

UP-2019-0364-SI



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

B

A 180758

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

700.

SIGN USE PERMIT

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

PROPERTY ADDRESS 700 N. Rolling Road ZIP CODE 21228BUSINESS NAME Shell ZONING BROWNER'S NAME SMO, Inc. PHONE NO. 301-932-3600 HISTORIC DISTRICT ☐ Yes ☒ NoMAILING ADDRESS P.O. Box 2810 La Plata, MD 20646APPLICANT/OWNER'S AGENT Kelley Osbourn PHONE NO. 240-508-2329SIGN COMPANY NAME By Owner PHONE NO. 301-932-3600TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 01 / 19 / 320803☐ 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) existingSize: 6 feet x 9 feet = 54 square feet Height: 25 feet (freestanding signs)Property Line/Street Right-of-Way Setbacks: front 10, sides 1 and 1, and rear 1.

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

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

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

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

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

NO G-15

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

Modifying existing freestanding sign 6' x 9' - 54 sq ft, no structure or electric changes
Refacing existing service center/snack shop non illuminated signs 89.6666 sq ft
Refacing existing canopy signs per approved variance 02-399-SP14
207.7930 sq ft ea S&I WCR

CORNER LOT ☒

OWNER/AGENT CERTIFICATION

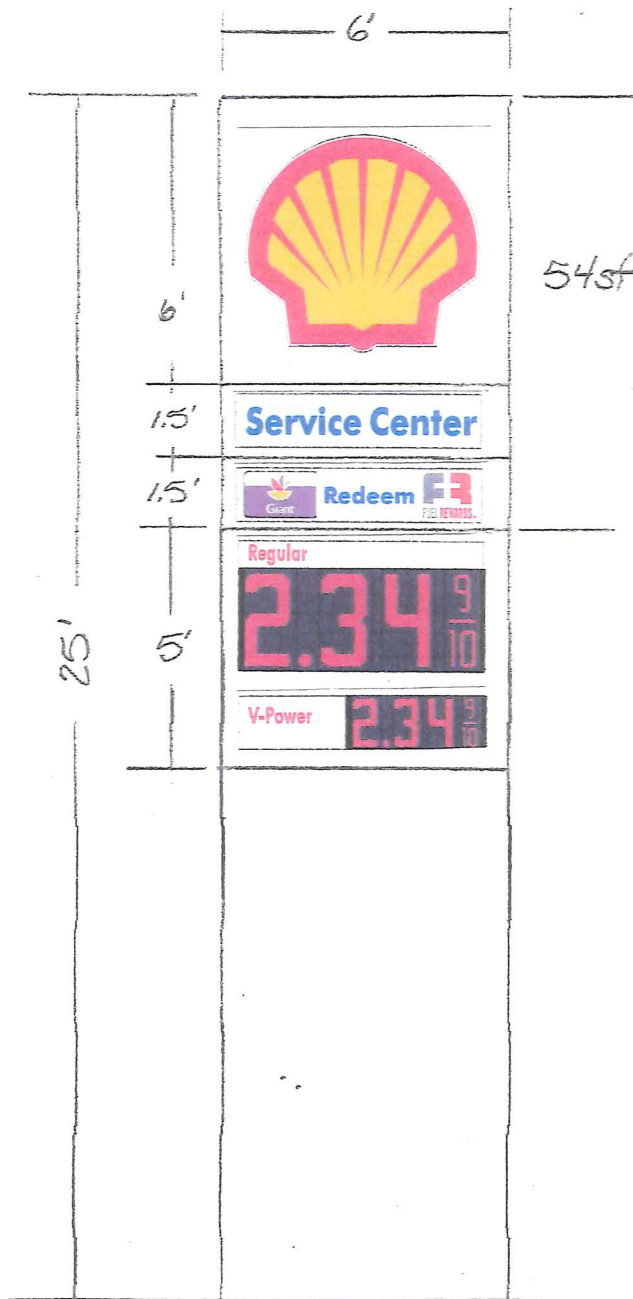
I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Signature Kelley OsbournDate 2/25/19Print/Type Name Kelley Osbourn☐ Require Planning Signature _____ Date _____

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

REV 10/14

Authority under Section 500.4, BCZR **PAI Approval** (SIGN ONLY)Signature [Signature]Initials JCMDate 2/26/19



54sf Total

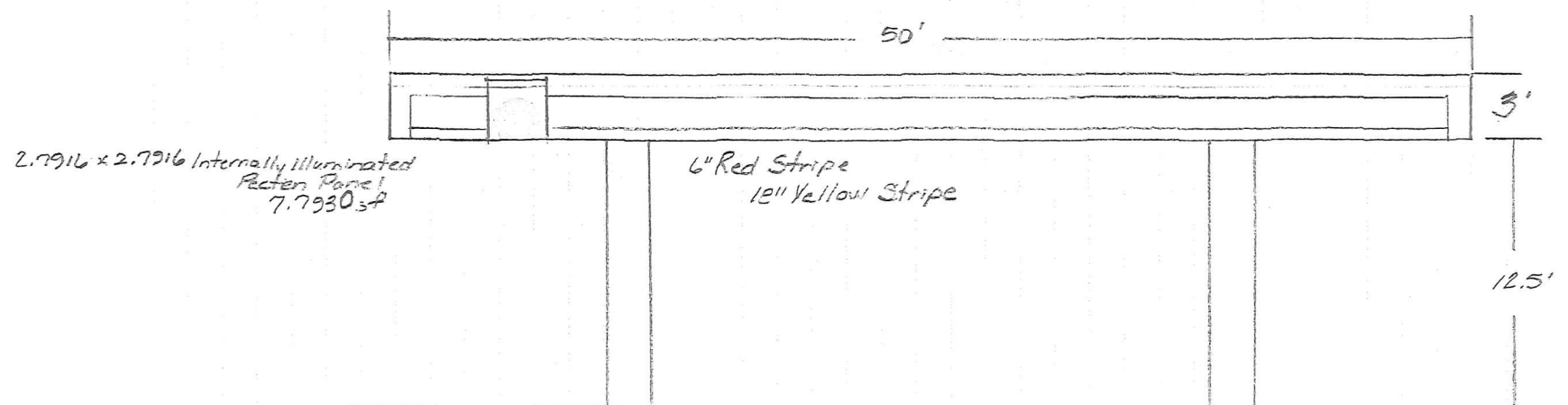


Existing Sign

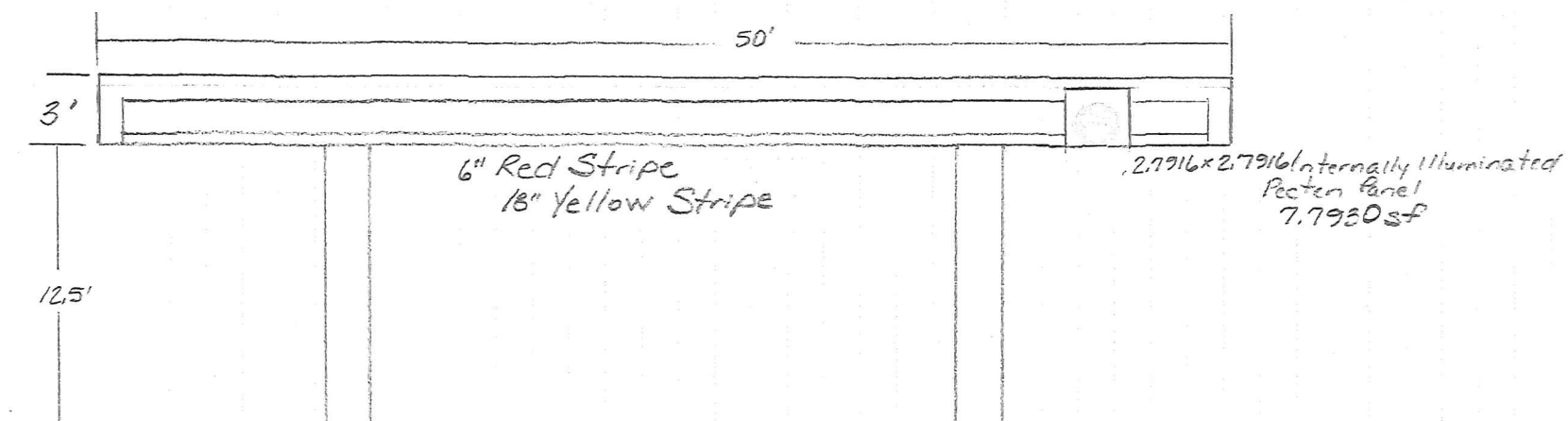
Refacing existing freestanding sign. No structure or electric changes.

Scale - 1/4" = 1'

Freestanding Sign Reface
SMD Shell Site 515
700 N. Rolling Road
Catonsville, MD 21228



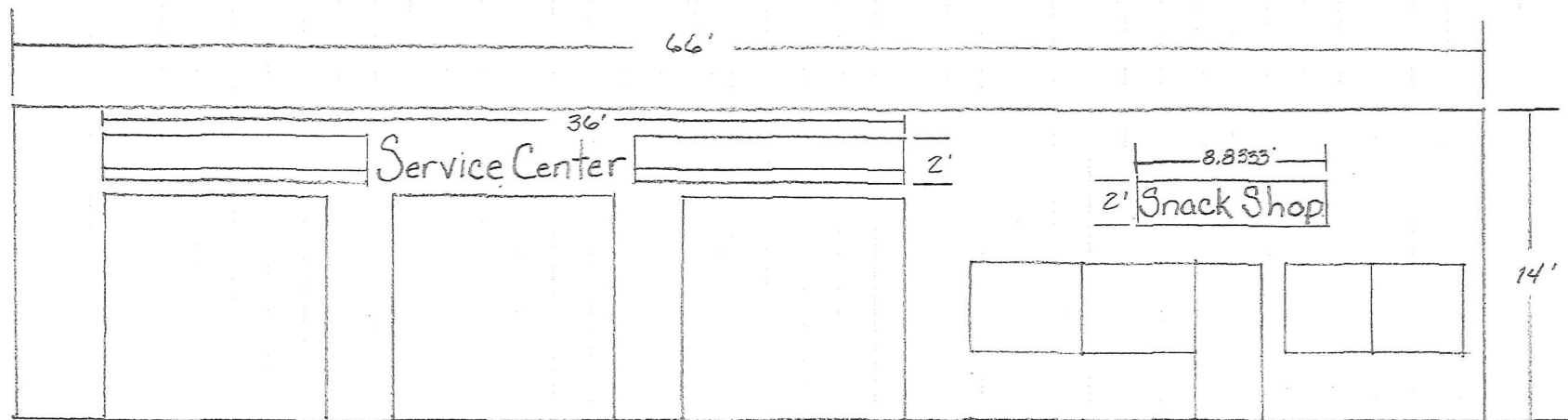
North Elevation



South Elevation

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

Canopy Reface
SMO Shell Site 515
700 N. Rolling Road
Catonsville, MD 21228



Front Elevation

Removing existing "Service Center" and replacing with new "Service Center" with red and yellow stripes both sides.

Service Center - $2' \times 36' = 72\text{sf}$

Snack Shop - $2' \times 8.8333' = 17.6666\text{sf}$

Building Reface
SMD Shell Site 515
700 N. Rolling Road
Catonsville, MD 21228



SMO Shell Site 515
700 N. Rolling Road
Catonsville, MD 21228



SMO Shell Site 515
700 N. Rolling Road
Catonsville, MD 21228

EQUIVA SERVICES LLC

All that property as described in a Lease dated November 9, 1964 and recorded in Liber RRG 4291 folio 585 between Philip E. Klein and Melvyn J. Goldman, a partnership, and Shell Oil Company, which said description is expressly incorporated by reference in this commitment to the same extent as if the same were set forth herein verbatim.

AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

All that certain lot or parcel of ground situate in Catonsville, County of Baltimore, State of Maryland, bounded and described as follows: Beginning at a point located on the North right-of-way line of Geipe Road, said point being situate at the intersection of the West right-of-way line of Rolling Road with the aforementioned North right-of-way line of Geipe Road; THENCE FROM THE PLACE OF BEGINNING along the aforementioned North right-of-way line of Geipe Road, South sixty-two degrees forty minutes and no seconds West (S 62°40'00" W) for a distance of fifteen and fifteen hundredths feet (15.15') to a point; thence further along the same, North eighty-nine degrees seventeen minutes and no seconds West (N 89°17'00" W) for a distance of ninety and six hundredths feet (90.06') to a point; thence, North thirteen degrees thirty-seven minutes and no seconds East (N 13°37'00" E) for a distance of one hundred seventy-five and no hundredths feet (175.00') to a point; thence, South eighty-nine degrees seventeen minutes and no seconds East (S 89°17'00" E) for a distance of one hundred three and sixty-one hundredths feet (103.61') to a point; thence along the aforementioned West right-of-way line of Rolling Road, around a curve having an angle of one degree thirty-six minutes and nine seconds (1°36'09"), a radius of five thousand six hundred forty-five and no hundredths feet (5,645.00'), a tangent of seventy-eight and ninety-four hundredths feet (78.94'), an arc of one hundred fifty-seven and eighty-seven hundredths feet (157.87'), for a chord course of South thirteen degrees fifty-three minutes and thirty-two seconds West (S 13°53'32" W) for a chord distance of one hundred fifty-seven and eighty-seven hundredths feet (157.87') to a point; thence further along the same, South nineteen degrees fourteen minutes and ten seconds West (S 19°14'10" W) for a distance of ten and twenty-eight hundredths feet (10.28') to the place of beginning. Containing 17,488.87 Square Feet (0.401 Acres).

The property shown and described hereon is the same property as described in Stewart Title Guaranty Company title commitment no. 00004130 dated July 19, 2000.

DATA:

ZONED: BR (BUSINESS ROADSIDE) DISTRICT

Minimum lot size	none
Minimum lot width	none
Minimum front yard setback	50 feet
Minimum side yard setback	30 feet
Minimum rear yard setback	30 feet
Maximum building height	35 feet
Maximum building coverage	25%

SOURCE OF DATA:

GENERAL CODE PUBLISHERS
72 HINCHEY ROAD
ROCHESTER, NY 14624
(800) 836-8834

EQUIVA SERVICES LLC

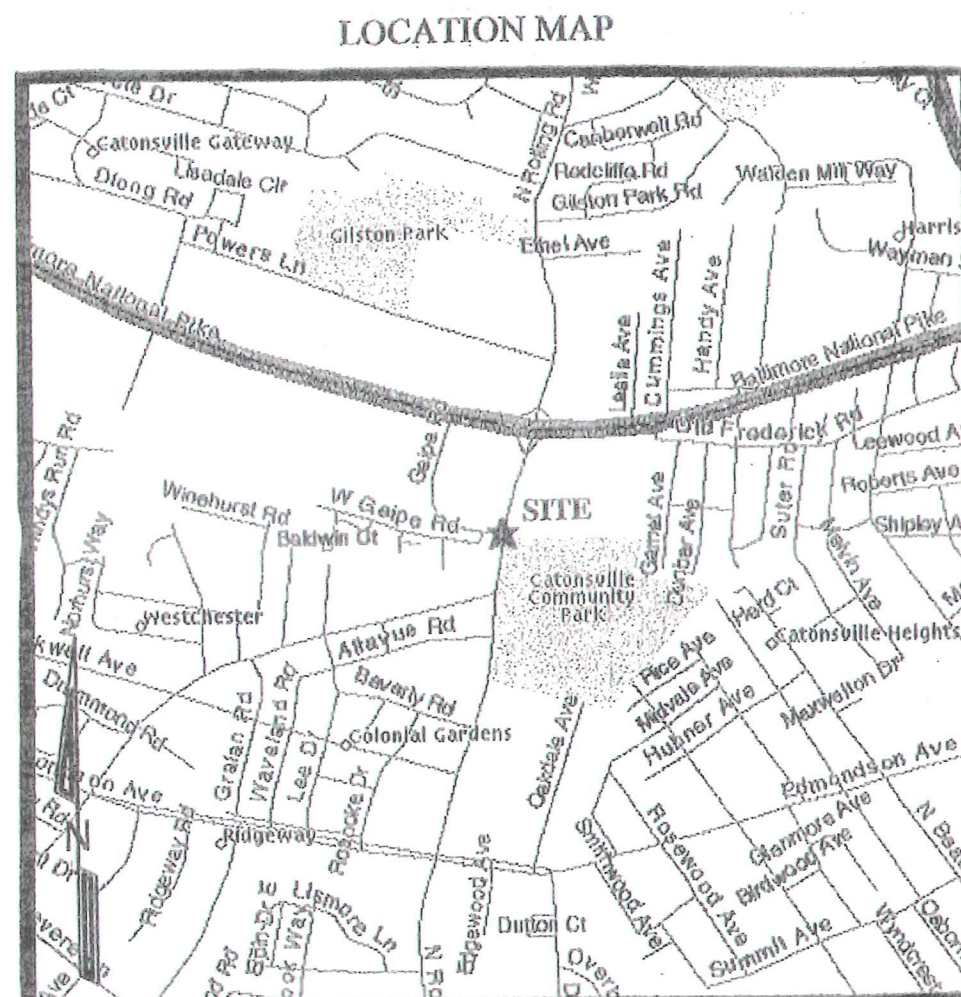
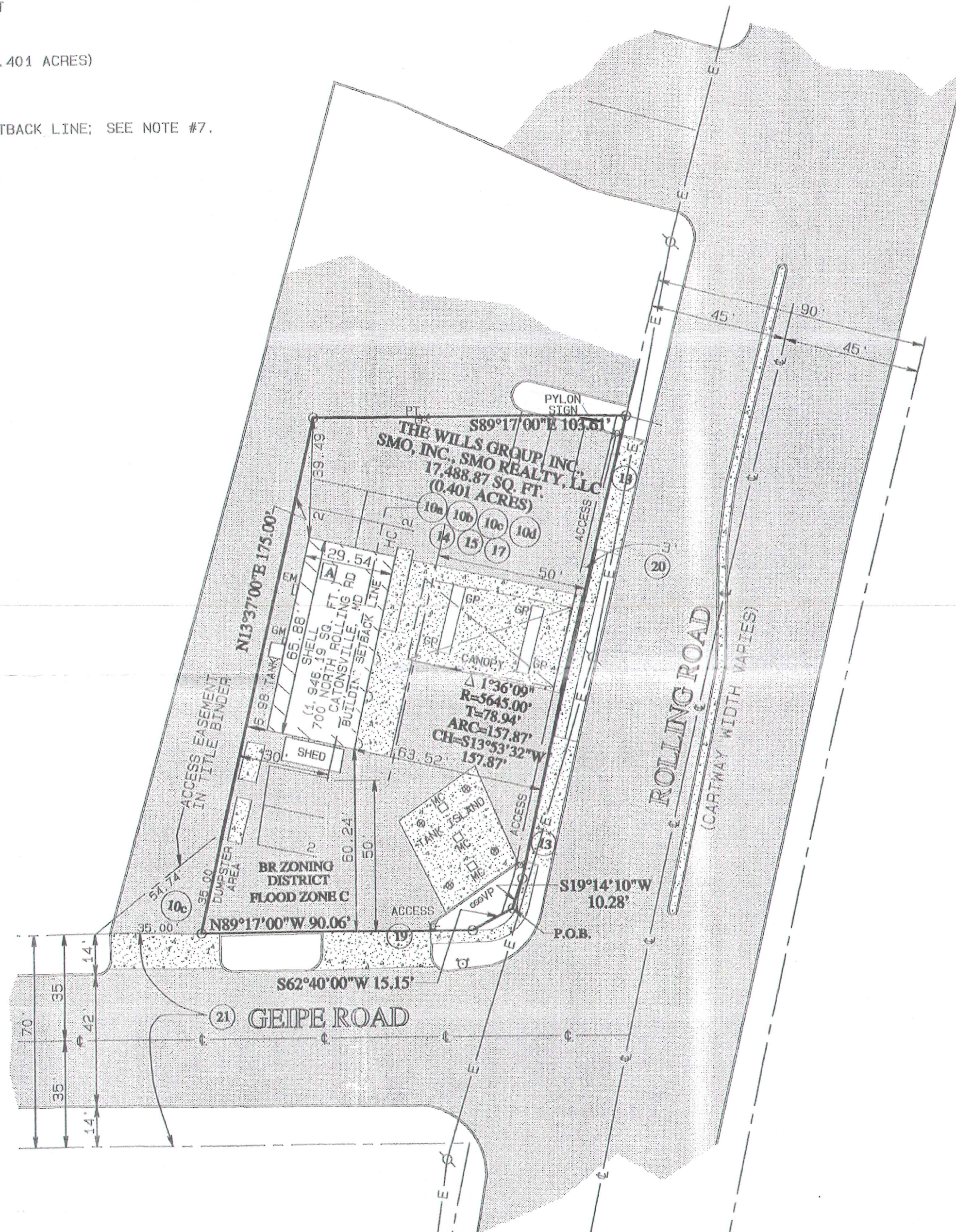
CATONSVILLE, BALTIMORE COUNTY, MARYLAND
EXCEPTIONS

APPLICABLE EXCEPTIONS SHOWN ON STEWART TITLE GUARANTY COMPANY
COMMITMENT NO. 00004130 - SCHEDULE B-SECTION II - DATED JULY 19, 2000

- (10a) Liber RRG 4115 folio 233
Grantee: 40 West Shopping Center, Inc.
Terms and provisions. Blanket in nature.
- (10b) Liber RRG 4133 folio 262
Grantee: Philip E. Klein and Melvyn J. Goldman
Terms and provisions. Blanket in nature.
- (10c) Liber RRG 4291 folio 585
Grantee: Shell Oil Company
Terms and provisions. Plotted and blanket in nature.
- (10d) Liber OTG 4526 folio 23
Grantee: Shell Oil Company
Terms and provisions. Blanket in nature.
- (11) Liber TBS 1668 folio 470
Grantee: State of Maryland To the Use of the State Roads Commission of Maryland
Right of Way. Not plottable; plat described in recorded document not attached thereto.
- (12) Liber GLB 2272 folio 152
Grantee: Consolidated Gas Electric Light and Power Company of Baltimore
Terms and conditions in Agreement. Not on this property.
- (13) Liber GLB 3368 folio 466
Grantee: Baltimore Gas and Electric Company
Terms and conditions in Agreement. Plotted.
- (14) Liber RRG 4115 folio 287
Covenants, conditions, charges (if any) and restrictions. Blanket in nature; exhibits "C" and "D" are not plottable because plat described in recorded document is not attached thereto. However, the easements appear to not be on this property.
- (15) Liber RRG 4115 folio 220
Easement Agreement. Blanket in nature; exhibits "C" and "D" are not plottable because plat described in recorded document is not attached thereto. However, the easements appear to not be on this property.
- (16) Liber WJR 3803 folio 530
Right of Way Agreement. Do not appear to be on this property.
- (17) Liber WJR 3964 folio 430
Terms and conditions in Agreement. Blanket in nature.
- (18) Liber WJR 4060 folio 248
Terms and conditions in Deed and Agreement. Do not appear to be on this property.
- (19) Liber RRG 4164 folio 606
Terms and conditions in Agreement. Plotted.
- (20) Liber RRG 4290 folio 602
Grantee: Baltimore County, Maryland
Terms and conditions. Plotted.
- (21) Liber RRG 4409 folio 468
Grantee: Baltimore County, Maryland
Terms and conditions. Plotted.
- (22) Liber OTG 5014 folio 269
Terms and conditions in Deed and Agreement. Not on this property.

NOTES:

- SURVEY MERIDIAN FROM PREVIOUS PROPERTY SURVEYS.
- BEARINGS DERIVED FROM PREVIOUS SURVEYS.
- NOTICE: FROM INSPECTION ON THE SITE THERE ARE NO CEMETERIES OR BURIAL GROUNDS LOCATED WITHIN THE TRACT AREA.
- THE SITE HAS ACCESS TO GEIPE ROAD AND ROLLING ROAD, WHICH RIGHT-OF-WAY LINE EXTENDS TO THE PROPERTY LINE AT THE POINT OF ACCESS INDICATED HEREON.
- THERE ARE 9 STRIPED PARKING SPACES ON THE SITE; INCLUDES 1 HANDICAPPED SPACE; HOWEVER THERE IS SUFFICIENT PAVED AREA ON SITE TO ALLOW PARKING FOR AN ADDITIONAL 3 VEHICLES (TOTAL 12). COUNTY REQUIRES 5 PARKING SPACES PER 1,000 SQUARE FEET OF FLOOR AREA. THEREFORE, (1,946.19/1000) X 5 = 10 SPACES REQUIRED.
- ALL DIMENSIONS ARE IN ALTA/ACSM REQUIREMENT DIMENSIONS.
- ZONING INFORMATION DERIVED FROM THE COUNTY OF BALTIMORE ZONING ORDINANCE DATED JULY 6, 1998. CURRENT ZONING ALLOWS FOR THE CURRENT USE. BUILDING CONSTRUCTED IN 1964 THEREBY PREDATING THE ADOPTION OF THE ZONING ORDINANCE AND THEREFORE BEING CLASSIFIED AS A LEGAL NON-CONFORMING USE.
- THIS PLAN HAS BEEN PREPARED FOR TITLE PURPOSES ONLY.
- GROSS BUILDING AREA = 1,946.19 SQUARE FEET
- BUILDING HEIGHT = 1 STORY
- TOTAL LOT AREA = 17,488.87 SQUARE FEET (0.401 ACRES)
- BUILDING COVERAGE ON LOT = 11%
- ENCROACHMENT SCHEDULE:
[A] BUILDING ENCROACHES ONTO BUILDING SETBACK LINE; SEE NOTE #7.



LEGEND

- Corner Monument (Iron Pin, except if noted)
- Pole
- Catch Basin
- Light Standard
- Curbing
- Overhead Electric Wire
- Manhole
- Fill Cap
- Traffic Signal
- Waterstop
- Monitoring Well
- Fence
- Paved Area
- Concrete Area
- Building Area
- Electric Meter
- Gas Meter
- Metal Cover
- Gas Pump
- Air Pump
- Air Condition Unit
- Handicapped Parking
- Centerline
- Reference Course & Distance
- Point of Beginning

SPECIAL FLOOD HAZARD AREA CERTIFICATION

THIS FLOOD PLAIN AREA HAS BEEN DERIVED FROM THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD HAZARD BOUNDARY MAP FOR THE COUNTY OF BALTIMORE, STATE OF MARYLAND, COMMUNITY-PANEL NO. 240010 0370B, DATED MARCH 2, 1981.

I HEREBY CERTIFY THAT THE LANDS SHOWN HEREON ARE IN A FLOOD HAZARD AREA C (AREAS OF MINIMAL FLOODING) AS DETERMINED FROM THE HUD-FIA FLOOD HAZARD BOUNDARY MAP FOR THE COUNTY OF BALTIMORE.

I STILL FURTHER CERTIFY THAT I HAVE THE PROFESSIONAL ABILITY AND EXPERIENCE TO ASCERTAIN SUCH DETERMINATION.

MELVYN J. JENKINS
REGISTRATION NO. 7784-E

SURVEY CERTIFICATION

TO: STEWART TITLE GUARANTY COMPANY, THE WILLS GROUP, INC., SMO, INC. SMO REALTY, LLC AND MERCANTILE SAFE DEPOSIT & TRUST COMPANY

This is to certify that this map or plat of survey (this "Survey Map") of the real property ("Property") specifically described in Stewart Title Guaranty Company title commitment No. 00004130 dated July 19, 2000 (the "Title Commitment"), (1) is based on a field survey made on September 25, 2000, by me or directly under my supervision in accordance with the most recently adopted Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys, items 1, 2, 3, 4, 6, 7 (a), 7 (b), 7 (c), 8, 9, 10, 11a and 13 through 18 of "able A" thereof, pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM, and in effect on the date of this certification, undersigned further certifies that the proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys" (2) was prepared in accordance with and includes all items and information required by the document titled "Survey Requirements for Franchise Finance Corporation of America, FFCA Acquisition Corporation and FFCA Capital Holding Corporation" dated May 18, 2000, and (3) to the best of my professional knowledge, information and belief.

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

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

MELVYN J. JENKINS & ASSOCIATES, INC.

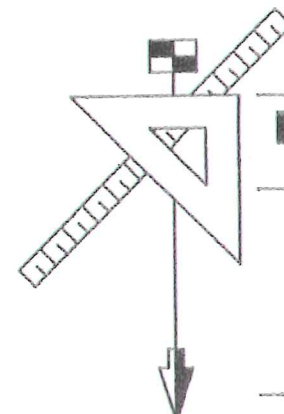
Melvin J. Jenkins
MELVYN J. JENKINS

Registration No.: 7784-E
Within the State of Maryland

The property described and shown hereon is the same property described in Stewart Title Guaranty Company title commitment no. 00004130 dated July 19, 2000.

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:



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

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

714-979-7181
FAX 714-641-2840

1	11/15/00	Revisions per review of client.		TRJ	HJJ
MARK	DATE	REVISION		BY	AP'V'D
Merlyn J. Jenkins & Associates, Inc. ENGINEERS & SURVEYORS 412 West Market Street, Pottsville, PA 17901 Telephone: (570) 622-7708					
THE WILLS GROUP, INC., SMO, INC., SMO REALTY, LLC					
700 North Rolling Road Catonsville, MD					
SCALE: 1" = 30'			CHKD./AP'V'D:		
DATE: 10/5/00			APPROVED:		
DWN.BY: WJE					
CHKD.BY: MJJ			Loc# 137543		