

M E M O R A N D U M

DATE: November 10, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0115-A- Appeal Period Expired

The appeal period for the above-referenced cases expired on November 9, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c:  Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(9830 Reisterstown Road)

3rd Election District

2nd Council District

Avalon Foundry Row, LLC

Legal Owner

Petitioner

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BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2020-0115-A

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Avalon Foundry Row, LLC. The Petitioner is requesting variance relief from the Baltimore County Zoning Regulations (“BCZR”) § 450.4 Attachment 1.5 (a)(vi) to permit three (3) wall-mounted enterprise signs in lieu of the permitted two (2) such signs per façade; and from BCZR § 450.4 Attachment 1.5 (a)(vi) to permit ten (10) wall-mounted enterprise signs in lieu of the permitted three (3) such signs per premises.

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. A site plan was marked and accepted into evidence as Petitioners’ Exhibit 1.

Petitioner, Mariafe Mazurski, appeared on behalf of Avalon Foundry Row, Inc. and in support of the requested relief. Michael Pieranunzi, the engineer who prepared and sealed the site plan, also appeared. Petitioner was represented by Jason Vettori, Esquire. There were no protestants in attendance.

Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and the agency did not oppose the requested relief.

ORDER RECEIVED FOR FILING

Date

By

10/9/20

D. Mignon

The record evidence established the following. The subject property is irregularly shaped. It is approximately 49.57 acres and is zoned BM. The Petitioner owns the Foundry Row apartment complex, consisting of 437 units in multi-story buildings. The complex is located behind the St. Thomas shopping center and is therefore not easily visible from Reisterstown Road. The complex is also well below the grade of Reisterstown Road. Further, the "Courts at Avalon" apartment complex is adjacent to the subject property and the additional signage is needed to direct tenants and visitors to the proper location.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity is what necessitates the requested variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

As noted above, the subject property is unique due to its irregular shape and because of the significant grade difference and distance from Reisterstown Road. The Petitioner will experience hardship and practical difficulty if the variance relief is not granted because their tenants and guests will have difficulty locating the complex. Finally, I find that the variances can be granted within the spirit and intent of the BCZR and without harming the public health, safety, or welfare.

THEREFORE, IT IS ORDERED, this 9th day of **October, 2020** by the Administrative Law Judge for Baltimore County, that the Petition for Variance from, BCZR § 450.4 Attachment 1.5 (a)(vi) to permit three (3) wall-mounted enterprise signs in lieu of the permitted two (2) such signs per façade; and from BCZR § 450.4 Attachment 1.5 (a)(vi) to permit ten (10) wall-mounted enterprise signs in lieu of the permitted three (3) such signs per premises be and are hereby

GRANTED.

ORDER RECEIVED FOR FILING

Date

By

10/9/20
D. Magon

- Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



PAUL M. MAYHEW
Managing Administrative Law Judge for
Baltimore County

PMM:dlm

ORDER RECEIVED FOR FILING

Date

By

10/9/20
D. Mignola



PETITION FOR ZONING EARNING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 9830 Reisterstown Road which is presently zoned BL, BM, BR-IM

Deed References: 41281 / 0488 10 Digit Tax Account # 17-00-009626

Property Owner(s) Printed Name(s) Avalon Foundry Row, LLC

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a **Variance** from Section(s) 450.4

SEE ATTACHES

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Avalon Foundry Row, LLC c/p Avalon Bay Communities, Inc.

Name #1 - Type or Print

Name #2 - Type or Print

Mariafe Mazurski

Mariafe Mazurski

Signature #1

Signature #2

671 N. Glebe Rd. Suite 800 Arlington, VA

Mailing Address City State

22203 / 703-317-4144 mariafe_mazurski@avalonbay.com

Zip Code Telephone # Email Address

Representative to be contacted:

Michael J. Pieranunzi - Century Engineering, Inc.

Name - Type or Print

Michael J. Pieranunzi

Signature

10710 Gilroy Road Hunt Valley, MD

Mailing Address City State

21031 / 443-589-2400 mpieranunzi@centuryeng.co

Zip Code Telephone # Email Address

CASE NUMBER 2020-0115-1

Filing Date 5/11/20

Do Not Schedule Dates:

Reviewer JS

ATTACHMENT TO PETITION FOR ZONING HEARING

*9830 Reisterstown Road
3rd Election District
2nd Councilmanic District*

Variance from Section(s):

1. BCZR § 450.4 Attachment 1.5(a)(vi) to permit three (3) wall-mounted enterprise signs in lieu of the permitted two (2) such signs per facade; and
2. BCZR § 450.4 Attachment 1.5(a)(vi) to permit ten (10) wall-mounted enterprise signs in lieu of the permitted three (3) such signs per premises; and
3. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

2020-0115-A

**CONSOLIDATED
FOUNDRY ROW
PROPERTY**

Beginning for the same at a point on the southeastern right-of-way of Painters Mill Road, said point being located 40.00 feet left, measured radially, from station 9+30.03 as shown on Baltimore County Plat HRW 63-152-7. Thence running with and binding on the southeastern right-of-way of Painters Mill Road as shown on Baltimore County Plats HRW 63-152-5 through HRW 63-152-7, as now surveyed and referenced to the Maryland Coordinate System (NAD 83/91)

- 1) 70.86 feet along the arc of a curve to the left, having a radius of 16097.41 feet and being subtended by a chord bearing North 48° 15' 06" East 70.86 feet to a point, thence
- 2) 217.49 feet along the arc of a curve to the left, having a radius of 44240.86 feet and being subtended by a chord bearing North 47° 59' 22" East 217.49 feet to a point, thence by a line not tangent to the preceding arc
- 3) South 42° 09' 05" East 28.00 feet to a point, thence
- 4) North 47° 50' 55" East 12.00 feet to a point, thence
- 5) North 42° 09' 05" West 21.00 feet to a point, thence
- 6) 137.30 feet along the arc of a curve to the left, not tangent to the preceding line, having a radius of 44247.86 feet and being subtended by a chord bearing North 47° 44' 31" East 137.30 feet to a point of tangency, thence by a line tangent to the preceding arc
- 7) North 47° 39' 19" East 117.91 feet to a point, thence
- 8) North 51° 15' 07" East 67.13 feet to a point, thence
- 9) North 42° 20' 41" West 7.00 feet to a point, thence
- 10) North 51° 15' 07" East 108.22 feet to a point, thence
- 11) North 48° 41' 00" East 54.74 feet to a point, thence
- 12) North 62° 25' 27" East 76.03 feet to a point, thence
- 13) South 69° 47' 38" East 68.55 feet to a point on the southwestern right-of-way of Reisterstown Road, as shown the State of Maryland, State Roads Commission Plat No. 54951, thence running with and binding on the right-of-way of Reisterstown Road
- 14) South 47° 57' 07" East 14.06 feet to a point, thence
- 15) South 53° 41' 13" East 110.55 feet to a point, thence
- 16) South 47° 58' 35" East 239.00 feet to a point, thence
- 17) South 42° 01' 25" West 7.00 feet to a point, thence
- 18) South 47° 58' 35" East 14.00 feet to a point, thence

2020-0115-A

- 19) North 42° 01' 25" East 7.00 feet to a point, thence
- 20) South 47° 58' 35" East 137.00 feet to a point, thence
- 21) South 50° 50' 19" East 38.69 feet to a point, thence
- 22) South 42° 01' 25" West 22.24 feet to a point, thence
- 23) South 47° 53' 06" East 8.00 feet to a point, thence
- 24) North 42° 01' 25" East 17.33 feet to a point, thence
- 25) South 47° 58' 35" East 21.36 feet to a point, thence
- 26) North 42° 01' 25" East 6.40 feet to a point, thence
- 27) South 50° 50' 19" East 119.46 feet to a point, thence
- 28) South 48° 04' 25" East 909.16 feet to a point, thence leaving the right-of-way of Reisterstown Road,
- 29) South 41° 26' 21" West 650.00 feet to a point, thence
- 30) South 48° 33' 39" East 882.85 feet to a point, thence
- 31) South 34° 24' 51" West 299.90 feet to a point, thence
- 32) North 65° 36' 30" West 697.16 feet to a point, thence
- 33) North 41° 38' 26" West 254.86 feet to a point, thence
- 34) North 41° 38' 26" West 2050.24 feet to a point, thence
- 35) North 48° 21' 51" East 22.16 feet to a point, thence
- 36) North 41° 37' 03" West 21.50 feet to the place of beginning.

Containing 2,159,283 square feet or 49.570 acres of land, more or less.

Being all those parcels of land described in a deed to GGCV Real Estate, LLC dated August 31, 2011 and recorded among the Land Records of Baltimore County in Liber 31168 Folio 344.

Professional Certification

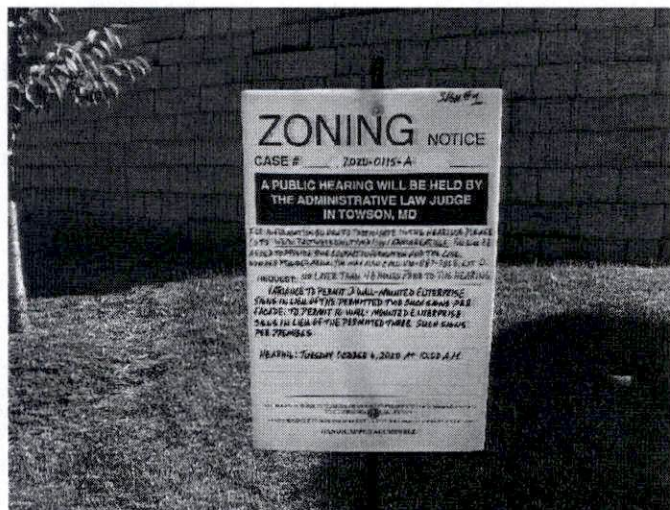
I hereby certify that this description was prepared by me or under my responsible charge, and that I am a duly licensed professional land surveyor under the laws of the State of Maryland, License No. 21139, Expiration Date June 20, 2016.



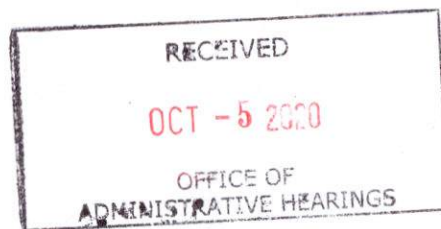
2020-0115-A

CERTIFICATE OF POSTING

CASE NO. 2020-0115-A
PETITIONER/DEVELOPER
Century Engineering Inc.
Linda Jones
DATE OF HEARING/CLOSING
October 6, 2020



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:



LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

9830 Reisterstown Rd.

SIGN 1

THE SIGN(S) POSTED ON September 16, 2020 October 2 , 2020
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE
9912 MAIDBROOK RD.
PARKVILLE ,MD 21234
443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2020-0115-A

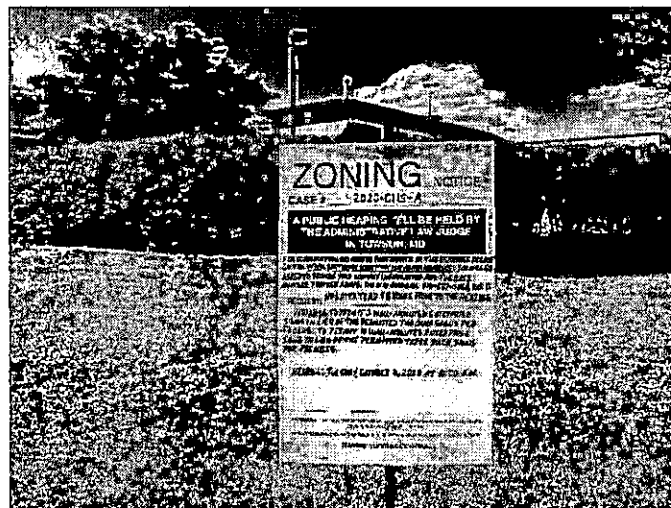
PETITIONER/DEVELOPER

Century Engineering Inc.

Linda Jones

DATE OF HEARING/CLOSING

October 6, 2020



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

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THE SIGN(S) POSTED ON September 16, 2020 October 2 , 2020

(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

September 14, 2020

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0115-A

9830 Reisterstown Road

Southeast corner of Reisterstown Road and Painters Mill Road

3rd Election District – 2nd Councilmanic District

Legal Owners: Avalon Foundry Row, LLC

Variance to permit 3 wall-mounted enterprise signs in lieu of the permitted two such signs per façade. To permit 10 wall-mounted enterprise signs in lieu of the permitted three such signs per premises.

Hearing: Tuesday, October 6, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Michael Pieranunzi, 10710 Gilroy Road, Hunt Valley 21031
Mariafe Mazurski, 671 N. Glebe Road, Ste. 800, Arlington VA 22203

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., SEPTEMBER 16, 2020

Kristen L Lewis

From: Michael J. Pieranunzi <mpieranunzi@centuryeng.com>
Sent: Friday, September 11, 2020 5:09 PM
To: Kristen L Lewis
Cc: Jason Vettori
Subject: FW: 9830 Reisterstown Road - Case # 2020-0115A

CAUTION: This message from mpieranunzi@centuryeng.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Kristen, please add Jason as well.
Michael

From: Michael J. Pieranunzi
Sent: Friday, September 11, 2020 4:52 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>; Linda Jones <ljones@centuryeng.com>
Cc: Mariafe Mazurski <mariafe_mazurski@avalonbay.com>
Subject: RE: 9830 Reisterstown Road - Case # 2020-0115A

Kristen, thank you. The participants will be as follows...

mpieranunzi@centuryeng.com
mark_mathews@avalonbay.com
mariafe_mazurski@avalonbay.com

Thank you

Michael

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Friday, September 11, 2020 8:58 AM
To: Linda Jones <ljones@centuryeng.com>
Cc: Michael J. Pieranunzi <mpieranunzi@centuryeng.com>
Subject: RE: 9830 Reisterstown Road - Case # 2020-0115A

Hi Linda,

I actually have that one next to be set in for a virtual hearing. I would need a list of names and email address for all participating parties to send out an webex invite. The hearing can be set in for Tuesday, October 6th at 10 a.m. as long as the sign posting can be done by next Wednesday, September 16th, and the newspaper advertisement would need to be paid by Mariafe Mazurski once contacted by the Daily Record. If this works, I can email a copy of the notice this morning.

Kristen Lewis
P&I – Zoning Review
410-887-3391

Debra Wiley

From: Debra Wiley
Sent: Monday, September 14, 2020 2:42 PM
To: Kristen L Lewis
Cc: Donna Mignon
Subject: Link - 9830 Reisterstown Rd. - Case No. 2020-0115-A - October 6th at 10 AM

Event Information

Event: Zoning Hearing - 9830 Reisterstown Road - Case No. 2020-0115-A
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e08b98>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eea90d>
Date and time: Tuesday, October 6, 2020 10:00 am
Eastern Daylight Time (New York, GMT-04:00)
Duration: 1 hour
Description: Zoning Hearing
9830 Reisterstown Road
Case No. 2020-0115-A
Avalon Foundry Row, LLC
Event number: 172 207 4946
Event password: 1234
Host key: 191348
Alternate Host: Donna Mignon, Henry Ayakwah
Panelist Info:
Panelist password:
Panelist numeric password: 674966
Video Address: 1722074946@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
+1-415-655-0001
[Show all global call-in numbers](#)
Access code: 172 207 4946

Donna Mignon

From: Henry Ayakwah
Sent: Monday, September 14, 2020 3:11 PM
To: Donna Mignon; Jenae Johnson; Carl Richards Jr; Peter Max Zimmerman; Debra Wiley; Joseph W. Wiley
Subject: 20-187
Attachments: 20-187.pdf

Hello,
Attached is signed zoning case 20-187

Thank you
Henry Ayakwah

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Jason Vettori	jvettori@sgs-law.com	1-	New York Time	English	U.S.
Mariafe Mazurski	mariafe_mazurski@avalonbay.com	1-	New York Time	English	U.S.
Mark Mathews	mark_mathews@avalonbay.com	1-	New York Time	English	U.S.
Michael Pieranunzi	mpieranunzi@centuryeng.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.

ZAC AGENDA

Case Number: 2020-0115-A **Reviewer:** Jason Seidelman
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: Avalon Foundry Row LLC
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 9830 REISTERSTOWN RD

Location: South East corner of Reisterstown Road (75') and Painters Mill Road (80').

Existing Zoning: BM

Area: 49.57 AC

Proposed Zoning:

VARIANCE:

BCZR 450.4 Attachment 1.5 (a)(vi) to permit three(3) wall-mounted enterprise signs in lieu of the permitted two (2) such signs per facade.

BCZR 450.4 Attachment 1.5 (a)(vi) to permit ten(10) wall-mounted enterprise signs in lieu of the permitted three (3) such signs per premises.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

September 14, 2020

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0115-A

9830 Reisterstown Road

Southeast corner of Reisterstown Road and Painters Mill Road

3rd Election District – 2nd Councilmanic District

Legal Owners: Avalon Foundry Row, LLC

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Hearing: Tuesday, October 6, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Michael Pieranunzi, 10710 Gilroy Road, Hunt Valley 21031
Mariafe Mazurski, 671 N. Glebe Road, Ste. 800, Arlington VA 22203

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., SEPTEMBER 16, 2020

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

Order #: 11918454
 Case #: 2020-0115-A
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0115-A

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

9/16/2020



Darlene Miller, Public Notice Coordinator
 (Representative Signature)

Baltimore County

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Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

s16

CERTIFICATE OF POSTING

CASE NO. 2020-0115-A

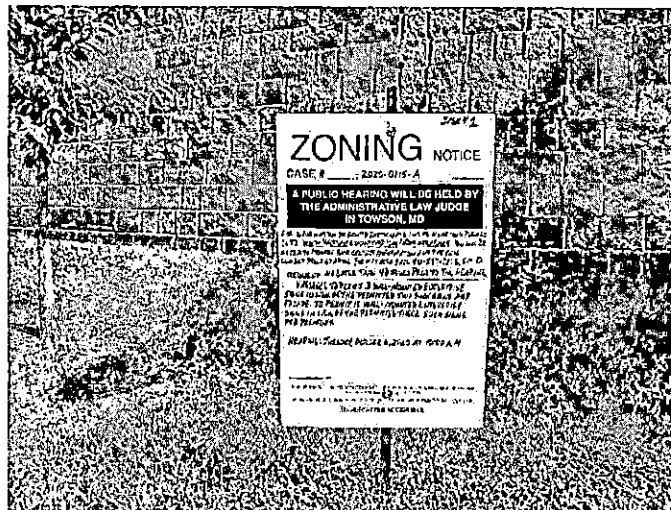
PETITIONER/DEVELOPER

Century Engineering Inc.

Linda Jones

DATE OF HEARING/CLOSING

October 6, 2020



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

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MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

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(MONTH, DAY, YEAR)

SINCERLEY,

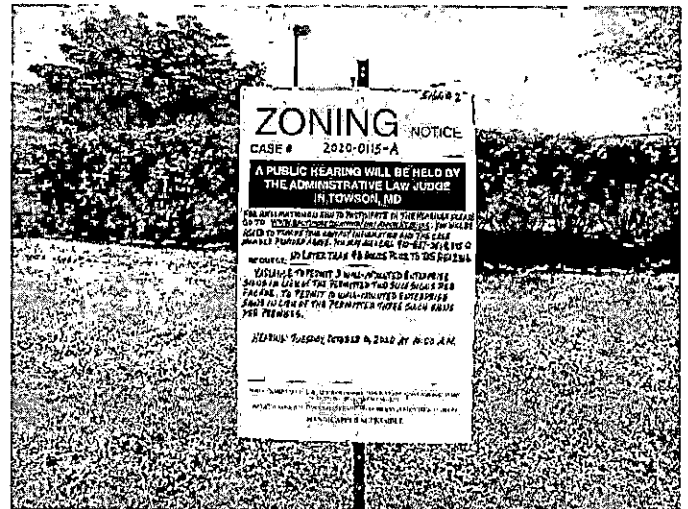
MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411





JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
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Michael Mallinoff
Director

MM:kl

C: Michael Pieranunzi, 10710 Gilroy Road, Hunt Valley 21031
Mariafe Mazurski, 671 N. Glebe Road, Ste. 800, Arlington VA 22203

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., SEPTEMBER 16, 2020

Kristen L Lewis

From: Michael J. Pieranunzi <mpieranunzi@centuryeng.com>
Sent: Friday, September 11, 2020 5:09 PM
To: Kristen L Lewis
Cc: Jason Vettori
Subject: FW: 9830 Reisterstown Road - Case # 2020-0115A

CAUTION: This message from mpieranunzi@centuryeng.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Kristen, please add Jason as well.
Michael

From: Michael J. Pieranunzi
Sent: Friday, September 11, 2020 4:52 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>; Linda Jones <ljones@centuryeng.com>
Cc: Mariafe Mazurski <mariafe_mazurski@avalonbay.com>
Subject: RE: 9830 Reisterstown Road - Case # 2020-0115A

Kristen, thank you. The participants will be as follows...

mpieranunzi@centuryeng.com
mark_mathews@avalonbay.com
mariafe_mazurski@avalonbay.com

Thank you

Michael

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Friday, September 11, 2020 8:58 AM
To: Linda Jones <ljones@centuryeng.com>
Cc: Michael J. Pieranunzi <mpieranunzi@centuryeng.com>
Subject: RE: 9830 Reisterstown Road - Case # 2020-0115A

Hi Linda,

I actually have that one next to be set in for a virtual hearing. I would need a list of names and email address for all participating parties to send out an webex invite. The hearing can be set in for Tuesday, October 6th at 10 a.m. as long as the sign posting can be done by next Wednesday, September 16th, and the newspaper advertisement would need to be paid by Mariafe Mazurski once contacted by the Daily Record. If this works, I can email a copy of the notice this morning.

Kristen Lewis
PAI – Zoning Review
410-887-3391

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
9830 Reisterstown Road; SE corner of *
Reisterstown Road & Painters Mill Road * OF ADMINISTRATIVE
3rd Election & 2nd Councilmanic Districts *
Legal Owner(s): Avalon Foundry Row LLC * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2020-115-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED
MAY 28 2020

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of May, 2020, a copy of the foregoing Entry of Appearance was emailed to Michael Pieranunzi, Century Engineering, Inc. 10710 Gilroy Road, Hunt Valley, Maryland 21031, mpieranunzi@centuryeng.com, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: THE DAILY RECORD
Wednesday, September 16, 2020 - Issue

Please forward billing to:

Mariafe Mazurski
Avalon Bay Communities, Inc.
671 N. Glebe Road, Ste. 800
Arlington, VA 22203

703-317-4144

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0115-A

9830 Reisterstown Road

Southeast corner of Reisterstown Road and Painters Mill Road

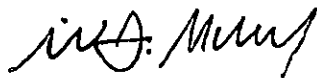
3rd Election District -- 2nd Councilmanic District

Legal Owners: Avalon Foundry Row, LLC

Variance to permit 3 wall-mounted enterprise signs in lieu of the permitted two such signs per façade. To permit 10 wall-mounted enterprise signs in lieu of the permitted three such signs per premises.

Hearing: Tuesday, October 6, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.



Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2020-0115-A

Property Address: 9830 Reisterstown Road Owings Mills, MD 21117

Property Description: _____

Legal Owners (Petitioners): Avalon Foundry Row, LLC c/o Avalon Bay Communities, Inc.

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mariafe Mazurski

Company/Firm (if applicable): Avalon Bay Communities, Inc.

Address: 671 N. Glebe Road - Suite 800

Arlington, VA 22203

Telephone Number: 703-317-4144



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

September 28, 2020

Michael Pieranunzi,
10710 Gilroy Road
Hunt Valley MD 21219

RE: Case Number: 2020-0115-A, 9830 Reisterstown Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 11, 2020. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", with a large, stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAY 28 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0115-A
Address 9830 Reisterstown Road
(Avalon Foundry Row, LLC
Property)

Zoning Advisory Committee Meeting of **June 1, 2020**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

REV. 1/80

U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 6/15/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-115



INFORMATION:

Property Address: 9830 Reisterstown Road
Petitioner: Avalon Foundry Row, LLC c/o Avalon Bay Communities, Inc.
Zoning: BL, BM, BR-IM
Requested Action: Variance

The Department of Planning has reviewed the petition for the following Variances:

1. BCZR Section 450.4 Attachment 1.5 (a)(v) to permit 3 wall-mounted enterprise signs in lieu of the permitted 2 such signs per façade; and
2. BCZR Section 450.4 Attachment 1.5 (a)(vi) to permit 10 wall-mounted enterprise signs in lieu of the permitted three such signs per premises; and
3. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

A site visit was conducted on June 5, 2020. The apartment complex is currently under construction. The apartments are set back from Reisterstown Road and back up to the rail line. The Department of Planning does not foresee the proposed signs creating any visual disturbances nor negative impacts to the surrounding community, which is predominately commercial.

The Department of Planning has no objections to the requested relief.

For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480

Prepared by:

Krystle Patchak

CPG/JGN/kma/

Division Chief:

Jenifer G. Nugent

c: Bill Skibinski
Michael J. Pieranunzi, Century Engineering, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Secretary
Tim Smith, P.E.
Acting Administrator

Date: May 29, 2020

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany the petition for variance on the subject of the Case number referenced below, which was received on 5/28/20. A field inspection and internal review reveals that an entrance onto MD 140 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for **Variance**, Case Number 2020-0115-A.

Avalon Foundry Row, LLC
9830 Reisterstown Road

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 or by email at (rzeller@mdot.maryland.gov).

Sincerely,



For Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, Director
Department of Permits,
Approvals & Inspections

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 6/15/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
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Krystle Patchak

CPG/JGN/kma/

Division Chief:

Jenifer G. Nugent

c: Bill Skibinski
Michael J. Pieranunzi, Century Engineering, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0115-A
Address 9830 Reisterstown Road
(Avalon Foundry Row, LLC
Property)

Zoning Advisory Committee Meeting of **June 1, 2020**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Steve Wiley

From: Debra Wiley <dwiley@baltimorecountymd.gov>
Sent: Monday, September 14, 2020 2:25 PM
To: Steve Wiley
Subject: FW: Webex
Attachments: 20200914134838278.pdf

-----Original Message-----

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Monday, September 14, 2020 2:10 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>; Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Webex

Good afternoon ladies,

I have attached the information needed for a webex event to be created. Thank you,

Kristen Lewis
PAI - Zoning Review
410-887-3391

[<http://www.baltimorecountymd.gov/sebin/g/i/signature-covid-mask.gif>]<<https://www.baltimorecountymd.gov/news/coronavirus.html>>

<<http://www.baltimorecountymd.gov>>

Connect with Baltimore County

[<http://www.baltimorecountymd.gov/sebin/x/g/social-icon-facebook.png>]<<https://www.facebook.com/baltcogov>>
[<http://www.baltimorecountymd.gov/sebin/p/o/social-icon-twitter.png>] <<https://twitter.com/BaltCoGov>>
[<http://www.baltimorecountymd.gov/sebin/z/n/social-icon-news.png>]
<<http://www.baltimorecountymd.gov/News/BaltimoreCountyNow>>
[<http://www.baltimorecountymd.gov/sebin/b/d/social-icon-youtube.png>]
<<https://www.youtube.com/user/BaltimoreCounty>> [<http://www.baltimorecountymd.gov/sebin/l/y/social-icon-flickr.png>] <<https://www.flickr.com/photos/baltimorecounty>> [<http://www.baltimorecountymd.gov/sebin/t/q/social-icon-linkedin.png>] <<https://www.linkedin.com/company/baltimore-county-government>>

www.baltimorecountymd.gov<<http://www.baltimorecountymd.gov>>

Kristen L Lewis

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Kristen, please add Jason as well.
Michael

jvettori@sgs-law.com ✓

From: Michael J. Pieranunzi
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To: Kristen L Lewis <klewis@baltimorecountymd.gov>; Linda Jones <ljones@centuryeng.com>
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Subject: RE: 9830 Reisterstown Road - Case # 2020-0115A

Kristen, thank you. The participants will be as follows...

mpieranunzi@centuryeng.com ✓
mark_mathews@avalonbay.com ✓
mariafe_mazurski@avalonbay.com ✓

Thank you

Michael

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Kristen Lewis
P&I - Zoning Review
410-887-3391

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 03 Account Number - 1700009626		
Owner Information		
Owner Name:	AVALON FOUNDRY ROW LLC	Use: COMMERCIAL
		Principal Residence: NO
Mailing Address:	C/O AVALONBAY COMMUNITIES INC 671 N GLEBE RD SUITE 800 ARLINGTON VA 22203-	Deed Reference: /41281/ 00488
Location & Structure Information		
Premises Address:	9830 REISTERSTOWN RD OWINGS MILLS 21117-	Legal Description: 8.819 AC 9830 REISTERSTOWN RD SWR FOUNDRY ROW
Map:	Grid:	Parcel:
0067	0004	0090
Neighborhood:	Subdivision:	Section:
10000.04	9614	
Block:	Lot:	Assessment Year:
		2019
Plat No:	Plat Ref: 0079/ 0614	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
	257987	
Property Land Area	County Use	
8.8200 AC	07	
Stories	Basement	Type
Exterior	Quality	Full/Half Bath
/		
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2019
Land:	1,667,200	1,667,200
Improvements	0	0
Total:	1,667,200	1,667,200
Preferential Land:	0	0
		Phase-in Assessments
		As of
		07/01/2020
		As of
		07/01/2021
		1,667,200
		1,667,200
Transfer Information		
Seller: GGCV REAL ESTATE LLC	Date: 04/03/2019	Price: \$10,736,795
Type: NON-ARMS LENGTH OTHER	Deed1: /41281/ 00488	Deed2:
Seller: SOLO CUP OWINGS MILLS HOLDINGS	Date: 09/09/2011	Price: \$15,000,000
Type: ARMS LENGTH MULTIPLE	Deed1: /31168/ 00344	Deed2:
Seller: SWEETHEART HOLDINGS INC	Date: 07/10/2009	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /28376/ 00126	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

Donna Mignon

From: Debra Wiley
Sent: Tuesday, September 15, 2020 8:59 AM
To: Kristen L Lewis
Cc: Donna Mignon
Subject: Link - 2020-0133-SPH

Event Information

Event: Zoning Hearing - 4005 Briar Point Road - Case No. 2020-0133-SPH
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ecf6dbf>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e3c34c>
Date and time: Tuesday, October 13, 2020 11:00 am
Eastern Daylight Time (New York, GMT-04:00)
Duration: 1 hour
Description: Zoning Hearing
4005 Briar Point Road
Case No. 2020-0133-SPH
Catherine Ann Orzolek, Noreen Honeycutt
Event number: 172 991 0366
Event password: 1234
Host key: 920426
Alternate Host: Donna Mignon, Henry Ayakwah
Panelist Info:
Panelist password:
Panelist numeric password: 552618
Video Address: 1729910366@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
+1-415-655-0001
Show all global call-in numbers
Access code: 172 991 0366

Donna Mignon

From: Michael J. Pieranunzi <mpieranunzi@centuryeng.com>
Sent: Thursday, October 1, 2020 11:04 AM
To: Donna Mignon
Subject: RE: 9830 Reisterstown Road - Case No: 2020-0115-A - Avalon Foundry Row, LLC

CAUTION: This message from mpieranunzi@centuryeng.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Donna, thank you. They were just added.

Please add Jason Vettori and Kelly Benton of SGS.

Michael

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Thursday, October 1, 2020 11:00 AM
To: Michael J. Pieranunzi <mpieranunzi@centuryeng.com>
Subject: RE: 9830 Reisterstown Road - Case No: 2020-0115-A - Avalon Foundry Row, LLC

Hi Michael,

I am reviewing the file and I don't see Gildea, Smith and Schmidt as the attorney for the Petitioner.

Can you let me know who will be handling from that office? We need to invite them to the webex hearing on October 6, 2020 at 10:00.

Thank you so much.

From: Donna Mignon
Sent: Thursday, October 1, 2020 10:53 AM
To: 'Michael J. Pieranunzi' <mpieranunzi@centuryeng.com>
Subject: RE: 9830 Reisterstown Road - Case No: 2020-0115-A - Avalon Foundry Row, LLC

Thank you.

From: Michael J. Pieranunzi <mpieranunzi@centuryeng.com>
Sent: Thursday, October 1, 2020 10:51 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: 9830 Reisterstown Road - Case No: 2020-0115-A - Avalon Foundry Row, LLC

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Donna, thanks. Look for an email from Kelly from Gildea, Smith and Schmidt.

Michael

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Thursday, October 1, 2020 10:27 AM

To: Michael J. Pieranunzi <mpieranunzi@centuryeng.com>

Subject: 9830 Reisterstown Road - Case No: 2020-0115-A - Avalon Foundry Row, LLC

Dear Mr. Pieranunzi:

This is a friendly that you have a webex hearing set for October 6, 2020.

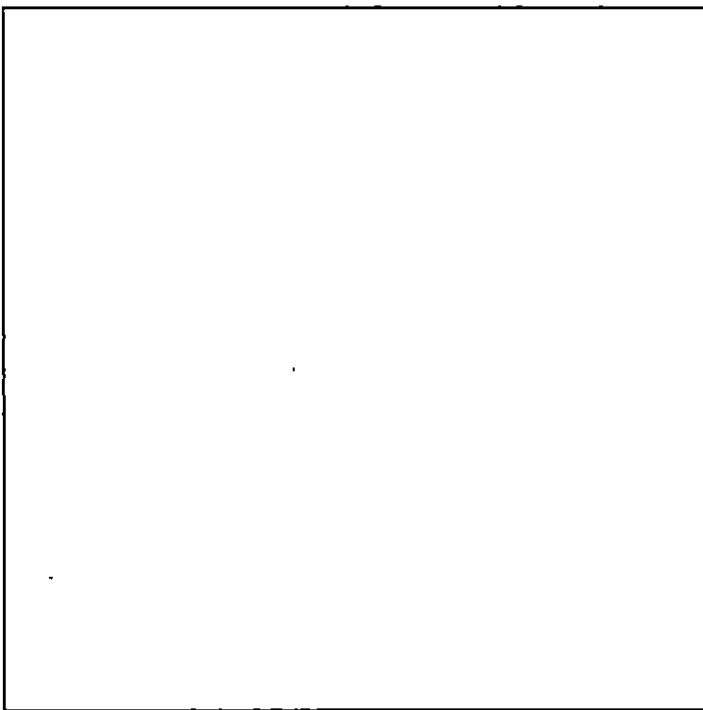
Please forward any exhibits you wish to present to : administrativehearings@baltimorecountymd.gov

Please note we need all exhibits emailed to our office within **2 business days** prior to the hearing date.

Thank you.

Have a great day.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868



CONNECT WITH BALTIMORE COUNTY

--	--	--	--	--	--

www.baltimorecountymd.gov

Donna Mignon

To: Michael J. Pieranunzi
Subject: RE: 9830 Reisterstown Road - Case No: 2020-0115-A - Avalon Foundry Row, LLC

Thank you so much. I will invite them to the webex event.

From: Michael J. Pieranunzi <mpieranunzi@centuryeng.com>
Sent: Thursday, October 1, 2020 11:04 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: 9830 Reisterstown Road - Case No: 2020-0115-A - Avalon Foundry Row, LLC

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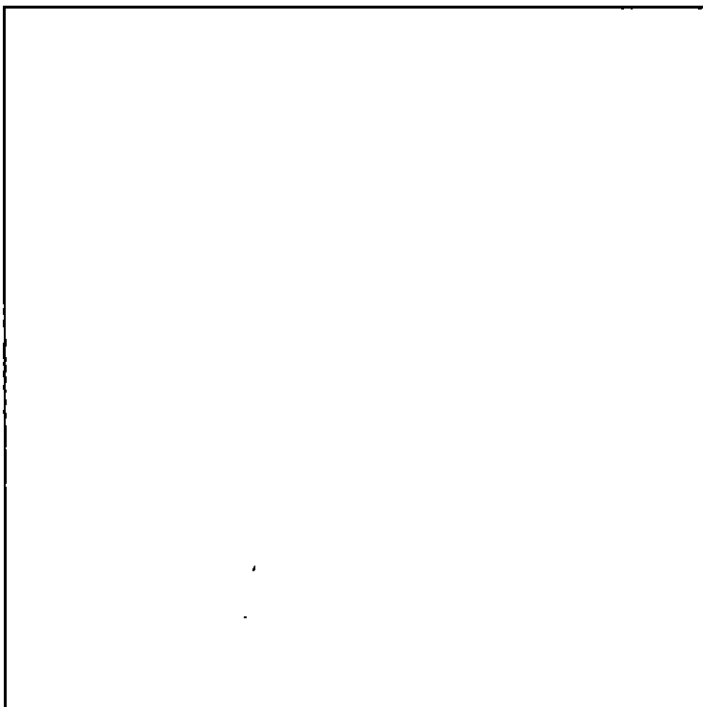
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105 West Chesapeake Avenue, Suite 103
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410-887-3868



CONNECT WITH BALTIMORE COUNTY

--	--	--	--	--	--

www.baltimorecountymd.gov

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Subject: RE: 9830 Reisterstown Road - Case No: 2020-0115-A - Avalon Foundry Row, LLC

Hi Michael,

I am reviewing the file and I don't see Gildea, Smith and Schmidt as the attorney for the Petitioner.

Can you let me know who will be handling from that office? We need to invite them to the webex hearing on October 6, 2020 at 10:00.

Thank you so much.

From: Donna Mignon
Sent: Thursday, October 1, 2020 10:53 AM
To: 'Michael J. Pieranunzi' <mpieranunzi@centuryeng.com>
Subject: RE: 9830 Reisterstown Road - Case No: 2020-0115-A - Avalon Foundry Row, LLC

Thank you.

From: Michael J. Pieranunzi <mpieranunzi@centuryeng.com>
Sent: Thursday, October 1, 2020 10:51 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: RE: 9830 Reisterstown Road - Case No: 2020-0115-A - Avalon Foundry Row, LLC

CAUTION: This message from mpieranunzi@centuryeng.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Donna, thanks. Look for an email from Kelly from Gildea, Smith and Schmidt.

Michael

From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Thursday, October 1, 2020 10:27 AM
To: Michael J. Pieranunzi <mpieranunzi@centuryeng.com>
Subject: 9830 Reisterstown Road - Case No: 2020-0115-A - Avalon Foundry Row, LLC

Dear Mr. Pieranunzi:

This is a friendly that you have a webex hearing set for October 6, 2020.

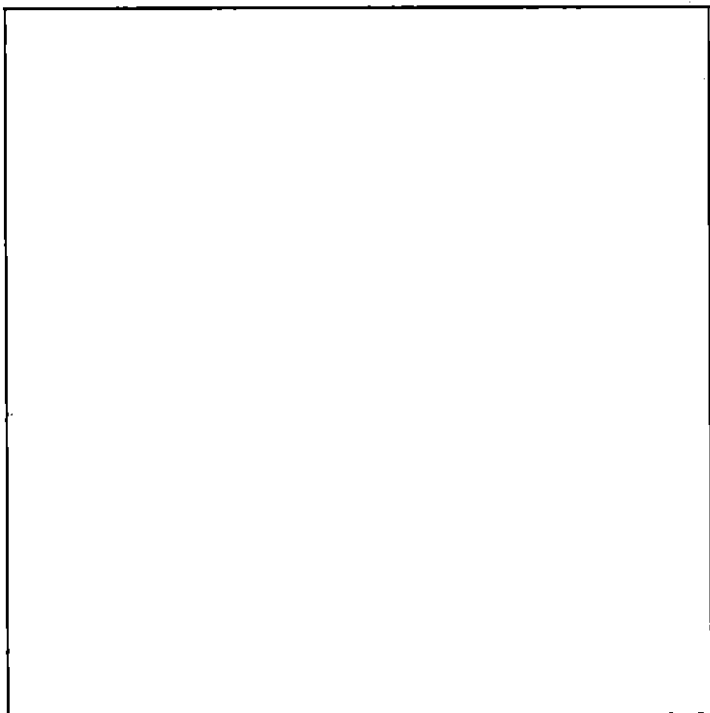
Please forward any exhibits you wish to present to : administrativehearings@baltimorecountymd.gov

Please note we need all exhibits emailed to our office within **2 business days** prior to the hearing date.

Thank you.

Have a great day.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868



CONNECT WITH BALTIMORE COUNTY

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www.baltimorecountymd.gov

Donna Mignon

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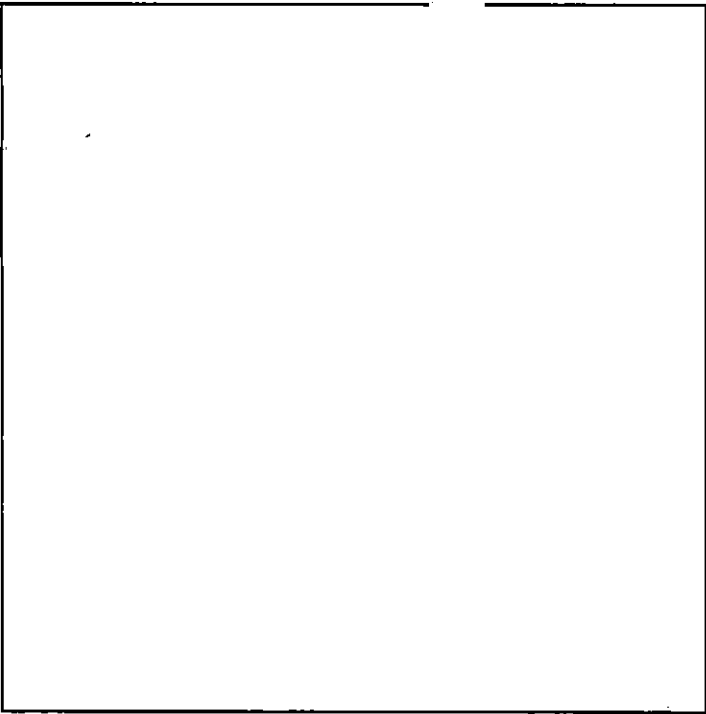
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Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868



CONNECT WITH BALTIMORE COUNTY

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www.baltimorecountymd.gov

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105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
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Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

1 trc ✓
Order ✓

10/16/20
@10:00

CASE NO. 2020-

0115-A

C H E C K L I S T

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

5/28

DEPS

(if not received, date e-mail sent _____)

N/C

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

Comment/ No
objection

5/29

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

SIGN POSTING (1st)

Date:

9/16/20

by

M. Ogle

SIGN POSTING (2nd)

Date:

10/2/20

by

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

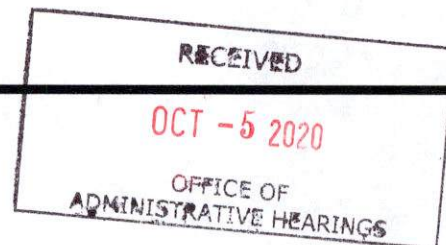
No

☒

Comments, if any: _____

Donna Mignon

From: Kelly Benton <kbenton@sgs-law.com>
Sent: Friday, October 2, 2020 9:19 AM
To: Administrative Hearings
Cc: Jason Vettori
Subject: Developer's Exhibits - Case No 20-115-A
Attachments: Developer's Exhibit List.PDF; Developer's Exhibit 1_ Plan to Accompany Petition for Zoning Hearing - Sign Variance.PDF; Developer's Exhibit 2A - Aerial Photo - East.PDF; Developer's Exhibit 2B - Aerial Photo - South.PDF; Developer's Exhibit 2C - Aerial Photo - Southeast.PDF



CAUTION: This message from kbenton@sgs-law.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Good morning,

Attached please find Developer's Exhibits and Exhibit List for the above captioned case, which is scheduled to be heard on Tuesday, October 6 at 10am.

Due to the size of the exhibits, I will be sending the remaining exhibits in additional emails.

Best regards,
Kelly

Kelly Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
kbenton@sgs-law.com | www.sgs-law.com

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Donna Mignon

From: Kelly Benton <kbenton@sgs-law.com>
Sent: Friday, October 2, 2020 9:21 AM
To: Administrative Hearings
Cc: Jason Vettori
Subject: Developer's Exhibits - Case No 20-115-A
Attachments: Developer's Exhibit 3 - Aerial depicting distance from Avalon Foundry Row to The Courts at Avalon. 9000 Iron Horse Ln.PDF; Developer's Exhibit 4 - Certificates of Posting.PDF; Developer's Exhibit 4B - Sign Posting Location.PDF; Developer's Exhibit 4C - Certificate of Publication.PDF; Developer's Exhibit 5 - ZAC Comments.PDF; Developer's Exhibit 6 - CV. Michael Pieranunzi.PDF; Developer's Exhibit 7 - Shop Drawings. Facade, Elevations, Signage.PDF; Developer's Exhibit 8 - Notice of Zoning Hearing.PDF

CAUTION: This message from kbenton@sgs-law.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Good morning,

Attached are the remaining Developer's Exhibits for the above captioned case, which is scheduled to be heard by the ALJ on Tuesday, October 6.

Should you have any questions or difficulties with the attachments, please do not hesitate to contact me.

Best regards,
Kelly

Kelly Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
kbenton@sgs-law.com | www.sgs-law.com

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Donna Mignon

From: Kelly Benton <kbenton@sgs-law.com>
Sent: Friday, October 2, 2020 9:45 AM
To: Administrative Hearings
Cc: Debra Wiley; Jason Vettori
Subject: RE: Developer's Exhibits - Case No 20-115-A

CAUTION: This message from kbenton@sgs-law.com originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.

Thanks so much!

Kelly Benton | Paralegal
SMITH, GILDEA & SCHMIDT, LLC
600 Washington Avenue | Suite 200 | Towson, MD 21204 | (410) 821-0070
kbenton@sgs-law.com | www.sgs-law.com

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From: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Sent: Friday, October 2, 2020 9:42 AM
To: Kelly Benton <kbenton@sgs-law.com>
Cc: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: Developer's Exhibits - Case No 20-115-A

Hi Kelly,
Received both emails and thank you.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

From: Kelly Benton <kbenton@sgs-law.com>
Sent: Friday, October 2, 2020 9:21 AM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Cc: Jason Vettori <jvettori@sgs-law.com>
Subject: Developer's Exhibits - Case No 20-115-A

CAUTION: This message from kbenton@sgs-law.com originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.

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Kelly

Kelly Benton | Paralegal

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**Practice social distancing and
wear a mask in public places.**

CONNECT WITH BALTIMORE COUNTY



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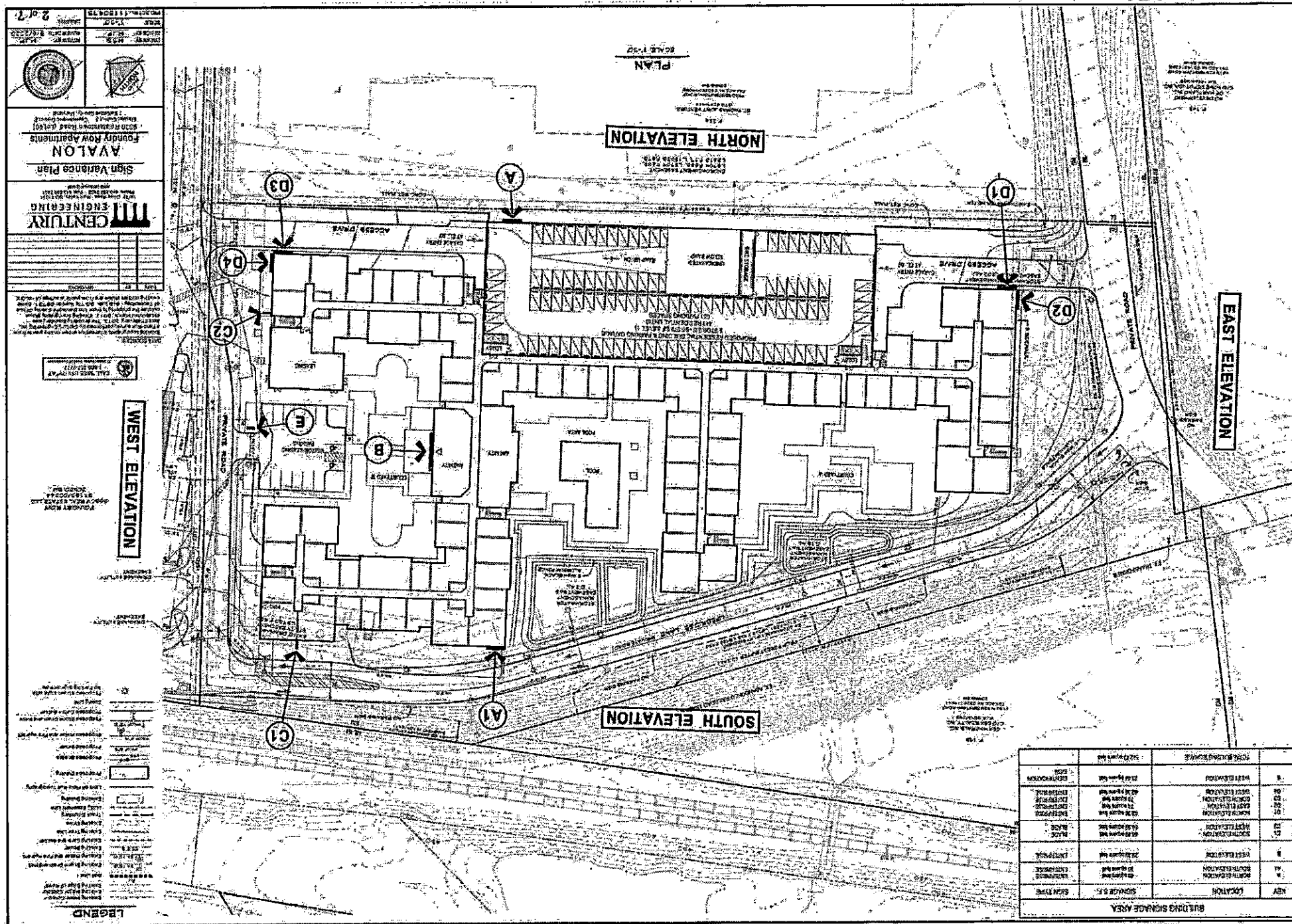
15W
11-16-20

Developer's Exhibit List

Case No.: 2020-115-A
9830 Reisterstown Road

10/8/2020
D. Magon

<u>Name of Document</u>	<u>Exhibit No.</u>
Plan to Accompany Petition for Sign Variance	1
Aerial Photo – East	2A
Aerial Photo - South	2B
Aerial Photo - Southeast	2C
Aerial – Distance from Avalon Foundry Row (this project) to The Courts of Avalon Apartments (9000 Iron Horse Lane, Pikesville, MD 21208)	3
Certificates of Posting	4A
Sign Posting Locations	4B
Certificate of Publication	4C
ZAC Comments	5
CV – Mike Pieranunzi	6
Shop Drawings of Signs	7
Hearing Notice	8

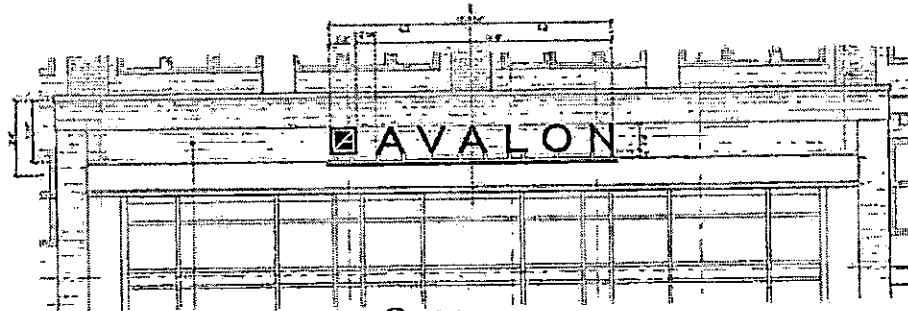
[illegible]



D4 WEST LEFT END - ELEVATION



C2 FRONT VIEW



B FRONT VIEW



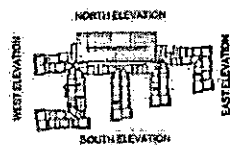
WEST BUILDING ELEVATION



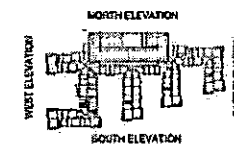
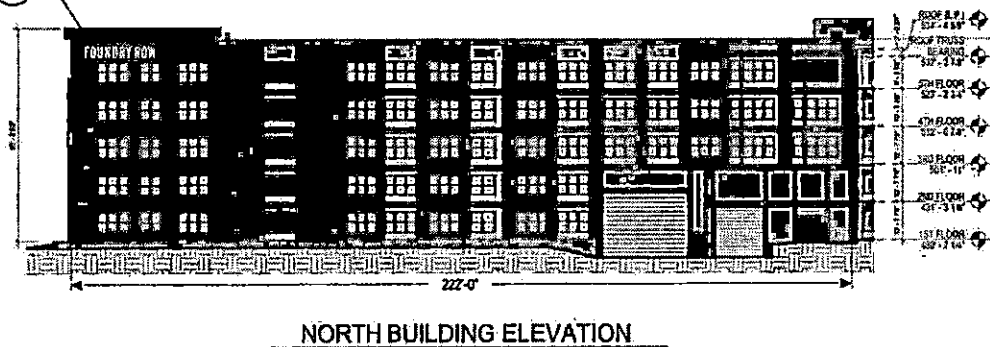
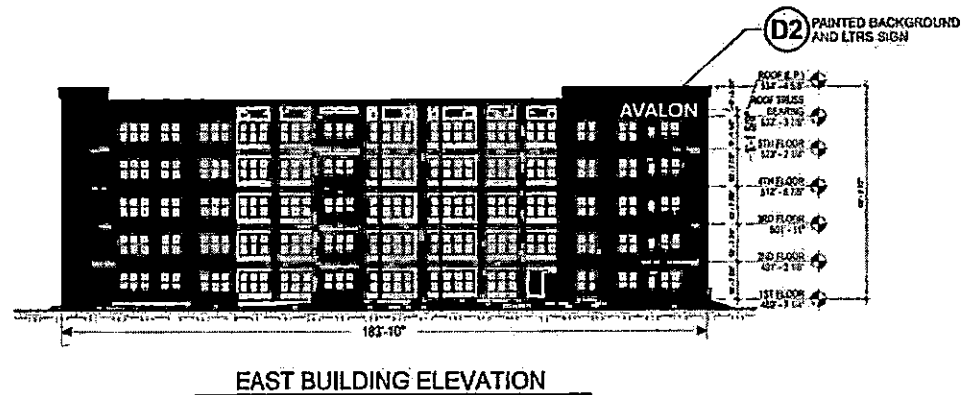
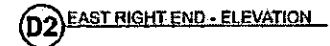
NORTH BUILDING ELEVATION

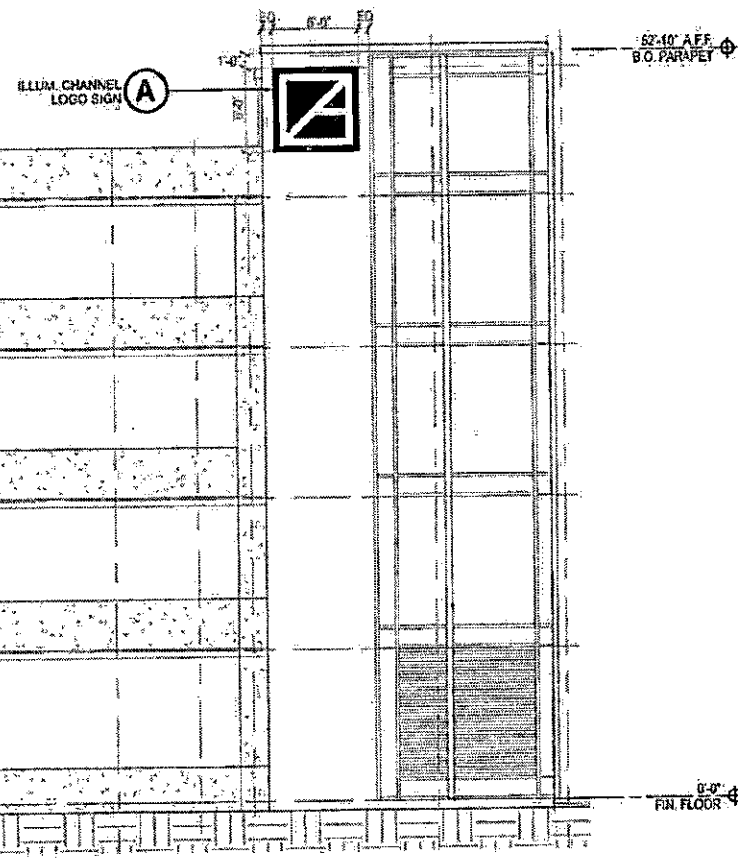


D3 NORTH RIGHT END - ELEVATION

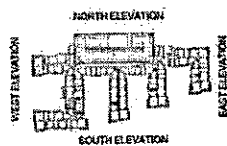


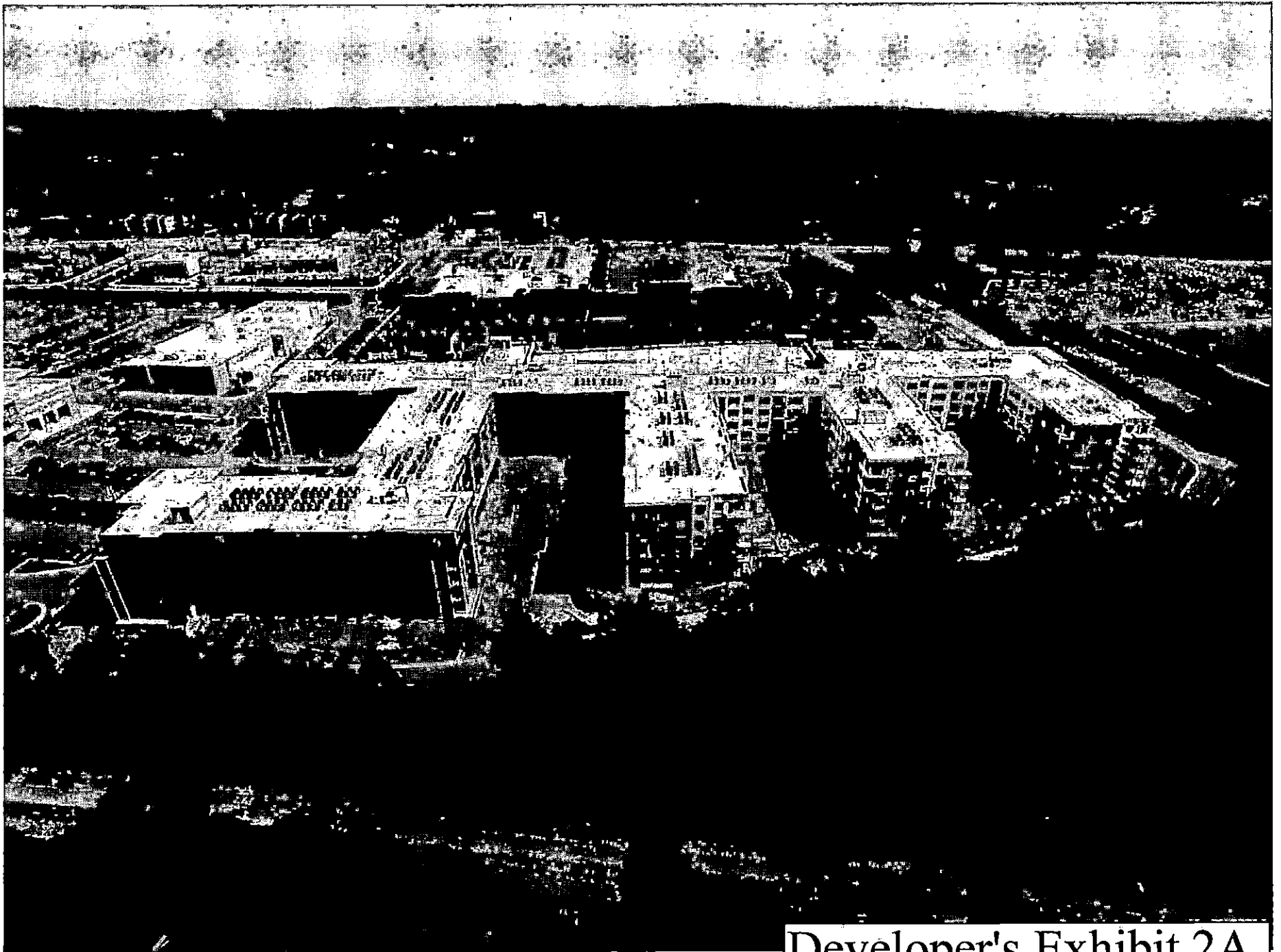
DATE	BY	REVISION
THIRDCENTURY ENGINEERING 19111 Green Road, Suite 100, West Chester, OH 41091 Phone: 513.333.1111 Fax: 513.333.1112 www.thirdcenturyeng.com		
Sign Variance Details AVALON Foundry Row Apartments 9930 Kensington Road (Lot 10) Election District 3, Councilman District 2 Baltimore County, Maryland		
DRAWN BY: M.S.D. DESIGN BY: H.M.P. SCALE: AS SHOWN PROJECT: 111250473		REVIEW BY: M.S.P. REVIEW DATE: 5/2/2022 DWG NO: 3 of 7

[illegible]

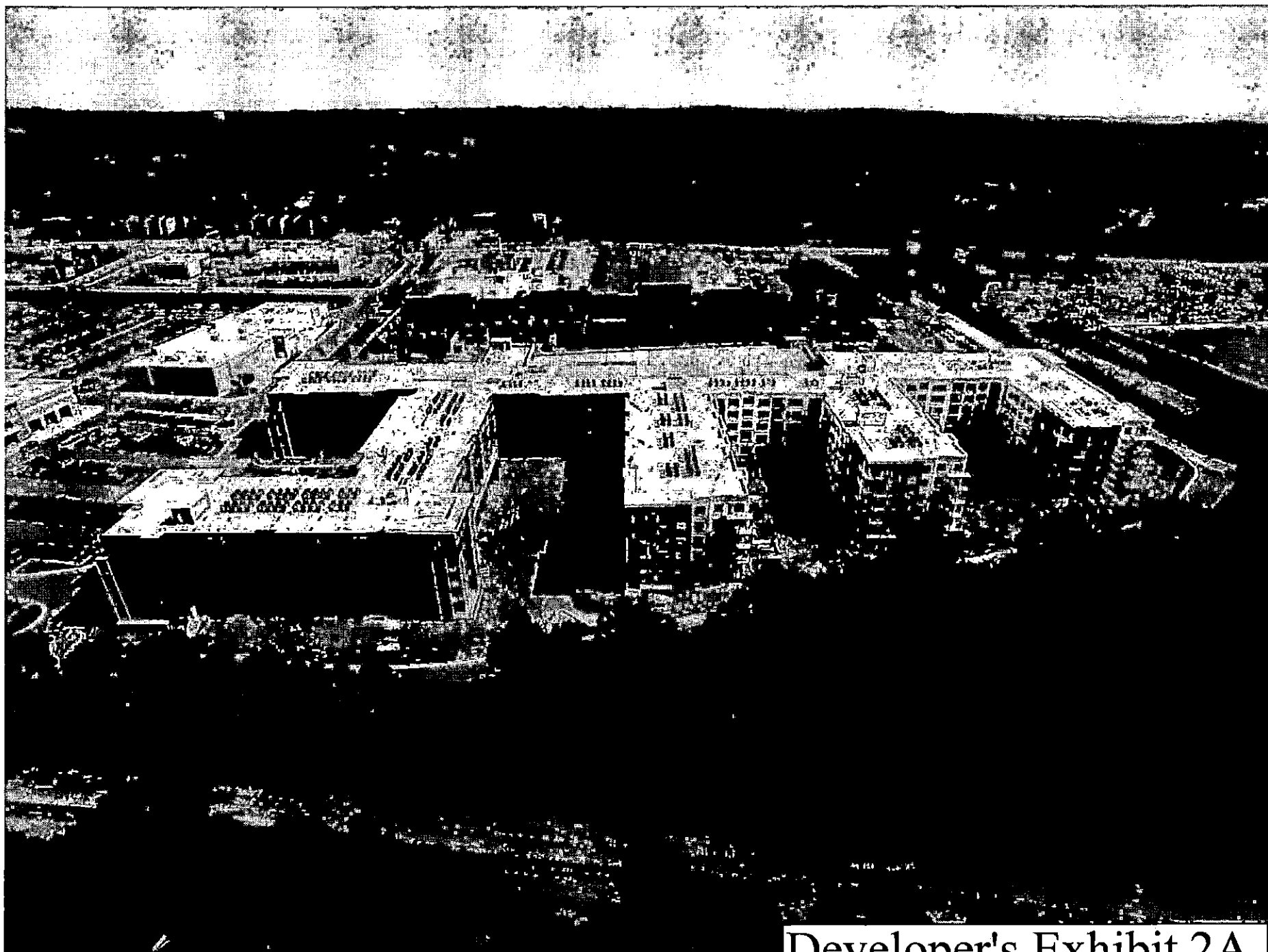


NORTH PARKING GARAGE ELEVATION

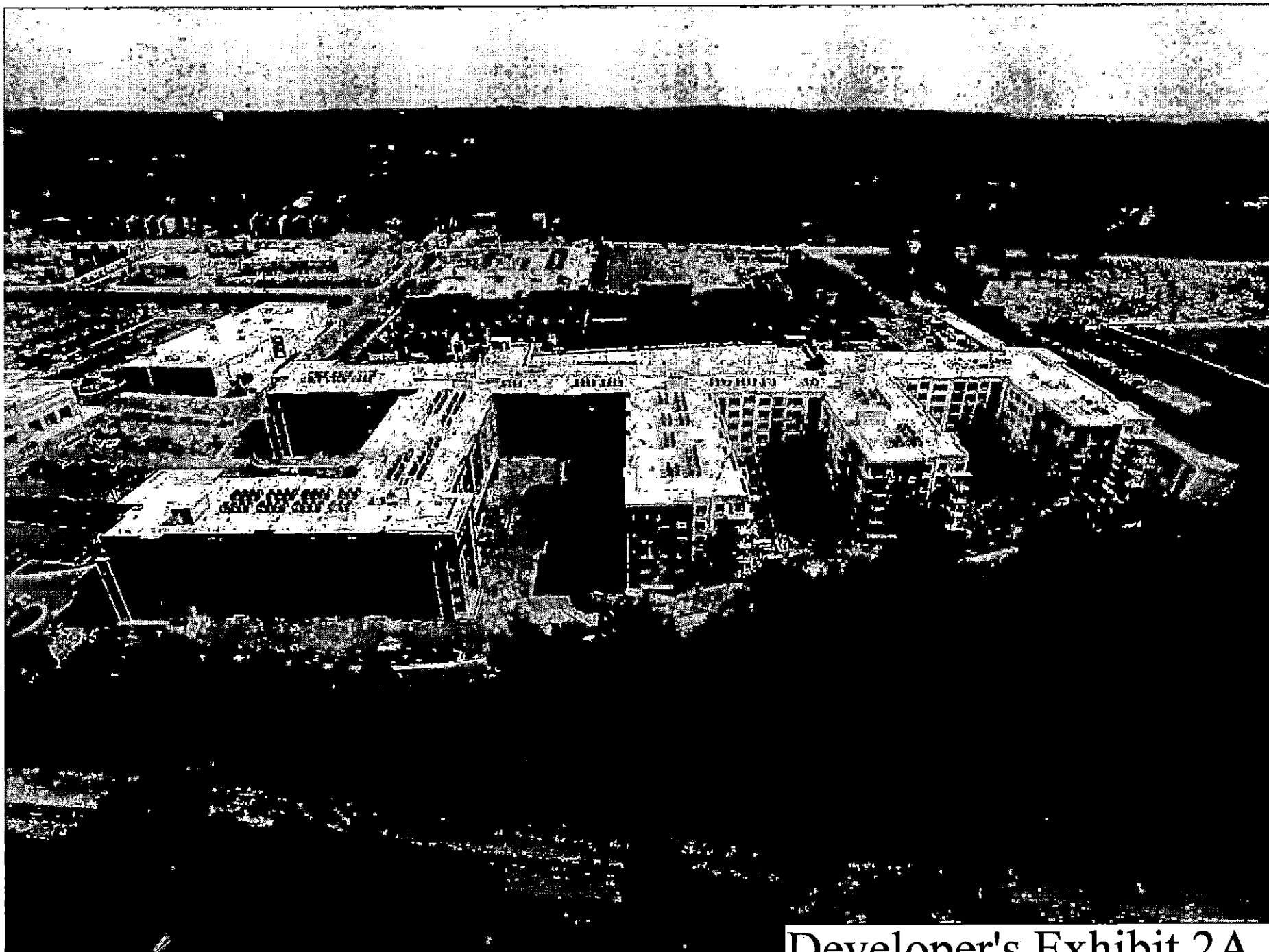
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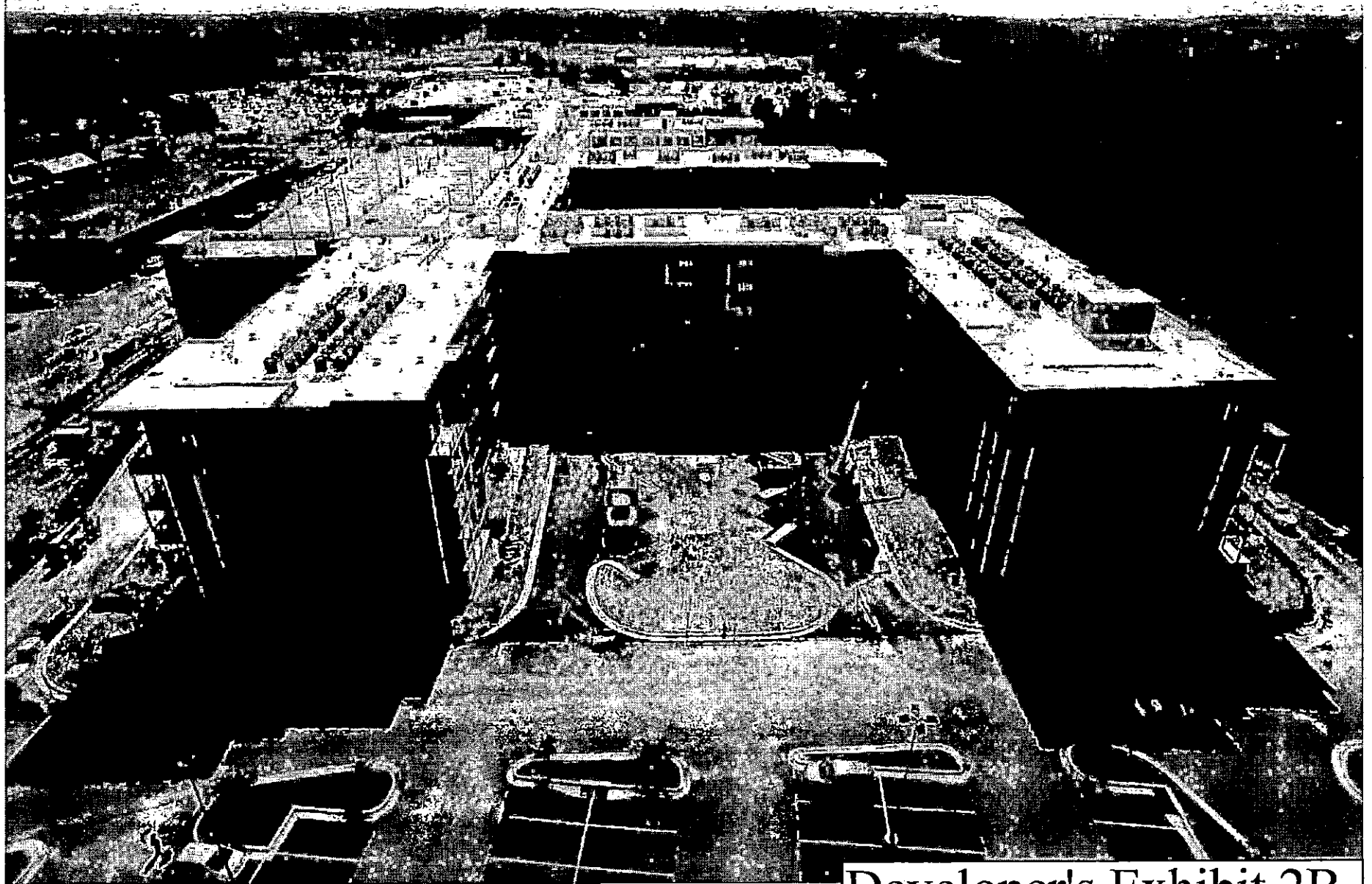
Developer's Exhibit 2A



Developer's Exhibit 2A



Developer's Exhibit 2A

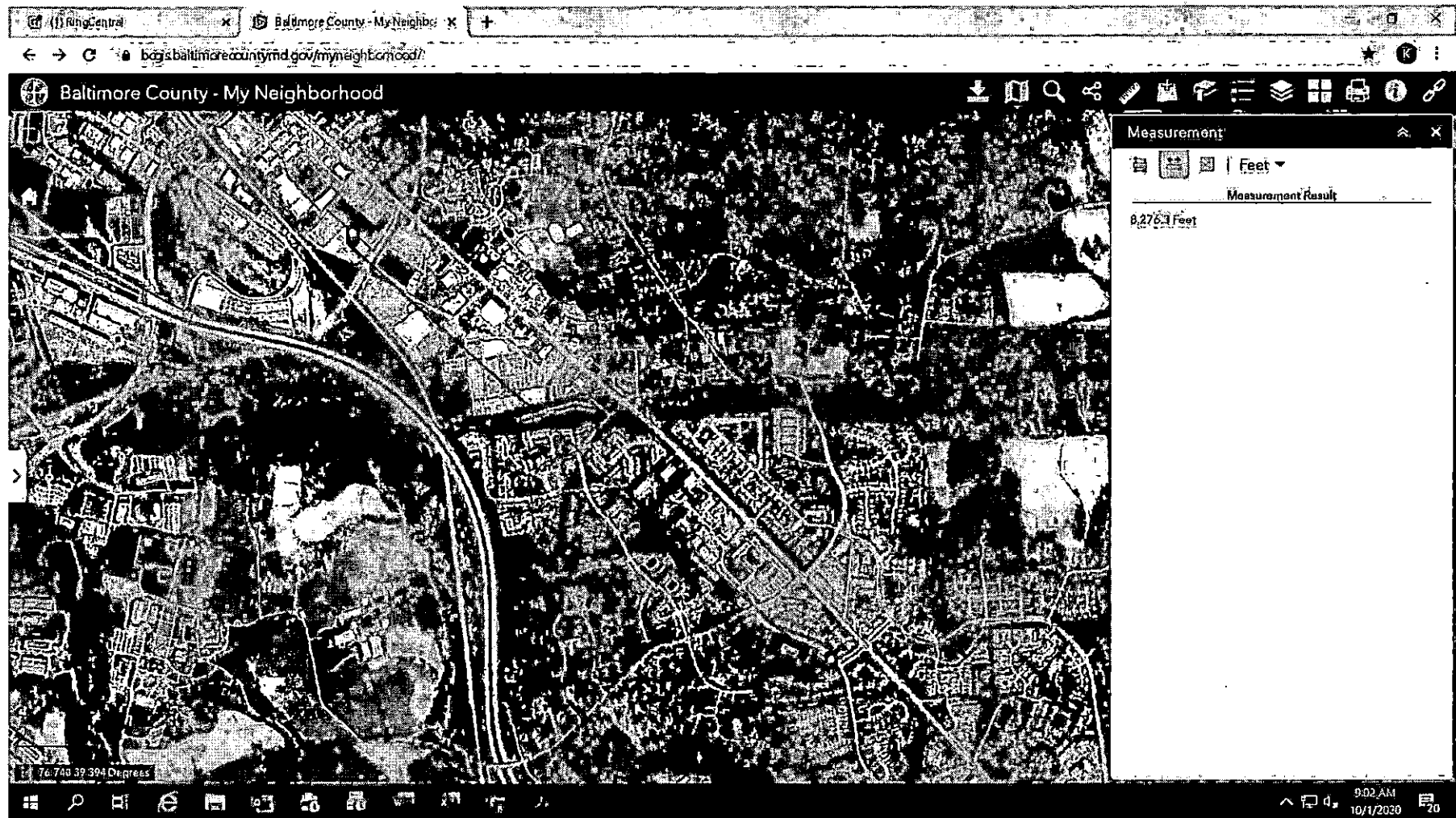


Developer's Exhibit 2B



Developer's Exhibit 2C

Distance from Avalon Foundry Row to The Courts of Avalon Apartments



Developer's Exhibit 3

CERTIFICATE OF POSTING

CASE NO. 2020-0115-A

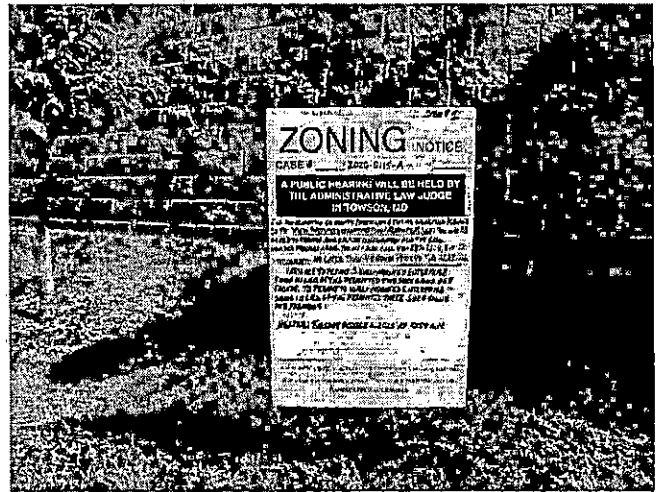
PETITIONER/DEVELOPER

Century Engineering Inc.

Linda Jones

DATE OF HEARING/CLOSING

October 6, 2020



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

9830 Reisterstown Rd.

SIGN 1

THE SIGN(S) POSTED ON September 16, 2020

(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

Developer's Exhibit 4A

CERTIFICATE OF POSTING

CASE NO. 2020-0115-A

PETITIONER/DEVELOPER

Century Engineering Inc.

Linda Jones

DATE OF HEARING/CLOSING

October 6, 2020



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

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9830 Reisterstown Rd.

SIGN 2

THE SIGN(S) POSTED ON September 16, 2020

(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

The Daily Record

200 St. Paul Place
Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

Mariafe Mazurski
Avalon Bay Communities, Inc
671 N Glebe Rd Ste 800
Arlington, VA 22203-2138

Account #
10125388
Order Date
9/14/2020
Order #
11918454
PO/Case #
2020-0115-A
Salesperson

Days	Description	Size/Qty	Unit Price	Amount
1	NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0115-A Daily Record (MD) Government - Baltimore Co / Hearings and Minutes 9/16/2020 -Base Charge -Affidavit 9/16/2020 -Payment via credit card #*****3137 ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS	2 col x 2.20in 160 words/21 ln		105.42 9.00 -114.42
	Anchor Rate: 105.42 Subsequent Rate: \$0.00			
TOTAL DUE				0.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10125388	Avalon Bay Communities, Inc	11918454	9/14/2020	0.00


☐ ☐ ☐

M M Y Y

CARD NUMBER

EXP

Charge My Credit Card \$ CUSTOM

Developer's Exhibit 4C

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAY 28 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0115-A
Address 9830 Reisterstown Road
(Avalon Foundry Row, LLC
Property)

Zoning Advisory Committee Meeting of June 1, 2020.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

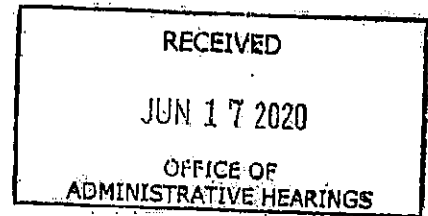
**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 6/15/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-115



INFORMATION:

Property Address: 9830 Reisterstown Road
Petitioner: Avalon Foundry Row, LLC c/o Avalon Bay Communities, Inc.
Zoning: BL, BM, BR-IM
Requested Action: Variance

The Department of Planning has reviewed the petition for the following Variances:

1. BCZR Section 450.4 Attachment 1.5 (a)(v) to permit 3 wall-mounted enterprise signs in lieu of the permitted 2 such signs per façade; and
2. BCZR Section 450.4 Attachment 1.5 (a)(vi) to permit 10 wall-mounted enterprise signs in lieu of the permitted three such signs per premises; and
3. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

A site visit was conducted on June 5, 2020. The apartment complex is currently under construction. The apartments are set back from Reisterstown Road and back up to the rail line. The Department of Planning does not foresee the proposed signs creating any visual disturbances nor negative impacts to the surrounding community, which is predominately commercial.

The Department of Planning has no objections to the requested relief.

For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:

A handwritten signature in cursive script, appearing to read "Krystle Patchak".

Krystle Patchak

CPG/JGN/kma/

Division Chief:

A handwritten signature in cursive script, appearing to read "Jenifer G. Nugent".

Jenifer G. Nugent

c: Bill Skibinski
Michael J. Pieranunzi, Century Engineering, Inc.
Office of the Administrative Hearings
People's Counsel for Baltimore County

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Secretary
Tim Smith, P.E.
Acting Administrator

Date: May 29, 2020

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany the petition for variance on the subject of the Case number referenced below, which was received on 5/28/20. A field inspection and internal review reveals that an entrance onto MD 140 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2020-0115-A.

Avalon Foundry Row, LLC
9830 Reisterstown Road

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 or by email at (rzeller@mdot.maryland.gov).

Sincerely,



For Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

Michael J. Pieranunzi, RLA
Landscape Architect

BEGAN WITH CENTURY: 2006, October
YEARS WITH CENTURY: 13
YEARS WITH OTHER FIRMS: 27

EDUCATION

1987 B.S. Landscape Architecture, West Virginia University

PROFESSIONAL REGISTRATION:

1991 PLA Maryland Registered #1008 (exp. 2020)
2009 March LEED Accredited Professional (LEED AP)

WORK BACKGROUND:

Century Engineering

Hunt Valley, MD

Oct. 2006 - present

Daft-McCune-Walker, Inc.

Towson, Maryland

1997 – 2006

Clark, Finefrock &

Sackett, Inc.

Columbia, Maryland

1987 – 1997

ASSOCIATIONS

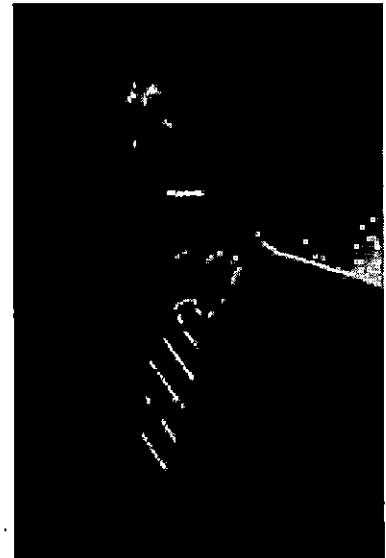
American Society of Landscape Architects

Howard County Association of Landscape Architects - Past Vice President

EXPERIENCE

As a project manager, Mr. Pieranunzi provides landscape architecture and land planning services to public and private clients. His extensive background in residential and commercial site planning and land development result in creative and environmentally-sensitive design solutions. Mr. Pieranunzi's experience has assisted in implementing plans from conceptual design through construction on projects that include residential and commercial land use planning, community master planning and landscaping, golf course design, and site planning.

With experience in a variety of project types and justifications, he has gained exceptional skills in managing projects from conceptual design, design development, construction drawings and site inspection. He has proven abilities in managing budgets, clients, county officials and staff on multiple project types and projects.



Developer's Exhibit 6

EXPERT TESTIMONY

KENILWORTH MALL, Provide expert testimony for the design and approval of the free standing and wall mounted enterprise signs at the mall. Prepare plan and testify in front of Hearing Officer.

TRADER JOE'S @ KENILWORTH, Prepare exhibits and calculations for the proposed signage requested by Trader Joe's. Coordinate with attorney. Prepare and submit required documents. Attend and testify at the hearing.

J. JILL SIGN VARIANCE, Prepare sign variance plan for J. Jill wall mounted enterprise size. Prepare graphic exhibit for hearing. Testify at the Administrative Law Judge Hearing.

BALTIMORE COUNTY PROJECTS

MARYVALE PREPARATORY SCHOOL REVISED DEVELOPMENT PLAN – SCHEME B, Baltimore County, MD. Project Manager for the land planning services for the preparation and submission of the Development Plan showing a 18,000 SF Media Center, 16,880 SF Performing Arts Center, track, lacrosse field, 3 soccer fields, parking and stormwater management. The 113 acre site, zoned RC-2, consists of existing buildings, ball fields and forest covering.

COPPERMINE ATHLETIC FACILITY (SYNTHETIC FIELD), Baltimore, MD. As project manager, Mr. Pieranunzi was responsible for meeting with the owner, summarizing schedule and devising a plan of action to obtain grading permits prior to the owner's summer camp schedule. Mr. Pieranunzi oversaw the SWM waiver request from Baltimore County DEPS, while simultaneously gaining approval of the grading and sediment control plan. The field construction drawings required detailed grading, coordination of the underdrain system, retaining wall design and perimeter fencing and lighting.

HOLLINS END, Baltimore, MD. Mr. Pieranunzi was the project manager responsible for coordinating and managing the expansion to the existing warehouse and parking lot at Hollins End. The owner required adapting the existing building to conform to a new tenant program. Mr. Pieranunzi reviewed the new tenant requirements and worked with the design team to implement the new building parking, pedestrian connection, stormwater management and landscape revisions. He processed the plans for the approval and assisted with obtaining permits in a timely manner.

MOUNT de SALES ACADEMY GRANDSTAND AND FIELD ADDITIONS, Baltimore County, MD. Michael Pieranunzi was Project Manager for the proposed field conversion. The school proposed conversion of their existing turf field and natural hillside seating area to a synthetic field and grandstand built within the slope. Working with the architect, Michael managed the preparation of the permit drawings for the mass grading, utilities, walls, plaza and electric design.

WINDSOR STATION, Project Manager. Prepared multiple conceptual studies for a 14 acre commercial parcel in order to maximize the potential office, warehouse or flex space. Studies were prepared in accordance with zoning, parking, and stormwater management facilities requirements. The layout maximized the square footage of the office space to ±320,000 s.f. and the flex space of 90,000 s.f. and 1,600 parking spaces.

OWINGS MILLS MALL, Baltimore County, MD. Prepare layout and grading of Hoyt's Cinema, Lord & Taylor, and Sears expansion. Michael was also responsible for the second expansion at Owings Mills Mall in which the Sears Department Store and free standing Tire Center were razed. The overall mall was redesigned

to meet the parking requirement while creating a 15 acre residential out parcel. Michael was responsible for the coordination and negotiation with the MTA connection between the Cinema and Outparcel.

TOWSONTOWN MALL EXPANSION, Baltimore County, MD. Mr. Pieranunzi prepared and submitted permit drawings for a 100,000 s.f. expansion which included restaurants and retail space supported by a 750 space parking deck. Michael was responsible for the layout, grading, paving, hardscape components and utilities. The intricate project establishes Towson Mall as the gateway to Towson, Maryland. Michael worked extensively with the architects, owners and land use attorneys to prepare and process the drawings through reviews by the county, business community, economic development and existing tenants.

WHITE MARSH MALL - LIFESTYLE CENTER, Baltimore County, MD. Project Manager. Responsible for the preparation of the conceptual and documents for the 110,000 s.f. "Lifestyle" expansion to White Marsh Mall and for coordinating the zoning, grading, SWM, utility, sediment and erosion control and landscape architecture plan. The retail component is attached to the exterior of the Mall fronting onto a proposed streetscape with special paving lighting and seating. The layout was sensitive to the existing sloping site and parking issues.

OWINGS MILLS RESTAURANT PARK, Baltimore County, MD. Prepared layout and grading of five restaurant buildings, parking lot and landscaping. Mr. Pieranunzi coordinated the construction of restaurants with five different owners; Red Lobster, Don Pablo's, Tony Roma's, HOPS, Red Robin and five different general contractors.

PROJECT SCHEDULE

SIGN TYPE/ DESCRIPTION:	QTY.:	PG.
A. ILLUM. FACE-LIT CHANNEL 72" LOGO w/ DAY NIGHT VINYL, BRICK WALL MOUNTED.	ONE (1)	8
A1. ILLUM. FACE-LIT CHANNEL 32" LOGO AND 18" LETTERS w/ DAY NIGHT VINYL, BRICK WALL MOUNTED.	ONE (1)	10
B. NON-ILLUM. PLATE LOGO AND LETTERS, CANOPY MOUNTED	ONE (1)	12
C. ILLUM. D/F BLADE SIGN w/ ROUTED PUSH-THRU LOGO & LETTERS, BRICK WALL MOUNTED.	TWO (2)	15
D. PAINTED BACKGROUND w/ PAINTED LOGO.	TWO (2)	17
E. NON-ILLUM. D/F MONUMENT SIGN, CONCRETE BASE MOUNTED. (CONCRETE BASE BY OTHERS)	ONE (1)	18

PROJECT:



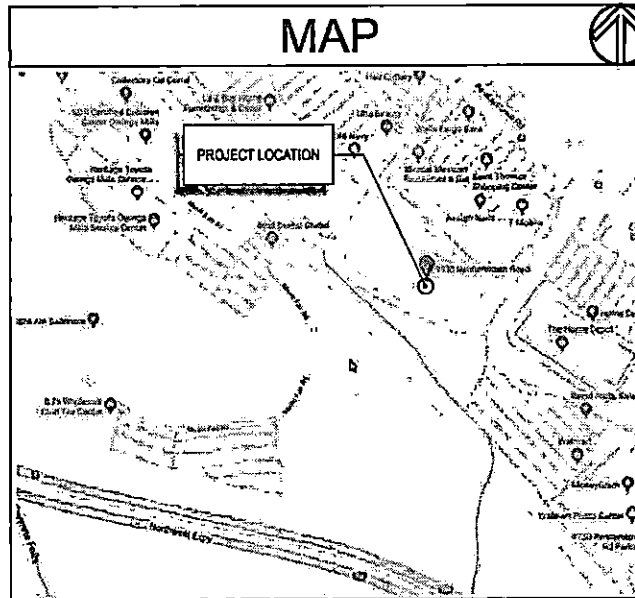
FOUNDRY ROW APARTMENTS
9830 REISTERSTOWN ROAD
OWINGS MILLS, MARYLAND 21117

EXTERIOR SIGNAGE

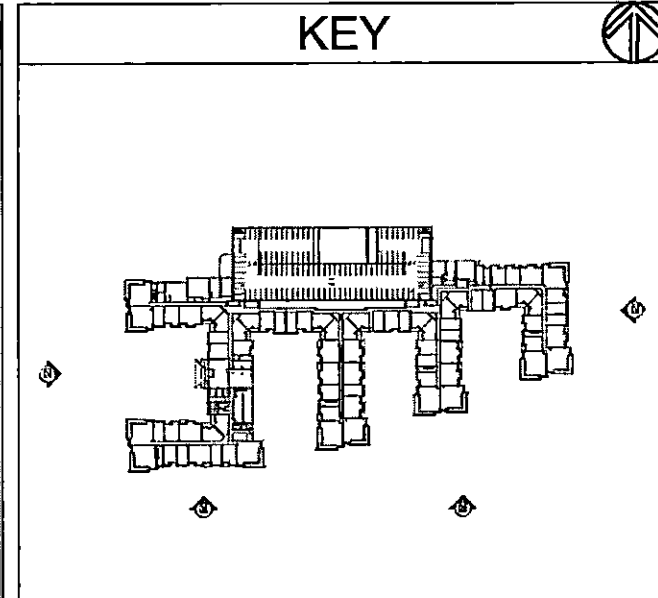
REVISIONS

#	DATE	DB	NOTES
R1	3/10/2020	BZ	REVISE AND REMOVE SIGN A CHANNEL LETTERS AND ADDED CHANNEL LOGO, BLADE SIGN AND MONUMENT SIGN. RELOCATE BLADE SIGN FROM WEST TO SOUTH ELEVATION. REVISIONS ON PAGES 12, 15 AND 17
R2	3/17/2020	BZ	
R3	3/19/2020	BZ	REVISIONS ON PAGES 10, 15, 17 AND 18
R4	3/21/2020	BZ	REVISIONS ON PAGES 8, 10, 15 AND 17
R5	3/24/2020	BZ	REVISE PAGES 3
R6	4/14/2020	BZ	ADDED MONUMENT SIGN POST DETAILS.
R7	4/22/2020	BZ	ADDED MONUMENT SIGN CONCRETE FOOTING DETAILS.
R8	6/16/2020	BZ	REVISE AND RELOCATE BLADE SIGN TYPE C @ WEST ELEV.
R9	6/29/2020	BZ	REVISE PAINTED AVALON LOGO STYLE. (PAGE 17)

MAP



KEY



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OWINGS MILLS, MARYLAND 21117

LEAD NO.
187669 R9
SM - PM
R. RAPKIN / E. BERGE

DATE
2/10/2020
DRAWN BY
BZ

REVIEWED BY
SEG. NO.

SHEET NO.
1 of 21

Developer's Exhibit 7

0.2 Typography and Color

PROXIMA NOVA BOLD

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

PROXIMA NOVA SEMIBOLD

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

PROXIMA NOVA REGULAR

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

PROXIMA NOVA CONDENSED LIGHT

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

PROXIMA NOVA MEDIUM Replaces the use of PROXIMA NOVA SEMIBOLD on interior ADA signs

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

All fonts can be purchased at www.myfonts.com

Utopia Std Bold Display

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

Utopia Std Display

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

ENGRAVERS GOTHIC BOLD (LOGO FONT*)

ABCDEFGHIJKLMNOPQRSTUVWXYZ
ABCDEFGHIJKLMNOPQRSTUVWXYZ

*Do not attempt to recreate the logo text.
Contact AV8 Marketing for a vector file of the logo.

Tw Cen MT Condensed (for use on pool signs)

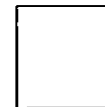
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz

Interstate-Regular Condensed (for use on street signs)

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz



1.
Black
CMYK: 0 0 0 100



2.
White
CMYK: 0 0 0 0



3.
PMS Warm Gray 1
CMYK: 2 3 7 8



4.
PMS 432U
CMYK: 69 55 46 13
Interior light palette uses PMS 433U

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DATE

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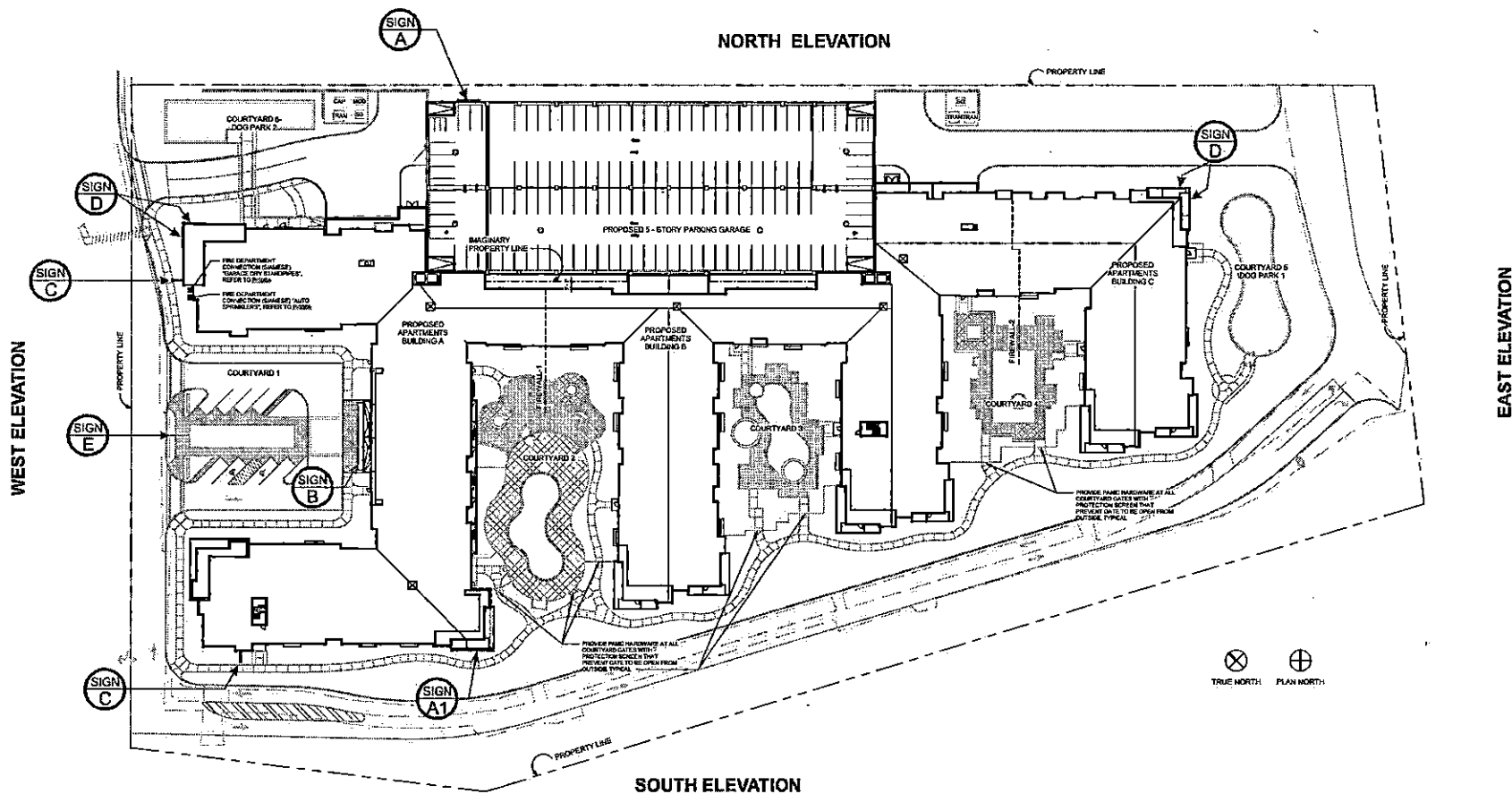
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SHEET NO.

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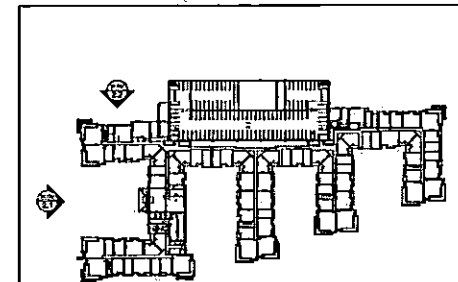
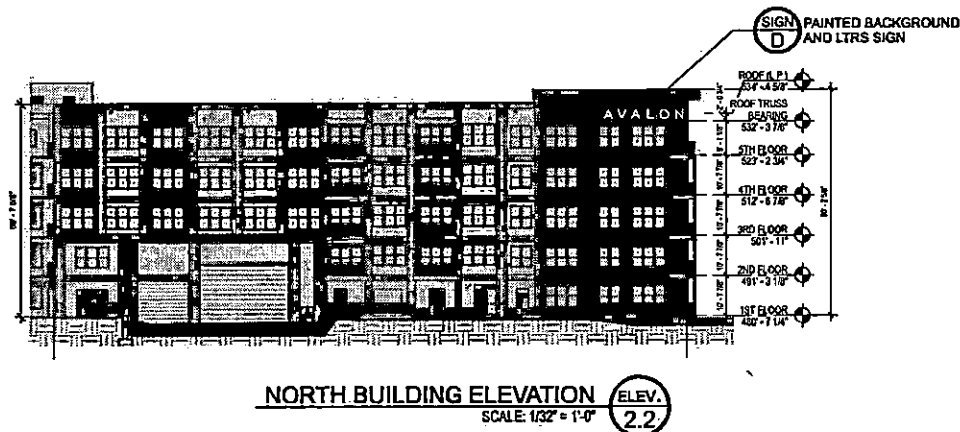
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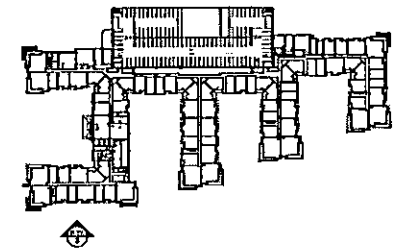
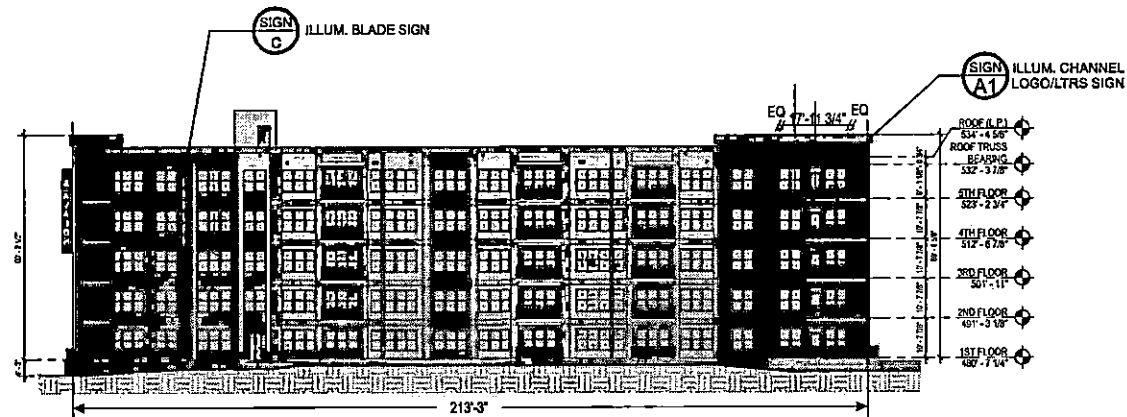
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SOUTH BUILDING ELEVATION

SCALE: 1/32" = 1'-0"



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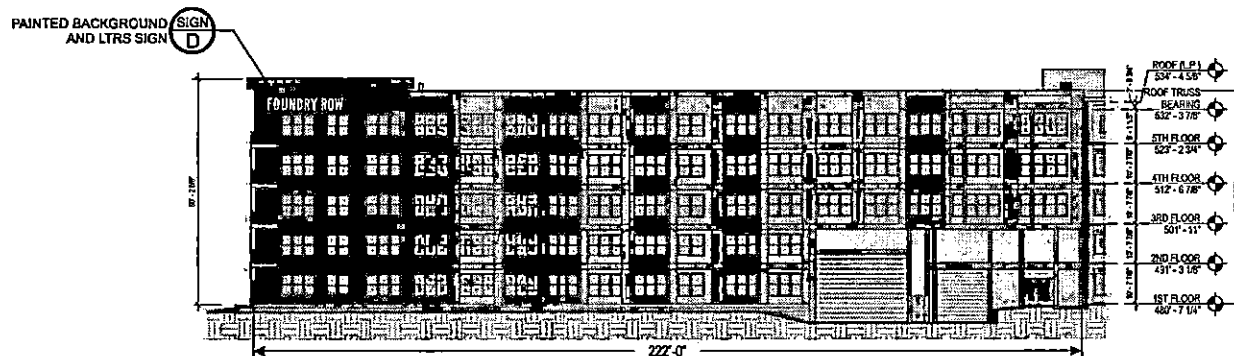
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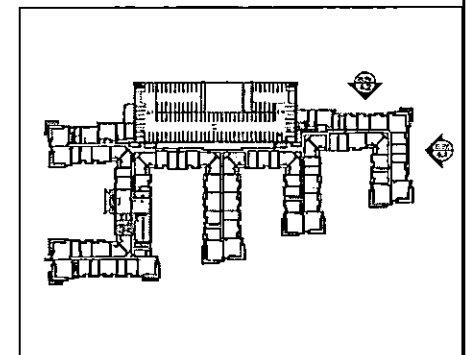
SHEET NO.
5 of 21



EAST BUILDING ELEVATION ELEV.
4.1
SCALE: 1/32" = 1'-0"



NORTH BUILDING ELEVATION ELEV.
4.2
SCALE: 1/32" = 1'-0"



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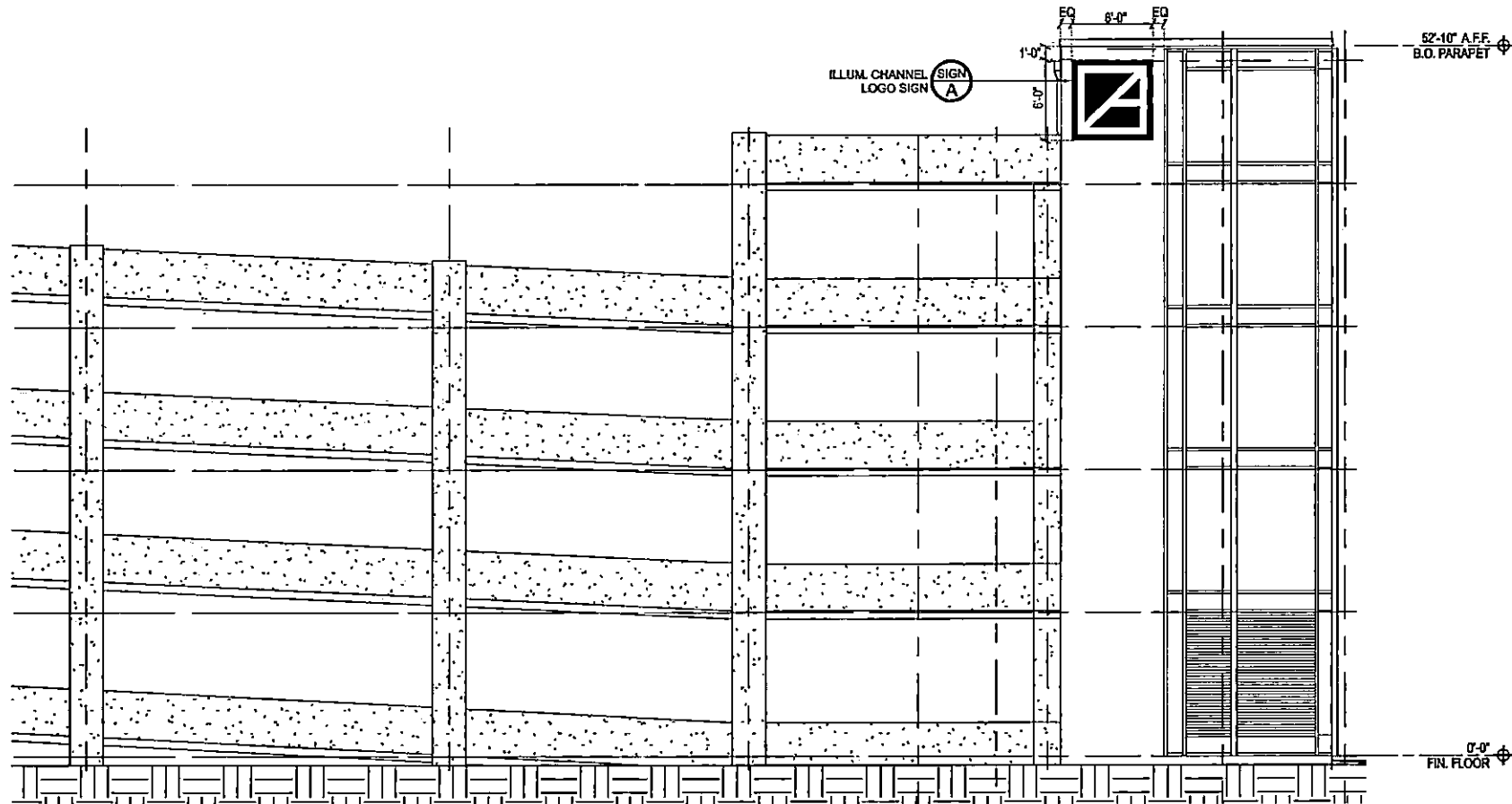
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NORTH PARKING GARAGE ELEVATION

SCALE: 1/32" = 1'-0"



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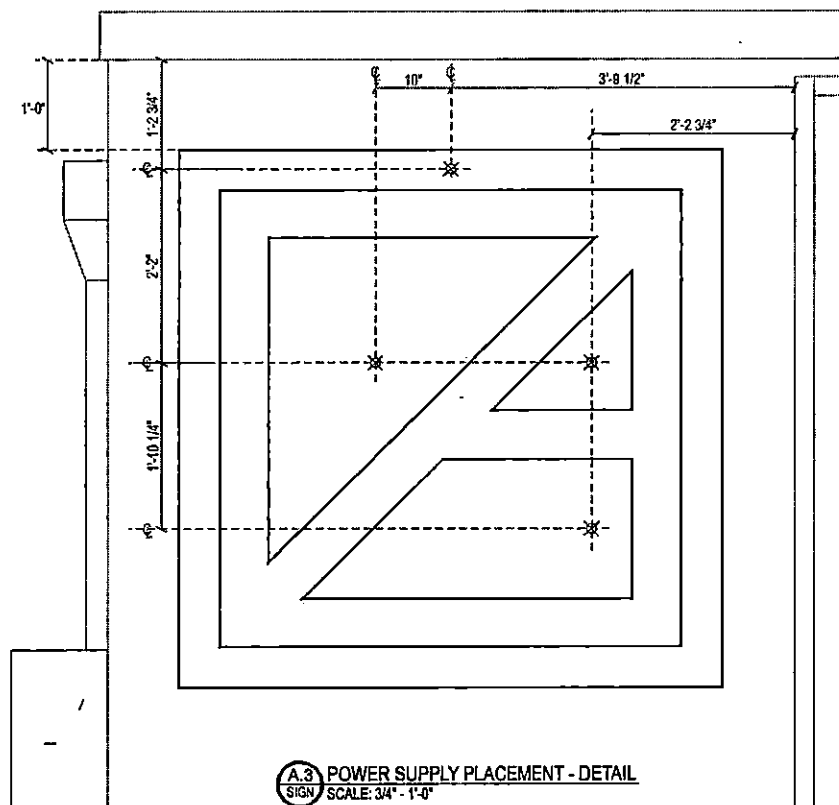
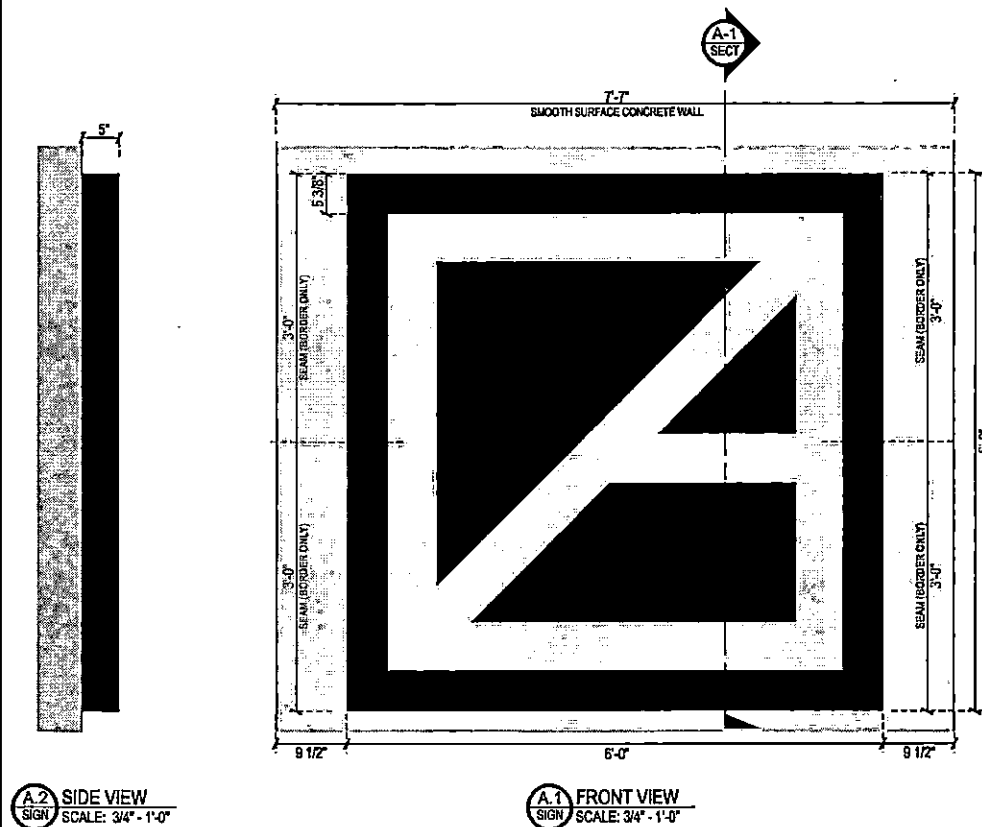
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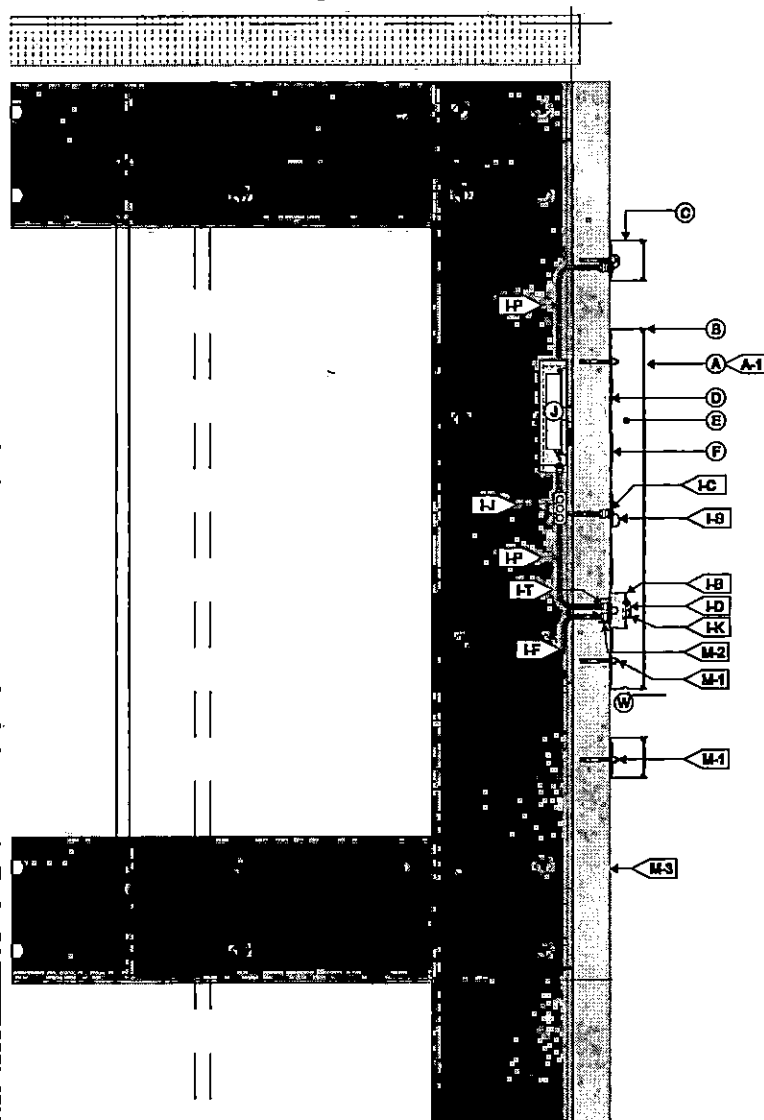
7 of 21

**SIGN
A**

QTY: ONE (1)

AREASQ.FT.: 72" x 72" = 36 SQ.FT.





SECT.
A-1

TRIMCAP FACE LIT CHANNEL LOGO / LED ILLUM. / EXTERIOR INSTALL / FLUSH MOUNTED SCALE: N.T.S.

(A) FACE	
MATERIAL:	ACRYLIC 3/16" WHITE #2447
A-1 VINYL:	1ST SURFACE APPLIED PERFORATED VINYL
COLOR:	3M #3635-222 'BLACK' (DUAL-COLOR)
COLOR INFO:	TO CREATE BLACK DAY AND WHITE NIGHT EFFECT
(B) TRIMCAPS	
SIZE / FINISH	1" / MATCH RETURNS
(C) RETURNS	
DEPTH:	5"
MATERIAL:	ALUM. .040
COLOR:	BLACK
FINISH:	SATIN
(D) BACKS:	
MATERIAL:	3MM ACM
COLOR/FINISH:	WHITE SATIN
(E) INSIDE OF CAN	
COLOR:	PRE-COAT WHITE
(F) ILLUMINATION:	
TYPE:	STANDARD 6500K WHITE LEDS
	ALL WIRES TO BE TERMINATED W/ A MECHANICAL UL LISTED FASTENER

(I) WIRING	
I-C:	LIQUID TIGHT CONNECTOR
I-D:	DISCONNECT SWITCH
I-K:	RED DOT WET LOCATION COVER
I-J:	JUNCTION BOX
I-F:	TO ELECTRICAL FEED
I-S:	U.L. APPROVED LOW VOLTAGE CLASS II WIRING
	ALL CONNECTIONS TO BE IN WATERPROOF BOXES.
I-P:	FLEXIBLE CONDUIT
I-T:	1/2" LIQUID-TITE & 1/2" CONNECTOR from
I-B:	BELL BOX (WATERPROOF)
(J) POWER SUPPLY	
TYPE:	REMOTE LED POWER SUPPLY HOUSE IN FRONT
	ACCESS WEATHER-PROOF LED POWER SUPPLY BOX.
VOLTAGE:	120V
(M) MOUNTING	
	SEE MOUNTING NOTE.
M-1:	MIN. 1/2" THRU BOLT w/ HILTI EPOXY #HY 200 ANCHORS;
	V.I.F. EMBEDMENT (FIELD VERIFY ACTUAL FIELD
	CONDITION AND MOUNTING REQUIREMENT)
M-2:	BOX MUST BE ATTACHED TO WALL, VERIFY FIELD
	CONDITIONS FOR TYPE OF FASTENER
M-3:	EXISTING SMOOTH FINISH CONCRETE WALL
(W) WEEP HOLES:	
TYPE:	1/4" DIA. WITH COVER

NOTE: ACCESS FOR WIRING AND INSTALLATION MUST BE SUPPLIED AT REAR OF SIGN LOCATION.

120V INSTALL
1. CUSTOMER O.C. TO PROVIDE ADEQUATE WOOD OR MET. BLOCKING IN CORRELATION WITH FRAMING REQUIRED.
2. INSTALLER IS TO VERIFY & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
3. ALL EXTERIOR (FACE) PROTECTIONS TO BE WATERPROOF.
4. INSTALLATION TO MEET CURRENT A.E.C. U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 625.8(4) (1) OF THE NATIONAL ELECTRICAL CODE

ELECTRICAL
1. ALL ELECTRICAL COMPONENTS TO BE UL APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 150W 250V DEDICATED CIRCUIT w/ GROUND PER SIGN TO BE INSTALLED IN FRONT OF SIGN.
3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 681 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 OPTIMAL ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
2. MANUFACTURER'S & U.L. LABELS TO BE APPLIED & VISIBLE FROM THE FRONT. LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BOARDS/STANDING SIGN.



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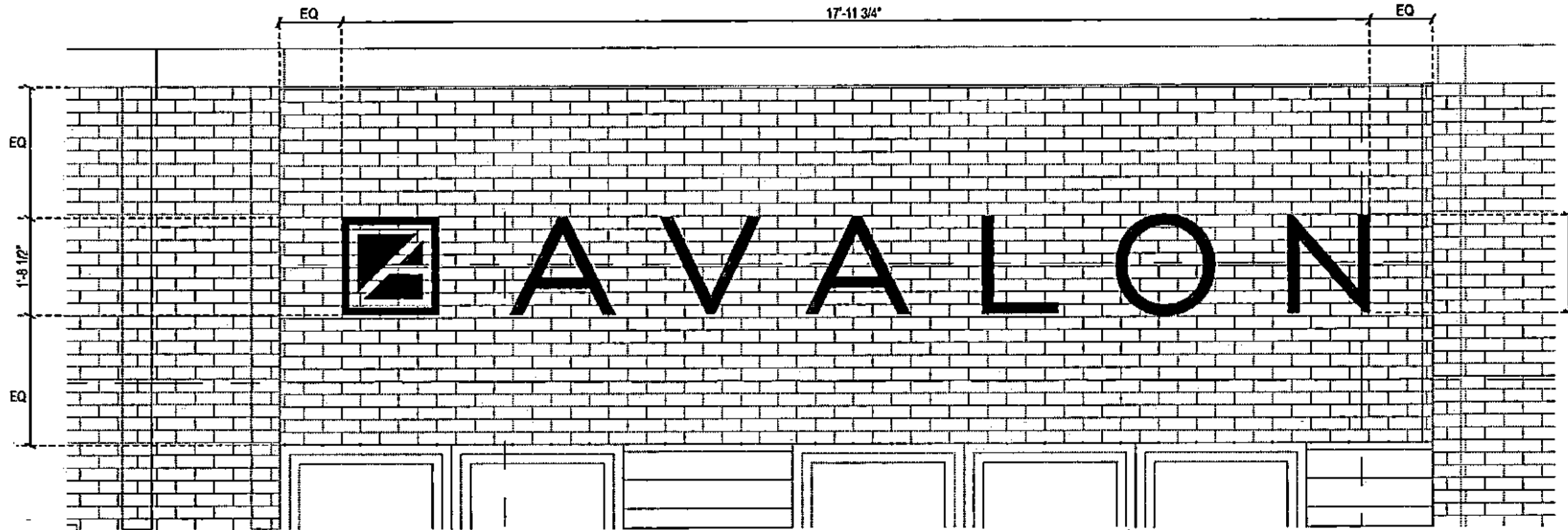
ILLUM FACE-LIT DAY/NIGHT CHANNEL LETTERS SIGN - ELEVATION

SIGN
A1

SCALE: 1/2" = 1'-0"

QTY.: ONE (1)

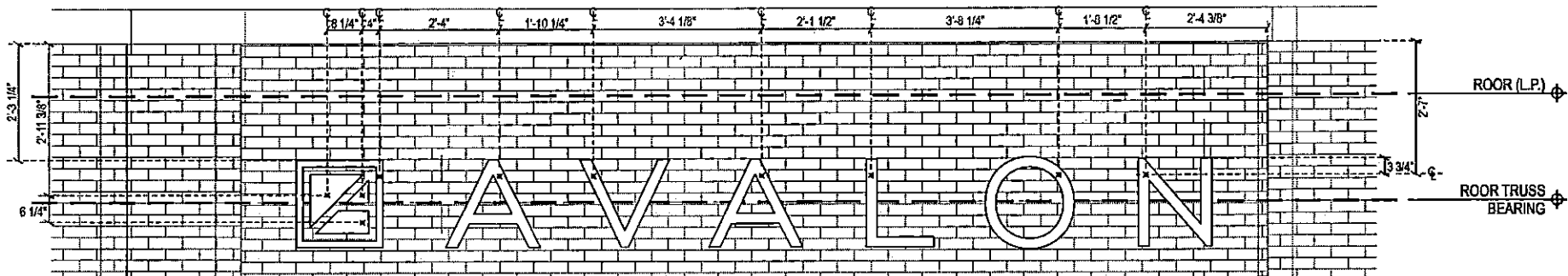
AREA SQ. FT.: 60' x 404.5' = 168.54 SQ. FT.



SIGN
A1.1
FRONT VIEW



SIGN
A1.2
SIDE VIEW



SIGN
A1.3
POWER SUPPLY PLACEMENT - DETAIL
SCALE: 1/2" = 1'-0"

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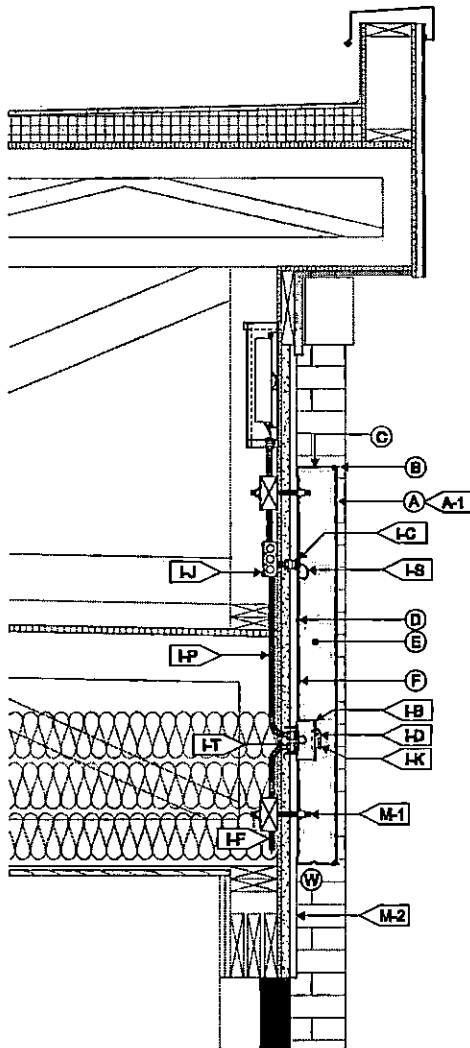
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SHEET NO.

10 of 21



SECT.
A1-1

TRIMCAP FACE LIT CHANNEL LOGO & LETTERS / LED ILLUM. / EXTERIOR INSTALL / FLUSH MOUNTED

SCALE: N.T.S.

(A) FACE	
MATERIAL:	ACRYLIC 3/16" WHITE #2447
A-1 VINYL:	1ST SURFACE APPLIED PERFORATED VINYL
COLOR:	3M #3635-222 'BLACK' (DUAL-COLOR)
COLOR INFO:	TO CREATE BLACK DAY AND WHITE NIGHT EFFECT
(B) TRIMCAPS	
SIZE / FINISH	1" / MATCH RETURNS
(C) RETURNS	
DEPTH:	5"
MATERIAL:	ALUM. .040
COLOR:	BLACK
FINISH:	SATIN
(D) BACKS:	
MATERIAL:	3MM ACM
COLOR/FINISH:	WHITE SATIN
(E) INSIDE OF CAN	
COLOR:	PRE-COAT WHITE
(F) ILLUMINATION:	
TYPE:	STANDARD 6500K WHITE LEDS
	ALL WIRES TO BE TERMINATED W/A MECHANICAL UL LISTED FASTENER

(G) WIRING	
I-C:	LIQUID TIGHT CONNECTOR
I-D:	DISCONNECT SWITCH
I-K:	RED DOT WET LOCATION COVER
I-J:	JUNCTION BOX
I-F:	TO ELECTRICAL FEED
I-S:	UL APPROVED LOW VOLTAGE CLASS II WIRING
	ALL CONNECTIONS TO BE IN WATERPROOF BOXES.
I-P:	FLEXIBLE CONDUIT
I-T:	1/2" LIQUID-TITE & 1/2" CONNECTOR from
I-B:	BELL BOX, (WATERPROOF)
(H) POWER SUPPLY	
TYPE:	REMOTE LED POWER SUPPLY HOUSE IN FRONT
	ACCESS WEATHER-PROOF LED POWER SUPPLY BOX.
VOLTAGE:	120V
(I) MOUNTING	
	SEE MOUNTING NOTE.
M-1:	MIN. 1/4" NUTSERT w/ ALLTHREAD, NUTS & BLOCKING.
	(FIELD VERIFY ACTUAL FIELD CONDITION AND MOUNTING REQUIREMENT)
M-2:	EXISTING THIN BRICK SIGNBAND.
(J) WEEP HOLES:	
TYPE:	1/4" DIA. WITH COVER

NOTE: BLOCKING TO BE SUPPLIED AND INSTALLED BY OTHERS.

ACCESS FOR WIRING AND INSTALLATION MUST BE SUPPLIED AT REAR OF SIGN LOCATION.

120V INSTALL	1. CUSTOMER TO PROVIDE ADEQUATE WOOD OR METAL BLOCKING IN CORRELATION WITH FACE FRAMING AS REQUIRED.	ELECTRICAL	1. ALL ELECTRICAL COMPONENTS TO BE UL APPROVED.	FABRICATOR	1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.	UL
	2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.		2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120V 25A DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 8' OF SIGN.		2. MANUFACTURER'S UL LABELS TO BE APPLIED & VISIBLE FROM THE GROUND, LOCATED ON THE LAST CHANNEL LETTER OR END OF THE SIGN BODY/STANDING SIGN.	
	3. ALL EXTERIOR PACKAGE PENETRATIONS TO BE WATERPROOF.		3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.			
	4. INSTALLATION TO MEET CURRENT N.E.C., I.L.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.3(A) (1) OF THE NATIONAL ELECTRICAL CODE.					

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CLIENT & LOCATION

AVALON

FOUNDRY ROW APARTMENTS
9830 REISTERSTOWN ROAD
OWINGS MILLS, MARYLAND 21117

LEAD NO.
187669 R9
SM - PM
R. RAPKIN / E. BERGE

DATE
2/10/2020
DRAWN BY
BZ

REVIEWED BY
SEG. NO.

SHEET NO.
11 of 21

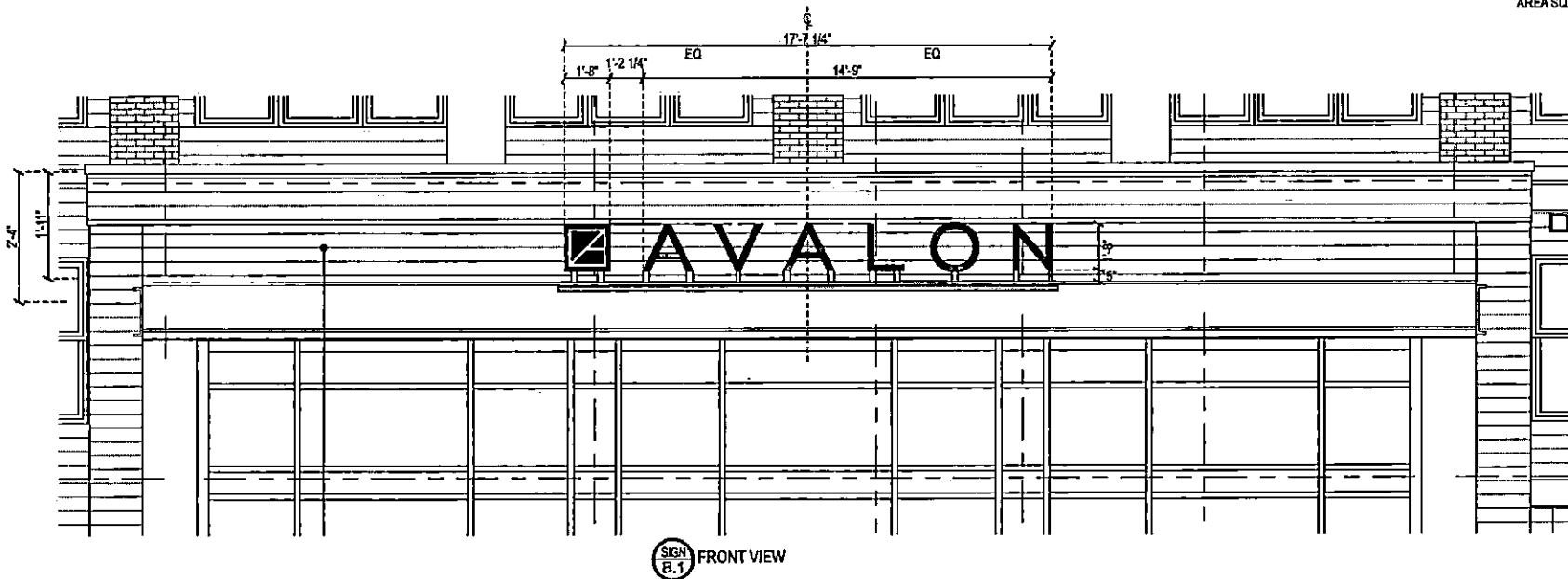
NON-ILLUM. FABRICATED CHANNEL LOGO / LETTERS SIGN ON CANOPY - ELEVATION

SCALE: 1/4" = 1'-0"

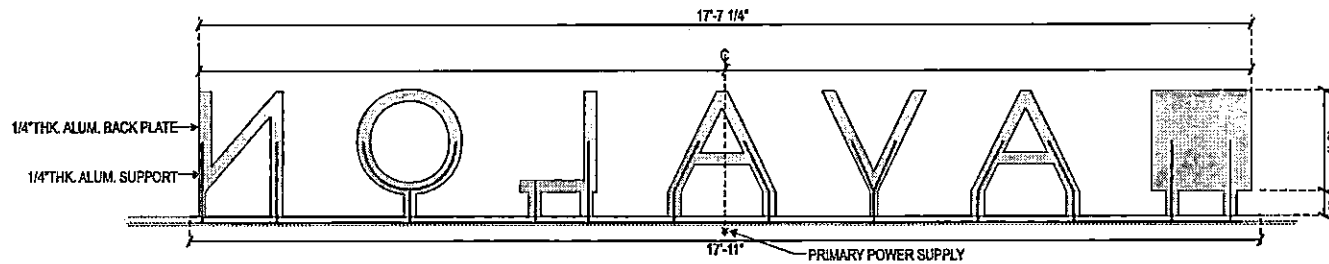
SIGN
B

QTY.: ONE (1)

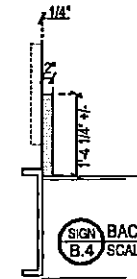
AREA SQ. FT.: 20' x 211.25' = 29.34 SQ.FT.



SIGN
B.1
FRONT VIEW



SIGN
B.3
BACK PLATE VIEW
SCALE: 1/2" = 1'-0"



SIGN
B.4
BACK PLATE SIDE VIEW
SCALE: 1/2" = 1'-0"

SIGN
B.2
SIDE VIEW

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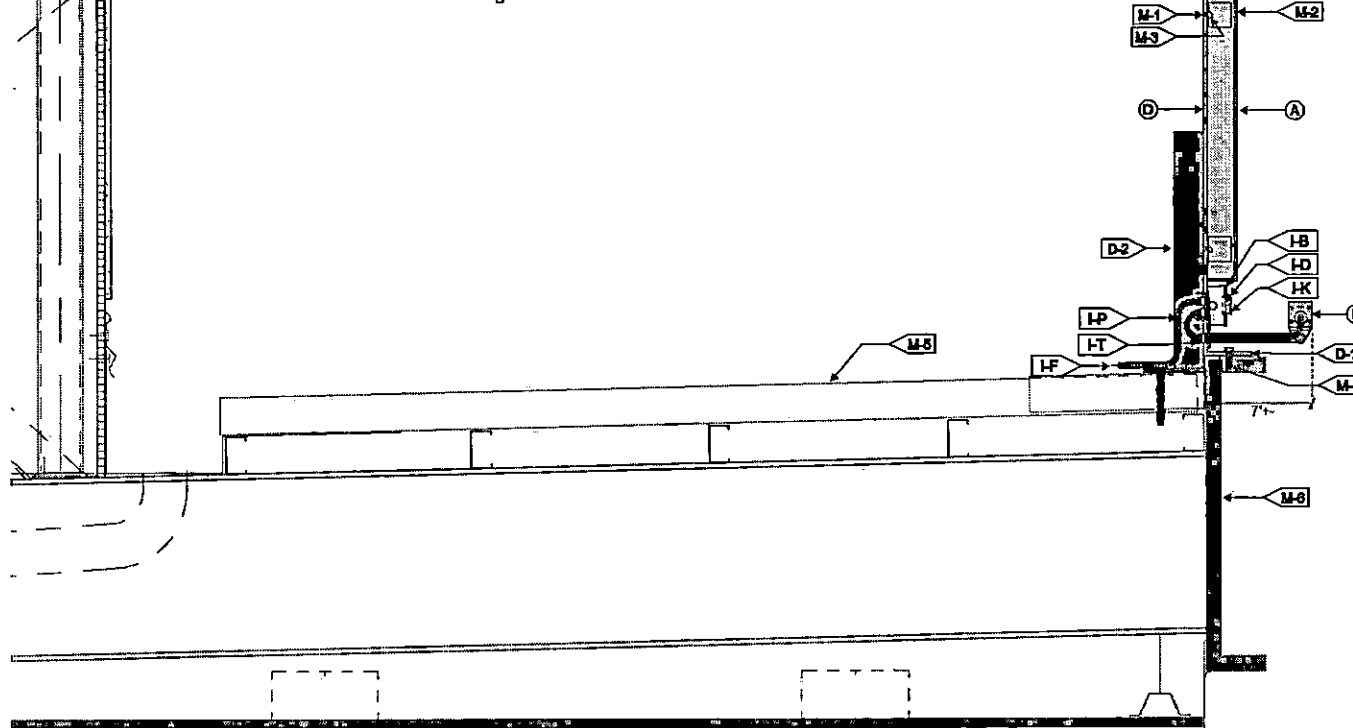
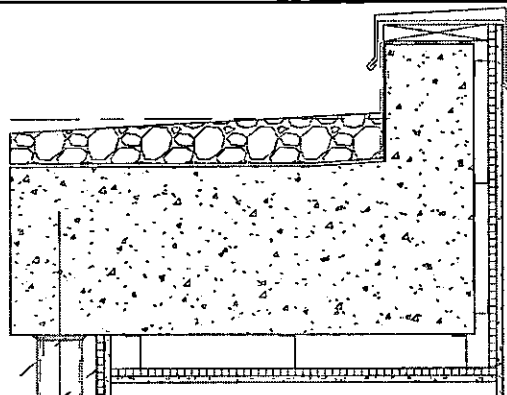
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SHEET NO.

12 of 21



B-1
SECT.

FAB. CH. LOGO/LTR / EXT. INSTALL / CANOPY MOUNTED SCALE: N.T.S.

(A) FACE	
MATERIAL:	1/8" ALUM., ROUTED LETTERS.
COLOR/FINISH:	PAINT TO MATCH PMS 432U GRAY / SATIN
(C) RETURNS	
DEPTH:	2"
MATERIAL:	1/8" ALUM.
COLOR/FINISH:	PAINT TO MATCH PMS 432U GRAY / SATIN
(D) BACK PLATE:	
MATERIAL:	1/4" ALUM., ROUTED LETTERS SHAPE.
COLOR/FINISH:	PAINT TO MATCH EXISTING CANOPY.
D-1 FLANGE:	4" ANGLED AT BOTTOM FOR MOUNTING.
COLOR/FINISH:	FINISH TO MATCH BACK PLATE
D-2 SUPPORT:	1/4" ALUM. VERTICAL SUPPORT WELDED TO BACK PLATE.
COLOR/FINISH:	FINISH TO MATCH BACK PLATE
(E) ILLUMINATION	
EXTERNAL LIT LIGHT FIXTURE (BY OTHERS)	
TYPE:	BOCA FLASHER w/ ARM OR EQUAL.
(I) WIRING	
I-B:	BELL BOX. (WATERPROOF)
I-D:	DISCONNECT SWITCH
I-K:	RED DOT WET LOCATION COVER.
I-F:	TO ELECTRICAL FEED
I-P:	FLEXIBLE CONDUIT
I-T:	1/2" LIQUID-TITE & 1/2" CONNECTOR FROM BELL BOX.
(M) MOUNTING	
SEE MOUNTING NOTE.	
M-1:	FLATHEAD SCREWS THRU BACK PANEL AND INTO
M-2:	ANGLE CLIPS MOUNTING STRAP.
M-3:	WELDED NUTS.
M-4:	MIN. 3/8" MOUNTING FASTENERS.
COLOR/FINISH:	PAINT TO MATCH ANGLED PLATE.
(VERIFY FIELD CONDITION AND MOUNTING REQUIREMENTS)	
M-5:	EXISTING CANOPY METAL ROOF.
M-6:	EXISTING CANOPY STEEL CHANNEL.
(W) WEEP HOLES:	
TYPE:	1/4" DIA. WITH COVER

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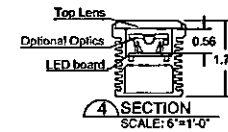
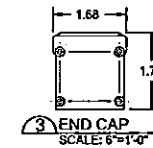
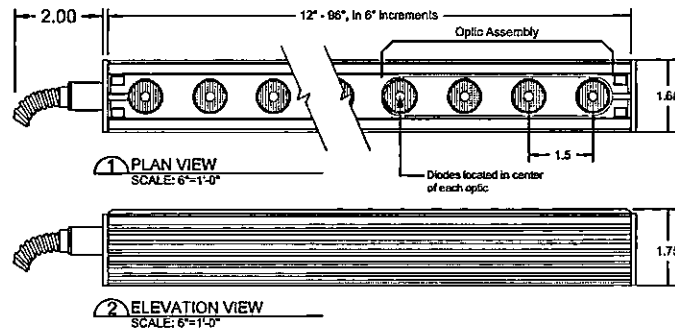
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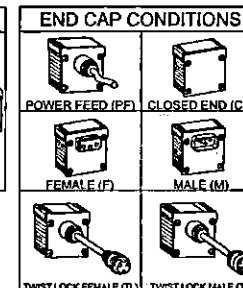
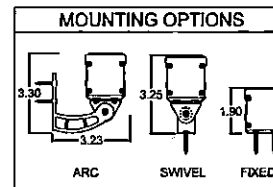
SHEET NO.

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UPLIT. LIGHT FIXTURE - DETAIL B-2 SCALE: 6"=1'-0"



TECHNICAL DATA	
Parameter	Data
Power	10 watts per linear ft.
Input Voltage	60-120V or 208-277V
Input Current per Linear Ft.	0.50A @ 120V or 0.40A @ 277V
Control	Leading-edge trailing-edge line driver
Power Source Length	10' Minimum 1ft.
LED Spacing	1.5" on center
Fixture Length	12' - 96', in 6' increments
Fixture Width	2.00"
Total Height (not including cap)	1.75"
Mounting	Fixed, Swivel, 3" ARC Bracket & 6" ARC Bracket
Available Optics	10° 30° 45° 60° 70° 90° 120° 150°
Finish Options	Clear or Black Anodized Aluminum
LED Color Options	2700K, 3000K, 4000K, 5000K, 6000K, 7000K, 8000K, 9000K, 10000K
Color Rendering Index	90+ CRI
Rating	DRY, IP65, IK08
Total Input @ per 20A breaker	1.25kW 120V or 700W 277V
Total Input @ per 15A breaker	0.93kW 120V or 525W 277V
Total Input @ per power limit	0.50kW 120V or 280W 277V
Transformer	N/A



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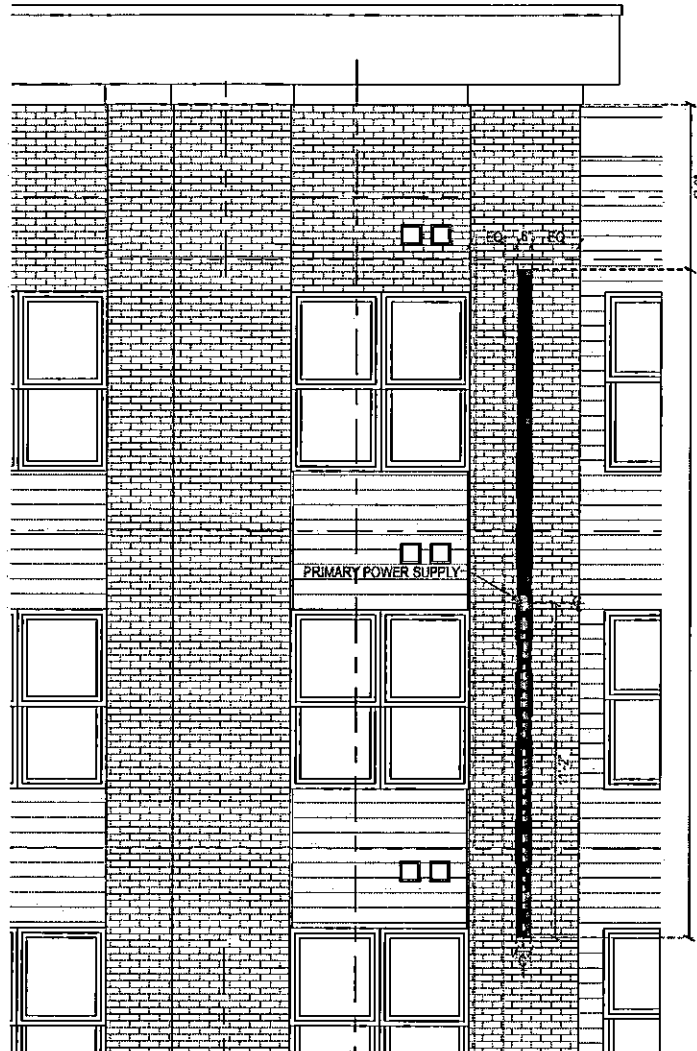
ILLUM D/F BLADE SIGN w/ PUSH-THRU LOGO/LETTERS SIGN - ELEVATION

SCALE: 1/4" = 1'-0"

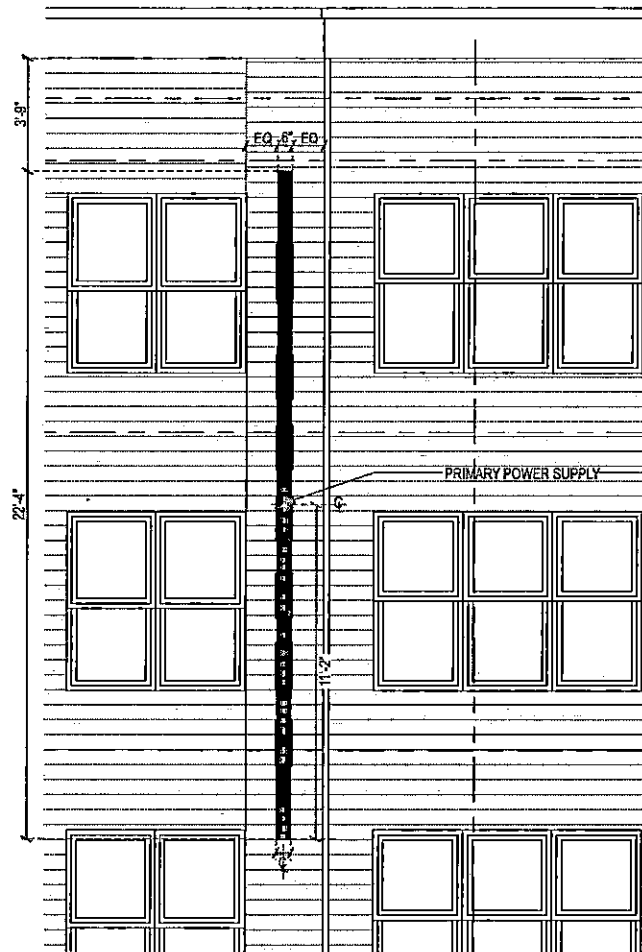
SIGN
C

QTY.: TWO (2)

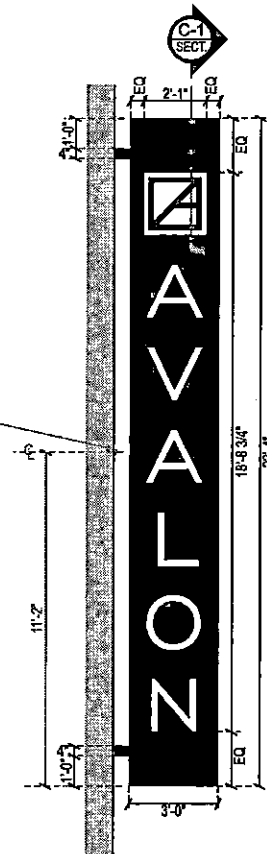
AREA: 268" x 36" = 87' sq



C.2a END VIEW @ WEST ELEVATION
SIGN SCALE: 1/4" = 1'-0"



C.2b END VIEW @ SOUTH ELEVATION
SIGN SCALE: 1/4" = 1'-0"



C.1 FRONT VIEW
SIGN SCALE: 1/4" = 1'-0"

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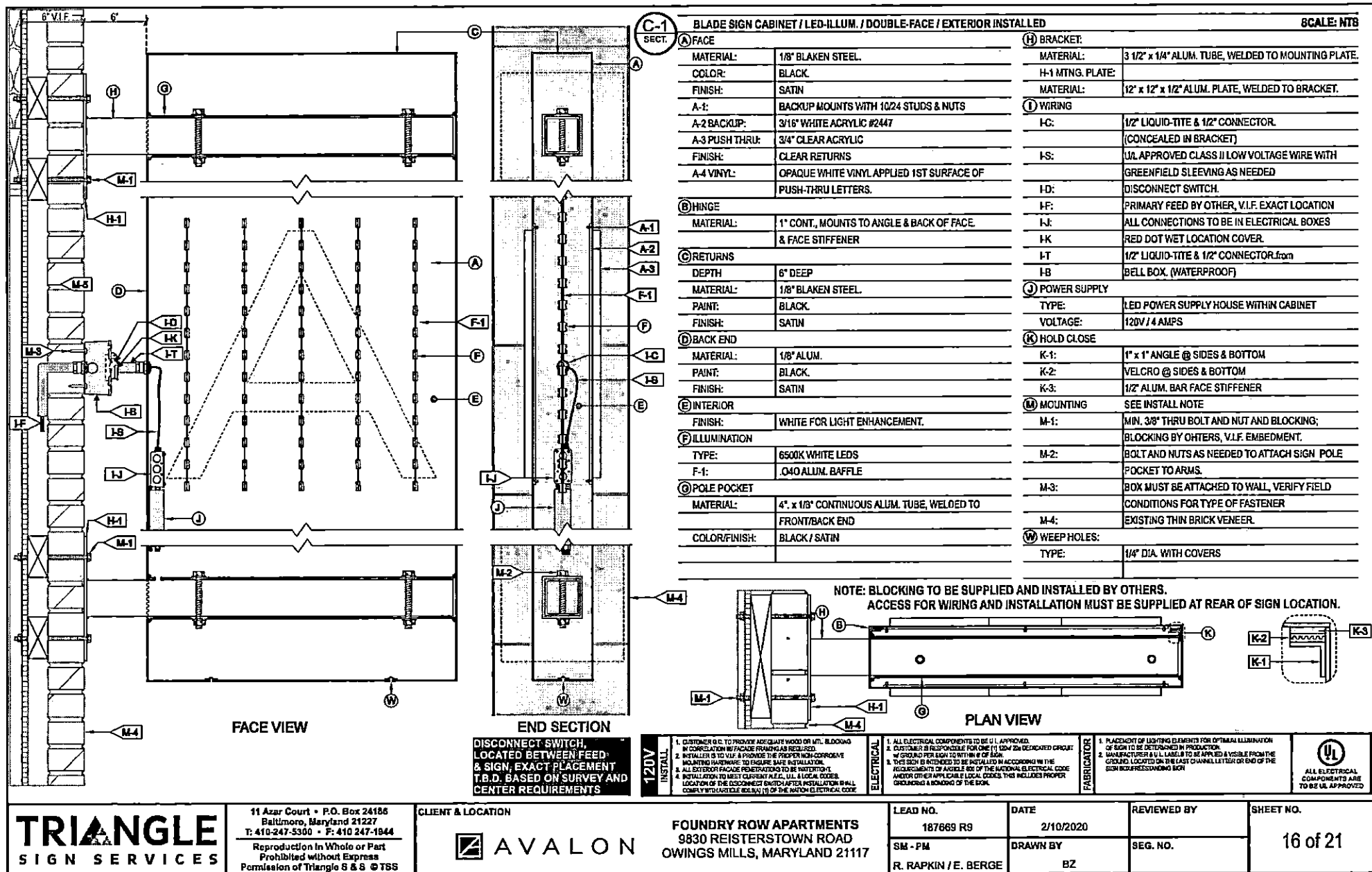
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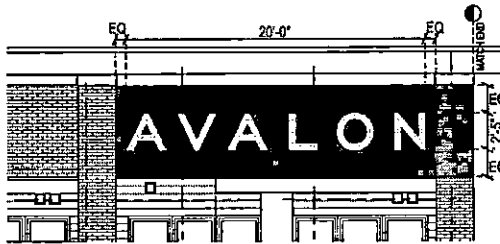


PAINTED LOGO ON PAINTED BACKGROUND SIGN - ELEVATIONS

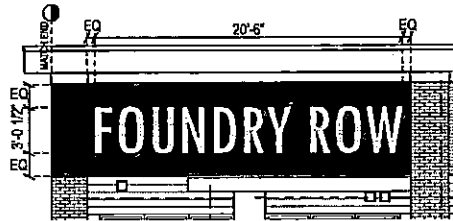
SCALE: 1/8" = 1'-0"

QTY.: TWO (2)

SIGN
D



SIGN
4.1-1 EAST RIGHT END - ELEVATION
SCALE: 1/8" = 1'-0"

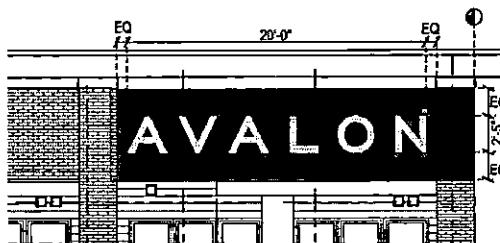


SIGN
4.2-1 NORTH LEFT END - ELEVATION
SCALE: 1/8" = 1'-0"

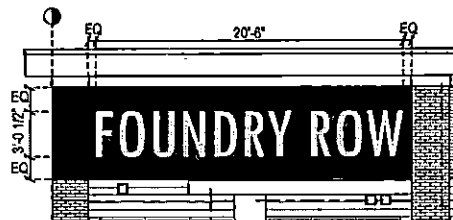
NOTE:

PAINTED WALL SIGNS TO HAVE MORE RUSTIC/WORN FINISH.
PLEASE TRY A BLACK WASH FOR THE BLACK BACKGROUND.

PAINTED LOGO COPY TO HAVE WHITE WASH FINISH AND PAINT EVERY
CRACK BETWEEN BRICKS SO THE SIGNS HAVE A WORN OUT LOOK.



SIGN
2.2-1 NORTH RIGHT END - ELEVATION
SCALE: 1/8" = 1'-0"



SIGN
2.1-1 WEST LEFT END - ELEVATION
SCALE: 1/8" = 1'-0"

D.1
DET.

(A) FACE

MATERIAL: PAINTED BRICK FASCIA BACKGROUND.
COLOR/FINISH: PMS 433C / MATTE

(B) COPY

MATERIAL: PAINTED CUSTOMER LOGO COPY
COLOR/FINISH: WHITE / SATIN
FONTS: AVALON - THICKENED STANDARD LOGO LAYOUT.
FOUNDRY ROW - TW CEN MT CONDENSED BOLD

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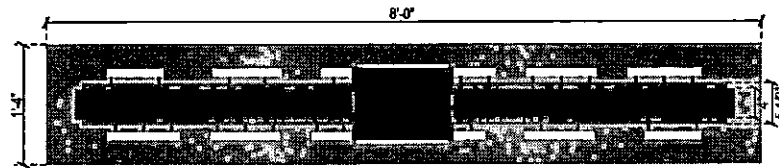
17 of 21

NON-ILLUM. D/F MONUMENT SIGN - ELEVATIONS

SCALE: 3/4" = 1'-0"

QTY.: ONE (1)

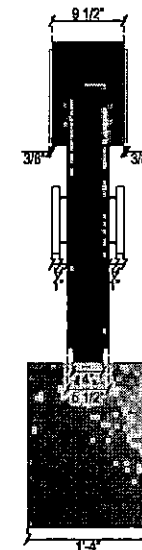
SIGN
E



E.3 PLAN VIEW
SIGN SCALE: 3/4" = 1'-0"



E.1 FRONT VIEW
SIGN SCALE: 3/4" = 1'-0"



E.2 SIDE VIEW
SIGN SCALE: 3/4" = 1'-0"

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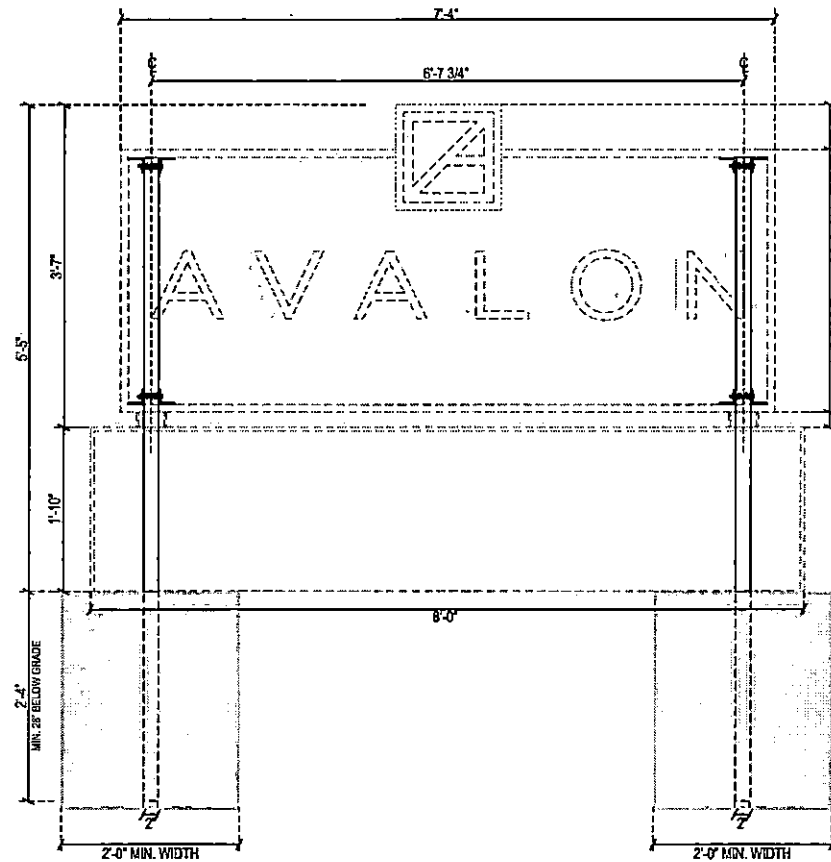
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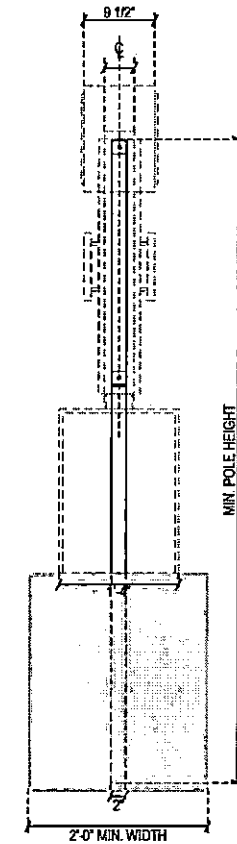
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E-1
DETAILS



E.1 FRONT VIEW
DET. SCALE: 3/4" = 1'-0"



E.2 SIDE VIEW
DET. SCALE: 3/4" = 1'-0"

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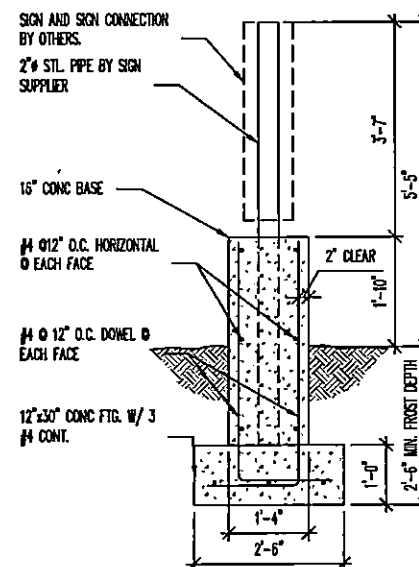
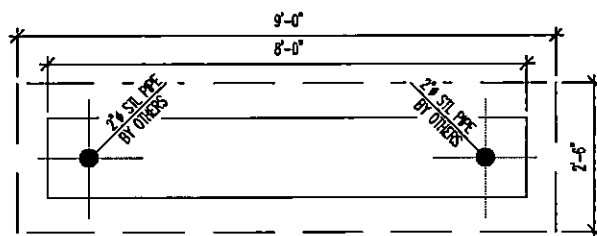
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E-2

DETAILS



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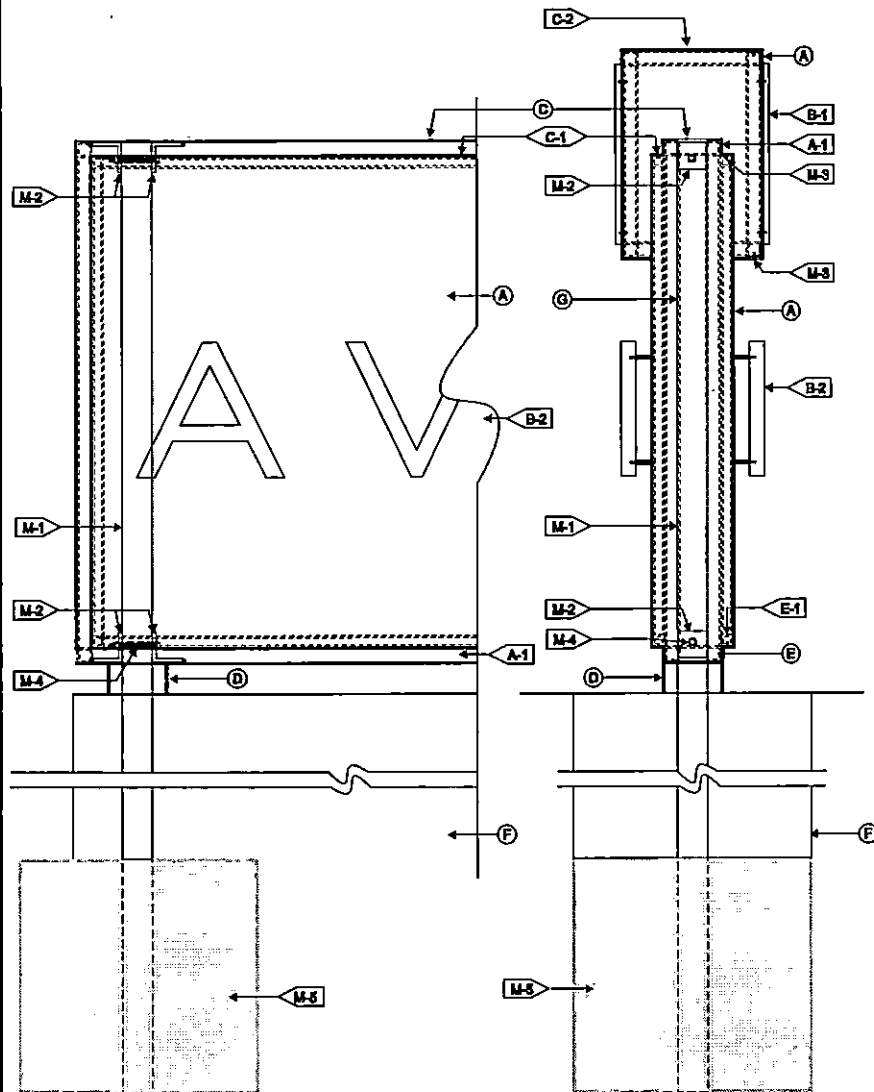
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E-3
SECT.

D/F MONUMENT / ALUM. FACES / PLATE LETTERS / NON-ILLUM. / EXT. / FOOTER MOUNTED		SCALE: N.T.S.	
(A) FACE ONE SIDE TO BE REMOVABLE FOR ACCESS.		(M) MOUNTING SEE MOUNTING NOTE.	
MATERIAL:	.080" ALUM.	M-1:	2" DIA. X 1/4" THK. STEEL PIPE, FASTENED TO STEEL
COLOR/FINISH:	PAINT TO MATCH PMS 432U GRAY / SATIN		ANGLES AND DIRECT BURIED INTO CONCRETE FOOTING.
A-1 BORDER:	.080" ALUM.	M-2:	(2) 2" x 2" x 1/4" STEEL ANGLE WELDED TO INTERIOR
COLOR/FINISH:	PAINT BLACK / SATIN		RETURNS AT TOP AND BOTTOM.
(B) GRAPHICS		M-3:	FLATHEAD SCREWS TO HOLD CLOSE.
B-1 LOGO:	3/8" THK. PAINTED LOGO, FLUSH MOUNTED.	COLOR/FINISH:	PAINTED TO MATCH RETURNS.
COLOR/FINISH:	WHITE / SATIN	M-4:	MIN. 3/8" BOLT TO SECURE STEEL PIPE TO STEEL ANGLE.
B-2 LETTERS:	1" THK. PAINTED LETTERS, STANDOFF MOUNTED.	M-5:	MINIMUM 80LB FAST SETTING CONCRETE FOOTING AT
COLOR/FINISH:	WHITE / SATIN		MINIMUM 28" BELOW GRADE PER POST. (BY OTHERS)
(C) RETURNS			
DEPTH:	4"		
MATERIAL:	.080 ALUM.		
COLOR/FINISH:	PAINT BLACK / SATIN		
C-1:	3/4" ALUM. SQ. TUBE w/ .080" ALUM. SKIN.		
COLOR/FINISH:	PAINT TO MATCH PMS 432U GRAY / SATIN		
C-2:	EXTENDED LOGO CABINET w/ .080" ALUM. SKIN.		
COLOR/FINISH:	PAINT TO MATCH PMS 432U GRAY / SATIN		
(D) POLE COVER			
MATERIAL:	2" x 4" x 4 x 1/4" PAINTED ALUM.		
COLOR/FINISH:	PAINT BLACK / SATIN		
(E) FRAME			
MATERIAL:	1" x 1" x 1/8 ALUM. TUBES (DASHED LINE)		
E-1 MATERIAL:	3/4" x 3/4" x 1/8 ALUM. TUBES (DASHED LINE)		
(F) BASE			
MATERIAL:	FOAM CORE WITH TEXTURED STUCCO FINISH.		
	(BY OTHERS)		
(G) POST			
MATERIAL:	2" DIA. x 1/4" THK. STEEL PIPE. (RED LINE)		

MOUNTING NOTE: INSTALLER IS REQUIRED TO VERIFY ACTUAL FIELD CONDITIONS & PROVIDE NECESSARY MOUNTING HARDWARE & METHOD OF ATTACHMENT TO ENSURE SAFE INSTALLATION. INSTALLATION TO MEET N.E.C., UL & LOCAL CODES

ELECTRICAL NOTE: IT IS THE CUSTOMERS RESPONSIBILITY TO PROVIDE 120 VOLT PRIMARY ELECTRICAL SERVICE WITH DEDICATED CIRCUIT(S), INCLUDING GROUND WIRING DIRECTLY FROM PANEL BOX WITHIN SIX (6) FEET OF SIGNAGE. INSTALLATION TO MEET N.E.C., UL & LOCAL CODES

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JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

September 14, 2020

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0115-A

9830 Reisterstown Road

Southeast corner of Reisterstown Road and Painters Mill Road

3rd Election District – 2nd Councilmanic District

Legal Owners: Avalon Foundry Row, LLC

Variance to permit 3 wall-mounted enterprise signs in lieu of the permitted two such signs per façade. To permit 10 wall-mounted enterprise signs in lieu of the permitted three such signs per premises.

Hearing: Tuesday, October 6, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

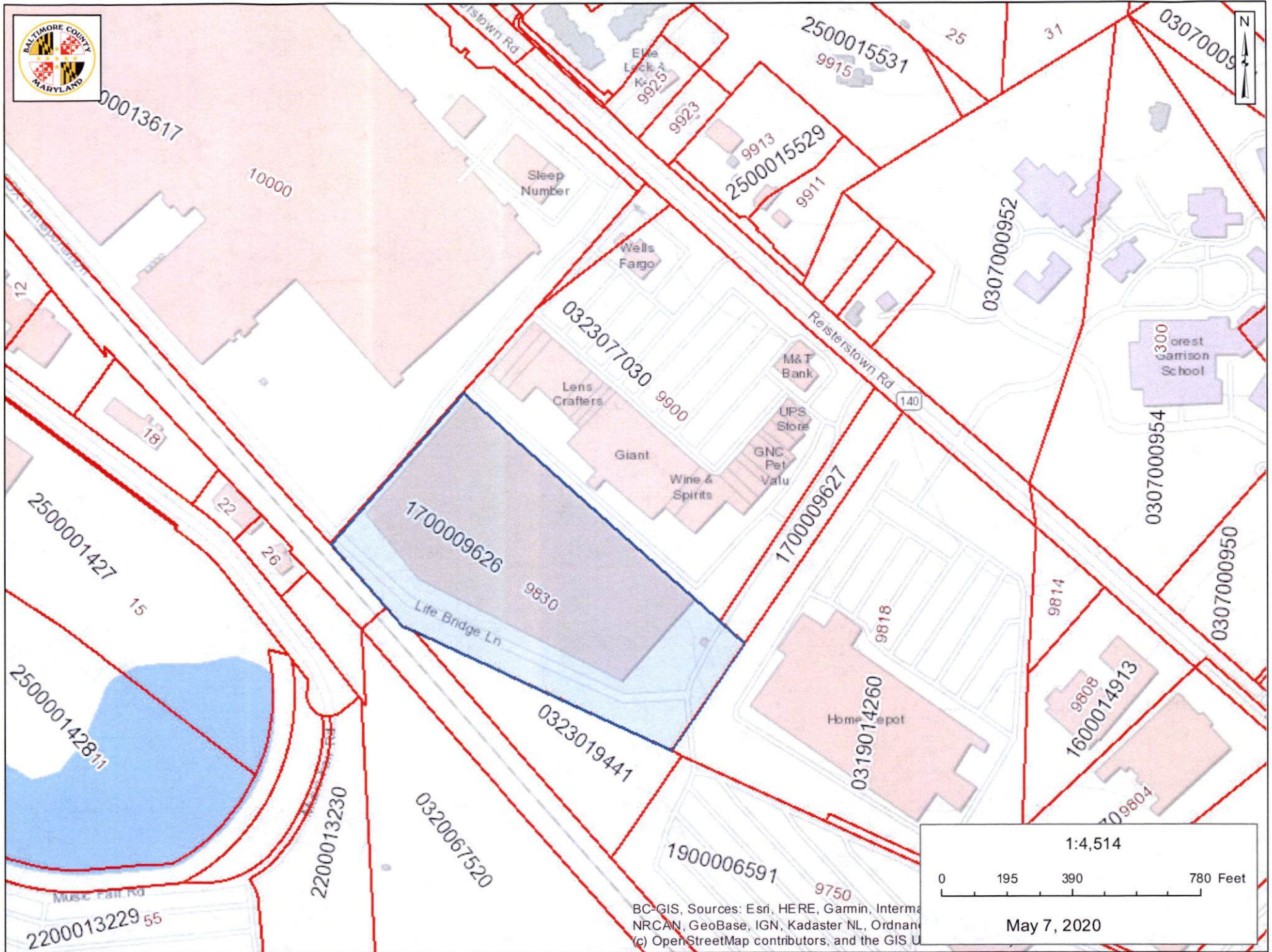
Michael Mallinoff
Director

MM:kl

C: Michael Pieranunzi, 10710 Gilroy Road, Hunt Valley 21031
Mariafe Mazurski, 671 N. Glebe Road, Ste. 800, Arlington VA 22203

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., SEPTEMBER 16, 2020

Baltimore County - Permit Review



No. 197248

Date: 5/11/20

Total:	\$ 500.00
--------	-----------

For: 2020-0115-A

**CASHIER'S
VALIDATION**

11 188525711 1506111278812 329 910 022411