



\$100

UP-2020-0017-SI

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

USE PERMIT RECEIPT

194776

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: BED

SIGN USE PERMIT

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

PROPERTY ADDRESS 1900 MONKTON ROAD MONKTON MD ZIP CODE 21111
BUSINESS NAME THE THE MONKTON HOTEL ZONING BL-CR RCT
OWNER'S NAME OTTERS HOLLOW PHONE NO. 443-803-9700 HISTORIC DISTRICT ☒ Yes ☐ No
MAILING ADDRESS PROPERTIES LLC 16706 REMARE ROAD MONKTON MD 21111
APPLICANT/OWNER'S AGENT BRUCE E. DOAK PHONE NO. 410-419-9906
SIGN COMPANY NAME _____ PHONE NO. _____

TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 10 / 18 / 010076

☐ 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: 16 feet x 1.25 feet = 20 square feet Height: 4.2' 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 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):

INSTALL (1) 20 SF IDENTIFICATION SIGN ON THE FACE OF THE (3) STORY
BRICK BUILDING - Any attachments only to be
inserted into mortar joints 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.

Bruce E. Doak 1/22/20 BRUCE E. DOAK
Signature Date Print/Type Name

☐ Require Planning Signature Final TBS Date 1/27/2020

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)

[Signature] ST 1/27/20
Signature Initials Date



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Signature

1/22/20
Date

BRUCE E. DOAK
Print/Type Name

☐ Require Planning Signature Final TBS

1/27/2020
Date

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)

Mary H
Signature

gh
Initials

1/27/20
Date

**Permits, Approvals & Inspections**111 W. Chesapeake Avenue
Towson, MD 21204Report Generated On:
1/22/2020**Permit Processing Commercial Permit & Development Report**

Page 1 of 1

Property Information

Tax Account Number: 1018010076

Election District: 10

Owner Name(s): OTTERS HOLLOW PROPERTIES LLC

Address: 16706 REMARE RD
MONKTON, MD 21111

Premise Address: 1900 MONKTON RD

PDM #:

Zoning District(s): RC 7
BL CR

Elevation Range: 314ft - 340ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111.	New Com Bldg.	Interior Alts.	Add / Ext. Alts.	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
	Growth Tier 4:													
Planning Jefferson Building Room 101 Phone: 410-887-3211	Balto Co Historic Districts	X	X						X			X		<i>[Signature]</i> 1/22/20
	Landmarks List - (MONKTON HOTEL)	X	X						X			X		
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.													
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: 2019-0218-SPH	X		X	X	X	X			X	X	X		
	URDL (Outside)												X	
	CR Districts												X	

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

GENERAL SITE INFORMATION

- Ownership: Otters Hollow Properties LLC
16706 Remare Road Monkton, MD 21111
- Address: 1900 Monkton Road
- Deed references: JLE 40643/ 450
- Area: 0.952 acre (per SDAT)
- Tax Map / Parcel / Tax account #: 29 / 162 / 10-18-010076
- Election District: 10 Councilmanic District: 3
ADC Map: 423588 GIS tile: 029A1 Position sheet: 103NE1
Census tract: 410100 Census block: 24005410100
Schools: Sparks District ES Hereford MS Hereford HS
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 029A1 and the information provided by Baltimore County on the internet.
- Improvements: 3 story building (built prior to 1877), accessory structures & a parking lot. The existing building, accessory structures and the parking lot will remain. The subject dwelling was built in 1878 (per SDAT).

OFFICE OF ZONING

Zoning: BL CR & R.C. 7

Case #209-0218-SPH To permit 14 parking spaces in a RC7 residential zone -Granted.

Parking Calculations

Required parking spaces per Section 409.6 BCZR:

13 residences (one bedroom)	13 x 1.25 = 17
1 Air Bed & Breakfast	1 x 2 = 2
1 Future Retail (1000 sf)	1.0 x 5 = 5
1 Restaurant (1500 sf)	1.5 x 16 = 24
1 Yoga Studio (500 sf)	0.5 x 10 = 5
1 Bike & Tube Rental (5000 sf)	5.0 x 3 = 15

Total parking spaces required: 68

Parking spaces provided on site: 23

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir

- The existing building is currently served by a private well and septic system.
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
- The subject property is not located within a 100 year flood plain

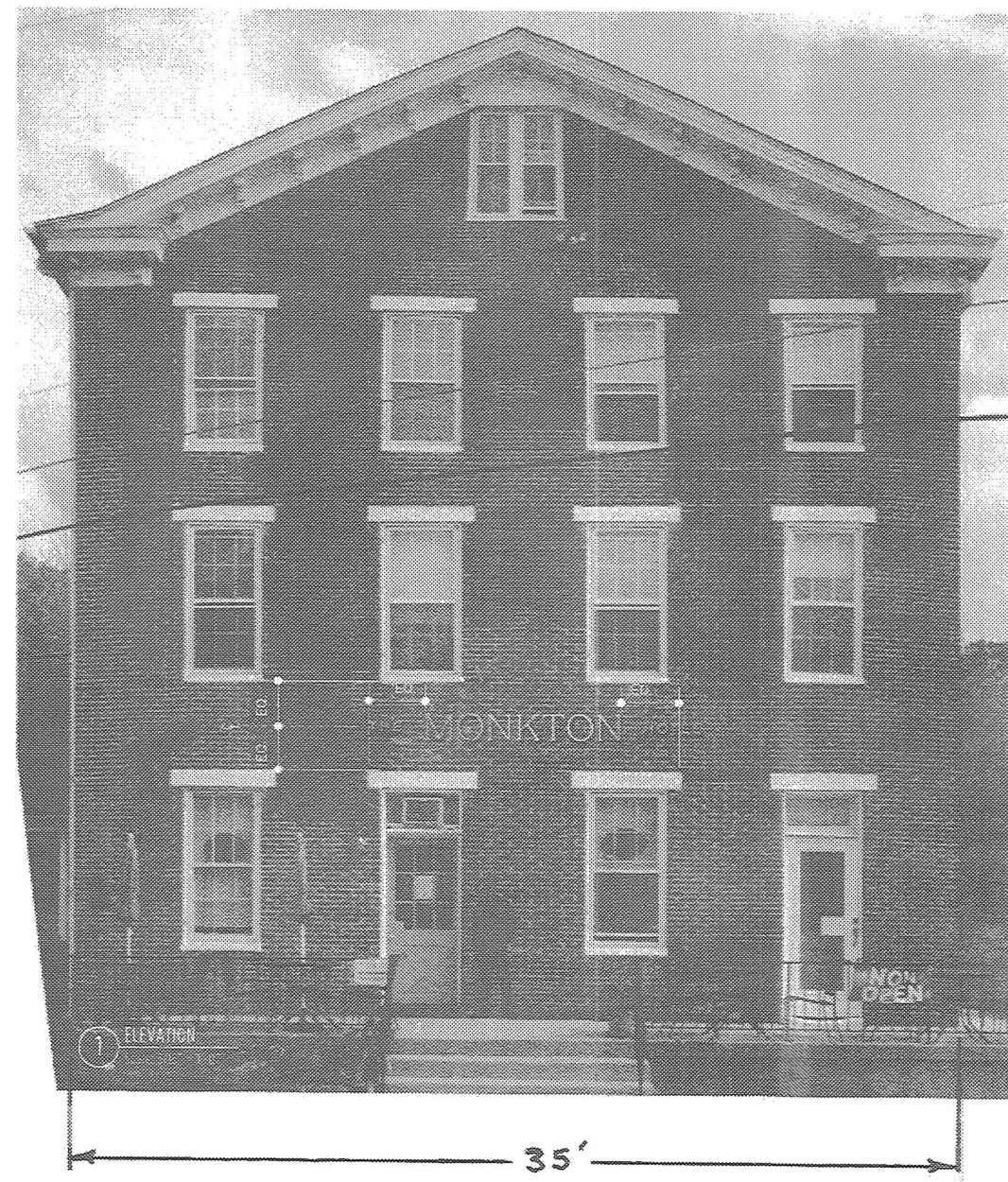
OFFICE OF PLANNING

Regional Planning District: Jacksonville District Code: 305

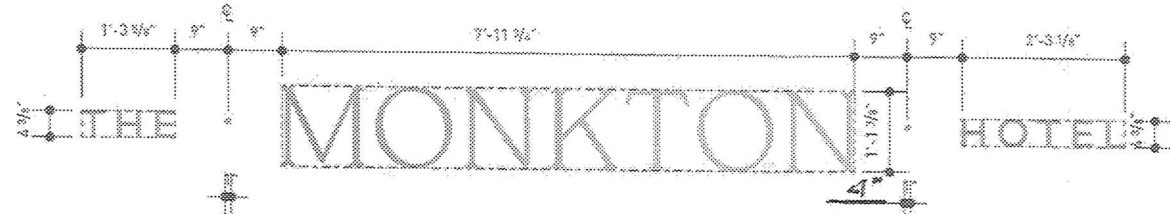
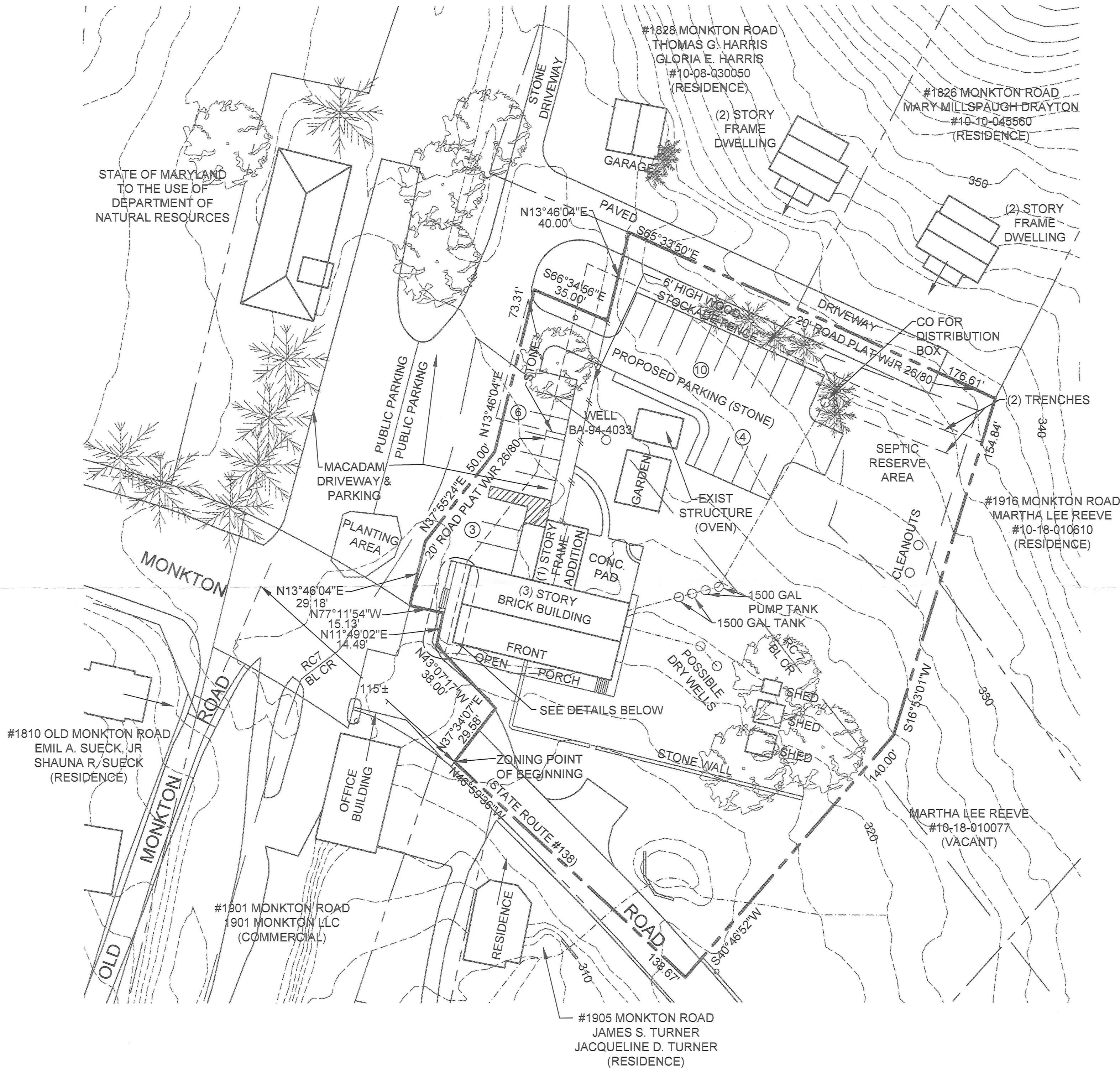
- The subject building is historic- Monkton Hotel MHP #00116. The subject property is in the My Lady's Manor Historic District.
- Growth Tier: 4 (Preservation and conservation areas- no major subdivisions on septic)

PROPOSED DEVELOPMENT

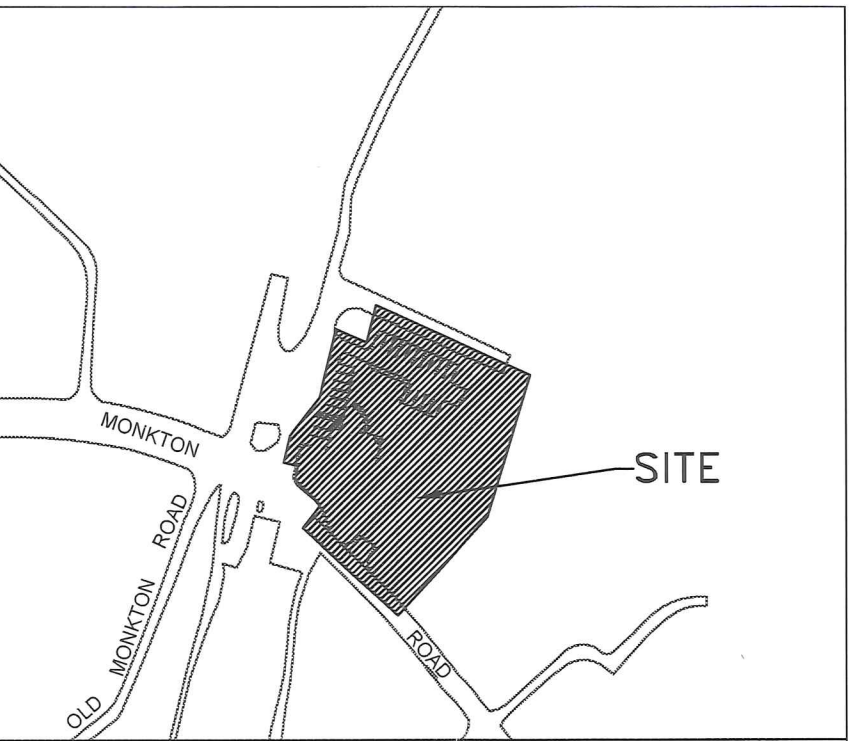
Place a 10 SF (total area) sign on the front of the building.



ELEVATION
N.T.S



② SIGN AREA CALCULATION - 20 S.F.
Scale: 1/4" = 1'-0"



Vicinity Map - Scale: 1" = 200'

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A
PERMIT APPLICATION
FOR

#1900 MONKTON ROAD

BALTIMORE COUNTY, MARYLAND
10th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 1/14/20

Scale: 1" = 30'