

2020-0034-SR

RE: Job #56497, Altus, Student Housing



Sign 'C'

\$100

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

B \_\_\_\_\_  
A 194757

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

## SIGN USE PERMIT

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

PROPERTY ADDRESS 20 West Susquehanna Ave, Towson, MD ZIP CODE 21204

BUSINESS NAME Altus, Towson Row Student Housing ZONING BM - DT

OWNER'S NAME GD Towson Row LLC Dan Blatzheim, Sr Project Mgr  
c/o Gilbane Development Company PHONE NO. 301-623-3623 HISTORIC DISTRICT ☐ Yes ☒ No

MAILING ADDRESS 7 Jackson Walkway, Providence, RI 02903 Robert Kaye, Exec VP:

APPLICANT/OWNER'S AGENT Joe Trabert, Agent PHONE NO. 443-297-5010

SIGN COMPANY NAME Triangle Sign & Service, LLC PHONE NO. 410-247-5300  
11-13 Azar Ct., P.O. Box 24186, Baltimore, MD 21227TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 25 / 000 / 15299☐ 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: 3.41'H feet x 8.75'W feet = 29.8 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.

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

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.

Work Description (including number of signs, special conditions, materials, locations and size):

Install face-lit channel letter sign referenced as sign 'C', to building's south elevation, reading: ALTUS

Sign Dimensions: 3.41'H x 8.75'W = 29.8 sf

See attached letter from Jenifer G Nugent, dated 1/10/20, approving additional sign on the south building facade

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 Jan 15, 2020  
Date

Joe Trabert c/o Triangle Sign & Service  
Print/Type Name

☐ Require Planning Signature *H.O. [Signature]* Date 01/15/2020

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

REV 03/12

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

Signature \_\_\_\_\_ Initials \_\_\_\_\_ Date \_\_\_\_\_



# Permits, Approvals & Inspections

111 W. Chesapeake Avenue  
Towson, MD 21204

Report Generated On:  
11/4/2019

## Permit Processing Commerical Permit & Development Report

Page 1 of 1

### Property Information

Tax Account Number: M00700598002

Plat Ref: :

Election District:

Owner Name(s):

PDM #: 09-0851

Address:

Zoning District(s): BM DT

Premise Address:

Elevation Range: 428ft - 450ft

| 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<br>Growth Tier 1: Served by public sewer and inside URDL                                                                  |               |                |                  |               |            |       |                |        |                |               |       |                | Initial & Date                      |
| Planning<br>Jefferson Building<br>Room 101<br>Phone: 410-887-3211                | Commercial Design Review Areas - Downtown Towson District<br>Commercial Revitalization Districts - Towson<br>Downtown Towson (DT) Overlay District | X             |                | X                |               |            |       |                |        |                |               | X     |                | H. O. Agaland<br>Final<br>2/15/2020 |
| DEPS-Sed. Control                                                                | Note: All Razing Permits must be sent to Sediment Control for review.                                                                              |               |                |                  |               |            |       |                |        |                |               |       |                |                                     |
| PAI-Public Services<br>County Office Building<br>Room 119<br>Phone: 410-887-3751 | Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.                                                 |               |                |                  |               |            |       |                |        |                |               |       |                |                                     |
| Zoning Review<br>County Office Building<br>Room 111<br>Phone: 410-887-3391       | Downtown Towson (DT) Overlay District<br>Zoning Cases: 1953-2806-X; 1954-2979-X; 1971-0287-A                                                       | X             |                | X                |               |            |       |                |        | X              |               | X     |                |                                     |
|                                                                                  |                                                                                                                                                    | X             |                | X                | X             | X          | X     |                |        | X              | X             | 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.





JOHN A. OLSZEWSKI, JR.  
*County Executive*

C. PETE GUTWALD, *Director*  
*Department of Planning*

January 10, 2020

Mr. Christopher D. Mudd  
Venable LLP  
210 W. Pennsylvania Avenue  
Suite 500  
Towson, MD 21204

Re: Towson Row  
Student Housing Building Signage, Administrative Request

Dear Mr. Mudd:

Section 259.16.G of the Baltimore County Zoning Regulations (BCZR) establishes Towson as the urban center of Baltimore County, officially designated the Downtown Towson (DT) District, and lists policies and regulations designed to help foster redevelopment in Towson and implement the goals of Master Plan 2020.

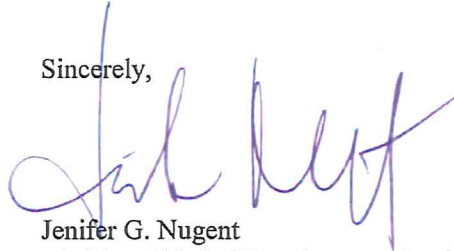
At the time of your initial proposed review in a public meeting held before the Design Review Panel on July 11, 2018 for the student housing building, the project was approved showing proposed signage in specific locations for a total of six signs.

We are in receipt of your letter dated December 23, 2019 requesting administrative review and approval of an additional sign on the south façade of the building. Details have been provided and reviewed against the Design Guidelines that were approved by the Design Review Panel in May of 2015.

After reviewing your submission in accordance with the terms set forth in the Letter for Process for the Towson Row Development dated January 23, 2015 it has been determined that the requests for approval are being granted administratively as this request is for a design feature that is within the original spirit and intent of the overall Design Guidelines approved by the DRP.

Should you have any questions concerning the matters stated herein, please contact the DRP coordinator, Marta Kulchytska at (410) 887-3480.

Sincerely,



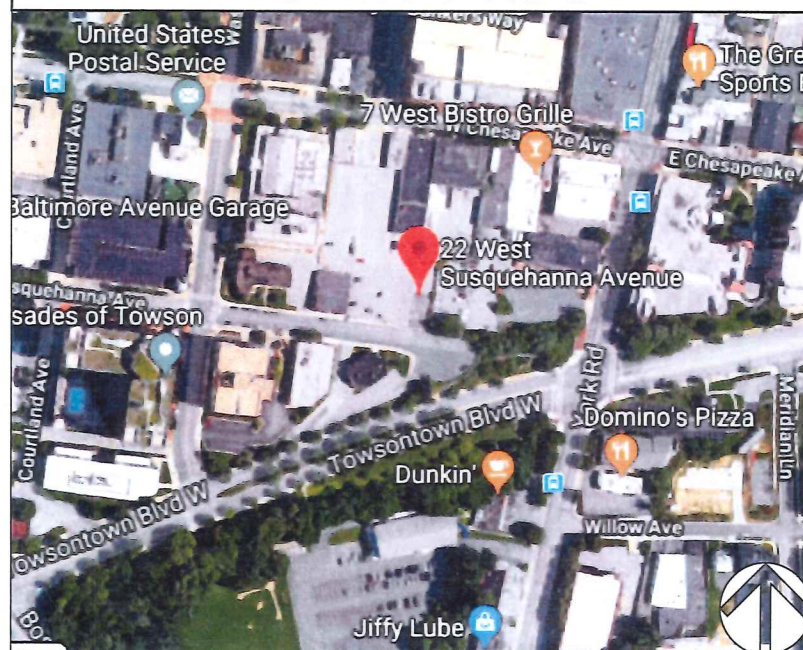
Jenifer G. Nugent  
Division Chief of Development Review,  
Department of Planning

C: Michael D. Mallinoff, Director, PAI  
Carl Richards, PAI – Zoning

[illegible]

# ALTUS

## VICINITY MAP



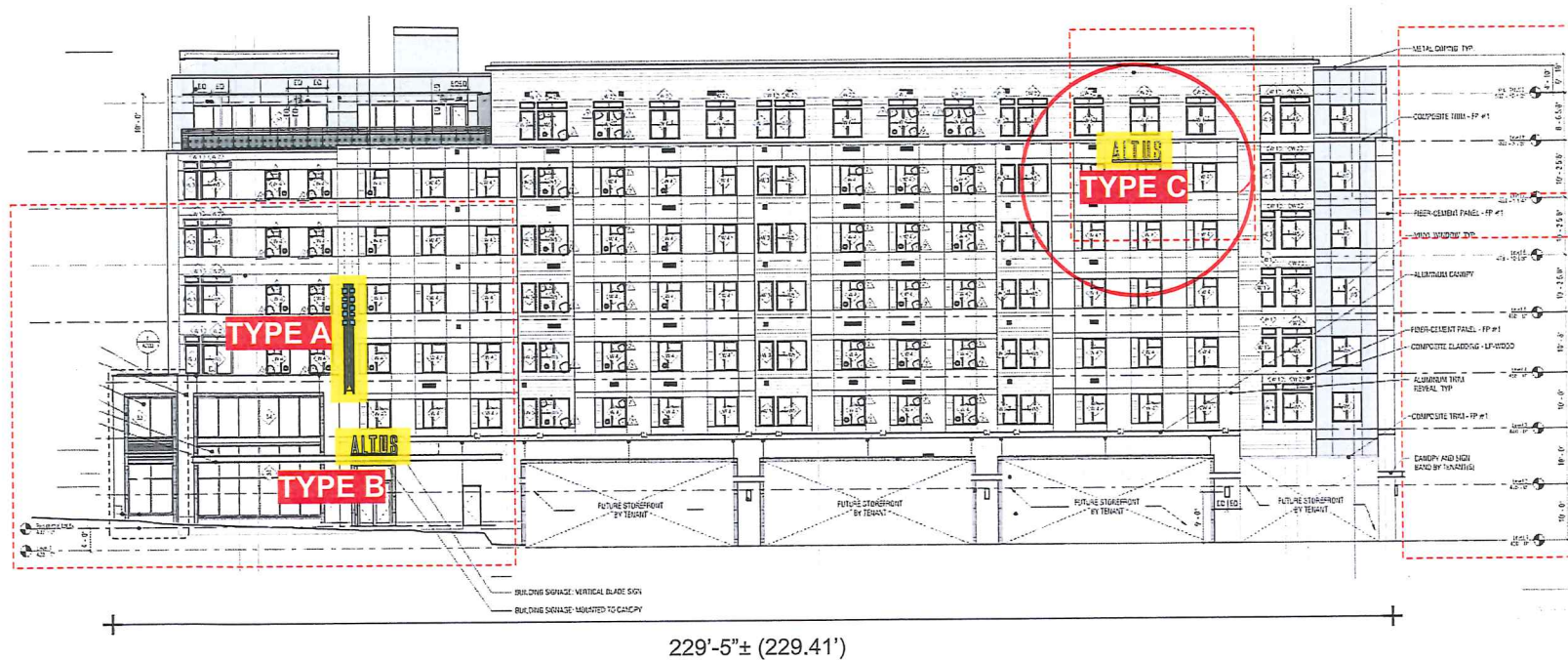
| # | DATE       | DB | NOTES |
|---|------------|----|-------|
| - | --/--/2016 | -- | R1-   |

ALTUS

Approved  
H. O. Malone  
01/15/2020

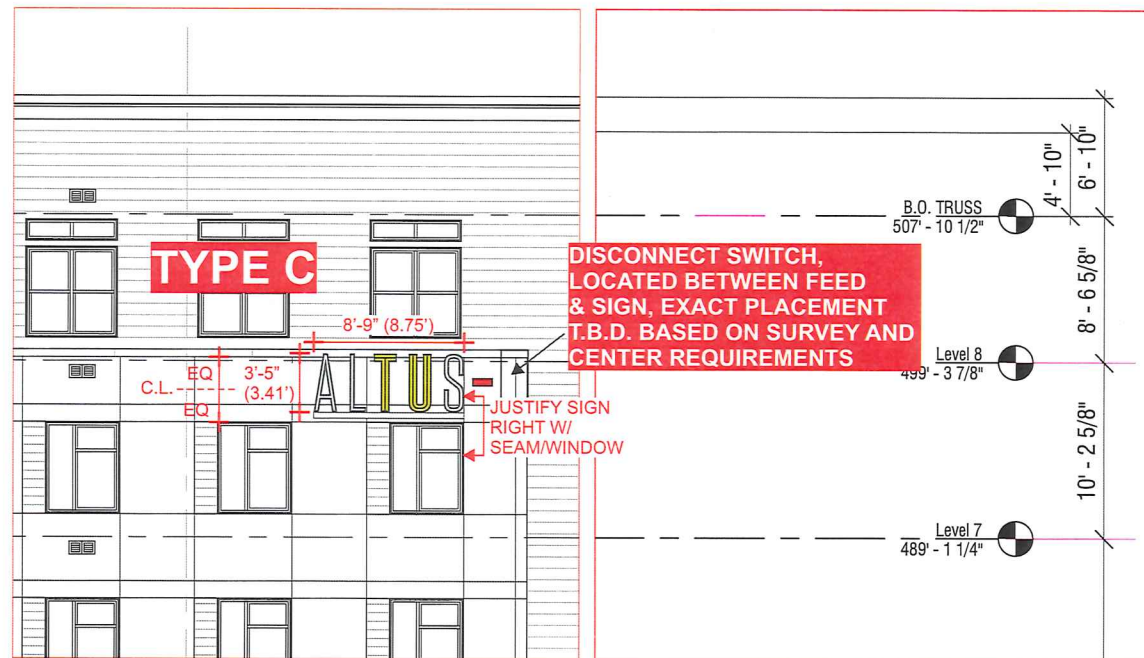
1 OF 15

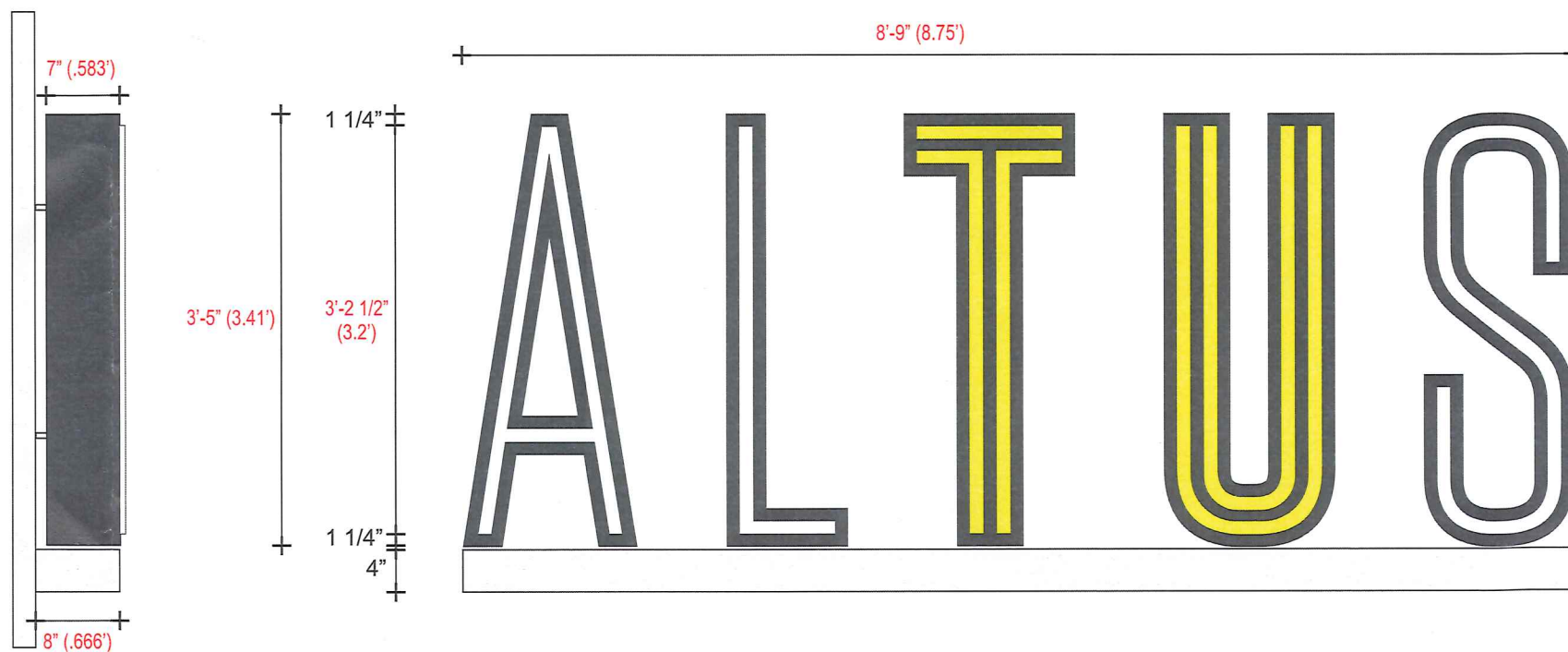




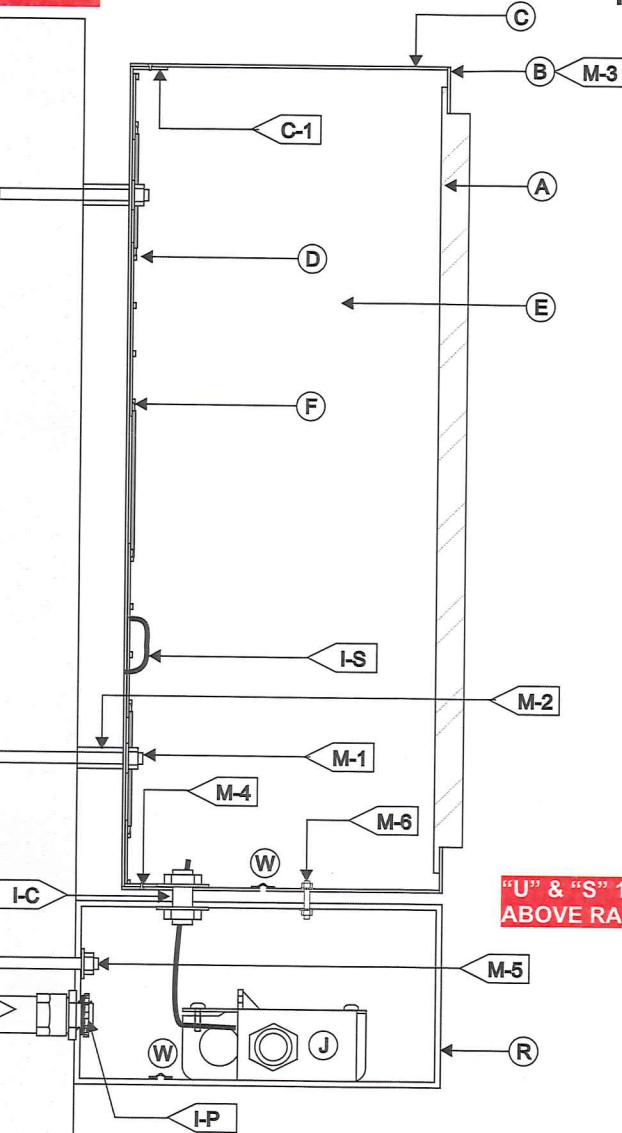
**SOUTH ELEVATION**

|  | <b>CLIENT &amp; LOCATION</b><br>  22 WEST SUSQUEHANNA AVE<br>TOWSON, MD 21204 | <b>LEAD NO.</b><br>185989 T1<br><b>SALESMAN - PM</b><br>BK - EB | <b>DATE</b><br>9/13/2019<br><b>DRAWN BY</b><br>JM | <b>REVIEWED BY</b><br><br><b>SEG. NO.</b> | <b>REVISION</b> | <b>SHEET NO.</b><br><br>2 OF 15 |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------|-------------------------------------------|-----------------|---------------------------------|
|                                                                                   |                                                                                                                                                                                                                                                     |                                                                 |                                                   |                                           |                 |                                 |



QTY.: ONE (1) RIBBON CUT  
FACE LIT CHANNEL LETTERS  
RACEWAY MOUNT TO WALL"U" & "S" 1/8"  
ABOVE RACEWAY





INTER.

## RIBBON CUT FACE LIT CHANNEL LETTER / LED ILLUM. / EXTERIOR INSTALL / RACEWAY MOUNTED TO WALL

SCALE: N.T.S.

|                            |                                                              |
|----------------------------|--------------------------------------------------------------|
| <b>(A) FACE</b>            |                                                              |
| MATERIAL:                  | 3/4" 2447 WHITE ACRYLIC, KERF CUT TO ALLOW<br>1/2" PUSH THRU |
| VINYL:                     | @ "T" & "U" MATCH PMS 395C YELLOW                            |
| <b>(B) RETAINER RIBBON</b> |                                                              |
| SIZE                       | 1 1/4" x 1/16" THICK S.S.                                    |
| FINISH:                    | MATCH RETURNS                                                |
| <b>(C) RETURNS</b>         |                                                              |
| DEPTH:                     | 7"                                                           |
| MATERIAL:                  | S.S.                                                         |
| COLOR/FINISH:              | MATCH PMS 432C GREY SATIN                                    |
| C-1                        | INNER RETURN WELDS TO BACK                                   |
| DEPTH:                     | 3/4"                                                         |
| <b>(D) BACKS</b>           |                                                              |
| MATERIAL:                  | S.S. - MATCH PMS 432C GREY SATIN                             |
| <b>(E) INSIDE OF CAN</b>   |                                                              |
| COLOR:                     | WHITE                                                        |
| <b>(F) ILLUMINATION:</b>   |                                                              |
| TYPE:                      | WHITE 6500K                                                  |

|                                        |                                                                                     |
|----------------------------------------|-------------------------------------------------------------------------------------|
| <b>(I) WIRING</b>                      |                                                                                     |
| I-C                                    | 1/2" ELECTRICAL NIPPLE                                                              |
| I-P                                    | LIQUID TIGHT CONNECTOR                                                              |
| I-F                                    | TO ELECTRICAL FEED <b>V.I.F.</b>                                                    |
| I-S                                    | U.L. APPROVED LOW VOLTAGE CLASS II WIRING                                           |
|                                        | ALL CONNECTIONS TO BE IN ELECTRICAL BOXES                                           |
| <b>(J) POWER SUPPLY</b>                |                                                                                     |
| TYPE:                                  | REMOTE LED POWER SUPPLY HOUSE                                                       |
|                                        | IN RACEWAY                                                                          |
| VOLTAGE;                               | 120V                                                                                |
| <b>(R) RACEWAY</b>                     |                                                                                     |
| MATERIAL:                              | 4" H x 8" D. ALUM. CONTINUOUS WIREWAY w/<br>REMOVABLE ACCESS LID @ TOP FOR SERVICE. |
| COLOR                                  | FINISH TO MATCH STEEL CANOPY                                                        |
| <b>(M) MOUNTING</b> SEE MOUNTING NOTE. |                                                                                     |
| M-1                                    | 3/8" ALLTHREAD & NUT - V.I.F. REQUIREMENTS                                          |
| M-2                                    | 1" SPACER - FINISHED TO MATCH FASCIA <b>V.I.F.</b>                                  |
| M-3                                    | WELD RETAINER TO RETURNS                                                            |
| M-4                                    | HOLD CLOSE SCREW                                                                    |
| M-5                                    | 3/8" FASTENER - V.I.F. REQUIREMENTS                                                 |
| M-6                                    | 1/4" BOLTS & NUTS                                                                   |
| <b>(W) WEEP HOLES:</b>                 | 1/4" DIA. WITH COVER                                                                |

120V  
INSTALL

1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
4. INSTALLATION TO MEET CURRENT N.E.C., U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATION ELECTRICAL CODE

ELECTRICAL

1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

FABRICATOR

1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
2. MANUFACTURER & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE GROUND. LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOX/FREESTANDING SIGN

ALL ELECTRICAL  
COMPONENTS A  
TO BE UL APPROV
**TRIANGLE**  
GN SERVICES

CLIENT &amp; LOCATION

BOZZUTO

ALTUS

22 WEST SUSQUEHANNA AVE  
TOWSON, MD 21204

LEAD NO.

185989 T1

DATE

9/13/2019

REVIEWED BY

REVISION

SALESMAN - PM  
BK - EBDRAWN BY  
JM

SEG. NO.

SHEET NO.

15 OF 1