



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

July 27, 2023

David Karceski, Esquire – dkarceski@venable.com
Adam Rosenblatt, Esquire – amrosenblatt@venable.com
Venable, LLP
210 W. Chesapeake Avenue, Suite 500
Towson, MD 21204

RE: Petition for Variance
Case No. 2023-0125-A
Property: 10246 Reisterstown Road

Dear Counsel:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink that reads "Paul M. Mayhew".

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm
Enclosure

c: Matt Bishop – matt.bishop@kiimley-horn.com
Erin Witt – erin.witt@flooranddecor.com
Alexander Shporer – alexander.shporer@flooranddecor.com
Julie Starzynski – julie.starzynski@flooranddecor.com

IN RE: PETITION FOR VARIANCE
(10246 Reisterstown Road)

4th Election District

4th Council District

Owings Mills Commons, LLC

Legal Owner

Floor and Décor Outlets of America, Inc.

Contract Purchaser/Lessee

Petitioners

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BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS OF

BALTIMORE COUNTY

Case No: 2023-0125-A

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Owings Mills Commons, LLC, Petitioner and Floor and Décor Outlets of America, Inc., Purchaser/Lessee (“Petitioners”) for property located at 10246 Reisterstown Road, Owings Mills (the “Property”). Petitioner requests variance relief from Baltimore County Zoning Regulations (“BCZR”) as follows:

1. To allow a total of 4 wall-mounted enterprise signs on one facade of a single tenant commercial building in lieu of the three enterprise signs permitted with no more than 2 signs on any facade (Sign Nos. 1,2,3 & 4) and to allow a wall-mounted enterprise sign with a sign area/face of 327 square feet in lieu of the maximum permitted 150 square feet (Sign No.1) pursuant to § 450.4 Table of Sign Regulations (5(a) of the Baltimore County Zoning Regulations (“BCZR”).

2. From the BCZR § 450.4. Table of Sign Regulations (3(a) to allow a wall-mounted directional sign with a sign area/face of 26 square feet in lieu of the permitted 8 square feet and to allow the tenant name/logo on a directional sign to exceed 30% of the total sign area (Sign No. 5).

3. From the BCZR, § 450.4. Table of Sign Regulations 3(b) to allow freestanding directional signs with a sign height of 8 feet in lieu of the permitted 6 feet in height (Sign Nos. 7 & 8).

4. From the BCZR § 450.4 Table of Sign Regulations 7(b) to allow a letter copy for the names

of tenants/occupants displayed on individual sign panels to be a minimum of 3 inches in height in lieu of the required 8 inches (Sign No. 6).

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Julie Starzynski appeared on behalf of the Petitioner at the hearing in support of the requested relief. She is Floor and Décor's Director of Construction and Design. Matthew Bishop, a Landscape Architect with Kimley Horn also attended. The site plan and Landscape Plan he prepared were admitted as Petitioner's Exhibits 1 and 5, respectively. David Karceski, Esquire, and Adam Rosenblatt, Esquire of Venable, LLP represented the Petitioner. There were no Protestants or interested citizens in attendance.

Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP"), Department of Environmental Protection and Sustainability ("DEPS"), and Development Plans Review ("DPR"). These agencies did not oppose the requested relief.

The case proceeded by way of proffer by Mr. Karceski, however Mr. Bishop described the unique features of the site with reference to a series of aerial and ground level photos which were admitted as Petitioner's Exhibits 3 and 4, respectively. The subject Property is located on Reisterstown Road in Owings Mills. It is approximately 7.10 acres and is zoned BM. Mr. Karceski explained that it is the former site of Lyons Brothers manufacturing. Their buildings have been razed and only the asphalt slab remains. The site is long and rectangular with a 26 ft. grade change from front to back. The only logical place for the wall-mounted enterprise signs is the front of the proposed building facing Reisterstown Road. The request for larger directional signage is necessitated by the fact that the building will sit a substantial distance back from Reisterstown Road. The variance requesting smaller lettering on the secondary tenant signs relates only to the descriptive wording beneath the tenant names.

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 unique, as described above. Petitioner would suffer practical difficulty and hardship if the variance relief were denied because its clients and delivery persons would have trouble finding and navigating around this location. As the DOP noted in their ZAC comments, “[a]ll of the signs tie in with the buildings in the development through their use of design, size, materials and colors. The requested relief helps achieve the desired visual effect for motorists, patrons and pedestrians.” I find that the sign variance is within the spirit and intent of the BCZR and that it will not harm the public health, safety or welfare. As Mr. Karceski pointed out, this site lies within the Owings Mills Commercial Revitalization District and the requested variance relief will enable this site to be redeveloped.

THEREFORE, IT IS ORDERED, this 27th day of **July 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from BCZR as follows:

To allow a total of 4 wall-mounted enterprise signs on one facade of a single tenant commercial building in lieu of the three enterprise signs permitted with no more than 2 signs on any facade (Sign Nos. 1,2,3 & 4) and to allow a wall-mounted enterprise sign with a sign area/face of 327 square feet in lieu of the maximum permitted 150 square feet (Sign No.1) pursuant to § 450.4 Table of Sign Regulations (5(a) is hereby **GRANTED**, and;

IT IS FURTHER ORDERED, From the BCZR § 450.4. Table of Sign Regulations (3(a) to allow a wall-mounted directional sign with a sign area/face of 26 square feet in lieu of the permitted 8 square feet and to allow the tenant name/logo on a directional sign to exceed 30% of the total sign area (Sign No. 5) is hereby **GRANTED**, and;

IT IS FURTHER ORDERED, from the BCZR, § 450.4. Table of Sign Regulations 3(b) to allow freestanding directional signs with a sign height of 8 feet in lieu of the permitted 6 feet in height (Sign Nos. 7 & 8) is hereby **GRANTED**, and;

IT IS FURTHER ORDERED, from the BCZR § 450.4 Table of Sign Regulations 7(b) to allow a letter copy for the names of tenants/occupants displayed on individual sign panels to be a minimum of 3 inches in height in lieu of the required 8 inches (Sign No. 6) 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.
- Prior to the issuance of permits Petitioner shall obtain final approval of their Landscape and Lighting Plan.

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

PMM/dlm



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County



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 10246 Reisterstown Road which is presently zoned BM

Deed References: 41733-476 10 Digit Tax Account # 0412040650

Property Owner(s) Printed Name(s) Owings Mills Commons LLC

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ a **Variance** from Section(s)

SEE ATTACHED SHEET

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:

SEE ATTACHED SHEET

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner: (Contract Lessee)

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

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

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 2023-0125-A Filing Date 6/6/23 Do Not Schedule Dates: Reviewer JS

10246 REISTERSTOWN ROAD

ATTACHMENT TO PETITION FOR VARIANCE

1. Petition for Variance to allow a total of 4 wall-mounted enterprise signs on one facade of a single tenant commercial building in lieu of the three enterprise signs permitted with no more than 2 signs on any one facade (Sign Nos. 1, 2, 3, 4) and to allow a wall-mounted enterprise sign with a sign area/face of 327 square feet in lieu of the maximum permitted 150 square feet (Sign No. 1), pursuant to Section 450.4. Table of Sign Regulations. 5(a) of the Baltimore County Zoning Regulations.
2. Petition for Variance from B.C.Z.R. Section 450.4. Table of Sign Regulations. 3(a) to allow a wall-mounted directional sign with a sign area/face of 26 square feet in lieu of the permitted 8 square feet and to allow the tenant name / logo on a directional sign to exceed 30% of the total sign area (Sign No. 5).
3. Petition for Variance from B.C.Z.R. Section 450.4. Table of Sign Regulations. 3(b) to allow freestanding directional signs with a sign height of 8 feet in lieu of the permitted 6 feet in height (Sign No. 7, 8).
4. Petition for Variance from B.C.Z.R. Section 450.4. Table of Sign Regulations. 7(b) to allow letter copy for the names of tenants / occupants displayed on individual sign panels to be a minimum of 3 inches in height in lieu of the required 8 inches (Sign No. 6).

10246 REISTERSTOWN ROAD

ATTACHMENT TO PETITION FOR VARIANCE

Legal Owner:

Owings Mills Commons LLC
300 Red Brook Boulevard, Suite 410
Owings Mills, Maryland 21117

By: 
Susan J. Ganz

Title: Managing Member

Email: SusanJGanz@owmml.com

Phone No.: 410-336-0661

10246 REISTERSTOWN ROAD

ATTACHMENT TO PETITION FOR VARIANCE

Contract Lessee:

Floor and Decor Outlets of America, Inc.
2500 Windy Ridge Parkway SE
Atlanta, GA 30339

By: Julie M. Starzynski
Julie M. Starzynski

Title: Director Construction and Design

Email: Julie.Starzynski@flooranddecor.com

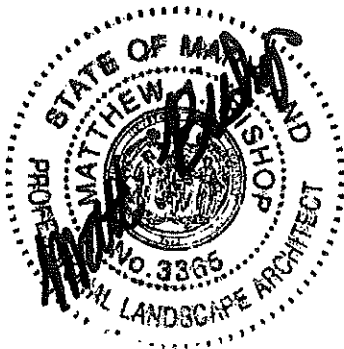
Phone No.: (404) 471-1634

Zoning Property Description for Variance Petition
10246 Reisterstown Road

Beginning at a point located on the south side of Reisterstown Road which has a right of way width of 73 feet at the distance of 115' to the centerline of the nearest improved intersecting street Rosewood Lane which has a right of way width of 65 feet **Thence** the following courses and distances, referred to the Maryland Coordinate System (NAD '83/91):

1. South 48 degrees 55 minutes 15 seconds East, 221.36' to a point;
2. South 48 degrees 55 minutes 15 seconds East, 87.23' to a point;
3. South 42 degrees 19 minutes 04 seconds West, 863.75' to a point;
4. North 41 degrees 39 minutes 46 seconds West, 303.05' to a point;
5. North 42 degrees 12 minutes 36 seconds East, 630.43' to a point;
6. A curve with Chord Bearing South 18 degrees 39 minutes 36 seconds West, Chord Length 84.40', radius 123' to a point;
7. North 42 degrees 11 minutes 03 seconds East, 212.64' to a point and place of beginning.

Containing an area of 309,276 square feet or 7.10 acres of land, more or less and being located in the 4th Election District and 4th Council District of Baltimore County Maryland.



2023-0125-A

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: 2023-0125-A
Property Address: 10246 Reisterstown Road
Legal Owners (Petitioners): Owings Mills Commons LLC
Contract Purchaser/Lessee: Floor and Decor Outlets of America, Inc.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Venable LLP
Address: David Karceski
210 West Pennsylvania Avenue, Suite 500
Towson MD 21204
Telephone Number: (410) 794 6285

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 7/5/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0125-A

INFORMATION:

Property Address: 10246 Reisterstown Road
Petitioner: Susan J. Ganz – Owings Mills Commons, LLC
Zoning: BM
Requested Action: Variance

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

Variance -

1. To allow a total of 4 wall-mounted enterprise signs on one façade of a single tenant commercial building in lieu of the three enterprise signs permitted with no more than 2 signs on any one façade (Sign Nos. 1, 2, 3, 4) and to allow a wall-mounted enterprise sign with a sign area/face of 327 square feet in lieu of the maximum permitted 150 square feet (Sign No. 1), pursuant to Section 450.4 Table of Sign Regulations 5(a) of the Baltimore County Zoning Regulations.
2. From B.C.Z.R Section 450.4 Table of Sign Regulations 3(a) to allow a wall-mounted directional sign with a sign area/face of 26 square feet in lieu of the permitted 8 square feet and to allow the tenant name/logo on a directional sign to exceed 30% of the total sign area (Sign No. 5).
3. From B.C.Z.R. Section 450.4 Table of Sign Regulations 3(b) to allow freestanding directional signs with a sign height of 9 feet in lieu of the permitted 6 feet in height (Sign Nos. 7,8).
4. From B.C.Z.R Section 450.4 Table of Sign Regulations 7(b) to allow letter copy for the names of tenant/occupants displayed on individual sign panels to be a minimum of 3 inches in height in lieu of the required 8 inches (Sign No. 6).

The proposed site is a 7.31 acre property zoned BM. It is surrounded by predominantly commercial uses. The proposed site has previous zoning actions/relief, R-1952-2387, R-1967-0248, R-1986-0344, 1987-0285-A, and 2019-0202-SPH. The existing land use is currently commercial.

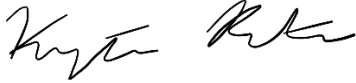
The requested signage zoning relief, as said in above request, does not impose adverse visual impacts on adjacent properties or the public right of way. Signs 1, 2, 3 and 4 are attached to the building and will serve as identification signage for the building. Signs 5, 7, and 8 are beneficial for wayfinding. Sign 6 are identification signs for the tenants/occupants located at the access entrance of the public right of way. All of the signs tie in with the buildings in the development through their use of design, size, materials and colors. The requested relief helps achieve the desired visual effect for motorists, patrons, and pedestrians.

The Department has no objections in granting the relief conditioned upon the following:

- 1) Comply with any landscaping guidelines required by the Baltimore County Landscape Architect.
- 2) The plan meets all additional conditions as required by the Administrative Law Judge.

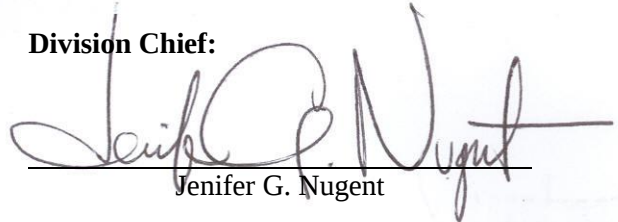
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

David H. Karceski
Alexandra Laham, Community Planner
Ngone Seye Diop, Community Planning Division Chief
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

CERTIFICATE OF POSTING

2023-0125-A

RE: Case No.: _____

Petitioner/Developer: _____

Owings Mills Commons, LLC
Floor and Décor Outlets of America Inc.

July 27, 2023

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:

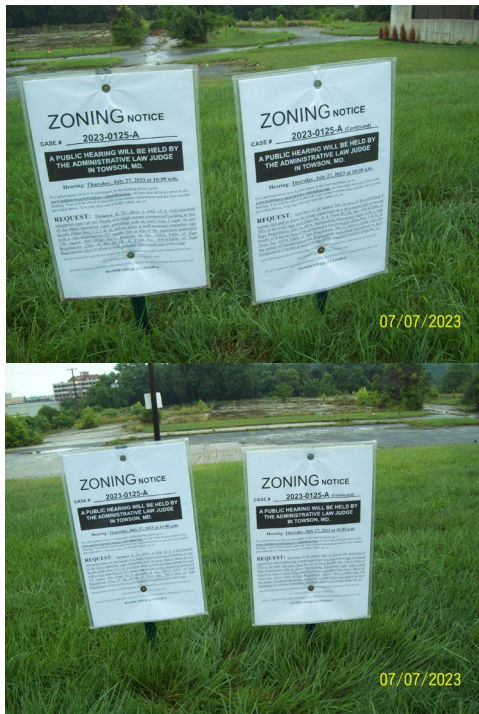
Ladies and Gentlemen:

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: _____

10246 Reisterstown Road *Groups 1 & 2*

July 7, 2023

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



Sincerely,

 July 7, 2023
(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)

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 20, 2023
Item No. 2023-0108-SPHA

DATE: June 21, 2023

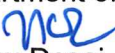
The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

As part of the proposed improvement the County request a 10-foot highway widening along the property frontage (Gorsuch Mill Rd.)

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 20, 2023
Item No. 2023-0124-A

DATE: June 21, 2023

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPW&T Comments:

The proposed deck, sunroom, landing and steps are to be constructed within an existing Baltimore City easement for an emergency underground water tunnel. Permission must be obtained from Baltimore City for development within the easement. If Baltimore City approves of the development, DPWT has no exception to the approval of the administrative variance. No Building permits may be granted until Baltimore City approval.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 20, 2023
Item No. 2023-0125-A

DATE: June 21, 2023

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

Landscape: If zoning relief is granted a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 21, 2023

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 20, 2023
Item No. 2023-0123-A, 2023-0126-A, 2023-0127-SPHA, 2023-0128-A, 2023-0129-A, 2023-0130-SPHA, and 2023-0131-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comment.

VKD: JK
cc: file

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: June 16, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0125-A
Address: 10246 REISTERSTOWN RD
Legal Owner: Owings Mills Commons, LLC

Zoning Advisory Committee Meeting of June 20, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

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

No. 219994

Date: 6/5/23

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS	Acct	Amount
				Source/	Rev/					
001	806	0000		6150						\$ 500.00
Total:										\$ 500.00

Rec From: VENABLE / OWINGS MILLS COMMONS, LLC

For: 2023-0125-A

10246 REISTERSTOWN ROAD

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION



PNC, N.A. Bank 040
Maryland

VENABLE^{LLP}

750 E. Pratt Street Suite 900
Baltimore, Maryland 21202

Operating Account

F 539343

15-3
540

DATE

May 03, 2023

AMOUNT

\$500.00

*****FIVE HUNDRED AND 00/100

PAY
TO THE
ORDER
OF

Baltimore County, Maryland
Office of Budget and Finance
400 Washington Avenue, Room 152
Towson, MD 21204-4665

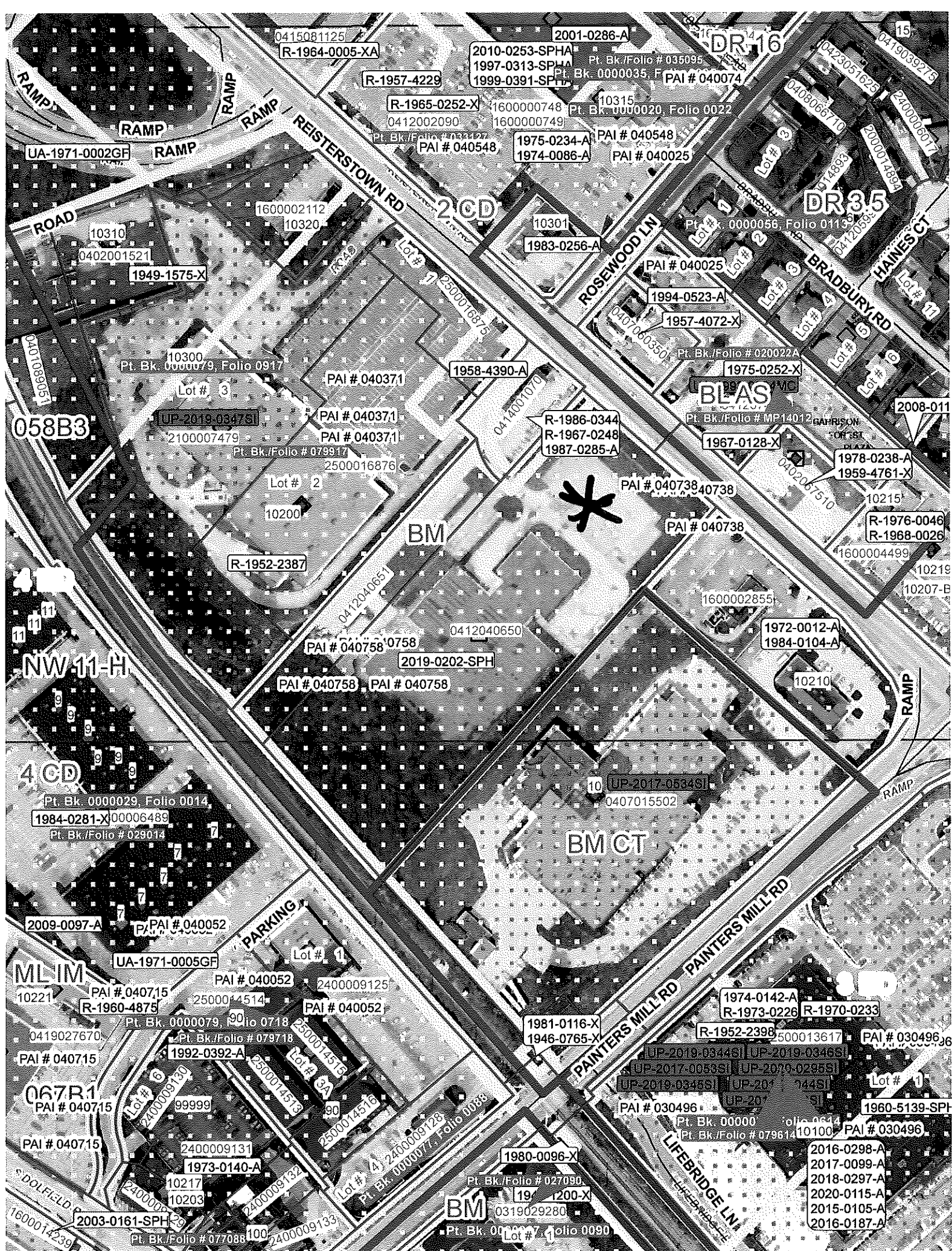
AUTHORIZED SIGNATURE

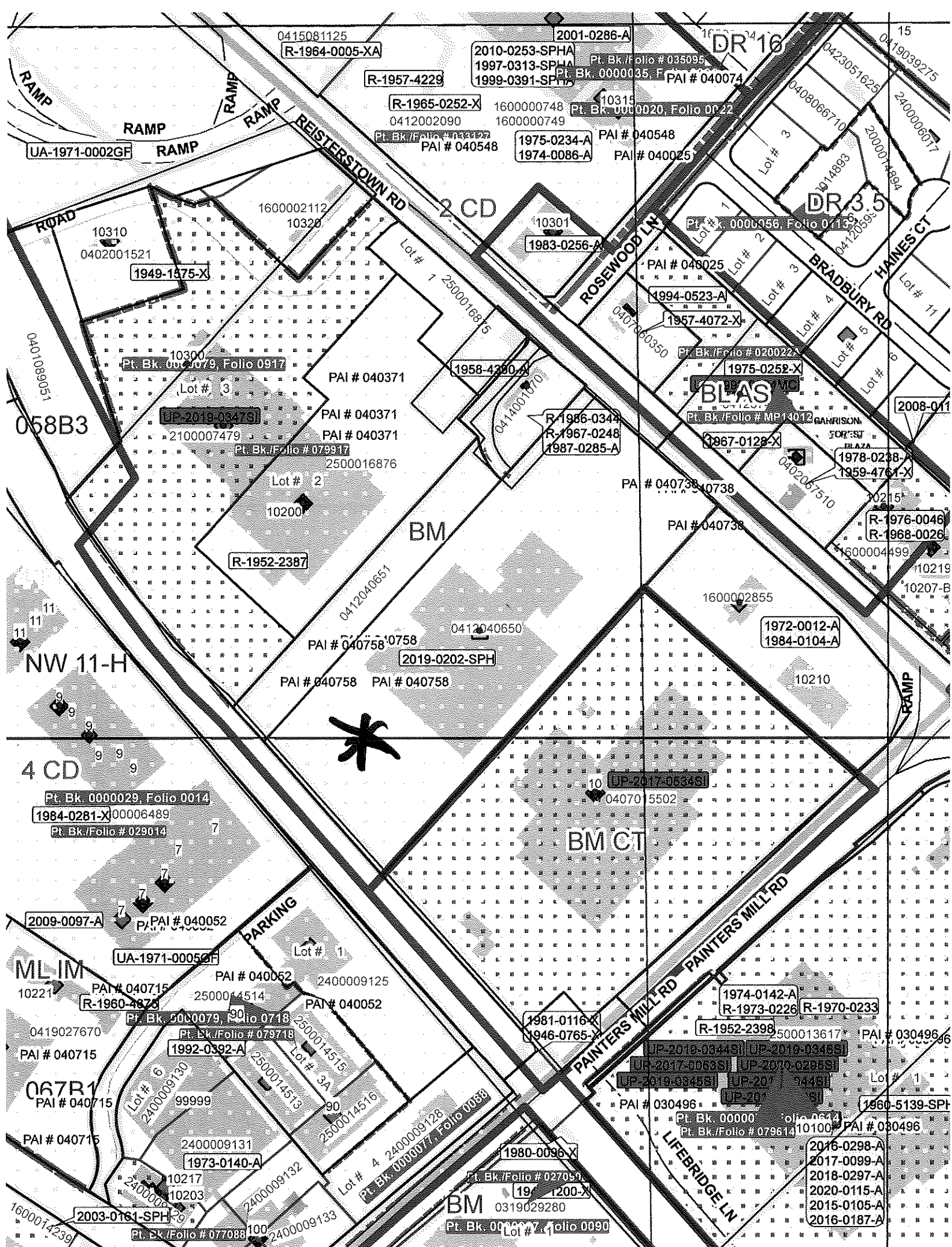
VOID AFTER 180 DAYS

AUTHORIZED SIGNATURE
(TWO SIGNATURES REQUIRED OVER \$25,000)

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration	
Special Tax Recapture: None			
Account Identifier:	District - 04 Account Number - 0412040650		
Owner Information			
Owner Name:	OWINGS MILLS COMMONS LLC	Use: INDUSTRIAL	
		Principal Residence: NO	
Mailing Address:	SUITE 410 300 RED BROOK BLVD OWINGS MILLS MD 21117		
		Deed Reference: /41733/ 00476	
Location & Structure Information			
Premises Address:	REISTERSTOWN RD OWINGS MILLS 21117-	Legal Description: 5.976 AC SWS REISTERSTOWN RD 450 NW PAINTERS MILL RD	
Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:	0058 0022 0704 20000.04 0000 2023 Plat Ref:		
Town: None			
Primary Structure Built	Above Grade Living Area	Finished Basement Area Property Land Area County Use	
65857		5.9700 AC 07	
Stories	Basement	Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements	
/			
Value Information			
	Base Value	Value	Phase-in Assessments
		As of	As of
		01/01/2023	07/01/2022
			As of
			07/01/2023
Land:	1,281,800	1,281,800	
Improvements	0	0	
Total:	1,281,800	1,281,800	1,281,800
Preferential Land:	0	0	
Transfer Information			
Seller: LION BROTHERS CO INC	Date: 08/09/2019	Price: \$0	
Type: NON-ARMS LENGTH OTHER	Deed1: /41733/ 00476	Deed2:	
Seller: EMBLEM REALTY CO	Date: 12/31/1958	Price: \$0	
Type: NON-ARMS LENGTH OTHER	Deed1: /05981/ 00033	Deed2:	
Seller:	Date:	Price:	
Type:	Deed1:	Deed2:	
Exemption Information			
Partial Exempt Assessments: Class	07/01/2022	07/01/2023	
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 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:			





Printed By: Bshab, Mcd1 - Sheet: Self-FLOOR AND DECOR - OWINGS MILLS - LAYOUT DETAILS - 1 May 03, 2023 05:57:05pm - C:\NECO-D\5114208005-Floor and Decor - OWINGS MILLS\CAD\PlanSheets\Sign Variance\SIGN_VARIANCE_PLAN.dwg
This document, together with the concepts and designs presented herein, is an instrument of service, it is intended only for the specific purpose and client for which it was prepared. Reuse of and/or improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. will be without liability to Kimley-Horn and Associates, Inc.

Face Lit Channel Letters / Wall Sign

Action:

- Manufacture and install new letterset as shown.
- Letterset to be installed flush to fascia with non corrosive fasteners

Material & Color:

- Vinyl - 3M 3630-33 Red
- Letter Faces - 2447 LD White Acrylic
- Trimcap - 1" Standard Red Jewellite
- Returns - Pre Finished Red

Material & Color:

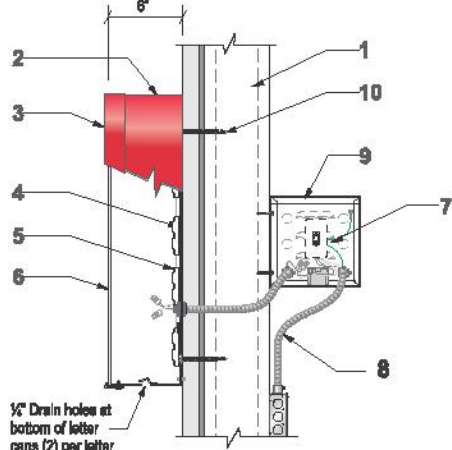
- Vinyl - 3M 3630-33 Red
- Logo Faces - White Flex Face
- Cabinet - Painted Matthews MP 2032 Red

Code:

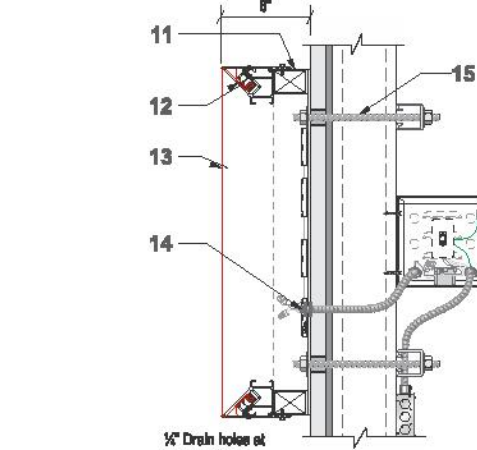
2:1 Combined-NTE 3 Signs
Allowed: 596 Sq Ft
Proposed: 478.22 Sq Ft



FD-114LOGO-54CLS 326.7 Sq Ft



Section @ LED Channel Ltr
"Floor & Decor"
Scale: N.T.S.



Section @ Wall Sign
"Floor & Decor"
Scale: N.T.S.

- Specifications: Channel Letters**
1. Existing Fascia: Varies per site
 2. 0.047" Pre-finished Red letter returns
 3. 1" Jewellite trimcap (Red) bonded to face and #8 pan head screws to return
 4. 3mm Signboard Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 380 white latex caulk to prevent moisture. (Interior of sign can painted white for maximum illumination)
 5. White LEDs
 6. 0.15" White foam faces w/ first surface applied vinyl
 7. Disconnected switch UL, Outdoor rated toggle type w/ neoprene boot per NEC 600.4
 8. Primary electrical feed in UL conduit / customer supplied UL junction box
 9. Transformer within UL enclosure (removable 60, 144" x 1" min screws
 10. Mounting hardware: Specific Fasteners are TBD

- Specifications: Wall Sign**
11. 2" x 3" Aluminum side frame painted to match Matthews MP 2032 Red
 12. Blued face retro frame (SignComp #2104) w/ cover (SignComp #2121) and 0.007" back. Cabinet painted to match Matthews MP 2032 Red
 13. White face face with first surface applied vinyl
 14. White LEDs
 15. Specific Fasteners are TBD
- ELECTRICAL NOTES**
1. All materials and fasteners meet 3004.4
 2. All electrical components are UL listed, labeled and approved
 3. Sign grounded according to NEC 600.7
 4. Sign manufactured and tested NEC 600.3 and marked per NEC 600.4
 5. All branch circuits per NEC 600.5(B) 1 or (B) 2
 6. All signs controlled by photoeye or time clock per NEC 13-415, 680C1.1.4
 7. One visible 20 amp disconnect per sign per NEC 600.600.1



National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
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Revisions:

No.	Description	By	Check
1			
2			
3			

S01

PM: TN

Drawn By: TLD

Date: 03.11.2023

Address: 10246 Reisterstown Road

City/State: Owings Mills, MD 21117

Drawing Number: 166547

Face Lit Channel Letters

Action:

- Manufacture and install new letterset as shown.
- Letterset to be installed flush to fascia with non corrosive fasteners

Material & Color:

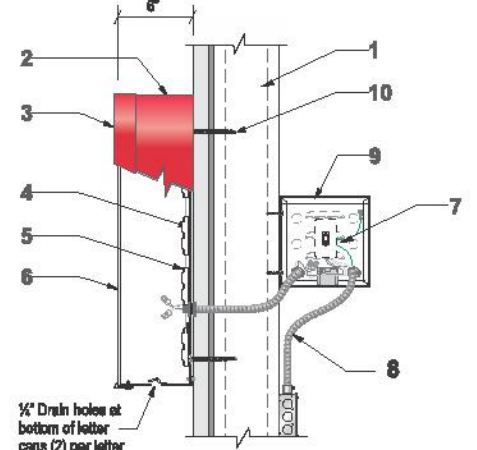
- Vinyl - 3M 3630-33 Red
- Letter Faces - 2447 LD White Acrylic
- Trimcap - 1" Standard Red Jewellite
- Returns - Pre Finished Red

Code:

2:1 Combined-NTE 3 Signs
Allowed: 596 Sq Ft
Proposed: 478.22 Sq Ft



TILE-UC-36 31.475sq Ft



Section @ LED Channel Ltr
"TILE"
Scale: N.T.S.

- Specifications: Channel Letters**
1. Existing Fascia: Varies per site
 2. 0.047" Pre-finished Red letter returns
 3. 1" Jewellite trimcap (Red) bonded to face and #8 pan head screws to return
 4. 3mm Signboard Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 380 white latex caulk to prevent moisture. (Interior of sign can painted white for maximum illumination)
 5. White LEDs
 6. 0.15" White foam faces w/ first surface applied vinyl
 7. Disconnected switch UL, Outdoor rated toggle type w/ neoprene boot per NEC 600.4
 8. Primary electrical feed in UL conduit / customer supplied UL junction box
 9. Transformer within UL enclosure (removable 60, 144" x 1" min screws
 10. Mounting hardware: Specific Fasteners are TBD

ELECTRICAL NOTES

1. All materials and fasteners meet 3004.4
2. All electrical components are UL listed, labeled and approved
3. Sign grounded according to NEC 600.7
4. Sign manufactured and tested NEC 600.3 and marked per NEC 600.4
5. All branch circuits per NEC 600.5(B) 1 or (B) 2
6. All signs controlled by photoeye or time clock per NEC 13-415, 680C1.1.4
7. One visible 20 amp disconnect per sign per NEC 600.600.1



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Revisions:

No.	Description	By	Check
1			
2			
3			

S02

PM: TN

Drawn By: TLD

Date: 03.11.2023

Address: 10246 Reisterstown Road

City/State: Owings Mills, MD 21117

Drawing Number: 166547

Face Lit Channel Letters

Action:

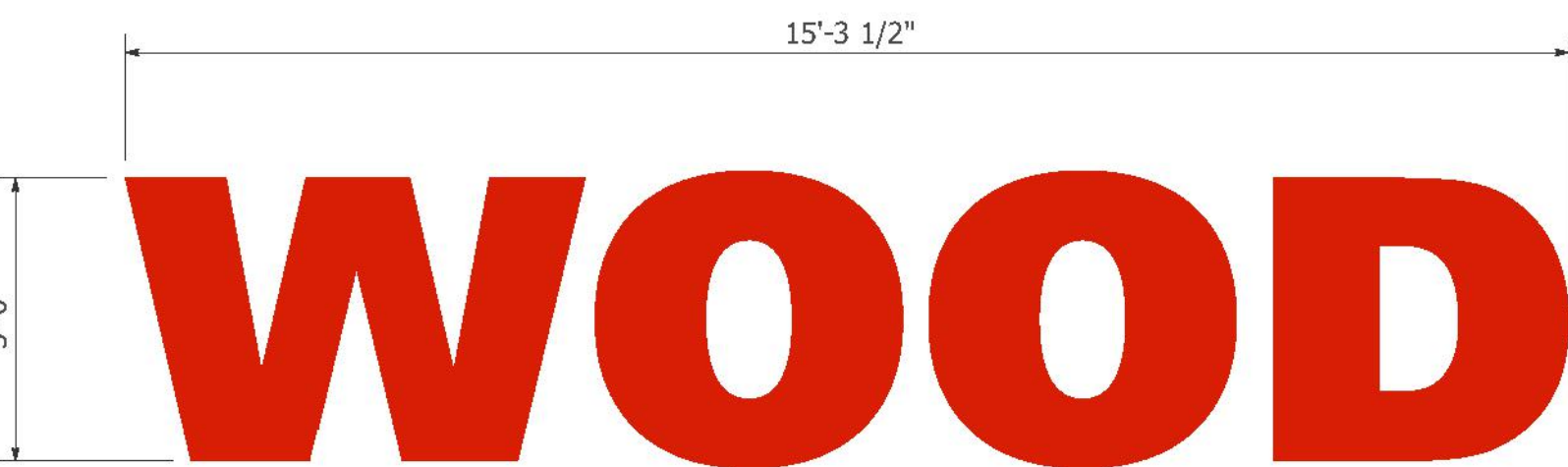
- Manufacture and install new letterset as shown.
- Letterset to be installed flush to fascia with non corrosive fasteners

Material & Color:

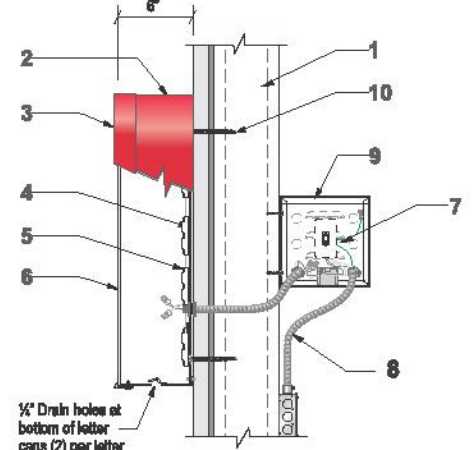
- Vinyl - 3M 3630-33 Red
- Letter Faces - 2447 LD White Acrylic
- Trimcap - 1" Standard Red Jewellite
- Returns - Pre Finished Red

Code:

2:1 Combined-NTE 3 Signs
Allowed: 596 Sq Ft
Proposed: 478.22 Sq Ft



WOOD-UC-36 45.8 Sq Ft



Section @ LED Channel Ltr
"WOOD"
Scale: N.T.S.

- Specifications: Channel Letters**
1. Existing Fascia: Varies per site
 2. 0.047" Pre-finished Red letter returns
 3. 1" Jewellite trimcap (Red) bonded to face and #8 pan head screws to return
 4. 3mm Signboard Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 380 white latex caulk to prevent moisture. (Interior of sign can painted white for maximum illumination)
 5. White LEDs
 6. 0.15" White foam faces w/ first surface applied vinyl
 7. Disconnected switch UL, Outdoor rated toggle type w/ neoprene boot per NEC 600.4
 8. Primary electrical feed in UL conduit / customer supplied UL junction box
 9. Transformer within UL enclosure (removable 60, 144" x 1" min screws
 10. Mounting hardware: Specific Fasteners are TBD
- ELECTRICAL NOTES**
1. All materials and fasteners meet 3004.4
 2. All electrical components are UL listed, labeled and approved
 3. Sign grounded according to NEC 600.7
 4. Sign manufactured and tested NEC 600.3 and marked per NEC 600.4
 5. All branch circuits per NEC 600.5(B) 1 or (B) 2
 6. All signs controlled by photoeye or time clock per NEC 13-415, 680C1.1.4
 7. One visible 20 amp disconnect per sign per NEC 600.600.1



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Revisions:

No.	Description	By	Check
1			
2			
3			

S03

PM: TN

Drawn By: TLD

Date: 03.11.2023

Address: 10246 Reisterstown Road

City/State: Owings Mills, MD 21117

Drawing Number: 166547

Face Lit Channel Letters

Action:

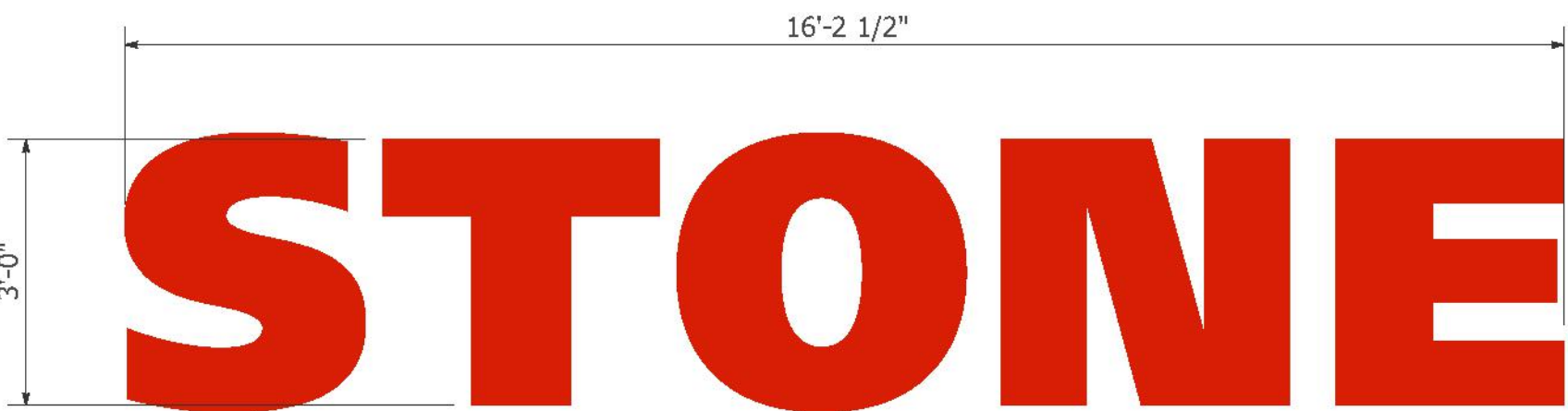
- Manufacture and install new letterset as shown.
- Letterset to be installed flush to fascia with non corrosive fasteners

Material & Color:

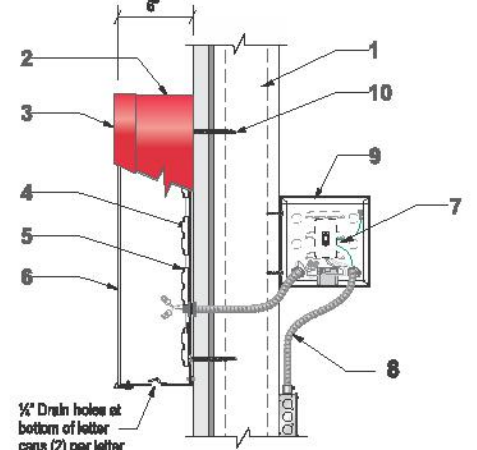
- Vinyl - 3M 3630-33 Red
- Letter Faces - 2447 LD White Acrylic
- Trimcap - 1" Standard Red Jewellite
- Returns - Pre Finished Red

Code:

2:1 Combined-NTE 3 Signs
Allowed: 596 Sq Ft
Proposed: 478.22 Sq Ft



STONE-UC-36 48.6 Sq Ft



Section @ LED Channel Ltr
"STONE"
Scale: N.T.S.

- Specifications: Channel Letters**
1. Existing Fascia: Varies per site
 2. 0.047" Pre-finished Red letter returns
 3. 1" Jewellite trimcap (Red) bonded to face and #8 pan head screws to return
 4. 3mm Signboard Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 380 white latex caulk to prevent moisture. (Interior of sign can painted white for maximum illumination)
 5. White LEDs
 6. 0.15" White foam faces w/ first surface applied vinyl
 7. Disconnected switch UL, Outdoor rated toggle type w/ neoprene boot per NEC 600.4
 8. Primary electrical feed in UL conduit / customer supplied UL junction box
 9. Transformer within UL enclosure (removable 60, 144" x 1" min screws
 10. Mounting hardware: Specific Fasteners are TBD
- ELECTRICAL NOTES**
1. All materials and fasteners meet 3004.4
 2. All electrical components are UL listed, labeled and approved
 3. Sign grounded according to NEC 600.7
 4. Sign manufactured and tested NEC 600.3 and marked per NEC 600.4
 5. All branch circuits per NEC 600.5(B) 1 or (B) 2
 6. All signs controlled by photoeye or time clock per NEC 13-415, 680C1.1.4
 7. One visible 20 amp disconnect per sign per NEC 600.600.1



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Revisions:

No.	Description	By	Check
1			
2			
3			

S04

PM: TN

Drawn By: TLD

Date: 03.11.2023

Address: 10246 Reisterstown Road

City/State: Owings Mills, MD 21117

Drawing Number: 166547

COUNCILMANIC DISTRICT - 4 - ELECTION DISTRICT - 4
10246 REISTERSTOWN ROAD, OWINGS MILLS, MD 21117

10246 REISTERSTOWN ROAD

PREPARED FOR

FLOOR AND DECOR

BALTIMORE COUNTY

PLAN TO ACCOMPANY

VARIANCE PETITION

KMA PROJECT
114208005

DATE
04/30/23

SCALE AS SHOWN

DESIGNED BY SLAU
DRAWN BY KMD
CHECKED BY MAB

PM: TN

Drawn By: TLD

Date: 03.11.2023

Address: 10246 Reisterstown Road

City/State: Owings Mills, MD 21117

Drawing Number: 166547

Kimley»Horn

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215 WASHINGTON AVENUE, SUITE 500, TOWSON, MD 21204

WWW.KIMLEY-HORN.COM

REVISIONS

No.

By

Date

L.O.D. = 6.99 AC OR 304,500 SF
DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM (MCS)
HORIZONTAL NAD 83(2011)
VERTICAL NAVD 83

SHEET NUMBER
2 OF 3

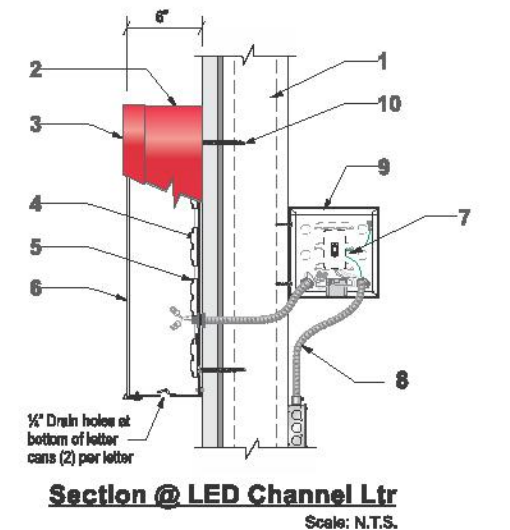
Action:

- Manufacture and install new letterset as shown.
- Letterset to be installed flush to fascia with non corrosive fasteners

Material & Color:

- ☒ Vinyl - 3M 3630-33 Red
- ☐ Letter Faces - 2447 LD White Acrylic
- ☒ Trimcap - 1" Standard Red Jewelite
- ☒ Returns - Pre Finished Red

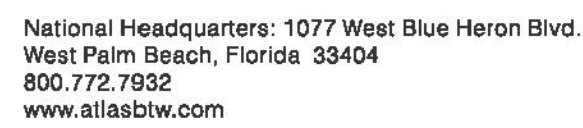
Code: _____
2:1 Combined-NTE 3 Signs
Allowed: 596 Sq Ft
Proposed: 478.22 Sq Ft



- 1. **Edtting Facades:** Varies per return
- 2. **0.040" Pre-finished Red letter returns**
- 3. **1/2" white triac (RPD) bonded to face and #8 per head screws to return**
- 4. **3mm Signagorite Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture. (Interior of sign can painted white for maximum illumination)**
- 5. **White LEDs**
- 6. **2.5" White latex faces w/ first surface applied vinyl**
- 7. **3M 3530-33 Red**
- 8. **Disconnected EUV L Outdoor rated toggle type w/ neoprene boot per NEC 600-6**
- 9. **Primary electrical feed in US, conduit / customer supplied EUV junction box with 1/2" within 1' and enclosure (minimum 1/4" x 1" min screws)**
- 10. **Mounting hardware:** Specific hardware and TRD

ELECTRICAL NOTES

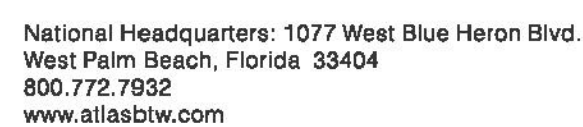
1. All materials and fasteners meet 2004-4.
2. All electrical components are UL listed, labeled and approved.
3. Sign grounded according to NEC 600.7.
4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5. All branch circuits per NEC 600.5(b)(1) or (b)(2).
6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC) 1.4.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(a)(1).



PM: TN	Address: 10246 Reisterstown Road
Drawn By: TLD	City State: Owings Mills, MD 21117
Date: 03.11.2023	Drawing Number: 166547

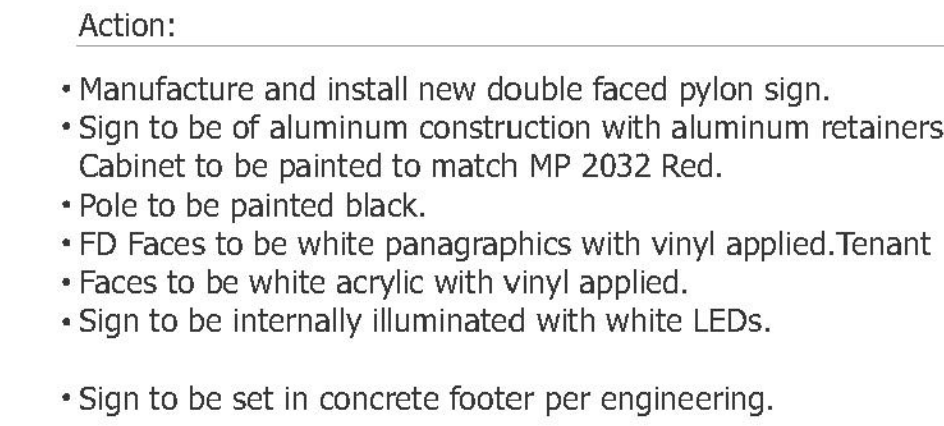
Action:

- Signs are provided and installed by others.
- Not Within Atlas Scope.



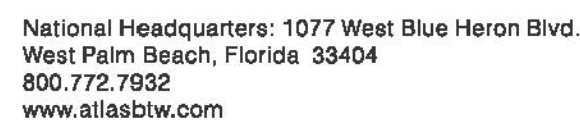
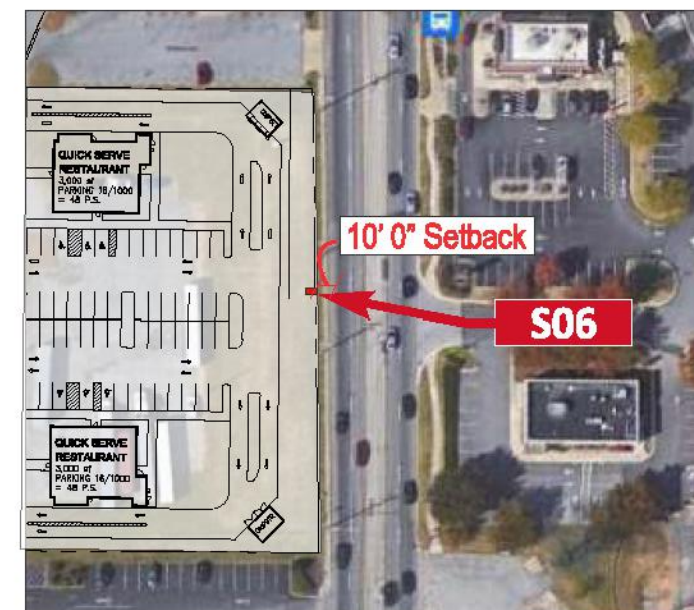
Revisions:	
10	101
10	101
10	101
10	101
10	101

PM: TN	Address: 10246 Reisterstown Road
Drawn By: TLD	City State: Owings Mills, MD 21117
Date: 03.11.2023	Drawing Number: 166547



- ☐ Substrate: White Panagraphics
- ☐ Substrate: White Acrylic
- ☒ Vinyl: 3M #3630-33 red
- ☒ Cabinet: Painted to match MP 2032 Red
- ☒ Pole: Painted to match Black
- ☐ Illumination: White LED
- ☒ Low Tack Temporary Vinyl

Code: _____
Proposed: 150 Sq Ft



PM: TN	Address: 10246 Reisterstown Road
Drawn By: TLD	City State: Owings Mills, MD 21117
Date: 03.11.2023	Drawing Number: 166547



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PHONE: 443-792-9995
WWW.KIMLEY-HORN.COM

KHA PROJECT	SCALE	AS SHOWN
114208005	DESIGNED BY	SLAJ
DATE	DRAWN BY	KMD
04/30/23	CHECKED BY	MAB

PLAN TO ACCOMPANY VARIANCE PETITION

COUNCILMANIC DISTRICT - 4 - ELECTION DISTRICT - 4
10246 REISTERSTOWN ROAD, OWINGS MILLS, MD 21117

10246 REISTERSTOWN

ROAD PREPARED FOR FLOOR AND DECOR

BALTIMORE COUNTY

SHEET NUMBER
3 OF 3

L.O.D = 6.99 AC OR 304,500 SF
DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM (MCS)
HORIZONTAL NAD 83(2011)
VERTICAL NAVD 88