

UP-2019-0345-SI



RE: Job #56042 Profile Sanford

Foundry Row
Shopping Center

\$ 200-

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

B
A 184839

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

SIGN USE PERMIT

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

PROPERTY ADDRESS 10084 Reisterstown Rd, Owings Mills, MD ZIP CODE 21117
BUSINESS NAME Profile Sanford ZONING BM
OWNER'S NAME GGCV Real Estate LLC PHONE NO. 443-725-9000 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS c/o Greenberg Gibbons Comm Corp, 10096 Red Run Blvd, Ste 100, Owings Mills, MD 21117
APPLICANT/OWNER'S AGENT Jeff Greenberg, Agent PHONE NO. 410-559-2500
SIGN COMPANY NAME Triangle Sign & Service, LLC PHONE NO. 410-247-5300
11-13 Azar Ct., P.O. Box 24186, Baltimore, MD 21227
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 25 / 000 / 13617

☐ 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)

2@Size: 3.45' feet x 12.1' feet = 41.7 square feet each Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4. Attachment 1, 1.- An Electronic Changeable Copy Sign may only have a maximum Frequency of one instantaneous message change per 15 second cycle.

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

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

Work Description (including number of signs, special conditions, materials, locations and size):

Install 2 wall-mnt, illum signs, 1 to the front & side elevations, reading:

Sign Dimensions: 3.45'H x 12.1'W = 41.7 sf each

Bldg Dimensions: 44'- 6" (front elev) x 35'- 0" (side elev)



Request in accordance with Variance Case No. 2016-0298-A

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

[Signature]
Signature

June 24, 2019
Date

Jeff Greenberg c/o Triangle Sign & Service
Print/Type Name

☐ Require Planning Signature

N/A

Date

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

REV 03/12

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

Signature

JSS
Initials

6/24/19
Date



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
6/24/2019

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: **2500013617**

Plat Ref: 079:614

Election District: **3**

Owner Name(s): GGCV REAL ESTATE LLC

PDM #: 03-0496

Address: GREENBERG GIBBONS COMM CORP 10096 RED RUN BLVD STE 100
OWINGS MILLS, MD 21117

Zoning District(s): BM

Premise Address: 10000 REISTERSTOWN RD

Elevation Range: 468ft - 532ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Com Bldg.	Interior Alts.	Add / Ext. Alts.	Piers/Pilings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Agency Acknowledgment
Contact Agency	Potential Overlay Issues													Initial & Date
	Growth Tier 1: Served by public sewer and inside URDL													
DEPS-Dev. Coord. Jefferson Building 4th Floor Phone: 410-887-3733	Possible Flood Hazard - Water Body Present	X		X		X	X	X			X			
DEPS-Sed. Control Jefferson Building 4th Floor Phone: 410-887-3226	Note: All Razing Permits must be sent to Sediment Control for review. Possible Flood Hazard - Water Body Present	X		X		X		X						
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. Possible Flood Hazard - Water Body Present	X	X	X		X	X	X		X	X	X		OK To File
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: R-1952-2398; 2015-0105-A; 2017-0099-A; 2016-0187-A; 2016-0298-A; 2018-0297-A; 1960-5139-SPH; R-1973-0226; 1974-0142-A; R-1970-0233; R-1972-0068; 1981-0159-A; 1996-0436-A; R-1971-0115	X		X	X	X	X			X	X	X		
Building Plans Review County Office Building Room 120 Phone: 410-887-3987	Possible Flood Hazard - Water Body Present	X	X	X	X		X	X			X			

IN RE: PETITION FOR VARIANCE
(10100 Reisterstown Road)

3rd Election District

2nd Council District

GGCV Real Estate, LLC.

Legal Owner

Petitioner

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*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0298-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of GGCV Real Estate, LLC, owner of the subject property ("Petitioner"). Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §450.4 as follows: (1) To permit wall-mounted enterprise signs accessory to each of the commercial entities of multi-tenant retail buildings C1, C2, C3, D, E, F1, F2, G, H, I, K and L on the side and rear facades without customer entrances and with a maximum face area for each façade of two times the length of that façade; (2) To permit a wall-mounted joint identification sign with a maximum face area of 3,916 sq. ft. in lieu of the permitted 480 sq. ft. (12% of area of wall upon which sign is erected); and (3) To permit projecting enterprise signs accessory to each of the commercial entities of multi-tenant retail buildings C1, C2, C3, D, E, F1, F2, G, H, I, K, and L with visible structural framework and supporting elements to extend 6 ft. from the wall to which they are attached in lieu of the required 4 ft. extension and to extend 6 ft. into the curb face over a sidewalk or walkway in lieu of the required 1 ft. A site plan was marked as Petitioner's Exhibit 1A & 1B.

Civil engineer Troy Slevin and Gustavo Rango (on behalf of the owner) appeared in support of the petition. Jason T. Vettori, Esq. represented the Petitioner. The Petition was

advertised and posted as required by the B.C.Z.R. No protestants or interested citizens attended the hearing. There were no substantive Zoning Advisory Committee (ZAC) comments received from any of the County agencies.

The subject property is zoned BM and is known as the Foundry Row Shopping Center. The site is approximately 50 acres and will contain a variety of retail and commercial establishments. This case concerns signage for retail and commercial tenants that will occupy space at the center.

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).

Petitioner has met this test. The large site is irregularly shaped and is therefore unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to provide appropriate signage for existing and prospective tenants. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., 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 Baltimore County and/or community opposition.

THEREFORE, IT IS ORDERED, this 18th day of July, 2016, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §450.4 as follows: (1) To permit wall-mounted enterprise signs accessory to each of the commercial entities of multi-tenant retail buildings C1, C2, C3, D, E, F1, F2, G, H, I, K and L on the side and rear facades without customer entrances and with a maximum face area for each façade of two times the length of that façade; (2) To permit

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The relief granted herein shall be subject to the following:

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

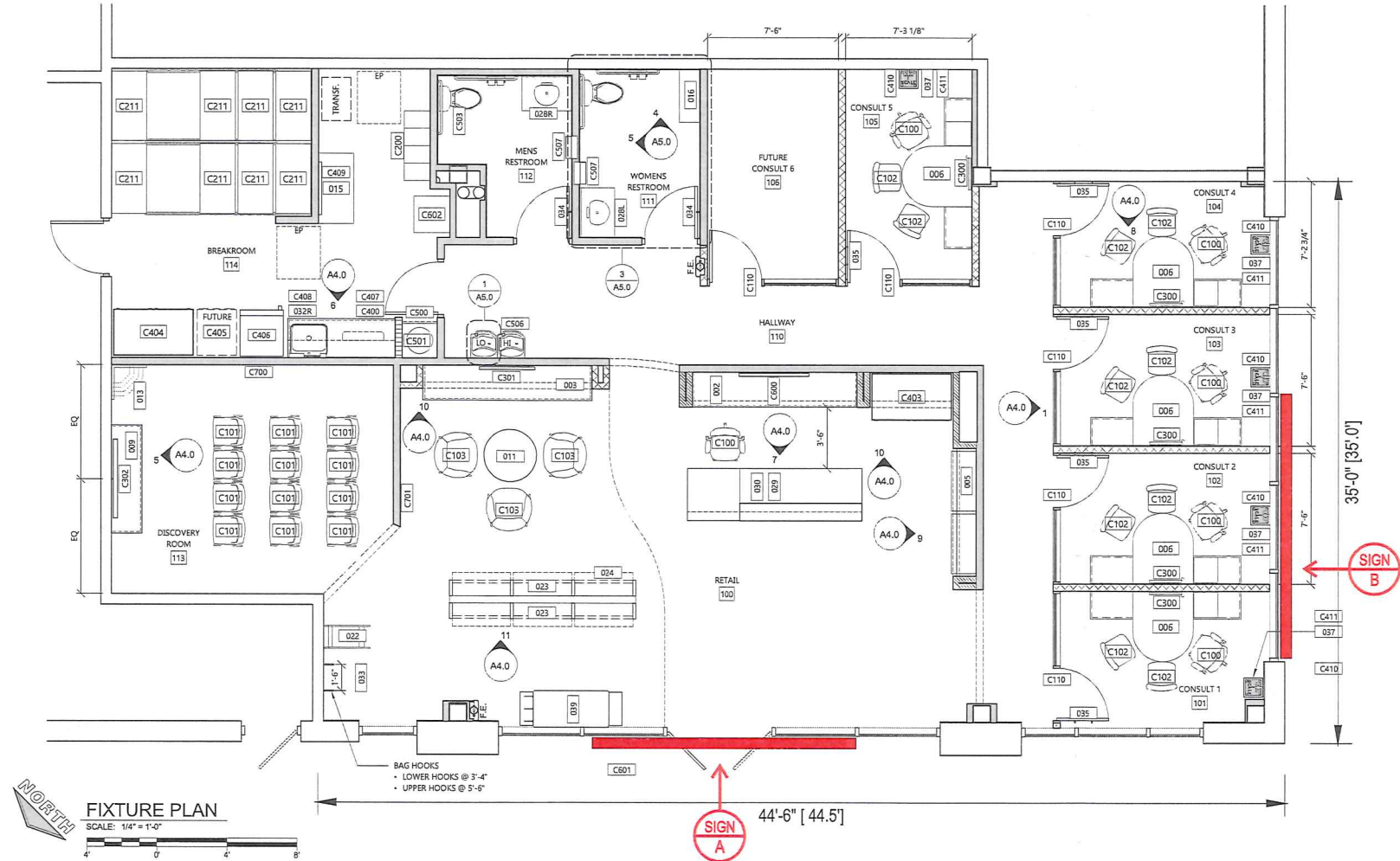
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JEB: sln

Signed _____
JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

PROJECT SCHEDULE

- SIGN A FLUSH MOUNT FACE LIT CHANNEL LETTERS
- SIGN B FLUSH MOUNT FACE LIT CHANNEL LETTERS



FIXTURE PLAN
SCALE: 1/4" = 1'-0"

FF&E DIVISION OF WORK

(PLEASE NOTE NOT ALL FIXTURES MAY BE USED)			
TAG	DESCRIPTION	FURNISHED BY	INSTALLED BY
001	CASH WRAP, LEFT/RIGHT	S.I.	GC
002	BACK WRAP	S.I.	GC
003	RETAIL CABINET 116"	S.I.	GC
004	DISPLAY SHELVING, SINGLE WIDE	S.I.	GC
005	DISPLAY SHELVING, DOUBLE WIDE	S.I.	GC
006	CONSULTANT ROOM CABINETS	S.I.	GC
007	OMITTED		
008	OMITTED		
009	CONFERENCE ROOM CABINET	S.I.	GC
010	42" ROUND TABLE, HIGH	S.I.	GC
011	36" ROUND TABLE, LOW	S.I.	GC
012	BREAKROOM SINK CABINET w/UNDER COUNTER REFRIGERATOR	S.I.	GC
013	TIERED SHELF, FREESTANDING	S.I.	GC
014	OMITTED		
015	PORTABLE TABLE, 34"D x 48"W	S.I.	GC
016	RESTROOM CABINET ORGANIZER	S.I.	GC
018	RETAIL CABINET (102")	S.I.	GC
020	DISPLAY SHELVING, TRIPLE WIDE	S.I.	GC
022	FLOOR DISPLAY STAND	S.I.	GC
023	DISPLAY SHELVING, TRIPLE WIDE	S.I.	GC
024	LAMINATE COUNTER	S.I.	GC
025	DISPLAY SHELVING, DOUBLE WIDE	S.I.	GC
026	LAMINATE COUNTER	S.I.	GC
027	BREAKROOM SINK CABINET (NO UNDER COUNTER REFRIGERATOR)	S.I.	GC
028	RESTROOM COUNTER, LAV & FAUCET	S.I.	GC
029	PERFORM COUNTER DISPLAY	S.I.	GC
030	ADA CASH WRAP	S.I.	GC
031	ADA BREAKROOM SINK CABINET (w/ UNDER COUNTER REFRIGERATOR)	S.I.	GC
032	ADA BREAKROOM SINK CABINET (NO UNDER COUNTER REFRIGERATOR)	S.I.	GC
033	BAG HOOKS, SET OF FOUR	S.I.	GC
034	COAT HOOK	S.I.	GC
035	COAT HOOKS, QTY. 2 (12" BETWEEN)	S.I.	GC
037	13" X 13" TILE	S.I.	GC
038	RETAIL GONDOLA - SHELVES BOTH SIDES	S.I.	GC
039	RETAIL GONDOLA - SHELVES ONE SIDE	S.I.	GC
C100	HAWORTH SOFT TASK CHAIR	OWNER	OWNER
C101	HAWORTH VERY SIDE CHAIR	OWNER	OWNER
C102	HAWORTH LOOK SIDE CHAIR	OWNER	OWNER
C103	HAWORTH POPPY LOUNGE CHAIR	OWNER	OWNER
C110	PIVOT DOORS, LEFT/RIGHT	OWNER	OWNER
C200	LOCKERS	OWNER	GC
C201	SHELVING, 14"D x 30"W	OWNER	GC
C202	WIRE SHELVING, 18"W x 36"D	OWNER	GC
C203	WIRE SHELVING, 18"W x 48"D	OWNER	GC
C204	WIRE SHELVING, 18"W x 60"D	OWNER	GC
C205	WIRE SHELVING, 24"W x 36"D	OWNER	GC
C206	WIRE SHELVING, 24"W x 48"D	OWNER	GC
C207	WIRE SHELVING, 24"W x 60"D	OWNER	GC
C208	WIRE SHELVING, 24"W x 72"D	OWNER	GC
C209	WIRE SHELVING, 24"W x 36"D	OWNER	GC
C210	WIRE SHELVING, 24"W x 42"D	OWNER	GC
C211	WIRE SHELVING, 24"D x 48"W	OWNER	GC
C300	32" FLAT SCREEN TV & WALL MOUNT	OWNER	OWNER
C301	48" FLAT SCREEN TV & WALL MOUNT	OWNER	OWNER
C302	65" FLAT SCREEN TV & WALL MOUNT	OWNER	OWNER
C400	MICROWAVE	OWNER	GC
C401	UNDERCOUNTER REFRIGERATOR	OWNER	GC
C402	3-DOOR FREEZER (BACK ROOM)	OWNER	GC
C403	TWO-DOOR FREEZER (RETAIL)	OWNER	GC
C404	2-DOOR FREEZER (BACK ROOM)	OWNER	GC
C405	1-DOOR FREEZER (BACK ROOM)	OWNER	GC
C406	REFRIGERATOR (BACK ROOM)	OWNER	GC
C407	PAPER TOWEL DISPENSER (BREAKROOM)	OWNER	GC
C408	SOAP DISPENSER (BREAKROOM)	OWNER	GC
C409	CORKBOARD (BREAKROOM)	OWNER	GC
C410	STADIOMETER (CONSULT ROOMS)	OWNER	GC
C411	SCALE	OWNER	OWNER
C412	SOAP DISPENSER (RESTROOM)	GC	GC
C500	MOP SINK	GC	GC
C501	WATER HEATER	GC	GC
C503	WATER CLOSET	GC	GC
C504	URINAL (WHERE REQUIRED)	GC	GC
C505	WALL MOUNTED LAVATORY	GC	GC
C506	DRINKING FOUNTAIN/BOTTLE FILLING STATION	GC	GC
C507	BATHROOM TRASH RECEPTACLE	OWNER	GC
C600	SIGNAGE ON STAND-OFFS	OWNER	OWNER
C601	EXTERIOR SIGNAGE	OWNER	OWNER
C602	US DATA ROOM RACK	OWNER	OWNER
C700	CORE PRINCIPLE WALL COVERING	OWNER	GC
C701	DELTA SIGN	OWNER	GC

GENERAL CONTRACTOR TO ACCEPT DELIVERY, UNLOAD AND PLACE THE FOLLOWING OWNER PROVIDED ITEMS IN A SECURE PLACE UNTIL INSTALLATION. THE OWNER WILL COORDINATE AND SCHEDULE DELIVERY OF THESE ITEMS BASED ON THE GENERAL CONTRACTORS SCHEDULE:

1. ALL SYMPATECO (SI SUPPLIED) ITEMS
2. FRIDGES AND FREEZERS IDENTIFIED ON THE PLAN
3. LIGHTING FIXTURES
4. FLOORING (CARPET, TILE AND ACCESSORIES)
5. PROFILE SUPPLIED IT EQUIPMENT
6. SHELVING SHOWN ON THE PLAN
7. PROFILE PROVIDED MISC. MATERIALS (COMES ON 1 - 2 PALLETS)

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a Better Plan
100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

PROJECT INFORMATION

@ FOUNDRY ROW
profile
SANFORD
10084 REISTERSTOWN RD, SUITE 105 • OWINGS MILLS, MD 21117

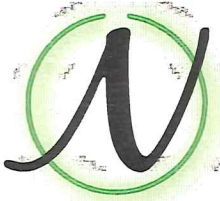
PROFESSIONAL SEAL

PRELIMINARY DATES	
APRIL 11, 2019	
APR. 19, 2019	

JOB NUMBER
1919500

SHEET NUMBER
A1.2

FIXTURE PLAN



DRAWING # : 119463

PROJECT ID: 21829

SALES PERSON: Andye Nelson

DRAWN BY: Sean Cornett

DATE: 05.02.19

INSPECTED BY:

Revised: 05.06.19

profile

SANFORD

@ FOUNDRY ROW

10084 Reisterstown Rd.

Suite 105

OWINGS MILLS, MD 21117



Omaha Neon Sign Co., Inc.

1120 N 18th Street • Omaha 68102

402.341.6077 • 402.341.7654 fax

This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or disclosed without written consent.

Notes:

NOTICE:

ALL GRAPHIC REPRODUCTIONS ARE SUBJECT TO APPROVAL BY AUTHORIZED CLIENT. AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT. OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed _____ Date _____

Sales Rep. _____ Date _____

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



FLUSH MOUNTED CHANNEL LETTER DISPLAY:
SCALE: 3/8" = 1'-0"

Diagram showing the main sign layout with dimensions and components. The sign is 12'-1 1/4" [12.1'] wide and 41 1/2" [3.45'] high. It features the 'profile' logo in white, 'SANFORD' in white, and 'WEIGHT LOSS & HEALTH COACHING' in an orange bar. Dimensions include 6'-5 1/2" for the logo area, 5'-2" for the text area, and 10'-3 1/2" for the orange bar. Letter heights are 21" for 'profile' and 16" for 'SANFORD'. The orange bar is 12" high. A detail view shows a 5" high section of the sign.

profile	
LETTER SPECIFICATIONS:	
RETURNS:	BLACK PRE-FINISHED 5 INCH LETTER COIL
BACKS:	WHITE PRE-FINISHED ALUMINUM (.063 ALUM.)
FACES:	WHITE #7328 (3/16")
TRIM-CAP:	JEWELITE (1" BLACK)
ILLUMINATION:	GEMX71-W 1 WHITE LED's

SANFORD	
LETTER SPECIFICATIONS:	
RETURNS:	3 INCH BLACK LETTER COIL
BACKS:	WHITE PRE-FINISHED ALUMINUM (.063 ALUM.)
FACES:	WHITE #7328 (3/16")
TRIM-CAP:	JEWELITE (1" BLACK)
ILLUMINATION:	GEMX71-W 1 WHITE LED's

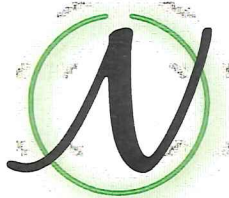
WEIGHT LOSS & HEALTH COACHING	
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BACKS:	WHITE PRE-FINISHED ALUMINUM (.063 ALUM.)
FACES:	WHITE #7328 (3/16")
TRIM-CAP:	JEWELITE (1" BLACK)
ILLUMINATION:	GEMX71-W 1 WHITE LED's
GRAPHICS:	3M Printed Graphics TRANSLUCENT FILM
GRAPHICS ARE TO BE PRINTED AND APPLIED TO THE FIRST SURFACE.	

	Pantone 167c
	Pantone 165c
	Pantone 1795c

Diagram showing the flush mounted channel letter detail - lag bolt. The diagram illustrates the internal components and mounting details. Key components include: .063 ALUMINUM BACKS, TRIM-CAP, 3/16" PLEX FACES, WHITE LED's, WALL, .050 ALUM. RETURNS w/ WEEP HOLES MIN TWO PER LETTER, DISCONNECT SWITCH, 3/8" x 6" LAG BOLTS WITH SHIELDS (2-5 PER LETTER), ELECTRICAL BREAKTHROUGHS, CONNECT TO SUPPLIED ELECTRIC IN JUNCTION BOX (ELECTRIC TO SIGN LOCATION BY OTHERS), and REMOTE TRANSFORMERS.

Photograph showing the installed sign on a brick building. The sign is mounted above the entrance. A red dashed line indicates the proposed location of the sign. A callout points to the 'REMOTE DISCONNECT SW LOCATION TBD'.

PROPOSED



DRAWING #: 119507
PROJECT ID: 21829

SALES PERSON: Andye Nelson

DRAWN BY: Sean Cornett

DATE: 05.06.19 INSPECTED BY:

Revised:

profile
SANFORD
@ FOUNDRY ROW

10084 Reisterstown Rd.
Suite 105
Owings Mills, MD 21117

Omaha Neon
Sign Co., Inc.

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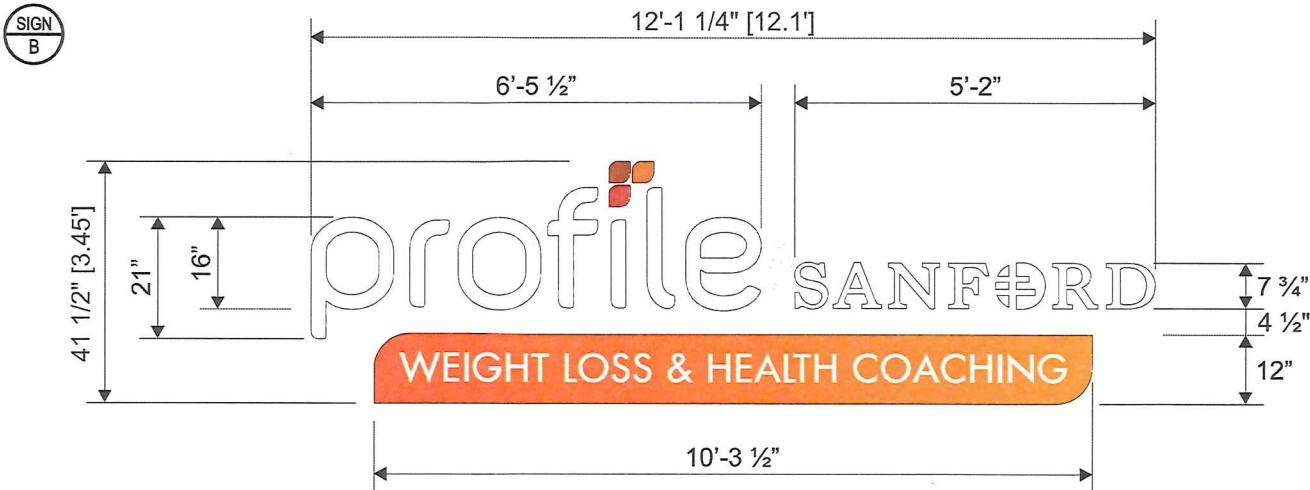
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Signed _____ Date _____
Sales Rep. _____ Date _____

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



FLUSH MOUNTED CHANNEL LETTER DISPLAY:
SCALE: 3/8" = 1'-0"



profile	
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SANFORD	
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ILLUMINATION:	GENX71-W 1 WHITE LED's

WEIGHT LOSS & HEALTH COACHING

LETTER SPECIFICATIONS:	
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FACES:	WHITE #7328 (3/16")
TRIM-CAP:	JEWELITE (1" BLACK)
ILLUMINATION:	GENX71-W 1 WHITE LED's
GRAPHICS:	GRAPHICS ARE TO BE PRINTED AND APPLIED TO THE FIRST SURFACE.

3M Printed Graphics	
TRANSLUCENT FILM	
	Pantone 167c
	Pantone 165c
	Pantone 1795c

NOTE:
FIELD SURVEY REQUIRED PRIOR TO FABRICATION OF SIGN.

**FLUSH MOUNTED CHANNEL LETTER
DETAIL - LAG BOLT**

