



2019-0393-SI

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

SIGN USE PERMIT

USE PERMIT RECEIPT
#

The applicant must affirm by initials below that there are no current violations at this site, pursuant to Section 112-7, B.C.C.
Initials: WZ

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

PROPERTY ADDRESS 1600 Sparrows Point Blvd. ZIP CODE 21219
BUSINESS NAME Floor & Decor ZONING MH
OWNER'S NAME TPA Properties LLC PHONE NO. _____ HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 1600 Sparrows Point Blvd. Baltimore, MD 21219
APPLICANT/OWNER'S AGENT Wayne Zinn PHONE NO. 410-789-1640
SIGN COMPANY NAME H&M Signs Inc. PHONE NO. 410-789-1640
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 25 100 1015283

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☐ No
☒ Permanent ☐ Changeable Copy ☒ Wall ☐ Face Change Only ☐ Non-Illuminated
☐ Freestanding ☐ Pylon ☒ Monument ☒ Illuminated (separate electrical permit required)

Size: 12.0 feet x 6.0 feet = 72 square feet Height: 10 feet (freestanding signs)
Property Line/Street Right-of-Way Setbacks: front 10', sides 5' and 600', and rear 3,225'

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached.

A site plan must also be attached for freestanding signs.

Table of Sign Regulations: 450.4.1.- 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):

- Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
- Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
- Signs cannot be placed in or project into or above street right of way or governmental property.
- Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
- Vehicle cannot be parked for the purpose of displaying an attached sign.
- Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
- Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
- 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.
- No sign may emit sound

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

Signs (A) & (C) Install (2) illum. building signs 60.75' x 16.91' = 1,030.66 sq ft
Signs (B) & (D) " " " " " 60.08 x 5.0' = 300.70 sq ft
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 Wayne ZinnDate 9/18/2019Print/Type Name Wayne Zinn☐ Require Planning SignatureW/A

Date _____

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

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

Signature Wayne ZinnInitials WZDate 9/19/19



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
9/16/2019

Permit Processing Commerical Permit & Development Report

Page 1 of 2

Property Information

Tax Account Number: **2500015283**

Plat Ref: 031:846

Election District: **15**

Owner Name(s): TPA PROPERTIES 17 LLC

PDM #:

Address: 1600 SPARROWS POINT BLVD
BALTIMORE,MD 21219

Zoning District(s): MH IM

Premise Address: SPARROWS POINT BLVD

Elevation Range: 6ft - 26ft

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													
Dev. Management County Office Building Room 123 Phone: 410-887-3321	Microwave Tower Path Protection Buffer Area - Applies to any proposed buildings and/or structures in the Microwave Path Protection Buffer Area that exceed 60 feet in height as defined in the C.M.D.P.	X		X			X				X			
Planning Jefferson Building Room 101 Phone: 410-887-3211	Microwave Tower Path Protection Buffer Area - Applies to any proposed buildings and/or structures in the Microwave Path Protection Buffer Area that exceed 60 feet in height as defined in the C.M.D.P.	X		X			X				X			
EPS-Dev. Coord. County Office Building Room 319 Phone: 410-887-3733	100 Year Flood Zone Possible Flood Hazard - Water Body Present	X		X		X	X	X			X			
PAI-Sed. Control Insp. County Office Building Room G-21 Phone: 410-887-3226	Note: All Razing Permits must be sent to Sediment Control for review. 100 Year Flood Zone 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. 100 Year Flood Zone Possible Flood Hazard - Water Body Present	X	X	X		X	X			X	X	X		OK To File
		X	X	X		X	X	X		X	X	X		OK To File

**Permits, Approvals & Inspections**111 W. Chesapeake Avenue
Towson, MD 21204Report Generated On:
9/16/2019**Permit Processing Commerical Permit & Development Report**

Page 2 of 2

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BALTIMORE, MD 21219

Elevation Range: 6ft - 26ft

Premise Address: SPARROWS POINT BLVD

Affected Overlays

Instructions: Begin review process with Zoning Review, Room 111.

Contact Agency**Potential Overlay Issues**

Growth Tier 1: Served by public sewer and inside URDL

OITBalto. Co. Electronic Services
11112 Gilroy Rd, STE 101
Hunt Valley, MD 21031
Phone: 410-887-1878Microwave Tower Path Protection Buffer Area - Applies to any
proposed buildings and/or structures in the Microwave Path
Protection Buffer Area that exceed 60 feet in height as defined in the
C.M.D.P.**Zoning Review**County Office Building
Room 111
Phone: 410-887-3391

Zoning Cases: 2019-0343-A

Building Plans ReviewCounty Office Building
Room 120
Phone: 410-887-3987

100 Year Flood Zone

Possible Flood Hazard - Water Body Present

Microwave Tower Path Protection Buffer Area - Applies to any
proposed buildings and/or structures in the Microwave Path
Protection Buffer Area that exceed 60 feet in height as defined in the
C.M.D.P.

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
												Initial & Date
X		X			X				X			
X		X	X	X	X			X	X	X		
X	X	X	X		X	X			X			
X		X			X				X			



JOHN A. OLSZEWSKI, JR.
County Executive

ADMINISTRATIVE LAW JUDGE
Office of Administrative Hearings

August 13, 2019

David H. Karceski, Esq.
Venable LLP
210 West Pennsylvania Avenue, Suite 500
Towson, Maryland 21204-5304

RE: Petition for Variance
Case No. 2019-0343-A
Property: 6331 Tradepoint Avenue

Dear Mr. Karceski:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

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

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

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.

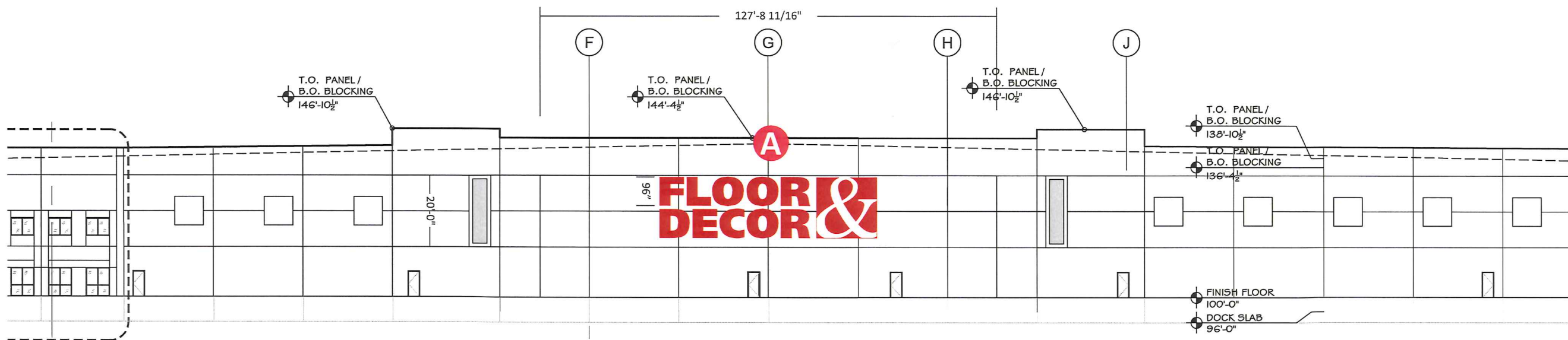
The relief granted herein shall be subject to the following:

- 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.

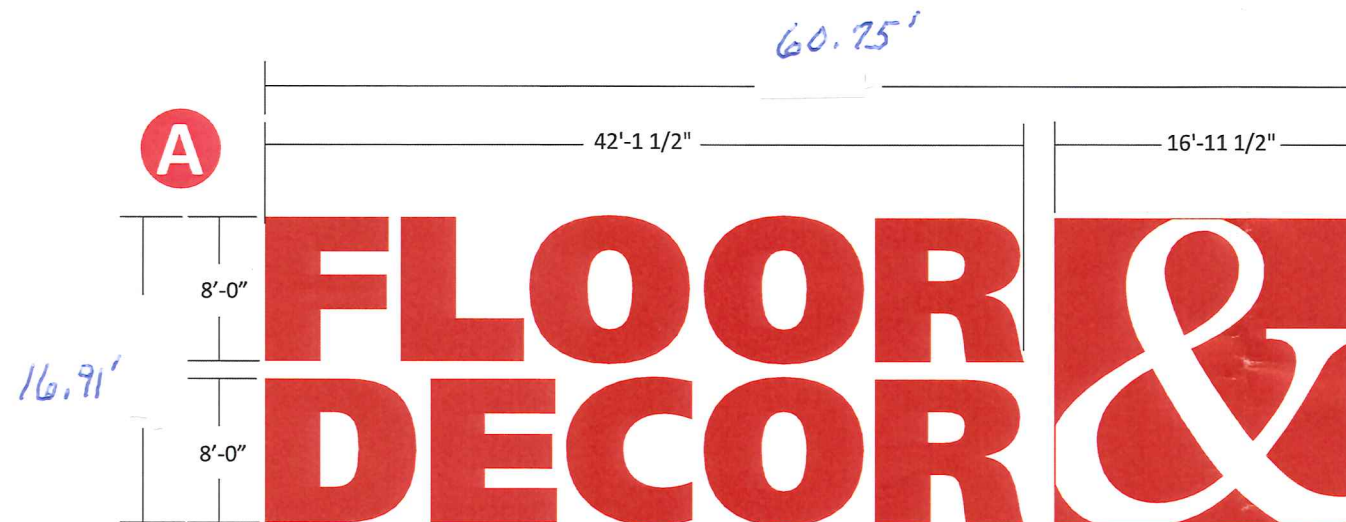
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

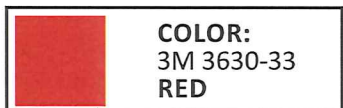
JEB:dlw



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



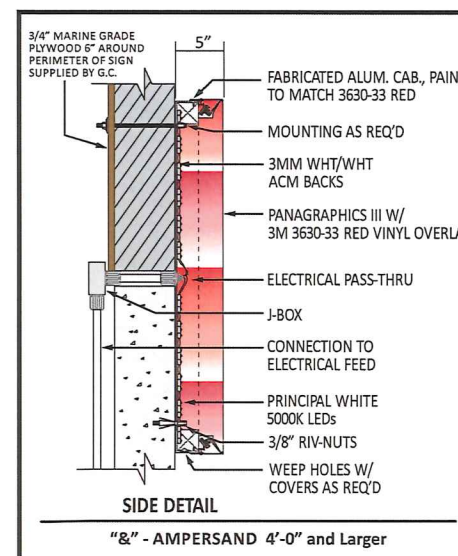
520 W Summit Hill, Suite 702, Knoxville TN, 37902
(Toll Free) 1.866.635.1110 (Fax) 1.888.694.1106
www.pattisonsign.com



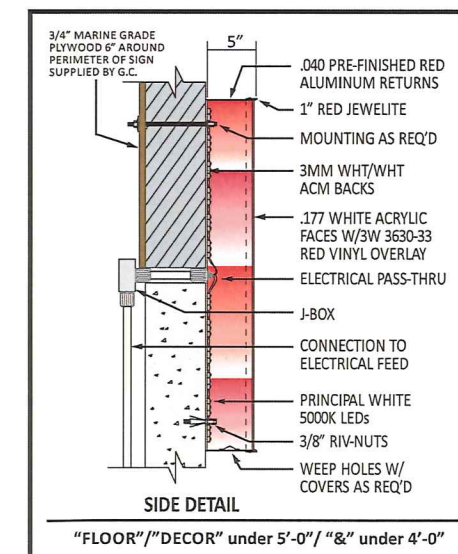
This sign to be installed in accordance with the requirements of Article 600 of the
National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign.



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" Jewelrite with aluminum
"J" clips painted to match trim-cap at mounting points.



NOTE: Letters over 3'-0" to have 1" Jewelrite with aluminum
"J" 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

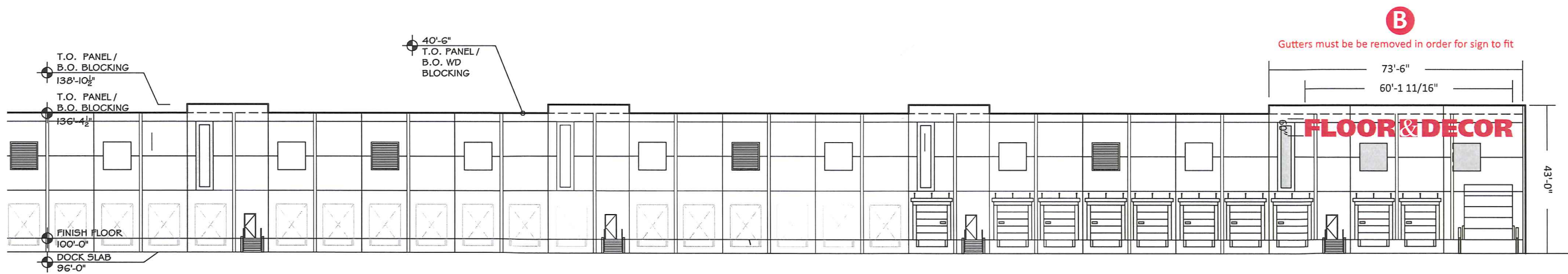
It is the Customer's responsibility to
ensure that the structure of the
building is designed and constructed
to accept the installation of the signs
being ordered. Please ask PSG
to provide further details if required.

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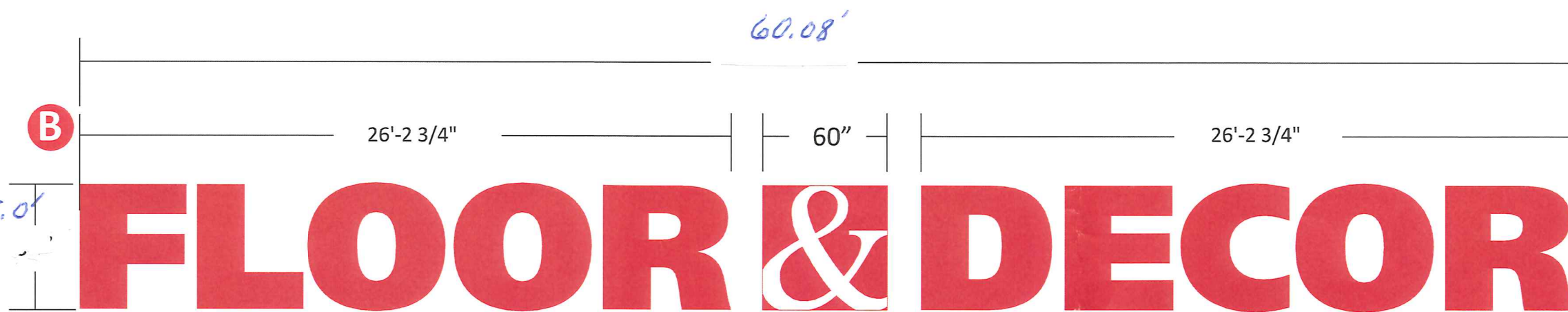
24997
Floor & Decor
1600 Sparrows Point Blvd.
Sparrows Point, MD 21219

Sign Item

North Elevation



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



60" F&D Channel Letters

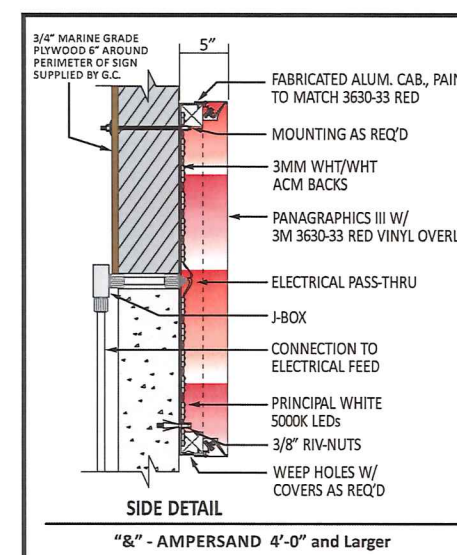
Scale: 3/16"=1'-0"

300.70 Sq. Ft.

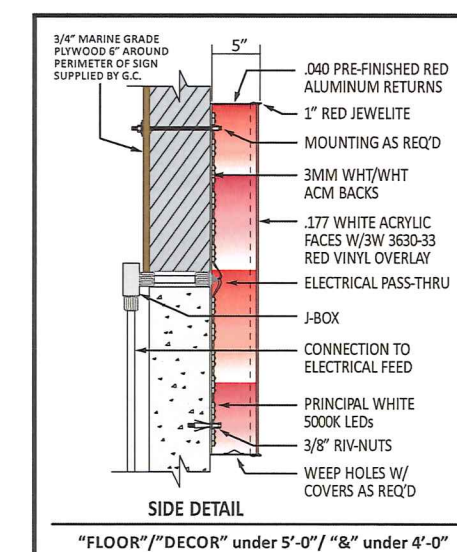


MOUNTING:
A) THRU-BOLT W/3/8" TREADED ROD WITH BLOCKING
B) 1/4" LAG BOLDS WITH SHIELD FOR CONCRETE WALLS

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" 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.

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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.

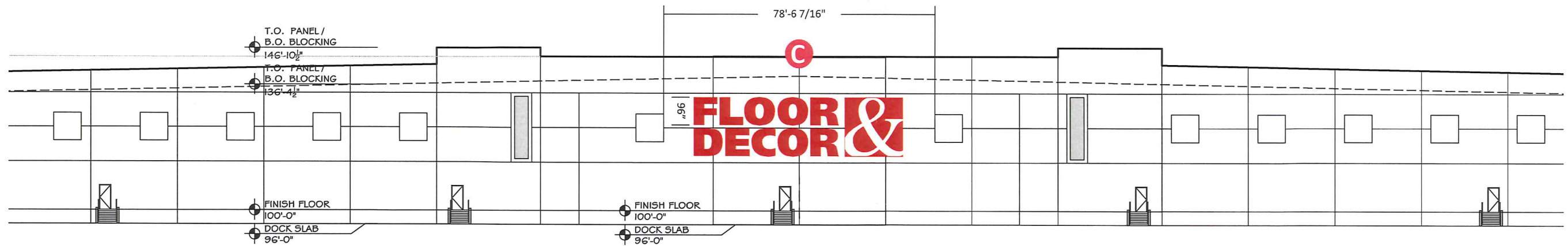
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24997

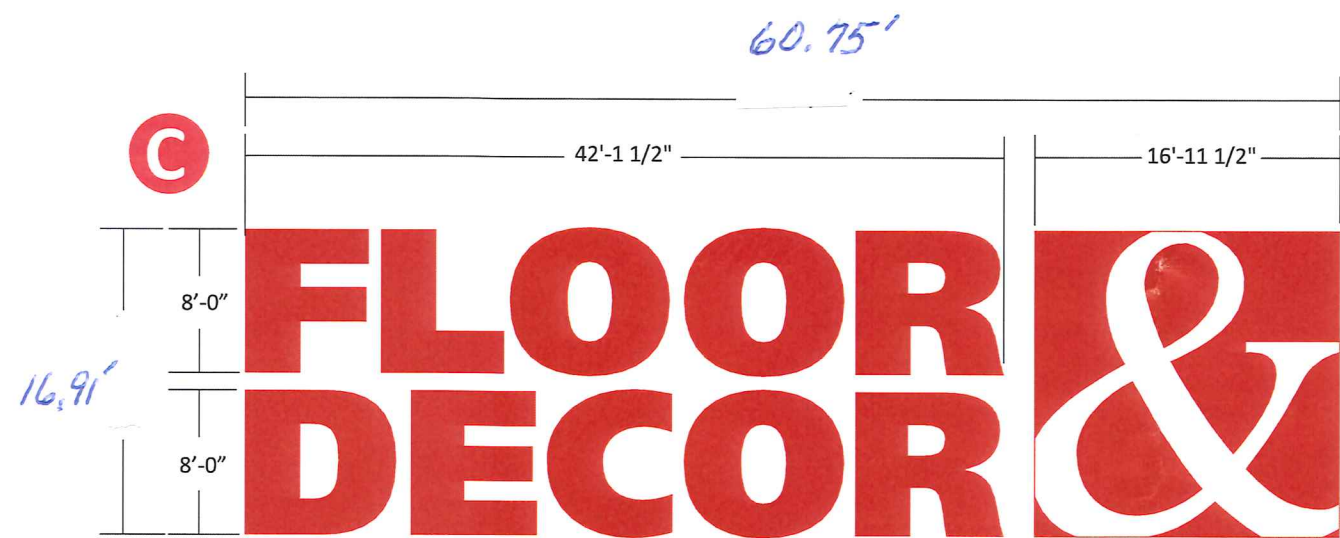
Floor & Decor
1600 Sparrows Point Blvd.
Sparrows Point, MD 21219

Sign Item

West Elevation



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

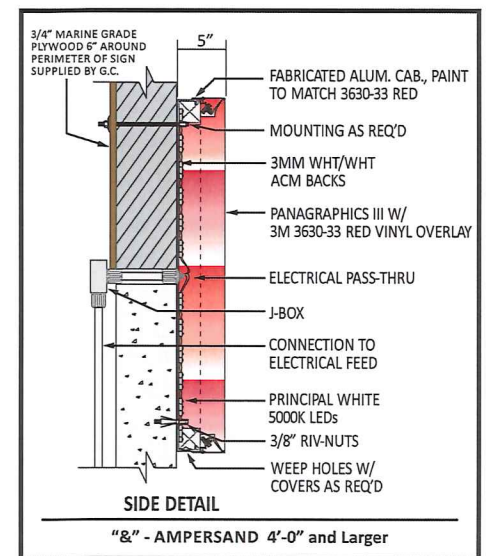


FLOOR & DECOR CHANNEL LETTER SETS 1,030.66 Sq. Ft.
Stacked layout with Ampersand Scale: 3/32"=1'

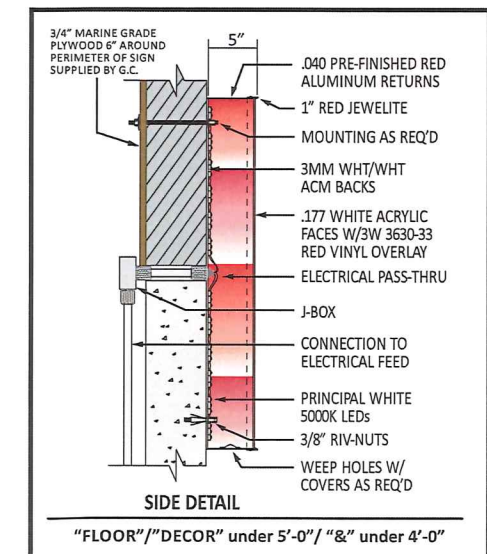


INSTALLATION NOTE:
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SEAL ALL WALL PENETRATIONS WITH
SILICONE CALKING.

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.



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GA1-24997

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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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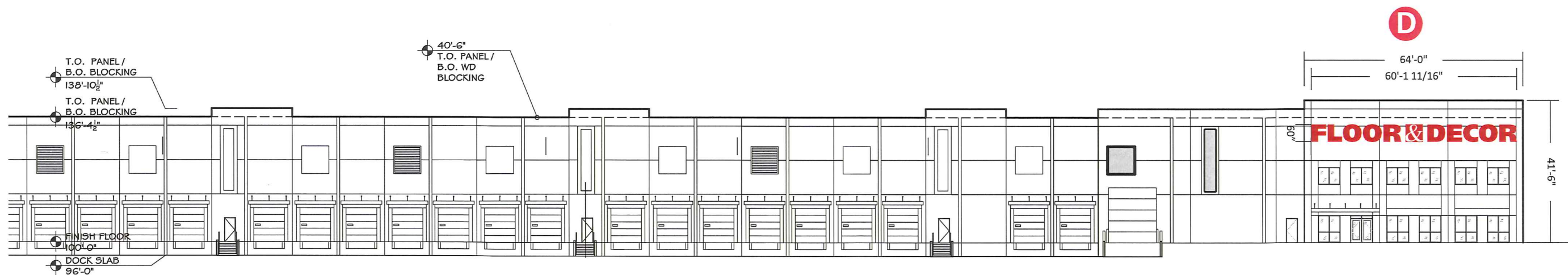
24997

Floor & Decor

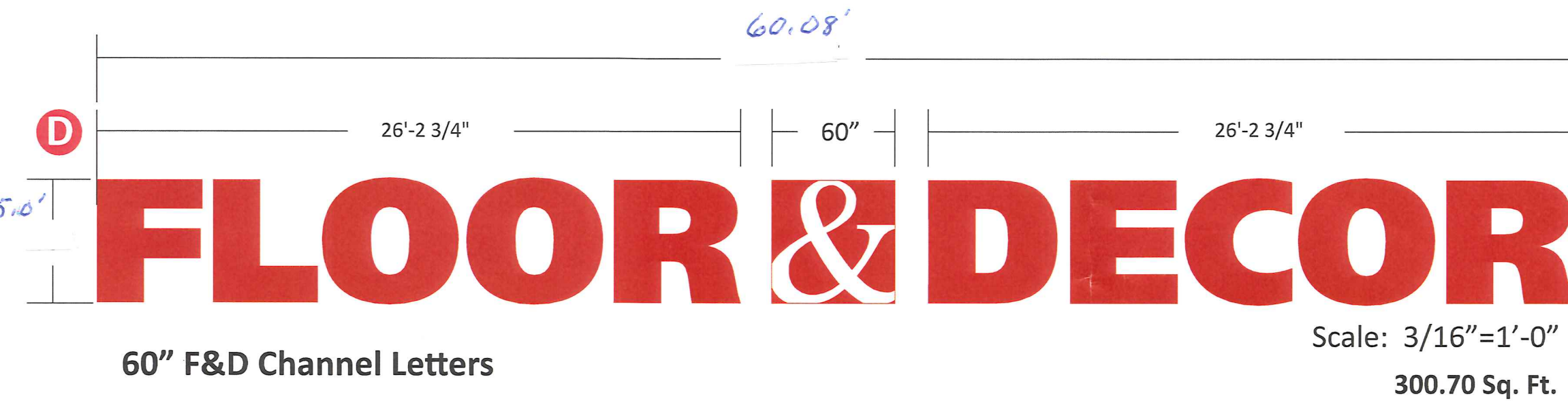
1600 Sparrows Point Blvd.
Sparrows Point, MD 21219

Sign Item

South Elevation



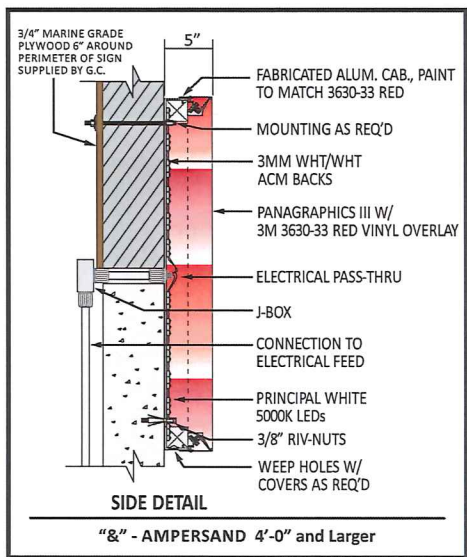
2 PARTIAL EAST ELEVATION
A5.2
SCALE: 1/32"=1'



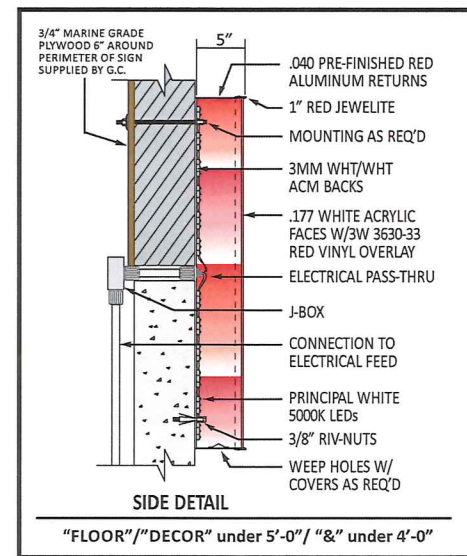
**COLOR:**
3M 3630-33
RED

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

Sign Item
East Elevation

E

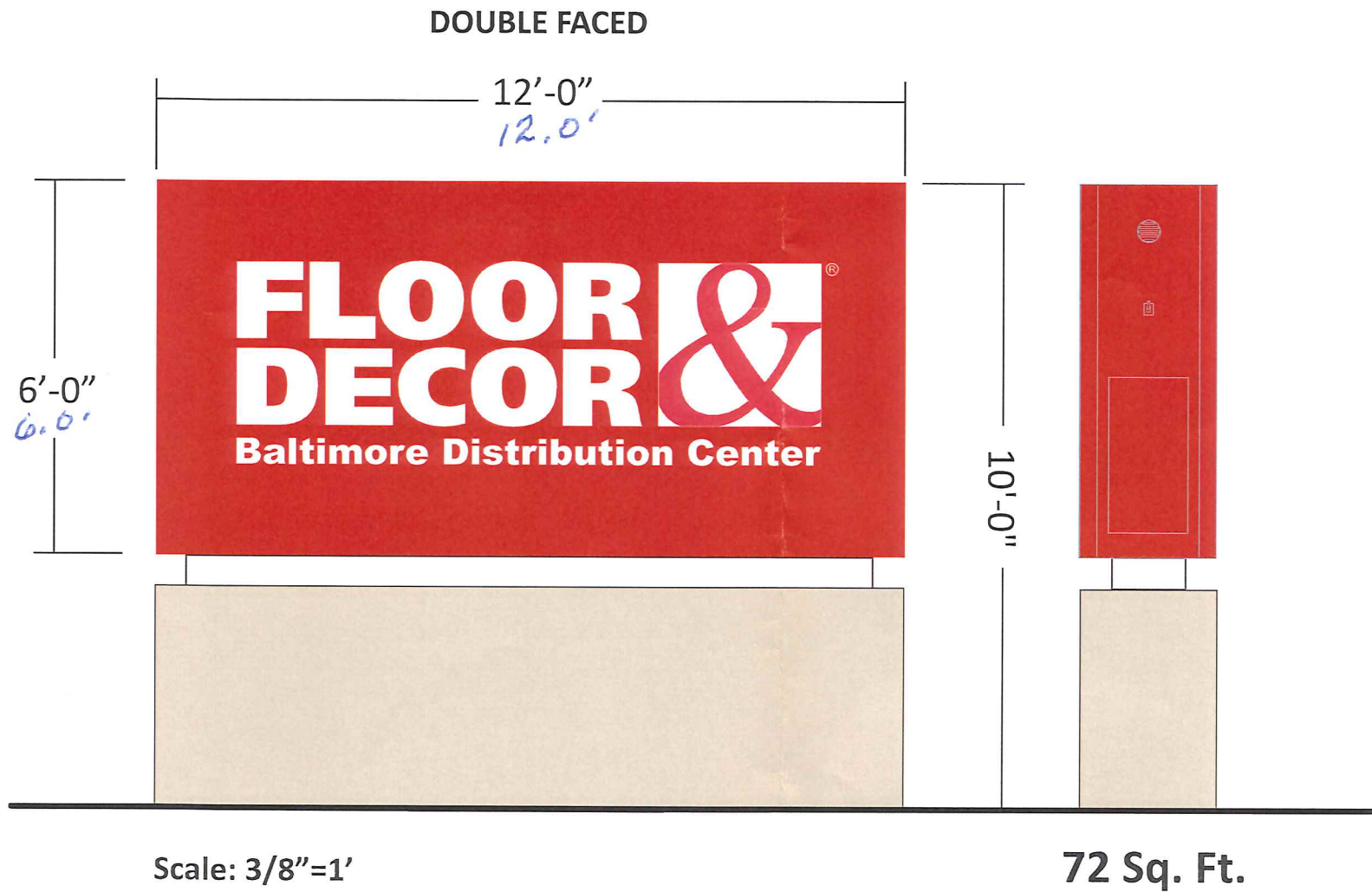
MONUMENTS

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

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Sign Item
Monument