



\$500.

2019-0426-SI

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

B _____
A 184797

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

SIGN USE PERMIT

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

PROPERTY ADDRESS 7415 Windsor Mill Rd. Baltimore MD ZIP CODE 21244
BUSINESS NAME Exxon ZONING BL AS
OWNER'S NAME National Retail Properties PHONE NO. 301-876-4987 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 1900 Dalrock Rd Rowlett TX 75088
APPLICANT/OWNER'S AGENT Ken Padgett PHONE NO. 301-370-2126
SIGN COMPANY NAME Total Image Solutions PHONE NO. 434-774-6439
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 190 / 000 / 5752

☐ 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: 7.5 feet x 6.0 feet = 45 square feet Height: 25' feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 10, sides 15 and 15, and rear 100'.

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):

Re-Face price sign for Exxon 45 ft panel.

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]
Signature

3/29/19
Date

Ken Padgett
Print/Type Name

☐ Require Planning Signature N/A 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

JCM
Initials

5/31/19
Date



Permits, Approvals & Inspections

111W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
4/3/2019

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 1900005752

Election District: 2

Owner Name(s): NATIONAL RETAIL PROPERTIES LP

PDM #:

Address: % K E ANDREWS & CO 1900 DALROCK ROAD
ROWLETT, TX 75088

Zoning District(s): BL AS

Premise Address: 7415 WINDSOR MILL RD

Elevation Range: 504ft - 504ft

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
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: 1958-4468-X; 1982-0045-SPHX; 1996-0092-SPHXA	X		X	X	X	X			X	X	X		

Upgrade to Exxon 3 product LED
with correct PID's to existing sign.

Proposed sign:

Existing sign:



SIGN: 56.25 SF

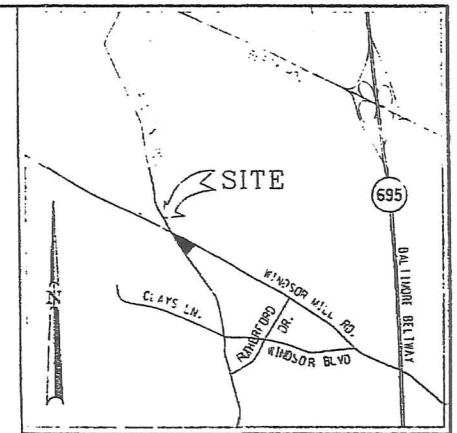
PRICE PANEL: 45 SF



Customer:			
Company:			
Address:	7415 Windsor Mill Rd.		
City:	Baltimore	State/ZIP:	MD
Phone:			
This Design Is The Original And Unpublished Work Of Our Company And May Not Be Reproduce, Copied Or Exhibited In Any Fashion Without Written Consent From An Authorized Officer Of The Company			

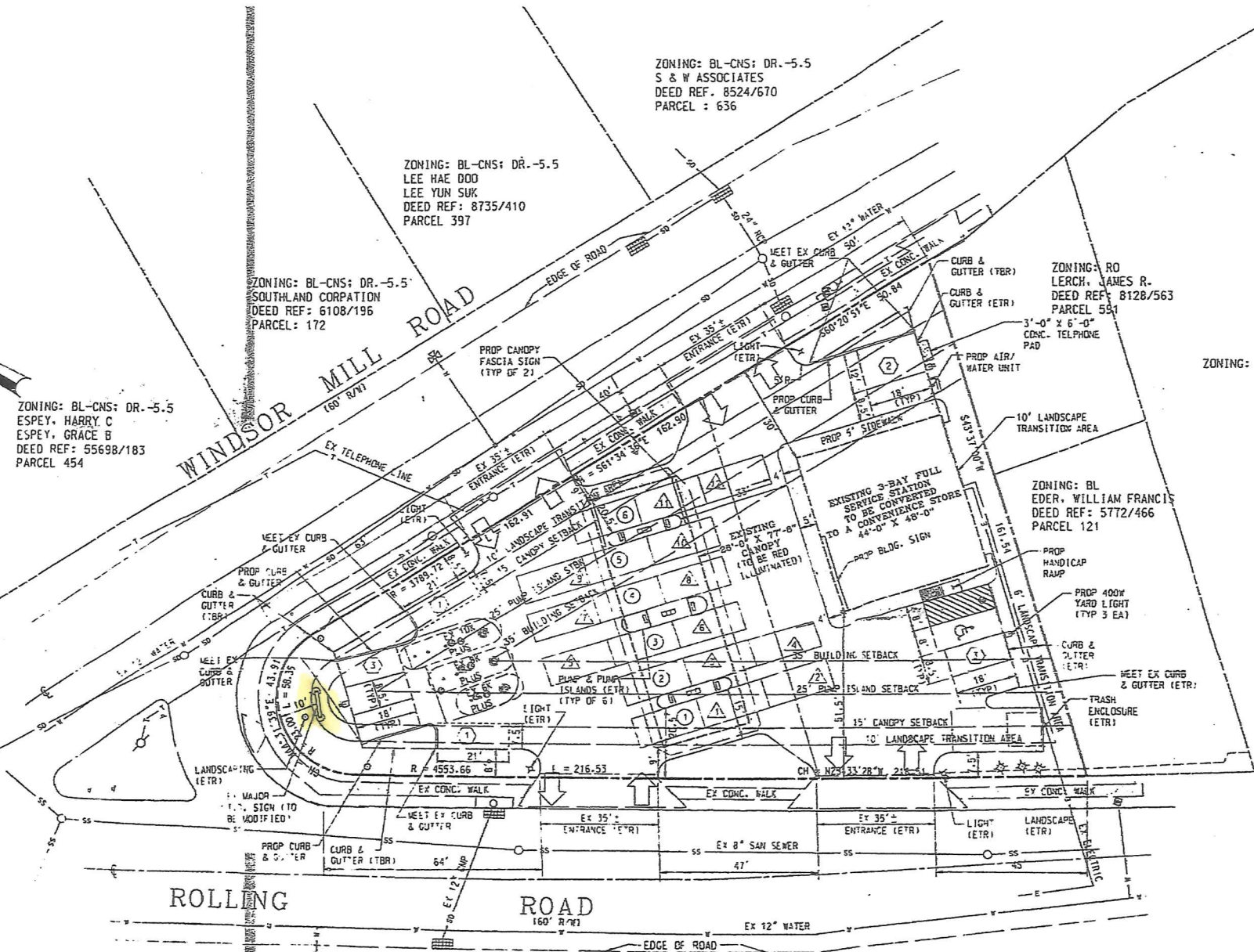
TOTAL IMAGE SOLUTIONS
THE PETROLEUM IMAGE SPECIALISTS
434-774-6439

Job No.:	Design By: Raheem Roberson
Order Date:	Salesperson: JASON DAWSON
Client Approval Signature	
Comments: FOR PERMITTING PURPOSES ONLY	



VICINITY MAP
SCALE: 1" = 2000'

EXHIBIT 2010



SITE INFORMATION

1. NET SITE AREA: 21,880 SQ. FT. = 0.50 ACRES.
2. OWNER: EXXON CORPORATION
3. DEED REFERENCE: 6393 / 83
4. ACCOUNT NO: 1900005752
5. ELECTION DISTRICT: SECOND (2ND.)
6. EXISTING USE: GAS STATION W/ SERVICE STATION
7. PROPOSED USE: GAS STATION W/ CONVENIENCE STORE
8. FLOOR AREA: 2207 S.F.
9. FLOOR AREA RATIO: 7.10
10. EXISTING IMPERVIOUS AREA: 18,276.23 S.F.
11. PROPOSED IMPERVIOUS AREA: 19,689.86 S.F.

ZONING NOTES

- A. ZONING STATUS:
1. EXISTING ZONING: BL-55
2. PROPOSED ZONING: BL-55
- B. AREA REQUIREMENTS:
1. 3 MULTI-PRODUCT DISPENSERS SERVING A TOTAL OF 6 CARS AT ONE TIME
SERVING SPACES REQUIRED: 6
SERVING SPACES PROVIDED: 6
SITE AREA REQUIRED = 5,000 SQ. FT.
2. ANCILLARY USES
CONVENIENCE STORE = 4 x 27'7" SQ. FT. = 88.9 SQ. FT.
3. TOTAL SITE AREA: PLANT TO 405,481.11
REQUIRED: 5,000 SQ. FT. = 888 SQ. FT. = 23,428 SQ. FT.
PROVIDED: 21,880 SQ. FT.
- C. ACCESS POINTS:
1. EXISTING:
a. TWO (2) 35' ENTRANCES ON WINDSOR MILL ROAD
b. TWO (2) 35' ENTRANCES ON ROLLING ROAD
2. PARKING LOADING
1. REQUIRED:
a. ONE (1) SPACE PER EMPLOYEE ON LARGEST 5-1/2' x 11' 2' = 2 SPACES
b. FIVE (5) SPACES: 4,100 SQ. FT. OF GROSS FLOOR AREA: 2207 SQ. FT. x 5,000 SPACES = 11.0 SPACES
ONE (1) SPACE PER AIR/WATER = ONE (1) SPACE
TOTAL PARKING REQUIRED = 14 SPACES
2. PROVIDED:
a. TEN (10) SPACES INCLUDING ONE (1) HANDICAP SPACE
- E. SITE ADDRESS:
7415 WINDSOR MILL ROAD
HERBSVILLE, MARYLAND 2122
- F. SETBACKS:
1. BUILDING:
a. TO RIGHT OF WAY: 35'
b. TO PROPERTY LINE COMMERCIAL: 0'
2. CANOPY:
a. TO RIGHT OF WAY: 15'
b. TO PROPERTY LINE: 0'
3. PUMP ISLAND:
a. TO RIGHT OF WAY: 25'
b. TO PROPERTY LINE: 0'
4. SIGN:
a. TO RIGHT OF WAY: 8'
b. TO PROPERTY LINE: 6'
- G. ZONING HISTORY:
1. CASE NUMBER 81-45-SPM. PETITION FOR SPECIAL HEARING TO USE THE SITE FOR AN AUTOMOTIVE SERVICE STATION. REQUEST WAS GRANTED. IT WAS SUGGESTED THAT A LANDSCAPING PLAN BE REQUIRED.
2. CASE NUMBER 82-45-SPM. PETITION FOR SPECIAL HEARING TO EXPAND THE SITE AREA OF AN EXISTING SERVICE STATION. IF GRANTED, IT WAS SUGGESTED THAT A LANDSCAPING PLAN BE REQUIRED.
- H. ZONING REQUESTS:
SPECIAL HEARING TO AMEND PREVIOUSLY APPROVED ZONING MAP AND TO CONVERT FROM FULL SERVICE TO GAS AND SO.
VARIANCES REQUESTED:
1. VARIANCE TO SECTION 405.4 (2C).
A 9' SETBACK IN LIEU OF THE 15' CANOPY SETBACK.
2. VARIANCE TO SECTION 405.4 (2D).
A 30' SETBACK IN LIEU OF THE 35' BUILDING SETBACK.
3. VARIANCE TO SECTION 405.4 (2E).
A 20.5' SETBACK IN LIEU OF THE 25' PUMP ISLAND SETBACK.
4. VARIANCE TO SECTION 405.4 (2F).
A 7.5' LANDSCAPE TRANSITION AREA IN LIEU OF THE 10' LANDSCAPE TRANSITION AREA.
5. VARIANCE TO SECTION 405.4 (2G).
TO ALLOW 10 PARKING SPACES, RATHER THAN THE REQUIRED 14 SPACES.
6. VARIANCE TO SECTION 405.4A.1.
TO ALLOW A 21,880 SQ. FT. SITE AREA IN LIEU OF THE 23,428 SQ. FT. REQUIREMENT.
7. VARIANCE TO SECTION 405.4A.3.C.1.
REGARDING THE QUANTITY OF PUMP ISLANDS STACKING SPACES.
TO ALLOW FOR A 161.46 SQ. FT. DOUBLED-SIDED SIGN RATHER THAN THE REQUIRED 100 SQ. FT. DOUBLED-SIDED SIGN.
PREVIOUS COMMERCIAL PERMITS:
NONE

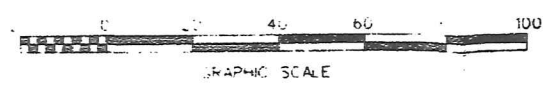
LEGEND

- (3) PARKING SPACES
(TBR) TO BE REMOVED
(ETR) EXISTING TO REMAIN
- (A) GAS PUMP STACKING
(G) GAS PUMP WAITING
FLOW OF TRAFFIC NOT STRIPPED



NOTES:
LIGHTING: IF 50' OF RESIDENTIALLY ZONED AREA EXISTS, THEN LIGHTING STANDS MAY NOT EXCEED 18'. LIGHTING SHALL BE DIRECTED AWAY FROM ANY RESIDENTIALLY ZONED AREA.

SPECIAL EXCEPTION AND VARIANCE PLAN



EXXON
GREENBELT, MARYLAND 21040
ATTENTION: MARYLAND DEPT.

FREDERICK WARD ASSOCIATES INC.
ENGINEERS ARCHITECTS SURVEYORS
1100 WINDSOR MILL ROAD
HERBSVILLE, MARYLAND 21222

DATE	10/10/83
BY	DAVID SHENKMAN
CHECKED	DAVID SHENKMAN
APPROVED	DAVID SHENKMAN

EXXON
7415 WINDSOR MILL ROAD
HERBSVILLE, MARYLAND 21222

SITE PLAN

IN RE: PETITIONS FOR SPECIAL HEARING, * BEFORE THE
 SPECIAL EXCEPTION & ZONING VARIANCE * ZONING COMMISSIONER
 SEC Rolling and Windsor Mill Rd. *
 7415 Windsor Mill Road * OF BALTIMORE COUNTY
 2nd Election District *
 2nd Councilmanic District * Case No. 96-92-SPHXA
 Exxon Corporation *
 Petitioner *

FINDINGS OF FACTS AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Hearing, Special Exception and Zoning Variance all for the property located at 7415 Windsor Mill Road. The Petitions are filed by the Exxon Corporation, property owner. Special Exception relief is requested for approval of an amendment of the previously approved site plans in cases Nos. 81-45-SPH and 82-45-SPH. Special Hearing relief is requested to add a convenience store to an existing fuel service station. Numerous variances are requested. These are mostly sought to legitimize existing conditions. They are:

1. Section 405.4.A.1 of the BCZR to allow a 21,880 sq. ft. site area in lieu of the required 23,828 sq. ft. site area;
2. Section 405.4.A.2.A to allow a 9 ft. canopy setback in lieu of the 15 ft. canopy setback;
3. Section 405.4.A.2.A to allow a 30 ft. building setback in lieu of the required 35 ft. building setback;
4. Section 405.4.A.2.A to allow a 20.5 ft. pump island setback in lieu of the required 25 ft. required pump island setback;
5. Section 405.4.A.2.A to allow a 7.5 ft. landscape transition area in lieu of the required 10 ft. landscape transition;
6. Section 405.4.A.2.A to allow 10 parking spaces, in lieu of the required 14 spaces;

ORDER RECEIVED FOR FILING

Date

By

10/19/95
 M. J. [Signature]

MICROFILMED

7. Section 405.4.A.3.C.1 to allow two less pump island stacking spaces than are required;

8. Section 413.2(f) to allow a 101.46 sq. ft. doublesided sign in lieu of the required 100 sq. ft. doublesided sign.

All of the above are in accordance with Petitioner's Exhibit No. 1, the site plan to accompany the Petitions.

Appearing at the public hearing held for this case was Jennifer Coward on behalf of the Exxon Corporation, the Petitioner/property owner. Also present was Tim Whittie, from Frederick Ward and Associates, Inc., Consultants. Mr. Whittie assisted in the preparation of the site plan. Also present was Chaudhary M.A. Shafri, the operator of the Exxon dealership at this location. There were no Protestants or other interested persons present. The Petitioner was represented by David K. Gildea, Esquire. There were no Protestants or other interested persons present.

The examination of the site plan discloses that the subject property is zoned B.L.-C.N.S. and is approximately 21,880 sq. ft. in area. The subject property is a triangularly shaped lot which is bordered by Windsor Mill Road to the north and east and Rolling Road to the south and west. The property is located in a largely commercial locale. Numerous other businesses exist along Windsor Mill Road and Rolling Road within close proximity to the property. These include a High's Convenience Store, a drycleaners, a 7-11 Convenience Store and several other retail uses. Residential communities exist not far away to the interior of the commercial corridors.

Ms. Coward testified that the subject property has been utilized as an Exxon Service Station for at least 15 years. Presently, the site has a number of pump islands and a three bay service garage building. Numerous photographs of the site were presented which depict current conditions. In order to meet changing market conditions, the location will be refurbished

and upgraded. The bays will be eliminated and the repair business no longer offered. Although fuel will continue to be dispensed from the site, the building will be remodeled so as to house a Tiger Mart Convenience Store. This Zoning Commissioner has recently entertained other cases by large oil companies and convenience store chains as the changing market conditions in this industry. These collective businesses are now offering a variety of convenience items from the same location, including fuel, food and household goods.

Mr. Shafri, the dealer who operates this business also appeared and testified. He described the business and proposed changes. He noted that the site would be operated on a 24 hour per day basis and would have from 1 to 3 employees on the property at a given time.

Also testifying was Tim Whittie, the consultant who assisted in the preparation of the site plan. He described in detail the proposed renovations to the property and also the standards for the zoning relief sought. As to the zoning variance, the required test is set forth in Section 307.1 of the BCZR. As to the special exception, relief is requested pursuant to Sections 405 and 502.1 of the BCZR.

A number of agencies of Baltimore County have also reviewed and commented on the request. The Office of Planning and Zoning supports the request and indicates that renovation of the site will enhance the existing automotive service station. That office recommends approval of the zoning relief. Other agencies neither object nor support the proposal.

Based on the uncontradicted testimony and evidence presented, I am persuaded to grant the relief requested. As to the Petitions for Special Hearing and Exception, it is clear that same will not detrimentally affect the health, safety or general welfare of the community. To the contrary, the proposal represents a significant opportunity to rehabilitate this use.

I find that the tests and standards set forth in Sections 405 and 502.1 of the BCZR have been satisfied.

As to the variances, they should also be approved. In this regard, it is noted that most of the variances are driven by existing conditions. That is, no new construction is planned on site and the variances are sought only to legitimize the existing buildings and other improvements on the property. The unique character of the site is its peculiar shape and location at the intersection of Rolling Road and Windsor Mill Road. This shape causes a practical difficulty upon the Petitioner and prevents strict adherence to the Zoning Regulations for which the variances are sought. Moreover, it is clear that the relief, if granted, will be consistent with the spirit and intent of the regulations and will not detrimentally affect the surrounding locale.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

IT IS THEREFORE ORDERED, by the Zoning Commissioner for Baltimore County, this 19th day of October, 1995 that, pursuant to the Petition for Special Exception, approval of an amendment of the previously approved site plans in case Nos. 81-45-SPH and 82-45-SPH, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Hearing, approval to add a convenience store to an existing fuel service station, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that variances from Section 405.4.A.1 of the BCZR to allow a 21,880 sq. ft. site area in lieu of the required 23,828 sq. ft. site area; Section 405.4.A.2.A to allow a 9 ft. canopy setback in lieu of the 15 ft. canopy setback; Section 405.4.A.2.A to allow a 30 ft. building setback in lieu of the required 35 ft. building setback; Section

ORDER RECEIVED FOR FILING

Date

By

10/19/95
M. Howard

405.4.A.2.A to allow a 20.5 ft. pump island setback in lieu of the required 25 ft. required pump island setback; Section 405.4.A.2.A to allow a 7.5 ft. landscape transition area in lieu of the required 10 ft. landscape transition; Section 405.4.A.2.A to allow 10 parking spaces, in lieu of the required 14 spaces; Section 405.4.A.3.C.1 to allow two less pump island stacking spaces than are required; and from Section 413.2(f) to allow a 101.46 sq. ft. doublesided sign in lieu of the required 100 sq. ft. doublesided sign, be and is hereby GRANTED, subject, however to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate 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.

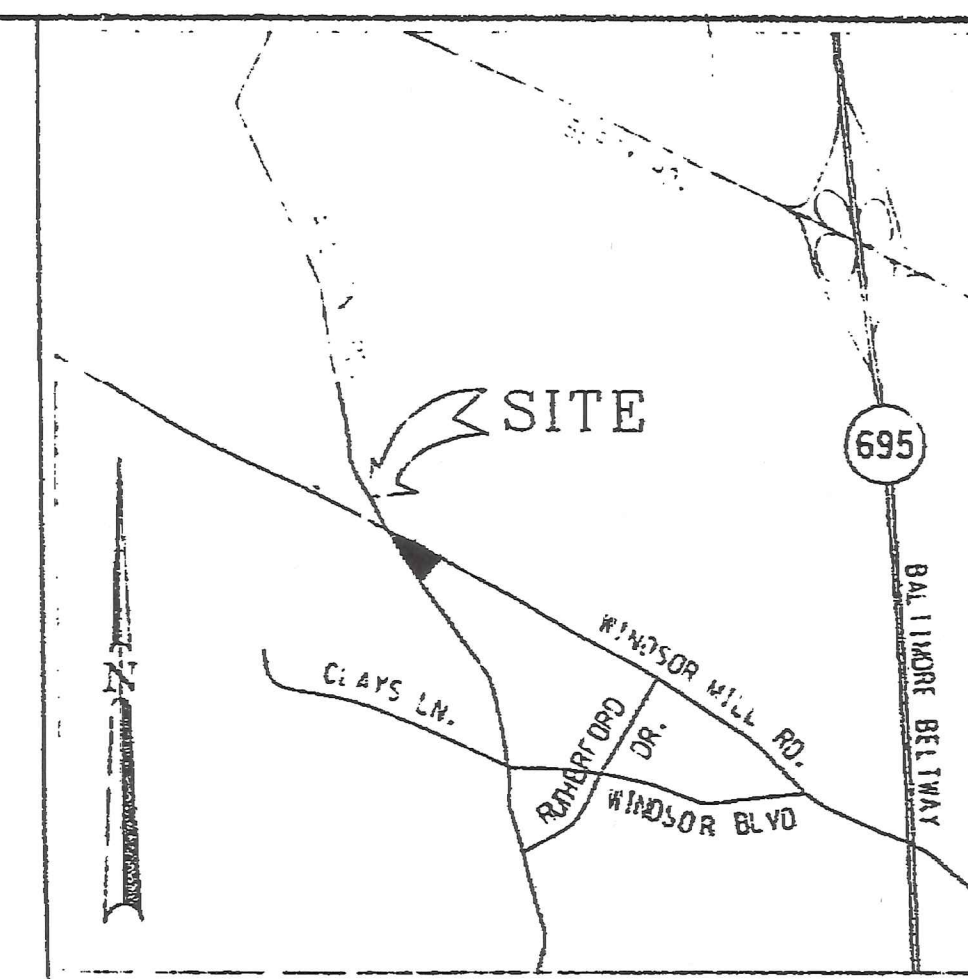
2. The Petitioner shall submit for approval by the County's Landscape Architect, a landscape plan which is substantially in conformance with that plan submitted at the hearing as Petitioner's Exhibit No. 1.


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING
Date 10/19/95
By M. Horak

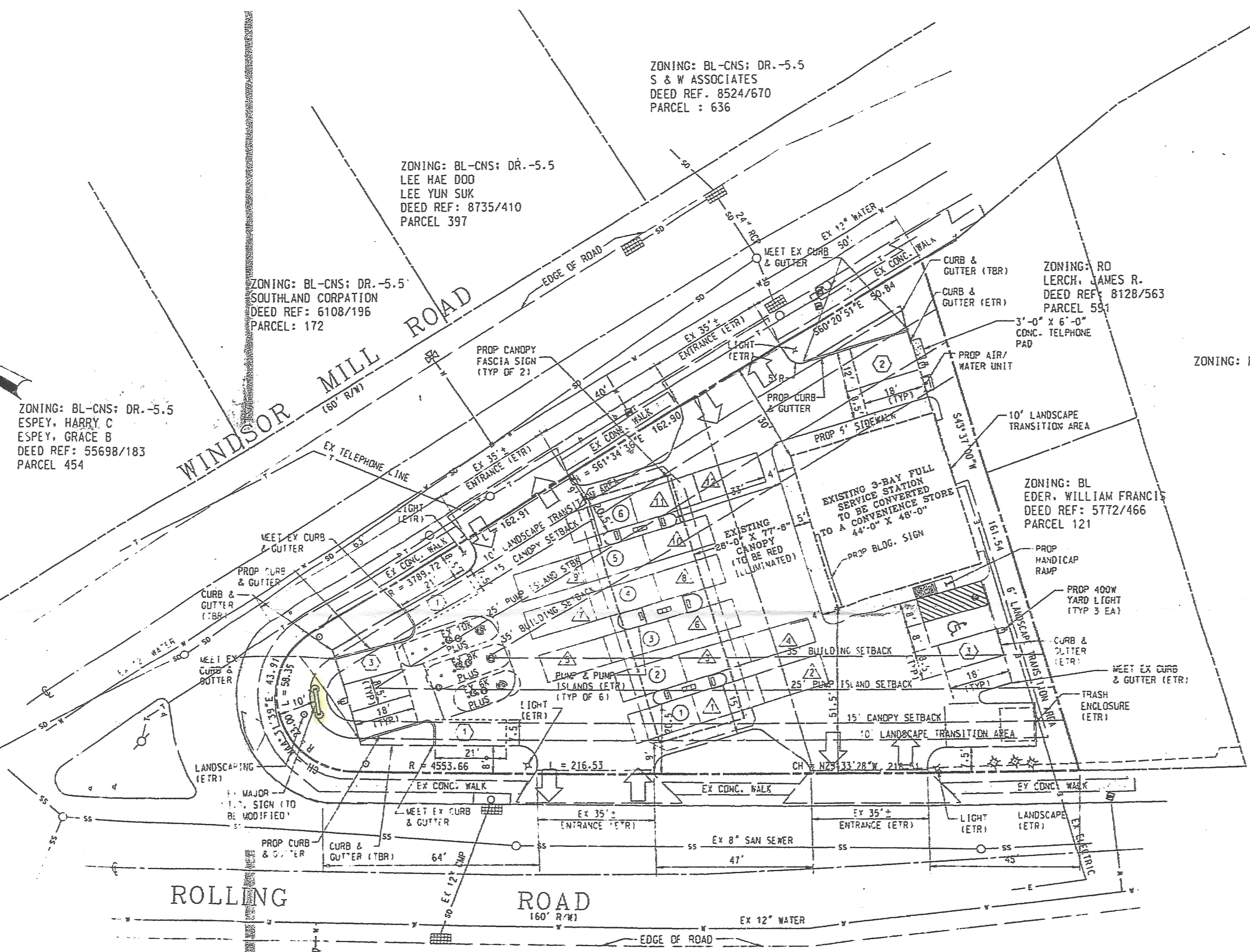
LES:mmn

MICROFILMED



VICINITY MAP
SCALE: 1" = 2000'

EXHIBIT 20-210



SITE INFORMATION

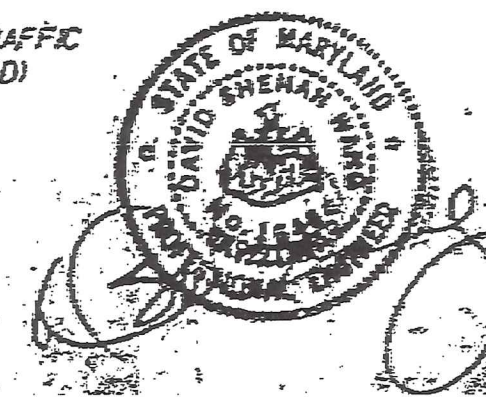
1. NET SITE AREA: 21,880 SQ. FT. = 0.50 ACRES.
2. OWNER: EXXON CORPORATION
3. DEED REFERENCE: 6393 / 83
4. ACCOUNT NO: 1900005752
5. ELECTION DISTRICT: SECOND (2ND.)
6. EXISTING USE: GAS STATION W/ SERVICE STATION
7. PROPOSED USE: GAS STATION W/ CONVENIENCE STORE
8. FLOOR AREA: 2207 S.F.
9. FLOOR AREA RATIO: 1.10
10. EXISTING IMPERVIOUS AREA: 18,276.23 S.F.
11. PROPOSED IMPERVIOUS AREA: 15,689.86 S.F.

ZONING NOTES

- A. ZONING STATUS:
1. EXISTING ZONING: BL-CNS
2. PROPOSED ZONING: BL-CNS
- B. AREA REQUIREMENTS:
1. 3 MULTI-PURPOSE DISPENSERS SERVING A TOTAL OF 6 CARS AT ONE TIME
SERVING SPACES REQUIRED: 6
SERVING SPACES PROVIDED: 6
SITE AREA REQUIRED = 5,000 SQ. FT.
2. ANCILLARY USES
CONVENIENCE STORE = 4 x 2207 SQ. FT. = 8828 SQ. FT.
3. TOTAL SITE AREA: 21,880 SQ. FT. (475,441.11)
REQUIRED: 15,000 SQ. FT. + 8828 SQ. FT. = 23,828 SQ. FT.
PROVIDED: 21,880 SQ. FT.
- C. ACCESS POINTS:
1. EXISTING:
a. TWO (2) 35' ENTRANCES ONTO WINDSOR MILL ROAD
b. TWO (2) 35' ENTRANCES ONTO ROLLING ROAD
2. PROVIDED:
a. ONE (1) SPACE PER EMPLOYEE ON LARGEST SHIFT = 1 x 2 = 2 SPACES
b. FIVE (5) SPACES = 5 x 1,000 SQ. FT. OF GROSS FLOOR AREA = 2207 SQ. FT. = 5,000 SPACES = 11.0 SPACES
ONE (1) SPACE PER AIR WATER = ONE (1) SPACE
TOTAL PARKING REQUIRED = 14 SPACES
- D. PARKING LOADING:
1. REQUIRED:
a. ONE (1) SPACE PER EMPLOYEE ON LARGEST SHIFT = 1 x 2 = 2 SPACES
b. FIVE (5) SPACES = 5 x 1,000 SQ. FT. OF GROSS FLOOR AREA = 2207 SQ. FT. = 5,000 SPACES = 11.0 SPACES
ONE (1) SPACE PER AIR WATER = ONE (1) SPACE
TOTAL PARKING REQUIRED = 14 SPACES
- E. SITE ADDRESS:
1415 WINDSOR MILL ROAD
HEBESVILLE, MARYLAND 2122
- F. SETBACKS:
1. BUILDING:
a. TO RIGHT OF WAY: 35'
b. TO PROPERTY LINE COMMERCIAL: 0'
2. CANOPY:
a. TO RIGHT OF WAY: 15'
b. TO PROPERTY LINE: 0'
3. PUMP ISLANDS:
a. TO RIGHT OF WAY: 25'
b. TO PROPERTY LINE: 0'
4. SIGN:
a. TO RIGHT OF WAY: 6'
b. TO PROPERTY LINE: 6'
- G. ZONING HISTORY:
1. CASE NUMBER 81-45-SPH. PETITION FOR SPECIAL HEARING TO USE THE SITE FOR AN AUTOMOTIVE SERVICE STATION. REQUEST WAS GRANTED. IF GRANTED, IT WAS SUGGESTED THAT A LANDSCAPING PLAN BE REQUIRED.
2. CASE NUMBER 82-45-SPH. PETITION FOR SPECIAL HEARING TO EXPAND THE SITE AREA OF AN EXISTING SERVICE STATION. IF GRANTED, IT WAS SUGGESTED THAT A LANDSCAPING PLAN BE REQUIRED.
- H. ZONING REQUESTS:
SPECIAL HEARING TO AVOID PREVIOUSLY APPROVED ZONING AND TO CONVERT FROM FULL SERVICE TO GAS AND SO.
VARIANCES REQUESTED:
a. VARIANCE TO SECTION 405.4 (2c).
A 9' SETBACK IN LIEU OF THE 15' CANOPY SETBACK
b. VARIANCE TO SECTION 405.4 (2c).
A 30' SETBACK IN LIEU OF THE 35' BUILDING SETBACK.
c. VARIANCE TO SECTION 405.4 (2c).
A 20.5' SETBACK IN LIEU OF THE 25' PUMP ISLAND SETBACK
d. VARIANCE TO SECTION 405.4 (2c).
A 7.5' LANDSCAPE TRANSITION AREA IN LIEU OF THE 10' LANDSCAPE TRANSITION AREA.
e. VARIANCE TO SECTION 405.4 (2c).
TO ALLOW 10 PARKING SPACES, RATHER THAN THE REQUIRED 14 SPACES.
f. VARIANCE TO SECTION 405.4a.
TO ALLOW A 21,880 SQ. FT. SITE AREA IN LIEU OF THE 23,828 SQ. FT. REQUIREMENT.
g. VARIANCE TO SECTION 405.4a.3.C.1.
REGARDING THE QUANTITY OF PUMP ISLANDS STACKING SPACES.
h. VARIANCE TO SECTION 415.21.1.
TO ALLOW FOR A 161.46 SQ. FT. DOUBLED-SIDED SIGN RATHER THAN THE REQUIRED 100 SQ. FT. DOUBLED-SIDED SIGN.
i. PREVIOUS COMMERCIAL PERMITS:
NONE

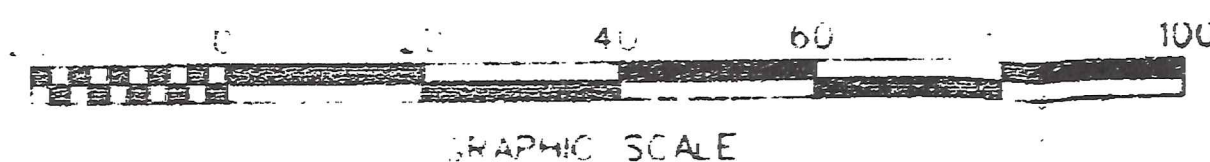
LEGEND

- (P) PARKING SPACES
(TBR) TO BE REMOVED
(ETR) EXISTING TO REMAIN
- (A) GAS PUMP STACKING
(O) GAS PUMP WAITING
(F) FLOW OF TRAFFIC (NOT STRIPED)



NOTES:
LIGHTING: IF 50' OF RESIDENTIALLY ZONED AREA EXISTS, THEN LIGHTING SHALL BE DIRECTED AWAY FROM ANY RESIDENTIALLY ZONED PROPERTY.

SPECIAL EXCEPTION AND VARIANCE PLAN



EXXON

FREDERICK WARD ASSOCIATES INC.
ENGINEERS ARCHITECTS SURVEYORS

EXXON

SITE PLAN



\$150.00

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

2019-0427-SJ

B
A 191915
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials JZ

SIGN USE PERMIT

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

PROPERTY ADDRESS 154 Winters Lane ZIP CODE 21228
BUSINESS NAME Iglesia Pentecostal Nuevo Renacer ZONING BL
OWNER'S NAME Pentecostal Church New Rebirth PHONE NO. 443-854-7418 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 2701 Norland Road Baltimore, MD 21230
APPLICANT/OWNER'S AGENT Jerry Sterling PHONE NO. 410-355-5400
SIGN COMPANY NAME Pasadena Sign Company PHONE NO. 410-355-5400
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 012 / 375 0842

☐ 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: 3 feet x 50 feet = 150 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 (1) set of channel letters on front building fascia reading Iglesia Pentecostal Nuevo Renacer

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 Jerry Sterling

Date 11/26/19

Print/Type Name Jerry Sterling

☐ Require Planning Signature

N/A

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 JNP per WCR

Initials JNP/WCR

Date 11/27/19