



\$200
\$100
\$150
\$450 TOTAL

UP-2019-0261-SI

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

USE PERMIT RECEIPT

189699

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

SIGN USE PERMIT

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

PROPERTY ADDRESS 1100 North Point Rd. ZIP CODE 21222
BUSINESS NAME Life Storage ZONING BL
OWNER'S NAME Dundalk Storage LLC PHONE NO. _____ HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 8221 Snowden River PKWY Columbia, MD 21045
APPLICANT/OWNER'S AGENT Wayne Zinn PHONE NO. 410-789-1640
SIGN COMPANY NAME HFM Signs Inc. PHONE NO. 410-789-1640
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 22 / 00 / 010919

☐ 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: 10.83 feet x 6.83 feet = 74.03 square feet D/F Reface Height: 16.75 feet (freestanding signs) \$200

Property Line/Street Right-of-Way Setbacks: front 5', sides 10' and 200', and rear 425'.

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

A site plan must also be attached for freestanding signs.

Table of Sign Regulations: 450.4.1.- An Electronic Changeable Copy Sign may only have a maximum frequency of one instantaneous message change per 15 second cycle. 450.6.B.3 - Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

- 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):

② Install (1) S/F Illum. building sign 2.0' x 11.16' = 22.32 sq ft \$100
③ Install (1) S/F Illum. building sign 6.33' x 12.41' = 78.56 sq ft \$150
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 Oct. 21, 2019 Print/Type Name Wayne Zinn

☐ Require Planning Signature N/A Date _____

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

REV 04/17/2019

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

Signature [Signature] Initials RJ Date 10/22/19



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
9/23/2019

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 2200010919

Plat Ref: 064:005

Election District: 15

Owner Name(s): DUNDALK STORAGE LLC

PDM #: 15-0486

Address: C/O SIENNA CORPORATION 8221 SNOWDEN RIVER PKWY
COLUMBIA,MD 21045

Zoning District(s): BL DR 5.5
BR

Premise Address: 1100 NORTH POINT RD

Elevation Range: 48ft - 60ft

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

Code Enforcement

County Office Building
Room 213
Phone: 410-887-8099 3351

Open Code Enforcement Actions: Do NOT Issue Permit

Case#	Type	Action Status
CC1600945	Constituent Complaint	Inspection Scheduled

Rental Housing: 410-887-6060
Bldg. Inspections: 410-887-3953
Finance: 410-887-4100

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: 1981-0172-A; 1989-0500-SPHXA; 1989-0362-XA;
1954-2939-X

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

10/22/19
JAC

PHOTOS

SIGN 1

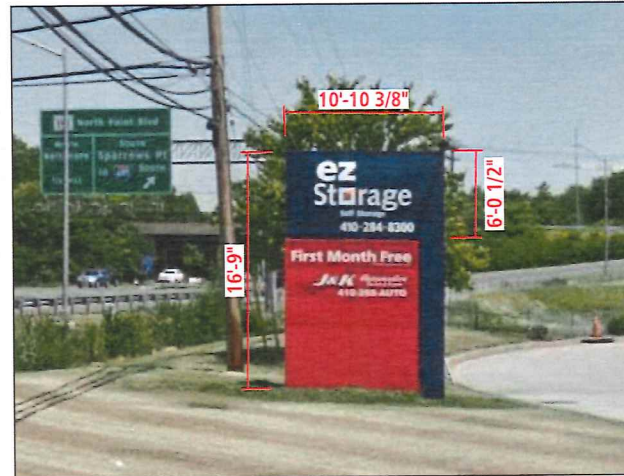
SCOPE OF WORK:

PAINT RETAINERS AND POLE BLACK.
TOP TENANT FACE TO BE "J&K AUTOMOTIVE SERVICE & REPAIR 410-288-AUTO"
BOTTOM (2) TENANTS TO BE BLOCKED OUT USING BLACK VINYL.
REFACE WITH RIGID FACES. RETROFIT WITH SLOAN LED'S.
PROVIDE AND INSTALL PHOTO CELL.

SQUARE FT. CALCULATIONS		
EXISTING	PROPOSED	ALLOWABLE
74.92	74.92	75.00

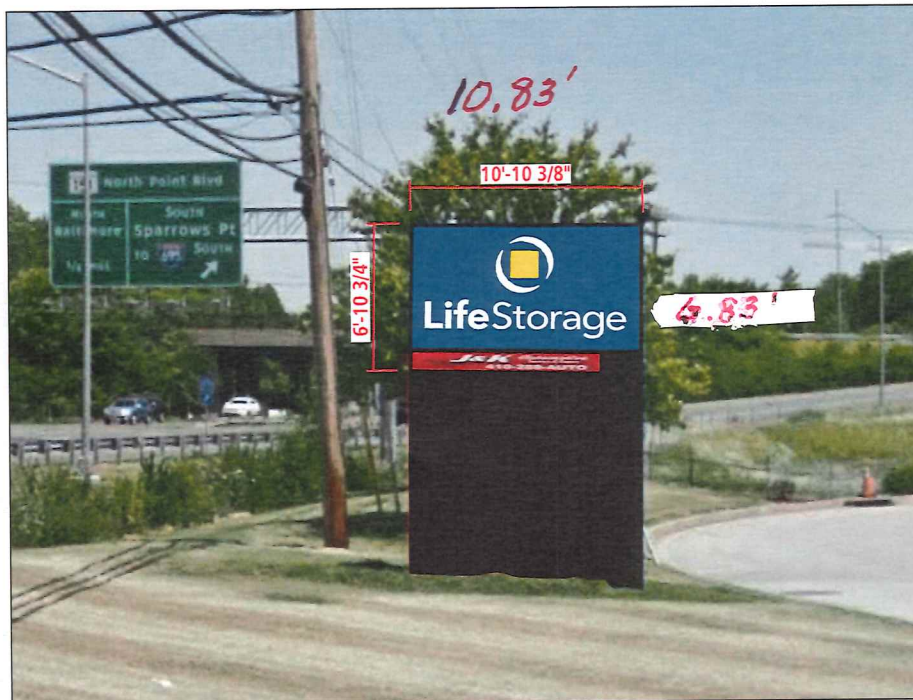
74.03 ft

EXISTING



PROPOSED

①



This drawing is the property of



10500 Windfern Road
Suite 100
Houston, TX 77064
832.960.7277

All design, manufacturing, reproduction, use, and sale of this document is strictly prohibited without the written consent of HudSign, Inc. This document is submitted under a confidential understanding that the recipient of this document assumes custody and agrees that the document and any part of its content not to be copied, reproduced in whole or part, or any of its contents be revealed in whole or part to other parties except for which it is agreed upon by HudSign, Inc. and recipient, nor shall any design features unique to this document be incorporated in any other project.

REFERENCE NUMBER

HUD1253-LS#662

Client: Life Storage
Location: Baltimore, MD
Site No.: 662
Acct. Rep.: -
Proj. Mgr.: -
Drawn By: ETN / TDN / IGP
Date: 08.15.2019
File Name: HUD1253-LS 662-Baltimore MD-R7
Rev. -R2 08.22.2019 -R5 10.10.2019
Rev. -R3 08.27.2019 -R6 10.17.2019
-R4 09.30.2019 -R7 10.21.2019

Notes:

PAGE

3 of 16

PHOTOS

SIGN 2

SCOPE OF WORK:

REMOVE AND DISPOSE OF CHANNEL LETTERS.
NEW ILLUMINATED CHANNEL LETTER SET ON RACEWAY.
PROVIDE AND INSTALL PHOTO CELL.

SQUARE FT. CALCULATIONS		
EXISTING	PROPOSED	ALLOWABLE
21.63	22.57	71.00

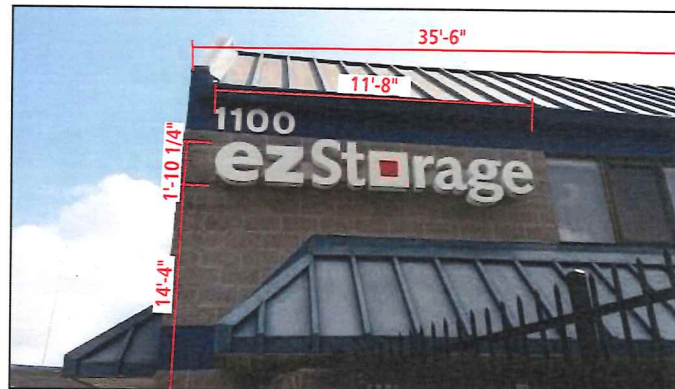
(ALLOWABLE IS 2 Sq Ft PER LINEAR FOOT OF WALL

CONTAINING THE EXTERIOR ENTRANCE & DEFINING THE SPACE

OCCUPIED BY THE SEPARATE COMMERCIAL ENTITY. 150.00 Sq Ft MAX.)

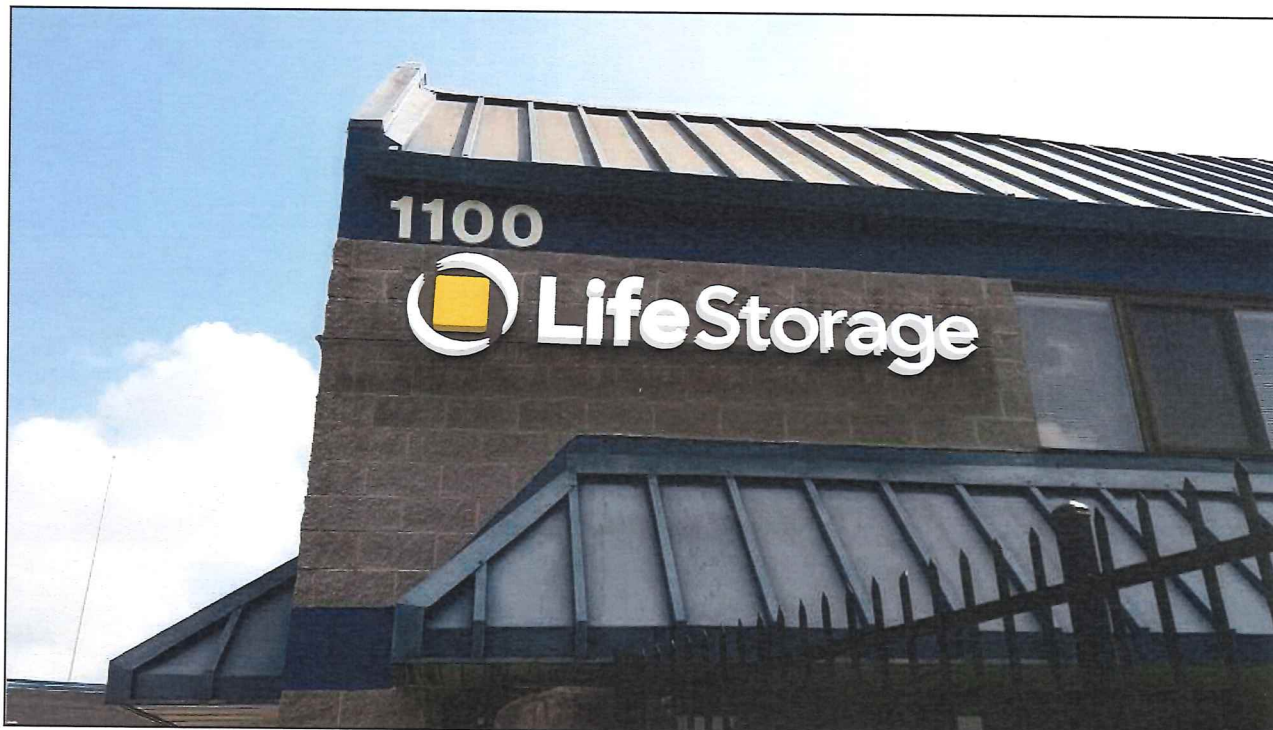
(35'-6" x 2 = 71.00 Sq Ft ALLOWED)

EXISTING



$$2'-0" \times 11.16' = 22.32 \text{ sq ft}$$

PROPOSED



This drawing is the property of



10500 Windfern Road
Suite 100
Houston, TX 77064
832.960.7277

All design, manufacturing, reproduction, use, and sale of this document is strictly prohibited without the written consent of HudSign, Inc. This document is submitted under a confidential understanding that the recipient of this document assumes custody and agrees that the document and any part of it's content not to be copied, reproduced in whole or part, or any of it's contents be revealed in whole or part to other parties except for which it is agreed upon by HudSign, Inc. and recipient, nor shall any design features unique to this document be incorporated in any other project.

REFERENCE NUMBER

HUD1253-LS#662

Client: Life Storage
Location: Baltimore, MD
Site No.: 662
Acct. Rep: -
Proj. Mgr: -
Drawn By: ETN / TDN / IGP
Date: 08.15.2019
File Name: HUD1253-LS 662-Baltimore MD-R6
Rev. -R2 08.22.2019 -R5 10.10.2019
Rev. -R3 08.27.2019 -R6 10.17.2019
-R4 09.30.2019

Notes:

PAGE

8 of 16

PHOTOS

SIGN 3

SCOPE OF WORK:

REMOVE AND DISPOSE OF FLAT CUT OUT LETTER.
NEW ILLUMINATED CHANNEL LETTER SET ON RACEWAY.
NEW 120V-20A CIRCUIT. PROVIDE AND INSTALL PHOTO CELL.

SQUARE FT. CALCULATIONS		
EXISTING	PROPOSED	ALLOWABLE
102.01	79.44	80.00

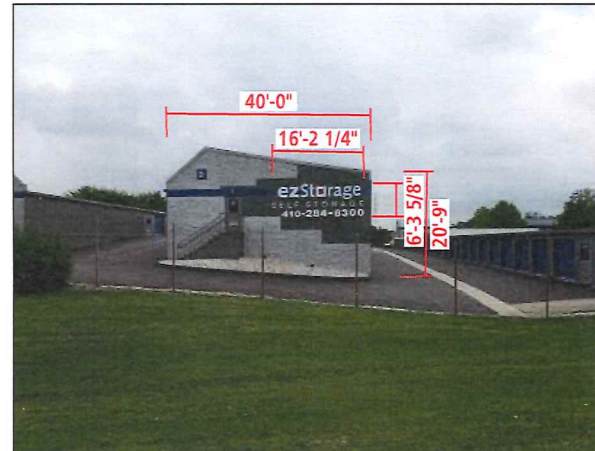
(ALLOWABLE IS 2 Sq Ft PER LINEAR FOOT OF WALL

CONTAINING THE EXTERIOR ENTRANCE & DEFINING THE SPACE

OCCUPIED BY THE SEPARATE COMMERCIAL ENTITY. 150.00 Sq Ft MAX.)

(40'-0" x 2 = 80.00 Sq Ft ALLOWED)

EXISTING



PROPOSED



This drawing is the property of



10500 Windfern Road
Suite 100
Houston, TX 77064
832.960.7277

All design, manufacturing, reproduction, use, and sale of this document is strictly prohibited without the written consent of HudSign, Inc. This document is submitted under a confidential understanding that the recipient of this document assumes custody and agrees that the document and any part of its content not to be copied, reproduced in whole or part, or any of its contents be revealed in whole or part to other parties except for which it is agreed upon by HudSign, Inc. and recipient, nor shall any design features unique to this document be incorporated in any other project.

REFERENCE NUMBER

HUD1253-LS#662

Client: Life Storage
Location: Baltimore, MD
Site No.: 662
Acct. Rep: -
Proj. Mgr.: -
Drawn By: ETN / TDN / IGP
Date: 08.15.2019
File Name: HUD1253-LS 662-Baltimore MD-R6
Rev. -R2 08.22.2019 -R5 10.10.2019
Rev. -R3 08.27.2019 -R6 10.17.2019
-R4 09.30.2019

Notes:

PAGE

10 of 16

SIGN CODE & AERIAL VIEW

SIGN CODE:

Jurisdiction: County of: Baltimore Zoning/Class: DR5.5/BR/BL Density Residential/Business Roadside/Business Local

Chanel letters:

Formula: 2 sf per lin ft of wall containing the exterior entrance & defining the space occupied by the separate commercial entity max 150 sf; canopy signs may extend 2 1/2' above the face of the canopy; roof signs are prohibited, but that does not exclude a sign erected upon a mansard, see Note 1

Allowed: 3 total, NTE 2 per façade

Illumination: Internal & External

Max Height: NTE Roofline

Special codes for attached signs: None

Special codes for storefront bldg. colors: None

Banners allowed: 30 day 2 times per calendar year

If Grandfathered, can it be refaced: Yes, if legal

Freestanding Pole/Pylon Signs:

Formula: 75sf; 100sf if premises has more than 300' of frontage. Within a single premises, no FSS may be erected within 100' of another FSS having an area larger than 8sf.

OAH: 25'

allowed: 1/street frontage

Shared Pylon: No

Setbacks: See Note 2

Clearance to grade: 10'

Illumination: Internal & External

Wind Load: 90 mph

Stamped Engineering: Upon Request

Engineering required to change cabinet on existing steel: No

Design requirements such as pole cover, masonry, Architectural features or landscaping: Not stipulated

NOTES:

Exempt: A sign consisting solely of words, symbols or characters not > 1" in ht.

Note 1: MANSARD — An architectural element having a roof-like appearance which is above a building wall and has a slope of not less than degrees measured from the lowest to the highest point of the mansard.

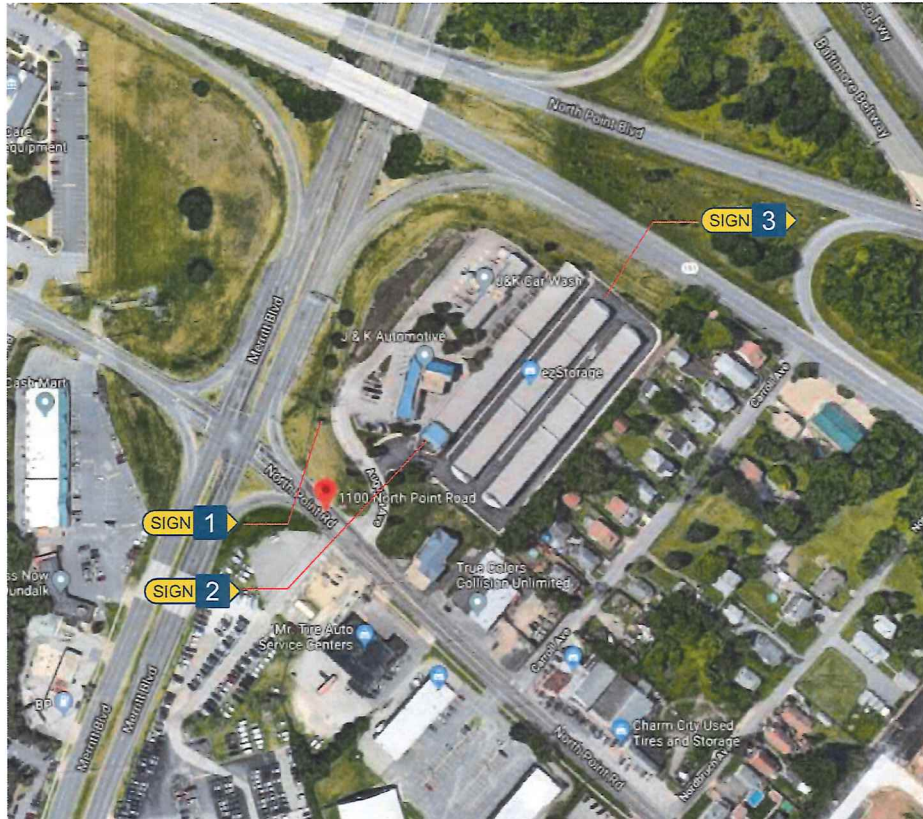
Note 2: Setbacks

The maximum area for any freestanding sign permitted in [Section 450.4](#) may be increased relative to the setback from a right-of-way of the nearest highway on which a premises has frontage:

(1) Five percent if the setback is at least ten feet.

(2) Ten percent if the setback is at least 20 feet.

(3) Fifteen percent if the setback is 50 feet or more from the right-of-way.



This drawing is the property of



10500 Windfern Road
Suite 100
Houston, TX 77064
832.960.7277

All design, manufacturing, reproduction, use, and sale of this document is strictly prohibited without the written consent of HudSign, Inc. This document is submitted under a confidential understanding that the recipient of this document assumes custody and agrees that the document and any part of its content not to be copied, reproduced in whole or part, or any of its contents be revealed in whole or part to other parties except for which it is agreed upon by HudSign, Inc. and recipient, nor shall any design features unique to this document be incorporated in any other project.

REFERENCE NUMBER

HUD1253-LS#662

Client: Life Storage
Location: Baltimore, MD
Site No.: 662
Acct. Rep: -
Proj. Mgr.: -
Drawn By: ETN / TDN / IGP
Date: 08.15.2019
File Name: HUD1253-LS 662-Baltimore MD-R3
Rev. -R2 08.22.2019
Rev. -R3 08.27.2019

Notes:

PAGE

2 of 16

LEGEND

PROPERTY LINE

EXISTING GRADE

PROPOSED LIGHT

PARKING SPACES

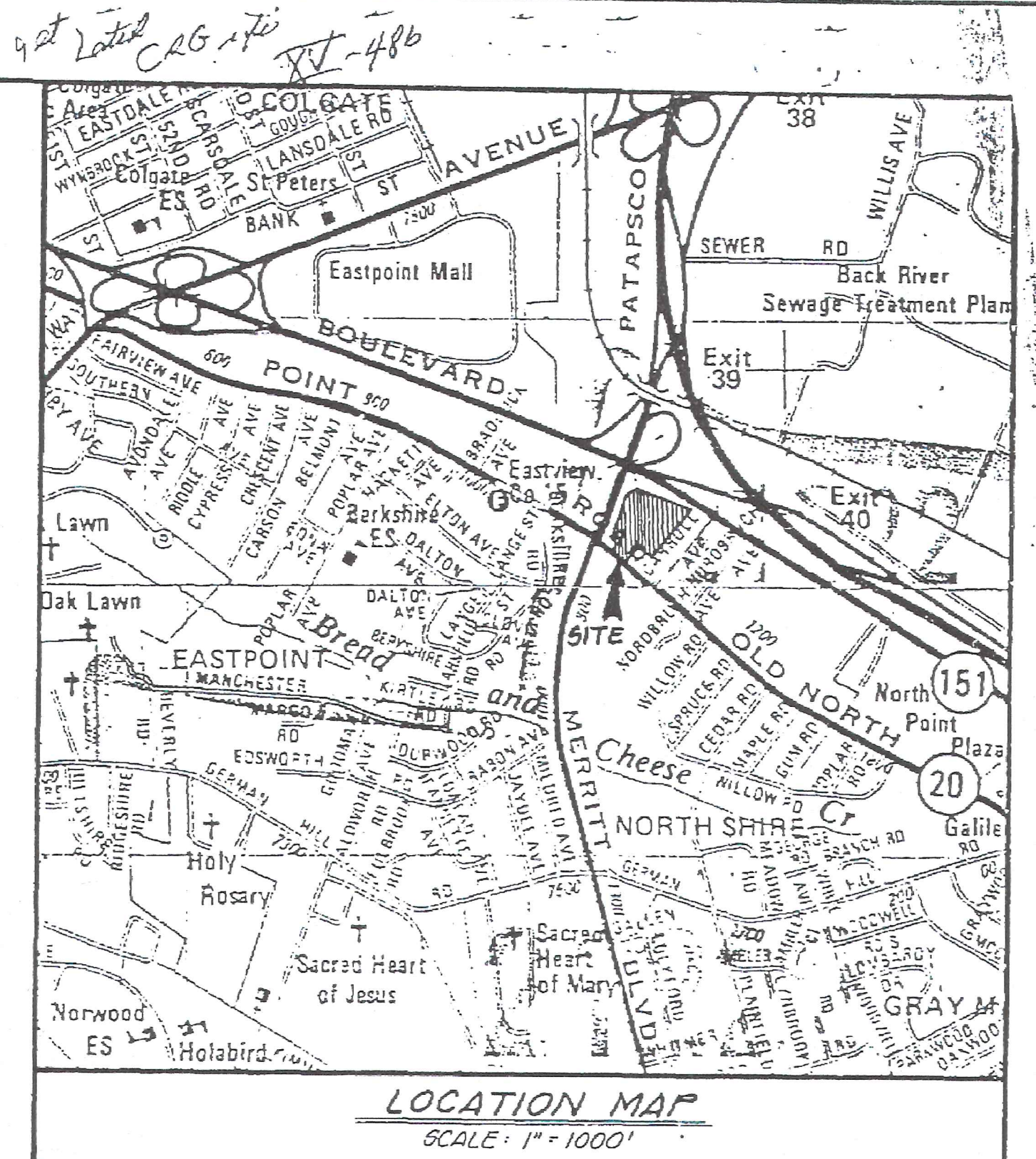
EX. SANITARY SEWER

EX. WATER

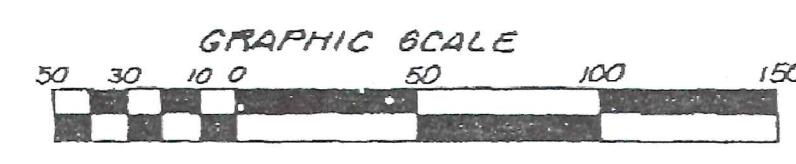
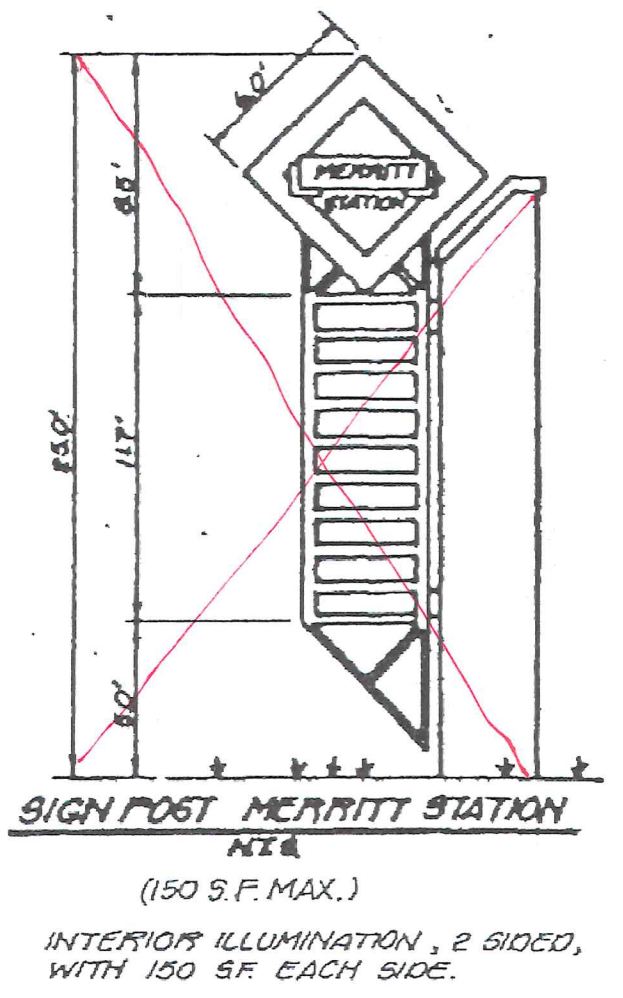
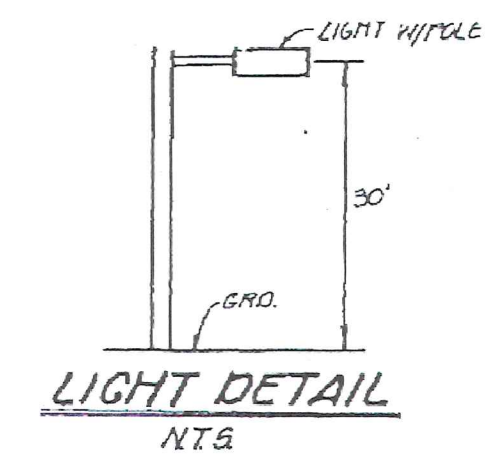
EX. STORM DRAIN

PROPOSED CONCRETE

ZONING LINE



- GENERAL NOTES:**
- GROSS SITE AREA: 5.274 AC.
NET SITE AREA: 5.19 AC.
 - EXISTING ZONING: BR
PROPOSED ZONING: NO CHANGE
 - SPECIAL EXCEPTION PER SECTION 236.4 TO ALLOW A CAR WASH IN A BR ZONE.
VARIANCE PER SECTION 238.2 FOR A 17' REAR SETBACK INSTEAD OF THE REQUIRED 30' FOR THE GLASS INSTALLER/LUBE & TUNE BLDG.
VARIANCE PER SECTION 238.2 FOR A 30' FRONT SETBACK INSTEAD OF THE REQUIRED 50' FOR THE GLASS INSTALLER/LUBE & TUNE BLDG.
VARIANCE PER SECTION 238.2 FOR A 1' SETBACK INSTEAD OF THE REQUIRED 30' FOR MINISTORAGE BLDG. A.
VARIANCE PER SECTION 238.2 FOR A 25' SIDE SETBACK INSTEAD OF THE REQUIRED 30' FOR THE GLASS INSTALLER/LUBE & TUNE BUILDING.
VARIANCE PER SECTION 238.2 FOR A 20' SIDE SETBACK INSTEAD OF THE REQUIRED 30' FOR THE GLASS INSTALLER/LUBE & TUNE BUILDING.
 - PARKING REQUIREMENTS:
1,000 S.F. OFFICE @ 3.3 PER 1,000 S.F. = 4
1,000 S.F. RESIDENCE @ 2 PER EACH = 2
2,000 S.F. LUBE & TUNE @ 1 PER 300 = 10
1,000 S.F. GLASS INSTALLER @ 1 PER 300 = 6
TOTAL REQUIRED = 22 SPACES
TOTAL PROVIDED = 26 (INCLUDES 2 HANDICAPPED SPACES)
 - NO STREAMS EXIST ON OR WITHIN 50' OF PROPERTY.
 - PARKING SPACE SIZE: 8'-1/2' X 18'
 - PAVING: ASPHALT
 - LIGHTING: GARCO 400 HPS LIGHT W/TYPE 1 DISTRIBUTION. BUILDINGS WILL HAVE WALL MOUNTED HPS FIXTURES.



CIRCULATION PROVIDED
CAR WASH IS SELF SERVICE WITH A CAPACITY OF 2 CARS PER HALF HOUR PER DAY
8 CARS + 2 CARS STAGING = 10 STAGING SPACES
10 WAITING SPACES
26 CAR WASH SPACES TOTAL

NOTE:
SEE PLAT FILED CASE #89-362-A TCH #271 FOR APPROVAL OF SPECIAL EXCEPTION FOR LIVING QUARTERS IN A COMMERCIAL BUILDING AND VARIOUS AREA VARIANCES IN CONNECTION WITH MINI-STORAGE BUILDINGS.

	STV / LYON ASSOCIATES Engineers Surveyors Planners 21 Governor's Court Baltimore, Maryland 21207 Telephone : 301-944-9112	REVISIONS			DEVELOPER : SIENA CORPORATION 6350 BRISTOL COURT, SUITE 101 JESSUP, MD. 20794 (301) 792-8395	OWNER : FTW LIMITED PARTNERSHIP c/o SIENA CORPORATION 6350 BRISTOL COURT, SUITE 101 JESSUP, MD. 20794 ATTN : MR. RICHARD ISRAEL	PLAN PREPARATION		PLAT TO ACCOMPANY ZONING PETITION MERRITT STATION 15th ELECTION DISTRICT BALTIMORE CO., MD.	DRAWING NO. 8205-62-128 SHEET NO. 1 of 1		
		NO.	DATE	DESCRIPTION			DRAWN BY JEF	DATE 3/21/89				
		1	5/2/89	REV. LUBE & TUNE LAYOUT							DESIGNED BY FCR	SCALE 1" = 50'