

M E M O R A N D U M

DATE: April 20, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0214-A- Appeal Period Expired

The appeal period for the above-referenced case expired on April 17, 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.'

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(800 Kenilworth Drive)

9th Election District

5th Council District

Kenilworth Limited Partnership

Legal Owner

Jill Acquisition, LLC

Lessee

Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0214-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Kenilworth Limited Partnership, legal owner of the subject property and Jill Acquisition, LLC, lessee (“Petitioners”). Petitioners are requesting variance relief from Section 450.4 of the Baltimore County Zoning Regulations (“BCZR”) to allow a wall-mounted enterprise sign for a tenant in a multi-tenant building to be located on a façade without a separate exterior customer entrance. A site plan was marked as Petitioners’ Exhibit 1.

Landscape architect Michael Pieranunzi and Wayne Zinn appeared in support of the petition. David H. Karceski, Esq. represented Petitioners. 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 opposed the request.

The site is approximately 8.12 acres (354,016 square feet) in size and is zoned BM. The Kenilworth shopping center is located at the site. J. Jill, a clothing store, is a new tenant at the mall and will lease approximately 3,000 sq. ft. of retail space. The lessee will not be identified on either of the joint identification signs on the property. Lessee seeks approval for a wall-mounted enterprise sign but requires a variance since there is not a customer entrance on the

ORDER RECEIVED FOR FILING

Date

3/18/19

By

Sen

façade where the sign would be installed.

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 a significant grade change (approximately 15 ft.) across the site. As such the property is unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to have a sign for the J. Jill store. 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.

In its ZAC comment the DOP opposed the request, believing that sufficient signage exists on the site. A similar variance request by Trader Joe's (for a sign on a wall without a customer entrance) was denied recently in Case No. 2017-259-A. But I think the facts in this case are much different than those presented in the 2017 case. Trader Joe's already had three signs (a wall-mounted enterprise sign on the front of the store and a prominent listing on both of the joint identification signs) and was seeking a fourth sign. The lessee here has no signage at the site and is not listed on either of the joint identification signs. Unlike the sign at issue in the Trader Joe's case, the proposed J. Jill sign would not be visible from Kenilworth Drive or the residential properties along that roadway. In fact, the sign would only be visible to motorists/customers who travel to the rear of the site closest to the Beltway. In these circumstances I do not believe the proposed sign would be excessive or create visual clutter, and the request will therefore be granted.

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Date

3/18/19

By

Sen

THEREFORE, IT IS ORDERED, this 18th day of **March, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 450.4 of the Baltimore County Zoning Regulations ("BCZR") to allow a wall-mounted enterprise sign for a tenant in a multi-tenant building to be located on a façade without a separate exterior customer entrance, 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.

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:slh

ORDER RECEIVED FOR FILING

Date 3/18/19

By slh



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 800 Kenilworth Drive which is presently zoned BM
Deed References: 10438-703 10 Digit Tax Account # 0 9 2 0 4 5 1 3 9 0
Property Owner(s) Printed Name(s) Kenilworth Limited Partnership

(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)

450.4. Attachment 1: 4.5(d) to allow a wall-mounted enterprise sign for a tenant in a multi-tenant building to be located on a facade without a separate exterior customer entrance for the tenant.

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:

Jill Acquisition LLC
Name- Type or Print Karen M. Green
By: Karen Green, Vice President, Real Estate,
Signature [Signature] Construction and Store Planning
4 Batterymarch Park Quincy MA
Mailing Address City State
02169 / 617-689-7899 /
Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire
Name- Type or Print [Signature]
Signature [Signature]
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]
Signature [Signature]
210 W. Pennsylvania Ave. Ste. 500, Towson, MD
Mailing Address City State
21204 / 410-494-6285 / dhkarceski@venable.com
Zip Code Telephone # Email Address

CASE NUMBER 2019-0214-A Filing Date 1/18/19

ORDER RECEIVED FOR FILING 35
Do Not Schedule Dates: Reviewer

Date 3/18/19 REV. 10/4/11

By [Signature]

800 KENILWORTH DRIVE

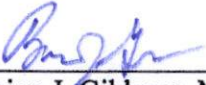
ATTACHMENT TO PETITION FOR VARIANCE

LEGAL OWNER - KENILWORTH LIMITED PARTNERSHIP

By: GGCAl Kenilworth LLC, its General Partner

By: GGCAl LLC, its sole member

By: GGCAl Manager LLC, its Manager

By:  (SEAL)
Brian J. Gibbons, Manager

**KENILWORTH MALL
ZONING DESCRIPTION**

Beginning for the same at a point on the north side of Kenilworth Drive, 70' wide, said point being approximately 740 feet northwest from the intersection of the north side of Kenilworth Drive with the west side of West Road, thence running westerly and binding on the north side of Kenilworth Drive;

1. 373.92 feet along a curve to the right having a radius of 3965.00 feet, said curve being subtended by a chord bearing of North 64 degrees, 58 minutes, 56 seconds West, a distance of 373.78 feet, thence;
 2. North 62 degrees, 16 minutes, 50 seconds West, a distance of 191.80 feet, thence;
 3. North 19 degrees, 43 minutes, 10 seconds East, a distance of 566.73 feet, thence;
 4. 373.88 feet along a curve to the left having a radius of 2034.86 feet, said curve being subtended by a chord bearing of South 79 degrees, 37 minutes, 13 seconds East, a distance of 373.36 feet, thence;
 5. South 48 degrees, 52 minutes, 50 seconds East, a distance of 261.51 feet, thence;
 6. South 24 degrees, 31 minutes, 03 seconds West, a distance of 595.18 feet, thence;
- to the place of beginning.

Containing 367211.79 square feet or 8.430 acres, more or less

Being that parcel of land which was conveyed by Irvin C. Tillman, Sr. to Kenilworth Limited Partnership by a deed dated March 31, 1994 and recorded among the Land Records of Baltimore County in Book S.M. 10438 Folio 703.

Professional Certification

I hereby certify that this description was prepared by me or under my responsible charge, and that I am a duly licensed property line surveyor under the laws of the State of Maryland, License No. 358, Expiration Date October 19, 2016.

2019-0214-A

s:\2014 survey\141258.00 shops at kenilworth\kenilworth-zoning description.docx



9/12/2016

A-140-1109

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100
<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

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

2/22/2019

Order #: 11700463
Case #: 2019-0214-A
Description:

NOTICE OF ZONING HEARING CASE NUMBER: 2019-0214-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: 2019-0214-A

800 Kenilworth Drive

N/s Kenilworth Drive, 740 ft. n/w of West Road

9th Election District - 5th Councilmanic District

Legal Owners: Kenilworth Limited Partnership

Contract Purchaser/Lessee: Jill Acquisition, LLC

Variance to allow a wall-mounted enterprise sign for a tenant in a multi-tenant building to be located on a facade without a separate exterior customer entrance for the tenant

Hearing: Friday, March 15, 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

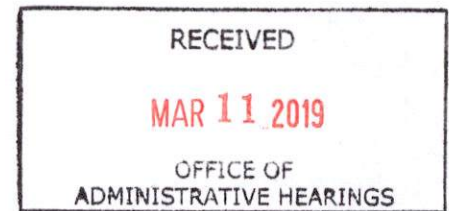
122

JB 3-15-19
11Am

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

2019-0214-A

RE: Case No.: _____

Petitioner/Developer: _____

**Kenilworth Limited Partnership
Jill Acquisition, LLC**

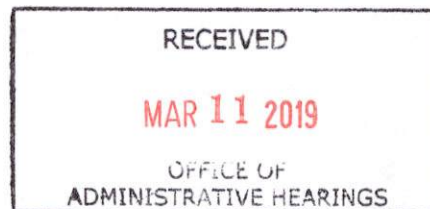
March 15, 2019

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:



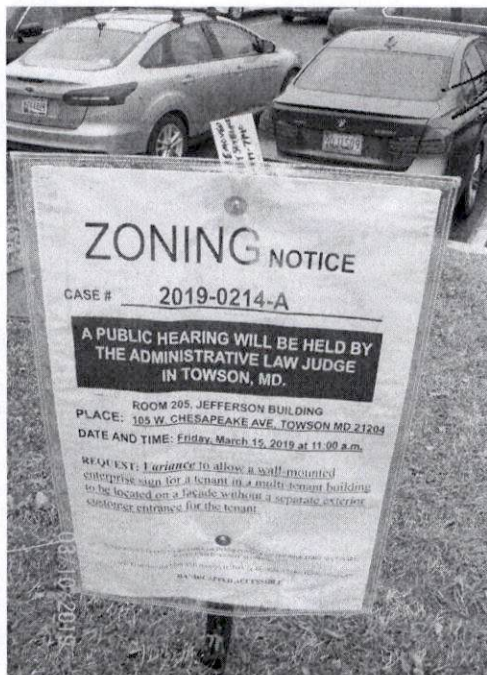
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

800 Kenilworth 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

2019-0214-A

RE: Case No.: _____

Petitioner/Developer: _____

**Kenilworth Limited Partnership
Jill Acquisition, LLC**

March 15, 2019

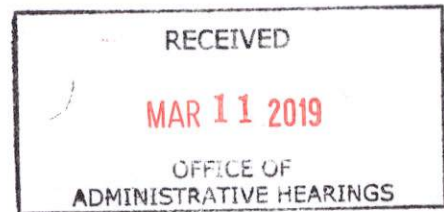
Date of Hearing/Closing: _____

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: _____

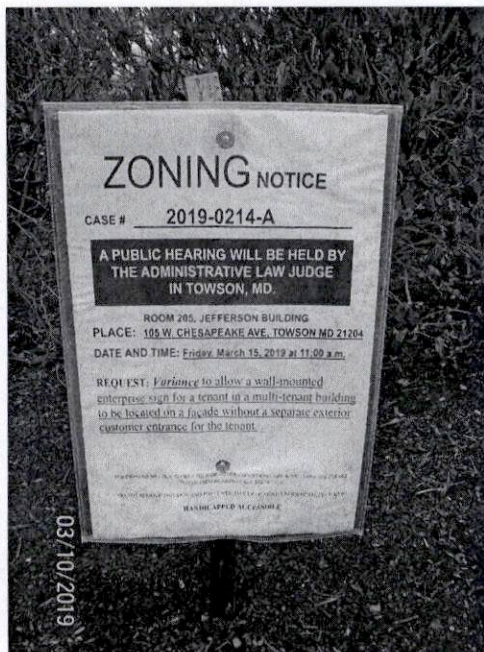


800 Kenilworth Drive

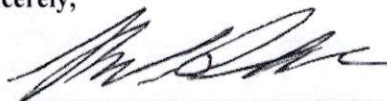
SIGN 2 Recertification

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

2019-0214-A

RE: Case No.: _____

Petitioner/Developer: _____
Kenilworth Limited Partnership
Jill Acquisition, 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:

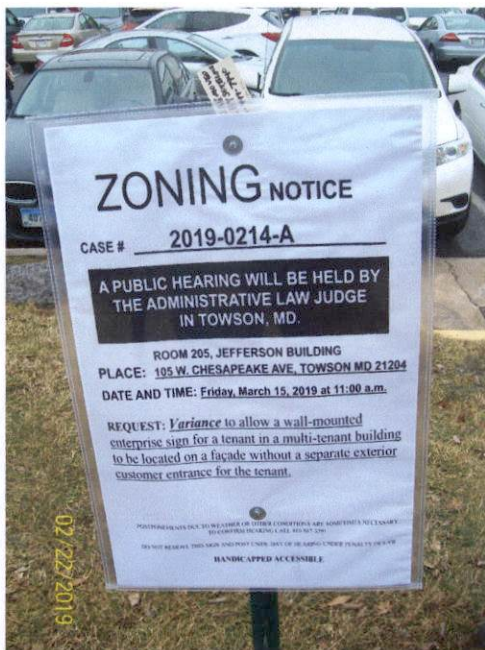
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

800 Kenilworth 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

2019-0214-A

RE: Case No.: _____

Petitioner/Developer: _____

**Kenilworth Limited Partnership
Jill Acquisition, 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:

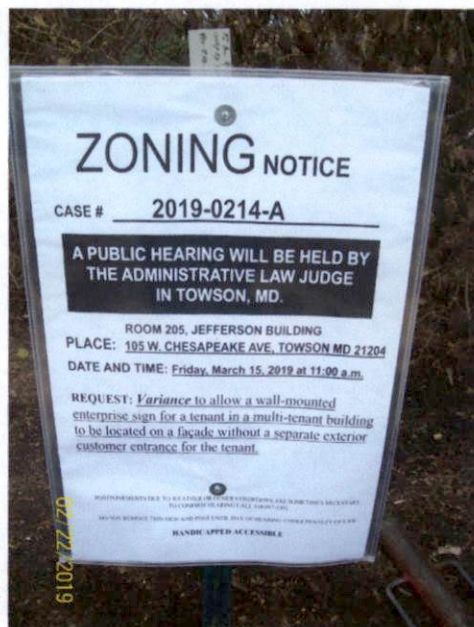
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

800 Kenilworth Drive

SIGN 2

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

2019-0214-A

RE: Case No.: _____

Petitioner/Developer: _____
Kenilworth Limited Partnership
Jill Acquisition, 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:

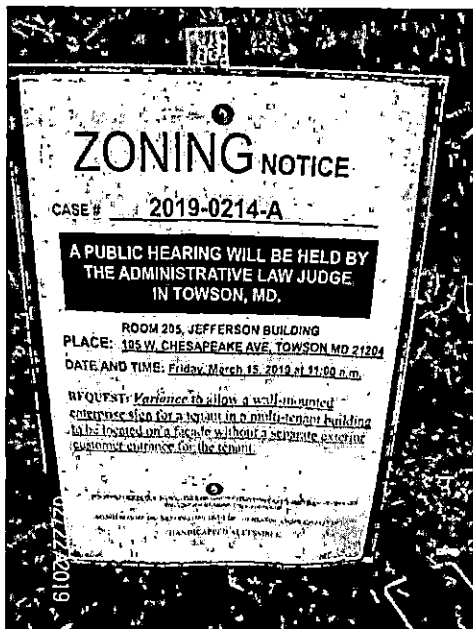
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

800 Kenilworth Drive

SIGN 2

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

2019-0214-A

RE: Case No.: _____

Petitioner/Developer: _____

**Kenilworth Limited Partnership
Jill Acquisition, 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:

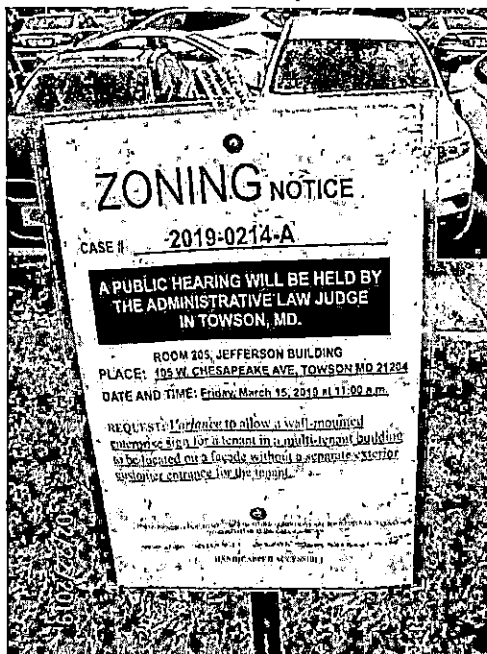
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800 Kenilworth Drive

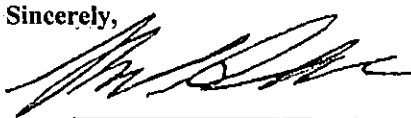
SIGN 1

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)

TO: THE DAILY RECORD
Friday, February 22, 2019 - Issue

Please forward billing to:

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

410-494-6285

NOTICE OF ZONING HEARING

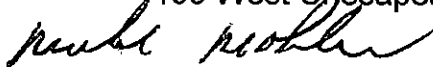
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0214-A

800 Kenilworth Drive
N/s Kenilworth Drive, 740 ft. n/w of West Road
9th Election District – 5th Councilmanic District
Legal Owners: Kenilworth Limited Partnership
Contract Purchaser/Lessee: Jill Acquisition, LLLC

Variance to allow a wall-mounted enterprise sign for a tenant in a multi-tenant building to be located on a façade without a separate exterior customer entrance for the tenant.

Hearing: Friday, March 15, 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.



JOHN A. OLSZEWSKI, JR.
County Executive

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

February 13, 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: 2019-0214-A

800 Kenilworth Drive
N/s Kenilworth Drive, 740 ft. n/w of West Road
9th Election District – 5th Councilmanic District
Legal Owners: Kenilworth Limited Partnership
Contract Purchaser/Lessee: Jill Acquisition, LLLC

Variance to allow a wall-mounted enterprise sign for a tenant in a multi-tenant building to be located on a façade without a separate exterior customer entrance for the tenant.

Hearing: Friday, March 15, 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: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Karen Green, Jill Acquisition, LLC, 4 Batterymarch Park, Quincy MA 02169

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., FEBRUARY 23, 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.

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
800 Kenilworth Drive; N/S of Kenilworth	*	OF ADMINSTRATIVE
Drive, 740' NW of West Road	*	HEARINGS FOR
9 th Election & 5 th Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owners: Kenilworth Limited Partnership*	*	2019-214-A
by Brian Gibbons, Manager		
Contract Purchaser(s): Jill Acquisition, LLC		
Petitioner(s)		

* * * * *

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.

RECEIVED
JAN 28 2019

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of January, 2019, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 West Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 7, 2019

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

RE: Case Number: 2019-0214-A, 800 Kenilworth Drive

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 January 18, 2019. 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
Jill Acquisition LLC 4 Batterymarch Park Quincy MA 02169

JB 3-15-19
11 Am

BALTIMORE COUNTY, MARYLAND

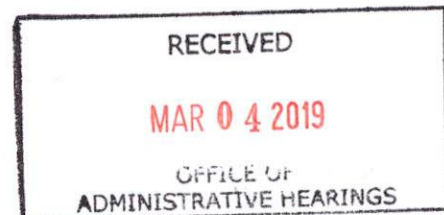
INTER-OFFICE MEMORANDUM

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: 19-214



INFORMATION:

Property Address: 800 Kenilworth Drive
Petitioner: Kenilworth Limited Partnership
Zoning: BM

Requested Action: Variance

The Department of Planning has reviewed the petition for a variance from Section 450.4 of the Baltimore County Zoning Regulations (BCZR) to allow a wall mounted enterprise sign for a tenant in a multi-tenant building to be located on a façade without a separate exterior customer entrance for the tenant.

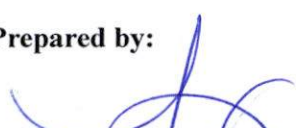
A site visit was conducted on 2/7/2019. The subject site is located within the boundaries of the Towson Commercial Revitalization Area (CRA). CRA's seek to improve the physical appearance of the business environment (MP 2020 pg. 140).

The Department opposes granting the petitioned variance relief.

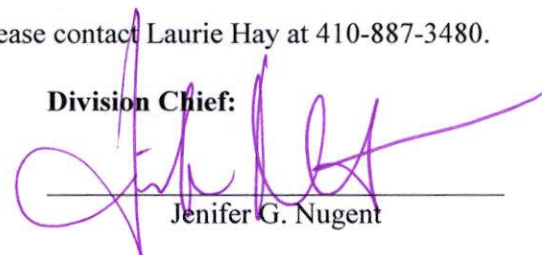
Extensive signage now exists on site. Said signage was reviewed by the Department in multiple prior zoning cases requesting relief to the requirements of BCZR §450. Detailed review of the on-site signage also occurred under the review of the approved limited exemption development plan submitted under DRC# 032817. The Department recommends that signage now in place, including a freestanding joint identification sign with changeable copy, located at the main entrance of the mall is sufficient in its function of identifying the commercial entities located within the mall. The Department determined that the signage shown on said zoning and development plans successfully integrated into the overall structural aesthetics of the mall's architecture. To intensify the signage on the mall facades upsets the overall architectural theme of the building and will set a precedence for additional signage that is counter to the Master Plan 2020 goals for the CRA.

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

3-15

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: February 8, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0214-A
Address 800 Kenilworth Drive
(Kenilworth Limited Partnership
Property)

Zoning Advisory Committee Meeting of **February 4, 2019**.

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

Reviewer: Steve Ford

Date: 1/28/19

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

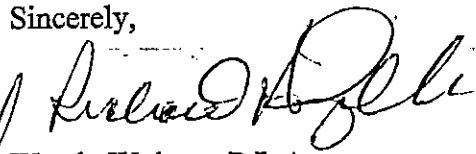
Dear Ms. Lewis:

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. 2019-0214-A

*Variance -
Kenilworth Limited Partnership
Brian Gibbons, Manager
200 Kenilworth Drive*

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: 19-214

INFORMATION:

Property Address: 800 Kenilworth Drive
Petitioner: Kenilworth Limited Partnership
Zoning: BM

Requested Action: Variance

The Department of Planning has reviewed the petition for a variance from Section 450.4 of the Baltimore County Zoning Regulations (BCZR) to allow a wall mounted enterprise sign for a tenant in a multi-tenant building to be located on a façade without a separate exterior customer entrance for the tenant.

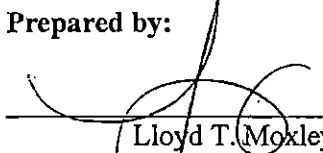
A site visit was conducted on 2/7/2019. The subject site is located within the boundaries of the Towson Commercial Revitalization Area (CRA). CRA's seek to improve the physical appearance of the business environment (MP 2020 pg. 140).

The Department opposes granting the petitioned variance relief.

Extensive signage now exists on site. Said signage was reviewed by the Department in multiple prior zoning cases requesting relief to the requirements of BCZR §450. Detailed review of the on-site signage also occurred under the review of the approved limited exemption development plan submitted under DRC# 032817. The Department recommends that signage now in place, including a freestanding joint identification sign with changeable copy, located at the main entrance of the mall is sufficient in its function of identifying the commercial entities located within the mall. The Department determined that the signage shown on said zoning and development plans successfully integrated into the overall structural aesthetics of the mall's architecture. To intensify the signage on the mall facades upsets the overall architectural theme of the building and will set a precedence for additional signage that is counter to the Master Plan 2020 goals for the CRA.

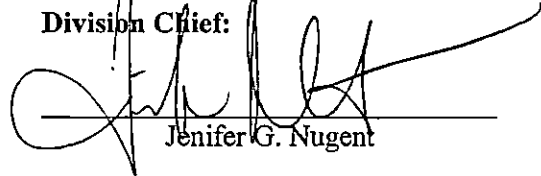
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

JM/JGN/LTM/

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

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

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

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

For Newspaper Advertising:

Case Number: 2019-214-A
Property Address: ~~800~~ 800 KENILWORTH DRIVE
Property Description: NW Kenilworth Drive, 790 feet
NW Int. with West Rd.
Legal Owners (Petitioners): Kenilworth Limited Partnership
Contract Purchaser/Lessee: Jill Acquisition LLC

PLEASE FORWARD ADVERTISING BILL TO:

Name: David Karceski
Company/Firm (if applicable): Venable LLP
Address: 210 W. Pennsylvania Ave
Suite 500
Towson MD 21204
Telephone Number: (410) 494-6200

CASE NAME 800 Kenilworth
CASE NUMBER 19-214-A
DATE 3/15/19

NAME _____

CITY, STATE, ZIP

E - MAIL

David Karasli	210 West Pennsylvania Ave Suite 500	Towson MD 21204	dkarasli@eventable.com
Michael Pivarny	10710 Gilroy Rd	H.V. MD 21031	mpivarny@eventable.com
Wayne Zinn	700 N. Hammonds Ferry Rd. Linthicum, MD 21090		wzinn@HANDM Signs.com

CASE NO. 2019- 0214-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/Conditions/Comments/No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>2/8</u>	DEPS (if not received, date e-mail sent _____)	<u>N/C</u>
_____	FIRE DEPARTMENT	_____
<u>2/28</u>	PLANNING (if not received, date e-mail sent _____)	<u>Opposed/comment</u>
<u>1/28</u>	STATE HIGHWAY ADMINISTRATION	<u>No Obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION (Case No. _____)		
PRIOR ZONING (Case No. _____)		
NEWSPAPER ADVERTISEMENT	Date: <u>2/22/19</u>	
SIGN POSTING (1 st)	Date: <u>2/22/19</u>	by <u>SSG Black</u>
SIGN POSTING (2 nd)	Date: <u>3/10/19</u>	by <u>SSG Black</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 09 Account Number - 0920451390			
Owner Information					
Owner Name:		KENILWORTH LIMITED PARTNERSHIP		Use:	COMMERCIAL
Mailing Address:		800 KENILWORTH DR BALTIMORE MD 21204		Principal Residence:	NO
				Deed Reference:	/10438/ 00703
Location & Structure Information					
Premises Address:		800 KENILWORTH DR BALTIMORE MD 21204-2201		Legal Description:	8.1271 AC NS KENILWORTH DR 550 W WEST RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0069	0006	1022		0000	
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1978	141776		354,016 SF	14	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
		SHOPPING CENTER/ REGIONAL			
					Last Major Renovation
					2017
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2018	07/01/2019	
Land:	10,620,400	10,620,400			
Improvements	12,201,200	12,649,800			
Total:	22,821,600	23,270,200	23,120,667	23,270,200	
Preferential Land:	0			0	
Transfer Information					
Seller: TILLMAN IRVIN C,SR		Date: 04/01/1994		Price: \$250,000	
Type: ARMS LENGTH IMPROVED		Deed1: /10438/ 00703		Deed2:	
Seller: TILLMAN IRVIN C,SR		Date: 02/09/1976		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /05607/ 00233		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:

Michael J. Pieranunzi, RLA
Landscape Architect

BEGAN WITH CENTURY: 2006, October

YEARS WITH CENTURY: 10

YEARS WITH OTHER FIRMS: 27

EDUCATION

1987 B.S. Landscape Architecture, West Virginia University

PROFESSIONAL REGISTRATION:

1991 RLA Maryland Registered #1008 (exp. 2020)

2009 March LEED Accredited Professional (LEED AP)



WORK BACKGROUND:

Century Engineering

Hunt Valley, MD

Oct. 2006 - present

Daft-McCune-Walker, Inc.

Towson, Maryland

1997 – 2006

Clark, Finefrock &

Sackett, Inc.

Columbia, Maryland

1987 – 1997

ASSOCIATIONS

American Society of Landscape Architects

Howard County Association of Landscape Architects - Past Vice President

Howard County Homebuilders Association

Howard County Chamber of Commerce

EXPERIENCE

As a project manager, Mr. Pieranunzi provides landscape architecture and land planning services to public and private clients. His extensive background in residential and commercial site planning and land development result in creative and environmentally-sensitive design solutions. Mr. Pieranunzi's experience has assisted in implementing plans from conceptual design through construction on projects that include residential and commercial land use planning, community master planning and landscaping, golf course design, and site planning.

With experience in a variety of project types and justifications, he has gained exceptional skills in managing projects from conceptual design, design development, construction drawings and site inspection. He has proven abilities in managing budgets, clients, county officials and staff on multiple project types and projects.

BALTIMORE COUNTY PROJECTS

MARYVALE PREPARATORY SCHOOL REVISED DEVELOPMENT PLAN – SCHEME B, Baltimore County, MD. Project Manager for the land planning services for the preparation and submission of the Development Plan showing a 18,000 SF Media Center, 16,880 SF Performing Arts Center, track, lacrosse field, 3 soccer fields, parking and stormwater management. The 113 acre site, zoned RC-2, consists of existing buildings, ball fields and forest covering.

COPPERMINE ATHLETIC FACILITY (SYNTHETIC FIELD), Baltimore, MD. As project manager, Mr. Pieranunzi was responsible for meeting with the owner, summarizing schedule and devising a plan of action to obtain grading permits prior to the owner's summer camp schedule. Mr. Pieranunzi oversaw the SWM waiver request from Baltimore County DEPS, while simultaneously gaining approval of the grading and sediment control plan. The field construction drawings required detailed grading, coordination of the underdrain system, retaining wall design and perimeter fencing and lighting.

HOLLINS END, Baltimore, MD. Mr. Pieranunzi was the project manager responsible for coordinating and managing the expansion to the existing warehouse and parking lot at Hollins End. The owner required adapting the existing building to conform to a new tenant program. Mr. Pieranunzi reviewed the new tenant requirements and worked with the design team to implement the new building parking, pedestrian connection, stormwater management and landscape revisions. He processed the plans for the approval and assisted with obtaining permits in a timely manner.

MOUNT de SALES ACADEMY GRANDSTAND AND FIELD ADDITIONS, Baltimore County, MD. Michael Pieranunzi was Project Manager for the proposed field conversion. The school proposed conversion of their existing turf field and natural hillside seating area to a synthetic field and grandstand built within the slope. Working with the architect, Michael managed the preparation of the permit drawings for the mass grading, utilities, walls, plaza and electric design.

WINDSOR STATION, Project Manager. Prepared multiple conceptual studies for a 14 acre commercial parcel in order to maximize the potential office, warehouse or flex space. Studies were prepared in accordance with zoning, parking, and stormwater management facilities requirements. The layout maximized the square footage of the office space to ±320,000 s.f. and the flex space of 90,000 s.f. and 1,600 parking spaces.

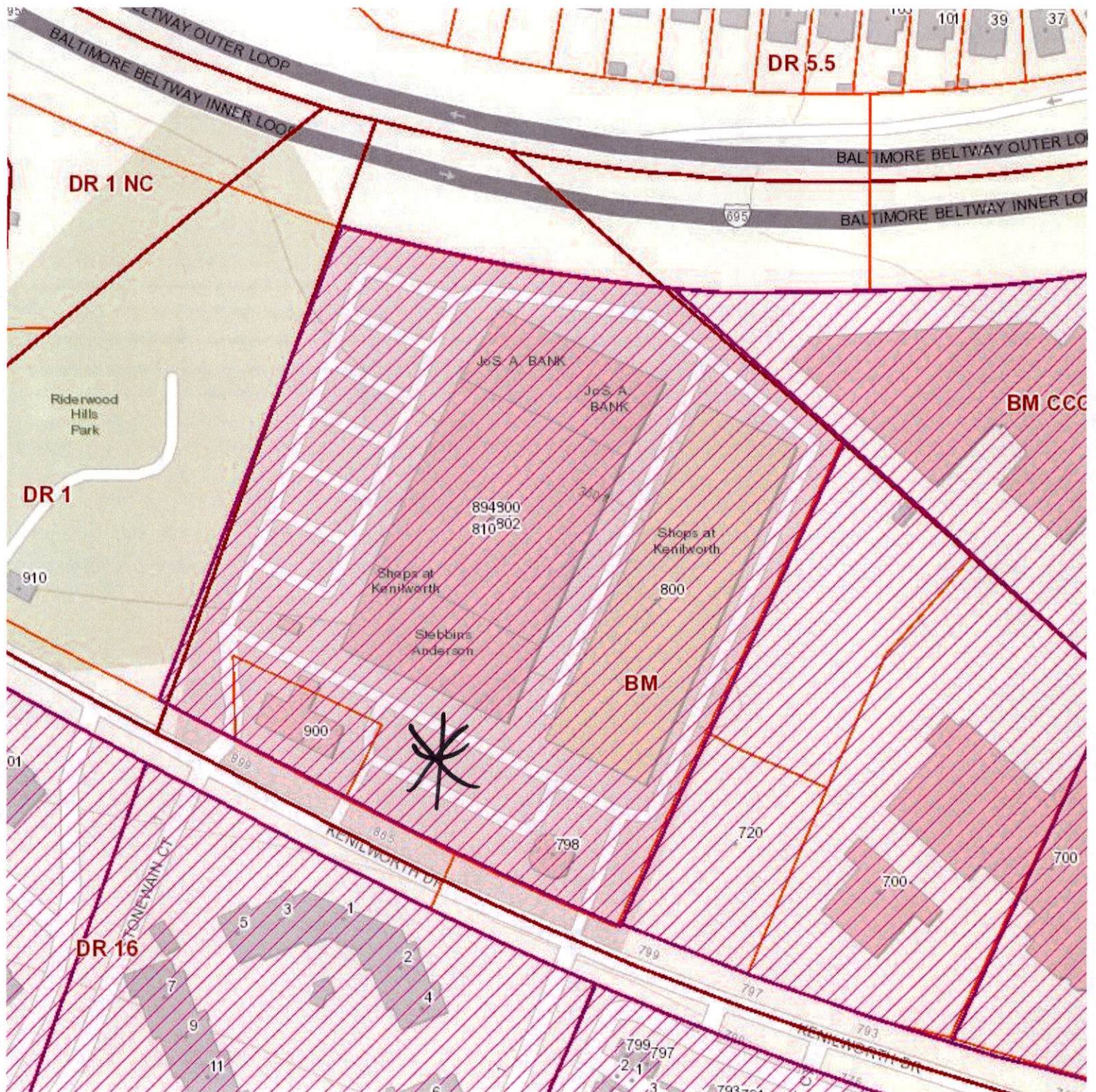
OWINGS MILLS MALL, Baltimore County, MD. Prepare layout and grading of Hoyt's Cinema, Lord & Taylor, and Sears expansion. Michael was also responsible for the second expansion at Owings Mills Mall in which the Sears Department Store and free standing Tire Center were razed. The overall mall was redesigned to meet the parking requirement while creating a 15 acre residential out parcel. Michael was responsible for the coordination and negotiation with the MTA connection between the Cinema and Outparcel.

TOWSONTOWN MALL EXPANSION, Baltimore County, MD. Mr. Pieranunzi prepared and submitted permit drawings for a 100,000 s.f. expansion which included restaurants and retail space supported by a

750 space parking deck. Michael was responsible for the layout, grading, paving, hardscape components and utilities. The intricate project establishes Towson Mall as the gateway to Towson, Maryland. Michael worked extensively with the architects, owners and land use attorneys to prepare and process the drawings through reviews by the county, business community, economic development and existing tenants.

WHITE MARSH MALL - LIFESTYLE CENTER, Baltimore County, MD. Project Manager. Responsible for the preparation of the conceptual and documents for the 110,000 s.f. "Lifestyle" expansion to White Marsh Mall and for coordinating the zoning, grading, SWM, utility, sediment and erosion control and landscape architecture plan. The retail component is attached to the exterior of the Mall fronting onto a proposed streetscape with special paving lighting and seating. The layout was sensitive to the existing sloping site and parking issues.

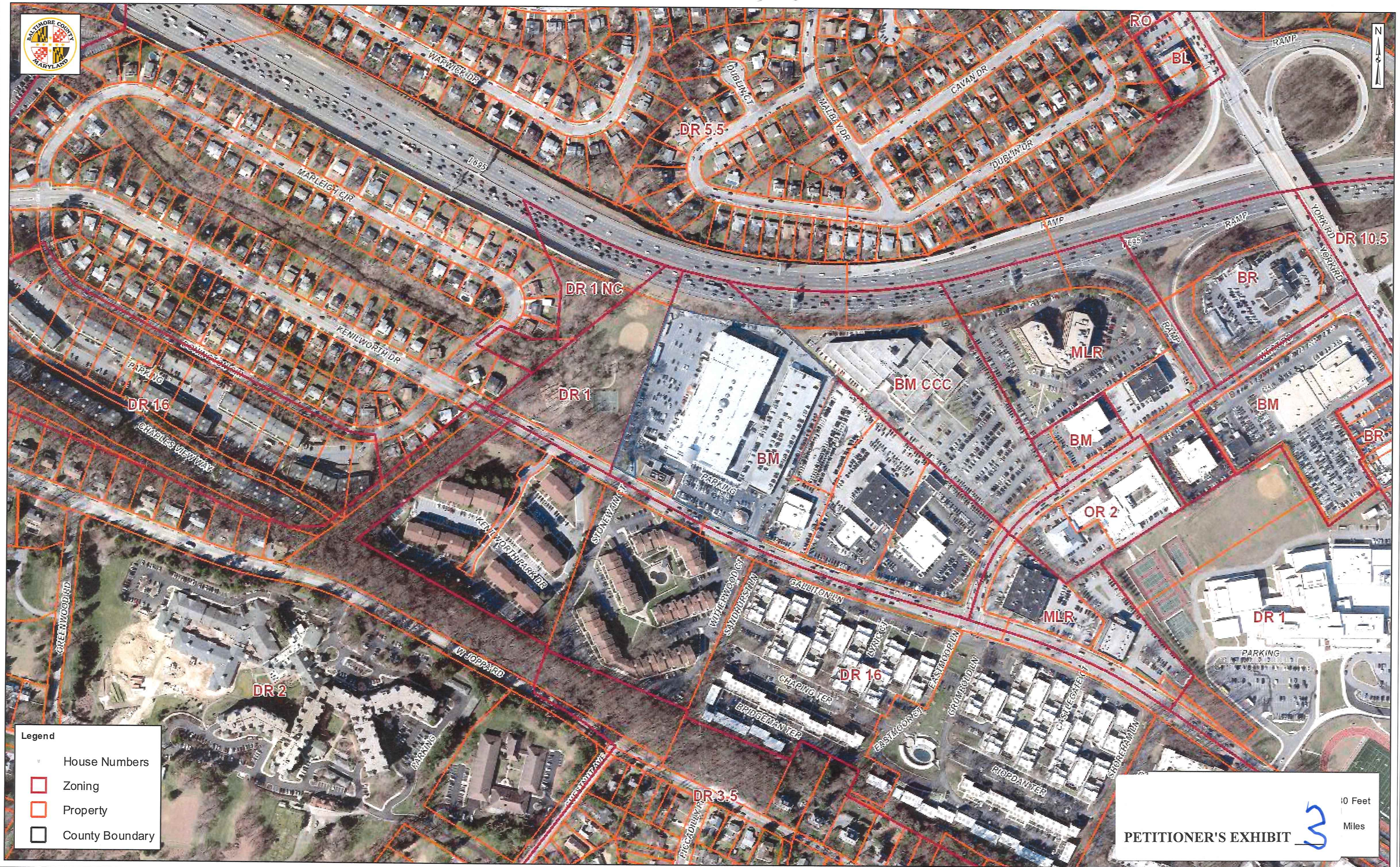
OWINGS MILLS RESTAURANT PARK, Baltimore County, MD. Prepared layout and grading of five restaurant buildings, parking lot and landscaping. Mr. Pieranunzi coordinated the construction of restaurants with five different owners; Red Lobster, Don Pablo's, Tony Roma's, HOPS, Red Robin and five different general contractors.



2019-0214-A

X

909-0914-11



PETITIONER'S EXHIBIT 3





5A-I 4
PETITIONER'S EXHIBIT





THE SHOPS AT
KENILWORTH

south moon under

Wagner
Sons



THE SHOPS AT
KENILWORTH

Stebbins Anderson. EST. 1967

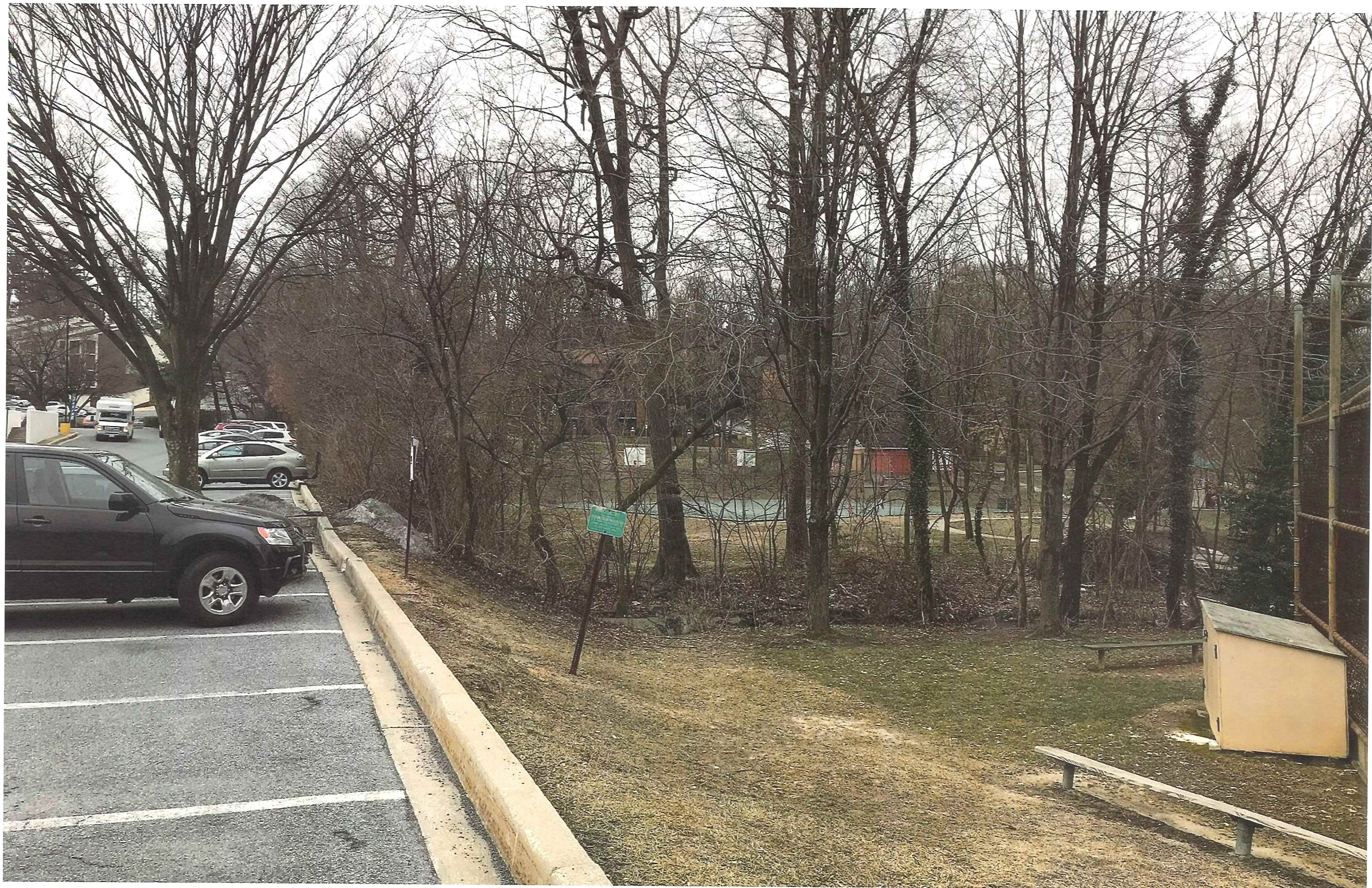
Ryder
EQUIPMENT

Wagner Bros



Stebbins Anderson

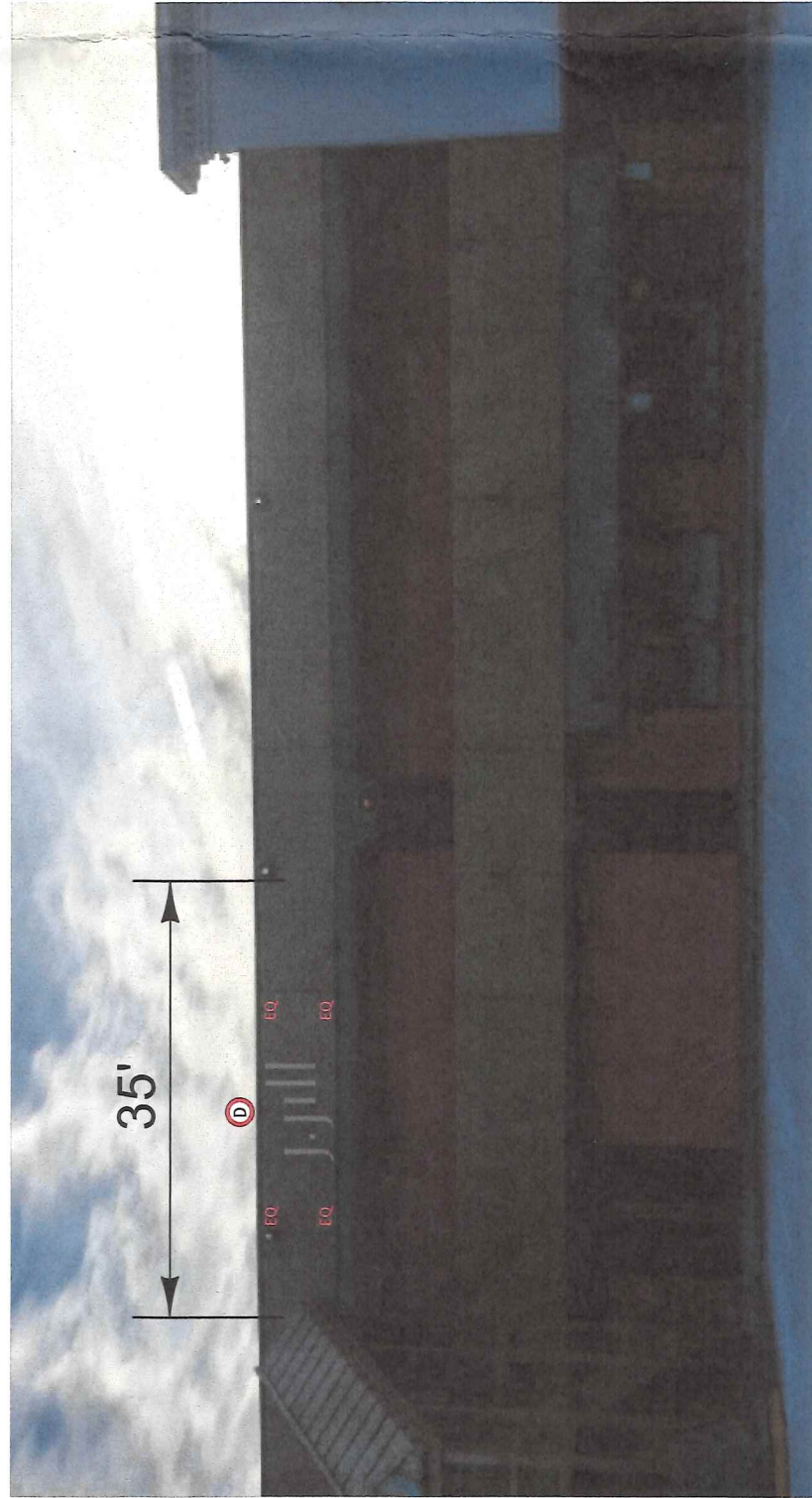
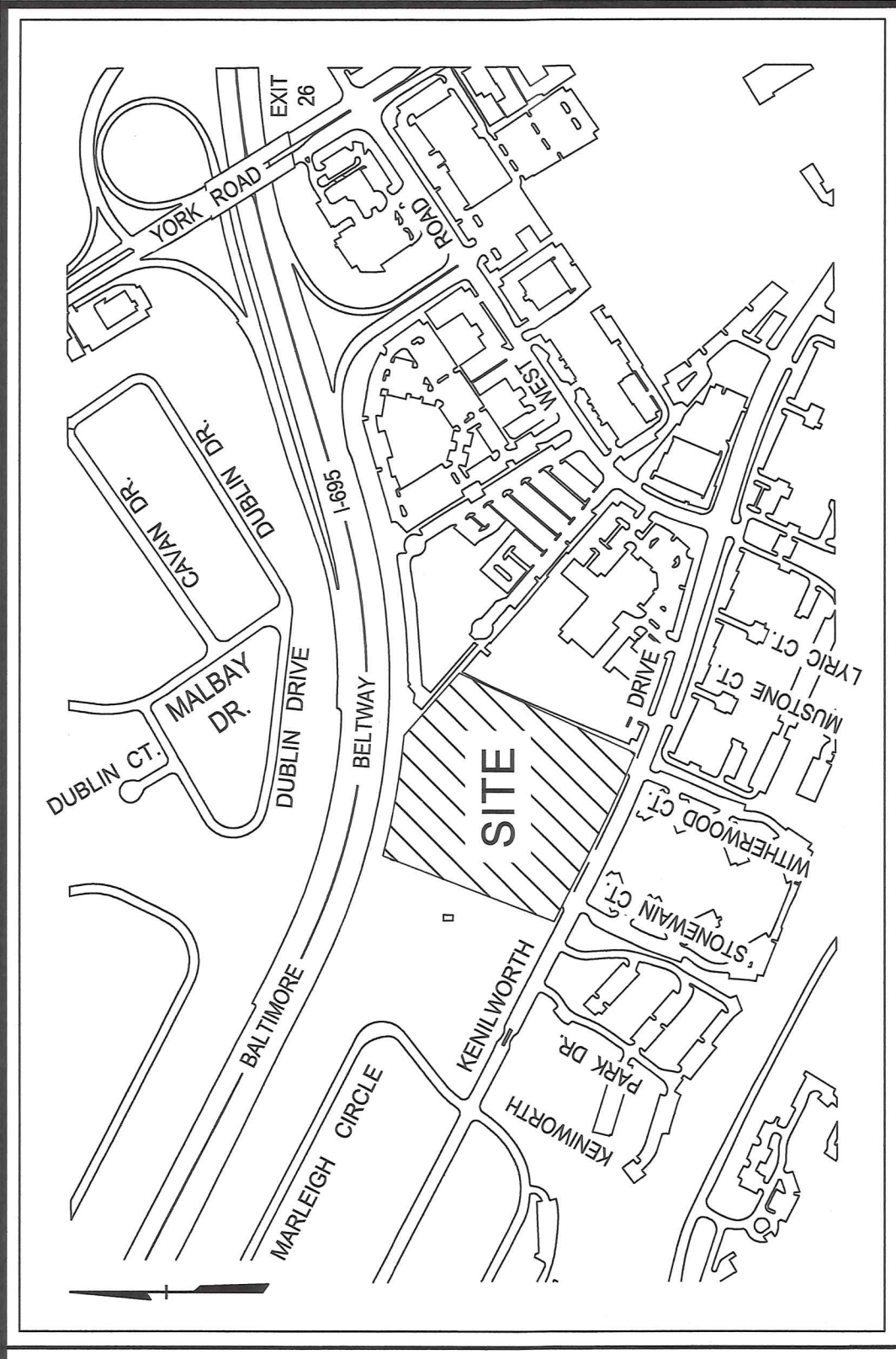
Ryder
Ever better.



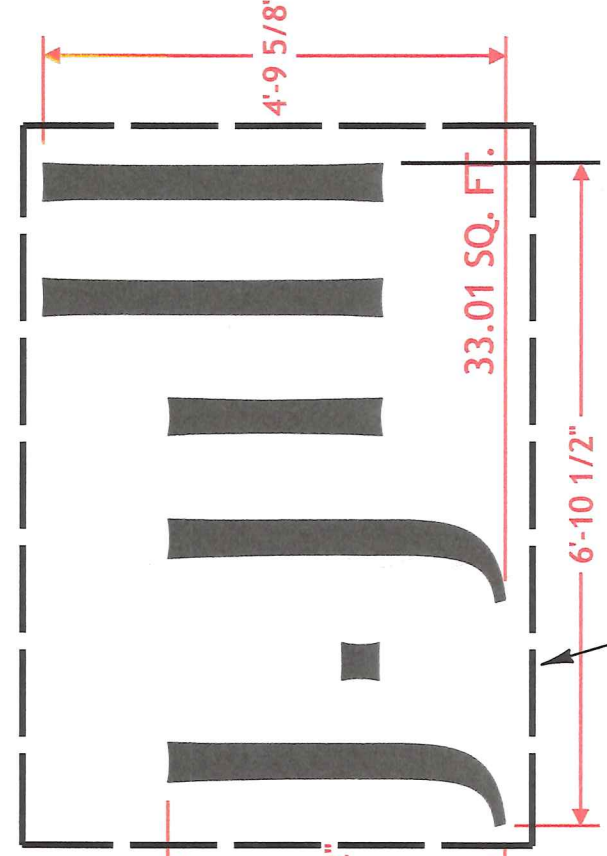








WALL MOUNTED ENTERPRISE SIGN
NOT TO SCALE



SIGN AREA CHART

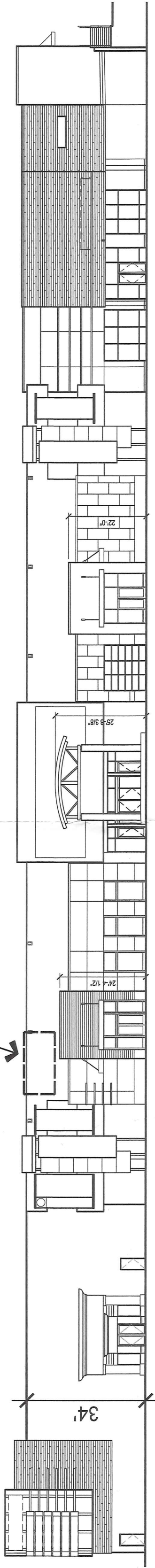
SIGN TYPE	SIGN AREA (SF)	FASCADE
WALL MOUNTED ENTERPRISE SIGN	33.01	WEST

BUILDING FASCADE AREA CHART

ORIENTATION	FASCADE LENGTH (LF)	SIGN AREA PERMITTED (SF)	TOTAL SIGN AREA PROPOSED (SF)
WEST	35	70	33.01

425'

APPROXIMATE LOCATION OF WALL MOUNTED ENTERPRISE SIGN



WEST ELEVATION
NOT TO SCALE

GENERAL NOTES

1. Site Address: 800 Kenilworth Drive, Towson, Maryland 21204
2. Owner/Developer: Kenilworth Limited Partnership, 800 Kenilworth Drive, Towson, Maryland 21204
3. Tax Account No: 04-20-491340
4. Gross Area: 6,121.1 Acres
5. Net Area: 6,121.1 Acres
6. Existing Zoning: B-1
7. Existing Use: Commercial Shopping Center
8. Proposed Use: Commercial Shopping Center
9. Existing Building Area: 136,900 S.F.
10. Existing Curb: 13,163 S.F.
11. Proposed: 0
12. Parking Calculations:
 - a. Parking Required: 818 (per Kenilworth Base Plan K - 202)
 - b. Retail Area: 136,900 S.F. (136,900 S.F. / 166 S.F./Space) = 818
 - c. Office: 2,194 S.F. (2,194 S.F. / 266 S.F./Space) = 8
 - d. Total Parking Required: 826
13. Floor Area Ratio Calculations: 0.4
14. Setbacks:
 - a. Front: 15 feet
 - b. Side & Rear: 30 feet
15. Site is within the UPRD.
16. Site is not in a Design Review Panel Area.
17. Site is not in the Chesapeake Bay Critical Area.
18. The site is not located in a deficient area on any of the Basic Services Maps.

- DATA SOURCES:**
1. Topographic information shown on this plan is from a Field Run Survey performed by Century Engineering, Inc. The survey was conducted on 10/15/2014.
 2. Additional data outside the subject site is from the Baltimore County 6.1 S. Map Portal.
 3. Existing utilities shown were digitized from public drawings.

DATE BY REVISIONS

DATE	BY	REVISIONS

mm CENTURY ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 Giny Road, Hunt Valley, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401
www.centuryeng.com

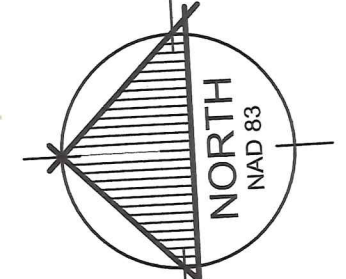
J. Jill

Sign Variance Plan

KENILWORTH
800 Kenilworth Drive Towson, Maryland 21204
9th Election District 5th Councilmanic District
Baltimore County, Maryland

ISSUE DATES
REVIEW: 11-11-16
DESIGNED: MJP
DATE CHECKED: 11-11-16
DRAWING: 11-11-16

PROJECT NO. 141258.30

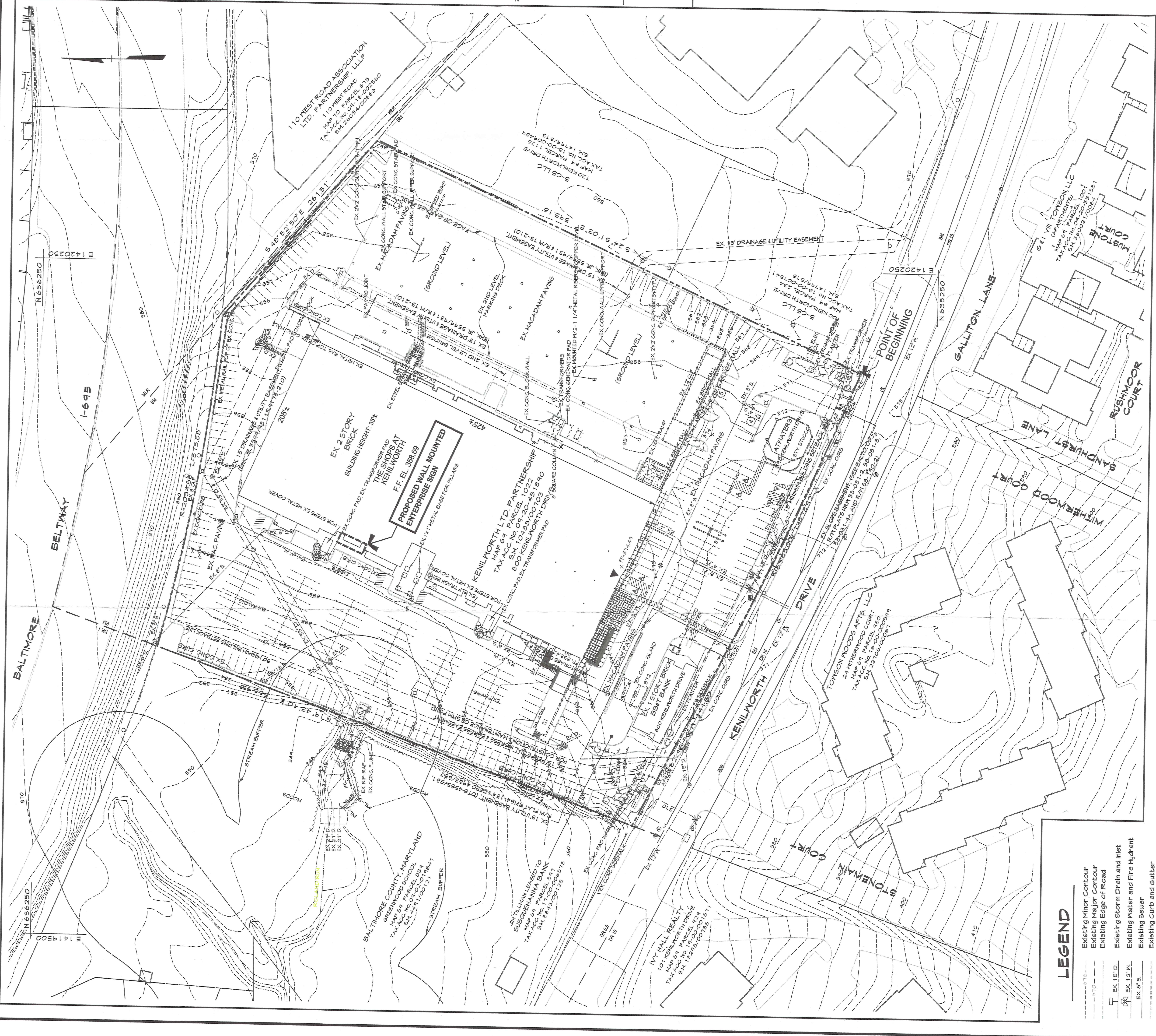


ATTACHMENT TO PETITION FOR ZONING HEARING

- Variance from Section(s):
1. BCZR 450 #6(d) vi. to permit a wall mounted enterprise sign on an existing wall without a customer entrance.
 2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

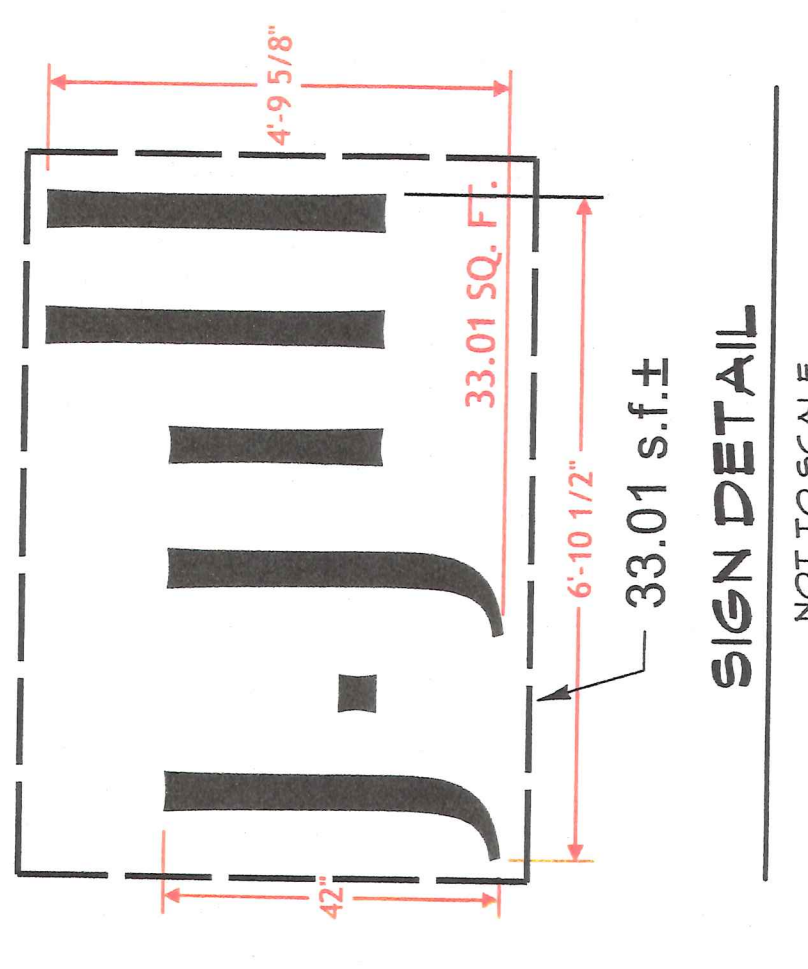
ZONING HISTORY

- Case Number: 12-69-R. To correct a zoning error.
Case Number: 12-69-R. Variance to permit 853 parking spaces on the site. The site is not in a Design Review Panel Area. Granted on October 23, 1718.
Case Number: 16-9-35. Variance to request reduction of parking spaces.
Case Number: 2016-0235-SPH. Confirm relief granted in Case Number 12-69-R. To approve 164 parking spaces in lieu of the required 807 parking spaces.
Case Number: 2017-0072-A. To permit freestanding joint identification sign with changeable copy. Granted November 14, 2016.

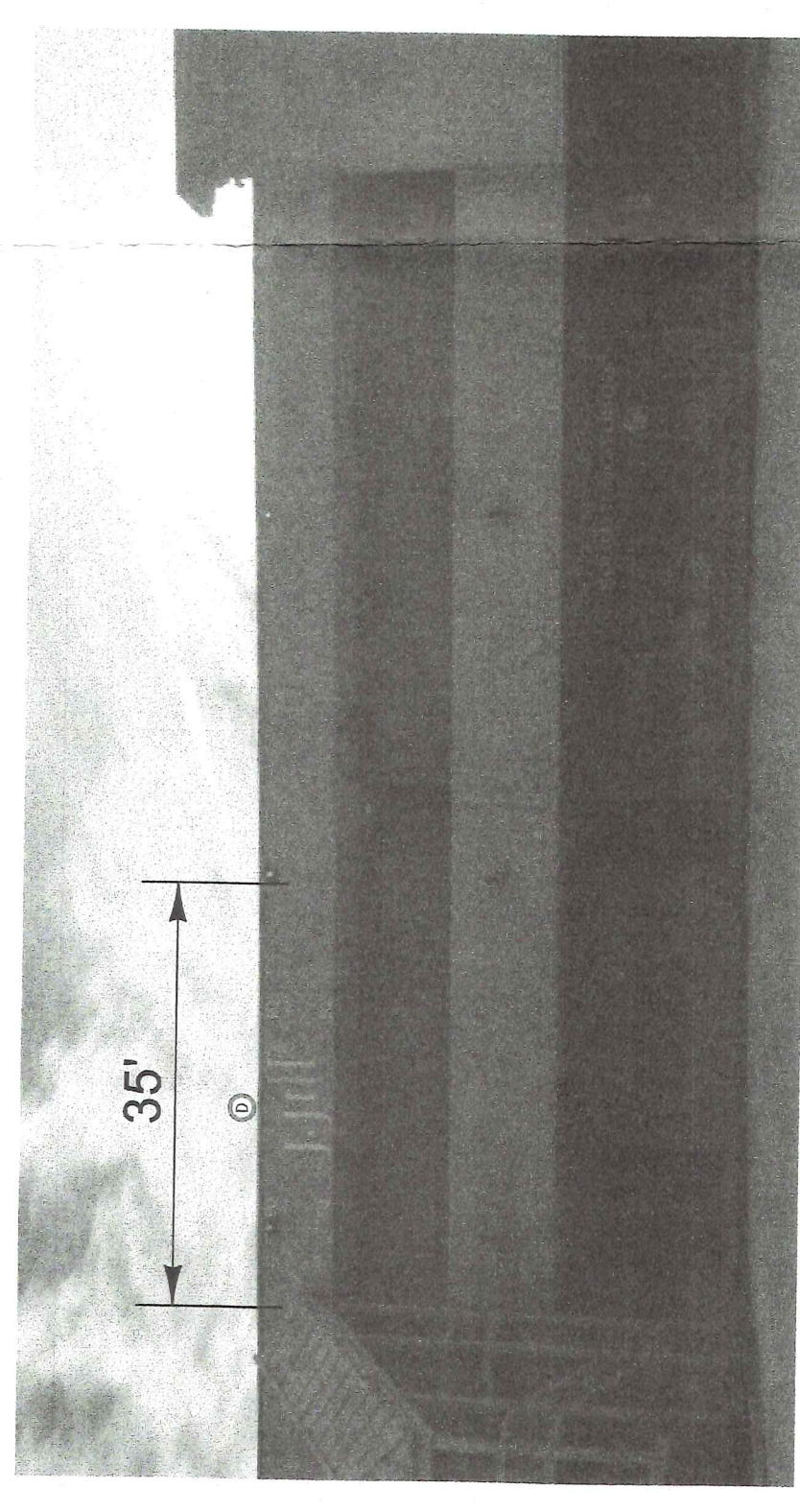


PLAN
SCALE: 1"=50'
0 50' 100'

- LEGEND**
- Existing Minor Contour
 - Existing Major Contour
 - Existing Edge of Road
 - Existing Storm Drain and Inlet
 - Existing Water and Fire Hydrant
 - Existing Sewer
 - Existing Curb and Gutter
 - Existing Tree Line
 - Existing Drive
 - Tract Boundary
 - Utility Easement Line
 - Existing Building
 - Zoning Line
 - Stream Buffer

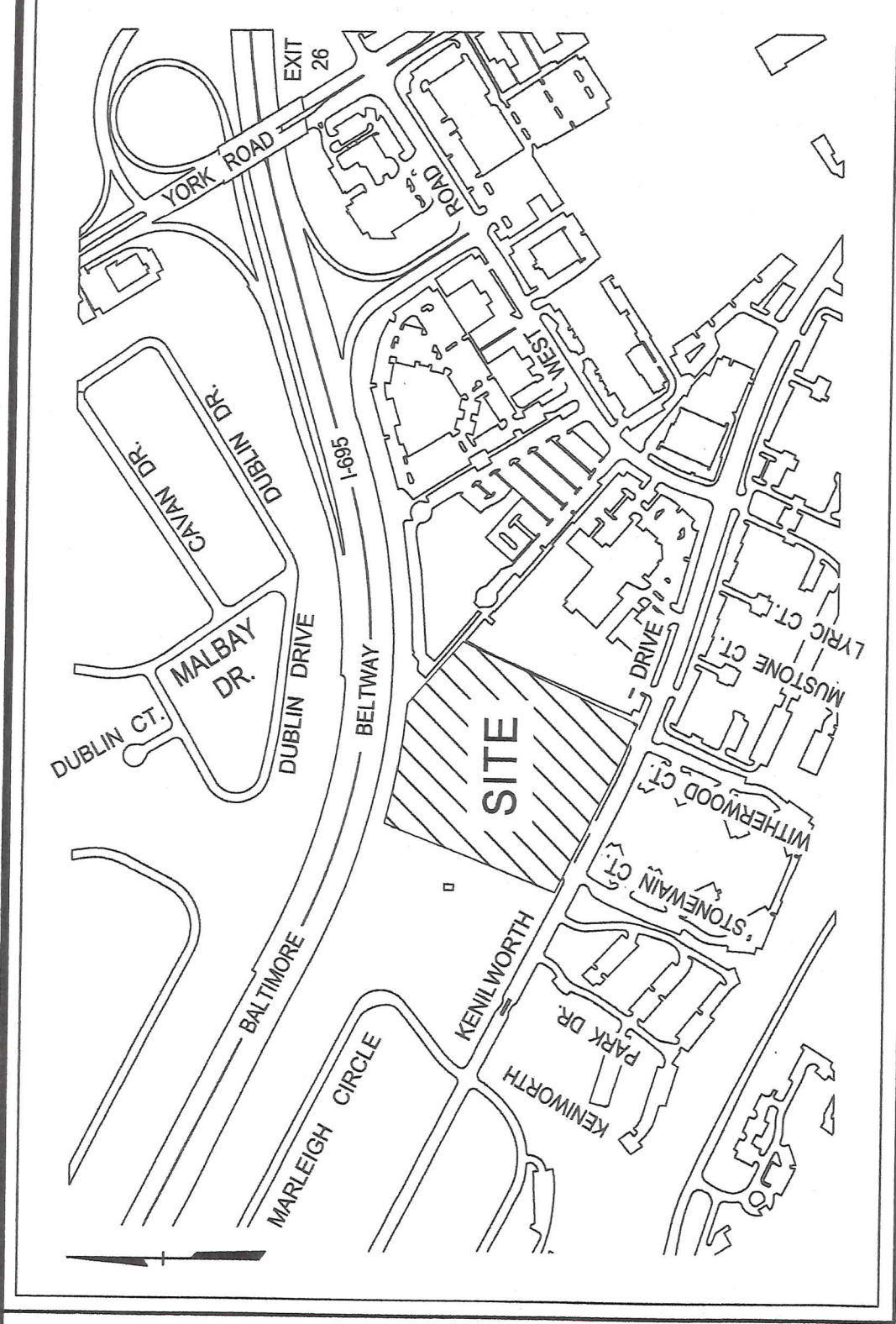


NOT TO SCALE



WALL MOUNTED ENTERPRISE SIGN
NOT TO SCALE

VICINITY MAP
SCALE: 1"=500'



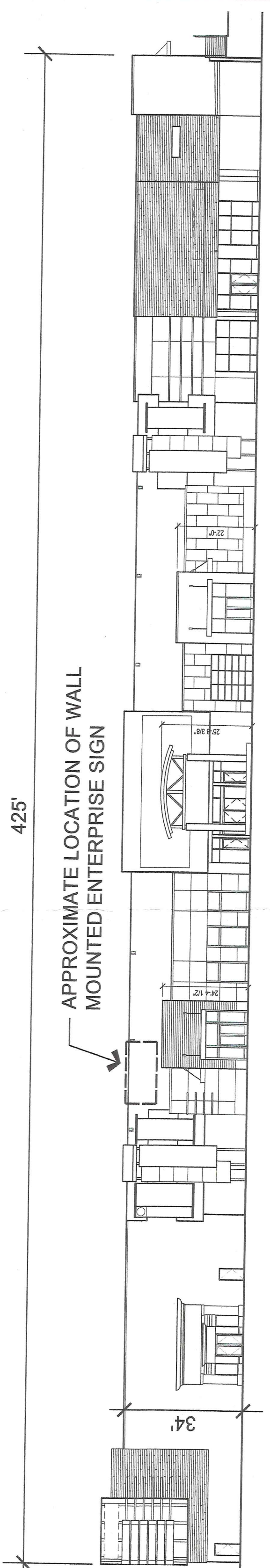
SIGN AREA CHART

SIGN TYPE	SIGN AREA (SF)	FASCIDE
WALL MOUNTED ENTERPRISE SIGN	33.01	WEST

BUILDING FASCIDE AREA CHART

ORIENTATION	FASCIDE LENGTH (LF)	SIGN AREA PERMITTED (SF)	TOTAL SIGN AREA PROPOSED (SF)
WEST	35	70	33.01

APPROXIMATE LOCATION OF WALL MOUNTED ENTERPRISE SIGN



WEST ELEVATION
NOT TO SCALE

GENERAL NOTES

1. A variance was granted on October 1, 2015 by the Baltimore County Department of Environmental Protection and Planning, dated May 20, 2015, for the proposed sign on the site.
2. The site is not located within a Revitalization Area, Area of Special Concern, or Traffic Deficient Area.
3. There are no buildings on this site that are on the Maryland Historical Trust Inventory of Historic Properties, the Baltimore County Inventory of Historic Properties, or the National Register of Historic Places.
4. The site is not located within a designated area of critical state concern.
5. There are no known hazardous materials on this site.
6. There are no floodplains located on the site.

ATTACHMENT TO PETITION FOR ZONING HEARING

Variance from Section(s):

1. BCZR 450 #5(d) vi. To permit a wall mounted enterprise sign on an existing wall without a customer entrance.
2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

ZONING HISTORY

- Case Number: 72-69-R. To correct a zoning error.
- Case Number: 78-91-A. Variance to permit 859 parking spaces in lieu of the required 918 spaces.
- Case Number: 16-325. Variance to request reduction of parking spaces.
- Case Number: 2016-0235-SPH. Confirm relief granted in Case Number 78-91-A approve 764 parking spaces in lieu of the required 807 parking spaces.
- Case Number: 2017-0072-A. To permit freestanding joint identification sign with changeable copy.
- Case Number: R-1460-41-P. Zoning Case for 700/720 Kenilworth Drive.
- Case Number: R-2017-254-A. Sign Variance Case.

MM CENTURY ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.882.2400 Fax: 443.882.2401
www.centuryeng.com

J. Jill
Sign Variance Plan

KENILWORTH
800 Kenilworth Drive, Towson, Maryland 21204
9th Electoral District, 5th Councilmanic District
Baltimore County, Maryland

ISSUE DATES
REVIEW: 12.13.18
DESIGNED: M.J.S.
PERMIT: M.J.P.
CHECKED BY: M.J.P.
DATE CHECKED: 12.13.18

SCALE: 1"=50'
PROJECT NO.: 141250.30
DRAWING: 1 of 1