



2019-0216-SI

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

B
A 190562
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials *mm*

SIGN USE PERMIT

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

PROPERTY ADDRESS 4138 East Joppa ZIP CODE 21236
BUSINESS NAME Joppa Corners Professional Bldg ZONING BLR
OWNER'S NAME Salvo Industrial Park PHONE NO. _____ HISTORIC DISTRICT ☐ Yes ☐ No
MAILING ADDRESS 106 Old Court Rd #202 Baltimore MD 21208
APPLICANT/OWNER'S AGENT Rick Pepper / Betsy Marino PHONE NO. 7034088216
SIGN COMPANY NAME Service Neon Signs PHONE NO. 7033543000
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 1900 / 006 / 595

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☐ No

☒ Permanent ☐ Changeable Copy ☐ Wall ☐ Face Change Only ☐ Non-Illuminated

☒ Freestanding ☒ Pylon ☐ Monument ☒ Illuminated (separate electrical permit required)

Size: 18' feet x 8' feet = 144 square feet Height: 25 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 5, sides _____ and _____, and rear _____.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4. Attachment 1, 1.- An Electronic Changeable Copy Sign may only have a maximum Frequency of one instantaneous message change per 15 second cycle.

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

*Remove existing pylon
Install new pylon 8'x18' = 144 sq ft
(2 cabinets @ 8.92x8' with .17 reveal)*

CORNER LOT ☒

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Signature _____

Date _____

Print/Type Name Betsy Marino

Date 10/2/19

☐ Require Planning Signature

*FINAL LTM **

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

REV 10/14

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)

Signature _____

Initials JSS

Date 10/2/19

* SUBJECT TO THE OPINION AND ORDER IN ZONING CASE

2019-0192 A

**Permits, Approvals & Inspections**111 W. Chesapeake Avenue
Towson, MD 21204Report Generated On:
10/2/2019**Permit Processing Commerical Permit & Development Report**

Page 2 of 2

Property Information

Tax Account Number: 1900006595

Plat Ref: 049:091

Election District: 11

Owner Name(s): SALVO INDUSTRIAL PARK

PDM #: 11-0395

Address: STE 202 106 OLD COURT ROAD

Zoning District(s): BL

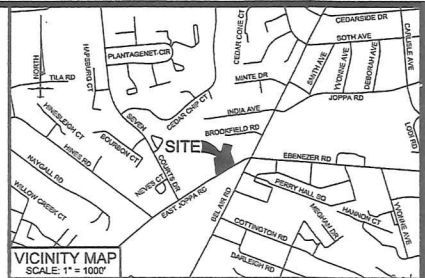
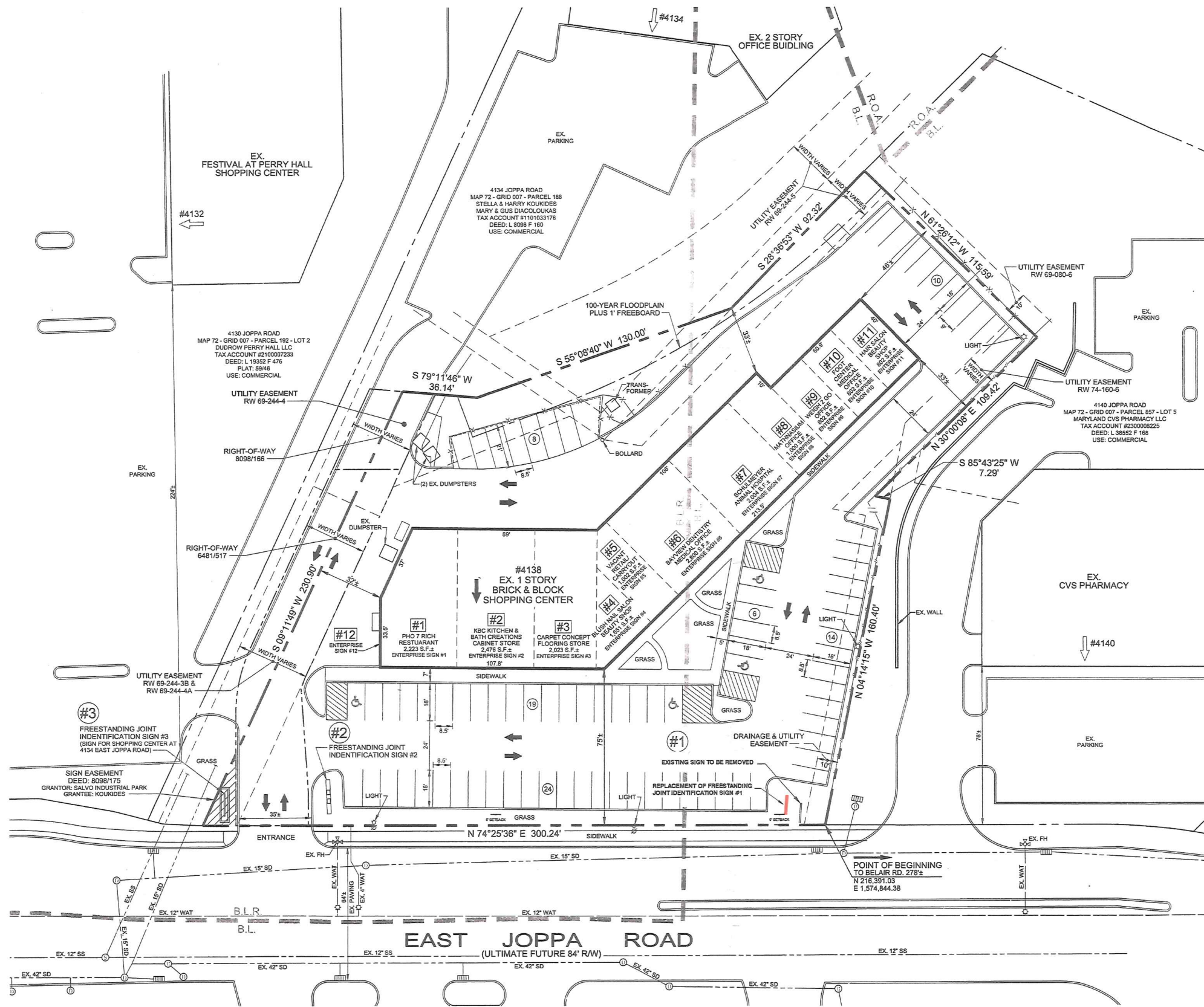
BALTIMORE,MD 21208

BLR

Premise Address: 4138 JOPPA RD

Elevation Range: 194ft - 206ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Com Bldg.	Interior Alts.	Add / Ext. Alts.	Piers/Pilings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Agency Acknowledgment Initial & Date
Contact Agency	Potential Overlay Issues Growth Tier 1: Served by public sewer and inside URDL													
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: R-1963-0062-X; R-1949-1497; 1993-0168-X; 2019-0192-A; 1987-0052-A	X		X	X	X	X			X	X	X		
Building Plans Review County Office Building Room 120 Phone: 410-887-3987	100 Year Flood Zone	X	X	X	X		X	X			X			



GENERAL NOTES

- OWNER/DEVELOPER: SALVO INDUSTRIAL PARK
100 E.D. COURT ROAD, BALTIMORE, MD 21208
CONTACT: DAVID LEHMAN
PHONE NO.: 410.553.5541
TAX ACC. NO.: 1900000355
DEED REFERENCE: 1900000355
PLAT REFERENCE: 4381
TAX MAP: 72, GRID 01, PARCEL: 507
- ADDITIONAL PROPERTY INFORMATION:
ELECTION DISTRICT: 11TH
COUNCILMANIC DISTRICT: 5TH
2000 CENSUS TRACT: 4114.05
2000 CENSUS BLOCK GROUP: 2
LAND MANAGEMENT AREA: URBAN
REGIONAL PLANNING DISTRICT: PERRY HALL / WHITE MARSH
WATERSHED: LOWER GUNPOWDER FALLS
TRANSPORTATION ZONE: T18, T19
USE: COMMERCIAL
200 SCALE ZONING MAP: 072A2
- AREA OF TRACT: NET - 69,924.56 SQ. FT. (1.6 AC.)
GROSS - 78,941.28 SQ. FT. (1.81 AC.)
- F.A.R. MAXIMUM PERMITTED: 0.8
EXISTING - BUILDING AREA (15,542.55) / GROSS SITE AREA (78,941.28) = 0.2
- THE SUBJECT SITE IS NOT ASSOCIATED WITH THE MARYLAND HISTORICAL SOCIETY OR ANY LANDMARKS.
- THE SUBJECT SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SUBJECT SITE LIES WITHIN THE FEMA 100-YEAR FLOODPLAIN, BASED ON FEMA MAP 240510020P, DATED 8/20/2005.
- THERE ARE NO KNOWN UNDERGROUND (FUEL) STORAGE TANKS ON OR WITHIN 100 FEET OF THE SUBJECT SITE.
- PUBLIC WATER AND SEWER ARE AVAILABLE.
- THERE ARE NO WELLS OR SEPTIC SYSTEMS ON THE SUBJECT SITE.
- THE SITE IS NOT LOCATED WITHIN ANY PAID BASIC SERVICES AREA.
- ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
- DESIGN STANDARDS, SCHEDULING, AND LANDSCAPING MUST BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPE MANUAL AND ALL OTHER MANUALS ADOPTED PURSUANT TO SECTION (22-4-404) OF THE BALTIMORE COUNTY CODE.

ZONING NOTES

- ZONING CLASSIFICATION: B.L. S.L.R.
- ZONING HISTORY:
CASE NO. R-1943-1487
PETITION FOR RECLASSIFICATION FROM AN "A" RESIDENTIAL ZONE TO AN "E" COMMERCIAL ZONE - GRANTED
CASE NO. R-1963-0052-2
PETITION FOR RECLASSIFICATION FROM AN "B" ZONE TO AN "B" ZONE AND FOR A SPECIAL EXCEPTION FOR A USED CAR LOT - GRANTED
CASE NO. 1987-0052-4
PETITION FOR VARIANCE FROM SECTION 223.2.3. TO PERMIT A REAR SETBACK OF 10 FEET IN A B.L. ZONE LIEU OF THE REQUIRED 30 FEET AND SECTION 223.2 TO PERMIT A SIDE SETBACK OF 3 FEET IN LIEU OF THE REQUIRED 30 FEET AND A REAR YARD SETBACK OF 24 FEET IN A B.L. ZONE LIEU OF THE REQUIRED 30 FEET - GRANTED
CASE NO. 1982-0169-X
PETITION FOR SPECIAL EXCEPTION FROM SECTION 502.1 TO CONTINUE USE OF AN EXISTING (CAR RENTAL SERVICE) - GRANTED WITH RESTRICTIONS

NON-RES. PRINCIPAL BUILDING SETBACKS

SETBACK TYPE - B.L. S.L.R.	REQUIRED SETBACK	EXISTING
FRONT YARD (AVERAGED) - SECTIONS 223.2, 229.2.3	15/20/20	75%
SIDE YARD - SECTION 223.2.3.1, VARIANCE GRANTED, CASE #1987-0052-A	0'	32% B.L. 25% S.L.R.
REAR YARD (B.L.) - SECTION 223.2.3.2, VARIANCE GRANTED, CASE #1987-0052-A	20'	35%
REAR YARD (B.L./S.L.R.) - SECTION 223.2.3.2, VARIANCE GRANTED, CASE #1987-0052-A	30'	52%

PARKING REQUIREMENTS

EXISTING TENANT	AREA S.F.	BALTIMORE COUNTY USE	PARKING REGULATIONS	PARKING REQUIREMENTS
PHO 7 RICH RESTAURANT	2,223 S.F.	RESTAURANT	15/1000 S.F.	38
CARPET CONCEPTS	4,489 S.F.	FURNITURE OR CARPET STORE	2,5/1000 S.F.	12
BLUSH NAIL LOUNGE, HAIR LOFT	2,453 S.F.	BEAUTY SHOP	5/1000 S.F.	13
BAYVIEW DENTISTRY, FOOT CENTER	3,882 S.F.	MEDICAL OFFICE	4.5/1000 S.F.	17
SCHLUMBERGER ANIMAL HOSPITAL	2,084 S.F.	MEDICAL OFFICE	4.5/1000 S.F.	10
WATKINSON LEARNING CENTER, WEIGHTS & O.D.	1,802 S.F.	OFFICE	3.3/1000 S.F.	6
VACANT	1,002 S.F.	RETAIL/CARRYOUT	5/1000 S.F.	6
REQUIRED PARKING TOTAL				100
PROVIDED PARKING TOTAL				61

PLAN TO ACCOMPANY VARIANCE PETITION

JOPPA CORNERS
4138 EAST JOPPA ROAD
BALTIMORE COUNTY, MARYLAND 21236

11TH ELECTION DISTRICT

5TH COUNCILMANIC DISTRICT



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

SCALE: 1" = 30'	DATE: 12/05/2018
JOB NO.: 2018110	DESIGNED: AJC
DRAWN: AJC	CHECKED: MAB
FILE: 20181101.dwg	DRAWING NUMBER: ZP-1
NO.	DATE
REVISIONS:	BY
SHEET 1	OF 2

144 ft²

8'-0"

8.00'

8'-11"
8.92'

18'-0"
18.00'

2" Reveal
0.17'

8'-11"
8.92'

**JOPPA
CORNERS**
PROFESSIONAL CENTER

**Bayview
DENTISTRY**
Dr. Eric Kneussi 410-256-2930

Schulmeyer
ANIMAL HOSPITAL
410-256-PAWS

Blush NAIL LOUNGE
410-256-2665

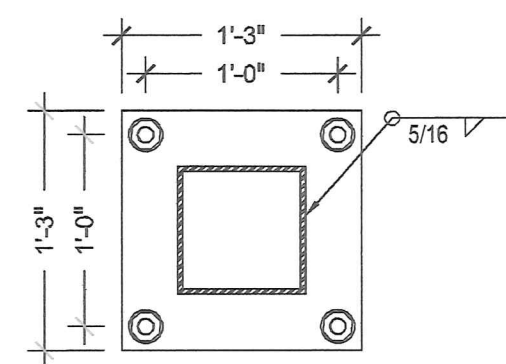
MATHNASIUM
The Math Learning Center

FOOT CENTER Dr. Andrew Landis
PODIATRIST

Weigh 2 Go

The HAIR LOFT

D/F Sign Layout
Scale 3/8" = 1'-0"



1'-3" X 1'-3" X 1/4" STEEL PLATE
W/ (4) 1" Ø THREADED ANCHOR RODS
EMBED 18" INTO CONCRETE
W/ NUT/WASHER/NUT
@ EMBEDDED END

SECTION

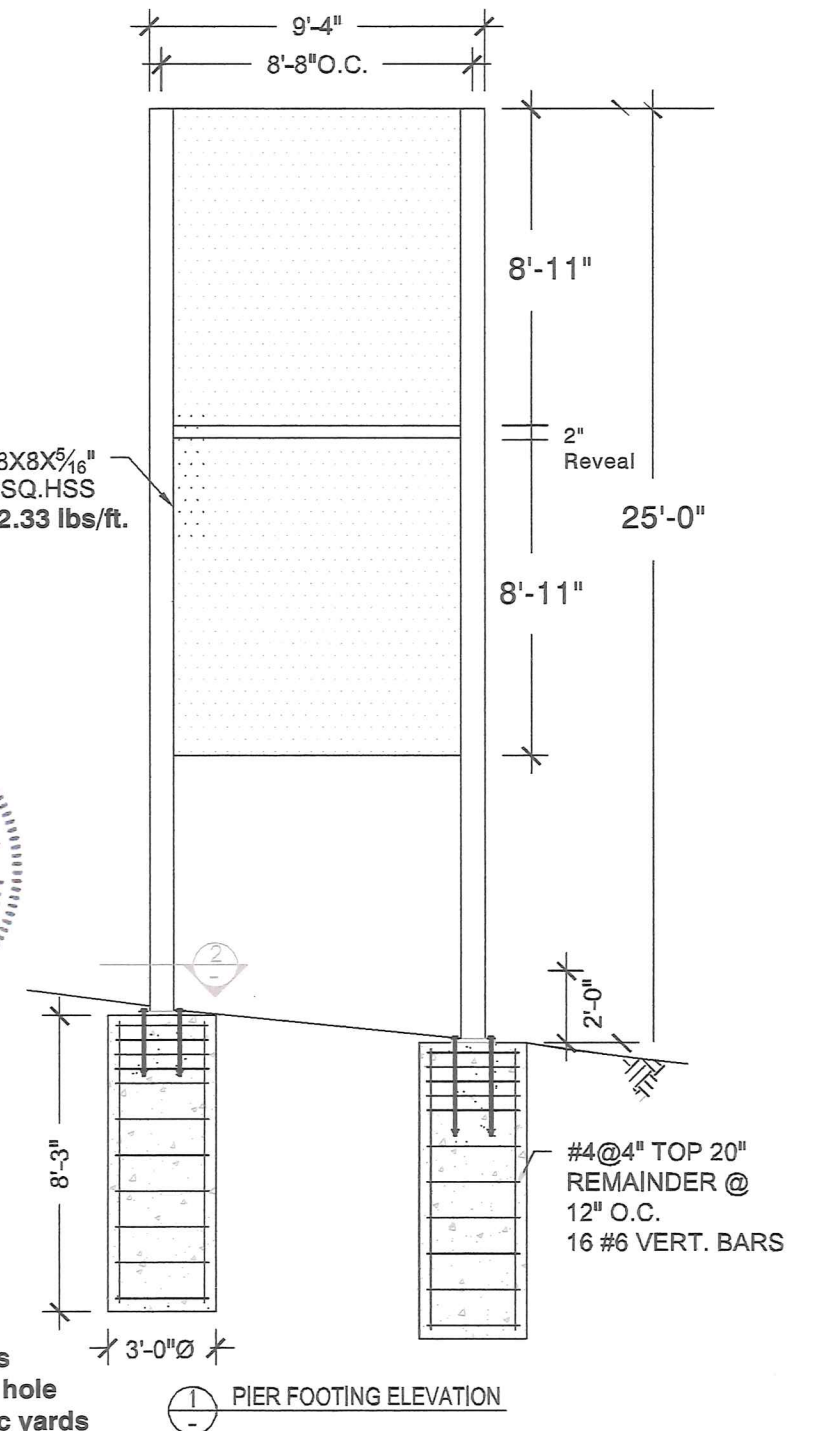
(2) 8X8X5/16"
SQ.HSS
@ 32.33 lbs/ft.



all faces from 3/16" 7328 white
plastic w translucent vinyls
applied

SIGN CABINETS AND
STEEL SUPPORTS TO
BE PAINTED SILVER
(TBD)

2.15 cubic yards
of concrete per hole
total : 4.30 cubic yards
3500 psi



Sheet 2 of 2

**SERVICE
NEON
SIGNS
INC**
6611 IRON PLACE
SPRINGFIELD, VA.
22151
(703) 354-3000 TELEPHONE
(703) 354-5810 FAX
www.snsigns.org WEBSITE

CUSTOMERS NAME
**JOPPA
CORNERS**

PROJECT LOCATION
**4138 East Joppa Road
Nottingham, MD 21236**

DRAWING #
9-19-234
DATE
10/01/19
SALESPERSON
Rick Pepper

This design is the property of Service Neon Signs. Any unauthorized use in whole or in part is prohibited and violators will be prosecuted in the fullest extent of the law.
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign.

CUSTOMER APPROVAL
Signature: _____
Print: _____ Date: _____



Photo Veiw Showing Existing Sign to be Removed



Photo View Showing Proposed Sign

Sheet 2 of 2