



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

August 29, 2024

Dino La Fiandra, Esquire – dcl@lafiandralaw.com
The Law Office of Dino C. La Fiandra, LLC
100 W. Pennsylvania Avenue, Suite 305
Towson, MD 21204

RE: Petition for Variance
Case No. 2024-0162-A
Property: 11907 Reisterstown Road

Dear Mr. La Fiandra:

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

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

Sincerely,

A handwritten signature in black ink, appearing to be "DJB", written over a horizontal line.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlm
Enclosure

c: Thomas Sheckells – tsheckells@mragta.com
Jennifer Carper – jcarper@blairimage.com
Craig Gore – cgore@blairimage.com
Andrew Gerlowski – agerlowski@ggcommercial.com

**IN RE: PETITION FOR VARIANCE
(11907 Reisterstown Road)**

4th Election District
4th Council District
GGCAL RSC, LLC
Legal Owner

Petitioner

*

BEFORE THE

*

OFFICE OF ADMINISTRATIVE

*

HEARINGS OF

*

BALTIMORE COUNTY

*

Case No: 2024-0162-A

*

*

*

*

*

*

*

*

*

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County (“OAH”) as a Petition for Variance filed by GGCAL RSC, LLC (“Petitioner”), the owner of the property located at 11907 Reisterstown Road, Reisterstown, Baltimore County, Maryland (“the Property”). The Petition requests variance relief from Baltimore County Zoning Regulations (“BCZR”) § 450.4.f.d (Table of Sign Regulations), to allow a total of two wall-mounted enterprise signs (“Mattress Warehouse”) with a sign area of 148 sq. ft. (rear facade, without customer entrance) and 103 sq. ft. (front facade, with customer entrance), for a tenant in a multi-tenant retail shopping center building.

A public hearing was conducted on August 26, 2024, using the virtual platform WebEx in lieu of an in-person hearing. The Petition was properly advertised and posted. Andrew Gerlowski, Esq. appeared on behalf of Petitioner along with Thomas Sheckells of Morris & Ritchie Associates, the civil engineering firm that prepared and sealed the Site Plan. Jennifer Carper of Blair Image Elements also appeared in support of the Petitioner. Dino C. La Fiandra, Esq. represented the Petitioner. There were no Protestants or other interested citizens who attended the hearing.

The following exhibits were submitted by Petitioner and admitted into the record: (1) Scheckells CV; (2) Site Plan to Accompany Zoning Petition; (3) Photo Exhibit Plan; and (4) Photo Collection. The following Zoning Advisory Committee (“ZAC”) comments were received from County agencies: (1) Department of Planning (“DOP”); (2) Department of Plans Review (“DPR”); and (3) Department of Environmental Protection & Sustainability (“DEPS”). Agency comments did not indicate any objection to the requested relief.

Findings of Fact

The case proceeded by way of modified proffer by Mr. La Fiandra. The property is approximately 21,780 sq. ft. in land area and is zoned BM-CCC. The lot is improved by a large multi-tenant retail shopping center with multiple buildings and internal paved surface parking areas. The lot is surrounded by a mix of commercial and institutional uses with residential uses to the southeast and east. The subject tenant space is currently leased to Mattress Warehouse and the proposed enterprise sign will identify the business for pedestrians and motorists from the roadway it is addressed. For this particular building, tenants are interior-facing such that enterprise signage faces the interior paved surface parking area with customer entrances below and accessible from the parking area. The “rear” of the building faces its Reisterstown Road frontage. The proposed enterprise sign with a total of 148 sq. ft. will be located on the rear façade without a customer entrance. The existing 103 sq. ft. enterprise sign will remain on the front façade with a customer entrance at ground level immediately below the sign.

Among other items, Ms. Carper testified that the sign was the average size sign for a Mattress Warehouse location and the sign size and height are at least partially due to its location on the building and its proximity of 42 feet from the pedestrian right of way located parallel and adjacent to Reisterstown Road to ensure visibility. Among other items, Mr. Scheckells testified that

the retail shopping center is well-marked for both pedestrians and vehicles to clearly indicate tenant spaces, customer entrances, drive-through lanes, and other such features. Planning found that the proposed signage “does not appear to negatively impact the health, safety and well-being of vehicular or pedestrian traffic or create signage clutter and visual nuisance” and “the proposed size of the signage does not obstruct any views and is proportionally dimensioned as to not overshadow the other existing signage.” County Exhibit 1, p. 1.

Conclusions of Law

Pursuant to BCZR § 307.1, “...the [Administrative Law Judge] shall have ...the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to public health, safety and general welfare...”. 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).

For purposes of the requested sign variance, I find that the Property is unique due to its large size and inward facing design with signage visible from this building primarily from the existing interior surface parking lot and not from its street frontage. For these reasons, I find that

special circumstances or conditions exist that are peculiar to this property and strict compliance with the Zoning Regulations for Baltimore County with respect to signage would result in practical difficulty. I further find that the requested variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare as the proposed additional enterprise sign will not have flashing, blinking, or otherwise distractive elements and will front on a main thoroughfare with sufficient distance from public sidewalks and roadways to not endanger pedestrian or vehicular safety. The additional enterprise sign will simply identify the location of this business along a commercial corridor from the roadway on which it is addressed. In sum, the evidence adduced at the hearing satisfies the requirements under BCZR § 307.1 and the factors articulated under *Cromwell v. Ward*, 102 Md. App. 691 (1995).

THEREFORE, IT IS ORDERED, this 29th day of **August, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from BCZR, §450.4.5.d (Table of Sign Regulations), to allow a total of two wall-mounted enterprise signs (each sign on a different building facade) with a size of 148 sq. ft. (rear facade, without a customer entrance) and 103 sq. ft. (front facade, with a customer entrance) respectively, for a tenant in a multi-tenant retail building, in lieu of the permitted canopy sign and wall mounted enterprise sign each on the same facade as the separate exterior customer entrance for the tenant space, be and is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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

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

A handwritten signature in black ink, consisting of a stylized 'D' and 'B' intertwined.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB/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 11907 Reisterstown Road which is presently zoned BM-CCC
 Deed References: 39012/24 10 Digit Tax Account # 0419086320
 Property Owner(s) Printed Name(s) GGCAL RSC 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. ☒ a **Variance** from Section(s)

Please see attachment.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

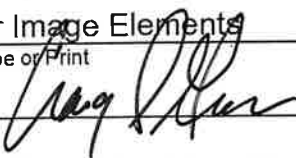
To be presented at hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.

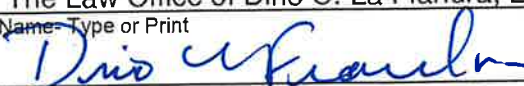
I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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).

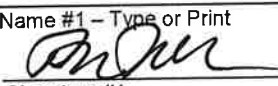
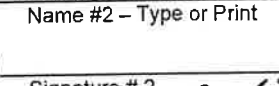
Contract Purchaser/Lessee:

Blair Image Elements
 Name- Type or Print
 CRAIG S. GORE
 Signature
Program Manager
5107 Kissell Avenue, Altoona, Pennsylvania
 Mailing Address City State
16601 / 814-283-2030 / cgore@blairimage.com
 Zip Code Telephone # Email Address

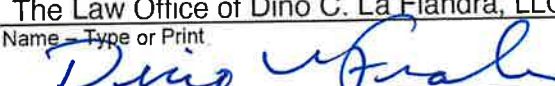
Attorney for Petitioner:

Dino C. La Fiandra, Esquire
The Law Office of Dino C. La Fiandra, LLC
 Name- Type or Print

 Signature
100 W. Pennsylvania Avenue, Suite 305
Towson, Maryland 21204
 Mailing Address City State
21204 / 443-204-3473 / dcl@lafiandralaw.com
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

GGCAL RSC LLC Eric DeVito, General Counsel
 Name #1 - Type or Print Name #2 - Type or Print
 
 Signature #1 Signature #2
3904 Boston St, Suite 402 Baltimore
10096 Red Run Blvd, Owings Mills, Maryland
 Mailing Address City State
21117 / 410-559-2500 / edevito@ggcommercial.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Dino C. La Fiandra, Esquire
The Law Office of Dino C. La Fiandra, LLC
 Name - Type or Print

 Signature
100 W. Pennsylvania Avenue, Suite 305
 Mailing Address City State
21204 / 443-204-3473 / dcl@lafiandralaw.com
 Zip Code Telephone # Email Address

CASE NUMBER 2024-0162-H Filing Date 6/25/2024 Do Not Schedule Dates: Reviewer 

Petition for Zoning Hearing
11907 Reisterstown Road
Continuation Sheet

Variance

1. From BCZR, §450.4.5.d (Table of Sign Regulations) to allow a total of two wall mounted enterprise signs (each sign on a different building facade) with a size of 148 square feet (rear facade, without a customer entrance) in one instance, and 103 square feet (front facade, with a customer entrance) in one instance, for a tenant in a multi-tenant retail building in lieu of one canopy sign and one wall mounted enterprise sign each with a size of 130 square feet and on the same facade as the separate exterior customer entrance for the tenant space.

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



June 24, 2024

ZONING AREA DESCRIPTION FOR 11907 REISTERSTOWN ROAD UNIT C MATTRESS WAREHOUSE OF REISTERSTOWN

Tax Map 48, Parcel 270
Tax Account # 2500018469
Deed Reference: 39012/24

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

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

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

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



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

Abingdon, MD ♦ Baltimore, MD ♦ Laurel, MD ♦ Towson, MD ♦ Georgetown, DE ♦ Newark, DE ♦ Purcellville, VA ♦ Raleigh, NC ♦ Orlando, FL
(410) 515-9000 (443) 490-7201 (410) 792-9792 (410) 821-1690 (302) 855-5734 (302) 326-2200 (703) 994-4047 (984) 200-2103 (407) 317-6288

2024-0152-A

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2024-0162-A

Property Address: 11907 Reisterstown Road

Property Description: Reisterstown Shopping Center Lot 1A Land Condo

Legal Owners (Petitioners): GGCAL RSC LLC

Contract Purchaser/Lessee: Blair Image Elements

PLEASE FORWARD ADVERTISING BILL TO:

Name: Dino C. La Fiandra, Esquire

Company/Firm (if applicable): The Law Office of Dino C. La Fiandra, LLC

Address: 100 W. Pennsylvania Avenue, Suite 305

Towson, Maryland 21204

Telephone Number: 443-204-3473

Revised 7/9/2015

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 04 Account Number - 2500018469

Owner Information

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

Location & Structure Information

Premises Address: REISTERSTOWN RD Legal Description: 0.499 AC UNIT 2
0-0000 REISTERSTOWN RD
REISTERSTOWN SHOPPING CENTER LOT 1A LAND CONDO

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

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			0.4990 AC	14

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

Value Information

	Base Value	Value	Phase-in Assessments
		As of	As of
		01/01/2023	07/01/2023
Land:	249,500	249,500	
Improvements	2,551,200	2,551,200	
Total:	2,800,700	2,800,700	2,800,700
Preferential Land:	0	0	

Transfer Information

Seller: GGCAL RSC LLC	Date: 05/30/2017	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /39012/ 00024	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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:

2024-0162-A

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

No. 231866
Date: 6/25/2024

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$505

Total: \$505

Rec

From:

Dino LaFiandra

For:

Commercial (Sign) Variance

11907 Reisterstown Road

Zoning Case 2024-0162-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

MSK

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: July 8, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0162-A
Address: 11907 REISTERSTOWN ROAD
Legal Owner: GGCAL RSC, LLC.,
Eric DeVito, General Manager

Zoning Advisory Committee Meeting of July 8, 2024.

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

Reviewer: Earl D Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: July 3, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0162-A

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

DPR: No Comment.

DPW-T:

Landscaping: No comment.

Recreations & Parks: No comment LOS & No Greenways affected.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 7/11/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0162-A

INFORMATION:

Property Address: 11907 Reisterstown Road
Petitioner: GGCAL RSC LLC- Eric DeVito
Zoning: BM-CCC
Requested Action: Variance

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

Variance(s) -

1. From BCZR Section 450.4.5.d(Table of Sign Regulations) to allow a total of two wall mounted enterprise sign (each sign on a different building façade) with a size of 148 square feet (rear façade, without a customer entrance) in one instance, and 103 square feet (front façade, with a customer entrance) in one instance, for a tenant in a multi-tenant retail building in lieu of one canopy sign and one wall mounted enterprise sign each with a size of 130 square feet and on the same façade as the separate exterior customer entrance for the tenant space.

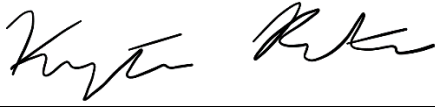
The proposed site is a 21,780 square foot commercial property zoned BM-CCC. It is surrounded by a mix of commercial and residential uses. The existing building is a Mattress Warehouse that is a part of a multi-tenant retail building. There are multiple previous Zoning Action requests associated with the property.

At this time, the petitioner is requesting two enterprise signs in lieu of the maximum of 1 with varying proposed square footages. The proposed signage and their locations appear to help achieve branding visibility and clear building indication for users accessing the site. The above variance relief request does not appear to negatively impact the health, safety and well-being of vehicular and pedestrian traffic or create signage clutter and visual nuisance. The proposed size of the signage does not obstruct any views and is proportionally dimensioned as to not overshadow the other existing signage in the multi-tenant retail building and fit the store front entrance.

The Department of Planning has no objections to the requested Variance request and recommends approval.

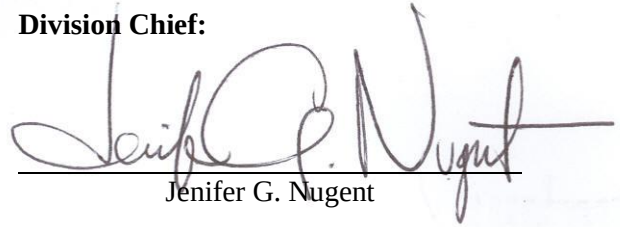
For further information, concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Dino C. La Fiandra, Esquire
Yolanda Gregory, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

CERTIFICATE OF POSTING

2024-0162-A

RE: Case No.: _____

Petitioner/Developer: _____

**Blair Image Element
GGCAL RSC. LLC, Eric DeVito, General Manager**

August 26, 2024

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: Jeff Perlow:

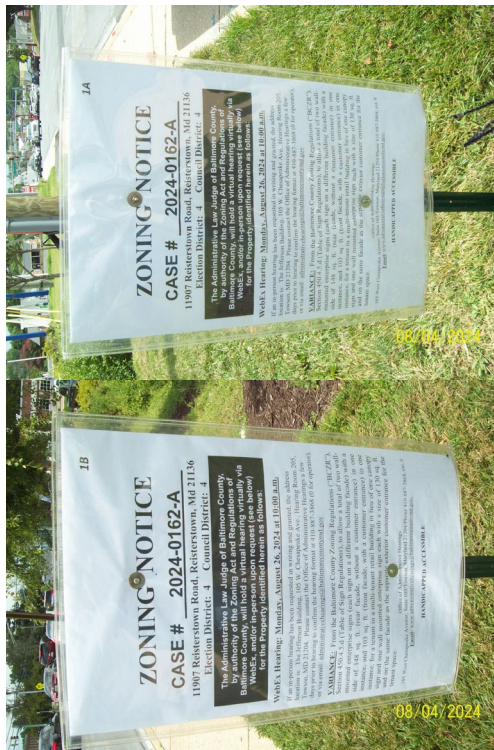
Ladies and Gentlemen:

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: _____

11907 Reisterstown Road *SIGN 1A & 1B*

August 4, 2024

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



Sincerely,

August 4, 2024

(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)

1.	PROPERTY INFORMATION:		
	A. PROPERTY ADDRESS:	11807 REISTERSTOWN RD	
	B. NET ACREAGE:	21/770 ±	499 AC
	C. ELECTION DISTRICT:	4	
	D. COUNCILMANCIPAL DISTRICT:	16B10, 16C10, 16C11	
	E. ADJ. MAP:	404501	
	F. CENSUS TRACT:	0048	
	G. TAX MAP:	0048	
	H. PARCEL:	170	
	I. LOT:	1A (LAND CONDO)	
	J. TAX ACCOUNT NO.:	2500191949	
	K. DEED:	39012 / 00024	
	L. PLAT:	0032 / 0042	
	M. WATERSHED:	COWYNS FALLS	
	N. REGIONAL PLANNING DISTRICT:	REISTERSTOWN / OWINGS MILLS	
2.	ZONING MAP & SITE TITLE NO.:	BM C2C	
	FLOOR AREA RATIO:	048C33, 05C1C1	
		MAXIMUM PERMITTED = 0.20	
		PROVIDED = 0.53 (11,582 S.F. / 21,780 S.F. = 0.53)	
3.	EXISTING LAND USE:	COMMERCIAL	
	PROPOSED LAND USE:	COMMERCIAL	
4.	BM C2C ZONE SETBACKS	REQUIRED	PROVIDED
	FRONT YARD BUILDING SETBACK	15' / 40' CL	42'
	SIDE YARD BUILDING SETBACK	0' /	0'
	REAR YARD BUILDING SETBACK	20' /	N/A
5.	THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN (F.E.M.A. PANEL NO. 2440102025F).		
6.	THE SITE IS NOT LOCATED WITHIN A FAULTED BASIN WATER AND SEWER SERVICE AREA.		
7.	THE SITE IS NOT LOCATED WITHIN A FAULTED TRANSPORTATION ZONE.		
10.	THE SITE IS LOCATED WITHIN A COMMERCIAL REHABILITATION DISTRICT AND IS THEREFORE EXEMPT FROM THE REQUIREMENTS OF SECTION 4402.2. BUSINESS REHABILITATION DISTRICTS ARE GENERALLY EXEMPTIONS TO BUSINESS SERVICE MAPPING STANDARDS. 1. TO ANY DEVELOPMENT LOCATED IN A COMMERCIAL REHABILITATION DISTRICT.		
11.	THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.		
12.	THERE ARE NO HISTORIC BUILDINGS ON SITE.		
13.	THIS SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.		
14.	TO EXHIBIT USED TO REFLECT AN ON-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.		
	SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 400.40. NO SIGNAGE SHALL BE REQUIRED.		

GENERAL NOTE

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY THE LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ANY DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING.

DRC #074154A - A ^{1ST} REFINED DEVELOPMENT PLAN FOR REVISIONS TO BUILDING FOOTPRINT, LANDSCAPING, AD PARKING LOT/ DRIVEWAY. REVISIONS TO PROPOSED RETAIL TO REFLECT NEW PROPOSED ASSESSMENT CONDITIONS. REQUEST FOR LOT LINE ADJUSTMENT.
APPROVED 12/05/2016.

DRC #0027168A - A ^{2ND} REFINED DEVELOPMENT PLAN FOR REVISED SEWERAGE ACCESS ONTO REISTERSTOWN ROAD. REVISED WATER METER LOCATION.
APPROVED 12/12/2016.

DRC #0409198A - A ^{3RD} REFINED DEVELOPMENT PLAN FOR DEMOLITION OF TWO BUILDINGS. PROPOSAL OF MULTI TENANT BUILDING FOOTPRINT, LANDSCAPING, AND PARKING LOT/ DRIVEWAY. APPROVED 08/18/2019.

DRC #0428200A - A ^{4TH} REFINED DEVELOPMENT PLAN FOR GROCERY STORE ADDITION.
APPROVED 09/15/2020.

DRC #0061212A - A ^{5TH} REFINED DEVELOPMENT PLAN TO REPLACE EXISTING VACANT SUPERMARKET WITH PROPOSED SELF STORAGE AND UPDATE EXISTING PARKING CONFIGURATION.
APPROVED 12/08/2021.

DRC #1219230D - A ^{6TH} REFINED DEVELOPMENT PLAN TO REBUILD RETAIL BUILDING LOCATED AT 11909 REISTERSTOWN ROAD, PROPOSE RETAIL ADDITION TO 19099 REISTERSTOWN ROAD, PROPOSE RETAIL ADDITION TO EXISTING BUILDING LOCATED AT 11951 REISTERSTOWN ROAD.

PARKING REQUIRED:
5 SPACES PER 1000 S.F. (176,903 S.F.) = 885 SPACES
1 SPACE PER EMPLOYEE (WAREHOUSE USE) = 5 SPACES

PARKING REQUIRED WITH PARKING VARIANCE (CASE NO. 2008-0491-SPHA)
890 SPACES - 229 SPACES = 661 SPACES

PARKING PROVIDED:
TOTAL PARKING SPACES = 789 SPACES

PARKING DEFICIT:
= 102 SPACES (11.5%)

PARKING REQUIREMENTS AND PARKING PROVIDED PER 6TH REFINEMENT.

1. CASE NO. 1960-5055-A – TO PERMIT THE ERECTION OF A SIGN 208 SQ. FT. INSTEAD OF 150 SQ. FT. AND THE INCREASE OF A HEIGHT REGULATION TO 35 FEET INSTEAD OF 25 FEET. (GRANTED 08/18/1960)
2. CASE NO. 1961-5187-A – TO PERMIT AN ADDITIONAL SIGN ON SHOPPING CENTER. (GRANTED 01/27/1961)
3. CASE NO. 1961-5394-X – TO PERMIT A SERVICE STATION. (GRANTED 11/15/1961)
4. CASE NO. R-1961-5434-X – TO RECLASSIFY ZONING FROM R-10 TO B-L ZONING. (GRANTED 12/20/1961)
5. CASE NO. 1962-5606-X – TO PERMIT A MINATURE GOLF COURSE. (GRANTED 07/16/1962)
6. CASE NO. R-1962-5716 – TO RECLASSIFY ZONING FROM B.L. TO B.M. ZONING. (GRANTED 12/07/1962)
7. CASE NO. 1964-0032-A – TO PERMIT A SIGN 192 SQ. FT. INSTEAD OF THE PERMITTED 150 SQ. FT. AND TO PERMIT A SIGN HEIGHT OF 40 FT. INSTEAD OF THE PERMITTED 25 FT. (DENIED 01/17/1964)
8. CASE NO. 1972-0130-A – TO PERMIT STORE OWNER'S BUSINESSES ON THE ENTRANCE SIGN. (GRANTED 11/13/1971)
9. CASE NO. 1976-0208-A – TO PERMIT 1,016 PARKING SPACES IN LIEU OF THE REQUIRED 1,128 PARKING SPACES. (GRANTED 05/04/1976)
10. CASE NO. 1979-0130-A – TO PERMIT A TOTAL OF 1,016 OFF-STREET PARKING SPACES INSTEAD OF THE REQUIRED 1,169 SPACES. (PASSED 12/14/1978)
11. CASE NO. 1984-0110-X – TO PERMIT AN ARCADE. (GRANTED 10/25/1983)
12. CASE NO. 2008-0401-SPHA – TO PERMIT 928 PARKING SPACES IN LIEU OF THE REQUIRED 1,157 PARKING SPACES. (GRANTED 06/24/2008)
13. CASE NO. 2011-0226-A – TO ALLOW A FREESTANDING SIGN IDENTIFICATION SIGN WITH A SIGN FACE AREA OF 201 SQ. FT. IN LIEU OF THE PERMITTED SIGN FACE OF 150 SQ. FT. AND TO DISPLAY 18 LINES OF SIGN TEXT WITH A SIGN COPY OF A MINIMUM OF 3" IN HEIGHT IN LIEU OF THE PERMITTED 5 LINES OF TEXT REQUIRED 8" HEIGHT FOR SIGN COPY. (GRANTED 06/20/2011)
14. CASE NO. 2017-0299-SPH – TO PERMIT A FREESTANDING SIGN FOR A PAD SITE IN A SHOPPING CENTER. (GRANTED 08/19/2017)
15. CASE NO. 2023-0175-A – TO ALLOW A TOTAL OF 3 WALL-MOUNTED ENTERPRISE SIGNS FOR A TENANT IN A MULTI-TENANT BUILDING WITH A SINGLE EXTERIOR CUSTOMER ENTRANCE IN LIEU OF THE ONE CANOPY AND ONE WALL-MOUNTED ENTERPRISE SIGN. AND THE SAME PAD SITE AS THE SEPARATE EXTERIOR CUSTOMER ENTRANCE FOR THE SPACE. (GRANTED 10/30/2023)

BCO 1190 N 649829.671
ELEV. 402.11 E 1362545.770
CAPPED REBAR NORTH OF BOSLEY LN. IN BETWEEN AND ELECTRIC
POLE 41.15' SOUTH AND A SANITARY MANHOLE 71.50' NORTH.

BCO 408 N 647226.849
ELEV. 629.02 E 14364698.302
SPIKE IN CONCRETE WALK NORTH OF TERRYTOWN DR.

41.04'
1.7'

35.00'
0.33'

20.04'

18.31'

MATTRESS Warehouse

3 EXISTING PYLON PANEL SIGN AREA = 7.59 SF

DESIGN & DRAWING BASED ON
RYLAND COORDINATE SYSTEM (MCS
HORIZONTAL NAD 83 (2011)
VERTICAL NAVD 88

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-B EAST JOPPA ROAD, SUITE 400K
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748
Copyright 2024 Morris & Ritchie Associates, Inc.

SITE PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SITE PLAN TO ACCOMPANY SIGN VARIANCE PETITION

	JOB NO.:	Z285
	SCALE:	AS SHOWN
	DATE:	06/24/2020
	DRAWN BY:	TH
	DESIGN BY:	TH
	REVIEW BY:	TH
	SHEET:	01 OF 6

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF
MARYLAND. LICENSE NO. 38291. EXPIRATION DATE: 01/13/2024

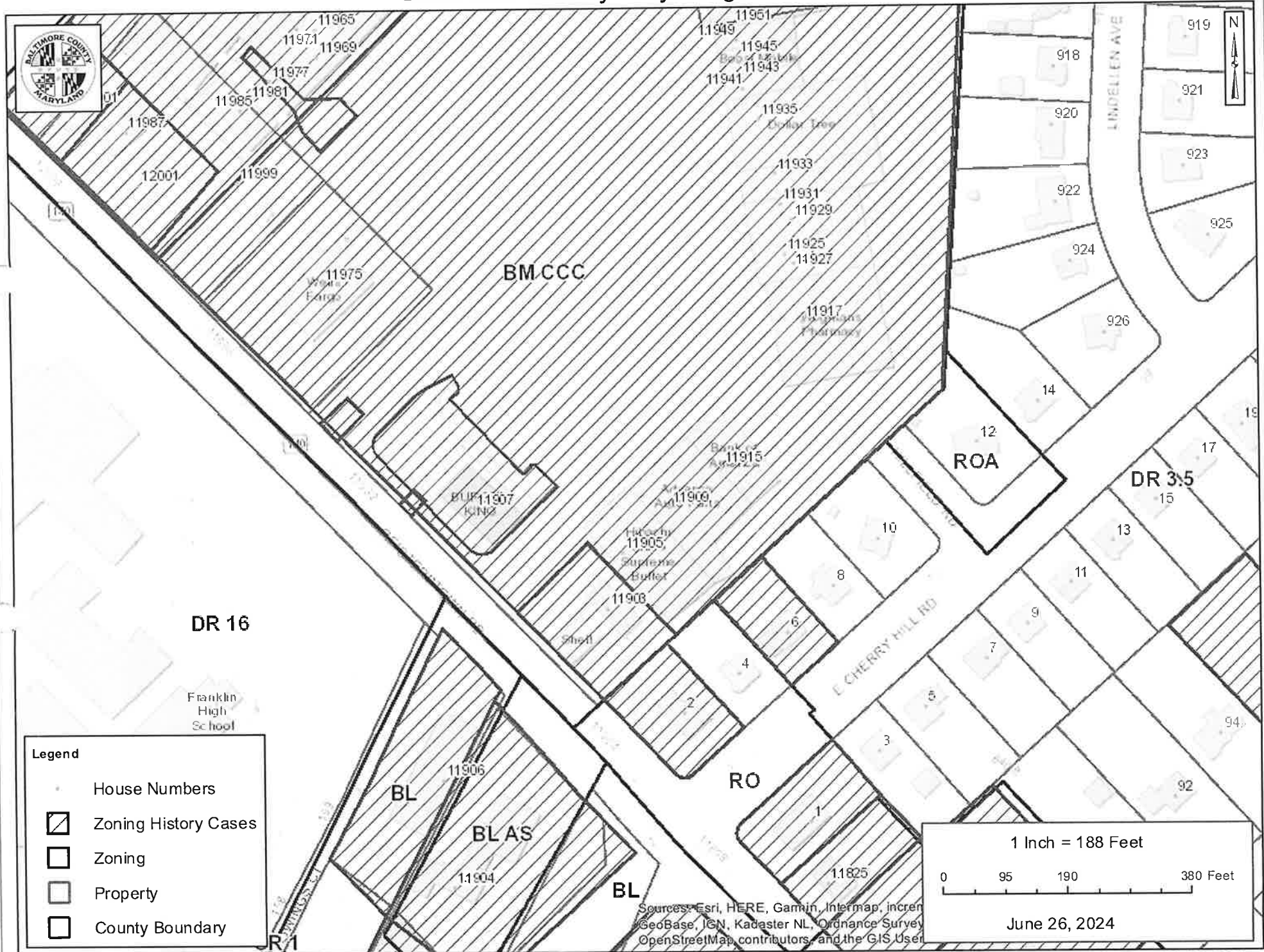
BLAIR IMAGE ELEMENT
5107 KISSELL AVENUE
ALTOONA PA 16601
ATTN: CRAIG GORE
PH: 814-283-2030

GGCAL RSC LLC
096 RED RUN BLVD,
SUITE 100
NGS MILLS MD 21117

P:\22696\PLANNING\LOT\SIGN VARIANCE\22696-01-SIGN VARIANCE PLAN.dwg, 6/24/2024 3:43:14 PM, Tziolkowski, 1:1, Copyright 2024 Morris & Ritchie Associates, Inc.

Baltimore County - My Neighborhood

2024-0162-A



Legend

- House Numbers
- Zoning History Cases
- Zoning
- Property
- County Boundary

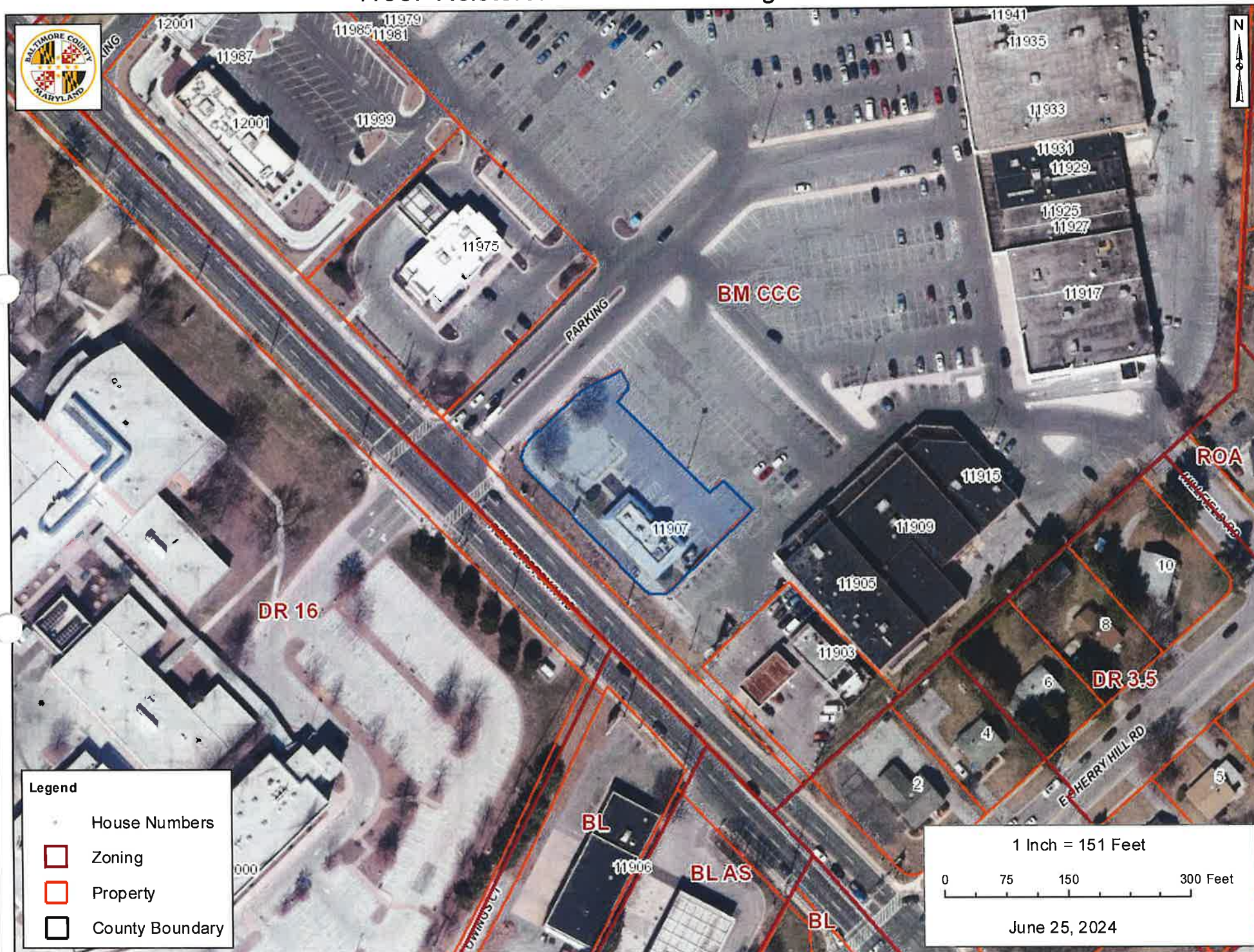
1 Inch = 188 Feet

0 95 190 380 Feet

June 26, 2024

Sources: Esri, HERE, Garmin, Intermap, increment P, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri, DeLorme, NAVTEQ, Swisstopo, U.S. Geological Survey, AeroGRID, IGN, Esri, Mapbox, OpenStreetMap contributors, and the GIS User Community

2024-0162-A



0 75 150 300 Feet

June 25, 2024