



2019-0453-SI
BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

B _____
A 183734
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials GB

\$1200⁰⁰
SIGN USE PERMIT

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

PROPERTY ADDRESS 1900 York Rd ZIP CODE 21093
BUSINESS NAME 1900 York Rd ZONING BL
OWNER'S NAME SOR 1900 LLC PHONE NO. _____ HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 120 Cockeysville Rd Cockeysville MD 21030
APPLICANT/OWNER'S AGENT Gary Brent PHONE NO. 410-507-0053
SIGN COMPANY NAME AA Signs PHONE NO. 410-662-1100
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 081/606/1503

☐ 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: 8 feet x 6 feet = 48 square feet Height: 14 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 5, sides 25 and 200, and rear 200.

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):

Installed illuminated multi-pylon sign - Double-sided

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] Date 4-29-19 Print/Type Name Gary Brent

☐ 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] Initials GB Date 5/2/19



Permits, Approvals & Inspections

111W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
5/2/2019

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 0816061503

Election District: 8

Owner Name(s): SOR 1900 LLC

PDM #:

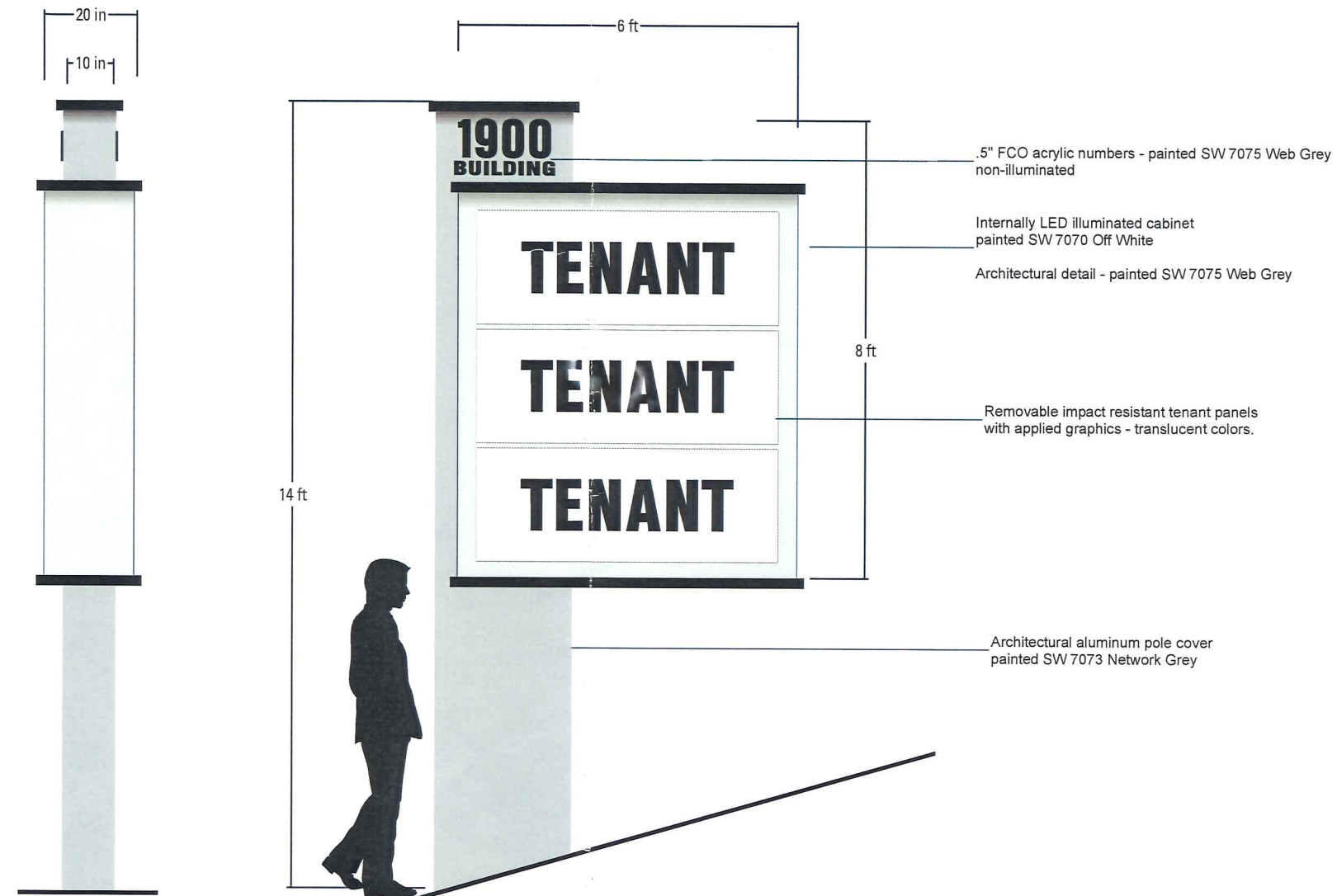
Address: STE 101 120 COCKEYSVILLE RD
COCKEYSVILLE,MD 21030

Zoning District(s): BM
BL

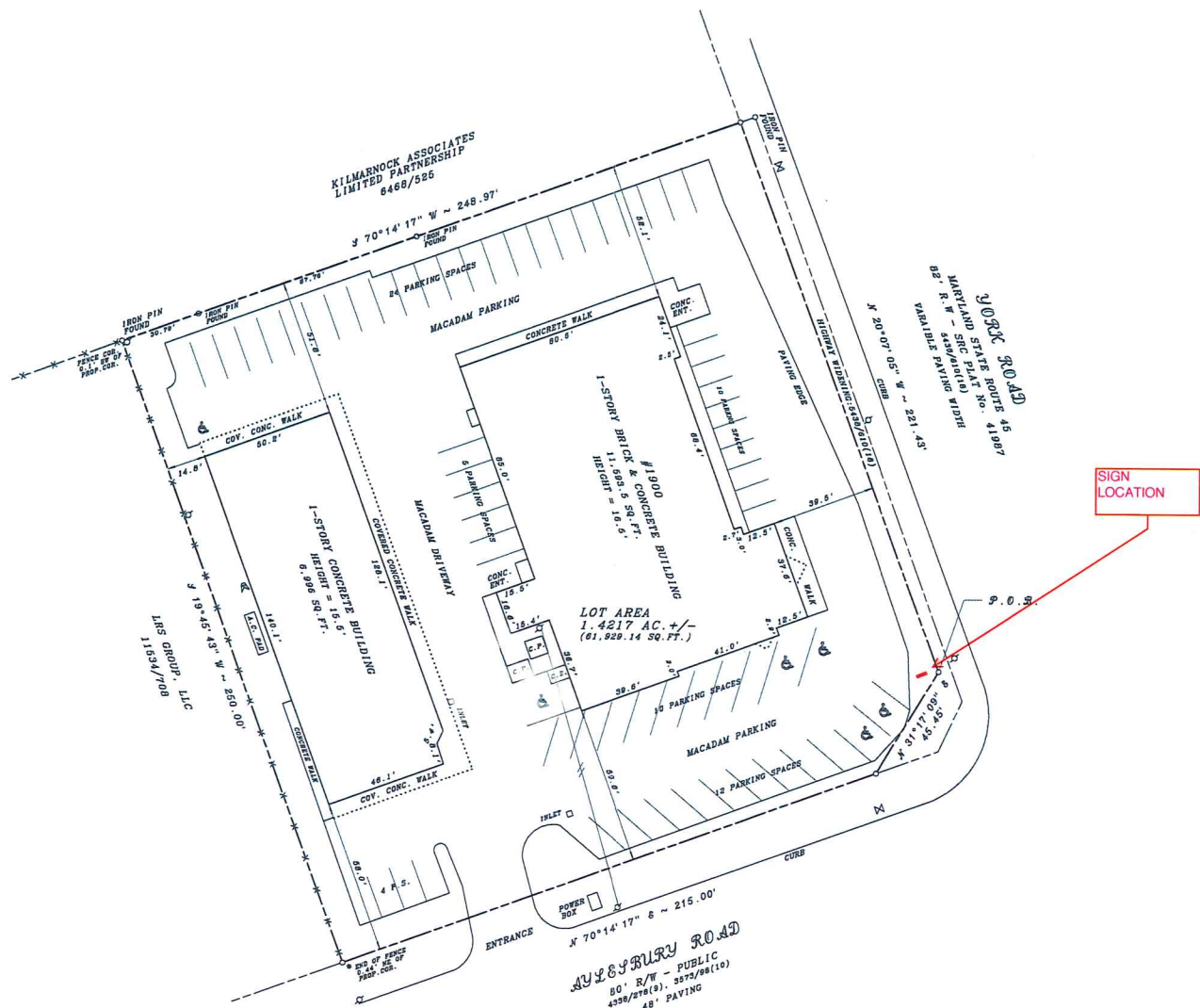
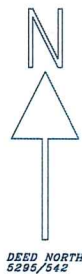
Premise Address: 1900 YORK RD

Elevation Range: 398ft - 410ft

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 Initial & Date
Contact Agency	Potential Overlay Issues Growth Tier 1: Served by public sewer and inside URDL		
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: 1957-4076-SPH; 1981-0014-SPH; 1986-0436-A; 1997-0188-A	X X X X X X X X	



1/2" = 1'



VICINITY MAP

LEGEND

AIR CONDITIONER PAD	A.C.
CHAIN LINK FENCE	— X — X — X —
CONCRETE ENTRANCE	C.E.
CONCRETE PAD	C.P.
FIRE HYDRANT	⊕
BUILDING OVERHANG	
PROPERTY CORNER	⋈
PROPERTY LINE	— 0 — 0 —
TELEPHONE PEDESTAL	⊕
UTILITY POLE	⊕
OVERHEAD WIRE(S)	— — — —

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT No. MD37764 dated February 11, 2018
SCHEDULE B11 EXCEPTIONS

ITEM 7: 397/219 DOES NOT AFFECT SUBJECT PROPERTY.

ITEM 8: 526/579 DOES NOT AFFECT SUBJECT PROPERTY.

ITEM 9: 4336/276 AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON. (PUBLIC UTILITIES IN AYLESBURY ROAD)

ITEM 10: 3673/86 AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON. (PUBLIC UTILITIES IN AYLESBURY ROAD)

ITEM 11: 2354/101 DOES NOT AFFECT SUBJECT PROPERTY.

ITEM 12: 2247/394 DOES NOT AFFECT SUBJECT PROPERTY.

ITEM 13: 3650/441 AFFECTS SUBJECT PROPERTY. IS BLANKET IN NATURE AND NOT PLOTTABLE. (SEE R/W - SEE UTILITY POLE IN LEGEND)

ITEM 14: 3700/324 AFFECTS SUBJECT PROPERTY. IS BLANKET IN NATURE AND NOT PLOTTABLE. (SEE R/W - SEE UTILITY POLE IN LEGEND)

ITEM 15: 3636/111 AFFECTS SUBJECT PROPERTY. IS BLANKET IN NATURE AND NOT PLOTTABLE. (SEE R/W - SEE UTILITY POLE IN LEGEND)

ITEM 16: 3532/291 DOES NOT AFFECT SUBJECT PROPERTY.

ITEM 17: 5295/542 & 6954/223 AFFECT SUBJECT PROPERTY. IS BLANKET IN NATURE AND NOT PLOTTABLE. (LEASE TERMS & PROVISIONS)

ITEM 18: 5439/810 AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON. (SEE PLAT Nos 41867 & 41868)

NOTES:

1. SUBJECT PROPERTY LIES IN ZONE 'X'. AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 240010-0265-F DATED SEPTEMBER 26, 2008.

2. THERE ARE 71 MARKED PARKING SPACES, INCLUDING 8 HANDICAP, ON SUBJECT PROPERTY.

3. SUBJECT PROPERTY ACCESSES PUBLIC UTILITIES SITUATED IN PUBLIC RIGHTS OF WAY SHOWN HEREON.

SURVEYOR'S CERTIFICATE

To (i) OBRECHT PROPERTIES, LLC, a Maryland limited liability company,

(ii) ROSEDALE FEDERAL SAVINGS & LOAN ASSOCIATION, its successors and/or assigns as their respective interests may appear,

(iii) FIRST AMERICAN TITLE INSURANCE COMPANY.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, effective February 23, 2016. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Maryland, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Michael K. Smith Registered Surveyor No. 498 Date
License renewal date: December 4, 2018

METES AND BOUNDS DESCRIPTION

BEGINNING for the same on the west side of York Road at the northwest corner of York Road and Aylesbury Road as shown on Maryland State Roads Commission Plat No. 41987 (Right of Way Project No. B 877-1-471, Item No. 62662), thence binding northerly along said west side of York Road as shown on said Plat (bearing adjusted to meridian of the following LEGAL description)

- North 20 degrees 07 minutes 05 seconds West 221.43 feet to a point on and distant 5.90 feet from a pipe now found at the beginning of the second or South 70 degrees 14 minutes 17 seconds 255 feet line of that parcel of land described in LEASE made by and between KILMARNOCK ASSOCIATES, Lessors and DAVID EPSTEIN & SONS OF MARYLAND, INC., Lessee, dated August 1, 1972 recorded among the Land Records of Baltimore County in Liber 5295, folio 542, thence binding along the outline of said described parcel the following three courses and distances,
- South 70 degrees 14 minutes 17 seconds West 248.97 feet to an iron pin now found,
- South 19 degrees 45 minutes 45 seconds 250.00 feet to a point on the aforesaid north side of Aylesbury Road, thence binding thereon,
- North 70 degrees 14 minutes 17 seconds East 215.00 feet to a point on and distant 5.90 feet from a pipe now found at the beginning of the second or South 70 degrees 14 minutes 17 seconds 255 feet line of that parcel of land described in LEASE made by and between KILMARNOCK ASSOCIATES, Lessors and DAVID EPSTEIN & SONS OF MARYLAND, INC., Lessee, dated August 1, 1972 recorded among the Land Records of Baltimore County in Liber 5295, folio 542, thence binding along the outline of said described parcel the following three courses and distances,
- North 31 degrees 17 minutes 09 seconds East 45.45 feet to the point of beginning, containing 61,929.14 square feet or 1.4217 acres of land, more or less. The improvements thereon being known as 1900 York Road.

BEING the same and all of that parcel of land described in LEASE by and between KILMARNOCK ASSOCIATES, Lessors and DAVID EPSTEIN & SONS OF MARYLAND, INC., Lessee recorded among the Land Records of Baltimore County in Liber 5295, folio 542.

ALBION SURVEYS

Land Surveyors
P.O. Box 5614
Baltimore, Maryland 21210
albiondsurvey@yahoo.com 410-435-0800

SCALE: 1" = 30'

DATE: MARCH 10, 2018
REVISED: NOVEMBER 6, 2018 (PARKING SPACES)

DEED REFERENCE:
LIBER 5295, FOLIO 542

ALTA/NSPS LAND TITLE SURVEY
OF LAND OF
REGENT DEVELOPMENT COMPANY
KNOWN AS
1900 YORK ROAD
EIGHTH ELECTION DISTRICT
BALTIMORE COUNTY
MARYLAND

Rec'd BDE 11/7/18