JOHN A. OLSZEWSKI, JR.
County Executive

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

November 7, 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: **AMENDED ORDER**
Petition for Variance
Case No. 2023-0176-A
Property: 14-150 Cranbrook Road, 10003 York 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,

Maureen E. Murphy

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlm
Enclosure
c: Jen Bass – jbass@bohlereng.com
Mike Gesell – mgesell@bohlereng.com
Devin Gerhart – dgerhart@kleinenterprises.com
Curtis Glover cglover@mlg-cm.com
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Patricia Palumbo- ppalumbo@kleinenterprises.com
Shannon Wissler -swissler@kleinenterprises.com

IN RE: PETITION FOR VARIANCE	*	BEFORE THE
(14-150 Cranbrook Road)		
(122 Cranbrook Road	*	OFFICE OF ADMINISTRATIVE
(23 Cranbrook Road)		
(10003 York Road)	*	HEARINGS OF
8th Election District		
3rd Council District	*	BALTIMORE COUNTY
DK Yorktown, LLC		
Legal Owner	*	
Petitioner		
	*	**Case No: 2023-0176-A**

* * * * * * * * *

AMENDED OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Variance filed by DK Yorktowne, LLC, legal owner and Petitioner ("Petitioner") for property addressed as 14-150 Cranbrook Rd., 122 Cranbrook Rd., and 10003 York Road, Cockeysville (the "Yorktowne Plaza"), and for an additional property addressed as 23 Cranbrook Rd. (the "Yorktowne Village"). Petitioner filed an Amended Petition for Variance relief from Baltimore County Zoning Regulations ("BCZR") as follows:

> 1) From §450.4.7.b to allow a freestanding joint identification sign for a shopping center with a sign area/face of 245 sf and a height of 33 ft. (Sign 2) and to allow a freestanding joint identification sign with a height of 27 ft. (Sign 3) in lieu of the permitted 150 sf and height of 25 ft. for each sign.
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> 4) From §450.4.5.d to allow up to 2 enterprise signs (wall-mounted and/or canopy) on a building facade with a single separate exterior customer entrance for a tenant in a multi-tenant building (Signs A2-A3, E1-E2, M1-M2).

5) From §450.4.5.d to allow wall-mounted enterprise signs on a building wall without a separate customer in lieu of the requirement for a customer entrance in lieu of the requirement for a customer entrance on the same façade of the multi-tenant building (Signs P1, U2, V2, W2, W3).

6) From §450.4.5.d to allow an enterprise sign to exceed two times that length of the wall containing the exterior entrance and defining the space occupied by the separate commercial tenant (Signs AA [38 sf in lieu of 26 sf], BB [133 sf instead of 87 sf]).

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Devin Gearhart, Asset Manager, and Shannon Wissler, Leasing Associate, both with Klein Enterprises which is the parent company of the Petitioner, appeared on behalf of the Petitioner at the hearing in support of the requested relief, along with Jennifer Bass, Project Manager, and Michael Gesell, PE, both with Bohler, the civil engineering firm who prepared and sealed a site plan (the "Site Plan") and a redlined site plan (the "Redlined Site Plan"). (Pet. Exs. 1 and 1A). 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"), which agency did not oppose most of the requested relief, but did oppose specific signs. Development Plans Review ("DPR") and Department of Environmental Protection and Sustainability ("DEPS") also provided ZAC comments but did not oppose the requested relief.

The case proceeded by way of proffer by Mr. Karceski. Mr. Gesell was accepted as an expert in civil engineering with specialty knowledge of the BCZR, Sign Regulations. (Pet. Ex. 2). Yorktowne Plaza is in the process of undergoing a multi-million-dollar renovation with new construction. It is split-zoned Business, Roadside (BR); Business, Roadside with a Commercial, Community Core district (BR-CCC); and Business, Local with a Commercial, Community Core

district (BL-CCC). The Amended Site Plan depicts the Yorktowne Plaza property as oddly shaped, resembling a golf club head. (Pet. Ex. 1A). Aerial photographs also support the irregular shape. (Pet. Ex. 3A, 3B). It is a shopping center complex consisting of both connected retail stores, stand-alone restaurants, and a drive thru establishment. Street view photographs were provided. (Pets. Exs. 4A-4L). A small section of the Yorktowne Plaza fronts on, and has access onto York Rd. It is in this location that a freestanding sign (Sign 2) for Yorktowne Plaza is located. (Pet. Exs. 4A, 4B). In the portion fronting on York Rd., there previously was a Dunkin Donuts and an IHOP, both of which were razed and replaced with newly constructed retail space. (Pet. Exs. 4A, 4B, 4F). Dunkin Donuts has been relocated directly behind the York Rd. portion, in newly constructed individual building which now has a drive-thru. (Pet. Exs. 4A, 4D, 4E, 4F, 4H). The IHOP now occupies the center of the largest portion of Yorktowne Plaza. (Pet. Exs. 4F, 4G). Yorktowne Plaza fronts on, and has 2 access drives from, Cranbrook Rd., as well as 2 access drives in rear from Halesworth Rd. (Pet. Ex. 1A, 4B, 4E, 4G, 4I).

As shown on the grading plan and in the street view photographs, the Yorktowne Plaza is elevated, sloping downward as one drives towards Cranbrook Rd. (Pet. Exs. 4H, 4I, 4J, 5). It is this topography, the location of the two access points off Cranbrook Rd., as well as the small frontage on York Rd., that generates the request here to resurface the existing freestanding signs. No freestanding sign is proposed for the accesses off Halesworth Rd. As to the freestanding sign (Sign 1) at the entrance off Cranbrook Rd., and the freestanding sign (Sign 2) on York Rd., both signs will be replaced with new and improved monument signs with brick veneers which will be reflective of substantial renovations made to the Yorktowne Plaza shopping center. The replacement Sign 1, as with the existing sign, will have letter height for the text on tenant sign panels which are smaller (3 inches in height) than the minimum height of 8 inches. Similarly,

replacement Sign 2, as with the existing sign, has a sign area/face of 245 sf in lieu of the permitted 150 sf; 7 lines of text in lieu of the permitted 5 lines; height of the text for tenant panels smaller (3 inches) than the minimum text height of 8 inches; as well as its overall height of 33 ft. exceeding the maximum of 25 ft. Thus, Variance relief is sought in this regard for freestanding Sign 1 and Sign 2.

Petitioner provided a key sheet with the remaining proposed signs to be located in Yorktown Plaza. Variance relief #4 requests 2 enterprise signs (wall mounted and/or canopy) (Sign A2 and A3) which are proposed for a building façade with a single, separate customer entrance for a tenant in a multi-tenant building. Sign A2 and A3 front on Cranbrook Rd. but could be accessed via Halesworth Rd. Signs E1 and E2 for 'Dollar Tree' and Signs M1 and M2 for 'Cranbrook Liquors' both show larger lettering which equates to 2 signs.

Variance relief #5 is requested for signs on the rear and/or side of newly constructed and for an existing tenant space. Those signs would appear on the rear and side building facades which do not have separate customer entrances/exits. The rear of tenant space where proposed Sign P1 would be located, and the side of the building where Sign U2 is proposed as shown on the Amended Site Plan, have visibility from York Rd. Similarly, proposed Signs V2, W2 and W3 all have visibility from Cranbrook Rd. The Petitioner's argument is that, given Yorktowne Plaza's minimal frontage on York Rd. and its access drives on Cranbrook Rd., without these additional side and rear signs, a customer would be required to stand on York Rd., or stand at the front entrance of the tenant space where Sign P1 is located, to determine the identity of the tenant. The DOP, in its ZAC comment is not opposed to the proposed Sign U2 and W2 on the sides of the newly constructed 3 tenant space fronting York Rd. DOP does object to Signs P1, V2, and W3 because those signs would be located on the rear of those tenant spaces, where signage would also

exist on the front. DOP reasons that this rear signage would contribute to sign clutter in violation of the Hunt Valley/Timonium Master Plans.

The other shopping center which seeks Variance relief is known as Yorktowne Village. It is addressed as 23 Cranbrook Rd. and is also owned by the Petitioner. Yorktowne Village is split-zoned Business, Local with a Commercial, Community Core district (BL-CCC) and Density Residential (DR 16). It is located on the opposite side of Cranbrook Rd. from Yorktowne Plaza. It is a trapezoid-shaped parcel with 2 access points: 1 from Cranbrook Rd. and 1 in rear off Alms House Drive. The Yorktowne Village shopping center is smaller in scale than Yorktowne Plaza. There are no renovations being proposed to either the Yorktowne Village property, or to its existing single freestanding sign which faces Cranbrook Rd.

However, Variance relief is sought because not only is the freestanding sign (Sign 3) within 100 ft of residential zone both of which are on the same side of Cranbrook Rd., and not only does it exceed the height limit, but the letter height of the text for the tenant panels on the freestanding sign exceeds the required letter height. Additionally, there are 2 existing enterprise signs for 2 separate commercial tenants (Sign AA and Sign BB) which exceed the maximum length of the wall containing exterior entrances. As a result, Petitioner seeks Variance relief #2, #3, #6.

With regard to the DPR ZAC comment about a Landscape and Lighting Plan, both have already been approved by the Landscape Architect prior to construction.

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 Yorktowne Plaza property is unique due to both its irregular, golf club head shape, and bounded by 3 roads with separate access drives from each of those roads. The Yorktowne Village property is also unique due to its trapezoidal shape, with access drives off Cranbrook Rd. and Alms House Drive. Additionally, *both* Yorktowne Plaza and Yorktowne Village properties were previously adjudicated to be unique in Case No.: 1999-499-A due to their "shape, configuration and existing conditions." 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)).

With regard to the Yorktowne Plaza's freestanding signs, I find that the Petitioner would suffer a practical difficulty if both of those signs (Signs 1 and 2) could not be resurfaced with more visually appealing monument signs as shown on the Amended Site Plan. Those existing freestanding signs exceed the BCZR signage requirements in either height, sign area/face, number of text and/or lettering height. Here, the Petitioner desires to retain the same height, sign/face area, number of texts and letter height on individual tenant panels, but on new and improved signs. Given the substantial renovations and improvements being made to Yorktowne Plaza shopping center, using the existing signs would detract from the renovations to the shopping center. Accordingly, this relief will be granted.

As to Variance relief #4 to allow 2 enterprise signs (wall-mounted and/or canopy) on a building façade with a single exterior customer entrance for a tenant in a multi-tenant building, these are for existing tenants and/or for tenants which already use signs with 2 words having larger lettering. I find the Petitioner will suffer a practical difficulty if those tenant spaces cannot retain

their existing signs. Accordingly, this relief will be granted.

In regard to Variance relief #5, DOP has provided a comprehensive and detailed analysis of each sign for which Variance relief is being requested, and its recommendations. Upon review of the Amended Site Plan and street view photographs, each of these proposed signs, which would be located on either the sides and/or rear of the buildings, have visibility from either York Rd. or Cranbrook Rd. Given the odd, 'golf club head' configuration of the Yorktowne Plaza property with separated frontages, I find that it is important for the customers of Yorktowne Plaza to be able to identify the tenants who have side and rear visibility from York Rd. and/or from Cranbrook Rd. Given the busy, commercial nature of York Rd corridor, I find that these enterprise signs would actually function as directional signs pointing customers to those tenant spaces. In my view, those proposed side and rear signs would be helpful to customers and to the tenants, rather than adversely impact the area. Accordingly, this relief will be granted.

With regard to Yorktowne Village, based on the worn condition of the freestanding sign on Cranbrook Rd. as shown in the street view photographs, that sign has existed within 100 ft of the DR16 zone for years and exceeds the maximum height by 2 ft. Additionally, the letter height of the existing individual tenant panels is smaller than required. I find that the Petitioner would suffer a practical difficulty if that existing freestanding sign had to be removed or replaced to comply with the current BCZR. Similarly, I find that the Petitioner would suffer a practical difficulty if the existing wall mounted signs (Sign AA and Sign BB) on Yorktowne Village tenant spaces had to be removed and replaced, particularly given that no renovations are proposed for Yorktowne Village.

I find that all of the requested Variance relief for both Yorktowne Plaza and Yorktowne Village, for the existing and proposed signage, is within the spirit and intent of the BCZR and will

not be detrimental to the surrounding community.

THEREFORE, IT IS ORDERED, this **7th** day of **November, 2023**, by the Administrative Law Judge for Baltimore County, that the Amended Petition for Variance from BCZR as follows:

1) From §450.4.7.b to allow a freestanding joint identification sign for a shopping center with a sign area/face of 245 sf and a height of 33 ft. (Sign 2) and to allow a freestanding joint identification sign with a height of 27 ft. (Sign 3) in lieu of the permitted 150 sf and height of 25 ft. for each sign, be, and it is hereby, **GRANTED** and,

2) From §450.4.7.b to allow a total of 7 lines of text devoted to name of tenants / occupants of the shopping center in lieu of the 5 lines of text permitted (Sign 2) and to allow letter height for tenants / occupants on sign panels a minimum of 3 inches in height in lieu of minimum letter height of 8 inches (Signs 1-3), be, and it is hereby, **GRANTED** and,

3) From §450.5.B.4.b to allow a freestanding sign to be installed within 100 feet of a residential zone on the same side of a highway (Sign 3), be, and it is hereby, **GRANTED**, and,

4) From §450.4.5.d to allow up to 2 enterprise signs (wall-mounted and/or canopy) on a building facade with a single separate exterior customer entrance for a tenant in a multi-tenant building (Signs A2-A3, E1-E2, M1-M2) be, and it is hereby, **GRANTED**, and,

5) From §450.4.5.d to allow wall-mounted enterprise signs on a building wall without a separate customer in lieu of the requirement for a customer entrance in lieu of the requirement for a customer entrance on the same façade of the multi-tenant building (Signs P1, U2, V2, W2, W3) be, and it is hereby, **GRANTED**, and,

6) From §450.4.5.d to allow an enterprise sign to exceed two times that length of the wall containing the exterior entrance and defining the space occupied by the separate commercial tenant (Signs AA [38 sf in lieu of 26 sf], BB [133 sf instead of 87 sf]) be, and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

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

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

3. Petitioner and all subsequent owners shall comply with the DPR ZAC comment which is attached hereto and incorporated herein.

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

Maureen E. Murphy

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: September 18, 2023

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 18, 2023
Item No. 2023-0176-A

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.

VKD: JK
cc: file

JOHN A. OLSZEWSKI, JR.
County Executive

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

November 3, 2023

David Karceski, Esquire – dhkarceski@venable.com
Adam Rosenblatt, Esquire – amrosenblatt@venable.com
Venable, LLP
210 W. Chesapeake Avenue, Suite 500
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However, Variance relief is sought because not only is the freestanding sign (Sign 3) within 100 ft of residential zone both of which are on the same side of Cranbrook Rd., and not only does it exceed the height limit, but the letter height of the text for the tenant panels on the freestanding sign exceeds the required letter height. Additionally, there are 2 existing enterprise signs for 2 separate commercial tenants (Sign AA and Sign BB) which exceed the maximum length of the wall containing exterior entrances. As a result, Petitioner seeks Variance relief #2, #3, #6.

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Cromwell v. Ward, 102 Md. App. 691 (1995).

The Yorktowne Plaza property is unique due to both its irregular, golf club head shape, and bounded by 3 roads with separate access drives from each of those roads. The Yorktowne Village property is also unique due to its trapezoidal shape, with access drives off Cranbrook Rd. and Alms House Drive. Additionally, *both* Yorktowne Plaza and Yorktowne Village properties were previously adjudicated to be unique in Case No.: 1999-499-A due to their "shape, configuration and existing conditions." 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)).

With regard to the Yorktowne Plaza's freestanding signs, I find that the Petitioner would suffer a practical difficulty if both of those signs (Signs 1 and 2) could not be resurfaced with more visually appealing monument signs as shown on the Amended Site Plan. Those existing freestanding signs exceed the BCZR signage requirements in either height, sign area/face, number of text and/or lettering height. Here, the Petitioner desires to retain the same height, sign/face area, number of texts and letter height on individual tenant panels, but on new and improved signs. Given the substantial renovations and improvements being made to Yorktowne Plaza shopping center, using the existing signs would detract from the renovations to the shopping center. Accordingly, this relief will be granted.

As to Variance relief #4 to allow 2 enterprise signs (wall-mounted and/or canopy) on a building façade with a single exterior customer entrance for a tenant in a multi-tenant building, these are for existing tenants and/or for tenants which already use signs with 2 words having larger lettering. I find the Petitioner will suffer a practical difficulty if those tenant spaces cannot retain

their existing signs. Accordingly, this relief will be granted.

In regard to Variance relief #5, DOP has provided a comprehensive and detailed analysis of each sign for which Variance relief is being requested, and its recommendations. Upon review of the Amended Site Plan and street view photographs, each of these proposed signs, which would be located on either the sides and/or rear of the buildings, have visibility from either York Rd. or Cranbrook Rd. Given the odd, 'golf club head' configuration of the Yorktowne Plaza property with separated frontages, I find that it is important for the customers of Yorktowne Plaza to be able to identify the tenants who have side and rear visibility from York Rd. and/or from Cranbrook Rd. Given the busy, commercial nature of York Rd corridor, I find that these enterprise signs would actually function as directional signs pointing customers to those tenant spaces. In my view, those proposed side and rear signs would be helpful to customers and to the tenants, rather than adversely impact the area. Accordingly, this relief will be granted.

With regard to Yorktowne Village, based on the worn condition of the freestanding sign on Cranbrook Rd. as shown in the street view photographs, that sign has existed within 100 ft of the DR16 zone for years and exceeds the maximum height by 2 ft. Additionally, the letter height of the existing individual tenant panels is smaller than required. I find that the Petitioner would suffer a practical difficulty if that existing freestanding sign had to be removed or replaced to comply with the current BCZR. Similarly, I find that the Petitioner would suffer a practical difficulty if the existing wall mounted signs (Sign AA and Sign BB) on Yorktowne Village tenant spaces had to be removed and replaced, particularly given that no renovations are proposed for Yorktowne Village.

I find that all of the requested Variance relief for both Yorktowne Plaza and Yorktowne Village, for the existing and proposed signage, is within the spirit and intent of the BCZR and will

not be detrimental to the surrounding community.

THEREFORE, IT IS ORDERED, this 3rd day of **November, 2023**, by the Administrative Law Judge for Baltimore County, that the Amended Petition for Variance from BCZR as follows:

1) From §450.4.7.b to allow a freestanding enterprise sign for a shopping center with a sign area/face of 245 sf and a height of 33 ft. (Sign 2) and to allow a freestanding joint identification sign with a height of 27 ft. (Sign 3) in lieu of the permitted 150 sf and height of 25 ft. for each sign, be, and it is hereby, **GRANTED** and,

2) From §450.4.7.b to allow a total of 7 lines of text devoted to name of tenants / occupants of the shopping center in lieu of the 5 lines of text permitted (Sign 2) and to allow letter height for tenants / occupants on sign panels a minimum of 3 inches in height in lieu of minimum letter height of 8 inches (Signs 1-3), be, and it is hereby, **GRANTED** and,

3) From §450.5.B.4.b to allow a freestanding sign to be installed within 100 feet of a residential zone on the same side of a highway (Sign 3), be, and it is hereby, **GRANTED**, and,

4) From §450.4.5.d to allow up to 2 enterprise signs (wall-mounted and/or canopy) on a building facade with a single separate exterior customer entrance for a tenant in a multi-tenant building (Signs A2-A3, E1-E2, M1-M2) be, and it is hereby, **GRANTED**, and,

5) From §450.4.5.d to allow wall-mounted enterprise signs on a building wall without a separate customer in lieu of the requirement for a customer entrance in lieu of the requirement for a customer entrance on the same façade of the multi-tenant building (Signs P1, U2, V2, W2, W3) be, and it is hereby, **GRANTED**, and,

6) From §450.4.5.d to allow an enterprise sign to exceed two times that length of the wall containing the exterior entrance and defining the space occupied by the separate commercial tenant (Signs AA [38 sf in lieu of 26 sf], BB [133 sf instead of 87 sf]) be, and it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

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

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

3. Petitioner and all subsequent owners shall comply with the DPR ZAC comment which is attached hereto and incorporated herein.

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

Maureen E. Murphy

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 Law of Baltimore County for the property located at:

Address 14 – 150 Cranbrook Road, 10003 York Road, 23 Cranbrook Road **which is presently zoned** BL-CCC, BR-CCC, BR, DR16

Deed References: 47313-308 10 Digit Tax Account # 1600010070, 1600010071

Property Owner(s) Printed Name(s) DK Yorktowne LLC

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1.____ **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2.____ **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3.X **a Variance** from Section(s)

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:
N/A
Name- Type or Print
Signature
Mailing Address City State
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

Attorney for Petitioner:
David H. Karceski, Esquire
Name- Type or Print
Signature Venable LLP
210 W. Pennsylvania Ave., Ste. 500 Towson MD
Mailing Address City State
21204 / 410-494-6285 / dhkarceski@venable.com
Zip Code Telephone # Email Address

Representative to be contacted:
David H. Karceski, Esquire
Name – Type or Print
Signature Venable LLP
210 W. Pennsylvania Ave., Ste. 500 Towson MD
Mailing Address City State
21204 / 410-494-6285 / dhkarceski@venable.com
Zip Code Telephone # Email Address

CASE NUMBER 2023-0176-A **Filing Date** 8/30/2023 **Do Not Schedule Dates:** _____ **Reviewer** MJK

REV. 10/4/11

14 – 150 CRANBROOK ROAD, 10003 YORK ROAD 23 Cranbrook Road

ATTACHMENT TO PETITION FOR VARIANCE

1. Petition for Variance from Section 450.4.Table of Sign Regulations 7.b of the Baltimore County Zoning Regulations (BCZR) to allow a freestanding joint identification sign for a shopping center with a sign area/face of 245 square feet and a height of 33 feet (Sign 2) and to allow a freestanding joint identification sign with a height of 27 feet (Sign 3) in lieu of the permitted 150 square feet and height of 25 feet for each sign.

2. Petition for Variance from BCZR Section 450.4.Table of Sign Regulations 7.b to allow a total of 6 lines of text devoted to name of tenants / occupants of the shopping center in lieu of the 5 lines of text permitted (Sign 2) and to allow letter height for tenants / occupants on sign panels a minimum of 3 inches in height in lieu of minimum letter height of 8 inches (Signs 1-3).

3. Petition for Variance from BCZR Section 450.5.B.4.b of the BCZR to allow a freestanding sign to be installed within 100 feet of a residential zone on the same side of a highway (Sign 3).

4. Petition for Variance from BCZR Section 450.4.Table of Sign Regulations 5.d to allow up to 2 enterprise signs (wall-mounted and/or canopy) on a building façade with a single separate exterior customer entrance for a tenant in a multi-tenant building (Signs A2-A3, E1-E2, M1-M2).

5. Petition for Variance from BCZR Section 450.Table of Sign Regulations 5.d to allow wall-mounted enterprise signs on a building wall without a separate exterior customer entrance in lieu of the requirement for a customer entrance on the same façade of the multi-tenant building (Signs P1, ~~U1~~, U2, V2, W2, W3).

6. Petition for Variance from BCZR Section 450.Table of Sign Regulations 5.d to allow an enterprise sign to exceed two times that length of the wall containing the exterior entrance and defining the space occupied by the separate commercial tenant (Signs AA [38 square feet in lieu of 26 square feet], BB [133 square feet instead of 87 square feet]).

14 – 150 CRANBROOK ROAD, 10003 YORK ROAD, 23 Cranbrook Road

ATTACHMENT TO PETITIONS FOR VARIANCE

LEGAL OWNER/PETITIONER:

DK Yorktowne LLC
1777 Reisterstown Road, Suite 165
Baltimore, Maryland 21208

By:_____
Aaron Levinoff
Chief Financial Officer – Authorized Person
alevinoff@kleinenterprises.com
(410) 415-3579

#60923759v1

BOHLER //

901 Dulaney Valley Road, Suite 801
Towson, MD 21204
410.821.7900

ZONING DESCRIPTION
TAX MAP 51, PARCEL 95
THE LAND OF
DK YORKTOWNE, LLC.
LIBER 47313 FOLIO 308
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MD

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LIMITS OF CRANBROOK ROAD (90-FOOT WIDTH RIGHT-OF-WAY), WHICH IS 58.89-FEET EAST OF THE INTERSECTION OF SAID CRANBROOK ROAD AND YORK ROAD (MD ROUTE 45) (80-FOOT WIDTH RIGHT-OF-WAY), THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN CRANBROOK ROAD ON THE SOUTH AND THE LAND OF DK YORKTOWNE, LLC (LIBER 47313, FOLIO 308) ON THE NORTH;

1. THENCE 64.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 80 DEGREES – 20 MINUTES – 12 SECONDS WEST, 61.69 FEET TO A POINT, THENCE;

2. CONTINUING NORTH 41 DEGREES – 57 MINUTES – 40 SECONDS EAST, 3.75 FEET TO A POINT, THENCE;

3. CONTINUING 31.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.92 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 33 DEGREES – 19 MINUTES – 41 SECONDS WEST, 30.91 FEET TO A POINT, THENCE;

4. CONTINUING NORTH 18 DEGREES – 37 MINUTES – 58 SECONDS WEST, 134.03 FEET TO A POINT, THENCE;

5. CONTINUING NORTH 71 DEGREES – 19 MINUTES – 55 SECONDS EAST, 194.09 FEET TO A POINT, THECE;

6. CONTINUING NORTH 18 DEGREES – 40 MINUTES – 05 SECONDS WEST, 600.41 FEET TO A POINT, THENCE;

7. CONTINUING NORTH 71 DEGREES – 19 MINUTES – 55 SECONDS EAST, 315.36 FEET TO A POINT, THENCE;

8. CONTINUING 416.90 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 640.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 89 DEGREES – 59 MINUTES – 37 SECONDS EAST, 409.57 FEET TO A POINT, THENCE;

9. CONTINUING SOUTH 71 DEGREES – 20 MINUTES – 42 SECONDS EAST, 120.09 FEET TO A POINT, THENCE;

10. CONTINUING SOUTH 29 DEGREES – 02 MINUTES – 06 SECONDS EAST, 28.09 FEET TO A POINT, THENCE;

#2023-0176-A

BOHLER//

11. CONTINUING SOUTH 21 DEGREES – 12 MINUTES – 26 SECONDS WEST, 360.09 FEET TO A POINT, THENCE;

12. CONTINUING 178.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 660.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 29 DEGREES – 06 MINUTES – 30 SECONDS WEST, 178.02 FEET TO A POINT, THENCE;

13. CONTINUING 577.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 960.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 54 DEGREES – 05 MINUTES – 44 SECONDS WEST, 568.92 FEET TO A POINT, THENCE;

14. CONTINUING SOUTH 71 DEGREES – 19 MINUTES – 55 SECONDS WEST, 32.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 485,955.36 SQUARE FEET OR 11.156 ACRES.

M. J. GESELL

08/09/23

PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION

I, MICHAEL J. GESELL, 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. 44097, EXPIRATION DATE: 6/9/25

BOHLER //

901 Dulaney Valley Road, Suite 801
Towson, MD 21204
410.821.7900

ZONING DESCRIPTION
TAX MAP 51, PARCEL 89
THE LAND OF
DK YORKTOWNE, LLC.
LIBER 47313 FOLIO 308
8TH ELECTION DISTRICT
BALTIMORE COUNTY, MD

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LIMITS OF CRANBROOK ROAD (90-FOOT WIDTH RIGHT-OF-WAY), WHICH IS 288.16-FEET EAST OF THE INTERSECTION OF SAID CRANBROOK ROAD AND YORK ROAD (MD ROUTE 45) (80-FOOT WIDTH RIGHT-OF-WAY), THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN CRANBROOK ROAD ON THE NORTH AND THE LAND OF DK YORKTOWNE, LLC (LIBER 47313, FOLIO 308) ON THE SOUTH;

1. THENCE 108.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1050.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 56 DEGREES – 56 MINUTES – 36 SECONDS EAST, 108.48 FEET TO A POINT, THENCE;

2. CONTINUING SOUTH 36 DEGREES – 00 MINUTES – 18 SECONDS EAST, 334.83 FEET TO A POINT, THENCE;

3. CONTINUING SOUTH 88 DEGREES – 23 MINUTES – 08 SECONDS WEST, 214.283 FEET TO A POINT, THENCE;

4. CONTINUING NORTH 18 DEGREES – 40 MINUTES – 05 SECONDS WEST, 229.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 41,599.80 SQUARE FEET OR 0.955 ACRES.

M. J. GESELL
08/09/23
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 44097

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, 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. 44097, EXPIRATION DATE: 6/9/25

2023-0176-A

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/neighboring 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: 2023-0176-A

Petitioner: DK York Towne LLC

Address or Location: 14-150 Cranbrook Road, 23 Cranbrook Road, 10003 York Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: David H. Karlesky

Address: Venable LLP
210 West Pennsylvania Avenue, Suite 500
Towson MD 21204

Telephone Number: (410) 494-6285

Revised 2/20/98 - SCJ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: September 18, 2023

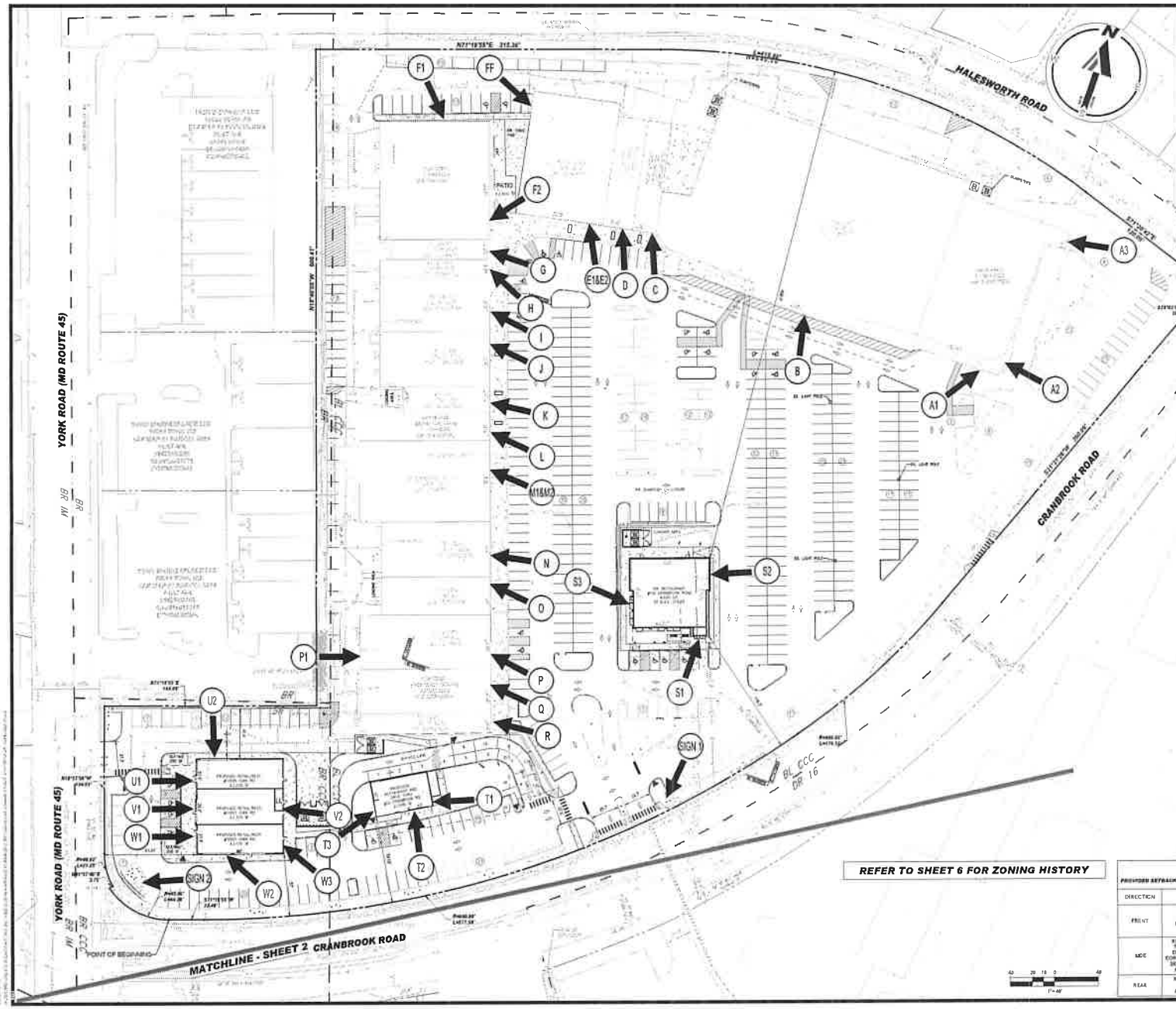
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 18, 2023
Item No. 2023-0176-A

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.

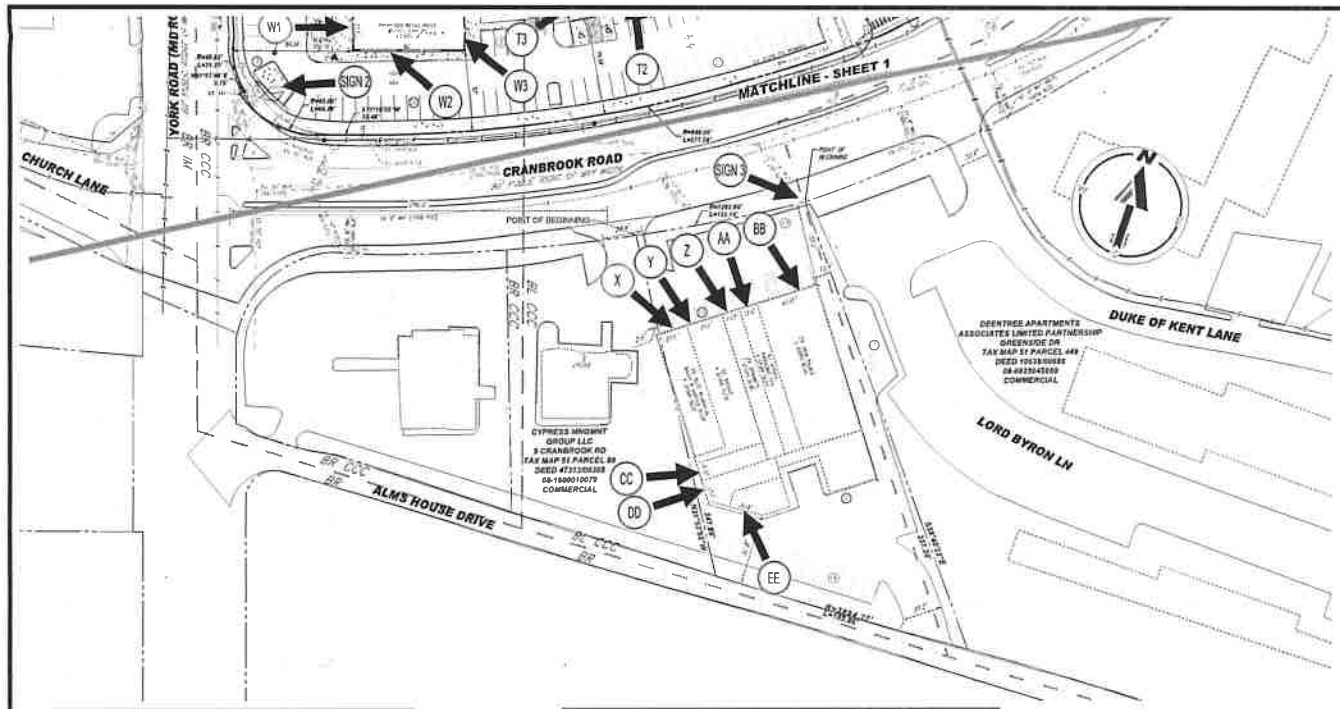
VKD: JK
cc: file



VICINITY MAP
SCALE 1" = 1000'

GENERAL NOTES:

1. CURRENT OWNER AND STREET ADDRESS:
   DK YORKTOWNE, LLC
   1777 REISTERSTOWN RD, SUITE 165
   BALTIMORE, MD 21208
   ATTN: MATTHEW ALLEN
   PHONE 410-653-0290
2. SITE AREA: PARCEL 85 - 11.155 AC./485,953.36 S.F.
   (GROSS - NET) PARCEL 89 - 0.085 AC./3,703.23 S.F.
   TOTAL 11.111 AC./483,656.59 S.F.
3. EXISTING AND PROPOSED USE: COMMERCIAL SHOPPING CENTER
4. STREET ADDRESS: 133 CRANBROOK ROAD
   23 CRANBROOK ROAD
5. SITE DATA: TAX MAP 51, BLOCK 11, PARCEL 85 & 89
   DEED REFERENCE: 47139/308
   TAX ACCOUNT NO.: 08-1909012011; 08-1909012070
   ZONING: BL-CCC, BR-CCC, BR-CS-1
   ELECTION DISTRICT: 8
   COUNCILMANIC DISTRICT: 3
   CENSUS TRACT: 4305.03
   ADC MAP: 85/82
   WATERSHED: LOCH RAVEN RESERVOIR
   SUBWATERSHED: BEAVER DAM RUN
   EXISTING SEWER SERVICE: PUBLIC
   EXISTING WATER SERVICE: PUBLIC
6. THE INFORMATION AND BOUNDARY LOCATION SHOWN HEREON HAVE BEEN TAKEN FROM BALTIMORE COUNTY GIS.
7. PARKING: REQUIRED / PROVIDED
   152,062 S.F. GLA
   5 PER 1,000 S.F. 760 (PER ZONING CASE 2014-0144-A) 858
8. AMENITY OPEN SPACE RATIO: MINIMUM PERMITTED = 0.3
   PROPOSED = 0.33
   TOTAL A.O.S. PROVIDED = 48,963 S.F.
   TOTAL GLA OF BUILDINGS = 152,062 S.F.
9. FLOOR AREA RATIO: MAXIMUM PERMITTED = 4.0
   PROPOSED = 0.3
10. PRIOR PERMIT HISTORY: 88-0871A1, 87-0127E, 88-0366A, 88-0366A, 87-0366F, 88-0127E, 88-0366A, 87-0366A, 88-0366A, 88-0366A, 88-0366A, 87-0366A, 88-0366A, 88-0366A, 88-0366A, 88-0366A, 88-0366A, 88-0366A, 87-0366A, 88-0366A, 88-0366A, 88-0366A, 88-0366A, 87-0127E, 88-0366A, 88-0366A, 87-0127E, 88-0366A, 88-0366A, 88-0366A, 87-0127E, 88-0366A



VICINITY MAP

CC 25.0 S.F. DD 30.0 S.F.

EE 48.0 S.F.

BB 132.41 S.F.

AA 37.81 S.F. Z 25.84 S.F.

Y 53.02 S.F. X 35.48 S.F.

BACK

FRONT

SIGN 3 90.93 S.F.

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law

FOR EXHIBIT PURPOSES ONLY

PROJECT No.:
DRAWN BY: JLA
CHECKED BY: JLA
DATE: 5/9/2023
CAD FILE:

PROJECT:

SIGN VARIANCE PLAN

FOR

DK YORKTOWNE LLC

LOCATION OF SITE
YORKTOWNE VILLAGE

25 CRANBROOK ROAD
BALTIMORE COUNTY, MD
TM 51 G 11 P 55, 89
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

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

M. J. CRISELL

SHEET TITLE

PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER

2

ORG. DATE - 5/9/2023

A1 46.88 S.F.

A2 46.88 S.F.

A3 34.00 S.F.

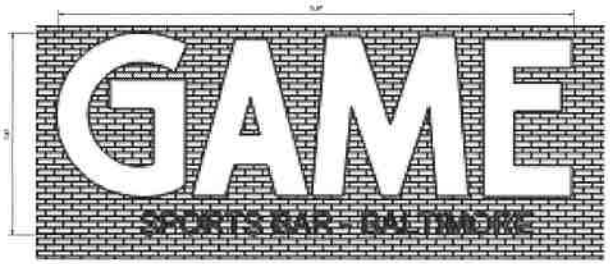
B 102.76 S.F.

C 39.02 S.F.

D 55 S.F.

E1 55.33 S.F.

E2 34.26 S.F. TOTAL: 89.59 S.F.



F1 155.18 S.F.

F2 55.13 S.F.

G 38.00 S.F.

H 33.00 S.F.

I 100.00 S.F.

J 101.00 S.F.

K 31.10 S.F.

L 50.00 S.F.

M1 75.48 S.F.

M2 62.49 S.F.

TOTAL: 137.97 S.F.

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV.	DATE	COMMENT	SHEET NO. AFFECTED

811
Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR EXHIBIT PURPOSES ONLY

PROJECT No.: 0042291130
DRAWN BY: EH
CHECKED BY: JCS
DATE: 5/8/2023
CAD LIB.: EHNAZ

PROJECT:
SIGN VARIANCE PLAN
FOR
DK YORKTOWNE LLC

LOCATION OF SITE
YORKTOWNE PLAZA

7800 SAMPSON ROAD
1-20 SAMPSON ROAD
FIRST FORK ROAD
BALTIMORE COUNTY, MD
TM 51 G 11 P 25, 39
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

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

M. J. CUSELL

SHEET TITLE
PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER
3

ORG. DATE - 5/8/2023

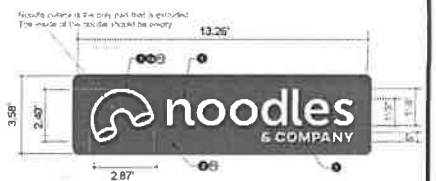
N 101.00 S.F.

O 69.00 S.F.

P 99.00 S.F.

Q 81.00 S.F.

R 40.00 S.F.



Wall Sign with channel letters

47.47 SQUARE FEET

V1 V2

P1 11.00 S.F.

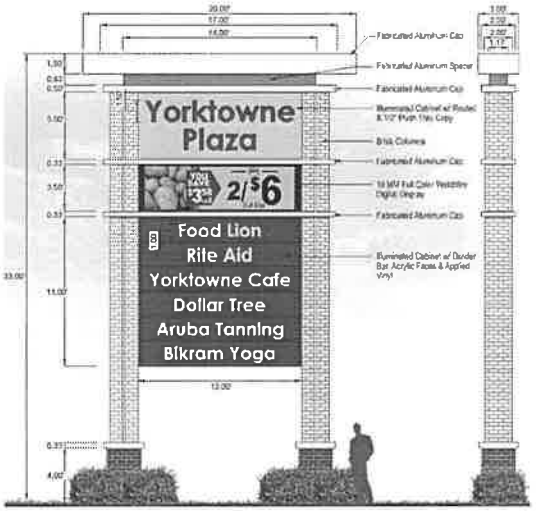
FF 80.00 S.F.

PANDA EXPRESS

W2 18.00 S.F.

PANDA EXPRESS CHINESE KITCHEN

W1 W3 6.25 S.F.



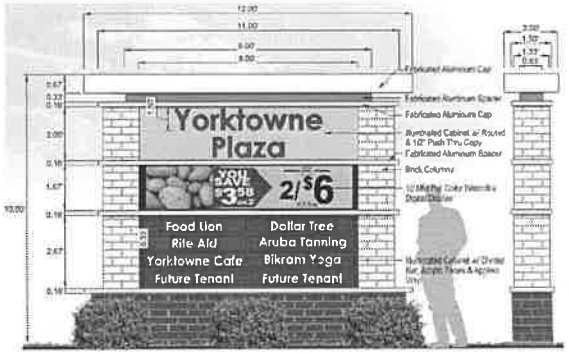
PROPOSED SIGN 2

EXISTING (TO BE REMOVED)

SIGN 1 230.53 S.F.

EXISTING (TO BE REMOVED)

SIGN 2 566.74 S.F.



PROPOSED SIGN 1

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SITE CIVIL AND GEOTECHNICAL ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
CONSULTING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	

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PROJECT NO.:
DRAWN BY:
CHECKED BY:
DATE:
CAD FILE:

PROJECT:

SIGN VARIANCE PLAN

FOR

DK YORKTOWNE LLC

LOCATION OF SITE

YORKTOWNE PLAZA

TAX MAP GRID PARCEL ROAD
122 CHESAPEAKE ROAD
11421 FOWLER ROAD
BALTIMORE COUNTY, MD
TM 51 G 11 P 95, 88
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

BOHLER

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

MATT GISELL

SHEET TITLE:

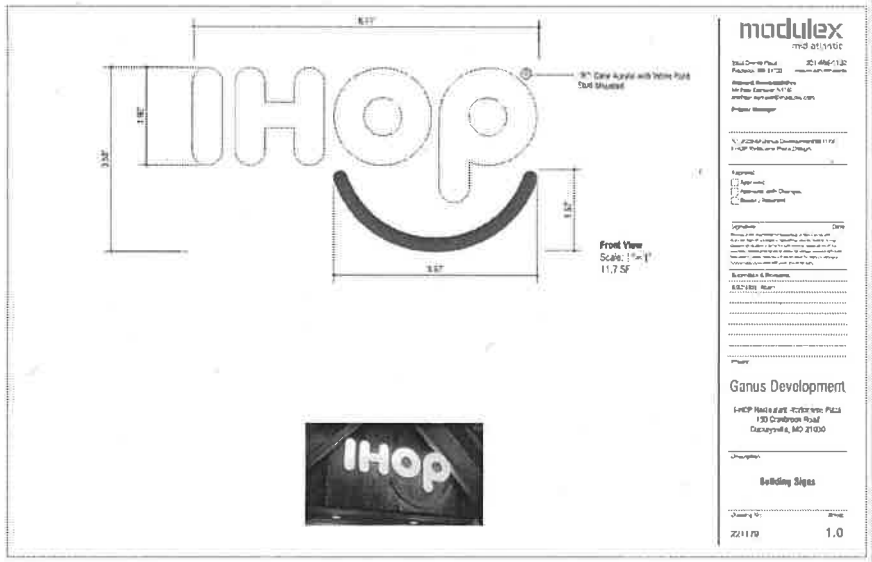
PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER

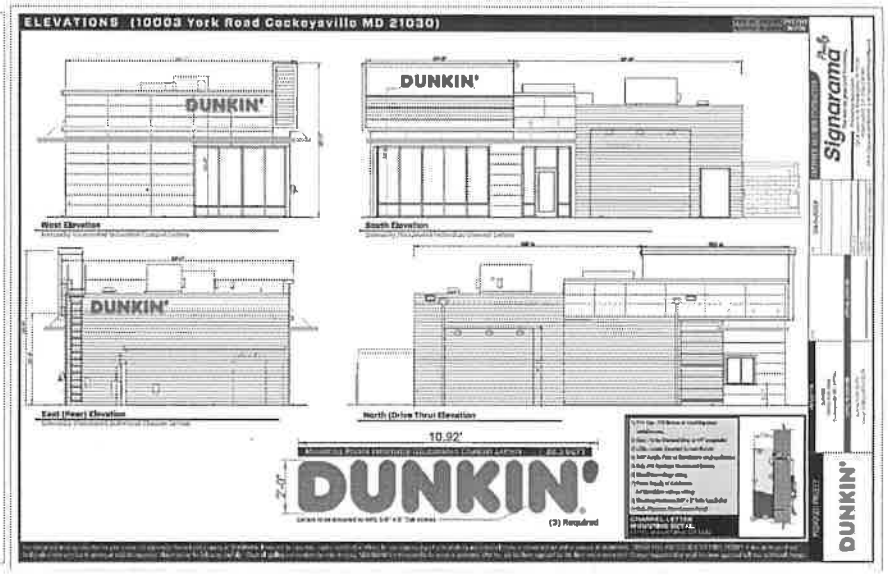
4

ORIG. DATE - 5/8/2023

S1, S2, S3 24.02 S.F.



T1, T2, T3 21.84 S.F.



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SITE LAW, MD CONSULTING ENGINEERING
LAND SURVEYING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TECHNOLOGY SOLUTIONS

REVISIONS

REV	DATE	COMMENT

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PROJECT No.: MDA220112.00
DRAWN BY: BH
CHECKED BY: JCB
DATE: 5/9/2023
CAD I.D.: EDHM

PROJECT:
SIGN VARIANCE PLAN
FOR
DK YORKTOWNE LLC
LOCATION OF SITE
YORKTOWNE PLAZA
10003 CAMBRIDGE ROAD
(10 CAMBRIDGE ROAD)
NORTH PARKWAY
BALTIMORE COUNTY, MD
TM 51 G 11 P 35, 40
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

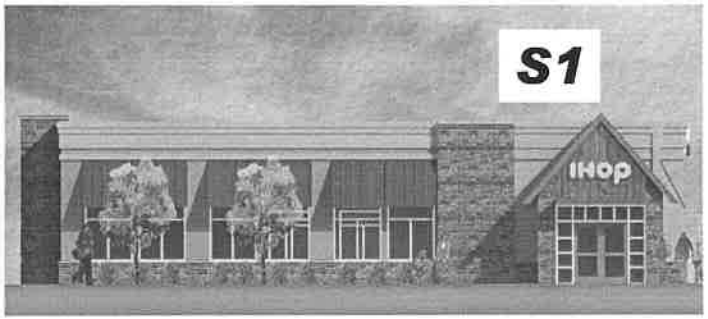
BOHLER
901 DULANEY VALLEY ROAD, SUITE 501
TOWSON, MARYLAND 21204
Phone (410) 821-7900
Fax (410) 821-7967
MD@BohlerEng.com

M. HEISELL

SHEET TITLE
PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER
5

ORG. DATE - 5/8/2023



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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
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REVISIONS

REV	DATE	COMMENT	

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PROJECT No.: [illegible]
DRAWN BY: [illegible]
CHECKED BY: [illegible]
DATE: [illegible]
CAD I.D.: [illegible]

PROJECT

SIGN VARIANCE PLAN

FOR

DK YORKTOWNE LLC

LOCATION OF SITE

YORKTOWNE PLAZA

14150 CARNBROOK ROAD
122 CARNBROOK ROAD
7100 YORK ROAD
BALTIMORE COUNTY, MD
TMS1 G 11 P 85, 89
8TH ELECTION DISTRICT
3RD COUNCIL MANIC DISTRICT

BOHLER
901 DULANEY VALLEY ROAD, SUITE 901
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7967
MD@BohlerEng.com

M. J. GRSELL

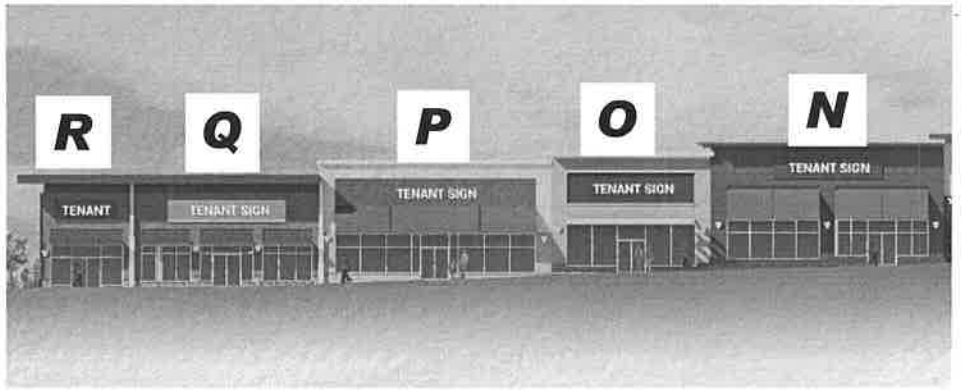
SHEET TITLE:

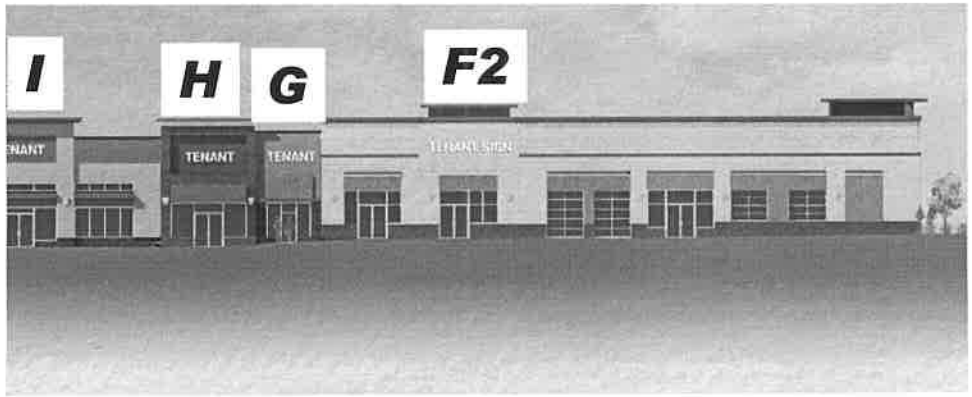
PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER

6

ORG. DATE - 5/8/2023





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LAND SURVEYING
PROJECT MANAGEMENT
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SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY

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PROJECT No.: BCA2201C30
DRAWN BY: PG
CHECKED BY: JCB
DATE: 5/9/2022
CAD I.D.: EXHIBIT

PROJECT:

SIGN VARIANCE PLAN

FOR:

DK YORKTOWNE LLC

LOCATION OF SITE

14-150 CENTERPOOL ROAD
BALTIMORE COUNTY, MD
TM 51 G 11 P 95 B2
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7967
MD@BohlerEng.com

M.J. CESELL

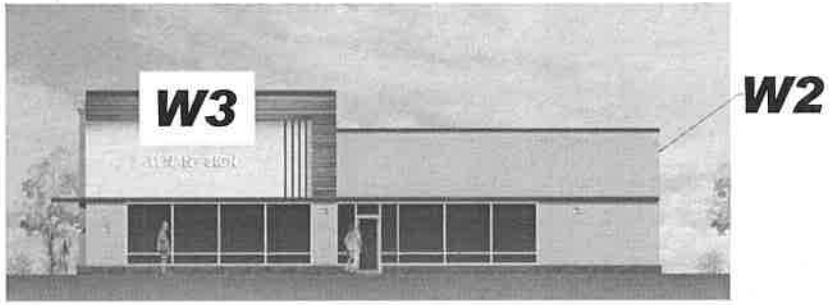
SHEET TITLE

PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER

7

ORIG. DATE - 5/9/2022



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REV	DATE	COMMENT

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PROJECT No.: MD-0220510-02
DRAWN BY: EN
CHECKED BY: AJB
DATE: 5/9/2023
CAD FILE: EN-AJB

PROJECT:
SIGN VARIANCE PLAN
FOR
DK YORKTOWNE LLC
LOCATION OF SITE
YORKTOWNE PLAZA
15832 HAMPSHIRE ROAD
120 CLARKSHOR ROAD
15001 PINE ROAD
BALTIMORE COUNTY, MD
TM 31 G 11 P 85, 86
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7920
Fax: (410) 821-7967
MD@BohlerEng.com

M.J. CISELL

SHEET TITLE:
PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER:
8

DWG. DATE: 5/9/2023

ZONING HISTORY

CODE	REQUEST
69-113-A	PETITION TO ALLOW AN IDENTIFICATION SIGN ON AREA OF 258 S.F. IN LIEU OF THE MAXIMUM ALLOWED 150 S.F. GRANTED FEBRUARY 3, 1969.
78-175-A	PETITION TO ALLOW AN IDENTIFICATION SIGN ON AREA OF 258 S.F. IN LIEU OF THE MAXIMUM ALLOWED 150 S.F. GRANTED MARCH 23, 1978.
89-229-A	PETITION TO REDUCED THE NUMBER OF PARKING SPACES FROM 1[illegible] SPACES TO 125 SPACES. GRANTED APRIL 1989, WITH THE FOLLOWING RESTRICTION: 1. THE PETITIONER MAY APPLY FOR THEIR BUILDING PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER. HOWEVER, PETITIONER IS HEREBY MADE AWARE THAT PROCEEDING AT THIS TIME IS AT THEIR OWN RISK UNTIL SUCH TIME AS THE 30 DAY APPELLATE PROCESS FROM THIS ORDER HAS EXPIRED. IF, FOR WHATEVER REASON, THIS ORDER IS REVERSED, THE PETITIONER WOULD BE REQUIRED TO RETURN, AND BE RESPONSIBLE FOR RETURNING, SAID PROPERTY TO ITS ORIGINAL CONDITION.
89-288-A	PETITION TO REDUCE THE SIDE YARD SETBACK FROM THE REQUIRED 25 FEET TO 20 FEET, GRANTED JANUARY 30, 1989, WITH RESTRICTIONS: 1. PETITIONER IS HEREBY MADE AWARE THAT PROCEEDING AT THIS TIME IS AT HIS OWN RISK UNTIL SUCH TIME AS THE APPLICABLE APPELLATE PROCESS FROM THIS ORDER HAS EXPIRED. IF, FOR WHATEVER REASON, THIS ORDER IS REVERSED, THE PETITIONER WOULD BE REQUIRED TO RETURN, AND BE RESPONSIBLE FOR RETURNING, SAID PROPERTY TO ITS ORIGINAL CONDITION.
91-43-A	PETITION TO ALLOW A FURTHER REDUCTION IN THE PARKING REQUIREMENT FROM THE REQUIRED 1[illegible] PARKING SPACES TO 125 PARKING SPACES AND A DRIVE-THRU FACILITY STACKING OF FOUR CARS IN LIEU OF THE REQUIRED SEVEN CARS. GRANTED WITH RESTRICTIONS DECEMBER 13, 1990. 1. PETITIONER MAY APPLY FOR ITS BUILDING PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER. HOWEVER, PETITIONER IS HEREBY MADE AWARE UNTIL SUCH TIME AS THE 30 DAY APPELLATE PROCESS FOR THIS ORDER IS RESERVED. THE PETITIONER WOULD BE REQUIRED TO RETURN, AND BE RESPONSIBLE FOR RETURNING, SAID PROPERTY TO ITS ORIGINAL CONDITION. 2. WHEN APPLYING FOR A BUILDING PERMIT, THE SITE PLAN AND LANDSCAPING PLAN FILED MUST REFERENCE THIS CASE AND SET FORTH AND ADDRESS THE RESTRICTIONS IN THIS ORDER. 3. ALL PARKING LOT LIGHTING SHALL BE NO MORE THAN 15 FEET ABOVE-GRADE. ALL EXTERIOR LIGHTING SHALL BE DIRECTED DOWNWARD AND SHALL NOT DIFFUSE ONTO ANY RESIDENTIAL PROPERTY. 4. THE PETITIONER SHALL PROVIDE A LANDSCAPE PLAN TO THE OFFICE OF CURRENT PLANNING FOR APPROVAL BY THE DEPUTY DIRECTOR OF PLANNING AND ZONING AND SAID LANDSCAPE PLAN SHALL THAN BE SUBMITTED TO THE ZONING COMMISSIONER FOR APPROVAL. THE APPROVED LANDSCAPE PLAN SHALL BECOME A PERMANENT PART OF THE RECORD AND FILE IN THIS MATTER. 5. THE PETITIONER SHALL HAVE NO OUTSIDE PAGING SYSTEM. 6. UPON REQUEST AND REASONABLE NOTICE, THE PETITIONER SHALL PERMIT A REPRESENTATIVE OF THE ZONING ENFORCEMENT DIVISION TO MAKE AND INSPECTION OF THE SUBJECT PROPERTY TO INSURE COMPLIANCE WITH THIS ORDER. 7. THE PETITIONER SHALL KEEP ALL LANES OF THE DRIVE THROUGH BANKING FACILITY OPEN AND STAFFED WHENEVER THE BANK IS OPEN FOR BUSINESS AFTER 11:30AM ON THURSDAY, FRIDAY AND SATURDAY.
ZONING HEARING PROJECT NO. VIII-46-A 96-448-A	SITE GRANTED A LIMITED EXEMPTION ON AUGUST 24, 1995 UNDER SECTION 26-171(b)(A) OF THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS (DRC NO. 08295F). CERTIFICATION OF LIMITED EXEMPTION PLAN APPROVAL BALTIMORE COUNTY DEVELOPMENT REGULATIONS, SECTIONS 26-202 AND 26-206, GRANTED DECEMBER 29, 1995. THEREFORE, IT IS ORDERED BY THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 30TH OF JUNE 1996 THAT THE PETITION FOR VARIANCE SEEKING RELIEF FROM THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.) AS FOLLOWS: FROM SECTION 409.6 TO PERMIT 856 PARKING SPACES IN LIEU OF THE REQUIRED 790; FROM SECTION 409.4 TO PERMIT PARKING SPACES ON DRIVEWAYS; AND FROM SECTION 409.8.A.4 TO PERMIT PARKING WITHIN 9 FEET OF PUBLIC STREET RIGHT-OF-WAY IN LIEU OF THE REQUIRED 10 FEET, IN ACCORDANCE WITH PETITIONER'S EXHIBIT 1, BE AND IS HEREBY GRANTED, SUBJECT TO THE FOLLOWING RESTRICTIONS: 1. THE PETITIONERS MAY APPLY FOR THEIR BUILDING PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER. HOWEVER, PETITIONERS ARE HEREBY MADE AWARE THIS PROCEEDING AT THIS TIME IS AT THEIR OWN RISK UNTIL THE 30-DAY APPEAL PERIOD FROM THE DATE OF THIS ORDER HAS EXPIRED. IF AN APPEAL IS FILED AND THIS ORDER IS REVERSED, THE RELIEF GRANTED HEREIN SHALL BE RESCINDED.
2005-0133-X	PETITION FOR A SPECIAL EXCEPTION TO ALLOW A COMMUNITY BUILDING (TANNING SALON) AND TO AMEND THE PREVIOUSLY APPROVED SITE PLAN. GRANTED ON JANUARY 20, 2005.

ID	TENANT	SIGNAGE			STORE FRONT WIDTH (LF)	ALLOWABLE SIGNAGE PER CODE (SF)	RELIEF NEEDED?
		WIDTH	HEIGHT	AREA			
A1	KAYSI	12.50	3.75	46.88	82.00	164.00	NO
A2	KAYSI	12.50	3.75	46.88	135.00	270.00	(2) BUILDING SIGNS IN LIEU OF (1)
A3	KAYSI - DRIVE THRU	17.00	2.00	34.00	135.00	270.00	
B	FOOD LION	28.00	3.67	102.76	260.00	520.00	NO
C	SANGAM	12.67	3.08	39.02	22.00	44.00	NO
D	VACANT	27.50	2.00	55.00	27.00	54.00	NO
E1	DOLLAR TREE	18.44	3.00	55.32	80.00	160.00	(2) BUILDING SIGNS IN LIEU OF (1)
E2	DOLLAR TREE	11.42	3.00	34.26			
	TOTAL			89.58			
F1	GAME	19.87	7.81	155.18	100.00	200.00	NO
F2	GAME	11.93	4.62	55.12	126.00	252.00	NO
G	VACANT	18.00	2.00	36.00	18.00	36.00	NO
H	VACANT	16.50	2.00	33.00	16.50	33.00	NO
I	VACANT	50.00	2.00	100.00	50.00	100.00	NO
J	VACANT	50.50	2.00	101.00	50.50	101.00	NO
K	GNC	14.39	2.17	31.20	23.50	47.00	NO
L	NEW TENANT (INSPIRE NAIL SALON)	25.00	2.00	50.00	25.00	50.00	NO
M1	CRANBROOK LIQUORS	25.16	3.00	75.48	74.50	149.00	(2) BUILDING SIGNS IN LIEU OF (1)
M1	CRANBROOK LIQUORS	20.83	3.00	62.49			
	TOTAL			137.97			
N	VACANT	50.50	2.00	101.00	50.50	101.00	NO
O	VACANT	34.50	2.00	69.00	34.50	69.00	NO
P	VACANT	49.50	2.00	99.00	49.50	99.00	BUILDING ENTERPRISE SIGN ON WALL WITH NO CUSTOMER ENTRANCE
P1	VACANT	5.50	2.00	11.00	49.50	99.00	
Q	NEW TENANT (PALM BEACH TANNING)	40.50	2.00	81.00	40.50	81.00	NO
R	VACANT	20.00	2.00	40.00	20.00	40.00	NO
S1	IHOP	6.71	3.58	24.02	75.00	150.00	NO
S2	IHOP	6.71	3.58	24.02	64.00	128.00	
S3	IHOP	6.71	3.58	24.02	64.00	128.00	
T1	DUNKIN	10.92	2.00	21.84	32.00	64.00	NO
T2	DUNKIN	10.92	2.00	21.84	53.00	106.00	
T3	DUNKIN	10.92	2.00	21.84	32.00	64.00	

ID	TENANT	SIGNAGE			STORE FRONT WIDTH (LF)	ALLOWABLE SIGNAGE PER CODE (SF)	RELIEF NEEDED?
		WIDTH	HEIGHT	AREA			
U1	VACANT	27.50	2.00	55.00	27.50	55.00	(1) BUILDING ENTERPRISE SIGN ON WALL WITH NO CUSTOMER ENTRANCES
U2	VACANT	27.50	2.00	55.00	80.00	160.00	
V1	NOODLES & CO	13.26	3.58	47.47	32.20	64.40	(1) BUILDING ENTERPRISE SIGN ON WALL WITH NO CUSTOMER ENTRANCE
V2	NOODLES & CO	13.26	3.58	47.47	32.20	64.40	
W1	PANDA EXPRESS	2.50	2.50	6.25	27.20	54.40	(2) BUILDING ENTERPRISE SIGNS ON WALLS WITH NO CUSTOMER ENTRANCES
W2	PANDA EXPRESS	6.00	3.00	18.00	80.00	160.00	
W3	PANDA EXPRESS	2.50	2.50	6.25	27.20	54.40	

ID	TENANT	SIGNAGE			STORE FRONT WIDTH (LF)	ALLOWABLE SIGNAGE PER CODE (SF)	RELIEF NEEDED?
		WIDTH	HEIGHT	AREA			
X	CUTE DOMINICAN	11.83	3.00	35.49	23.00	46.00	NO
Y	VACANT	14.29	3.50	50.02	26.00	52.00	NO
Z	DOMINOS	12.92	2.00	25.84	13.00	26.00	NO
AA	ASPARA	10.83	3.50	37.91	13.00	26.00	37.91 SF IN LIEU OF 26.00 SF
BB	INDIA PALACE	37.83	3.50	132.41	43.85	87.70	132.41 SF IN LIEU OF 87.70 SF
CC	VACANT	12.50	2.00	25.00	12.50	25.00	NO
DD	VACANT	15.00	2.00	30.00	15.00	30.00	NO
EE	VACANT	24.00	2.00	48.00	24.00	48.00	NO

WALL MOUNTED JOINT IDENTIFICATION SIGNS

ID	TYPE	SIGNAGE			PROPOSED SIGNAGE	ALLOWABLE SIGNAGE PER CODE (SF)	RELIEF NEEDED?
		WIDTH	HEIGHT	AREA			
FF	WALL MOUNTED JOINT ID SIGN	20.00	4.00	80.00	3.00%	(12% OF WALL AREA) ONE PER FRONTAGE	NO

FREESTANDING JOINT IDENTIFICATION SIGNS

ID	TYPE	SIGNAGE			SIGN HEIGHT (FT)	ALLOWABLE SIGN HEIGHT PER CODE (SF)	ALLOWABLE SIGN AREA (SF)	RELIEF NEEDED?
		SIGN PANEL WIDTH	SIGN PANEL HEIGHT	SIGN PANEL AREA				
SIGN 1	MONUMENT	8.00	6.66	53.28	10.00	25.00	100.00	TENANT COPY LESS THAN 8 INCHES HIGH
SIGN 2	PYLON	20.16	12.00	241.92	33.00	25.00	150.00	33' IN HEIGHT IN LIEU OF 25' 241.92 SF IN LIEU OF 150 SF SIX (6) LINES DISPLAYED IN LIEU OF FIVE (5)
SIGN 3	PYLON	15.33	6.50	99.65	27.00	25.00	150.00	27' IN HEIGHT IN LIEU OF 25'

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
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SUSTAINABLE DESIGN
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.: MDA229112.00
DRAWN BY: BH
CHECKED BY: JCS
DATE: 5/8/2023
CAD I.D.: EXHA-4

PROJECT:
SIGN VARIANCE PLAN
FOR
DK YORKTOWNE LLC

LOCATION OF SITE
YORKTOWNE PLAZA
YORKTOWNE VILLAGE
54-122 CRANBROOK ROAD
25 CRANBROOK ROAD
132 CRANBROOK ROAD
10001 YORK ROAD
BALTIMORE COUNTY, MD
TM 51 G 11 P 95, 98
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

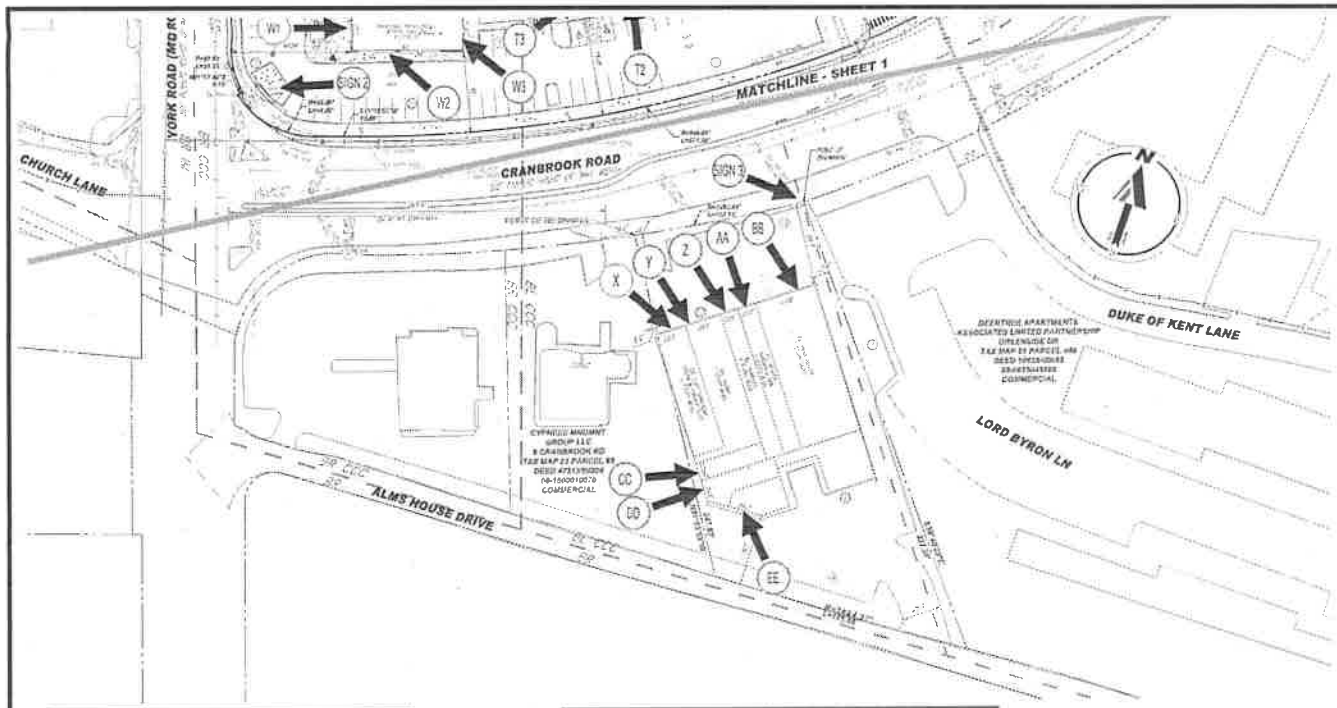
BOHLER //
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone (410) 821-7900
Fax (410) 821-7987
MD@BohlerEng.com

M.J. GESELL

SHEET TITLE:
PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER:
9

ORG. DATE - 5/8/2023



VICINITY MAP

CC

DD

EE

BB

AA

Z

Y

X

BACK

FRONT

SIGN 3

BOHLER

REVISIONS

NO.	DATE	COMMENT	DRAWN BY INITIALS

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FOR EXHIBIT PURPOSES ONLY

PROJECT NO.
DRAWN BY
CHECKED BY
DATE
SCALE

PROJECT

SIGN VARIANCE PLAN

FOR

DK YORKTOWNE LLC

LOCATION OF SITE

YORKTOWNE PLAZA
120 CRANBROOK RD
21 CRANBROOK RD
BALTIMORE COUNTY, MD
TAX MAP 0011 PARCEL 64
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

BOHLER

841 GOLDMINE VALLEY ROAD, SUITE 101
TOWSON, MARYLAND 21204
PHONE: (410) 821-7310
FAX: (410) 821-7312
MD@BohlerEng.com

M. J. CRISELL

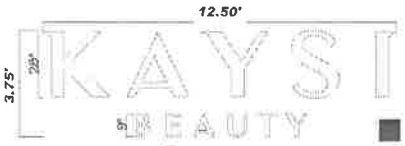
SHEET TITLE

PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER

2

ORIG. DATE - 5/8/2018



A1

A2

A3

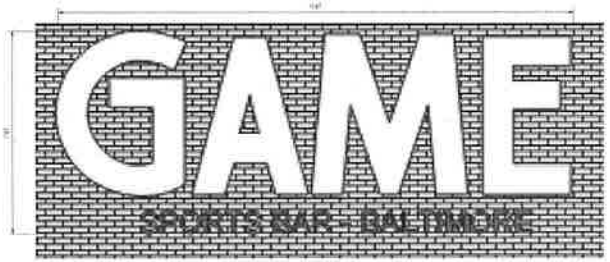
B

C

D

E1

E2



F1

F2

G

H

I

J

K

L

M1

M2

BOHLER

REVISIONS

REV	DATE	COMMENT	BY

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Call before you dig.
ALWAYS CALL 811
It's the law in Maryland.

FOR EXHIBIT PURPOSES ONLY

PROJECT
SIGN VARIANCE PLAN
FOR
DK YORKTOWNE LLC

LOCATION OF SITE
YORKTOWNE PLAZA
120 CRANBROOK RD.
24 CRANBROOK RD.
BALTIMORE COUNTY, MD
TAX MAP 0111 PARCEL
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

BOHLER
841 GOLDEN VALLEY ROAD, SUITE 101
TOWSON, MARYLAND 21204
PHONE: (410) 560-1970
FAX: (443) 210-0186
MD@BohlerEng.com

M. J. CASELL

SHEET TITLE
PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER
3

ORIG. DATE - 5/8/2023

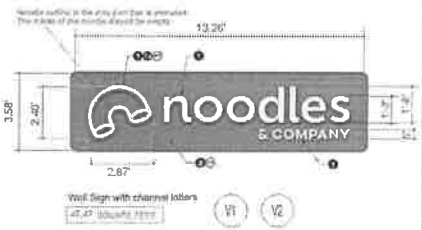
N

O

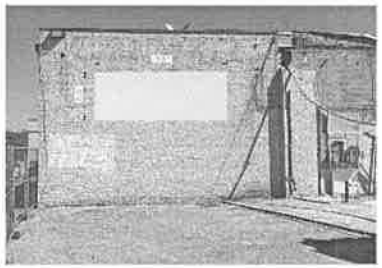
P

Q

R



P1



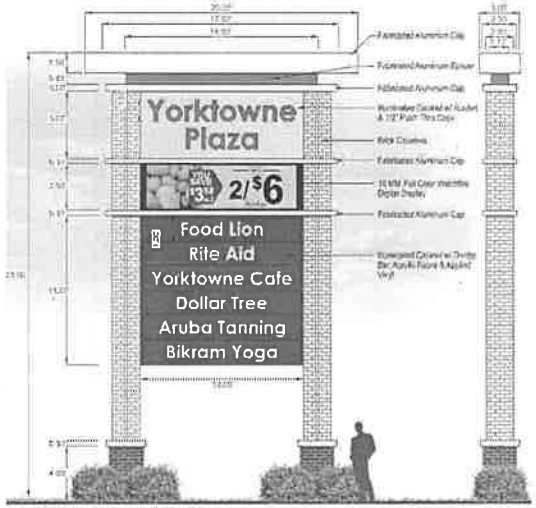
FF

PANDA EXPRESS

W2

PANDA EXPRESS CHINESE KITCHEN

W1 W3



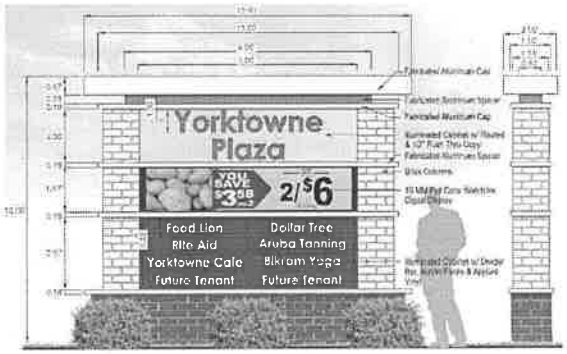
PROPOSED SIGN 2

EXISTING (TO BE REMOVED)

SIGN 1

EXISTING (TO BE REMOVED)

SIGN 2



PROPOSED SIGN 1

BOHLER

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PROJECT NO.:
DRAWN BY:
CHECKED BY:
DATE:
SCALE:

PROJECT:

SIGN VARIANCE PLAN

FOR

DK YORKTOWNE LLC

LOCATION OF SITE

YORKTOWNE PLAZA
SECOND NAVIGATION NO.
21 CORNERSTONE RD.
BALTIMORE COUNTY, MD
TAX MAP: 0111 PARCEL
4TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

BOHLER

641 DULANEY VALLEY ROAD, SUITE 641
TOWSON, MARYLAND 21204
Phone: (410) 821-7925
Fax: (410) 821-7967
MD@BohlerEng.com

MARK ROSELL

SHEET TITLE:

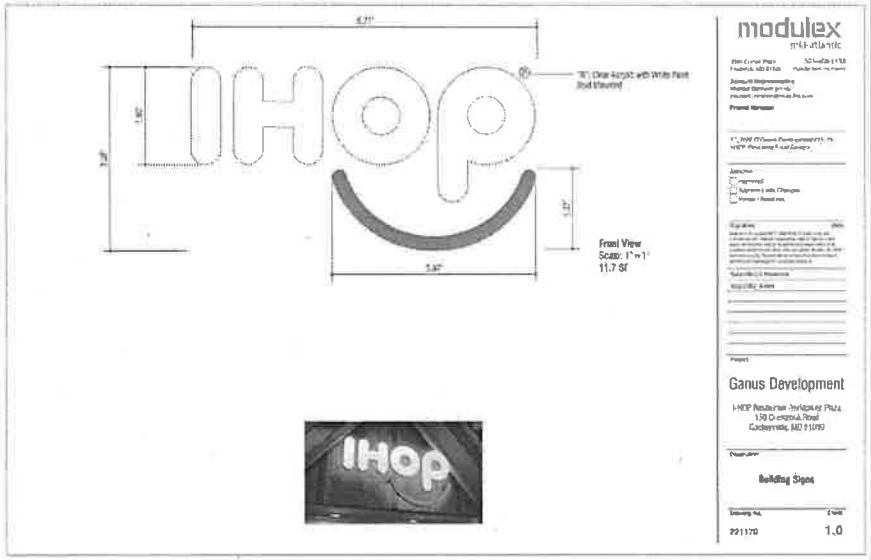
PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER:

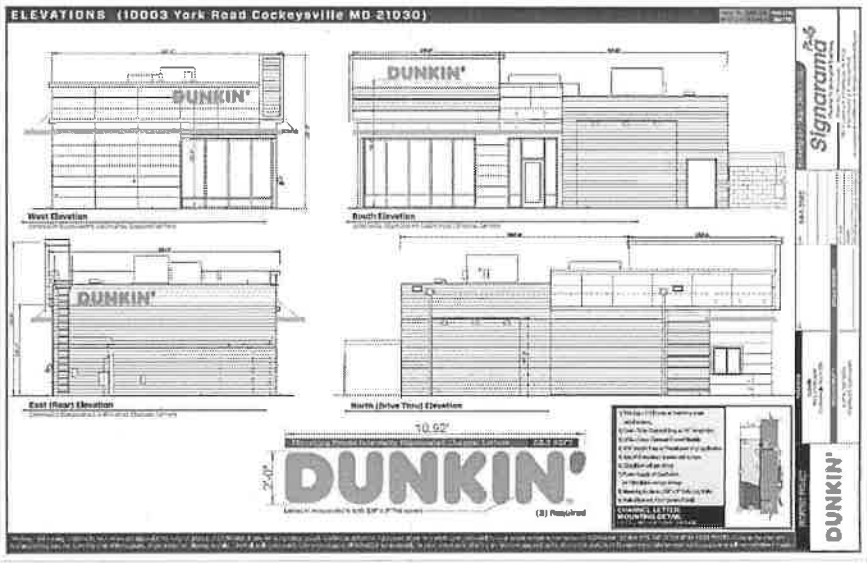
4

ORIG. DATE - 3/8/2023

S1, S2, S3 24.02 S.F.



T1, T2, T3 21.84 S.F.



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FOR EXHIBIT PURPOSES ONLY

PROJECT NO.:
DRAWN BY:
CHECKED BY:
DATE:
SCALE:

SIGN VARIANCE PLAN

FOR

DK YORKTOWNE LLC

LOCATION OF SITE

YORKTOWNE PLAZA
100 YORKTOWN RD.
200 YORKTOWN RD.
BALTIMORE COUNTY, MD
TAX MAP 0041
BOHLER DISTRICT
3RD COUNCILMANIC DISTRICT

BOHLER //

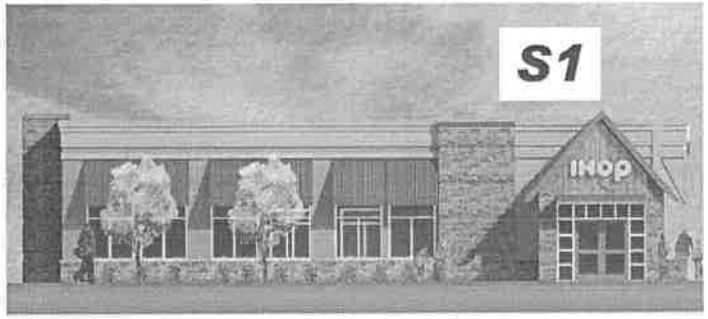
901 DULANEY VALLEY ROAD, SUITE 401
TOWSON, MARYLAND 21204
PHONE: (410) 821-7115
FAX: (410) 821-7182
MD@BohlerEng.com

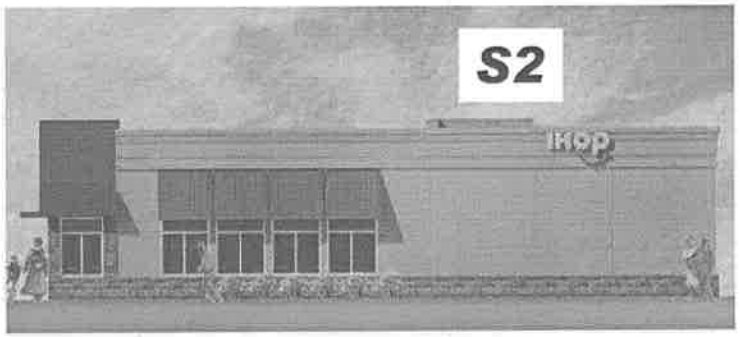
M. J. GESELL

SHEET TITLE:
PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER:
5

ORIG. DATE - 5/8/2020





BOHLER

REVISIONS

SYM	DATE	COMMENT	BY

811 Know what's below. Call before you dig.

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FOR EXHIBIT PURPOSES ONLY

SIGN VARIANCE PLAN

FOR

DK YORKTOWNE LLC

LOCATION OF SITE

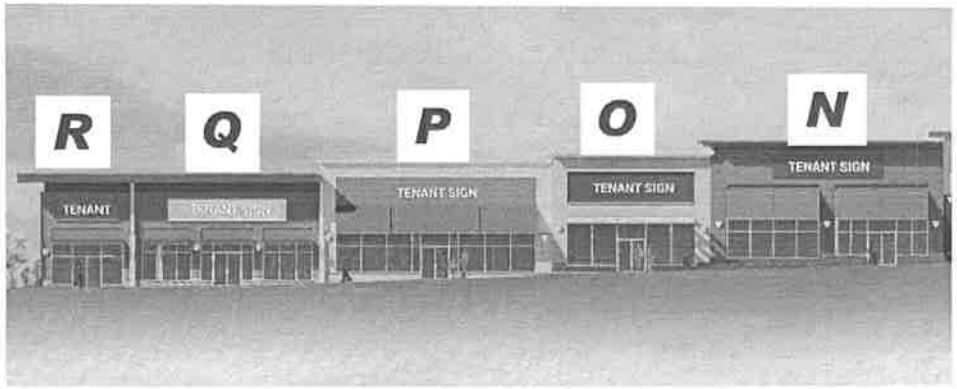
YORKTOWNE PLAZA
520 CHANDLEUR RD.
23 CHANDLEUR RD
BALTIMORE COUNTY, MD
TAX MAP: 0011 BLOCK: 09
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

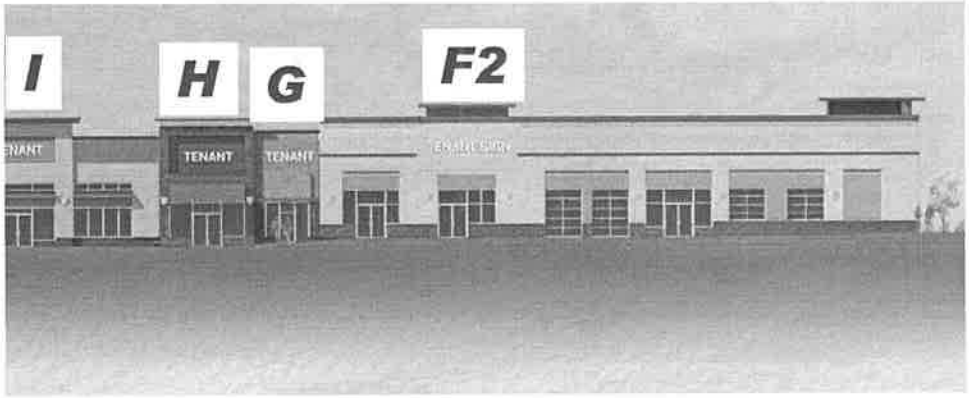
BOHLER

M.J. CUSELL

PLAN TO ACCOMPANY SIGN VARIANCE PETITION

6





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REVISIONS

FOR EXHIBIT PURPOSES ONLY

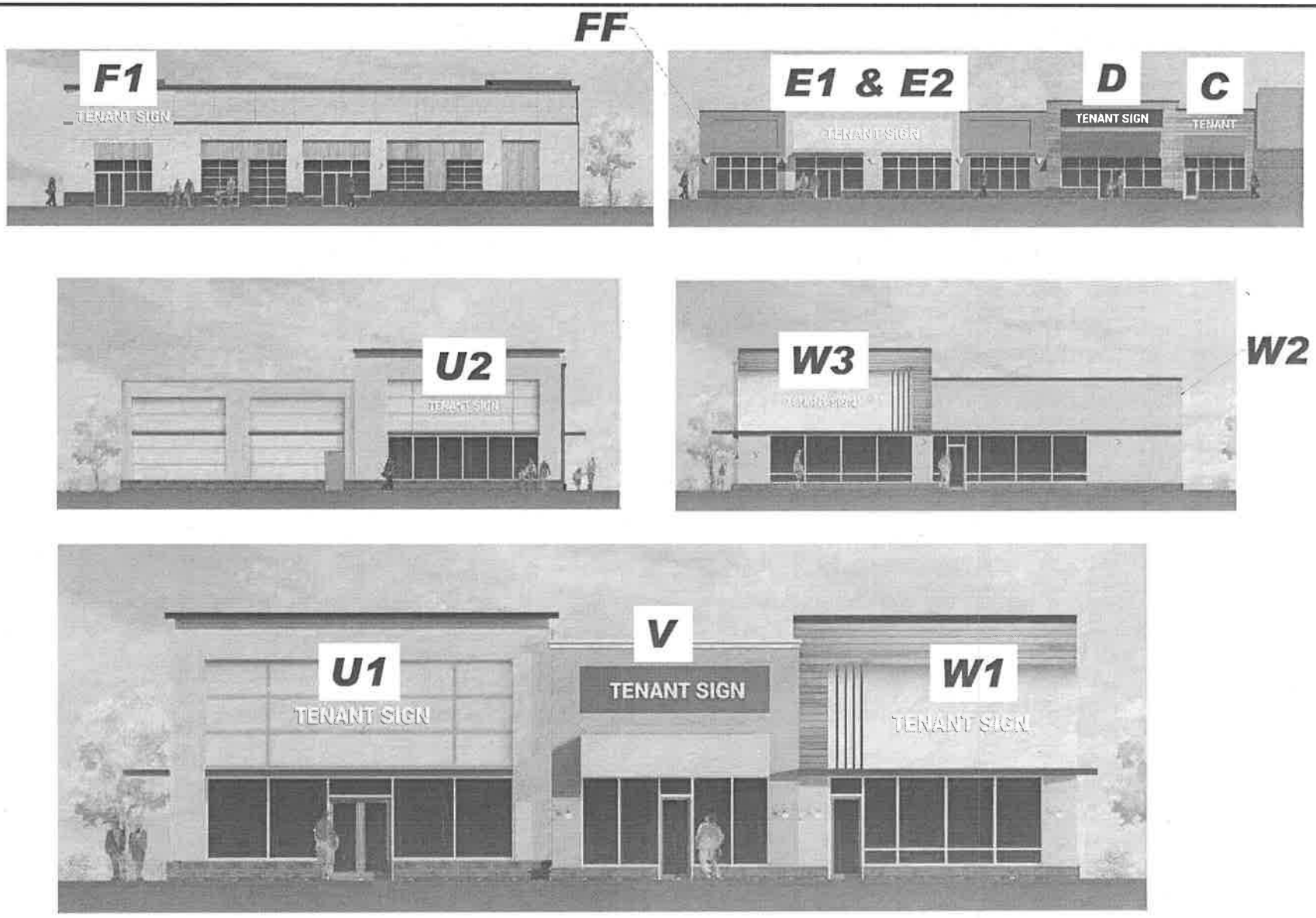
SIGN VARIANCE PLAN

DK YORKTOWNE LLC

BOHLER

PLAN TO ACCOMPANY SIGN VARIANCE PETITION

7



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SIGN VARIANCE PLAN

DK YORKTOWNE LLC

BOHLER

MD@BohlerEng.com

PLAN TO ACCOMPANY SIGN VARIANCE PETITION

8

ZONING HISTORY

CASE	REQUEST
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

ID	TENANT	SIGNAGE WIDTH	SIGNAGE HEIGHT	SIGNAGE AREA	STORE FRONT WIDTH (LF)	ALLOWABLE SIGNAGE PER CODE (SF)	RELIEF NEEDED?
A1	KAYSI	12.50	3.75	46.88	32.00	164.00	NO
A2	KAYSI	12.50	3.75	46.88	135.00	270.00	(2) BUILDING SIGNS IN LIEU OF (1)
A3	KAYSI - DRIVE THRU	17.00	2.00	34.00	135.00	270.00	
B	FOOD LION	28.00	3.67	102.76	260.00	520.00	NO
C	SANGAM	12.67	2.08	[illegible]	22.00	44.00	NO
D	VACANT	27.50	2.00	55.00	27.00	54.00	NO
E1	DOLLAR TREE	18.44	3.00	55.32	80.00	160.00	(2) BUILDING SIGNS IN LIEU OF (1)
E2	DOLLAR TREE	11.42	3.00	34.26			
	TOTAL			89.58			
F1	GAME	19.87	7.81	155.18	100.00	200.00	NO
F2	GAME	11.93	4.62	55.12	126.00	252.00	NO
G	VACANT	18.00	2.00	36.00	18.00	36.00	NO
H	VACANT	16.50	2.00	33.00	16.50	33.00	NO
I	VACANT	50.00	2.00	100.00	50.00	100.00	NO
J	VACANT	50.50	2.00	101.00	50.50	101.00	NO
K	GNC	14.33	2.17	31.10	23.50	47.00	NO
L	NEW TENANT (INSPIRE NAIL SALON)	25.00	2.00	50.00	25.00	50.00	NO
M1	CRANBROOK LIQUORS	25.16	3.00	75.48	74.50	149.00	(2) BUILDING SIGNS IN LIEU OF (1)
M1	CRANBROOK LIQUORS	20.83	3.00	62.49			
	TOTAL			137.97			
N	VACANT	50.50	2.00	101.00	50.50	101.00	NO
O	VACANT	34.50	2.00	69.00	34.50	69.00	NO
P	VACANT	49.50	2.00	99.00	49.50	99.00	BUILDING ENTERPRISE SIGN ON WALL WITH NO CUSTOMER ENTRANCE
P1	VACANT	5.50	2.00	11.00	49.50	99.00	
Q	NEW TENANT (PALM BEACH TANNING)	40.50	2.00	81.00	40.50	81.00	NO
R	VACANT	20.00	2.00	40.00	20.00	40.00	NO
S1	IHOP	6.71	3.58	24.02	75.00	150.00	NO
S2	IHOP	6.71	3.58	24.02	64.00	128.00	
S3	IHOP	6.71	3.58	24.02	64.00	128.00	
T1	DUNKIN	10.92	2.00	21.84	32.00	64.00	NO
T2	DUNKIN	10.72	2.00	21.44	53.00	106.00	
T3	DUNKIN	10.92	2.00	21.84	32.00	64.00	

ID	TENANT	SIGNAGE WIDTH	SIGNAGE HEIGHT	SIGNAGE AREA	STORE FRONT WIDTH (LF)	ALLOWABLE SIGNAGE PER CODE (SF)	RELIEF NEEDED?
U1	VACANT	27.50	2.00	55.00	27.50	55.00	(1) BUILDING ENTERPRISE SIGN ON WALL WITH NO CUSTOMER ENTRANCES
U2	VACANT	27.50	2.00	55.00	80.00	160.00	
V1	NOODLES & CO	13.26	3.58	47.47	32.20	64.40	(1) BUILDING ENTERPRISE SIGN ON WALL WITH NO CUSTOMER ENTRANCE
V2	NOODLES & CO	13.26	3.58	47.47	32.70	64.40	
W1	PANDA EXPRESS	2.50	2.50	6.25	27.20	54.40	(2) BUILDING ENTERPRISE SIGNS ON WALLS WITH NO CUSTOMER ENTRANCES
W2	PANDA EXPRESS	6.00	3.00	18.00	80.00	160.00	
W3	PANDA EXPRESS	2.50	2.50	6.25	27.20	54.40	

ID	TENANT	SIGNAGE WIDTH	SIGNAGE HEIGHT	SIGNAGE AREA	STORE FRONT WIDTH (LF)	ALLOWABLE SIGNAGE PER CODE (SF)	RELIEF NEEDED?
X	ELITE DOMINICAN	11.83	3.00	35.49	23.00	46.00	NO
Y	VACANT	14.29	3.50	50.02	26.00	52.00	NO
Z	DOMINOS	12.92	2.00	25.84	13.00	26.00	NO
AA	ASPARA	10.83	3.50	37.91	13.00	26.00	37.91 SF IN LIEU OF 26.00 SF
BB	INDIA PALACE	37.83	3.50	132.41	43.85	87.70	132.41 SF IN LIEU OF 87.70 SF
CC	VACANT	12.50	2.00	25.00	12.50	25.00	NO
DD	VACANT	15.00	2.00	30.00	15.00	30.00	NO
EE	VACANT	24.00	2.00	48.00	24.00	48.00	NO

WALL MOUNTED JOINT IDENTIFICATION SIGNS

ID	TYPE	SIGNAGE WIDTH	SIGNAGE HEIGHT	SIGNAGE AREA	PROPOSED SIGNAGE	ALLOWABLE SIGNAGE PER CODE (SF)	RELIEF NEEDED?
FF	WALL MOUNTED JOINT ID SIGN	20.00	4.00	80.00	1.00%	(10% OF WALL AREA) ONE PER FRONTAGE	NO

FREESTANDING JOINT IDENTIFICATION SIGNS

ID	TYPE	SIGNAGE: SIGN PANEL WIDTH	SIGNAGE: SIGN PANEL HEIGHT	SIGNAGE: SIGN PANEL AREA	SIGN HEIGHT (FT)	ALLOWABLE SIGN HEIGHT PER CODE (SF)	ALLOWABLE SIGN AREA (SF)	RELIEF NEEDED?
SIGN 1	MONUMENT	8.00	6.66	53.28	10.00	25.00	100.00	TENANT COPY LESS THAN 8 INCHES HIGH
SIGN 2	PYLON	20.16	12.00	241.92	33.00	25.00	150.00	33' IN HEIGHT IN LIEU OF 25' 241.92 SF IN LIEU OF 150 SF SIX (6) LINES DISPLAYED IN LIEU OF FIVE (5)
SIGN 3	PYLON	15.33	6.50	99.65	27.00	25.00	100.00	27' IN HEIGHT IN LIEU OF 25'

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SIGN VARIANCE PLAN

FOR

DK YORKTOWNE LLC

LOCATION OF SITE

[illegible]

BOHLER

M.J. GESELL

SHEET TITLE

PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER

9

CERTIFICATE OF POSTING

2023-0176-A

RE: Case No.: _____

Petitioner/Developer: _____

DK Yorktown, LLC

_____

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:

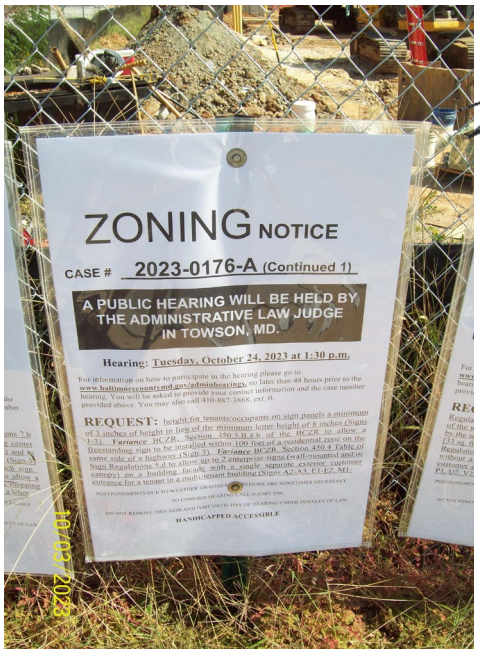
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:_____

14-150-Cranbrook Road, 10003 York 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

2023-0176-A

RE: Case No.: _____

Petitioner/Developer: _____

DK Yorktown, LLC

_____

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:_____

14-150-Cranbrook Road, 10003 York 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 **DATE:** 9/21/2023
Director, Department of Permits, Approvals and Inspections

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 2023-0176-A

INFORMATION:
Property Address: 14-150 Cranbrook Road, 100003 York Road, 23 Cranbrook Road
Petitioner: DK Yorktowne LLC, c/o Aaron Levinoff, Chief Financial Officer
Zoning: BL CCC, BR CCC, BR, DR 16
Requested Action: Variance

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

Variance(s) -

1. From Baltimore County Zoning Regulations (BCZR) Section 450.4.Table of Sign Regulations 7.b to allow a freestanding joint identification sign for a shopping center with a sign area/face of 245 square feet and a height of 33 feet (Sign 2) and to allow a freestanding joint identification sign with a height of 27 feet (Sign 3) in lieu of the permitted 150 square feet and height of 25 feet for each sign;
2. From BCZR Section 450.4.Table of Sign Regulations 7.b to allow a total of six lines of text devoted to name of tenants/occupants of the shopping center in lieu of the five lines of text permitted (Sign 2) and to allow letter height for tenants/occupants on the sign panel a minimum of 3" in height in lieu of the minimum letter height of 8" (Signs 1-3);
3. From BCZR Section 450.5.B.4.b to allow a freestanding sign to be installed within 100 feet of a residential zone on the same sign of a highway (Sign 3);
4. From BCZR Section 450.4.Table of Sign Regulations 5.d to allow up to two (2) enterprise signs (wall-mounted and/or canopy) on a building façade with a single separate exterior customer entrance for a tenant in a multi-tenant building (Signs A2-A3, E1-E2, and M1-M2);
5. From BCZR Section 450.Table of Sign Regulations 5.d to allow wall-mounted enterprise signs on a building wall without a separate exterior customer entrance in lieu of the requirement for a customer entrance on the same façade of the multi-tenant building (Signs P1, U2, V2, W2, and W3);
6. From BCZR Section 450.Table of Sign Regulations 5.d to allow an enterprise sign to exceed two times that length of the wall containing the exterior entrance and defining the space occupied by the separate commercial tenant (Signs AA [38 square feet in lieu of 26 square feet] and BB [133 square feet in lieu of 87 square feet])

The subject sites are multiple parcels at/near the signalized intersection of York Road and Cranbrook Road in the Cockeysville area and is formally known as the Yorktowne Plaza and Village (PAI # 08-0664). 14-150 Cranbrook Road is a strip mall shopping center with multiple pad sites. Stores within the

shopping center include a grocery store; fast food, take out, and restaurant establishments; and retail stores. The site also has two new pad site buildings; Ihop restaurant, and a Dunkin Donuts with a drive-thru. The property is currently undergoing significant façade improvements, which include renovating the exterior of the buildings and replacing the signage to improve the overall appearance of the shopping center. A new, three-tenant building is currently under construction at 10003 York Road. Per the site plans on file on County GIS, the building will have three retail tenants. 23 Cranbrook Road is across Cranbrook Road from the shopping center and new construction, but is owned by the same owners and is part of the same PAI number. This property is improved with a one-story, five-tenant building. Tenants include a salon and barber shop, a Domino's Pizza, a spa, an Indian restaurant, and one vacant storefront.

Surrounding uses along York Road and at the immediate intersection of York Road and Cranbrook Road are commercial. As you travel along Cranbrook Road, heading northeast from the subject sites, uses become more residential, with a mix of apartments in the DR 16 zone and single family detached in the DR 5.5 zone.

The subject sites are within the boundaries of the Hunt Valley/Timonium Master Plan and the Western Baltimore County Pedestrian and Bicycle Access Plan. The site is also within the boundary of the Hunt Valley/Timonium Design Guidelines subsection of the Comprehensive Manual of Development Policies. The Hunt Valley/Timonium Design Guidelines provide design guidelines on building architecture, screening, pedestrian friendly development, landscaping, etc., within the area boundary. The Hunt Valley/Timonium Master Plan, adopted by the County Council October 19th, 1998, seeks to provide guidance on development of the employment and commercial areas. The plan highlights a number of issues within the plan area, including the need for improving the visual quality of the York Road corridor; the need for improving landscaping to bring existing commercial properties along the York Road corridor into conformance with the Landscape Manual; the existence of sign clutter; and more.

The representative for the petition provided the Department of Planning with a colored copy of the signage plan via email on August 23rd, 2023. Per the signage plan, the new freestanding signs will include brick columns. The proposal appears to be a significant improvement to the appearance of the existing signage, both building mounted and freestanding. On August 28th, 2023, the Department of Planning met with the representative for the petition to discuss the requests at hand. During the meeting, it was explained that the owner was in the process of completing substantial upgrades to the façades of the main shopping center buildings, and that an important part of the overall center renovation was upgrading signage. It was noted that the proposed heights of Sign 2 and Sign 3 (33 feet and 27 feet in lieu of the permitted 25 feet, respectively) matched each of the signs current, respective heights. The sign frame of Sign 2 is proposed to remain and be resurfaced.

Regarding Variance request # 1, relating to the sign area/faces and heights of Sign 2 and Sign 3, the proposed signs are consistent with the existing in terms of size, however, their replacements will be a significant improvement on the current conditions in terms of design and appearance. Further, approval of the request will allow the property owner to resurface Sign 2, rather than having to demolish it and construct new supports. The Department of Planning has no objection to the requested relief.

Regarding Variance request # 2, relating to the lines of text for Sign 2 and size of text for Signs 1-3, the proposed design will accommodate all of the tenants and will work to not add sign clutter to the area. The Department of Planning has no objection to the requested relief.

Regarding Variance request # 3, relating to a freestanding sign within 100' of a residential zone, the sign is part of 23 Cranbrook Road and is existing. No changes are proposed to it, however, because the site is part of the shopping center and new construction and has the same PAI number, it is being brought into

compliance with the remaining requests. The Department of Planning has no objection to the requested relief.

Regarding Variance # 4, relating to two enterprise signs on a building façade, these are proposed signs for some of the larger stores in the shopping center. Signs A2 and A3 will be on opposite sides of the east façade for Kaysi Beauty. Further, per Google Streetview from 2016, this storefront was previously a Rite Aid Pharmacy and had multiple signs along the east façade. Signs E1 and E2 and M1 and M2 better accommodate the space above the storefront for Dollar Tree and Cranbrook Liquors, respectively. The Department of Planning has no objection to the requested relief.

Regarding Variance # 5, relating to wall-mounted enterprise signs for buildings without entrances, these are proposed signs for the sides and rear of the buildings. Signs U2 and W2 are on the sides of the new, three-tenant building at the corner of York Road and Cranbrook Road; Signs V2 and W3 are on the rear of the new, three-tenant building; and Sign P1 is on the rear of one of the shopping centers tenants. The storefront for Sign P1 is three in from the end, has a sign facing the parking lot, and is listed as vacant on the signage site plan. The Department of Planning has no objections to the request for signs U2 and W2, which are located on the side façades. The Department cannot support the request for signs V2, W3, and P1. Each of these storefronts have other signs, be it on the front of the storefront or the front and side of the storefront, that advertise the tenant. The installation of signage on the rear of the buildings appears to be excessive and contributing to sign clutter, going against the recommendations outlined in the Hunt Valley/Timonium Master Plan.

Regarding Variance # 6, relating to signage length for Signs AA and BB, the signs are existing at 23 Cranbrook Road. Similar to Variance # 3, the signs are being brought into compliance with the remaining relief due to the site being part of the same PAI number. The Department of Planning has no objections to the requested relief.

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
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

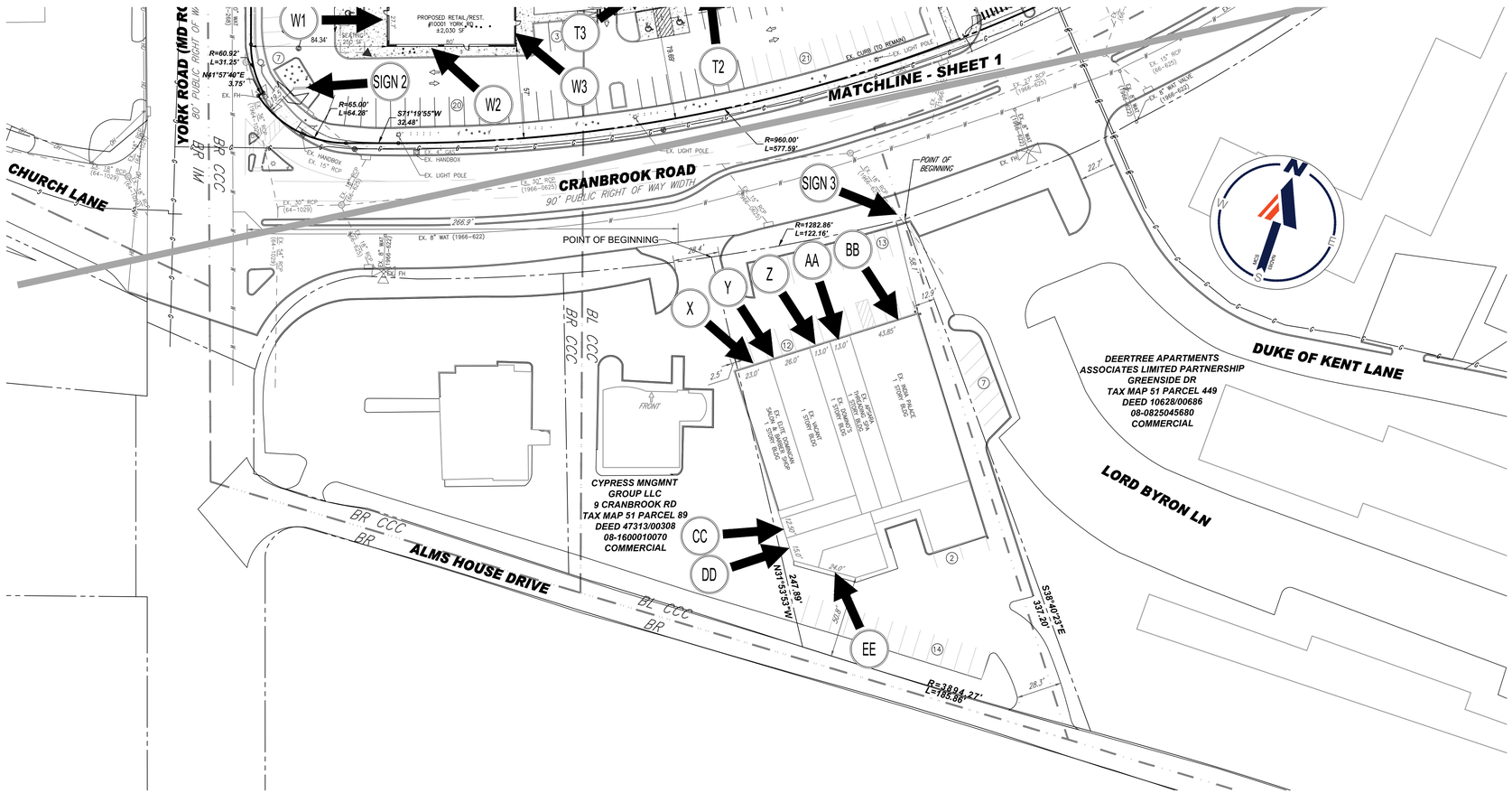
SUBJECT: DEPS Comment for Zoning Item # 2023-0176-A
Address: 14-150 CRANBROOK RD
Legal Owner: DK Yorktowne, LLC

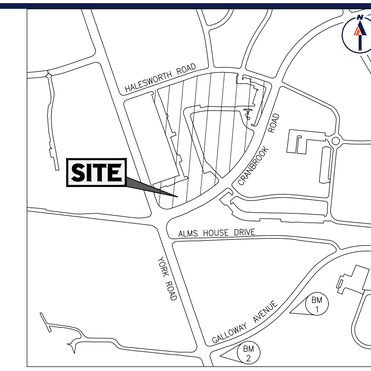
Zoning Advisory Committee Meeting of September 18, 2023.

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

Additional Comments:

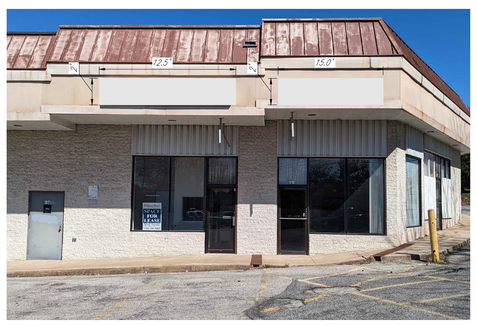
Reviewer: Earl D. Wrenn





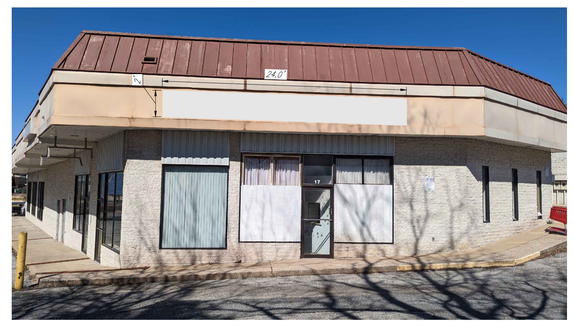
VICINITY MAP

SCALE 1" = 500'



CC 25.0 S.F.

DD 30.0 S.F.



EE 48.0 S.F.

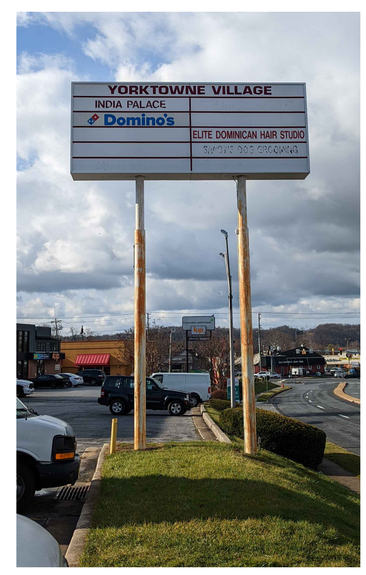
BB 132.41 S.F.

AA 37.91 S.F.

Z 25.84 S.F.

Y 52.02 S.F.

X 35.49 S.F.



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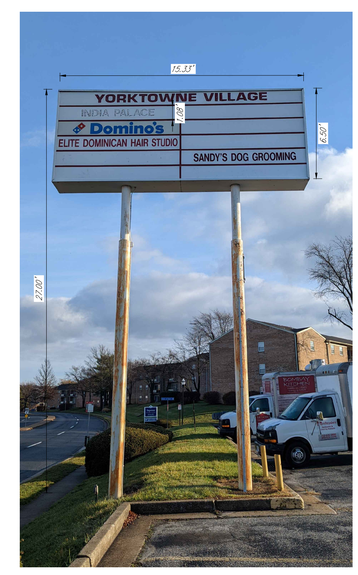

FRONT

SIGN 3 99.65 S.F.

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PROJECT No.:	MDA220112.00
DRAWN BY:	BN
CHECKED BY:	JCB
DATE:	5/8/2023
CAD I.D.:	EXHA-4

PROJECT:

SIGN VARIANCE PLAN

FOR

DK YORKTOWNE LLC

LOCATION OF SITE

YORKTOWNE PLAZA
122 CRANBROOK RD.
23 CRANBROOK RD
BALTIMORE COUNTY, MD
TM 51 G 11 P 95, 89
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

BOHLER

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

MICHAEL J. CASELL
08/09/23
PROFESSIONAL ENGINEER
I, MICHAEL J. CASELL, 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. 44097, EXPIRATION DATE: 6/9/25

SHEET TITLE:

PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER:

2

ORG. DATE - 5/8/2023

Aug 09, 2023
C:\PROGRAMDATA\BOHLER\2022\C3D2022\ENUP\ACPUBLISH_2020\MDA220112.00 - EXHA - 5 - - - 3-LAYOUT 02 - SIGNAGE VARIANCE PLAN
BN

A1 46.88 S.F.

A2 46.88 S.F.

A3 34.00 S.F.

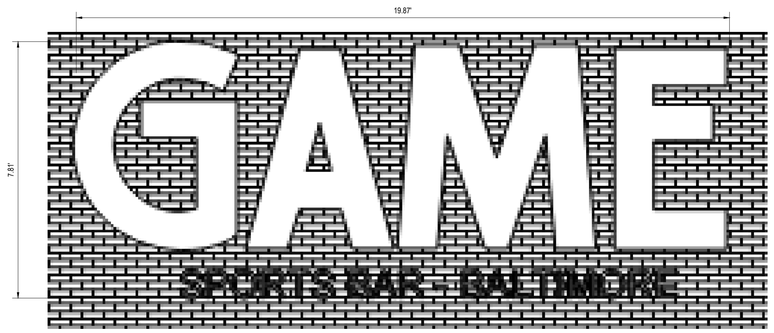
B 102.76 S.F.

C 39.02 S.F.

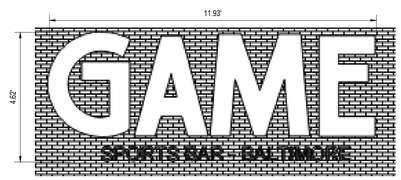
D 55 S.F.

E1 55.32 S.F.

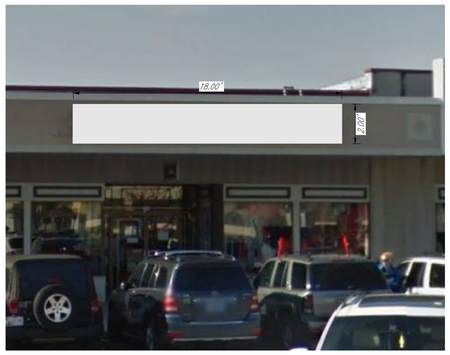
E2 34.26 S.F. TOTAL: 89.58 S.F.



F1 155.18 S.F.



F2 55.12 S.F.



G 36.00 S.F.

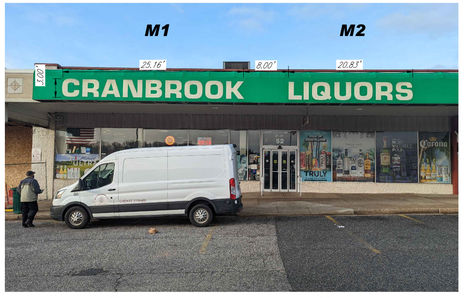
H 33.00 S.F.

I 100.00 S.F.

J 101.00 S.F.

K 31.10 S.F.

L 50.00 S.F.



M1 75.48 S.F.

M2 62.49 S.F.

TOTAL: 137.97 S.F.

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CHECKED BY:	JCB
DATE:	5/8/2023
CAD I.D.:	EXHA-4

PROJECT:

SIGN VARIANCE PLAN

FOR

DK YORKTOWNE LLC

LOCATION OF SITE

YORKTOWNE PLAZA
122 CRANBROOK RD,
23 CRANBROOK RD
BALTIMORE COUNTY, MD
TM 51 G 11 P 95, 89
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

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SHEET TITLE:

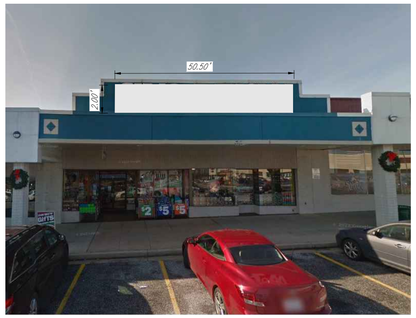
PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER:

3

ORG. DATE - 5/8/2023

Aug 09, 2023
C:\PROJDATA\BOHLER\2022\CD\2022\TEMP\ACPUBLISH_20296\MDA220112.00 - EXHA - 5----LAYOUT 03 - SIGNAGE VARIANCE PLAN
JMG



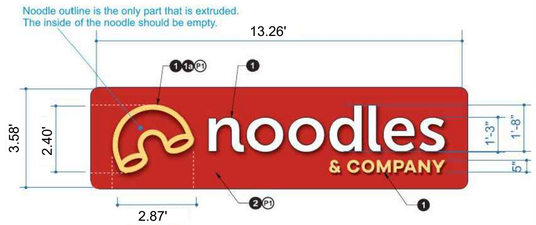
N 101.00 S.F.

O 69.00 S.F.

P 99.00 S.F.

Q 81.00 S.F.

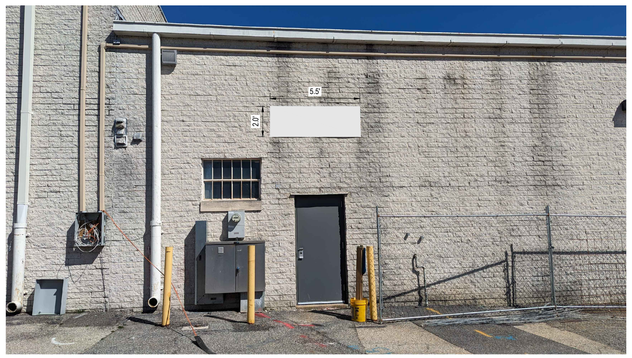
R 40.00 S.F.



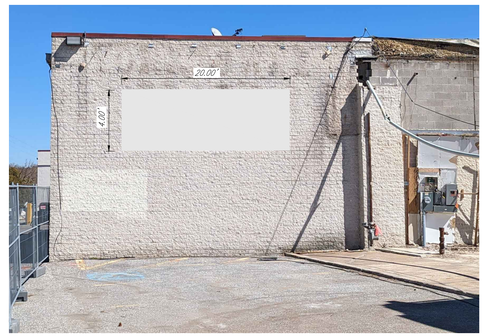
Wall Sign with channel letters

47.47 SQUARE FEET

V1 V2



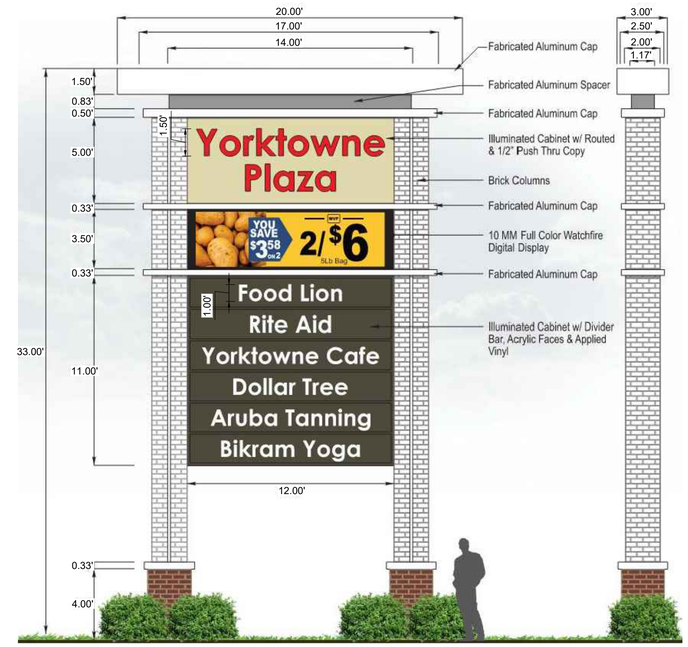
P1 11.00 S.F.



FF 80.00 S.F.

W2 18.00 S.F.

W1 W3 6.25 S.F.

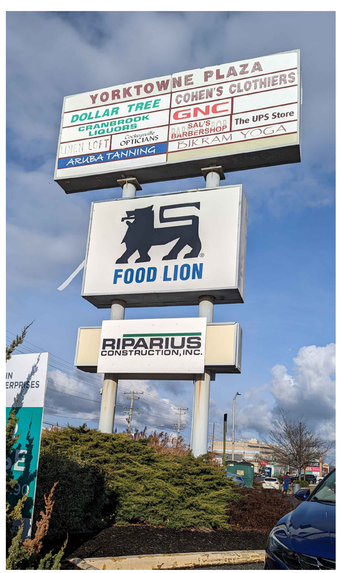


NOTE: EXISTING SIGN FRAME WILL REMAIN AND BE RESURFACED

PROPOSED SIGN 2

EXISTING (TO BE REMOVED)

SIGN 1 230.53 S.F.



EXISTING (TO BE REMOVED)

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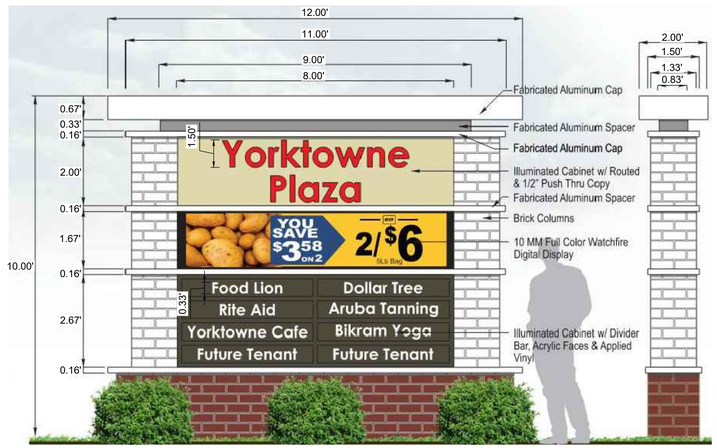

PROPOSED SIGN 1

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PROJECT No.:	MDA220112.00
DRAWN BY:	BN
CHECKED BY:	JCB
DATE:	5/8/2023
CAD I.D.:	EXHA-4

PROJECT:

SIGN VARIANCE PLAN

FOR

DK YORKTOWNE LLC

LOCATION OF SITE

YORKTOWNE PLAZA
122 CRANBROOK RD,
23 CRANBROOK RD
BALTIMORE COUNTY, MD
TM 51 G 11 P 95, 89
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

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

M. SCHISSELL
08/09/23
PROFESSIONAL ENGINEER
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SHEET TITLE:

PLAN TO ACCOMPANY SIGN VARIANCE PETITION

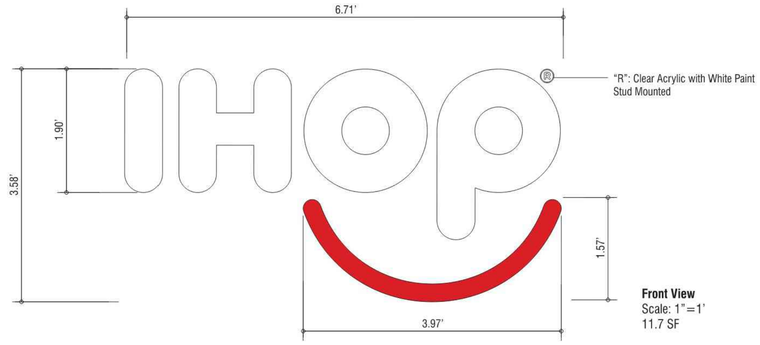
SHEET NUMBER:

4

ORG. DATE - 5/8/2023

Aug 09, 2023
C:\PROGRAMDATA\BOHLER\2022\CD\2022\TEMP\ACPUBLISH_26096\MDA220112.00 - EXHA - 5---LAYOUT: 04 - SIGNAGE VARIANCE PLAN
BKG

S1, S2, S3 24.02 S.F.



Front View
Scale: 1"=1'
11.7 SF

modulex
mid-atlantic

3903 Cornell Place
Frederick, MD 21703
301-468-1132
modulex.com/mid-atlantic

Account Representative
Michael Domeier (x116)
michael.domeier@modulex.com

Project Manager

X:_2022\G\Ganus Development\221179 - I-HOP Yorktowne Plaza\Design\

Approval
- [ ] Approved
- [ ] Approved with Changes
- [ ] Revise / Resubmit

Signature Date

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Submittals & Revisions

9/22/2022 Adam

Project

Ganus Development

I-HOP Restaurant -Yorktowne Plaza
150 Cranbrook Road
Cockeysville, MD 21030

Description

Building Signs

Drawing No. 221179
Sheet 1.0

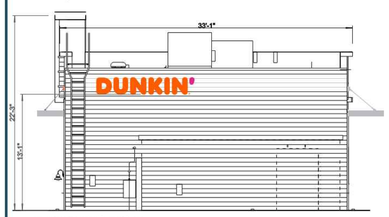
T1, T2, T3 21.84 S.F.

ELEVATIONS (10003 York Road Cockeysville MD 21030)

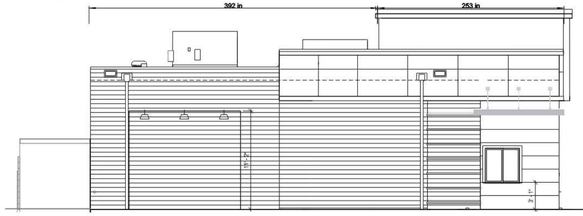
PMS 165 3M-1630-337 | PMS 218 3M-1628-341 | PMS 7540 3M#7775

West Elevation
Internally Illuminated Individual Channel Letters

South Elevation
Internally Illuminated Individual Channel Letters



East (Rear) Elevation
Internally Illuminated Individual Channel Letters



North (Drive Thru) Elevation

10.92'

Mounting Points Internally Illuminated Channel Letters | 22.3 SQFT

2'-0"

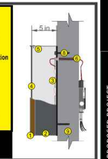
DUNKIN'®

Letters to be mounted to with 3/8" x 3" Tek screws

(3) Required

1) Trim Cap - 313 Bronze w/ matching sheet metal screws.
2) Case - To be Charcoal Gray w/ 1/4" weepholes
3) LEDs - Linear Constant Current Module
4) 3/16" Acrylic Face w/ Translucent vinyl application
5) Gals. #10 Hex-head Sheet-metal Screws
6) Class II low voltage wiring
7) Power Supply w/ On-Switch (w/ Class II low voltage wiring)
8) Mounting Hardware (3/8" x 5" Galv. Lag Bolts)
9) Walls (Plywood, Fiber Cement Panel)

CHANNEL LETTER MOUNTING DETAIL
(TYP) MOUNTING DETAIL



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www.sign-arama.com/philly-east | info@philly-signarama.com

DATE: 04-1-2022
DRAWN BY: Joel Hill
CHECKED BY: Joel Hill
FILE NAME: DUNKIN' Yorktowne Plaza Cockeysville MD 21030

APPROVAL SIGNATURE

REV. DATE

PREPARED FOR:
DUNKIN'
10003 York Road
Cockeysville MD 21030

CONTACT REPRESENTATIVE:
Sukhwinder Sidhu
Sukhwinder.Sidhu@dunkinbrands.com

PROPOSED PROJECT

DUNKIN'

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PROJECT No.: MDA220112.00
DRAWN BY: BN
CHECKED BY: JCB
DATE: 5/8/2023
CAD I.D.: EXHA-4

PROJECT:

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FOR

DK YORKTOWNE LLC

LOCATION OF SITE

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23 CRANBROOK RD
BALTIMORE COUNTY, MD
TM 51 G 11 P 95, 89
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

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PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER:

5

ORG. DATE - 5/8/2023

Aug 09, 2023
C:\PROGRAMDATA\BOHLER\CD2022\CD2022\TEMPACP\PUBLISH_2026\MDA220112.00 - EXHA - 5 ---- LAYOUT: 05 - SIGNAGE VARIANCE PLAN
JCB

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SHEET NUMBER:

6

ORG. DATE - 5/8/2023

Aug 09, 2023
C:\PROGRAMDATA\BOHLER\2022\CSD\2022\TEMP\ACPUBLISH_20296\MDA220112.00 - EXHA_5 - - - LAYOUT 06 - SIGNAGE VARIANCE PLAN
MJG

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LANDSCAPE ARCHITECTURE
SIGNAGE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	MDA220112.00
DRAWN BY:	BN
CHECKED BY:	JCB
DATE:	5/8/2023
CAD I.D.:	EXHA-4

PROJECT:

SIGN VARIANCE PLAN

FOR

DK YORKTOWNE LLC

LOCATION OF SITE

YORKTOWNE PLAZA
122 CRANBROOK RD,
23 CRANBROOK RD
BALTIMORE COUNTY, MD
TM 51 G 11 P 95, 89
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

BOHLER

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

M. GISELL
08/09/23
PROFESSIONAL ENGINEER
I, MICHAEL GISELL, 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. 44097, EXPIRATION DATE: 6/9/25

SHEET TITLE:

PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER:

7

ORG. DATE - 5/8/2023

Aug 09, 2023
C:\PROGRAMDATA\BOHLER\202\CS\2023\TEMP\ACP\PUBLISH_26298\MDA220112.00 - EXHA - 5----3-LAYOUT 07 - SIGNAGE VARIANCE PLAN
MGISELL

BOHLER™

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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SIGN VARIANCE PLAN

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SHEET TITLE:

PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER:

8

ORG. DATE - 5/8/2023

Aug 09, 2023
C:\PROGRAMDATA\BOHLER\202\C\20\20\TEMP\ACPUBLISH_20268\MDA220112.00 - EXHA - 5---LAYOUT 08 - SIGNAGE VARIANCE PLAN
MGIESELL

ZONING HISTORY

CODE	REQUEST
69-152-A	PETITION TO ALLOW AN IDENTIFICATION SIGN ON AREA OF 258 S.F. IN LIEU OF THE MAXIMUM ALLOWED 150 S.F. GRANTED FEBRUARY 3, 1969.
70-175-A	PETITION TO ALLOW AN IDENTIFICATION SIGN ON AREA OF 258 S.F. IN LIEU OF THE MAXIMUM ALLOWED 150 S.F. GRANTED MARCH 23, 1970.
89-220-A	PETITION TO REDUCED THE NUMBER OF PARKING SPACES FROM 138 SPACES TO 125 SPACES. GRANTED APRIL, 1989, WITH THE FOLLOWING RESTRICTION: 1. THE PETITIONER MAY APPLY FOR THEIR BUILDING PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER; HOWEVER, PETITIONER IS HEREBY MADE AWARE THAT PROCEEDING AT THIS TIME IS AT THEIR OWN RISK UNTIL SUCH TIME AS THE 30 DAY APPELLATE PROCESS FROM THIS ORDER HAS EXPIRED. IF, FOR WHATEVER REASON, THIS ORDER IS REVERSED, THE PETITIONER WOULD BE REQUIRED ITS ORIGINAL CONDITION.
89-269-A	PETITION TO REDUCE THE SIDE YARD SETBACK FROM THE REQUIRED 25 FEET TO 20 FEET. GRANTED JANUARY 30, 1989. WITH RESTRICTIONS. 1. PETITIONER IS HEREBY MADE AWARE THAT PROCEEDING AT THIS TIME IS AT HIS OWN RISK UNTIL SUCH TIME AS THE APPLICABLE APPELLATE PROCESS FROM THIS ORDER HAS EXPIRED. IF, FOR WHATEVER REASON, THIS ORDER IS REVERSED, THE PETITIONER WOULD BE REQUIRED TO RETURN, AND BE RESPONSIBLE FOR RETURNING, SAID PROPERTY TO ITS ORIGINAL CONDITION.
91-42-A	PETITION TO ALLOW A FURTHER REDUCTION IN THE PARKING REQUIREMENT FROM THE REQUIRED 168 PARKING SPACES TO 125 PARKING SPACES AND A DRIVE-THRU FACILITY STACKING OF FOUR CARS IN LIEU OF THE REQUIRED SEVEN CARS, GRANTED WITH RESTRICTIONS DECEMBER 13, 1990. 1. PETITIONER MAY APPLY FOR ITS BUILDING PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER; HOWEVER, PETITIONER IS HEREBY MADE AWARE UNTIL SUCH TIME AS THE 30 DAY APPELLATE PROCESS FOR THIS ORDER IS RESERVED, THE PETITIONER WOULD BE REQUIRED TO RETURN, AND BE RESPONSIBLE FOR RETURNING, SAID PROPERTY TO ITS ORIGINAL CONDITION. 2. WHEN APPLYING FOR A BUILDING PERMIT, THE SITE PLAN AND LANDSCAPING PLAN FILED MUST REFERENCE THIS CASE AND SET FORTH AND ADDRESS THE RESTRICTIONS IN THIS ORDER. 3. ALL PARKING LIT LIGHTING SHALL BE NO MORE THAN 16 FEET ABOVE-GRADE. ALL EXTERIOR LIGHTING SHALL BE DIRECTED DOWNWARD AND SHALL NOT DIFFUSE ONTO ANY RESIDENTIAL PROPERTY. 4. THE PETITIONER SHALL PROVIDE A LANDSCAPE PLAN TO THE OFFICE OF CURRENT PLANNING FOR APPROVAL BY THE DEPUTY DIRECTOR OF PLANNING AND ZONING AND SAID LANDSCAPE PLAN SHALL THAN BE SUBMITTED TO THE ZONING COMMISSIONER FOR APPROVAL. THE APPROVED LANDSCAPE PLAN SHALL BECOME A PERMANENT PART OF THE RECORD AND FILE IN THIS MATTER. 5. THE PETITIONER SHALL HAVE NO OUTSIDE PAGING SYSTEM. 6. UPON REQUEST AND REASONABLE NOTICE, THE PETITIONER SHALL PERMIT A REPRESENTATIVE OF THE ZONING ENFORCEMENT DIVISION TO MAKE AND INSPECTION OF THE SUBJECT PROPERTY TO INSURE COMPLIANCE WITH THIS ORDER. 7. THE PETITIONER SHALL KEEP ALL LANES OF THE DRIVE THROUGH BANKING FACILITY OPEN AND STAFFED, WHENEVER THE BANK IS OPEN FOR BUSINESS AFTER 11:30AM ON THURSDAY, FRIDAY AND SATURDAY.
ZONING HEARING: PROJECT NO. VIII-66-A 99-449-A	SITE GRANTED A LIMITED EXEMPTION ON AUGUST 24, 1995, UNDER SECTION 26-17 (B)(A) OF THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS (DRC NO. 08285F). CERTIFICATION OF LIMITED EXEMPTION PLAN APPROVAL BALTIMORE COUNTY DEVELOPMENT REGULATIONS, SECTIONS 26-202 AND 26-206. GRANTED DECEMBER 20, 1995. THEREFORE, IT IS ORDERED BY THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 30TH OF JUNE, 1999 THAT THE PETITION FOR VARIANCE SEEKING RELIEF FROM THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.) AS FOLLOWS: FROM SECTION 409.6 TO PERMIT 656 PARKING SPACES IN LIEU OF THE REQUIRED 789; FROM SECTION 409.4 TO PERMIT PARKING SPACES ON DRIVEWAYS; AND FROM SECTION 409.8.A.4 TO PERMIT PARKING WITHIN 8 FEET OF PUBLIC STREET RIGHT-OF-WAY IN LIEU OF THE REQUIRED 10 FEET, IN ACCORDANCE WITH PETITIONER'S EXHIBIT 1, BE AND IS HEREBY GRANTED, SUBJECT TO THE FOLLOWING RESTRICTIONS: 1. THE PETITIONERS MAY APPLY FOR THEIR BUILDING PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER, HOWEVER, PETITIONERS ARE HEREBY MADE AWARE THIS PROCEEDING AT THIS TIME IS AT THEIR OWN RISK UNTIL THE 30-DAY APPEAL PERIOD FROM THE DATE OF THIS ORDER HAS EXPIRED. IF AN APPEAL IS FILED AND THIS ORDER IS REVERSED, THE RELIEF GRANTED HEREIN SHALL BE RESCINDED.
2005-0333-X	PETITION FOR A SPECIAL EXCEPTION TO ALLOW A COMMUNITY BUILDING (TANNING SALON) AND TO AMEND THE PREVIOUSLY APPROVED SITE PLAN, GRANTED ON JANUARY 26, 2005.

ID	TENANT	SIGNAGE			STORE FRONT WIDTH (LF)	ALLOWABLE SIGNAGE PER CODE (SF)	RELIEF NEEDED?
		WIDTH	HEIGHT	AREA			
A1	KAYSI	12.50	3.75	46.88	82.00	164.00	NO
A2	KAYSI	12.50	3.75	46.88	135.00	270.00	**(2) BUILDING SIGNS IN LIEU OF (1)**
A3	KAYSI - DRIVE THRU	17.00	2.00	34.00	135.00	270.00	
B	FOOD LION	28.00	3.67	102.76	260.00	520.00	NO
C	SANGAM	12.67	3.08	39.02	22.00	44.00	NO
D	VACANT	27.50	2.00	55.00	27.00	54.00	NO
E1	DOLLAR TREE	18.44	3.00	55.32	80.00	160.00	**(2) BUILDING SIGNS IN LIEU OF (1)**
E2	DOLLAR TREE	11.42	3.00	34.26			
	TOTAL			89.58			
F1	GAME	19.87	7.81	155.18	100.00	200.00	NO
F2	GAME	11.93	4.62	55.12	126.00	252.00	NO
G	VACANT	18.00	2.00	36.00	18.00	36.00	NO
H	VACANT	16.50	2.00	33.00	16.50	33.00	NO
I	VACANT	50.00	2.00	100.00	50.00	100.00	NO
J	VACANT	50.50	2.00	101.00	50.50	101.00	NO
K	GNC	14.33	2.17	31.10	23.50	47.00	NO
L	NEW TENANT (INSPIRE NAIL SALON)	25.00	2.00	50.00	25.00	50.00	NO
M1	CRANBROOK LIQUORS	25.16	3.00	75.48	74.50	149.00	**(2) BUILDING SIGNS IN LIEU OF (1)**
M1	CRANBROOK LIQUORS	20.83	3.00	62.49			
	TOTAL			137.97			
N	VACANT	50.50	2.00	101.00	50.50	101.00	NO
O	VACANT	34.50	2.00	69.00	34.50	69.00	NO
P	VACANT	49.50	2.00	99.00	49.50	99.00	**BUILDING ENTERPRISE SIGN ON WALL WITH NO CUSTOMER ENTRANCE**
P1	VACANT	5.50	2.00	11.00			
Q	NEW TENANT (PALM BEACH TANNING)	40.50	2.00	81.00	40.50	81.00	NO
R	VACANT	20.00	2.00	40.00	20.00	40.00	NO
S1	IHOP	6.71	3.58	24.02	75.00	150.00	NO
S2	IHOP	6.71	3.58	24.02	64.00	128.00	
S3	IHOP	6.71	3.58	24.02	64.00	128.00	
T1	DUNKIN	10.92	2.00	21.84	32.00	64.00	NO
T2	DUNKIN	10.92	2.00	21.84	53.00	106.00	
T3	DUNKIN	10.92	2.00	21.84	32.00	64.00	

ID	TENANT	SIGNAGE			STORE FRONT WIDTH (LF)	ALLOWABLE SIGNAGE PER CODE (SF)	RELIEF NEEDED?
		WIDTH	HEIGHT	AREA			
U1	VACANT	27.50	2.00	55.00	27.50	55.00	**(1) BUILDING ENTERPRISE SIGN ON WALL WITH NO CUSTOMER ENTRANCES**
U2	VACANT	27.50	2.00	55.00	80.00	160.00	
V1	NOODLES & CO	13.26	3.58	47.47	32.20	64.40	**(1) BUILDING ENTERPRISE SIGN ON WALL WITH NO CUSTOMER ENTRANCE**
V2	NOODLES & CO	13.26	3.58	47.47	32.20	64.40	
W1	PANDA EXPRESS	2.50	2.50	6.25	27.20	54.40	**(2) BUILDING ENTERPRISE SIGNS ON WALLS WITH NO CUSTOMER ENTRANCES**
W2	PANDA EXPRESS	6.00	3.00	18.00	80.00	160.00	
W3	PANDA EXPRESS	2.50	2.50	6.25	27.20	54.40	

ID	TENANT	SIGNAGE			STORE FRONT WIDTH (LF)	ALLOWABLE SIGNAGE PER CODE (SF)	RELIEF NEEDED?
		WIDTH	HEIGHT	AREA			
X	ELITE DOMINICAN	11.83	3.00	35.49	23.00	46.00	NO
Y	VACANT	14.29	3.50	50.02	26.00	52.00	NO
Z	DOMINOS	12.92	2.00	25.84	13.00	26.00	NO
AA	ASPARA	10.83	3.50	37.91	13.00	26.00	**37.91 SF IN LIEU OF 26.00 SF**
BB	INDIA PALACE	37.83	3.50	132.41	43.85	87.70	**132.41 SF IN LIEU OF 87.70 SF**
CC	VACANT	12.50	2.00	25.00	12.50	25.00	NO
DD	VACANT	15.00	2.00	30.00	15.00	30.00	NO
EE	VACANT	24.00	2.00	48.00	24.00	48.00	NO

WALL MOUNTED JOINT IDENTIFICATION SIGNS

ID	TYPE	SIGNAGE			PROPOSED SIGNAGE	ALLOWABLE SIGNAGE PER CODE (SF)	RELIEF NEEDED?
		WIDTH	HEIGHT	AREA			
FF	WALL MOUNTED JOINT ID SIGN	20.00	4.00	80.00	3.00%	(12% OF WALL AREA) ONE PER FRONTAGE	NO

FREESTANDING JOINT IDENTIFICATION SIGNS

ID	TYPE	SIGNAGE			SIGN HEIGHT (FT)	ALLOWABLE SIGN HEIGHT PER CODE (SF)	ALLOWABLE SIGN AREA (SF)	RELIEF NEEDED?
		SIGN PANEL WIDTH	SIGN PANEL HEIGHT	SIGN PANEL AREA				
SIGN 1	MONUMENT	8.00	6.66	53.28	10.00	25.00	100.00	TENANT COPY LESS THAN 8 INCHES HIGH
SIGN 2	PYLON	20.16	12.00	241.92	33.00	25.00	150.00	33' IN HEIGHT IN LIEU OF 25' 241.92 SF IN LIEU OF 150 SF SIX (6) LINES DISPLAYED IN LIEU OF FIVE (5)
SIGN 3	PYLON	15.33	6.50	99.65	27.00	25.00	150.00	27' IN HEIGHT IN LIEU OF 25'

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
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PROJECT No.: MDA220112.00
DRAWN BY: BN
CHECKED BY: JCB
DATE: 5/8/2023
CAD I.D.: EXHA-4

PROJECT:
SIGN VARIANCE PLAN
FOR
DK YORKTOWNE LLC

LOCATION OF SITE
YORKTOWNE PLAZA
122 CRANBROOK RD.
23 CRANBROOK RD
BALTIMORE COUNTY, MD
TM 51 G 11 P 95, 89
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

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PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER:
9

ORG. DATE - 5/8/2023

Aug 09, 2023
C:\PROGRAMDATA\BOHLER\2022\C3D2022\TEMP\ACPUBLISH_20268\MDA220112.00 - EXHA - 5----3-LAYOUT - 09 - SIGNAGE VARIANCE PLAN
JCBOHLER

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

No. 222644

Date: 8/30/2023

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				$ 500

Total: $ 500.00

Rec From: Venable, LLP

For: Commercial Variance
14-150, 23 Cranbrook Rd & 10003 York Rd.
Zoning Case 2023-0176-A

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

CASHIER'S VALIDATION

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** - 1600010070

Owner Information

Owner Name:	DK YORKTOWNE LLC	**Use:**	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	SUITE 165 1777 REISTERTOWN ROAD BALTIMORE MD 21208-	**Deed Reference:**	/47313/ 00308

Location & Structure Information

Premises Address:	CRANBROOK RD COCKEYSVILLE MD 21030-0000	**Legal Description:**	.954 AC SS CRANBROOK RD 292 E YORK RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0051	0011	0089	20000.04	0000				2023	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1977	13,468 SF		0.9500 AC	14

StoriesBasementType	ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
SHOPPING CENTER / COMMUNITY/	C3

Value Information

	Base Value	Value As of 01/01/2023	Phase-In Assessments As of 07/01/2023	As of 07/01/2024
Land:	249,000	1,068,700		
Improvements	351,000	488,400		
Total:	600,000	1,557,100	919,033	1,238,067
Preferential Land:	0	0		

Transfer Information

Seller: CEDAR-YORKTOWNE LLC	**Date:** 09/02/2022	**Price:** $28,351,000
Type: NON-ARMS LENGTH OTHER	**Deed1:** /47313/ 00308	**Deed2:**
Seller: YORKTOWNE PLAZA ASSOCIATES LLC	**Date:** 09/13/2007	**Price:** $29,188,402
Type: NON-ARMS LENGTH OTHER	**Deed1:** /26163/ 00256	**Deed2:**
Seller: RREEF MID-AMERICA FUND-II INC	**Date:** 03/01/2000	**Price:** $15,295,000
Type: ARMS LENGTH MULTIPLE	**Deed1:** /14333/ 00674	**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:**

#2023-0176-A

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 - 1600010071

Owner Information

Owner Name: DK YORKTOWNE LLC
Use: COMMERCIAL
Principal Residence: NO
Mailing Address: SUITE 165
1777 REISTERSTOWN ROAD
BALTIMORE MD 21208-
Deed Reference: /47313/ 00308

Location & Structure Information

Premises Address: 122 CRANBROOK RD
COCKEYSVILLE MD 21030-3405
Legal Description: 11.155 AC NS
122 CRANBROOK RD
NE COR YORK RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0051	0011	0095	20000.04	0000				2023	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1996	13,486 SF		11.1500 AC	14

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		FAST FOOD /		C4			

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments As of 07/01/2023	Phase-in Assessments As of 07/01/2024
Land:	9,200,000	10,862,500		
Improvements	200,000	271,200		
Total:	9,400,000	11,133,700	9,977,900	10,555,800
Preferential Land:	0	0		

Transfer Information

Seller: CEDAR-YORKTOWNE LLC **Date:** 09/02/2022 **Price:** $28,351,000
Type: NON-ARMS LENGTH OTHER **Deed1:** /47313/ 00308 **Deed2:**

Seller: YORKTOWNE PLAZA ASSOCIATES LLC **Date:** 09/13/2007 **Price:** $29,188,402
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Type: ARMS LENGTH MULTIPLE **Deed1:** /14333/ 00674 **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:**

2023-0176-A

Baltimore County - My Neighborhood

200ft

-76.637 39.464 Degrees

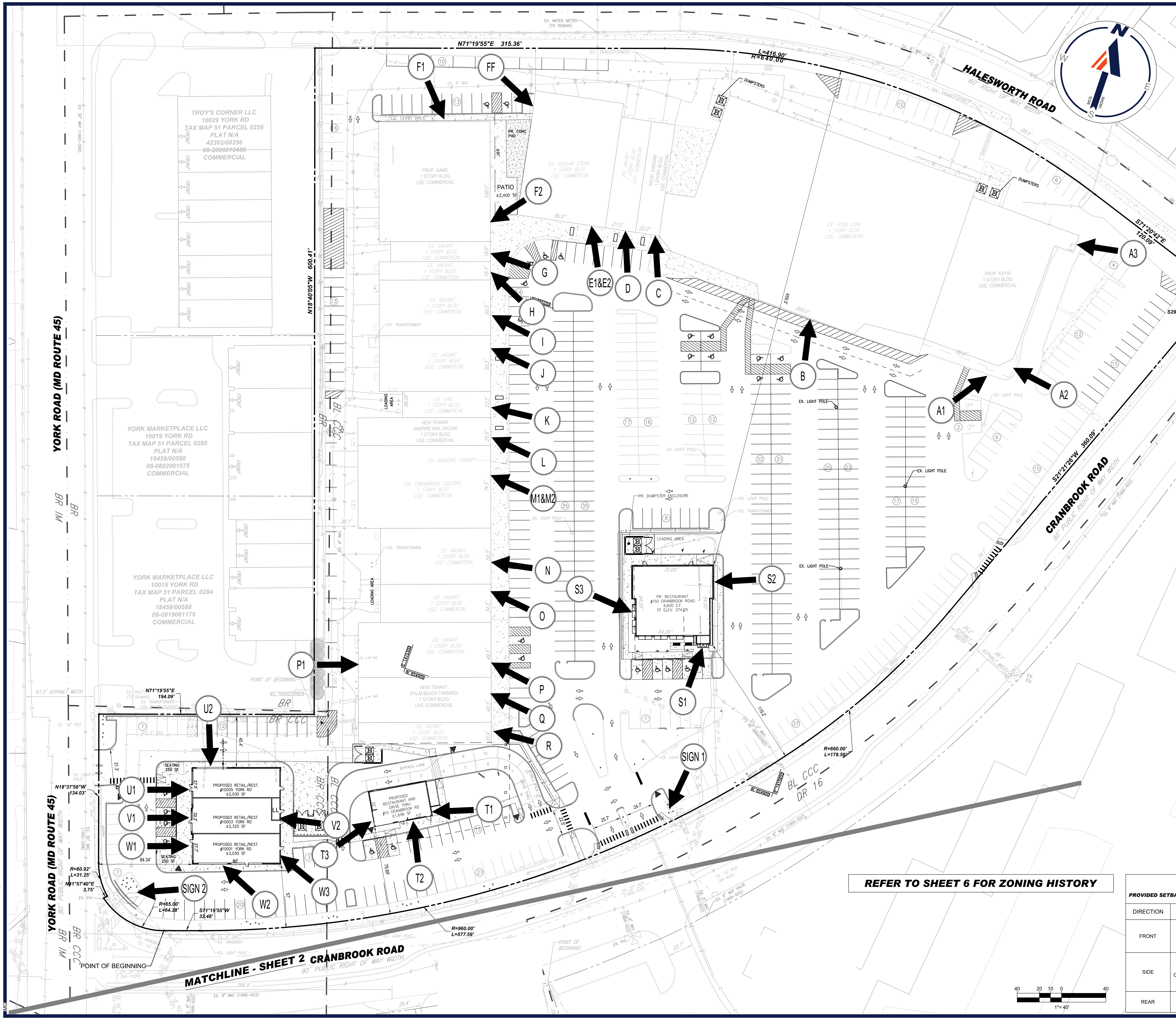
2023-0176-A

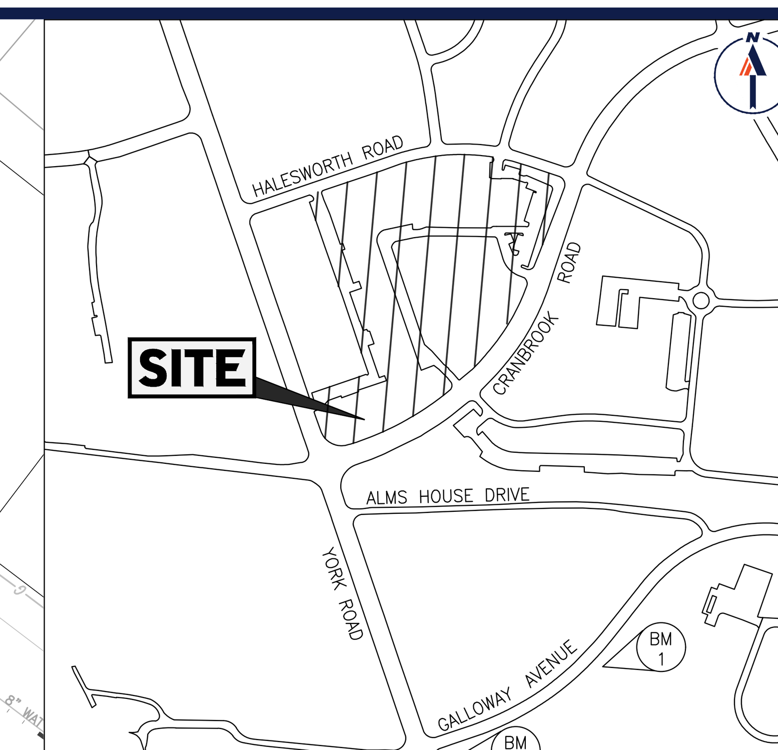
Baltimore County - My Neighborhood

60ft

-76.634 39.463 Degrees

2023-0176-A





VICINITY MAP

SCALE 1" = 500'

GENERAL NOTES:

1. CURRENT OWNER AND STREET ADDRESS:
   DK YORKTOWNE, LLC
   1777 REISTERSTOWN RD, SUITE 165
   BALTIMORE, MD 21208
   ATTN: MATTHEW ALLEN
   PHONE: 410-902-0290

2. SITE AREA: PARCEL 95 - 11.156 AC. / 485,955.36 S.F.
   (GROSS = NET) PARCEL 89 - 0.955 AC. / 41,599.80 S.F.
   TOTAL: 12.111 AC. / 527,555.16 S.F.

3. EXISTING AND PROPOSED USE: COMMERCIAL SHOPPING CENTER

4. STREET ADDRESS: 122 CRANBROOK ROAD
   23 CRANBROOK ROAD

5. SITE DATA: TAX MAP 51, BLOCK 11, PARCEL 95, 89
   DEED REFERENCE: 47313/00308
   TAX ACCOUNT NO.: 08-1600010071; 08-1600010070
   ZONING: BL-CCC, BR-CCC, BR16
   ELECTION DISTRICT: 8
   COUNCILMANIC DISTRICT: 3
   CENSUS TRACT: 4085.03
   ADC MAP: 05102
   WATERSHED: LOCH RAVEN RESERVOIR
   SUBWATERSHED: BEAVER DAM RUN
   EXISTING SEWER SERVICE: PUBLIC
   EXISTING WATER SERVICE: PUBLIC

6. THE INFORMATION AND BOUNDARY LOCATION SHOWN HEREON HAVE BEEN TAKEN FROM BALTIMORE COUNTY GIS.

7. PARKING / REQUIRED / PROVIDED
   152,582 S.F. GLA
   5 PER 1,000 S.F. — 656 (PER ZONING CASE 99-449-A) — 656

8. AMENITY OPEN SPACE RATIO: MINIMUM PERMITTED = 0.2
   PROPOSED = 0.33
   TOTAL A.O.S. PROVIDED - 49,969 S.F.
   TOTAL GLA OF BUILDINGS = 152,582 S.F.

9. FLOOR AREA RATIO: MAXIMUM PERMITTED = 4.0
   PROPOSED = 0.3

10. PRIOR PERMIT HISTORY: B897101, B761375, B833066, B880504, B759487, B414773, B934135, B958316,
    B780165, B770064, B801954, B968113, B800866, B726383, B795421, B986154,
    B961994, B962676, B831050,
    B537204, B733208, B838670, B958546, B846615, B534710, B758543, B815089,
    B963634, B972040, B767128,
    B963635, B980621, B982607, C22-03130

11. PRIOR DRC APPROVALS: #08215K, #08285F, #08309F, #080664.

12. THERE ARE NO PRIOR CRGs FOR THIS SITE.

13. ALL SIGNS WILL COMPLY WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS OR A VARIANCE WILL BE REQUESTED.

14. MAXIMUM BUILDING HEIGHT NOT TO EXCEED 40 FEET.

15. NO PART OF THIS PROPERTY IS WITHIN A 100 YEAR FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL 240010-0235-F, EFFECTIVE DATE SEPTEMBER 26, 2008.

16. NO PORTION OF THE SITE IS LOCATED WITHIN A DESIGNATED AREA OF CRITICAL STATE CONCERN, AND NO PORTION OF THE SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

17. THERE ARE NO WETLANDS, STREAMS, SEEPS, PONDS, OR OTHER WATER BODIES ON OR WITHIN 200 FEET OF THE DEVELOPMENT SITE AND AS SUCH, COMPLIANCE WITH BALTIMORE COUNTY FOREST BUFFER REGULATIONS IS NOT REQUIRED. THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ACT.

18. THERE ARE NO SIGNIFICANT REGULATED PLANT OR WILDLIFE COMMUNITIES ONSITE.

19. THERE ARE NO KNOWN HISTORIC STRUCTURES OR SITES AS PER LANDMARKS PRESERVATION COMMISSION AND THE MARYLAND HISTORICAL TRUST INVENTORY.

20. ANY ILLUMINATION OF OFF-STREET PARKING WILL NOT REFLECT INTO RESIDENTIAL LOTS.

SETBACKS

PROVIDED SETBACKS NOTED FROM THE CLOSEST BUILDING TO THE RESPECTIVE PROPERTY LINE

DIRECTION	BL-CCC ZONE	BR-CCC ZONE
FRONT	REQUIRED: 15' / 40' FROM CL OF R.O.W. PROVIDED: 79.69' FROM EDGE OF R.O.W.	REQ: NOT LESS THAN 25' FROM PROPERTY LINE AND NOT LESS THAN 50' FROM THE CL OF ANY OTHER STREET. PROVIDED: 57' FROM EDGE OF R.O.W.
SIDE	REQ: 0' / IF IN RESIDENCE ZONE, NOT LESS THAN GREATER WIDTH REQUIRED FOR A DWELLING ON THE ABUTTING LOT AND ON CORNER LOTS, THE SIDE YARD ON THE STREET SIDE SHALL NOT BE LESS THAN 10' IN WIDTH PROVIDED: 119.2' FROM EDGE OF R.O.W.	REQUIRED: 30' PROVIDED: 84.34' FROM EDGE OF R.O.W.
REAR	REQUIRED: 0' / 20' IF ABUTTING A LOT IN A RESIDENCE ZONE PROVIDED: 459.5' FROM EDGE OF R.O.W.	REQUIRED: 30' PROVIDED: 45.4' FROM EDGE OF R.O.W.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.

ALWAYS CALL 811

It's fast. It's free. It's the law.

FOR EXHIBIT PURPOSES ONLY

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

PROJECT No.:	MDA220112.00
DRAWN BY:	BN
CHECKED BY:	JCB
DATE:	5/8/2023
CAD I.D.:	EXHA-4

PROJECT:

SIGN VARIANCE PLAN

FOR

DK YORKTOWNE LLC

LOCATION OF SITE

YORKTOWNE PLAZA
122 CRANBROOK RD,
23 CRANBROOK RD
BALTIMORE COUNTY, MD
TM 51 G 11 P 95, 89
8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

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

M. J. GESELL
PROFESSIONAL ENGINEER
08/09/23

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, 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. 44097, EXPIRATION DATE: 6/9/25

SHEET TITLE:

PLAN TO ACCOMPANY SIGN VARIANCE PETITION

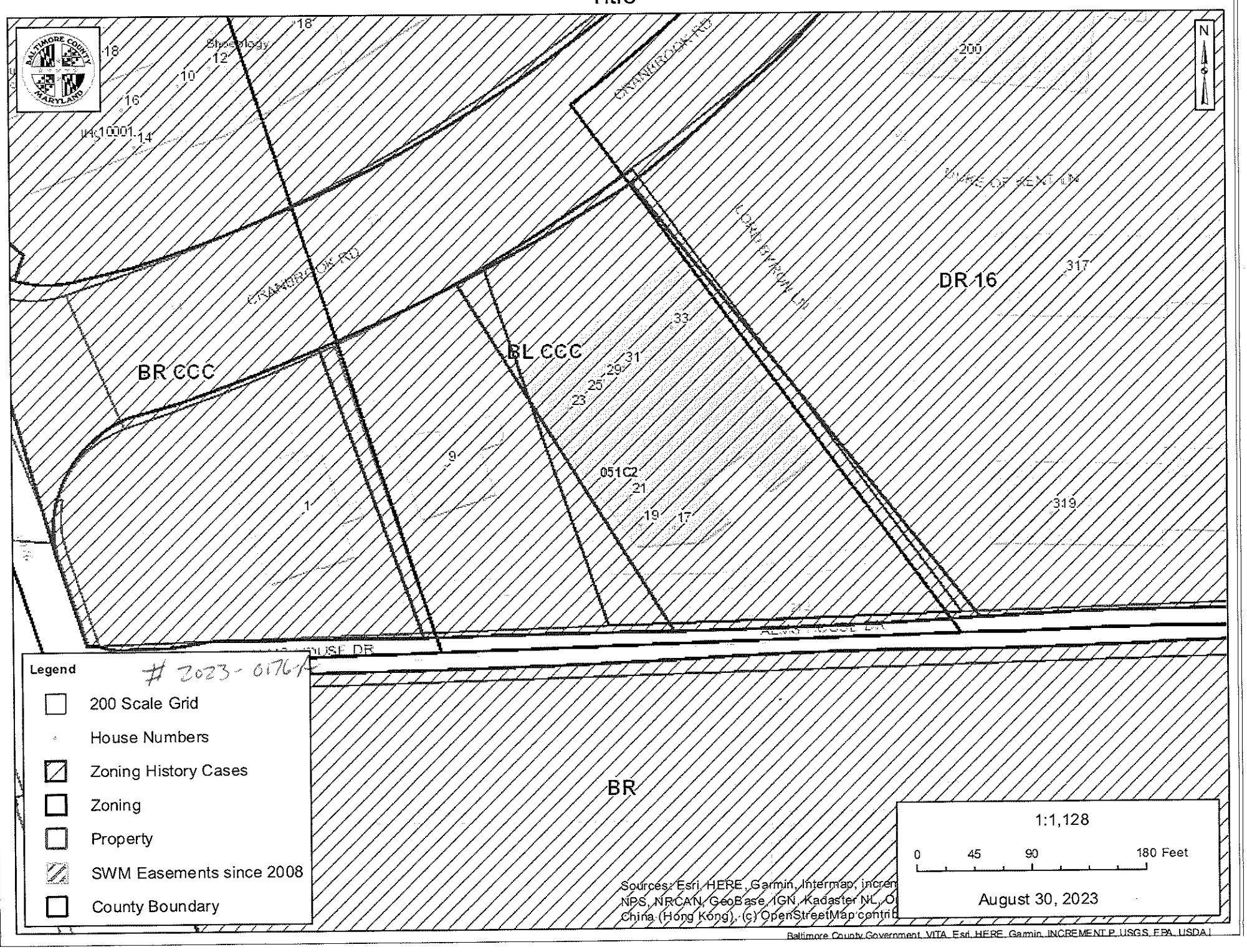
SHEET NUMBER:

1

ORG. DATE - 5/8/2023

Aug 09, 2023
C:\PROGRAMDATA\BOHLER\2022\C3D2022\TEMP\ACPUBLISH_20296\MDA220112.00 - EXHA - 5---->LAYOUT: 01 - SIGNAGE VARIANCE PLAN

Title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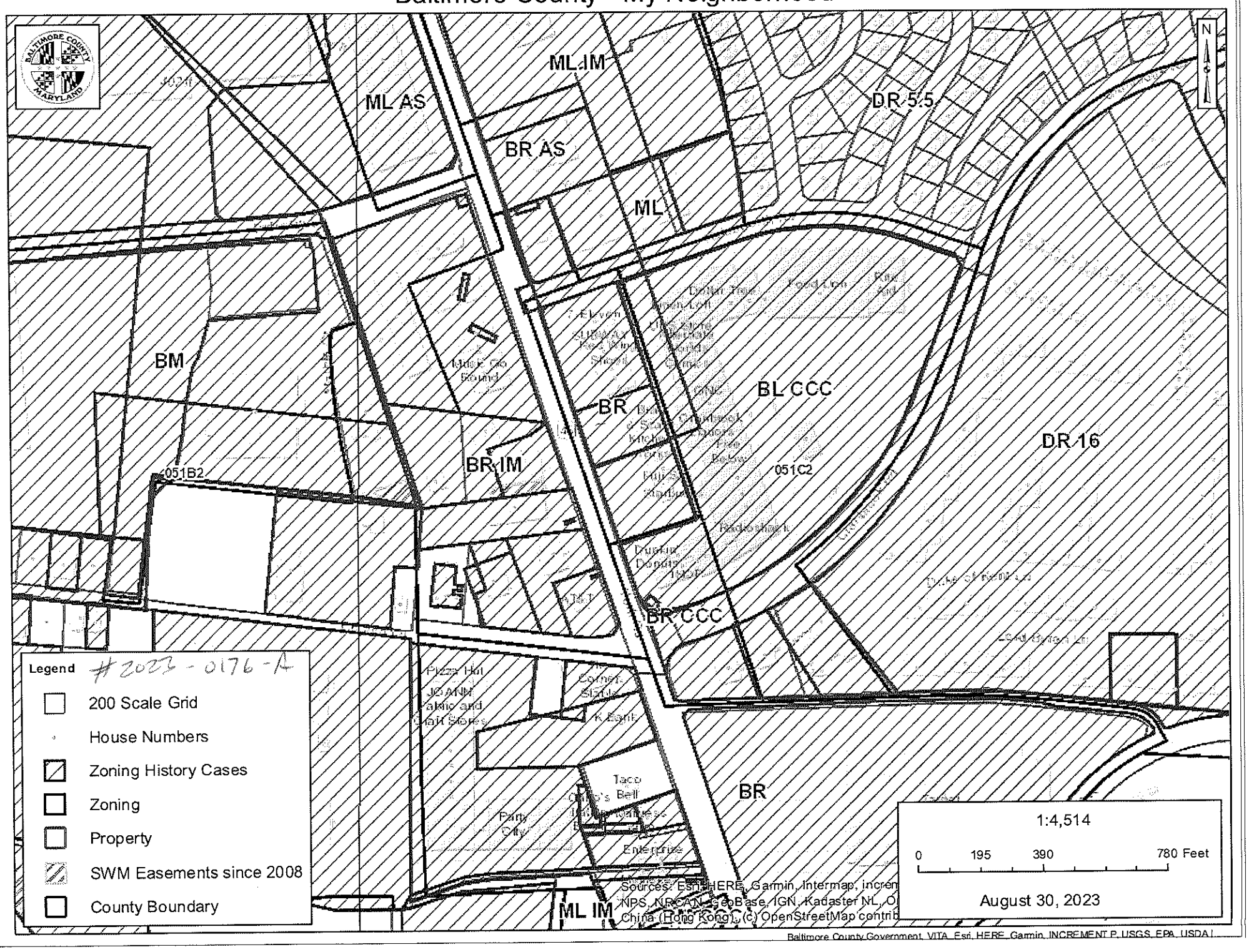
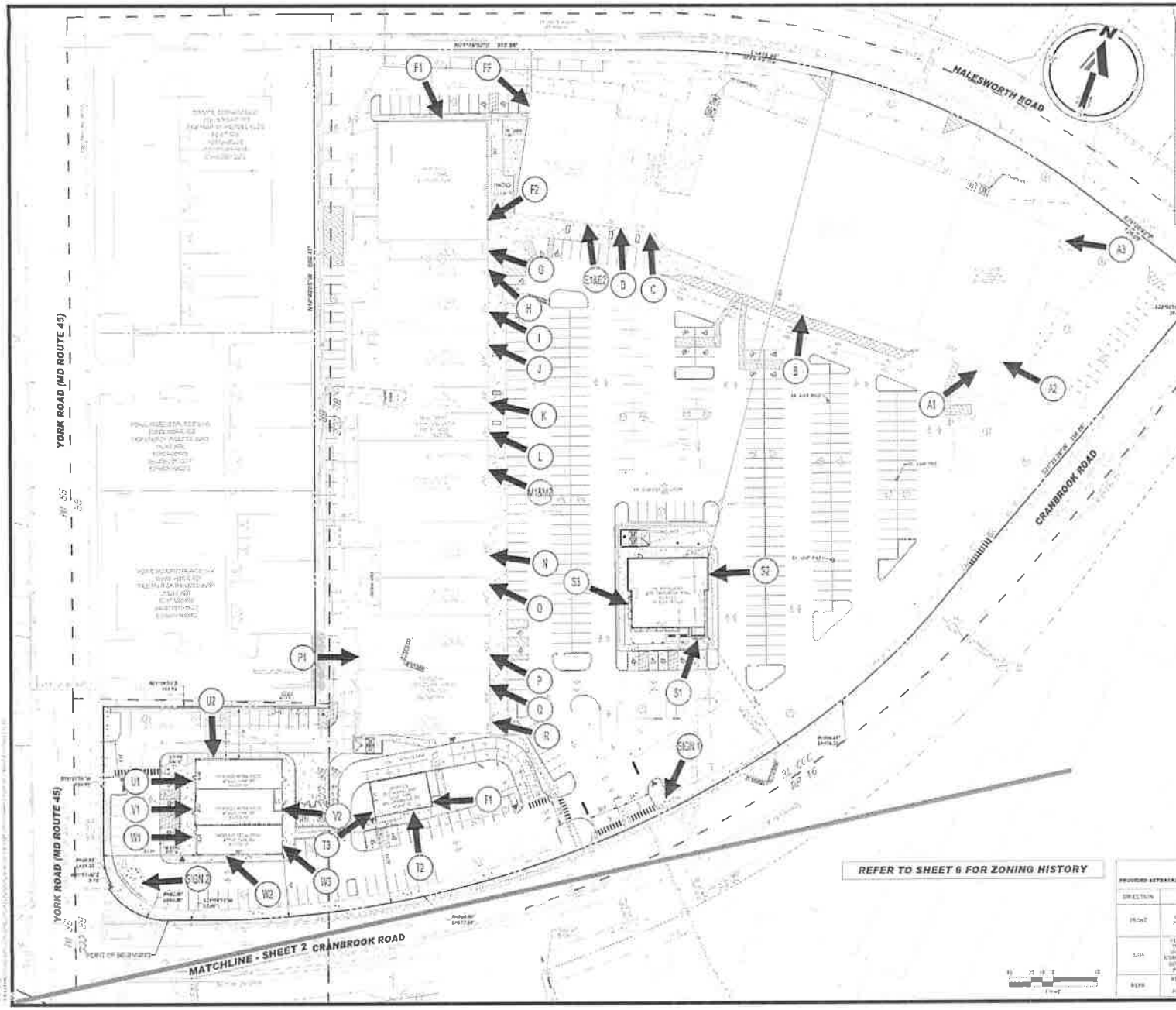
BL CCC
DR 16
BR
CRANBROOK RD
051C2
Legend
2023-0176-A
200 Scale Grid
House Numbers
Zoning History Cases
Zoning
Property
SWM Easements since 2008
County Boundary
1:1,128
0 45 90 180 Feet
August 30, 2023
Baltimore County Government, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, FPA, USDA

Baltimore County - My Neighborhood





VICINITY MAP

SCALE 1" = 1000'

PETITIONER'S EXHIBIT

1

2023-0176-A

GENERAL NOTES:

1. [illegible]
2. SITE AREA: PARCEL 1 - [illegible] AC (±[illegible] S.F.) [illegible] PARCEL 2 - [illegible] AC (±[illegible] S.F.) TOTAL: [illegible] AC (±[illegible] S.F.)
3. EXISTING AND PROPOSED USE: COMMERCIAL SHOPPING CENTER
4. STREET ADDRESS: 102 CRANBROOK ROAD 120 CRANBROOK ROAD
5. SITE DATA: TAX MAP 31, BLOCK 21, PARCEL 95, PIN [illegible] [illegible] ZONING: [illegible] ELECTRICAL DISTRICT: [illegible] DRAINAGE DISTRICT: [illegible] STREET TRACT: [illegible] AGR. MAP: [illegible] WATERSHED: [illegible] SEWER SERVICE: [illegible] WATER SERVICE: PUBLIC
6. THE PROPOSED SIGN [illegible] EXISTING SIGN PROPOSED SIGN [illegible] EXISTING SIGN
7. PARKING: REQUIRED / PROVIDED — OFFICE: [illegible] SPACES / [illegible] SPACES; [illegible] SPACES / [illegible] SPACES; TOTAL: [illegible] SPACES / [illegible] SPACES; [illegible] SPACES / [illegible] SPACES; [illegible] SPACES / [illegible] SPACES;