



\$600.00

2019-0398-SI
BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

B _____
A 187046
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials KP.

SIGN USE PERMIT

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

PROPERTY ADDRESS 29 W Susquehanna Ave. Towson MD ZIP CODE 21204
BUSINESS NAME Towson Row ZONING BM DT
OWNER'S NAME 29 Susquehanna Ave LLC PHONE NO. 410-559-2500 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 1 Olympic Pl Suite 1210 Towson, MD 21204
APPLICANT/OWNER'S AGENT Ken Padgett PHONE NO. 301-370-2126
SIGN COMPANY NAME Apple Signs PHONE NO. 410-987-1446
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 200 / 000 / 0717

☐ 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: 10.262 feet x 70.378 feet = 722.07 square feet 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.

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

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

Install 2 wall mounted signs. "Towson Row" Per Case #

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.

Ken Padgett
Signature

6/28/19
Date

Ken Padgett
Print/Type Name

☒ Require Planning Signature BMW Williams

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)

Larry Shuk 7/19/19
Signature Initials Date



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
7/17/2019

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 2000000717

Election District: 9

Owner Name(s): 29 SUSQUEHANNA AVENUE LLC

PDM #:

Address: STE 1210 1 OLYMPIC PL

Zoning District(s): BM DT

TOWSON, MD 21204

Premise Address: 29 W SUSQUEHANNA AVE

Elevation Range: 426ft - 438ft

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
Planning Jefferson Building Room 101 Phone: 410-887-3211	Commercial Design Review Areas - Downtown Towson District	X		X								X		FINAL BHM 7/17/19
	Commercial Revitalization Districts - Towson	X		X								X		
	Downtown Towson (DT) Overlay District	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	Downtown Towson (DT) Overlay District	X		X						X		X		gh
	Zoning Cases: 1984-0101-A	X		X	X	X	X			X	X	X		



BALTIMORE COUNTY
Maryland

JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF
*Director, Department of Permits,
Approval and Inspections*

12 July 2019

Andrew Graham
Apple Signs, Inc.
404 Serendipity Dr.
Millersville, MD 21108

Re: DRP # 564d / Towson Row, 100 West Susquehanna Ave.

Dear Mr. Graham,

In accordance with Section 32-4-203(1), Baltimore County Code, and as designee for the Directors of the Departments of Permits, Approval and Inspections, Planning and Environmental Protection and Sustainability, please be advised that the recommendation of the Design Review Panel (DRP) has been accepted and approved. This approval is a condition precedent for the issuance of a permit for the above captioned property.

The DRP met in public forum on 19th, June 2019, and after hearing from the applicant and/or representatives and receiving public comment, the DRP panel has determined to recommend approval as more particularly described in its inter-office correspondence to me, dated 27th, June 2019, and which is attached hereto and incorporated in its entirety hereby.

Should you have any questions, please contact the Department of Planning.

Be further advised, an appeal to this decision must be made within thirty (30) days of the date of this letter.

Sincerely,

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

Michael D. Mallinoff
Director of Permits, Approvals and Inspections

C:
Jan Cook, PAI
C. Pete Gutwald, Planning
Marta Kulchytka, Planning

MDM/js

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 6/27/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: Design Review Panel – Approval

MEETING DATE: June 19, 2019

PROJECT NAME: Towson Row, 100 West Susquehanna Avenue

DRP PROJECT: #564d

PROJECT TYPE: Towson DT district

DESIGN REVIEW PANEL MEMBERS IN ATTENDANCE:

Mr. John DiMenna, Ms. Kelly Ennis, and Mr. Qutub Syed.

PROJECT DESCRIPTION:

The Towson Row 100 West Susquehanna Avenue project was presented by Mr. Christopher Mudd of Venable LLP and Mr. Andrew Graham of Apple Signs, Inc.

The project proposes two building identity signs: two sets of custom-fabricated UL-listed channel letters and logo element, text in the logo font, and text "TOWSON ROW" onto the exterior walls of the existing east and south corner of the Washington Avenue Garage. The proposed aesthetics are intended to assist in allowing patrons to connect the parking garage as an option for their visits to the main development. The goal of these two building identity signs is to "landmark" the Towson Row project and capitalize on the west and north looking views that will present the new logo in a vertical illuminated sign.

The project consists of the following:

- **Materials:** Aluminum, non-corrosive fasteners, paint finishes, either enamel coated or two-part poly-acrylic with base and clear coating.
- **Illumination:** LED illumination for energy conservation and consistent lighting in all temperatures, generated by G2G Anpro white LEDs for consistent, even lighting with low-energy consumption.
- **Letters:** Fabricated out of aluminum with computer-routed sign-grade acrylic faces and matching aluminum backs. The letters will be 5" deep and finished in black for depth, visual scale and even lighting. They will be individually mounted with a black aluminum sub-frame for mounting on the facade of the building over the existing glass mullion structure. On the other facade each letter will be individually mounted directly to the exterior wall with one penetration per letter for wiring.

DRP Chair, Mr. John DiMenna asked Ms. Jenifer Nugent to read the staff report. The following represents the summary of the Department's staff report submitted to the DRP:

Staff Recommendations:

Staff recommends approval of signage materials. Staff also recommends approval of the proposed illumination subject to the following conditions and as required by the Design Review Panel:

1. Directional signs for parking, directories, and building-mounted signs shall be internally-illuminated.
2. Effort should be made to only illuminate the graphic surfaces, background, and letterforms of the sign, while limiting light spillover to other adjacent uses, buildings, pedestrians, and vehicles and to keep night sky light pollution to a minimum.

DESIGN REVIEW PANEL COMMENTS:

Mr. John DiMenna, DRP Chairman, opened up the floor to the panel members for discussion.

Ms. Kelly Ennis asked if there will be any other proposed improvements to the garage besides the proposed signage.

Mr. Chris Mudd answered that developer did not plan any real physical improvements to the garage structure.

Ms. Kelly Ennis stated that the font of the sign looks a little skinny and needs to be more legible. She questioned about the usage and consistency of the font throughout the entire Towson Row project.

Mr. Andrew Graham answered that the font was designed to be simple and clear and to not dominate the façade of the garage.

Mr. Chris Mudd stated that the logo will be carried throughout the project and that there will be a mix of signages and fonts.

Mr. Qutub had no comments.

Mr. DiMenna had no comments.

DISPOSITION:

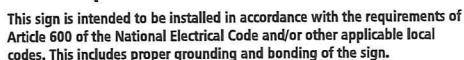
Mr. John DiMenna made the motion to approve the project.

The motion was seconded by Mr. Qutub Syed and approved by acclamation at 6:21 pm.

The meeting adjourned at 6:22 pm.

JGN: File

c: DRP members in attendance
 Christopher Mudd, Venable LLP



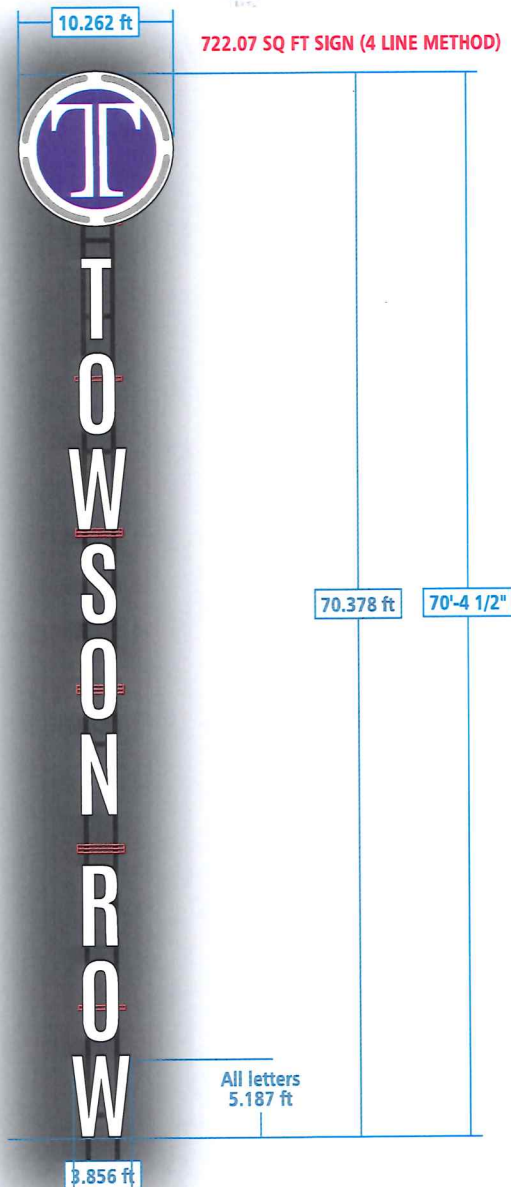
SIGN DETAIL / FRONT & SIDE VIEWS **SCALE @ 1/8" = 1 Foot**

**5" deep channels, logo PMS 2597 BLACK returns
& 2" trim-cap, white faces for Towson Row.**

Logo and letters mount to 3" sq alum. tube wire-ways
attached into floor levels between windows.
wire-ways painted black with cross members as needed
1/4" aluminum plate welded across tubes (see red boxes)

White internal LED illumination on all elements
principal quickmod #4 white LEDs

LOGO; translucent vinyl/ 3/16" thick modified white acrylic with metal retainer. .063 return with added gusset support. 3mm acm backer



EAST ELEVATION



CLIENT:Greenberg Gibbons Commercial
CONTACT:Kim Potember
PHONE:4105592500
ADDRESS:
29 W Susquehanna Ave
Towson MD

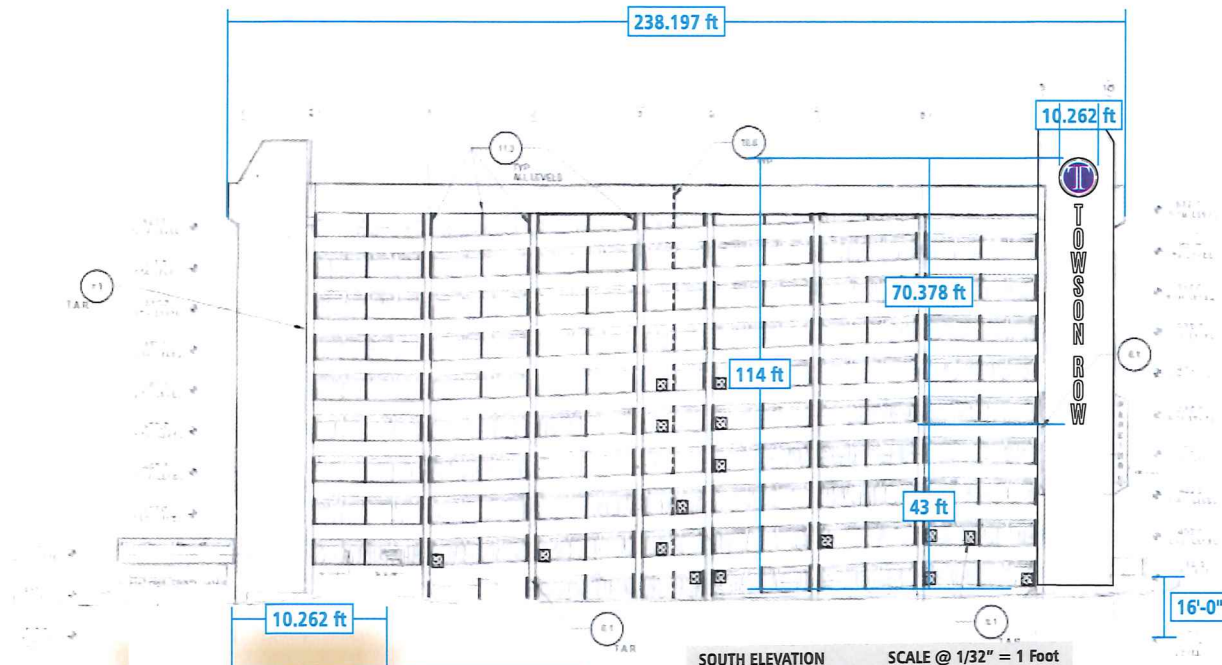
APPROVAL SIGNATURE; _____ DATE _____
SALES; Andrew G _____ PM John L _____

W.O.# QUOTE ID #
- 00000 000726

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REV.	DATE	BY/HRS	R2	02/22/19	MF /0.75	R5	05/22/19	M.5
C1	02/15/19	MF /1.25	R3	04/11/19	M.25			
R1	02/18/19	MF /0.75	R4	04/15/19	M.25			

[illegible]



722.07 SQ FT SIGN (4 LINE METHOD)



SOUTH & EAST CORNER / PHOTO MOCKUP

SIGN DETAIL / FRONT & SIDE VIEWS SCALE @ 1/8" = 1 Foot

5" deep channels, logo BLACK returns
& 2" trim-cap, white faces for Towson Row.

Logo and letters mount FLUSH TO PRECAST Wall

SOUTH ELEVATION

AppleSigns
VISION - DESIGN - IMPACT
404 Serendipity Dr. • Millersville, Md. 21108
Phone 410.987.7446 • Fax 410.987.1580
Visit us at www.applesigns.com

CLIENT: Greenberg Gibbons Commercial
CONTACT: Kim Potember
PHONE: 410.592.5000
ADDRESS:
29 W Susquehanna Ave
Towson MD

APPROVAL SIGNATURE: _____ DATE _____
SALES: Andrew G PM John L

REV.	DATE	BY/HRS	R2	02/22/19	MF /0.75	R5	05/22/19	M.5
C1	02/15/19	MF /1.25	R3	04/11/19	M.25			
R1	02/18/19	MF /0.75	R4	04/15/19	M.25			

W.O.# QUOTE ID #
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