

M E M O R A N D U M

DATE: September 13, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0343-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 12, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE	*	BEFORE THE
(6331 Tradepoint Avenue)		
15 th Election District	*	OFFICE OF
7 th Council District		
TPA Properties 17, LLC,	*	ADMINISTRATIVE HEARINGS
<i>Legal Owner</i>		
Floor and Décor Outlets of America, Inc.,	*	FOR BALTIMORE COUNTY
<i>Lessee</i>		
Petitioners	*	Case No. 2019-0343-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Variance filed on behalf of TPA Properties 17, LLC, legal owner, and Floor and Décor Outlets of America, Inc., Lessee (“Petitioners”). A Petition for Variance was filed pursuant to §§ 450.4 Attachment 1.5(a)(VI) and (IX) of the Baltimore County Zoning Regulations (“BCZR”) to allow a total of 4 wall-mounted enterprise signs (one on each façade) in lieu of the permitted 3 enterprise signs with no more than 2 on a single façade, and to allow individual enterprise signs with sign areas/faces of 1,031 sq. ft. (Signs A, C) and 301 sq. ft. (Signs B, D) in lieu of the permitted 150 sq. ft. for each sign. A site plan was marked and accepted into evidence as Petitioners’ Exhibit 1.

Professional engineer Joseph Ucciferro with Bohler Engineering appeared in support of the request. David H. Karceski, Esq. represented the Petitioners. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee (“ZAC”) comments were received from any of the County reviewing agencies.

The subject property is 4,078,590 sq. ft. (93.63 acres) in size and is zoned Manufacturing – Heavy – Industrial – Major (“MH-IM”). The site is in the sprawling Tradepoint Atlantic

ORDER RECEIVED FOR FILING

Date 8-13-19

By [Signature]

Industrial Park, which is a redevelopment of the former Bethlehem Steel facility. The Lessee is a major east coast distributor for tile, slate and other home flooring products. The warehouse building is extremely large (approximately 1,500,000 sq. ft.) and Petitioners seek approval for signage which would accurately identify this large building, which will be visited by more than 100 tractor-trailer trucks on a daily basis.

VARIANCE

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).

The property is extremely large and has an irregular shape. As such, the property is unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to provide adequate "way finding" signage for this large site. 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 lack of County and/or community opposition.

THEREFORE, IT IS ORDERED this 13th day of **August, 2019**, by this Administrative Law Judge, that the Petition for Variance seeking relief from §§ 450.4 Attachment 1.5(a)(VI) and (IX) of the Baltimore County Zoning Regulations ("BCZR") to allow a total of 4 wall-mounted enterprise signs (one on each façade) in lieu of the permitted 3 enterprise signs with no more than 2 on a single façade, and to allow individual enterprise signs with sign areas/faces of

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Date 8-13-19

By [Signature]

1,031 sq. ft. (Signs A, C) and 301 sq. ft. (Signs B, D) in lieu of the permitted 150 sq. ft. for each sign, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.

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:dlw

ORDER RECEIVED FOR FILING

Date 8-13-19

By [Signature]



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 6331 Tradepoint Avenue

which is presently zoned MH-IM

Deed References: 41377-137

10 Digit Tax Account # 2500015283

Property Owner(s) Printed Name(s) TPA Properties 17 LLC

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s)

SEE ATTACHED SHEET

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

SEE ATTACHED SHEET

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address

City

State

21204

410-494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

SEE ATTACHED SHEET

Name #1 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address

City

State

21204

410-494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

CASE NUMBER

2019-0343-A

Filing Date

5/31/19

Do Not Schedule Dates:

Reviewer

CF

REV. 10/4/11

ORDER RECEIVED FOR FILING

Date

8-13-19

By

192

Chief Development Officer
Eric Golden

10/10/2020

6331 TRADEPOINT AVENUE

ATTACHMENT TO PETITION FOR VARIANCE

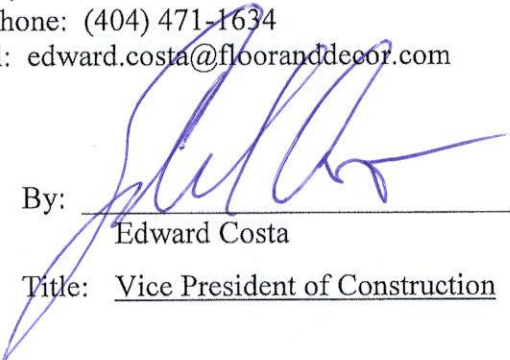
1. Variance from B.C.Z.R. Section 450.4 Attachment 1.5(a)(VI) to allow a total of four wall-mounted enterprise signs (one on each façade) in lieu of the permitted three enterprise signs with no more than two on a single façade.
2. Variance from B.C.Z.R. Section 450.4 Attachment 1.5(a)(IX) to allow individual enterprise signs with sign areas/faces of 1,031 square feet (Signs A, C) and 301 square feet (Signs B, D) in lieu of the permitted 150 square feet for each sign.

6331 TRADEPOINT AVENUE

ATTACHMENT TO PETITION FOR VARIANCE

Contract Purchaser/Lessee:

Floor and Decor Outlets of America, Inc.
2233 Lake Park Drive, Suite 400
Smyrna, GA 30080
Telephone: (404) 471-1634
Email: edward.costa@flooranddecor.com

By: 

Edward Costa

Title: Vice President of Construction

6331 TRADEPOINT AVENUE

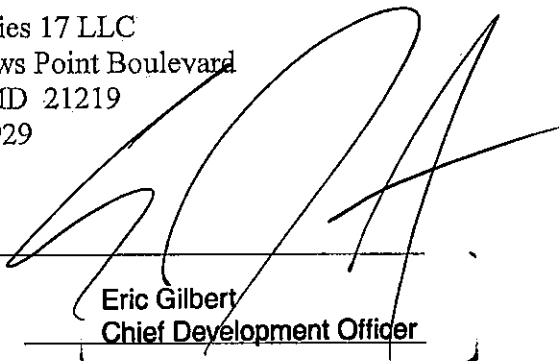
ATTACHMENT TO PETITION FOR VARIANCE

Legal Owner:

TPA Properties 17 LLC
1600 Sparrows Point Boulevard
Baltimore, MD 21219
(717) 645-1929

By: _____

Title: _____

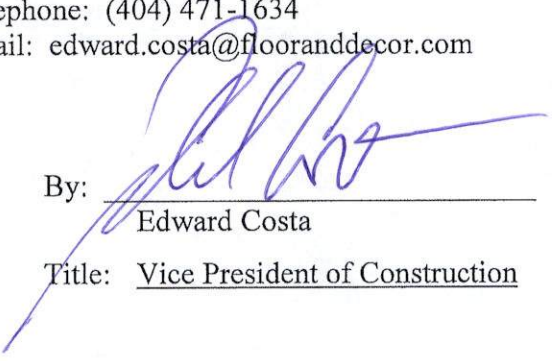

Eric Gilbert
Chief Development Officer

6331 TRADEPOINT AVENUE

ATTACHMENT TO PETITION FOR VARIANCE

Contract Purchaser/Lessee:

Floor and Decor Outlets of America, Inc.
2233 Lake Park Drive, Suite 400
Smyrna, GA 30080
Telephone: (404) 471-1634
Email: edward.costa@flooranddecor.com

By: 

Edward Costa

Title: Vice President of Construction

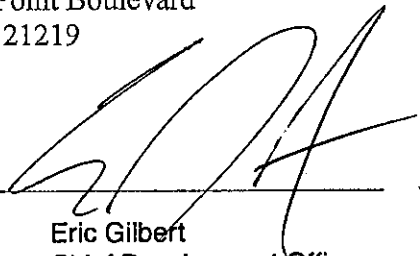
6331 TRADEPOINT AVENUE

ATTACHMENT TO PETITION FOR VARIANCE

Legal Owner:

TPA Properties 17 LLC
1600 Sparrows Point Boulevard
Baltimore, MD 21219
(717) 645-1929

By: _____


Eric Gilbert

Title: _____

Chief Development Officer

BALTIMORE COUNTY, MARYL
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **182564**

Date: **5-30-19**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 5/30/2019 5/30/2019 09:16:56 3

REG #303 WALKIN CAM
 >>RECEIPT # 009064 5/30/2019 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 182564

Recpt Tot \$ 500.00

500.00 CK .00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					500.00

Total: **500.00**

Rec

From: **Sign Variances (4) 2019-0343-A**

For:

6331 Tradepoint Ave
TPA Properties 17 LLC
1600 SPARROWS POINT BLVD

Check # 497606

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



BOHLERTM
ENGINEERING

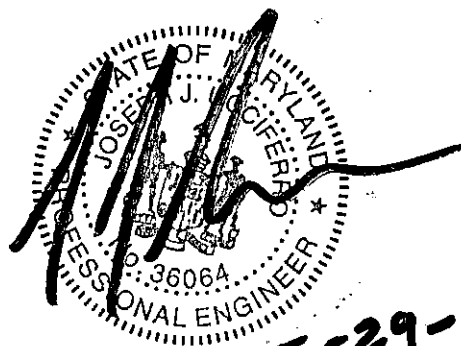
901 Dulaney Valley Road, Suite 801
Towson, MD 21204
PHONE 410.821.7900
FAX 410.821.7987

ZONING DESCRIPTION
TAX MAP 111, PARCEL 499
THE LAND OF
TRADEPOINT PROPERTIES 17, LLC
LIBER 41377 FOLIO 137
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MD

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LIMITS OF TRADEPOINT AVENUE (85' RIGHT-OF-WAY), WHICH IS 2,232.27 FEET WEST OF THE INTERSECTION OF SAID TRADEPOINT AVENUE ROAD AND SPARROWS POINT BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY), THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN TRADEPOINT AVENUE ON THE NORTH AND THE LAND OF TRADEPOINT PROPERTIES 17, LLC (LIBER 41377 FOLIO 137) ON THE SOUTH;

1. SOUTH 06 DEGREES – 19 MINUTES – 40 SECONDS EAST, 2,975.01 FEET TO A POINT, THENCE;
2. CONTINUING SOUTH 83 DEGREES – 40 MINUTES – 20 SECONDS WEST, 1,300.00 FEET TO A POINT, THENCE;
3. CONTINUING NORTH 06 DEGREES – 19 MINUTES – 40 SECONDS WEST, 2,748.28 FEET TO A POINT, THENCE;
4. CONTINUING NORTH 46 DEGREES – 17 MINUTES – 34 SECONDS EAST, 1,177.20 FEET TO A POINT, THENCE;
5. CONTINUING NORTH 43 DEGREES – 03 MINUTES – 06 SECONDS EAST, 189.85 FEET TO A POINT, THENCE;
6. BINDING ON THE RIGHT-OF-WAY LINE OF THE AFORESAID TRADEPOINT AVENUE SOUTH 43 DEGREES – 05 MINUTES – 27 SECONDS EAST, 609.08 FEET TO THE POINT OF BEGINNING

CONTAINING 4,078,590 SQUARE FEET OR 93.63 ACRES.



5-29-19

2019-0343-A

21-15-2

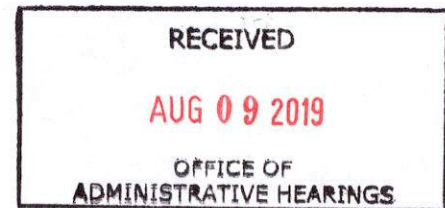
8-12
@ 11 AM

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Friday, August 9, 2019 2:15 PM
To: Barbara Lukasevich; DKarceski@Venable.com; Administrative Hearings
Subject: Recertification's For 2019-0343-A
Attachments: Re-Cert 1 2019-0343-A.doc; Re-Cert 2 2019-0343-A.doc

CAUTION: This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertification's for 6331 Tradepoint Avenue. Thanks.



RECEIVED

RECEIVED
ADMINISTRATIVE HEARINGS
UNIT OF
MAY 19 1964

CERTIFICATE OF POSTING

2019-0343-A

RE: Case No.: _____

Petitioner/Developer: _____

TPA Properties 17, LLC
Floor and Décor Outlets of America, Inc.

August 12, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

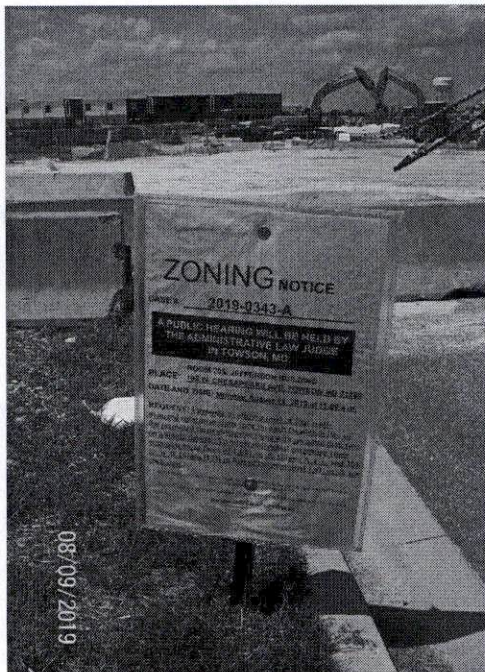


This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6331 Tradepoint Avenue **SIGN 1 Recertification**

July 22, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

A handwritten signature in black ink, appearing to read "Robert Black".

August 9, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0343-A

RE: Case No.: _____

Petitioner/Developer: _____

**TPA Properties 17, LLC
Floor and Décor Outlets of America, Inc.**

August 12, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:



This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6331 Tradeport Avenue SIGN 2 Recertification

July 22, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 August 9, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

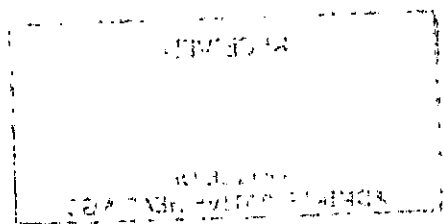
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

July 16, 2019

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0343-A

6331 Tradepoint Avenue
South of Tradepoint Avenue, west of Sparrows Point Boulevard
15th Election District – 7th Councilmanic District
Legal Owners: TPA Properties 17, LLC
Contract Purchaser/Lessee: Floor and Décor Outlets of America, Inc.

Variance to allow a total of four wall-mounted enterprise signs (one on each façade) in lieu of the permitted three enterprise signs with no more than two on a single façade. To allow individual enterprise signs with sign areas/faces of 1,031 sq. ft. (Signs A, C) and 301 sq. ft. (Signs B, D) in lieu of the permitted 150 sq. ft. for each sign.

Hearing: Monday, August 12, 2019 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Edward Costa, 2233 Lake Park Drive, Ste. 400, Smyra GA 30080
Eric Gilbert, 1600 Sparrows Point Blvd., Baltimore 21219

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 23, 2019.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Tuesday, July 23, 2019 - Issue

Please forward billing to:

David Karceski

410-494-6285

Venable

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0343-A

6331 Tradepoint Avenue

South of Tradepoint Avenue, west of Sparrows Point Boulevard

15th Election District – 7th Councilmanic District

Legal Owners: TPA Properties 17, LLC

Contract Purchaser/Lessee: Floor and Décor Outlets of America, Inc.

Variance to allow a total of four wall-mounted enterprise signs (one on each façade) in lieu of the permitted three enterprise signs with no more than two on a single façade. To allow individual enterprise signs with sign areas/faces of 1,031 sq. ft. (Signs A, C) and 301 sq. ft. (Signs B, D) in lieu of the permitted 150 sq. ft. for each sign.

Hearing: Monday, August 12, 2019 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
6331 Tradepoint Avenue; S of Tradepoint	*	OF ADMINISTRATIVE
Avenue, W of Sparrows Point Boulevard	*	HEARINGS FOR
15 th Election & 7 th Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): TPA Properties 17, LLC	*	
Contract Purchaser(s): Floor & Décor Outlets	*	
of America, Inc.	*	
Petitioner(s)	*	2019-343-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

JUN 20 2019

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of June, 2019, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, Venable, LLP, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CERTIFICATE OF POSTING

2019-0343-A

RE: Case No.: _____

Petitioner/Developer: _____

TPA Properties 17, LLC
Floor and Décor Outlets of America, Inc.

August 12, 2019
Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6331 Tradepoint Avenue

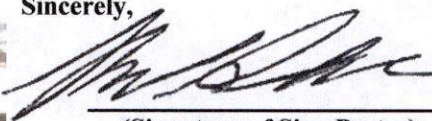
SIGN 1

July 22, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 July 22, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0343-A

RE: Case No.: _____

Petitioner/Developer: _____

**TPA Properties 17, LLC
Floor and Décor Outlets of America, Inc.**

August 12, 2019

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

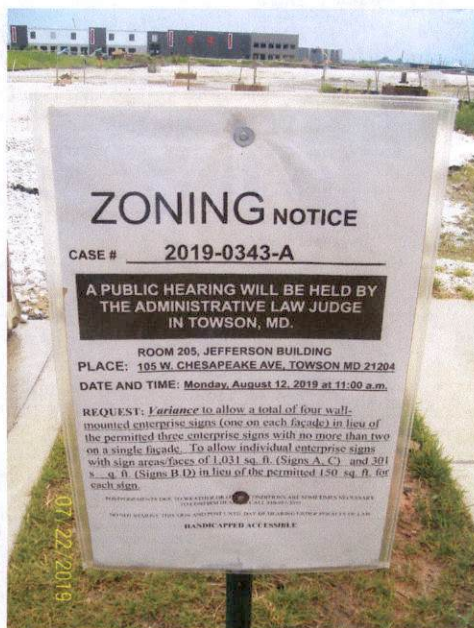
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6331 Tradepoint Avenue

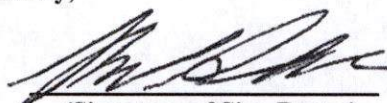
SIGN 2

July 22, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 **July 22, 2019**
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

The Daily Record

11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

7/23/2019

Order #: 11770487
Case #: 2019-0343-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0343-A



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County
NOTICE OF ZONING HEARING The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows: CASE NUMBER: 2019-0343-A 6331 Tradepoint Avenue South of Tradepoint Avenue, west of Sparrows Point Boulevard 15th Election District - 7th Councilmanic District Legal Owners: TPA Properties 17, LLC Contract Purchaser/Lessee: Floor and Decor Outlets of America, Inc. Variance to allow a total of four wall-mounted enterprise signs (one on each facade) in lieu of the permitted three enterprise signs with no more than two on a single facade. To allow individual enterprise signs with sign areas/faces of 1,031 sq. ft. (Signs A, C) and 301 sq. ft. (Signs B, D) in lieu of the permitted 150 sq. ft. for each sign. Hearing: Monday, August 12, 2019 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204 Michael Mallinoff Director of Permits, Approvals and Inspections for Baltimore County NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868. (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391. Jy23

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2019-0343-A
Property Address: 6331 Tradeport Avenue
Property Description: terminus of Tradeport Avenue, west of
SPARROWS point blvd.
Legal Owners (Petitioners): TPA Properties 17 LLC
Contract Purchaser/Lessee: Floor and Decor Outlets of America,
Inc.

PLEASE FORWARD ADVERTISING BILL TO:

Name: David Karceski
Company/Firm (if applicable): Venable LLP
Address: 210 W. Pennsylvania Ave
Suite 500
Towson MD 21204
Telephone Number: (410) 494 6200

Revised 7/9/2015

Handwritten text, possibly a list or notes, located in the upper left quadrant of the page.

Handwritten text, possibly a list or notes, located in the lower left quadrant of the page.



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

August 08, 2019

David H. Karceski
210 W. Pennsylvania Ave Suite 500
Towson MD 21204

RE: Case Number: 2019-0343-A, 6331 Tradepoint Avenue

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 30, 2019. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

Date: 6/19/19

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

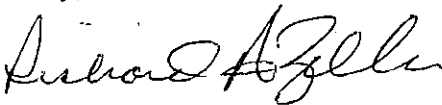
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2019-0343-A

*Variance
TPA Properties 17, LLC
6331 TradePoint Avenue*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

8-12

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-343



INFORMATION:

Property Address: 6331 Tradepoint Avenue
Petitioner: TPA Properties 17, LLC
Zoning: MH-IM
Requested Action: Variance

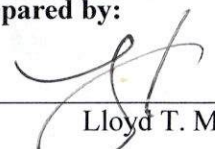
The Department of Planning has reviewed the petition for variance to allow a total of four wall-mounted enterprise signs (one on each façade) in lieu of the permitted three enterprise signs with no more than two on a single façade and to allow individual enterprise signs with sign areas/faces of 1,031 SF (Signs A, C) and 301 SF (Signs B, D) in lieu of the permitted 150 SF for each sign.

A site visit was conducted on June 25, 2019.

The Department of Planning has no objection to granting the petitioned zoning relief..

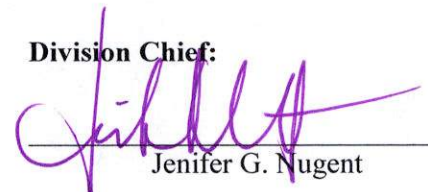
For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



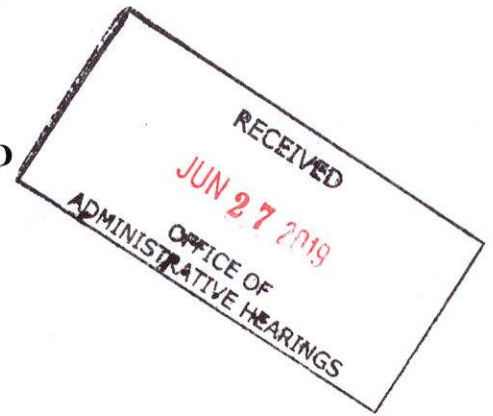
Jenifer G. Nugent

CPG/JGN/LTM/

c: Krystle Patchak
David H. Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: June 27, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0343-A
Address 6331 Tradepoint Avenue
(TPA Properties 17, LLC Property)

Zoning Advisory Committee Meeting of **June 24, 2019**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

DATE _____

6331 Tradeport Avenue

2019-343-A

8/12/19

PETITIONER'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

DAVID KARCIEŃ

210 W. Penn. Ave, Suite 500

Tolson MD 21204

elkarcesti@venable.com

Joseph Ucciferro

901 Dulaney Valley Rd, Suite 801, Towson, MD 21204

jucciferro@bohlerang.

Chanley Schalliol

6001 NIMTZ Pkwy, SOUTH BEND, IN 46628

JUS@XCSBranding.com

Jen Bass

901 Dulaney Valley Rd School Towson, MD 21204

JBASSE@BOMLERENG.COM

Crissie Evans

901 Dulaney Valley Rd Ste 801 Towson, MD 21204

Crissie.evans@Bohlereng

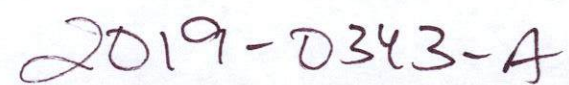
CASE NO. 2019- 0343-AC H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-19</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>7-23-19</u>	<u>Daily Record</u>
SIGN POSTING (1 st)	Date: <u>7-22-19</u>	by <u>Black</u>
SIGN POSTING (2 nd)	Date: <u>8-9-19</u>	by <u>"</u>
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: Missing 2nd cert. - sign posting - Sp. to Dave Karcecki 8/9 @ 10:47 Am
✓ Rec'd 8/9 2:15 PM

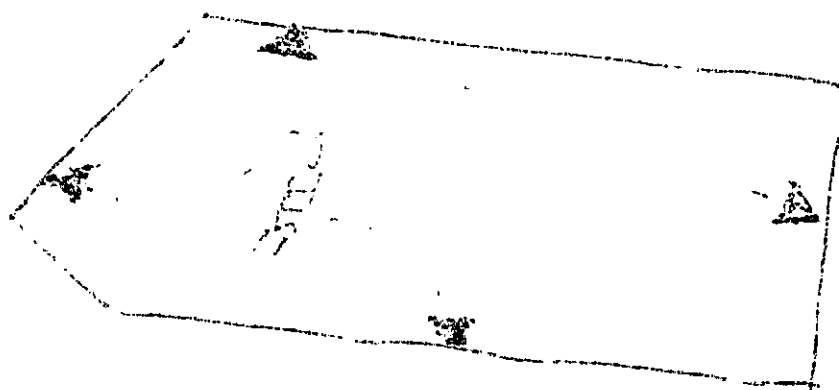
NONE

Homestead Application Information	
Homestead Application Status: No Application	
Homeowners' Tax Credit Application Information	
Homeowners' Tax Credit Application Status: No Application	Date:



2019-0343-A

100





BOHLERTM
ENGINEERING

901 Dulaney Valley Road, Suite 801
Towson, MD 21204
PHONE 410.821.7900
FAX 410.821.7987

RESUME

Joseph J. Ucciferro, P.E.
Associate

EDUCATION:

Bachelor of Civil Engineering, University of Delaware, Newark, DE

PROJECT TESTIMONY:

Testified on behalf of Bohler Engineering in numerous municipalities before Planning Commissions, Board of Supervisors, Board of Appeals, and related municipal entities in Maryland, Delaware, and Pennsylvania.

EXPERIENCE:

Currently serves as Office Manager of Bohler Engineering's Towson, Maryland Office. Experience includes over fifteen (15) years of design and project management. Primarily responsible for client and project management for various commercial, residential, and industrial developments. Areas of experience include site feasibility analysis and budgeting, site layout and planning, zoning and subdivision ordinance review/interpretation, horizontal and vertical roadway design, site grading, earthwork balancing and analysis, soil erosion and sediment control measures and facilities, utility design, stormwater management and water quality system designs, environmental compliance/evaluations, pump/tank design and permitting, lighting photometric studies/design, signage compliance, landscaping design, vehicular circulation design, oversight of expediting and application approvals, and related services. Expertise includes supermarkets, service stations, maintenance facilities, restaurants, shopping centers, retail centers, car washes and other related projects in municipalities in Maryland, Delaware, and Pennsylvania.

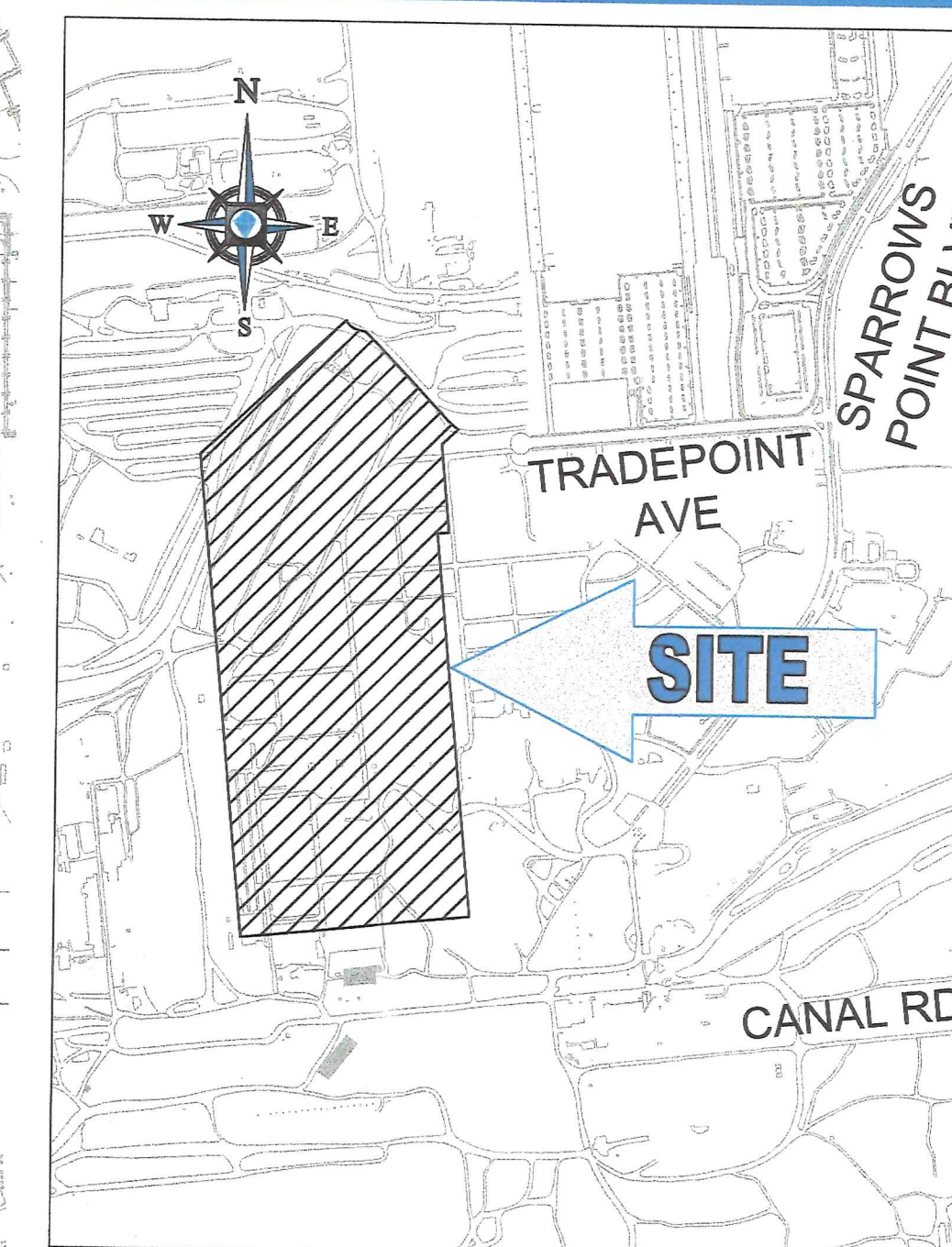
BALTIMORE COUNTY PROJECTS OF NOTE:

- Tradepoint Atlantic at Sparrows Point (Under Armour, Amazon, Floor/Décor, others)
- Avalon Towson – Mixed Use
- Circle East – Towson
- Towson Row – Mixed Use
- Merritt Pavilion – (Planned Unit Development) Dundalk
- Insurance Auto Auction – Rosedale and Dundalk (Special Exception and Variance)
- Shelter Development and YMCA (Planned Unit Development) – Catonsville
- Federal Realty – Flats at 703 (Towson Multi-family Development Plan)
- Federal Realty – Avenue at White Marsh PUD Refinement
- YMCA Development – (Development Plan) Towson
- Multiple Quick Serve Restaurants (Chick-fil-A, Sonic)
- Multiple Bank Projects (Bank of America, M&T Bank, PNC Bank, BB&T Bank)
- Multiple Fuel Service Station Projects (SMO, Wawa, Royal Farms)

PROFESSIONAL AFFILIATIONS:

- Maryland Professional Engineer #36064
- National Association of Industrial & Office Properties (NAIOP)
- International Conference of Shopping Centers (ICSC)

PETITIONER'S EXHIBIT 2



VICINITY MAP
SCALE: 1"=1,000'

SITE NOTES

1. TOTAL SITE AREA: 4,078,590 S.F. OR 93.63 AC.
2. SITE ADDRESS:
6331 TRADEPOINT AVENUE
SPARROWS POINT, MD 21219
3. PROPOSED FLOOR AREA: 1,500,400 S.F.
(WAREHOUSE & OFFICE) & 7,644 S.F. (FUTURE
MAINTENANCE BUILDING) =1,507,944 S.F. ± (TOTAL)
4. FLOOR AREA RATIO:
PERMITTED: 2.0
PROVIDED: 0.4
5. DEED REFERENCE: LIBER 41377, FOLIO 137
6. ELECTION DISTRICT: 15TH
7. COUNCILMANIC DISTRICT: 7TH
8. TAX MAP 111, GRID 20, PARCEL 499
9. TAX. ACCT. NO.: 2500015283
10. OWNER:
TRADEPOINT PROPERTIES 17, LLC.
1500 SPARROWS POINT BLVD
BALTIMORE, MD 21219
11. DEVELOPER/APPLICANT:
FLOOR & DECOR
2235 LAKE PARK DRIVE, SUITE 400
SMYRNA, GA 30080
12. ZONE: MH-IM (MANUFACTURING - HEAVY - INDUSTRIAL - MAJOR)
13. ZONING MAP REFERENCE: 11A13
14. ADC MAP #S: 4941D5, 4941D6, 4941C5
15. WATERSHED: BALTIMORE HARBOR
16. CENSUS TRACT: 9800
17. ALL SOILS ARE URBAN LAND, UO⁰ORTHEMS, 0 TO 8% SLOPES
18. EXISTING USE: ABANDONEDRAZE INDUSTRIAL BUILDINGS
19. PROPOSED USE: DISTRIBUTION WAREHOUSE AND OFFICES.
20. PARKING
REQUIRED: WAREHOUSE: 1 PER EMPLOYEE ON LARGEST SHIFT = 145 SPACES AND
OFFICE: 3.3 SPACES PER 1000 S.F. = 71 SPACES
TOTAL REQUIRED: 216 SPACES
PROVIDED: 216 SPACES
INCLUDING 8 ADA SPACES
NOT INCLUDING 103 TRUCK CAP SPACES.
21. STRUCTURE HEIGHT:
REQUIRED: UNLIMITED
PROPOSED: 51'±
22. BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT (NORTH):	50'	353.18'
SIDE (EAST):	30'	340.00'
SIDE (WEST):	30'	133.52'
REAR (SOUTH):	30'	420.00'
23. THIS SITE WILL BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS.
24. THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS LOCATED WITHIN THE PROPOSED SITE AREA.
25. DRC LIMITED EXEMPTION WAS APPROVED ON AUGUST 21, 2018.
26. SCREENING AND LANDSCAPE TO COMPLY WITH BALTIMORE COUNTY LANDSCAPE MANUAL.
27. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM: FLOOD INSURANCE RATE MAP- BALTIMORE COUNTY, MARYLAND (UNINCORPORATED AREAS), MAP 555 OF 580; MAP NUMBER 2400100550, MAP REVISED MAY 5, 2014.
28. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS.
29. THE BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
30. THERE ARE NO STREAMS OR WETLANDS LOCATED WITHIN 200' OF THE PROPERTY.
31. ANY FUTURE USE TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ANY RESIDENTIAL, SITE AND PUBLIC STREETS.
32. SIGNAGE ON THIS SITE SHALL CONFORM WITH WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450 OR A VARIANCE WILL BE REQUESTED.
33. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
34. THERE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.
35. THERE ARE NO KNOWN DESIGNATED AREAS OF CRITICAL STATE CONSERVATION PER SECTION 5-011 OF THE STATE FINANCE AND PROCUREMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

****VARIANCE REQUEST &
COMMERCIAL PERMIT**
HISTORY ON SECOND SHEET

PETITIONER' S

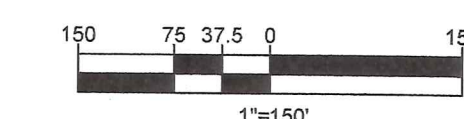


EXHIBIT NO.

2019-0343-A

[illegible]

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A
CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.



**Know what's below.
Call before you dig.**
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR EXHIBIT
PURPOSES ONLY

PROJECT No.:	MD192094
DRAWN BY:	MCO
CHECKED BY:	JCB
DATE:	05/17/19
SCALE:	AS SHOWN
CAD I.D.:	MD192094-EX-0

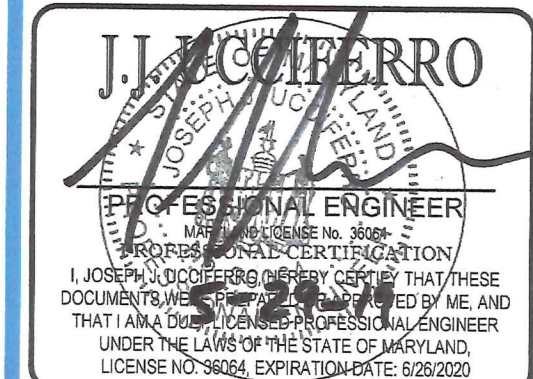
PROJECT: PLAN TO
ACCOMPANY SIGN
VARIANCE PETITION



LOCATION OF SITE
6331 TRADEPOINT AVENUE
SPARROWS POINT, MD 21151
BALTIMORE COUNTY



901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com



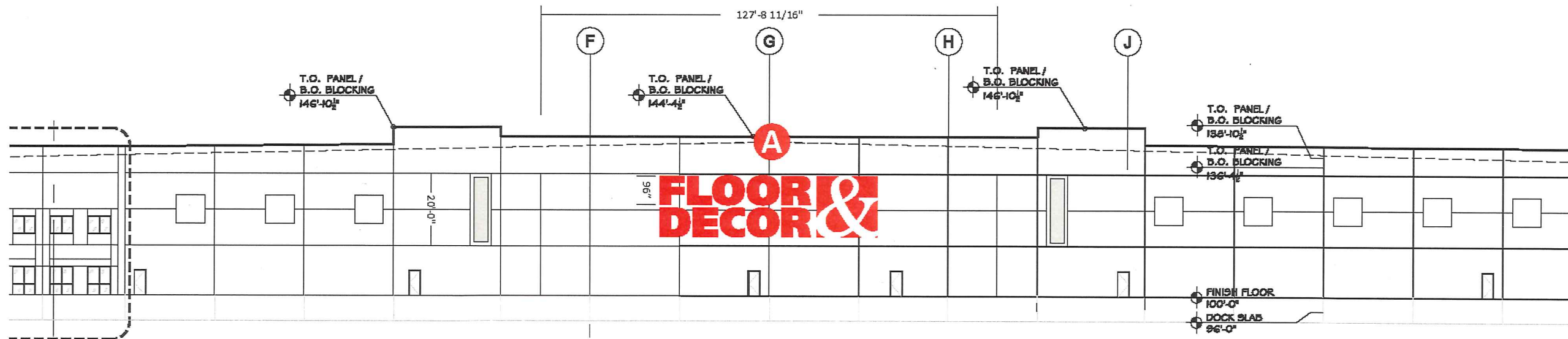
SHEET TITLE:

**PLAN TO
ACCOMPANY
SIGN VARIANCE
PETITION**

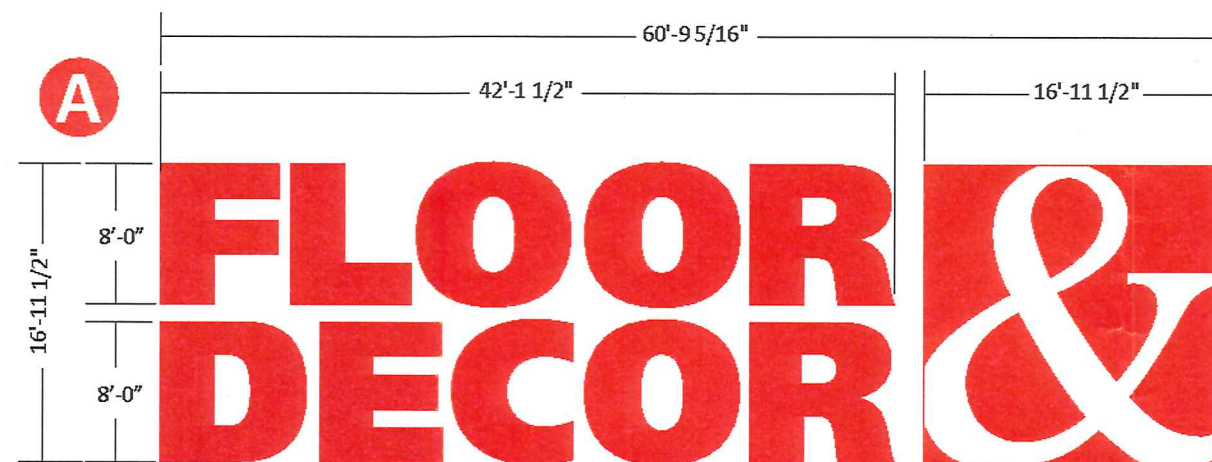
SHEET NUMBER:

I

REVISION 0 - 05/17/19



1 NORTH ELEVATION
A5.6 SCALE: 1/32"=1'



FLOOR & DECOR CHANNEL LETTER SETS
Stacked layout with Ampersand
1,030.66 Sq. Ft.
Scale: 3/32"=1'



COLOR:
3M 3630-33
RED

INSTALLATION NOTE:
SIGN INSTALLERS SHALL COORDINATE
TIMING WITH G.C. AND SIGN VENDOR.
SEAL ALL WALL PENETRATIONS WITH
SILICONE CALKING.

MOUNTING:
A) THRU-BOLT W/3/8" THREADED
ROD WITH BLOCKING
B) 1/4" LAG BOLDS WITH SHIELD
FOR CONCRETE WALLS



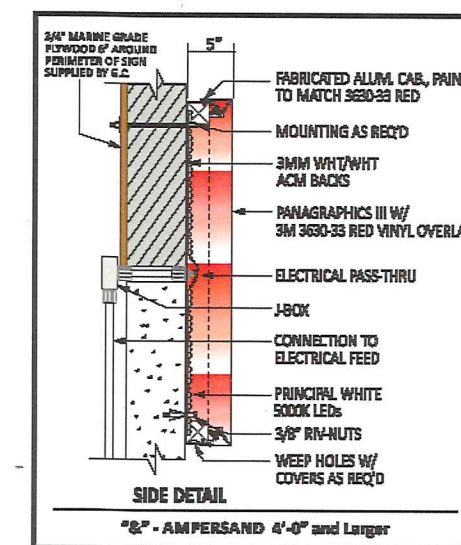
520 W Summit Hill, Suite 702, Knoxville TN, 37902
(Toll Free) 1.866.635.1110 (Fax) 1.888.694.1106
www.pattisonsign.com



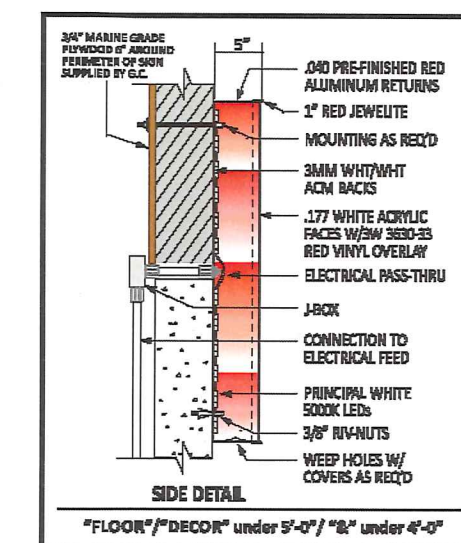
This sign to be installed in accordance with the requirements of Article 600 of the
National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury (HG).
Dispose of the lamps according to Local, Provincial, State or Federal Laws.



NOTE: Letters over 3'-0" to have 1" Jewelite with aluminum
1" clips painted to match trim-cap at mounting points.



NOTE: Letters over 3'-0" to have 1" Jewelite with aluminum
1" clips painted to match trim-cap at mounting points.

Project ID

GA1-24997

Date: 12/20/2018

Scale: as noted

Sales: E. Mackle

Designer: M. Holman

Rev. #:

Date:

Revision Note:

Conceptual

Information Required:
Final dimensions subject to
site survey and/or technical
specifications.

Master

Electrical

120V 347V

Other

Customer Approval

Signature

MM/DD/YYYY

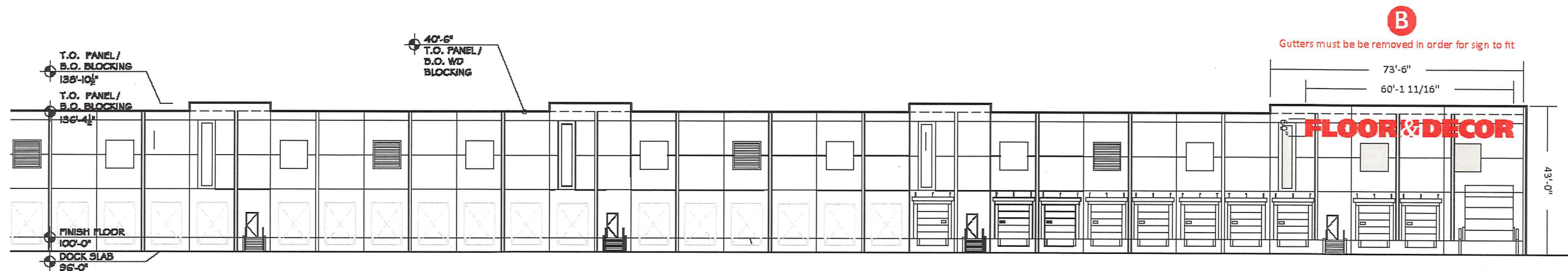
It is the Customer's responsibility to
ensure that the structure of the
building is designed and constructed
to accept the installation of the signs
being ordered. Please ask PSG
to provide further details if required.

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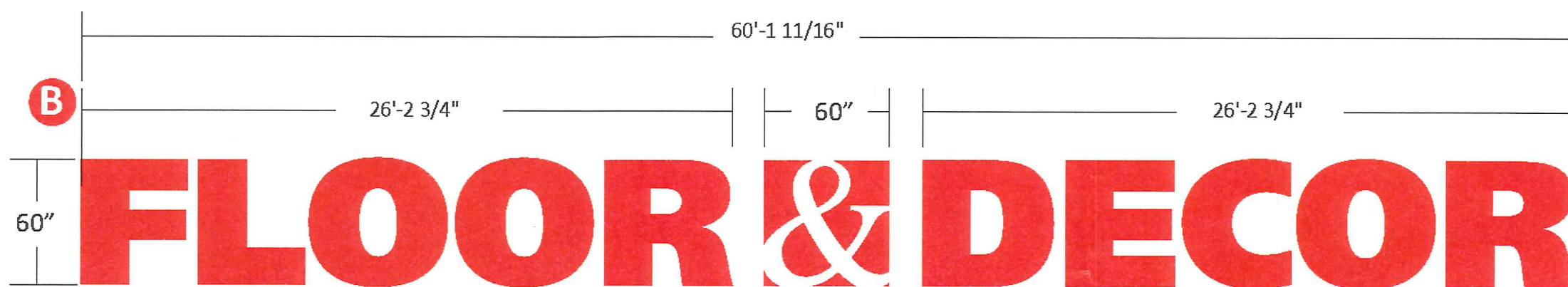
24997
Floor & Decor
1600 Sparrows Point Blvd.
Sparrows Point, MD 21219

Sign Item

North Elevation

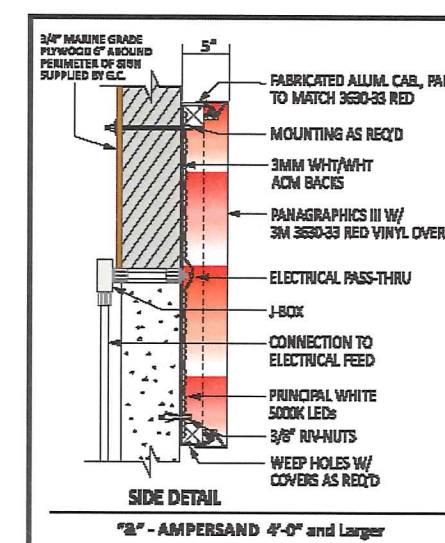


2
A5.4 PARTIAL WEST ELEVATION
SCALE: 1/32"=1'

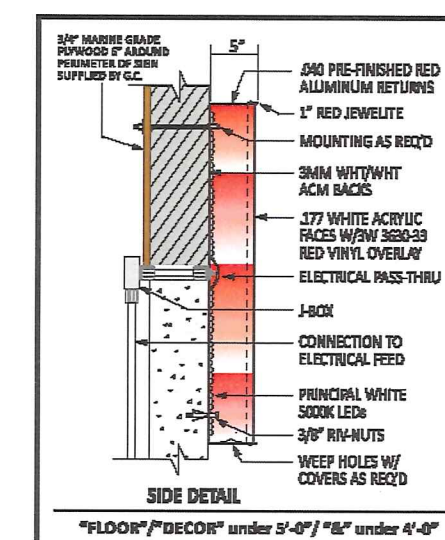


MOUNTING:
A) THRU-BOLT W/3/8" THREADED ROD WITH BLOCKING
B) 1/4" LAG BOLDS WITH SHIELD FOR CONCRETE WALLS

INSTALLATION NOTE:
SIGN INSTALLERS SHALL COORDINATE TIMING WITH G.C. AND SIGN VENDOR. SEAL ALL WALL PENETRATIONS WITH SILICONE CALKING.



NOTE: Letters over 3'-0" to have 1" Jewelrite with aluminum "I" clips painted to match trim-cap at mounting points.



NOTE: Letters over 3'-0" to have 1" Jewelrite with aluminum "I" clips painted to match trim-cap at mounting points.

Project ID

GA1-24997

Date: 12/20/2018

Scale: as noted

Sales: E. Mackle

Designer: M. Holman

Rev. #:

Date:

Revision Note:

☒ Conceptual

Information Required:
Final dimensions subject to site survey and/or technical specifications.

☐ Master

☒ Electrical

☒ 120V ☐ 347V

☐ Other _____

Customer Approval

Signature

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

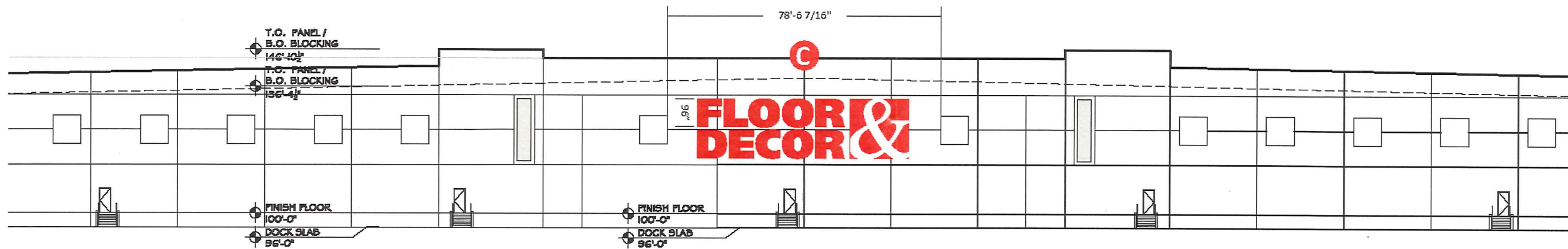
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24997

Floor & Decor
1600 Sparrows Point Blvd.
Sparrows Point, MD 21219

Sign Item

West Elevation

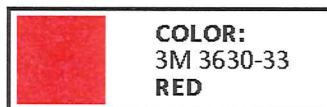


2 SOUTH ELEVATION
A5.5
SCALE: 1/32"=1'



FLOOR & DECOR CHANNEL LETTER SETS
Stacked layout with Ampersand

1,030.66 Sq. Ft.
Scale: 3/32"=1'



COLOR:
3M 3630-33
RED

INSTALLATION NOTE:
SIGN INSTALLERS SHALL COORDINATE
TIMING WITH G.C. AND SIGN VENDOR.
SEAL ALL WALL PENETRATIONS WITH
SILICONE CALKING.

MOUNTING:
A) THRU-BOLT W/3/8\"



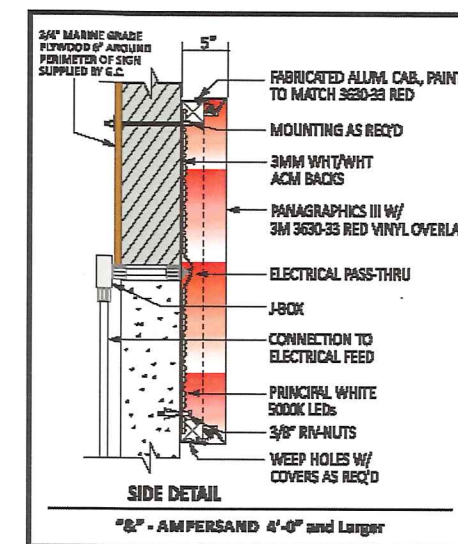
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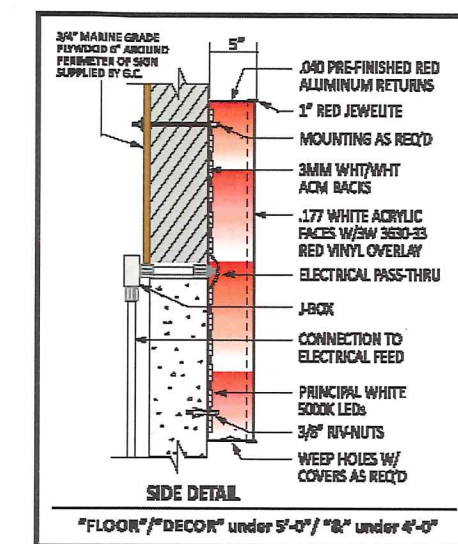
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This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury (HG).
Dispose of the lamps according to Local, Provincial, State or Federal Laws.



NOTE: Letters over 3'-0\"



NOTE: Letters over 3'-0\"

Project ID

GA1-24997

Date: 12/20/2018

Scale: as noted

Sales: E. Mackle

Designer: M. Holman

Rev. #:

Date:

Revision Note:

☒ Conceptual

Information Required:
Final dimensions subject to
site survey and/or technical
specifications.

☐ Master

☒ Electrical

☒ 120V ☐ 347V

☐ Other _____

Customer Approval

Signature _____

MM/DD/YYYY

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ensure that the structure of the
building is designed and constructed
to accept the installation of the signs
being ordered. Please ask PSG
to provide further details if required.

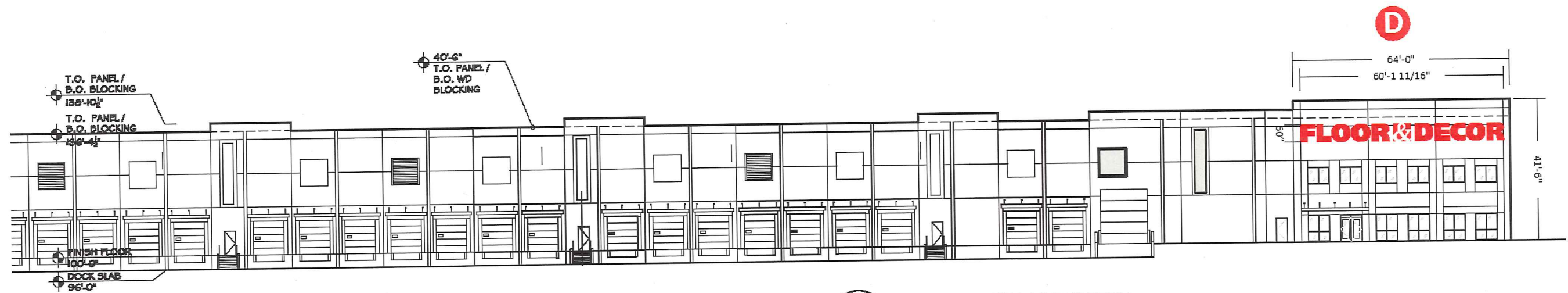
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by Pattison Sign Group.

24997

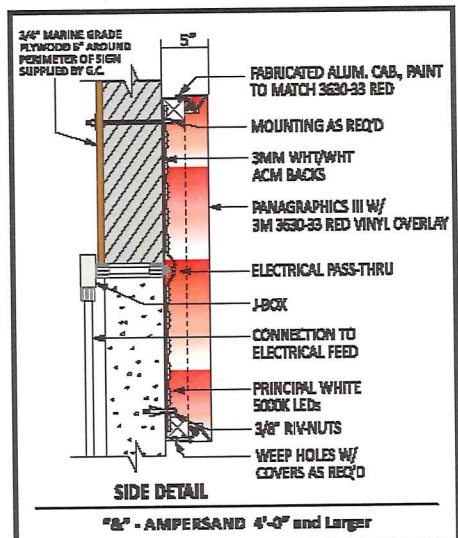
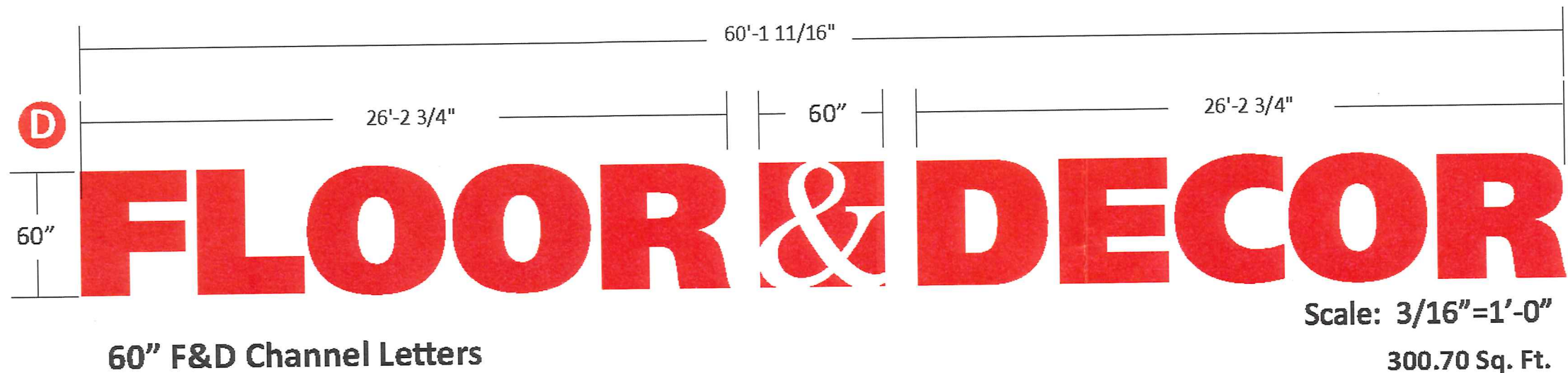
Floor & Decor
1600 Sparrows Point Blvd.
Sparrows Point, MD 21219

Sign Item

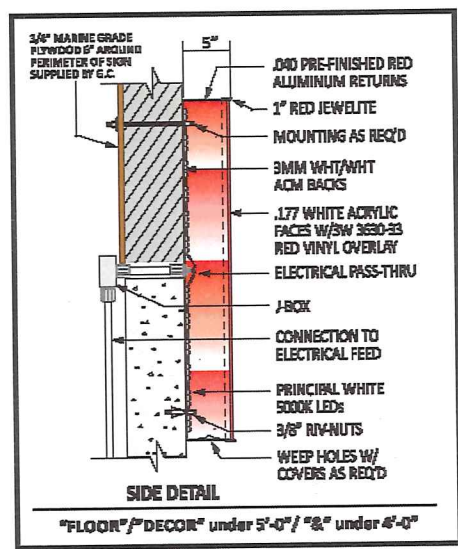
South Elevation



2 PARTIAL EAST ELEVATION
SCALE: 1/32"=1'



NOTE: Letters over 3'-0" to have 1" Jewelite with aluminum "J" clips painted to match trim-cap at mounting points.



NOTE: Letters over 3'-0" to have 1" Jewelite with aluminum "J" clips painted to match trim-cap at mounting points.

COLOR:
3M 3630-33
RED

INSTALLATION NOTE:
SIGN INSTALLERS SHALL COORDINATE TIMING WITH G.C. AND SIGN VENDOR. SEAL ALL WALL PENETRATIONS WITH SILICONE CALKING.

MOUNTING:
A) THRU-BOLT W/3/8" THREADED ROD WITH BLOCKING
B) 1/4" LAG BOLDS WITH SHIELD FOR CONCRETE WALLS



520 W Summit Hill, Suite 702, Knoxville TN, 37902
(Toll Free) 1.866.635.1110 (Fax) 1.888.694.1106
www.pattissign.com

This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

Project ID
GA1-24997

Date: 12/20/2018
Scale: as noted
Sales: E. Mackle
Designer: M. Holman

Rev. #:
Date:

Revision Note:

☒ **Conceptual**

Information Required:
Final dimensions subject to site survey and/or technical specifications.

☐ **Master**

☒ **Electrical**

☒ 120V ☐ 347V
☐ Other _____

Customer Approval

Signature _____

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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24997
Floor & Decor
1600 Sparrows Point Blvd.
Sparrows Point, MD 21219

Sign Item

East Elevation

E

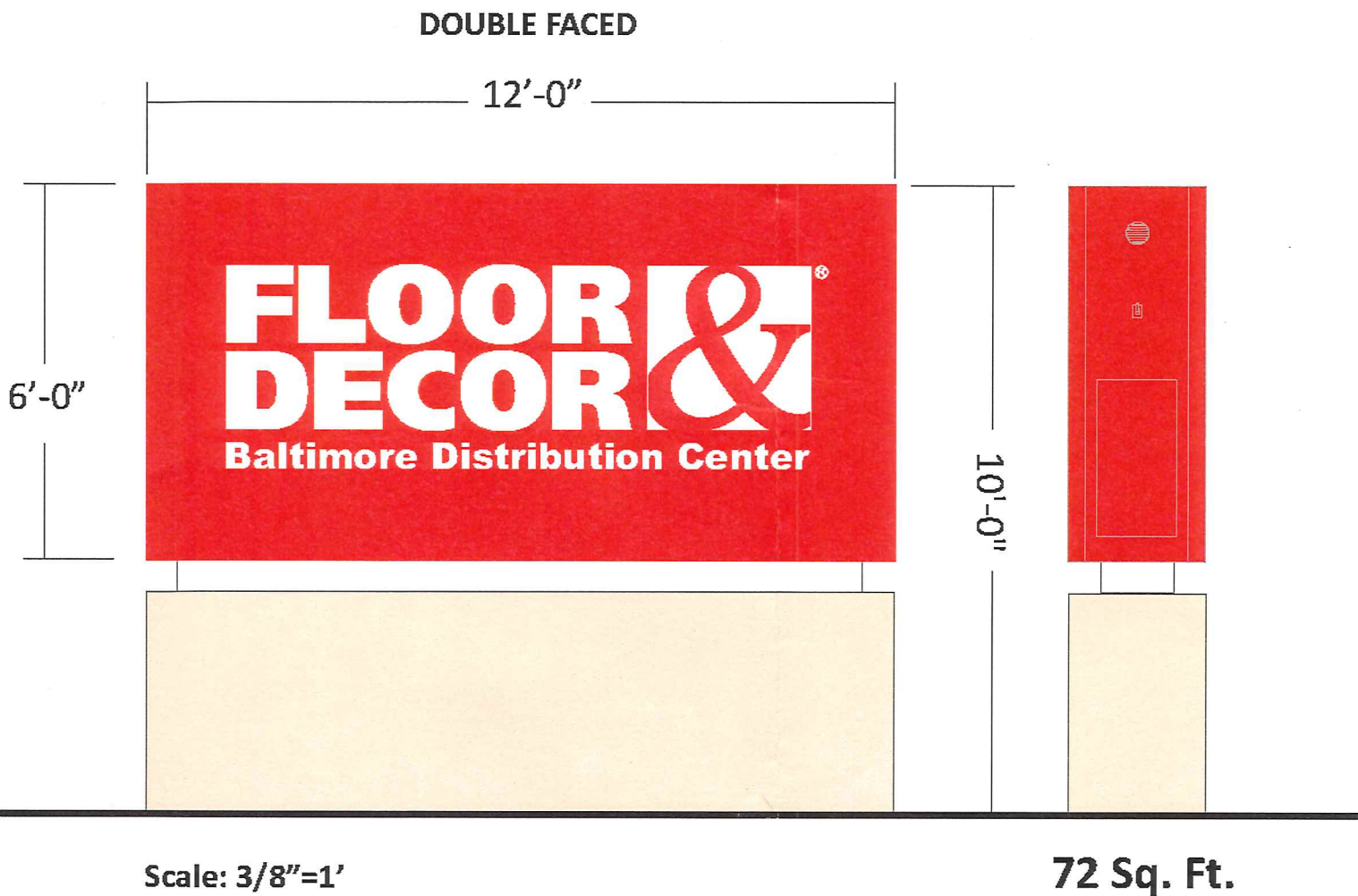
MONUMENTS

Cabinets are internally illuminated by white LEDs.
Faces are translucent flex face material with first surface white vinyl, and reverse-cut red vinyl graphics.
Steel size and height determined on site by site basis.
Cabinet painted to red to match faces.
Reveal painted white.

NOTE: ELECTRICAL IS SITE SPECIFIC

COLOR:
3M 3630-33
RED - Bkg.

WHITE -
Copy



Project ID

GA1-24997

Date: 12/20/2018

Scale: as noted

Sales: E. Mackle

Designer: M. Holman

Rev. #:

Date:

Revision Note:

☒ Conceptual

Information Required:

☐ Master

☒ Electrical

☒ 120V ☐ 347V

☐ Other _____

Customer Approval

Signature

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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24997

Floor & Decor

1600 Sparrows Point Blvd.

Sparrows Point, MD 21219

Sign Item

Monument



F&D Distribution Center Presentation

6331 Tradepoint Avenue
Edgemere, MD 21219

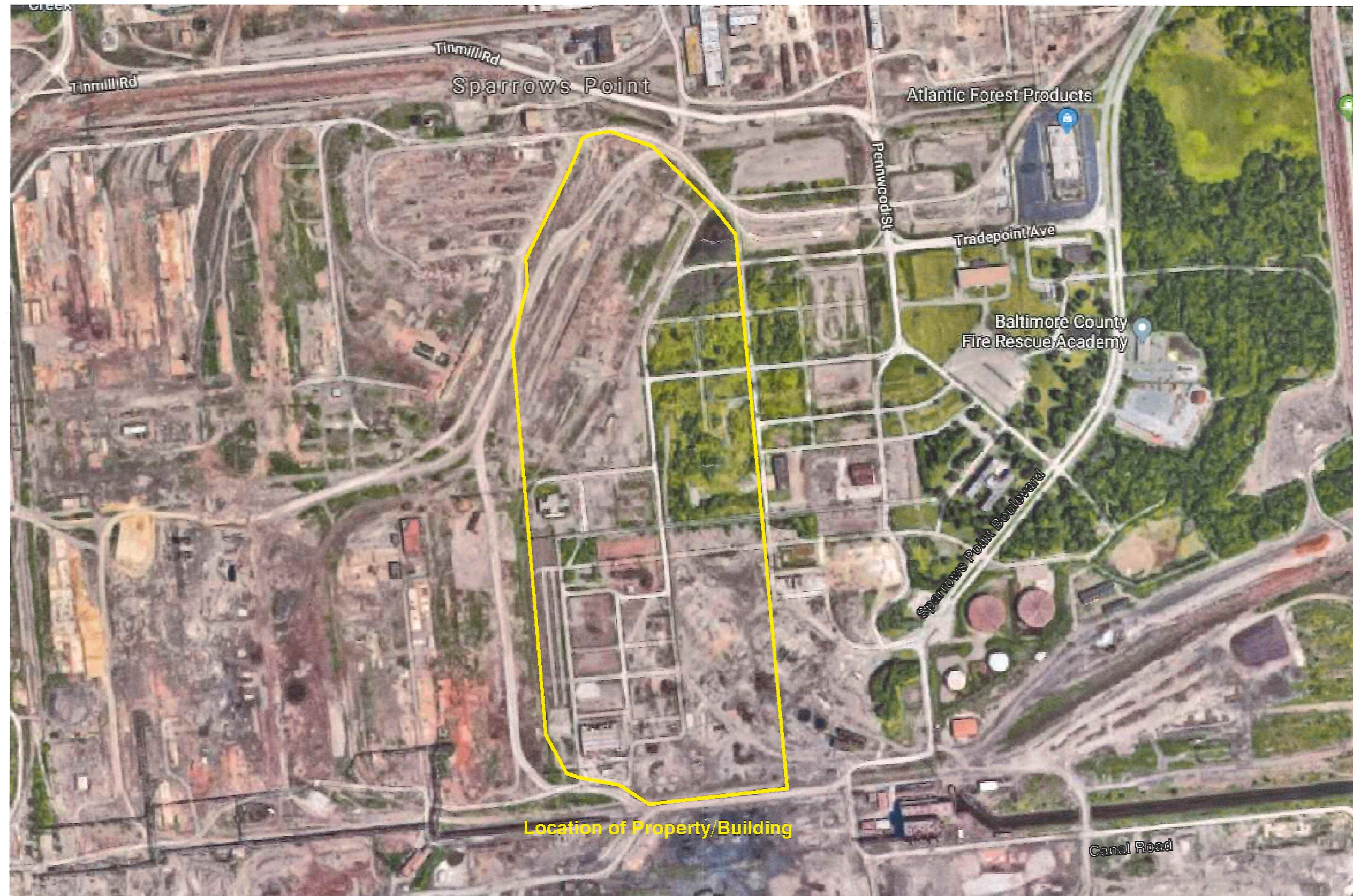
August 7, 2019

PETITIONER'S EXHIBIT

5A-5



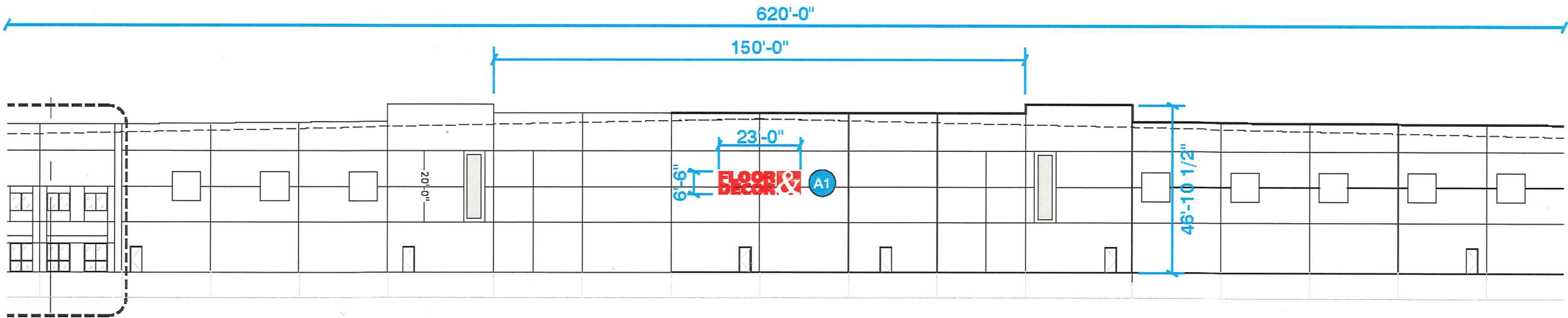
SES Ph: 1 . 855 . 525 . 6261 Fax: 1 . 574 . 237 . 6166 www.sesbranding.com



Location of Property/Building



Scale: NTS

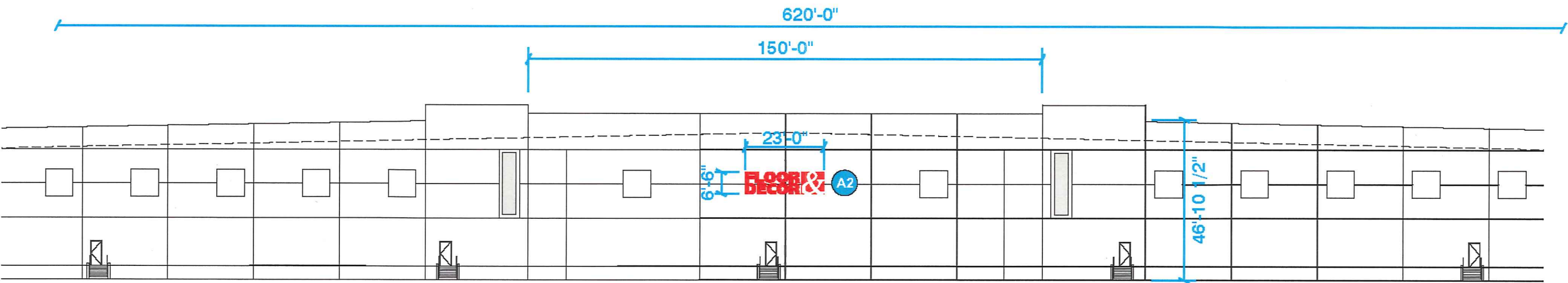


Scale: 3/32" = 1'-0"

Total Wall SF: 29062.5 sq.ft.
Sign SF: 149.5 sq.ft.
Percentage sign takes up on Wall: 0.514%

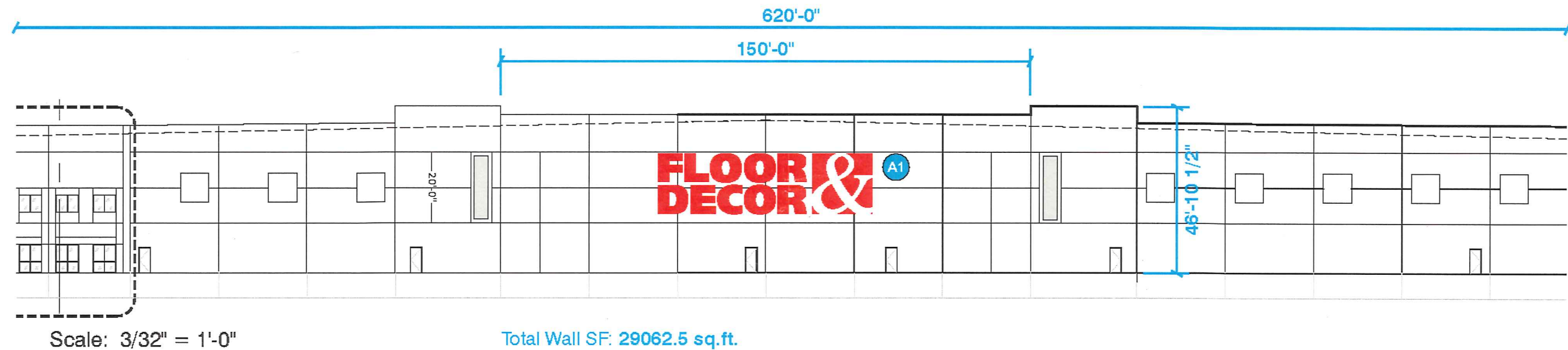
(Partial) North Elevation

(Partial) South Elevation



Scale: 3/32" = 1'-0"

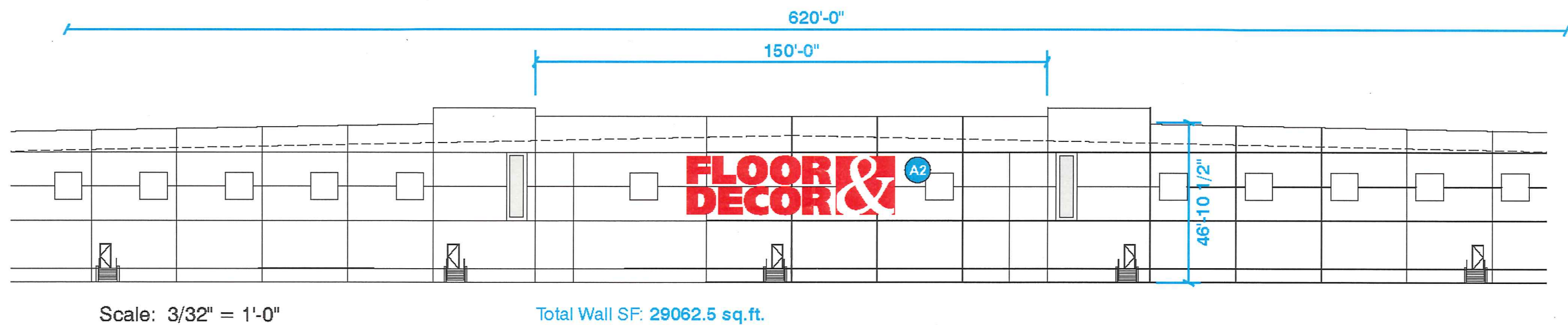
Total Wall SF: 29062.5 sq.ft.
Sign SF: 149.5 sq.ft.
Percentage sign takes up on Wall: 0.514%



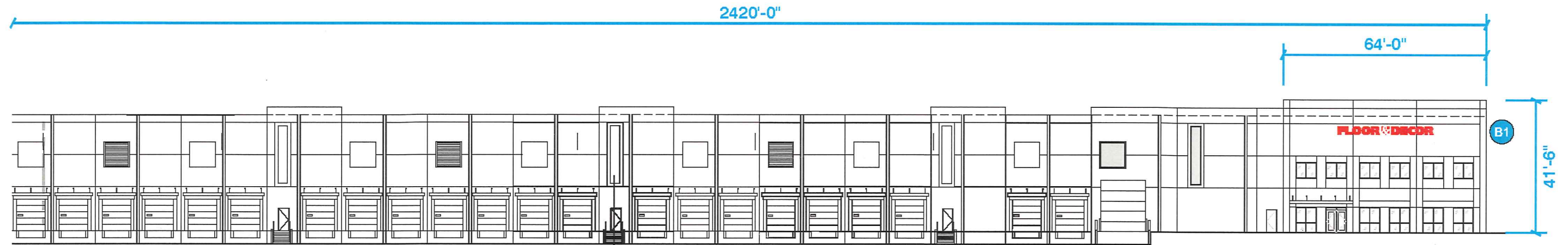
Total Wall SF: 29062.5 sq.ft.
Sign SF: 1030.66 sq.ft.
Percentage sign takes up on Wall: 3.56%

(Partial) North Elevation

(Partial) South Elevation



Total Wall SF: 29062.5 sq.ft.
Sign SF: 1030.66 sq.ft.
Percentage sign takes up on Wall: 3.56%



Scale: 1/32" = 1'-0"

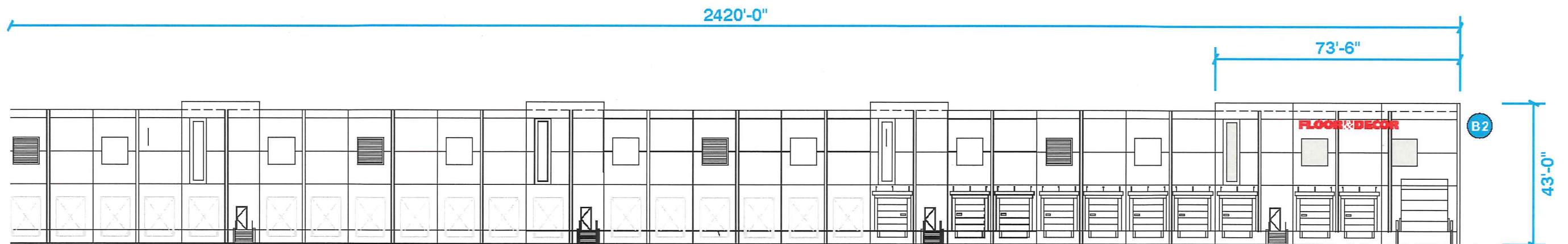
Total Wall SF: 100430 sq.ft.

Sign SF: 150 sq.ft.

Percentage sign takes up on Wall: 0.15%

(Partial) East Elevation

(Partial) West Elevation



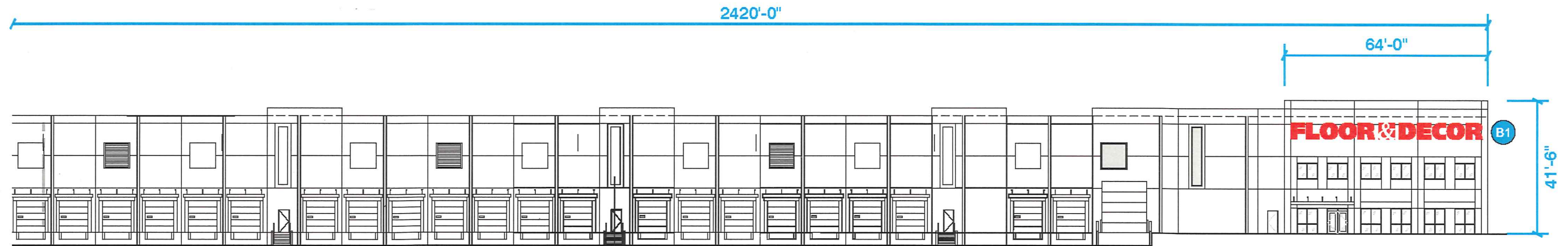
Scale: 1/32" = 1'-0"

Total Wall SF: 104060 sq.ft.

Sign SF: 150 sq.ft.

Percentage sign takes up on Wall: 0.15%

Proposed Elevations

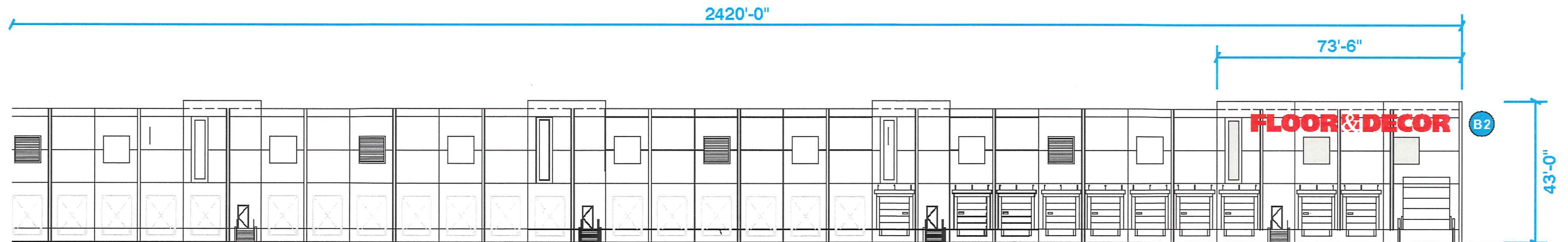


Scale: 1/32" = 1'-0"

Total Wall SF: 100430 sq.ft.
Sign SF: 300.7 sq.ft.
Percentage sign takes up on Wall: 0.33%

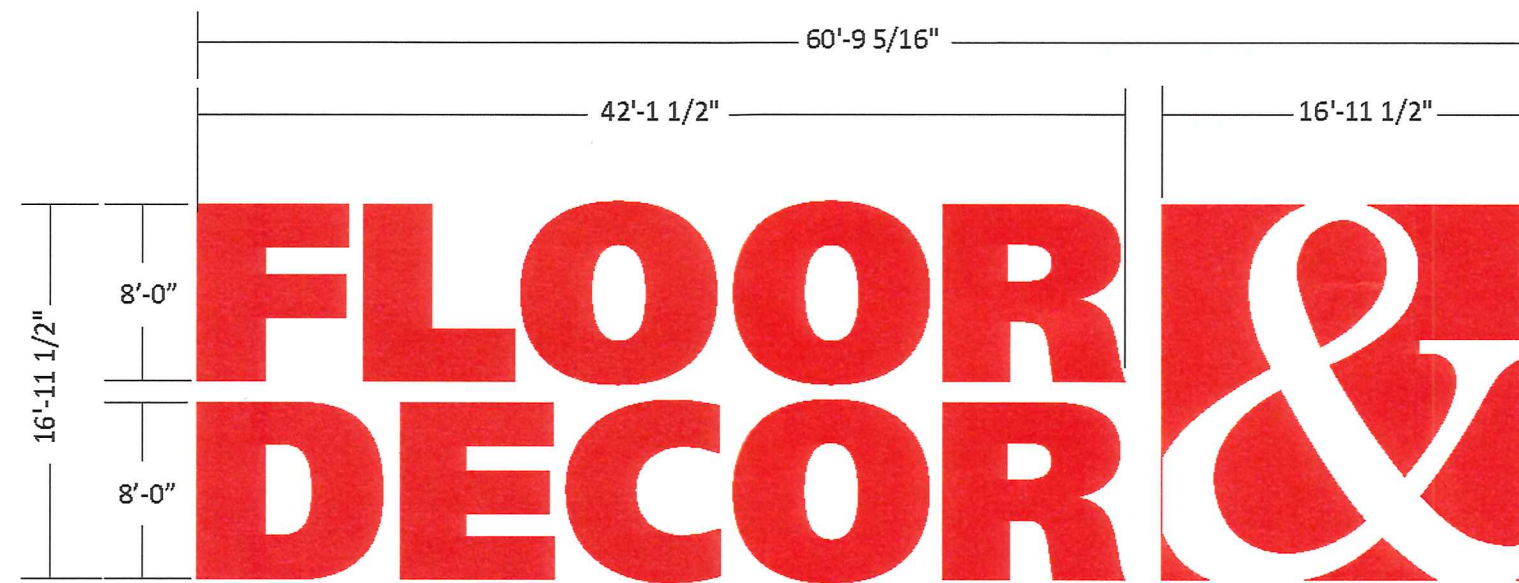
(Partial) East Elevation

(Partial) West Elevation



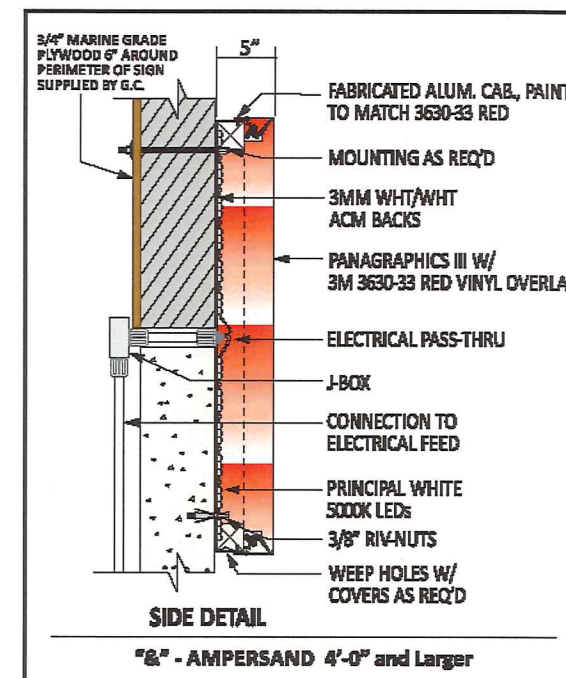
Scale: 1/32" = 1'-0"

Total Wall SF: 104060 sq.ft.
Sign SF: 300.7 sq.ft.
Percentage sign takes up on Wall: 0.33%

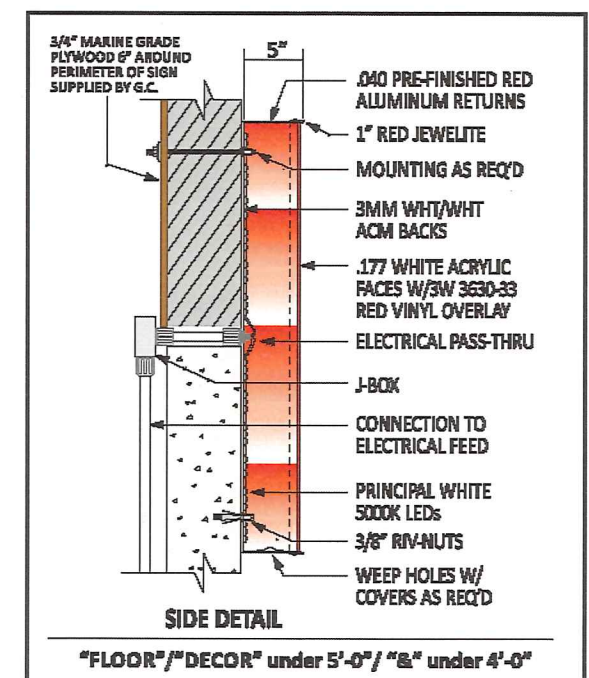
**FLOOR & DECOR CHANNEL LETTER SETS****1,030.66 Sq. Ft.****Stacked layout with Ampersand****Scale: NTS**

INSTALLATION NOTE:
SIGN INSTALLERS SHALL COORDINATE
TIMING WITH G.C. AND SIGN VENDOR.
SEAL ALL WALL PENETRATIONS WITH
SILICONE CALKING.

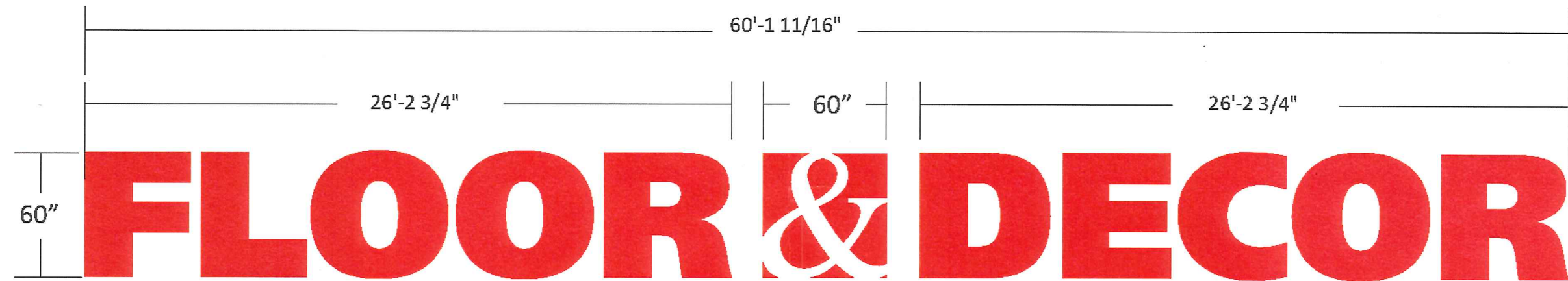
MOUNTING:
A) THRU-BOLT W/3/8" THREADED
ROD WITH BLOCKING
B) 1/4" LAG BOLDS WITH SHIELD
FOR CONCRETE WALLS



NOTE: Letters over 3'-0" to have 1" Jewelite with aluminum "J" clips painted to match trim-cap at mounting points.



NOTE: Letters over 3'-0" to have 1" Jewelite with aluminum "J" clips painted to match trim-cap at mounting points.



Scale: NTS

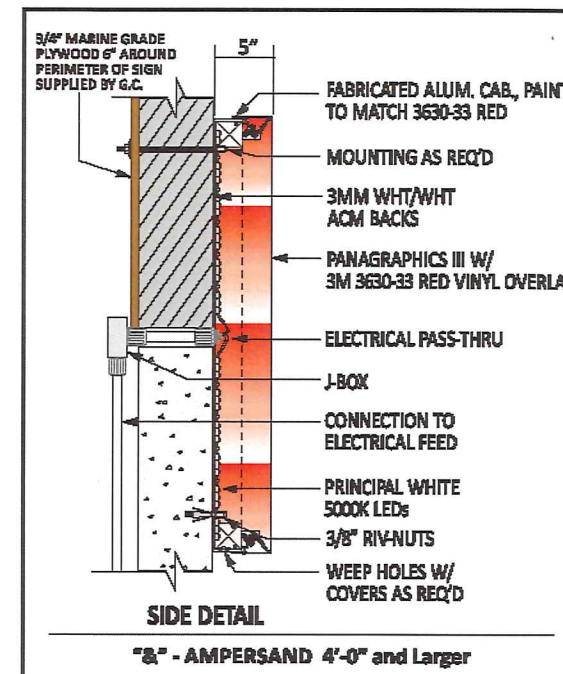
300.70 Sq. Ft.

60" F&D Channel Letters

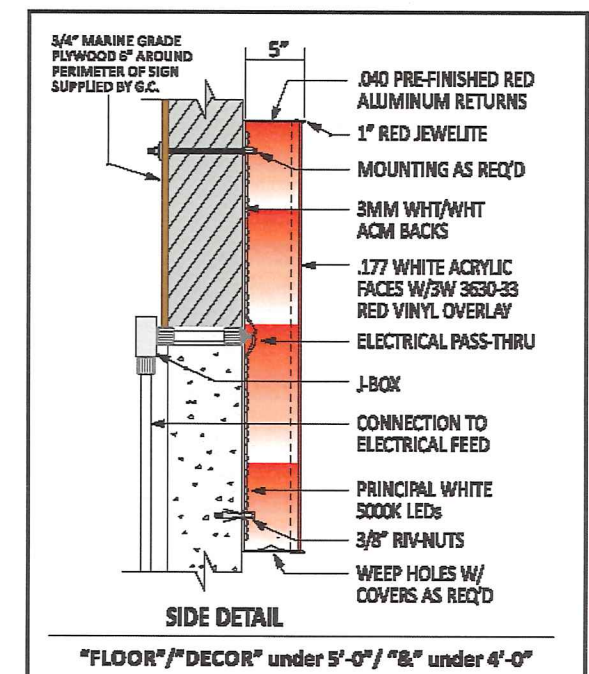


INSTALLATION NOTE:
SIGN INSTALLERS SHALL COORDINATE
TIMING WITH G.C. AND SIGN VENDOR.
SEAL ALL WALL PENETRATIONS WITH
SILICONE CALKING.

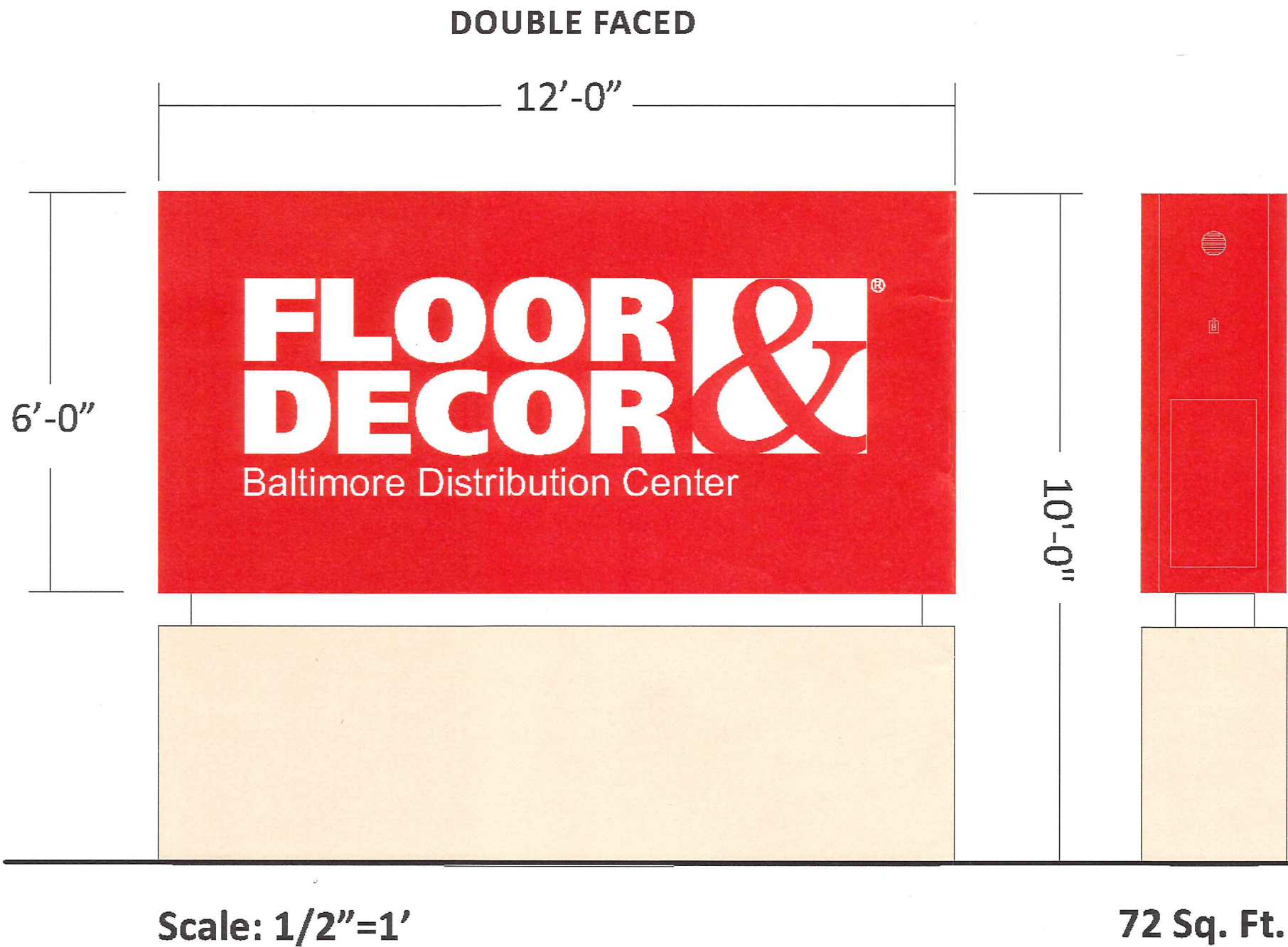
MOUNTING:
A) THRU-BOLT W/3/8" THREADED
ROD WITH BLOCKING
B) 1/4" LAG BOLDS WITH SHIELD
FOR CONCRETE WALLS

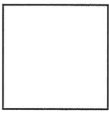


NOTE: Letters over 3'-0" to have 1" Jewelite with aluminum "J" clips painted to match trim-cap at mounting points.



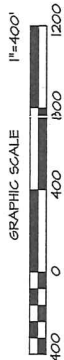
NOTE: Letters over 3'-0" to have 1" Jewelite with aluminum "J" clips painted to match trim-cap at mounting points.



	COLOR: 3M 3630-33 RED - Bkg.
	WHITE - Copy

MONUMENTS
Cabinets are internally illuminated by white LEDs. Faces are translucent flex face material with first surface white vinyl, and reverse-cut red vinyl graphics. Steel size and height determined on site by site basis. Cabinet painted to red to match faces. Reveal painted white.

NOTE: ELECTRICAL IS SITE SPECIFIC



TRUE NORTH
MAGNETIC NORTH
N

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S64°12'22"E	125.47
L-2	S34°12'22"E	424.52
L-3	S69°43'56"E	250.0
L-4	S29°42'07"E	256.65
L-5	S29°42'07"E	18.67
L-6	S71°25'45"E	312.52
L-7	S71°25'45"E	681.71
L-8	S04°01'25"E	650.23
L-9	S04°01'25"E	441.50
L-10	S04°01'25"E	494.04
L-11	S04°01'25"E	455.03
L-12	S04°01'25"E	44.40
L-13	S44°06'24"E	183.52
L-14	S71°46'33"E	125.09
L-15	S62°25'36"E	125.09
L-16	S21°04'04"E	60.00
L-17	S62°25'36"E	125.09
L-18	S62°25'36"E	125.09
L-19	S62°25'36"E	125.09
L-20	S62°25'36"E	125.09
L-21	S62°25'36"E	125.09
L-22	S62°25'36"E	125.09
L-23	S62°25'36"E	125.09
L-24	S62°25'36"E	125.09
L-25	S62°25'36"E	125.09
L-26	S62°25'36"E	125.09
L-27	S62°25'36"E	125.09
L-28	S62°25'36"E	125.09
L-29	S62°25'36"E	125.09
L-30	S62°25'36"E	125.09
L-31	S62°25'36"E	125.09
L-32	S62°25'36"E	125.09
L-33	S62°25'36"E	125.09
L-34	S62°25'36"E	125.09
L-35	S62°25'36"E	125.09
L-36	S62°25'36"E	125.09
L-37	S62°25'36"E	125.09
L-38	S62°25'36"E	125.09
L-39	S62°25'36"E	125.09
L-40	S62°25'36"E	125.09
L-41	S62°25'36"E	125.09
L-42	S62°25'36"E	125.09
L-43	S62°25'36"E	125.09
L-44	S62°25'36"E	125.09
L-45	S62°25'36"E	125.09
L-46	S62°25'36"E	125.09
L-47	S62°25'36"E	125.09
L-48	S62°25'36"E	125.09
L-49	S62°25'36"E	125.09
L-50	S62°25'36"E	125.09
L-51	S62°25'36"E	125.09
L-52	S62°25'36"E	125.09
L-53	S62°25'36"E	125.09
L-54	S62°25'36"E	125.09
L-55	S62°25'36"E	125.09
L-56	S62°25'36"E	125.09
L-57	S62°25'36"E	125.09
L-58	S62°25'36"E	125.09
L-59	S62°25'36"E	125.09
L-60	S62°25'36"E	125.09
L-61	S62°25'36"E	125.09
L-62	S62°25'36"E	125.09
L-63	S62°25'36"E	125.09
L-64	S62°25'36"E	125.09
L-65	S62°25'36"E	125.09
L-66	S62°25'36"E	125.09
L-67	S62°25'36"E	125.09
L-68	S62°25'36"E	125.09
L-69	S62°25'36"E	125.09
L-70	S62°25'36"E	125.09
L-71	S62°25'36"E	125.09
L-72	S62°25'36"E	125.09
L-73	S62°25'36"E	125.09
L-74	S62°25'36"E	125.09
L-75	S62°25'36"E	125.09
L-76	S62°25'36"E	125.09
L-77	S62°25'36"E	125.09
L-78	S62°25'36"E	125.09
L-79	S62°25'36"E	125.09
L-80	S62°25'36"E	125.09
L-81	S62°25'36"E	125.09
L-82	S62°25'36"E	125.09
L-83	S62°25'36"E	125.09
L-84	S62°25'36"E	125.09
L-85	S62°25'36"E	125.09
L-86	S62°25'36"E	125.09
L-87	S62°25'36"E	125.09
L-88	S62°25'36"E	125.09
L-89	S62°25'36"E	125.09
L-90	S62°25'36"E	125.09
L-91	S62°25'36"E	125.09
L-92	S62°25'36"E	125.09
L-93	S62°25'36"E	125.09
L-94	S62°25'36"E	125.09
L-95	S62°25'36"E	125.09
L-96	S62°25'36"E	125.09
L-97	S62°25'36"E	125.09
L-98	S62°25'36"E	125.09
L-99	S62°25'36"E	125.09
L-100	S62°25'36"E	125.09

LINE TABLE		
LINE	BEARING	DISTANCE
L-341	N42°55'41"E	245.24
L-342	N29°43'52"E	312.71
L-343	N6°46'02"E	61.59
L-344	N49°04'45"E	82.83
L-345	S11°38'02"E	13.10
L-346	N69°04'16"E	320.26
L-347	N29°43'52"E	220.14
L-348	N2°00'11"E	281.37
L-349	N81°05'01"E	42.00
L-350	N1°39'59"E	48.07
L-351	N84°02'02"E	124.02
L-352	N8°46'45"E	366.44
L-353	N8°46'45"E	50.79
L-354	N8°46'45"E	124.02
L-355	N8°46'45"E	294.49
L-356	N8°46'45"E	304.49
L-357	N8°46'45"E	60.97
L-358	N8°46'45"E	31.62
L-359	N8°46'45"E	50.61
L-360	N8°46'45"E	31.62
L-361	N8°46'45"E	31.62
L-362	N8°46'45"E	31.62
L-363	N8°46'45"E	31.62
L-364	N8°46'45"E	31.62
L-365	N8°46'45"E	31.62
L-366	N8°46'45"E	31.62
L-367	N8°46'45"E	31.62
L-368	N8°46'45"E	31.62
L-369	N8°46'45"E	31.62
L-370	N8°46'45"E	31.62
L-371	N8°46'45"E	31.62
L-372	N8°46'45"E	31.62
L-373	N8°46'45"E	31.62
L-374	N8°46'45"E	31.62
L-375	N8°46'45"E	31.62
L-376	N8°46'45"E	31.62
L-377	N8°46'45"E	31.62
L-378	N8°46'45"E	31.62
L-379	N8°46'45"E	31.62
L-380	N8°46'45"E	31.62
L-381	N8°46'45"E	31.62
L-382	N8°46'45"E	31.62
L-383	N8°46'45"E	31.62
L-384	N8°46'45"E	31.62
L-385	N8°46'45"E	31.62
L-386	N8°46'45"E	31.62
L-387	N8°46'45"E	31.62
L-388	N8°46'45"E	31.62
L-389	N8°46'45"E	31.62
L-390	N8°46'45"E	31.62
L-391	N8°46'45"E	31.62
L-392	N8°46'45"E	31.62
L-393	N8°46'45"E	31.62
L-394	N8°46'45"E	31.62
L-395	N8°46'45"E	31.62
L-396	N8°46'45"E	31.62
L-397	N8°46'45"E	31.62
L-398	N8°46'45"E	31.62
L-399	N8°46'45"E	31.62
L-400	N8°46'45"E	31.62

LINE TABLE		
LINE	BEARING	DISTANCE
L-391	N42°55'41"E	124.49
L-392	S49°43'52"E	171.22
L-393	S32°46'02"E	171.22
L-394	S49°04'45"E	171.22
L-395	S11°38'02"E	171.22
L-396	N69°04'16"E	171.22
L-397	N29°43'52"E	171.22
L-398	N2°00'11"E	171.22
L-399	N81°05'01"E	171.22
L-400	N1°39'59"E	171.22
L-401	N84°02'02"E	171.22
L-402	N8°46'45"E	171.22
L-403	N8°46'45"E	171.22
L-404	N8°46'45"E	171.22
L-405	N8°46'45"E	171.22
L-406	N8°46'45"E	171.22
L-407	N8°46'45"E	171.22
L-408	N8°46'45"E	171.22
L-409	N8°46'45"E	171.22
L-410	N8°46'45"E	171.22
L-411	N8°46'45"E	171.22
L-412	N8°46'45"E	171.22
L-413	N8°46'45"E	171.22
L-414	N8°46'45"E	171.22
L-415	N8°46'45"E	171.22
L-416	N8°46'45"E	171.22
L-417	N8°46'45"E	171.22
L-418	N8°46'45"E	171.22
L-419	N8°46'45"E	171.22
L-420	N8°46'45"E	171.22
L-421	N8°46'45"E	171.22
L-422	N8°46'45"E	171.22
L-423	N8°46'45"E	171.22
L-424	N8°46'45"E	171.22
L-425	N8°46'45"E	171.22
L-426	N8°46'45"E	171.22
L-427	N8°46'45"E	171.22
L-428	N8°46'45"E	171.22
L-429	N8°46'45"E	171.22
L-430	N8°46'45"E	171.22
L-431	N8°46'45"E	171.22
L-432	N8°46'45"E	171.22
L-433	N8°46'45"E	171.22
L-434	N8°46'45"E	171.22
L-435	N8°46'45"E	171.22
L-436	N8°46'45"E	171.22
L-437	N8°46'45"E	171.22
L-438	N8°46'45"E	171.22
L-439	N8°46'45"E	171.22
L-440	N8°46'45"E	171.22
L-441	N8°46'45"E	171.22
L-442	N8°46'45"E	171.22
L-443	N8°46'45"E	171.22
L-444	N8°46'45"E	171.22
L-445	N8°46'45"E	171.22
L-446	N8°46'45"E	171.22
L-447	N8°46'45"E	171.22
L-448	N8°46'45"E	171.22
L-449	N8°46'45"E	171.22
L-450	N8°46'45"E	171.22
L-451	N8°46'45"E	171.22
L-452	N8°46'45"E	171.22
L-453	N8°46'45"E	171.22
L-454	N8°46'45"E	171.22
L-455	N8°46'45"E	171.22
L-456	N8°46'45"E	171.22
L-457	N8°46'45"E	171.22
L-458	N8°46'45"E	171.22
L-459	N8°46'45"E	171.22
L-460	N8°46'45"E	171.22
L-461	N8°46'45"E	171.22
L-462	N8°46'45"E	171.22
L-463	N8°46'45"E	171.22
L-464	N8°46'45"E	171.22
L-465	N8°46'45"E	171.22
L-466	N8°46'45"E	171.22
L-467	N8°46'45"E	171.22
L-468	N8°46'45"E	171.22
L-469	N8°46'45"E	171.22
L-470	N8°46'45"E	171.22
L-471	N8°46'45"E	171.22
L-472	N8°46'45"E	171.22
L-473	N8°46'45"E	171.22
L-474	N8°46'45"E	171.22
L-475	N8°46'45"E	171.22
L-476	N8°46'45"E	171.22
L-477	N8°46'45"E	171.22
L-478	N8°46'45"E	171.22
L-479	N8°46'45"E	171.22
L-480	N8°46'45"E	171.22
L-481	N8°46'45"E	171.22
L-482	N8°46'45"E	171.22
L-483	N8°46'45"E	171.22
L-484	N8°46'45"E	171.22
L-485	N8°46'45"E	171.22
L-486	N8°46'45"E	171.22
L-487	N8°46'45"E	171.22
L-488	N8°46'45"E	171.22
L-489	N8°46'45"E	171.22
L-490	N8°46'45"E	171.22
L-491	N8°46'45"E	171.22
L-492	N8°46'45"E	171.22
L-493	N8°46'45"E	171.22
L-494	N8°46'45"E	171.22
L-495	N8°46'45"E	171.22
L-496	N8°46'45"E	171.22
L-497	N8°46'45"E	171.22
L-498	N8°46'45"E	171.22
L-499	N8°46'45"E	171.22
L-500	N8°46'45"E	171.22

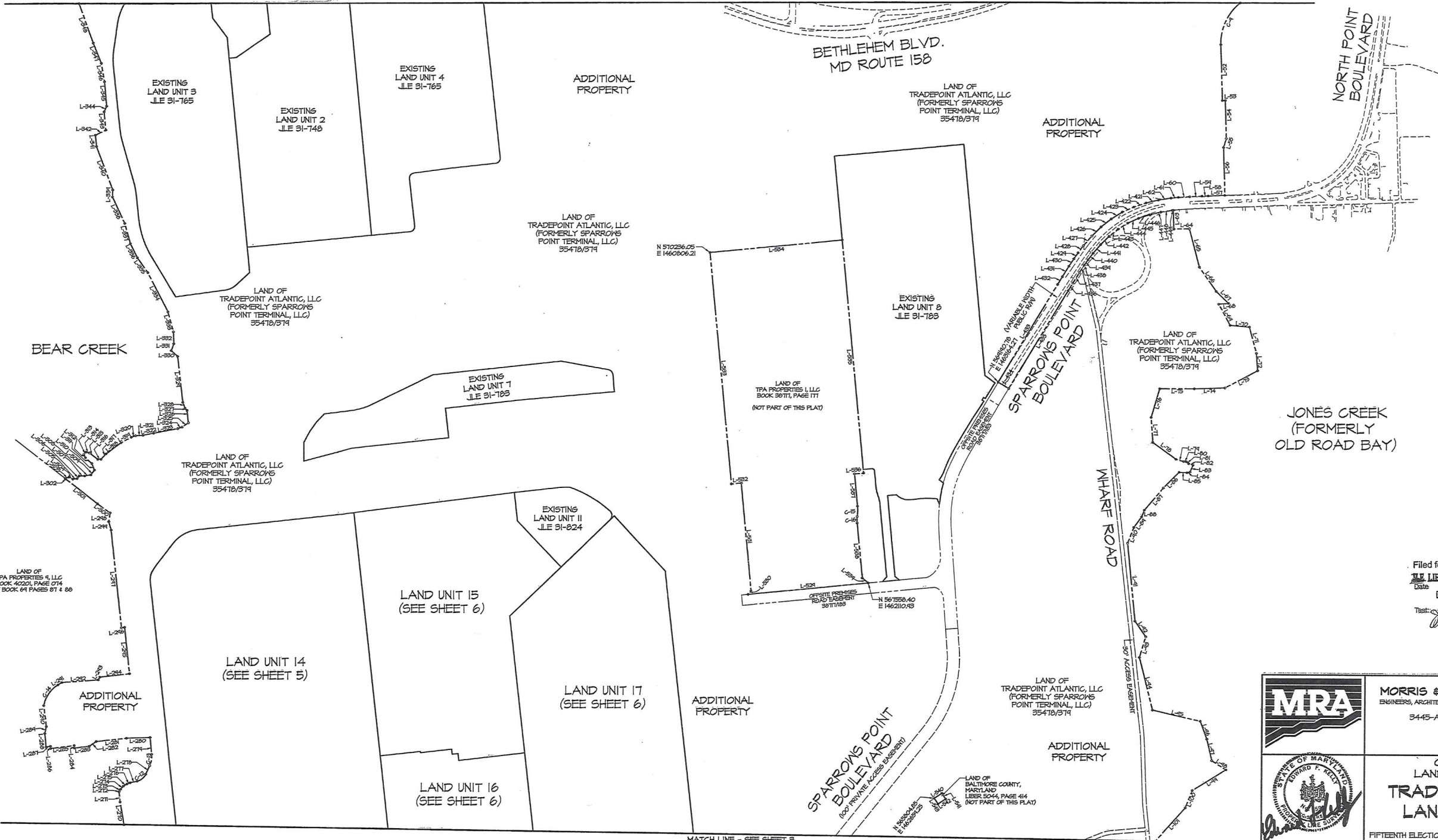
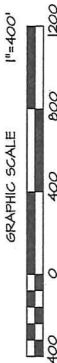
CURVE TABLE		
CURVE	DELTA	RADIUS
C-1	4°25'01"	342.77
C-2	8°12'22"	441.23
C-3	4°18'04"	684.32
C-4	4°18'04"	31.69
C-5	2°30'22"	425.02
C-6	6°10'14"	280.02
C-7	1°58'59"	1225.45
C-8	1°04'03"	189.80
C-9	4°25'21"	49.27
C-10	1°18'52"	624.78

OUT-CONVEYANCE CURVE TABLE		
CURVE	DELTA	RADIUS
C-20	8°11'50"	426.89
C-21	8°11'50"	371.50
C-22	4°10'54"	122.64

OUT-CONVEYANCE LINE TABLE		
LINE	BEARING	DISTANCE
L-501	N86°41'01"E	625.92
L-502	S78°00'12"E	70.91
L-503	S81°56'04"E	262.89
L-504	S81°11'51"E	324.09
L-505	S71°33'07"E	802.00
L-506	S68°40'57"E	360.00
L-507	N81°39'39"E	125.39
L-508	N61°18'05"E	523.71
L-509	S61°44'40"E	15.39
L-510	S21°33'25"E	149.97
L-511	S00°51'07"E	104.41
L-512	S00°51'07"E	184.09
L-513	S89°19'39"E	65.57
L-514	S45°01'52"E	251.59
L-515	S45°01'52"E	345.29
L-516	S41°44'27"E	38.97
L-517	S51°30'12"E	1.81
L-518	S02°41'14"E	8.57
L-519	N81°20'25"E	171.89
L-520	S04°14'07"E	204.62
L-521	S41°31'29"E	170.89
L-522	S81°12'29"E	46.57
L-523	S81°12'29"E	55.17
L-524	S81°12'29"E	47.82
L-525	N8°57'15"E	8.00
L-526	N60°25'06"E	43.81
L-527	N60°17'52"E	29.31
L-528	S89°44'26"E	30.34
L-529	S26°14'49"E	10.89

OWNER'S ACKNOWLEDGEMENT

Me, TradePoint Atlantic, LLC, owner of the property shown and described herein, hereby adopt the within Condominium Plat, consisting of Sheets 1 through 1, of the property of



OUT-CONVEYANCE LINE TABLE		
LINE	BEARINGS	DISTANCE
L-521	S64°31'07"W	4266.33'
L-530	N17°30'17"E	50.18'
L-531	N65°28'53"W	875.03'
L-532	S64°31'07"W	81.00'
L-533	N65°28'53"W	1868.00'
L-534	N4°31'07"E	10266.00'
L-535	S05°28'52"E	1401.75'
L-536	S64°31'07"W	73.00'
L-537	S05°28'53"E	2672.00'
L-538	S05°28'53"E	445.52'
L-539	S60°22'01"E	69.62'
L-540	N56°54'19"E	74.50'
L-541	S23°05'41"E	56.00'
L-542	S26°54'11"W	74.50'
L-543	N23°05'41"W	56.00'

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	52°40'31"	420.38'	386.48'	S24°55'14"E	373.01'	208.11'
C-2	52°57'14"	100.00'	41.84'	N50°30'58"E	88.65'	44.45'
C-3	21°16'13"	185.00'	44.51'	N04°31'07"E	43.44'	48.31'
C-4	48°16'22"	250.00'	210.65'	N04°26'25"E	204.46'	112.02'
C-5	E°06'04"	361.44'	84.04'	S01°26'58"E	83.86'	42.20'
C-6	10°57'11"	285.00'	52.82'	S00°10'17"E	52.25'	26.44'

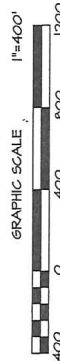
LR - Plat Fee -
Subdivision 5.00
Subdivision Name:
TRADEPOINT ATLANTIC
LAND CONDO
Ref: 31 - 847

Total: 60.00
12/11/2018 11:00 CC03-JA
#11361668 CC0301 -
Baltimore
County/CC03.01.13 -
Register 13

Filed for record
HE LIBER 31 FOLIO 847
Date DEC 11 2018
Test: Julie L. Enos
Clerk

SHEET 2 OF 6

	MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS	
	3445-A Box Hill Corporate Center Drive Abingdon, Maryland 21004 Phone: 410-315-4000 Fax: 410-315-4002	
	CONDOMINIUM FLAT LAND UNITS 12 THROUGH 17 TRADEPOINT ATLANTIC LAND CONDOMINIUM FIFTEENTH ELECTION DISTRICT - SEVENTH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND	
(Current License Expires 5/2/2001)		
SCALE: 1"=400'	DATE: 12/3/16	DRAWN BY: EFK REVIEWED BY: EFK JOB NO.: 16434X06



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L-102	S21°23'36"E	852.67	L-136	N44°50'52"E	124.32	L-170	N67°52'52"E	85.83	L-204	S66°39'02"E	146.47	L-238	N0°02'22"E	11.89	L-272	N0°02'22"E	11.89
L-103	S65°40'09"E	344.01	L-137	S55°51'11"E	144.06	L-171	N06°53'01"E	358.57	L-205	N12°21'24"E	174.84	L-239	N05°16'21"E	73.64	L-273	N05°16'21"E	73.64
L-104	S23°11'44"E	71.01	L-138	S84°43'31"E	171.91	L-172	S83°48'51"E	528.48	L-206	S57°14'11"E	176.69	L-240	N05°16'21"E	73.64	L-274	N05°16'21"E	73.64
L-105	S59°40'11"E	203.84	L-139	S43°50'51"E	141.48	L-173	S63°48'51"E	450.44	L-207	S04°40'01"E	461.52	L-241	N05°16'21"E	73.64	L-275	N05°16'21"E	73.64
L-106	S57°48'51"E	64.10	L-140	N07°24'20"E	61.01	L-174	S63°48'51"E	624.41	L-208	S57°08'42"E	65.14	L-242	N05°16'21"E	73.64	L-276	N05°16'21"E	73.64
L-107	S41°43'43"E	236.57	L-141	S84°43'31"E	478.44	L-175	S53°53'31"E	352.10	L-209	N05°16'21"E	283.22	L-243	N02°01'02"E	81.02	L-277	N05°16'21"E	73.64
L-108	S54°21'20"E	294.49	L-142	S60°48'02"E	206.88	L-176	S46°34'56"E	128.57	L-210	N16°44'24"E	362.89	L-244	S07°42'04"E	141.89	L-278	N05°16'21"E	73.64
L-109	S04°04'49"E	42.41	L-143	N4°18'11"E	80.54	L-177	S05°54'42"E	648.25	L-211	N07°18'54"E	184.09	L-245	N05°16'21"E	73.64	L-279	N05°16'21"E	73.64
L-110	N05°16'21"E	84.31	L-144	S40°54'24"E	333.54	L-178	S04°21'24"E	93.65	L-212	N07°28'01"E	71.17	L-246	N06°36'50"E	48.97	L-280	N05°16'21"E	73.64
L-111	S04°18'01"E	624.71	L-145	S63°51'51"E	331.82	L-179	N06°07'52"E	122.46	L-213	N05°16'21"E	441.19	L-247	N05°16'21"E	73.64	L-281	N05°16'21"E	73.64
L-112	S05°54'49"E	52.82	L-146	S07°04'49"E	433.53	L-180	S04°18'01"E	133.50	L-214	N07°28'01"E	357.89	L-248	S05°18'53"E	171.10	L-282	N05°16'21"E	73.64
L-113	S05°16'21"E	102.29	L-147	S07°08'01"E	501.73	L-181	S07°08'01"E	51.52	L-215	N07°28'01"E	341.45	L-249	S05°18'53"E	171.10	L-283	N05°16'21"E	73.64
L-114	S06°23'00"E	564.71	L-148	S71°23'51"E	446.60	L-182	S01°22'51"E	184.40	L-216	N04°21'20"E	216.35	L-250	N04°21'20"E	216.35	L-284	N05°16'21"E	73.64
L-115	S62°51'21"E	115.59	L-149	S68°52'21"E	324.89	L-183	S45°18'40"E	207.64	L-217	N06°14'30"E	174.47	L-251	S05°00'51"E	212.11	L-285	N05°16'21"E	73.64
L-116	S01°18'53"E	48.87	L-150	S12°34'41"E	30.49	L-184	S05°52'29"E	191.62	L-218	N05°16'21"E	84.67	L-252	N05°16'21"E	24.87	L-286	N05°16'21"E	73.64
L-117	S84°43'31"E	65.67	L-151	S02°51'02"E	254.19	L-185	S10°18'51"E	176.81	L-219	N05°16'21"E	140.85	L-253	N10°12'55"E	55.39	L-287	N05°16'21"E	73.64
L-118	S23°52'09"E	45.42	L-152	S02°51'02"E	110.49	L-186	S03°40'51"E	64.15	L-220	N05°16'21"E	10.89	L-254	N04°28'03"E	106.59	L-288	N05°16'21"E	73.64
L-119	S32°04'11"E	104.40	L-153	S04°08'03"E	221.16	L-187	S04°48'51"E	200.17	L-221	N05°16'21"E	358.47	L-255	N03°18'10"E	422.59	L-289	N05°16'21"E	73.64
L-120	S07°30'25"E	13.40	L-154	S05°44'02"E	261.12	L-188	S06°14'46"E	28.39	L-222	N05°16'21"E	225.24	L-256	N07°16'55"E	41.72	L-290	N05°16'21"E	73.64
L-121	N02°12'02"E	81.34	L-155	S06°01'51"E	304.12	L-189	S07°56'12"E	64.17	L-223	N05°16'21"E	181.89	L-257	N04°08'13"E	43.07	L-291	N05°16'21"E	73.64
L-122	S02°36'36"E	20.59	L-156	S84°07'01"E	82.19	L-190	S01°19'34"E	428.46	L-224	S01°19'34"E	361.67	L-258	S66°48'31"E	26.29	L-292	N05°16'21"E	73.64
L-123	S02°06'11"E	55.54	L-157	N05°58'11"E	444.19	L-191	S05°14'05"E	64.29	L-225	N01°22'21"E	229.65	L-259	S84°48'42"E	46.87	L-293	N05°16'21"E	73.64
L-124	S10°01'46"E	103.41	L-158	N05°58'11"E	254.80	L-192	S03°47'11"E	443.84	L-226	N04°54'14"E	244.89	L-260	N03°20'51"E	76.54	L-294	N05°16'21"E	73.64
L-125	S02°03'31"E	65.19	L-159	N05°58'11"E	381.02	L-193	S04°08'51"E	171.24	L-227	N11°34'49"E	211.92	L-261	N13°58'21"E	54.29	L-295	N05°16'21"E	73.64
L-126	S01°26'01"E	105.12	L-160	N07°20'29"E	50.65	L-194	S04°18'51"E	146.81	L-228	N05°03'01"E	175.27	L-262	N17°58'44"E	66.39	L-296	N05°16'21"E	73.64
L-127	S05°09'11"E	620.59	L-161	N14°31'51"E	38.30	L-195	S04°25'11"E	243.27	L-229	N01°21'11"E	310.04	L-263	N02°48'13"E	34.07	L-297	N05°16'21"E	73.64
L-128	S07°02'42"E	471.59	L-162	N04°07'38"E	22.48	L-196	S02°25'07"E	82.16	L-230	N01°21'11"E	256.47	L-264	N05°16'21"E	233.59	L-298	N05°16'21"E	73.64
L-129	S08°14'44"E	66.77	L-163	N04°04'44"E	458.42	L-197	S04°02'11"E	64.59	L-231	N05°16'21"E	111.97	L-265	N06°48'30"E	122.15	L-299	N05°16'21"E	73.64
L-130	S04°58'29"E	55.41	L-164	N02°35'10"E	475.47	L-198	N18°16'28"E	220.19	L-232	N05°16'21"E	120.47	L-266	N05°16'21"E	55.46	L-300	N05°16'21"E	73.64
L-131	S60°46'44"E	66.77	L-165	N02°35'10"E	73.44	L-199	S68°50'25"E	400.14	L-233	N02°44'59"E	37.51	L-267	N05°16'21"E	41.11	L-301	N05°16'21"E	73.64
L-132	S59°48'44"E	111.25	L-166	N02°35'10"E	124.11	L-200	S11°02'59"E	151.29	L-234	S62°38'24"E	344.21	L-268	N05°16'21"E	122.29	L-302	N05°16'21"E	73.64
L-133	N23°33'10"E	633.59	L-167	N02°35'10"E	484.77	L-201	S62°30'52"E	228.16	L-235	N06°13'20"E	71.89	L-269	N05°16'21"E	175.25	L-303	N05°16'21"E	73.64
L-134	S61°01'01"E	344.17	L-168	N01°54'25"E	48.20	L-202	N04°30'07"E	311.12	L-236	N05°09'55"E	175.25	L-270	N05°16'21"E	73.64	L-304	N05°16'21"E	73.64
L-135	N04°18'51"E	35.49	L-169	N04°18'51"E	442.89	L-203	N10°32'01"E	347.22	L-237	N04°18'51"E	53.24	L-271	N05°16'21"E	73.64	L-305	N05°16'21"E	73.64

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	54°51'11"	50.00	28.62	N04°00'01"E	21.89	54.41
C-11	59°21'46"	275.00	160.67	N04°55'52"E	55.94	62.67

IR - Plat Fee -
Subdivision
Subdivision Name: 5.00
TRADEPOINT ATLANTIC
LAND CONDO
Ref: 31 - 848
Total:
12/11/2018 11:09 58.08
CC83-JA
#11381868 CC83B1 -
Baltimore
County/CC83.01.13 -
Register 13

301611130

SHEET 3 OF 6



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
3445-A Box Hill Corporate Center Drive
Abingdon, Maryland 21009
Phone: 410-515-4000
Fax: 410-515-4002



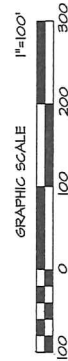
CONDOMINIUM FLAT
LAND UNITS 12 THROUGH 17
**TRADEPOINT ATLANTIC
LAND CONDOMINIUM**
FIFTEENTH ELECTION DISTRICT - SEVENTH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1"=400' DATE: 12/8/18 DRAWN BY: EFK REVIEWED BY: EFK JOB NO: 18434X03

P229569

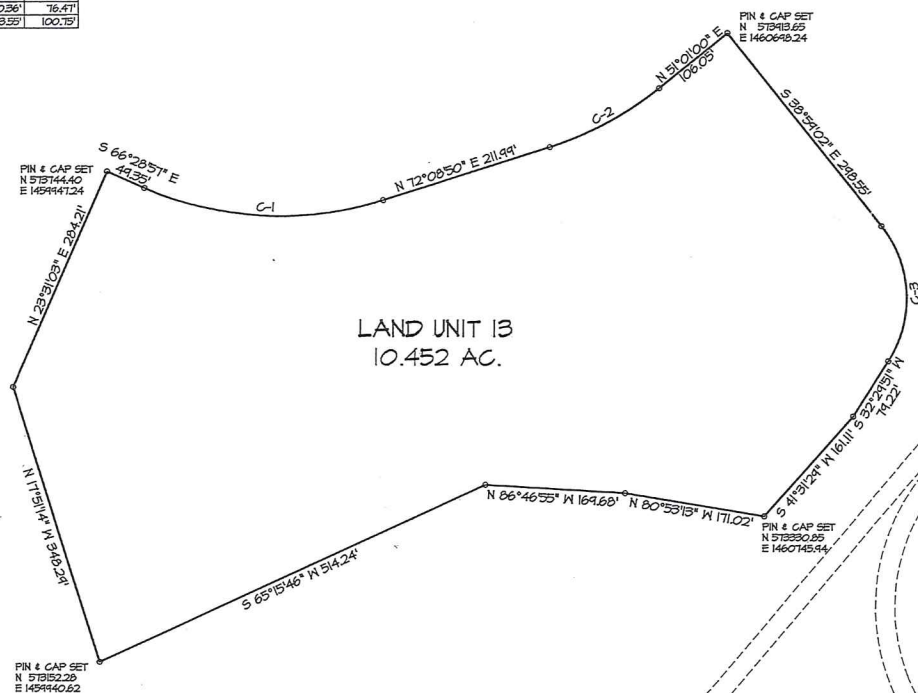
MSA 51265-1942-3

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CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	41°22'19"	410.00'	246.04'	S87°10'09"E	294.65'	154.80'
C-2	21°07'52"	410.00'	151.21'	N61°34'54"E	150.36'	16.47'
C-3	11°26'59"	140.00'	174.66'	S09°14'36"E	163.55'	100.15'

LAND OF
TRADEPOINT ATLANTIC, LLC
(FORMERLY SPARROWS
POINT TERMINAL, LLC)
35-418/574



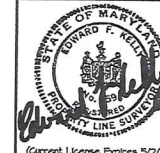
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Subdivision Name: TRADEPOINT ATLANTIC
LAND CONDO
Ref: S1 - 849
Total: 60.88
12/11/2018 11:09 CCB3-JA
#12381868 CCB301 -
Baltimore
County/CCB3.01.13 -
Register 13

Filed for record
JLE LIBER 31 FOLIO 849
Date DEC 11 2018
Test *John L. Ennis*
Clerk

SHEET 4 OF 6



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
3445-A Box Hill Corporate Center Drive
Arlington, Maryland 21004
Phone: 410-515-4000
Fax: 410-515-4002



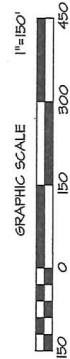
CONDOMINIUM PLAT
LAND UNITS 12 THROUGH 17
TRADEPOINT ATLANTIC
LAND CONDOMINIUM
FIFTEENTH ELECTION DISTRICT - SEVENTH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1"=100' DATE: 12/9/18 DRAWN BY: EFK REVIEWED BY: EFK JOB NO: 18434x03

P229570

MSA S1265-1942-4

6:\B\M\SURVEY\Condo Plats\BELL\CP12r_Sht4_12-17.pro



LAND OF
TRADEPOINT ATLANTIC, LLC
(FORMERLY SPARROWS
POINT TERMINAL, LLC)
35478/374

BEAR CREEK

EXISTING
LAND UNIT 7
JLE 31-783
THROUGH 31-788

ADDITIONAL
PROPERTY

LAND UNIT 15
60.817 AC.
(SEE SHEET 6)

LAND UNIT 16
45.189 AC.
(SEE SHEET 6)

LAND UNIT 14
115.015 AC.

LAND OF
TRADEPOINT ATLANTIC, LLC
(FORMERLY SPARROWS
POINT TERMINAL, LLC)
35478/374

ADDITIONAL
PROPERTY

LAND OF
TRADEPOINT ATLANTIC, LLC
(FORMERLY SPARROWS
POINT TERMINAL, LLC)
35478/374

LS - Plat Fee - 5.00
Subdivision Name: TRADEPOINT ATLANTIC
LAND CONDO
Ref: 31 - 850
Total: 12/11/2018 11:00 80.00
COB-3A
\$11361888 COB01 -
Baltimore
County/COB01.13 -
Register 13

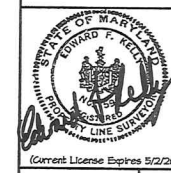
CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	30°10'21"	156.01'	82.15'	N08°58'43"E	81.21'	42.09'
C-2	46°28'40"	300.00'	243.36'	N60°31'44"E	236.74'	128.82'

Filed for record
JLE LIBER 31 FOLIO 850
Date DEC 11 2018
Test *John E. Egan*
Clerk

SEE SHEETS 1, 2 AND 3 FOR
TRACT BOUNDARY LINE AND
CURVE TABLES



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
3445-A Box Hill Corporate Center Drive
Arlington, Maryland 21004
Phone: 410-515-9000
Fax: 410-515-9002



CONDOMINIUM PLAT
LAND UNITS 12 THROUGH 17
**TRADEPOINT ATLANTIC
LAND CONDOMINIUM**
FIFTEENTH ELECTION DISTRICT - SEVENTH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1"=150' DATE: 12/8/18 DRAWN BY: EPK REVIEWED BY: EPK JOB NO.: 184341003

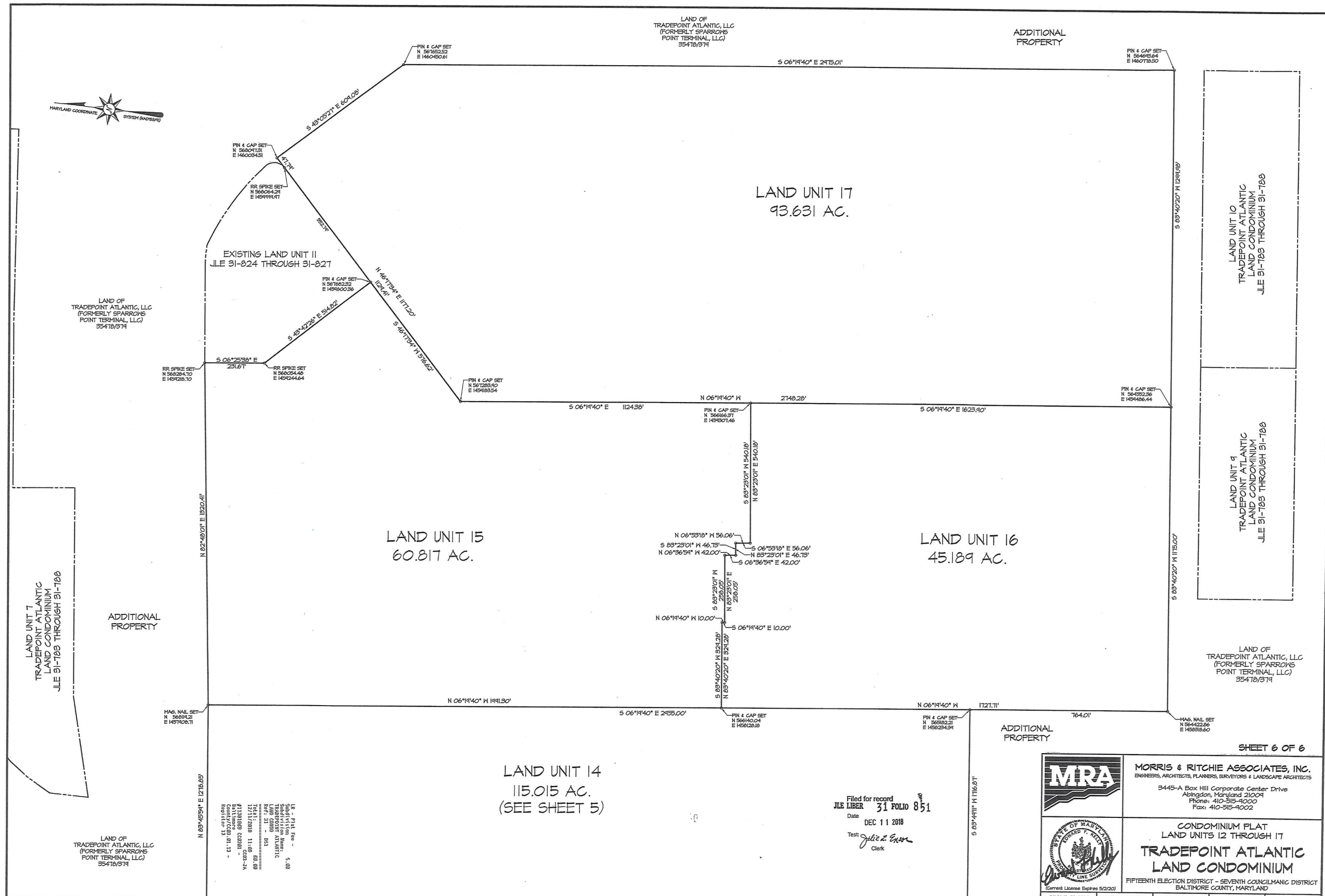




PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5



PHOTO #6



PHOTO #7



PHOTO #8

PETITIONER'S EXHIBIT

3

LEGEND:

- ① APPROXIMATE LOCATION OF PHOTO
- ↑ DIRECTION OF PHOTO TAKEN

PHOTO LOCATION
MAP

300 150 75 0 300
1" = 300'

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ENGINEERING

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