

MEMORANDUM

DATE: December 1, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0184-A- Appeal Period Expired

The appeal period for the above-referenced cases expired on November 30, 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

(6001 Bethlehem Boulevard)

15th Election District

7th Council District

TPA Properties 2, LLC

Legal Owners

Diana P. Patille

Contract Purchaser

Petitioners

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2020-0184-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by TPA Properties 2, LLC, legal owners of the subject property and Diana P. Patille, Contract Purchaser (“Petitioners”). Petitioners are requesting variance relief from Baltimore County Zoning Regulations (“BCZR”) § 450.4 - Table of Sign Regulations - 5 (Enterprise)(a) to allow three wall-mounted enterprise signs with sign area/faces of 312, 312 and 293 sq. ft. in lieu of the maximum permitted 150 sq. ft. each (Signs A1, A2 and B). A site plan was marked as Petitioners’ Exhibit 1.

Due to the COVID-19 pandemic, a WebEx hearing was conducted remotely by computer and/or phone participation.

Diane Patille, Construction Manager for Amazon appeared in support of the petition. David Karceski, Esq. represented the Petitioner. Joseph Ucciferro of Bohler Engineering prepared and sealed the plan and attended the hearing. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Environmental Protection Sustainability (“DEPS”) and the Department of Planning (“DOP”). They did not oppose the requested relief.

ORDER RECEIVED FOR FILING

Date 10-30-2020

By [Signature]

The site is within the Tradepoint Atlantic project on the former grounds of Bethlehem Steel. It is zoned MH-IM. The subject building is over a million square feet and will house an Amazon logistics center, which is the sole tenant.

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 must necessitate 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).

The subject property is quite unique. It is part of the largest commercial tract in Baltimore County. In fact, as Mr. Karceski pointed out, it is the largest intermodal commercial hub on the entire east coast. In addition, it is an "intermodal" site that can be accessed by ship, rail, and highway. In a recent sign variance case for another Tradepoint Atlantic tenant, ALJ Beverungen aptly described the property as a "sprawling industrial complex." *See*, Case No. 2019-343-A. In that case the ALJ approved signage substantially larger than that requested here on the grounds that it was needed for "wayfinding" due to the sheer size of the complex. I find that Amazon would likewise experience hardship and practical difficulty if the variance were denied because it too needs this larger signage for wayfinding. Temporary signage has already been approved by the County and will be removed when the proposed permanent signage is installed.

THEREFORE, IT IS ORDERED, this **30th** day of **October, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to ("BCZR") § 450.4 - Table of Sign Regulations - 5 (Enterprise)(a) to allow three wall-mounted enterprise signs with sign area/faces of 312, 312 and 293 sq. ft. in lieu of the maximum permitted 150 sq. ft. each (Signs A1, A2 and B) is hereby GRANTED.

ORDER RECEIVED FOR FILING

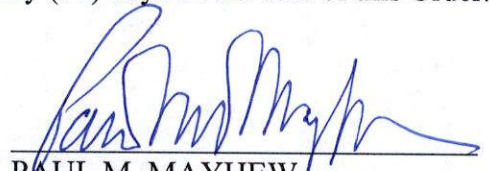
Date 10-30-2020

By [Signature]

The relief granted herein shall be subject to the following:

- 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 10-30-2020

By [Signature]



PETITION FOR ZONING HEARING(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 6001 Bethlehem Boulevard, Sparrow Point, MD 21219 which is presently zoned MH-IM

Deed References: 39312-194 10 Digit Tax Account # 2500014245

Property Owner(s) Printed Name(s) TPA Properties 2 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. Table of Sign Regulations.5 (Enterprise)(a) of the B.C.Z.R. to allow three wall-mounted enterprise signs with sign area/faces of 312, 312 and 293 square feet in lieu of the maximum permitted 150 square feet each (Signs A1, A2 and B).

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 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:

*Construction Manager
Amazon Sign Services Inc.*

Name- Type or Print Diana D. Patille

Signature Diana D. Patille

Mailing Address 6001 Bethlehem Blvd Baltimore, MD

Zip Code 21219 Telephone # 302-660-5935 Email Address patille@amazon.com

Legal Owners (Petitioners):

SEE ATTACHED SHEET

Name #1 - Type or Print _____ Name #2 - Type or Print _____

Signature #1 _____ Signature #2 _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print _____

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address _____ City _____ State _____

21204 / 410-494-6285 / dhkarceski@venable.com

Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print _____

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address _____ City _____ State _____

21204 / 410-494-6285 / dhkarceski@venable.com

Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2020-0184-A

Filing Date 7/24/2020

Do Not Schedule Dates: _____

Reviewer [Signature]

TPA PROPERTIES 2 LLC – LEGAL OWNER

**PROPERTY: 6001 BETHLEHEM BOULEVARD
SPARROWS POINT, MD 21219**

ATTACHMENT TO PETITION FOR VARIANCE

Legal Owners:

TPA Properties 2 LLC
1600 Sparrows Point Boulevard
Baltimore, MD 21219

By:  _____

Title: Marc Salaf

Phone: 443 451 2600

ZONING DESCRIPTION
TAX MAP 111, PARCEL 499
THE LAND OF
TPA PROPERTIES 2 LLC
LIBER 39312 FOLIO 194
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MD

BEGINNING AT A POINT 4,221 FEET WEST OF THE MD-695 RAMP D ON THE SOUTHERLY RIGHT-OF-WAY LIMITS OF BETHLEHEM BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY), THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LIMITS;

1. SOUTH 83 DEGREES – 43 MINUTES – 12 SECONDS WEST, 515.97 FEET TO A POINT, THENCE;
2. CONTINUING 424.99 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 502.00 FEET, A CENTRAL ANGLE OF 48 DEGREES – 30 MINUTES – 24 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 32 DEGREES – 19 MINUTES – 53 SECONDS WEST, 412.42 FEET TO A POINT, THENCE;
3. CONTINUING SOUTH 8 DEGREES – 4 MINUTES – 41 SECONDS WEST, 218.33' FEET TO A POINT, THENCE;
4. CONTINUING 123.17' FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 14 DEGREES – 6 MINUTES – 51 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 1 DEGREE – 1 MINUTE – 15 SECONDS WEST, 122.86 FEET TO A POINT, THENCE;
5. CONTINUING SOUTH 6 DEGREES – 2 MINUTES – 11 SECONDS EAST, 561.74 FEET TO A POINT, THENCE;
6. CONTINUING SOUTH 15 DEGREES – 15 MINUTES – 41 SECONDS EAST, 384.61 FEET TO A POINT, THENCE;
7. CONTINUING 72.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 9 DEGREES – 17 MINUTES – 30 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 10 DEGREES – 36 MINUTES – 56 SECONDS EAST, 72.90 FEET TO A POINT, THENCE;
8. CONTINUING SOUTH 5 DEGREES – 58 MINUTES – 11 SECONDS EAST, 211.03 FEET TO A POINT, THENCE;
9. CONTINUING 354.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 25 DEGREES – 22 MINUTES – 36 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 18 DEGREES – 39 MINUTES – 29 SECONDS EAST, 351.43 FEET TO A POINT, THENCE;
10. CONTINUING SOUTH 31 DEGREES – 20 MINUTES – 47 SECONDS EAST, 357.98 FEET TO A POINT, THENCE;

11. CONTINUING NORTH 81 DEGREES – 58 MINUTES – 46 SECONDS EAST, 414.41 FEET TO A POINT, THENCE;
12. CONTINUING 96.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 34 DEGREES – 23 MINUTES – 32 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 64 DEGREES – 47 MINUTES – 00 SECONDS EAST, 94.61 FEET TO A POINT, THENCE;
13. CONTINUING NORTH 47 DEGREES – 35 MINUTES – 13 SECONDS EAST, 150.09 FEET TO A POINT, THENCE;
14. CONTINUING NORTH 5 DEGREES – 34 MINUTES – 3 SECONDS WEST, 1,912.52 FEET TO A POINT, THENCE;
15. CONTINUING NORTH 37 DEGREES – 4 MINUTES – 55 SECONDS WEST, 197.54 FEET TO A POINT, THENCE;
16. CONTINUING NORTH 5 DEGREES – 34 MINUTES – 3 SECONDS WEST, 361.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,144,763.72 SQUARE FEET OR 49.237 ACRES.



CERTIFICATE OF POSTING

2020-0184-A

RE: Case No.: _____

Petitioner/Developer: _____

TPA Properties 2, LLC.

October 30, 2020
Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

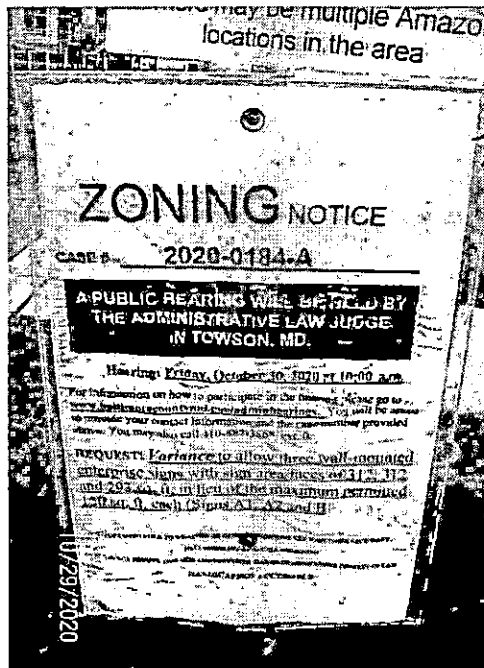
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6001 Bethlehem Boulevard **SIGN 2 Recertification**

October 10, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,


(Signature of Sign Poster)

October 29, 2020

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0184-A

RE: Case No.: _____

Petitioner/Developer: _____

TPA Properties 2, LLC.

October 30, 2020
Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

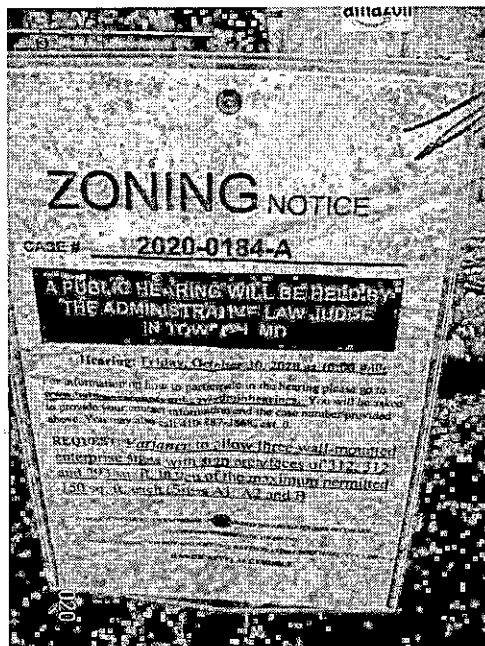
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6001 Bethlehem Boulevard **SIGN 1 Recertification**

October 10, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

October 29, 2020

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 1, 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: 2020-0184-A

6001 Bethlehem Boulevard

South side of Bethlehem Blvd., east to the centerline of 695 (ramp)

15th Election District – 7th Councilmanic District

Legal Owners: TPA Properties 2, LLC

Variance to allow three wall-mounted enterprise signs with sign area/faces of 312, 312 and 293 sq. ft. in lieu of the maximum permitted 150 sq. ft. each (Signs A1, A2, and B).

Hearing: Friday, October 30, 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: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Diane Patille, 6001 Bethlehem Avenue, Baltimore 21219
TPA Properties 2, LLC, 1600 Sparrows Point Blvd., Baltimore 21219

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 10, 2020

CERTIFICATE OF POSTING

2020-0184-A

RE: Case No.: _____

Petitioner/Developer: _____

TPA Properties 2, LLC.

October 30, 2020
Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

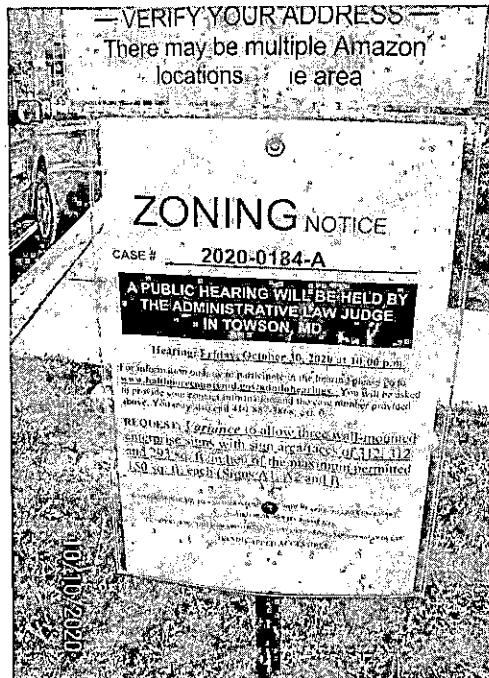
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6001 Bethlehem Boulevard **SIGN 1**

October 10, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

October 10, 2020

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0184-A

RE: Case No.: _____

Petitioner/Developer: _____

TPA Properties 2, LLC.

October 30, 2020

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

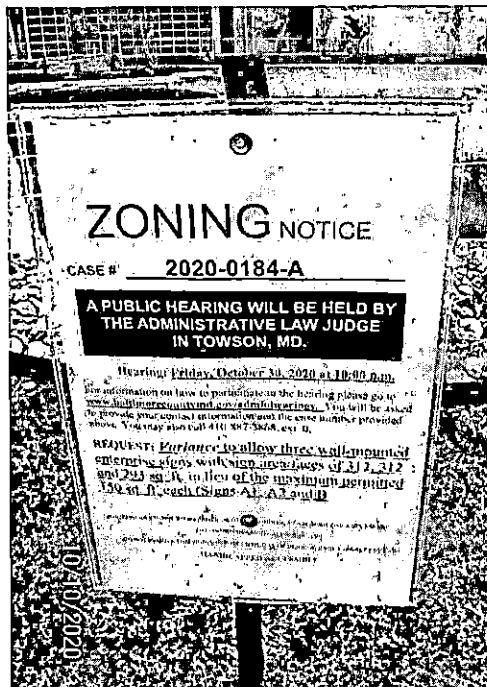
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6001 Bethlehem Boulevard **SIGN 2**

October 10, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 October 10, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

Order #: 11923632
 Case #: 2020-0184-A
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0184-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:

10/9/2020



Darlene Miller, Public Notice Coordinator
 (Representative Signature)

Baltimore County

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 the property identified herein as follows:

CASE NUMBER: 2020-0184-A

6001 Bethlehem Boulevard

South side of Bethlehem Blvd., east to the centerline of 695 (ramp)

15th Election District - 7th Councilmanic District

Legal Owners: TPA Properties 2, LLC

Variance to allow three wall-mounted enterprise signs with sign areas/faces of 312, 312 and 293 sq. ft. in lieu of the maximum permitted 150 sq. ft. each (Signs A1, A2, and B).

Hearing: Friday, October 30, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adulthearings 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 410-887-3863, ext. 0.

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

09



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 1, 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: 2020-0184-A

6001 Bethlehem Boulevard

South side of Bethlehem Blvd., east to the centerline of 695 (ramp)

15th Election District -- 7th Councilmanic District

Legal Owners: TPA Properties 2, LLC

Variance to allow three wall-mounted enterprise signs with sign area/faces of 312, 312 and 293 sq. ft. in lieu of the maximum permitted 150 sq. ft. each (Signs A1, A2, and B).

Hearing: Friday, October 30, 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 cursive script, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Diane Patille, 6001 Bethlehem Avenue, Baltimore 21219
TPA Properties 2, LLC, 1600 Sparrows Point Blvd., Baltimore 21219

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 10, 2020

TO: THE DAILY RECORD
Friday, October 9, 2020 - Issue

Please forward billing to:

Diana Patille
6001 Bethlehem Blvd.
Sparrows Point, MD 21219

302-660-5935

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: 2020-0184-A

6001 Bethlehem Boulevard

South side of Bethlehem Blvd., east to the centerline of 695 (ramp)

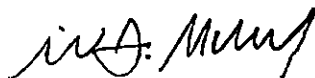
15th Election District – 7th Councilmanic District

Legal Owners: TPA Properties 2, LLC

Variance to allow three wall-mounted enterprise signs with sign area/faces of 312, 312 and 293 sq. ft. in lieu of the maximum permitted 150 sq. ft. each (Signs A1, A2, and B).

Hearing: Friday, October 30, 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: 2020-0184-A

Property Address: 6001 Bethlehem Blvd, Sparrows Pt 21219

Property Description:

Legal Owners (Petitioners): TPA Properties 2 LLC

Contract Purchaser/Lessee: Diana D Patille

PLEASE FORWARD ADVERTISING BILL TO:

Name: Diana D Patille

Company/Firm (if applicable):

Address: 6001 Bethlehem Blvd
Sparrows Point, MD 21219

Telephone Number: 302-660-5935



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 19, 2020

David Karceski,
210 W. Pennsylvania Ave Suite 500
Towson MD 21204

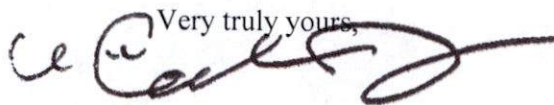
RE: Case Number: 2020-0184-A, 6001 Bethlehem Boulevard

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 July 24, 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,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Diana D Patille 6001 Bethlehem Boulevard Baltimore MD 21219

2290

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 9/14/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2020-184



INFORMATION:

Property Address: 6001 Bethlehem Boulevard
Petitioner: TPA Properties 2 LLC
Zoning: MH-IM
Requested Action: Variance

The Department of Planning has reviewed the Variance request from § 450.4 of the Baltimore County Zoning Regulations to allow three wall-mounted enterprise signs with sign area/faces of 312, 312 and 293 square feet in lieu of the maximum permitted 150 square feet each.

The site is the future home of a 1,012,124 square foot Amazon logistics center. One sign is proposed on the north façade facing Bethlehem BLVD and I-695, and two signs are proposed on the west façade facing Riverside Drive.

A site visit was conducted on 8/6/2020. The two signs proposed on the western façade of the warehouse will be visible to traffic traveling eastbound over the Key Bridge, and thus, highly visible. Similar variances have been granted on the Tradepoint Atlantic site. For example, Floor and Décor obtained a zoning variance (2019-0343-A) to allow individual enterprise signs of 1,031 square feet and 301 square feet. In addition, Tradepoint Atlantic LLC was granted a variance (2018-0365-A) for a freestanding sign of 388 square feet in lieu of the required 75 square feet.

Given the fact that similar variances have been granted at Sparrows Point, the sign variance request in this instance is not out of place with the surrounding sites. The Department of Planning has no objections to the variance request.

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

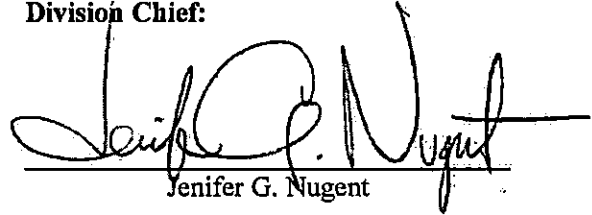
Date: 9/14/2020
Subject: ZAC # 20-184
Page 2

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/KP/

Cc: Joseph Fraker
David H. Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

JUL 31 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: July 31, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0184-A
Address 6001 Bethlehem Blvd.
(TPA Properties 2, LLC Property)

Zoning Advisory Committee Meeting of **August 3, 2020**.

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

Reviewer: Steve Ford

72/13/38

1972-1973

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 9/14/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2020-184

INFORMATION:

Property Address: 6001 Bethlehem Boulevard
Petitioner: TPA Properties 2 LLC
Zoning: MH-IM
Requested Action: Variance

The Department of Planning has reviewed the Variance request from § 450.4 of the Baltimore County Zoning Regulations to allow three wall-mounted enterprise signs with sign area/faces of 312, 312 and 293 square feet in lieu of the maximum permitted 150 square feet each.

The site is the future home of a 1,012,124 square foot Amazon logistics center. One sign is proposed on the north façade facing Bethlehem BLVD and I-695, and two signs are proposed on the west façade facing Riverside Drive.

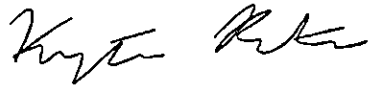
A site visit was conducted on 8/6/2020. The two signs proposed on the western façade of the warehouse will be visible to traffic traveling eastbound over the Key Bridge, and thus, highly visible. Similar variances have been granted on the Tradepoint Atlantic site. For example, Floor and Décor obtained a zoning variance (2019-0343-A) to allow individual enterprise signs of 1,031 square feet and 301 square feet. In addition, Tradepoint Atlantic LLC was granted a variance (2018-0365-A) for a freestanding sign of 388 square feet in lieu of the required 75 square feet.

Given the fact that similar variances have been granted at Sparrows Point, the sign variance request in this instance is not out of place with the surrounding sites. The Department of Planning has no objections to the variance request.

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

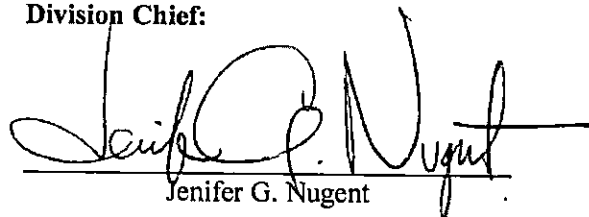
Date: 9/14/2020
Subject: ZAC # 20-184
Page 2

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/KP/

Cc: Joseph Fraker
David H. Karceski, Esquire
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: July 31, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0184-A
Address 6001 Bethlehem Blvd.
(TPA Properties 2, LLC Property)

Zoning Advisory Committee Meeting of **August 3, 2020**.

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

Reviewer: Steve Ford

Christopher D. Mudd

T 410.494.6365
F 410.821.0147
cdmudd@venable.com

July 29, 2020

Via Email

Michael Mallinoff, Director
Department of Permits, Approvals, and Inspections
County Office Building
111 West Chesapeake Avenue, Room 105
Towson, Maryland 21204

Re: **Request for Temporary Signage**
Amazon Facility – 6001 Bethlehem Boulevard
Zoning Case No. 2020-184A

Dear Mr. Mallinoff:

Triangle Sign Services retained our firm to assist with a petition for variances to obtain approval for certain wall-mounted signage to be installed on the new Amazon facility at 6001 Bethlehem Boulevard, within the Tradepoint Atlantic development. Specifically, we are seeking approval for two (2) signs that have sign face areas of 312sf and one sign that has a sign face area of 293sf (where the maximum sign face area permitted for each sign is 150sf). Copies of the zoning petition and site plan showing the proposed signage are attached. The Amazon building itself is quite large – approximately 1.3 million square feet – and the larger signs are proposed to keep in scale with the large building. As you are aware, the ongoing pandemic has caused delays in scheduling zoning hearings, and, unfortunately, the Amazon building is scheduled to open before we expect to be able to have a zoning hearing (set for August 16th). For that reason, we are requesting permission from you to install temporary signs/banners that will replicate (size, location, and messaging) the more permanent signage that Amazon would fabricate and install after the variances are approved. This will enable Amazon to properly identify its building for employees and visitors upon opening.

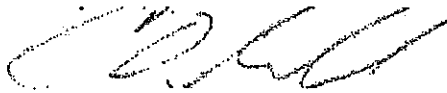
All parties understand that, if the variances are ultimately denied, the temporary banners would be required to be removed immediately, and Amazon would be required to pursue different permanent signage. Of course, if the variances are approved, Amazon would then proceed with manufacturing the permanent signage and ultimately will replace the temporary banners with the permanent signage. With this understanding, we ask that you please countersign this letter below, to confirm that Amazon may proceed with ordering and

Michael Mallinoff, Director PAI
July 29, 2020
Page 2

installing temporary banners consistent with the size, location, and messaging shown on the attached site plan.

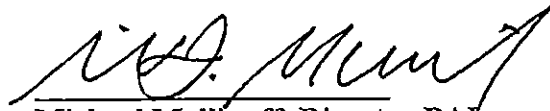
Thank you for your attention to this matter.

Very truly yours,



Christopher D. Mudd

AGREED AND ACCPETED:


Michael Mallinoff, Director PAI

Kristen L Lewis

From: Karceski, David H. <DKarceski@Venable.com>
Sent: Wednesday, September 30, 2020 4:09 PM
To: Kristen L Lewis
Cc: Robinson, Drew
Subject: Case # 2020-184-A

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

Hi Kristen

For the above referenced case now set for October 30th at 10am, here is the list of presenters -

David Karceski
Venable LLP
dhkarceski@venable.com

Drew Robinson
Venable LLP
carobinson@venable.com

Joseph Ucciferro
Bohler
Jucciferro@bohlereng.com

Zachary Fener
Triangle Sign & Service
Zach.fener@trianglesign.com

Thanks

David

Sent with BlackBerry Work
(www.blackberry.com)

This electronic mail transmission may contain confidential or privileged information. If
you believe you have received this message in error, please notify the sender by reply
transmission and delete the message without copying or disclosing it.

10/30 @ 0:00 a.m.
CASE NO. 2020-0184-A

CHECKLIST

✓ Order
✓ Itr

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

<u>7/31</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>IVIC</u>
	DEPS (if not received, date e-mail sent _____)	
<u>9/14</u>	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent _____)	<u>Comment</u> <u>Noobjo</u>
	STATE HIGHWAY ADMINISTRATION	
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING (1st)

Date: 10/10/20

by Sgt. Black

SIGN POSTING (2nd)

Date: 10/29/20

by "

PEOPLE'S COUNSEL APPEARANCE

Yes ☐

No ☒

PEOPLE'S COUNSEL COMMENT LETTER

Yes ☐

No ☐

Comments, if any:

Prior Orders issued to other
businesses attached for your
review

2010-10-10

0

10/10/10

10/10/10

10/10/10

10/10/10

10/10/10

10/10/10

10/10/10

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration			
Special Tax Recapture: None									
Account Identifier:			District - 15 Account Number - 2500014245						
Owner Information									
Owner Name:			TPA PROPERTIES 2 LLC			Use:		COMMERCIAL CONDOMINIUM	
						Principal Residence:		NO	
Mailing Address:			1600 SPARROWS POINT BLVD			Deed Reference:		/39312/ 00194	
			BALTIMORE MD 21219-						
Location & Structure Information									
Premises Address:			6001 BETHLEHEM BLVD BALTIMORE MD 21219- CONDO UNIT: 3			Legal Description:		LAND UNIT 3 6001 BETHLEHEM BLVD SS TRADEPOINT ATLANTIC LAND CONDO	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0111	0008	0499	31504.04	0000				2021	Plat Ref: 0031/ 0765
Town: None									
Primary Structure Built			Above Grade Living Area		Finished Basement Area		Property Land Area		County Use
2018			979,200 SF				49.2370 AC		06
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		
		STORAGE WAREHOUSE	/	C3					
Value Information									
			Base Value	Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2018		07/01/2020		07/01/2021	
Land:			16,003,000	16,003,000					
Improvements			34,862,800	34,862,800					
Total:			50,865,800	50,865,800		50,865,800			
Preferential Land:			0						
Transfer Information									
Seller: TRADEPOINT ATLANTC LLC			Date: 08/22/2017			Price: \$0			
Type: NON-ARMS LENGTH OTHER			Deed1: /39312/ 00194			Deed2:			
Seller:			Date:			Price:			
Type:			Deed1:			Deed2:			
Seller:			Date:			Price:			
Type:			Deed1:			Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class			07/01/2020	07/01/2021			
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:				

IN RE: **PETITION FOR VARIANCE**

(6331 Tradepoint Avenue)

15th Election District

7th Council District

TPA Properties 17, LLC,

Legal Owner

Floor and Décor Outlets of America, Inc.,

Lessee

Petitioners

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BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0343-A

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OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Variance filed on behalf of TPA Properties 17, LLC, legal owner, and Floor and Décor Outlets of America, Inc., Lessee (“Petitioners”). A Petition for Variance was filed pursuant to §§ 450.4 Attachment 1.5(a)(VI) and (IX) of the Baltimore County Zoning Regulations (“BCZR”) to allow a total of 4 wall-mounted enterprise signs (one on each façade) in lieu of the permitted 3 enterprise signs with no more than 2 on a single façade, and to allow individual enterprise signs with sign areas/faces of 1,031 sq. ft. (Signs A, C) and 301 sq. ft. (Signs B, D) in lieu of the permitted 150 sq. ft. for each sign. A site plan was marked and accepted into evidence as Petitioners’ Exhibit 1.

Professional engineer Joseph Ucciferro with Bohler Engineering appeared in support of the request. David H. Karceski, Esq. represented the Petitioners. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee (“ZAC”) comments were received from any of the County reviewing agencies.

The subject property is 4,078,590 sq. ft. (93.63 acres) in size and is zoned Manufacturing – Heavy – Industrial – Major (“MH-IM”). The site is in the sprawling Tradepoint Atlantic

Industrial Park, which is a redevelopment of the former Bethlehem Steel facility. The Lessee is a major east coast distributor for tile, slate and other home flooring products. The warehouse building is extremely large (approximately 1,500,000 sq. ft.) and Petitioners seek approval for signage which would accurately identify this large building, which will be visited by more than 100 tractor-trailer trucks on a daily basis.

VARIANCE

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 must necessitate 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).

The property is extremely large and has an irregular shape. As such, the property is unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to provide adequate “way finding” signage for this large site. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of County and/or community opposition.

THEREFORE, IT IS ORDERED this 13th day of **August, 2019**, by this Administrative Law Judge, that the Petition for Variance seeking relief from §§ 450.4 Attachment 1.5(a)(VI) and (IX) of the Baltimore County Zoning Regulations (“BCZR”) to allow a total of 4 wall-mounted enterprise signs (one on each façade) in lieu of the permitted 3 enterprise signs with no more than 2 on a single façade, and to allow individual enterprise signs with sign areas/faces of

1,031 sq. ft. (Signs A, C) and 301 sq. ft. (Signs B, D) in lieu of the permitted 150 sq. ft. for each sign, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

IN RE: PETITION FOR VARIANCE

(1600 Sparrows Point Blvd.)

15th Election District

7th Council District

Tradepoint Atlantic, LLC

Legal Owner

Petitioner

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2018-0365-A

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OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Tradepoint Atlantic, LLC, legal owner of the subject property (“Petitioner”). The Petition seeks variance relief from Section 450.5 of the Baltimore County Zoning Regulations (“BCZR”): (1) to allow a freestanding joint identification sign with a sign face/area of 388 sq. ft. in lieu of the allowed maximum of 75 sq. ft.; and (2) to allow a freestanding joint identification sign with a height of 35 ft. in lieu of the maximum height of 12 ft. A site plan was marked as Petitioner’s Exhibit 1.

John Martin and professional engineer Michael Gesell appeared in support of the petition. Christopher D. Mudd, Esq. and Jennifer Frankovich, Esq. represented the Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee (“ZAC”) comments were received from any of the County reviewing agencies.

The site is approximately 2,768.50 acres in size and zoned MH-IM. This case involves the sprawling Tradepoint Atlantic site, which was the former headquarters of Bethlehem Steel. The sole zoning request pertains to a proposed freestanding pylon sign which will identify the complex and be visible from surrounding roadways.

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 must necessitate 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).

This is one of the largest industrial sites in the County, which makes the property unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to construct the proposed sign. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

THEREFORE, IT IS ORDERED, this **11th** day of **September, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to Section 450.5 of the Baltimore County Zoning Regulations ("BCZR"): (1) to allow a freestanding joint identification sign with a sign face/area of 388 sq. ft. in lieu of the allowed maximum of 75 sq. ft.; and (2) to allow a freestanding joint identification sign with a height of 35 ft. in lieu of the maximum height of 12 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its 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, Petitioner 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.

JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slh

Event Information.

Event: Zoning Hearing - 6001 Bethlehem Boulevard- 2020-0184-A
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e61850854148586ba5f03df5e6d5e3659>
Event address for panellists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e571eeb713b40adb26a937abba65837e7>
Date and time: Friday, October 30, 2020 10:00 am
 Eastern Daylight Time (New York, GMT-04:00)
Duration: 1 hour
Description: Zoning Hearing
 Address: 6001 Bethlehem Boulevard
 Case No: 2020-0184-A
 Legal Owners: TPA Properties 2, LLC
Event number: 172 010 2422
Event password: 1234
Host key: 775365
Alternate Host: Deb Wiley, Henry Ayakwah
Panelist Info:
Panelist password:
Panelist numeric password: 135610
Video Address: 1720102422@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: 172 010 2422
Maximum number of registrants: 10000
Destination address after event:
Host image:
Attendee list available for viewing by: Host, presenter and panelists only
Event material: None
Post-event survey: No
Email configured: Pending, Approved, Rejected

Start Ev
You can
event by
Start No

Sta

Send E
You can
emails b
Send Er

Sen

Registration Information

Registration ID required: No
Password required: No
Password:
Approval required: No
Custom registration form: No
After registration, go to URL:

[Manage Registrations](#)
[Delete Event](#)
[Edit Event](#)

Donna Mignon

Subject: Web seminar updated: Zoning Hearing - 6001 Bethlehem Boulevard- 2020-0184-A
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ef7673419104fb70840080f38c1b9c3aa>
Start: Fri 10/30/2020 10:00 AM
End: Fri 10/30/2020 11:00 AM
Show Time As: Tentative
Recurrence: (none)
Meeting Status: Not yet responded
Organizer: webex

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

When it's time, start your Webex event here.

Event number: 172 010 2422

Event password: 1234

Panelist password: The Event has no Panelist Password

Friday, October 30, 2020 10:00 am, Eastern Daylight Time (New York, GMT-04:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ef7673419104fb70840080f38c1b9c3aa>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e32e2050b13524d068e7f7d04916>



Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1720102422@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 135610

If you are a host, click here to view host information:

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e8b5ee30e7ddcc836a373ce369cc4970c>

Need help? Go to <http://help.webex.com>

ZAC AGENDA

Case Number: 2020-0184-A **Reviewer:** Gary Hucik
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: TPA Properties 2 LLC
Contract Purchaser: Diana P. Patille

Critical Area: Yes **Flood Plain:** Unknown **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 6001 BETHLEHEM BLVD

Location: South side of Bethlehem Blvd Easr 4224' to the center line 695' (Ramp).

Existing Zoning: MH-IM

Area: 49.237 AC

Proposed Zoning:

VARIANCE:

From section 450.4 Table of Sign Regulations. 5 (Enterprise)(a) of the B.C.Z.R to allow three wall-mounted enterprise signs with sign area/ faces of 312, 312 and 293 square feet in lieu of the maximum permitted 150 square feet each (Signs A1, A2 and B).

Attorney: David H. Karceski

Prior Zoning Cases: 1993-0256-A

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Kristen L Lewis

From: Karceski, David H. <DKarceski@Venable.com>
Sent: Wednesday, September 30, 2020 4:09 PM
To: Kristen L Lewis
Cc: Robinson, Drew
Subject: Case # 2020-184-A

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

Hi Kristen

For the above referenced case now set for October 30th at 10am, here is the list of presenters -

David Karceski
Venable LLP
dhkarceski@venable.com

Drew Robinson
Venable LLP
carobinson@venable.com

Joseph Ucciferro
Bohler
Jucciferro@bohlereng.com

Zachary Fener
Triangle Sign & Service
Zach.fener@trianglesign.com

Thanks

David

Sent with BlackBerry Work
(www.blackberry.com)

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you believe you have received this message in error, please notify the sender by reply
transmission and delete the message without copying or disclosing it.

Donna Mignon

From: Kristen L Lewis
Sent: Thursday, October 1, 2020 11:07 AM
To: Debra Wiley; Donna Mignon
Subject: Webex
Attachments: 20201001110337634.pdf

Hello ladies,

Here is the last case for October, finally!!! Thank you!

Kristen Lewis
PAI – Zoning Review
410-887-3391

Event Information

Event: Zoning Hearing - 6001 Bethlehem Boulevard- 2020-0184-A
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e1ef784365c57a08c5652e4b7242467a>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e27b74cd503559c7c3f2b5aec9008c46a>
Date and time: Friday, October 30, 2020 10:00 am
 Eastern Daylight Time (New York, GMT-04:00)

Duration: 1 hour
Description: Zoning Hearing
 Address: 6001 Bethlehem Boulevard
 Case No: 2020-0184-A
 Legal Owners: TPA Properties 2, LLC

Event number: 172 010 2422
Event password: 8s4tMkAv3R3
Host key: 775365
Alternate Host: Deb Wiley, Henry Ayakwah
Panelist Info:

Panelist password:
Panelist numeric password: 135610
Video Address: 1720102422@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: 172 010 2422

Maximum number of registrants: 10000
Destination address after event:
Host Image:
Attendee list available for viewing by: Host, presenter and panelists only
Event material: None
Post-event survey: No
Email configured: Pending, Approved, Rejected

Registration Information

Registration ID required: No
Password required: No
Password:
Approval required: No
Custom registration form: No
After registration, go to URL:

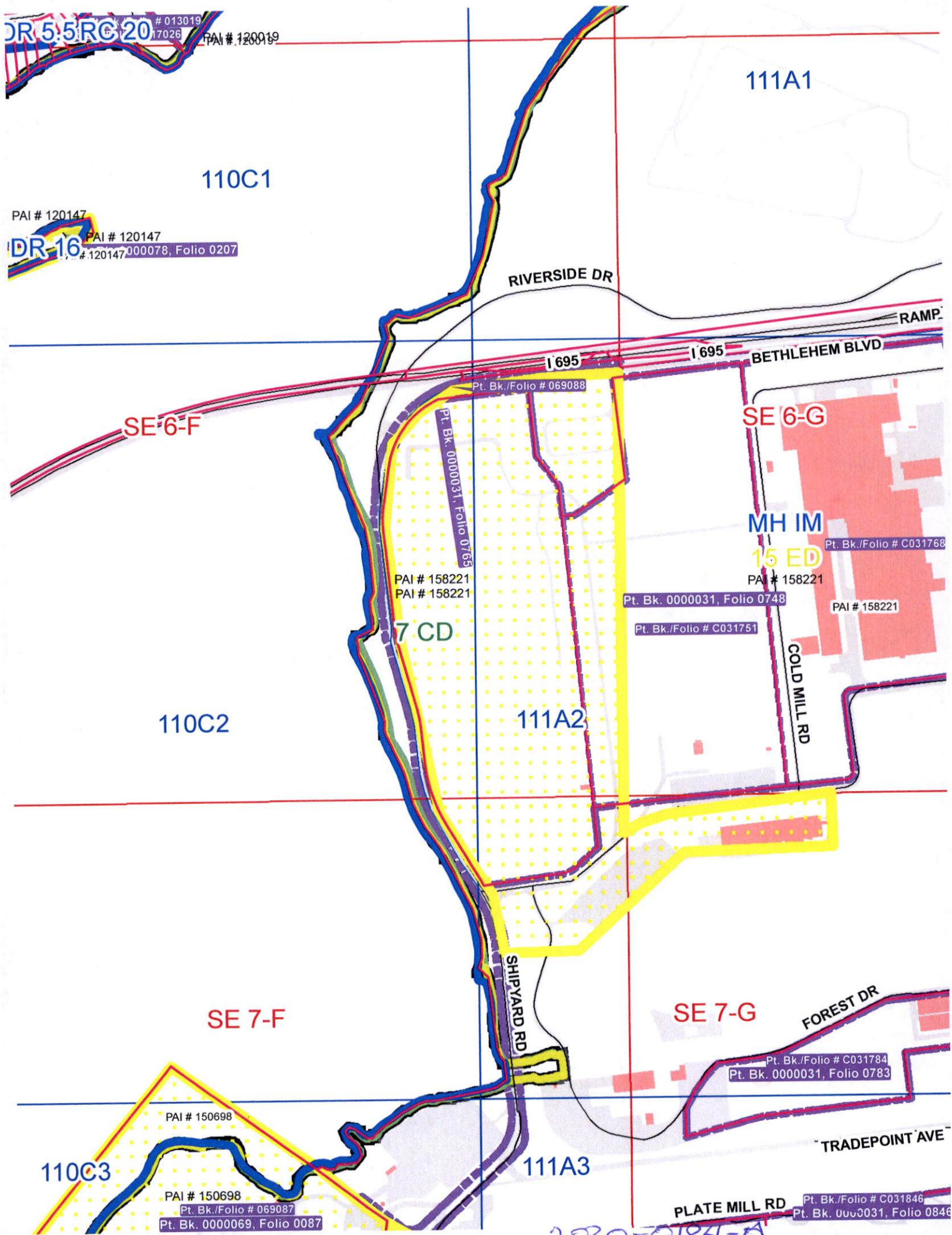
Attendance Count	Program Name	Event Name	Event Start Date
1		Zoning Hearing - 6001 Bethlehem Boulevard- 2020-0184-A	October 30, 2020 New York Time
2		Zoning Hearing - 6001 Bethlehem Boulevard- 2020-0184-A	October 30, 2020 New York Time
3		Zoning Hearing - 6001 Bethlehem Boulevard- 2020-0184-A	October 30, 2020 New York Time
4		Zoning Hearing - 6001 Bethlehem Boulevard- 2020-0184-A	October 30, 2020 New York Time
5		Zoning Hearing - 6001 Bethlehem Boulevard- 2020-0184-A	October 30, 2020 New York Time
6		Zoning Hearing - 6001 Bethlehem Boulevard- 2020-0184-A	October 30, 2020 New York Time
7		Zoning Hearing - 6001 Bethlehem Boulevard- 2020-0184-A	October 30, 2020 New York Time
8		Zoning Hearing - 6001 Bethlehem Boulevard- 2020-0184-A	October 30, 2020 New York Time
9		Zoning Hearing - 6001 Bethlehem Boulevard- 2020-0184-A	October 30, 2020 New York Time
10		Zoning Hearing - 6001 Bethlehem Boulevard- 2020-0184-A	October 30, 2020 New York Time

Event Start	FirstName	LastName	Email	Join Time	Leave Time
10:00 am	Debra	Wiley	dwiley@baltimorecountymd.gov	9:55 am New York Time	10:16 am New York Time
10:00 am	Paul	Mayhew	pmayhew@baltimorecountymd.gov	10:01 am New York Time	10:16 am New York Time
10:00 am	Diana	Patille	patille@amazon.com	9:57 am New York Time	10:15 am New York Time
10:00 am	Zach	Fener	zach.fener@trianglesign.com	10:01 am New York Time	10:16 am New York Time
10:00 am	Drew	Robinson	carobinson@venable.com	9:52 am New York Time	10:15 am New York Time
10:00 am	Henry	Ayakwah	hayakwah@baltimorecountymd.gov	9:47 am New York Time	10:16 am New York Time
10:00 am	David	Karceski	dhkarceski@venable.com	9:49 am New York Time	10:15 am New York Time
10:00 am	Joseph	Ucciferro	jucciferro@bohlereng.com	10:02 am New York Time	10:15 am New York Time
10:00 am	Ethan	Zweig	ezweig@tradepointatlantic.com	10:04 am New York Time	10:16 am New York Time
10:00 am	Aaron	Tomarchio	atomarchio@tradepointatlantic.com	10:15 am New York Time	10:16 am New York Time

Attendance Duration	Chat	Chat sent a Question	Question s/ Question s/ Priority	Answer	Answer ser Answered l Responded
20.0 mins	N/A	N/A	N/A	N/A	N/A
14.0 mins	N/A	N/A	N/A	N/A	N/A
18.0 mins	N/A	N/A	N/A	N/A	N/A
14.0 mins	N/A	N/A	N/A	N/A	N/A
22.0 mins	N/A	N/A	N/A	N/A	N/A
28.0 mins	N/A	N/A	N/A	N/A	N/A
26.0 mins	N/A	N/A	N/A	N/A	N/A
13.0 mins	N/A	N/A	N/A	N/A	N/A
11.0 mins	N/A	N/A	N/A	N/A	N/A
1.0 min	N/A	N/A	N/A	N/A	N/A

DR 5.5 RC 20 # 013019
17026 PAI # 120019

PAI # 120147
DR-16 PAI # 120147
120147 000078, Folio 0207



111A1

110C1

RIVERSIDE DR

SE 6-F

I 695

I 695

BETHLEHEM BLVD

RAMP

Pt. Bk./Folio # 069088

Pt. Bk. 0000031, Folio 0765

PAI # 158221
PAI # 158221

7 CD

SE 6-G

MH IM
15 ED

Pt. Bk./Folio # C031768

PAI # 158221

Pt. Bk. 0000031, Folio 0748

PAI # 158221

Pt. Bk./Folio # C031751

COLD MILL RD

110C2

111A2

SE 7-F

SE 7-G

FOREST DR

Pt. Bk./Folio # C031784
Pt. Bk. 0000031, Folio 0783

TRADEPOINT AVE

110C3

111A3

PAI # 150698

PAI # 150698

Pt. Bk./Folio # 069087
Pt. Bk. 0000069, Folio 0087

PLATE MILL RD

Pt. Bk./Folio # C031846
Pt. Bk. 0000031, Folio 0846

Donna Mignon

From: Robinson, Drew <CARobinson@Venable.com>
Sent: Wednesday, October 28, 2020 10:28 AM
To: Administrative Hearings
Subject: RE: Petitioner's Exhibits Case No. 2020-184-A

DW
10-30-2020

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

My apologies. It is below – thanks!

Exhibit 1 – Variance Plan
Exhibit 2 – Joe Ucciferro CV
Exhibit 3 – County Aerials
Exhibit 4 – Site Photographs and Map
Exhibit 5 – Multi-Modal Center for Global Trade Brochure
Exhibit 6 – Temporary Wall Signage

From: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Sent: Wednesday, October 28, 2020 10:22 AM
To: Robinson, Drew <CARobinson@Venable.com>
Subject: RE: Petitioner's Exhibits Case No. 2020-184-A

Caution: External Email

Hi Drew,
I need the Exhibit List. Thank you so much. Have a great day.

From: Robinson, Drew <CARobinson@Venable.com>
Sent: Wednesday, October 28, 2020 9:46 AM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
Subject: Petitioner's Exhibits Case No. 2020-184-A

CAUTION: This message from CARobinson@venable.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,

Please find attached Petitioner's Exhibits for Case No. 2020-184-A. There are a total of 6 exhibits. Should you have any questions please let me know.

Thanks,

Drew

C. Andrew Robinson, Esq. | Venable LLP
t 410.494.6279 | f 410.821.0147 | m 443.600.0302

RESUME

Joseph J. Ucciferro, P.E.
Associate



EDUCATION:

Bachelor of Civil Engineering, University of Delaware, Newark, DE

PROJECT TESTIMONY:

Testified on behalf of Bohler Engineering in numerous municipalities before Planning Commissions, Board of Supervisors, Board of Appeals, and related municipal entities in Maryland, Delaware, and Pennsylvania.

EXPERIENCE:

Currently serves as Associate and Branch Manager of Bohler Engineering's Towson, Maryland Office. Experience includes over eighteen (18) years of design and project management. Primarily responsible for client and project management for various commercial, residential, and industrial developments. Areas of experience include site feasibility analysis and budgeting, site layout and planning, zoning and subdivision ordinance review/interpretation, horizontal and vertical roadway design, site grading, earthwork balancing and analysis, soil erosion and sediment control measures and facilities, utility design, stormwater management and water quality system designs, environmental compliance/evaluations, pump/tank design and permitting, lighting photometric studies/design, signage compliance, landscaping design, vehicular circulation design, oversight of expediting and application approvals, and related services. Expertise includes supermarkets, service stations, maintenance facilities, restaurants, shopping centers, retail centers, car washes and other related projects in municipalities in Maryland, Delaware, and Pennsylvania.

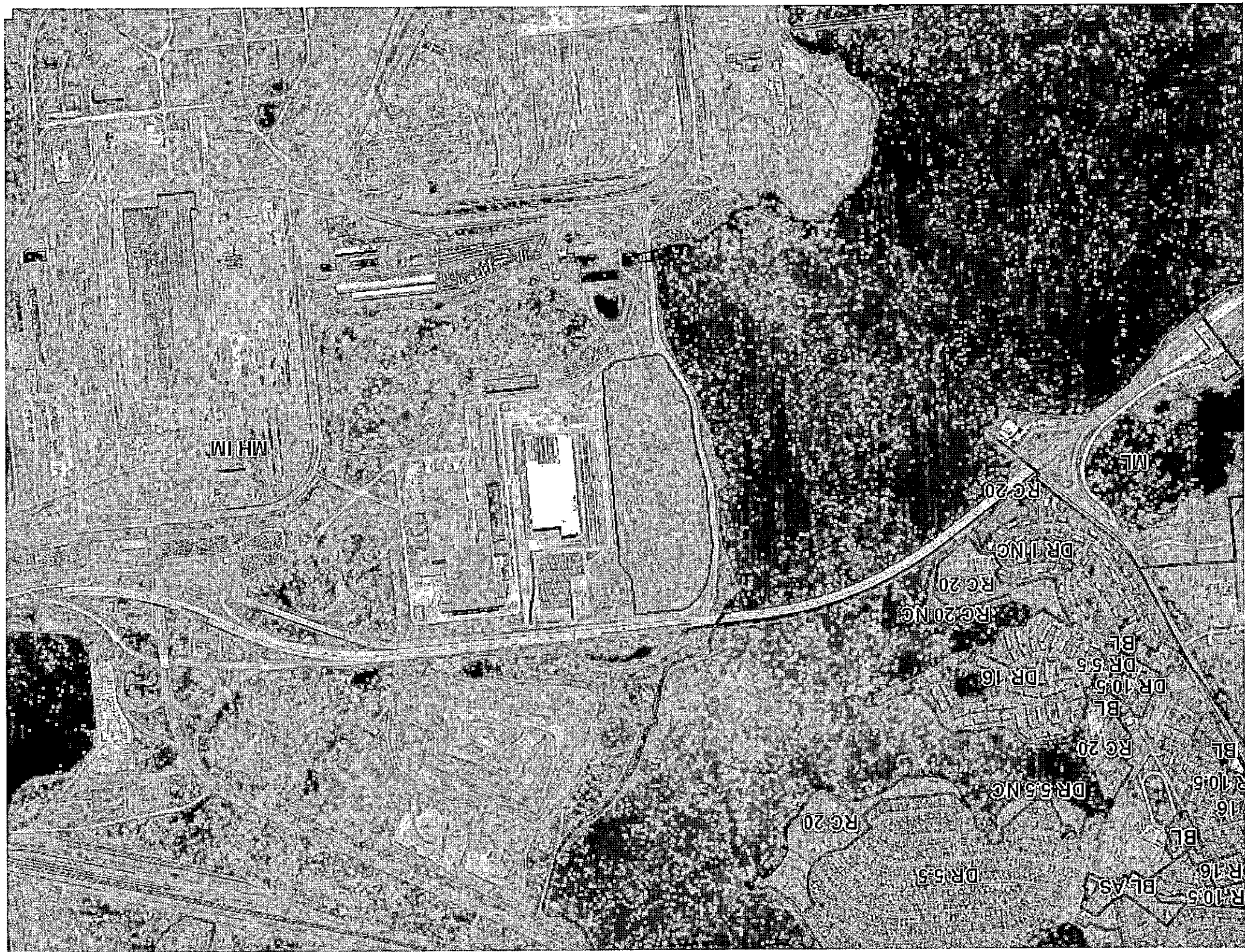
BALTIMORE COUNTY PROJECTS OF NOTE:

- Tradepoint Atlantic at Sparrows Point (Under Armour, Floor/Décor, Amazon, several others)
- Towson Row
- Circle East // Avalon Towson
- Multiple Special Exception cases for Gas Stations, Car washes, and other uses
- Multiple Variance cases for Signage, Setbacks, Parking, Stacking.
- YMCA complete redevelopment projects in Towson and Catonsville
- Completed and assisted on approvals of several hundred Development Plans over my career.

PROFESSIONAL AFFILIATIONS:

- Maryland Professional Engineer #36064
- Urban Land Institute (ULI)
- National Association of Industrial & Office Properties (NAIOP)
- International Council of Shopping Centers (ICSC)





MH IM

ME

RG 20

DR 1 NC

RG 20

RG 20 NC

BL

DR 5.5

DR 16

DR 10.5

BL

RG 20

DR 5.5 NC

RG 20

DR 5.5

BL AS

BL

DR 10.5

DR 16

BL

DR 10.5

DR 16



PETITIONER'S
EXHIBIT
A



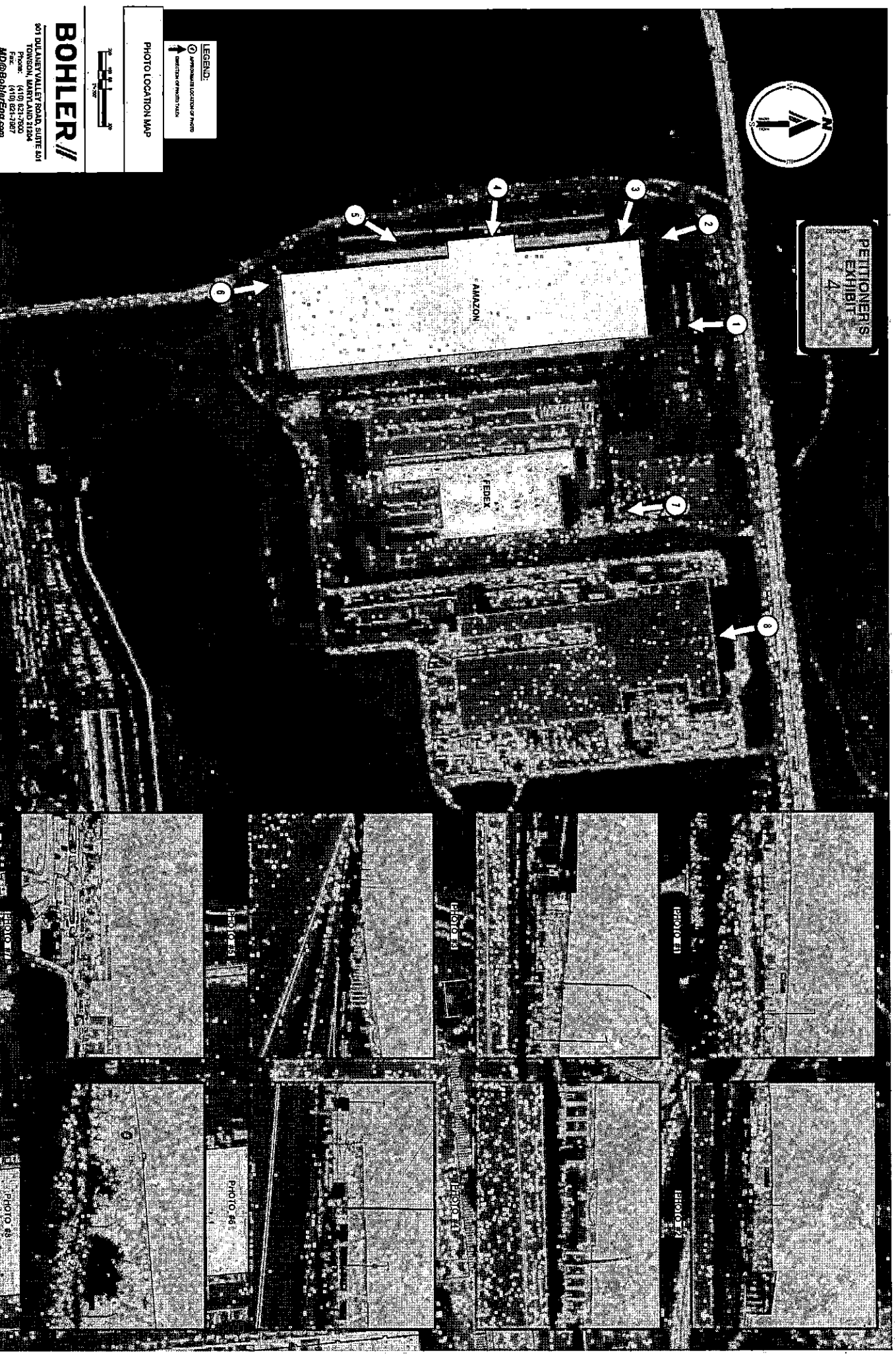
LEGEND:
① APPROXIMATE LOCATION OF PHOTO
↓ DIRECTION OF PHOTO TAKEN

PHOTO LOCATION MAP



BOHLER //

901 DULANEY VALLEY ROAD, SUITE 401
TOWSON, MARYLAND 21284
Phone: (410) 821-7800
Fax: (410) 821-7887
MD@BohlerEng.com

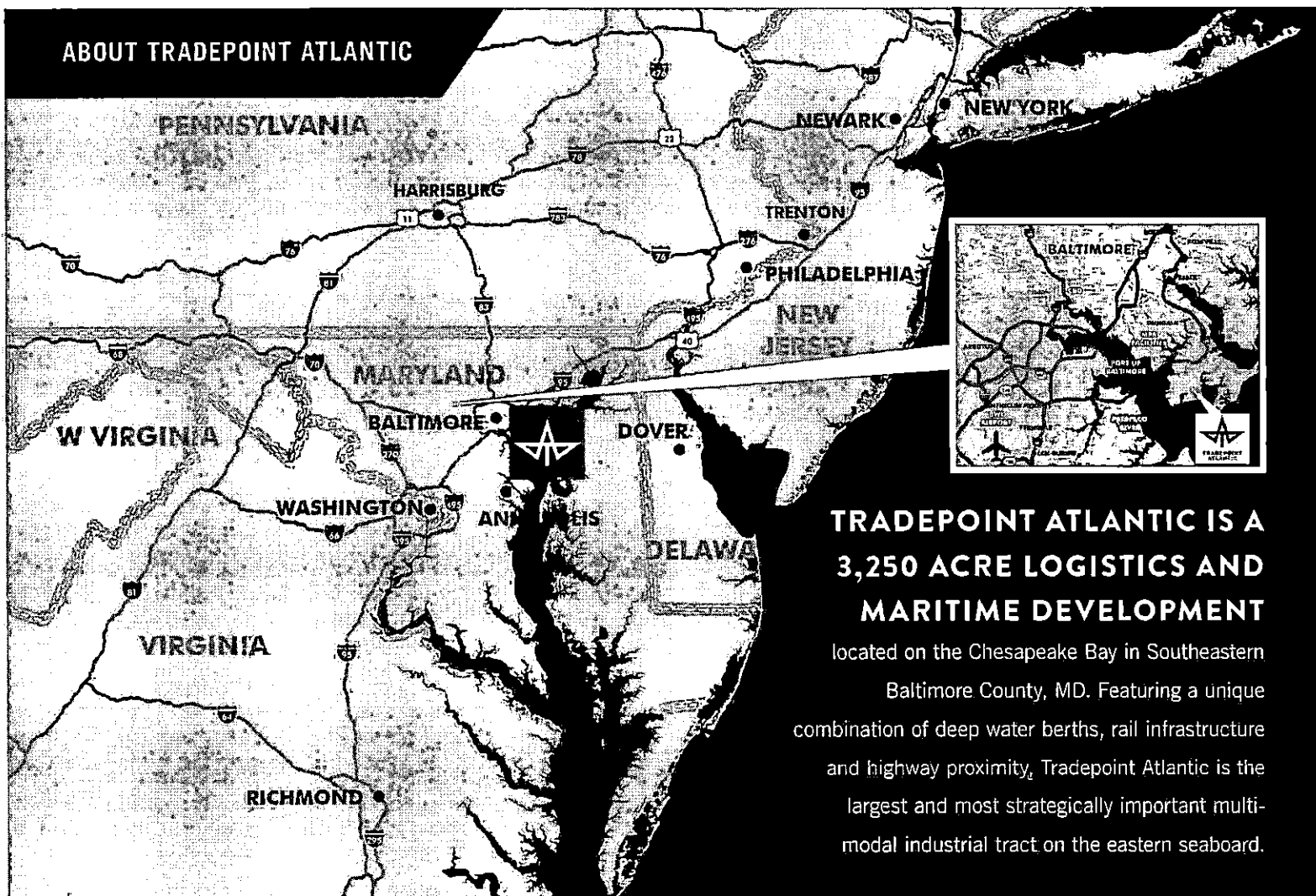




TRADEPOINT ATLANTIC

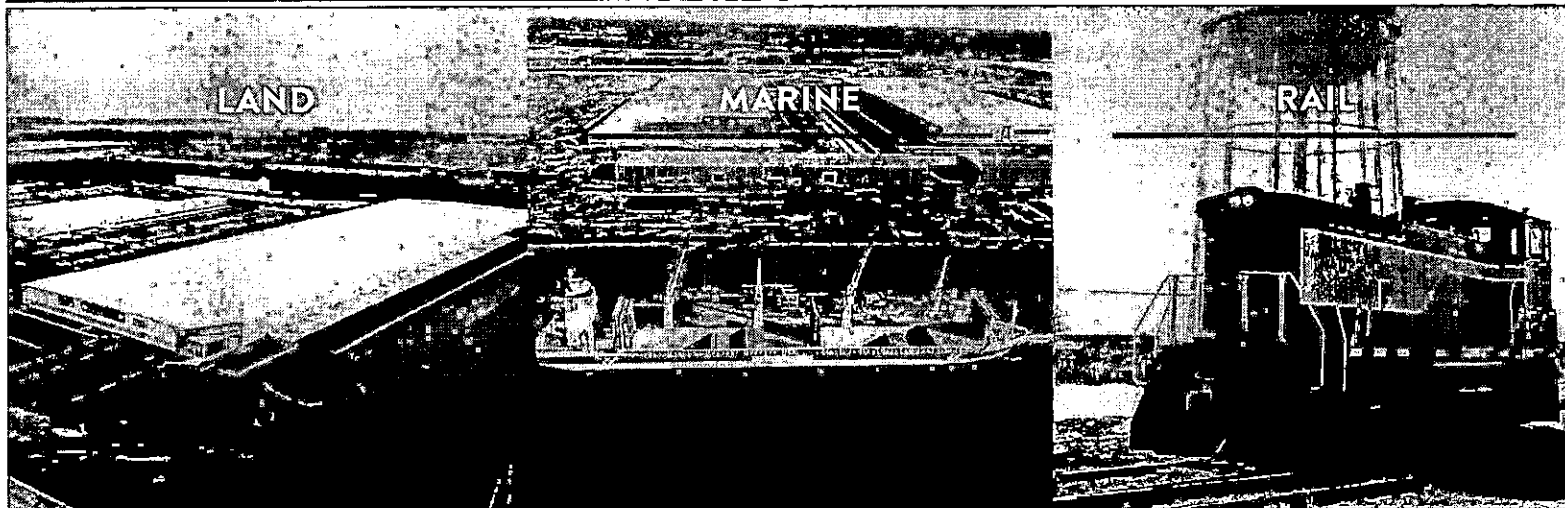
MULTI-MODAL CENTER
FOR GLOBAL TRADE

ABOUT TRADEPOINT ATLANTIC



TRADEPOINT ATLANTIC IS A 3,250 ACRE LOGISTICS AND MARITIME DEVELOPMENT

located on the Chesapeake Bay in Southeastern Baltimore County, MD. Featuring a unique combination of deep water berths, rail infrastructure and highway proximity, TradePoint Atlantic is the largest and most strategically important multi-modal industrial tract on the eastern seaboard.



OVERVIEW AND LOCATION

- Largest multi-modal site available for development on the East Coast
- Immediate access to interstate and regional road network (I-95, I-695, I-895/Harbor Tunnel Thruway, I-295/Baltimore - Washington Parkway) as well as Interstates 70 and 83

PORT

- 2200' East / West berth in protected turning basin with 36' of water and plans to dredge to 40'
- 1150' finger pier with 41' of water and plans to dredge to 50'
- Deep water port (36' to 42' with access to 50' main channel)
- Plans in place to dredge to 40' and 50'
- Protective turning basin
- Access to 50' main shipping channel
- Multiple berths, including a 1,150' finger pier
- Barge pier available
- Auto / Ro-Ro Terminal
- Future terminal development
- Vessel loading / unloading

RAIL

- Privately owned and operated short line railroad
- 70 miles of short line rail
- Connections to two Class I railroads (CSX/NS)
- Largest privately-owned dual served yard on the East Coast
- Capable of landing multiple 100 car unit trains
- Rail car services and storage on site
- Over 1,500 car spots available for storage
- Additional available services, including cleaning, scrapping, and repair

LAND

- 3,250 total acres
- 8,000,000 SF of new construction with an additional 8,000,000 SF of future development
- Industrial zoning
- Logistics, distribution, manufacturing, retail

OTHER INFRASTRUCTURE

- Significant natural gas and power
- Redundant power capabilities
- Reliable water flow
- State-of-the-art industrial water treatment plant
- Industrial reservoir available for process water

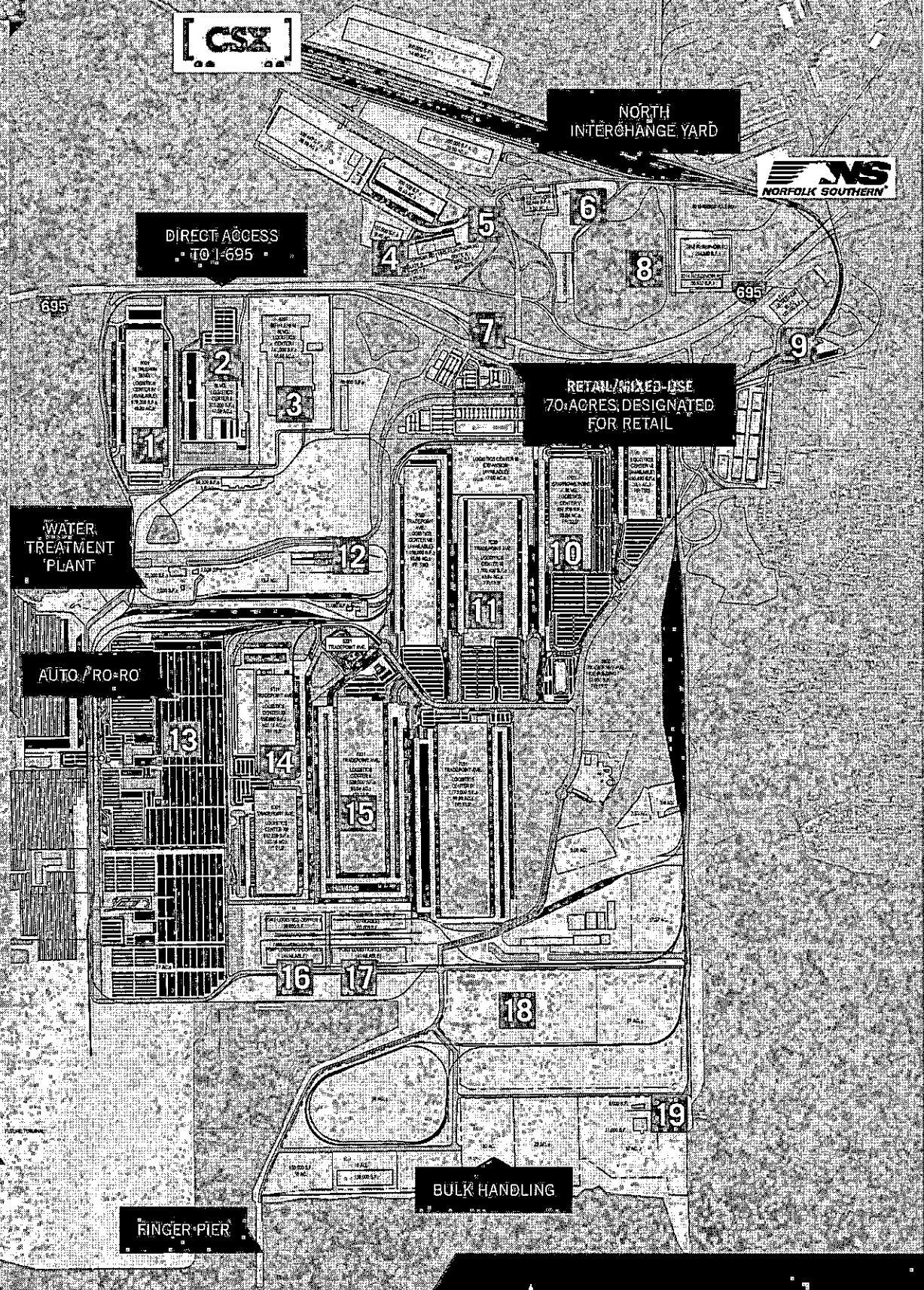
INCENTIVES

- Maryland Sales & Use tax exemption on construction materials, warehousing and manufacturing equipment (6%)
- Baltimore County Chesapeake Enterprise Zone:
 - Real Property Tax Credit over a 10 year period
 - State Income Tax Credit for newly hired employees
 - BGE "Rider 7" Price Reduction program
- More Jobs for Marylander's Act: tax credits available to new and existing manufacturers in Maryland that create new jobs and to non-manufacturers in Maryland Opportunity Zones
- Baltimore Foreign Trade Zone (FTZ) #74: Users can store, assemble, repack or manufacture foreign and domestic merchandise. Merchandise in the zone is not subject to U.S. duty or excise tax.
- BGE Smart Energy for Economic Development (SEED) Program for qualifying commercial customers:
 - A 25% reduction on electric and natural gas distribution and demand charges
 - A 75% discount on service extension costs for business in a Maryland Enterprise Zone
- Additional, custom tailored incentive packages available

TRADEPOINT ATLANTIC MASTERPLAN

LEGEND

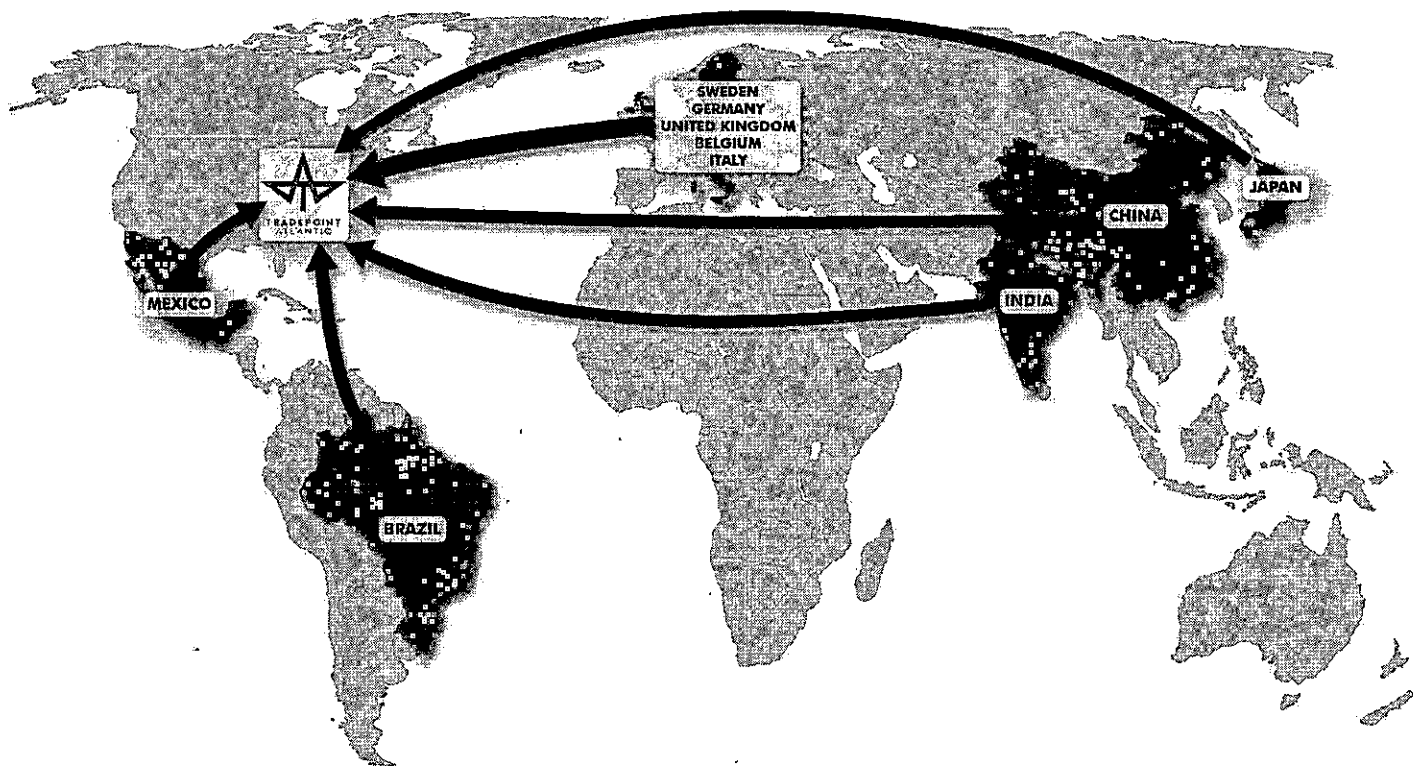
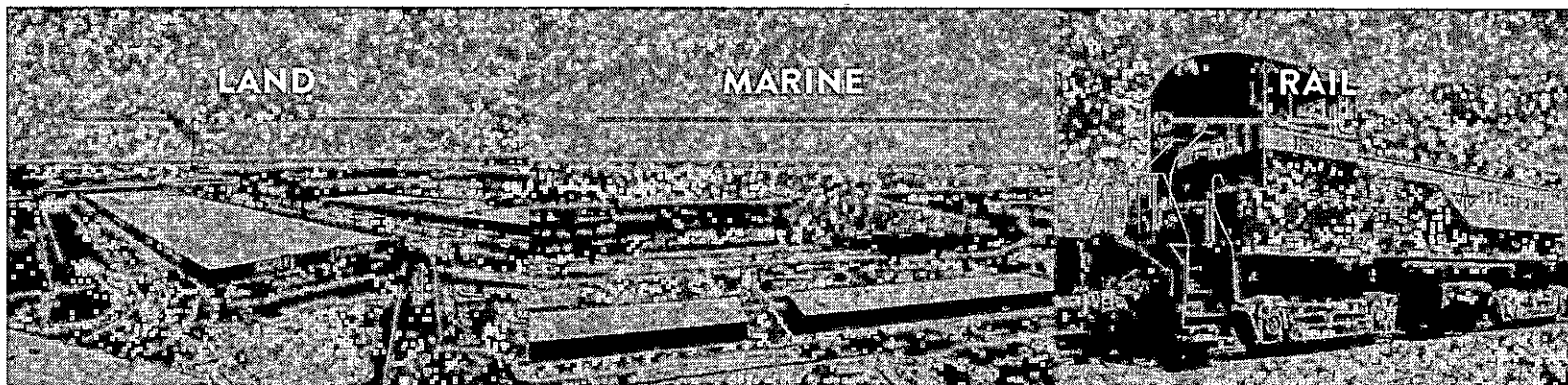
- 1 AMAZON
- 2 FED EX GROUND
- 3 ACCESS WORLD
- 4 ALUMA & BRAND SAWWAY
- 5 GOTHAM GREENS
- 6 HARLEY DAVIDSON
- 7 ROYAL FARMS
- 8 C STEINWEG
- 9 CAPROCK GRAIN
- 10 AMAZON
- 11 UNDER ARMOUR
- 12 ATLANTIC FOREST PRODUCTS
- 13 VOLKSWAGEN
- 14 HOME DEPOT
- 15 FLOOR DECOR
- 16 PERDUE
- 17 TACHEN
- 18 ORSTED
- 19 LAFARGE





TRADEPOINT ATLANTIC

MULTI-MODAL CENTER
FOR GLOBAL TRADE



WILLIAM PELLINGTON
Executive Vice President
+1 410 244 3137
bill.pellington@cbre.com

THOMAS MINK
Senior Vice President
+1 410 244 3171
toby.mink@cbre.com

JON CASELLA
Senior Vice President
+1 410 244 3127
jonathan.casella@cbre.com



tradepointatlantic.com



TRADEPOINT
ATLANTIC

CBRE

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20-454

300

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

SIGN USE PERMIT

USE PERMIT RECEIPT #

The applicant must affirm by initials below that there are no current violations at this site, pursuant to Section 112.7, B.C.C.
Initials: GS

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

PROPERTY ADDRESS 6001 Bethlehem Blvd ZIP CODE 21219
BUSINESS NAME Amazon ZONING MH1M
OWNER'S NAME TPA Properties LLC PHONE NO. _____ HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 1600 Sparrowspoint Blvd Baltimore Md 21219
APPLICANT/OWNER'S AGENT Gary Brent PHONE NO. 410-507-0053
SIGN COMPANY NAME Triangle Sign Services PHONE NO. 410-247-5300
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 250100114245

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☒ No

☐ Permanent ☐ Changeable Copy ☒ Wall ☐ Face Change Only ☒ Non-Illuminated

☐ Freestanding ☐ Pylon ☐ Monument ☐ Illuminated (separate electrical permit required)

Size: See feet x below feet = _____ square feet Height: _____ feet (freestanding signs)

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

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached.

A site plan must also be attached for freestanding signs.

Table of Sign Regulations: 450.4.1- An Electronic Changeable Copy Sign may only have a maximum frequency of one instantaneous message change per 15 second cycle. 450.6.B.3 - Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size): Temporary SignsInstall (2) non-illuminated "Amazon" banners 12' x 34' = 408 sq ftInstall (1) non-illuminated "logo" banner 10' x 38' = 380 sq ft

Building frontage = 1920' provisional approved per letter
CORNER LOT? ☐

OWNER/AGENT CERTIFICATION
I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Signature

Date

Print/Type Name

☐ Require Planning Signature

Date

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

REV 04/17/2019

Authority under Section 500.4 BCZR PAI Approval (SIGN ONLY)

Signature Gary BrentInitials ghDate 8/20/2020

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 199634

Date: 8/20/20

Fund	Dept	Unit	Sub Unit	Rev	Sub	Sub Obj	Dept Obj	BS Acct	Amount
				Source/	Rev/				
001	800	0000		6150					300

Total: 300

Rec

From:

Gary Brent / Triangle Signs

For:

6001 Bethlehem Blvd
3 temporary signs

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

Subject: Baltimore County Payment

Date: Thursday, August 20, 2020 at 4:13:39 PM Eastern Daylight Time

From: noreply@baltimorecountymd.gov

To: melissa_brent@mgpermits.com

Thank you for submitting your Permit/License payment online. Your Transaction Number is PMT-20-07486.

Type: Zoning Review Fee

Reference: 199634

Payment Amt: 300.00

Please save this email for your reference. This is a system generated email. DO NOT REPLY

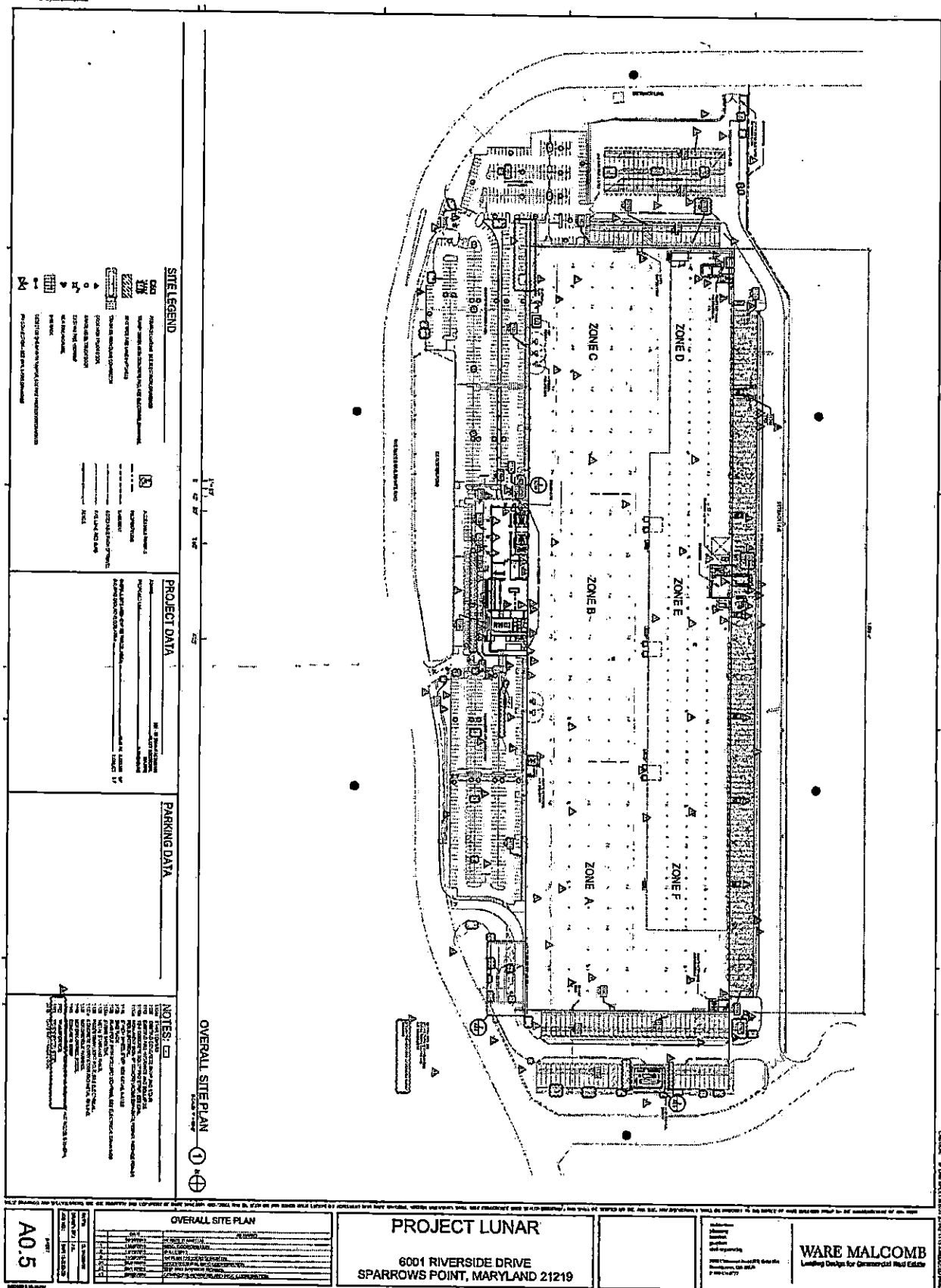


Practice social distancing and
wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov



SITE LEGEND	
	ZONE A
	ZONE B
	ZONE C
	ZONE D
	ZONE E
	ZONE F
	BUILDING
	PARKING
	LANDSCAPING
	ACCESS ROAD
	UTILITY
	FENCE
	GATE
	SIGN
	LIGHT
	TREE
	SHRUB
	LAWN
	PATH
	DRIVEWAY
	STAIRCASE
	ELEVATOR
	WINDOW
	DOOR
	ROOF
	FOUNDATION
	WALL
	FLOOR
	CEILING
	SIDING
	PAINT
	STAIN
	SEALANT
	ADHESIVE
	FASTENER
	HARDWARE
	FIXTURE
	APPLIANCE
	EQUIPMENT
	FURNITURE
	DECOR
	LIGHTING
	SOUND
	CLIMATE
	AIR QUALITY
	WATER QUALITY
	SOIL QUALITY
	NOISE
	VIBRATION
	SEISMICITY
	GEOLOGY
	TOPOGRAPHY
	HYDROLOGY
	METEOROLOGY
	CLIMATOLOGY
	OCEANOGRAPHY
	ATMOSPHERIC SCIENCE
	EARTH SCIENCE
	SPACE SCIENCE
	LIFE SCIENCE
	PHYSICAL SCIENCE
	SOCIAL SCIENCE
	BEHAVIORAL SCIENCE
	HEALTH SCIENCE
	ENVIRONMENTAL SCIENCE
	INTERDISCIPLINARY SCIENCE

PROJECT DATA	
Project Name	PROJECT LUNAR
Project Address	6001 RIVERSIDE DRIVE, SPARROWS POINT, MARYLAND 21219
Project Owner	WARE MALCOMB
Project Manager	JOHN MALCOMB
Project Engineer	JOHN MALCOMB
Project Architect	JOHN MALCOMB
Project Designer	JOHN MALCOMB
Project Contractor	JOHN MALCOMB
Project Subcontractor	JOHN MALCOMB
Project Supplier	JOHN MALCOMB
Project Installer	JOHN MALCOMB
Project Maintainer	JOHN MALCOMB
Project Operator	JOHN MALCOMB
Project User	JOHN MALCOMB
Project Visitor	JOHN MALCOMB
Project Guest	JOHN MALCOMB
Project Customer	JOHN MALCOMB
Project Client	JOHN MALCOMB
Project Patron	JOHN MALCOMB
Project Benefactor	JOHN MALCOMB
Project Donor	JOHN MALCOMB
Project Sponsor	JOHN MALCOMB
Project Patron	JOHN MALCOMB
Project Benefactor	JOHN MALCOMB
Project Donor	JOHN MALCOMB
Project Sponsor	JOHN MALCOMB

PARKING DATA	
Parking Lot 1	100 SPACES
Parking Lot 2	100 SPACES
Parking Lot 3	100 SPACES
Parking Lot 4	100 SPACES
Parking Lot 5	100 SPACES
Parking Lot 6	100 SPACES
Parking Lot 7	100 SPACES
Parking Lot 8	100 SPACES
Parking Lot 9	100 SPACES
Parking Lot 10	100 SPACES
Parking Lot 11	100 SPACES
Parking Lot 12	100 SPACES
Parking Lot 13	100 SPACES
Parking Lot 14	100 SPACES
Parking Lot 15	100 SPACES
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Parking Lot 43	100 SPACES
Parking Lot 44	100 SPACES
Parking Lot 45	100 SPACES
Parking Lot 46	100 SPACES
Parking Lot 47	100 SPACES
Parking Lot 48	100 SPACES
Parking Lot 49	100 SPACES
Parking Lot 50	100 SPACES

NOTES	
1.	SEE SITE PLAN FOR ZONE A
2.	SEE SITE PLAN FOR ZONE B
3.	SEE SITE PLAN FOR ZONE C
4.	SEE SITE PLAN FOR ZONE D
5.	SEE SITE PLAN FOR ZONE E
6.	SEE SITE PLAN FOR ZONE F
7.	SEE SITE PLAN FOR BUILDING
8.	SEE SITE PLAN FOR PARKING
9.	SEE SITE PLAN FOR LANDSCAPING
10.	SEE SITE PLAN FOR ACCESS ROAD
11.	SEE SITE PLAN FOR UTILITY
12.	SEE SITE PLAN FOR FENCE
13.	SEE SITE PLAN FOR GATE
14.	SEE SITE PLAN FOR SIGN
15.	SEE SITE PLAN FOR LIGHT
16.	SEE SITE PLAN FOR TREE
17.	SEE SITE PLAN FOR SHRUB
18.	SEE SITE PLAN FOR LAWN
19.	SEE SITE PLAN FOR PATH
20.	SEE SITE PLAN FOR DRIVEWAY
21.	SEE SITE PLAN FOR STAIRCASE
22.	SEE SITE PLAN FOR ELEVATOR
23.	SEE SITE PLAN FOR WINDOW
24.	SEE SITE PLAN FOR DOOR
25.	SEE SITE PLAN FOR ROOF
26.	SEE SITE PLAN FOR FOUNDATION
27.	SEE SITE PLAN FOR WALL
28.	SEE SITE PLAN FOR FLOOR
29.	SEE SITE PLAN FOR CEILING
30.	SEE SITE PLAN FOR SIDING
31.	SEE SITE PLAN FOR PAINT
32.	SEE SITE PLAN FOR STAIN
33.	SEE SITE PLAN FOR SEALANT
34.	SEE SITE PLAN FOR ADHESIVE
35.	SEE SITE PLAN FOR FASTENER
36.	SEE SITE PLAN FOR HARDWARE
37.	SEE SITE PLAN FOR FIXTURE
38.	SEE SITE PLAN FOR APPLIANCE
39.	SEE SITE PLAN FOR EQUIPMENT
40.	SEE SITE PLAN FOR FURNITURE
41.	SEE SITE PLAN FOR DECOR
42.	SEE SITE PLAN FOR LIGHTING
43.	SEE SITE PLAN FOR SOUND
44.	SEE SITE PLAN FOR CLIMATE
45.	SEE SITE PLAN FOR AIR QUALITY
46.	SEE SITE PLAN FOR WATER QUALITY
47.	SEE SITE PLAN FOR SOIL QUALITY
48.	SEE SITE PLAN FOR NOISE
49.	SEE SITE PLAN FOR VIBRATION
50.	SEE SITE PLAN FOR SEISMICITY
51.	SEE SITE PLAN FOR GEOLOGY
52.	SEE SITE PLAN FOR TOPOGRAPHY
53.	SEE SITE PLAN FOR HYDROLOGY
54.	SEE SITE PLAN FOR METEOROLOGY
55.	SEE SITE PLAN FOR CLIMATOLOGY
56.	SEE SITE PLAN FOR OCEANOGRAPHY
57.	SEE SITE PLAN FOR ATMOSPHERIC SCIENCE
58.	SEE SITE PLAN FOR EARTH SCIENCE
59.	SEE SITE PLAN FOR SPACE SCIENCE
60.	SEE SITE PLAN FOR LIFE SCIENCE
61.	SEE SITE PLAN FOR PHYSICAL SCIENCE
62.	SEE SITE PLAN FOR SOCIAL SCIENCE
63.	SEE SITE PLAN FOR BEHAVIORAL SCIENCE
64.	SEE SITE PLAN FOR HEALTH SCIENCE
65.	SEE SITE PLAN FOR ENVIRONMENTAL SCIENCE
66.	SEE SITE PLAN FOR INTERDISCIPLINARY SCIENCE

OVERALL SITE PLAN	
DATE	10/1/2011
PROJECT	PROJECT LUNAR
LOCATION	6001 RIVERSIDE DRIVE, SPARROWS POINT, MARYLAND 21219
OWNER	WARE MALCOMB
DESIGNER	WARE MALCOMB
ENGINEER	WARE MALCOMB
ARCHITECT	WARE MALCOMB
CONTRACTOR	WARE MALCOMB
SUBCONTRACTOR	WARE MALCOMB
SUPPLIER	WARE MALCOMB
INSTALLER	WARE MALCOMB
MAINTAINER	WARE MALCOMB
OPERATOR	WARE MALCOMB
USER	WARE MALCOMB
VISITOR	WARE MALCOMB
GUEST	WARE MALCOMB
CUSTOMER	WARE MALCOMB
CLIENT	WARE MALCOMB
PATRON	WARE MALCOMB
BENEFACTOR	WARE MALCOMB
DONOR	WARE MALCOMB
SPONSOR	WARE MALCOMB

PROJECT LUNAR
6001 RIVERSIDE DRIVE
SPARROWS POINT, MARYLAND 21219

WARE MALCOMB
1000 RIVERSIDE DRIVE
SPARROWS POINT, MARYLAND 21219
410-555-1234
www.waremalcomb.com

WARE MALCOMB
Landscape Design for Commercial and Public

EXTERIOR ELEVATION
SCALE: NOTED

2



PROPOSED NORTH ELEVATION
SCALE: N.T.S.

2.2

LOGO TYPE
ID BANNER

SIGN
A

B

C

V.I.F. 28'-0"

34'-0"

amazon

12'-0"
5'-3 3/8"
3'-10 1/4"
V.I.F. 24'-0"

PARTIAL EXTERIOR @ NORTH ELEVATION
SCALE: 1/16"=1'-0"

2.1

TRIANGLE
SIGN SERVICES

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CLIENT & LOCATION

amazon

ARCO NATIONAL CONSTRUCTION
AMAZON FULFILLMENT CENTER
6001 BETHLEHEM RD
SPARROWS POINT, MD 21219

LEAD NO. 193120-A	DATE 6/24/2020	REVIEWED BY	SHEET NO. 3 of 7
SM - PM ZF	DRAWN BY JS	SEG. NO.	



PROPOSED WEST ELEVATION
SCALE: N.T.S. 3.2

EXTERIOR ELEVATION 3
SCALE: NOTED



PARTIAL EXTERIOR @ WEST ELEVATION 3.1
SCALE: 1/16"=1'-0"

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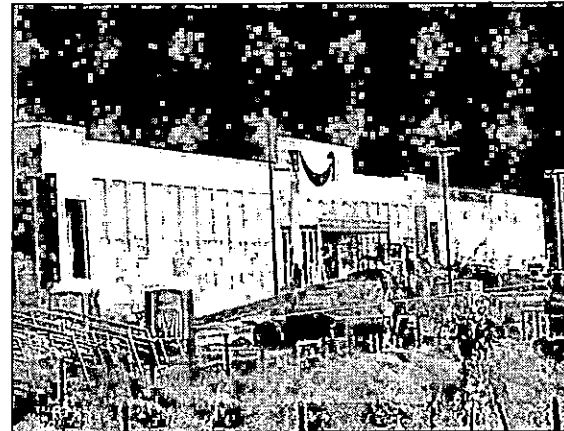


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SPARROWS POINT, MD 21219

LEAD NO. 193120-A	DATE 6/24/2020	REVIEWED BY	SHEET NO. 4 of 7
SM - PM ZF	DRAWN BY JS	SEG. NO.	

EXTERIOR ELEVATION
SCALE: NOTED

4



PROPOSED NORTH ELEVATION
SCALE: N.T.S.

4.2

SMILE LOGO
ID BANNER.

SIGN
B

18

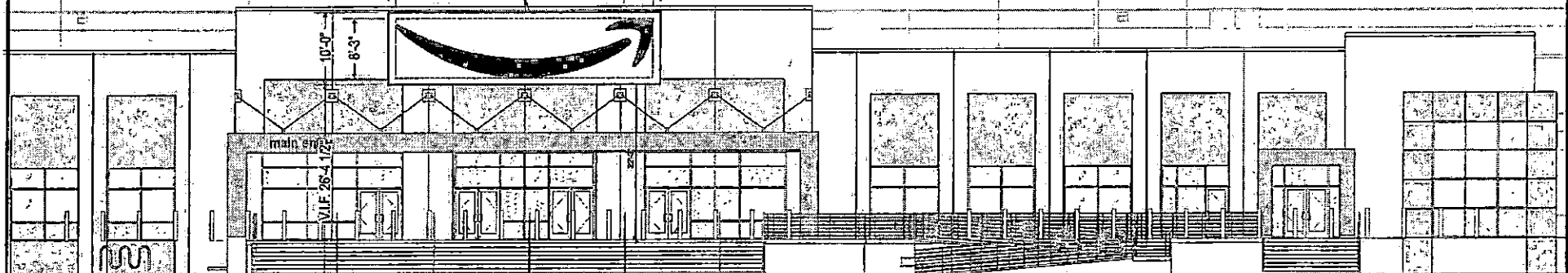
38'-0"

36'-0"

EQ

EQ

20



PARTIAL EXTERIOR @ WEST ELEVATION
SCALE: 1/16"=1'-0"

4.1

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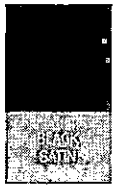
ARCO NATIONAL CONSTRUCTION
AMAZON FULFILLMENT CENTER
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SPARROWS POINT, MD 21219

LEAD NO.
193120-A
SM - PM
ZF

DATE
6/24/2020
DRAWN BY
JS

REVIEWED BY
SEG. NO.

SHEET NO.
5 of 7



OPAQUE WHITE BANNER w/ 1st SURFACE.
ADHESIVE VINYL FILM SMILE LOGO ID.
OPAQUE BLACK & BLUE TO MATCH PMS #2895 C.

LOGO TYPE ID BANNER

A

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

QTY: TWO (2)

AREA: 144' x 408' = 408' 0"



TRIANGLE
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SM - PM
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DATE
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SEG. NO.

SHEET NO.
6 of 7



SMILE LOGO ID BANNER

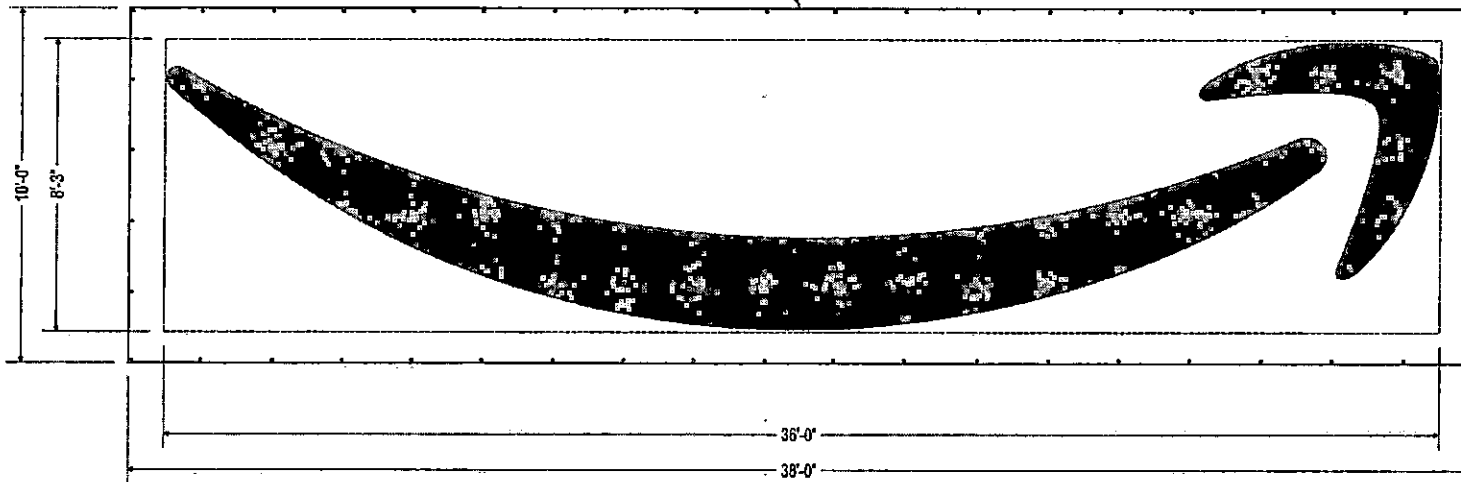
SCALE: 1/4"=1'-0"

QTY: ONE (1)

AREA: 120' x 456' = 380' 0"

B

OPAQUE WHITE BANNER w/
1st SURFACE ADHESIVE VINYL
FILM SMILE LOGO ID. OPAQUE
BLUE TO MATCH PMS #2995 C.



TRIANGLE
SIGN SERVICES

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CLIENT & LOCATION



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AMAZON FULFILLMENT CENTER
6001 BETHLEHEM RD
SPARROWS POINT, MD 21219

LEAD NO.
193120-A

SM - PM
ZF

DATE
6/24/2020

DRAWN BY
JS

REVIEWED BY
SEG. NO.

SHEET NO.

7 of 7

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
6001 Bethlehem Boulevard; S/S of	*	OF ADMINISTRATIVE
Bethlehem Blvd, E 4224' to c/line of 695	*	HEARINGS FOR
15 th Election & 7 th Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): TPA Properties 2, LLC	*	
Contract Purchaser(s): Amazon.com Sign	*	
Services, Inc.	*	
Petitioner(s)	*	2020-184-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.

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 18th day of August, 2020, a copy of the foregoing Entry of Appearance was emailed to David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, dhkarceski@venable.com, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
30 Stemmers Run Road; S of Ann Avenue	*	
On E/S of Stemmers Run Road	*	OF ADMINISTRATIVE
15 th Election & 6 th Councilmanic Districts	*	
Legal Owner(s): Marlind Homes, LLC	*	HEARINGS FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	2020-175-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.

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 18th day of August, 2020, a copy of the foregoing Entry of Appearance was emailed to Linda Felts, P.O. Box 18093, Middle River, MD 21220, Lindamfelts@comcast.net and John Gontrum, Esquire, One Pennsylvania Avenue, Towson, Maryland 21204, jgontrum@wtplaw.com, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



2020-0184-A

GENERAL NOTES

1. PROPERTY INFORMATION:
- A. PROPERTY ADDRESS: 6001 BETHLEHEM BLVD
B. SITE AREA: 2,144,764 S.F. OR 49.24 AC.
C. ELECTION DISTRICT: 15
D. COUNCILMANIC DISTRICT: 7
E. ADC MAP: 4941B3, 4941B4
F. CENSUS TRACT: 9800
G. TAX MAP: 111
H. GRID: 8
I. PARCEL: 499
J. TAX ACCOUNT NO.: 2500014245
K. WATERSHED: BALTIMORE HARBOR
2. ZONING: MH IM
3. ZONING MAP REFERENCE: 110C2, 111A2
4. FLOOR AREA RATIO: PERMITTED = 2.0
PROVIDED = 0.47 (1,012,124 S.F. / 2,144,764 S.F.)
5. EXISTING LAND USE: DISTRIBUTION WAREHOUSE
PROPOSED LAND USE: DISTRIBUTION WAREHOUSE
6. PARKING:
REQUIRED: WAREHOUSE: 1 PER EMPLOYEE ON LARGEST SHIFT
582 EMPLOYEES X 1 SPACE/EMPLOYEE = 582 SPACES REQUIRED
PROVIDED: 880 CAR SPACES AND 230 TRUCK SPACES
7. SETBACKS: (TO PROPERTY LINE)
- | | REQUIRED | PROVIDED |
|------------------------|----------|----------|
| FRONT (BETHLEHEM BLVD) | 25' | 401.33' |
| SIDE (RIVERSIDE DRIVE) | 30' | 80.05' |
| SIDE (EAST) | 30' | 54.00' |
| REAR (COLD MILL ROAD) | 30' | 174.63' |

8. SETBACKS: (TO CENTERLINE)
- | | REQUIRED | PROVIDED |
|-------------------------|----------|----------|
| FRONT (BETHLEHEM BLVD) | 50' | 460.62' |
| FRONT (RIVERSIDE DRIVE) | 50' | 129.09' |
| FRONT (COLD MILL ROAD) | 50' | 228.43' |
9. HEIGHT REQUIREMENTS: UNLIMITED
BUILDING HEIGHT: 48'
10. THIS SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
11. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
12. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND AND UNINCORPORATED AREAS, PANEL 430 OF 480", MAP NUMBER 2400100430G, WITH A MAP REVISED DATE OF MAY 5, 2014.
13. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS.
14. BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
15. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE PROPERTY.
16. THERE ARE NO STREAMS OR WETLANDS LOCATED WITHIN 200' OF THE PROPERTY.
17. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
18. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450 OR A VARIANCE WILL BE REQUESTED.

COMMERCIAL
PERMIT HISTORY

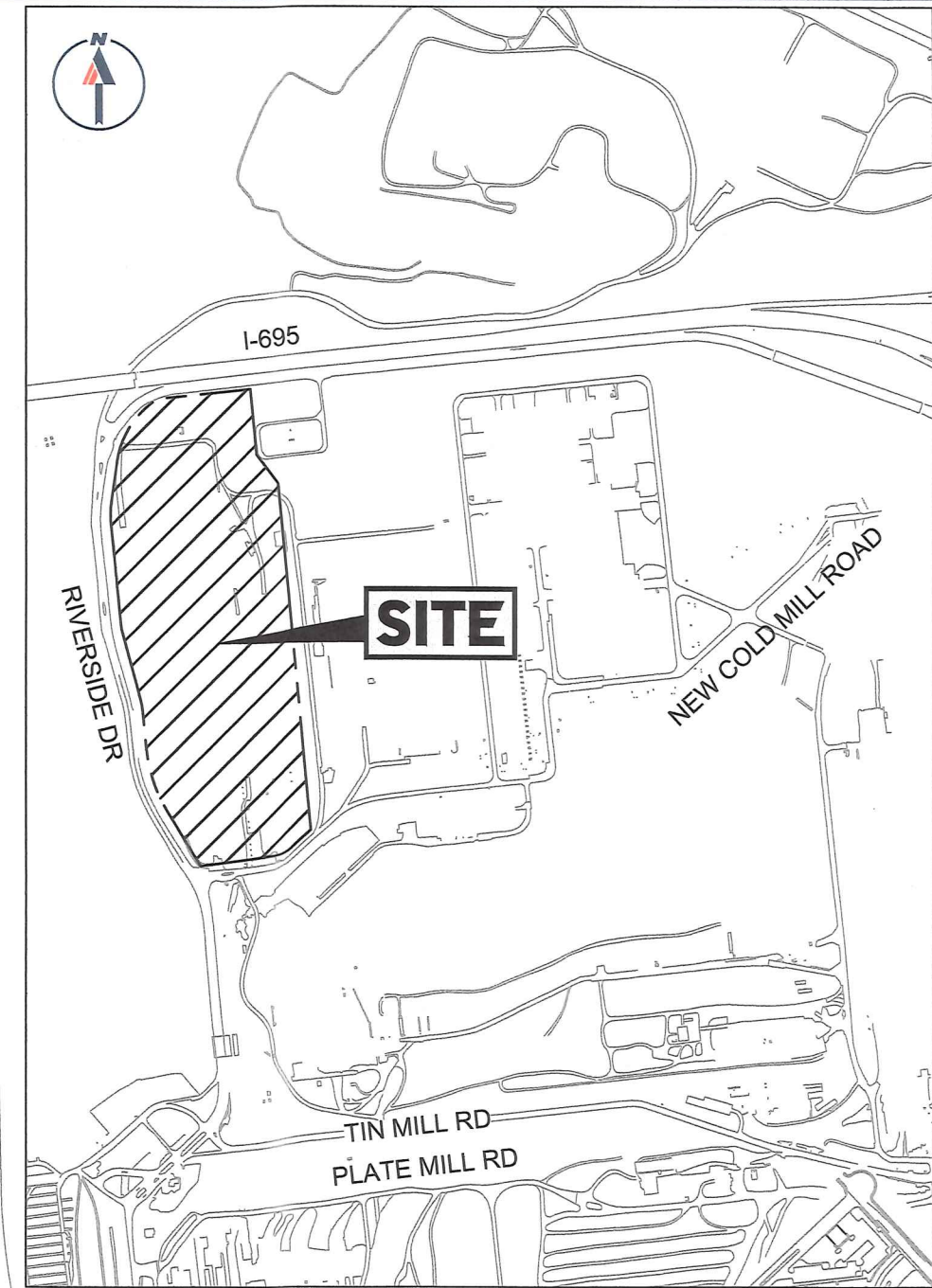
B938626; B967569; B968080; B935945

ZONING
HISTORY

1993-0256-A - A VARIANCE PETITION WAS SUBMITTED TO BALTIMORE COUNTY TO ALLOW A 0' FRONT SETBACK IN LIEU OF THE REQUIRED 25' AND TO ALLOW A 0' SIDE SETBACK IN LIEU OF THE REQUIRED 30'; HOWEVER, THE REQUEST WAS NEVER RULED ON AND CLOSED ON MAY 24, 1996.

VARIANCE REQUEST

- THE FOLLOWING VARIANCES ARE REQUESTED FROM SECTION 450.4 ATTACHMENT 1 OF THE BALTIMORE COUNTY ZONING REGULATION:
- FROM 1.5(a)(IX) TO PERMIT TWO (2) SIGNS (ON SEPARATE WALLS) OF 312.05 S.F. EACH IN LIEU OF THE PERMITTED 150 S.F. PER WALL-MOUNTED SIGN. (SIGN A1 & SIGN A2)
 - FROM 1.5(a)(IX) TO PERMIT ONE (1) SIGN OF 297.00 S.F. IN LIEU OF THE PERMITTED 150 S.F. PER WALL-MOUNTED SIGN. (SIGN B)



VICINITY MAP
SCALE: 1"=1000'

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



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NOT APPROVED FOR
CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MD202089
DRAWN BY: MCO
CHECKED BY: JCB
DATE: 7/10/20
CAD LID.: MD202089-EX-0.DWG

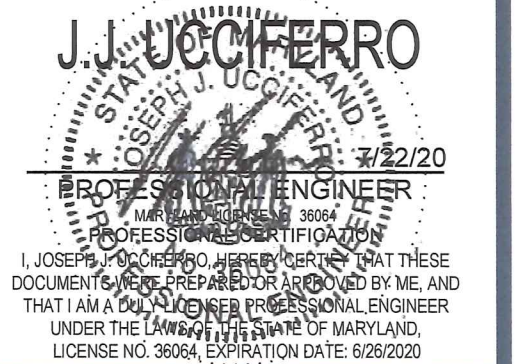
PLAN TO
ACCOMPANY
VARIANCE REQUEST

FOR
TRIANGLE
SIGN
SERVICES

LOCATION OF SITE
6001 BETHLEHEM BLVD
SPARROWS POINT, MD 21219
TM 111 G 8 P 499
BALTIMORE COUNTY

BOHLER

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com



PLAN TO
ACCOMPANY
VARIANCE
REQUEST

SHEET NUMBER:
1
ORG. DATE - 7/10/20

OWNER
TPA PROPERTIES 2 LLC
1600 SPARROWS POINT BLVD
BALTIMORE, MD 21219
APPLICANT
TRIANGLE SIGN SERVICES
11 AZAR COURT
BALTIMORE, MD 21227
CONTACT: ZACH FENER
PHONE: 443-297-5022

100 50 25 0 100
1"=100'

