

IN RE: PETITION FOR VARIANCE

(4138 E. Joppa Road)
11th Election District
5th Council District
Salvo Industrial Park
Legal Owner
Petitioner

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2019-0192-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Salvo Industrial Park, legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from Sections 409 and 450 of the Baltimore County Zoning Regulations (“BCZR”) as follows: **Freestanding Joint Identification Signs:** (1) To permit a maximum of three freestanding joint identification signs in lieu of the permitted one per frontage; (2) To permit a maximum of 17 lines of text in lieu of the permitted 5 for Freestanding Joint ID Sign No. 1, 14 lines in lieu of the permitted 5 for Freestanding Joint ID Sign No. 2, and 15 lines in lieu of the permitted 5 for Freestanding Joint ID Sign No. 3; (3) To permit a minimum copy height of 1.5 inches in lieu of the required 8 inches; (4) To permit a maximum area per face of 175 sq. ft. in lieu of the permitted 107 sq. ft. for Freestanding Joint ID Sign No. 1, 270 sq. ft. in lieu of the permitted 107 sq. ft. for Freestanding Joint ID Sign No. 2, and 115 sq. ft. in lieu of the permitted 107 sq. ft. for Freestanding Joint ID Sign No. 3. **Wall-Mounted Enterprise Signs:** (5) To permit a maximum area per face of 50.75 sq. ft. in lieu of the permitted 40 sq. ft. for Enterprise Sign #5; (6) To permit a maximum area per face of 87 sq. ft. in lieu of the permitted 80 sq. ft. for Enterprise Sign #6; (7) To permit a maximum area per face of 43.75 sq. ft. in lieu of the permitted 40 sq. ft. for Enterprise Sign #8; (8) To permit a wall-mounted enterprise sign on a

ORDER RECEIVED FOR FILING

Date 3/19/19

By Sen

façade without a customer entrance for Enterprise Sign #12. **Parking** – (9) To permit a total of 81 parking spaces in lieu of the required 100 spaces.

Landscape architect Matt Bishop appeared in support of the petition. Timothy M. Kotroco, Esq. represented Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”). That agency (with the exception of one sign discussed below) did not oppose the variance requests.

The site is approximately 1.6 acres in size and is split-zoned BLR-BL. The property is improved with a strip shopping center as shown on the site plan marked as Petitioner’s Exhibit 1. This case concerns signage at the property; Petitioner does not propose any new or additional signs, but requires zoning relief to keep the existing signs at the shopping center.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The property has an irregular shape and is therefore unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to retain the long-existing signage on site. 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. Conditions will be included in the order below which are designed to improve the appearance of the site and the safety of motorists.

A March 14, 2019 letter submitted by Mike Pierce was discussed at the hearing. Therein,

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Mr. Pierce raised several issues which merit further analysis. One issue concerned the text of the lettering on the signs, which he believed was too small and could cause a “traffic hazard.” I agree, and believe three inch text height has been the minimum size approved in recent cases (*See, e.g.,* Case No. 2018-0350-SPHA) and the Order below will adopt that standard. Both Mr. Pierce and the DOP expressed concern with temporary signs at the site. Counsel stated Petitioner has removed all temporary signs and a condition will be included prohibiting all such temporary signs, banners and flags at the site.

The other issues raised in that correspondence concerned (for the most part) the freestanding joint identification signs at the site. With regard to the number of “lines” on such signs, Mr. Pierce is correct that the Office of Zoning Review has long interpreted this to correspond to the number of panels identifying each individual tenant. Whether or not that is the only possible interpretation of the sign regulations, I believe it is a reasonable interpretation which is entitled to deference under Maryland case law. As Maryland’s highest court has held, the “interpretation of a statute by the agency charged with its administration is entitled to great deference, especially when the interpretation has been applied consistently and for a long period of time.” *BGE v. Public Service Comm’n.*, 305 Md. 145, 161 (1986). Mr. Bishop explained that in preparing the zoning petition he counted the number of individual lines when formulating variance request No. 2, which as noted above is incorrect. The order below will consider the number of panels on each sign, consistent with the County policy.

As discussed at the hearing, the undersigned is unaware of any recent zoning cases wherein a property owner was permitted to have three freestanding joint identification signs on a single road frontage in lieu of one. But based on the exhibits and testimony at the hearing, I believe only two such signs are on the Petitioner’s property, and that variance request will be granted. The third

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By Sen

joint identification sign is located on a small triangle (approximately 256 sq. ft.) of property at the western-most portion of the site, which is technically owned by Petitioner. But by agreement dated February 1, 1989 (Pet. Ex. 2) Petitioner granted to the owners of the adjacent shopping center (known as Joppa Corner Square) at 4134 East Joppa Road a “perpetual easement” to erect a sign in this small triangular area. Petitioner agreed not to construct any improvements upon or otherwise interfere with the sign erected at this location. While legal title may not have passed in these circumstances, the law considers the adjoining shopping center to be the equitable owner of this land, and that entity is entitled pursuant to BCZR Section 450 to have a freestanding joint identification sign. *Burroughs v. State*, 21 Md. App. 648, 655 (1974)(“one may have the record title when, in fact, he may have nothing but the bare, naked legal title, and another may be the equitable owner.”)

THEREFORE, IT IS ORDERED, this 19th day of **March, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Sections 409 and 450 of the Baltimore County Zoning Regulations (“BCZR”) as follows: **Freestanding Joint Identification Signs**: (1) To permit a maximum of two freestanding joint identification signs in lieu of the permitted one per frontage; (2) To permit a maximum of 6 lines of text in lieu of the permitted 5 for Freestanding Joint ID Sign No. 1 and 8 lines in lieu of the permitted 5 for Freestanding Joint ID Sign No. 2; (3) To permit a minimum copy height of 3 inches in lieu of the required 8 inches; (4) To permit a maximum area per face of 175 sq. ft. in lieu of the permitted 107 sq. ft. for Freestanding Joint ID Sign No. 1 and 270 sq. ft. in lieu of the permitted 107 sq. ft. for Freestanding Joint ID Sign No. 2. **Wall-Mounted Enterprise Signs**: (5) To permit a maximum area per face of 50.75 sq. ft. in lieu of the permitted 40 sq. ft. for Enterprise Sign #5; (6) To permit a maximum area per face of 87 sq. ft. in lieu of the permitted 80 sq. ft. for Enterprise

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Date

3/19/19

By

Sen

Sign #6; (7) To permit a maximum area per face of 43.75 sq. ft. in lieu of the permitted 40 sq. ft. for Enterprise Sign #8; (8) To permit a wall-mounted enterprise sign on a façade without a customer entrance for Enterprise Sign #12. **Parking** – (9) To permit a total of 81 parking spaces in lieu of the required 100 spaces, 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.
2. No temporary signs, banners or flags of any type shall be permitted on the subject premises.
3. Petitioner shall install landscaping at the base of the freestanding joint identification signs, as determined in the sole discretion of the Baltimore County landscape architect.
4. The existing freestanding signs shall within 60 days of the date hereof be painted, repaired or otherwise improved so as to comply with the objectives set forth in Sections 35-2-401 *et. seq.* of the Baltimore County Code, as determined in the sole discretion of the DOP.
5. The existing wall-mounted enterprise sign (which is composed of fabric/vinyl) shown on the site plan as Enterprise Sign #12 shall be removed within 30 days of the date hereof.

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 3/19/19

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 4138 Joppa Road

which is presently zoned BL & BLR

Deed References: 06481/00517

10 Digit Tax Account # 1900006595

Property Owner(s) Printed Name(s) David Lehmann

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

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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

3. X a **Variance** from Section(s)

See Attachment

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

Zip Code

Date

City

State

Telephone #

Email Address

Attorney for Petitioner:

Timothy M. Kotroco, Esquire

Name- Type or Print

Signature

305 Washington Ave.

Towson

MD

Mailing Address

City

State

21204

(410) 299-2943

tkotroco@gmail.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

106 Old Court Road

Baltimore

MD

Mailing Address

City

State

21208

410.583.5540

david.lehmann@cpa.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Matthew Bishop

Name - Type or Print

Signature

2835 Smith Avenue

Baltimore

MD

Mailing Address

City

State

21209

(410) 653-3838

mbishop@cmreengineers.com

Zip Code

Telephone #

Email Address

CASE NUMBER

2019-0192-A

Filing Date

12/17/18

Do Not Schedule Dates:

Reviewer

AT

ATTACHMENT TO PETITION FOR VARIANCE

4138^E Joppa Road
5th Councilmanic District
11th Election District

Variance Relief:

JOINT IDENTIFICATION SIGNS

1. From Baltimore County Zoning Regulations (BCZR) §450.4.7(b) to permit a maximum of three freestanding joint identification signs in lieu of the permitted one per frontage.
2. From Baltimore County Zoning Regulations (BCZR) §450.4.7(b) to permit a maximum of 17 lines in lieu of the permitted 5 for Freestanding Joint ID Sign #1, 14 lines in lieu of the permitted 5 for Freestanding Joint ID Sign #2, and 15 lines in lieu of the permitted 5 for Freestanding Joint ID Sign #3.
3. From Baltimore County Zoning Regulations (BCZR) §450.4.7(b) to permit a minimum copy height of 1.5 inches in lieu of the required 8 inches.
4. From Baltimore County Zoning Regulations (BCZR) §450.4.7(b) to permit a maximum area per face of 175 square feet in lieu of the permitted 107 square feet for Freestanding Joint ID Sign #1, 270 square feet in lieu of the permitted 107 square feet for Freestanding Joint ID Sign #2, and 115 square feet in lieu of the permitted 107 square feet for Freestanding Joint ID Sign #3.

ENTERPRISE SIGNS

5. Enterprise Sign #5
 - a. From Baltimore County Zoning Regulations (BCZR) §450.4.7(d) to permit a maximum area per face of 50.75 square feet in lieu of the permitted 40 square feet.
6. Enterprise Sign #6
 - a. From Baltimore County Zoning Regulations (BCZR) §450.4.7(d) to permit a maximum area per face of 87 square feet in lieu of the permitted 80 square feet.
7. Enterprise Sign #8
 - a. From Baltimore County Zoning Regulations (BCZR) §450.4.7(d) to permit a maximum area per face of 43.75 square feet in lieu of the permitted 40 square feet.
8. Enterprise Sign #12
 - a. From Baltimore County Zoning Regulations (BCZR) §450.4.7(d) to permit a second sign with no additional customer entrance.

PARKING

9. From Baltimore County Zoning Regulations (BCZR) §409.6 to permit a total of 81 parking spaces in lieu of the required 100 spaces.
10. For such other and further relief as the nature of this may require.

Case 2019-0192-A



ZONING DESCRIPTION

4138 East Joppa Road Baltimore, Maryland

Beginning at a point on the north side of East Joppa Road which is a variable width right of way at the distance of 278' +/- west of the centerline of the nearest improved intersecting street Belair Road which is a variable width right of way. Thence the following courses and distances:

1. North 04 degrees 14 minutes 15 seconds West 160.40 feet,
2. South 85 degrees 43 minutes 25 seconds West 7.29 feet,
3. North 30 degrees 00 minutes 08 seconds East 109.42 feet,
4. North 61 degrees 26 minutes 12 seconds West 115.59 feet,
5. South 28 degrees 36 minutes 53 seconds West 92.32 feet,
6. South 55 degrees 08 minutes 40 seconds West 130.00 feet,
7. South 79 degrees 11 minutes 46 seconds West 36.14 feet,
8. South 09 degrees 11 minutes 49 seconds West 230.90 feet
9. North 74 degrees 25 minutes 36 seconds East 300.24 feet, back to the point of beginning as recorded in Deed Liber 6481, Folio 517 containing 1.60 of Acres more or less. Located in the 11th Election District and 5th Councilmanic District. Known as 4138 East Joppa Road.



2019-0192-A

The Daily Record

11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11701168
 Case #: 2019-0192-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:

2/26/2019

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0192-A



Darlene Miller, Public Notice Coordinator
 (Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0192-A

4138 East Joppa Road

N/s East Joppa Road, west of Belair Road

11th Election District - 5th Councilmanic District

Legal Owners: Salvo Industrial Park

Variance (Joint Identification Signs) to permit a maximum of 3 freestanding joint identification signs in lieu of the permitted 1 per frontage; to permit a maximum of 17 lines in lieu of the permitted 5 for freestanding joint identification sign #1, 14 lines in lieu of the permitted 5 for sign #2, 15 lines in lieu of the permitted 5 for sign #3; to permit a minimum copy height of 1.5 inches in lieu of the required 8 inches. To permit a maximum area per face of 175 sq. ft. in lieu of the permitted 107 sq. ft. for Sign #1, 270 sq. ft. in lieu of the permitted 107 sq. ft. for Sign #2, and 115 sq. ft. in lieu of the permitted 107 sq. ft. for Sign #3. Enterprise Sign #5, to permit a max area per face 50.75 sq. ft. in lieu of the permitted 40 sq. ft.

Hearing: Monday, March 18, 2019 at 11:00 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 ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3863.

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

126

JB 3-18-19
11Am

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Saturday, March 16, 2019 10:17 PM
To: Debra Wiley; Administrative Hearings
Subject: E. Joppa Road Cert.
Attachments: E. Joppa Rd. Cert..jpeg; E. Joppa Rd. photo.docx

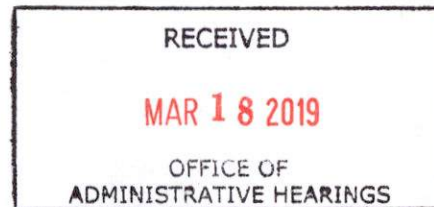
Hi Sherry & Debra,

I have attached the 2nd Certification for Case # 2019-0192-A @ 4138 East Joppa Road for your records.

Have a nice day,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com



SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 3/16/2019

Case Number: 2019-0192-A

Petitioner / Developer: TIMOTHY KOTROCO, ESQ. ~ DAVID LEHMAN
~ MATT BISHOP of COLBERT, MATZ & ROSENFELT, LLC

Date of Hearing: MARCH 18, 2019

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
4138 EAST JOPPA ROAD

The sign(s) were posted on: **FEBRUARY 26, 2019**

The sign(s) were re-photographed on: **MARCH 16, 2019**



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

RECEIVED

MAR 18 2019

OFFICE OF
ADMINISTRATIVE HEARINGS



2nd Set of Signs Re-photographed 3/16/19 @ 4138 East Joppa Road
CASE # 2019-0192-A



CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2/26/2019

Case Number: 2019-0192-A

Petitioner / Developer: TIMOTHY KOTROCO, ESQ. ~ DAVID LEHMAN
~ MATT BISHOP of COLBERT, MATZ & ROSENFELT, LLC

Date of Hearing: MARCH 18, 2019

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
4136 EAST JOPPA ROAD

The sign(s) were posted on: **FEBRUARY 26, 2019**

ZONING NOTICE

CASE # 2019-0192-A

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

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204
DATE AND TIME: MONDAY, MARCH 18, 2019
AT 11:00 A.M.

VARIANCE (JOINT IDENTIFICATION SIGNS) TO PERMIT A
MAXIMUM OF 3 FREESTANDING JOINT IDENTIFICATION
SIGNS IN LIEU OF THE PERMITTED 1 PER FRONTAGE;
TO PERMIT A MAXIMUM OF 17 LINES IN LIEU OF THE
PERMITTED 5 FOR FREESTANDING JOINT
IDENTIFICATION SIGN #1, 14 LINES IN LIEU OF THE
PERMITTED 5 FOR SIGN #2, 15 LINES IN LIEU OF THE
PERMITTED 5 FOR SIGN #3; TO PERMIT A MINIMUM
COPY HEIGHT OF 1.5 INCHES IN LIEU OF THE REQUIRED

POSTERS MUST BE TO STATE OTHER OR OTHER CONDITIONS ARE SOME DAILY NECESSARY
TO CONFIRM HEARING CALL 667-2091

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

HANDICAPPED ACCESSIBLE

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Background Photo 1st set of signs @ 4138 East Joppa Road ~ 2/26/2019



Background Photo 2nd set of signs @ 4138 East Joppa Road ~ 2/26/2019
CASE # 2019-0192-A

RE: PETITION FOR VARIANCE
4138 East Joppa Road; N/S East Joppa
Road, 278' W of Belair Road
11th Election & 5th Councilmanic Districts
Legal Owner(s): Salvo Industrial Park
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-192-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

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

JAN 09 2019

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of January, 2019, a copy of the foregoing Entry of Appearance was mailed to Matthew Bishop, 2835 Smith Avenue, Baltimore, Maryland 21209 and Timothy Kotroco, Esquire, 305 Washington Avenue, Towson, Maryland 21204, 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 11, 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: 2019-0192-A

4138 East Joppa Road

N/s East Joppa Road, west of Belair Road

11th Election District – 5th Councilmanic District

Legal Owners: Salvo Industrial Park

Variance (Joint Identification Signs) to permit a maximum of 3 freestanding joint identification signs in lieu of the permitted 1 per frontage; to permit a maximum of 17 lines in lieu of the permitted 5 for freestanding joint identification sign #1, 14 lines in lieu of the permitted 5 for sign #2, 15 lines in lieu of the permitted 5 for sign #3; to permit a minimum copy height of 1.5 inches in lieu of the required 8 inches. To permit a maximum area per face of 175 sq. ft. in lieu of the permitted 107 sq. ft. for Sign #1, 270 sq. ft. in lieu of the permitted 107 sq. ft. for Sign #2, and 115 sq. ft. in lieu of the permitted 107 sq. ft. for Sign #3. Enterprise Sign #5, to permit a max area per face 50.75 sq. ft. in lieu of the permitted 40 sq. ft.

Hearing: Monday, March 18, 2019 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Mike Mohler".

Mike Mohler
Director

AJ:kl

C: Timothy Kotroco, 305 Washington Ave., Ste. 502, Towson 21204
David Lehman, 106 Old Court Road, Baltimore 21208
Matt Bishop, 2835 Smith Ave., Ste. G., Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 26, 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
Tuesday, February 26, 2019 - Issue

Please forward billing to:

Matt Bishop
Colbert, Matz & Rosenfelt
2835 Smith Avenue, Ste. G
Baltimore, MD 21209

410-653-3838

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: 2019-0192-A

4138 East Joppa Road
N/s East Joppa Road, west of Belair Road
11th Election District – 5th Councilmanic District
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Hearing: Monday, March 18, 2019 at 11:00 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.

**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: 2019-0192-A

Property Address: 4138 E. Joppa Road

Property Description: _____

Legal Owners (Petitioners): David Lehmann / SALVO INDUSTRIAL PARK

Contract Purchaser/Lessee: —

PLEASE FORWARD ADVERTISING BILL TO:

Name: Matt Bishop

Company/Firm (if applicable): Colbert Matz Rosenfelt

Address: 2835 Smith Avenue, Suite G
Baltimore, MD 21209

Telephone Number: 410-653-3838



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 13, 2019

Timothy M. Kotroco, Esquire
305 Washington Ave
Towson MD 21204

RE: Case Number: 2019-0192-A, 4138 Joppa 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 December 17, 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
David Lehmann 106 Old Court Road Baltimore MD 21208
Matthew Bishop 2835 Smith Avenue Baltimore MD 21209

JB 3-18-19
11 Am

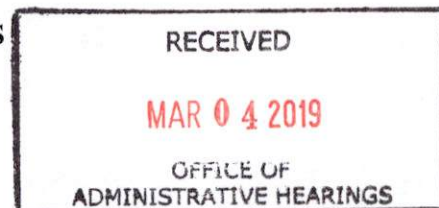
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 2/28/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2019-0192-A



INFORMATION:

Property Address: 4138 E Joppa Road
Petitioner: David Lehman/Salvo Industrial Park
Zoning: B.L., B.L.R.
Requested Action: Variance

The Department of Planning has reviewed the petition for variance as detailed on the attachment submitted in support of the petition.

A site visit was conducted on January 10, 2019. The subject property is the Joppa Corners Square, located to the North of Joppa Road, adjacent to the Perry Hall Shopping Center. The site is located in the East Joppa Road Corridor Community Plan and Perry Hall Community Plan. The subject property is also within the Perry Hall Design Review Panel Area. The Department understands no new signage is proposed.

The Department has no objection to granting the petitioned relief in part, and objects to granting relief in part, as follows.

The Department has no objection to granting the petitioned reduction in required parking. The Department has no objection to granting the petitioned sign relief identified on said attachment as joint identification sign requests nos. 1-4 and enterprise sign requests nos. 5-7 conditioned upon the following:

- The existing freestanding signs should be painted and brought into compliance with the maintenance of investment property objectives established in BCC§ 35-2-404.
- There shall be no temporary signage, flags or banner along the E. Joppa Road frontage.
- Petitioner shall install vegetative landscaping in the area below the joint identification signs of a type and count approved by the Baltimore County Landscape Architect.

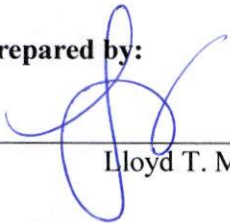
The Department objects to granting the petitioned sign relief identified on said attachment as enterprise sign variance request no. 8 based upon the following:

- Enterprise sign #12, "PHO 7 RICH" being composed of a type of fabric is by definition a banner and therefore temporary. The Department does not support granting permanent variance relief to temporary uses and recommends removal of the sign in question.

Date: 2/28/2019
Subject: ZAC #
Page 2

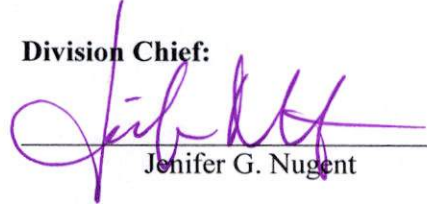
For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

JM/JGN/LTM/

c: Josephine Selvakumar
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Timothy M. Kotroco, Esq.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: Feb 15, 2019

FROM: Vishnu Desai, Supervisor
EFC for VKD
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 14, 2018
Item No. 2019-0192-A, 0193-A, 0194-A, 0195-A, 0196-A, 0197-A, 0198-A,
0199-A, 0200-SPH, 0201-A, 0202-SPH & 0203-A

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

* * * * *

VKD: cen
cc: file

3-18

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: January 15, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0192-A
Address 4138 E. Joppa Road
(Lehmann Property)

Zoning Advisory Committee Meeting of **January 14, 2019**.

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

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 1/9/19

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

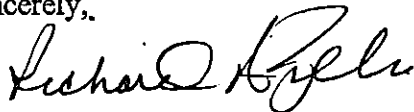
Dear Ms. Lewis:

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. 2019-0192-A

*Variance
Salvo Industrial Park, David Lehmann
4138 E. Joppa 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

INTER-OFFICE MEMORANDUM

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

DATE: 2/28/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2019-0192-A

INFORMATION:

Property Address: 4138 E Joppa Road
Petitioner: David Lehman/Salvo Industrial Park
Zoning: B.L., B.L.R.
Requested Action: Variance

The Department of Planning has reviewed the petition for variance as detailed on the attachment submitted in support of the petition.

A site visit was conducted on January 10, 2019. The subject property is the Joppa Corners Square, located to the North of Joppa Road, adjacent to the Perry Hall Shopping Center. The site is located in the East Joppa Road Corridor Community Plan and Perry Hall Community Plan. The subject property is also within the Perry Hall Design Review Panel Area. The Department understands no new signage is proposed.

The Department has no objection to granting the petitioned relief in part, and objects to granting relief in part, as follows.

The Department has no objection to granting the petitioned reduction in required parking. The Department has no objection to granting the petitioned sign relief identified on said attachment as joint identification sign requests nos. 1-4 and enterprise sign requests nos. 5-7 conditioned upon the following:

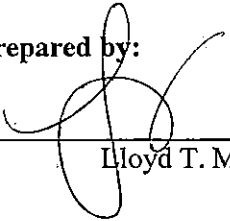
- The existing freestanding signs should be painted and brought into compliance with the maintenance of investment property objectives established in BCC§ 35-2-404.
- There shall be no temporary signage, flags or banner along the E. Joppa Road frontage.
- Petitioner shall install vegetative landscaping in the area below the joint identification signs of a type and count approved by the Baltimore County Landscape Architect.

The Department objects to granting the petitioned sign relief identified on said attachment as enterprise sign variance request no. 8 based upon the following:

- Enterprise sign #12, "PHO 7 RICH" being composed of a type of fabric is by definition a banner and therefore temporary. The Department does not support granting permanent variance relief to temporary uses and recommends removal of the sign in question.

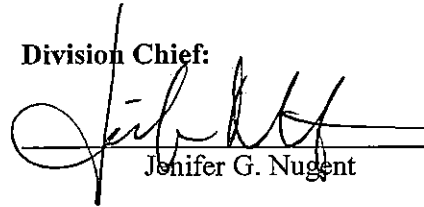
For further information concerning the matters stated herein, please contact Josephine Selvakumar at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

JM/JGN/LTM/

c: Josephine Selvakumar
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Timothy M. Kotroco, Esq.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 2/19/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-206

INFORMATION:

Property Address: 825 Dulaney Valley Road

Petitioner: Towson TC, LLC

Zoning: BMCT (DTD)

Requested Action: Special Exception

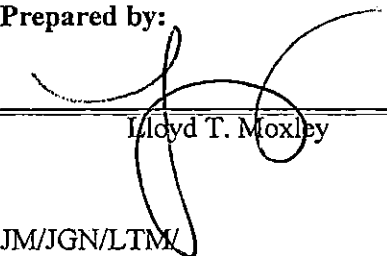
The Department of Planning has reviewed the petition for a special exception to use the subject property for an arcade that has a second exterior entrance in addition to the entrance from the mall's interior concourse.

A site visit was conducted on 2/5/2019. The subject site is on the first floor of the Towson Town Mall on the north side of the mall having access via the plaza situated next to Fairmont Avenue. The subject site is located in the Downtown Towson District. The applicant applied for, and received DRP administrative approval for an exterior sign at the entrance on Fairmount Avenue (see attached DRP approval letter).

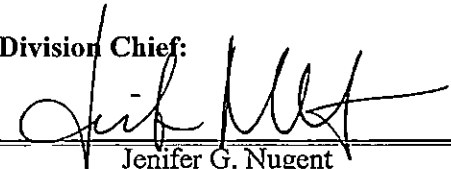
The Department has no objection to granting the petitioned zoning relief.

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

Prepared by:


Lloyd T. Moxley

Division Chief:


Jenifer G. Nugent

JM/JGN/LTM/

c: Laurie Hay
Eric Dinenberg
Edward J. Gilliss, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 2/19/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-213

INFORMATION:

Property Address: 433 52nd Street
Petitioner: William H. Fink, Jr.
Zoning: DR 10.5
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve a non-conforming use of a 2 unit dwelling.

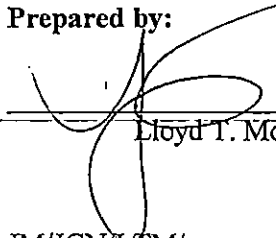
A site visit was conducted on February 4, 2019.

The Department of Planning has no objection to granting the petitioned zoning relief. The Department recommends that if it has not already taken place, the units should be made a part of the Baltimore County rental housing registration program. Information is at:

<https://www.baltimorecountymd.gov/.../rentalregistration/index.html>

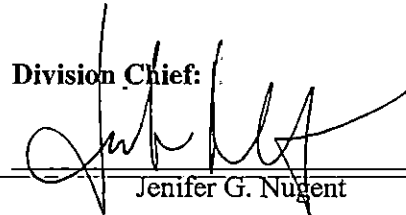
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

JM/JGN/LTM/

c: Krystle Patchak
Patrick C. Richardson, Richardson Engineering, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 2/19/2019

FROM: Jeff Mayhew
Acting Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-207

INFORMATION:

Property Address: 12033 Jerusalem Road
Petitioner: Eva Ward
Zoning: RC 5
Requested Action: Special Hearing

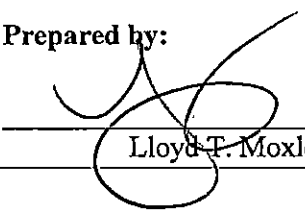
The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve a waiver for a zero foot setback from the floodplain in lieu of the required 20 feet.

The Department understands through discussions with the petitioner that the existing building footprint is to be used and its location relative to the floodplain will remain unchanged.

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

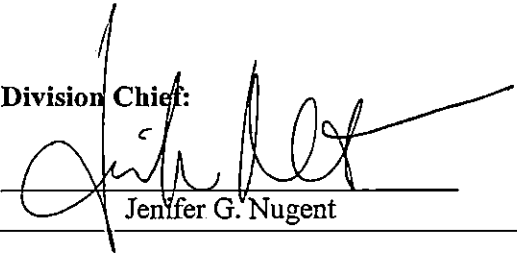
For further information concerning the matters stated herein, please contact Kaylee Justice at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

JM/JGN/LTM/

c: Kaylee Justice
Eva Ward
Office of the Administrative Hearings
People's Counsel for Baltimore County

Permits, Approvals, and Inspections
Code Inspections & Enforcement
County Office Building, Rm. 213
111 West Chesapeake Ave
Towson, Maryland 21204



Code Enforcement 410-887-3351
Electrical Inspection 410-887-3960
Plumbing Inspection 410-887-3620
Building Inspection 410-887-3953

www.baltimorecountymd.gov/Agencies/permits/

CODE ENFORCEMENT & INSPECTION CITATION

SALVO INDUSTRIAL PARK
STE 202
106 OLD COURT ROAD
BALTIMORE, MD 21208

CASE NUMBER
CC1815840

PROP.TAX ID
19-00-006595

VIOLATION ADDRESS
4136 A JOPPA RD
NOTTINGHAM, MD 21236

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY CODES AND/OR REGULATIONS:

County Codes/Regulations	Inspector's Comments
B.C.Z.R 450: Non permitted sign(s)	Failure to remove all illegal temporary and freestanding signs: three freestanding signs on property - one freestanding sign allowed per property with permits, temporary sign may advertise business name only <i>can only be (1) pylon sign</i>

Pursuant to Section 1-2-217, Baltimore County Code, civil penalty has been assessed, as a result of the violation(s) cited herein, in the amount indicated:

\$400

A quasi-judicial hearing has been pre-scheduled in:
Jefferson Building, 105 W. Chesapeake Ave, Rm 205
Towson, Maryland, 21204

DATE: 12/05/2018 TIME: 09:00 A.M.

***IF A VIOLATOR DOES NOT APPEAR AT THE CODE ENFORCEMENT HEARING, THE CITATION AND ANY CIVIL PENALTY ARE DEEMED A
NON-APPEALABLE FINAL ORDER OF THE CODE OFFICIAL OR THE DIRECTOR.***

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true and correct to the best of my knowledge, information, and belief.

Inspector Badge Number	Issued Date
47	11/05/2018

2019-0192-A

BALTIMORE COUNTY, MARY ID
OFFICE OF BUDGET AND FIN DE
MISCELLANEOUS CASH RECEIPT

No. **1777**

Date: **12/17/18**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW

12/17/2018 12/17/2018 10:22:03 3

REC WSDZ WALKIN CAM

>>RECEIPT # 800565 12/17/2018 OFLN

Dept 5 528 ZONING VERIFICATION

47772

Receipt Tot \$ 500.00

500.00 CK .00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
0001	806	0000		6150				\$ 500.00

Total: **\$500**

Rec From:

For:

4138 E JOPPA RD

2019-0192-A

DISTRIBUTION

WHITE - CASHIER

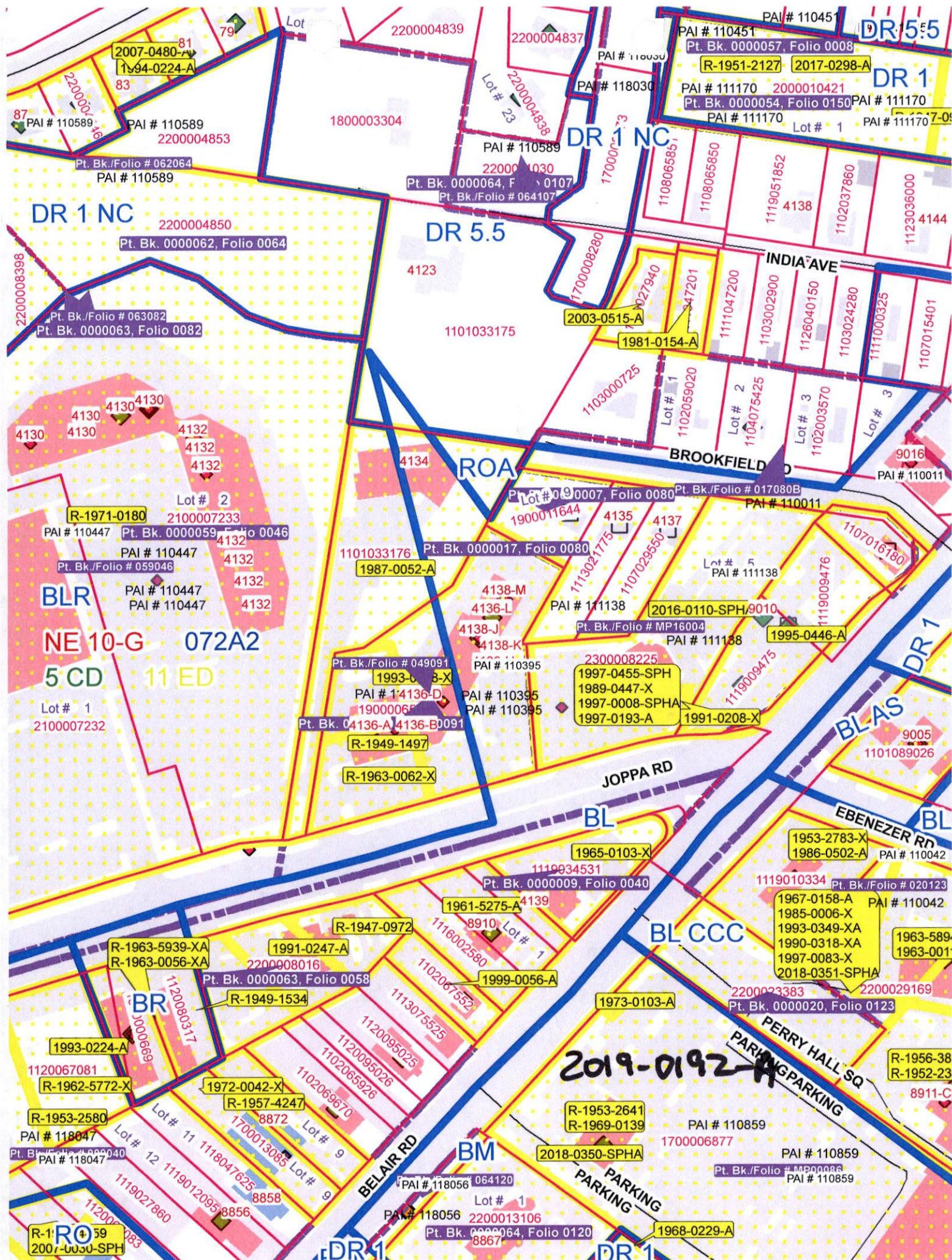
PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



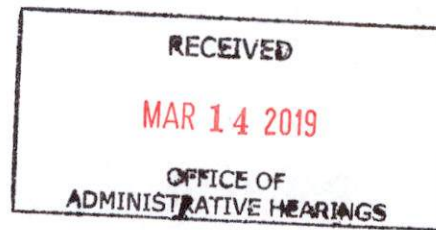
5014-0185-4

CASE NAME _____
CASE NUMBER 2019-192-A
DATE 3/18/19

[illegible]

March 14, 2019

Honorable John E. Beverungen
Administrative Law Judge
Office of Administrative Hearings
105 W Chesapeake Ave
Towson, MD 21204



Re: Case 2019-0192-A, Salvo Industrial Park (dba Joppa Corners), 4136 Joppa Rd

I will not be able to attend this hearing on March 18 due to a previously planned trip (to celebrate my birthday that day). I do not consider this to be justification to request a postponement, as I trust that written comments will be given the same weight as in-person testimony in these proceedings.

I am opposed to most of the relief being sought in this case, as it is contrary to the Baltimore County Sign Code in BCZR 450. As stated as the purpose of Section 450, "excessive signage unduly distracts drivers" and "Baltimore County's appearance is marred ...". § 450, carefully written in 1997, appropriately limits each multi-tenant property to a single Joint ID sign per frontage, with limits on the amount and size of text. Even the old § 413, as far back as 1955, limited commercial properties to one Joint ID sign per frontage. § 450, when enacted, gave a very generous 15-year abatement period and eliminated "grandfathering".

This case comes about due to a Code Violation citation that was in response to my complaint, which was prompted by the erection of an additional non-permitted enterprise sign and temporary flags, which were subsequently removed, leaving the two Joint ID signs (and an ugly, perpetual "Space Available" sign.

Following, I detail the objections/comments to specific parts of the petition.

Joint ID sign #3

Joint ID Sign #3 on the plan is for a different shopping center on an adjacent parcel. Due to the strange shape of that other parcel, including a pan-handle driveway which doesn't even lie within the legal bounds of that property, that sign was installed on the subject property under the agreement recorded in Liber 8098 Folio 175. It would be appropriate to memorialize the allowance for this otherwise "off-premise sign" via this hearing, however, the requirement for a 100 ft separation in §450.5.B.4.a should be considered. This sign is barely 50 ft from Joint ID Sign #2.

There is no record online of permits for this or the other two freestanding signs.

Size of text

The limitation in the BCZR of at least 8 inches high has the clear purpose of ensuring that drivers can easily read all text. Straining to read text that is too small causes a traffic hazard.

The national Manual on Uniform Traffic Control Devices, 2011 edition, (MUTCD) which Maryland has adopted, provides guidelines for traffic signs regarding these issues (size and amount of text). Although not directly applicable to these signs, it never-the-less provides meaningful guidelines. Applicable pages are attached.

12-25-60

In order to satisfy the basic requirement that a sign be "legible to those for whom it is intended and that it be understandable in time to permit a proper response", it calls for "adequately sized letters, short legend, and no use of phone numbers. Specific objectives on size are given in §2A.14 as "25 mm (1 in) of letter height per 12m (40 ft) of legibility distance." The driving approach to these signs, even from the near (west-bound) lane, provides about 100 ft to the sign to be adequately read. The far lane is further. This would suggest 2.5 inches as a reasonable minimum.

Number of "Lines"

Note that Zoning has interpreted "lines" to mean "panels", with each "panel" possibly including multiple lines for one business entity. I believe that interpretation to be wrong.

The purpose of a Joint ID sign is to identify the shopping center, not to provide identification or advertising for every business, distinctly different from an enterprise sign "which may otherwise advertise the products or services association with individual companies". Shopping centers were never expected to be allowed to list every store or business on such a sign, and certainly not to include extraneous advertising.

The limitation in the BCZR of 5 lines of text" is clearly to limit the amount of information that a driver may attempt to read and comprehend. Excessive text causes a traffic hazard as suggested in the MUTCD.

The present signs (#1 and #2) contain 6 and 16 "panels" respectively with some businesses using multiple "panels" while the petition is for 17 and 14 "lines", so it appears that the request is to legitimize the present signs, which are old, rusty, slightly leaning, and with several panels consisting of temporary soft vinyl panels. This type of material is not supposed to be used for permanent signs. I can actually recall a time about 10 years ago when the top blew off of Sign #2 and I found the broken, sharp pieces of hard plastic on the other side of Joppa Rd. It was repaired, but remains susceptible to wind damage.

Note also, that the present signs contain numerous phone numbers contrary to the MUTCD recommendation and excessive text beyond simple identification. These apparently make up some of the requested "lines".

Wall-mounted enterprise signs.

There are 11 stores on the property, each with a wall-mounted sign which seems to be appropriate and easily observable from Joppa Rd, again reducing the need or justification for listing on a free-standing joint ID signs. The variance for slight increases over what is allowed is acceptable to legalize the current signs, some of which were apparently installed without permits.

However, Sign #12 on the end of the building should not be allowed. It is, in fact, made of soft vinyl material which should not be used for a permanent sign.

The major result of the freestanding signs is to block the view of the wall-mounted signs. See attached views from east-bound lane of Joppa Rd from GoogleEarth.

Parking

Although I am generally against parking variances, there are sufficient adjacent available parking lots which presumably can be used.

Conclusion

The request for a second freestanding Joint ID sign for this shopping center should be denied and the owner should be encouraged to erect a new, better-looking single sign to replace the two existing sorry-looking signs. That new sign could then be more midway between the tasteful new CVS sign and the existing Joint ID sign #3. This would greatly enhance this property.

Regards,



Michael A Pierce
7448 Bradshaw Rd
Kingsville, MD 21087
410-817-4795

Standard:

- 05 Each standard sign shall be displayed only for the specific purpose as prescribed in this Manual. Determination of the particular signs to be applied to a specific condition shall be made in accordance with the provisions set forth in Part 2. Before any new highway, private road open to public travel (see definition in Section 1A.13), detour, or temporary route is opened to public travel, all necessary signs shall be in place. Signs required by road conditions or restrictions shall be removed when those conditions cease to exist or the restrictions are withdrawn.

Section 2A.04 Excessive Use of Signs*Guidance:*

- 01 *Regulatory and warning signs should be used conservatively because these signs, if used to excess, tend to lose their effectiveness. If used, route signs and directional guide signs should be used frequently because their use promotes efficient operations by keeping road users informed of their location.*

Section 2A.05 Classification of Signs**Standard:**

- 01 Signs shall be defined by their function as follows:
- A. Regulatory signs give notice of traffic laws or regulations.
 - B. Warning signs give notice of a situation that might not be readily apparent.
 - C. Guide signs show route designations, destinations, directions, distances, services, points of interest, and other geographical, recreational, or cultural information.

Support:

- 02 Object markers are defined in Section 2C.63.

Section 2A.06 Design of Signs*Support:*

- 01 This Manual shows many typical standard signs and object markers approved for use on streets, highways, bikeways, and pedestrian crossings.
- 02 In the specifications for individual signs and object markers, the general appearance of the legend, color, and size are shown in the accompanying tables and illustrations, and are not always detailed in the text.
- 03 Detailed drawings of standard signs, object markers, alphabets, symbols, and arrows (see Figure 2D-2) are shown in the "Standard Highway Signs and Markings" book. Section 1A.11 contains information regarding how to obtain this publication. [The "Standard Highway Signs and Markings" book is located at http://mutcd.fhwa.dot.gov/shsm_interim/index.htm.](http://mutcd.fhwa.dot.gov/shsm_interim/index.htm)
- 04 The basic requirements of a sign are that it be legible to those for whom it is intended and that it be understandable in time to permit a proper response. Desirable attributes include:
- A. High visibility by day and night; and
 - B. High legibility (adequately sized letters, symbols, or arrows, and a short legend for quick comprehension by a road user approaching a sign).
- 05 Standardized colors and shapes are specified so that the several classes of traffic signs can be promptly recognized. Simplicity and uniformity in design, position, and application are important.

Standard:

- 06 The term legend shall include all word messages and symbol and arrow designs that are intended to convey specific meanings.
- 07 Uniformity in design shall include shape, color, dimensions, legends, borders, and illumination or retroreflectivity.
- 08 Standardization of these designs does not preclude further improvement by minor changes in the proportion or orientation of symbols, width of borders, or layout of word messages, but all shapes and colors shall be as indicated.
- 09 All symbols shall be unmistakably similar to, or mirror images of, the adopted symbol signs, all of which are shown in the "Standard Highway Signs and Markings" book (see Section 1A.11). Symbols and colors shall not be modified unless otherwise provided in this Manual. All symbols and colors for signs not shown in the "Standard Highway Signs and Markings" book shall follow the procedures for experimentation and change described in Section 1A.10.

Option:

- 10 Although the standard design of symbol signs cannot be modified, the orientation of the symbol may be changed to better reflect the direction of travel, if appropriate.

Standard:

- 11 Where a standard word message is applicable, the wording shall be as provided in this Manual.
- 12 In situations where word messages are required other than those provided in this Manual, the signs shall be of the same shape and color as standard signs of the same functional type.

Option:

- 13 State and local highway agencies may develop special word message signs in situations where roadway conditions make it necessary to provide road users with additional regulatory, warning, or guidance information, such as when road users need to be notified of special regulations or warned about a situation that might not be readily apparent. Unlike colors that have not been assigned or symbols that have not been approved for signs, new word message signs may be used without the need for experimentation.

Standard:

- 14 Except as provided in Paragraph 16 and except for the Carpool Information (D12-2) sign (see Section 2I.11), Internet addresses and e-mail addresses, including domain names and uniform resource locators (URL), shall not be displayed on any sign, supplemental plaque, sign panel (including logo sign panels on Specific Service signs), or changeable message sign.

Guidance:

- 15 Unless otherwise provided in this Manual for a specific sign, and except as provided in Paragraph 16, telephone numbers of more than four characters should not be displayed on any sign, supplemental plaque, sign panel (including logo sign panels on specific service signs), or changeable message sign.

Option:

- 16 Internet addresses, e-mail addresses, or telephone numbers with more than four characters may be displayed on signs, supplemental plaques, sign panels, and changeable message signs that are intended for viewing only by pedestrians, bicyclists, occupants of parked vehicles, or drivers of vehicles on low-speed roadways where engineering judgment indicates that an area is available for drivers to stop out of the traffic flow to read the message.

Standard:

- 17 Pictographs (see definition in Section 1A.13) shall not be displayed on signs except as specifically provided in this Manual. Pictographs shall be simple, dignified, and devoid of any advertising. When used to represent a political jurisdiction (such as a State, county, or municipal corporation) the pictograph shall be the official designation adopted by the jurisdiction. When used to represent a college or university, the pictograph shall be the official seal adopted by the institution. Pictorial representations of university or college programs shall not be permitted to be displayed on a sign.

Section 2A.07 Retroreflectivity and Illumination**Support:**

- 01 There are many materials currently available for retroreflection and various methods currently available for the illumination of signs and object markers. New materials and methods continue to emerge. New materials and methods can be used as long as the signs and object markers meet the standard requirements for color, both by day and by night.

Standard:

- 02 Regulatory, warning, and guide signs and object markers shall be retroreflective (see Section 2A.08) or illuminated to show the same shape and similar color by both day and night, unless otherwise provided in the text discussion in this Manual for a particular sign or group of signs.

- 03 The requirements for sign illumination shall not be considered to be satisfied by street or highway lighting.

Option:

- 04 Sign elements may be illuminated by the means shown in Table 2A-1.
- 05 Retroreflection of sign elements may be accomplished by the means shown in Table 2A-2.
- 06 Light Emitting Diode (LED) units may be used individually within the legend or symbol of a sign and in the border of a sign, except for changeable message signs, to improve the conspicuity, increase the legibility of sign legends and borders, or provide a changeable message.



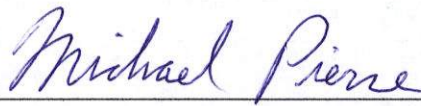
CERTIFICATE OF SERVICE

I hereby attest that on the 14 day of March, 2019, a copy of the foregoing has been delivered or mailed to the following:

Matthew Bishop
2835 Smith Ave
Pikesville, MD 21209

Timothy Kotroco, Esq.
305 Washington Ave
Towson, MD 21204

Peter Zimmerman, Esq,
People's Counsel
Jefferson Building
105 W Chesapeake Ave
Towson, MD 21204



Michael A Pierce

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment2/15DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NO
Comment1/15DEPS
(if not received, date e-mail sent _____)NO
Comment2/28FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)NO Objection
w/conditions1/9STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERINGNO Objection

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. CC 1815840)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

2/26/19Daily RecordSIGN POSTING (1st)

Date:

2/26/19by O'KeefeSIGN POSTING (2nd)

Date:

3/16/19by O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 11 Account Number - 1900006595			
Owner Information					
Owner Name:		SALVO INDUSTRIAL PARK		Use:	COMMERCIAL
Mailing Address:		STE 202 106 OLD COURT ROAD BALTIMORE MD 21208-		Principal Residence:	NO
				Deed Reference:	/06481/ 00517
Location & Structure Information					
Premises Address:		4138 JOPPA RD 0-0000		Legal Description:	1.605 AC JOPPA CORNERS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0072	0007	0937		0000	
					Block:
					Lot:
					Assessment Year:
					2019
					Plat No:
					Plat Ref:
					0049/ 0091
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1983		16018		1.6000 AC	
				County Use	
				06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		SHOPPING CENTER / NEIGHBORHOOD			Last Major Renovation
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2019		07/01/2018	
				As of	
				07/01/2019	
Land:	800,000	800,000			
Improvements	1,053,600	1,244,100			
Total:	1,853,600	2,044,100		1,853,600	1,917,100
Preferential Land:	0				0
Transfer Information					
Seller: AKEHURST LUMBER & SUPPLY INC		Date: 08/18/1982		Price: \$210,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06481/ 00517		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:			

Exempt Class:

NONE

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application**Date:**

(4)

H113031

AGREEMENT OF EASEMENT

THIS AGREEMENT, made this 1st day of February, 1989, by and among SALVO INDUSTRIAL PARK, Maryland Limited Partnership, (hereinafter referred to as "Salvo"), and HARRY KOUKIDES, and STELLA KOUKIDES, his wife, and GUS DIACOLOUKAS and MARY DIACOLOUKAS, his wife, (hereinafter collectively referred to as "Koukides").

EXPLANATORY STATEMENT

1. Salvo is the owner of a certain parcel of land situated in the Eleventh Election District of Baltimore County, Maryland, more particularly described in a deed dated August 9, 1982, and recorded among the Land Records of Baltimore County, Maryland, in Liber EHK, JR. 6424, Folio 353, which is further described in a certain confirmatory deed dated January 11, 1983, and recorded among the Land Records of Baltimore County, Maryland in Liber EHK, JR. 6481, Folio 517 (the "Salvo parcel"); and

2. By deed dated of even date herewith and recorded or intended to be recorded immediately prior hereto among said Land Records, Koukides is the owner of that certain parcel of land adjoining the Salvo parcel, more particularly described in a deed dated July 3, 1985, and recorded among the Land Records of Baltimore County in Liber EHK, JR. 7003, Folio: 330, which was conveyed by Patrick Akehurst and Annelies M. Akehurst, his wife, ("Akehurst"), to Tripec Associates Limited Partnership (the "Koukides parcel"); and

3. Koukides intends to develop the Koukides parcel by construction of an improvement to be used as a retail and office building, or for such other use or uses as from time to time may be determined, and to facilitate such use will erect a sign adjacent to Joppa Road, wholly or partially upon a triangular portion of land located upon the Salvo parcel (hereinafter referred to as the "Easement Area"), such Easement Area being more particularly described by legal description attached as Exhibit A to this Agreement and by this and other references is intended to be made a part hereof.

NOW THEREFORE, in consideration of the premises, the sum of ONE (\$1.00) DOLLAR in hand paid by Koukides to Salvo and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Salvo and Koukides (collectively referred to herein as "the Parties"), hereto for

B R C F 33.00
 TAG the 0 #
 SM CLERK 33.00
 H0018 C004 R01 T14:44
 02/08/89

PET. 2

TRANSFER TAX NOT REQUIRED
 Director of Finance
 BALTIMORE COUNTY, MARYLAND

RECEIVED FOR TRANSFER
 State Department of
 Taxation

COUNTY CIRCUIT COURT (Land Records) SM 0099, II, 0175, Md. Case 7853. Date available: 03/09/2005. Entered: 03/08/89

X ' themselves, their respective heirs, personal representatives, successors and assigns, agree as follows:

1. Salvo does hereby grant and convey unto Koukides their heirs, personal representatives, successors and assigns, a perpetual easement and right, privilege and authority to construct, operate and maintain a sign upon the Easement Area.

2. Any sign to be constructed by Koukides, their heirs, personal representatives, successors and assigns, shall be for the purpose of apprising the general public of the location of the building to be constructed upon the Koukides parcel and of the nature and identity of each and every tenant which from time to time may occupy such building.

3. Any sign to be constructed by Koukides, their heirs, personal representatives, successors or assigns, shall conform in all dimensions and respects with the then applicable Baltimore County zoning laws, ordinances and regulations.

4. The cost of constructing, operating and maintaining any such sign shall be paid for exclusively by Koukides, their heirs, personal representatives, successors or assigns. At all times, the sign shall be maintained in good appearance and repair.

5. Salvo hereby declares, covenants and agrees that no building, structure or thing shall be permitted or suffered to exist within the Easement Area, other than a sign to be erected by Koukides as hereinbefore described.

6. It is expressly agreed and understood that the easement and covenants contained herein shall be deemed as running with and binding upon the land as appurtenant to the Salvo parcel for the benefit of the Koukides parcel.

7. Any mortgage or deed of trust encumbering any portion of the Salvo parcel shall at all times be subordinate to the terms of this Agreement and any party foreclosing any such mortgage or deed of trust, or acquiring title by deed in lieu of foreclosure or trustee's sale, shall acquire title subject to all of the terms and provisions of this Agreement.

8. The interpretation, construction and performance of this Agreement shall be governed by Maryland Law.

9. The parties agree that this Agreement in all of its terms, covenants and conditions shall be binding on and shall inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties hereof by the properly authorized persons and with their respective seals attached, have duly executed this Agreement as of the day and year first written above.

WITNESS OR ATTEST:

SALVO INDUSTRIAL PARK,
A Maryland Limited Partnership

Cheryl A. Neff

By: [Signature] (SEAL)
Emmanuel S. Glasser,
General Partner

Cheryl A. Neff

By: [Signature] (SEAL)
Jack H. Pechter,
General Partner

Mary Marina Voulas-Hansen

[Signature] (SEAL)
Harry Koukides

Mary Marina Voulas-Hansen

[Signature] (SEAL)
Stella Koukides

Mary Marina Voulas-Hansen

[Signature] (SEAL)
Gus Diacoloukas

Mary Marina Voulas-Hansen

[Signature] (SEAL)
Mary Diacoloukas

COUNTY CIRCUIT COURT (Land Records) - SALVO INDUSTRIAL PARK, A Maryland Limited Partnership, Case No. 03/09/2006, Entered 03/18/2019, Date available 03/09/2006, Entered 03/18/2019.

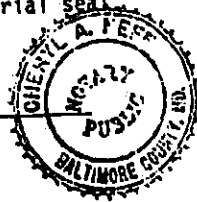
ACKNOWLEDGMENTS

STATE OF MARYLAND, COUNTY/~~CITY~~ OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, on this 2ND day of February, 1989, before me, the subscriber, a Notary Public of the said State, personally appeared Emmanuel S. Glasser and Jack H. Pechter, known to me, (or satisfactorily proven), to be the persons whose names are subscribed to the within instrument and each acknowledges that he is a general partner of Salvo Industrial Park, and being duly authorized, executed the same for the purposes therein contained on behalf of the limited partnership, and in my presence, signed and sealed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Charles A. Peff
NOTARY PUBLIC



My Commission Expires: 7/1/90

STATE OF MARYLAND, COUNTY/CITY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, on this 2ND day of February, 1989, before me, the subscriber, a Notary Public of the said State, personally appeared Harry Koukides, Stella Koukides, Gus Diacoloukas and Mary Diacoloukas, known to me, (or satisfactorily proven), to be the persons whose names are subscribed to the within instrument and each acknowledges that they executed the same for the purposes therein contained, each on their own behalf, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Mary Martha Voelkel-Hansen
NOTARY PUBLIC



My Commission Expires:

July 1, 1990

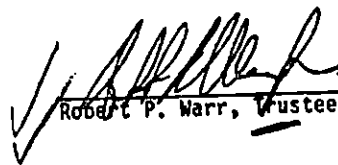
JOINDER BY LENDER

The undersigned, trustees and lender of the Salvo Parcel, as described in the within Agreement, hereby consents to the easements, covenants and restrictions hereby created and hereby subordinates its deed of trust recorded among the Land Records of Baltimore County, at Liber EHK, JR. 6742, Folio 818, to the operation and effect of the within Agreement.

Baltimore Federal Financial, FSA

By: _____

Charles E. Baker, Trustee

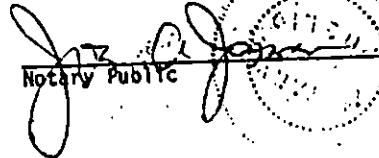

Robert P. Warr, Trustee

ACKNOWLEDGMENT

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, on this 1 day of February, 1989, before me, the subscriber, a Notary Public of said State, personally appeared Robert P. Warr, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that (he/she) is Trustee of the Lender named within, and being duly authorized, executed the same for the purposes therein contained on behalf of said Lender, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.


Notary Public

My Commission Expires: 7/1/90

LIBER 8-098 PAGE 180

LEO W. RADER

REGISTERED PROFESSIONAL SURVEYOR

HYDROGRAPHY
TOPOGRAPHY
GEODESY

SUBDIVISION
ENGINEERING
TITLE SURVEYS
LAND PLANNING

38 Belfast Road - Timonium, Maryland 21093

301-252-2920

January 14, 1989

EASEMENT FOR A SIGN

BEGINNING for the same on the northerly side of the Joppa Road as widened and at the end of the ninth or South 9 degrees 11 minutes 49 seconds West 230.90 foot line of the parcel of land described in a deed dated January 11, 1983, and recorded among the Land Records of Baltimore County in Liber E.H.K., JR. No. 6481 Folio 517, which was conveyed by Patrick F. Akehurst, et al, to Salvo Industrial Park, a Maryland Limited Partnership, thence leaving the Joppa Road and binding reversely on a part of said ninth line North 9 degrees 11 minutes 49 seconds East 38.22 feet to intersect the seventh or North 15 degrees 34 minutes 24 seconds West 54.05 foot line of the Right of Way described in the abovementioned deed, thence binding reversely on a part of said seventh line South 15 degrees 34 minutes 24 seconds East 34.71 feet to the aforesaid northerly side of the Joppa Road as widened, thence binding thereon, South 74 degrees 25 minutes 36 seconds West 16.01 feet to the place of beginning.

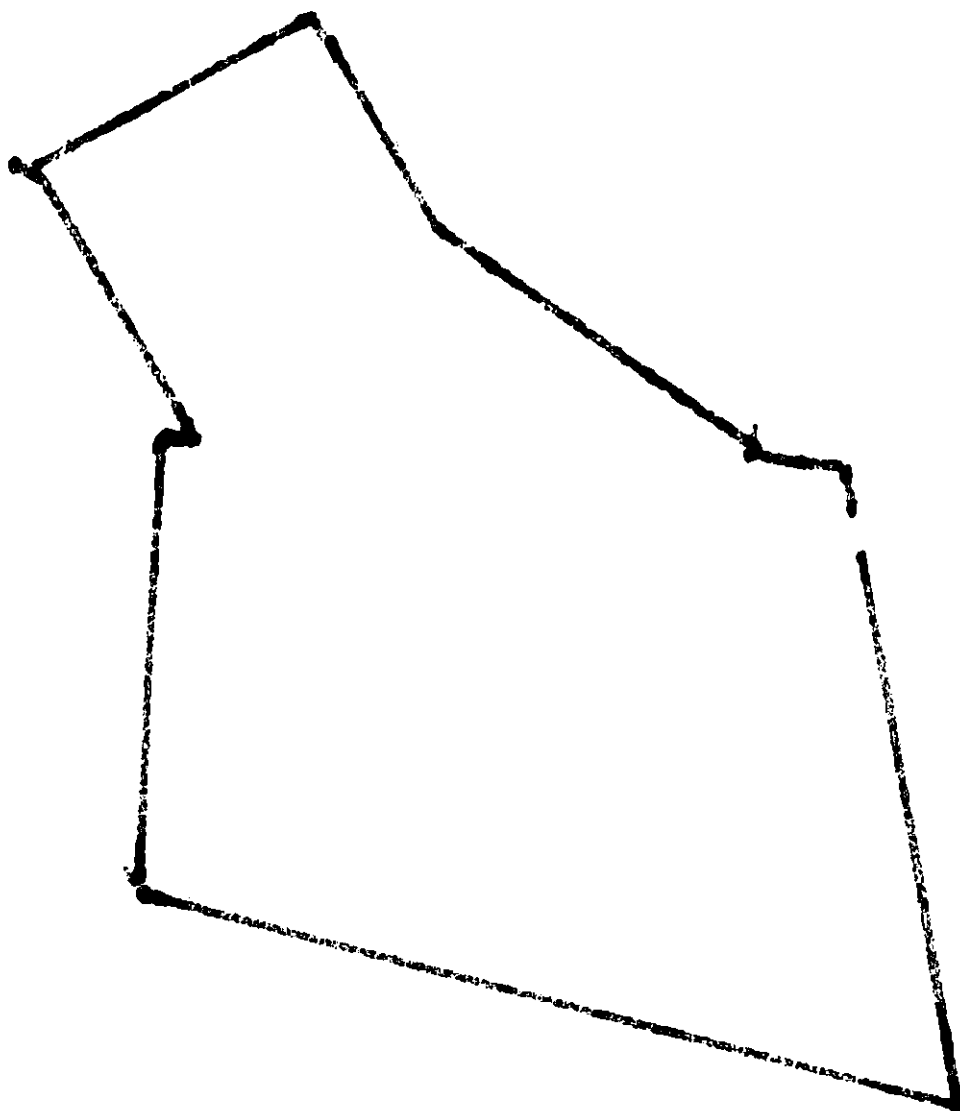
EXHIBIT A

RETURN TO:
CHICAGO TITLE INSURANCE
COMPANY OF MARYLAND
110 ST. PAUL ST.
BALTIMORE, MD. 21202



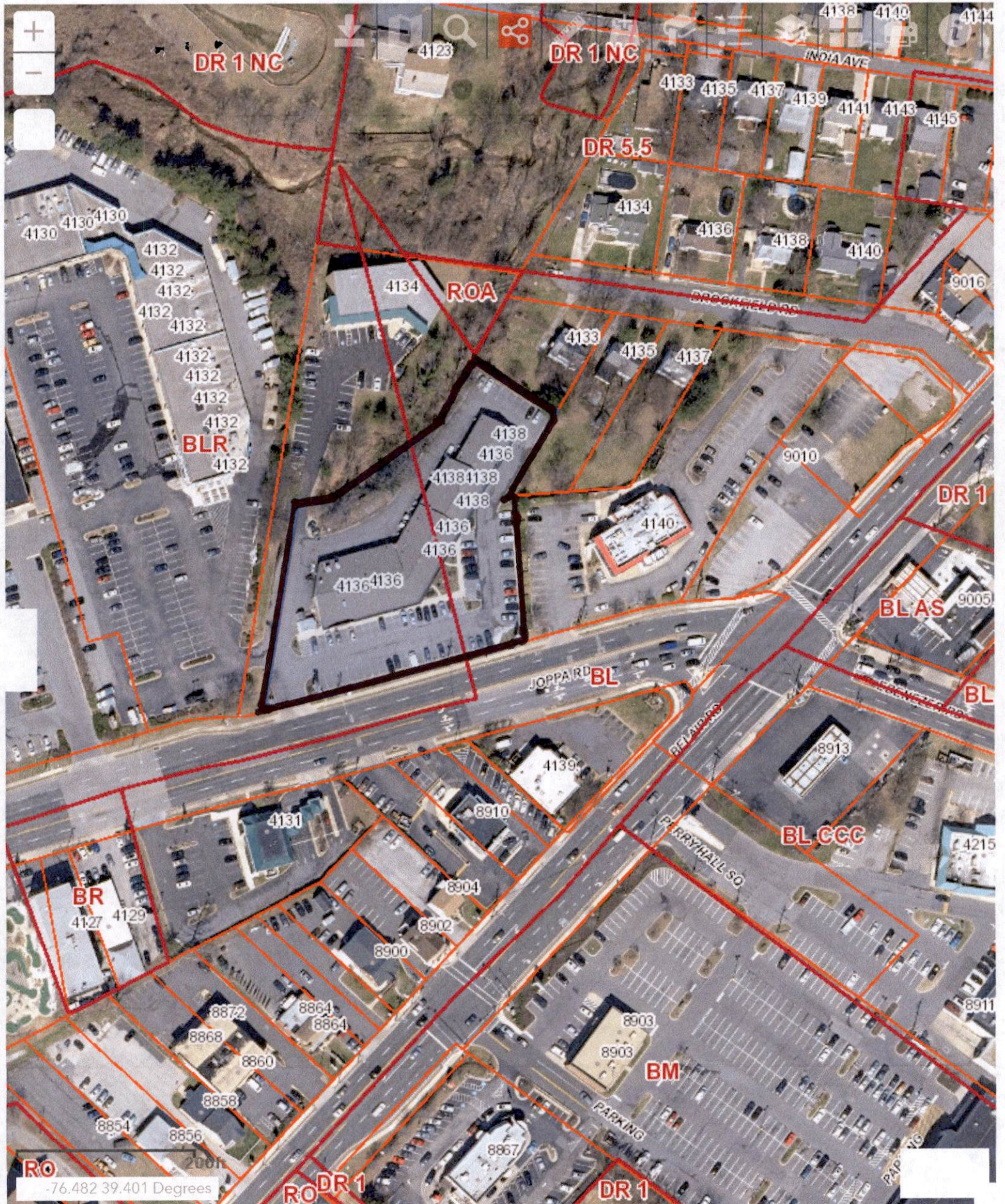
PET. 4



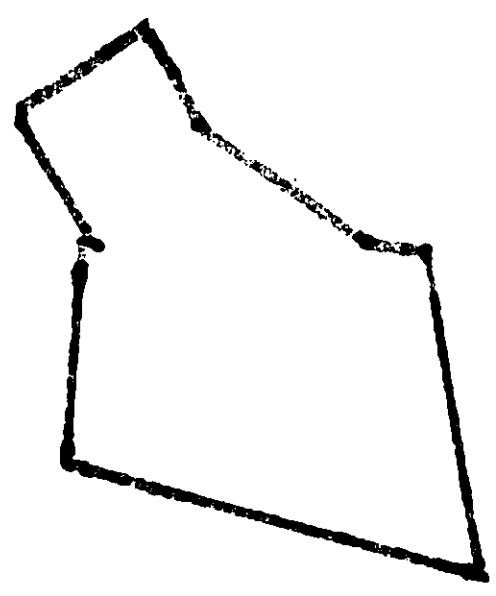




Baltimore County - My Neighborhood



1918





PET. 5



**BAYVIEW
DENTISTRY**
DR. ERIC KNEUSSL
410-256-2930

blush **NAIL LOUNGE**
410-256-2665

Schulmeyer
ANIMAL HOSPITAL
256-PAWS INC

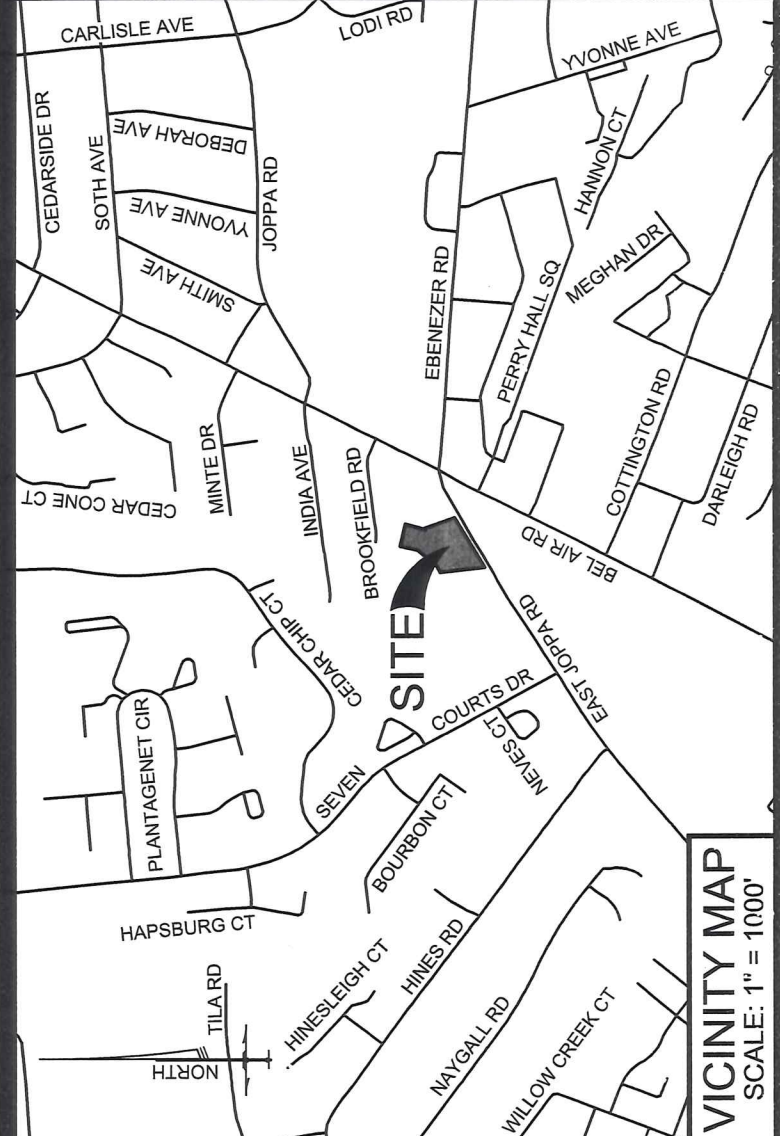
MATHNASIUM
The Math Learning Center

FOOT CENTER
OF PERRY HALL
DR. ANDREW J. LANGOS
PODIATRIST 256-1188

Hair Loft Now Open
Walk-Ins Welcome







GENERAL NOTES

- 1. OWNER/DEVELOPER: SALVO INDUSTRIAL PARK
2. OWNER/DEVELOPER: SALVO INDUSTRIAL PARK
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100. OWNER/DEVELOPER: SALVO INDUSTRIAL PARK

ZONING NOTES

- 1. ZONING CLASSIFICATION: B.L. A.C.
2. ZONING HISTORY: B.L. A.C.
3. ZONING HISTORY: B.L. A.C.
4. ZONING HISTORY: B.L. A.C.
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60. ZONING HISTORY: B.L. A.C.
61. ZONING HISTORY: B.L. A.C.
62. ZONING HISTORY: B.L. A.C.
63. ZONING HISTORY: B.L. A.C.
64. ZONING HISTORY: B.L. A.C.
65. ZONING HISTORY: B.L. A.C.
66. ZONING HISTORY: B.L. A.C.
67. ZONING HISTORY: B.L. A.C.
68. ZONING HISTORY: B.L. A.C.
69. ZONING HISTORY: B.L. A.C.
70. ZONING HISTORY: B.L. A.C.
71. ZONING HISTORY: B.L. A.C.
72. ZONING HISTORY: B.L. A.C.
73. ZONING HISTORY: B.L. A.C.
74. ZONING HISTORY: B.L. A.C.
75. ZONING HISTORY: B.L. A.C.
76. ZONING HISTORY: B.L. A.C.
77. ZONING HISTORY: B.L. A.C.
78. ZONING HISTORY: B.L. A.C.
79. ZONING HISTORY: B.L. A.C.
80. ZONING HISTORY: B.L. A.C.
81. ZONING HISTORY: B.L. A.C.
82. ZONING HISTORY: B.L. A.C.
83. ZONING HISTORY: B.L. A.C.
84. ZONING HISTORY: B.L. A.C.
85. ZONING HISTORY: B.L. A.C.
86. ZONING HISTORY: B.L. A.C.
87. ZONING HISTORY: B.L. A.C.
88. ZONING HISTORY: B.L. A.C.
89. ZONING HISTORY: B.L. A.C.
90. ZONING HISTORY: B.L. A.C.
91. ZONING HISTORY: B.L. A.C.
92. ZONING HISTORY: B.L. A.C.
93. ZONING HISTORY: B.L. A.C.
94. ZONING HISTORY: B.L. A.C.
95. ZONING HISTORY: B.L. A.C.
96. ZONING HISTORY: B.L. A.C.
97. ZONING HISTORY: B.L. A.C.
98. ZONING HISTORY: B.L. A.C.
99. ZONING HISTORY: B.L. A.C.
100. ZONING HISTORY: B.L. A.C.

NON-RES. PRINCIPAL BUILDING SETBACKS

SETBACK TYPE - BL., B.L.R.	EXISTING
FRONT YARD (AVERAGE) - SECTIONS 301.2, 298.6.B.	150' / 25'
SIDE YARD - SECTION 229.6.C.1, VARIANCE GRANTED, CASE #1987-0052-A	0'
REAR YARD (B.L.) - SECTION 229.6.C, VARIANCE GRANTED, CASE #1987-0052-A	20'
REAR YARD (B.L.B.L.R.) - SECTION 229.6.C, VARIANCE GRANTED, CASE #1987-0052-A	30'

PARKING REQUIREMENTS

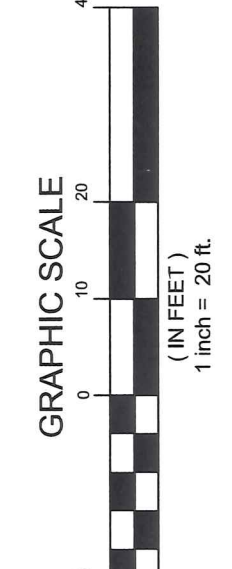
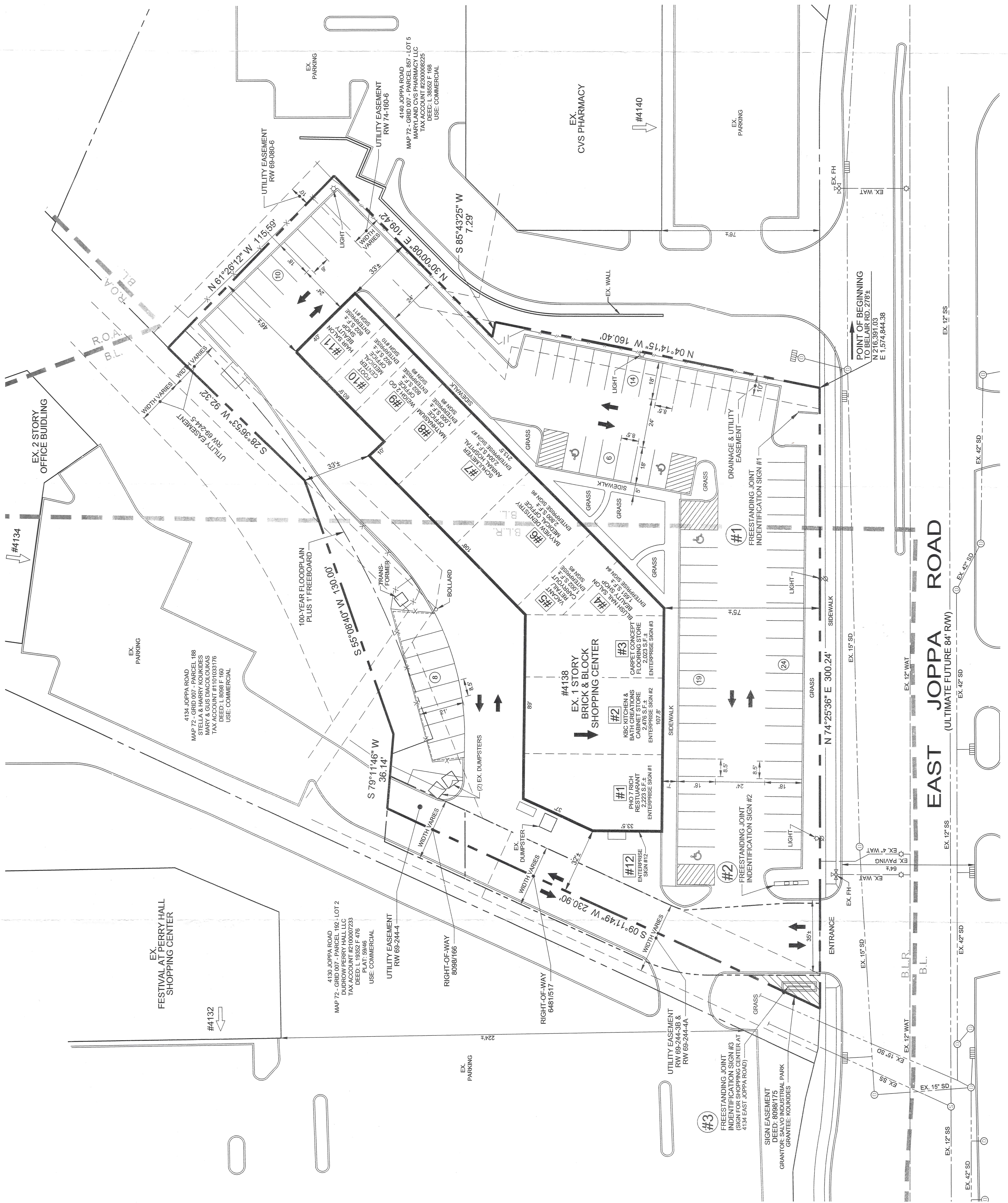
EXISTING TENANT	AREAS	HAZARDOUS COUNTY USE	PARKING REQUIREMENTS
PHOTO 7 RICH	2,223 S.F.	RESTAURANT	19,000 S.F.
CARPET CONCEPTS	4,493 S.F.	FURNITURE	2,510 S.F.
BLUSH NAIL LOUNGE	2,493 S.F.	BEAUTY SHOP	5,100 S.F.
DAYVIEW DENTISTRY	3,000 S.F.	MEDICAL OFFICE	4,510 S.F.
SCHULMEYER ANIMAL HOSPITAL	2,000 S.F.	MEDICAL OFFICE	4,510 S.F.
SCHULMEYER LEARNING CENTER	1,802 S.F.	OFFICE	3,310 S.F.
VACANT	1,802 S.F.	RETAIL/CARRYOUT	5,100 S.F.
REQUIRED PARKING TOTAL			100
PROVIDED PARKING TOTAL			81

2019-0192-A

PLAN TO ACCOMPANY
VARIANCE PETITION
JOPPA CORNERS
4138 EAST JOPPA ROAD
BALTIMORE COUNTY, MARYLAND 21236

11TH ELECTION DISTRICT 5TH COUNCILMANIC DISTRICT

Colbert Matz Rosentfelt
Engineers - Surveyors - Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



FREESTANDING JOINT
IDENTIFICATION SIGN #1



PERMITTED SIGN AREA: 107 SF
EXISTING SIGN AREA: 175 SF

FREESTANDING JOINT
IDENTIFICATION SIGN #2



PERMITTED SIGN AREA: 107 SF
EXISTING SIGN AREA: 270 SF

FREESTANDING JOINT
IDENTIFICATION SIGN #3



PERMITTED SIGN AREA: 107 SF
EXISTING SIGN AREA: 115 SF

ENTERPRISE SIGN #1



PERMITTED SIGN AREA: 40' X 2 = 80 SF
EXISTING SIGN AREA: 14.5' X 5.5' = 79.75 SF

ENTERPRISE SIGN #2



PERMITTED SIGN AREA: 43' X 2 = 86 SF
EXISTING SIGN AREA 1: 26' X 2' = 52 SF
EXISTING SIGN AREA 2: 16.5' X 2' = 33 SF
TOTAL EXISTING SIGN AREA: 86 SF

ENTERPRISE SIGN #3



ENTERPRISE SIGN #4



PERMITTED SIGN AREA: 40' X 2 = 80 SF
EXISTING SIGN AREA: 21' X 3.5' = 73.5 SF

ENTERPRISE SIGN #5



PERMITTED SIGN AREA: 20' X 2 = 40 SF
EXISTING SIGN AREA: 14.5' X 3.5' = 50.75 SF

ENTERPRISE SIGN #6



PERMITTED SIGN AREA: 40' X 2 = 80 SF
EXISTING SIGN AREA: 29' X 3' = 87 SF

ENTERPRISE SIGN #7



PERMITTED SIGN AREA: 40' X 2 = 80 SF
EXISTING SIGN AREA: 31' X 2' = 62 SF

ENTERPRISE SIGN #8



PERMITTED SIGN AREA: 20' X 2 = 40 SF
EXISTING SIGN AREA: 12.5' X 3.5' = 43.75 SF

ENTERPRISE SIGN #9



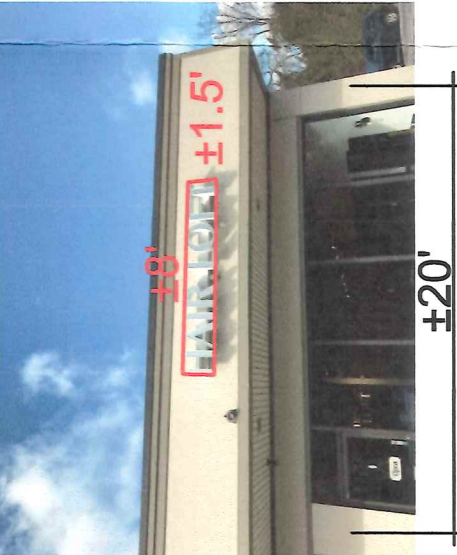
PERMITTED SIGN AREA: 20' X 2 = 40 SF
EXISTING SIGN AREA: 12.5' X 1.5' = 18.75 SF

ENTERPRISE SIGN #10



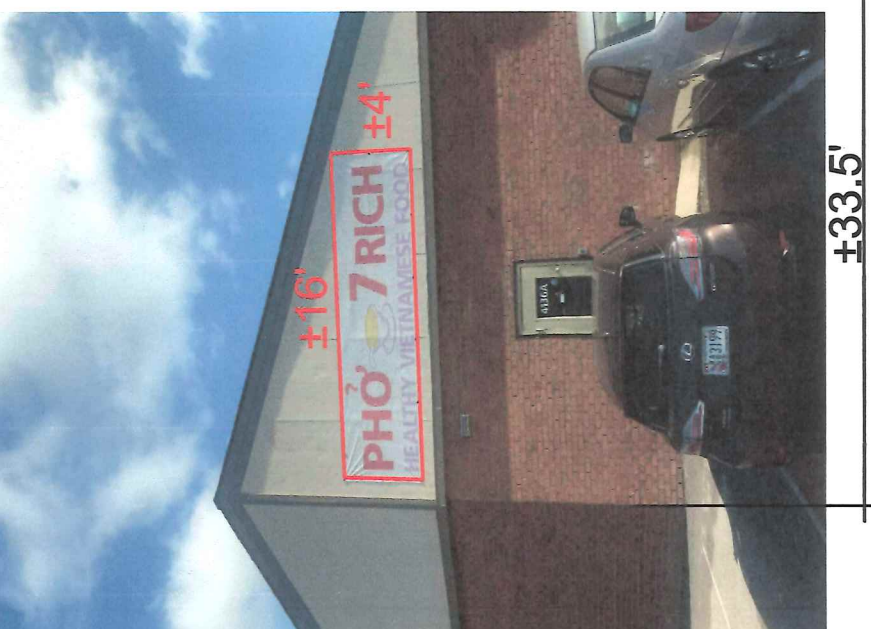
PERMITTED SIGN AREA: 20' X 2 = 40 SF
EXISTING SIGN AREA: 12' X 2' = 24 SF

ENTERPRISE SIGN #11



PERMITTED SIGN AREA: 20' X 2 = 40 SF
EXISTING SIGN AREA: 8' X 1.5' = 12 SF

ENTERPRISE SIGN #12



PERMITTED SIGN AREA: 33.5' X 2 = 67 SF
EXISTING SIGN AREA: 16' X 4' = 64 SF

2019-0192-A

PLAN TO ACCOMPANY VARIANCE PETITION

JOPPA CORNERS
4138 EAST JOPPA ROAD
BALTIMORE COUNTY, MARYLAND 21236

11TH ELECTION DISTRICT5TH COUNCILMANIC DISTRICT

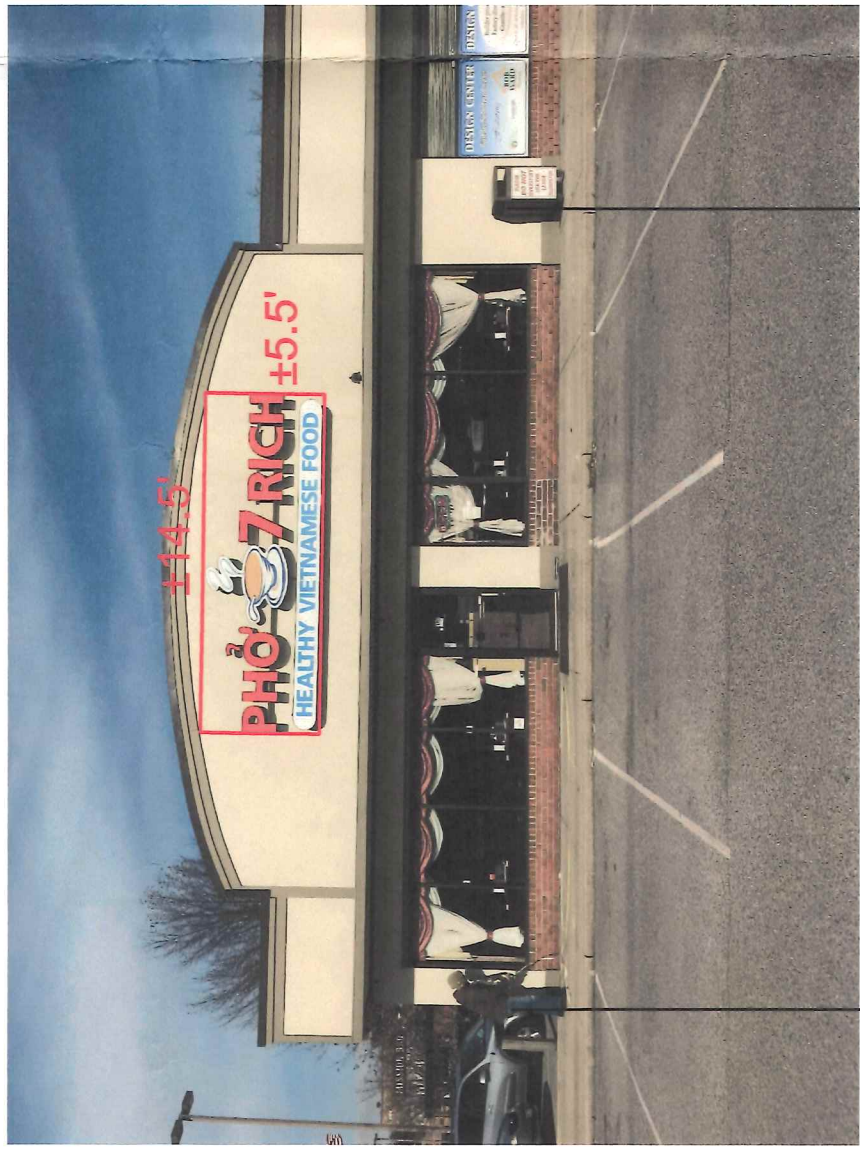


Colbert Matz Rosenfelt
Engineers • Surveyors • Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

SCALE: N.T.S.	
DATE: 12/03/2018	
JOB NO: 2018210	
DESIGNED: AJC	
DRAWN: AJC	
CHECKED: MAJ	
FILE: 20180118.dwg	
DRAWING NUMBER:	
NO.	
DATE	
REVISIONS	
BY	
SHEET 2 OF 2	

ZP-2

ENTERPRISE SIGN #1



±40'	
PERMITTED SIGN AREA:	40' X 2 = 80 SF
EXISTING SIGN AREA:	14.5' X 5.5' = 79.75 SF

Exterior view of the Schumeyer Animal Hospital building, showing the entrance and large windows. The building is a single-story structure with a light-colored facade and a brick chimney. The entrance is marked by a sign that reads "SCHUMEYER ANIMAL HOSPITAL" and "42". The building is surrounded by a lawn and some shrubbery.

PERMITTED SIGN AREA: 40' X 2 = 80 SF
EXISTING SIGN AREA: 31' X 2' = 62 SF

A photograph of a building facade, likely a restaurant or shop, featuring a large red 'X' graphic. The text on the building includes 'FALL' in large letters, '\$3.50' in red, 'CHINA TOWN' in red, and 'WINTER 2000' in black. On the right side, there is a vertical measurement of '20'.

PERMITTED SIGN AREA: 20' X 2 = 40 SF
EXISTING SIGN AREA: 12.5' X 3.5' = 43.75 SF

1.33 5'

WEIGH 2.00 + 1.5'

+20'

PERMITTED SIGN AREA:
EXISTING SIGN AREA:

PERMITTED SIGN AREA: 20' X 2 = 40 SF
EXISTING SIGN AREA: 12' X 2' = 24 SF

A photograph of a building facade. A red sign with white text reads "HAWAIIAN ±1.5". Below it, a black sign with white text reads "±20'". The building has a light-colored wall and a dark window. The sky is blue with some clouds.

PERMITTED SIGN AREA:
EXISTING SIGN AREA:

±40'

PERMITTED SIGN AREA: 40' X 2 = 80 SF

EXISTING SIGN AREA: 21' X 3.5' = 73.5 SF

±20'

PERMITTED SIGN AREA: 20' X 2 = 40 SF
EXISTING SIGN AREA: 14.5' X 3.5' = 50.75 SF

±40'

PERMITTED SIGN AREA: 40' X 2 = 80 SF

EXISTING SIGN AREA: 29' X 3' = 87 SF

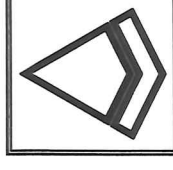
PERMITTED SIGN AREA: 33.5' X 2 = 67 SF
EXISTING SIGN AREA: 16' X 4' = 64 SF

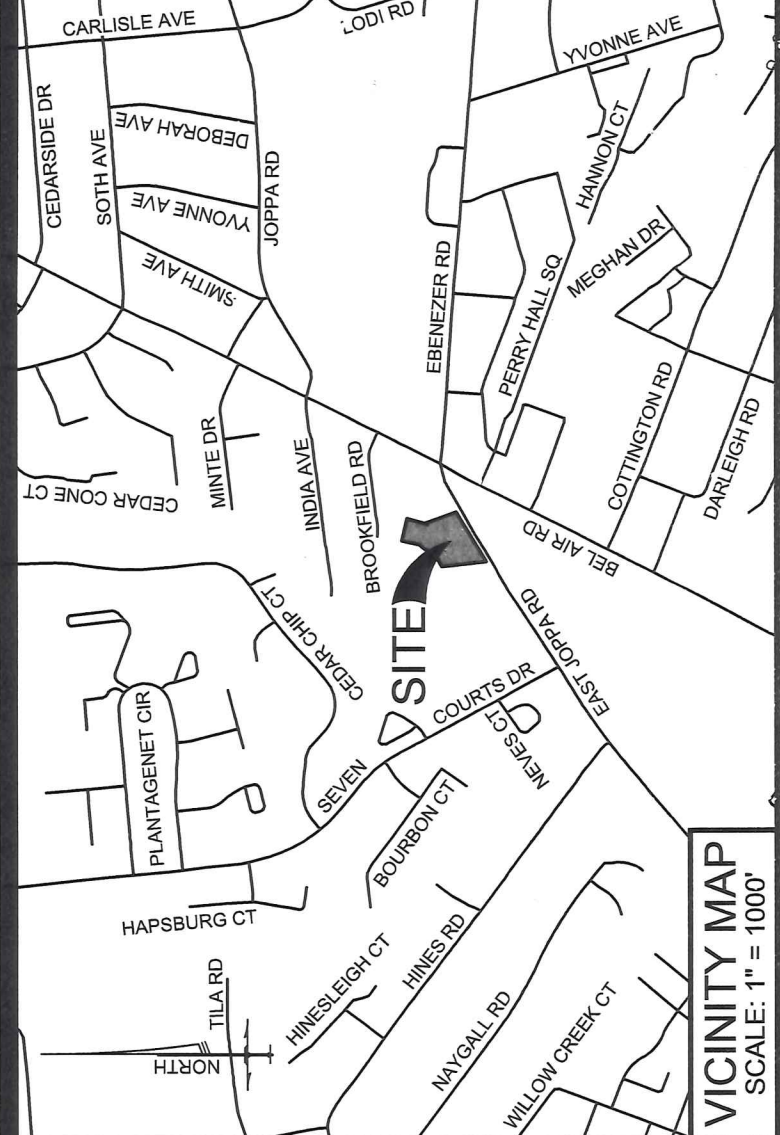
JOPPA CORNERS
4138 EAST JOPPA ROAD
BALTIMORE COUNTY, MARYLAND 2123

11TH ELECTION DISTRICT

Colbert Matz Rosenfeld

Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7955

[illegible]



GENERAL NOTES

- 1. OWNER/DEVELOPER: SALVO INDUSTRIAL PARK
10500 SALVO INDUSTRIAL PARK
BALTIMORE, MD 21208
CONTACT: DAVID CHANAN
PHONE NO. (410) 653-5560
FAX NO. (410) 653-5561
E-MAIL: DCHANAN@SALVOINDUSTRIALPARK.COM
DEED REFERENCE: 6808175
TAX MAP: 72, GRID 07, PARCEL: 937
- 2. ADDITIONAL PROPERTY INFORMATION:
COUNCILMANIC DISTRICT: 5TH
COUNCILMANIC DISTRICT: 5TH
200 CENSUS BLOCK GROUP: 2
REGIONAL PLANNING DISTRICT: PERRY HALL / WHITE MARSH
TRANSPORTATION ZONE: 17A
USE: COMMERCIAL
TAX MAP: 72, GRID 07, PARCEL: 937
AREA OF TRACT: NET: 69,934.56 SQ. FT. (1.8 AC.)
GROSS: 78,841.28 SQ. FT. (1.81 AC.)
- 3. F.A.R. 1.0
EXISTING - BUILDING AREA (10,422.00) / GROSS SITE AREA (78,841.28) = 0.13
- 4. THE SUBJECT SITE IS NOT ASSOCIATED WITH THE MARYLAND HISTORICAL SOCIETY OR ANY LANDMARKS.
- 5. THE SUBJECT SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- 6. THE SUBJECT SITE LIES WITHIN THE FEMA 100-YEAR FLOODPLAIN, BASED ON FEMA ELEVATION DATA.
- 7. THERE ARE NO KNOWN UNDERGROUND (FUEL) STORAGE TANKS ON OR WITHIN 100 FEET OF THE SUBJECT SITE.
- 8. THERE ARE NO WELLS OR SEPTIC SYSTEMS ON THE SUBJECT SITE.
- 9. PUBLIC WATER AND SEWER ARE AVAILABLE.
- 10. THE SITE IS NOT LOCATED WITHIN ANY FAILED BASIC SERVICES AREAS.
- 11. ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL, SITE AND PUBLIC STREETS.
- 12. DESIGN STANDARDS, SCREENING, AND LANDSCAPING MUST BE PROVIDED IN ACCORDANCE WITH THE BALTIMORE COUNTY ZONING ORDINANCE, SECTION 100-1.1 TO CONTINUE USE OF AN EXISTING (CAR RENTAL SERVICES) - GRANTED WITH RESTRICTIONS

ZONING NOTES

- 1. ZONING CLASSIFICATION: B.L. B.L.R.
- 2. ZONING HISTORY:
CASE NO. 18-0188-A
EXCEPTION FROM AN "R" ZONE TO AN "E" COMMERCIAL ZONE - GRANTED
- 3. CASE NO. 18-0188-A
EXCEPTION FROM AN "R" ZONE TO AN "E" COMMERCIAL ZONE - GRANTED
- 4. CASE NO. 18-0188-A
EXCEPTION FROM AN "R" ZONE TO AN "E" COMMERCIAL ZONE - GRANTED
- 5. CASE NO. 18-0188-A
EXCEPTION FROM AN "R" ZONE TO AN "E" COMMERCIAL ZONE - GRANTED
- 6. CASE NO. 18-0188-A
EXCEPTION FROM AN "R" ZONE TO AN "E" COMMERCIAL ZONE - GRANTED
- 7. CASE NO. 18-0188-A
EXCEPTION FROM AN "R" ZONE TO AN "E" COMMERCIAL ZONE - GRANTED
- 8. CASE NO. 18-0188-A
EXCEPTION FROM AN "R" ZONE TO AN "E" COMMERCIAL ZONE - GRANTED
- 9. CASE NO. 18-0188-A
EXCEPTION FROM AN "R" ZONE TO AN "E" COMMERCIAL ZONE - GRANTED
- 10. CASE NO. 18-0188-A
EXCEPTION FROM AN "R" ZONE TO AN "E" COMMERCIAL ZONE - GRANTED
- 11. CASE NO. 18-0188-A
EXCEPTION FROM AN "R" ZONE TO AN "E" COMMERCIAL ZONE - GRANTED
- 12. CASE NO. 18-0188-A
EXCEPTION FROM AN "R" ZONE TO AN "E" COMMERCIAL ZONE - GRANTED
- 13. CASE NO. 18-0188-A
EXCEPTION FROM AN "R" ZONE TO AN "E" COMMERCIAL ZONE - GRANTED
- 14. CASE NO. 18-0188-A
EXCEPTION FROM AN "R" ZONE TO AN "E" COMMERCIAL ZONE - GRANTED
- 15. CASE NO. 18-0188-A
EXCEPTION FROM AN "R" ZONE TO AN "E" COMMERCIAL ZONE - GRANTED
- 16. CASE NO. 18-0188-A
EXCEPTION FROM AN "R" ZONE TO AN "E" COMMERCIAL ZONE - GRANTED
- 17. CASE NO. 18-0188-A
EXCEPTION FROM AN "R" ZONE TO AN "E" COMMERCIAL ZONE - GRANTED
- 18. CASE NO. 18-0188-A
EXCEPTION FROM AN "R" ZONE TO AN "E" COMMERCIAL ZONE - GRANTED
- 19. CASE NO. 18-0188-A
EXCEPTION FROM AN "R" ZONE TO AN "E" COMMERCIAL ZONE - GRANTED
- 20. CASE NO. 18-0188-A
EXCEPTION FROM AN "R" ZONE TO AN "E" COMMERCIAL ZONE - GRANTED

NON-RES. PRINCIPAL BUILDING SETBACKS

SETBACK TYPE - B.L. B.L.R.	REQUIRED SETBACK	EXISTING SETBACK
FRONT YARD (AVERAGE) - SECTIONS 301.2, 200.1.B.	10' / 25'	75'
SIDE YARD - SECTION 220.3.1.1, VARIANCE GRANTED, CASE #1887-0052-A	0'	30' B.L.
REAR YARD (B.L.) - SECTION 220.3.1.1, VARIANCE GRANTED, CASE #1887-0052-A	20'	30'
REAR YARD (B.L.) - SECTION 220.3.1.1, VARIANCE GRANTED, CASE #1887-0052-A	20'	30'

PARKING REQUIREMENTS

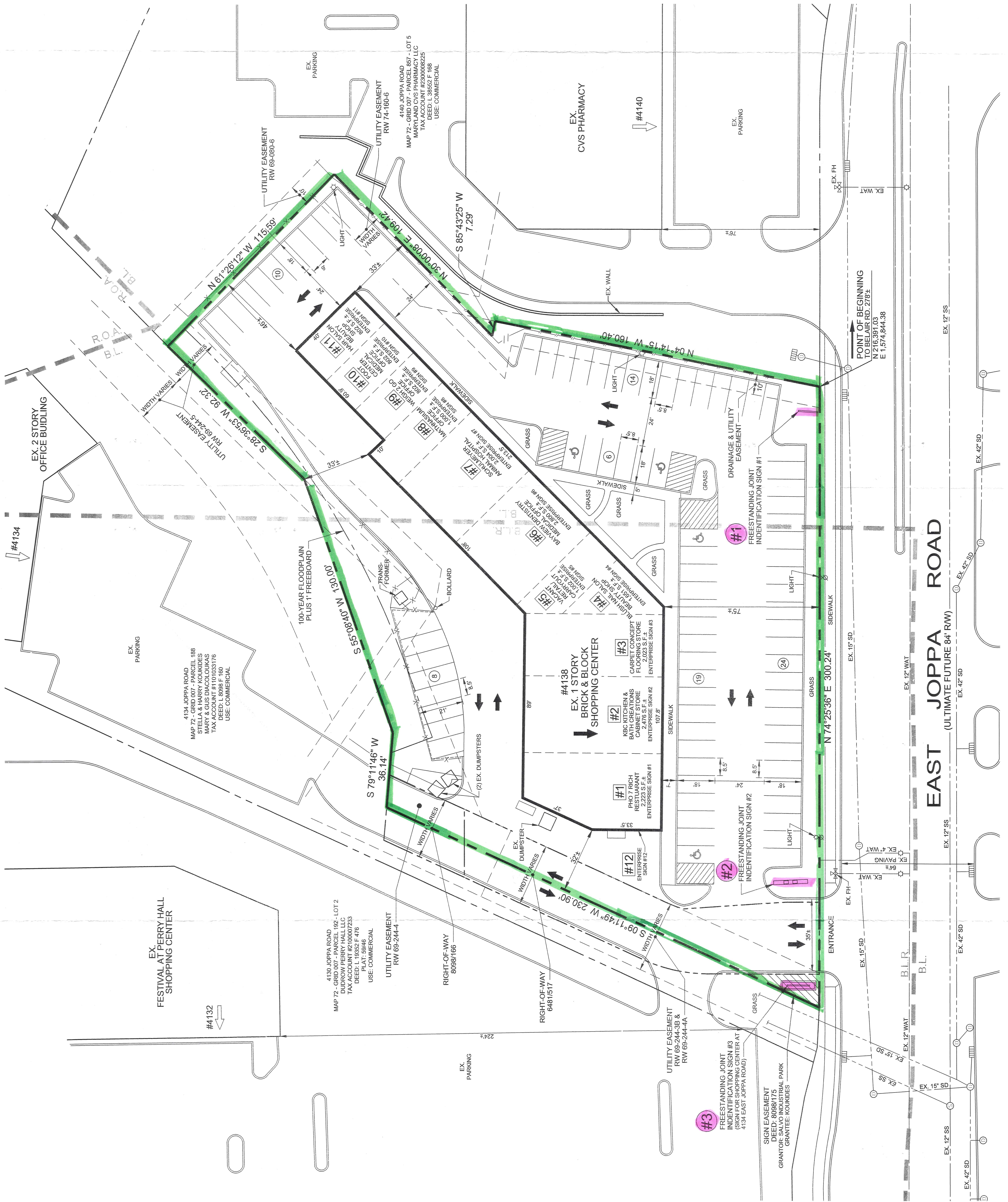
EXISTING TENANT	AREAS S.F.	BALTIMORE COUNTY REGULATIONS	PARKING REQUIREMENTS
PHOTO FRI	2,223 S.F.	RESTAURANT	18'1000 S.F.
CARPET CONCEPTS	4,493 S.F.	FURNITURE OR CARPET STORE	25'1000 S.F.
BURSH NAIL LOUNGE, H&R LOFT	2,453 S.F.	BEAUTY SHOP	5'1000 S.F.
BAYVIEW DENTISTRY, FOOT CENTER	3,602 S.F.	MEDICAL OFFICE	45'1000 S.F.
SCHUMMEYER ANIMAL HOSPITAL	2,004 S.F.	MEDICAL OFFICE	45'1000 S.F.
SCHUMMEYER ANIMAL HOSPITAL	1,882 S.F.	OFFICE	33'1000 S.F.
VACANT	1,002 S.F.	RETAIL CARRYOUT	5'1000 S.F.
REQUIRED PARKING TOTAL			100
PROVIDED PARKING TOTAL			51

PLAN TO ACCOMPANY VARIANCE PETITION
JOPPA CORNERS
4134 EAST JOPPA ROAD
BALTIMORE COUNTY, MARYLAND 21236

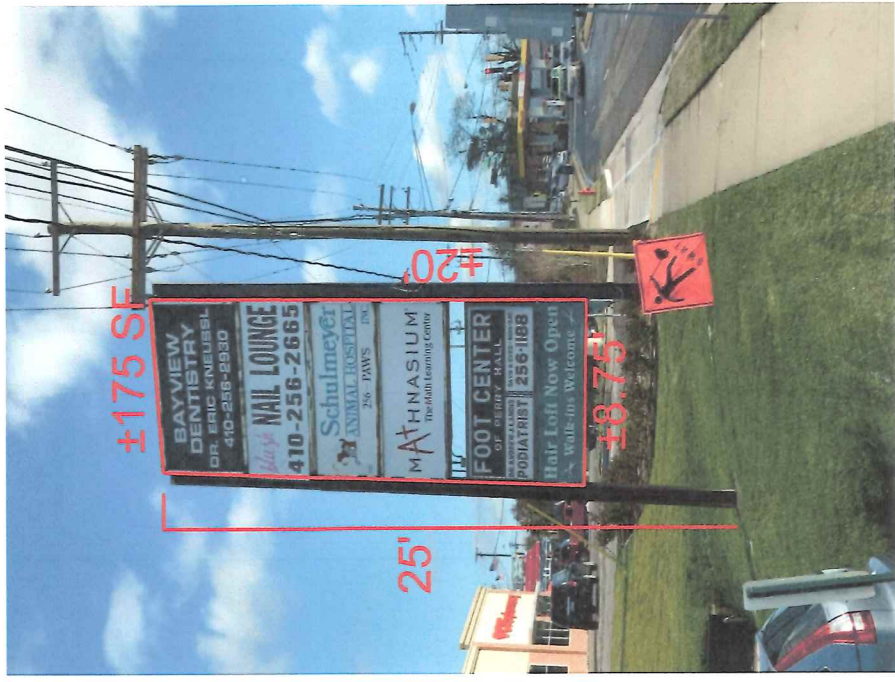
11TH ELECTION DISTRICT 5TH COUNCILMANIC DISTRICT

Colbert Matz Rosenfelt
Engineers - Surveyors - Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

SCALE: 1" = 20'	DESIGNED: A.C.
DATE: 10/15/2019	DRAWN: A.C.
PROJECT: JOPPA CORNERS	CHECKED: M.B.
DRAWING NUMBER: ZP-1	DATE: 10/15/2019
BY: 1	OF: 2

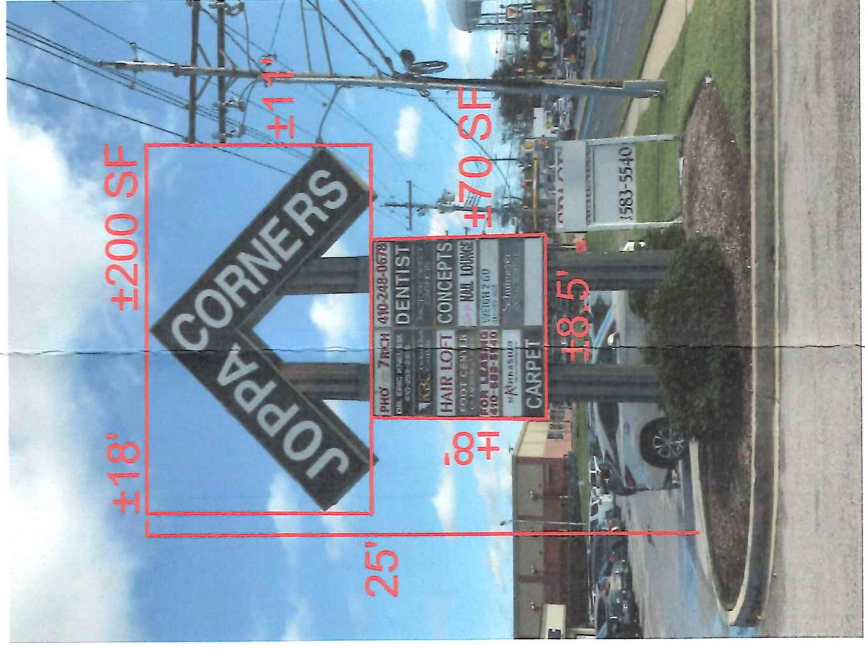


FREESTANDING JOINT
IDENTIFICATION SIGN #1



PERMITTED SIGN AREA: 107 SF
EXISTING SIGN AREA: 175 SF

FREESTANDING JOINT
IDENTIFICATION SIGN #2



PERMITTED SIGN AREA: 107 SF
EXISTING SIGN AREA: 270 SF

FREESTANDING JOINT
IDENTIFICATION SIGN #3



PERMITTED SIGN AREA: 107 SF
EXISTING SIGN AREA: 115 SF

ENTERPRISE SIGN #1



PERMITTED SIGN AREA:
EXISTING SIGN AREA:

ENTERPRISE SIGN #2



PERMITTED SIGN AREA:
EXISTING SIGN AREA 1:
EXISTING SIGN AREA 2:
TOTAL EXISTING SIGN AREA:

ENTERPRISE SIGN #7



PERMITTED SIGN AREA:
EXISTING SIGN AREA:

ENTERPRISE SIGN #8



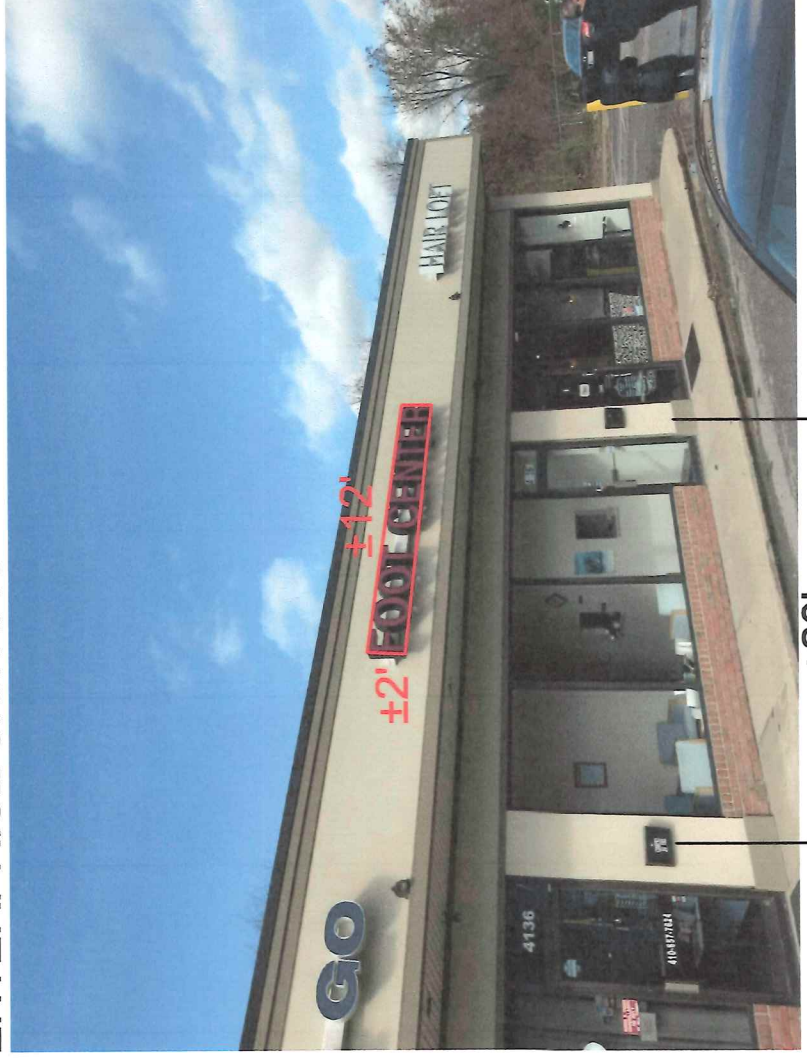
PERMITTED SIGN AREA:
EXISTING SIGN AREA:

ENTERPRISE SIGN #9



PERMITTED SIGN AREA:
EXISTING SIGN AREA:

ENTERPRISE SIGN #10



PERMITTED SIGN AREA:
EXISTING SIGN AREA:

ENTERPRISE SIGN #11



PERMITTED SIGN AREA:
EXISTING SIGN AREA:

ENTERPRISE SIGN #12



PERMITTED SIGN AREA:
EXISTING SIGN AREA:

ENTERPRISE SIGN #6



PERMITTED SIGN AREA:
EXISTING SIGN AREA:

ENTERPRISE SIGN #5



PERMITTED SIGN AREA:
EXISTING SIGN AREA:

ENTERPRISE SIGN #4



PERMITTED SIGN AREA:
EXISTING SIGN AREA:

PLAN TO ACCOMPANY VARIANCE PETITION

JOPPA CORNERS
4138 EAST JOPPA ROAD
BALTIMORE COUNTY, MARYLAND 21236

11TH ELECTION DISTRICT5TH COUNCILMANIC DISTRICT



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2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

SCALE: N.E.S.	DATE: 12/03/2018
JOB NO.: 2010510	DESIGNED: A.C.
DRAWN: A.C.	CHECKED: M.M.
FILE: 2010510.dwg	DRAWING NUMBER:
NO.	DATE
BY	REVISIONS:
2	2
2	2

ZP-2



Untitled Map

Write a description for your map.

Legend



Google Earth

© 2018 Google

© 2019 Google

5.98 ft

Untitled Map

Write a description for your map.

Legend

 4138 E Joppa Rd

PET. 3



Google Earth

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8.02 ft

