

M E M O R A N D U M

DATE: March 26, 2021
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0272-A – Appeal Period Expired

The appeal period for the above-referenced cases expired on March 24, 2021. 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
(841 Kenilworth Drive)
9th Election District
5th Council District
Kenilworth Limited Partnership
Legal Owners
Pike Howard
Contract Purchasers

Petitioners

* * * * *

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS OF
* BALTIMORE COUNTY
* **CASE NO. 2020-0272-A**

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by Kenilworth Limited Partnership, Legal Owner and Pike Howard, Contract Purchasers, Petitioners for property located at 842 Kenilworth Drive. The Petitioners are requesting variance relief from Baltimore County Zoning Regulations (“BCZR”) § 450.4 attachment 1.5(d)(vi) to permit a wall mounted enterprise sign on an existing wall without a customer entrance.

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

Charles Arinder, the representative of the Lessee, appeared at the hearing in support of the Petition. Jennifer Busse, Esq. of Whiteford, Taylor, & Preston represented Petitioner. Michael Pieranunzi of Century Engineer also appeared. His *curriculum vitae* was admitted as Petitioner’s Exhibit 1. The site plan he prepared was admitted as Petitioner’s Exhibit 2. There were no opposing parties or interested citizens. Because there was no opposition to the requested relief Ms. Busse was allowed to proffer the following evidence.

ORDER RECEIVED FOR FILING
Date 2/22/21
By J. Mignone

The total area of "The Shoppes at Kenilworth" is approximately 8.4 acres and is zoned BM. The petitioner's restaurant, "Felipe's" is located on the northwest side of the complex, which is substantially downgrade and around the corner from the main entrances off of Kenilworth Drive. The restaurant is part of a recent addition to the complex. They have been open since last year and their customers and delivery drivers have complained that the restaurant is hard to locate because of its location and the lack of signage. This proposed sign will help alleviate that problem.

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).

As discussed above, the site is unique because it is virtually impossible to see from the main entrances to the complex. Petitioner will experience ongoing practical difficulty if the variance is denied because its clients and delivery trucks will have difficulty locating the restaurant. I find that the variance will improve traffic flow and traffic safety and will otherwise be consistent with the spirit and intent of the BCZR.

THEREFORE, IT IS ORDERED, this 22nd day of **February 2021**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to BCZR § 450.4 attachment 1.5(d)(vi) to permit a wall mounted enterprise sign on an existing wall without a customer entrance is hereby GRANTED.

The relief granted herein shall be subject to the following:

ORDER RECEIVED FOR FILING

Date: 2/22/21

By: [Signature]

- 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.



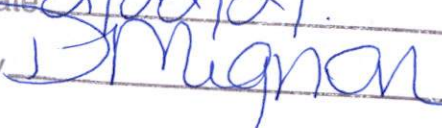
PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/dlm

ORDER RECEIVED FOR FILING

Date

By

2/22/21




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 842 Kenilworth Drive which is presently zoned BM
Deed References: 10438/00703 10 Digit Tax Account # 0920451390
Property Owner(s) Printed Name(s) Kenilworth Limited Partnership.

(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)

PLEASE SEE ATTACHED

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)

REASONS 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:

Pike Howard

Name - Type or Print

Signature

4034 Tchoupitoulas Street, New Orleans, LA

Mailing Address

City

State

70115

410-804-3034

pike@felipesnola.com

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Jennifer R. Busse, Esquire

Name- Type or Print

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address

City

State

21204

410-832-2077

jbusse@wtplaw.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Kenilworth ^{Partnership} Partnership c/o Greenberg Gibbons Commercial

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Michelle J. Schiffer

10996 Red Run Boulevard, Suite 100, Owings Mills, MD

Mailing Address

City

State

21117

410-559-2527

mschiffer@ggcommercial.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Michelle Schiffer

Name - Type or Print

Michelle J. Schiffer

10996 Red Run Blvd Suite 100 Owings Mills

mschiffer@ggcommercial.com

21117

4105592527

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0272A

Filing Date 11, 5, 2020

Do Not Schedule Dates: _____

INTAKE
JCM

Attachment to Zoning Petition

842 Kenilworth Drive

Case No.: 2020-~~0277~~-A

Petition for Variance from BCZR §450.4, attachment 1, 5(d)(vi) to permit a wall mounted enterprise sign on an existing wall without a customer entrance.

11569258

**KENILWORTH MALL
ZONING DESCRIPTION**

Beginning for the same at a point on the north side of Kenilworth Drive, 70' wide, said point being approximately 740 feet northwest from the intersection of the north side of Kenilworth Drive with the west side of West Road, thence running westerly and binding on the north side of Kenilworth Drive;

1. 373.92 feet along a curve to the right having a radius of 3965.00 feet, said curve being subtended by a chord bearing of North 64 degrees, 58 minutes, 56 seconds West, a distance of 373.78 feet, thence;
2. North 62 degrees, 16 minutes, 50 seconds West, a distance of 191.80 feet, thence;
3. North 19 degrees, 43 minutes, 10 seconds East, a distance of 566.73 feet, thence;
4. 373.88 feet along a curve to the left having a radius of 2034.86 feet, said curve being subtended by a chord bearing of South 79 degrees, 37 minutes, 13 seconds East, a distance of 373.36 feet, thence;
5. South 48 degrees, 52 minutes, 50 seconds East, a distance of 261.51 feet, thence;
6. South 24 degrees, 31 minutes, 03 seconds West, a distance of 595.18 feet, to the place of beginning.

Containing 367211.79 square feet or 8.430 acres, more or less

Being that parcel of land which was conveyed by Irvin C. Tillman, Sr. to Kenilworth Limited Partnership by a deed dated March 31, 1994 and recorded among the Land Records of Baltimore County in Book S.M. 10438 Folio 703.

Professional Certification

I hereby certify that this description was prepared by me or under my responsible charge, and that I am a duly licensed property line surveyor under the laws of the State of Maryland, License No. 358, Expiration Date October 19, 2020.



July 9, 2019

CERTIFICATE OF POSTING

CASE NO. 2020-0272-A

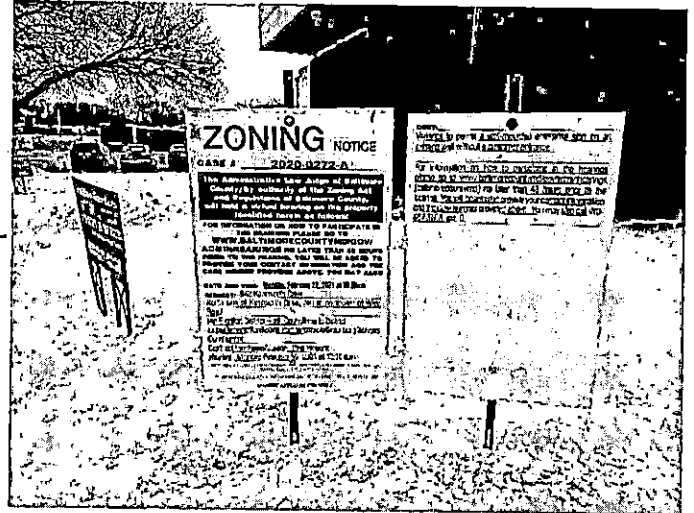
PETITIONER/DEVELOPER

Jennifer Busse

Whiteford,Taylor,Preston LLP

DATE OF HEARING/CLOSING

February 22, 2021



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

842 Kenilworth Drive

SIGN 1

THE SIGN(S) POSTED ON January 30, 2021 February 19, 2021
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

CERTIFICATE OF POS G

CASE NO. 2020-0272-A

PETITIONER/DEVELOPER

Jennifer Busse

Whiteford,Taylor,Preston LLP

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BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
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842 Kenilworth Drive

SIGN 2

THE SIGN(S) POSTED ON January 30, 2021 February 19, 2021

(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

Donna Mignon

From: mert1114@aol.com
Sent: Friday, February 19, 2021 4:16 PM
To: Donna Mignon
Subject: 2nd set of certifica
Attachments: WTP Kenilworth Dr 1A.docx; WTP Kenilworth Dr 2A.docx

CAUTION: This message from mert1114@aol.com originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.

Have a good weekend Marty.

Sent from Mail for Windows 10
Martin Ogle

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

Order #: 11957529
Case #: 2020-0272-A
Description:

PUBLISHER'S AFFIDAVIT

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:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0272-A

2/2/2021



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 on the property identified herein as follows:

CASE NUMBER: 2020-0272-A

8-82 Kenilworth Drive

North side of Kenilworth Drive, 740 ft. northwest of West Road

9th Election District - 5th Councilmanic District

Legal Owners: Kenilworth Partnership c/o Greenberg Gibbons Commercial

Contract Purchaser/Lessee: Pike Howard

Hearing: Monday, February 22, 2021 at 10:00 a.m.

Variance to permit a wall-mounted enterprise sign on an existing wall without a customer entrance.

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 410-897-3608, ext. 0.

Pete Gutwald

Director of Permits, Approvals and Inspections for Baltimore County

f2

CERTIFICATE OF POSTING

CASE NO. 2020-0272-A

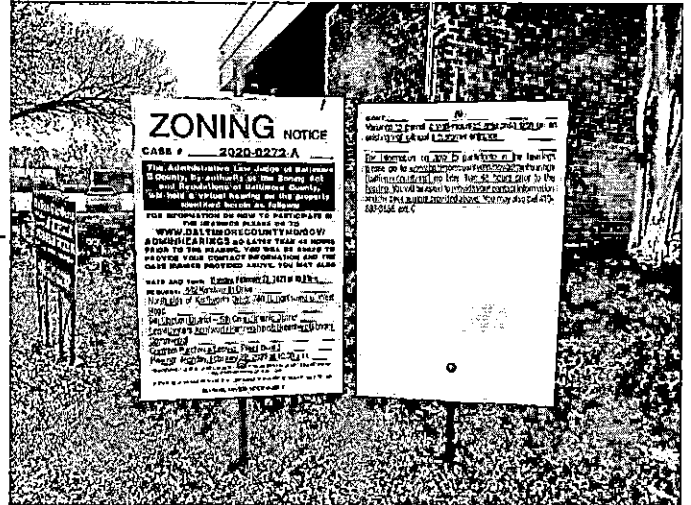
PETITIONER/DEVELOPER

Jennifer Busse

Whiteford, Taylor, Preston LLP

DATE OF HEARING/CLOSING

February 22, 2021



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

111 WEST CHESAPEAKE AVENUE

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THE SIGN(S) POSTED ON January 30, 2021

(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2020-0272-A

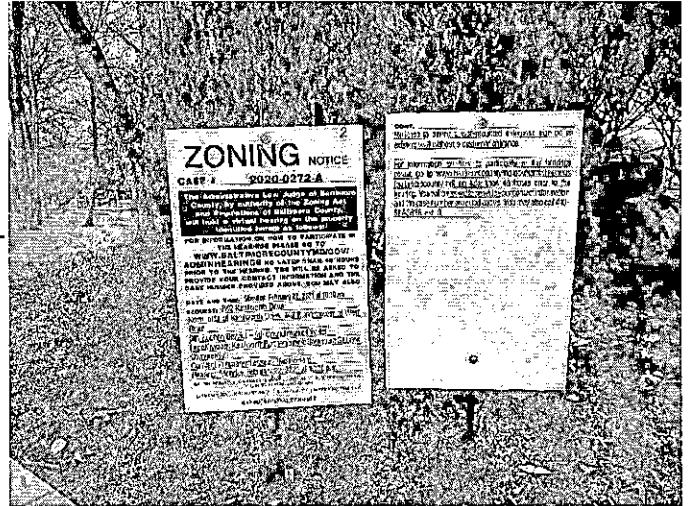
PETITIONER/DEVELOPER

Jennifer Busse

Whiteford,Taylor,Preston LLP

DATE OF HEARING/CLOSING

February 22, 2021



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

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842 Kenilworth Drive

SIGN 2

THE SIGN(S) POSTED ON January 30, 2021

(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

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

**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/neighboring 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: 2020-0272-A

Property Address: 842 Kenilworth Dr.

Property Description: Felipe's Restaurant

Legal Owners (Petitioners): Kenilworth Partnership c/o Greenberg

Contract Purchaser/Lessee: FV Seven LLC | Gibbons Commercial

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jennifer Busse

Company/Firm (if applicable): WTP

Address: 1 W Pennsylvania Ave Ste 300

Towson MD

21204

Telephone Number: 410 832 2077



JOHN A. OLSZEWSKI, JR.
County Executive
County Executive

C. PETER GUYWALD, AICP
Director, Department of Permits,
Approvals & Inspections
Director, Department of Permits,
Approvals & Inspections

February 2, 2021

Jennifer R. Buss,
1 W. Pennsylvania Ave Ste 300
Towson MD 21204

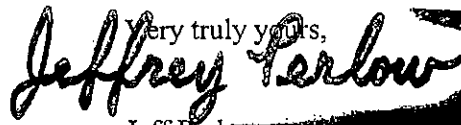
RE: Case Number: 2020-0272-A, 842 Kenilworth Drive

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 November 05, 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,

Jeff Perlow
Acting Supervisor
Department of Zoning

PCG

Enclosures

CC: People's Counsel
Pike Howard 4034 Tchoupitoulas Street, New Orleans LA 70115

Zoning Review Office
111 West Chesapeake Avenue, Room 124 | Towson, Maryland 21204 | Phone 410-887-3353 | Fax 410-887-3048
www.baltimorecountymd.gov
Zoning Review | County Office Building
111 West Chesapeake Avenue, Room 124 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048
www.baltimorecountymd.gov

Printed on recycled paper containing 30 percent post-consumer material

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: November 13, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0272-A
Address 842 Kenilworth Drive
(Kenilworth Limited Partnership
Property)

Zoning Advisory Committee Meeting of **November 16, 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 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

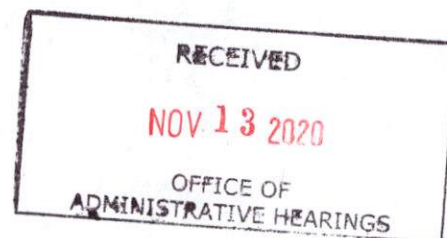
DATE: November 13, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0272-A
Address 842 Kenilworth Drive
(Kenilworth Limited Partnership
Property)

Zoning Advisory Committee Meeting of **November 16, 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: 12/9/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-272

INFORMATION:

Property Address: 842 Kenilworth Drive
Petitioner: Kenilworth Limited Partnership c/o Greenberg Gibbons Commercial
Zoning: BM
Requested Action: Variance

The Department of Planning has reviewed the petition for a Variance from Section 450.4 5, attachment 1, 5(d)(vi) of the BCZR to permit a wall mounted enterprise sign on an existing wall without a customer entrance.

A site visit was conducted on 12/1/2020. The site is part of a new addition to the Shops at Kenilworth which is located within the boundaries of the Towson Community Plan adopted in 1992 and the Towson Commercial Revitalization Area. The Shops at Kenilworth was the subject of a Limited Exemption which detailed a complete renovation of the original shopping center, and several building additions on the west side of the site.

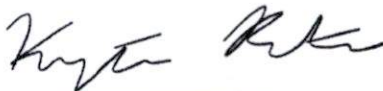
The subject variance request is to allow a sign on the south wall of the Felipe's Kitchen restaurant which is located in one of the new building additions. This will allow for pedestrians and motorists on Kenilworth Avenue to see the location of the restaurant which sits back from the street and somewhat below grade.

The Department of Planning has reviewed the proposed sign elevations and location and has no objections.

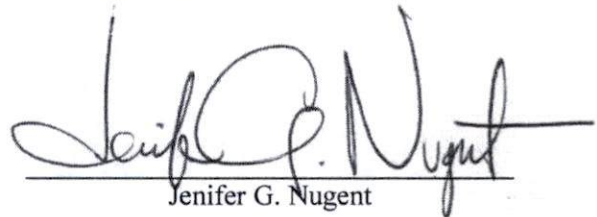
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:

Division Chief:



Krystle Patchak



Jenifer G. Nugent

Date: 12/9/2020
Subject: ZAC # 20-272
Page 2

CPG/JGN/KP/

c: Laurie Hay
Michelle Schiffer, Kenilworth Limited Partnership
Jennifer Busse, 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: December 1, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0273-A
Address 504 Wilton Road
(Langley Property)

Zoning Advisory Committee Meeting of **November 30, 2020**.

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

Reviewer: Steve Ford

2020-0272-A

WHITEFORD, TAYLOR & PRESTON L.L.P.

JENNIFER R. BUSSE
DIRECT LINE (410) 832-2077
DIRECT FAX (410) 339-4027
jbusse@wtplaw.com

TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5025
MAIN TELEPHONE (410) 832-2000
FACSIMILE (410) 832-2015

BALTIMORE, MD
BETHANY BEACH, DE*
BETHESDA, MD
COLUMBIA, MD
DEARBORN, MI
FALLS CHURCH, VA
LEXINGTON, KY
PITTSBURGH, PA
ROANOKE, VA
WASHINGTON, DC
WILMINGTON, DE*

WWW.WTPLAW.COM
(800) 987-8705

November 4, 2020

Via Hand Delivery

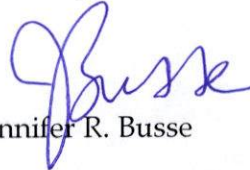
W. Carl Richards, Jr.
Chief Zoning Review Supervisor
Baltimore County Zoning Office
111 W. Chesapeake Avenue
Room 111
Towson, Maryland 21204

**Re: Petition for Special Variance
Felipe's Restaurant - 842 Kenilworth Drive**

Dear Mr. Richards:

On behalf of my client, Pike Howard and FV Seven, LLC, attached hereto are the executed petitions (countersigned by the property owner and my client), sealed plans, legal descriptions, advertising form, and my firm's check in the amount of \$500 reflecting payment for the filing fee. Please do not hesitate to contact me with any questions or concerns. Thank you for your attention to this matter and please schedule this matter for a hearing as soon as possible.

Sincerely,



Jennifer R. Busse

cc: Pike Howard

11569266

2/22/21
@ 10-

CASE NO. 2020-0272A

CHECKLIST

Comment Received

Department

Support/Oppose/ Conditions/ Comments/ No Comment

✓ Itr
✓ Order

11/13

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

N/C

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

12/9

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

Comment
No objection

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 2-2-21

SIGN POSTING (1st) Date: 1-30-21 by Ogle

SIGN POSTING (2nd) Date: 2/19/21 by U

PEOPLE'S COUNSEL APPEARANCE Yes No

PEOPLE'S COUNSEL COMMENT LETTER Yes No

Comments, if any: _____

WHITEFORD, TAYLOR & PRESTON L.L.P.

JENNIFER R. BUSSE
DIRECT LINE (410) 832-2077
DIRECT FAX (410) 339-4027
jbusse@wtplaw.com

TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5025
MAIN TELEPHONE (410) 832-2000
FACSIMILE (410) 832-2015

DELAWARE*
DISTRICT OF COLUMBIA
KENTUCKY
MARYLAND
MICHIGAN
NEW YORK
PENNSYLVANIA
VIRGINIA

WWW.WTPLAW.COM
(800) 987-8705

February 17, 2021

VIA HAND DELIVERY

Honorable Paul M. Mayhew, Administrative Law Judge
Office of Administrative Hearings
Jefferson Building, Suite 103
105 W. Chesapeake Avenue
Towson, Maryland 21204

**Re: 842 Kenilworth Drive
Case No. 2020-0272-A**



Dear Judge Mayhew:

Enclosed are the Exhibits, along with an Exhibit list, for the hearing set to be heard on February 22, 2021. I have emailed these over as well.

Thank you, and please let me know if you have any questions or concerns.

Sincerely,

Jennifer R. Busse

JRB:tdm
Enclosures
11614984

Donna Mignon

From: Donna Mignon
Sent: Tuesday, February 16, 2021 2:38 PM
To: 'Busse, Jennifer R.'
Subject: Case No: 2020-0272-A- 842 Kenilworth Drive

Good Afternoon,

As you are aware, a virtual Webex hearing has been scheduled for February 22, 2021 at 10:00 a.m. You should have received an invitation in an email that invited you to this hearing.

Please note that all hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at least **two business days** in advance of the hearing to the Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov. Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit. **Please bring a hard copy of all exhibits and drop them off in our lobby before the hearing date. Thank you.**

If you have any questions or concerns, please feel free to contact our office.
Thank you so much.

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

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Charles Arinder	charles@felipesnola.com	1-	New York Time	English	U.S.
Jennifer Busse	jbusse@wtplaw.com	1-	New York Time	English	U.S.
Michael Pieranunzi	mpieranunzi@centuryeng.com	1-	New York Time	English	U.S.
Michelle Schiffer	mschiffer@ggcommerical.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Pike Howard	pike@felipesnola.com	1-	New York Time	English	U.S.

OK

Real Property Data Search

Search Result for BALTIMORE COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 0920451390
 Owner Information

Owner Name: KENILWORTH LIMITED PARTNERSHIP **Use:** COMMERCIAL
Principal Residence: NO
Mailing Address: SUITE 100 **Deed Reference:** /10438/ 00703
 10096 RED RUN BLVD
 OWINGS MILLS MD 21117-

Location & Structure Information
Premises Address: 800 KENILWORTH DR **Legal Description:** 8.1271 AC NS
 BALTIMORE MD 21204-2201 KENILWORTH DR
 550 W WEST RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0069	0006	1022	20000.04	0000				2020	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1978	152,164 SF		354,016 SF	14

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		SHOPPING CENTER/ REGIONAL	/	C4			2017

Value Information

	Base Value	Value As of 01/01/2020	Phase-in Assessments As of 07/01/2020	As of 07/01/2021
Land:	10,620,400	10,620,400		
Improvements	14,006,100	19,751,500		
Total:	24,626,500	30,371,900	26,541,633	28,456,767
Preferential Land:	0	0		

Transfer Information

Seller: TILLMAN IRVIN C,SR Type: ARMS LENGTH IMPROVED	Date: 04/01/1994 Deed1: /10438/ 00703	Price: \$250,000 Deed2:
Seller: TILLMAN IRVIN C,SR Type: NON-ARMS LENGTH OTHER	Date: 02/09/1976 Deed1: /05607/ 00233	Price: \$0 Deed2:
Seller:	Date:	Price:

Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2020
State:	000	07/01/2021
Municipal:	000	0.00
		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: Kristen L Lewis
Sent: Monday, January 25, 2021 12:58 PM
To: Donna Mignon; Debra Wiley
Subject: Webex 2020-0272-A

Good afternoon,

Below is the information needed for a new webex event.

Case Number: 2020-0272-A
842 Kenilworth Drive
Felipe's Restaurant
Legal Owners: Kenilworth Partnership c/o Greenberg Gibbons Commercial – Michelle Schiffer
Contract Purchaser/Lessee: Pike Howard
2/22/21 at 10 a.m.

Please send invites to the following:

Michael Pieranunzi – mpieranunzi@centuryeng.com
Pike Howard – pike@felipesnola.com
Michelle Schiffer – mschiffer@ggcommercial.com
Jennifer Busse – jbusse@wtplaw.com
Charles Arinder – charles@felipesnola.com

Thank you,

Kristen Lewis-Coles
PAL – Zoning Review
410-887-3391

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - Case No: 2020-0272-A - 842 Kenilworth Avenue - Felipe's Restaurant - Kenilworth Partnership c/o Greenberg Gibb
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ec2555009203e9b45764bdbce2ae824c5>
Start: Mon 2/22/2021 10:00 AM
End: Mon 2/22/2021 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 the Webex event here.

Host: Donna Mignon (dmignon@baltimorecountymd.gov)
Event number (access code): 180 459 2596

Monday, February 22, 2021 10:00 am, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ec2555009203e9b45764bdbce2ae824c5>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e5edf2aecdf13360652084384505>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1804592596@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 220757

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=ed59f489d97ca84461658e0c4be7dc912>

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

Donna Mignon

From: Donna Mignon
Sent: Monday, January 25, 2021 1:07 PM
To: Kristen L Lewis; Debra Wiley
Subject: Link - RE: Webex 2020-0272-A

Top of Form

Event Information

Event: Zoning Hearing - Case No: 2020-0272-A - 842 Kenilworth Avenue - Felipe's R Greenberg Gibb

Type: Listed Event

Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTII>

Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTII>

Date and time: Monday, February 22, 2021 10:00 am
Eastern Standard Time (New York, GMT-05:00)

Duration: 1 hour

Description: Zoning Hearing
Case No: 2020-0272-A
Address: 842 Kenilworth Drive
Felipe's Restaurant
Legal Owners: Kenilworth Partnership c/o Greenberg Gibbons Commercial - N
Contract Purchaser/Lessee : Pike Howard

Event number: 180 459 2596

Event password: 1234

Host key: 176784

Alternate Host: Deb Wiley, Henry Ayakwah, Maureen Murphy

Panelist Info:

Panelist password:

Panelist numeric password: 220757

Video Address: 1804592596@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: 180 459 2596

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:

Bottom of Form
Top of Form

Bottom of Form

From: Kristen L Lewis <klewis@baltimorecountymd.gov>
Sent: Monday, January 25, 2021 12:58 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>; Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Webex 2020-0272-A

Good afternoon,

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Pike Howard – pike@felipesnola.com
Michelle Schiffer – mschiffer@ggcommercial.com
Jennifer Busse – jbusse@wtplaw.com
Charles Arinder – charles@felipesnola.com

Thank you,

Kristen Lewis-Colts
PAI – Zoning Review
410-887-3391

ZAC AGENDA

Case Number: 2020-0271-A **Reviewer:** Jason Seidelman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Deborah Dawson
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 6

Property Address: 11100 BIRD RIVER GROVE RD
Location: North side of Bird River Grove Road (50'), 3,240 feet East of Ebenezer Road (VAR).

Existing Zoning: RC 2 **Area:** 8,363 SQ FT

Proposed Zoning:
ADMINISTRATIVE VARIANCE:
BCZR 1A01.2.3.B.3 To permit a street-side garage addition with a side yard setback of 9 in lieu of the required 35 feet.

Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 11/30/2020

Miscellaneous Notes:

Case Number: 2020-0272-A **Reviewer:** Joseph Merrey
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: Kenilworth Limited Partnership
Contract Purchaser: Pike Howard

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 842 KENILWORTH DR
Location: North side of Kenilworth Drive 740 feet North West of West Road.

Existing Zoning: BM **Area:** 8.4 AC

Proposed Zoning:
VARIANCE:
BCZR 450.4 Attachment 1,5(d)(vi) to permit a wall mounted enterprise sign on an existing wall without a customer entrance.

Attorney: Jennifer R. Busse
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

List of Exhibits

Felipe's Restaurant @ The Shoppes at Kenilworth

Case 2020-272-SPHA

WTP File: 100490.1

Hearing Date: 2/22/21

Time: 10:00 a.m.

3-26-21
JW

Petitioner's Exhibits

1. C.V. of Mike Pieranunzi, RLA
2. Site plan
3. Aerial
4. Photos of site
5. Colored exhibit showing proposed sign

2/22/21
DM

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.



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.

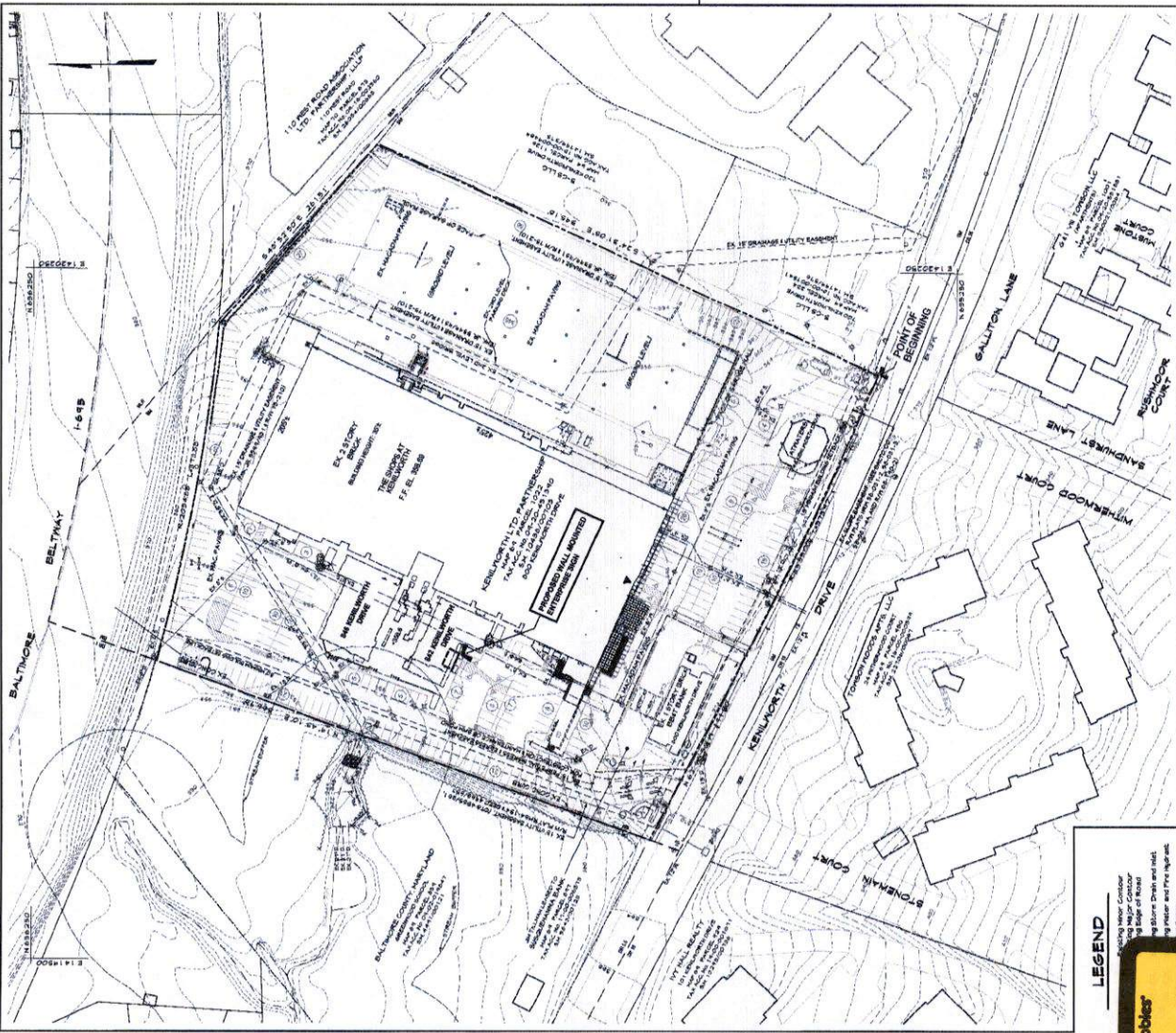
OWINGS MILLS MALL, Baltimore County, MD. Prepare layout and grading of Hoyt's Cinema, Lord & Taylor, and Sears expansion. Michael was also responsible for the second expansion at Owings Mills Mall in which the Sears Department Store and free standing Tire Center were razed. The overall mall was redesigned

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.

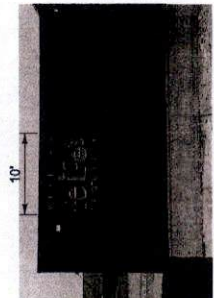
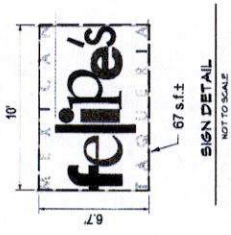


PLAN
SCALE 1"=50'

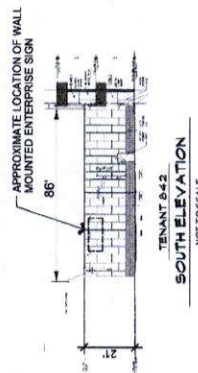
- LEGEND**
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EXHIBIT

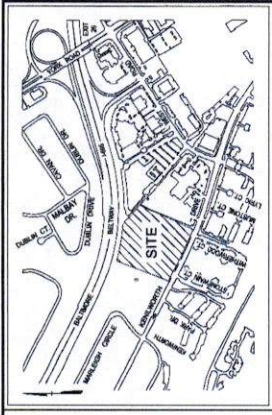
2



WALL MOUNTED ENTERPRISE SIGN
NOT TO SCALE



APPROXIMATE LOCATION OF WALL MOUNTED ENTERPRISE SIGN



VICINITY MAP
SCALE 1"=500'

SIGN AREA CHART

SIGN TYPE	SIGN AREA (SF)	PERCENTAGE OF RESTAURANT
WALL MOUNTED ENTERPRISE SIGN	87	

BUILDING FACADE AREA CHART

ORIENTATION	FACADE LENGTH (L.F.)	SIGN AREA PERMITTED (SF)	TOTAL SIGN AREA PROPOSED (SF)
SOUTH	88	172	87

GENERAL NOTES

1. 842 Kenilworth Drive, Baltimore, MD 21204
2. Owner/Developer: FELIPES RESTAURANT, INC. 1400 N. CALVERT DRIVE, BALTIMORE, MD 21202
3. The Account No. is 1400 N. CALVERT DRIVE, BALTIMORE, MD 21202
4. Gross Area: 13,143 S.F. (13,143 S.F. / 1400 S.F. = 9.38)
5. Net Area: 11,743 S.F. (13,143 S.F. - 1,400 S.F. = 11,743 S.F.)
6. Zoning: R-1
7. Building Height: 86'
8. Building Area: 11,743 S.F.
9. Building Volume: 1,011,018 S.F.
10. Building Use: RESTAURANT
11. Floor Area Ratio: 0.86
12. Floor Area: 11,743 S.F.
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ATTACHMENT TO PETITION FOR ZONING HEARING

1. B.C.Z. 030 Sign M. In permit it will recommend enterprise sign on an attached sign on the building facade.
2. For each other and other matter as may be required by the Administrative Law Judge for Baltimore County.

ZONING HISTORY

1. Case Number: 12-018-06. To correct a zoning error.
2. Case Number: 15-011-A. Variance to permit 85 parking spaces on the building facade. Granted on October 23, 18, 19.
3. Case Number: 18-028. Variance to permit reduction of parking spaces.
4. Case Number: 2017-0233-03. Variance to permit 15 parking spaces in rear of the proposed sign.
5. Case Number: 2017-007-02. To permit freestanding sign on the building facade. Granted on October 23, 18, 19.
6. Case Number: 18-040-04-18. Sign Variance Case.

MT CENTURY ENGINEERING
1400 N. CALVERT DRIVE, BALTIMORE, MD 21202
PHONE: 410-528-1000
WWW.CENTURYENGINEERING.COM

Felipe's Restaurant
Sign Variance Plan

KENILWORTH
842 Kenilworth Drive, Towson, Maryland 21286
Baltimore County, Maryland

DATE: 07/18/2024
REVISIONS:

DRAWN BY: M.S.S.	REVIEW BY: M.J.P.
DESIGN BY: J.L.P.	REVIEW DATE: 05/27/2024
SCALE: 1"=50'	OWNER: [REDACTED]
PROJECT NO.: 141238-50	1 of 1



EXHIBIT
3



tabbles®

EXHIBIT

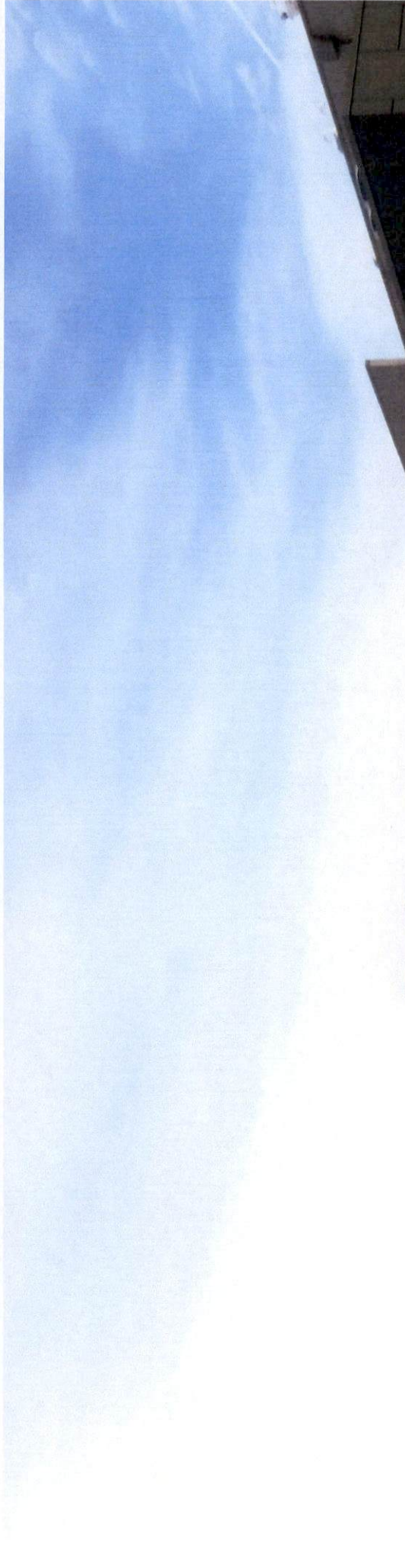
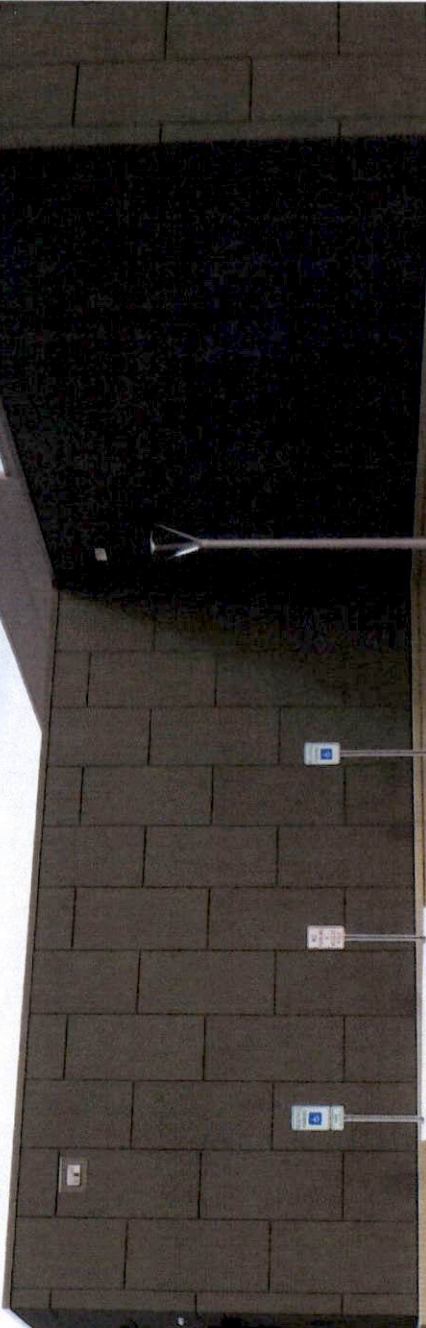
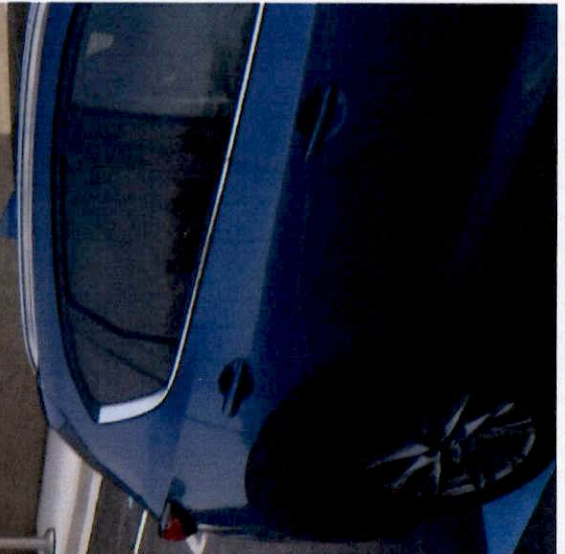
4







NOW OPEN
frites



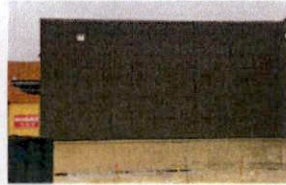


MEXICAN
felipe's
TAQUERIA

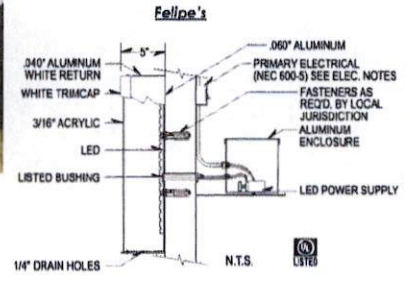
THE SHOW AT
KENILWORTH





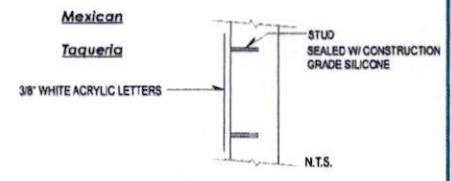


Existing



1/4\"/>

N.T.S.



N.T.S.



Felipe's:
 One (1) set of flush mounted internally LED illuminated channel letters. White trim & returns.

Mexican Taqueria:
 One (1) set of non-illuminated flush stud mounted 3/8" thick laser cut white acrylic letters.



Sq. Ft. = 66.8

Handwritten notes:
 67
 67
 67



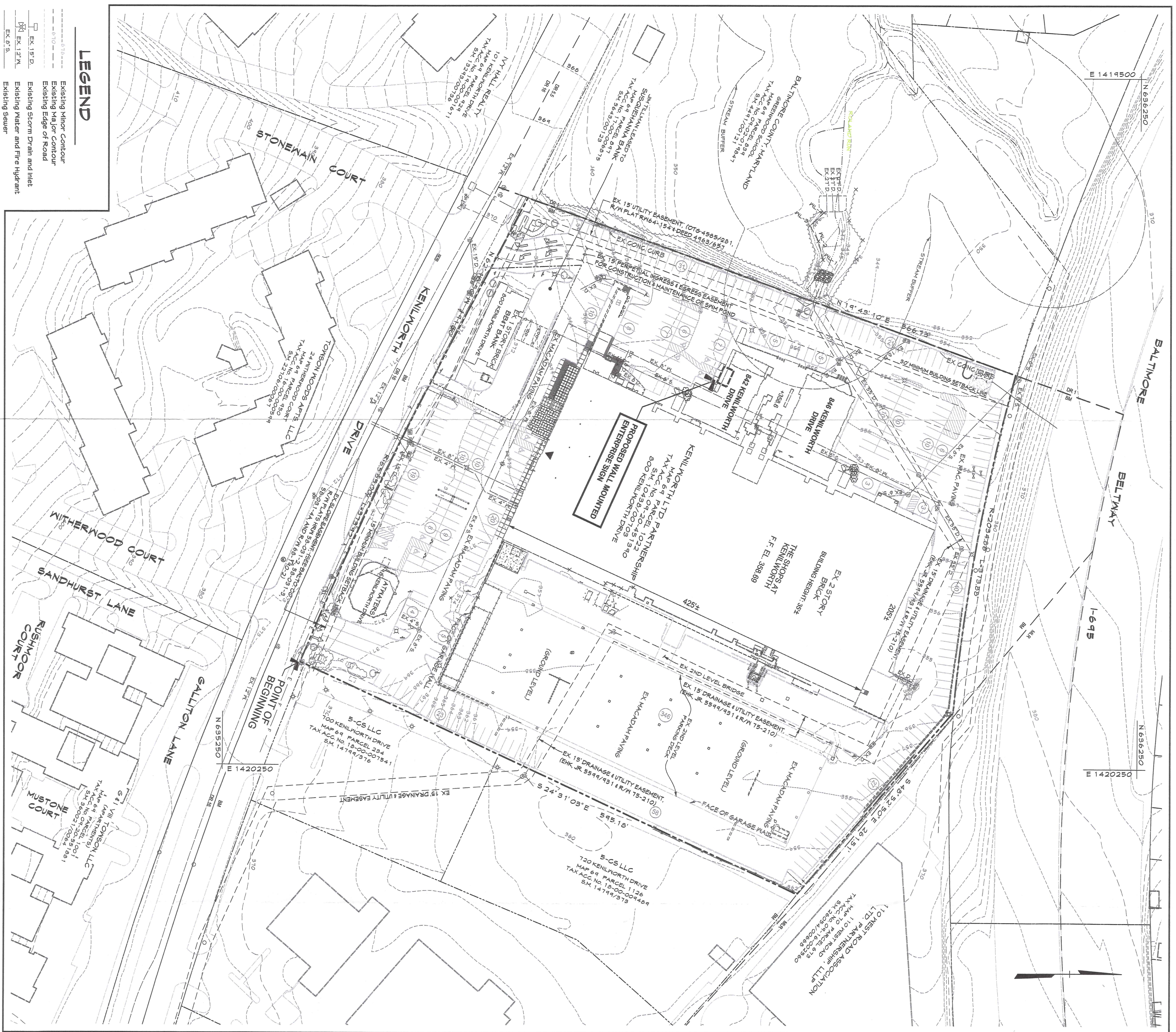
Design: _____ Date: / / Customer Approval: _____

22 Bloomsbury Ave. Catonsville, MD 21228 phone: 443-792-4454

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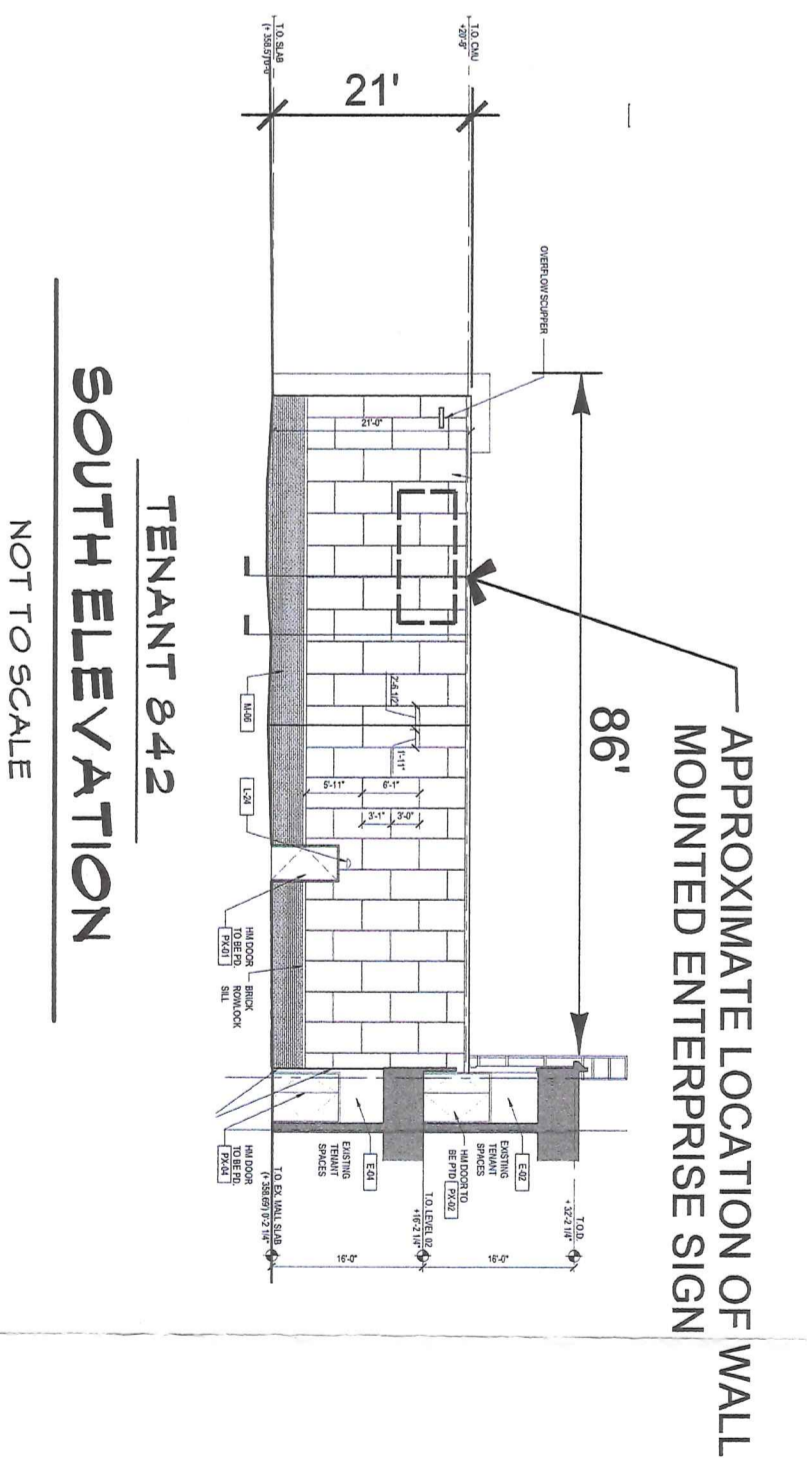
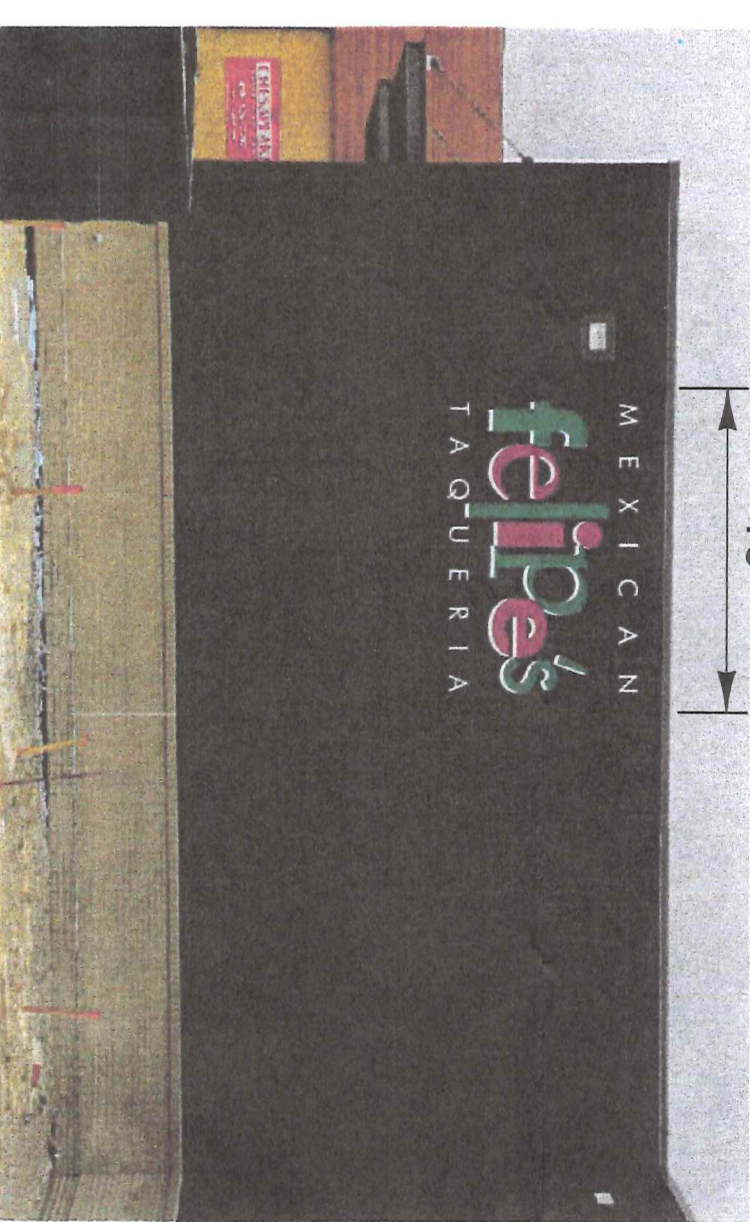
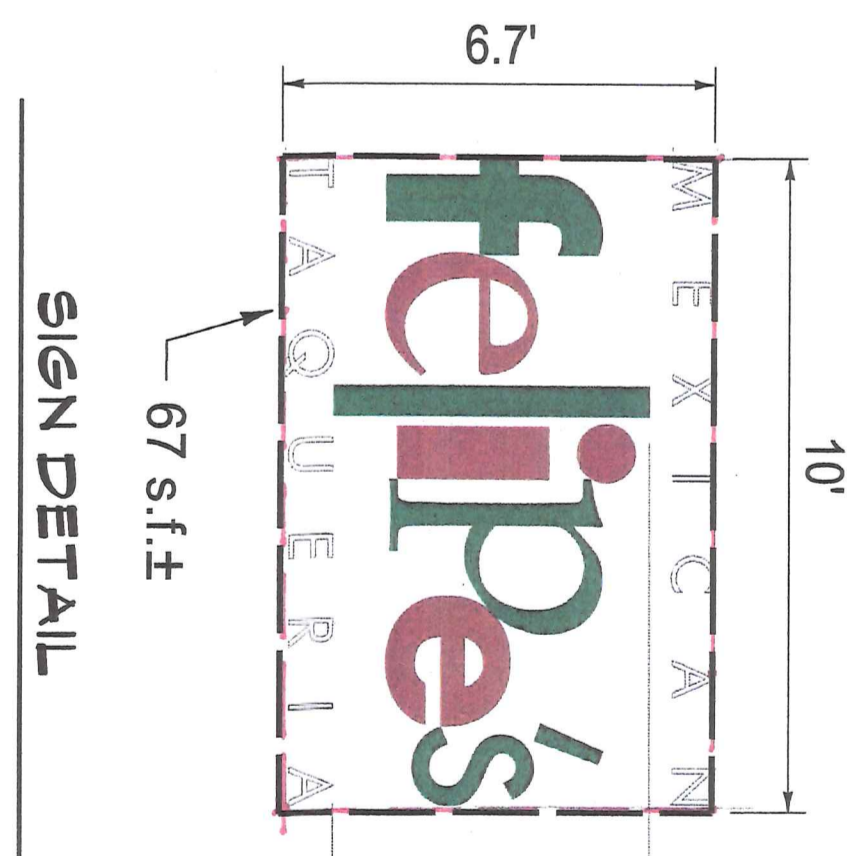
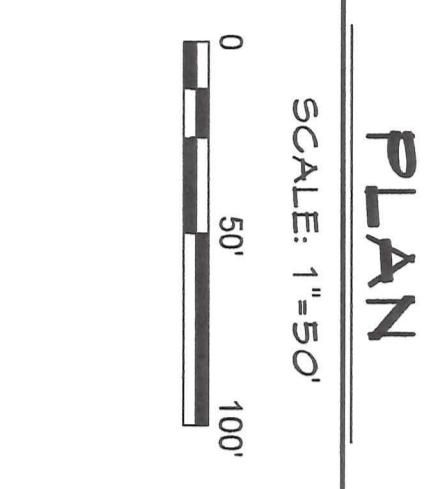
CLIENT:	Felipe's
SITE:	800 Kenilworth Drive, Towson, MD 21204
CONSULTANT:	DD
DATE:	8-18-20
SCALE/ECH:	3/4"=1'
PROJECT:	Channel letters





LEGEND

- Existing Major Contour
- Existing Major Contour
- Existing Edge of Road
- Existing Storm Drain and Inlet
- Existing Sewer
- Existing Curb and Gutter
- Existing Tree Line
- Tract Boundary
- Utility Easement Line
- Existing Building
- Zoning Line
- Stream Buffer

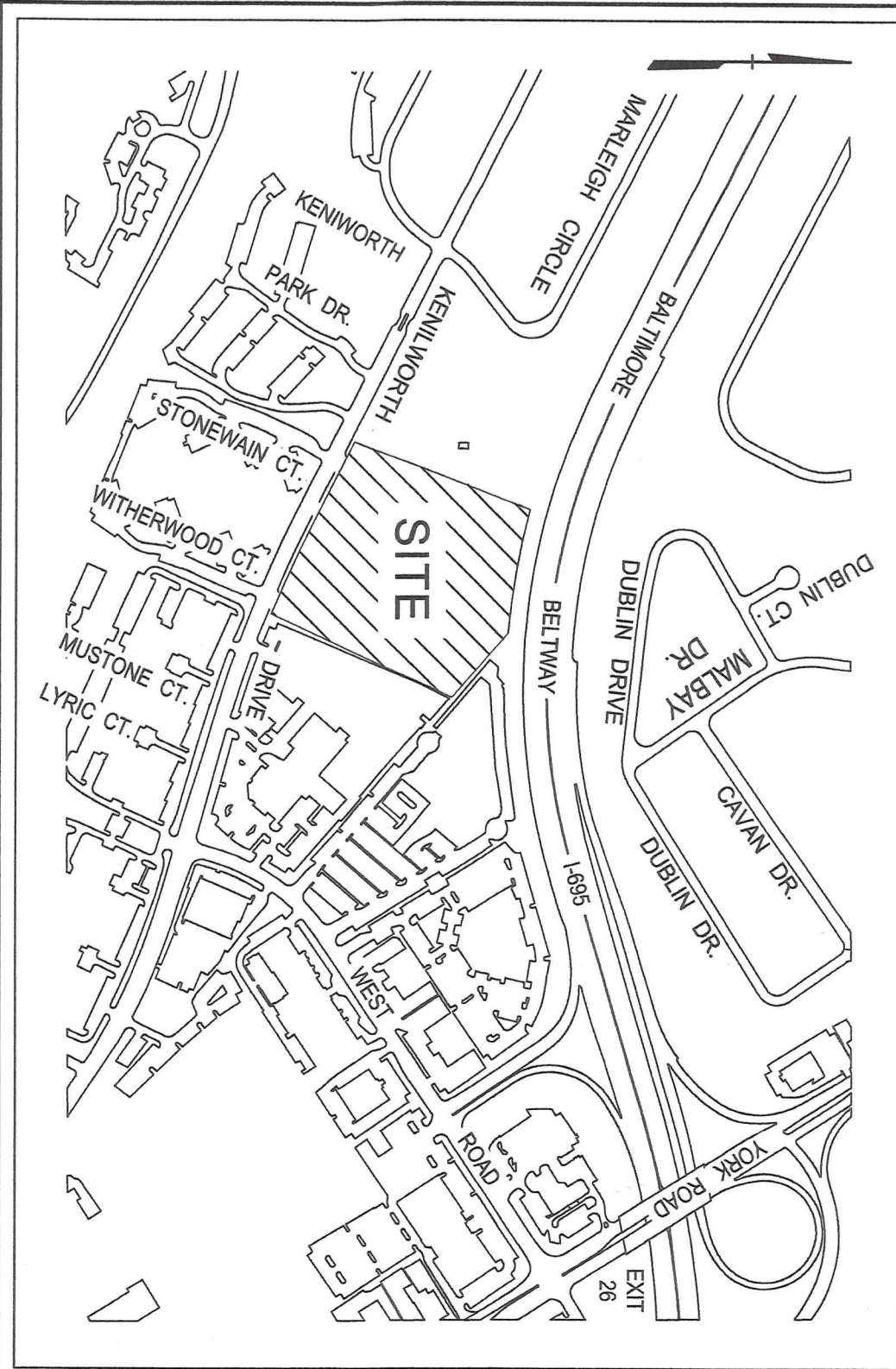


SIGN AREA CHART

SIGN TYPE	SIGN AREA (SF)	FASCADE
WALL MOUNTED ENTERPRISE SIGN	67	SOUTHERLY WALL OF RESTAURANT

BUILDING FASCADE AREA CHART

ORIENTATION	FASCADE LENGTH (L1)	PERMITTED (SF)	PROPOSED (SF)
SOUTH	96	172	67



GENERAL NOTES

1. Site Address: 842 Kenilworth Drive, Towson, Maryland 21204
2. Owner/Developer: Kenilworth Limited Partnership, 800 Kenilworth Drive, Towson, Maryland 21204
3. TAX Account No.: 04-20-419140
4. TAX Map: 64
5. Dead Reference: 5M, 10436/709
6. Gross Area: 40301
7. Net Area: 6,1271 Acres
8. Limit of Disturbance: 6,1271 Acres
9. Existing Zoning: C-5FA
10. Zoning Map: 6C1
11. Existing Use: Commercial Shopping Center
12. Proposed Use: Commercial Shopping Center
13. Existing Building Area: 136,840 SF
14. Existing Building: 4,745 SF
15. Proposed Building Area: 136,840 SF
16. Proposed Building: 4,745 SF
17. Parking Calculations:
 - a. (per Kenilworth Business Plan X - 282)
 - 1. Retail Area: 1,584 SF (199,200 SF) = 166
 - 2. Office: 2,154 SF (199,200 SF) = 9
 - 3. Total Retail Area: 4,738 SF (199,200 SF) = 5
18. Total Parking Required: 229
19. Existing Parking: 236
20. Floor Area Ratio Calculations: 0.4
21. Side A: 15 feet
22. Side B: 30 feet
23. Side C: 30 feet
24. Side D: 30 feet
25. Side E: 30 feet
26. Side F: 30 feet
27. Side G: 30 feet
28. Side H: 30 feet
29. Side I: 30 feet
30. Side J: 30 feet
31. Side K: 30 feet
32. Side L: 30 feet
33. Side M: 30 feet
34. Side N: 30 feet
35. Side O: 30 feet
36. Side P: 30 feet
37. Side Q: 30 feet
38. Side R: 30 feet
39. Side S: 30 feet
40. Side T: 30 feet
41. Side U: 30 feet
42. Side V: 30 feet
43. Side W: 30 feet
44. Side X: 30 feet
45. Side Y: 30 feet
46. Side Z: 30 feet

ATTACHMENT TO PETITION FOR ZONING HEARING

1. BCZS 450 (50) VI - To permit a wall mounted entrance sign on an existing wall without a customer entrance.
2. For such other and further relief as may be required by the Administrative Law Judge for Baltimore County.

ZONING HISTORY

- Case Number 17-63-R: To correct a zoning error.
- Case Number 17-61-A: Variance to permit 253 parking spaces in lieu of the required 478 spaces granted on October 25, 1978.
- Case Number 16-325: Variance to request reduction of parking spaces.
- Case Number 2016-0235-SPH: Confirm relief granted in Case 16-325 in lieu of the required 807 parking spaces.
- Case Number 2017-0073-A: To permit front-loading light identification sign with daytime copy granted November 14, 2016.
- Case Number R-1960-418: Zoning Case for 100/720 Kenilworth Drive.
- Case Number R-2017-254-A: Sign Variance Case.

Century Engineering
10710 Shady Road, Hunt Valley, MD 21031
Phone: 410.583.5882/2801
www.centuryeng.com

Kenilworth
842 Kenilworth Drive, Towson, Maryland 21204
8th Election District, 5th Councilmanic District
Baltimore County, Maryland

Felipe's Restaurant
Sign Variance Plan

DATE: BY: REVISIONS:

DRAWN BY: M.S.S. REVIEW BY: M.L.P.
DESIGN BY: M.L.P. REVISION DATE: 10/27/20
SCALE: 1"=50'

PROJECT NO.: 141258.50

1 of 1