



2019-0219-SF

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

USE PERMIT RECEIPT
191914
The applicant must affirm by initials below that there are no current violations at this site, pursuant to Section 112.7, B.C.C.
Initials: GB

SIGN USE PERMIT

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

PROPERTY ADDRESS 1104 Kenilworth Drive ZIP CODE 21204
BUSINESS NAME Charles Towson Building ZONING DR 5.3 OR2
OWNER'S NAME Charles Towson Assoc PHONE NO. _____ HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 1 East Pratt Street Ste 200 Baltimore Md 21202
APPLICANT/OWNER'S AGENT Gary Brent PHONE NO. 410-507-0053
SIGN COMPANY NAME AA Signs PHONE NO. 410-662-1100
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 091/971/5830

☐ 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: 6 feet x 4.6 feet = 27.6 square feet Height: 6 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 10, sides 30 and 50, and rear 100.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached.

A site plan must also be attached for freestanding signs.

Table of Sign Regulations: 450.4.1.- 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):

Install 1 illuminated monument sign

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]
Signature

11-26-19
Date

Gary Brent
Print/Type Name

☐ Require Planning Signature N/A Date _____

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

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

[Signature] gh 11/26/19
Signature Initials Date

**Permits, Approvals & Inspections**111 W. Chesapeake Avenue
Towson, MD 21204Report Generated On:
11/26/2019**Permit Processing Commerical Permit & Development Report**

Page 1 of 1

Property InformationTax Account Number: **0919715830**Election District: **9**

Owner Name(s): CHARLES TOWSON ASSOCIATES

PDM #:

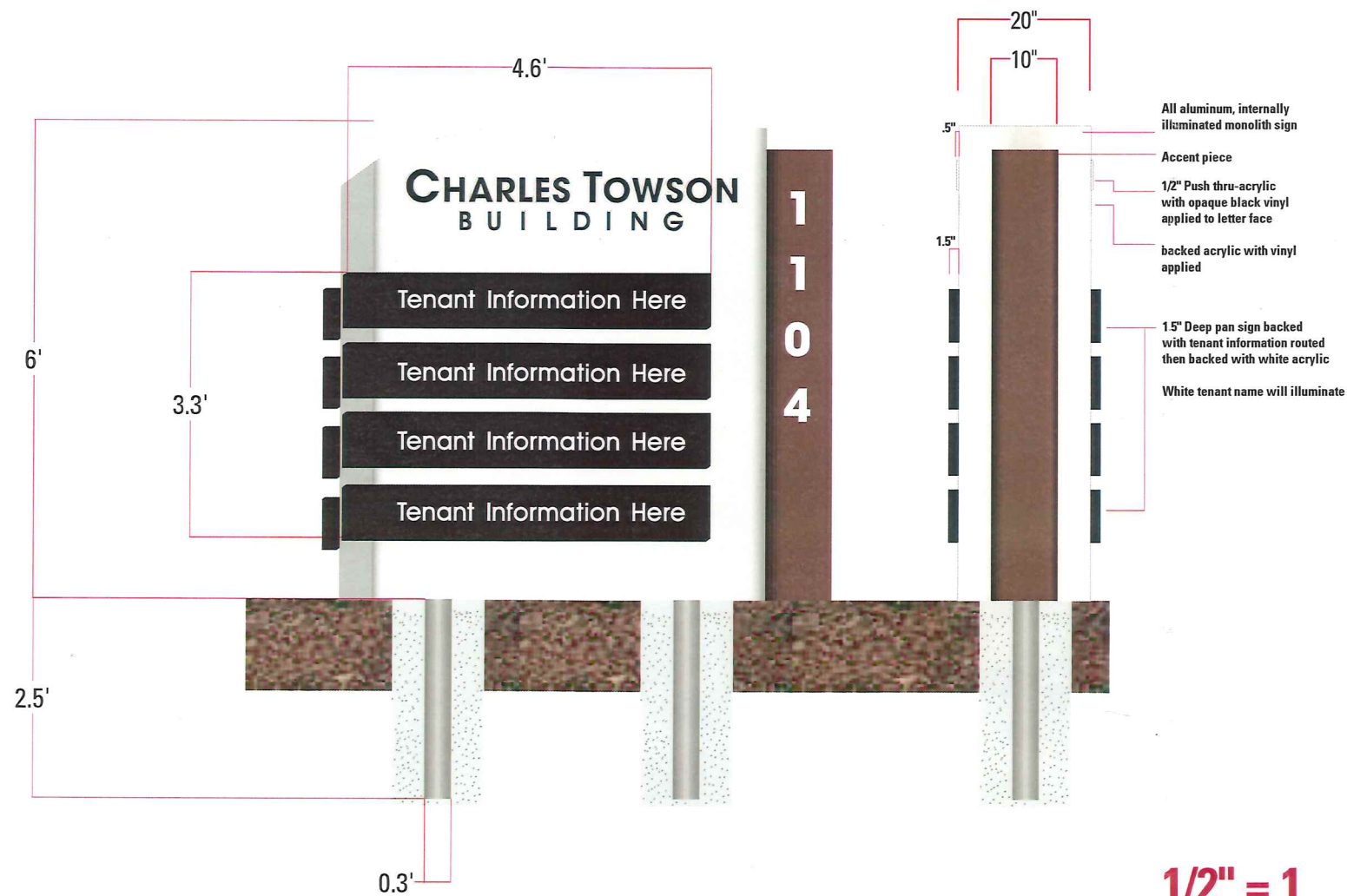
Address: %CUSHMAN & WAKEFIELD 1 EAST PRATT STREET STE 700
BALTIMORE, MD 21202Zoning District(s): DR 5.5
OR 1

Premise Address: 1104 KENILWORTH DR

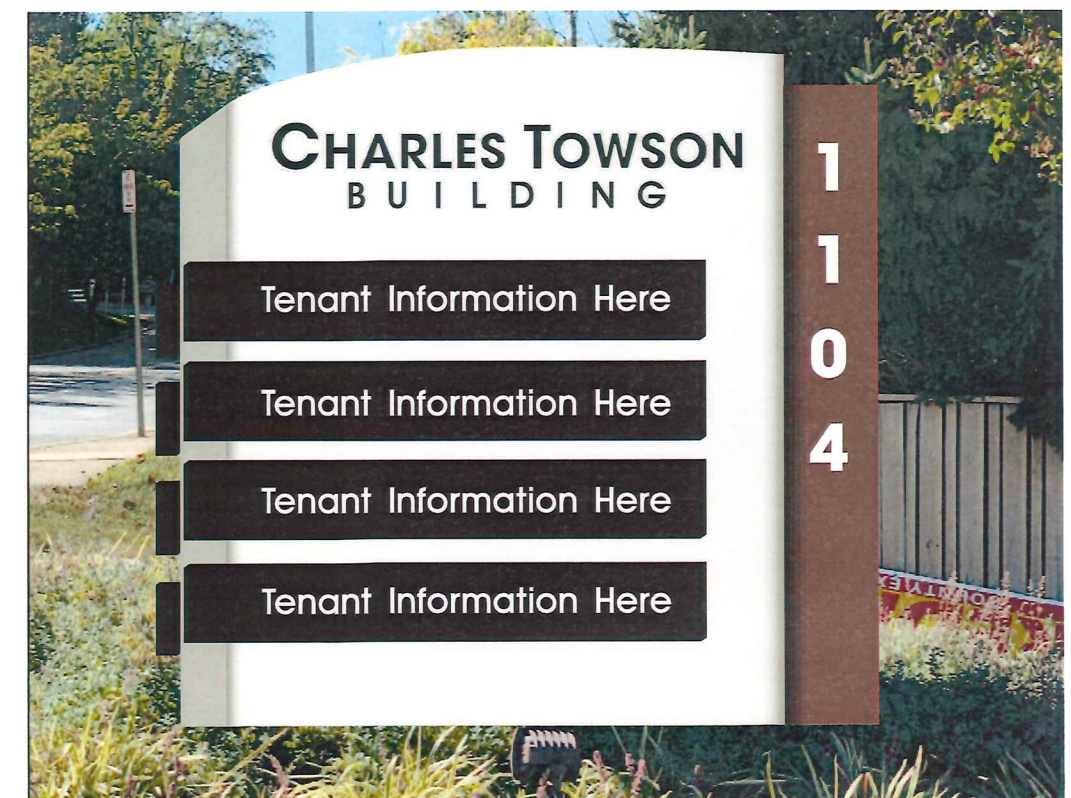
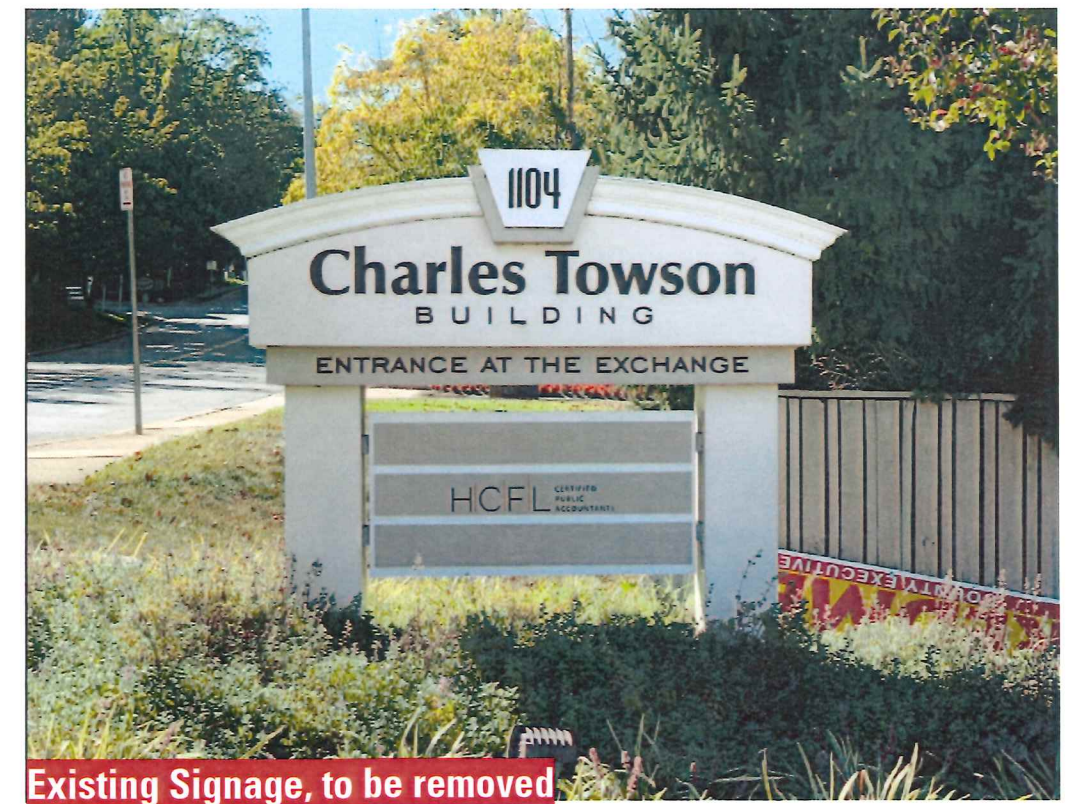
Elevation Range: 316ft - 336ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.													Agency Acknowledgment
Contact Agency	Potential Overlay Issues	New Com Bldg.	Interior Alls.	Add / Ext. Alls.	Piers/Pilings	Grading/SW	Tanks	Ret Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Initial & Date
PAI-Sed. Control Insp. County Office Building Room G-21 Phone: 410-887-3226	Note: All Razing Permits must be sent to Sediment Control for review.													
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.													
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: R-1969-0249; R-1972-0058; 1988-0356-A	X		X	X	X	X			X	X	X		

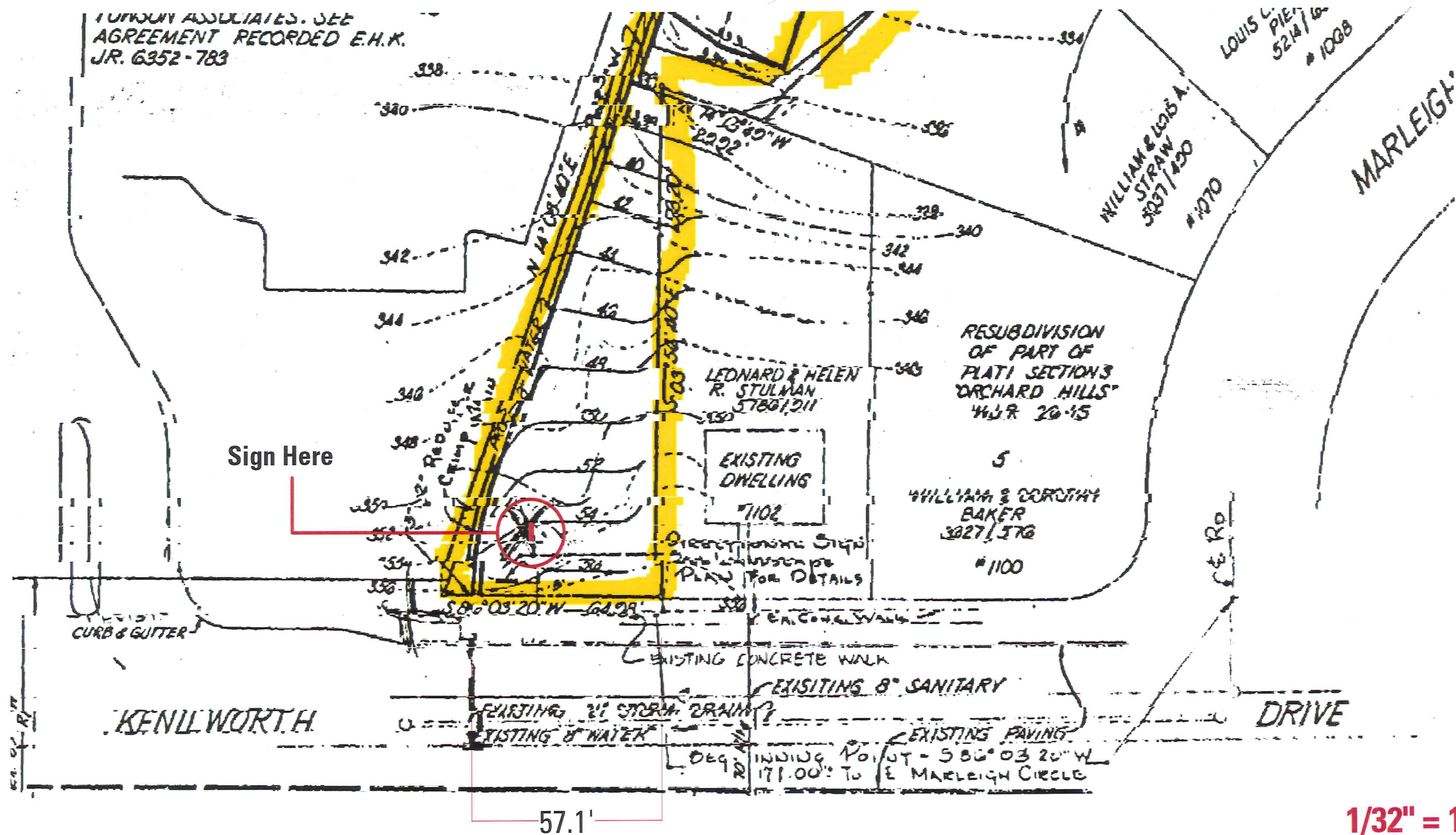
Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.
Form171C



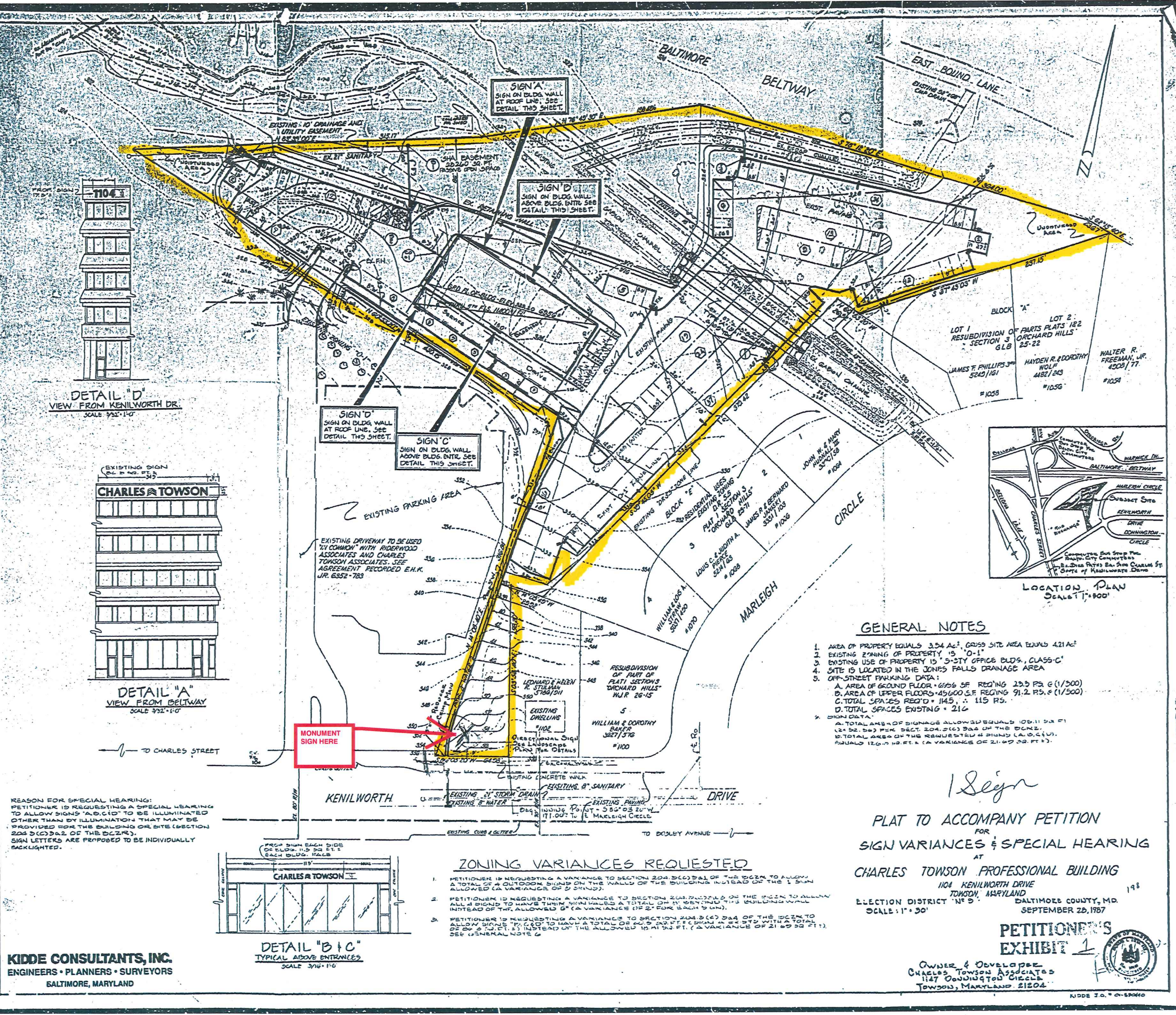
1/2" = 1



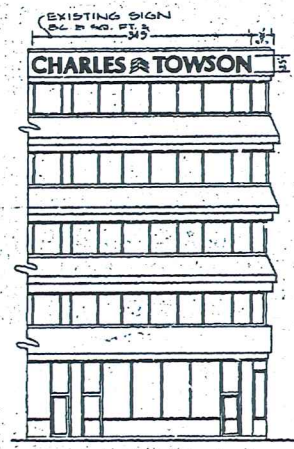
TOWNSON ASSOCIATES. SEE
AGREEMENT RECORDED E.H.K.
JR. 6352-783



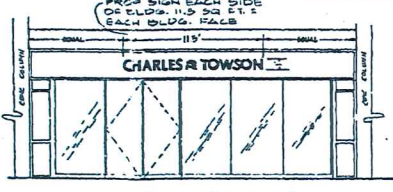
1/32" = 1'



DETAIL "D"
VIEW FROM KENILWORTH DR.
SCALE 3/32"=1'-0"



DETAIL "A"
VIEW FROM BELTWAY
SCALE 3/32"=1'-0"



DETAIL "B/C"
TYPICAL ABOVE ENTRANCES
SCALE 3/16"=1'-0"

REASON FOR SPECIAL HEARING:
PETITIONER IS REQUESTING A SPECIAL HEARING TO ALLOW SIGNS TO BE ILLUMINATED OTHER THAN BY ILLUMINATION THAT MAY BE PROVIDED FOR THE BUILDING OR SITE (SECTION 204.3(C)(2) OF THE DCZ). SIGN LETTERS ARE PROPOSED TO BE INDIVIDUALLY BACKLIGHTED.

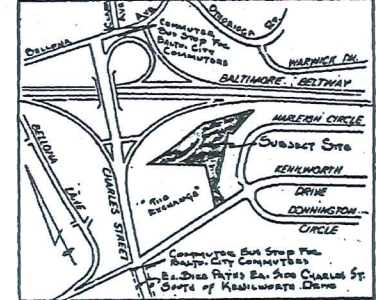
KIDDE CONSULTANTS, INC.
ENGINEERS • PLANNERS • SURVEYORS
BALTIMORE, MARYLAND

ZONING VARIANCES REQUESTED

- 1. PETITIONER IS REQUESTING A VARIANCE TO SECTION 204.3(C)(3) OF THE DCZ TO ALLOW A TOTAL OF 4 OUTDOOR SIGNS ON THE WALLS OF THE BUILDING INSTEAD OF THE 1 SIGN ALLOWED (A VARIANCE OF 3 SIGNS).
- 2. PETITIONER IS REQUESTING A VARIANCE TO SECTION 204.3(C)(3) OF THE DCZ TO ALLOW ALL 4 SIGNS TO HAVE THEIR SIGN AREA A TOTAL OF 11' BEYOND THE BUILDING WALL INSTEAD OF THE ALLOWED 6' (A VARIANCE OF 5' FOR EACH SIGN).
- 3. PETITIONER IS REQUESTING A VARIANCE TO SECTION 204.3(C)(3) OF THE DCZ TO ALLOW SIGNS TO BE 12' TO 14' IN TOTAL HEIGHT INSTEAD OF THE ALLOWED 10' IN TOTAL HEIGHT (A VARIANCE OF 2' TO 4' FOR EACH SIGN). SEE GENERAL NOTE 6.

GENERAL NOTES

- 1. AREA OF PROPERTY EQUALS 3.54 AC. GROSS SITE AREA EQUALS 4.21 AC.
- 2. EXISTING ZONING OF PROPERTY IS "O-1".
- 3. EXISTING USE OF PROPERTY IS "5-STY OFFICE BLDG., CLASS-C".
- 4. SITE IS LOCATED IN THE JONES FALLS DRAINAGE AREA.
- 5. OFF-STREET PARKING DATA:
 - A. AREA OF GROUND FLOOR = 6556 SF. REQ'D 233 PS. @ (1/300)
 - B. AREA OF UPPER FLOORS = 45600 SF. REQ'D 912 PS. @ (1/300)
 - C. TOTAL SPACES REQ'D = 1145. : 115 RS.
 - D. TOTAL SPACES EXISTING = 216
- 6. SIGN DATA:
 - A. TOTAL AREA OF SIGNAGE ALLOWED EQUALS 106.11 SQ. FT. (24 SQ. FT. PER DECT. 204.3(C)(3) OF THE DCZ).
 - B. TOTAL AREA OF THE REQUESTED SIGNS (A, B, C, D) EQUALS 126.7 SQ. FT. (A VARIANCE OF 21.60 SQ. FT.).



LOCATION PLAN
SCALE 1"=100'

1 Sign
**PLAT TO ACCOMPANY PETITION
FOR
SIGN VARIANCES & SPECIAL HEARING
AT
CHARLES TOWSON PROFESSIONAL BUILDING
1104 KENILWORTH DRIVE
TOWSON, MARYLAND
ELECTION DISTRICT "D"
SCALE: 1"=30'**

**PETITIONER'S
EXHIBIT 1**

OWNER & DEVELOPER:
CHARLES TOWSON ASSOCIATES
1147 DOWNTOWN CIRCLE
TOWSON, MARYLAND 21204

