UP-2019-0231-SI

$150

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

B _____

A 190666

The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials BS

SIGN USE PERMIT

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

PROPERTY ADDRESS 817 MAIDEN CHOICELANE BALTIMORE, MD ZIP CODE 21229

BUSINESS NAME WILKENS BELTWAY PLAZA ZONING BL

OWNER'S NAME KENSINGTON ASSOCIATES, LLC PHONE NO. 410-684-2000 HISTORIC DISTRICT ☐ Yes ☒ No

MAILING ADDRESS 1954 GREENSPRING DRIVE TIMONIUM, MD 21093

APPLICANT/OWNER'S AGENT ROBERT SMITH PHONE NO. 410-879-6240

SIGN COMPANY NAME ROBERT'S SIGNS & SERVICES, INC. PHONE NO. 410-879-6240

TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 19 / 000 / 12416

☐ 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: 7.5 feet x 25 feet = 187.5 square feet Height: 25 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, 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):

INSTALL (1) 7.5 FT X 25 FT PYLON SIGN

LED LIGHTING :
120 VOLT APPX 9 AMPS (POST CARD)

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.

Robert Smith
Signature

Date

ROBERT SMITH
Print/Type Name LICESEN # RG 713

☐ Require Planning Signature N/A Date _____

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 JSS Initials 10/15/19 Date

Permits, Approvals & Inspections
111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
10/15/2019

Permit Processing Commerical Permit & Development Report

Property Information

Tax Account Number: 1900012416 **Plat Ref:** 051:052 **Election District:** 1

Owner Name(s): KENSINGTON ASSOCIATES and C/O KIMCO REALTY CORP
Address: SUITE 100 3333 NEW HYDE PARK RD
NEW HYDE PARK,NY 11042
Premise Address: 817 MAIDEN CHOICE LN

PDM #: 01-0192
Zoning District(s): BL
Elevation Range: 202ft - 218ft

Affected Overlays

Instructions: Begin review process with Zoning Review, Room 111.

Contact Agency	Potential Overlay Issues **Growth Tier 1:** Served by public sewer and inside URDL	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
DEPS-Sed. Control	**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-1973-0043; 2019-0021-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

IN RE: PETITION FOR VARIANCE (817 Maiden Choice Lane) 1st Election District 1st Council District Kensington Associates, LLC *Legal Owner* Petitioner	* * * * *	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY **CASE NO. 2019-0021-A**

* * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Kensington Associates, LLC, the legal owner of the subject property ("Petitioner"). Petitioner is requesting variance relief from the Baltimore County Zoning Regulations ("BCZR") as follows: **(A) Variances requested from Section 450.4 Attachment 1:** (1) to permit one (1) wall-mounted enterprise sign affixed to a wall without a separate exterior customer entrance (sign VV); (2) to permit seven (7) wall-mounted enterprise signs affixed to a wall without a separate customer entrance (signs DD-JJ); (3) to permit six (6) wall-mounted enterprise signs affixed to a wall without a separate exterior customer entrance (signs U, WW, BBB, CCC, DDD and EEE); (4) to permit three (3) wall-mounted enterprise signs affixed to a wall without a separate exterior customer entrance (signs YY, ZZ and AAA); and (5) to permit a joint identification sign to display six (6) lines of text with a sign copy a minimum of five (5) inches in height in lieu of the permitted five (5) lines of text and required eight (8) inch height for sign copy (Sign HHH). **(B) Variance requested from Section 450.5.B.1.a**: (1) to permit enterprise signs on the non-vertical surface of an awning in lieu of on the vertical surface (signs BBB, CCC, DDD and EEE). **(C) Variance requested from Section 450.5.9.c:** (1) to permit two (2) signs on a mansard roof with a slope of 15 degrees that project 6.8 feet from their

surface in lieu of the requirement that the signs project no more than 4 feet from a mansard roof with a slope no less than 30 degrees (signs V and W). A site plan was marked as Petitioner's Exhibit 1.

Professional engineer Michael Gesell appeared in support of the petition. Justin Williams, Esq., represented Petitioner. No Protestants or interested citizens were 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 did not object to the majority of the variance requests although it expressed concern regarding the size of one proposed sign. That aspect of the ZAC comment will be discussed below.

The site is approximately 11.89 acres in size and zoned BL. The property is improved with a large strip shopping center anchored by a Giant grocery store. There are also several stand-alone commercial buildings on the site, with banking, medical and office tenants. Petitioner is undertaking a substantial improvement project at the center, and this case concerns signage for the existing and proposed buildings.

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 subject property has irregular dimensions and is therefore unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to construct the proposed signs. 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. This is demonstrated by the absence of County and/or community opposition.

The DOP indicated it would support a sign (identified on the plan as sign YY) on Building 4 no larger than 12 square feet in area. Mr. Gesell noted the wall-mounted sign would be located at least 150 feet from the dwellings located on the other side of Wilkens Ave. Counsel also noted the proposed sign would be the same size as the 50 sq. ft. sign on that façade containing the address of the building (i.e., "4660 Wilkens Ave"). In these circumstances I do not believe a 50 sq. ft. sign would be excessive, especially considering it will be affixed to a large, 3-story commercial building. I will include a condition below restricting the hours during which the sign may be illuminated, which should help to ensure the sign does not have a negative impact upon nearby homes.

THEREFORE, IT IS ORDERED, this **26th** day of **September, 2018,** by the Administrative Law Judge for Baltimore County, that the Petition for Variance as follows: **(A) Variances requested from Section 450.4 Attachment 1:** (1) to permit one (1) wall-mounted enterprise sign affixed to a wall without a separate exterior customer entrance (sign VV); (2) to permit seven (7) wall-mounted enterprise signs affixed to a wall without a separate customer entrance (signs DD-JJ); (3) to permit six (6) wall-mounted enterprise signs affixed to a wall without a separate exterior customer entrance (signs U, WW, BBB, CCC, DDD and EEE); (4) to permit three (3) wall-mounted enterprise signs affixed to a wall without a separate exterior customer entrance (signs YY, ZZ and AAA); and (5) to permit a joint identification sign to display six (6) lines of text with a sign copy a minimum of five (5) inches in height in lieu of the permitted five (5) lines of text and required eight (8) inch height for sign copy (Sign HHH). **(B) Variance requested from**

Section 450.5.B.1.a: (1) to permit enterprise signs on the non-vertical surface of an awning in lieu of on the vertical surface (signs BBB, CCC, DDD and EEE). **(C) Variance requested from Section 450.5.9.c:** (1) to permit two (2) signs on a mansard roof with a slope of 15 degrees that project 6.8 feet from their surface in lieu of the requirement that the signs project no more than 4 feet from a mansard roof with a slope no less than 30 degrees (signs V and W), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

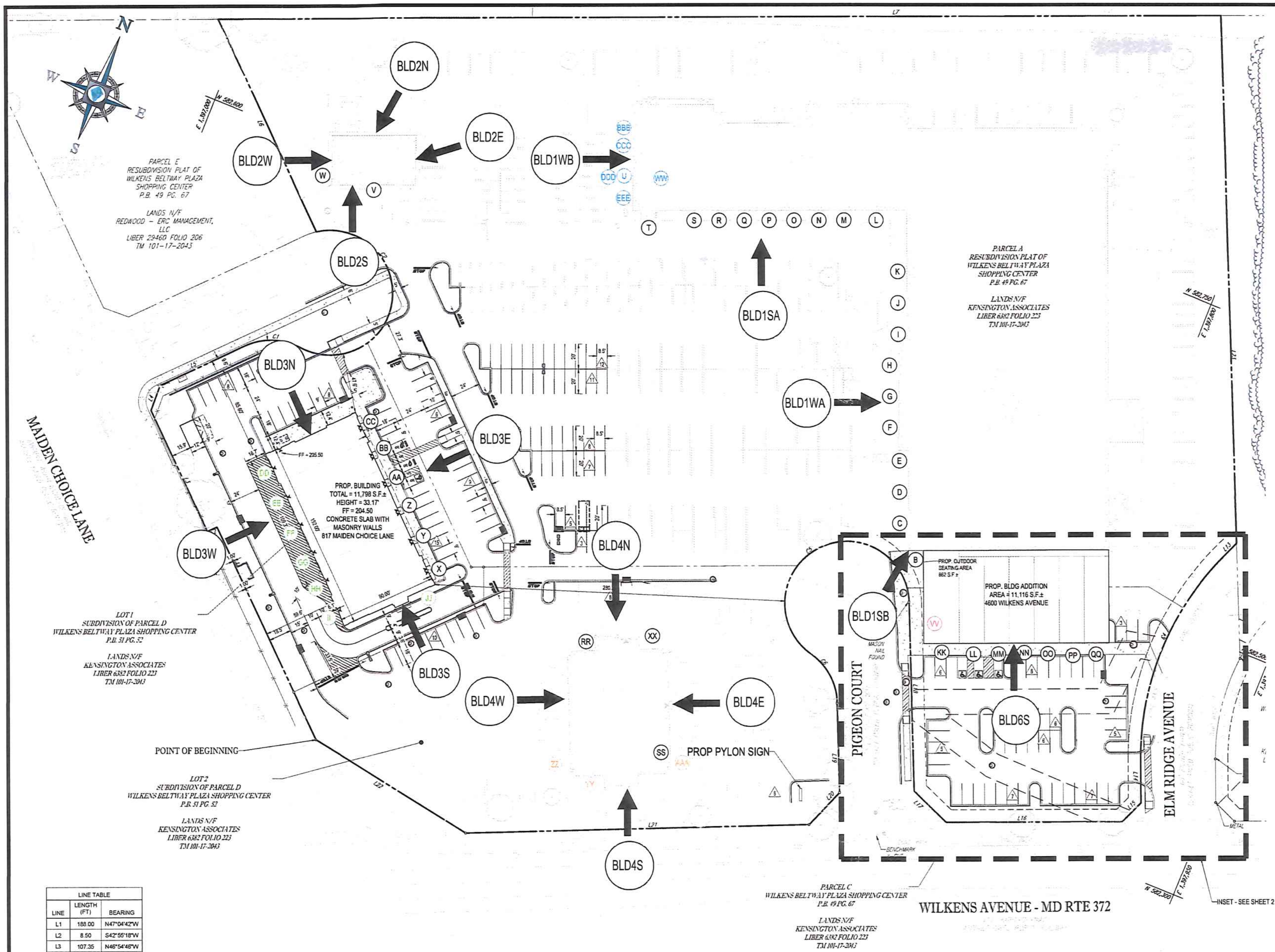
1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

2. Sign YY on Building 4 (as shown on the site plan admitted as Petitioner's Exhibit 1) may be illuminated only between the hours of 7 a.m. - 8 p.m.

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



LINE TABLE		
LINE	LENGTH (FT)	BEARING
L1	188.00	N47°04'42"W
L2	8.50	S42°55'18"W
L3	107.35	N46°54'46"W
L4	21.21	N01°54'46"W
L5	75.00	N43°05'14"E
L6	187.31	N46°54'46"W
L7	1086.33	N67°38'00"E
L13	14.67	S22°41'22"W
L14	35.00	S22°18'38"E
L15	21.21	S22°41'22"W
L16	140.77	S67°41'22"W
L17	35.74	N67°55'52"W
L18	151.68	N23°33'06"W
L19	71.38	S23°33'06"E
L20	35.35	S21°26'54"W
L21	275.09	S66°26'54"W
L22	141.09	N80°18'42"W
L232	422.55	S23°47'24"E

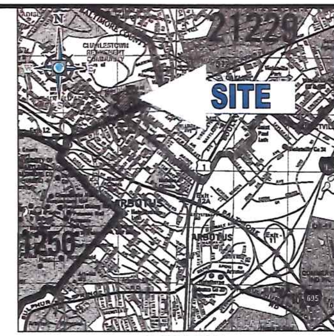
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	46.36	50.00	53°07'48"	25.00	44.72	N69°39'08" E
C2	192.95	50.00	221°06'35"	133.34	93.63	N14°20'16" W
C4	180.64	230.00	45°00'00"	95.27	176.03	S00°11'22" W
C5	203.44	50.00	233°07'48"	100.00	89.44	S39°52'59" W
C6	46.36	50.00	53°07'48"	25.00	44.72	S50°07'01" E

SEE ZONING HISTORY CASES ON SHEET 6

PARKING REQUIRED:

Use	Square Footage	Code Requirement	Total Spaces Required	Shared Parking Weekday 6 PM - 12 PM	Required	Shared Parking Weekday 6 AM - 6 PM	Required	Shared Parking Weekend 6 PM - 12 PM	Required	Shared Parking Weekend 12 PM - 6 AM	Required	Shared Parking Daytime 6 AM - 6 PM	Required
Medical Office	22,417	4.5 Spaces / 1,000 S.F.	100.88	10%	10.09	10%	10.09	5%	5.04	5%	5.04	100%	100.88
Retail	81,848	5.0 Spaces / 1,000 S.F.	409.24	90%	368.32	100%	409.24	70%	286.47	5%	20.46	60%	245.54
Bank	6,160	3.3 Spaces / 1,000 S.F.	20.33	100%	20.33	100%	20.33	100%	20.33	100%	20.33	100%	20.33
Carry-out Restaurant	2,146	5.0 Spaces / 1,000 S.F.	10.73	100%	10.73	100%	10.73	100%	10.73	10%	1.07	50%	5.37
Standard Restaurant	10,270	16.0 Spaces / 1,000 S.F.	164.32	100%	164.32	100%	164.32	100%	164.32	10%	16.43	50%	82.16
Personal Service	2,450	3.3 Spaces / 1,000 S.F.	8.09	100%	8.09	100%	8.09	100%	8.09	100%	8.09	100%	8.09
Barbershop	1,120	5.0 Spaces / 1,000 S.F.	5.60	100%	5.60	100%	5.60	100%	5.60	100%	5.60	100%	5.60
	126,411		719.18		587.47		628.39		500.57		77.02		467.96

PARKING PROVIDED: 637 SPACES



VICINITY MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'

OWNER

DEVELOPER

GENERAL NOTES

1. PROPERTY INFORMATION:
   A. PROPERTY ADDRESS 817 MAIDEN CHOICE LANE & 4600 WILKENS AVENUE
   B. SITE AREA: 517,869 S.F. OR 11.89 AC
   C. ELECTION DISTRICT: 1
   D. COUNCILMANIC DISTRICT: 1
   E. ADC MAP: 41K4, 41K5
   F. CENSUS TRACT: 400100
   G. TAX MAP: 101
   H. GRID: 17
   I. PARCEL: 20403
   J. TAX ACCOUNT NO.: 011900012416 AND 011900012417
   K. WATERSHED: PATAPSCO RIVER
2. ZONING: BUSINESS LOCAL (BL)
3. ZONING MAP REFERENCE: 101C2
4. FLOOR AREA RATIO:
   PERMITTED = 2.0
   PROVIDED = 0.24 (126,411 S.F. / 517,869 S.F.)
5. EXISTING LAND USE: PLANNED SHOPPING CENTER

   PROPOSED LAND USE: PLANNED SHOPPING CENTER
6. SETBACKS: (TO PROPERTY LINE)

	REQUIRED	PROVIDED
FRONT (MAIDEN CHOICE LANE)	10'	58.89'
SIDE (GROUSE CT.)	10'	82.64'
REAR	0'	71.44'

7. LANDSCAPE TRANSITION AREA

	REQUIRED	PROVIDED
ALONG FRONT YARD (MAIDEN CHOICE LANE)	10'	15.90'
ALONG SIDE YARD (GROUSE COURT)	10'	10.00'
ALONG REAR YARD	6'	22.40'

8. HEIGHT REQUIREMENTS: NOT TO EXCEED 40 FEET
   PROPOSED BUILDING HEIGHT: 29 FEET
9. THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
10. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL OR A VARIANCE WILL BE REQUESTED.
11. THE SITE IS LOCATED WITHIN ZONE 'X' (AREAS OUTSIDE 0.2% ANNUAL CHANCE OF FLOODING) PER MAP # 2400100389F, DATED 9/26/2008
12. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS
13. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE PROPERTY.
14. THERE ARE WETLANDS LOCATED WITHIN 200' OF THE REAR OF THE PROPERTY. THESE WETLANDS DO NOT APPEAR TO IMPACT THE EXISTING DEVELOPMENT
15. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
16. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION, 450 OR A VARIANCE WILL BE REQUESTED.
17. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
18. THERE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.
19. FOREST CONSERVATION FOR THIS PROPERTY HAS BEEN ACHIEVED VIA PURCHASING CREDITS FROM AN APPROVED FOREST BANK
20. ADDRESS NUMBERS A MINIMUM OF 6 INCHES IN HEIGHT MUST BE PROVIDED ON THE BUILDING IN ACCORDANCE WITH BALTIMORE COUNTY FIRE PREVENTION CODE BILL NO. 63.13, SECTION 1:10.12.15.

ATTACHMENT TO PETITION FOR ZONING HEARING(S)

1. PETITION FOR VARIANCE FROM BCZR 450.1 ATTACHMENT 1, (D) (V1) TO PERMIT ONE (1) WALL MOUNTED ENTERPRISE SIGN AFFIXED TO A WALL WITHOUT AN EXTERIOR CUSTOMER ENTRANCE (SIGN VV)
2. PETITION FOR VARIANCE FROM BCZR 450.1 ATTACHMENT 1, (D) (V1) TO PERMIT SEVEN (7) WALL MOUNTED ENTERPRISE SIGNS AFFIXED TO A WALL WITHOUT AN EXTERIOR CUSTOMER ENTRANCE (SIGN DD - JJ)
3. PETITION FOR VARIANCE FROM BCZR 450.1 ATTACHMENT 1 (D)(V1) TO PERMIT SIX (6) WALL MOUNTED ENTERPRISE SIGNS AFFIXED TO A WALL WITHOUT AN EXTERIOR CUSTOMER ENTRANCE (SIGN U, WW, BBB, CCC, DDD AND EEE)
4. PETITION FOR VARIANCE FROM BCZR 450.1 ATTACHMENT 1 (D)(V1) TO PERMIT THREE (3) WALL MOUNTED ENTERPRISE SIGNS AFFIXED TO A WALL WITHOUT AN EXTERIOR CUSTOMER ENTRANCE (SIGN YY, ZZ, AND AAA)

40 20 10 0 40
1"= 40'

BOHLER ENGINEERING

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD159004
DRAWN BY:	DML
CHECKED BY:	MJG
DATE:	04/06/18
SCALE:	1"=40'
CAD I.D.:	SV1

PROJECT:
WILKENS BELTWAY PLAZA
FOR
KIMCO REALTY

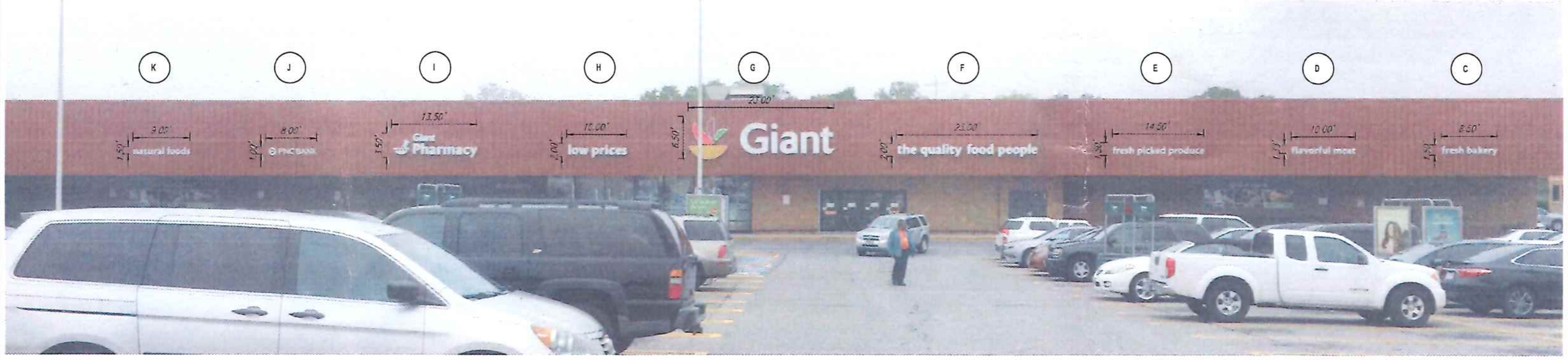
SIGN VARIANCE PLAN
LOCATION OF SITE
817 MAIDEN CHOICE LANE
TAX MAP 41KA, 41K5,
GRID 17, PARCEL 20403
BALTIMORE, MARYLAND 21228
BALTIMORE COUNTY
DISTRICT: 1
PAI #01-0192
TRACKING # DRC - 2016-00012
DRC # 022316A

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

M.J. GESELL
PROFESSIONAL ENGINEER

SHEET TITLE:
PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER:
1



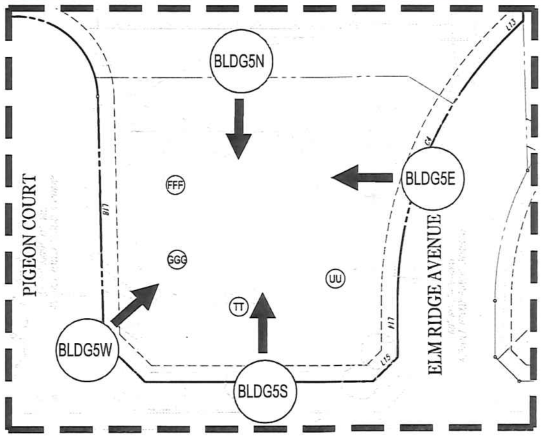
BUILDING 1
WEST ELEVATION
NOT TO SCALE
BLD1WA

BUILDING 1
SOUTH ELEVATION
BLD1SB

BUILDING 1
SOUTH ELEVATION
BLD1SA

BUILDING 1
WEST ELEVATION
NOT TO SCALE
BLD1WB

PROPOSED SIGN INSET
NOT TO SCALE



INSET - EXISTING CONDITIONS

BOHLER ENGINEERING

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL 811

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD159004
DRAWN BY:	DML
CHECKED BY:	MJG
DATE:	04/06/18
SCALE:	N/A
CAD I.D.:	SV1

PROJECT:
WILKENS BELTWAY PLAZA
FOR
KIMCO REALTY
SIGN VARIANCE PLAN
LOCATION OF SITE
817 MAIDEN CHOICE LANE
TAX MAP 41KA, 41K5,
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BALTIMORE, MARYLAND 21228
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TRACKING # DRC - 2016-00012
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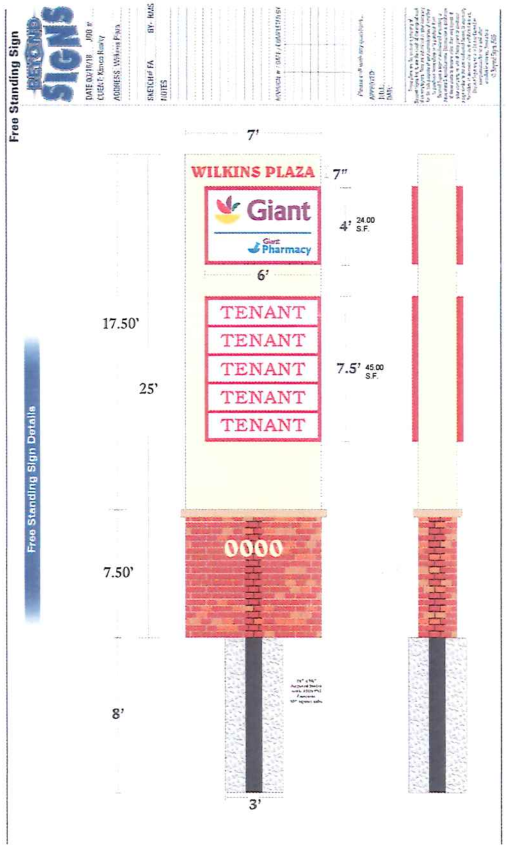
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

M.J. GESELL
PROFESSIONAL ENGINEER

SHEET TITLE:
PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER:
2



PROPOSED PYLON SIGN

NOT TO SCALE

SIGN AREA= 69.00 S.F. TOTAL

BUILDING 2
SOUTH ELEVATION
NOT TO SCALE
BLD2S

BUILDING 2
WEST ELEVATION
NOT TO SCALE
BLD2W

BUILDING 2
NORTH ELEVATION
NOT TO SCALE
BLD2N

BUILDING 2
EAST ELEVATION
NOT TO SCALE
BLD2E

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44037, EXPIRATION DATE: 6/9/19

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING · LAND SURVEYING · PROGRAM MANAGEMENT · LANDSCAPE ARCHITECTURE · SUSTAINABLE DESIGN · PERMITTING SERVICES · TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD159004
DRAWN BY:	DML
CHECKED BY:	MJG
DATE:	04/06/18
SCALE:	N/A
CAD I.D.:	SV1

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WILKENS BELTWAY PLAZA
FOR
KIMCO REALTY

SIGN VARIANCE PLAN
LOCATION OF SITE:
817 MAIDEN CHOICE LANE
TAX MAP 41KA, 41K5,
GRID 17, PARCEL 20403
BALTIMORE, MARYLAND 21228
BALTIMORE COUNTY
DISTRICT: 1
PAI #01-0192
TRACKING # DRC - 2016-00012
DRC # 022316A

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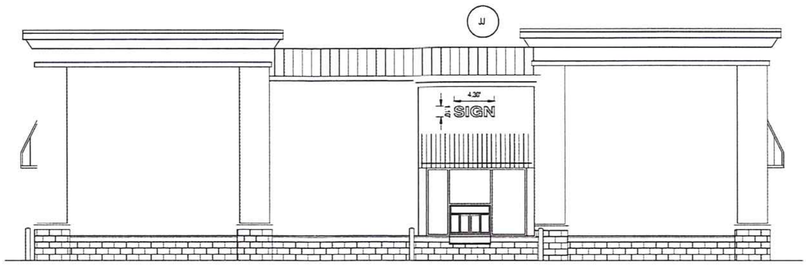
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

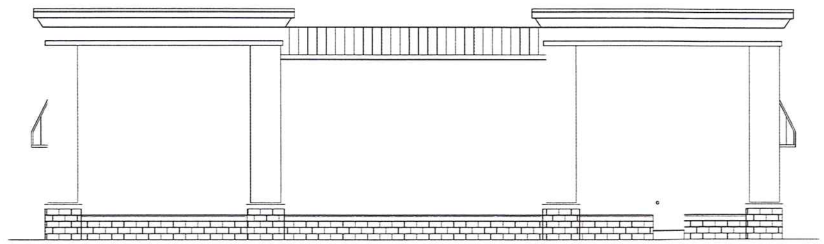
M.J. GESELL
PROFESSIONAL ENGINEER

SHEET TITLE:
PLAN TO ACCOMPANY SIGN VARIANCE PETITION

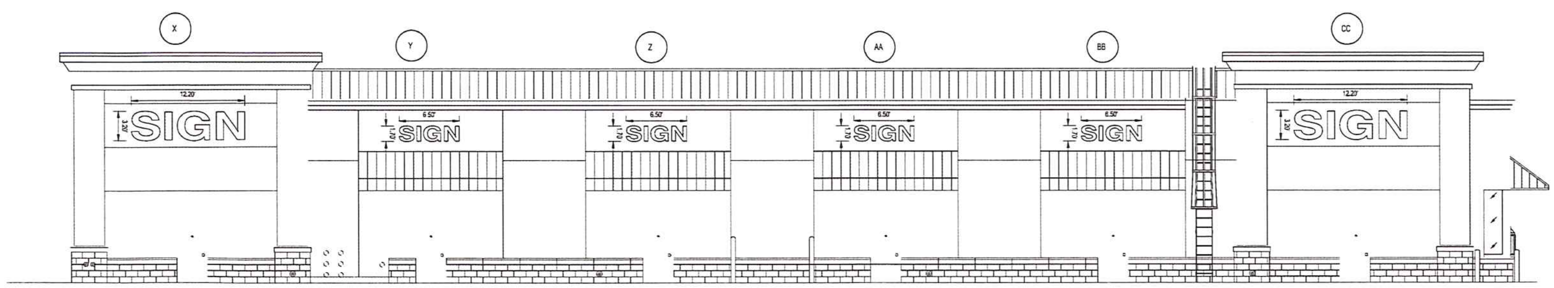
SHEET NUMBER:
3



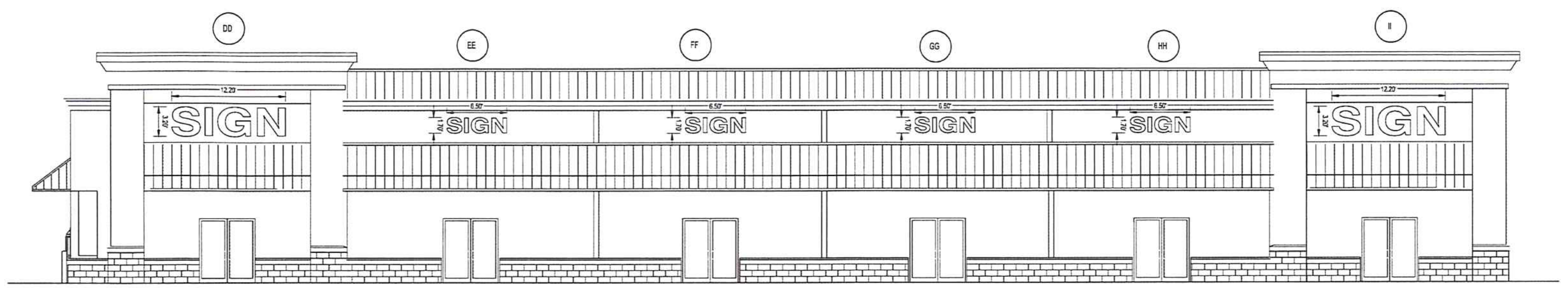
BUILDING 3
SOUTH ELEVATION
NOT TO SCALE
BLD3S



BUILDING 3
NORTH ELEVATION
NOT TO SCALE
BLD3N



BUILDING 3
EAST ELEVATION
NOT TO SCALE
BLD3E



BUILDING 3
WEST ELEVATION
NOT TO SCALE
BLD3W

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE 6/9/19

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
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SUSTAINABLE DESIGN · PERMITTING SERVICES · TRANSPORTATION SERVICES

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NORTHERN VIRGINIA · CENTRAL VIRGINIA · RALEIGH, NC · CHARLOTTE, NC · TAMPA, FL · SOUTH FLORIDA

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL 811

NOT APPROVED FOR CONSTRUCTION

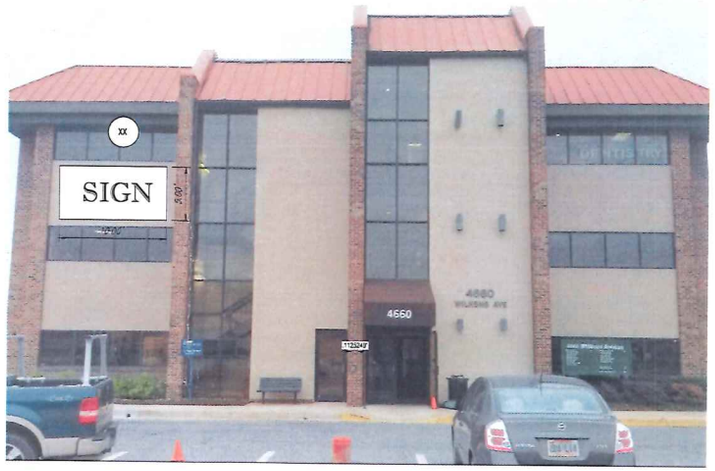
PROJECT No.:	MD159004
DRAWN BY:	DML
CHECKED BY:	MJG
DATE:	04/06/18
SCALE:	N/A
CAD I.D.:	SV1

PROJECT:
WILKENS BELTWAY PLAZA
FOR
KIMCO REALTY
SIGN VARIANCE PLAN
LOCATION OF SITE
817 MAIDEN CHOICE LANE
TAX MAP 41KA, 41K5,
GRID 17, PARCEL 20403
BALTIMORE, MARYLAND 21228
BALTIMORE COUNTY
DISTRICT: 1
PAI #01-0192
TRACKING # DRC - 2016-00012
DRC # 022316A

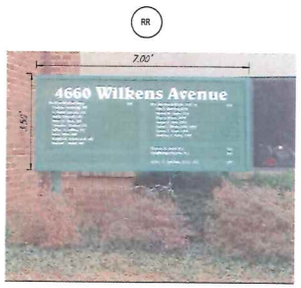
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

M.J. GESELL
PROFESSIONAL ENGINEER
MARYLAND LICENSE No. 44097

SHEET TITLE:
PLAN TO ACCOMPANY SIGN VARIANCE PETITION
SHEET NUMBER:
4



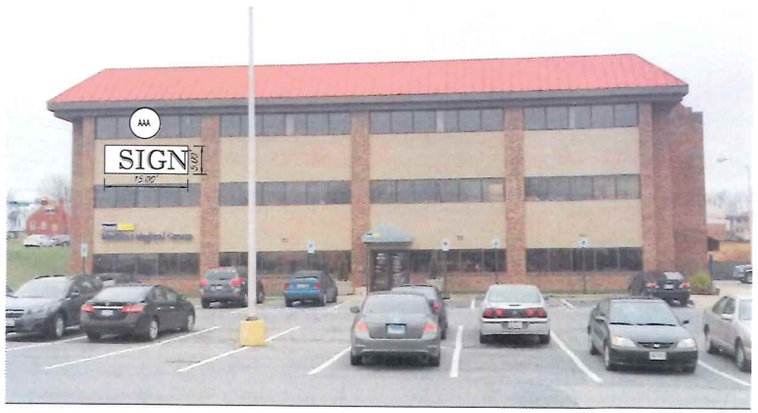
BUILDING 4
NORTH ELEVATION (BLD4N)
NOT TO SCALE



BUILDING 4
FREESTANDING SIGN (BLD4N)
NOT TO SCALE

BUILDING 4
WEST ELEVATION (BLD4W)
NOT TO SCALE

BUILDING 4
SOUTH ELEVATION (BLD4S)
NOT TO SCALE



BUILDING 4
EAST ELEVATION (BLD4E)
NOT TO SCALE

BOHLER ENGINEERING

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD159004
DRAWN BY:	DMI
CHECKED BY:	MJG
DATE:	04/06/18
SCALE:	N/A
CAD I.D.:	SV1

PROJECT:
WILKENS BELTWAY PLAZA
FOR
KIMCO REALTY

SIGN VARIANCE PLAN
LOCATION OF SITE:
817 MAIDEN CHOICE LANE
TAX MAP 41KA, 41KS,
GRID 17, PARCEL 20403
BALTIMORE, MARYLAND 21228
BALTIMORE COUNTY
DISTRICT: 1
PAI #01-0192
TRACKING # DRC - 2016-00012
DRC # 022316A

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TOWSON, MARYLAND 21204
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Fax: (410) 821-7987
MD@BohlerEng.com

M.J. GESELL
PROFESSIONAL ENGINEER

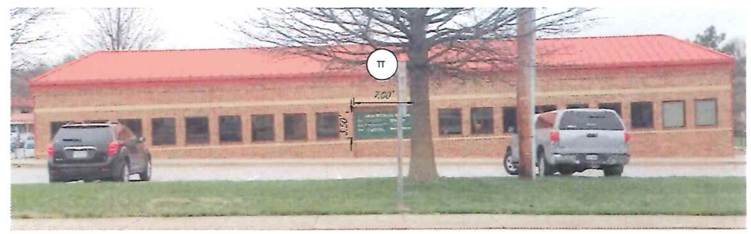
SHEET TITLE:
PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER:
5

BUILDING 6
SOUTH ELEVATION BLD6S
NOT TO SCALE

W
NOT TO SCALE

BUILDING 5
NORTH ELEVATION BLD5N
NOT TO SCALE



BUILDING 5
WEST ELEVATION BLD5S
NOT TO SCALE

BUILDING 5
SOUTH ELEVATION BLD5E
NOT TO SCALE

BUILDING 5
EAST ELEVATION BLD5W
NOT TO SCALE

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M.J. GESELL
PROFESSIONAL ENGINEER

SHEET TITLE:
PLAN TO ACCOMPANY SIGN VARIANCE PETITION
SHEET NUMBER:
6

ZONING HISTORY

1. 2011-0137-A - REQUEST FOR VARIANCE RELIEF TO PERMIT 12 TOTAL WALL-MOUNTED ENTERPRISE SIGNS FOR THE EXISTING GIANT SUPERMARKET WAS GRANTED ON 12/3/10
2. 97-212-X - REQUEST FOR APPROVAL OF AN EXISTING DENTAL LABORATORY ON THE SUBJECT PROPERTY WAS GRANTED ON 12/17/96
3. 73-43-R - REQUEST FOR RECLASSIFICATION FROM DR 5.5 ZONE TO A DR 16 ZONE AND BL ZONE WAS PARTIALLY GRANTED ON 6/5/75 AND THEN REVERSED ON 1/20/76

WILKENS PLAZA SHOPPING CENTER
BUILDING #1 (WEST ELEVATION)

ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)				
	GIANT FOOD/LOGO/ SMALL SIGNS/ PHARMACY + LOGO/WELCOME							
B	GIANT & LOGO (SOUTH)	23.00	6.50	149.50	0.00	0.00	149.50	Existing
C	FRESH BAKERY	8.50	1.50	12.75				Existing
D	FLAVORFUL MEAT	10.00	1.33	13.30				Existing
E	FRESH PICKED PRODUCE	14.50	1.50	21.75				Existing
F	THE QUALITY FOOD PEOPLE	23.00	2.00	46.00				Existing
G	GIANT & LOGO	23.00	6.50	149.50				Existing
H	LOW PRICES	10.00	2.00	20.00				Existing
I	GIANT PHARMACY	13.50	3.50	47.25				Existing
J	PNC BANK	8.00	1.00	8.00				Existing
K	NATURAL FOODS	9.00	1.50	13.50				Existing
	GIANT TOTAL SIGNAGE (C - K)			332.05	272.00	544.00		

WILKENS PLAZA SHOPPING CENTER
BUILDING #1 (SOUTH ELEVATION)

ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)				
L	LIQUORS	8.00	1.67	13.36	31.33	62.66		Existing
M	SUBWAY	8.00	1.67	13.36	30.67	61.34		Existing
N	HAIR CUTTERY	11.00	1.67	18.37	20.00	40.00		Existing
O	LEDO PIZZA	12.50	1.67	20.88	34.45	68.90		Existing
P	CLEANERS	10.50	1.67	17.54	17.00	35.08		Existing
Q	QUEEN'S NAILS	16.00	1.67	26.72	20.00	40.00		Existing
R	CHINA KITCHEN	15.50	1.67	25.89	13.25	26.50		Existing
S	YOGA	4.00	1.67	6.68	25.50	51.00		Existing
T	URBAN BAR-B-QUE	14.00	1.67	23.38	27.50	55.00		Existing
U	URBAN BAR-B-QUE (WEST)	14.50	4.00	58.00	0.00	0.00	58.00	Existing
WW	SIGN	14.50	3.50	50.75	0.00	0.00	50.75	Proposed
BBB	URBAN BAR-B-QUE (WEST)	8.00	2.25	18.00	0.00	0.00	18.00	Existing
CCC	URBAN BAR-B-QUE (WEST)	8.00	2.25	18.00	0.00	0.00	18.00	Existing
DDD	URBAN BAR-B-QUE (WEST)	8.00	2.25	18.00	0.00	0.00	18.00	Existing
EEE	URBAN BAR-B-QUE (WEST)	8.00	2.25	18.00	0.00	0.00	18.00	Existing

WILKENS PLAZA SHOPPING CENTER
BUILDING #2 (ELEVATIONS)

ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Prposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)				
V	M & T BANK	12.00	2.00	24.00	67.30	134.60		Existing
W	M & T BANK	12.00	2.00	24.00	39.10	78.20		Existing

WILKENS PLAZA SHOPPING CENTER
BUILDING #3 (EAST ELEVATIONS)

ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)				
X	SIGN	12.20	3.20	39.04	20.50	41.00		Proposed
Y	SIGN	6.50	1.70	11.05	32.60	65.20		Proposed
Z	SIGN	6.50	1.70	11.05	24.70	49.40		Proposed
AA	SIGN	6.50	1.70	11.05	24.70	49.40		Proposed
BB	SIGN	6.50	1.70	11.05	24.70	49.40		Proposed
CC	SIGN	12.20	3.20	39.04	25.00	50.00		Proposed

WILKENS PLAZA SHOPPING CENTER
BUILDING #3 (EAST ELEVATIONS)

ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	EXISTING / PROPOSED SIGNAGE
		Width (FT.)	Height (FT.)	Area (SF.)				
DD	SIGN	12.20	3.20	39.04	25.00	0.00	39.04	Proposed
EE	SIGN	6.50	1.70	11.05	24.70	0.00	11.05	Proposed
FF	SIGN	6.50	1.70	11.05	24.70	0.00	11.05	Proposed
GG	SIGN	6.50	1.70	11.05	24.70	0.00	11.05	Proposed
HH	SIGN	6.50	1.70	11.05	32.60	0.00	11.05	Proposed
II	SIGN	12.20	3.20	39.04	20.50	0.00	39.04	Proposed

WILKENS PLAZA SHOPPING CENTER
BUILDING #3 (SOUTH ELEVATIONS)

ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)				
JJ	SIGN	4.30	1.10	4.73	60.00	0.00	4.73	Proposed

FREESTANDING SIGNS

ID	Tenant	Signage			Sign Height (FT.)	Allowable Sign Height Per Code (SF.)	Allowable Sign Area (SF.)	NOTES	Existing / Proposed Signage
		Sign Panel Width (FT.)	Sign Panel Height (FT.)	Sign Panel Area (SF.)					
	PROPOSED PYLON SIGN	6.00	4.00	24.00	25.00	25.00	150.00		Proposed
	PROPOSED PYLON SIGN	6.00	7.50	45.00					Proposed
	TOTAL			69.00					Proposed

WILKENS PLAZA SHOPPING CENTER
BUILDING #4

ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)				
SS	MEDSTAR MEDICAL GROUP	15.50	5.00	77.50	119.60	339.2000		Existing
XX	SIGN	10.00	5.00	50.00	80.00	160.0000		Proposed
YY	SIGN	10.00	5.00	50.00	80.00	0.00	50.00	Proposed
ZZ	SIGN	15.00	5.00	75.00	119.60	0.00	75.00	Proposed
AAA	SIGN	15.00	5.00	75.00	119.60	0.00	75.00	Proposed

WILKENS PLAZA SHOPPING CENTER
BUILDING #4 (FREESTANDING SIGN)

ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Height per Sign Code (ft)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)					
RR	TENANT DIRECTORY SIGN	7.00	3.00	21.00	N/A	N/A	6.00		Existing

WILKENS PLAZA SHOPPING CENTER
BUILDING #5

ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Height per Sign Code (FT.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)					
TT	TENANT DIRECTORY SIGN	7.00	3.00	21.00	28.20	56.40	6.00		Existing
UU	BAY BANK	6.25	0.75	4.69	N/A	N/A	N/A		Existing
FFF	CHESAPEAKE MEDICAL IMAGING	13.50	0.50	6.75	44.00	8.00	N/A		Existing
GGG	CHIROPRACTOR	13.50	0.50	6.75	44.00	8.00	N/A		Existing

WILKENS PLAZA SHOPPING CENTER
BUILDING #6

ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)				
KK	SIGN	6.50	1.70	11.05	28.20	56.40		Proposed
LL	SIGN	6.50	1.70	11.05	20.00	40.00		Proposed
MM	SIGN	12.20	3.20	39.04	20.00	40.00		Proposed
NN	SIGN	6.50	1.70	11.05	20.00	40.00		Proposed
OO	SIGN	6.50	1.70	11.05	20.00	40.00		Proposed
PP	SIGN	12.20	3.20	39.04	20.00	40.00		Proposed
QQ	SIGN	6.50	1.70	11.05	20.00	40.00		Proposed
VV	SIGN	12.20	3.20	39.04	0.00	0.00	39.04	Proposed

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44037, EXPIRATION DATE 6/9/19

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REVISIONS

REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

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M.J. GESELL
PROFESSIONAL ENGINEER

SHEET TITLE:
PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER:
7

CONCEPT UNLIMITED, INC.
10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:
R1

WILKENS BELTWAY PLAZA
817 Maiden Choice Lane
CATONSVILLE, MD 21229

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Customer:	WILKENS PLAZA
Salesman:	Jeremy Inman
Drawn By:	MDH
Date:	9/27/2019
Drawing No : Pg. 2 of 3	A12963

ZONING HISTORY

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BUILDING #1 (WEST ELEVATION)

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		Width (FT.)	Height (FT.)	Area (SF.)				
	GIANT FOOD/ LOGO/ SMALL SIGNS/ PHARMACY + LOGO/WELCOME							
B	GIANT & LOGO (SOUTH)	23.00	6.50	149.50	0.00	0.00	149.50	Existing
C	FRESH BAKERY	8.50	1.50	12.75				Existing
D	FLAVORFUL MEAT	10.00	1.33	13.30				Existing
E	FRESH PICKED PRODUCE	14.50	1.50	21.75				Existing
F	THE QUALITY FOOD PEOPLE	23.00	2.00	46.00				Existing
G	GIANT & LOGO	23.00	6.50	149.50				Existing
H	LOW PRICES	10.00	2.00	20.00				Existing
I	GIANT PHARMACY	13.50	3.50	47.25				Existing
J	PNC BANK	8.00	1.00	8.00				Existing
K	NATURAL FOODS	9.00	1.50	13.50				Existing
	GIANT TOTAL SIGNAGE (C - K)			332.05	272.00	544.00		

WILKENS PLAZA SHOPPING CENTER
BUILDING #1 (SOUTH ELEVATION)

ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)				
L	LIQUORS	8.00	1.67	13.36	31.33	62.66		Existing
M	SUBWAY	8.00	1.67	13.36	30.67	61.34		Existing
N	HAIR CUTTERY	11.00	1.67	18.37	20.00	40.00		Existing
O	LEDO PIZZA	12.50	1.67	20.88	34.45	68.90		Existing
P	CLEANERS	10.50	1.67	17.54	17.00	35.08		Existing
Q	QUEEN'S NAILS	16.00	1.67	26.72	20.00	40.00		Existing
R	CHINA KITCHEN	15.50	1.67	25.89	13.25	26.50		Existing
S	YOGA	4.00	1.67	6.68	25.50	51.00		Existing
T	URBAN BAR-B-QUE	14.00	1.67	23.38	27.50	55.00		Existing
U	URBAN BAR-B-QUE (WEST)	14.50	4.00	58.00	0.00	0.00	58.00	Existing
WW	SIGN	14.50	3.50	50.75	0.00	0.00	50.75	Proposed
BBB	URBAN BAR-B-QUE (WEST)	8.00	2.25	18.00	0.00	0.00	18.00	Existing
CCC	URBAN BAR-B-QUE (WEST)	8.00	2.25	18.00	0.00	0.00	18.00	Existing
DDD	URBAN BAR-B-QUE (WEST)	8.00	2.25	18.00	0.00	0.00	18.00	Existing
EEE	URBAN BAR-B-QUE (WEST)	8.00	2.25	18.00	0.00	0.00	18.00	Existing

WILKENS PLAZA SHOPPING CENTER
BUILDING #2 (ELEVATIONS)

ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)				
V	M & T BANK	12.00	2.00	24.00	67.30	134.60		Existing
W	M & T BANK	12.00	2.00	24.00	39.10	78.20		Existing

WILKENS PLAZA SHOPPING CENTER
BUILDING #3 (EAST ELEVATIONS)

ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)				
X	SIGN	12.20	3.20	39.04	20.50	41.00		Proposed
Y	SIGN	6.50	1.70	11.05	32.60	65.20		Proposed
Z	SIGN	6.50	1.70	11.05	24.70	49.40		Proposed
AA	SIGN	6.50	1.70	11.05	24.70	49.40		Proposed
BB	SIGN	6.50	1.70	11.05	24.70	49.40		Proposed
CC	SIGN	12.20	3.20	39.04	25.00	50.00		Proposed

WILKENS PLAZA SHOPPING CENTER
BUILDING #3 (EAST ELEVATIONS)

ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	EXISTING / PROPOSED SIGNAGE
		Width (FT.)	Height (FT.)	Area (SF.)				
DD	SIGN	12.20	3.20	39.04	25.00	0.00	39.04	Proposed
EE	SIGN	6.50	1.70	11.05	24.70	0.00	11.05	Proposed
FF	SIGN	6.50	1.70	11.05	24.70	0.00	11.05	Proposed
GG	SIGN	6.50	1.70	11.05	24.70	0.00	11.05	Proposed
HH	SIGN	6.50	1.70	11.05	32.60	0.00	11.05	Proposed
II	SIGN	12.20	3.20	39.04	20.50	0.00	39.04	Proposed

WILKENS PLAZA SHOPPING CENTER
BUILDING #3 (SOUTH ELEVATIONS)

ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)				
JJ	SIGN	4.30	1.10	4.73	80.00	0.00	4.73	Proposed

FREESTANDING SIGNS

ID	Tenant	Signage			Sign Height (FT.)	Allowable Sign Height Per Code (SF.)	Allowable Sign Area (SF.)	NOTES	Existing / Proposed Signage
		Sign Panel Width (FT.)	Sign Panel Height (FT.)	Sign Panel Area (SF.)					
	PROPOSED PYLON SIGN	6.00	4.00	24.00	25.00	25.00	150.00		Proposed
	PROPOSED PYLON SIGN	6.00	7.50	45.00					Proposed
	TOTAL			69.00					Proposed

WILKENS PLAZA SHOPPING CENTER
BUILDING #4

ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)				
SS	MEDSTAR MEDICAL GROUP	15.50	5.00	77.50	119.60	339.2000		Existing
XX	SIGN	10.00	5.00	50.00	80.00	160.0000		Proposed
YY	SIGN	10.00	5.00	50.00	80.00	0.00	50.00	Proposed
ZZ	SIGN	15.00	5.00	75.00	119.60	0.00	75.00	Proposed
AAA	SIGN	15.00	5.00	75.00	119.60	0.00	75.00	Proposed

WILKENS PLAZA SHOPPING CENTER
BUILDING #1 (FREESTANDING SIGN)

ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Height per Sign Code (ft)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)					
RR	TENANT DIRECTORY SIGN	7.00	3.00	21.00	N/A	N/A	6.00		Existing

WILKENS PLAZA SHOPPING CENTER
BUILDING #5

ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Height per Sign Code (FT.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)					
TT	TENANT DIRECTORY SIGN	7.00	3.00	21.00	28.20	56.40	6.00		Existing
UU	BAY BANK	6.25	0.75	4.69	N/A	N/A	N/A		Existing
FFF	CHESAPEAKE MEDICAL IMAGING	13.50	0.50	6.75	44.00	8.00	N/A		Existing
GGG	CHIROPRACTOR	13.50	0.50	6.75	44.00	8.00	N/A		Existing

WILKENS PLAZA SHOPPING CENTER
BUILDING #6

ID	Tenant	Signage			Store Front Width (LF.)	Allowable Signage Per Code (SF.)	Allowable Signage Per Variance Request (SF.)	Existing / Proposed Signage
		Width (FT.)	Height (FT.)	Area (SF.)				
KK	SIGN	6.50	1.70	11.05	28.20	56.40		Proposed
LL	SIGN	6.50	1.70	11.05	20.00	40.00		Proposed
MM	SIGN	12.20	3.20	39.04	20.00	40.00		Proposed
NN	SIGN	6.50	1.70	11.05	20.00	40.00		Proposed
OO	SIGN	6.50	1.70	11.05	20.00	40.00		Proposed
PP	SIGN	12.20	3.20	39.04	20.00	40.00		Proposed
QQ	SIGN	6.50	1.70	11.05	20.00	40.00		Proposed
VV	SIGN	12.20	3.20	39.04	0.00	0.00	39.04	Proposed

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44137, EXPIRATION DATE: 6/5/19

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING · PROGRAM MANAGEMENT · LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN · PERMITTING SERVICES · TRANSPORTATION SERVICES

- UPSTATE NEW YORK
- NEW ENGLAND
- BOSTON, MA
- NEW YORK METRO
- NEW YORK, NY
- NEW JERSEY
- PHILADELPHIA, PA
- LEHIGH VALLEY, PA
- SOUTHEASTERN, PA
- REHOBOTH BEACH, DE
- BALTIMORE, MD
- SOUTHERN MARYLAND
- NORTHERN VIRGINIA
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REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MD159004
DRAWN BY:	DML
CHECKED BY:	MJG
DATE:	04/06/18
SCALE:	N/A
CAD I.D.:	SV1

PROJECT:
WILKENS BELTWAY PLAZA
FOR
KIMCO REALTY

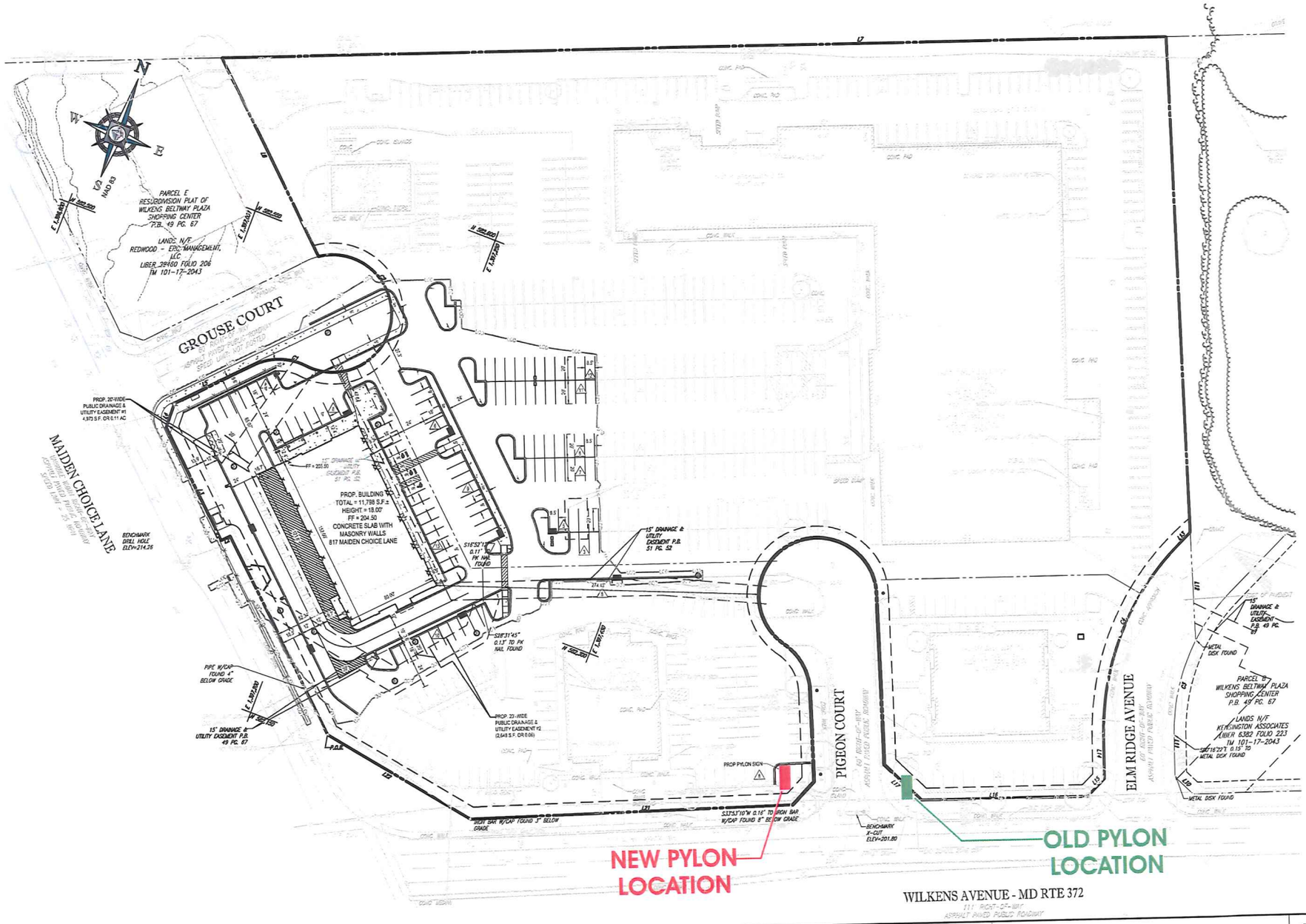
SIGN VARIANCE PLAN
LOCATION OF SITE
817 MAIDEN CHOICE LANE
TAX MAP 41KA, 41K5,
GRID 17, PARCEL 20403
BALTIMORE, MARYLAND 21228
BALTIMORE COUNTY
DISTRICT: 1
PAI #01-0192
TRACKING # DRC - 2016-00012
DRC # 022316A

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

M.J. GESELL
PROFESSIONAL ENGINEER

SHEET TITLE:
PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER:
7



CONCEPT UNLIMITED, INC.
10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:
R1

WILKENS BELTWAY PLAZA
817 Maiden Choice Lane
CATONSVILLE, MD 21229

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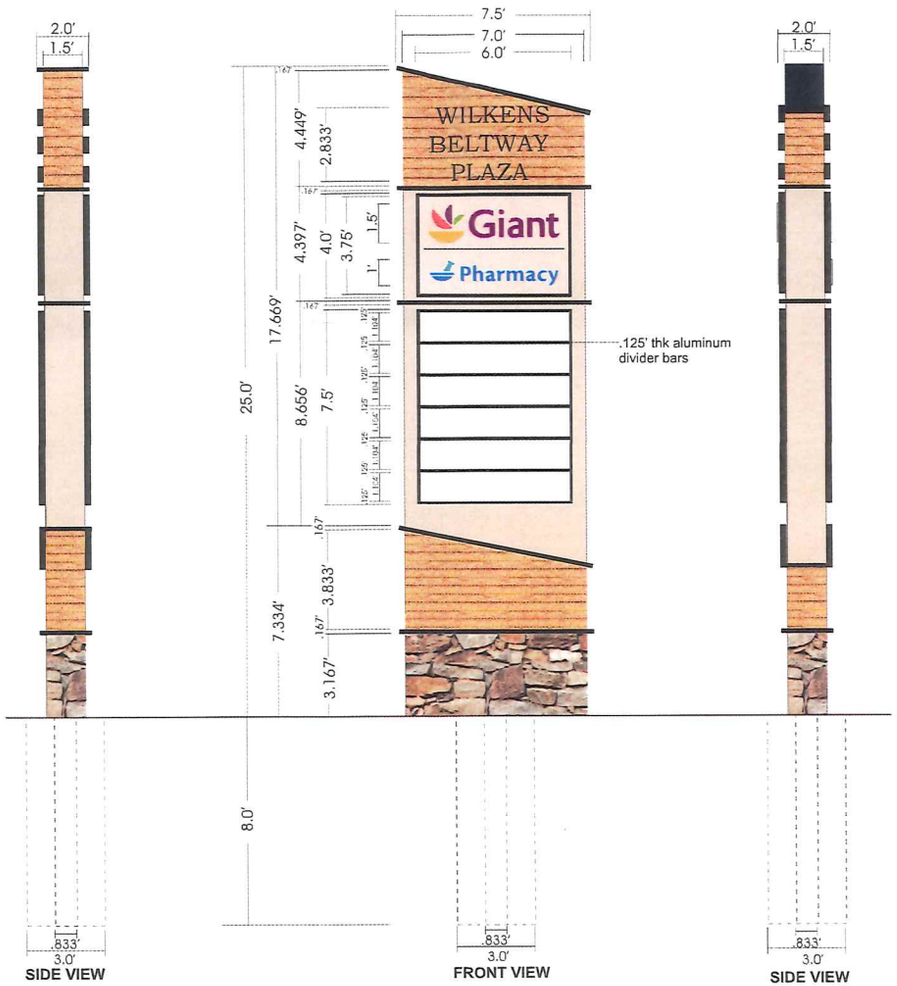
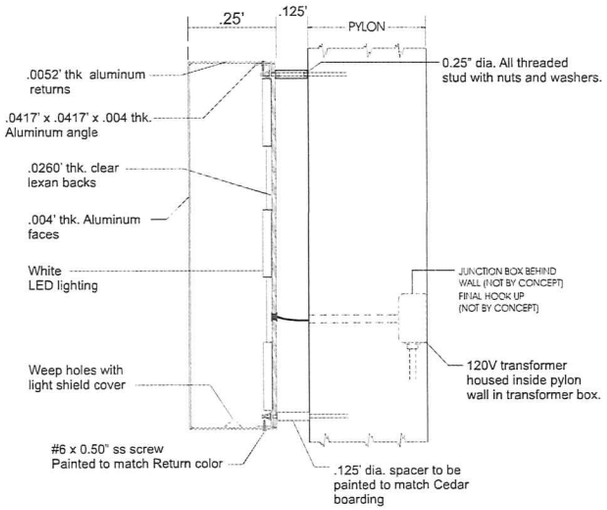
Customer:	WILKENS PLAZA
Salesman:	Jeremy Inman
Drawn By:	MDH
Date:	9/27/2019
Drawing No: Pg. 3 of 3	A12963



D/F ILLUMINATED PYLON SIGN



"WBP" LETTERS DETAIL

GENERAL NOTE:
D/F ILLUMINATED PYLON SIGN

Fabricated aluminum pylon to be painted to match Dryvit #387A Pancake.

Top section to be "Nichiha" Vintage Wood - AWP 3030 fiber cement board with top cap and divider caps to be painted MP #313 Dark Bronze with a smooth finish.

"Wilkens Beltway Plaza" Fabricated aluminum letterset to be .25' deep with returns and face to be painted MP #313 Dark Bronze with a smooth finish. Back to be clear lexan for silhouette lighting.

Center section to be painted to match "Dryvit" #387A Pancake with a medium stipple finish.

Giant/Pharmacy fabricated sign box to be .25' deep with .0417' thk. #7328 white acrylic push-thru copy with translucent full color vinyl applied. Border and returns to be painted MP #313 dark bronze with a smooth finish.

Tenant sign box to be .25' deep with divider bars and retainers painted to match MP #313 dark bronze with a smooth finish.

Lower section to be "Nichiha" Vintage Wood #AWP 3030 fiber cement board with divider cap and base cap to be painted MP #313 dark bronze with a smooth finish.

Base to be "Nitterhouse" #S-12 Veneer Stone.

Pylon sign to be illuminated with White LED's 120v low voltage power supplies.

ACCEPTED BY: _____

DATE: _____

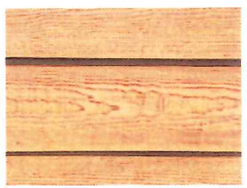
THIS SIGN TO BEAR UNDERWRITERS LABEL

120±5 VOLTS REQUIRED

Suitable for Wet Locations

ALL ELECTRICAL COMPONENTS TO BE UL LISTED.

This sign is intended to be installed in accordance with the requirements of article 600 of the National Electrical Code and other applicable local codes. This includes proper grounding and bonding of the sign.



"NICHIHA" VINTAGE CEDAR WOOD #AWP 3030 FIBER CEMENT BOARD SIDING

ale: 3/16" = 1'-0"

CONCEPT UNLIMITED, INC.
10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

Revision:
R1 9/27/2019 ADDED CORRECT NICHIHI COLOR.
R2 10/1/19 Change letterset from face-lit to halo-lit.
R3 10/9/19 Updated dimension format.

WILKENS BELTWAY PLAZA
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