## UP-2019-0330-SI



DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS 111 WEST CHESAPEAKE AVENUE

<b>5</b>	
4	10000
	182130

TOWSON, MD 21204 The applicant is authorize 410-887-3391 Towson, MD 21204 The applicant is authorize to affirm that there are no current violations at this site pursuant to Section									
Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"  112.7 BCC Initials									
PROPERTY ADDRESS 1711 Reisterstown Road ZIP CODE 21208									
BUSINESS NAME Shell ZONING BL									
OWNER'S NAME SMO, Inc. PHONE NO. 301-932-3600 HISTORIC DISTRICT Yes No									
MAILING ADDRESS P.O. Box 2810 La Plata, MD 20646									
APPLICANT/OWNER'S AGENT Kelley Osbouro PHONE NO. 240-508-2329									
SIGN COMPANY NAME By Owner PHONE NO. 301-932-3600									
TYPE OF SIGN: Window Sign TAX ACCOUNT NO. 03 / 19 / 035964									
☐ 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: 6 feet x 10 feet = 80 square feet Height: 25 feet (freestanding signs)									
Size: 6 feet x 10 feet = 80 square feet Height: 25 feet (freestanding signs)  Property Line/Street Right-of-Way Setbacks: front 10, sides and 14, 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									
nust be attached for freestanding signs.									
A50.6.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 81×10-80sf, no structure or electric changes.  Refacing existing service center-fascia-non illuminated 76 sf total  CORNER LOT X  Refacing existing canopy fascia per approved variance 02-399-5911A  201,1930sfea StI wck									
OWNER/AGENT CERTIFICATION									
solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further gree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.    Solution									
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)  Figure Date of the Copy for your permanent records)									



# 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: 0319035964

Plat Ref: 014:016

Election District: 3

Owner Name(s): SMO INCORPORATED

Address: C/O THE WILLS GROUP 6355 CRAIN HWY

Zoning District(s): BL

DR 3.5

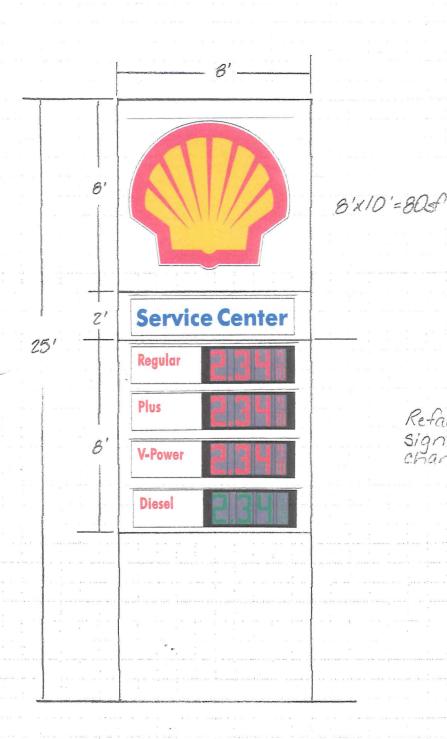
LA PLATA,MD 20646

Elevation Range: 502ft - 502ft

PDM #:

Premise Address: 1711 REISTERSTOWN RD				Elevation Range: 502π - 502π												
Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.  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	& Pit	Agency Acknowledgmen Initial & Date		
Contact Agency Planning Jefferson Building Room 101	Commercial Design Review Areas - Pikesville  Commercial Revitalization Districts - Pikesville	X		X			- 0000000	*******	10 1000 1000 10 1000 1000		00 0000000	X		обостностичната применений в совержений в совержении в совержений в с		
Phone: 410-887-3211  DEPS-Sed. Control  Jefferson Building  4th Floor  Phone: 410-887-3226	Note: All Razing Permits must be sent to Sediment Control for review.	10,000,000,000						,								
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.										. v			ового выполнения в пределения в		
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: R-1964-0006-X; 1979-0093-A; 1984-0224-A	X					X									
				and a second second second		700000000000000000000000000000000000000			edical major polymetros	avadem as as underen			description of the state of			

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



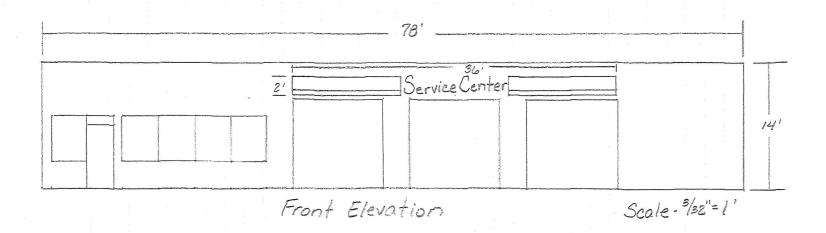
Scale - 1/4"=1"



Existing Sign

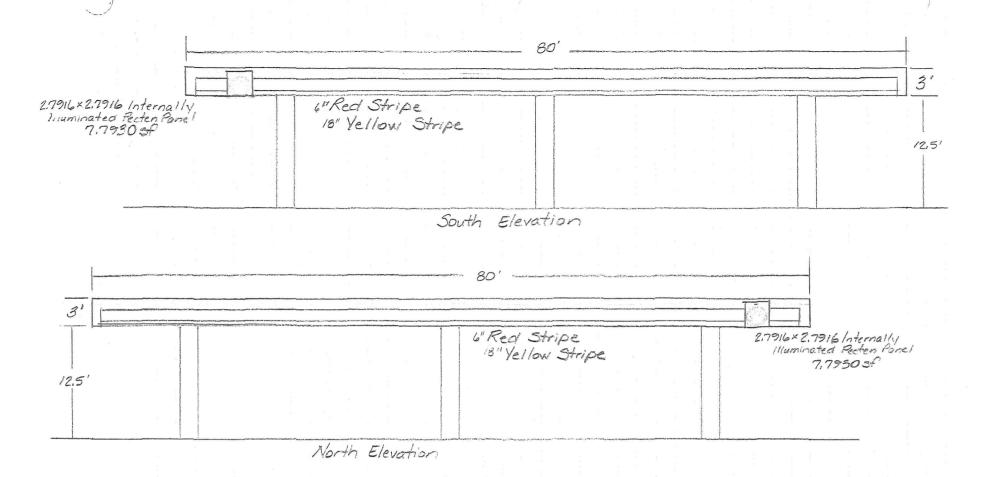
Refacing existing freestanding sign. No structure or electric changes.

Freestanding Sign Refoce SMO Shell-Site 514 1711 Reisterstown Road Pikesville, MD 21208



Replacing existing "Service Center" with Red and Vellow Stripes like for like. Of to remain the Same 2'x 36' = 72 of total

Building Reface SMO Shell Site 514 1711 Reisterstown Road Pikesville, MD 21208



Scale - 3/32"=/"

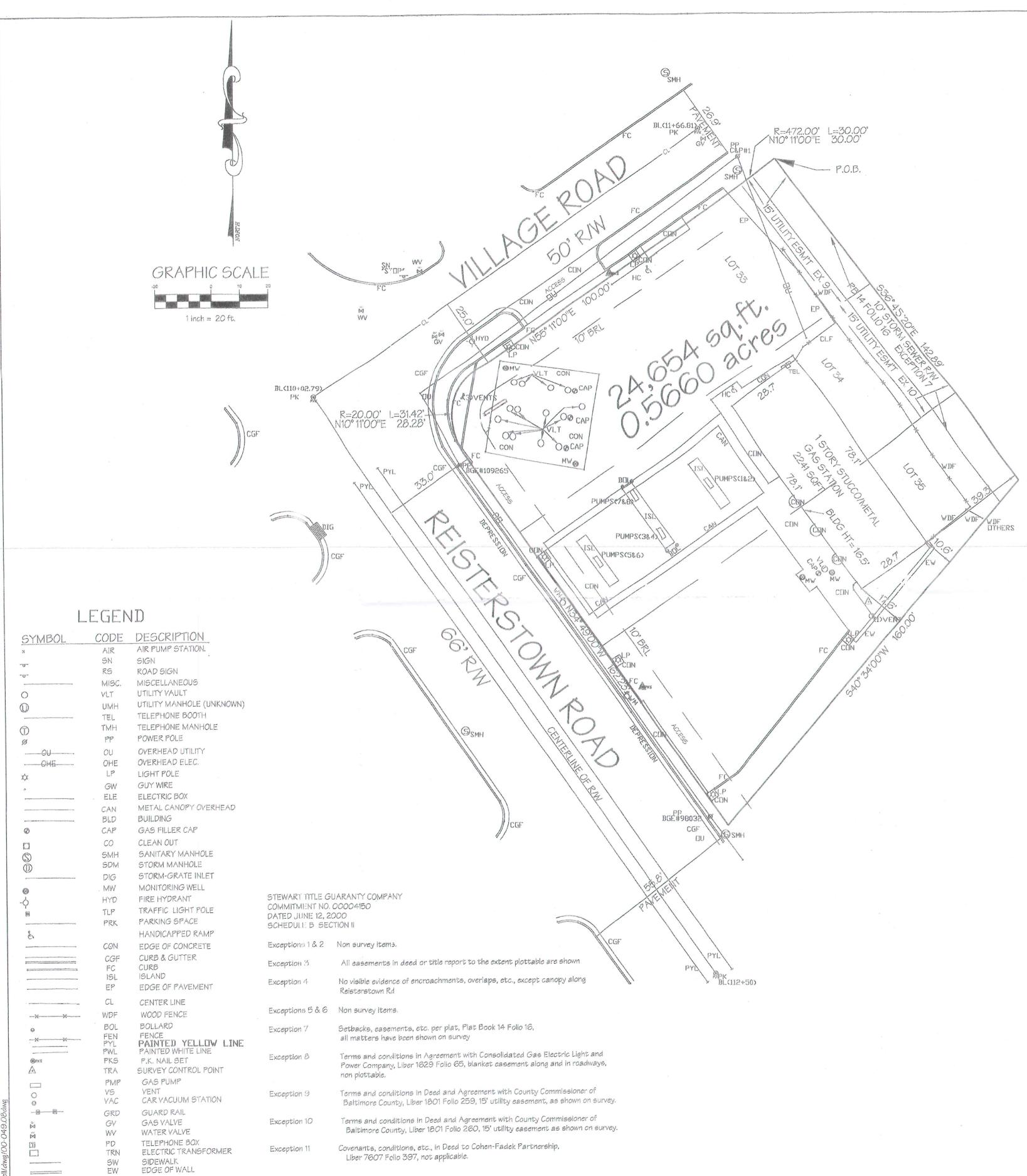
Canopy Reface 3MO Shell Site 514 1711 Reisterstown Road Pikesville, MD 21208







SMO Shell Site 514 1711 Reisterstown Road Pikesville, MD 21208



## LEGAL DESCRIPTION

BEING KNOWN AND DESIGNATED as Lots Nos. 33, 34 and 35 as shown on the Plat of Pikesville Village, which Plat is recorded among the Land Records of Baltimore County, MD in Plat Book JWB 14 foilo 16. The improvements thereon being known as No. 1711 Reisterstown Road.

BEING the same property which by Deed dated January 8, 1991 and recorded among the Land Records of Baltimore County in Liber SM 9127 folio 589 which was granted and conveyed by Stafac, Inc. unto SHELL OIL COMPANY, a Delaware corporation.

#### SURVEYOR'S LEGAL DESCRIPTION

BEGINNING for the same at a point on the southeastern right-of-way line of Village Road (50 feet wide) at the northernmost corner of Lot 33 as laid out and shown on the Plat of Pikesville Village, recorded among the Land Records of Baltimore County in Plat Book JWB 14, folio 16, thence leaving said right-of-way and binding on the northeastern lines of Lots 33-35 as shown on said plat (1) South 36 degrees 45 minutes 20 seconds East 142.89 feet, thence with the southernmost line of Lot 35 (2) South 40 degrees 34 minutes 00 seconds West 160.00 feet to a point on the eastern right-of-way line of Reisterstown Road (66 feet wide) thence with it (3) North 34 degrees 49 minutes 00 seconds West 162.63 feet to a point of curve thence (4) by a curve to the right in a northeasterly direction with a radius of 20.00 feet for a distance of 31.42 feet the arc of which is subtended by a chord bearing of North 10 degrees 11 minutes 00 seconds East 28.28 feet to a point on said right-of-way line of Village Road, thence with said Southeastern right-of-way line (5) North 55 degrees 11 minutes 00 seconds East 100.00 feet to the point of beginning.

CONTAINING 24,654 sq. ft. or 0.5660 acre, more or less.

Surveyor cannot . letermine required parking because code includes "one space per employee on the largest shift" and also involves square foot calculation on internal space used as convenience store.

#### SERVICE STATION SETBACKS Current Ordinance Bill No. 172-1993:

"No main structure of a service station shall be set back less than 35 feet from any street right-of-way; no fuel pump shall be set back less than 25 feet from any street right-of-way; no canopy shall be set back less than 15 feet from any street right-of-way.

#### 1945-55 Ordinance for Service Stations:

The language from the 1945-55 Ordinance states "These setbacks and front yard requirements shall also apply to signs, gasoline pumps and other service station equipment and to articles and structures of every nature whether fixed or movable".

Surveyor cannot determine status of legal non-conforming because dates of approval are not known nor do we have copies of Special Exception Hearings which may have granted approvals for setbacks less than the minimum.

#### Section XI Non-Conforming Uses

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 a 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.

## SURVEYOR'S CERTIFICATE

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

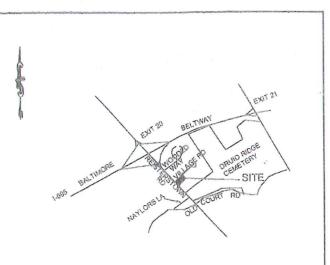
This is to certify that this map or plat of survey (this "Survey Map") of the real property ("Property") specifically described in Stewart Title Guaranty Company Title Commitment No.00004150 dated June 12, 2000 (the "Title Commitment"), (1) is based on a field survey made on Oct. 9, 2000, by me on directly under my supervision in accordance with the most recently adopted Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys, items 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11a and 13 through 16 of Table A thereof, pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM, and in effect on the date of this certification, undersigned further certifies that the proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys" (2) was prepared in accordance with and includes all items and information required by the document titled "Survey Requirements for Franchise" Finance Corporation of America, FFCA Acquisition Corporation and FFCA Capital Holding Corporation" dated May 18, 2000, and (3) to the best of my professional knowledge, information and belief,

- This Survey Map correctly represents the facts found at the time of the survey; 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; The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within +/- 0.1 foot;
- 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 record; and Except as otherwise noted below, if the Property consists of two or more parcels, there are no gaps or gores 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

D. Wayne Weller, LS

Registration No.: 10685

Within the State of Maryland The property described and shown hereon is the same property described in Stewart Title Guaranty Company Title Commitment No. 00004150 dated June 12, 2000.



# VICINITY MAP

## **GENERAL NOTES**

- 1. The bearing basis of this survey was the plat bearings.
- 2. Owners: Shell Oil Company (In Fee) Liber 9127, folio 589
- 3. Address: 1711 Reisterstown Road
- Baltimore, Maryland
- 4. Total Area: 0.5660 Acres more or less. 5. Zoning: Zone: BL Business Local, Special Exception use, except in Planned Shopping Center or Drive-in Cluster
  - Side None Except
  - a. Adjoining residential equal to setback in R Zone b. Corner Lot 10' on side street
  - Rear None except adjoining Residential Zone 20' Building Ht.: 40' subject to multiple provisions
  - Floor Area Ratio: 3.0
- 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
- d. One space per self-service air or vacuum cleaner unit. e. One space per automatic teller machine.
- f. There is 1 existing striped handicapped parking space onsite. 6. Flood Zone: Zone "C" (area of minimal flooding) as shown on Flood Insurance
- Rate Map Community Panel No. 240010-0240B, dated 3/2/81 7. This site has access from Reisterstown Road and Village Road, public right of ways
- 8. This survey shows the visible improvements as of the last day in the
- field being Oct 9, 2000. 9. The boundary was established by finding road centerline control stations
- 10. Boundary was established by the methodology shown in General
- Note #9. All property corners on the site have neither been found or set. Found corners are as shown.

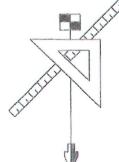
front building restriction line

11. On the day of the field survey noted hereon, there was no observable evidence of construction activity or use as a dump or landfill. 12. Canopy along Reisterstown Rd extends more than 25% into required

#### Surveyed and Drawn by: LDE INC.

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

ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:



HAYES & MATTHEWS, INC. NATIONAL DIVISION - A.L.T.A. SURVEYS

17220 Newhope Street - Suites 108/109 Plaza Del Lago Bldg. Fountain Valley, CA 92708 714-979-7181 Fax 714-641-2840

1/16/00 REVISED PER CLIENT COMMENTS

THE WILLS GROUP, INC., SMO, INC., SMO REALTY, LLC

1711 REISTERSTOWN ROAD Baltimore, MD

CALE: 1"= 20" 10/13/00 FFCA # 8001-1991 WN, BY: JLW LOC #: 137542 CKD. BY: DWW

1de 00-049.08 J.N.: 20352

### UP-2019-0331-SI

#### **BALTIMORE COUNTY**

DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS

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, Marylan	nd" In:tiple
PROPERTY ADDRESS 1737 Reisterstown Rd Pikesville MD	Initials ZIP CODE 21208
BUSINESS NAME_Target	ZONING BL
OWNER'S NAME Target Corporation PHONE NO	HISTORIC DISTRICT Yes No
MAILING ADDRESS PO Box #9456 Minneapolis MN 55440	
APPLICANT/OWNER'S AGENT Frank Cavanagh	PHONE NO. 301-384-1300
SIGN COMPANY NAME_ ARK Sign Services, Inc.	PHONE NO. 301-384-1300
	/
	Signs in the Last Year: Yes No
▼ Parmanust □ Ol 11 C	Non-Illuminated
☐Freestanding ☐Pylon ☐ Monument ☒ Illuminated (separate electrical per	nit required)
Size: 13 feet x $\frac{13}{}$ feet = $\frac{169}{}$ square feet Height:	feet (freestanding signs)
Property Line/Street Right-of-Way Setbacks: front, sidesand,	and rear .
NOTE: A construction plan, drawn to scale and clearly showing that all requirements have be	en met, must be attached; a site plan also
must be attached for freestanding signs.	
<ul> <li>Table of Sign Regulations: 450.4. Attachment 1, 1 An Electronic Changeable Copy Sign ninstantaneous message change per 15 second cycle.</li> <li>PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore Coun</li> <li>1. Signs cannot impair motorist's clear view of traffic or government signs. All signs at</li> <li>2. Signs cannot imitate or resemble government signs, except for private traffic control</li> <li>3. Signs cannot be placed in or project into or above street right of way or governmenta</li> <li>4. Sign or framework cannot obstruct window or opening for light and air or access to be vehicle cannot be parked for the purpose of displaying an attached sign.</li> <li>6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, last prohibited.</li> <li>7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a</li> <li>8. There can be no display or simulation of moving parts or message, except for an outch changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clean signs may emit sound</li> <li>450.6.B.3 Changeable copy signs must operate at a constant intensity and not flashing, blinking, strobing, scrolling, oscillating, or alternating lights.</li> <li>Work Description (including number of signs, special conditions, materials, locations and content in the signs in the</li></ul>	ty Zoning Regulations): re subject to Section 102.5, BCZR. and notice signs. il property. building, fire hydrant, or stand pipe. er projections, and similar objects are use permit in B.M. – C.T. zones. door advertising sign with tri-vision, a bock. but give the appearance of movement by
Install one wall worthed target logo 13'x17	and size):
213/001 01 - 0000 10 0010 13 XII	161 on ~ 363 war
7021101 - 500 - 7019-0100 5041	CORNER LOT
20 MING CASE NO. 2019-0188-SFIFA  OWNER/AGENT CERTIFICATION	
I solemnly affirm under the penalties of perjury and upon personal knowledge that the cagree to locate the proposed sign such that it will not violate Baltimore County laws and	ontents of the above are true and further regulations.
Frank Car  Date  Print/Type News	vanagh
Date Print/Type Name  Require Planning Signature Date	7 26/19
Copies: White-Office; Yellow- Applicant (keep  Authority under Section 500.4, BCZ	R PAI Approval (SIGN ONLY)
this Copy for your permanent records) REV 03/12 Signature	JCM 7/8/19 Initials Date