



150. —

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

SIGN USE PERMIT

B \_\_\_\_\_

A 184855

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

Initials W. Z

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

PROPERTY ADDRESS 1407 Merritt Blvd. ZIP CODE 21222

BUSINESS NAME Harbor Freight ZONING BM

OWNER'S NAME DEKOS Dundalk, LLC PHONE NO. \_\_\_\_\_ HISTORIC DISTRICT ☐ Yes ☒ No

MAILING ADDRESS 8300 Guilford Rd. Columbia, MD. 21046

APPLICANT/OWNER'S AGENT Wayne Zinn PHONE NO. 410-789-1640

SIGN COMPANY NAME H&M Signs Inc. PHONE NO. 410-789-1640

TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 12 120 1027000

☐ 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: 28.0 feet x 7.0 feet = 196 square feet

Height: \_\_\_\_\_ 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):

- Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
- Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
- Signs cannot be placed in or project into or above street right of way or governmental property.
- Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
- Vehicle cannot be parked for the purpose of displaying an attached sign.
- Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
- Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
- 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.
- No sign may emit sound

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

Install one set of 5/f illuminated bldg. letters 196 ft  
Re-face 2/f pylon sign 5.0' x 1.0' - 24.8' high on Merritt Blvd (5 ft each)  
Re-face 2/f pylon sign 7.5' x 3.0' = 22.5 ft each 24.8' high  
on German Hill Rd.

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.

Wayne Z  
Signature

June 11, 2019  
Date

Wayne Zinn  
Print/Type Name

☐ Require Planning Signature \_\_\_\_\_ 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

Initials

Date

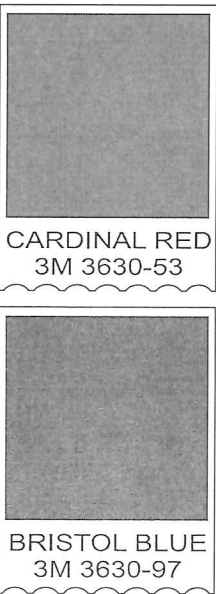
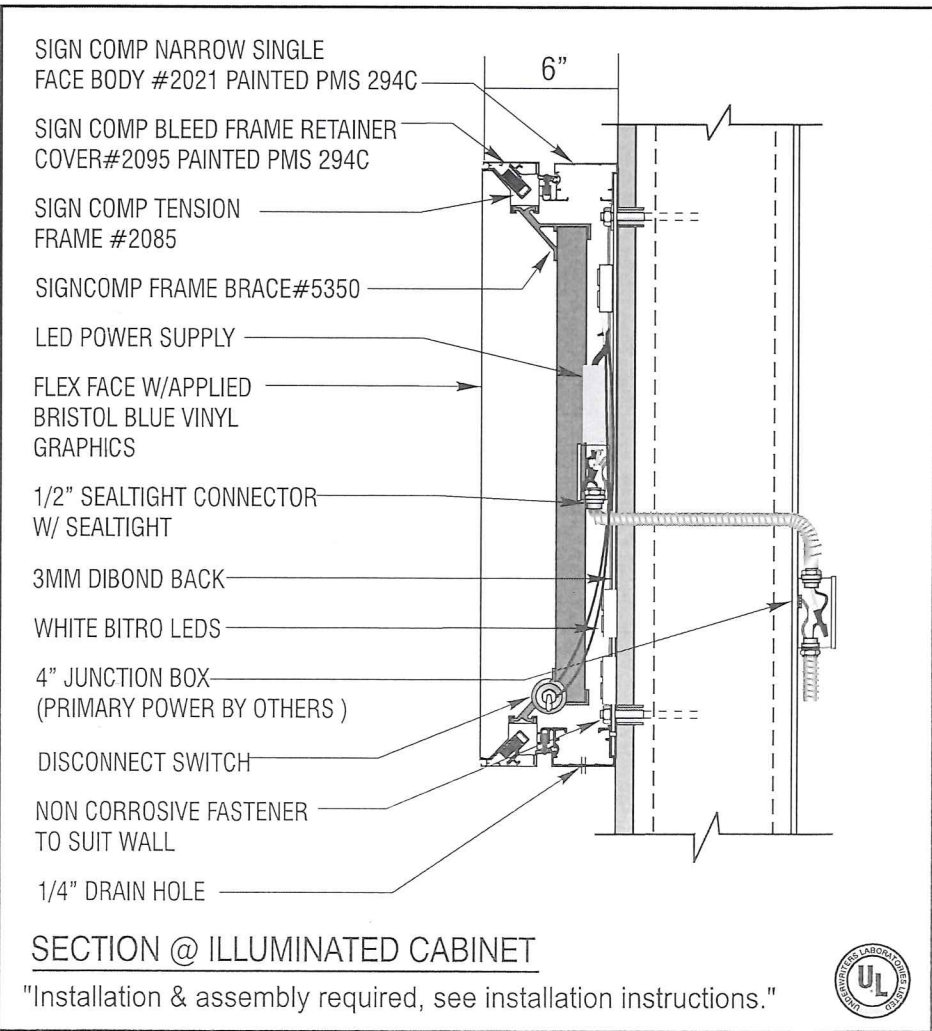
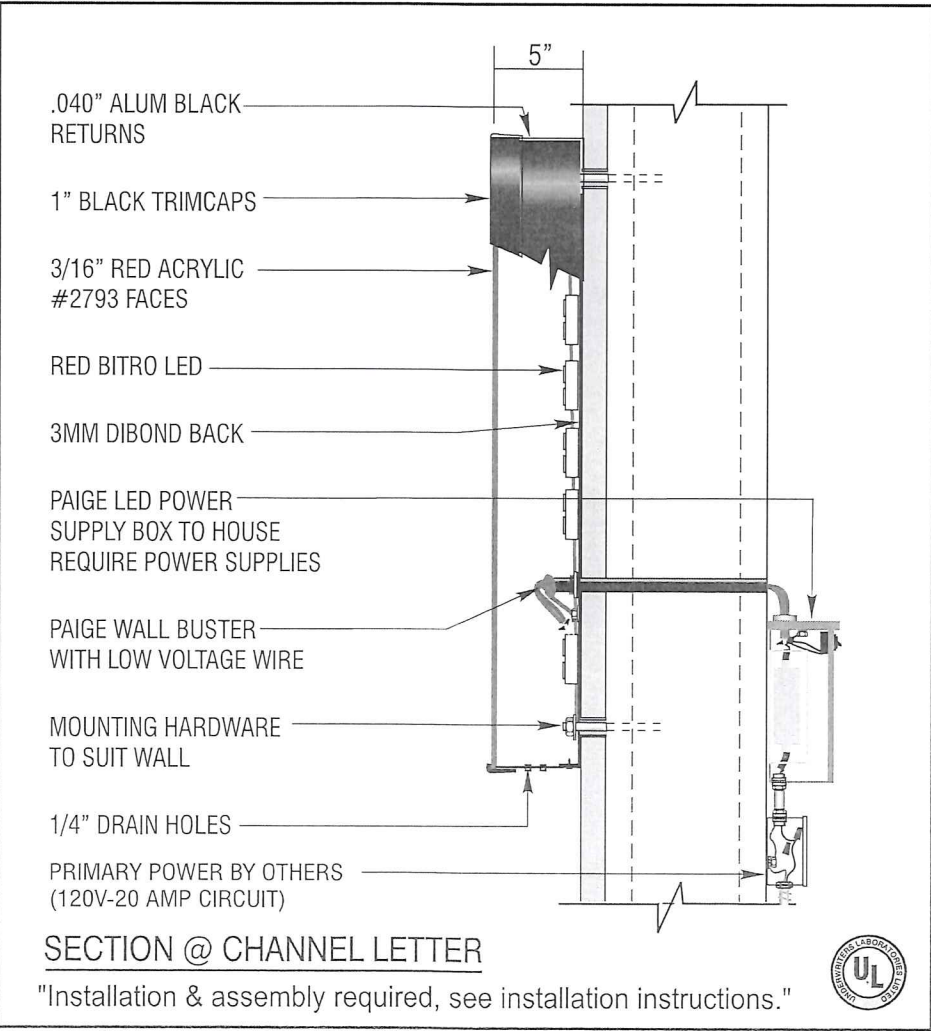
6/11/19



CONDENSED SET



WEST ELEVATION - Sign Type (A.)(QTY:1)  
Channel Letters - Remote Mount With Sub Cabinet  
Scale: 1/4" = 1'-0" (196 SQFT)



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(fax) 610-461-5566  
www.urbanneon.com

**HARBOR FREIGHT**  
1407 MERRITT BLVD  
DUNDALK, MD 21222

|           |          |
|-----------|----------|
| DATE:     | 06/06/19 |
| DRAWN BY: | JMM      |
| SALES:    | JM       |
| P.M.      | DU       |

**REVISIONS**

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|--|--|
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|--|--|

**RED LINE NOTES**

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|  |
|--|

**Customer Approval**

SIGNATURE \_\_\_\_\_  
DATE \_\_\_\_\_

**Landlord Approval**

SIGNATURE \_\_\_\_\_  
DATE \_\_\_\_\_

Customers Signature Authorizes  
Urban Neon To Produce Design  
As Specified.  
All Spelling, Punctuation And Colors  
Have Been Reviewed And Approved.

All Designs Property Of  
Urban Neon.  
Unauthorized Use  
Not Permitted.

LDTT  
000.0

Sheet Size (8.5" x 14")

DRAWING #  
11772REV1jmm

PAGE# 2



UP-2019-0243-SF



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

400.

B \_\_\_\_\_  
A 184813  
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC  
Initials WJ

SIGN USE PERMIT

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

PROPERTY ADDRESS 1407 Merritt Blvd. ZIP CODE 21222  
BUSINESS NAME Harbor Freight ZONING BM  
OWNER'S NAME DEKOS DUNDALK LLC PHONE NO. \_\_\_\_\_ HISTORIC DISTRICT ☐ Yes ☒ No  
MAILING ADDRESS 8300 Guilford Rd. Columbia, MD. 21046  
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SIGN COMPANY NAME H&M Signs Inc. PHONE NO. 410-789-1640  
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 12 / 20 / 027000

☐ Temporary- Including Real Estate/Construction/Event  
☒ Permanent ☐ Changeable Copy ☐ Wall ☒ Face Change Only ☒ Non-Illuminated  
☐ Freestanding ☒ Pylon ☐ Monument ☐ Illuminated (separate electrical permit required)

Size: 4.75 feet x 1.4 feet = 6.65 square feet Merritt refaces 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.

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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):

2 German Hill elevation 7.5' x 2.9' = 21.75 sq. Ft. D/F replace

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 Wayne Zinn Date 6/20/2019 Print/Type Name Wayne Zinn

☐ Require Planning Signature \_\_\_\_\_ 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 [Signature] Initials JCM Date 6/20/19





No  
appeals ✓

KEVIN KAMENETZ  
*County Executive*

LAWRENCE M. STAHL  
*Managing Administrative Law Judge*  
JOHN E. BEVERUNGEN  
*Administrative Law Judge*

March 20, 2018

David Karceski, Esq.  
210 W. Pennsylvania Avenue, Suite 500  
Towson, Maryland 21204

RE: Petition for Variance  
Case No. 2018-0192-A  
Property: 1401-1417 Merritt Boulevard

Dear Mr. Karceski:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:slh  
Enclosure

IN RE: PETITION FOR VARIANCE

(1401-1417 Merritt Boulevard)

12<sup>th</sup> Election District

7<sup>th</sup> Council District

Oekos Dundalk, LLC

*Legal Owner*

Petitioner

\*

\*

\*

\*

\*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0192-A

\* \* \* \* \*

### OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Oekos Dundalk, LLC, legal owner of the subject property (“Petitioner”). The Petition seeks variance relief from § 450.4 of the Baltimore County Zoning Regulations (“B.C.Z.R.”) as follows: (1) to allow 2 freestanding joint identification signs on Merritt Boulevard with sign areas/faces of 100 and 150 sq. ft. in lieu of the permitted 1 freestanding joint identification sign with a sign area/face of 150 sq. ft. (Signs C,D); (2) to allow freestanding joint identification signs to display a maximum of 8 lines of text with a sign copy a minimum of 3 in. in height in lieu of the permitted 5 lines of text and required 8 in. height for sign copy (Signs A, C, D); (3) to allow tenants in a multi-tenant commercial building a wall-mounted enterprise sign with a sign area/face that exceeds two times the length of the wall containing the exterior entrance and defining the space occupied by the tenant (Sign 3 [165 sq. ft. lieu of 139 sq. ft.], Sign 5B [85 sq. ft. in lieu of 76 sq. ft.], Sign 9B [273 sq. ft. in lieu of 96 sq. ft.]); (4) to allow a wall-mounted enterprise sign to be installed in a different location than the tenant space (Sign 9A); and (5) to allow an additional wall-mounted enterprise sign to be installed on a multi-tenant commercial building over other tenant spaces in lieu of the permitted 1 wall-mounted enterprise sign for each tenant space (Sign 9A). A four-sheet site plan was marked as Petitioner’s

Exhibit 1A-1D.

Architect Gary Getz, Ken Myers and Laurie Mazzotta appeared in support of the petition. David Karceski, Esq. represented the Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee ("ZAC") comment was received from the Bureau of Development Plans Review (DPR).

The site is approximately 16 acres in size and zoned BM. The Dundalk Plaza Shopping center has been operated at the site for many years. The center is undergoing substantial renovations including new signage for which zoning relief is required.

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).

Mr. Getz testified the property is much wider than it is deep. He also noted the road frontage on Merritt Boulevard is 2-3 times more than that of nearby strip shopping centers. As such the property is unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to provide adequate signage for the center. 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 community and/or Baltimore County opposition.

THEREFORE, IT IS ORDERED, this 20<sup>th</sup> day of March, 2018, by the Administrative Law Judge for Baltimore County, that the Petition for Variance: (1) to allow 2 freestanding joint

Exhibit 1A-1D.

Architect Gary Getz, Ken Myers and Laurie Mazzotta appeared in support of the petition. David Karceski, Esq. represented the Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee ("ZAC") comment was received from the Bureau of Development Plans Review (DPR).

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identification signs on Merritt Boulevard with sign areas/faces of 100 and 150 sq. ft. in lieu of the permitted 1 freestanding joint identification sign with a sign area/face of 150 sq. ft. (Signs C,D); (2) to allow freestanding joint identification signs to display a maximum of 8 lines of text with a sign copy a minimum of 3 in. in height in lieu of the permitted 5 lines of text and required 8 in. height for sign copy (Signs A, C, D); (3) to allow tenants in a multi-tenant commercial building a wall-mounted enterprise sign with a sign area/face that exceeds two times the length of the wall containing the exterior entrance and defining the space occupied by the tenant (Sign 3 [165 sq. ft. in lieu of 139 sq. ft.], Sign 5B [85 sq. ft. in lieu of 76 sq. ft.], Sign 9B [273 sq. ft. in lieu of 96sq.ft.]); (4) to allow a wall-mounted enterprise sign to be installed in a different location than the tenant space (Sign 9A); and (5) to allow an additional wall-mounted enterprise sign to be installed on a multi-tenant commercial building over other tenant spaces in lieu of the permitted 1 wall-mounted enterprise sign for each tenant space (Sign 9A), 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. Petitioner must provide landscaping near the base of the freestanding signs on the property, as determined in the sole discretion of the Baltimore County landscape architect.

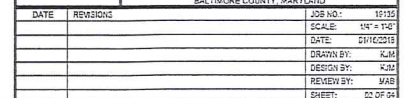
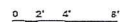
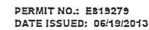
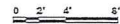
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

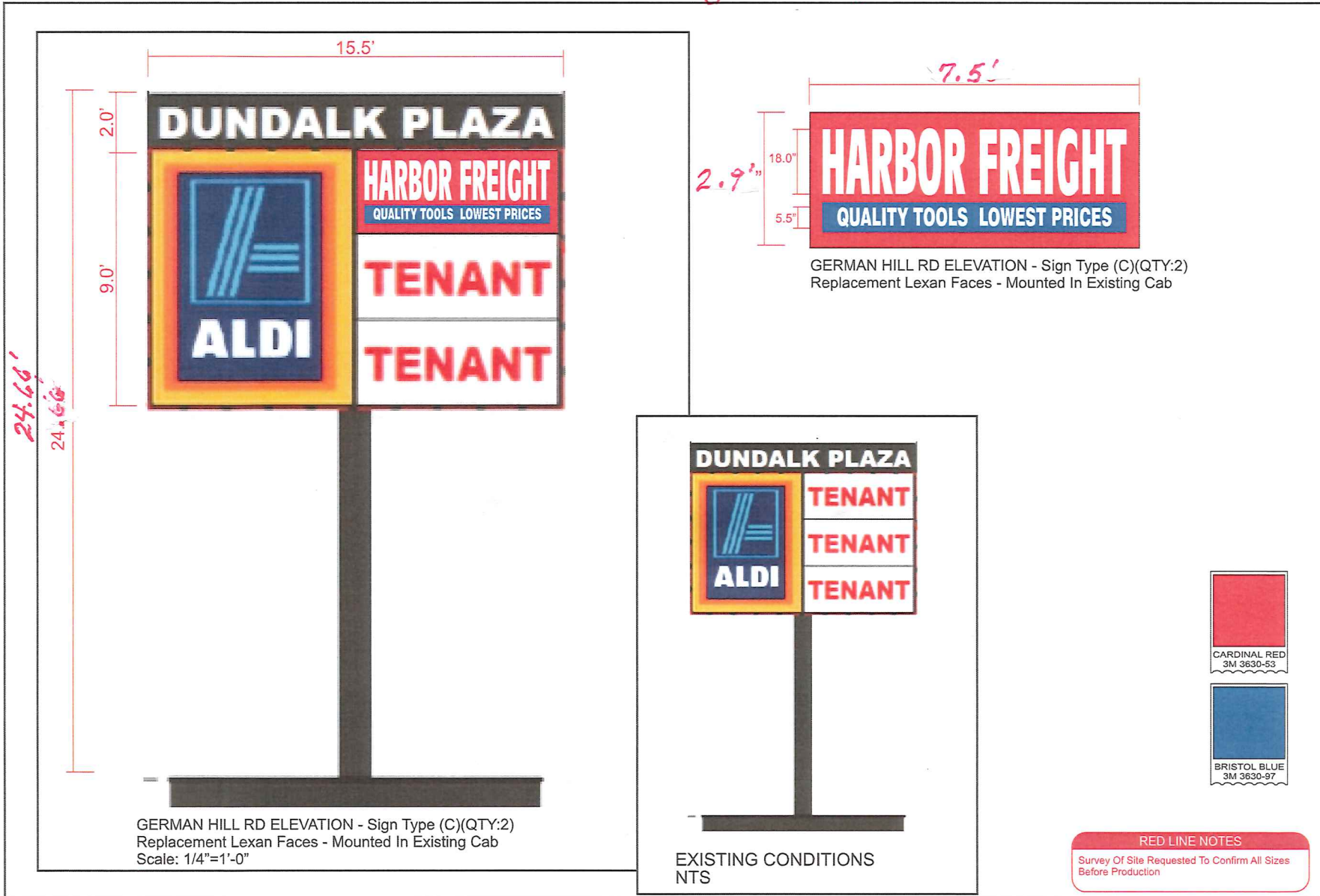
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JOHN E. BEVERUNGEN  
Administrative Law Judge for  
Baltimore County

JEB:slm



Sign #2 D/F



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www.urbanneon.com

**HARBOR FREIGHT**  
1407 MERRITT BLVD  
DUNDALK, MD 21222

DATE: 06/06/19  
DRAWN BY: JMM  
SALES: JM  
P.M. DU

REVISIONS

RED LINE NOTES



Customer Approval

SIGNATURE

DATE

Landlord Approval

SIGNATURE

DATE

Customers Signature Authorizes  
Urban Neon To Produce Design  
As Specified.

All Spelling, Punctuation And Colors  
Have Been Reviewed And Approved.

All Designs Property Of  
Urban Neon.  
Unauthorized Use  
Not Permitted.

LOT#

000.0

Sheet Size (8.5" x 14")

DRAWING #  
11772REV1jmm

PAGE# 4

Sign #1 D/F



**RED LINE NOTES**  
Survey Of Site Requested To Confirm All Sizes  
Before Production

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DATE: 06/06/19  
DRAWN BY: JMM  
SALES: JM  
P.M.: DU

REVISIONS

RED LINE NOTES



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DATE

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PAGE# 3