



2019-0449-SI
BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

B _____
A 192082
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials KO

400. —
SIGN USE PERMIT

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

PROPERTY ADDRESS 1800 York Road ZIP CODE 21093
BUSINESS NAME Shell Gas Station ZONING BL
OWNER'S NAME Shell Co SMO, 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. 08 / 19 / 035720

☐ 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: 4 feet x 7 feet = 28 square feet Height: 20 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 10, 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):

Refacing existing freestanding sign re-using LED's, 28 sf, no structure or electric changes.
Refacing the building fascia, non-illuminated "Service Center" 24.5 sf total
Refacing the existing canopy per Variance Case 02-399-SPHA
2@ 7.7916 sf each

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.

Kelley Osbourn 11/4/19 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] JCM 11/5/19
Signature Initials Date

**Permits, Approvals & Inspections**111 W. Chesapeake Avenue
Towson, MD 21204Report Generated On:
11/5/2019**Permit Processing Commercial Permit & Development Report**

Page 1 of 1

Property InformationTax Account Number: **0819035720**Election District: **8**

Owner Name(s): SHELL OIL CO OF NEW YORK

PDM #:

Address: C/O SMO INC PO BOX 2810

Zoning District(s): BL CCC

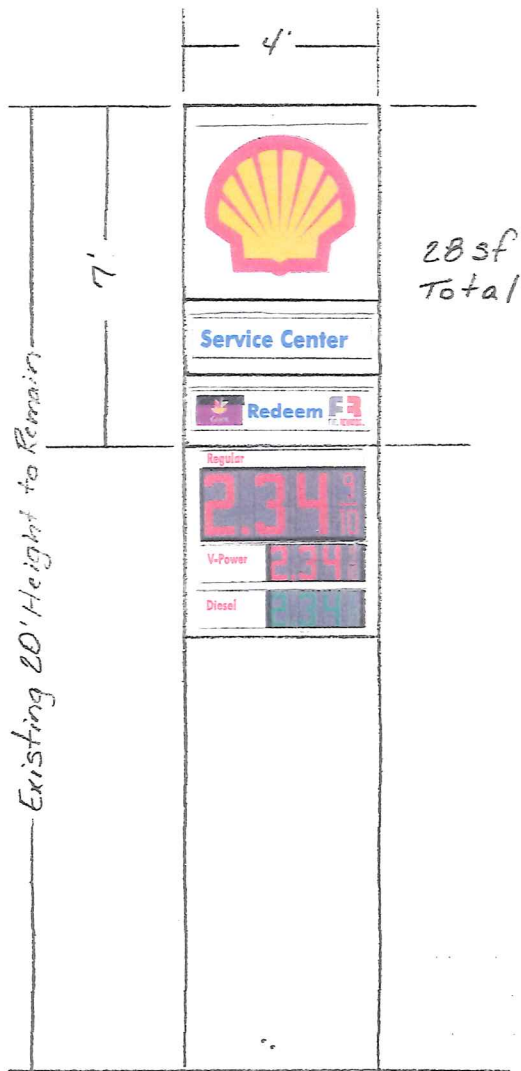
LAPLATA, MD 20646

Elevation Range: 366ft - 376ft

Premise Address: 1800 YORK RD

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Com Bldg.	Interior Alls.	Add / Ext. Alls.	Piers/Pillings	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	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: R-1953-2556; 1961-5331-X; 1991-0229-SPHA; 1964-0177-A; 2012-0082-A; 2013-0104-SPHA; 2013-0105-A; 2002-0102-SPH; 2002-0103-SPH; 2002-0168-A; 2005-0259-A; R-1963-0116	X		X	X	X	X			X	X	X		<i>jm</i>

Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.
Form171C

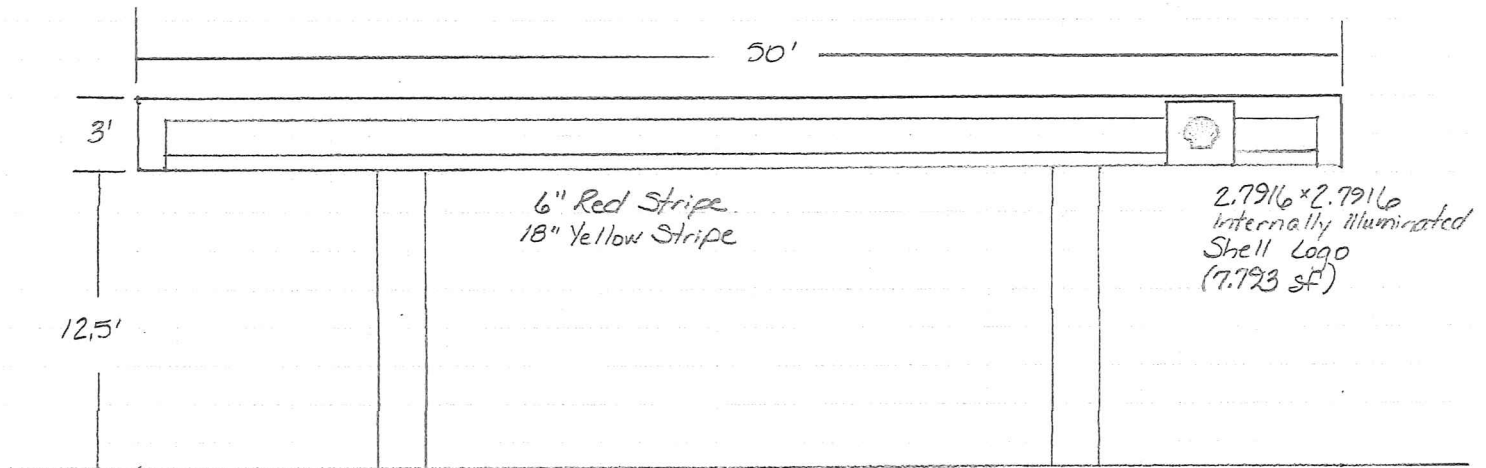


Existing Sign

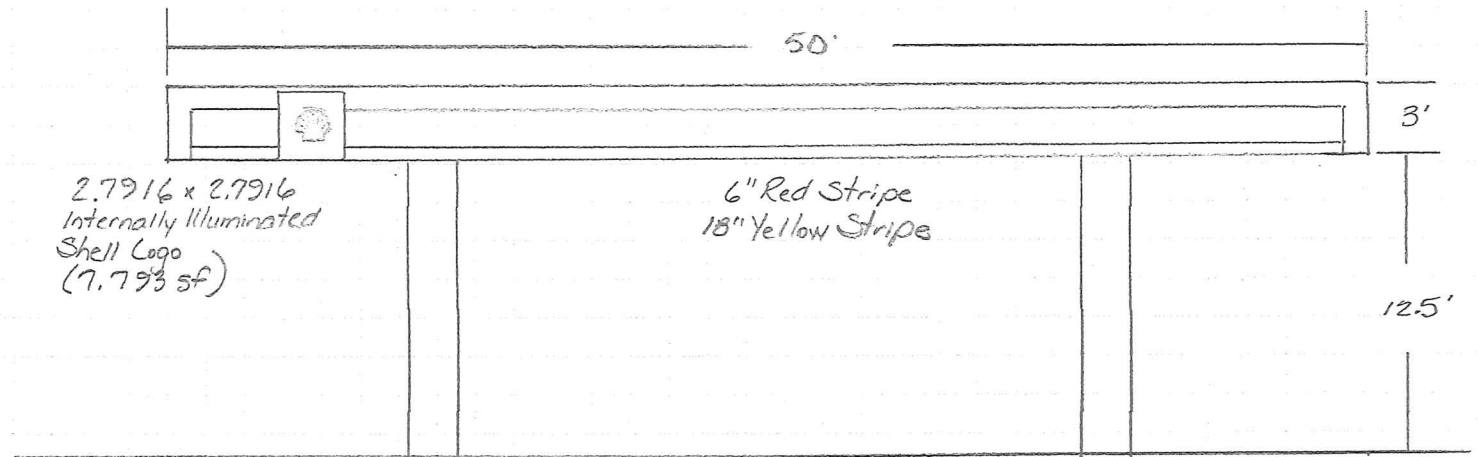
Refacing existing freestanding sign.
No electric or structure changes.

Scale - 1/4" = 1'

Freestanding Sign Reface
SMD Shell Site 541
1800 York Road
Lutherville, MD 21093



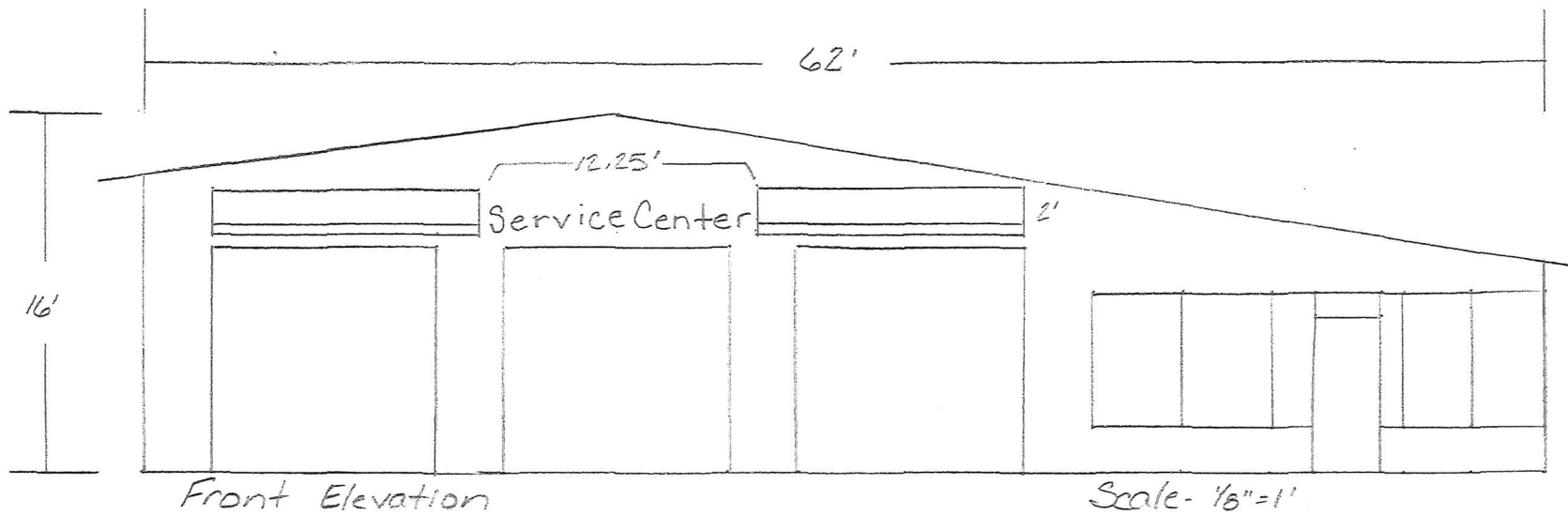
South Elevation



North Elevation

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

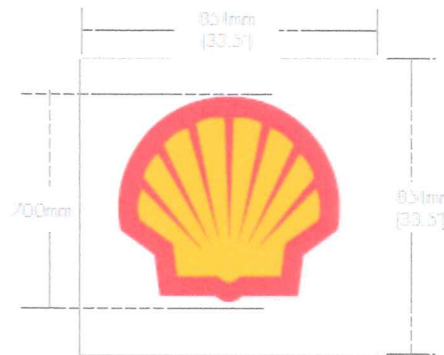
Canopy Reface
SMD Shell Site 541
1800 York Road
Lutherville, MD 21093



Refacing fascia by removing the existing "Service Center" and red/yellow band and refacing with new "Service Center" and red/yellow stripes per the Shell Corporate standards.

Building Fascia Reface
 SMO Shell Site 541
 1800 York Road
 Lutherville, MD 21093

CANOPY FASCIA DETAILS



2.79' x 2.79' Internally Illuminated Pecten Panel with Flat ACM Shell Yellow 18" tall and Shell Red 6" tall Vinyl stripe

SERVICE CENTER DETAILS



147" x 31.5" (32.16sf) Service Center sign with 6" red and 18" yellow bands each side



Existing Front Elevation



Existing South Elevation



Existing North Elevation

Existing Photos
SMO Shell Site 541
1800 York Road
Lutherville, MD 21093

SMITH, GILDEA & SCHMIDT_{LLC}

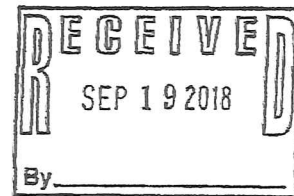
MICHAEL PAUL SMITH
DAVID K. GILDEA
LAWRENCE E. SCHMIDT
MICHAEL G. DEHAVEN
JASON T. VETTORI

MARIELA C. D'ALESSIO*
MELISSA L. ENGLISH
DUKE MAY, V
CARMELO D. MORABITO
SARAH A. ZADROZNY
of counsel:
EUGENE A. ARBAUGH, JR.
DAVID T. LAMPTON
MARY G. LOKER
*Admitted in MD, FL, PA

September 17, 2018

Via Hand Delivery

Arnold Jablon
Deputy County Administrative Officer
Director, Department of Permits, Approvals and Inspections
111 West Chesapeake Ave, Suite 105
Towson, MD 21204



Re: SMO/Shell Pecten Symbol Signage Replacement
Zoning Verification Letter
Case No. 02-399-SPHA

Dear Director Jablon:

On behalf of Southern Maryland Oil, Incorporated ("SMO"), the owner of certain real property in Baltimore County, Maryland (the "Property"), I hereby request that you verify that replacing existing service station canopy signage as proposed herein is a use permitted by right as provided in the Baltimore County Zoning Regulations ("BCZR") § 450 and Case No. 02-399-SPHA. In an attempt to enhance several of its stations' appearance, SMO desires to modify its current signage package. For purposes of this verification letter, the only change for which authorization is being sought is replacing that portion of the service station signage containing the letters "Shell" with a pecten symbol.

In Case No. 02-399-SPHA, SMO filed a special hearing request in order that the Zoning Commissioner could determine that the proposed canopy background colors, raised-illuminated light bars, and vinyl-striped decals are not signs in and of themselves and furthermore do not contribute to any sign's message or theme. A finding in the alternative would require the colored bands to be included in the "area" calculations for the service station canopy signage, as provided in BCZR § 450.3. Then Zoning Commissioner, Timothy M. Kotroco, determined that the "yellow base color of the canopy façade with a small red accent stripe" which is approximately 6 inches in width and illuminated was not to be included in the permitted 25 square foot area of the proposed service station canopy signage. The aforementioned decision, which was issued on June 3, 2002, also found that the letters

Verification Letter (Shell Pecten Symbol Signage Replacement)
Case No. 02-399-A
September 17, 2018
Page 2

"Shell" were less than the maximum permitted 25 sq. ft. for the face area of a service station canopy sign. A copy of the entire zoning file for Case No. 02-399-SPHA is included herein as Exhibit No. 1. Mr. Kotroco further found that this interpretation would be applied to changes at SMO's more than 40 other fuel service station locations as well.

The portion of the service station canopy signage containing the letters "Shell" is now being proposed to be changed to a pecten symbol (i.e. a shell). A copy of a site plan showing a sign detail depicting the dimensions of the proposed pecten on the service station canopy sign is attached hereto as Exhibit No. 2. The accent stripes will still be present. Only the word/letters "Shell" is being changed to a pecten. BCZR § 450.5.B.8 provides, among other things, that service station canopy signage "may be erected upon a face of a service station canopy, provided that it does not project above, below or beyond either end of the face." No portion of the proposed pecten symbol will project above, below or beyond either end of the face. Therefore, so long as the "area" of the sign containing the pecten is less than 25 sq. ft. and it does not project above, below or beyond either end of the face of the service station canopy, said change is permitted by BCZR § 450 and Case No. 02-399-SPHA.

For the aforementioned reasons, I respectfully request that you find that replacement of existing service station canopy signage containing the letters "Shell" with a pecten symbol for existing Shell Gasoline Service Stations at 201 North Point Road and the approximately 40 other locations, as referenced in Case No. 02-399-A which are owned by SMO is a use permitted by right and permits to replace this portion of the service station canopy signage can be issued.

Very truly yours,



Jason T. Vettori

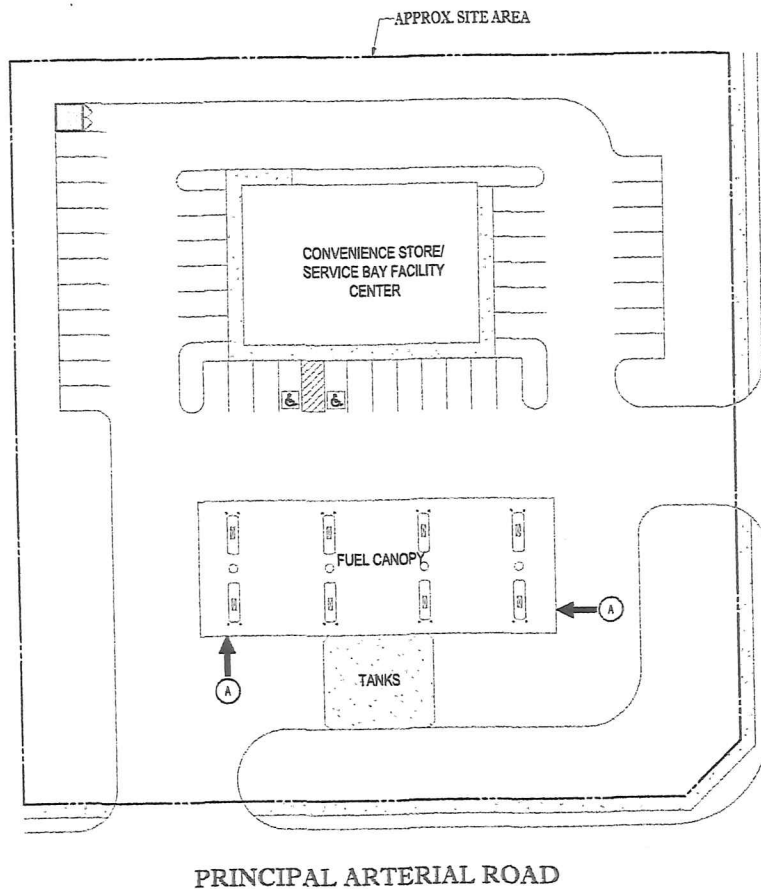
CC: W. Carl Richards, Jr., Zoning Review Chief

ACCEPTED AND APPROVED:



10/24/18

 Arnold Jablon
Deputy County Administrative Officer
Director, Department of Permits, Approvals and Inspections



PRINCIPAL ARTERIAL ROAD

URBAN COLLECTOR ROAD

GENERAL NOTES

1. THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS (DRAINAGE, ETC.) ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF ADDITIONAL FIELD SURVEY.
2. THIS CONCEPT IS NOT SITE SPECIFIC. THE LAYOUT SHOWN ON THIS PLAN IS A TYPICAL LAYOUT AND DOES NOT REFLECT ANY PARTICULAR SITE, SITE FEATURES, OR SIGN LOCATIONS.
3. SIGN LOCATIONS SHOWN ARE APPROXIMATE.

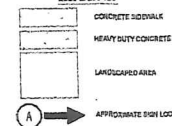
CANOPY SIGNAGE GENERAL NOTES

1. A SIGN MAY BE ERECTED UPON A FACE OF A SERVICE STATION CANOPY PROVIDED THAT IT DOES NOT PROJECT ABOVE, BE COVERED BY, OR OBSCURE ANY OF THE FACILITY'S EXISTING CANOPY FACIALS.
2. NO INDIVIDUAL SIGN CAN HAVE A FACE AREA GREATER THAN 10 SQUARE FEET.
3. THE MAXIMUM NUMBER OF SERVICE STATION CANOPY POSTERIOR FACIALS IS 2, BUT ONLY 2 SIGNS MAXIMUM ARE BEING PROPOSED.
4. THESE SIGNS ARE PERMITTED TO BE ILLUMINATED.

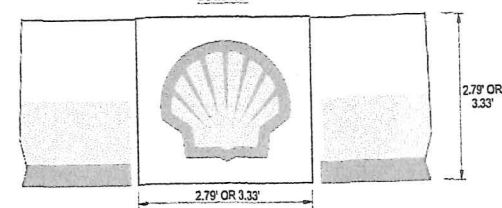
FREESTANDING & WALL-MOUNTED NOTES

1. FREESTANDING AND WALL-MOUNTED SIGNAGE DETAILS WILL BE PROVIDED WITH SEPARATE PERMIT APPLICATION AND WILL COMPLY WITH CURRENT BALTIMORE COUNTY SIGNAGE REGULATIONS.

LEGEND



SIGN A:



NOTES:

1. EXISTING FACIAL HEIGHT WILL BE 8'6" - 12'6" OR 12'6" - 15'6".
2. THE FACIAL PANEL IS MANUFACTURED AS A SINGLE ADDED PANEL WITH FOLLOWING PANELS WITH APPLIED VORTEX WALL RED STRIP.
3. SIGN WILL BE ILLUMINATED.



REVISIONS

REV.	DATE	COMMIT	BY



NOT APPROVED FOR CONSTRUCTION

PROJECT #:
DRAWN BY:
CHECKED BY:
DATE:
SCALE:
CADD ID:

PROJECT: BALTIMORE COUNTY GENERIC SIGNAGE

FOR SMO



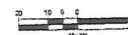
801 GULANNEY VALLEY ROAD, SUITE 201
YOUNGKINS, MARYLAND 21286
Phone: (410) 421-7722
Fax: (410) 421-1587
Email: MD@bohlereng.com

SHEET TITLE:

SITE PLAN

SHEET NUMBER

1



FILE No. 699 07/30 '02 08:16 ID:THE WILLS GROUP



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 3, 2002

Sebastian A. Cross, Esquire
David K. Gildea, Esquire
301 N. Charles Street, Suite 800
Baltimore, Maryland 21201

Re: Petitions for Special Hearing & Variance
Case No. 02-399-SPH
Property: 201 North Point Boulevard

Dear Messrs. Cross & Gildea:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Steve Stookey Mgr
Brian Fenwick
c/o SMO Inc.
P O Box 2810
La Plata MD 20646

Evangeline B. Baulch
David Sang
Frederick Ward Associates
7125 Riverwood Dr Ste C
Columbia MD 21046

Come visit the County's Website at www.co.ba.md.us



FILE No. 699 07/30 '02 08:16 ID:THE WILLS GROUP

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE
SE/corner of North Point Road
and Baltimore Street
15th Election District
7th Councilmanic District
(201 North Point Road)

SMO, Inc.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-399-SPHA
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owners of the subject property, SMO, Inc. The special hearing request involves property located at 201 North Point Boulevard, located in the Dundalk area of Baltimore County. The subject property is zoned BR-IM. The petitions were prepared and filed by David Gildea and Sebastian Cross, attorneys at law.

Appearing at the hearing on behalf of the property owners were Steve Stookey, Brian Fenwick, representing SMO, Inc., and Evangeline Baulch and David Sang appearing on behalf of Frederick Ward Associates, the engineers who prepared the site plan of the property. Sebastian Cross and David Gildea, attorneys at law, appeared representing the Petitioners. There were no protestants in attendance.

The property owners have filed a special hearing request for an interpretation of Section 450.3 of the Baltimore County Zoning Regulations (B.C.Z.R.). The special hearing request is for a determination as to whether the manner in which the "area" of the Petitioners' sign package was appropriately calculated in accordance with the dictates of Section 450.3 of the B.C.Z.R. In the alternative, depending on the outcome of the special hearing request, the

Received: 7/30/02 8:18AM;

FILE No. 699 07/30 '02 08:16 ID:THE WILLS GROUP

PAGE 4

Petitioners have filed a variance from Section 450.4 of the B.C.Z.R., to permit 474 sq. ft. of canopy signage in lieu of the permitted 25 sq. ft.

Testimony and evidence indicated that the property, which is the subject of this zoning request, consists of 0.780 acres, more or less, zoned BR-IM. The subject property is located on the southeast corner of the intersection of Old North Point Boulevard and Baltimore Street in Dundalk. The property is the site of an existing Shell Gasoline Service Station. The particulars of the property are more specifically identified on Petitioners' Exhibit No. 1, the site plan submitted into evidence. This particular fuel service station is owned by SMO, Inc., whose headquarters are located in La Plata, Maryland. SMO not only owns this particular Shell Service Station, but also owns approximately 40 other service stations in Baltimore County. SMO has undertaken a program to renovate and redevelop their existing service station sites. This is the first of many sites in Baltimore County which is slated to be renovated. The renovation of the site proposes a new sign and canopy package for each of the existing Shell Service Stations. The old signs and old canopies are proposed to be torn down and the new canopies and signage installed as depicted on Petitioner's Exhibit Nos. 2 & 3.

At issue in this case is the interpretation of Section 450.3 of the B.C.Z.R. and its application to the manner in which the area of the new signs for this service station shall be calculated. As the testimony demonstrated, this is a Shell Gasoline Service Station. It is proposed to be identified at this location by a 12 sq. ft. sign containing the letters "Shell". This 12 sq. ft. "Shell" sign appears on two sides of the canopy façade. There are no other words or symbols appearing on the canopy itself, other than the two 12 sq. ft. signs.

FILE NO. 699 07/30 '02 08:16 ID:THE WILLS GROUP

The canopy itself will contain two colors, that being a yellow base color of the canopy façade with a small red accent stripe, approximately 6 inches in width, running along the bottom of the canopy. This red accent decorative feature is proposed to be illuminated.

Mr. Gildea, arguing on behalf of the Petitioners, asserted that the definition of area, as contained within the Baltimore County Zoning Regulations at Section 450.3, excludes the painted façade and decorative stripe, and that only the word "Shell" should be considered to be the area of this canopy sign.

After considering the testimony and evidence offered at the hearing and the language as contained in Section 450.3.a & b of the Baltimore County Zoning Regulations, I hereby find that the canopy sign proposed for this Shell Service Station shall be interpreted to consist of two separate canopy signs, each containing 12 sq. ft. of signage, that being the word "Shell" and shall not include the yellow painted canopy façade or the red decorative stripe, both of which are not part of the message of this sign. It should be noted that this sign package, as proposed for this site, is entirely appropriate for this and other Shell Service Stations. The ruling herein shall apply to this property location and any other Shell Service Station, whereupon this exact same sign and canopy package is proposed to be installed. Given that the redevelopment of this service station and the sign and canopy package is appropriately designed, it shall not be necessary for this Petitioner to have to request this special hearing and variance relief for each and every gasoline service station that they intend to renovate.

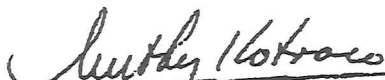
Inasmuch as I have interpreted Section 450.3 of the Baltimore County Zoning Regulations to require that only the word "Shell" be calculated as the area of the sign for this application, then the variance request also filed herein shall be dismissed as being

unnecessary. It should be noted that the Petitioners are permitted to have six separate canopy signs, each of which could contain a square footage of up to 25 sq. ft. The Petitioners propose only two separate canopy signs containing square footage of 12 sq. ft. each. The sign package proposed is substantially less than what is permissible for this property. Inasmuch as the special hearing has been approved, the variances shall be dismissed.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 3rd day of June, 2002, that the Petitioners' Special Hearing request for a determination that the yellow canopy background color and the red decorative stripe do not contribute to the signs message and, therefore, should not be included in the area of this sign in accordance with Section 450.3 of the B.C.Z.R., be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the variances requested by the Petitioners, be and they are hereby DISMISSED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

⌘	AIR	SIGN	AIR PUMP STATION
⌘	RS	ROAD SIGN	
⌘	MISC.	MISCELLANEOUS	
⌘	VLT	UTILITY VAULT	
⌘	UMH	UTILITY MANHOLE (UNKNOWN)	
⌘	TEL	TELEPHONE BOOTH	
⌘	TMH	TELEPHONE MANHOLE	
⌘	PP	POWER POLE	
⌘	ONE	OVERHEAD ELEC.	
⌘	LP	LIGHT POLE	
⌘	GW	GUY WIRE	
⌘	ELE	ELECTRIC BOX	
⌘	CAN	METAL CANOPY OVERHEAD	
⌘	BUD	BUILDING	
⌘	CAP	GAS FILLER CAP	
⌘	CO	CLEAN OUT	
⌘	SMH	SANITARY MANHOLE	
⌘	SDM	STORM MANHOLE	
⌘	DG	STORM-GRATE INLET	
⌘	WM	MONITORING WELL	
⌘	HYD	FIRE HYDRANT	
⌘	TLP	TRAFFIC LIGHT POLE	
⌘	PRK	PARKING SPACE	
⌘	CON	HANDICAPPED RAMP	
⌘	CGF	EDGE OF CONCRETE CURB & GUTTER	
⌘	FC	CURB	
⌘	EP	EDGE OF PAVEMENT	
⌘	CL	CENTER LINE	
⌘	WDF	WOOD FENCE	
⌘	BOL	BOLLARD	
⌘	FEN	FENCE	
⌘	PKS	P.K. NAL SET	
⌘	TKA	SURVEY CONTROL POINT	
⌘	PMP	GAS PUMP	
⌘	VNT	VENT	
⌘	VAC	CAR VACUUM STATION	
⌘	GRD	GUARD RAIL	
⌘	GV	GAS VALVE	
⌘	WV	WATER VALVE	
⌘	PD	TELEPHONE BOX	
⌘	TRN	ELECTRIC TRANSFORMER	
⌘	SW	SIDEWALK	
⌘	EW	EDGE OF WALL	

[illegible]

No. 10000



DWN. BY: JLW	Loc# 137681
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de 00-049.10