



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

SIGN USE PERMIT

B _____
A 180758

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

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

PROPERTY ADDRESS 201 North Point Boulevard ZIP CODE 21224
BUSINESS NAME Shell ZONING BR
OWNER'S NAME Balaji, Inc. PHONE NO. 301-932-3600 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS PO box 2810 LaPlata md 20646
APPLICANT/OWNER'S AGENT Kelley Osbourn PHONE NO. 240-508-2329
SIGN COMPANY NAME By Owner PHONE NO. 301-932-3600
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 15 / 19 / 322370

☐ 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) existing

Size: 6 feet x 9 feet = 54 square feet Height: 25 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 43, sides 10 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):

Modifying existing freestanding sign 6'x9'-54sf. No structure or electric changes.

Refacing existing service center fascia-non illuminated. 76sf total

Refacing existing canopy fascia per approved variance 02-399-SPHA

267.7930 sf ea

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.

Kelley Osbourn
Signature

2/25/19
Date

Kelley Osbourn
Print/Type Name

☐ 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)

AG scm 2/26/19
Signature Initials Date



Permits, Approvals & Inspections

111W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
2/26/2019

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 1519322370

Election District: 15

Owner Name(s): BALAJI LLC

Address: 2318 WILLOW VALE DR
FALLSTON,MD 21047

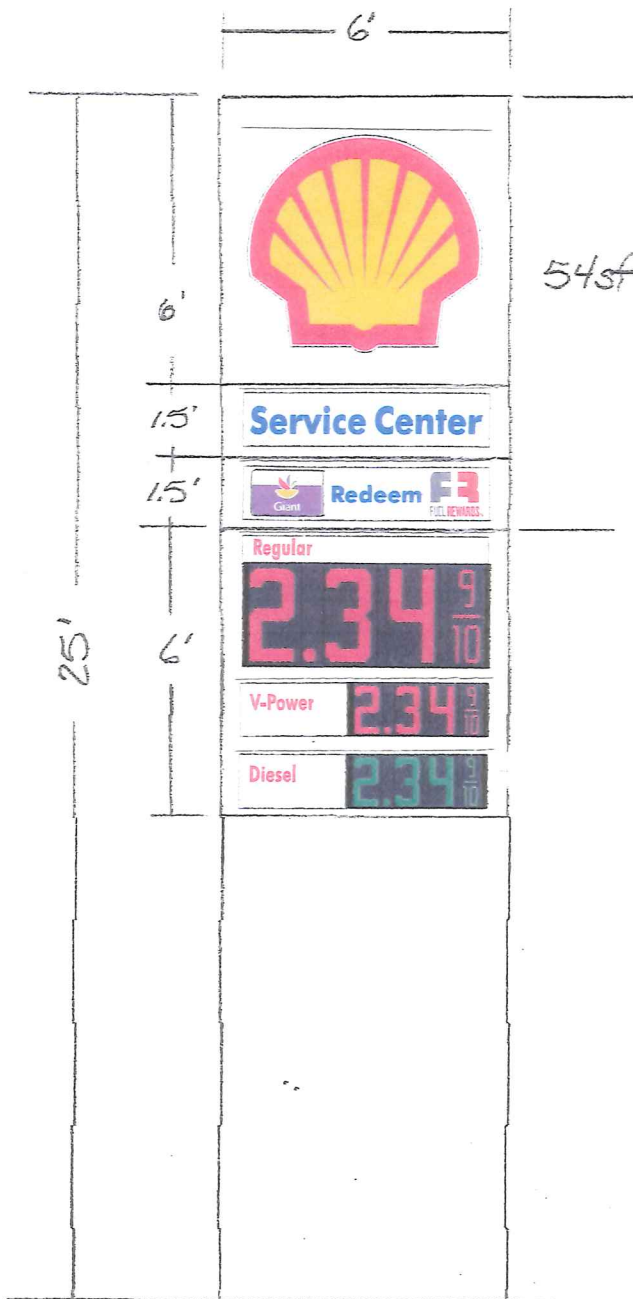
Premise Address: 201 NORTH POINT BLVD

PDM #:

Zoning District(s): BR IM

Elevation Range: 76ft - 86ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111	New Com Bldg.	Interior Alts.	Add / Ext. Alts.	Piers/Pilings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Agency Acknowledgment Initial & Date
Contact Agency	Potential Overlay Issues													
	Growth Tier 1: Served by public sewer and inside URDL													
DEPS-Sed. Control Jefferson Building 4th Floor 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: 1962-5783-X; 1990-0392-SPHA; 1989-0371-X; 2002-0399-SPHA	X		X	X	X	X				X	X	X	



54sf Total

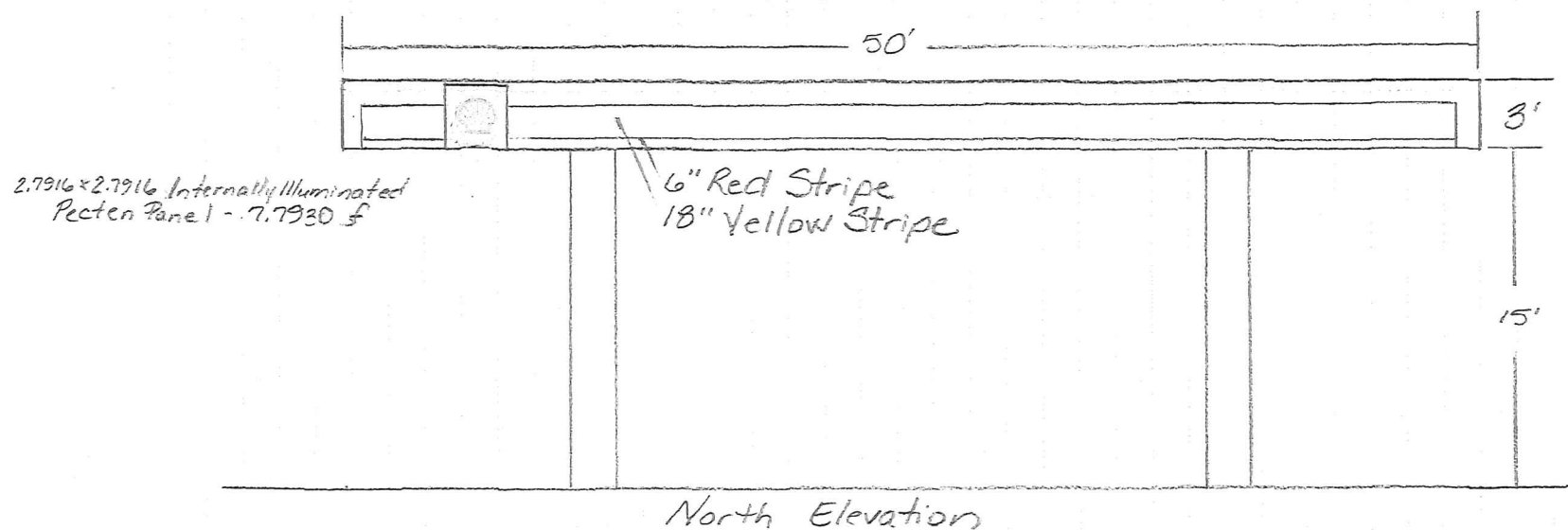


Existing Sign

Refacing existing freestanding sign. No structure or electric changes.

Scale - $\frac{1}{4}" = 1'$

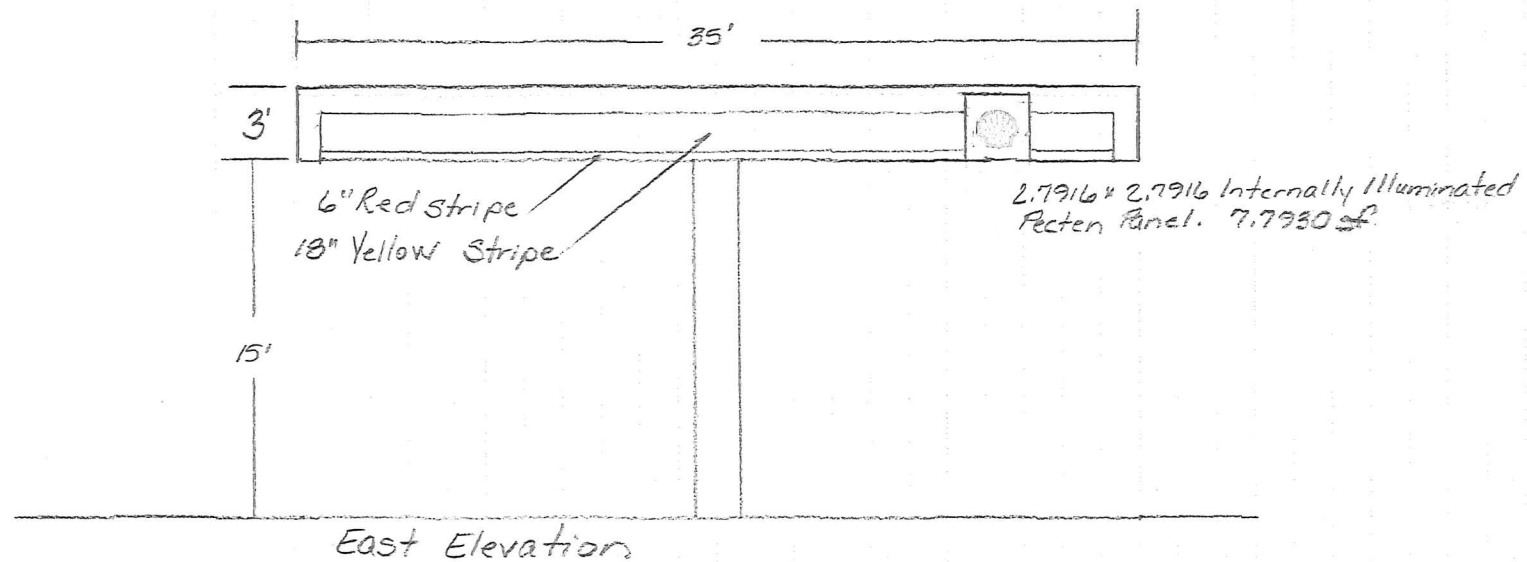
Freestanding Sign Reface
SMO Shell Site 513
201 North Point Boulevard
Baltimore, MD 21224



Removing the word "Shell" and replacing
with Pecten Panel per photos. 7.7930 sf
No structure or electric changes.

Scale - $\frac{1}{8}" = 1'$

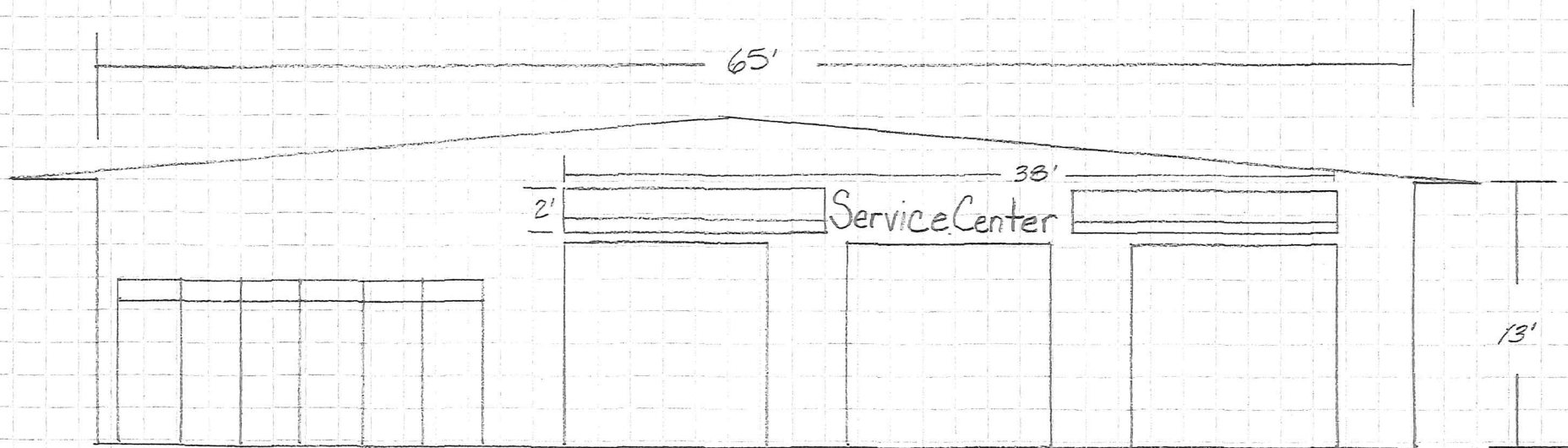
Canopy Sign Reface 1 of 2
SMD Shell Site 513
201 North Point Boulevard
Baltimore, MD 21224



Removing the word "Shell" and
replacing with 7.7930 sf pecten
panel per photos and details.
No electric or structure changes.

Scale - $\frac{1}{8}" = 1'$

Canopy Sign Reface 2 of 2
SMO Shell Site 513
201 North Point Boulevard
Baltimore, MD 21224



Front Building Elevation

Removing existing yellow banner
and replacing with "Service Center"
76 sf with red and yellow stripes
each side over service bay doors
per detail and photos.

Scale: $\frac{1}{8}" = 1'$

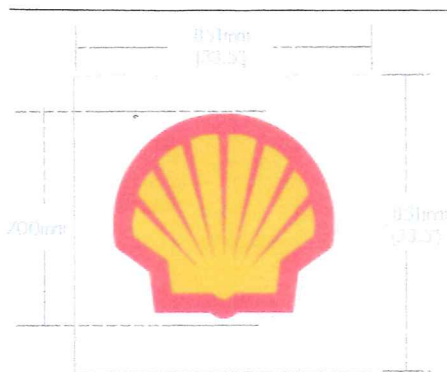
Front Building Reface
SMO Shell Site 513
201 North Point Boulevard
Baltimore, MD 21224



Existing East elevation. Word "Shell" to be removed and replaced with "Logo" per detail below.



Existing North elevation. Word "Shell" to be removed and replaced with "Logo" per detail below.



7.7935 sf "Logo" to be installed in place of the word "Shell" on East and North elevations of existing canopy.

SMD Shell Site 513
201 North Point Boulevard
Baltimore, MD 21224



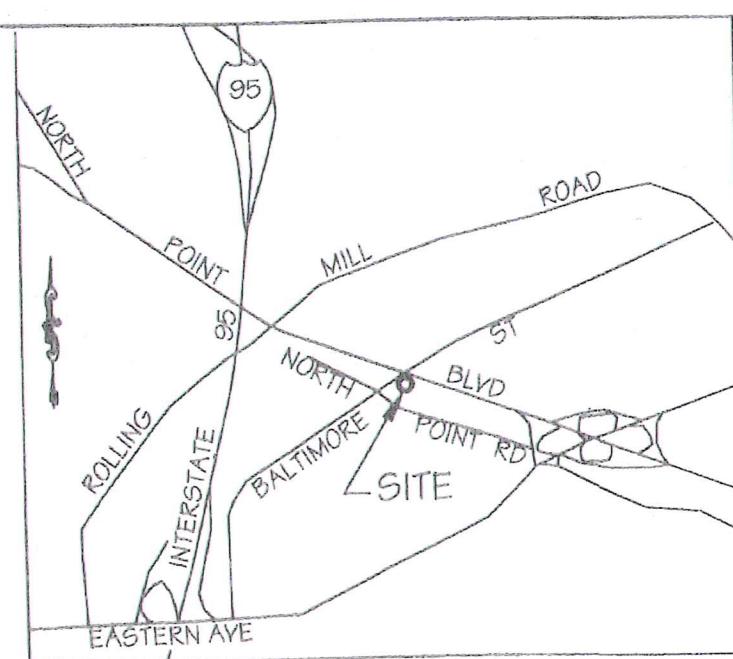
Existing front building elevation. Removing yellow banner and replacing with "Service Center" with red and yellow stripes per detail below.



76 of Service Senter sign with red and yellow bands both sides

Not to scale

Exceptions 1 & 2	Non survey items.
Exception 3	All enclosures in deed or title report to the extent plottable are shown
Exception 4	No visible evidence of encroachments, overlaps, etc., except rear of station and canopy
Exceptions 5 & 6	Non survey items.
Exception 7	Terms and conditions in Agreement to Chesapeake and Potomac Telephone Company of Baltimore, Liber 477 Folio 255, blanket easement for poles, lines, etc., non plottable.
Exception 8	Covenants, Conditions, Restrictions in Deed to Lavinia Slattery, et al, Liber 640, Folio 85, not applicable, west of subject property.
Exception 9	Terms and conditions in Deed to State of Maryland and to use of State Roads Commission of Maryland, Liber 1271 Folio 95, Right-of-ways for North Point Road and Baltimore Street. State Roads Commission plats not provided, Current right-of-ways probably reflect prior taking in this instrument.
Exception 10	Terms and conditions in Agreement to Consolidated Gas Electric Light and Power Company, Liber 2782 Folio 423, blanket easements for poles, lines, etc., non plottable.



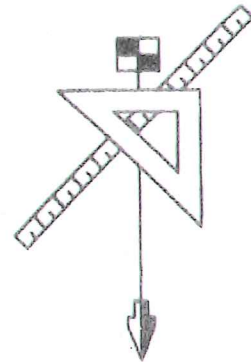
The bearing basis of this survey was the deed bearings.

2. Owners: Motiva Enterprises
Liber 9127, folio 585
3. Address: 201 North Point Rd.
Baltimore, Maryland
4. Total Area: 0.6761 Acres more or less.
5. Zoning: Zone: BK- BUSINESS ROADSIDE- service station special exception use
Height: 40' subject to multiple provisions
Setbacks: Front: 50' from Dual Highway
25' other streets
Side 50'
Rear 50'
Building Ht.: 12' to 16.3'
Floor Area Ratio: 2.0
- Partings:
 - a. One spaces per employee on the largest shift;
 - b. Three spaces per 1000 SF of gross floor area for a convenience store up to 1500 SF. (Convenience stores larger than 1500 SF shall be subject to the parking requirements for retail uses in accordance with Section 409, including the first 1500 SF).
 - c. Three spaces per service bay, not counting service spaces in the bays.
 - d. One space per self-service air or vacuum cleaner unit.
 - e. One space per automatic teller machine.
 - f. One ex. striped handicapped parking space onsite.
6. Flood Zone: Zone "C" (area minimal flooding) as shown on Flood Insurance Rate Map Community Panel No. 214001C-0420B, dated 3/21/81
7. This site has access from North Point Blvd & Baltimore St. right of ways
8. This survey shows the vehicle improvements as of the last day in the field being Sept. 28, 2000
9. The boundary was established by finding property corners as shown on drawing.
10. Boundary was established by the methodology shown in General Note #9. All property corners on the site have neither been found or est. Found corners are as shown.
11. On the day of the field survey noted herein, there was no observable evidence of construction activity or use as a dump or landfill.
12. Service station building setback is 26'-1" where 30' setback is required and 45'-1" where 50' setback is required.
13. Garage extends more than 25% into from building restriction line

Surveyors, Engineers, Planners
9250 Rumsey Road Suite 106
Columbia, Maryland 21045
(410) 715-1070
(410) 715-9540 Fax

PREPARED FOR:

17220 Newhope Street - Suites 108/109
Plaza Del Lago Bldg.
Fountain Valley, CA 92708
714-979-7181



11/27/00	REVISED PER CLIENTS COMMENTS	JLW	
DATE	REVISION	BY	APPVD

201 North Point Blvd.
Baltimore, MD

SCALE: 1"=20'	CHRD./APVD:
DATE: 10/03/00	APPROVED:
DWN. BY: BEI	FFCA # 8001-1993
CKD. BY: DWW	LOC. #: 137541

Idc 00049.11

J.N.: 20351

A lawful non-conforming use existing on the effective date of the adoption of these Regulations may continue, provided, however, that upon any change from such non-conforming use to a conforming use or any attempt to change from such non-conforming use to a different type non-conforming use or any discontinuance of such non-conforming use for a period of one year, or in case of a non-conforming commercial or industrial structure shall be damaged by fire or otherwise to the extent of seventy-five (75%) per cent of its value, the right to continue or resume such non-conforming use shall terminate. No non-conforming use of a building, structure or parcel of land shall hereafter be extended more than twenty-five (25%) per cent of the area of land or buildings.

BEGINNING for the same on the north-east side of Old North Point Road, 50 feet wide, where it is intersected by a line drawn parallel with and distant 15 feet Northwesterly, measured at right angles, from the third line of the land described in a deed from Canton Company of Baltimore to Lavinia Slattery dated September 10, 1929, and recorded among the Land Records of Baltimore County in Liber L. M. C. No. 855, folio 551, etc., said point being also the bearing point of the land described in a Deed dated November 8, 1963, and recorded among the said Land Records of Baltimore County in Liber R.R.G. No. 4226, folio 352; thence conveyed by Canton Company of Baltimore to Ghell Oil Company, and running thenceforward by a line curving toward the North (right) with a radius of 387.61 feet and a chord which bears North 64 degrees 56 minutes 15 seconds West 7.72 feet the distance of 7.72 feet and North 64 degrees 22 minutes West 349.65 feet; thence Northwesterly by a line curving toward the North (right) with a radius of 20 feet and a chord which bears North 2 degrees 54 minutes 10 seconds West 54.81 feet, the distance of 42.22 feet to the southeast side of Baltimore Street, 80 feet wide as shown on a plat attached to and made part of a deed from Canton Company of Baltimore to Baltimore County dated October 28, 1963, and recorded among the Land Records in Liber R.R.G. No. 4226, folio 352; thence binding on the southeast side of Baltimore Street as shown on said plat attached to and made part of said deed, North 23 degrees 17 minutes 45 seconds East 17.04 feet to the TRUE POINT OF BEGINNING of the premises hereinafter described, and then running thenceforward along the said plat attached to and made part of said deed, North 23 degrees 17 minutes 45 seconds East 17.04 feet to the TRUE POINT OF BEGINNING of the right-of-way line of State Road northeast side of Baltimore Street as shown on said plat attached to and made part of said deed, North 50 degrees 27 minutes 53 seconds East 90.43 feet to the State Road Commission's right-of-way line of North Point Boulevard, 150 feet wide, as shown on State Roads Commission of Maryland Plat No. 5013 at a point located 75 feet Southwesterly measured at right angles, from Station 409 plus 60 on the Base Line of right-of-way as shown on said Plat No. 5013 and No. 5015; thence, binding on the Southwesternmost right-of-way line of North Point Boulevard, 150 feet wide, South 70 degrees 12 minutes East 176.52 feet to intersect the line drawn parallel with and distant 15 feet Northwesterly, measured at right angles from the third line of the land described in said Deed to Lavinia Slattery first herein referred to, and thence, binding of said line as drawn South 19 degrees 18 minutes South 39.04 feet to the Northwestermost corner of said Point of Beginning, 15 feet wide heretofore laid out, created and laid out running in a Northwesterly direction from the Northeast side of said line described in said Deed to Lavinia Slattery first herein referred to, but not open or used, adjoining the Northwesterly side of said first mentioned alley, South 19 degrees 18 minutes South 39.04 feet to a point; thence along the Northwesterly line of lands conveyed to The Southland Corporation by Ghell Oil Company by deed dated September 9, 1965, North 70 degrees 12 minutes West 323.62 feet to the point or place of beginning.

The improvements thereon being known as No. 201 North Point Boulevard

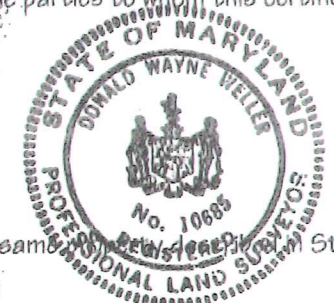
TO: FFCA ACQUISITION CORPORATION, A DELAWARE CORPORATION, FRANCHISE FINANCE CORPORATION OF AMERICA, A DELAWARE CORPORATION, FFCA CAPITAL HOLDING CORPORATION, A DELAWARE CORPORATION, FFCA FUNDING CORPORATION, A DELAWARE CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, STEWART TITLE GUARANTEE COMPANY, THE WILLS GROUP, INC., SMO, INC., SMO REALTY, LLC, AND MERCANTILE SAFE DEPOSIT & TRUST COMPANY

This is to certify that this map, plat or survey (this "Survey Map") of the real property ("Property") specifically described in Stewart Title Guaranty Company Title Commitment No.000004149 dated June 12, 2000 (the "Title Commitment"), (1) is based on a field survey made on Sept. 28, 2000, by me or directly under my supervision in accordance with the most recently adopted Minimum Standard Detail Requirements and Specifications for ALTA/ACSM Land Title Surveys, Items 1, 2, 3, 4, 6, 7(a), 7(b), 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 8

- (a) This Survey Map correctly represents the facts found at the time of the survey;
- (b) There are no discrepancies between the boundary lines of the Property as shown on this Survey Map and as described in the legal description presented in the Title Commitment;
- (c) The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within ± 0.1 feet;
- (d) The boundary lines of the Property are contiguous with the boundary lines of all adjoining streets, highways, rights of way and easements, public or private, as described in their most recent respective legal descriptions of records; and
- (e) Except as otherwise noted below, if the Property consists of two or more parcels, there are no gaps or gorges between said parcels.

The undersigned understands and agrees that the parties to whom this certification is addressed will be relying upon this survey with respect to the Property.

By: D. Wayne Weller
D. Wayne Weller, ES
Registration No. 10686



The property described and shown hereon is the same as that described in Stewart Title Guaranty Company Title Commitment No. 00004145 dated June 12, 2000.

SYMBOL	CODE	DESCRIPTION
A	AIR	AIR PUMP STATION
SN	SN	SIGN
RS	RS	ROAD SIGN
MISC.	MISC.	MISCELLANEOUS
U	U	UTILITY VAULT
UMH	UMH	UTILITY MANHOLE (UNKNOWN)
TEL	TEL	TELEPHONE BOOTH
TMH	TMH	TELEPHONE MANHOLE
P	PP	POWER POLE
OU	OU	OVERHEAD UTILITY
ONE	ONE	OVERHEAD ELEC.
LP	LP	LIGHT POLE
GUY	GUY	GUY WIRE
ELE	ELE	ELECTRIC BOX
CAN	CAN	METAL CANOPY OVERHEAD
BLD	BLD	BUILDING
CAP	CAP	GAS FILLER CAP
CO	CO	CLEAN OUT
SMH	SMH	SANITARY MANHOLE
SDM	SDM	STORM MANHOLE
DIG	DIG	STORM-GRADE INLET
MW	MW	MONITORING WELL
HYD	HYD	FIRE HYDRANT
TRP	TRP	TRAFFIC LIGHT POLE
PRK	PRK	PARKING SPACE
H	H	HANDICAPPED RAMP
CON	CON	EDGE OF CONCRETE
CGF	CGF	CURB & GUTTER
CFB	CFB	CURB
ISL	ISL	ISLAND
EDGE	EDGE	EDGE OF PAVEMENT
GL	GL	CENTER LINE
WDF	WDF	WOOD FENCE
BOL	BOL	BOLLARD
FENCE	FENCE	FENCE
PYL	PYL	PAINTED YELLOW LINE
PWL	PWL	PAINTED WHITE LINE
PKS	PKS	PK. NAIL SET
TRA	TRA	SURVEY CONTROL POINT
PMP	PMP	GAS PUMP
VS	VS	VENT
VAC	VAC	CAR VACUUM STATION
GRD	GRD	GUARD RAIL
GV	GV	GAS VALVE
WD	WD	WATER VALVE
TRN	TRN	TELEPHONE BOX
ETW	ETW	ELECTRIC TRANSFORMER
SW	SW	SIDEWALK
EDGE	EDGE	EDGE OF WALL

shell/dwa/00-049-11.dwa