

2019-0382-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

500.-

SIGN USE PERMIT

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

PROPERTY ADDRESS 6600 Security Boulevard ZIP CODE 21207
BUSINESS NAME Shell ZONING BM
OWNER'S NAME SMD, Inc PHONE NO. 301-932-3600 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS PO Box 2810 La Plata, MD 20646
APPLICANT/OWNER'S AGENT Kelley Osbourn PHONE NO. 240-508-2329
SIGN COMPANY NAME By Owner PHONE NO. 301-932-3600
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 21 / 00000290

☐ 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) existing
Size: 8 feet x 12 feet = 96 square feet Height: _____ feet (freestanding signs)
Property Line/Street Right-of-Way Setbacks: front 25, sides 15 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.

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 GIS

Work Description (including number of signs, special conditions, materials, locations and size):
Modifying existing freestanding sign 8'x12', no structure or electric changes.
Refacing existing ~~sign~~ non illuminated 17.6666sf total
Refacing existing canopy fascia per approved variance 02-399-SPHA
207.793sf each CORNER LOT ☒ S&I WCR

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.

Kelley Osbourn 2/25/19 Kelley Osbourn
Signature Date Print/Type Name

☐ 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] KM 2/26/19
Signature Initials Date



Permits, Approvals & Inspections

111W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
2/26/2019

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 2100000290

Plat Ref: 027:021

Election District: 1

Owner Name(s): SMO INCORPORATED

PDM #: 01-0110

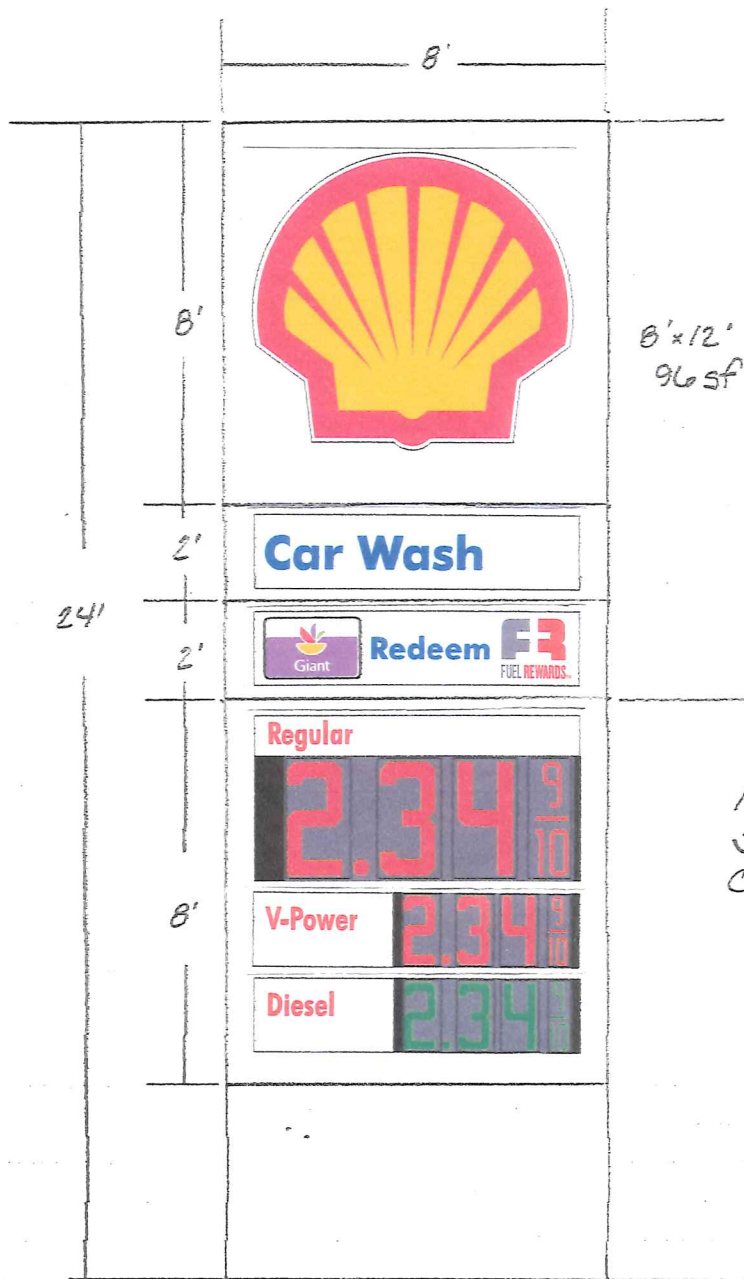
Address: C/O THE WILLS GROUP 6355 CRAIN HWY
LAPLATA, MD 20646

Zoning District(s): BM CCC

Premise Address: 6600 SECURITY BLVD

Elevation Range: 342ft - 346ft

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																			
	Growth Tier 1: Served by public sewer and inside URDL																			
Code Enforcement County Office Building Room 213 Phone: 410-887-8099 Rental Housing: 410-887-6060 Bldg. Inspections: 410-887-3953 Finance: 410-887-4100	Open Code Enforcement Actions: Do NOT Issue Permit <table><thead><tr><th>Case#</th><th>Type</th><th>Action Status</th></tr></thead><tbody><tr><td>CC1816801</td><td>Constituent Complaint</td><td>Inspection Scheduled</td></tr></tbody></table>	Case#	Type	Action Status	CC1816801	Constituent Complaint	Inspection Scheduled													
Case#	Type	Action Status																		
CC1816801	Constituent Complaint	Inspection Scheduled																		
Planning Jefferson Building Room 101 Phone: 410-887-3211	Commercial Revitalization Districts - Woodlawn	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.																			
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.																			
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: 1962-5816-X; 1977-0048-A; 1985-0056-X; 2008-0483-SPH; 1994-0503-SPHXA; R-1956-3690; R-1953-2450	X		X	X	X	X			X	X	X								

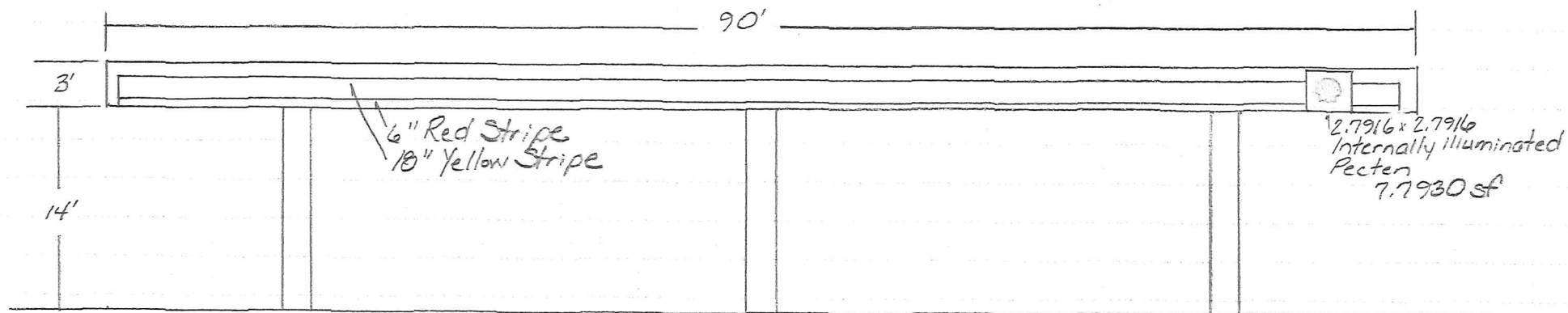


Existing Sign

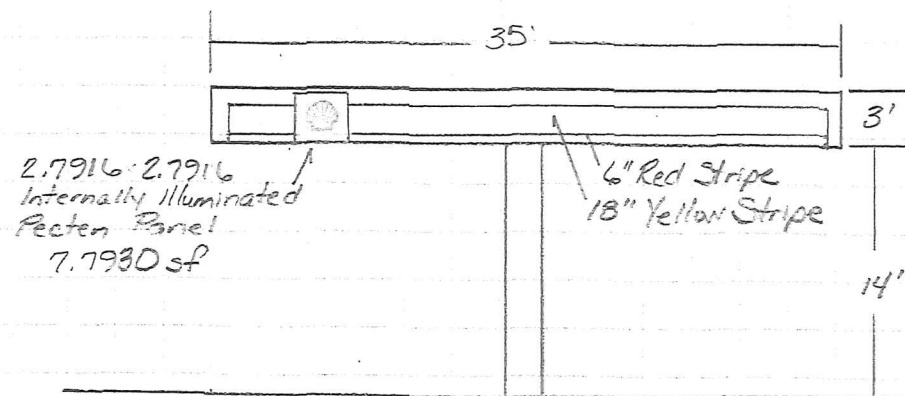
Refacing the existing freestanding sign. No electric or structure changes

Freestanding Sign Reface
SMD Shell Site 461
6600 Security Blvd
Baltimore, MD 21207

Scale - 1/4" = 1'



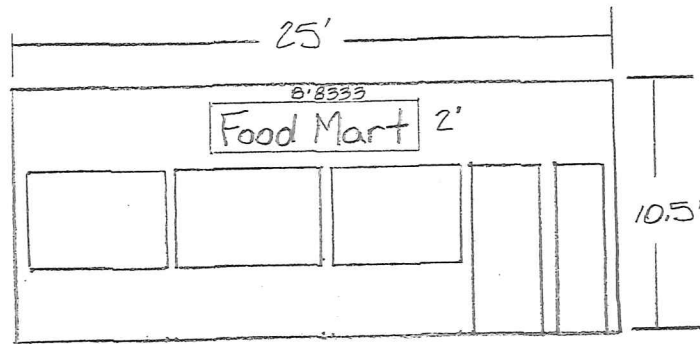
North Elevation



West Elevation

Scale - $\frac{3}{32}" = 1'$

Canopy Reface
SMD Shell Site 461
6600 Security Blvd
Baltimore, MD 21207



Front Elevation

Refacing "Food Mart" like for
like. Square feet 17.6666

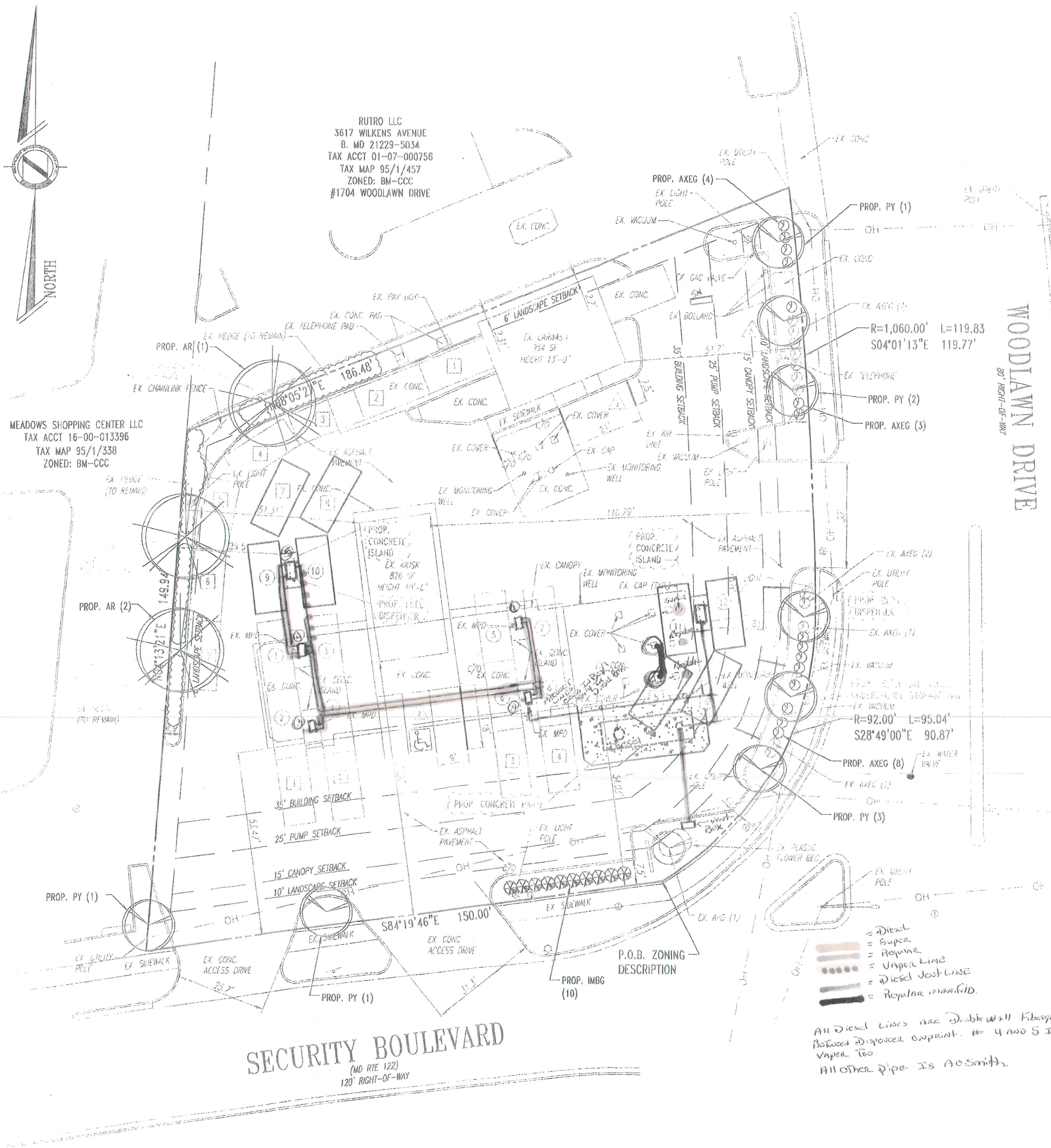
Scale - $\frac{1}{8}" = 1'$

Front Building Reface
SMD Shell Site 461
6600 Security Blvd.
Baltimore, MD 21207



SMD Shell Site 461
6600 Security Blvd,
Baltimore, MD 21207





KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)					
AR	3	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL.	B+B
ORNA MENTAL TREE(S)					
PY	8	PRUNUS X YEDOENSIS	YOSHINO CHERRY	2-2 1/2" CAL.	B+B
EVERGREEN SHRUB(S)					
IMG	9	ILEX X MESERVEAE 'BLUE GIRL'	BLUE GIRL HOLLY	24-30"	#5 CAN
DECIDUOUS SHRUB(S)					
AXEG	15	ABELIA X 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	18-24"	#3 CAN

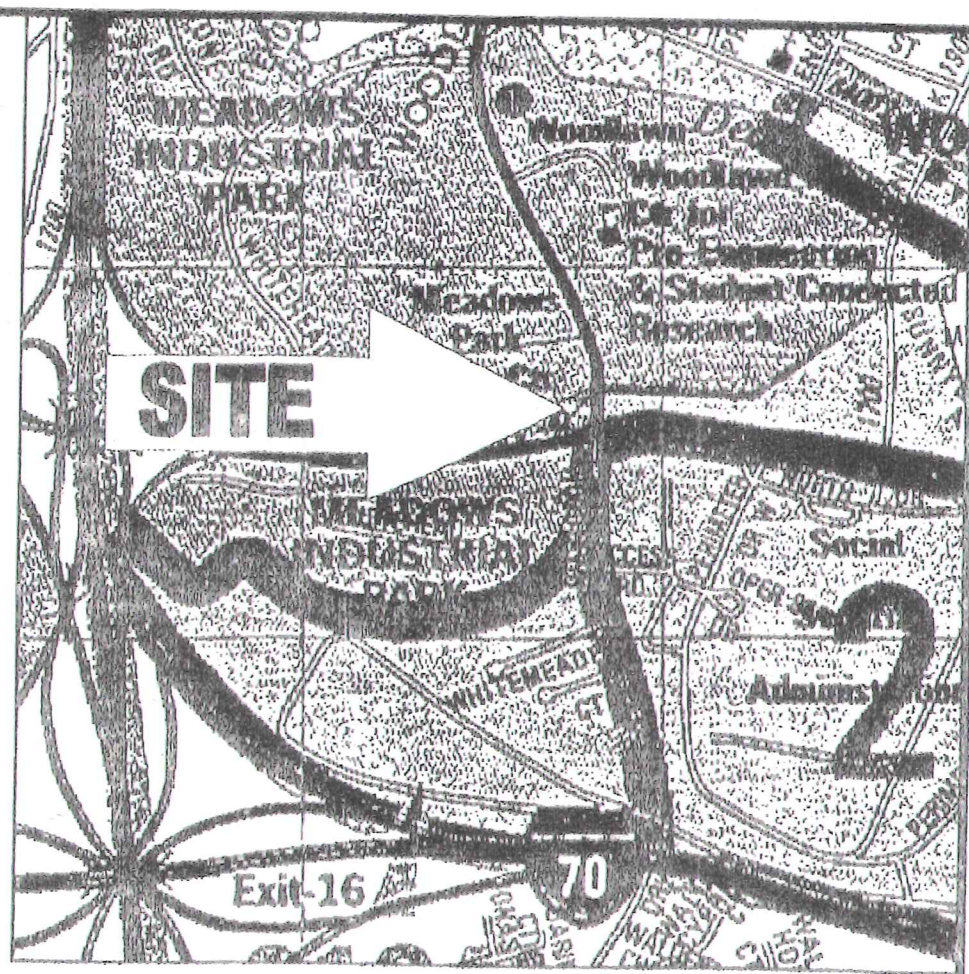
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

ZONING NOTES

- SITE AREA
A. EXISTING: FOUR (4) MULTIPRODUCT DISPENSERS SERVING A TOTAL OF EIGHT (8) CARS AT ONE TIME
SERVICING SPACES REQUIRED = 8
SITE AREA REQUIRED = 8 x 1,500 SF = 12,000 SF
PROPOSED: TWO (2) ADDITIONAL MULTIPRODUCT DISPENSERS SERVING A TOTAL OF FOUR (4) CARS AT ONE TIME
SERVICING SPACES REQUIRED = 4
SITE AREA REQUIRED = 4 x 1,500 SF = 6,000 SF
B. ANCILLARY USE: ATM MACHINE = 1,000 SF
C. CONVENIENCE STORE 826 S.F. X 4 = 3,304 S.F.
D. TOTAL SITE AREA:
REQUIRED - 12,000 + 6,000 + 1,000 + 3,304 = 22,304 SF
PROVIDED - 30,819 SF
- ACCESS POINTS:
A. EXISTING: ONE (1) RIGHT-IN/RIGHT-OUT ENTRANCE OFF SECURITY BOULEVARD
ONE (1) 30' ENTRANCE OFF WOODLAWN DRIVE
TWO (2) INTERNAL CONNECTIONS TO ADJOINING SHOPPING CENTER
B. PROPOSED: EXISTING ENTRANCES TO REMAIN
- PARKING: (SERVICE STATION ONLY)
REQUIRED:
ONE (1) SPACE PER EMPLOYEE ON LARGEST SHIFT = 1 SPACE
ONE (1) SPACE PER AIR/VACUUM/WATER UNIT = 2 SPACES
THREE (3) SPACES PER 1,000 SF OF CONVENIENCE STORE GROSS FLOOR AREA
= (826 SF) (3 SPACE/1,000 SF) = 3 SPACES
ONE (1) SPACE PER ATM MACHINE = 1 SPACE
TWO (2) SPACES PER ROLLOVER CARWASH = 2 SPACES
TWO (2) DRYING SPACES PER ROLLOVER CARWASH = 2 SPACES
TOTAL SPACES REQUIRED = 11 SPACES
PROVIDED: ELEVEN (11) TOTAL SPACES (INCLUDING ONE (1) HANDICAP SPACE)
- RESTROOM FACILITIES ARE PROVIDED.
- REQUIRED SETBACKS:
A. BUILDING:
1. TO RIGHT OF WAY: 35'
PROVIDED 51.70'±
B. CANOPY:
1. TO RIGHT OF WAY: 15'
PROVIDED 53.47'±
C. PUMP:
1. TO RIGHT OF WAY: 25'
PROVIDED 31.10'±
D. LANDSCAPE TRANSITION AREA:
1. TO RIGHT OF WAY: 10'
TO OTHER BOUNDARIES: 6'
PROVIDED 2.7' (EXISTING TO REMAIN)
2.2' (EXISTING TO REMAIN)

ZONING NOTES CONTINUED

- ZONING HISTORY:
CASE NO. 94-503-SPHXA (ORDER DATED 7/27/94)
ZONING COMMISSIONER GRANTED:
SPECIAL HEARING TO AMEND THE PREVIOUSLY APPROVED PLAN IN CASE NO. 85-56-X;
SPECIAL EXCEPTION TO ALLOW A CAR WASH USE IN COMBINATION WITH AN EXISTING SERVICE STATION;
VARIANCE TO ALLOW:
1. SECTION 419.4 TO PERMIT A 9' CARWASH TUNNEL EXIT IN LIEU OF THE REQUIRED 50' TO THE NEAREST DRIVE.
2. SECTION 405.4.A.2.(b) TO PERMIT A MINIMUM 2' LANDSCAPE TRANSITION AREA ALONG THE PUBLIC RIGHT-OF-WAY IN LIEU OF THE REQUIRED 10' LANDSCAPE TRANSITION AREA.
3. SECTION 419.4.B.3.(b) TO PERMIT A 6' WIDE LANDSCAPE TRANSITION AREA FOR THE CARWASH IN LIEU OF THE REQUIRED 6' LANDSCAPE TRANSITION AREA.
4. SECTION 419.3.A(1) TO PERMIT SEVEN STACKING SPACES FOR THE ROLLOVER CARWASH IN LIEU OF THE REQUIRED 9 STACKING SPACES.
5. SECTION 409.B.4(4) TO PERMIT 7' BETWEEN PARKING AND PUBLIC STREET RIGHT-OF-WAY IN LIEU OF THE REQUIRED 10'.
- THE PETITIONER MAY APPLY FOR HIS BUILDING PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER; HOWEVER, PETITIONER IS HEREBY MADE AWARE THAT PROCEEDING AT THIS TIME IS AT ITS OWN RISK UNTIL SUCH TIME AS THE 30 DAY APPEAL PROCESS FROM THIS ORDER HAS EXPIRED. IF FOR WHATEVER REASON, THIS ORDER IS REVERSED, THE PETITIONER WOULD BE REQUIRED TO RETURN, AND BE RESPONSIBLE FOR RETURNING, SAID PROPERTY TO ITS ORIGINAL CONDITION.
- DEVELOPMENT OF THIS SITE SHALL BE IN ACCORDANCE WITH THE REVISED SITE PLAN MARKED PETITIONER'S EXHIBIT NO. 2
- THE PETITIONER SHALL RELOCATE THE CAR VACUUM UNITS PREVIOUSLY SHOWN IN THE CAR WASH STACKING LANE AS SHOWN ON THE REVISED SITE PLAN.
- LANDSCAPING SHALL BE AS SHOWN ON THE REVISED SITE PLAN.
- THERE SHALL BE NO USE OF TEMPORARY SIGNS ON SAID PROPERTY.
- CASE NO. 85-56-X (ORDER DATED 8/30/84)
ZONING COMMISSIONER GRANTED:
SPECIAL EXCEPTION FOR USE OF A FOOD STORE WITH LESS THAN 5000 SQUARE FEET IN COMBINATION WITH AN EXISTING SERVICE STATION UNDER SECTION 405.4(D.B)
- CASE NO. 77-40-A (ORDER DATED 9/2/76)
DEPUTY ZONING COMMISSIONER GRANTED:
VARIANCE TO PERMIT A FREE STANDING SIGN OF 112 SQUARE FEET IN LIEU OF THE PERMITTED 100 SQUARE FEET.
- CASE NO. 5816-X (ORDER DATED 4/9/83)
ZONING COMMISSIONER GRANTED:
SPECIAL EXCEPTION FOR AN AUTOMOTIVE STATION
- ZONING REQUEST
APPROVAL FROM PERMITS AND DEVELOPMENT MANAGEMENT, ACCORDING TO SECTION 405.6 FOR AN EXPANSION OF AN EXISTING USE.
SPECIAL HEARING TO MODIFY PREVIOUS APPROVALS GRANTED IN CASE NO. 94-503-SPHXA FOR THE ADDITION OF TWO FUEL PUMPS; AND APPROVAL OF A MODIFIED PARKING PLAN AS PER SECTION 409.12.



LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=1000'

BOHLER ENGINEERING

OFFICES:
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• WASHINGTON, DC
• WICHITA, KS

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
LANDSCAPE ARCHITECTS

REV.	DATE	COMMENT	BY
1	06/18/08	REVISED PARKING STALL LOCATION	P.A.B.

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.:	MD0820-2
DRAWN BY:	PAB
CHECKED BY:	PAB
DATE:	07/17/08
SCALE:	1"=20'
CAD FILE:	LFO

PROJECT: LANDSCAPE PLAN

FOR: As-Built Petroleum Modifications

SMO REALTY LLC

08/08 -

EXISTING SMO FUEL SERVICE STATION

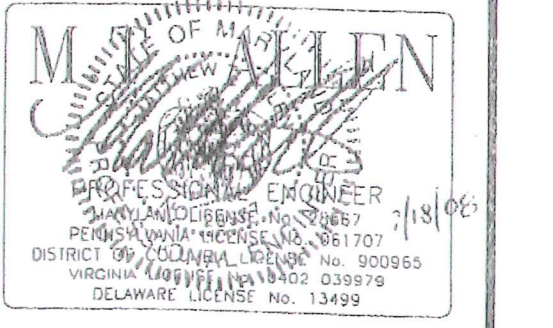
5110 #401

6600 SECURITY BOULEVARD AND WOODLAWN DRIVE

BALTIMORE COUNTY WOODLAWN, MARYLAND

BOHLER

810 GLENEAGLES COURT
SUITE 300
TOWSON, MARYLAND 21286
PH: (410) 821-7900
FX: (410) 821-7987
www.bohlerengineering.com



SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: 1

OF 2

BALTIMORE COUNTY
DEPT. OF PERMITS & DEV. MGMT.
LANDSCAPE PLAN APPROVAL
E. Avery Harden Date: 7-21-08
County Landscape Architect

BEFORE YOU DIG CALL
811 IN MD
OR 1-800-257-7777
PROTECT YOURSELF, GIVE TWO
WORKING DAYS NOTICE
THIS DRAWING DOES NOT INCLUDE NECESSARY
COMPONENTS FOR CONSTRUCTION SAFETY. ALL
CONSTRUCTION MUST BE DONE IN COMPLIANCE
WITH THE OCCUPATIONAL SAFETY AND HEALTH
ACT OF 1970 AND ALL RULES AND
REGULATIONS THERE TO APPROPRIATELY.
THE CONTRACTOR TO CALL MGS UTILITY TO
HAVE ALL EXISTING UTILITIES MARKED 48
HOURS PRIOR TO ANY CONSTRUCTION.

LANDSCAPE NOTE:
* REMOVE ONLY THE QUANTITY OF BURNING BUSH HEDGE IN ORDER TO PLANT THE ACER RUBRUM. IF EXCESS IS REMOVED THE CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT.

PROFESSIONAL CERTIFICATION
I, MATTHEW T. ALLEN, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 28567, EXPIRATION DATE: 4/16/09

- LEGEND**
1 PROPOSED STACKING SPACES = 15 SPACES
2 PROPOSED FUELING SPACES = 12 SPACES
3 EXISTING PARKING SPACES = 11 SPACES
- SITE INFORMATION**
1. ZONE: BM-CCC (MAP NO. 095 A 1)
2. GASOLINE SERVICE STATION AREA: 30,819 S.F. OR 0.71 AC.
3. EXISTING USE: FUEL SERVICE STATION WITH A CONVENIENCE STORE AND ACCESSORY USE CARWASH AND ATM MACHINE.
4. PROPOSED USE: FUEL SERVICE STATION WITH A CONVENIENCE STORE AND ACCESSORY USE CARWASH AND ATM MACHINE.
5. EXISTING FLOOR AREA:
KIOSK - 826 SF
CARWASH - 954 SF
TOTAL - 1,780 SF
6. PROPOSED FLOOR AREA:
KIOSK - 826 SF
CARWASH - 954 SF
TOTAL - 1,780 SF
7. PERMITTED FLOOR AREA RATIO: 4.0
8. EXISTING FLOOR AREA RATIO: 0.05
9. PROPOSED FLOOR AREA RATIO: 0.05
10. DEED REFERENCE: LIBER 26211, FOLIO 214
11. OWNER: SMO REALTY LLC
P.O. BOX 2810
LAPLATA, MD 20646
12. TAX ACCT. NO. - 01-2100000290
13. ELECTION DISTRICT: 1
14. COUNCILMANIC DISTRICT: 4
15. WATERSHED: GWYNNS FALLS
16. SUBSEWER: 68
17. CENSUS TRACT: 401102
18. THERE ARE NO WETLANDS WITHIN THIS SITE BOUNDARY.
19. THE SITE IS SERVED BY PUBLIC WATER AND SEWER.

NOTES:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS OR SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OR RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE PROJECT AS SHOWN ON THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.