

## **M E M O R A N D U M**

DATE: April 29, 2019  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2019-0197-A - Appeal Period Expired

---

The appeal period for the above-referenced case expired on April 25, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File  
Office of Administrative Hearings

**IN RE: PETITION FOR VARIANCE**  
(56 W. Timonium Road)  
8<sup>th</sup> Election District  
3<sup>rd</sup> Council District  
Timonium Business Center, LLC  
Timonium Road Property, LLC  
*Legal Owners*

Petitioners

\*  
\*  
\*  
\*  
\*

BEFORE THE OFFICE  
OF ADMINISTRATIVE  
HEARINGS FOR  
BALTIMORE COUNTY  
**CASE NO. 2019-0197-A**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Timonium Business Center, LLC, and Timonium Road Property, LLC, legal owners of the subject property (“Petitioners”). Petitioners originally sought variance relief from Section 450.7.B.1.b of the Baltimore County Zoning Regulations (“BCZR”) to allow one hundred percent of the erected sign area of a permitted joint identification sign to be devoted to changeable copy in lieu of the maximum permitted 50%. Based on discussions at the hearing the petition was amended and a variance is sought to allow fifty-two percent (52%) of the sign to be devoted to changeable copy in lieu of the permitted 50%. A second variance request concerns the number of lines and size of text for the proposed sign.

The original site plan was marked as Petitioners’ Exhibit 1. An amended site plan was submitted with the revised zoning petition and will be marked as Petitioners’ Ex. 7. The amended plan eliminated several parking spaces from the drive aisle connecting the two portions of the site. The chart on the plan shows sufficient off-street parking is provided for all uses on site.

Professional engineer Nick Brader and Thomas Pilon appeared in support of the petition. David H. Karceski, Esq. represented Petitioners. Two interested citizens expressed concern about certain aspects of the case. The Petition was advertised and posted as required by the

**ORDER RECEIVED FOR FILING**

Date 3-26-19

By [Signature]

BCZR. A substantive Zoning Advisory Committee ("ZAC") comment was received from the Department of Planning ("DOP"). That agency did not oppose the request.

The site is comprised of two separate parcels: Parcel 254, known as 56 W. Timonium Road, is approximately 48,078 square feet (1.1 Ac.) in size and Parcel 092, known as 2125-2249 Greenspring Drive, is approximately 377,097 sq. ft. (8.65 Ac.) in size. The Timonium Road property is zoned BM-IM and the Greenspring Drive property is zoned ML-IM. Each parcel is improved with a one-story commercial building and the properties are connected by a shared driveway. The proposed sign is located on the BM zoned parcel and it is those regulations which apply to this request.

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 Petitioners noted the building on Greenspring Drive is nearly one-half mile in length. Mr. Brader testified he has not encountered a property of similar size and configuration in over 30 years of practice as a professional engineer. As such the property is unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to provide adequate signage for this sprawling commercial property with multiple tenants. 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.

**ORDER RECEIVED FOR FILING**

Date 3-26-19

By law



Mike Pierce stated he believed the sign area was calculated incorrectly on the site plan, and that the name of the center (*i.e.*, "Timonium Exchange") should be considered part of the face area. Counsel agreed, and a revised site plan was submitted indicating the proposed sign is 150 sq. ft. in size. A 150 sq. ft. sign is permitted pursuant to BCZR Section 450 based on the building frontages on Timonium Road. Assuming the parcels and buildings are considered to be a single property or site (an issue discussed in greater detail below) I concur. The BCZR permits changeable copy to occupy up to 50% of the sign area, and the specifications for the proposed sign indicate the "viewing area" is 77 sq. ft., which comprises 52% of the total sign area.

Eric Rockel noted the commercial buildings are owned by different entities, and he questioned Mr. Brader concerning whether in fact there was a sufficient driveway or drive aisle connecting the properties. The amended site plan contains additional details concerning the driveway in question which is at least 20 ft. wide, as required for driveways with "two-way movements." BCZR §409.4.A. As such, I do not believe this issue is an impediment to considering, for purposes of BCZR Section 450, the properties as connected.

With regard to the ownership issue, counsel stated that although the buildings are owned by different legal entities, both entities are in fact controlled by St. John Properties. Mr. Karceski noted (as an example) portions of the Hunt Valley Town Center are owned by Greenberg Gibbons while other portions of that shopping center are owned by Sears Roebuck. Despite having multiple owners the County considered the center in the aggregate when determining what signage would be allowed. I agree, and would note the court of appeals has long held the issue of ownership is usually "irrelevant" in a zoning case. *See, e.g., Richard Roeser v. Anne Arundel Co.*, 368 Md. 294, 305 (2002) ("ownership is normally irrelevant to zoning").

ORDER RECEIVED FOR FILING

Date 3-26-19

By [Signature]

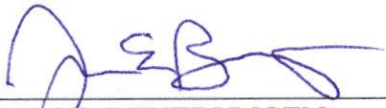


THEREFORE, IT IS ORDERED, this 26th day of **March, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to Section 450 of the Baltimore County Zoning Regulations ("BCZR") to allow fifty-two percent (52%) of the proposed joint identification sign area to be devoted to changeable copy in lieu of the permitted fifty percent (50%), and to permit six (6) lines of text in lieu of the permitted five (5) lines, with text copy a minimum of three (3) inches in lieu of the required eight (8) inches, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition
2. Prior to issuance of permits Petitioners must submit for approval by the Baltimore County landscape architect a landscape plan for the site.
3. No temporary signage of any type shall be permitted on the premises.
4. The proposed sign shall not exceed the following brightness specifications: daytime 10,000 NITS maximum, nighttime 750 NITS maximum.

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:dlw

ORDER RECEIVED FOR FILING

Date 3-26-19

By dlw



# AMENDED 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 56 W. Timonium Rd. & 2125-2245 Greenspring Dr. which is presently zoned BM-IM, ML-IM  
Deed References: 39420-129 & 18564-472 10 Digit Tax Account # 0802087220 & 0819002260  
Property Owner(s) Printed Name(s) Timonium Road Property, LLC & Timonium Business Center, LLC

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

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

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

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

3. ☒ a Variance from Section(s) 450.7 D.4.b to allow one hundred percent of the erected sign area of a permitted joint identification sign to be devoted to changeable copy

SEE ATTACHED SHEET

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

TO BE PRESENTED AT HEARING

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

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

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

## Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

## Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

## Legal Owners (Petitioners):

SEE ATTACHED

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

## Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER ORDER RECEIVED FOR FILING

Filing Date / /

Do Not Schedule Dates: Reviewer

REV. 10/4/11

Date 3-26-19

By [Signature]

**56 WEST TIMONIUM ROAD**

**2125-2245 GREENSPRING DRIVE**

**ATTACHMENT TO AMENDED PETITION FOR VARIANCE**

1. Variance from Section 450.4 Attachment 1.7(b) to allow a freestanding joint identification sign with a maximum of six (6) lines of text displayed at any one time for tenants or occupants with copy at least three (3) inches in height in lieu of the permitted five (5) lines of text with copy at least eight (8) inches in height.
2. Variance from Section 450.7.B.1.b to allow fifty-two percent (52%) of the erected sign area of the permitted joint identification sign to be devoted to changeable copy in lieu of the permitted fifty percent (50%).



**56 WEST TIMONIUM ROAD**

**ATTACHMENT TO PETITION FOR VARIANCE**

**Legal Owner:**

**TIMONIUM ROAD PROPERTY, LLC**

**By: Edward St. John, LLC, Manager**

By:



Edward St. John, Manager  
St. John Properties, Inc.  
2560 Lord Baltimore Drive  
Baltimore, MD 21244

2125-2245 GREENSPRING DRIVE

ATTACHMENT TO PETITION FOR VARIANCE

Legal Owner:

TIMONIUM BUSINESS CENTER, LLC

By: Edward St. John, LLC, Manager

By:



Edward St. John, Manager  
St. John Properties, Inc.  
2560 Lord Baltimore Drive  
Baltimore, MD 21244

ZONING DESCRIPTION for Timonium Exchange (56 W. Timonium Road & 2125-2249 Greenspring Drive)

Beginning on the northwest right of way line of W. Timonium Road at NAD83/91 coordinate position N 645857.65, E 1416678.77, said point of beginning also being 316 feet northeast from the intersection of Greenspring Drive and W. Timonium Road, thence running by the Grid Meridian of the Maryland State Plane Coordinate System (NAD83/91):

- 1) North 22°55'07" West 407.01';
- 2) South 67°04'53" West 138.00';
- 3) North 22°55'07" West 394.83';
- 4) By a curve to the left having a radius of 750.48', an arc length of 252.27' and a chord bearing North 13° 17' 18" West 251.08';
- 5) North 22°55'07" West 1280.03';
- 6) North 00°13'07" West 301.94';
- 7) South 82°31'07" East 62.00';
- 8) South 22°55'07" East 2169.58';
- 9) North 67°04'53" East 47.00';
- 10) South 22°55'07" East 387.66';
- 11) South 57°59'39" West 122.54' to the place of beginning.

Containing 425,175 square feet or 9.7607 acres more or less and comprising the parcels in the following deeds: liber 39429 folio 129 and liber 18564 folio 472.

Note: This description is for zoning purposes only and is not to be used for the conveyance of land.



2019-0197-A



# The Daily Record

11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

<http://www.thedailyrecord.com>

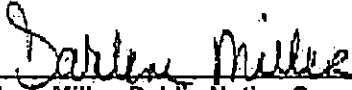
Order #: 11700450  
Case #: 20196-0197-A  
Description:

NOTICE OF ZONING HEARING CASE NUMBER: 20196-0197-A

## 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:

2/22/2019



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: 20196-0197-A

56 W. Timonium Road, 2125-2245 Greenspring Drive

S/west corner of intersection of Timonium Road and Greenspring Drive

8th Election District - 3rd Councilmanic District

Legal Owners: Timonium Business Center, LLC

Variance to allow one hundred percent of the erected sign area of a permitted joint identification sign to be devoted to changeable copy in lieu of the maximum permitted 49%

Hearing: Friday, March 15, 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.

122

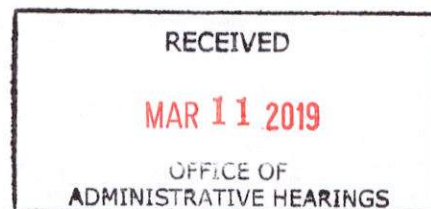
JB 3-15-19  
10am

**Debra Wiley**

---

**From:** SGT ROBERT BLACK <1opie@comcast.net>  
**Sent:** Sunday, March 10, 2019 5:34 PM  
**To:** Barbara Lukasevich; DKarceski@Venable.com; Administrative Hearings  
**Subject:** Recertification's For 2019-0197-A AND 2019-0214-A  
**Attachments:** Re-Cert 1 2019-0197-A.doc; Re-Cert 2 2019-0197-A.doc; Re-Cert 1 2019-0214-A.doc; Re-Cert 2 2019-0214-A.doc

Recertification's for 56 W. Timonium Rd & 800 Kenilworth Dr. Thanks



# CERTIFICATE OF POSTING

2019-0197-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Timonium Business Center, LLC**

**March 15, 2019**

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

Ladies and Gentlemen:



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

56 W. Timonium Road, 2125-2245 Greenspring Drive

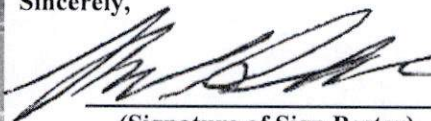
## SIGN 1 Recertification

February 22, 2019

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



Sincerely,

 March 10, 2019  
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

# CERTIFICATE OF POSTING

2019-0197-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Timonium Business Center, LLC**

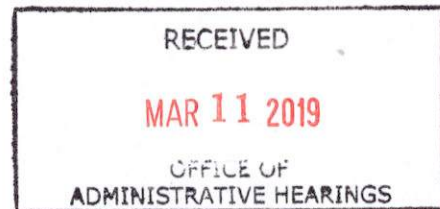
**March 15, 2019**

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

Ladies and Gentlemen:



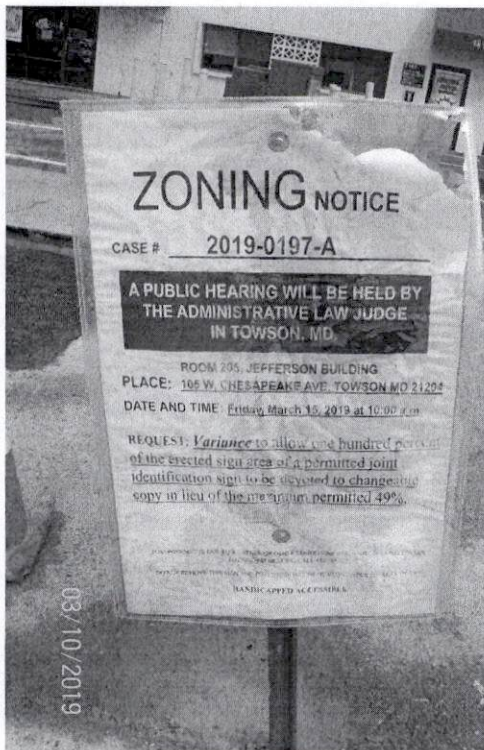
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

56 W. Timonium Road, 2125-2245 Greenspring Drive

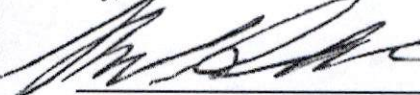
## SIGN 2 Recertification

February 22, 2019

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



Sincerely,

 March 10, 2019  
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



# CERTIFICATE OF POSTING

2019-0197-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Timonium Business Center, LLC**

**March 15, 2019**

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

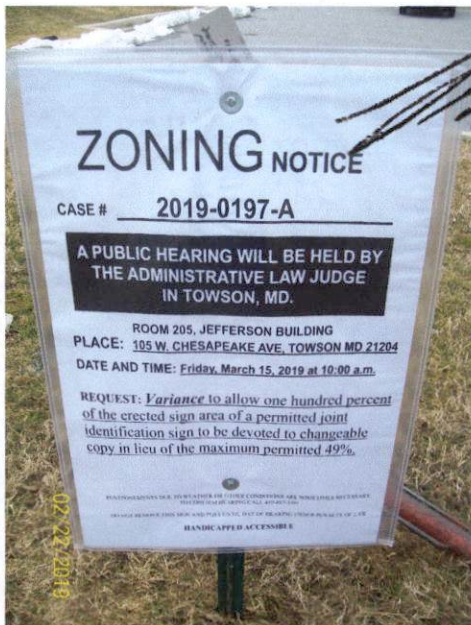
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

56 W. Timonium Road, 2125-2245 Greenspring Drive

**SIGN 1**

**February 22, 2019**

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



Sincerely,

February 22, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

# CERTIFICATE OF POSTING

2019-0197-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Timonium Business Center, LLC**

**March 15, 2019**

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

56 W. Timonium Road, 2125-2245 Greenspring Drive

**SIGN 2**

February 22, 2019

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



Sincerely,

  
(Signature of Sign Poster)

February 22, 2019

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

# CERTIFICATE OF POSTING

2019-0197-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Timonium Business Center, LLC**

**March 15, 2019**

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

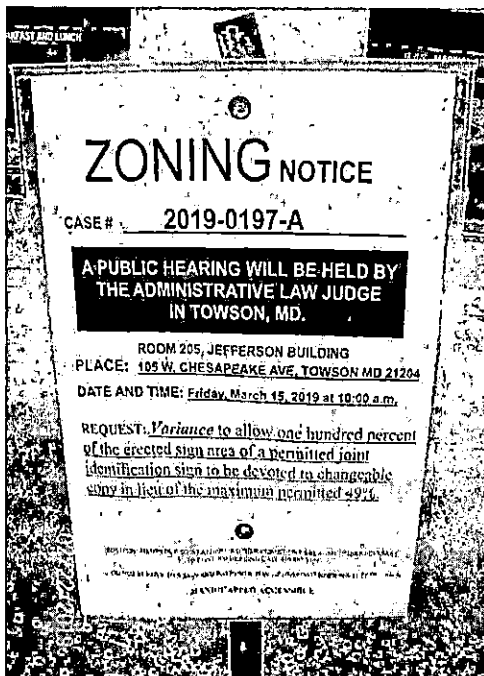
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

56 W. Timonium Road, 2125-2245 Greenspring Drive

**SIGN 2**

**February 22, 2019**

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



Sincerely,

  
(Signature of Sign Poster) **February 22, 2019**  
(Date)

**SSG Robert Black**

(Print Name)

**1508 Leslie Road**

(Address)

**Dundalk, Maryland 21222**

(City, State, Zip Code)

**(410) 282-7940**

(Telephone Number)

# CERTIFICATE OF POSTING

2019-0197-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Timonium Business Center, LLC**

**March 15, 2019**

Date of Hearing/Closing: \_\_\_\_\_

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

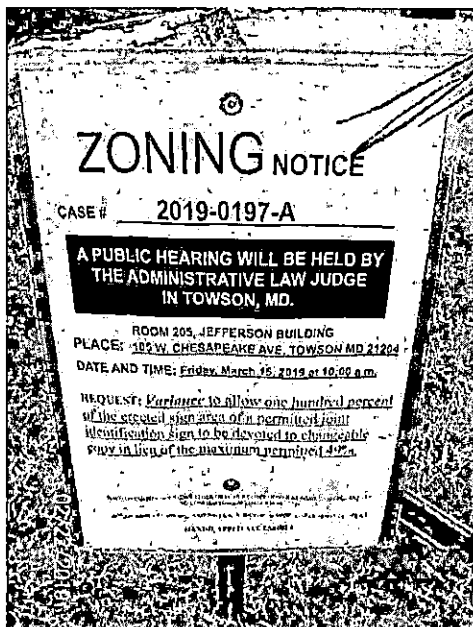
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

56 W. Timonium Road, 2125-2245 Greenspring Drive

**SIGN 1**

**February 22, 2019**

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



Sincerely,

**February 22, 2019**

(Signature of Sign Poster)

(Date)

**SSG Robert Black**

(Print Name)

**1508 Leslie Road**

(Address)

**Dundalk, Maryland 21222**

(City, State, Zip Code)

**(410) 282-7940**

(Telephone Number)





JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

February 12, 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: 2019-0197-A**

56 W. Timonium Road, 2125-2245 Greenspring Drive  
S/west corner of intersection of Timonium Road and Greenspring Drive  
8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owners: Timonium Business Center, LLC

Variance to allow one hundred percent of the erected sign area of a permitted joint identification sign to be devoted to changeable copy in lieu of the maximum permitted 49%.

Hearing: Friday, March 15, 2019 at 10:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

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

Mike Mohler  
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204  
Edward St. John, 2560 Lord Baltimore Drive, Baltimore 21244

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, FEBRUARY 22, 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 22, 2019 - Issue

Please forward billing to:  
Barbara Lukasevich  
Venable, LLP  
210 W. Pennsylvania Avenue, Ste. 500  
Towson, MD 21204

410-494-6200

---

## 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: 20196-0197-A**

56 W. Timonium Road, 2125-2245 Greenspring Drive  
S/west corner of intersection of Timonium Road and Greenspring Drive  
8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owners: Timonium Business Center, LLC

Variance to allow one hundred percent of the erected sign area of a permitted joint identification sign to be devoted to changeable copy in lieu of the maximum permitted 49%.

Hearing: Friday, March 15, 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.

RE: PETITION FOR VARIANCE \* BEFORE THE OFFICE  
56 W. Timonium Rd & 2125-2245 Greenspring  
Dr; SW cor of Timonium Rd & Greenspring Dr\* OF ADMINISTRATIVE  
8<sup>th</sup> Election & 3<sup>rd</sup> Councilmanic Districts HEARINGS FOR  
Legal Owners: Timonium Business Center, LLC\* BALTIMORE COUNTY  
& Timonium Road Property, LLC  
Petitioner(s) \*  
\* 2019-197-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 9<sup>th</sup> day of January, 2019, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

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

No. **177 6**

**PAID RECEIPT**

Date: **12/20/18**

BUSINESS ACTUAL TIME DRW

12/20/2018 12/20/2018 11:06:51 3

REG #503 WALKIN CAN

>>RECEIPT # 801384 12/20/2018 OFLN

Dept 5 328 ZONING VERIFICATION

CR NO. 17746

Receipt Tot \$ 500.00

500.00 CK .00 CA

Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Rev Source/Obj | Sub Rev/Obj | Dept Obj | BS Acct | Amount    |
|------|------|------|----------|----------------|-------------|----------|---------|-----------|
| 001  | 806  | 0000 |          | 6-50           |             |          |         | \$ 500.00 |
|      |      |      |          |                |             |          |         |           |
|      |      |      |          |                |             |          |         |           |
|      |      |      |          |                |             |          |         |           |
|      |      |      |          |                |             |          |         |           |
|      |      |      |          |                |             |          |         |           |

Total: **\$ 500.00**

Rec

From: **TIMOTHY ROAD PROJECT, LLC**

For: **2019-0197-A**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S  
 VALIDATION**





JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

March 7, 2019

David H. Karseski  
210 W. Pennsylvania Ave Ste 500  
Towson MD 21204

RE: Case Number: 2019-0197-A, 56 W. Timonium 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 20, 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,

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

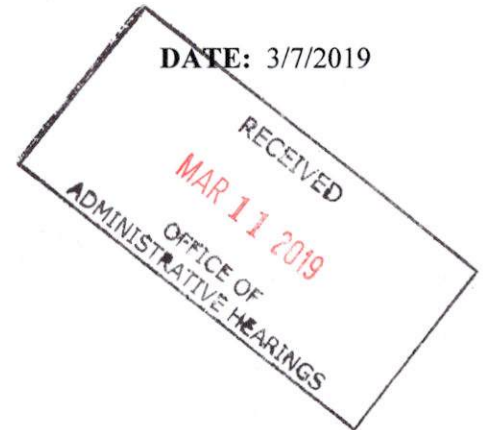
# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**FROM:** Jeff Mayhew  
Acting Director, Department of Planning

**SUBJECT:** ZONING ADVISORY COMMITTEE COMMENTS  
Case Number: 19-197



**INFORMATION:**

**Property Address:** 56 W Timonium Road  
**Petitioner:** Timonium Road Property, Inc.  
**Zoning:** BM-IM, ML-IM  
**Requested Action:** Variance

The Department of Planning has reviewed the petition for a variance to allow 100% of the erected sign area of a permitted joint identification sign to be devoted to changeable copy in lieu of the maximum permitted 49%.

A site visit was conducted on January 10, 2019.

The site is within the Hunt Valley/Timonium Master Plan (HV/T) as adopted by the Baltimore County Council on October 19, 1998. A stated goal of the HV/T Plan area is "to protect and enhance the HV/T area as an important employment and retail area of Baltimore County, without producing adverse impacts on neighboring residential communities, and improving the area's quality of life and environment."

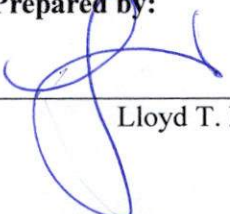
The Department of Planning has no opposition to granting the petitioned zoning relief conditioned upon the following:

- Provide landscaping of a type and to the extent as approved by the Baltimore County Landscape Architect to screen the parking lot and at the base of the sign.
- There shall be no temporary signage of any type permitted along the Timonium Road frontage.

The Department recommends that the Petitioners demonstrate to the satisfaction of the Administrative Law Judge and any State agency having jurisdiction that the proposed changeable copy sign, by its nature having animated flashing imagery, does not create an unsafe condition due to the sign's proximity to the Light Rail crossing at Timonium Road.

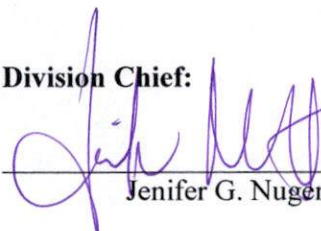
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

**Prepared by:**

  
\_\_\_\_\_  
Lloyd T. Moxley

JM/JGN/LTM/

**Division Chief:**

  
\_\_\_\_\_  
Jenifer G. Nugent

c: Wally Lippincott  
James Hermann, R.L.A., Department of Permits, Approvals and Inspections  
David H. Karceski, Esquire  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

## BALTIMORE COUNTY, MARYLAND

## Inter-Office Correspondence



RECEIVED

JAN 15 2018

OFFICE OF  
ADMINISTRATIVE HEARINGS

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 # 2019-0197-A  
Address 56 W. Timonium Road  
(Timonium Business Center, LLC  
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



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

**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

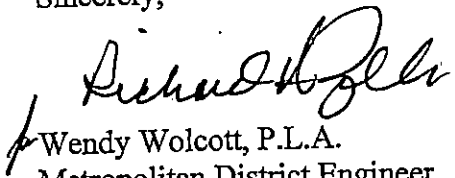
Dear Ms. Lewis:

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. 2019-0197-A

Variance  
Timonium Business Center, LLC  
56 W. Timonium 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:** 3/7/2019

**FROM:** Jeff Mayhew  
Acting Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 19-197

**INFORMATION:**

**Property Address:** 56 W Timonium Road  
**Petitioner:** Timonium Road Property, Inc.  
**Zoning:** BM-IM, ML-IM  
**Requested Action:** Variance

The Department of Planning has reviewed the petition for a variance to allow 100% of the erected sign area of a permitted joint identification sign to be devoted to changeable copy in lieu of the maximum permitted 49%.

A site visit was conducted on January 10, 2019.

The site is within the Hunt Valley/Timonium Master Plan (HV/T) as adopted by the Baltimore County Council on October 19, 1998. A stated goal of the HV/T Plan area is "to protect and enhance the HV/T area as an important employment and retail area of Baltimore County, without producing adverse impacts on neighboring residential communities, and improving the area's quality of life and environment."

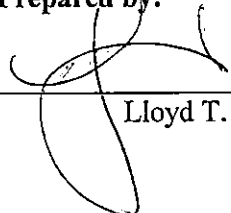
The Department of Planning has no opposition to granting the petitioned zoning relief conditioned upon the following:

- Provide landscaping of a type and to the extent as approved by the Baltimore County Landscape Architect to screen the parking lot and at the base of the sign.
- There shall be no temporary signage of any type permitted along the Timonium Road frontage.

The Department recommends that the Petitioners demonstrate to the satisfaction of the Administrative Law Judge and any State agency having jurisdiction that the proposed changeable copy sign, by its nature having animated flashing imagery, does not create an unsafe condition due to the sign's proximity to the Light Rail crossing at Timonium Road.

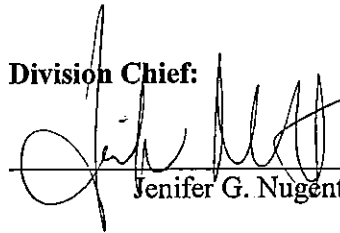
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

**Prepared by:**

  
\_\_\_\_\_  
Lloyd T. Moxley

JM/JGN/LTM/

**Division Chief:**

  
\_\_\_\_\_  
Jenifer G. Nugent

c: Wally Lippincott  
James Hermann, R.L.A., Department of Permits, Approvals and Inspections  
David H. Karceski, Esquire  
Office of the Administrative Hearings  
People's Counsel for Baltimore County



## John E. Beverungen

---

**From:** Mike Pierce <mpierce1@aol.com>  
**Sent:** Saturday, March 23, 2019 9:35 AM  
**To:** John E. Beverungen  
**Cc:** Karceski, David H.; erockel@earthlink.net  
**Subject:** Re: Case No. 2019-197-A

Dear Judge Beverungen,

I have reviewed the modified petition and plan for this case as sent by Mr Karsecki, Esq. I am in agreement that this resolves the issues that I raised and the confusion on the driveway connection between the two jointly-owned parcels. Please include the limits on brightness from the original submission. They were: daytime 10,000 NITS max, nighttime 750 NITS max.

Thanks.

Mike Pierce

## John E. Beverungen

---

**From:** Karceski, David H. <DKarceski@Venable.com>  
**Sent:** Wednesday, March 20, 2019 9:51 AM  
**To:** John E. Beverungen  
**Cc:** mpierce1@aol.com; erockel@earthlink.net  
**Subject:** Case No. 2019-197-A  
**Attachments:** sign-variance01rev-3-18-19.pdf; AMENDED PETITION FOR VARIANCE.PDF

Dear Judge Beverungen

Thank you for the opportunity to provide a revised zoning plan in Case No. 2019-197-A. The attached green-lined zoning plan, dated March 18, 2019, indicates that the total sign area per side for the proposed freestanding joint identification sign is 150 square feet. The size of the area devoted to electronic changeable copy remains a total of 77.0 square feet per side. I have also attached an amended petition form, which requests, as discussed at the public hearing, a variance for the number of lines devoted to tenants and a variance related to the height of copy on tenant panels. In addition, a two percent (2 %) variance related to the size of the electronic changeable copy portion of the sign now replaces the request for the variance originally filed in the case to allow one hundred percent (100%) of the sign area to be devoted to changeable copy.

Mr. Rockel noted during the public hearing that off-street parking spaces were shown on the site plan presented at the hearing in the location of a shared access drive. The green-lined plan now shows a 22 foot-wide vehicular connection, which is adequate for two-way travel, and removal of three parking spaces from the site plan. The parking calculations provided on the plan have been updated accordingly.

Please let me know if I can provide any additional materials.

Thank you,

David

David Karceski, Esq. | Venable LLP  
t 410.494.6285 | f 410.821.0147 | m 443.956.7425  
Towson: 210 W. Pennsylvania Avenue, Ste. 500, Towson, MD 21204  
Baltimore: 750 East Pratt Street, Ste. 900, Baltimore, MD 21201

\*\*\*\*\*  
This electronic mail transmission may contain confidential or privileged information. If you believe you have received this message in error, please notify the sender by reply transmission and delete the message without copying or disclosing it.  
\*\*\*\*\*

DATE \_\_\_\_\_

56 N. 1st Avenue /  
2219 Greenspring Drive  
2019-219-A  
15/19

# PETITIONER'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]



CASE NAME 56 West Tinnium Road  
CASE NUMBER \_\_\_\_\_  
DATE March 15, 2019

## NAME \_\_\_\_\_

CITY, STATE, ZIP

E - MAIL

[illegible]

CHECKLIST

| <u>Comment Received</u>         | <u>Department</u>                                                            | <u>Support/Oppose/ Conditions/ Comments/ No Comment</u> |
|---------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------|
| <u>1/15</u>                     | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____)        | <u>N/C</u>                                              |
| <u>1/15</u>                     | DEPS<br>(if not received, date e-mail sent _____)                            | <u>N/C</u>                                              |
| <u>3/7</u>                      | FIRE DEPARTMENT<br><br>PLANNING<br>(if not received, date e-mail sent _____) | <u>NO Objs w/cond</u>                                   |
| <u>1/9</u>                      | STATE HIGHWAY ADMINISTRATION                                                 | <u>NO Objs</u>                                          |
| _____                           | TRAFFIC ENGINEERING                                                          | _____                                                   |
| _____                           | COMMUNITY ASSOCIATION                                                        | _____                                                   |
| _____                           | ADJACENT PROPERTY OWNERS                                                     | _____                                                   |
| ZONING VIOLATION                | (Case No. _____)                                                             |                                                         |
| PRIOR ZONING                    | (Case No. _____)                                                             |                                                         |
| NEWSPAPER ADVERTISEMENT         | Date: <u>2/22/19</u>                                                         |                                                         |
| SIGN POSTING (1 <sup>st</sup> ) | Date: <u>2/22/19</u>                                                         | by <u>SSG Black</u>                                     |
| SIGN POSTING (2 <sup>nd</sup> ) | Date: <u>3/10/19</u>                                                         | by <u>SSG Black</u>                                     |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>          |                                                         |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>                     |                                                         |

Comments, if any: \_\_\_\_\_



## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                           |                                | View GroundRent Redemption                       |                           | View GroundRent Registration |                                                      |
|------------------------------------|--------------------------------|--------------------------------------------------|---------------------------|------------------------------|------------------------------------------------------|
| <b>Tax Exempt:</b>                 |                                | <b>Special Tax Recapture:</b>                    |                           |                              |                                                      |
| <b>Exempt Class:</b>               |                                | NONE                                             |                           |                              |                                                      |
| <b>Account Identifier:</b>         |                                | <b>District - 08 Account Number - 0802087220</b> |                           |                              |                                                      |
| Owner Information                  |                                |                                                  |                           |                              |                                                      |
| <b>Owner Name:</b>                 |                                | TIMONIUM ROAD PROPERTY LLC                       |                           | <b>Use:</b>                  | INDUSTRIAL                                           |
| <b>Mailing Address:</b>            |                                | 2560 LORD BALTIMORE DR<br>BALTIMORE MD 21244-    |                           | <b>Principal Residence:</b>  | NO                                                   |
|                                    |                                |                                                  |                           | <b>Deed Reference:</b>       | /39420/ 00129                                        |
| Location & Structure Information   |                                |                                                  |                           |                              |                                                      |
| <b>Premises Address:</b>           |                                | 56 W TIMONIUM RD<br>TIMONIUM 21093-3198          |                           | <b>Legal Description:</b>    | .9502 AC NS<br>W TIMONIUM RD<br>300 E GREENSPRING DR |
| <b>Map:</b>                        | <b>Grid:</b>                   | <b>Parcel:</b>                                   | <b>Sub District:</b>      | <b>Subdivision:</b>          | <b>Section:</b>                                      |
| 0060                               | 0005                           | 0254                                             |                           | 0000                         |                                                      |
|                                    |                                |                                                  |                           | <b>Block:</b>                | <b>Lot:</b>                                          |
|                                    |                                |                                                  |                           |                              |                                                      |
|                                    |                                |                                                  |                           | <b>Assessment Year:</b>      | <b>Plat No:</b>                                      |
|                                    |                                |                                                  |                           | 2017                         |                                                      |
|                                    |                                |                                                  |                           |                              | <b>Plat Ref:</b>                                     |
|                                    |                                |                                                  |                           |                              |                                                      |
| <b>Special Tax Areas:</b>          |                                | <b>Town:</b>                                     |                           | NONE                         |                                                      |
|                                    |                                | <b>Ad Valorem:</b>                               |                           |                              |                                                      |
|                                    |                                | <b>Tax Class:</b>                                |                           |                              |                                                      |
| <b>Primary Structure Built</b>     | <b>Above Grade Living Area</b> | <b>Finished Basement Area</b>                    | <b>Property Land Area</b> | <b>County Use</b>            |                                                      |
| 1963                               | 7293                           |                                                  | 41,390 SF                 | 07                           |                                                      |
| <b>Stories</b>                     | <b>Basement</b>                | <b>Type</b>                                      | <b>Exterior</b>           | <b>Full/Half Bath</b>        | <b>Garage</b>                                        |
|                                    |                                | STORAGE WAREHOUSE                                |                           |                              |                                                      |
| Value Information                  |                                |                                                  |                           |                              |                                                      |
|                                    |                                | <b>Base Value</b>                                | <b>Value</b>              | <b>Phase-in Assessments</b>  |                                                      |
|                                    |                                |                                                  | As of                     | As of                        | As of                                                |
|                                    |                                |                                                  | 01/01/2017                | 07/01/2018                   | 07/01/2019                                           |
| <b>Land:</b>                       |                                | 748,100                                          | 748,100                   |                              |                                                      |
| <b>Improvements</b>                |                                | 144,300                                          | 141,900                   |                              |                                                      |
| <b>Total:</b>                      |                                | 892,400                                          | 890,000                   | 890,000                      | 890,000                                              |
| <b>Preferential Land:</b>          |                                | 0                                                |                           |                              | 0                                                    |
| Transfer Information               |                                |                                                  |                           |                              |                                                      |
| <b>Seller:</b> WIGHT EDWARD I      |                                | <b>Date:</b> 09/20/2017                          |                           | <b>Price:</b> \$999,999      |                                                      |
| <b>Type:</b> ARMS LENGTH MULTIPLE  |                                | <b>Deed1:</b> /39420/ 00129                      |                           | <b>Deed2:</b>                |                                                      |
| <b>Seller:</b> BUGG STERLING T     |                                | <b>Date:</b> 09/08/1980                          |                           | <b>Price:</b> \$0            |                                                      |
| <b>Type:</b> NON-ARMS LENGTH OTHER |                                | <b>Deed1:</b> /06203/ 00352                      |                           | <b>Deed2:</b>                |                                                      |
| <b>Seller:</b>                     |                                | <b>Date:</b>                                     |                           | <b>Price:</b>                |                                                      |
| <b>Type:</b>                       |                                | <b>Deed1:</b>                                    |                           | <b>Deed2:</b>                |                                                      |
| Exemption Information              |                                |                                                  |                           |                              |                                                      |
| <b>Partial Exempt Assessments:</b> | <b>Class</b>                   | 07/01/2018                                       |                           | 07/01/2019                   |                                                      |
| <b>County:</b>                     | 000                            | 0.00                                             |                           |                              |                                                      |
| <b>State:</b>                      | 000                            | 0.00                                             |                           |                              |                                                      |
| <b>Municipal:</b>                  | 000                            | 0.00 0.00                                        |                           | 0.00 0.00                    |                                                      |
| <b>Tax Exempt:</b>                 |                                | <b>Special Tax Recapture:</b>                    |                           |                              |                                                      |
| <b>Exempt Class:</b>               |                                | NONE                                             |                           |                              |                                                      |
| Homestead Application Information  |                                |                                                  |                           |                              |                                                      |

**Homestead Application Status:** No      cation

---

Homeowners' Tax Credit Application Information

---

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

**Date:**

---

Case No.:

2019-0197-A

## Exhibit Sheet

Petitioner/Developer

Protestant

D3A-29-19

D3-20-19

|        |                                       |                             |
|--------|---------------------------------------|-----------------------------|
| No. 1  | Plan                                  | Signs - existing conditions |
| No. 2  | CV - Brader                           |                             |
| No. 3  | Aerial photo                          |                             |
| No. 4  | Elevation - proposed sign             |                             |
| No. 5  | 5A-5D<br>Photos showing proposed sign |                             |
| No. 6  | Concept Landscape Plan                |                             |
| No. 7  | Amended Site plan                     |                             |
| No. 8  |                                       |                             |
| No. 9  |                                       |                             |
| No. 10 |                                       |                             |
| No. 11 |                                       |                             |
| No. 12 |                                       |                             |

**Nicholas Brader, III. P.E.****President**

NJB Engineering, Inc.  
810 Gleneagles Ct.  
Suite 311  
Towson, Maryland 21286

**Professional Registration**

Professional Engineer - State of Maryland PE 18558

**Education**

University of Delaware - BCE Civil Engineering – June 1986

**Professional Experience****NJB ENGINEERING, INC.**

*President, 2015 to present*

Owner and founder of company. Responsible for all aspects of projects including the coordination and design of projects including initial land planning, zoning hearings, preliminary engineering, preparation of final construction plans (grading, storm water management, erosion and sediment control, road, storm drain, water and sanitary sewer) and for coordination during construction.

**ST. JOHN PROPERTIES, INC.**

*Director of Engineering, 2010 to 2015*

Duties include assessing new properties with respect to zoning and engineering constraints, develop options for site design and complete preliminary engineering analysis. Coordinate final design in conjunction with various engineering consultant firms, provide review of final site construction documents. Provide assistance as issues arise with continuing use of properties and with any redevelopment proposals.

**MATIS WARFIELD, INC.**

*Principal, 1998 to 2010*

Duties include being the main point of contact to respected companies involved in land development. Responsible for coordination and design of projects including initial land planning, zoning hearings, preliminary engineering, preparation of final construction plans (grading, storm water management, erosion and sediment control, road and utility) and coordination during construction.

**GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.**

*Project Engineer, Senior Associate, 1986 to 1998*

Duties progressed from completing design of grading, storm water management, erosion and sediment control, road and utilities to later including preliminary land use studies and attendance at zoning and development hearings. During the course of employment became directly responsible to the firms' clients.

**Awards**

Baltimore County Soil Conservation District Consultant of the Year for 2005



## **Major Project Experience**

### **Office/Commercial/Industrial Development Projects:**

**Cromwell Business Park** – Anne Arundel County 1995 to present, 100 +Acre Industrial Park. Infrastructure design for Area 3 including road, water , sewer, storm drain and storm water management. Final site design for 15 buildings.

**BWI Technology Park, Phases I-III** – Anne Arundel County 1998 to 2015, 100 Acre Industrial Park. All site and infrastructure design for 14 buildings.

**Baltimore Crossroads @ 95** – Baltimore County 2004 to present, site and infrastructure design for 55 buildings on 250 acres of developable area.

**Maryland Science & Technology Center** – Prince George's County 2000 to 2015, 280 Acre mixed-use development. Site planning for mixed use residential. Final site design for 12 office building including storm water management, storm drain, water and sewer design.

**Windsor Corporate Park** - Baltimore County 1997 to 2005, 70 Acre Industrial Park. All infrastructure design including road, water , sewer, storm drain and storm water management. Final site design for 4 buildings.

**Business Center at Owings Mills** – Baltimore County 1987 to 2004 - Final site design for 4 lots with 7 buildings including site grading and storm water management.

**North East Commerce Center**- Cecil County 1991 to 2004, 120 Acre Industrial Park. All infrastructure design including road, water , sewer, storm drain and storm water management. Final site design for 1 building.

**Center at Monocacy** – Frederick County 1996 to 2003, Final site design for 3 lots with 9 buildings including site grading and storm water management

**International Trade Center** – Anne Arundel County 1995 to 2000, Final site design for 6 lots with 9 buildings including site grading and storm water management

**Lisbon Center**– Howard County 1987 to 2003, Final design of shopping center including site grading and storm drain design.

**Riverside Business Park** – City of Frederick 1998 to 2005, Final site design of three lots with 6 research and development buildings, including storm water management, storm drains, water and sewer main design.

**Royal Farms Convenience Stores** – 7 local jurisdictions, design of over 40 new sites and redevelopment of 12 sites beginning with zoning hearings through final construction drawings.

**Rolling Heights Business Park** – Baltimore County 1988 to 1992, 50 Acre Industrial Park. All infrastructure design including road, water , sewer, storm drain and storm water management. Final site design for 1 building.

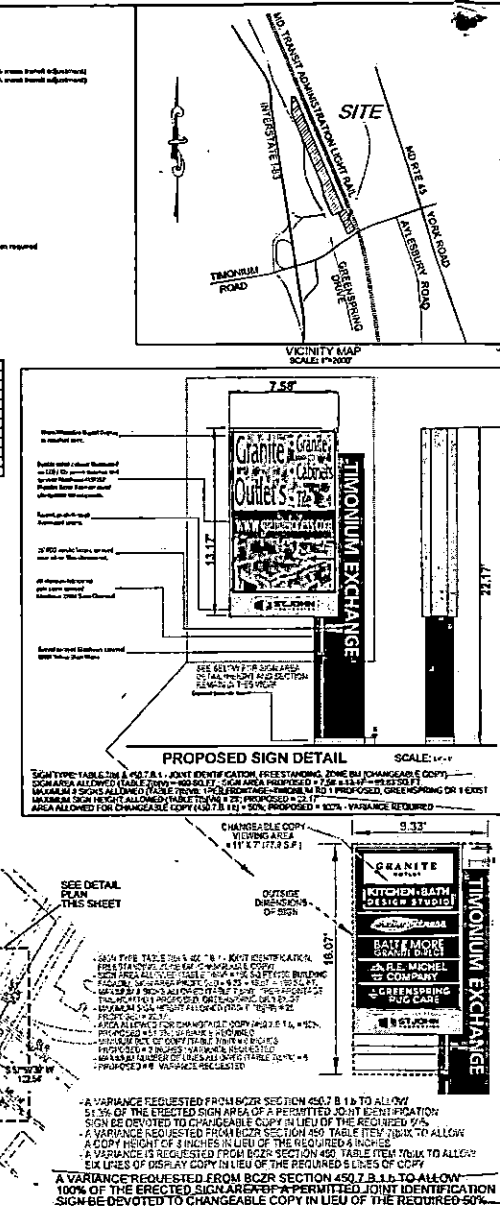
**I-97 Business Park** – Anne Arundel County 1987 to 2011, 40 Acre Industrial Park. All site design including Final Development Plans, road, storm drain water and storm water management design for 10 buildings

### **Residential Projects:**

**Baltimore Crossroads @ 95, Arbors Apartment Project** – Baltimore County 2008 to 2010, Design of site design for 350 unit apartment building including development plan and all site engineering design.

**Chestnut Hill Cove Section 4** – Anne Arundel County 1994, 19 townhouses. Final Development Plans and construction plans including house grading, storm water quality, sediment control, road, critical area computations and storm drain design.

**Beaverbrook – Phase 1** – Baltimore County 1997 to 1998 , 22 lot subdivision. Final Development Plans and construction plans including house grading, storm water management, sediment control, road and storm drain design.



|                                                                                     |                                                                                                                                                   |                                                                                     |                                                                                                                                   |                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>NJB Engineering, Inc.</b><br>Civil Engineering Consulting<br><br>810 Gleneggs Court<br>Towson, Maryland 21286<br><br>Suite 311<br>410-632-7691 |  | <b>DEVELOPER:</b><br><br><b>A ST. JOHN PROPERTIES</b><br>2540 14th Baltimore Drive<br>Baltimore, Maryland 21244<br>(410) 788-6100 | <b>OWNER:</b><br>56 W. TIMONIUM ROAD<br>TIMONIUM ROAD PROPERTY LLC<br>2540 14th BALTIMORE DRIVE<br>BALTIMORE, MD 21244<br>410-788-6100<br><br>2125 - 2245 GREENSPRING DRIVE<br>TIMONIUM BUSINESS CENTER LLC<br>2540 14th BALTIMORE DRIVE<br>BALTIMORE, MD 21244<br>410-788-6100 |  <p style="text-align: center;"><b>PLAN</b><br/>SCALE: 1" = 100'</p> <p style="text-align: center;">         REPAVED DRIVE 2125    REPAVED PFR ZONING MAP 120<br/>         REVISED 5/1/05    UPDATE PARKING TABLE       </p> | PLAN TO ACCOMPANY ZONING PETITION FOR VARIANCE<br>56 WEST TIMONIUM ROAD & 2125 - 2245 GREENSPRING DR.<br><br><h2 style="text-align: center;">TIMONIUM EXCHANGE</h2><br>BALTIMORE COUNTY, MARYLAND<br>TAX MAP 02, PARCELS 92 & 254<br>SCALE: AS SHOWN<br><br>COUNCIL DISTRICT NO. 3<br>DECEMBER: 20, 2018<br>SHEET 1 OF 1 |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

PETS.Ex.7

Case No.:

2019-0197-A

## Exhibit Sheet

Petitioner/Developer

Protestant

EW 3-26-19

|        |                                       |                             |
|--------|---------------------------------------|-----------------------------|
| No. 1  | Plan                                  | Signs - existing conditions |
| No. 2  | CV - Brader                           |                             |
| No. 3  | Aerial photo                          |                             |
| No. 4  | Elevation - proposed sign             |                             |
| No. 5  | 5A-5D<br>Photos showing proposed sign |                             |
| No. 6  | Concept Landscape Plan                |                             |
| No. 7  | Amended Site plan                     |                             |
| No. 8  |                                       |                             |
| No. 9  |                                       |                             |
| No. 10 |                                       |                             |
| No. 11 |                                       |                             |
| No. 12 |                                       |                             |





Front of 56 Timonium Rd (Business off picture to right)



North-bound Greenspring Dr - Timonium Business Center

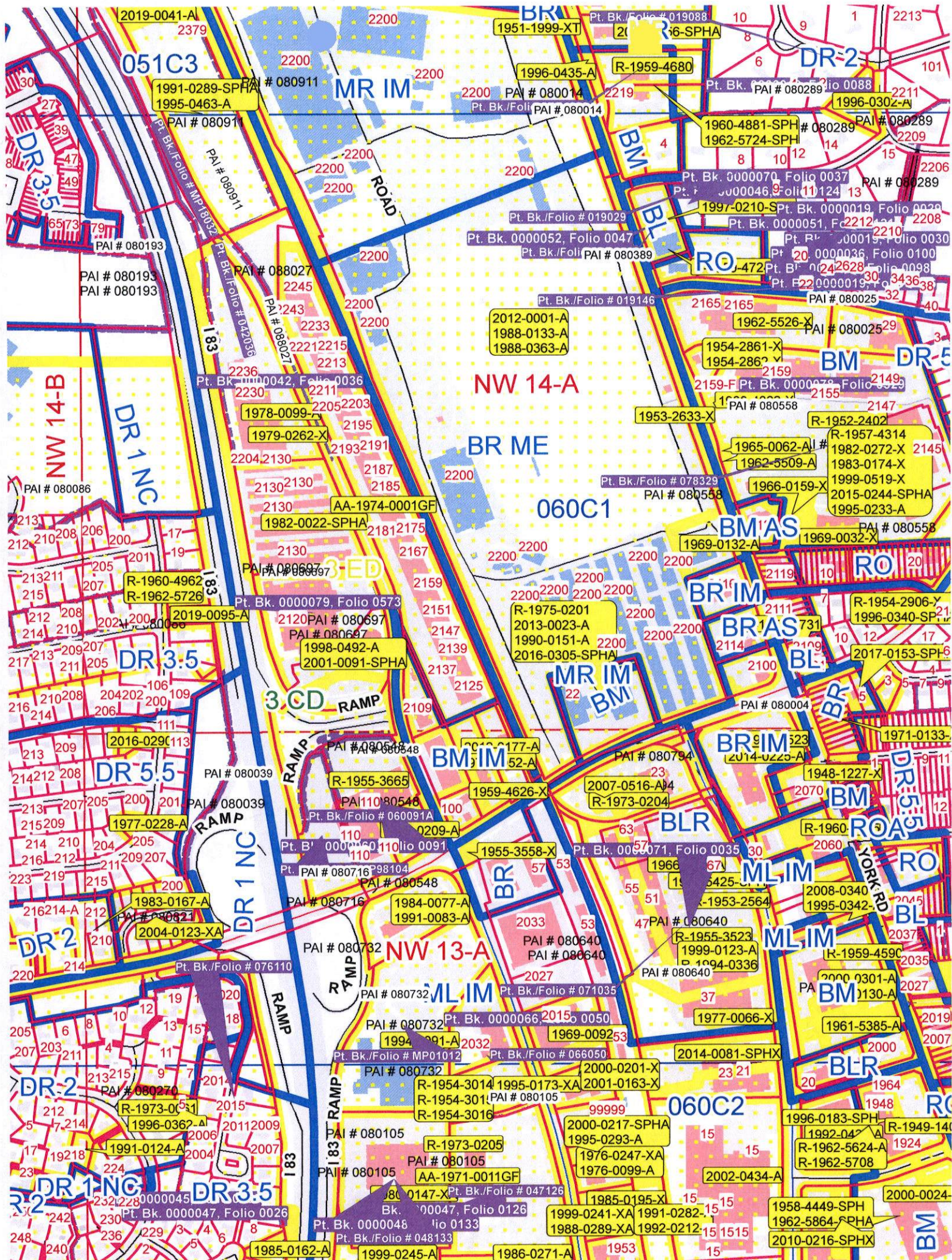


South-bound Greenspring Dr

Photos from GoogleEarth

Comm #1



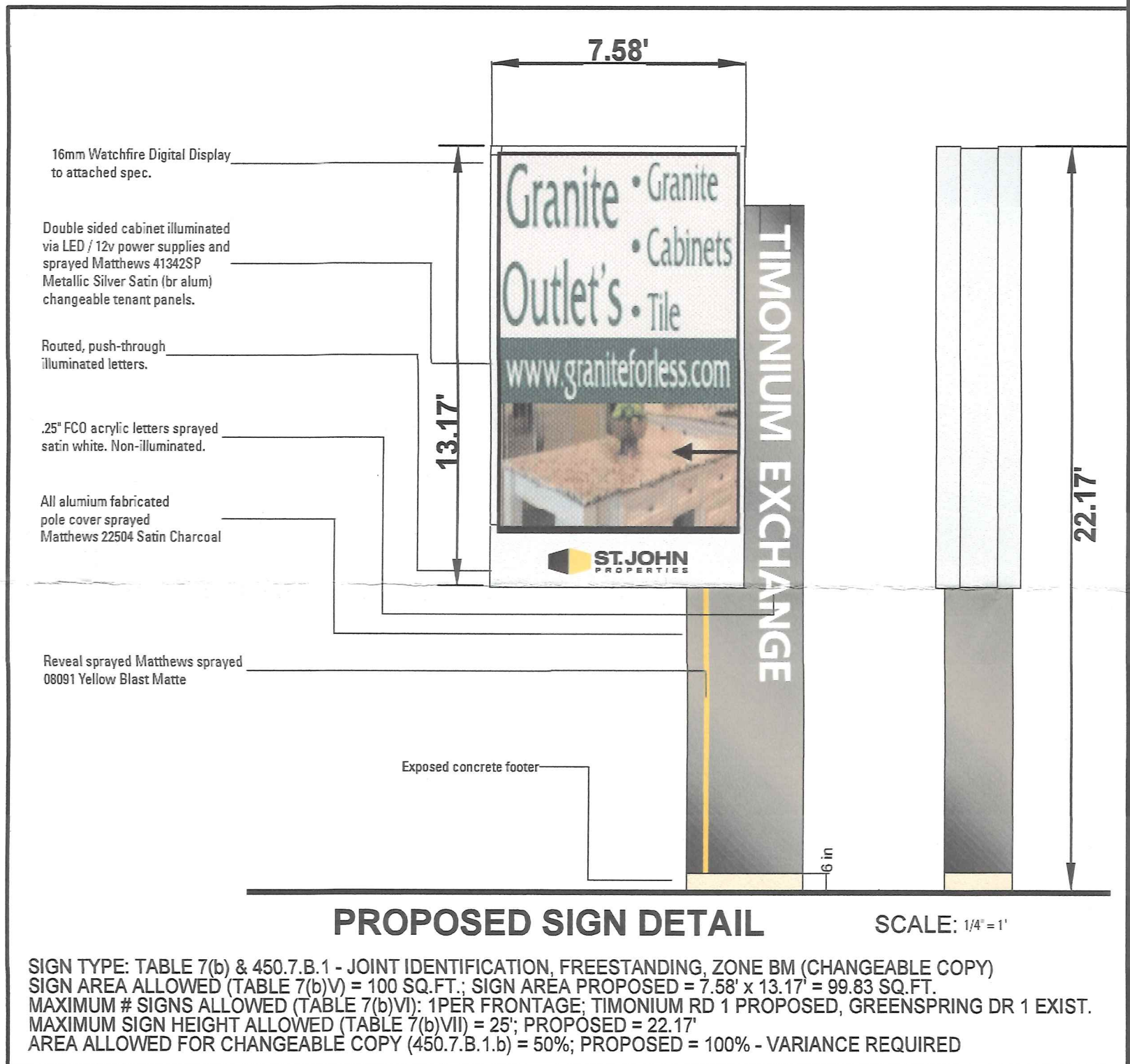
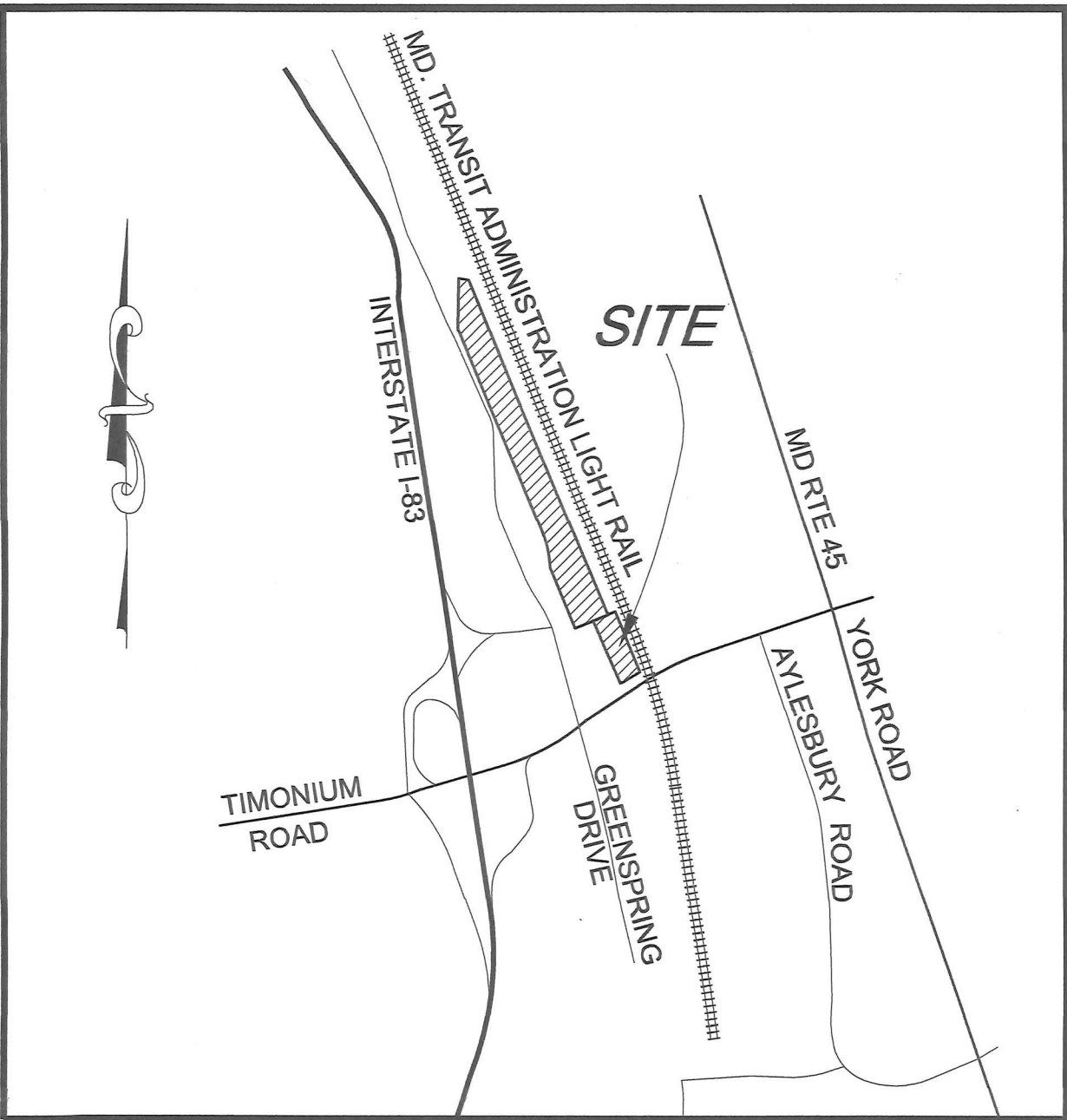
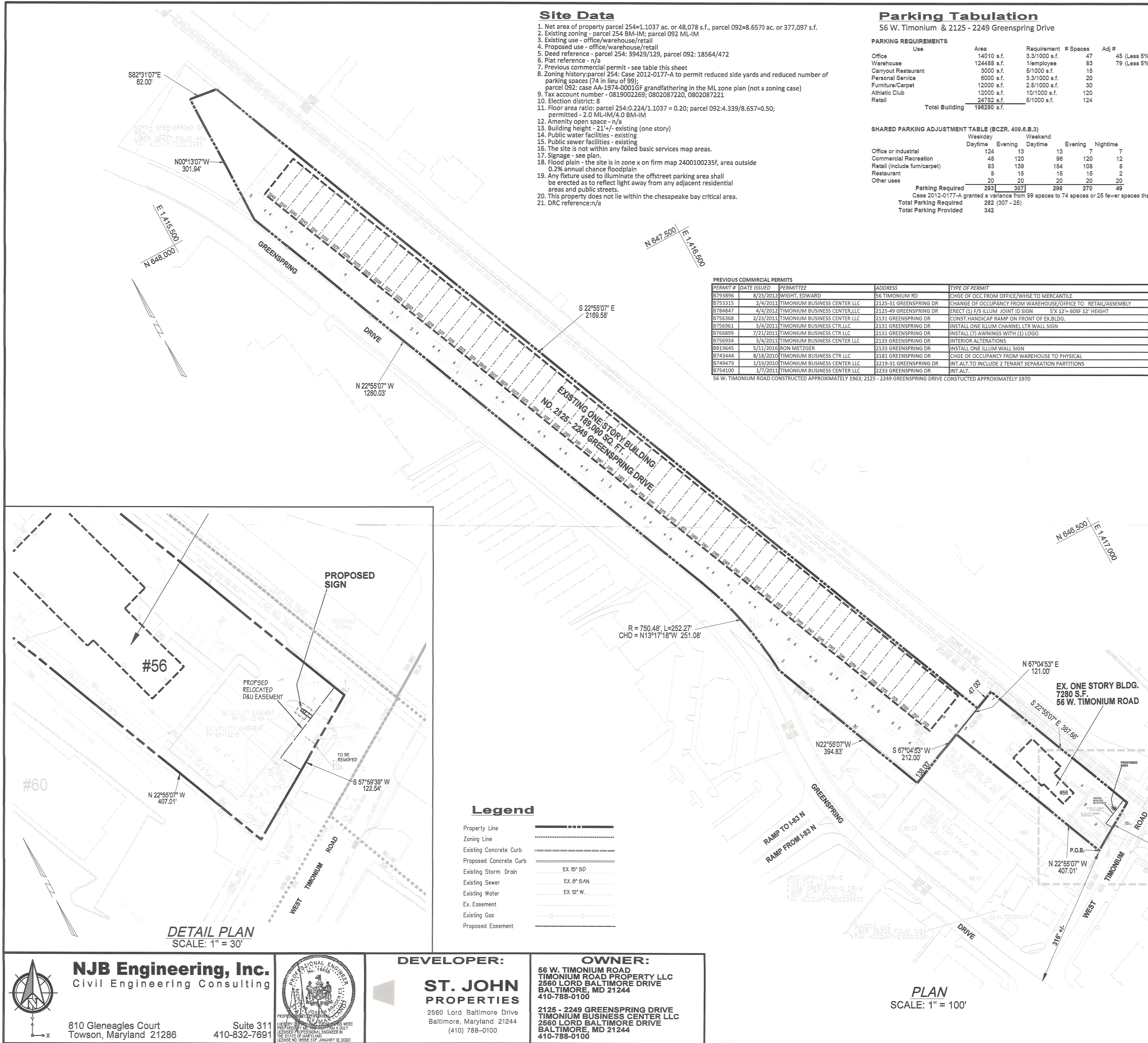




# Ba...ore County - My Neighbc...ood







**NJB Engineering, Inc.**  
Civil Engineering Consulting

810 Gleneagles Court  
Towson, Maryland 21286

Suite 311  
410-832-7691

PROFESSIONAL ENGINEER  
No. 100508 Exp. January 01, 2022

**DEVELOPER:**  
**ST. JOHN PROPERTIES**  
2560 Lord Baltimore Drive  
Baltimore, Maryland 21244  
(410) 788-0100

**OWNER:**  
**56 W. TIMONIUM ROAD PROPERTY LLC**  
2560 LORD BALTIMORE DRIVE  
BALTIMORE, MD 21244  
410-788-0100

**2125 - 2249 GREENSPRING DRIVE**  
**TIMONIUM BUSINESS CENTER LLC**  
2560 LORD BALTIMORE DRIVE  
BALTIMORE, MD 21244  
410-788-0100

PLAN TO ACCOMPANY ZONING PETITION FOR VARIANCE  
**56 WEST TIMONIUM ROAD & 2125 - 2249 GREENSPRING DR.**  
**TIMONIUM EXCHANGE**

BALTIMORE COUNTY, MARYLAND  
TAX MAP 60, PARCELS 92 & 254  
SCALE: AS SHOWN

COUNCIL DISTRICT NO. 3  
DECEMBER 20, 2018  
SHEET 1 OF 1



Site Data

1. Net area of property parcel 254=1.1037 ac. or 48,078 s.f., parcel 092=8.6570 ac. or 377,097 s.f.
2. Existing zoning - parcel 254 BM-IM; parcel 092 ML-IM
3. Existing use - office/warehouse/retail
4. Proposed use - office/warehouse/retail
5. Deed reference - parcel 254: 39429/129, parcel 092: 18564/472
6. Plat reference - n/a
7. Previous commercial permit - see table this sheet
8. Zoning history: parcel 254: Case 2012-0177-A to permit reduced side yards and reduced number of parking spaces (74 in lieu of 99); parcel 092: case AA-1974-0001GF grandfathering in the ML zone plan (not a zoning case)
9. Tax account number - 0819002269; 0802087220, 0802087221
10. Election district: 8
11. Floor area ratio: parcel 254: 0.224/1.1037 = 0.20; parcel 092: 4.339/8.657=0.50; permitted - 2.0 ML-IM/4.0 BM-IM
12. Amenity open space - n/a
13. Building height - 21'-6" existing (one story)
14. Public water facilities - existing
15. Public sewer facilities - existing
16. The site is not within any failed basic services map areas.
17. Signage - see plan.
18. Flood plain - the site is in zone x on firm map 2400100235f, area outside 0.2% annual chance floodplain
19. Any fixture used to illuminate the offstreet parking area shall be erected as to reflect light away from any adjacent residential areas and public streets.
20. This property does not lie within the Chesapeake Bay Critical Area.
21. DRC reference: n/a

Parking Tabulation

56 W. Timonium & 2125 - 2249 Greenspring Drive

Parking Requirements

| Use                 | Area               | Requirement   | # Spaces | Adj #                                   |
|---------------------|--------------------|---------------|----------|-----------------------------------------|
| Office              | 17842 14010 s.f.   | 3.3/1000 s.f. | 59 47    | 57 45 (Less 5% mass transit adjustment) |
| Warehouse           | 130216 124488 s.f. | 1/employee    | 101 83   | 96 79 (Less 5% mass transit adjustment) |
| Carryout Restaurant | 3000 s.f.          | 5/1000 s.f.   | 15       |                                         |
| Personal Service    | 8000 s.f.          | 3.3/1000 s.f. | 20       |                                         |
| Furniture/Carpet    | 12000 s.f.         | 2.5/1000 s.f. | 30       |                                         |
| Athletic Club       | 12000 s.f.         | 10/1000 s.f.  | 120      |                                         |
| Retail              | 15222 24782 s.f.   | 5/1000 s.f.   | 77 124   |                                         |
| Total Building      | 196280 s.f.        |               |          |                                         |

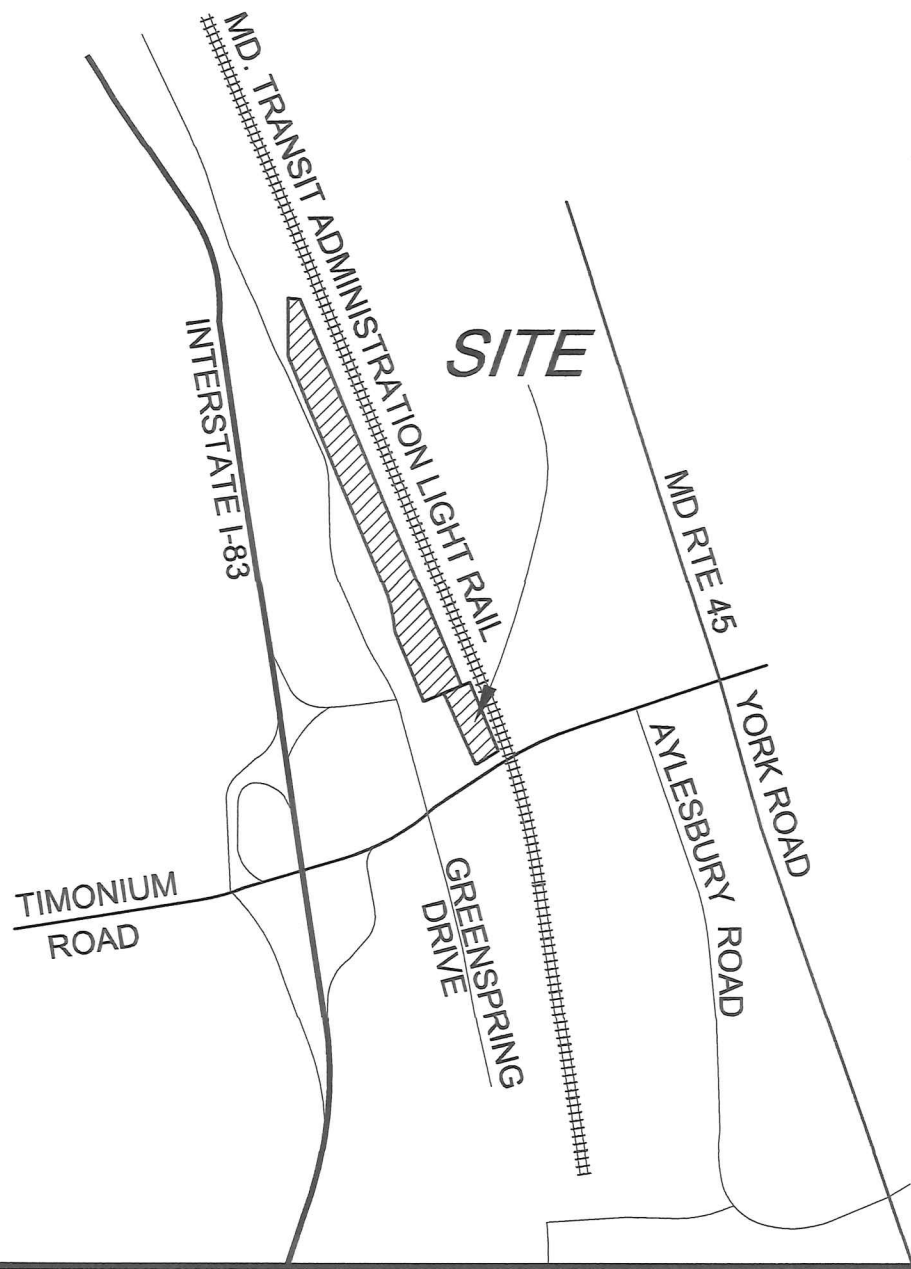
Shared Parking Adjustment Table (BCZR. 409.6.B.3)

|                                                                                                  | Weekday |         |           | Weekend  |         |           |
|--------------------------------------------------------------------------------------------------|---------|---------|-----------|----------|---------|-----------|
|                                                                                                  | Daytime | Evening | Nighttime | Daytime  | Evening | Nighttime |
| Office or industrial                                                                             | 153 124 | 10 13   | 16 13     | 8 7      | 8 7     | 8 7       |
| Commercial Recreation                                                                            | 48      | 120     | 96        | 120      | 12      | 12        |
| Retail (include fun/carpet)                                                                      | 65 63   | 97 109  | 107 154   | 75 108   | 6 8     | 6 8       |
| Restaurant                                                                                       | 8       | 15      | 15        | 15       | 2       | 2         |
| Other uses                                                                                       | 20      | 20      | 20        | 20       | 20      | 20        |
| Parking Required                                                                                 | 282 293 | 228 307 | 25 298    | 238 270  | 46 49   | 46 49     |
| Case 2012-0177-A granted a variance from 99 spaces to 74 spaces or 25 fewer spaces than required | 282     | 282     | (307-25)  | (284-25) |         |           |
| Total Parking Required                                                                           | 282     | 282     |           |          |         |           |
| Total Parking Provided                                                                           | 342     |         |           |          |         |           |

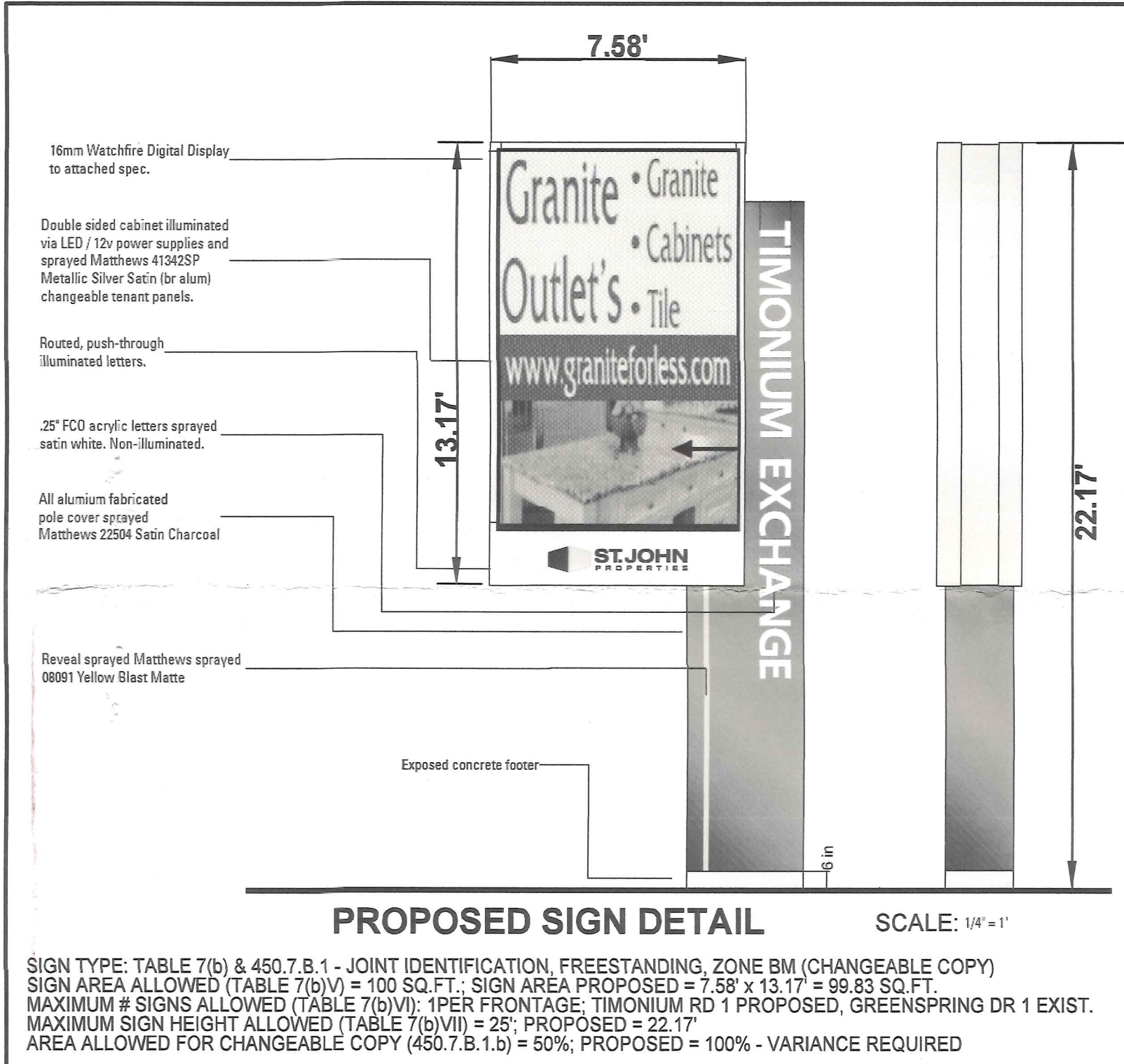
Previous Commercial Permits

| Permit # | Date Issued | Permittee                     | Address                | Type of Permit                                               |
|----------|-------------|-------------------------------|------------------------|--------------------------------------------------------------|
| 0793896  | 8/23/2012   | WIGHT, EDWARD                 | 56 TIMONIUM RD         | CHGE OF OCC FROM OFFICE/WHSE TO MERCANTILE                   |
| 0753315  | 2/4/2011    | TIMONIUM BUSINESS CENTER LLC  | 2125-31 GREENSPRING DR | CHANGE OF OCCUPANCY FROM WAREHOUSE/OFFICE TO RETAIL/ASSEMBLY |
| 0784847  | 4/4/2012    | TIMONIUM BUSINESS CENTER, LLC | 2125-49 GREENSPRING DR | ERECT (1) F/S ILLUM JOINT ID SIGN 5'X 12'-60SF 12' HEIGHT    |
| 0756368  | 2/23/2011   | TIMONIUM BUSINESS CENTER LLC  | 2131 GREENSPRING DR    | CONST. HANDICAP RAMP ON FRONT OF EX. BLDG.                   |
| 0756961  | 3/4/2011    | TIMONIUM BUSINESS CTR, LLC    | 2131 GREENSPRING DR    | INSTALL ONE ILLUM CHANNEL LTR WALL SIGN                      |
| 0766899  | 7/12/2011   | TIMONIUM BUSINESS CTR, LLC    | 2131 GREENSPRING DR    | INSTALL (7) AWNINGS WITH (1) LOGO                            |
| 0756934  | 3/4/2011    | TIMONIUM BUSINESS CENTER LLC  | 2133 GREENSPRING DR    | INTERIOR ALTERATIONS                                         |
| 0913645  | 5/11/2016   | RON METZGER                   | 2133 GREENSPRING DR    | INSTALL ONE ILLUM WALL SIGN                                  |
| 0743444  | 8/18/2010   | TIMONIUM BUSINESS CTR LLC     | 2181 GREENSPRING DR    | CHGE OF OCCUPANCY FROM WAREHOUSE TO PHYSICAL                 |
| 0749479  | 1/19/2010   | TIMONIUM BUSINESS CENTER LLC  | 2219-31 GREENSPRING DR | INT. ALT. TO INCLUDE 2 TENANT SEPARATION PARTITIONS          |
| 0754100  | 1/7/2011    | TIMONIUM BUSINESS CENTER LLC  | 2233 GREENSPRING DR    | INT. ALT.                                                    |

56 W. TIMONIUM ROAD CONSTRUCTED APPROXIMATELY 1963; 2125 - 2249 GREENSPRING DRIVE CONSTRUCTED APPROXIMATELY 1970



VICINITY MAP  
SCALE: 1"=2000'



PROPOSED SIGN DETAIL  
SCALE: 1/4" = 1'

SIGN TYPE: TABLE 7(b) & 450.7.B.1 - JOINT IDENTIFICATION, FREESTANDING, ZONE BM (CHANGEABLE COPY)  
SIGN AREA ALLOWED (TABLE 7(b)V) = 100 SQ. FT.; SIGN AREA PROPOSED = 7.58' x 13.17' = 99.83 SQ. FT.  
MAXIMUM # SIGNS ALLOWED (TABLE 7(b)VI): 1 PER FRONTAGE; TIMONIUM RD 1 PROPOSED, GREENSPRING DR 1 EXIST.  
MAXIMUM SIGN HEIGHT ALLOWED (TABLE 7(b)VII) = 25'; PROPOSED = 22.17'  
AREA ALLOWED FOR CHANGEABLE COPY (450.7.B.1.b) = 50%; PROPOSED = 100% - VARIANCE REQUIRED

Legend

|                        |           |
|------------------------|-----------|
| Property Line          | ---       |
| Zoning Line            | ----      |
| Existing Concrete Curb | ----      |
| Proposed Concrete Curb | ----      |
| Existing Storm Drain   | EX 15" SD |
| Existing Sewer         | EX 8" SAN |
| Existing Water         | EX 12" W  |
| Ex. Easement           | ---       |
| Existing Gas           | ---       |
| Proposed Easement      | ---       |

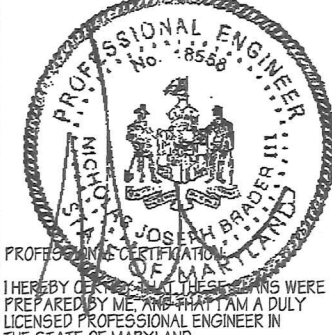
DETAIL PLAN  
SCALE: 1" = 30'



**NJB Engineering, Inc.**  
Civil Engineering Consulting

810 Gleneagles Court  
Towson, Maryland 21286

Suite 311  
410-832-7691



DEVELOPER:

**ST. JOHN PROPERTIES**

2560 Lord Baltimore Drive  
Baltimore, Maryland 21244  
(410) 788-0100

OWNER:

56 W. TIMONIUM ROAD PROPERTY LLC  
2560 LORD BALTIMORE DRIVE  
BALTIMORE, MD 21244  
410-788-0100

2125 - 2249 GREENSPRING DRIVE  
TIMONIUM BUSINESS CENTER LLC  
2560 LORD BALTIMORE DRIVE  
BALTIMORE, MD 21244  
410-788-0100

PLAN  
SCALE: 1" = 100'

PLAN TO ACCOMPANY ZONING PETITION FOR VARIANCE  
56 WEST TIMONIUM ROAD & 2125 - 2249 GREENSPRING DR.

**TIMONIUM EXCHANGE**

BALTIMORE COUNTY, MARYLAND  
TAX MAP 60, PARCELS 92 & 254  
SCALE: AS SHOWN

COUNCIL DISTRICT NO. 3  
DECEMBER 20, 2018  
SHEET 1 OF 1

REVISED 3/1/2019 - UPDATE PARKING TABLE



# Baltimore County - My Neighborhood



- Legend
- House Numbers
  - Zoning
  - Property
  - County Boundary

PETITIONER'S EXHIBIT **3**

514 780 Feet 0.14 Miles

2019



16mm Watchfire Digital Display  
to attached spec.

Double sided cabinet illuminated  
via LED / 12v power supplies and  
sprayed Matthews 41342SP  
Metallic Silver Satin (br alum)  
changeable tenant panels.

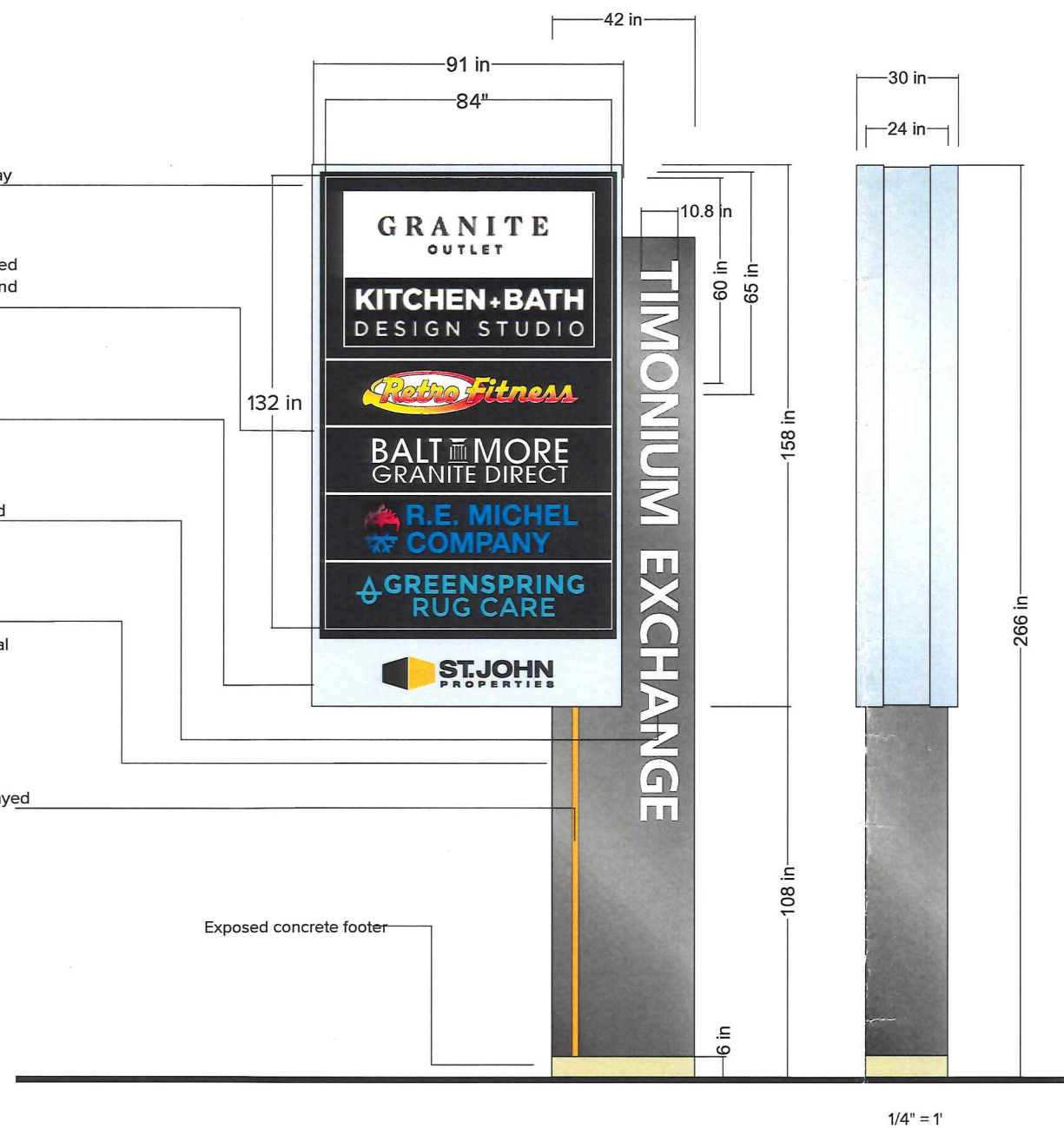
Routed, push-through  
illuminated letters.

.25" FCO acrylic letters sprayed  
satin white. Non-illuminated.

All aluminum fabricated  
pole cover sprayed  
Matthews 22504 Satin Charcoal

Reveal sprayed Matthews sprayed  
08091 Yellow Blast Matte

Exposed concrete footer



### PRODUCT SPECIFICATIONS

**Pixel Pitch:** W16mm LED RGB  
**Pixel Matrix:** 198 X 126  
**Cabinet Size:** 11ft 5in H x 7ft 3in L x 8in D  
**Viewing Area:** 11ft H x 7ft L  
**Cabinet Style:** Double Face Twinpak  
**Character Size:** 22 lines / 25.2 Characters at a 4" type  
**Approx. Weight:** 1721.00 Lbs.  
**Warranty:** Standard 5 Year Watchfire warranty applies.  
**Mfg. Lead Time:** 2-4 weeks (after this document is signed & returned and receipt of down payment).  
**Electrical Service:** 120 VOLT 44.0 amps (22.00 per face) Single Phase Service. Refer to the Installation manual for details on wiring. Based on 18 hours of operation a day, plus or minus 10% depending on how the sign is programmed.  
*Example: 27.4 KWHrs a day x \$0.07 = \$1.92/Day*

### STANDARD FEATURES

**Brightness:** Daytime 10000 NITS Maximum; Nighttime 750 NITS Maximum  
**Color:** LED RGB  
**Color Capability:** Min. 18.0 Quadrillion  
**Energy-Conscious LED:** Use optional Sign Brightness Adjustment to run sign at less than 10000 NITS.  
**Includes:** Ignite Graphics Software  
**Video:** plays prerecorded clips up to 30FPS; Imports Windows Video (AVI); Animated Text &

### OPTIONS

|                           |                                                |
|---------------------------|------------------------------------------------|
| <b>Software</b>           | Ignite OP                                      |
| <b>Communications</b>     | 4G Wireless w/ Life-of-sign Cellular Data Plan |
| <b>Software Training</b>  | Web Based Software Training                    |
| <b>Temperature Sensor</b> | w/100-Step Photocell w/15 ft Cable             |
| <b>Cabinet Separation</b> | Standard Up To 15 Feet                         |
| <b>Power Requirements</b> | Standard As Quoted                             |
| <b>Sign Mounting Kit</b>  | Mini Stringers                                 |
| <b>Warranty</b>           | Standard 5-Year Parts Warranty                 |
| <b>Personal Computer</b>  | PC Not ordered. Ignite Included                |
| <b>Technician On-Site</b> | During Installation                            |

**CUSTOM SIZE!**

PETITIONER'S EXHIBIT 





LOCATION 3 | TRAVELING WEST ON TIMONIUM ROAD





LOCATION 3 | TRAVELING WEST ON TIMONIUM ROAD





LOCATION 3 | TRAVELING EAST ON TIMONIUM ROAD





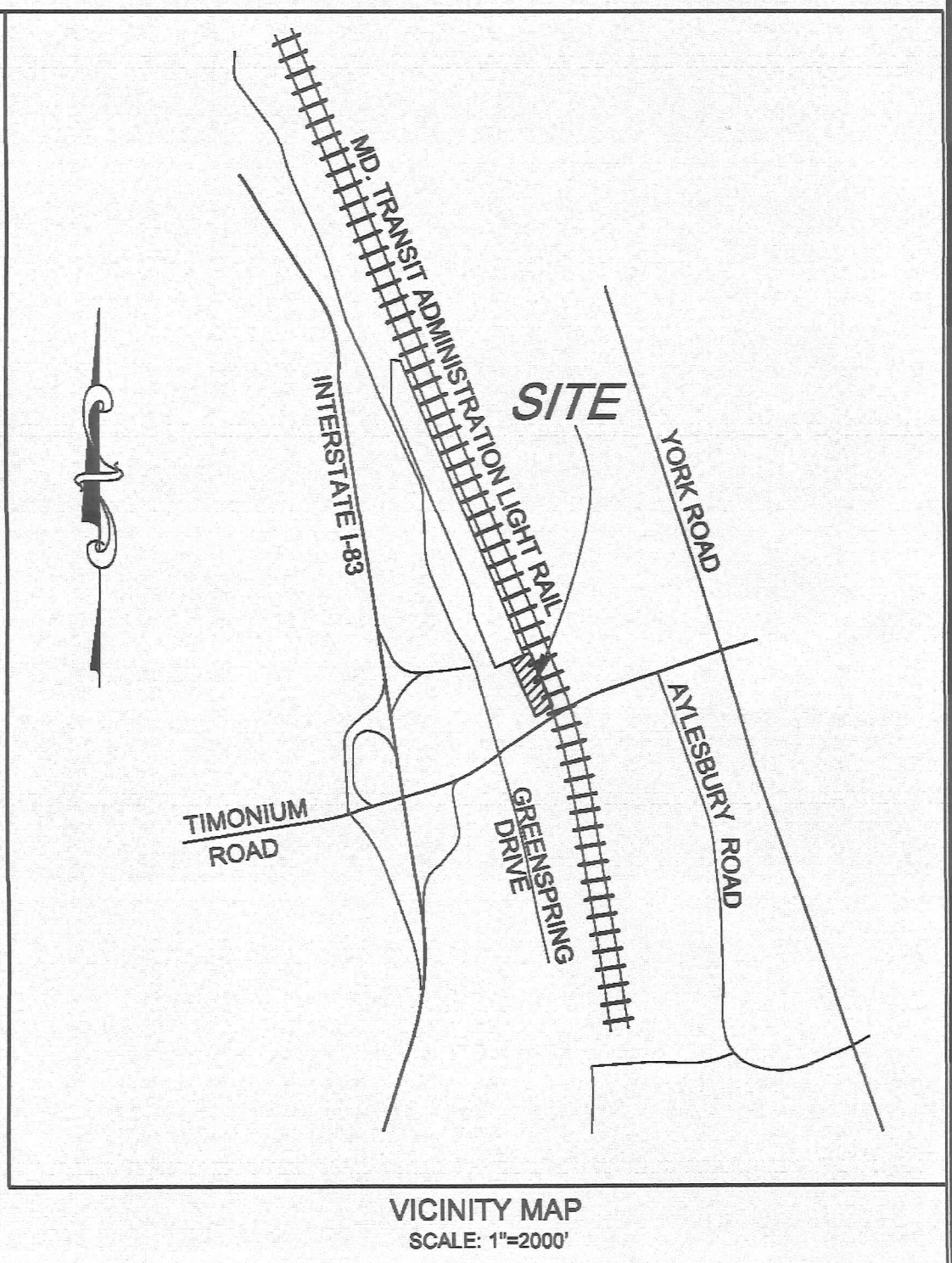
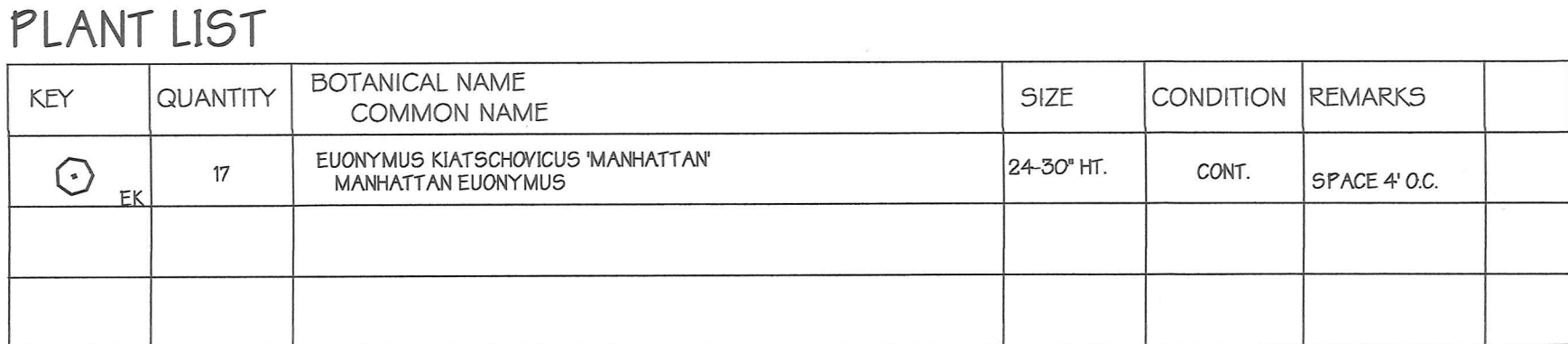
LOCATION 3 | TRAVELING EAST ON TIMONIUM ROAD

51



**GENERAL NOTES:**

1. Contractor is to notify Miss Utility a minimum of 72 hours prior to digging. Telephone : 1-800-257-7777
2. The Landscape Architect is to be notified 48 hours before planting begins. The location of all plant material is to be approved in the field by the Landscape Architect.
3. No tree or shrub planting pits are to be left open or unattended.
4. Shrubs are to be grouped into mulched beds. Beds are to be edged and the grass is to be removed prior to mulching.
5. All areas that are disturbed during construction and are not scheduled to be paved or planted shall be seeded in accordance with MDSHA standard spec.'s.



### Site Data

1. Net area of property parcel 254=1.1037 ac. or 48,078 s.f., parcel 092=8.6570 ac. or 377,097 s.f.
2. Existing zoning - parcel 254 BM-IM; parcel 092 ML-IM
3. Existing use - office/warehouse/retail
4. Proposed use - office/warehouse/retail
5. Deed reference - parcel 254: 39429/129, parcel 092: 18564/472
6. Plat reference - n/a
7. Previous commercial permit - see table this sheet
8. Zoning history: parcel 254: C-2012-01774 to permit reduced side yards and reduced number of parking spaces (74 in lieu of 99); parcel 092: A-2012-0001GF grandfathering in the ML zone plan (not a zoning case)
9. Tax account number - 0819002269; 0802087220, 0802087221
10. Election district: 8
11. Floor area ratio: parcel 254: 0.224/1.1037 = 0.20; parcel 092: 4.339/8.657=0.50; permitted - 0.20 ML-IM/0.40 BM-IM
12. Amenity open space - n/a
13. Building height - 21'-w/ existing (one story)
14. Public water facilities - existing
15. Public sewer facilities - existing
16. The site is not within any failed basic services map areas.
17. Signage - see plan
18. Flood plain - the site is in zone x on firm map 2400100235f, area outside 0.2% annual chance floodplain
19. Any fixture used to illuminate the offstreet parking area shall be erected as to reflect light away from any adjacent residential areas and public streets.
20. This property does not lie within the Chesapeake bay critical area
21. DRC reference: n/a



(17) SHRUBS @ 5:1 = 3.4 P.U.

**DEVELOPER:**

 **ST. JOHN  
PROPERTIES**

**2580 Lord Baltimore Dr  
Baltimore, MD 21244  
(410) 788-0100**

**OWNER:**  
TIMONIUM ROAD PROPERTY, LLC.  
2560 LORD BALIMORE DRIVE  
BALTIMORE, MD 21244

|           |            |
|-----------|------------|
| SCALE:    | 1" = 20'   |
| DESIGNED: | DML        |
| DRAWN:    | DML        |
| CHECKED:  | DML        |
| DATE:     | MARCH 2019 |
| SHEET:    | 1 of 1     |