", with a long, sweeping horizontal line extending to the right.

Aaron Tsui
Planner II, Zoning Review

File: 19-339
2019-0188-SPHA

Kimley»Horn

MEMORANDUM

To: W. Carl Richards Jr., Chief
Baltimore County Zoning Review Office

From: Todd Magiera, P.E.
Kimley-Horn and Associates, Inc.

Date: August 8, 2019

Subject: Spirit and Intent Letter – 1737 Reisterstown Rd, Pikesville, MD 21208

Dear Mr. Richards,

The proposed exterior modification for the Target store located on 1737 Reisterstown Rd, Pikesville, MD is for the addition of the Target signage on the Southeast elevation of the Parking Garage which is situated to the south of the storefront. As discussed at the hearing before the Office of Administrative Hearings on this matter, the contemplated renovations are part of Target's nationwide re-image campaign. The purpose of the exterior modification is to notify patrons of the available parking, and that it is associated with Target's store and not any of the adjoining uses such as the Ramada Hotel next to the Subject Property.

The existing Target Parking Garage does not possess signage on any of its elevations. The Parking Garage elevations consists of brick on all sides.

Per Baltimore County Table of Sign Regulations, there are no regulations that pertain to wall-mounted signage for Parking Garages. The most relevant regulation, cited in the "Opinion and Order for the Petitions for Special Hearing and Variance for Case No. 2019-0188-SPHA," is a wall-mounted enterprise sign in the B.L. Zone.

This regulation states; 5.(a),

- Enterprise wall-mounted signs in B.L. Zone, the maximum allowable area is twice the length of the wall to which the signs are affixed.
- The maximum number of signs permitted on a building is three, with no more than two on each façade.
- The maximum area of a single sign is 150 sq. ft.
- Per Baltimore County Code §450.2 definitions, the sign area is calculated by taking the number of square feet within the perimeter of one continuous rectangle enclosing the face of a sign.

Target proposes installation of an 8 ft. diameter (64 sq. ft.) red "Bullseye" sign to the Southeast elevation of the parking garage. In its Petition, Target sought several variances as well as Special Hearing relief to place a sign on the Parking Garage structure located adjacent to the store at this location. After conducting a hearing, the Office of Administrative Hearings granted Target's Petition, issuing an Opinion and Order finding that the Subject Property was unique, and that Target would incur an unnecessary hardship and/or practical difficulty if the variance relief it sought was not granted. The Administrative Judge also found that, as to the sign on the garage parcel, there was no regulation directly applicable to signs on garage structures, there was no reason such a sign should not be approved at this location and the requested sign at 51 sq. ft. was significantly smaller than the as of right size of 150 sq. ft. applicable for enterprise signs in the BL Zone. Memorandum Opinion and Order at 2. Upon review, Target has ascertained that the sign on the garage was miscalculated and is actually 64 sq. ft. This does not affect or in any way negate the findings by the Administrative Judge and is still well within the applicable restriction highlighted by the Court. It is thus proposed that the sign will still be within the spirit and intent of the previous approval.

The Site Plan which was submitted as Exhibit 1, listed the proposed Parking Garage signage as "Proposed 8 ft diameter, 50.2 sq. ft., red Bullseye sign. Height 21.7 ft." The square footage calculated does not coincide with Baltimore County Code §450.2, where the sign area is calculated by taking the number of square feet within the perimeter of one continuous rectangle enclosing the face of a sign. *

The proposed modifications of the proposed 8 ft. diameter red "Bullseye" sign includes updating the sign area calculation to coincide with Baltimore County Code §450.2. The proposed 8 ft. diameter, red "Bullseye" sign will be updated to the correct 64 sq. ft. The height and color of the proposed 8 ft. diameter sign will remain the same.

After review of the proposed modifications amongst the Baltimore County Code and existing approved Special Hearings (Case 2019-0188-SPHA), I am looking to confirm that the proposed modifications meet the spirit and intent of these requirements.

Sincerely,



Todd Magiera, P.E.

Kimley-Horn

8-26-2019

Letter notes at * above the site plan correctly stated the bullseye sign was "8 ft. diameter." Engineer simply did the math wrong, since 8 ft. diameter yields 64 sq. ft. sign. So I believe it is within S+I of 2019-0188.

JEB



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

February 28, 2019

Geoffrey W. Washington ESQ,
7 St. Paul Street Suite 600
Baltimore MD 21202

RE: Case Number: 2019-0188-SPHX, 1731 Reisterstown Road, Pikesville MD 21208

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 December 13, 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

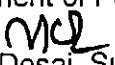
c: People's Counsel
Target Corporation Attn: Earnes Gilmore 1000 Nicollett Mall, Minneapolis MN 55403
Sean Miller, EIT (IL) 1801 Porter Street Suite 401 Baltimore MD 21230

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals

DATE: Jan 17, 2019

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 10, 2018
ItemNo.2019-0165-A, 0175-A, 0176-A, 0178-A, 0179-A, 0180-A, 0181-A,
0182-A, 0184-SPHA, 0185-A, 0188-SPHX and 0190-A

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

*

*

*

*

*

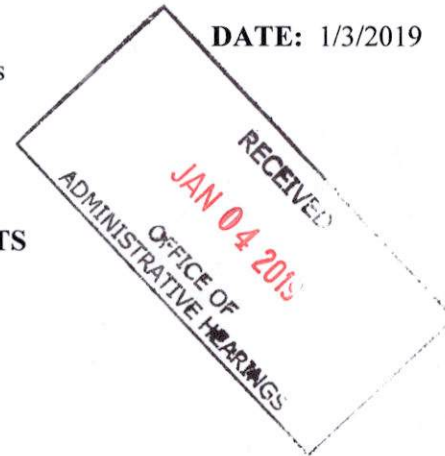
VKD: cen
cc: file

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**

TO: Mike Mohler
Acting Director of Permits, Approvals and Inspections

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-188



INFORMATION:

Property Address: 1737 Reisterstown Road
Petitioner: Target Corporation / Eames Gilmore
Zoning: BL
Requested Action: Special Hearing, Variance

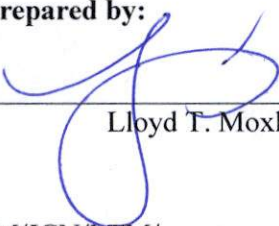
The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should permit a 51 square foot sign on a garage building and the petition for variance to permit two wall signs on a façade with areas of 201 and 307 sq. ft. in lieu of the maximum permitted 150 sq. ft. respectively.

A site visit was conducted on December 27, 2018. The site is within the Pikesville Commercial Revitalization District and Commercial Revitalization Guidelines area. The proposal is not subject to Design Review Panel review.

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

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

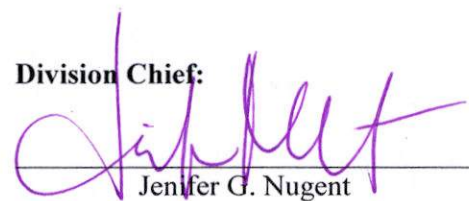
Prepared by:



Lloyd T. Moxley

JM/JGN/LTM/

Division Chief:



Jennifer G. Nugent

c: Bill Skibinski
Geoffrey Washington, Esq.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Mike Mohler
Acting Director of Permits, Approvals and Inspections

DATE: 1/3/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-188

INFORMATION:

Property Address: 1737 Reisterstown Road
Petitioner: Target Corporation / Eames Gilmore
Zoning: BL
Requested Action: Special Hearing, Variance

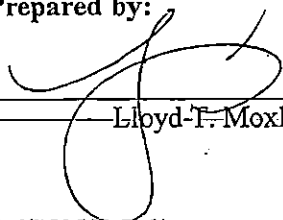
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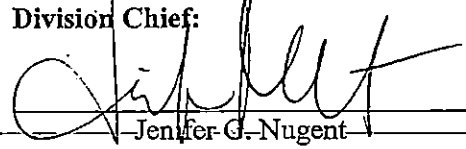
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Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

JM/JGN/LTM/

c: Bill Skibinski
Geoffrey Washington, Esq.
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: December 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0188-SPHX
Address 1737 Reisterstown Road
(Target Corporation Property)

Zoning Advisory Committee Meeting of **December 24, 2018**.

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

Reviewer: Steve Ford

In Re: Vangot Corp
CASE NAME (1737 Reisterstown Rd)
CASE NUMBER 2019-0188-5 Pro X
DATE March 7, 2019

NAME _____

CITY, STATE, ZIP

E - MAIL

[illegible]

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER LA 19-0188 SMHX

DATE March 7 2019

CITIZEN'S SIGN - IN SHEET

NAME _____

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

Debra Wiley

3/7

10 AM

2019-0188-SPHA

From: Debra Wiley
Sent: Tuesday, March 5, 2019 9:34 AM
To: John E. Beverungen; Lawrence Stahl; Sherry Nuffer
Subject: FW: Changes to March Calendar / Rescheduling Due to No Co. Web Posting

Good Morning,

Please be advised that Case No. 2019-0184-SPH originally set for March 1st has been reset to March 11th @ 10 AM, Room 205.

In addition (per Mike Mohler), it appears Case No. 2019-0188-SPHA set for Thursday, March 7th @ 10 AM, Room 205, will move forward (with no objection from Mike Pierce) as scheduled [please see below].

Please mark your calendars accordingly.

Thanks.

From: Kristen L Lewis
Sent: Tuesday, March 05, 2019 8:52 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Cc: Sherry Nuffer <snuffer@baltimorecountymd.gov>
Subject: RE: Changes to March / Rescheduling Due to No Co. Web Posting

Good morning,

Case 2019-0184-SPH has now been set in for Monday, March 11th at 10 a.m. I had not been able to reach the party involved for 2019-0188-SPHA. I believe that the file is now in your office, I have just spoken with Mike Mohler and he informed me that the cases should go on, and that he has spoken to Mike Pierce. With that being said, the case 2019-0188-SPHA will be held this week with no objection and the other 3 are ok with their new hearing dates. Hopefully this is resolved, thanks,

Kristen Lewis
PAL – Zoning Review
410-887-3391

From: Debra Wiley
Sent: Monday, March 04, 2019 10:10 AM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>; Sherry Nuffer <snuffer@baltimorecountymd.gov>
Subject: RE: Changes to March / Rescheduling Due to No Co. Web Posting

Good Morning Kristen,

Our office has noted the changes below. Just wanted to see if the other 2 cases (that Mike Pierce indicated no Co. web posting) have been rescheduled. From Mr. Pierce's email, there were a total of 4 cases, 2 of which have been rescheduled. The other 2 are as follows:

3/1 – 2019-0184-SPH @ 10 AM (Rick Richardson case)

3/7 - 2019-0188-SPHA @10 AM

Thanks in advance; it is appreciated.

From: Kristen L Lewis

Sent: Thursday, February 28, 2019 11:15 AM

To: Sherry Nuffer <snuffer@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>

Subject: Changes to March

Good morning,

Per the issues about the county website, the following two cases have been given these new dates:

2019-0189-X – 10 a.m. 3/20/19

2019-0195-A – 11 a.m. 3/20/19

Please note the these hearings will be held in Room 104. I am currently waiting for a call back from the attorney for the third case. Thanks,

Kristen Lewis

PAI – Zoning Review

410-887-3391

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment1/17DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NO Comment12/27DEPS
(if not received, date e-mail sent _____)NO COMMENT

FIRE DEPARTMENT

1/3PLANNING
(if not received, date e-mail sent _____)NO Objection

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 2/15/19SIGN POSTING (1st) Date: 2/14/19by DoakSIGN POSTING (2nd) Date: 3/4/19by DoakPEOPLE'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 - 03 Account Number - 0318048092							
Owner Information									
Owner Name:		TARGET CORPORATION		Use: Principal Residence:		COMMERCIAL NO			
Mailing Address:		C/O PROPERTY TAX DEPT T-1541 PO BOX #9456 MINNEAPOLIS MN 55440-9456		Deed Reference:		/15459/ 00270			
Location & Structure Information									
Premises Address:		REISTERSTOWN RD 0-0000		Legal Description:		6.148 AC NES REISTERSTOWN RD N OF OLD COURT RD			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0068	0020	0454		0000				2019	Plat Ref:
Special Tax Areas:				Town: Ad Valorem: Tax Class:		NONE			
Primary Structure Built 2003		Above Grade Living Area 125465		Finished Basement Area		Property Land Area 6.1500 AC		County Use 06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
		DISCOUNT STORE							
Value Information									
		Base Value		Value As of 01/01/2019		Phase-In Assessments As of 07/01/2018		As of 07/01/2019	
Land:		3,690,000		3,690,000					
Improvements		6,574,800		6,644,800					
Total:		10,264,800		10,334,800		10,264,800		10,288,133	
Preferential Land:		0						0	
Transfer Information									
Seller: PIKESVILLE MOTEL CORP				Date: 08/13/2001		Price: \$8,390,500			
Type: ARMS LENGTH MULTIPLE				Deed1: /15459/ 00270		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		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:		NONE			
Exempt Class:				NONE					
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application						Date:			

Case No.: 2019-0188-SPHA 1737 Reisterstown
Road

Exhibit Sheet

Petitioner/Developer

193
4-11-19

Protestant

Sen
3-11-19

No. 1	Site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

IN RE: PETITION FOR VARIANCE
(1737 Reisterstown Road)
3rd Election District
2nd Council District

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR BALTIMORE COUNTY

TARGET CORPORATION
Legal Owner

*
* Case No.:
*

* * * * *

STATEMENT IN SUPPORT OF APPLICATION FOR VARIANCE

Applicant, Target Corporation ("Target"), by and through its counsel, Geoffrey Washington and the law firm of Adelberg, Rudow, Dorf, & Hendler, LLC, hereby submits this Statement in Support of Application for Variance and, as grounds, states as follows:

INTRODUCTION

Target seeks sign variances for the property known as 1737 Reisterstown Road ("Subject Property") to permit a total of four signs on its store building including three located on the front building wall of the store In lieu of the maximum of 2 per wall under the applicable regulation, as well as signs which otherwise exceed the limit of 150 sq. ft., as well as a sign on its parking garage structure. The requested variance relief is necessary so that Target will have adequate signage for its store. The requested variance relief should be granted.

Currently, Target only has one large identification sign on the front building wall of its store consisting of the Target name and trademark Bullseye logo, as well as a smaller sign for the CVS Pharmacy also located inside the store. Target proposes reducing the signage on the front building wall of its store, such that only the Bullseye logo (16') will remain, along with the CVS Pharmacy sign, and adding a 14" sign directing patrons for order pickup, and also adding a new sign on the left side of its store building oriented towards the secondary driveway entrance to the

Subject Property. Reducing the name and logo sign to only the trademark Bullseye logo on the front of the store building will mitigate the effect of the requested variances.

To its parking garage structure, Target proposes adding a sign consisting of merely the Bullseye logo to notify patrons of the available parking and that it is associated with Target's store and not any of the adjoining uses such as the Ramada Hotel next to the Subject Property.

The instant request for sign variances should be granted because, if the letter of the applicable zoning regulations were applied, Target would experience an unnecessary hardship in that it would be deprived of the ability to have adequate signage for its store located on the Subject Property.

Condition of the Subject Property and Requested Relief

The Subject Property consists of three parcels, one parcel contains approximately 1.173 acres of land and is primarily used for a surface parking lot ("Parking Parcel"); the second parcel contains approximately 2.48 acres of land and is primarily used for a parking garage structure and a surface level parking lot ("Garage Parcel"); the third parcel contains approximately 6.1 acres of land and is primarily used for a retail discount store ("Store Parcel"). The Subject Property are zoned BL.

The following sign variances (located on the Garage and Store Parcels) are sought:

Wall Signs	Permitted	Proposed
# of Signs	3 per premises. No more than 2 per wall	3 Front elevation (BE, OP, CVS signs) 1 Left (BE and target letters)
Sign Area Calc	Area must be less than 2 times wall length it is affixed to. No single sign larger than 150 SF.	BE- 201 SF OP- 26 SF CVS- 37 SF BE and target -- 307 SF

The variances are sought because the current signage is inadequate for its commercial retail facility. *See Exhibits 1 and 2, Site Plan, Building Elevations with Current and Proposed Signage.*

There are two means of ingress and egress to the Subject Parcels. Primary ingress and egress to the Subject Property is via a driveway accessed from the northbound travel lane of Reisterstown Road. *See Exhibit 1, Site Plan.* Secondary access to the Subject Property is via the driveway to the neighboring property at 1723 Reisterstown Road and a secondary access road between 1721 and 1723 Reisterstown Road. *Id.* Upon entrance to the Subject Parcel from its primary means of ingress and egress, the Store Parcel is located several hundred set back from the entrance. *See Exhibit 3, Transitional Street View Images from Reisterstown Road to Center.* Because the secondary means of ingress and egress is a wider driveway entrance located at the neighboring property to the southwest of the Subject Property, 1721 Reisterstown Road, which is set further back from the highway exit ramp, a larger elevated sign is located at that entrance. A smaller, less visible sign is located at the smaller primary driveway entrance from the Subject Parcels.

Current signage on the Store Parcel consists of one large wall mounted sign with the Target name and logo and a smaller sign for the CVS Pharmacy. *Exhibit 2.* The proposed variance for the Store Parcel would permit Target to place a sign at each building surface facing each of the two entrances to the Subject Property, as well as maintain the CVS sign and place a small sign for order pickup, to make the building more visible from both entrances. Visibility would be especially enhanced for patrons entering from the secondary entrance, where a larger entrance sign is located but is further from Target's property and the Subject Property is only accessible through another business's property. There is limited visibility for the store from the

secondary entrance and no signage is visible from the adjacent parking area and driveway through which the store is accessible. **Exhibit 4**, *Transitional Street View Images from Reisterstown Road via Secondary Entrance*.

There is no signage on the Garage Parcel. Proposed signage to the Garage Parcel would 1) make the garage more visible from the secondary entrance, 2) alert patrons from both entrances to the availability of covered parking, and 3) identify the garage with Target and not the neighboring Ramada.

Variance Standard

A variance request involves a two-step process: 1) the property must be determined to be unique and that the uniqueness necessitates a need for variance relief and 2) if the variance is not granted, the applicant will experience a practical difficulty or hardship. Cromwell v. Ward, 102 Md.App. 691 (1995).

The Requested Relief Meets the Requirements for Issuing a Variance

The requirements for issuance of a variance have been met.

The Subject Property is unique. The Subject Property consists to three large rectangular lots located perpendicular to Reisterstown Road, a busy commercial thoroughfare in a non-residential area, but with limited frontage to Reisterstown Road. Most significantly, access to the Subject Property is by two means of ingress and egress, thereby creating frontage for the store from two different directions, directly from Reisterstown Road or from the neighboring parcel. This is a unique condition creating a need for the requested relief.

The Store Parcel is set back to the rear of the Garage Parcel and thus the signage on the store is comparatively small and difficult to see from the Reisterstown Road driveway entrance, another unique condition necessitating the requested relief. See **Exhibit 3**. Viewed from the

neighboring parcel, where patrons access the Subject Property from 1723 Reisterstown Road, the store has no signage facing that entrance and visibility to the store is significantly limited. This further creates the need for the requested variances.

Moreover, the garage currently lacks signage and does not alert patrons to the fact that the garage is associated with Target and is available covered parking for Target's patrons. The garage is thus left to be confused as parking for the neighboring hotel located in front of the garage. Further, the existing signs are not in keeping with Target's current branding across its various locations and would keep Target from presenting a consistent commercial brand image with the public, thereby increasing the likelihood of consumer confusion.

Target would endure an unnecessary hardship if the requested variances were not granted. If the requested relief were denied and the applicable signage regulations strictly applied, Target would not have adequate signage for its store and garage.

Existing signage at the Subject Property is inadequate. Primary signage on Reisterstown Road for Target is located at the secondary entrance, located at 1723 Reisterstown Road, which is the primary access for the neighboring bowling center. The signage located at the entrance to the Subject Property is small (approximately three feet by five feet) and visually dominated by signage for the Ramada and Olive Garden restaurant, both of which have much larger elevated and illuminated signs. Because the primary building sign visible from the primary entrance is located several hundred feet from the entrance, it is harder to see. The lack of any signage for the garage leaves consumers potentially confused as to whether the garage is available for store patrons or is associated with the neighboring hotel use.

The requested variances would allow Target to have more prominent signage for its store from both entrances to the Subject Property. The requested variances would further allow more

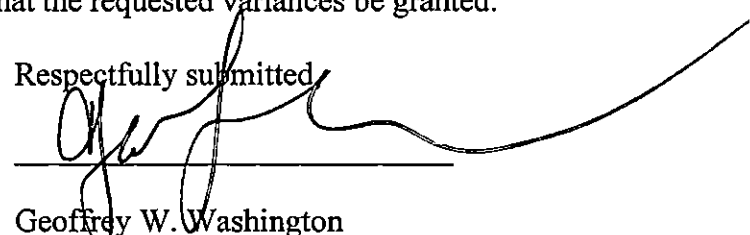
visibility at night for the location of the store on the Store Parcel as well as the availability of the garage, which is not immediately viewable from the secondary entrance to the Subject Parcels.

Community opposition is not anticipated associated with this variance request. The Subject Property is located along a busy commercial thoroughfare with no adjoining residences which might be affected by the signs or any illumination of same. The closest residences are located opposite of the adjoining bowling center and hotel/restaurant parcels and separated by significant vegetation which limits visibility from those residences to the Store or Garage Parcels.

Effects of the requested variances would be mitigated by the removal of the larger sign with the Target name and logo on the store frontage facing the Reisterstown Road entrance in favor of a 16' tall sign with only Target's trademark bullseye logo in white against a red background to enhance visibility.

For the foregoing reasons, Target requests that the requested variances be granted.

Respectfully submitted,



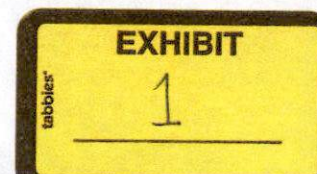
Geoffrey W. Washington
Adelberg, Rudow, Dorf & Hendler, LLC
7 St. Paul Street, Suite 600
Baltimore, Maryland 21202
(410) 986-0850 (voice)
(410) 986-0851 (facsimile)

Attorneys for Applicant, Target Corporation



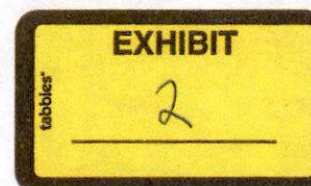
T-1541, Pikesville, MD: Exterior Elevation Refresh

Site Plan
December 10, 2018

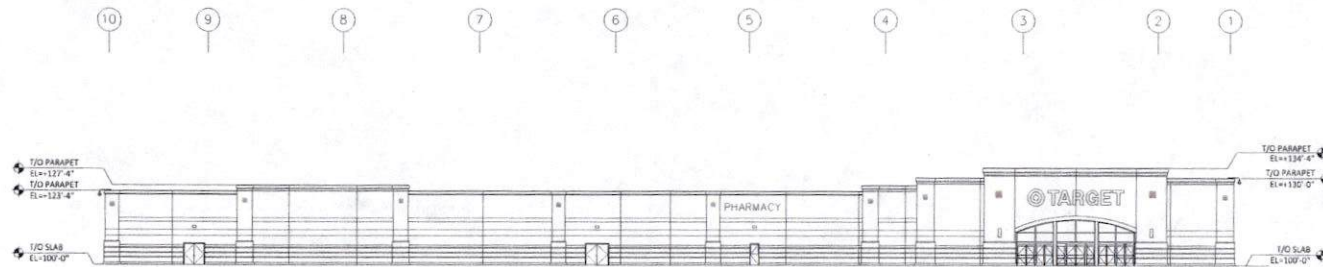




T-1541, Pikesville, MD: Exterior Elevation Refresh



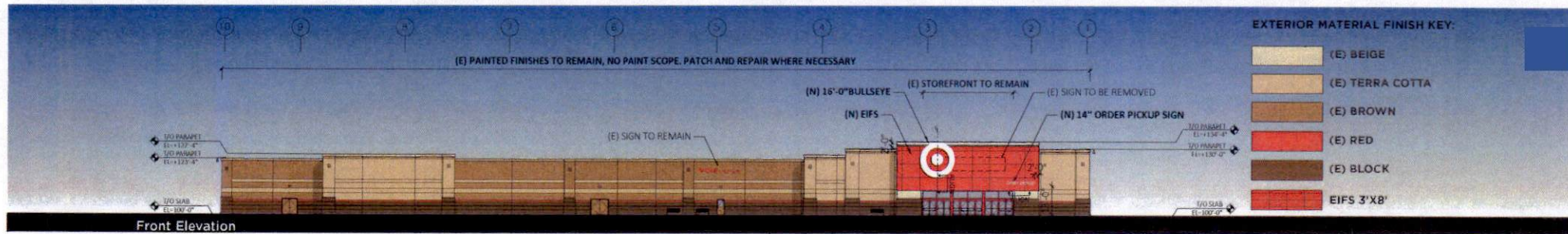
Proposed Elevations
September 7, 2018



Existing Front Elevation



Street View



Front Elevation

Proposed Front Elevation

September 7, 2018

T-1541, Pikesville, MD: Exterior Elevation Refresh



Parking Garage Southeast Elevation



Parking Lot Side Entrance

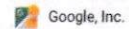
Parking Garage Sign Proposal

December 10, 2018

T-1541, Pikesville, MD: Exterior Elevation Refresh

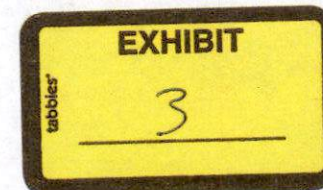


Pikesville, Maryland



Street View - Oct 2017

Image capture: Oct 2017 © 2018 Google

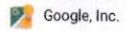


Google Maps Reisterstown Rd



Image capture: Oct 2017 © 2018 Google

Pikesville, Maryland



Street View - Oct 2017



Google Maps 1 Wooded Way



Image capture: Jul 2012 © 2018 Google

Pikesville, Maryland

Google, Inc.

Street View - Jul 2012

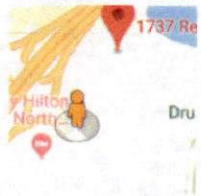




Image capture: Oct 2017 © 2018 Google

Pikesville, Maryland
Google, Inc.
Street View - Oct 2017



Google Maps Pikesville, Maryland



Image capture: Jul 2018 © 2018 Google

Google, Inc.

Street View - Jul 2018



Google Maps Pikesville, Maryland



Image capture: Jul 2012 © 2018 Google

Google, Inc.

Street View - Jul 2012



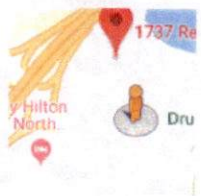
Google Maps Pikesville, Maryland



Image capture: Jul 2012 © 2018 Google

Google, Inc.

Street View - Jul 2012



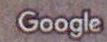


Image capture: Jul 2012 © 2018 Google

Digitized by Google, Inc.

Street View - Jul 2012



OLD 12/23/18

IN RE: PETITION FOR VARIANCE
(1737 Reisterstown Road)
3rd Election District
2nd Council District

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR BALTIMORE COUNTY

TARGET CORPORATION
Legal Owner

*
* Case No.:
*

* * * * *

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8/2/51 NO

Subject Property. Reducing the name and logo sign to only the trademark Bullseye logo on the front of the store building will mitigate the effect of the requested variances.

To its parking garage structure, Target proposes adding a sign consisting of merely the Bullseye logo to notify patrons of the available parking and that it is associated with Target's store and not any of the adjoining uses such as the Ramada Hotel next to the Subject Property.

The instant request for sign variances should be granted because, if the letter of the applicable zoning regulations were applied, Target would experience an unnecessary hardship in that it would be deprived of the ability to have adequate signage for its store located on the Subject Property.

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The variances are sought because the current signage is inadequate for its commercial retail facility. *See Exhibits 1 and 2, Site Plan, Building Elevations with Current and Proposed Signage.*

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Current signage on the Store Parcel consists of one large wall mounted sign with the Target name and logo and a smaller sign for the CVS Pharmacy. **Exhibit 2.** The proposed variance for the Store Parcel would permit Target to place a sign at each building surface facing each of the two entrances to the Subject Property, as well as maintain the CVS sign and place a small sign for order pickup, to make the building more visible from both entrances. Visibility would be especially enhanced for patrons entering from the secondary entrance, where a larger entrance sign is located but is further from Target's property and the Subject Property is only accessible through another business's property. There is limited visibility for the store from the

secondary entrance and no signage is visible from the adjacent parking area and driveway through which the store is accessible. **Exhibit 4**, *Transitional Street View Images from Reisterstown Road via Secondary Entrance*.

There is no signage on the Garage Parcel. Proposed signage to the Garage Parcel would 1) make the garage more visible from the secondary entrance, 2) alert patrons from both entrances to the availability of covered parking, and 3) identify the garage with Target and not the neighboring Ramada.

Variance Standard

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The Requested Relief Meets the Requirements for Issuing a Variance

The requirements for issuance of a variance have been met.

The Subject Property is unique. The Subject Property consists to three large rectangular lots located perpendicular to Reisterstown Road, a busy commercial thoroughfare in a non-residential area, but with limited frontage to Reisterstown Road. Most significantly, access to the Subject Property is by two means of ingress and egress, thereby creating frontage for the store from two different directions, directly from Reisterstown Road or from the neighboring parcel. This is a unique condition creating a need for the requested relief.

The Store Parcel is set back to the rear of the Garage Parcel and thus the signage on the store is comparatively small and difficult to see from the Reisterstown Road driveway entrance, another unique condition necessitating the requested relief. See **Exhibit 3**. Viewed from the

neighboring parcel, where patrons access the Subject Property from 1723 Reisterstown Road, the store has no signage facing that entrance and visibility to the store is significantly limited. This further creates the need for the requested variances.

Moreover, the garage currently lacks signage and does not alert patrons to the fact that the garage is associated with Target and is available covered parking for Target's patrons. The garage is thus left to be confused as parking for the neighboring hotel located in front of the garage. Further, the existing signs are not in keeping with Target's current branding across its various locations and would keep Target from presenting a consistent commercial brand image with the public, thereby increasing the likelihood of consumer confusion.

Target would endure an unnecessary hardship if the requested variances were not granted. If the requested relief were denied and the applicable signage regulations strictly applied, Target would not have adequate signage for its store and garage.

Existing signage at the Subject Property is inadequate. Primary signage on Reisterstown Road for Target is located at the secondary entrance, located at 1723 Reisterstown Road, which is the primary access for the neighboring bowling center. The signage located at the entrance to the Subject Property is small (approximately three feet by five feet) and visually dominated by signage for the Ramada and Olive Garden restaurant, both of which have much larger elevated and illuminated signs. Because the primary building sign visible from the primary entrance is located several hundred feet from the entrance, it is harder to see. The lack of any signage for the garage leaves consumers potentially confused as to whether the garage is available for store patrons or is associated with the neighboring hotel use.

The requested variances would allow Target to have more prominent signage for its store from both entrances to the Subject Property. The requested variances would further allow more

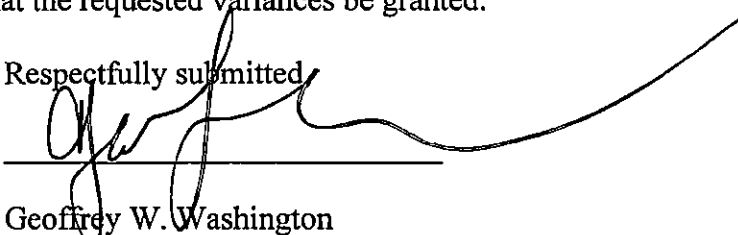
visibility at night for the location of the store on the Store Parcel as well as the availability of the garage, which is not immediately viewable from the secondary entrance to the Subject Parcels.

Community opposition is not anticipated associated with this variance request. The Subject Property is located along a busy commercial thoroughfare with no adjoining residences which might be affected by the signs or any illumination of same. The closest residences are located opposite of the adjoining bowling center and hotel/restaurant parcels and separated by significant vegetation which limits visibility from those residences to the Store or Garage Parcels.

Effects of the requested variances would be mitigated by the removal of the larger sign with the Target name and logo on the store frontage facing the Reisterstown Road entrance in favor of a 16' tall sign with only Target's trademark bullseye logo in white against a red background to enhance visibility.

For the foregoing reasons, Target requests that the requested variances be granted.

Respectfully submitted,



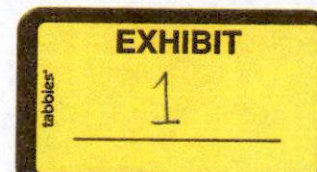
Geoffrey W. Washington
Adelberg, Rudow, Dorf & Hendler, LLC
7 St. Paul Street, Suite 600
Baltimore, Maryland 21202
(410) 986-0850 (voice)
(410) 986-0851 (facsimile)

Attorneys for Applicant, Target Corporation



T-1541, Pikesville, MD: Exterior Elevation Refresh

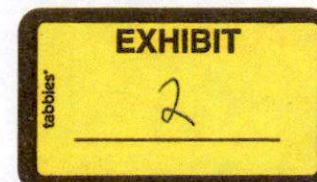
Site Plan
December 10, 2018

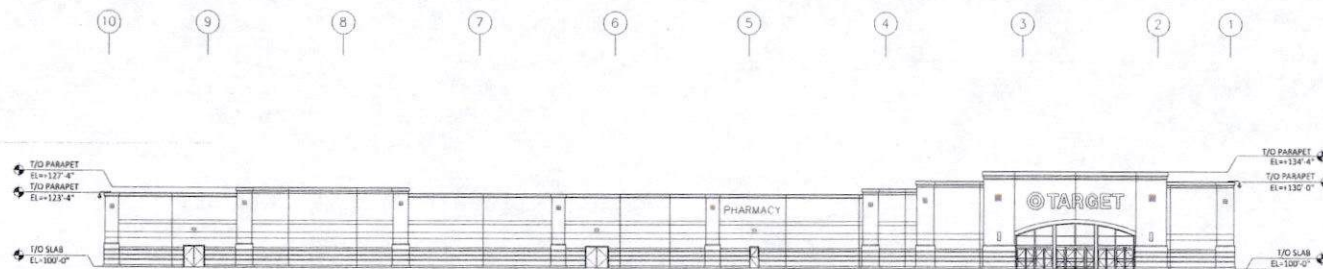




T-1541, Pikesville, MD: Exterior Elevation Refresh

Proposed Elevations
September 7, 2018

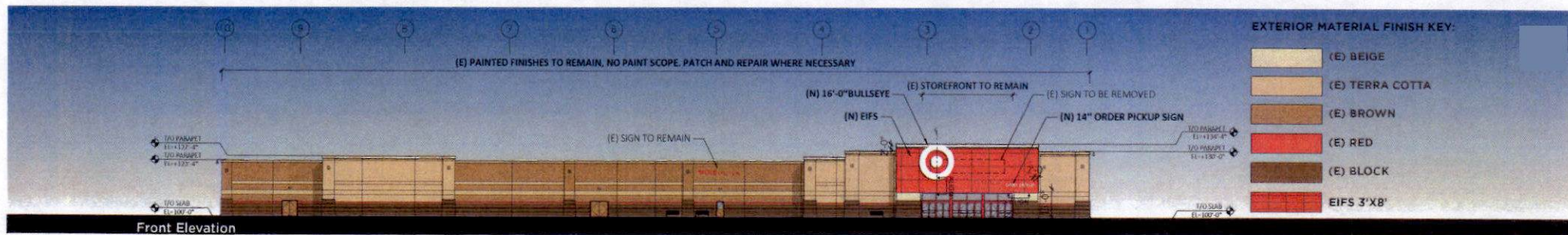




Existing Front Elevation



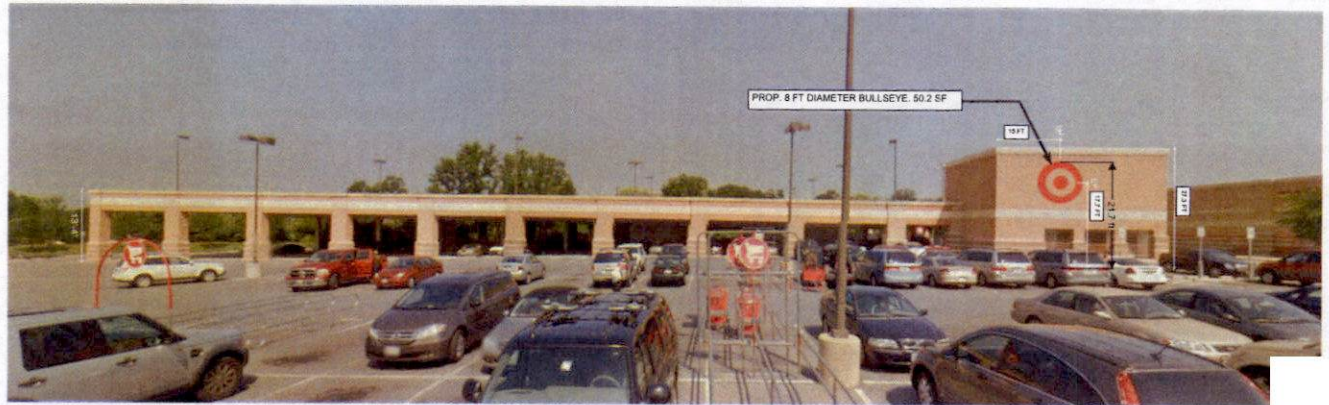
Street View



T-1541, Pikesville, MD: Exterior Elevation Refresh

Proposed Front Elevation

September 7, 2018



Parking Garage Southeast Elevation



Parking Lot Side Entrance

Parking Garage Sign Proposal

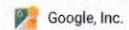
December 10, 2018

T-1541, Pikesville, MD: Exterior Elevation Refresh



Image capture: Oct 2017 © 2018 Google

Pikesville, Maryland



Street View - Oct 2017

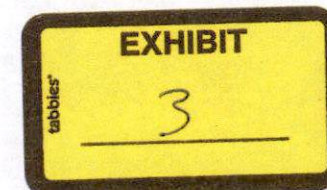


Image capture: Oct 2017 © 2018 Google

Street View - Oct 2017

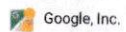


Google Maps 1 Wooded Way



Image capture: Jul 2012 © 2018 Google

Pikesville, Maryland



Street View - Jul 2012



Image capture: Jul 2012 © 2018 Google

 Google, Inc.

Street View - Jul 2012



11/29/2018

1714 Reisterstown Rd - Google Maps

Google Maps 1714 Reisterstown Rd



Image capture: Oct 2017 © 2018 Google

Pikesville, Maryland

Google, Inc.

Street View - Oct 2017



Google Maps Pikesville, Maryland



Image capture: Jul 2018 © 2018 Google

Google, Inc.

Street View - Jul 2018



Google Maps



Image capture: Jul 2012 © 2018 Google

 Google, Inc.

Street View - Jul 2012



Google Maps Pikesville, Maryland



Image capture: Jul 2012 © 2018 Google

Google, Inc.

Street View - Jul 2012



Google Maps Pikesville, Maryland



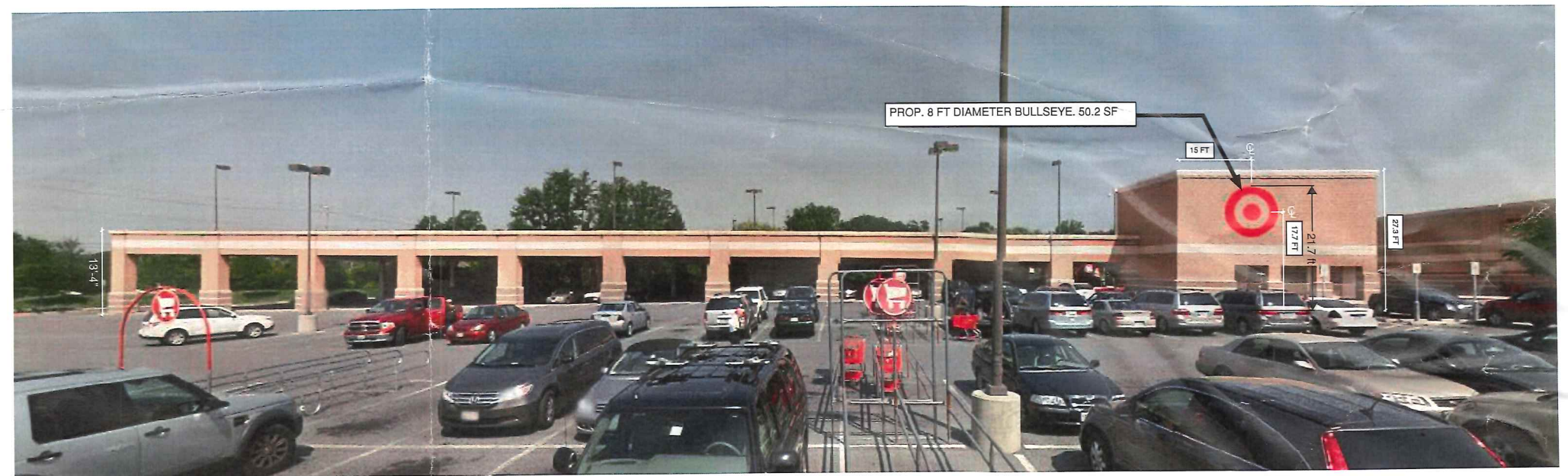
Image capture: Jul 2012 © 2018 Google

Google, Inc.

Street View - Jul 2012







Parking Garage Southeast Elevation

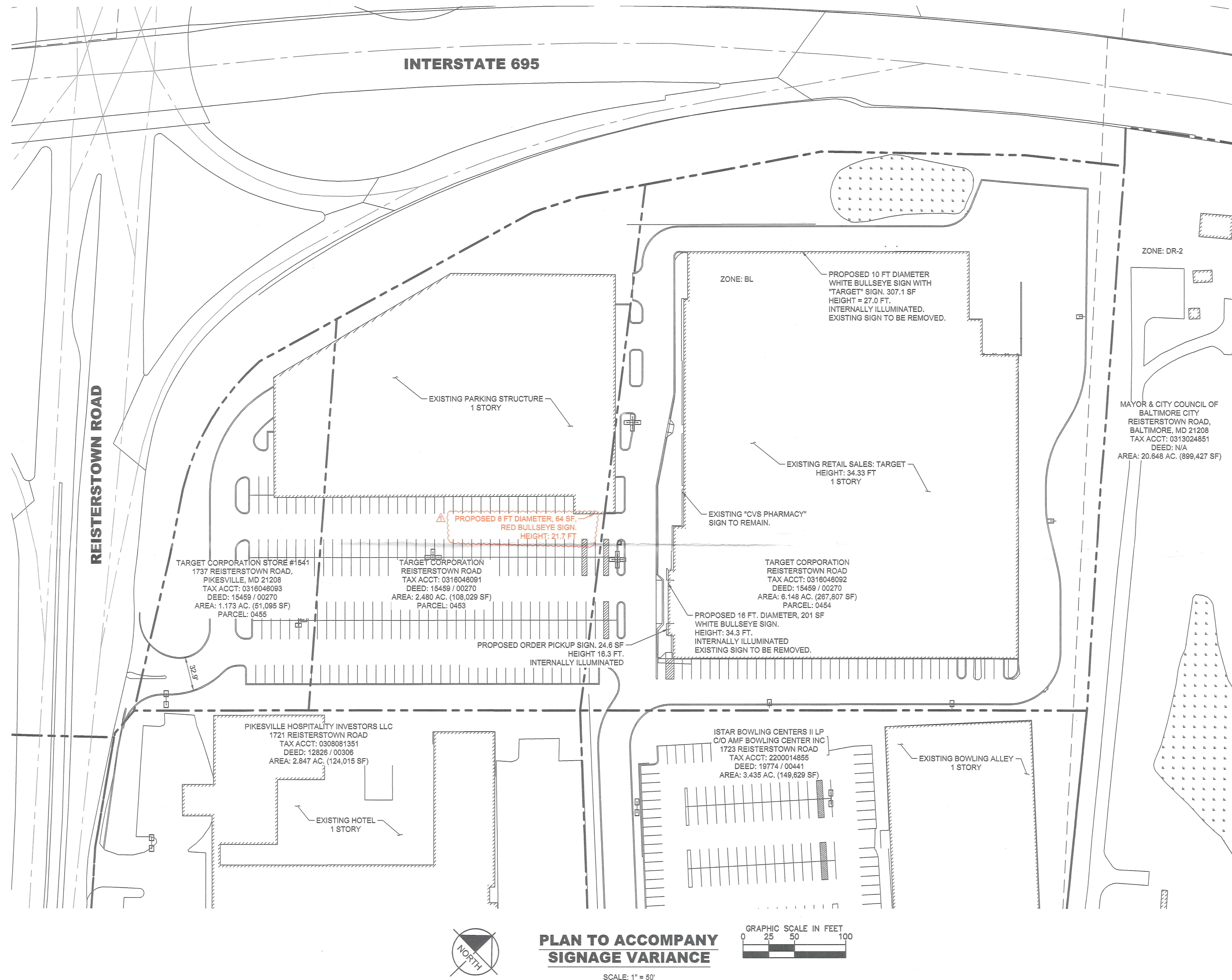


Parking Lot Side Entrance

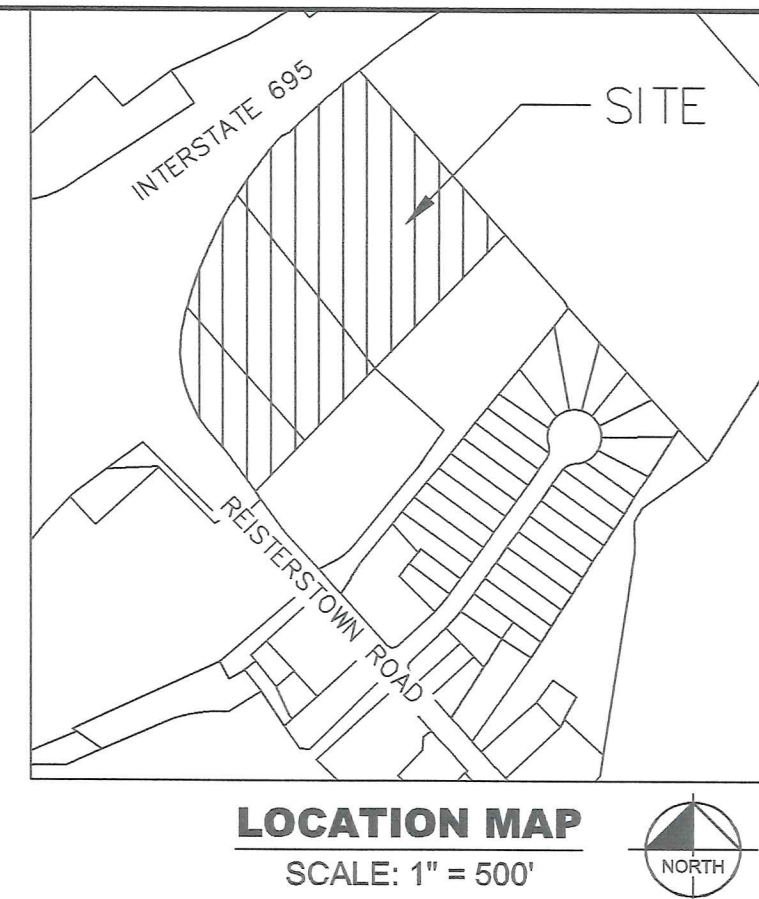
Parking Garage Sign Proposal

December 10, 2018

T-1541, Pikesville, MD: Exterior Elevation Refresh



ZONING CASE HISTORY			
CASE NUMBER	DATE OF ORDER	GRANTED/DENIED	RESTRICTIONS
2004-0547-SPHA	9/20/2004	SIGNAGE VARIANCE DENIED	N/A
1981-0046-A	10/10/1980	SIGNAGE VARIANCE GRANTED	ELIMINATION OF 45 SF READER BOARD, BUSINESS SIGN SHALL NOT EXTEND MORE THAN 25 FEET ABOVE REISTERSTOWN ROAD OR EXCEED TOTAL OF 35 FEET
1976-0068-X	5/26/1976	WIRELESS TRANSMITTING AND RECEIVING STRUCTURE GRANTED	FUTURE ADDITIONS TO THE ANTENNA, REPRESENTING LOADS OVER AND ABOVE THOSE SHOWN ON DRAWINGS SUBMITTED WITH PETITION SHALL REQUIRE APPROVAL BY THE ZONING COMMISSIONER
1974-0228-A	5/20/19740	PARKING VARIANCE GRANTED	N/A
2019-0188-SPHA	03/11/2019	SIGNAGE VARIANCE AND SPECIAL HEARING GRANTED	N/A



SITE DATA:

- | | | |
|-----|--|---|
| 1. | ADDRESS: | 1737 REISTERSTOWN ROAD
PIKESVILLE, MD 21208 |
| 2. | ZONING DESIGNATION: | BL |
| 3. | ELECTION DISTRICT: | 3 |
| 4. | COUNTY COUNCIL DISTRICT: | 2 |
| 5. | ADC MAP INDEX: | 25E9 |
| 6. | CENSUS TRACT: | 403402 |
| 7. | PREVIOUS COMMERCIAL PERMITS: | B934822, B851043, B455117,
B455118, B730324, B739468 |
| 8. | TAX ACCOUNT NUMBER: | 031604601, 0316046092,
0316046093 |
| 9. | DEED REFERENCE: | 15459 / 00270 |
| 10. | LOT NUMBERS: | N/A |
| 11. | SUBDIVISION: | 0000 |
| 12. | EXISTING USE: | RETAIL SALES |
| 13. | GIS TILE: | 068A3 |
| 14. | TAX MAP: | 0068 |
| 15. | PARCEL: | 0453, 0454, 0455 |
| 16. | GRID: | 0020 |
| 17. | WATERSHED: | GWYNNNS FALLS |
| 18. | PROPERTY IS LOCATED IN GWYNNNS FALLS DESIGN REVIEW PANEL AREA. | |
| 19. | PROPERTY IS NOT UNDER ACTIVE ZONING VIOLATION | |
| 20. | THE APPROXIMATE DATE OF THE LAST IMPROVEMENT WAS THE
CONSTRUCTION OF A PARKING STRIP IN 2003. | |
| 21. | PREVIOUS COMMERCIAL PERMIT: | B934822 |

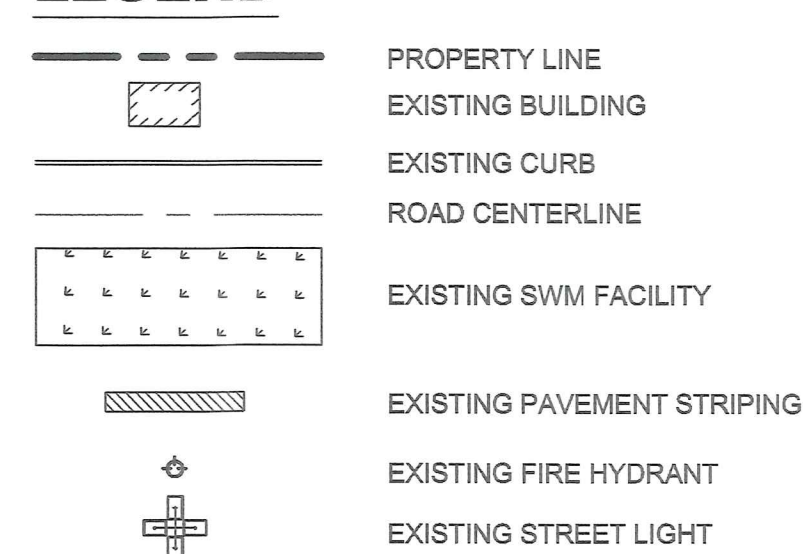
ZONING:

1. SEE SITE DATA NOTES FOR ZONING.
2. THIS PLAN IS TO ACCOMPANY THE PETITION FOR A SIGNAGE VARIANCE FOR 1737 REISTERSTOWN ROAD, PIKEVILLE, MD 21208.
3. ALL SIGNS WILL CONFORM TO BALTIMORE COUNTY ZONING CODE, SECTIONS 450 OR APPROPRIATE RELIEF WILL BE REQUESTED.
4. PRIOR ZONING CASES FOR THIS PROPERTY CAN BE SEEN IN THE "ZONING CASE HISTORY TABLE."

GENERAL NOTES:

1. THIS PLAN WAS PREPARED AS A VISUAL FOR PLANNING PURPOSES ONLY. THIS PLAN IS NOT TO BE USED IN AN ENGINEERING CAPACITY.
2. ALL INFORMATION USED IN PREPARING THIS PLAN WAS TAKEN FROM AVAILABLE BALTIMORE COUNTY GIS ON 12/9/2018.

LEGEND



SHEET NUMBER	1
PIKESVILLE - TARGET PREPARED FOR TARGET CORPORATION	BALTIMORE COUNTY MARYLAND
PLAN TO ACCOMPANY SIGNAGE VARIANCE	
KHA PROJECT	DATE 12/12/2018
	SCALE AS SHOWN
	DESIGNED BY _____
	DRAWN BY STM
	CHECKED BY TM
Kimley»Horn © 2018 KIMLEY-HORN AND ASSOCIATES, INC. 1801 PORTER ST., SUITE 401, BALTIMORE, MD 21230 PHONE: 443-743-XXXX WWW.KIMLEY-HORN.COM	
A	SPIRIT AND INTENT LETTER
No.	REVISIONS
	DATE
	BY
	09/09/2019 KH