W-2019-0243-St

BALTIMORE COUNTY



REV 10/14

DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS 111 WEST CHESAPEAKE AVENUE

TOWSON, MD 21204 410-887-3391

184855

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

SIGN USE PERMIT

ARY LPS	Sigi		112.7 BCC
Permit Fees are Non-Refundable; Make C	heck Payable to "Baltime	ore County, Maryland"	Initials 91.3
PROPERTY ADDRESS 1407 M		ZIP CO.	DE 21222
BUSINESS NAME Harbor Fraig	ht	ZONIN	G DM
OWNER'S NAME <u>ORKOS DUNDO</u>	PHONE N	VO. HIS	STORIC DISTRICT Yes Z No
MAILING ADDRESS 8300 Muil	ord Rd. Colum	nbia MA. 21046	700 1110
ADDITION NITHOWNED'S AGENT //////	NIR (ININI	11101	1110. 710 10 10 10 10 10 10 10 10 10 10 10 10 1
SIGN COMPANY NAME HEM S	ignes lice.	PHO!	NE NO. 410 131 1616
TYPE OF SIGN:		TAX ACCOUNT NO. //	2 20 021000
☐ Temporary- Including Real Estate/Const	ruction/Event		the Last Year: Yes No
Permanent Changeable Copy	Wall Face	: Change Only	uminated
Freestanding Pylon Mon	ument Illuminated	(separate electrical permit requi	ired)
Size: $\frac{28.0}{}$ feet x $\frac{7.0}{}$ feet = $\frac{19}{}$	6 square feet	Height:f	eet (freestanding signs)
Property Line/Street Right-of-Way Setbacks	s: front, sides	and, and rear	·
NOTE: A construction plan, drawn to scale	and clearly showing that a	ll requirements have been met,	must be attached; a site plan also
must be attached for freestanding signs.			. E
flashing, blinking, strobing, strobing, strobings. PROHIBITIONS: including roof signs (S 1. Signs cannot impair motorist's cleat 2. Signs cannot imitate or resemble g 3. Signs cannot be placed in or project 4. Sign or framework cannot obstruct 5. Vehicle cannot be parked for the p 6. Except for flags exempted, flags, p prohibited. 7. Portable signs are prohibited, exce 8. There can be no display or simulate changeable copy sign, or a thermo 9. No sign may emit sound	igns must operate at a conscrolling, oscillating, or a sections 450.5.B.7 and 450 ar view of traffic or government signs, except for the training or above street right at window or opening for light the window or opening for light open of displaying an attachment, ribbons, streament of the for A-frame and sandwitten of moving parts or memeter, barometer, weather	Instant intensity and not give alternating lights. O.6.A, Baltimore County Zoniument signs. All signs are subject private traffic control and not of way or governmental propeght and air or access to building tached sign. It is, tethered balloons, laser project ich board signs issued a use per ssage, except for an outdoor advane, barber pole, or clock.	ing Regulations): ect to Section 102.5, BCZR. tice signs. erty. g, fire hydrant, or stand pipe. ections, and similar objects are rmit in B.M. – C.T. zones. dvertising sign with tri-vision, a
Work Description (including number of lustall one set of 5/F il Re-face description sugar for pylon sign and set of set o	Suminated blog 5.0'x 1.0'-24.8 7.5'x 3.0' = 22.3 CWNER/AGENT perjury and upon person lat it will not violate Balti	CERTIFICATION al knowledge that the contentimore County laws and regular	CORNER LOT X ats of the above are true and further ations.
Signature 3	June 11 2019 Date 1	Wayne Zinn Print/Type Name	
Require Planning Signature	N/A	Date	
Copies: White-Office; Yellow- Applica this Copy for your permanent reco	int (keep	anure Init	Approval (SIGN ONLY) Lials Date

Signature



Permits, Approvals & Inspections

111W. Chesapeake Avenue Towson, MD 21204

Report Generated On: 6/11/2019

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 1220027000

Plat Ref: 031:056

Election District: 12

Owner Name(s): OEKOS DUNDALK LLC

Address: C/O OEKOS MANAGEMENT 8300 GUILFORD ROAD STE C

Zoning District(s): BM

COLUMBIA, MD 21046

Premise Address: 1401 MERRITT BLVD

Elevation Range: 34ft - 50ft

PDM #:

Tremise Address. 1401 MERRITI BEVD			Lievation Range. Ont Cont											
Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111	1 Bidg.		Alts.	gs	3	0.000	/Bulk	And the second	Occup.	tenna		Plumb	Agency
	Potential Overlay Issues	Com	or Al	EXT.	/Pillin	S/gu	_s	Valls	D	o o	r Ant		∞	Acknowledgmen
Contact Agency	Growth Tier 1: Served by public sewer and inside URDL	New	Interior Alts.	Add / Ext.	Piers/Pilings	Grading/SW	Tanks	Ret.Walls/Bulk	Razing	Chg.	Tower Antenna	Signs	Elect	Initial & Date
DEPS-Sed. Control Jefferson Building 4th Floor Phone: 410-887-3226	Note: All Razing Permits must be sent to Sediment Control for review.							Web Transfer	Alex actives a second and					
PAI-Public Services County Office Building	Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.					-		of composite		- American Company				
Room 119 Phone: 410-887-3751									ne manaza kann na					
Zoning Review County Office Building Room 111	Zoning Cases: R-1948-1153; R-1952-2273; R-1958-4417; 1958-4418-A; 1962-5719-X; R-1960-5012; 1967-0057-X; 1989-0337-A; 2008-0336-A; 2018-0192-A; 2019-0144-SPHA	Х		X	Х	X	Х			X	X	X		AMA
Phone: 410-887-3391	,					Management of the state of the		and splittering an extension	And the state of contrast factors at the				,	
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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

CONDENSED SET

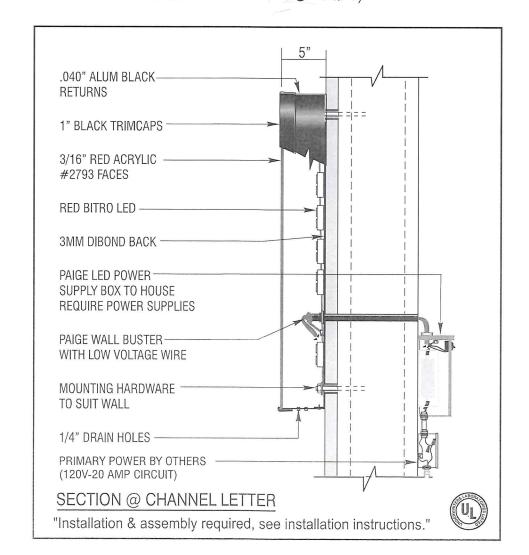
O

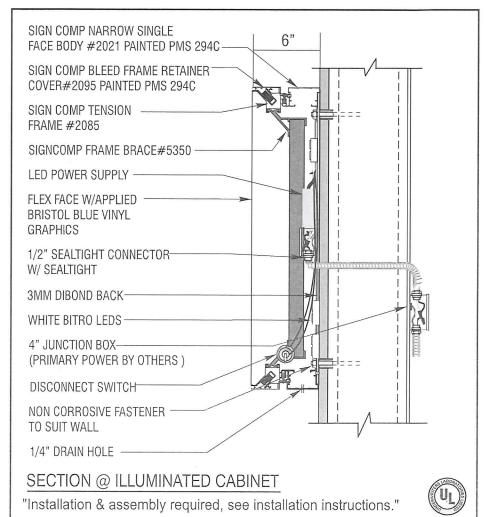
Leave Land Control of the Control of

QUALITY TOOLS LOWEST PRICES

28.0'

WEST ELEVATION - Sign Type (A.)(QTY:1)
Channel Letters - Remote Mount With Sub Cabinet
Scale: 1/4" = 1'-0" ('/96' SQFT)









Sign, Lighting & Graphics Company

Quality Craftsmanship Since 1993

500 Pine St. - Suite 3A Holmes, Pa. 19043

610-522-5555 (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

RED LINE NOTES

Customer Approval

SIGNATUR

Landlord Approval

SIGNATURE

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.

200

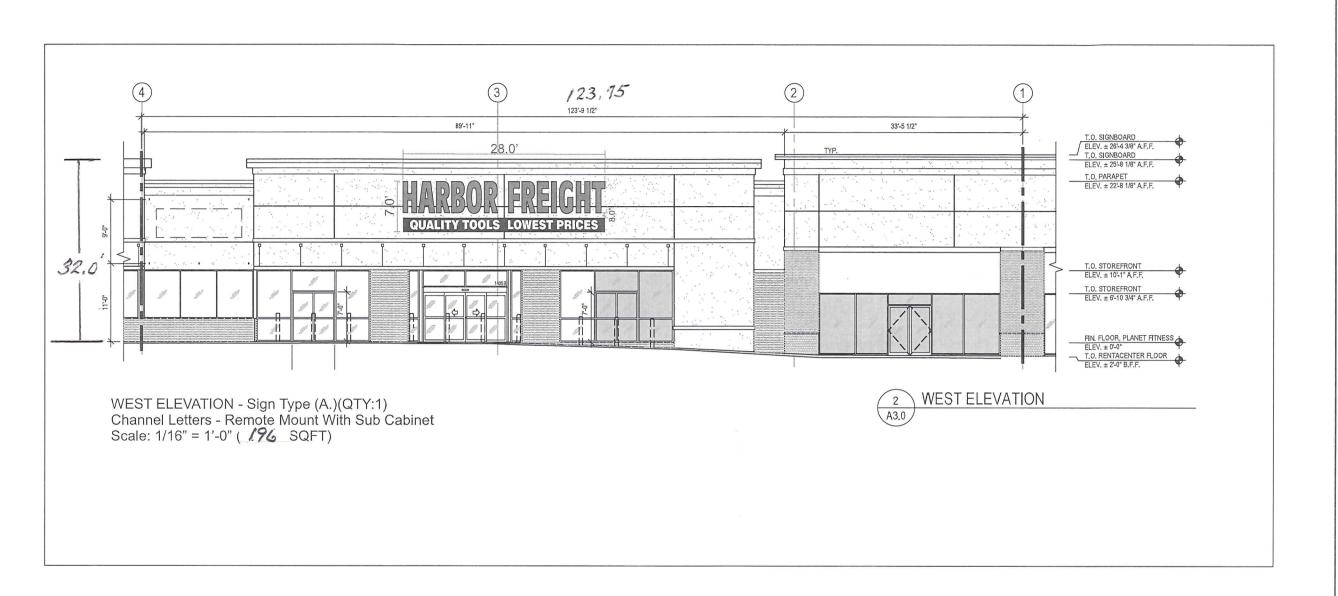
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Sheet Size (8.5" x 14")

DRAWING # 11772REV1jmm

PAGE#

2





URBANNEON

Sign, Lighting & Graphics Company

Quality Craftsmanship Since 1993

500 Pine St. - Suite 3A Holmes, Pa. 19043

610-522-5555 (fax) 610-461-5566 www.urbanneon.com

HARBOR FREIGHT

1407 MERRITT BLVD DUNDALK, MD 21222

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LDT

0.000

Sheet Size (8.5" x 14")

DRAWING # 11772REV1jmm

PAGE#

1

UP-2019-0243-SF



BALTIMORE COUNTY

DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS A 184813

111 WEST CHESAPEAKE AVENUE TOWSON, MD 21204 410-887-3391

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

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 OF KOS DUNGA/K //C PHONENO HISTORIC DISTRICT DIV. TON
MAILING ADDRESS 8300 Guilford Rd. Columbia MD. 21046
APPLICANT/OWNER'S AGENT Wayne Zune PHONE NO. 410 - 789 - 1/240
SIGN COMPANY NAME HEM 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: 4.75 feet x / 4 feet = 6.65 square feet Merritt VetaceHeight: 25 feet (freestanding signs) Property Line/Street Right-of-Way Setbacks: front, sides and, and rear
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): CORNER LOT 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 J Signature Old Date Date
Require Planning SignatureDate
Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records) REV 10/14 Authority ut der Section 500.4, BCZR PAI Approval (SIGN ONLY) Signature Initials Date



Permits, Approvals & Inspections

111W. Chesapeake Avenue Towson, MD 21204

Report Generated On: 6/20/2019

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 1220027000

Plat Ref: 031:056

Election District: 12

Owner Name(s): OEKOS DUNDALK LLC

Premise Address: 1401 MERRITT BLVD

Address: C/O OEKOS MANAGEMENT 8300 GUILFORD ROAD STE C

Zoning District(s): BM

COLUMBIA, MD 21046

Elevation Range: 34ft - 50ft

PDM #:

Fielinge Address. 1401 WEIGHT BEVB											-		
Instructions: Begin review process with Zoning Review, Room 111	Bldg.	lts.	Alts.	sbı	MS.	of marking and the	%Bulk		ccnb.	tenna		qunl	Agency Acknowledgment
Potential Overlay Issues	Con	ior A	/ Ext	%Pillir	ling/S	S	Nalls	ng	of	er Ar	S	∞ర	Acknowledgment
Growth Tier 1: Served by public sewer and inside URDL	New	Inter	Add	Piers	Grac	Tan	Ret.	Razi	Chg	Tow	Sign	Elec	Initial & Date
Note: All Razing Permits must be sent to Sediment Control for review.													
Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.												and other states of	
Zoning Cases: R-1948-1153; R-1952-2273; R-1958-4417; 1958-4418-A; 1962-5719-X; R-1960-5012; 1967-0057-X; 1989-0337-A; 2008-0336-A; 2018-0192-A; 2019-0144-SPHA	X			X	X	X			X		x (
	Instructions: Begin review process with Zoning Review, Room 111 Potential Overlay Issues Growth Tier 1: Served by public sewer and inside URDL Note: All Razing Permits must be sent to Sediment Control for review. Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services. Zoning Cases: R-1948-1153; R-1952-2273; R-1958-4417; 1958-4418-A; 1962-5719-X; R-1960-5012; 1967-0057-X;	Instructions: Begin review process with Zoning Review, Room 111 Potential Overlay Issues Growth Tier 1: Served by public sewer and inside URDL Note: All Razing Permits must be sent to Sediment Control for review. Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services. 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No ALAS

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,

JOHN E. BEVERUNGEN Administrative Law Judge for Baltimore County

JEB:sln Enclosure

IN RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
(1401-1417 Merritt Boulevard) 12 th Election District	*	OF ADMINISTRATIVE
7 th Council District Oekos Dundalk, LLC	*	HEARINGS FOR
Legal Owner	* .	BALTIMORE COUNTY
Petitioner	*	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 test 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 20th 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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THEREFORE, IT IS ORDERED, this 20th day of March, 2018, by the Administrative Law Judge for Baltimore County, that the Petition for Variance: (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 signs 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:

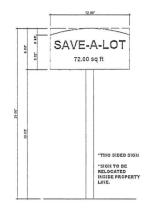
- 1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order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

JOHN E. BEVERUNGEN Administrative Law Judge for

Baltimore County

JEB:sln



A. EXISTING FREESTANDING JOINT IDENTIFICATION SIGN SCALE: 1/4" # 1"-0"

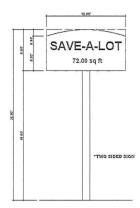
12.00" x 5.00" > 72.05 HZ (BOUNDING BOX, NOT INCLUDING COLUMN)

CAPITAL ONE 47.79 sq ft TWO SIDED SIGN

B. EXISTING FREESTANDING ENTERPRISE SIGN

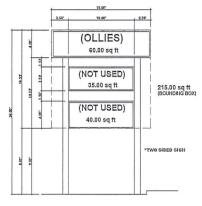
9.25' \times 5.17' \times <u>67.79 M2</u> (BOUNDING BOX, NOT INCLUDING COLUMN)

PERMIT NO.: E819279 DATE ISSUED: 06/19/2013



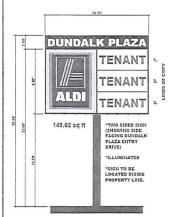
C. EXISTING FREESTANDING JOINT IDENTIFICATION SIGN
MERRITT BLVD ENTRANCE 3CALE: 114" 41-0"

SIGN AREA: 12.00' \times 5.00' = $\underline{72.09 \, \text{H}^2}$ (BOUNDING BOX, NOT INCLUDING COLUMN)



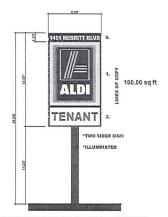
D. EXISTING PREESTANDING JOINT IDENTIFICATION SIGN
ALONG MERRITT BLVD SCALE: 1/4" = 1'-0" ALONG MERRITT BLVD

SIGN AREA: 15.00° x 14.33° × 215.00 m² (EOUNDING EOX, NOT



A. PROPOSED FREESTANDING JOINT IDENTIFICATION SIGN GERMAN HILL ROAD ENTRANCE \$CALE: 1/4" = 1"-6"

19.75" x 9.50" x 149.62 HL (NOT INCLUDING PROPERTY IDENTIFICATION AND COLUMN) HEIGHT OF COPY MAY BE LESS THAN 5", BUT ALL MUST BE LETTER HEIGHT: GREATER THAN 3"



C. PROPOSED FREESTANDING JOINT IDENTIFICATION SIGN
MERRITT BLVD ENTRANCE SCALE: 1/47 × 1'-4"

\$.00° \times 13.67° \times 100.00 Hz (not including property identification and column) SIGN AREAT LETTER HEIGHT: HEIGHT OF COPY MAY BE LESS THAN 8", BUT ALL MUST BE GREATER THAN 3"



D. PROPOSED FREESTANDING JOINT IDENTIFICATION SIGN ALONG MERRITY BLVD \$CALE: 144" = 1-0"

SIGN AREA:

LETTER HEIGHT: HEIGHT OF COPY MAY BE LESS THAN 3", BUT ALL MUST BE GREATER THAN 3"

VICINITY MAP MORRIS & RITCHIE ASSOCIATES, INC.

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1220-C East Joppa Road, Suite 505 Towson, Maryland 21286 410-821-1690 410-821-1748 Fax
PLAN TO ACCOMPANY SIGN VARIANCE HEARING FREESTANDING SIGNS
DUNDALK PLAZA 1401-1417 MERRITT BLVD. 0UNDALK MARYLAND 21222
12TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND
JOS NO.: 1913

DATE	REWISIONS	JOB NO.: 19135						
		SCALE: 1/4" = 1'-6"						
		DATE: 01/16/2018						
		DRAWN BY: KJM						
		DESIGN BY: KJIL						
		REMEWBY: MAS						
		SHEET: 02 OF 64						

Sign #2 D/F



Sign, Lighting & Graphics Company Quality Craftsmanship Since 1993 500 Pine St. - Suite 3A Holmes, Pa. 19043 610-522-5555 (fax) 610-461-5566 www.urbanneon.com **HARBOR FREIGHT** 1407 MERRITT BLVD DUNDALK, MD 21222 DATE: 06/06/19 DRAWN BY: JMM SALES: JM DU

Customer Approval

Landlord Approval

Customers Signature Authorizes Urban Neon To Produce Design As Specified.

All Spelling, Punctuation And Colors Have Been Reviewed And Approved

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0.000

Sheet Size (8.5" x 14")

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