



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

RE: Petition for Special Hearing & Variances
Case No. 2023-0127-SPHA
Property: 11509 McCormick 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, reading "Paul M. Mayhew".

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dln
Enclosure

c: Kristian Spannhake – kspannhake@bvsl.net
Maria Miller – memiller@bvsl.net
Brian Ahola – brian@ashton-design.com
Jacob Dortch – jdortch@dmw.com

IN RE: PETITIONS FOR SPECIAL HEARING *

AND VARIANCE

(11509 McCormick Road) *

8th Election District *

3rd Council District *

Brightview Hunt Valley, LLC *

Legal Owner *

Petitioner

*

*

*

*

*

*

*

*

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2023-0127-SPHA

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed by Navigation Development, LLC, Petitioner for the property located at 3 Talbott Avenue, Suite 202A. The Special Hearing was filed pursuant to the Baltimore County Zoning Regulations (“BCZR”) §§ 450.5.B.3 and 450.5.B.6 to allow an identification sign to be erected on a canopy structure as this structural sign type is defined in the BCZR rather than be attached to a building wall. (Sign No. 5.). Variances were also filed as follows:

From the Baltimore County Zoning Regulations (“BCZR”) § 450.4. Attachment 6(a) to allow a total of 4 identification signs (wall-mounted Sign Nos. 1, 2A, 3 & 6A) accessory to a multi-family building with sign areas/faces of 150 sq. ft., 14 sq. ft., 38 sq. ft. and 5 sq. ft. (for a total of 207 sq. ft.) in lieu of no identification signs permitted for a parcel of land without frontage on a public street.

From the BCZR § 450.5.B.9.b to allow part of a wall-mounted sign to extend 2 feet above the top of the wall to which it is attached (Sign no. 1).

From the BCZR §450.4 Attachment 6(a) to allow an identification sign to be installed on a canopy structure and to allow the sign to extend above the vertical face of the canopy a distance

of 2 feet and from the wall a distance of 19 ft. in lieu of the requirement that the sign be wall-mounted (Sign No. 5). From the BCZR § 450.4 Attachment 3(a) to allow a directional sign with sign areas/faces of 15 sq. ft. each in lieu of the permitted 8 sq. ft. (Sign No. 2C).

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Two interested citizens attended the hearing.

A Substantive Zoning Advisory Committee ("ZAC") comment was received from the Department of Planning ("DOP"). They did not oppose the relief requested.

Kristian Spannhake appeared in support of the Petition on behalf of Brightview Hunt Valley, LLC. Kristy Bischoff, PE, the engineer who prepared the site plan, also attended. The site plan was admitted as Petitioner's Exhibit 1. Also in attendance was Brian Ahola the graphic designer who designed the signage. The sign elevations he designed were admitted as Petitioner's Exhibit 6. David Karceski, Esquire and Adam Rosenblatt, Esquire of Venable, LLP represented the Petitioner.

The case proceeded by way of a proffer by Mr. Karceski, who was assisted by Ms. Bischoff. She identified and explained a series of site photos that were admitted as Petitioner's Exhibit 4. The site is within the Hunt Valley Town Center property. It is approximately 2.10 acres and is zoned BM, BM-CT. Mr. Karceski explained the many unique features of the site and how these unique features necessitate the requested variance relief. The site is accessed from the Town Center's ring road and has no frontage on any public road. It is well below the grade of McCormick Road to the north. The proposed signage is needed for identification and wayfinding for the Brightview Assisted Living complex that is currently under construction. The proposed signage is the standard design used on all Brightview complexes.

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 noted above, the site is unique in a number of ways. If the variances were denied the Petitioner would suffer practical difficulty and hardship because Brightview's residents, vendors and visitors would have trouble locating and navigating around the site. As noted by the DOP, the proposed signage is compatible with that of the other tenants in the Hunt Valley Town Center and with the Hunt Valley Timonium Master Plan and Design Guidelines.

THEREFORE, IT IS ORDERED this 27th day of **July 2023** by this Administrative Law Judge that the Petition for Special Hearing from BCZR §§ 450.5.B.3 and 450.5.B.6 to allow an identification sign to be erected on a canopy structure as this structural sign type is defined in the BCZR rather than be attached to a building wall is hereby **GRANTED**, and;

IT IS FURTHER ORDERED that the Variance from BCZR § 450.4. Attachment 6(a) to allow a total of 4 identification signs (wall-mounted Sign Nos. 1, 2A, 3 & 6A) accessory to a multi-family building with sign areas/faces of 150 sq. ft., 14 sq. ft., 38 sq. ft. and 5 sq. ft. (for a total of 207 sq. ft.) in lieu of no identification signs permitted for a parcel of land without frontage on a public street is hereby **GRANTED**, and;

IT IS FURTHER ORDERED, from the BCZR § 450.5.B.9.b to allow part of a wall-mounted sign to extend 2 feet above the top of the wall to which it is attached (Sign no. 1) is hereby **GRANTED**, and;

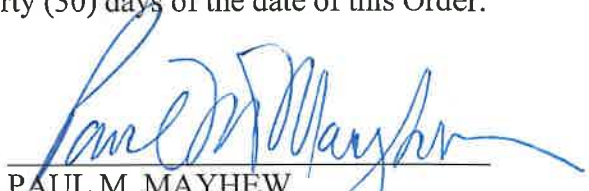
IT IS FURTHER ORDERED, from the BCZR §450.4 Attachment 6(a) to allow an identification sign to be installed on a canopy structure and to allow the sign to extend above the

vertical face of the canopy a distance of 2 feet and from the wall a distance of 19 ft. in lieu of the requirement that the sign be wall-mounted (Sign No. 5). From the BCZR § 450.4 Attachment 3(a) to allow a directional sign with sign areas/faces of 15 sq. ft. each in lieu of the permitted 8 sq. ft. (Sign No. 2C) is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner 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, Petitioner would be required to return the subject property to its original condition.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/dlm

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: 2023-0127-SPHA
Property Address: McCormick Road
Legal Owners (Petitioners): Brightview Hunt Valley LLC
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Knoble LLP
Address: David H. Karceski
210 West Pennsylvania Avenue Suite 500
Towson Maryland 21204
Telephone Number: 410 494 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.

2023-0127-SPHA

CERTIFICATE OF POSTING

2023-0127-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Brightview Hunt Valley

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:

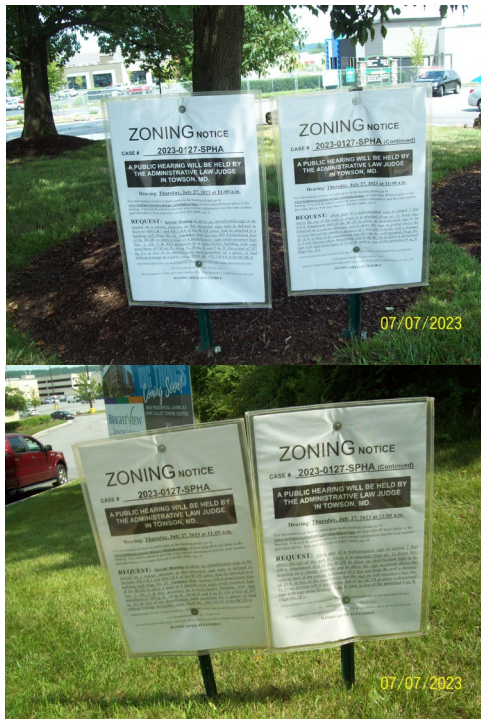
Ladies and Gentlemen:

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: _____

11509 McCormick 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

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: 2023-0127-SPHA

INFORMATION:

Property Address: 11509 McCormick Road

Petitioner: Brightview Hunt Valley LLC c/o David D. Carliner, Executive Vice President

Zoning: BM, BM-CT

Requested Action: Variance, Special Hearing

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

Variance(s) -

1. From Section 450.4.Attachment.6(a) of the Baltimore County Zoning Regulations (BCZR) to allow a total of four identification signs (wall-mounted Sign Nos. 1, 2A, 3, and 6A) accessory to a multi-family building with sign areas/faces of 150 square feet, 14 square feet, 38 square feet, 5 square feet (for a total of 207 square feet) in lieu of no identification signs permitted for a parcel of land without frontage on a public street;
2. From Section 450.5.B.9.b of the BCZR to allow part of a wall-mounted sign to extend 2 feet above the top of the wall to which it is attached (Sign No. 1);
3. From Section 450.4.Attachment.6(a) of the BCZR to allow an identification sign to be installed on a canopy structure and to allow the sign to extend above the vertical face of the canopy a distance of 2 feet and from the wall a distance of 19 feet in lieu of the requirement that the sign be wall-mounted (Sign No. 5);
4. From Section 450.4.Attachment.3(a) of the BCZR to allow a directional sign with sign areas/faces of 15 square feet in lieu of the permitted 8 square feet (Sign No. 2C); and

Special Hearing - To allow an identification sign to be erected on a canopy structure as this structural sign type is defined in Sections 450.5.B.3 and 450.5.B.6 of the BCZR rather than be attached to a building wall (Sign No. 5).

The subject site is part of the Hunt Valley Towne Center, which is located at the northwest corner of the signalized intersection of Shawan Road and McCormick Road. The site is a mixed-use development, which includes retail and department stores, restaurants, a grocery store, transportation stops (light rail and bus), and apartments. The 15th Plan Refinement for the Hunt Valley Towne Center (PAI # 08-0251) included the proposed Avalon Bay apartment building, a parking garage, and an elderly housing component, now known as Brightview Hunt Valley.

The site is within the boundaries of the Western Baltimore County Pedestrian and Bicycle Access Plan and the Hunt/Valley Timonium Master Plan. Additionally, the site is within the boundary of the Hunt

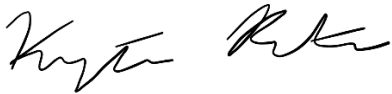
Valley/Timonium Design Guidelines outlined in the Comprehensive Manual of Development Policies (CMDP). The Hunt Valley/Timonium Master Plan, adopted October 19th, 1998, provides background on, recommendations for, and general design guidelines for the plan boundary area. The Hunt Valley/Timonium Design Guidelines section of the CMDP provides design guidelines to confirm good design quality to make sure the Hunt Valley/Timonium area is an attractive, desirable environment to work, life, and shop. Both of these documents recommend improving the visual quality of properties within the plan boundary area.

The representative for the Zoning Petition submitted a signage package to the Department of Planning via email on June 26th, 2023. The package shows signage concepts for exterior signage, including building identification/parapet signage, main entrance signage, address signage, and garage entry signage. The package shows color daytime and nighttime renderings of the signage on the proposed building.

The Department of Planning has no objections to the requested Variance relief or Special Hearing. The proposed signage will not negatively impact the building or the area.

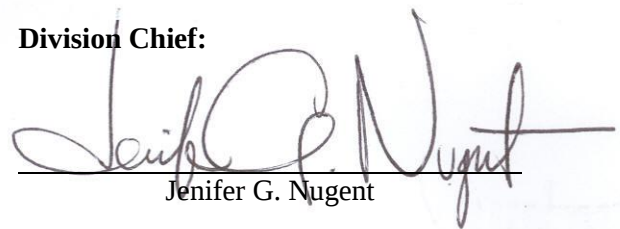
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: David Karceski
David Birkenthal, 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

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

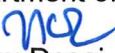
The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

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 # 2023-0127-SPHA
Address: 11509 MCCORMICK RD
Legal Owner: Brightview Hunt Valley, 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

ZONING PROPERTY DESCRIPTION FOR

11509 McCormick Rd

Beginning at a point on the East side of McCormick Rd which is 50 feet wide at a distance of 571 feet North East of the centerline of the nearest improved intersecting street, Shawan Rd which is 115 feet wide.

2023.0127-SPHA



Zoning Description
To Accompany a petition for Zoning Variance
Unit RB1
Hunt Valley Towne Centre West Condominium B
Baltimore County, Maryland

Beginning for the same at the northwestern most corner of Unit RB1 as shown on a plat entitled "1ST Amended Plat, Hunt Valley Towne Centre West Condominium B" and recorded in the plat records of Baltimore County, Maryland in plat book J.L.E 37, page 967; thence leaving said point of beginning and running in, over, through, and across a portion of Lot 1B as laid out and shown on a plat entitled "Hunt Valley Mall" and recorded among the Land Records of Baltimore County in Plat Book EHK Jr. 46, Folio 27, referring all courses of this description to the Maryland Coordinate System (NAD83/1991) adjustment; (1) North 66 degrees 36 minutes 34 seconds East 92.84 feet; thence (2) North 68 degrees 01 minutes 23 seconds East 101.40 feet; (3) thence North 67 degrees 18 minutes 35 seconds East 58.88 feet; (4) thence North 68 degrees 46 minutes 35 seconds East 34.26 feet; (5) thence South 05 degrees 37 minutes 50 seconds East 261.78 feet; (6) thence North 85 degrees 31 minutes 34 seconds East 14.40 feet; (7) thence South 05 degrees 17 minutes 48 seconds East 36.49 feet; (8) thence North 85 degrees 41 minutes 03 seconds East 8.83 feet; (9) thence South 05 degrees 20 minutes 39 seconds East 67.14 feet; (10) thence South 84 degrees 46 minutes 48 seconds West 252.76 feet; (11) thence by a line curving to the left having a radius of 87.00 feet, for a distance of 49.58 feet, (the arc of said curve being subtended by a chord bearing of South 68 degrees 27 minutes 13 seconds West 48.91 feet; (12) thence North 05 degrees 13 minutes 12 seconds West 294.17 feet to the point of beginning; containing

2023-0127-SPHA

91,623 square feet or 2.103 acres, more or less, as now described by Daft- McCune-Walker, Inc.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR ANY TYPE OF PROPERTY CONVEYANCE.

April 12, 2023

Project No. 94150.BV (L94150.BV)



Michael David Martin
4.13.23

2023-0127-SPHA

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
--------------------------	--	--

Special Tax Recapture: None

Account Identifier: District: 08 Account Number - 1800014925

Owner Information

Owner Name:	HUNT VALLEY TOWNE CENTRE LLC	Use:	COMMERCIAL
	GGCAL SRG HV LLC	Principal Residence:	NO
Mailing Address:	STE 100	Deed Reference:	/45699/ 00067
	10096 RED RUN BLVD		
	OWINGS MILLS MD 21117-		

Location & Structure Information

Premises Address:	SHAWAN RD	Legal Description:	PT LT 1B - 55.492 ACS
	COCKEYSVILLE 21030-0000		NS SHAWAN RD
			HUNT VALLEY MALL

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:

0042 0009 0031 20000.04 0000 1B 2023 Plat Ref: 0046/ 0027

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2012	513,056 SF		55.4920 AC	14

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

RETAIL STORE STUCCO/C4

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2022	07/01/2023
Land:	51,667,400	51,667,400		
Improvements	39,452,900	45,513,400		
Total:	91,120,300	97,180,800	91,120,300	93,140,467
Preferential Land:	0	0		

Transfer Information

Seller: GGCAL SRG HV LLC	Date: 10/27/2021	Price: \$0
Type: ARMS LENGTH MULTIPLE	Deed1: /45699/ 00067	Deed2:
Seller: STARWOOD CERUZZI	Date: 08/27/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /35525/ 00311	Deed2:
Seller: HUNTMAK ASSOCIATES	Date: 04/18/2000	Price: \$7,850,000
Type: NON-ARMS LENGTH OTHER	Deed1: /14415/ 00411	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

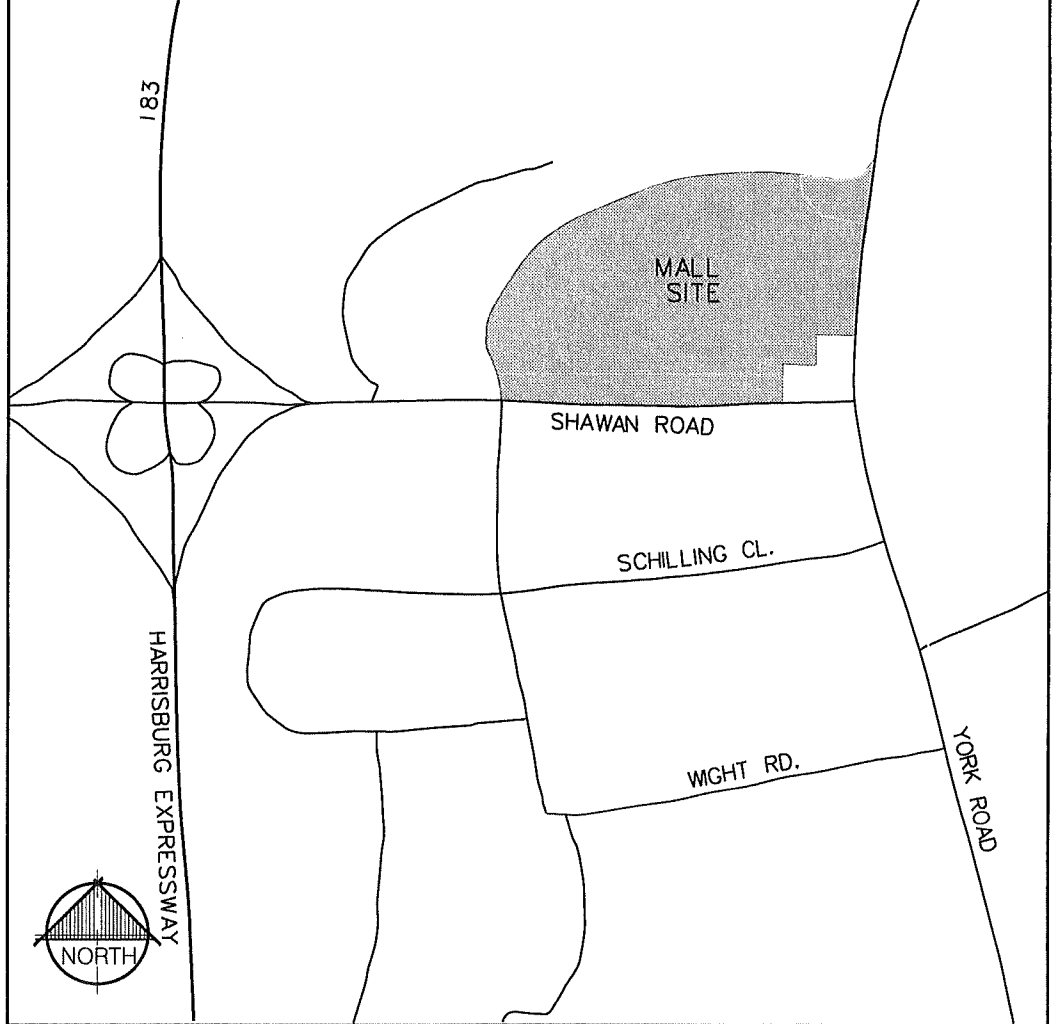
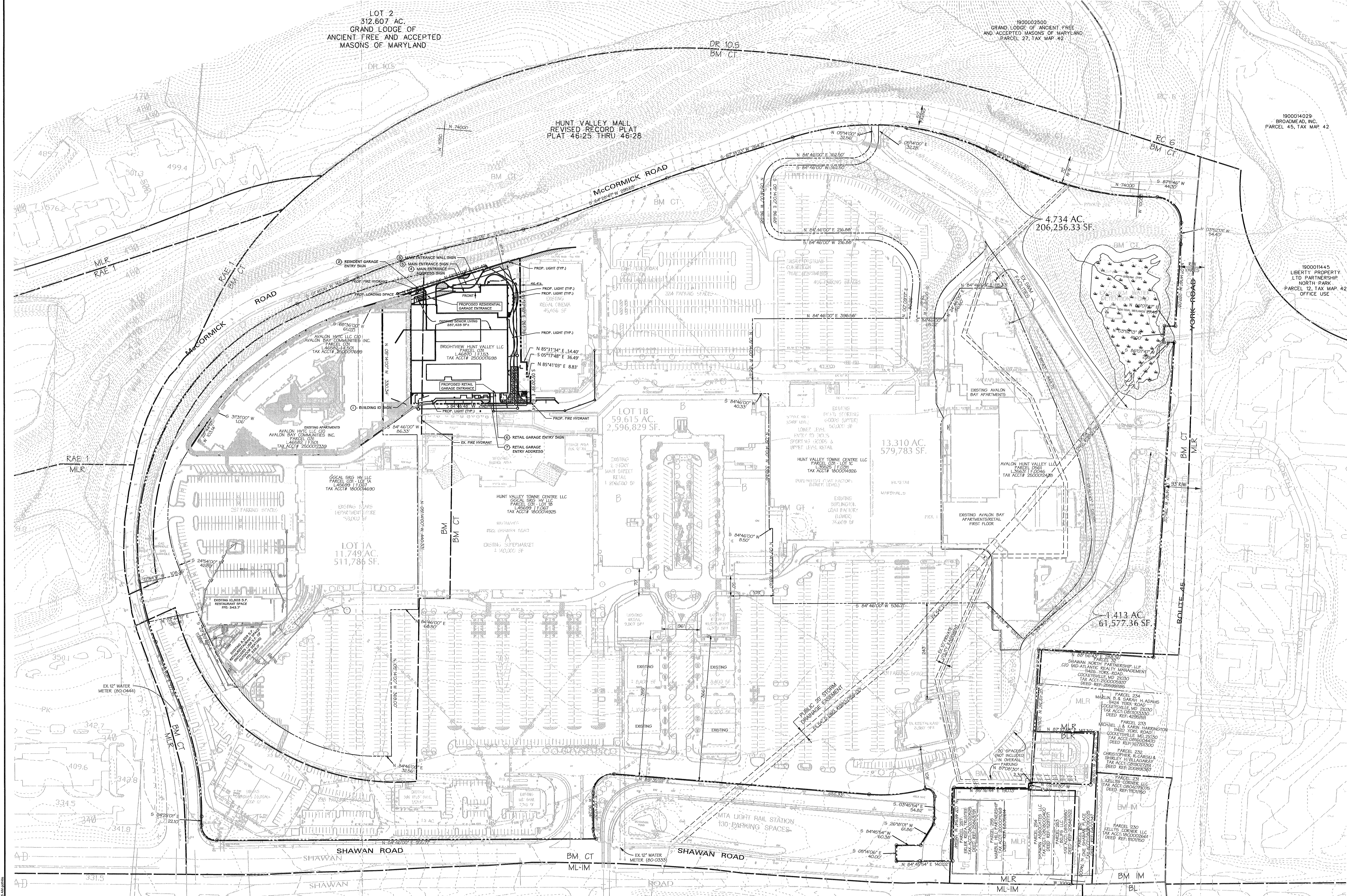
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

20230127-SPHA





SITE DATA

OWNER: BRIGHTVIEW HUNT VALLEY LLC
C/O BRIGHTVIEW SENIOR LIVING 210 N CHARLES ST, SUITE 220
BALTIMORE, MD 21201

APPLICATION/PLAN: DMW
501 FAIRMOUNT AVE
SUITE 300
TOWSON MD, 21286

SITE ADDRESS: 11509 MCCORMICK ROAD
COCKEYSVILLE, MD

SITE AREA: 2.10 ± AC.
TAX MAP: 0042
GRID: 0009
PARCEL: 0031
TAX ACCOUNT: 2500017696
ZONING: BM + BM-CT
COUNCILMANIC DISTRICT: 3
ELECTION DISTRICT: 8
CENSUS TRACT: 4084
WATERSHED: LOCH RAVEN RESERVOIR
GROWTH TIER: I

SCHOOLS:
ELEMENTARY: MAYS CHAPEL ES
MIDDLE: COCKEYSVILLE MS
HIGH: DULANEY HS

PROPOSED USE: ELDERLY HOUSING

PARKING REQUIRED: 100 INDEPENDENT LIVING UNITS (1 PER APT) = 100 SPACES
45 ASSISTED LIVING BEDS (1 PER 3 BEDS) = 15 SPACES
33 MEMORY CARE (NURSING) BEDS (1 PER 3 BEDS) = 11 SPACES
TOTAL REQUIRED PARKING SPACES = 126 SPACES
95 SPACES REQUIRED WITH 25% TRANSIT REDUCTION

PARKING PROVIDED: 117 SPACES FOR ELDERLY HOUSING USE

COMMERCIAL PERMITS FOR WORK ONGOING: B980470, B980472, C22-02191

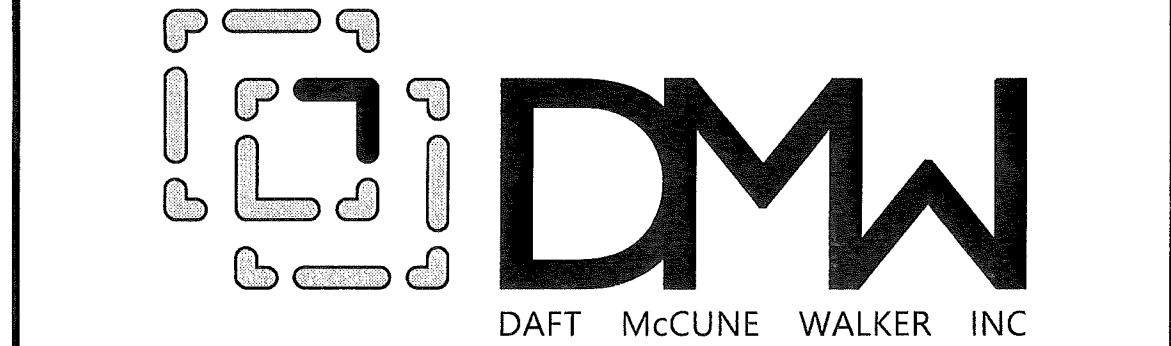
THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES MAP AREAS

UTILITIES:
PUBLIC WATER
PUBLIC SEWER

FLOOR AREA RATIO: ALLOWED 5.5 PROVIDED 2.89 (264,843 SF/ 91,623 SF)

LIGHTING: SHOWN ON PLAN; ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.

ORIGINAL JSPC APPROVAL - JULY 1, 1979



501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

PLAN TO ACCOMPANY
SIGN VARIANCE PETITION
BRIGHTVIEW SENIOR LIVING
11509 MCCORMICK ROAD

8TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT		BALTIMORE COUNTY, MARYLAND	
		ISSUE DATES	
		REVIEW:	5/11/2023
		BID:	
		PERMIT:	
		CONSTRUCTION:	
		BASE:	
		DRAWN:	AMT
		DESIGNED:	JMD
		CHECKED BY:	JMD
		DATE CHECKED:	5/31/2023
		SCALE:	1" = 100'
		PROJECT NO.:	24150.BV
		DRAWING:	

LEGEND

- PROPERTY LINE
- ZONING BOUNDARY
- EXISTING WATER
- EXISTING SEWER
- EXISTING STORM DRAIN
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING CURB & GUTTER
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED CURB & GUTTER
- WETLAND LABELS
- APPROVED EXPANSION PER DEC 04/07/08

CONSTRUCTION INFORMATION: GUTTER AND CURB SHALL BE CONSTRUCTED TO MATCH EXISTING CONDITIONS. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND CONSTRUCTION CODES.

ZONING HISTORY

A. 06-617-SPH. GRANTED OCTOBER 1, 2006 - SPECIAL HEARING FOR APPROVAL UNDER SECTION 235C OF THE CODE OF A PLAN WHICH EXCEEDS THE BUILDING HEIGHT STANDARDS IN SECTION 235C-A, SUBJECT TO 30 DAY APPEAL PERIOD. THIS ORDER WAS AFFIRMED BY THE BOARD OF APPEALS OF BALTIMORE COUNTY ON APRIL 25, 2006.

B. 15-0232-SPH. GRANTED JUNE 19, 2015. SPECIAL HEARING TO CONFIRM THAT HUNT VALLEY TOWNE CENTRE LLC (OWNER OF PARCELS 31, LOT 1B AND LOT 1C) AND SHAW ROBINSON AND CO. (OWNER OF PARCEL 31, LOT 1A) ARE EACH ENTITLED TO THEIR PROPORTIONATE SHARE OF THE PARKING VARIANCE GRANTED IN ZONING CASE NO. 2011-152 SPH AS SHOWN AND INDICATED ON THE SITE PLAN FILED IN THIS CASE.

C. 99-61-SPHA. GRANTED OCT. 1, 1997 - VARIANCE AND SPECIAL HEARING TO PERMIT 4,489 PARKING SPACES IN LIEU OF 5,133 AND AMEND CASES 96-223-XA AND 81-125-XA.

D. 81-125-A. GRANTED BY DEPUTY ZONING COMMISSIONER ON JAN. 8, 1982 TO PERMIT 6,065 PARKING SPACES IN LIEU OF 6,837. THEN REVERSAL BY THE BOARD OF APPEALS ON JAN. 26, 1983 TO PERMIT 5,300 SPACES IN LIEU OF 6,837.

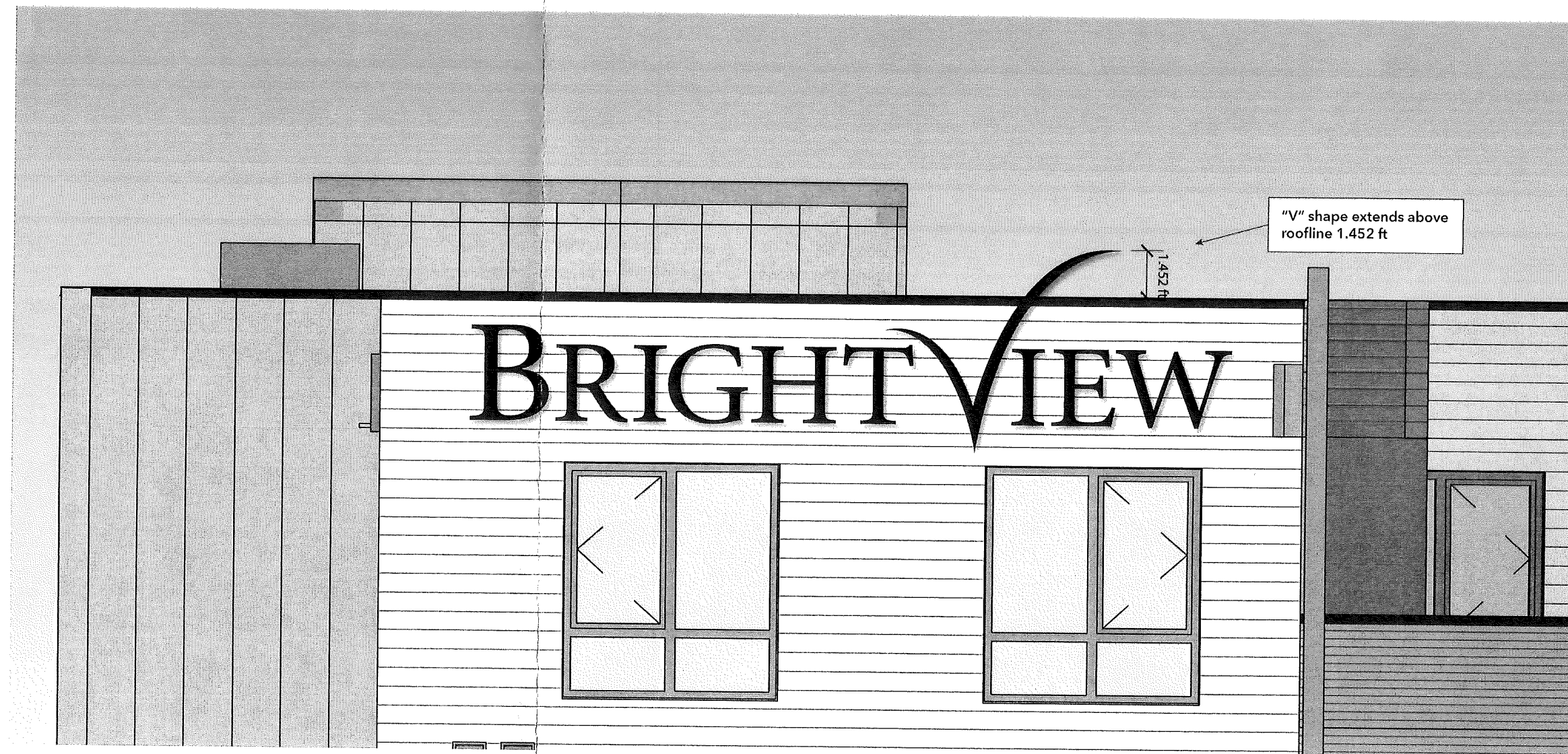
PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 22883 - EXPIRATION DATE: 1/7/24.

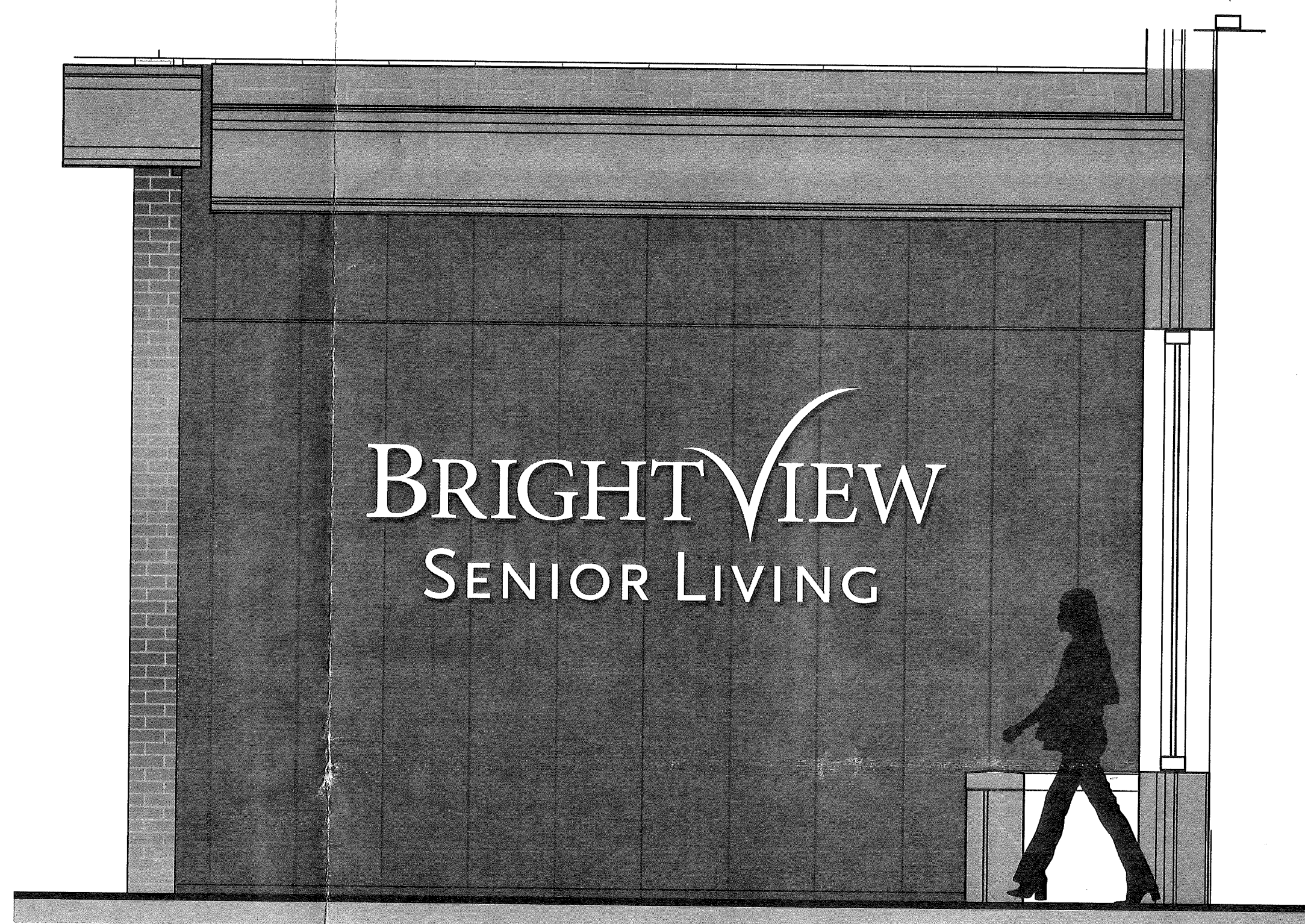
DATA SOURCES:

ARCHITECTURAL FOOTPRINT BASED UPON INFORMATION PROVIDED BY MARTIN ARCHITECTS ON SEPT. 11TH, 2006. TOPO INFORMATION BASED UPON FIELD RUN SURVEY COMPLETED BY DMW ON AUGUST 25TH, 2006. ZONING INFORMATION SHOWN HEREON REFLECTS A DATUM TRANSFORMATION BETWEEN NAD 83 AND NAD 83/1991. NO FIELD WORK WAS PERFORMED TO ESTABLISH THE NAD 83/1991 VALUES PUBLISHED HEREON.

2023-0127-SPHA



1 BUILDING ID SIGNAGE
SCALE: NTS



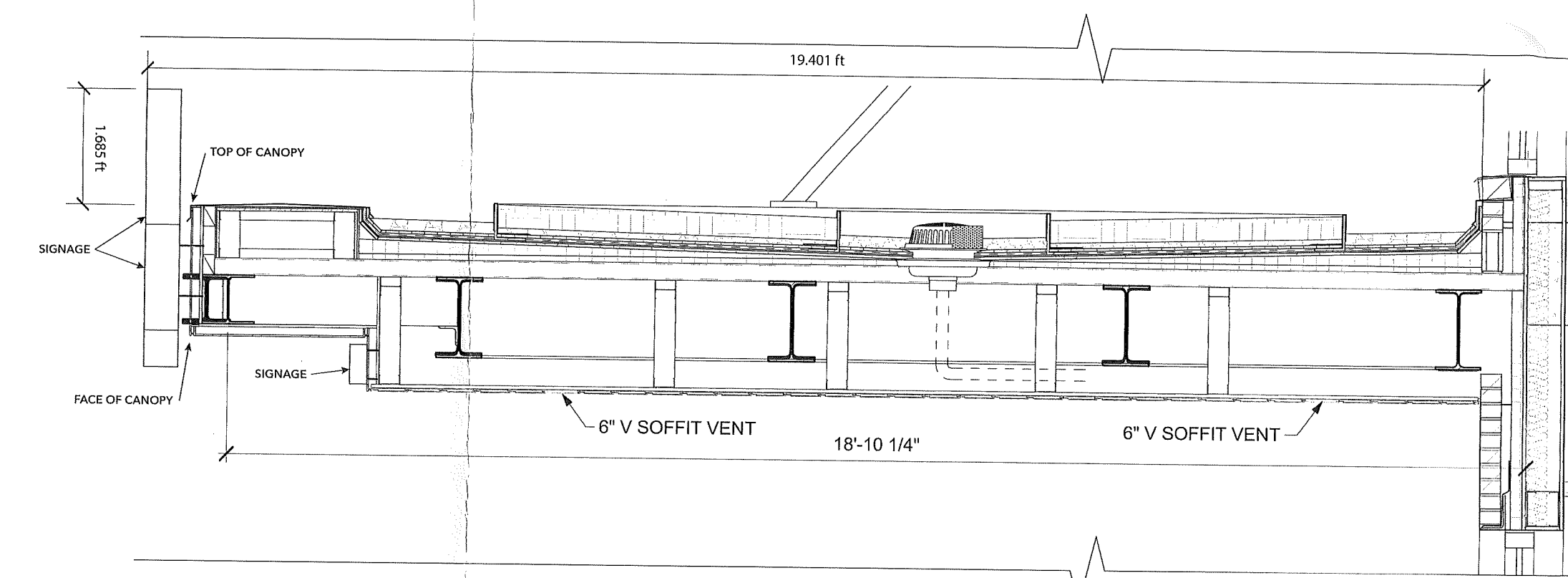
3 MAIN ENTRANCE WALL SIGNAGE
SCALE: NTS



6 RETAIL GARAGE ENTRY SIGNAGE
SCALE: NTS



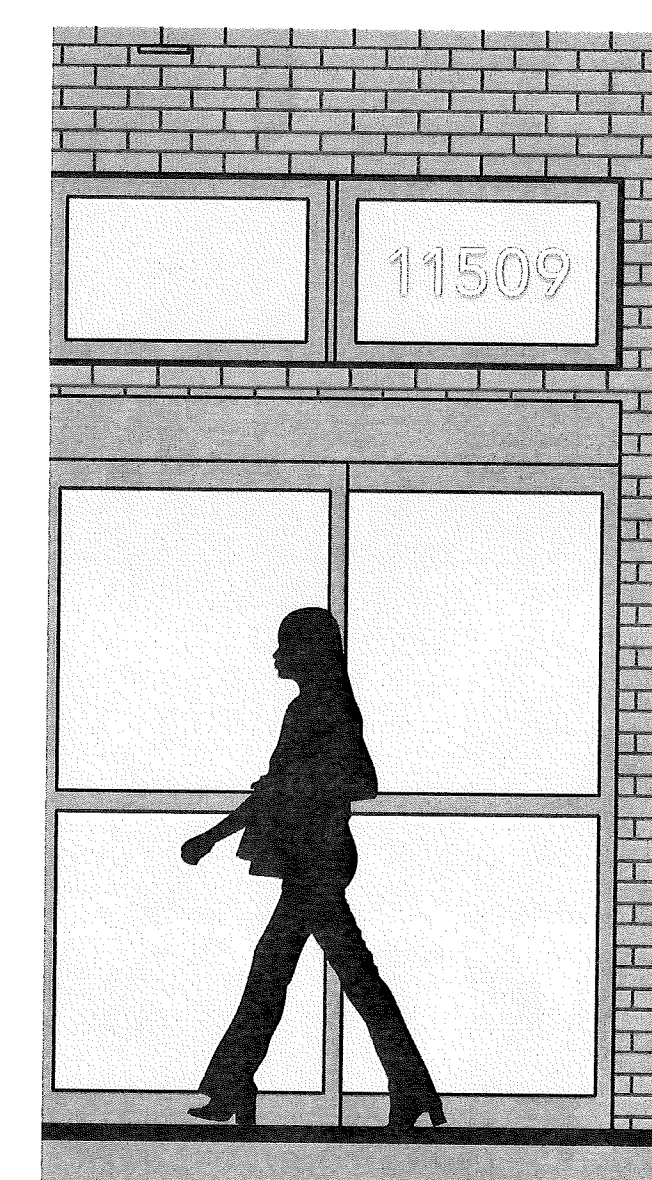
2 RESIDENT GARAGE ENTRY SIGNAGE
SCALE: NTS



① CANOPY SECTION
SCALE: 1/2" = 1'-0"



5 MAIN ENTRANCE SIGNAGE
SCALE: NTS



4 MAIN ENTRANCE ADDRESS SIGNAGE
SCALE: NTS



7 RETAIL GARAGE ENTRY ADDRESS
SCALE: NTS