



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 30, 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 Variance
Case No. 2023-0175-A
Property: 11915 Reisterstown Road

Dear Mr. Karceski and Mr. Rosenblatt

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 dark ink, reading "Maureen E. Murphy". The signature is fluid and cursive, with the first name "Maureen" being more prominent.

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm

Enclosure

c: Thomas Sheckells – tsheckells@mragta.com
Erin Meadows – emeadows@agi.com
Corey Patton – cpatton@agi.net
Natalie Billings – nbillings@agi.net

**IN RE: PETITION FOR VARIANCE
(11915 Reisterstown Road)**

4th Election District

4th Council District

GGCAL RSC LLC

Legal Owner

Bank of America

Contract Purchaser/Lessee

Petitioners

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BEFORE THE

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OFFICE OF ADMINISTRATIVE

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HEARINGS OF

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BALTIMORE COUNTY

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Case No: 2023-0175-A

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OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by GGCAL RSC, LLC, legal owner, and Bank of America, lessee (“Petitioners”) for property located at 11915 Reisterstown Road, Reisterstown (the “Bank of America Space”). Petitioners filed a Petition for Variance from the Baltimore County Zoning Regulations (“BCZR”), §450.4 Table of Sign Regulations 5.d, to allow a total of 3 wall-mounted enterprise signs (each sign on a different building facade) for a tenant in a multi-tenant building with a single exterior customer entrance in lieu of the one canopy and one wall-mounted enterprise sign permitted on the same facade as the separate exterior customer entrance for the tenant space.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Erin Meadows, AGI, authorized representative for the Petitioners, attended the hearing along with Thomas Sheckells, Principal with Morris & Ritchie Associates, Inc., the civil engineering firm who prepared and sealed a Site Plan (the “Site Plan”). (Pet. Ex. 1). David Karceski, Esquire and Adam Rosenblatt, Esquire of Venable, LLP represented the Petitioners. There were no Protestants or interested citizens who attended the hearing.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), Department of Plans Review (“DPR”), and Department of Environmental

Protection and Sustainability (“DEPS”), which agencies did not oppose the requested relief.

The case proceeded by way of proffer by Mr. Karceski. The Bank of America space, addressed as 11915 Reisterstown Rd., is contained within a multi-tenant shopping center north of the intersection of Reisterstown Rd. and Franklin Blvd. (the “Shopping Center”). The Shopping Center is 17.47 acres +/- (693,867 sf +/-) and has 3 access points: Reisterstown Rd., Hillfield Drive, and Framfield Rd. It is an integral part of the surrounding residential communities. The Shopping Center was the subject of a Petition for Special Hearing and Variance relief in Case No.: 2008-491-SPHA in which zoning relief was granted to reduce the number of required parking spaces.

Aerial photographs reveal that the shape of the Shopping Center resembles a ‘home plate.’ (Pet. Exs. 3A, 3B, 4A). The aerials show the location of the Bank of America space as near the Hillfield Rd. entrance. The Bank of America space is not visible from Reisterstown Rd. or from Hillfield Rd. (Pet. Exs. 4A, 4B). Entering the Hillfield Rd., only the side of the Bank of America can be seen. The front of the space faces the interior parking lot, but more towards the rear of the Shopping Center. The space itself is oddly shaped with 3 facades.

Petitioners desire to upgrade and improve the 3 existing wall-mounted signs to improve visibility. Sign renderings were provided on the Site Plan. (Pet. Ex. 1). The 3 existing signs have the Bank of America logo beneath and to the side of the lettering. The 3 proposed replacement signs would have the logos above the lettering. (Pet. Ex. 1). One of the signs is overtop of the ATM machine, one is over front door, and one is on side of the building.

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 was previously adjudicated to be unique in Case No.: 2008-0491-SPHA due to its irregular, 'home base' shape. As a result, the Property's physical characteristics have not changed, that factual finding is applicable to this Case under the doctrine of collateral estoppel. *Garrity v. Maryland State Bd. of Plumbing*, 447 Md. 359, 368 (2016). (See also *Colandrea v. Wilde Lake Community Ass'n, Inc.*, 361 Md. 391 (2000); *Washington Suburban Sanitary Commission v. TKU Associates*, 281 Md. 1, 18-19 (1977)).

I find that the Petitioner would suffer a practical difficulty and unreasonable hardship if the proposed 3 wall mounted signs were not permitted because, while a typical tenant space in this type of shopping center would have 1 single, flat exterior front which would accommodate a wall mounted and/or a canopy sign under BCZR, §450.4.5.d, the Bank of America's location within the Shopping Center, its direct access onto Hillfield Rd., its front facing the interior parking lot, and its multiple façades, demands 3 wall mounted signs in order to direct customers to the space. I also find that the requested Variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of opposition.

THEREFORE, IT IS ORDERED, this 30th day of **October, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from the BCZR, §450.4 Table of Sign Regulations 5.d to allow a total of 3 wall-mounted enterprise signs (each sign on a different building facade) for a tenant in a multi-tenant building with a single exterior customer entrance in lieu of the one canopy and one wall-mounted enterprise sign permitted on the same facade as the separate exterior customer entrance for the tenant space be, and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. 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.
2. The Site Plan (Pet. Ex. 1) is attached hereto and incorporated herein in its entirety.

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



MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 11915 Reisterstown Road Currently Zoned BM-CCC, ROA, DR 3.5
Deed Reference 39012 / 00024 10 Digit Tax Account # 0419086320
Owner(s) Printed Name(s) GGCAL RSC, LLC

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

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)

See Attachment

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/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound 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 AttachmentS

Name - Type or Print [Signature] Signature
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

David Karceski, Esq.

Name - Type or Print [Signature] Signature
210 W. Pennsylvania Ave. Suite 500 Towson MD
Mailing Address _____ City _____ State _____
21204 , 410-494-6285 , DHKarceski@venable.com
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

See Attachments

Name #1 - Type or Print [Signature] Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone #'s (Cell and Home) _____ Email Address _____

Representative to be contacted:

David Karceski, Esq.

Name - Type or Print [Signature] Signature
210 W. Pennsylvania Ave. Suite 500 Towson MD
Mailing Address _____ City _____ State _____
21204 , 410-494-6285 , DHKarceski@venable.com
Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2020-0175-A Filing Date 8/29/2023 Do Not Schedule Dates _____ Reviewer [Signature] 3/2022

11915 REISTERSTOWN ROAD

ATTACHMENT 1 TO PETITION FOR VARIANCE

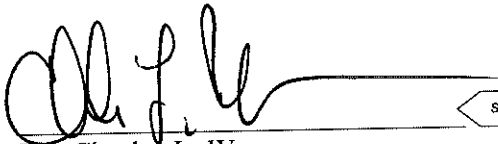
1. Petition for Variance to allow a total of three wall-mounted enterprise signs (each sign on a different building facade) for a tenant in a multi-tenant building with a single exterior customer entrance in lieu of the one canopy and one wall-mounted enterprise sign permitted on the same facade as the separate exterior customer entrance for the tenant space, pursuant to Section 450.4. Table of Sign Regulations. 5.d of the Baltimore County Zoning Regulations.

11915 REISTERSTOWN ROAD
ATTACHMENT 2 TO PETITION FOR VARIANCE

11915 REISTERSTOWN ROAD
TAX MAP 48, PARCEL 270
TAX ACCOUNT # 0419086320
DEED REFERENCE: 39012/24

LESSEE:

BANK OF AMERICA
2505 W. CHANDLER BLVD (AZ1-805-01-30)
CHANDLER, AZ 85224


A handwritten signature in black ink, appearing to read 'C. L. Warner', is written over a horizontal line. To the right of the signature, there is a small rectangular box containing the text 'Sign Here' with an arrow pointing left towards the signature.

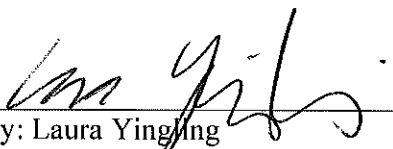
By: Charles L. Warner
Title: Director of Project Management
Telephone: 214-284-0855
Email: charles.l.warner@cbre.com

11915 REISTERSTOWN ROAD
ATTACHMENT 3 TO PETITION FOR VARIANCE

11915 REISTERSTOWN ROAD
TAX MAP 48, PARCEL 270
TAX ACCOUNT # 0419086320
DEED REFERENCE: 39012/24

LEGAL OWNER:

GGCAL RSC LLC
STE 100
10096 RED RUN BLVD
OWINGS MILLS MD 21117-4632


By: Laura Yingling 
Title: Asset Manager
Phone: 240-338-8534
Email: lyingling@ggcommercial.com

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



August 15, 2023

ZONING AREA DESCRIPTION FOR 11915 REISTERSTOWN ROAD

Tax Map 48, Parcel 270
Tax Account # 0419086320
Deed Reference: 39012/24

Beginning at a point located at the intersection of Reisterstown Road and East Cherry Hill Road or N 648,513.81 E 1,364,761.00, at the distance of 182.49' and bearing of N 30°15'17" W to a point. Thence, the following courses and distances:

- 2) North 44°22'58" West 483.78'.
- 3) North 45°37'01" East 206.54'.
- 4) North 44°22'58" West 469.88'.
- 5) South 40°43'28" West 207.29'.
- 6) North 44°22'58" West 62.23'.
- 7) North 40°45'30" East 578.08'.
- 8) South 77°38'24" East 192.40'.
- 9) North 84°21'01" East 587.67'.
- 10) South 03°04'01" West 800.64'.
- 11) South 47°59'39" West 425.50'.
- 12) North 44°20'06" West 149.72'.
- 13) South 45°40'05" West 115.00'.
- 14) South 44°20'13" East 145.05'.
- 15) South 47°59'39" West 10.00'.

Containing 693,867 square feet or 15.9290 acres of land, more or less, being located in the 4th Election District and 4th Councilmanic District of Baltimore County, Maryland

I certify that this description was either personally prepared by me or I was in responsible charge of its preparation.



2023-0175-A

1220-B East Joppa Road, Suite 400k, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

Abingdon, MD ♦ Baltimore, MD ♦ Laurel, MD ♦ Towson, MD ♦ Georgetown, DE ♦ New Castle, DE ♦ Sterling, VA ♦ Raleigh, NC
(410) 515-9000 (410) 935-5050 (410) 792-9792 (410) 821-1690 (302) 855-5734 (302) 326-2200 (703) 674-0161 (984) 200-2103

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING
RECLASSIFICATION HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning reclassification hearing. This is accomplished by Baltimore County posting a sign on the property at least fifteen (15) days before the hearing and advertising in local newspapers. The advertising consists of a list and map of all reclassification petitions (cost evenly distributed between all petitioners), as well as individual advertising in local newspapers. The list and map must be published in two newspapers for three different weeks and the individual advertisements must be published in two newspapers fifteen (15) days prior to the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the 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:

Item Number or Case Number: 2023-0175-A

Petitioner: G G Cal RSC, LLC

Address or Location: 11915 Austenston Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Dan Kreceski

Address: Venale LLC

210 West Pennsylvania Avenue, Suite 500

Towson, MD 21204

Telephone Number: (410) 494-6285

Revised 2/20/98 - SCJ

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

No. 222643

Date: 8/29/2023

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS	Acct	Amount
				Source/	Rev/					
001	806	6000		6150						\$500

Total: \$500

Rec:
From: Venable, LLP

For: Commercial Zoning Variance
11915 Reisterstown Road
Zoning Case 2023-0175-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

MMH

CERTIFICATE OF POSTING

2023-0175-A

RE: Case No.: _____

Petitioner/Developer: _____

GGCAL RSC, LLC
Bank of America

October 24, 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: _____

11915 Reisterstown Road

SIGN 2

October 3, 2023

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

Sincerely,

 October 3, 2023

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

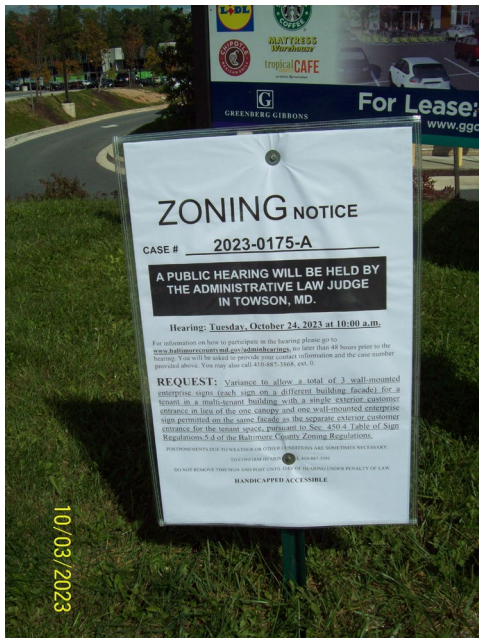
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2023-0175-A

RE: Case No.: _____

Petitioner/Developer: _____

GGCAL RSC, LLC
Bank of America

October 24, 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: _____

11915 Reisterstown Road

SIGN 1

October 3, 2023

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



Sincerely,

 October 3, 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: 9/20/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0175-A

INFORMATION:

Property Address: 11915 Reisterstown Road
Petitioner: GGCal RSC, LLC - Laura Yingling
Zoning: BM-CCC, ROA, DR 3.5
Requested Action: Variance

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

Variance -

1. To allow a total of three wall-mounted enterprise signs (each sign on a different building façade) for a tenant in a multi-tenant building with a single exterior customer entrance in lieu of the one canopy and one wall-mounted enterprise sign permitted on the same façade as the separate exterior customer entrance for the tenant space, pursuant to Section 450.4 Table of Sign Regulations. 5.d of the Baltimore County Zoning Regulations.

The subject site is a 20.57-acre property that sits immediately adjacent to residential dwellings and commercial uses. The proposed site has multiple previous zoning actions/relief. The existing land use is currently commercial.

The requested signage zoning relief, as said in above request, does not appear to impose adverse visual impacts on adjacent properties or the public right of way. The proposed signs will be attached to the building and will serve as identification signage. It is understood that the signage is existing and the new proposed signage will replace the existing signage. All of the signs tie in with the buildings and development through their use of design, size, materials and colors. The requested relief helps achieve the desired visual effect for motorist, patrons, and pedestrians.

The Department has no objections in granting the relief requested.

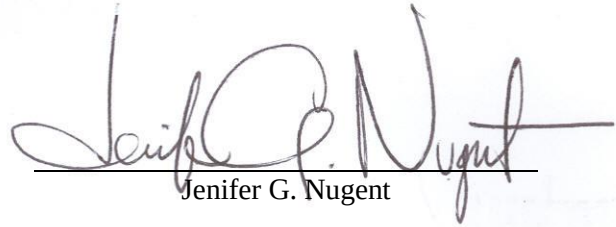
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

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

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: September 18, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0175-A
Address: 11915 REISTERSTOWN RD
Legal Owner: GGCAL RSC LLC

Zoning Advisory Committee Meeting of September 18, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

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 - 0419086320

Owner Information

Owner Name: GGCAL RSC LLC Use: COMMERCIAL
Principal Residence: NO
Mailing Address: STE 100 Deed Reference: /39012/ 00024
10096 RED RUN BLVD
OWINGS MILLS MD 21117-4632

Location & Structure Information

Premises Address: 11989 REISTERSTOWN RD Legal Description: 15.929 AC UNIT 1
0-0000 11989 REISTERSTOWN RD
REISTERSTOWN SHOPPING CENTER LOT 1A LAND CONDO

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0048 0024 0270 20000.04 8042 1A 2023 Plat Ref: 0032/ 0042

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
	4,762 SF		15.9290 AC	14

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		BRANCH BANK	BRICK/	C3			

Value Information

	Base Value	Value	Phase-In Assessments	
		As of	As of	As of
		01/01/2023	07/01/2023	07/01/2024
Land:	6,965,400	6,965,400		
Improvements	15,394,100	15,336,100		
Total:	22,359,500	22,301,500	22,301,500	22,301,500
Preferential Land:	0	0		

Transfer Information

Seller: GGCAL RSC LLC	Date: 05/30/2017	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /39012/ 00024	Deed2:
Seller: GGCAL RSC LLC	Date: 03/02/2017	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /38697/ 00175	Deed2:
Seller: REISTERSTOWN SHOPPING CENTER	Date: 02/08/2016	Price: \$34,500,000
Type: ARMS LENGTH MULTIPLE	Deed1: /37150/ 00244	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
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:

2023 - 0175-A



1 EXISTING SIGN
NOT TO SCALE



2 EXISTING SIGN
NOT TO SCALE



3 EXISTING SIGN
NOT TO SCALE



1 PROPOSED SIGN
NOT TO SCALE



2 PROPOSED SIGN
NOT TO SCALE

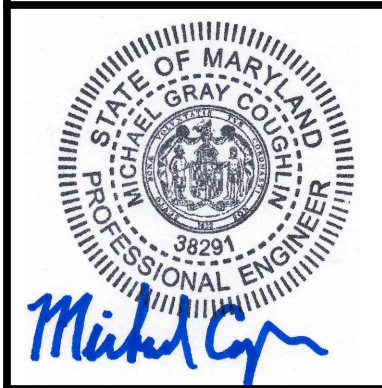


3 PROPOSED SIGN
NOT TO SCALE

DATUM
DESIGN & DRAWING BASED ON
MARYLAND COORDINATE SYSTEM (MCS):
HORIZONTAL NAVD 83 (1991)
VERTICAL NAVD 88



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-B EAST JOPPA ROAD, SUITE 400K
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748
Copyright 2023 Morris & Ritchie Associates, Inc.



11915 REISTERSTOWN ROAD

SIGNAGE PLAN

ELECTION DISTRICT 4 REISTERSTOWN, MARYLAND COUNCILMANIC DISTRICT 2

DATE	REVISIONS	JOB NO.: 21962
		SCALE: AS SHOWN
		DATE: 08/15/2023
		DRAWN BY: THS
		DESIGN BY: THS
		REVIEW BY: THS
		SHEET: 02 OF 02

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. 38291, EXPIRATION DATE: 01/13/2024

DEVELOPER
AGI
412 N CEDAR BLUFF ROAD
SUITE 306
KNOXVILLE TN 37923
ATTN: COREY PATTON
PH: 800-877-7868

OWNER
GGAL RSC LLC
10006 RED RUN BLVD.
SUITE 100
OWINGS MILLS MD 21117



DATUM

EDISON & COMPANY, 3000 CHASE
NEW YORK, N. Y. 10023
TELEPHONE: 646-3600
CABLE: EDISON, NEW YORK



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-B EAST JOPPA ROAD, SUITE 400K
TOWSON, MARYLAND 21206
(410) 821-1670
FAX (410) 821-1746
Copyright 2023 Morris & Ritchie Associates, Inc.

11915 REISTERSTOWN ROAD

SIGNAGE PLAN

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE CALCULATIONS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MICHIGAN. LICENSE NO. 34253. EXPIRATION DATE: 01/31/2018

DEVELOPER
 AND
 THE IN GREAT BULKY PCA
 LIFE YOU
 KNOWS ALL THE JET
 THE LONGER THE
 THE MORE THE

OWNER
GUYANA INC LTD
16075 RED BLVD
SUITE 120
CHICAGO, ILL 60640-2111

[illegible]

~~Baltimore County Government, Carroll County VITA, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA~~

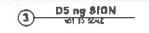
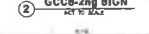
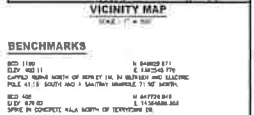
SITE



2023-0175-4

[illegible]

THE CORRECTNESS OR COMPLETENESS OF CERTAIN INFORMATION SHOWN ON THE DRAWINGS IS NOT GUARANTEED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND SURROUNDING FACILITIES, BY ITS FITS OR OTHER MEANS, AS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS FROM THE LIST OF DISBURSEMENTS, AND DISBURSEMENTS, WITHIN INFORMATION SHOWN ON THE DRAWINGS AND THAT WORKED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING.

[illegible]

THE 10TH/11A S 1ST FURNISH DEVELOPMENT PLAN FOR REPAIRS TO BUILDING FOOTING,
REPAIRS TO EXISTING ROOFING, REPAIRS TO EXISTING EXTERIOR WALLS, REQUEST NEW
MATERIALS AND FINISHES. REPAIRS FOR USE (SEE ATTACHMENT)
APPROVED 02/27/92

THE 10TH/11A S 1ST FURNISH DEVELOPMENT PLAN FOR REPAIRS BUILDING ROOF AND
REPAIRS TO EXISTING EXTERIOR WALLS
APPROVED 11/12/92

THE 10TH/11A S 1ST FURNISH DEVELOPMENT PLAN FOR REPAIRS TO THE BUILDING
REPAIRS TO EXISTING ROOFING, REPAIRS TO EXISTING EXTERIOR WALLS, REQUEST NEW
MATERIALS AND FINISHES
APPROVED 04/17/92

THE 10TH/11A S 1ST FURNISH DEVELOPMENT PLAN FOR REPAIRS TO EXISTING EXTERIOR
WALLS AND REPAIRS TO EXISTING ROOFING
APPROVED 04/17/92

THE 10TH/11A S 1ST FURNISH DEVELOPMENT PLAN FOR REPAIRS TO EXISTING EXTERIOR
WALLS AND REPAIRS TO EXISTING ROOFING
APPROVED 04/17/92

THE 10TH/11A S 1ST FURNISH DEVELOPMENT PLAN FOR REPAIRS TO EXISTING EXTERIOR
WALLS AND REPAIRS TO EXISTING ROOFING
APPROVED 04/17/92

PARKING CALCULATIONS

PAVING REQUIRED:
5 SPACES PER 1000 S.F. (14,611 S.F.) = 842 SPACES
1 SPACE PER 1000 S.F. (MANHOLES USED) = 5 SPACES
TOTAL PAVING REQUIRED = 847 SPACES
PAVING REQUIRED WITH PAVING STRIPES: (842 + 5) = 847 SPACES
PAVING REQUIRED = 847 SPACES

PAVING REQUIRED:
TOTAL PAVING SPACES = 811 SPACES

PAVING COSTS
= 38 SPACES @ \$25

* PAVING REQUIREMENTS AND PAVING PRICES FOR 100' WIDE DRIVE

SECURITY	STATUS
_____	PROPERTY LINE
_____	WACANT PROPERTY LINE
_____	BUILDING LINE
_____	EXISTING 7' CONCRETE
_____	FOOTING OF CONCRETE
_____	FUTURE BUILDING
_____	EXISTING EDGE OF PAVEMENT

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE CREDENTIALS HAVE BEEN REVIEWED OR APPROVED BY ME AND THAT I AM NOT AWARE OF ANY REASON WHY PROFESSIONAL, ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA, LICENSE NO. 30791, INFORMATION DATE: 01/12/2004

DEVELOPER	OWNER
AND 412 N CREAM BUFFY HEAD SUITE 306 MINNEAPOLIS, MN 55412 TEL: 612.338.1177	60000 RSC LLC 10000 RED BLUE BLVD. SUITE 100 MINNEAPOLIS, MN 55412

	MORRIS & RITCHIE ASSOCIATES, INC.		
	ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 12304 EAST ASPEN BLVD., SUITE 200 TOWSON, MARYLAND 21286 PH: (410) 821-4444 FAX: (410) 821-4748		
	Copyright ©2022 Morris & Ritchie Associates, Inc.		
	11915 REISTERSTOWN ROAD		
	SITE PLAN TO ACCOMPANY SIGN VARIANCE PETITION		
DATE PREPARED:	APPROVED BY:	CITY/COUNTY:	TITLE:
DRAWN BY:	CHECKED BY:	SCALE:	DATE:
DESIGNED BY:	PROJECT NO.:		

GENERAL NOTES

- PROPERTY INFORMATION:
A. PROPERTY ADDRESS: 11915 REISTERSTOWN RD
B. NET ACREAGE: 893,897 SF / 17.47 AC
C. GROSS ACREAGE: 20.57 AC
D. ELECTION DISTRICT: 4
E. COUNCILMANIC DISTRICT: 4
F. ADD MAP: 16810, 16C11
G. CENSUS TRACT: 4045.01
H. TAX MAP: 0048
I. PARCEL: 270
J. TAX ACCOUNT NO.: 0419086220
K. DEED: 38017/0024
L. WATERSHED: REISTERSTOWN / OWINGS MILLS
M. REGIONAL PLANNING DISTRICT: BM CCC, DR 3.5
N. ZONING: 048C3, 057C1
O. ZONING MAP (S/T) NO.: MAXIMUM PERMITTED = 2.0
P. FLOOR AREA RATIO: PROVIDED = 0.23 (203,323 S.F. / 856,390 S.F. = 0.24)
Q. EXISTING LAND USE: COMMERCIAL
R. PROPOSED LAND USE: COMMERCIAL
- BM CCC ZONE SETBACKS:
FRONT YARD BUILDING SETBACK: REQUIRED: 15' / 40' CL, PROVIDED: N/A (80A)
SIDE YARD BUILDING SETBACK: 0', N/A (80A)
REAR YARD BUILDING SETBACK: 20', 62' (80A)
- (*FOR COMMERCIAL BUILDINGS, THE FRONT BUILDING LINE SHALL BE NOT LESS THAN 15 FEET FROM THE FRONT PROPERTY LINE AND NOT LESS THAN 40 FEET FROM THE CENTER LINE OF THE STREET, EXCEPT AS SPECIFIED IN SECTIONS 303.2 AND 235B)
- (*FOR COMMERCIAL BUILDINGS, NONE REQUIRED ON INTERIOR LOTS, EXCEPT THAT WHERE THE LOT ABUTS A LOT IN A RESIDENCE ZONE THERE MUST BE A SIDE YARD NOT LESS THAN THE GREATER MINIMUM WIDTH REQUIRED FOR A DWELLING ON THE ABUTTING LOT AND ON CORNER LOTS THE SIDE YARD ON THE STREET SIDE SHALL BE NOT LESS THAN TEN FEET IN WIDTH)
- THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN (F.E.M.A. PANEL NO. 2400100205F).
- THE SITE IS NOT LOCATED WITHIN A FAILED BASIC WATER AND SEWER SERVICE AREA.
- THE SITE IS NOT LOCATED WITHIN A FAILED TRANSPORTATION ZONE.
- THE SITE IS LOCATED WITHIN A COMMERCIAL REVITALIZATION DISTRICT AND IS THEREFORE EXEMPT FROM THE PROVISIONS OF 442.4 PER BCR 4402.4 BASIC SERVICES MAPPING STANDARDS E. GENERAL EXCEPTIONS TO BASIC SERVICES MAPPING STANDARDS, I. TO ANY DEVELOPMENT LOCATED IN A COMMERCIAL REVITALIZATION DISTRICT.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
- THERE ARE NO HISTORIC BUILDINGS ON SITE.
- THIS SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- ANY EXPOSURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STRUCTURES.
- SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450, OR A VARIANCE WILL BE REQUESTED.

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PLAN

SCALE: 1" = 50'
50 0 50 100

ZONING CASE HISTORY

- CASE NO. 1940-3055-A - TO PERMIT THE ERECTION OF A SIGN 208 SQ. FT. INSTEAD OF 150 SQ. FT. AND THE INCREASE OF A HEIGHT REGULATION TO 35 FEET INSTEAD OF 25 FEET.