



Rm 213 * NEEDS SITE PLAN - ZONING OFFICE 1/30/2020
 BALTIMORE COUNTY
 DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
 111 WEST CHESAPEAKE AVENUE
 TOWSON, MD 21204
 410-887-3391
 SIGN USE PERMIT

USE PERMIT RECEIPT # 194799
 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: BA

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

PROPERTY ADDRESS 3533 E. Joppa Rd ZIP CODE 21234
 BUSINESS NAME Hot Shot Liquors ZONING CB
 OWNER'S NAME Muazzam Farooq PHONE NO. 571-315-6960 HISTORIC DISTRICT ☐ Yes ☒ No
 MAILING ADDRESS
 APPLICANT/OWNER'S AGENT Muazzam Farooq PHONE NO. 571-315-6960
 SIGN COMPANY NAME PHONE NO.
 TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 110 / 200 / 1450

☐ 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: 1.8 feet x 8 feet = 14.4 sq. feet Height: 16 feet (freestanding signs)
 Property Line/Street Right-of-Way Setbacks: front 10', sides 25' and 64', and rear 58'.

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):

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):

installing a double sided sign on a pre-existing pylon.
 JOINT IDENTIFICATION, CHANGEABLE COPY

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 _____ Date 1/30/2020 Print/Type Name Bagir Syed
☐ Require Planning Signature N/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 _____ Initials RG Date 1/30/2020



Permits, Approvals & Inspections

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
1/30/2020

Permit Processing Commerical Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 1102001450

Election District: 11

Owner Name(s): 1645 PROPERTY INC

PDM #:

Address: 9309 SEVEN COURTS DR
NOTTINGHAM, MD 21236

Zoning District(s): CB

Premise Address: 3533 E JOPPA RD

Elevation Range: 344ft - 352ft

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

Code Enforcement

County Office Building
Room 213
Phone: 410-887-8099

Rental Housing: 410-887-6060
Bldg. Inspections: 410-887-3953
Finance: 410-887-4100

Open Code Enforcement Actions: Do NOT Issue Permit

Case#	Type	Action Status
CC2000374	Constituent Complaint	Correction Notice Mailed

Planning

Jefferson Building
Room 101
Phone: 410-887-3211

B.S.M. 2019 - Failing Traffic Sheds, (Harford Rd (MD 147) & E Joppa Rd)

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.

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.

B.S.M. 2019 - Failing Traffic Sheds, (Harford Rd (MD 147) & E Joppa Rd)

Zoning Review

County Office Building
Room 111
Phone: 410-887-3391

Zoning Cases: R-1949-1404

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

Final
ARW
1/30/2020

OK To File

FINAL
1/30/2020



3533

Joppa **PLAZA**

Joppa Asian American Grocery Inc.

Ph. 443.588.8939 | Fax. 443.725.5479

ARETHA'S Hair Salon
& Boutique

FULL SERVICE BEAUTY SALON | 443.453.9169

US 1.70
\$1.70
\$1.70

6.5'

7'

9.5'

10'

8'

RESERVED
PARKING

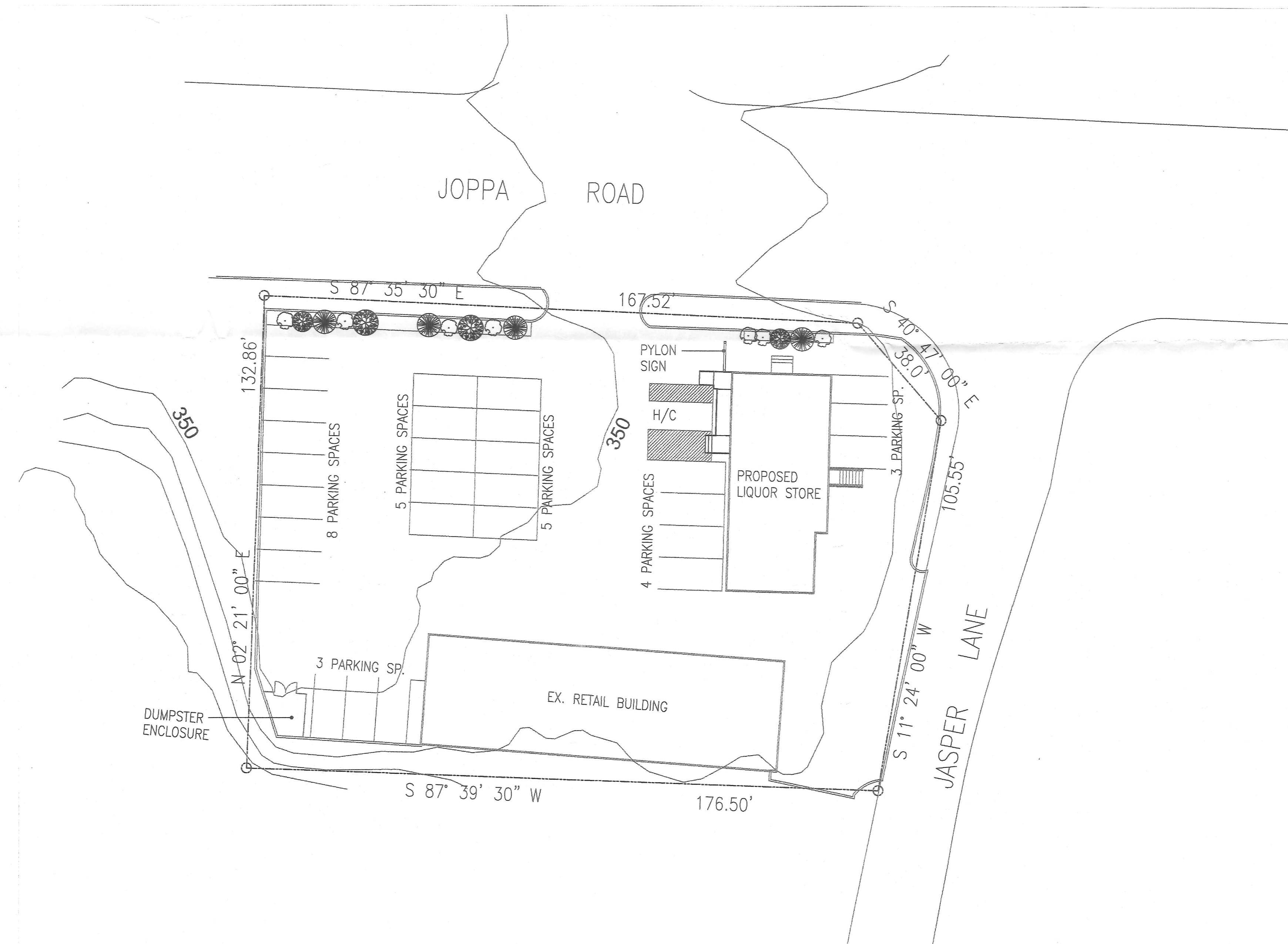
STREET CLOSING PERMITS
NOT REQUIRED

GOLDEN ROAD

SOULFUL AND FLAVORFUL

\$7.99 12 Pack
Butter

\$8.99 12 Pack
Butter



1 PLOT PLAN
C-1 SCALE: 1" = 20'

GENERAL NOTES:

1. PROPERTY INFORMATION:

SHOPPING CENTER
3533 EAST JOPPA ROAD
BALTIMORE, MARYLAND 21228

MAP 0071, GRID 17, PARCEL 0343
TAX ID# 1102001450
NEW 200 SCALE GRID 095A3
DEED REF: 40084/00358

2. OWNER:

1645 PROPERTY, INC.
9309 SEVEN COURTS DRIVE
NOTTINGHAM, MD 21236
PHONE: 410-XXX-XXXX

3. ZONED: COMMERCIAL - CB

4. SITE AREA:

GROSS = 0.5638 ACRES
ECLOSED AREA: 4,819 SFT
CENSUS TRACT: 402503

5. CENSUS BLOCK GROUP: XXX

7. LAND MANAGEMENT AREA: EMPLOYMENT CENTER

8. COUNCILMANIC DISTRICT: 5

9. CONGRATIONAL DISTRICT: 3

10. LEGISLATION DISTRICT: 8

11. ELECTION DISTRICT: 11

12. ELEMENTARY SCHOOL DISTRICT: PERRY HALL ES

13. MIDDLE SCHOOL DISTRICT: PERRY HALL MS

14. HIGH SCHOOL DISTRICT: PARKVILLE HS

15. COMMERCIAL REVITALIZATION DISTRICT: XXX

16. WATERSHED: BIRD RIVER

17. WATER SERVICE AREA: WESTERN THIRD ZONE

18. SEWER SHED: 63, 68, & 70 (ALL INTERSECT ON

THE PROPERTY)

19. TRANSPORTATION ZONE: 0628

20. ZIP CODE: 21234

21. EXISTING AND PROPOSED USE:

EXISTING: COMMERCIAL

PROPOSED: COMMERCIAL

22. FLOOR AREA RATIO: 0.194

23. OFF-STREET PARKING CALCULATIONS:

PARKING CALCULATIONS			
SPACE	AREA	PARKING REQUIRED	NUMBER OF SPACES
BEAUTY SALON (EXISTING)	1,354 S.F.	5/1000	7
C STORE (EXISTING)	600 S.F.	5/1000	3
VACANT (EXISTING RETAIL)	1,200 S.F.	5/1000	6
LIQUOR STORE (PROPOSED)	1,685 S.F.	5/1000	8
TOTAL REQUIRED			24
TOTAL PROVIDED			28 + 1 H/C

BUILDING SETBACKS:

LOCATION	REQUIRED	EXISTING
FRONT	50' FROM PL	>50'
REAR	30' FROM PL	>30'
NORTH SIDE	30' FROM PL	<22'

24. MAX. BLDG. HEIGHT: ALLOWED 50' - EXISTING <15'

25. ALL PARKING WILL BE DURABLE AND DUSTLESS

SURFACE AND PERMANENTLY STRIPED.

26. SITE IS SERVED BY EXISTING PUBLIC WATER AND SEWER.

Mufti &
Associates, Inc.
6413 Windsor Mill Road
Baltimore, Md 21207

Phone: 443-604-3127

LIQUOR STORE
Package Goods

3533 E. JOPPA ROAD
Baltimore County, Maryland 21234

Revisions:	Date:

Sheet Title:

Plot Plan

Date: 4/5/2018
Scale: 1" = 10'

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