



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

September 25, 2024

Jennifer Busse, Esquire – jbusse@rosenbergmartin.com
Rosenberg Martin Greenberg, LLP
25 S. Charles Street, 21st Floor
Baltimore, MD 21201

RE: Petitions for Special Hearing and Variance
Case No. 2024-0185-SPHA
Property: 7660 Belair Road

Dear Ms. Busse:

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 read "Andrew M. Belt", is written over a horizontal line.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlm
Enclosure

c: Carolyn Rau – Grocery Outlet – cr.au@cfgo.com

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(7660 Belair Road)	*	OFFICE OF
14th Election District		
6th Council District	*	ADMINISTRATIVE HEARINGS
Belair Beltway Partnership		
Legal Owner	*	FOR BALTIMORE COUNTY
Grocery Outlet, Inc.		
Contract Purchaser/Lessee	*	Case No. 2024-0185-SPHA
Petitioners	*	

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed by Belair Beltway Partnership, legal owner and Grocery Outlet, Inc., contract lessee (“Petitioners”) for the property located at 7660 Belair Road (the “Property”). The Special Hearing was filed pursuant to the Baltimore County Zoning Regulations (“BCZR”), §500.7, to approve two existing freestanding joint identification signs in lieu of the otherwise permitted 1 per frontage, signs located on separate parcels but serve the same shopping Center. In the alterative Variance and if required, relief as follows:

- 1) From BCZR §450.4, Table of Sign Regulations § 7.(b) to permit 2 existing freestanding joint identification signs in lieu of the otherwise permitted 1 per frontage.
- 2) From BCZR §450.4, Table of Sign Regulations §5.(d) to permit 5 wall mounted enterprise signs in lieu of the permitted one per separate exterior customer entrance.
- 3) From BCZR §450.4, Table of Sign Regulations §5.(d) to permit a wall mounted enterprise sign on a building face without a separate exterior customer entrance (sign for Mercy facing Belair Road).
- 4) And for any other relief deemed necessary by the Administrative Law Judge (“ALJ”).

A public WebEx hearing was conducted virtually in lieu of an in-person hearing on September 24, 2024. The Petition was properly advertised and posted. Carolyn Rau,

representative of Grocery Outlet, Inc. appeared in support of the Petition. Representing Kimley-Horn was Matthew Bishop, PE, the engineer who prepared the redlined site plan, which is marked as Exhibit 4. Jennifer Busse, Esquire of Rosenberg, Martin and Greenberg, LLP, represented the Petitioners. There were no interest parties or interested citizens that attended the hearing.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and the Department of Environmental Protection and Sustainability (“DEPS”), which agencies did not oppose the relief requested.

The subject property is 14.24 acres and is improved with a commercial shopping center, Belair Beltway Plaza. The subject property fronts Belair Road, near the exits to the Beltway. The shopping center tenants include multiple restaurants, doctor’s offices, an urgent care, and a bank. The Petitioners are proposing signage for a new Grocery Outlet store which occupies the space previously used by Horizon Cinemas.

The case proceeded by way of a proffer by Ms. Busse. She explained that the Grocery Outlet will occupy a site in the shopping center that sits over 500 ft. from Belair Road. Additionally, there are several PAD sites within the shopping center, along with mature trees which are part of already existing landscaping on the site. Ms. Busse further noted that the subject property inclines steeply to the southwest in keeping with the hilly nature of Belair Road in that area. (Pet. Ex. 3) She further explained that mature trees flank the site to the southwest and northeast, causing the visibility of the two existing freestanding joint identification signs to be limited to one direction. These signs are located on separate parcels of the shopping center and mark two separate entrances. (Pet. Ex. 3) Finally, Ms. Busse noted that in keeping with DOP comments, the Grocery Outlet will provide a walkable shopping option for the surrounding residential community. (Pet. Ex. 5)

Ms. Busse proffered that the 5 proposed signs for the Grocery Outlet include the front entrance sign and 4 other signs on the front and west side façade which increase visibility of the site that sits back a considerable distance from Belair Road. (Pet. Ex. 2) During the hearing for the instant case, Ms. Busse noted that the sign to be located on the side of the Grocery Outlet will need additional variance relief due to the lack of a separate side entrance. That request will be incorporated in this Opinion and Order. The remaining signs at issue exist presently on the subject property and have done so for some time.

VARIANCE

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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

As noted above, it is clear that the site is unique in its orientation to Belair Road and sloped topography. Additionally, the existence of mature trees in and around the site, as well as the existence of various internal PAD sites, creates a unique challenge in providing adequate signage that will achieve business visibility and wayfinding. Consequently, the denial of variance relief for the new signage and the signage already existing on the subject property would create a practical difficulty for the Petitioner. I further find that the requested variance relief can be granted in harmony with the spirit and intent of the BCZR and in such a manner as to grant relief without injury to the public health, safety and welfare as demonstrated by the lack of opposition. Consequently, all requested variance relief is granted. Additionally, as to the Grocery Outlet sign to be placed on the west side of the building, variance relief is granted from BCZR §450.4, Table

of Sign Regulations §5.(d) to permit a wall mounted enterprise sign on a building face without a separate exterior customer entrance.

SPECIAL HEARING

As variance relief has been granted as to Petitioners' request pursuant to BCZR, §450.4, Table of Sign Regulations § 7.(b) to permit 2 existing freestanding joint identification signs in lieu of the otherwise permitted 1 per frontage, Petitioners' Special Hearing request is *Moot* and will not be addressed.

THEREFORE, IT IS ORDERED this 25th day of **September, 2024** by this Administrative Law Judge that the Petition for Special Hearing from BCZR, §500.7 to approve two existing freestanding joint identification signs in lieu of the otherwise permitted 1 per frontage, signs located on separate parcels but serve the same shopping center, be and is hereby **MOOT**, and it is

FURTHER ORDERED that the Petition for Variance relief from BCZR, §450.4, Table of Sign Regulations, § 7.(b) to permit 2 existing freestanding joint identification signs in lieu of the otherwise permitted 1 per frontage, be and is hereby **GRANTED**, and it is

FURTHER ORDERED, from BCZR §450.4, Table of Sign Regulations, §5.(d) to permit 5 wall mounted enterprise signs in lieu of the permitted one per separate exterior customer entrance, be and is hereby **GRANTED**; and it is

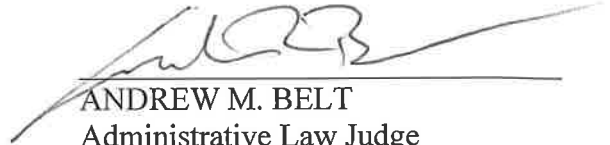
FURTHER ORDERED, from BCZR §450.4, Table of Sign Regulations, §5.(d) to permit a wall mounted enterprise sign on a building face without a separate exterior customer entrance (sign for Mercy facing Belair Road), be and is hereby **GRANTED**; and it is

FURTHER ORDERED, from BCZR §450.4, Table of Sign Regulations, §5.(d) to permit a wall mounted enterprise sign on a building face without a separate exterior customer entrance (sign on west side of Grocery Outlet), be and is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

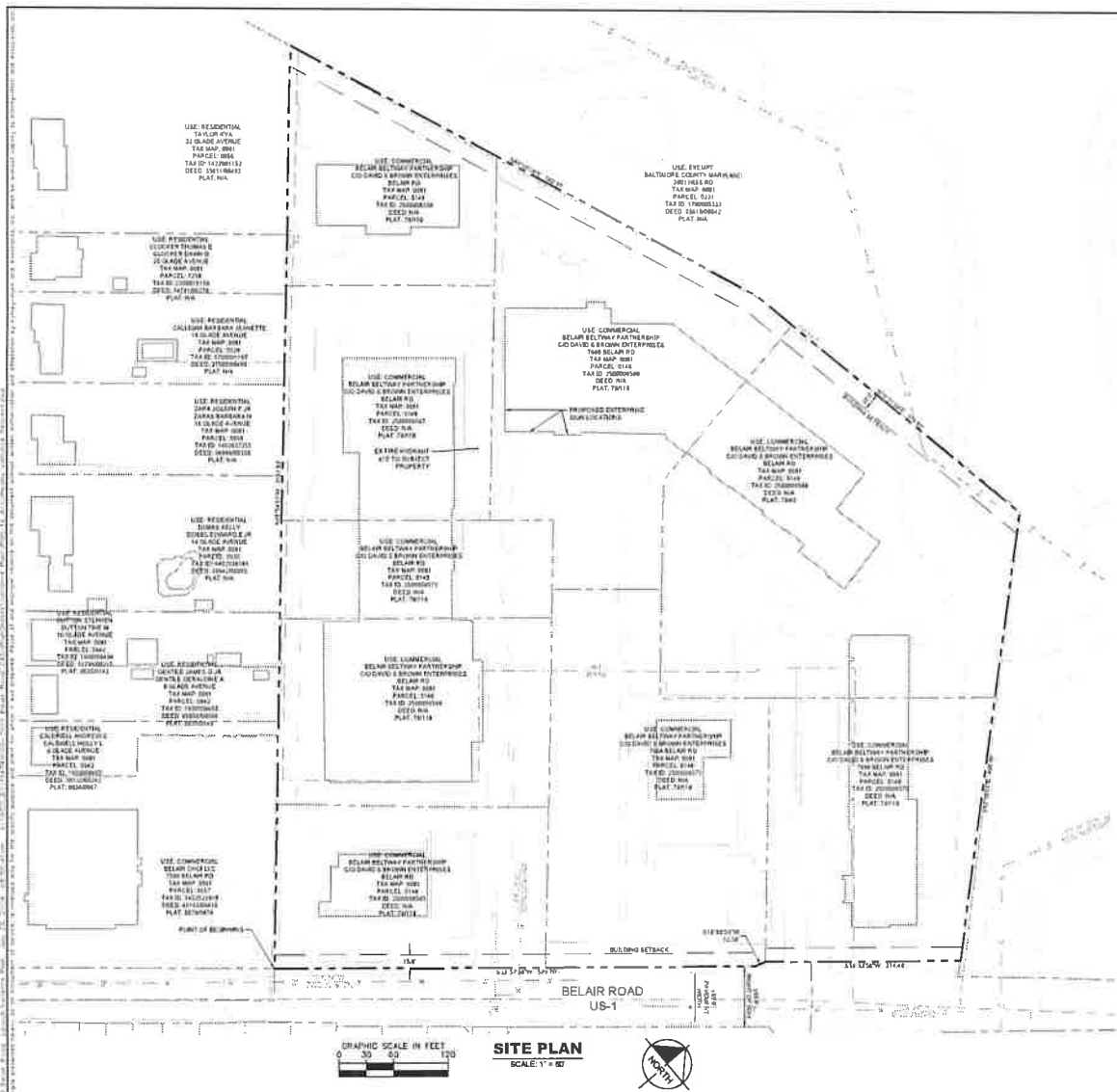
1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. The Site Plan (Pet. Ex. 4) shall be 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.



ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB/dlm



PARKING TABLE				
	SIZE	UNITS	REQD./UNIT	UNITS
SHOPPING CENTER	81850'	SP	1	1,000 SP
				TOTAL REQUIRED:
				1,000

EXISTING PARKING IS 700 SPACES

LANDSCAPE ARCHITECT/ CIVIL ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
215 WASHINGTON AVENUE, SUITE 500
TOWSON, MD 21204
ATTN: MATT BISHOP, PLA
PHONE: 443-792-9965
EMAIL: MATT.BISHOP@KIMLEY-HORN.COM

PROPERTY OWNER

BELAIR BELTWAY PARTNERSHIP
C/O DAVID'S BROWN ENTERPRISES
100 PAINTERS MILL ROAD, SUITE 300
OWINGS MILLS, MD 21117-4793

APPLICANT/DEVELOPER

GROCERY OUTLET
897 OLD EAGLE SCHOOL ROAD, SUITE 804
WAYNE, PA 19087
ATTN: CAROLYN HAU
PHONE: 484-251-4700
EMAIL: CHAU@CF-CO.COM

GENERAL NOTES

1. PROPERTY ZONED AS BUSINESS MAJOR, OR 1 NC (DENSITY RESIDENTIAL) ZONING MAP 19187
2. SETBACKS: MINIMUM 10 FEET
3. TO THE BEST OF OUR KNOWLEDGE THE SITE IS NOT UNDER ACTIVE ZONING VIOLATIONS.
4. THIS SITE IS NOT LOCATED WITHIN AN ADJACENT AREAS BASED ON THE 2013 BASIC SERVICES MAPS FOR EREDAW, WATER, AND TRANSPORTATION.
5. PROPERTY OWNED AS: 7660 BELAIR ROAD, BALTIMORE, MD 21234-9900 PARCEL 014 TAX MAP 001 ORD 1010
6. EXISTING USE: WHOLESALE DISTRIBUTION
7. THE PROPERTY IS PART OF AN OVERALL DEVELOPMENT AND DOES NOT HAVE AN ASSOCIATED PLAT.
8. THERE ARE NO WETLANDS WITHIN THE SITE BOUNDARY.
9. THE PROPERTY IS LOCATED UP THE LINE SHOWN ON THE 1996 FLOODPLAIN OF THE MAP 19187-1010.
10. ALL WETLANDS SHALL COMPLY WITH SECTION 401 OF THE RIVER AND COASTAL ZONE MANAGEMENT ACT.
11. EREDAW DISTRICT 14TH, COCKEYBANK DISTRICT 15TH
12. SITE IS NOT A HISTORICAL PROPERTY PER BALTIMORE COUNTY'S DATABASE
13. THERE ARE NO WELLS OR SERVICE SYSTEMS ON SITE. THE SITE IS SERVED BY PUBLIC WATER AND SEWER.
14. EXISTING USE: WHOLESALE DISTRIBUTION
15. FLOOR AREA RATIO: 36.75 (FAR) OF 1.53
16. A FIVE PERCENTAGE EXISTING ON SITE.
17. STORMWATER MANAGEMENT SHALL BE REQUIRED FOR THIS SITE.
18. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPE MANUAL AND ALL OTHER MANUALS ADOPTED PURSUANT TO SECTION 10-10 OF THE BALTIMORE COUNTY CODE.
19. ANY FEATURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
20. PERMITS IN FILE: 800 JUNE 2009 C130124 ALTERATION C130125 ALTERATION C130126 SPRINKLER C130127 ALTERATION 800 JUNE 2009 C130128 ALTERATION C130129 ALTERATION C130130 ALTERATION
21. THE SITE IS LOCATED WITHIN THE EREDAW/COCKEYBANK EXISTING INFRASTRUCTURE AREA.

ZONING CASE HISTORY

1. CASE NO. 19187-1010 FOR RECLASSIFICATION OF THE PROPERTY FROM A 1 NC TO A 1 NC ZONE BECAUSE OF CHANGES TO THE NEIGHBORHOOD AND ENVIRONMENT. THE COMMISSIONER'S DECISION WAS DATED APRIL 11, 2011.
2. CASE NO. 19187-1010 FOR A SPECIAL PERMIT TO USE THE PROPERTY FOR A WHOLESALE DISTRIBUTION. DATED FEBRUARY 11, 2011.
3. CASE NO. 19187-1010 FOR A VARIANCE TO PERMIT THE PROPERTY TO BE USED FOR WHOLESALE DISTRIBUTION. DATED NOVEMBER 11, 2011.
4. CASE NO. 19187-1010 FOR A SPECIAL PERMIT TO USE THE PROPERTY FOR A WHOLESALE DISTRIBUTION. DATED OCTOBER 11, 2011.
5. CASE NO. 19187-1010 FOR RECLASSIFICATION OF THE PROPERTY FROM A 1 NC TO A 1 NC ZONE BECAUSE OF CHANGES TO THE NEIGHBORHOOD AND ENVIRONMENT. THE COMMISSIONER'S DECISION WAS DATED APRIL 11, 2011.
6. CASE NO. 19187-1010 FOR RECLASSIFICATION OF THE PROPERTY FROM A 1 NC TO A 1 NC ZONE BECAUSE OF CHANGES TO THE NEIGHBORHOOD AND ENVIRONMENT. THE COMMISSIONER'S DECISION WAS DATED APRIL 11, 2011.
7. CASE NO. 19187-1010 FOR A SPECIAL PERMIT TO USE THE PROPERTY FOR A WHOLESALE DISTRIBUTION. DATED JANUARY 11, 2011.
8. CASE NO. 19187-1010 FOR RECLASSIFICATION OF THE PROPERTY FROM A 1 NC TO A 1 NC ZONE BECAUSE OF CHANGES TO THE NEIGHBORHOOD AND ENVIRONMENT. THE COMMISSIONER'S DECISION WAS DATED APRIL 11, 2011.
9. CASE NO. 19187-1010 FOR A SPECIAL PERMIT TO USE THE PROPERTY FOR A WHOLESALE DISTRIBUTION. DATED JULY 11, 2011.
10. CASE NO. 19187-1010 FOR A SPECIAL PERMIT TO USE THE PROPERTY FOR A WHOLESALE DISTRIBUTION. DATED OCTOBER 11, 2011.



VICINITY MAP
SCALE: 1" = 1000'

VARIANCE PLAN LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING ROAD
- EXISTING CODE OF PAVEMENT
- EXISTING COTTON
- BUILDING SETBACK LINE

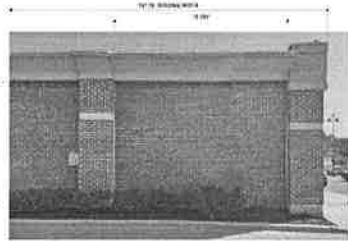
Kimley»Horn



STATE OF MARYLAND
COUNTY OF BALTIMORE
MATT BISHOP
PLA
19187-1010

PLAN TO
ACCOMPANY
VARIANCE REQUEST

7660 BELAIR ROAD
PREPARED FOR
GROCERY OUTLET

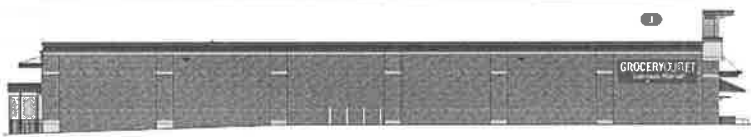


EXISTING



PROPOSED

ULTI BUILDING SIGN



TO ENTRY TOWER
28'-0"

TO SIDE WALL
18'-0"

TO REAR FLOOR

SIDE ELEVATION

ADART
700 Parker Sq STE 200
Flower Mound, TX 76028
7.000.875.8395

Project: GROCERY OUTLET - Bargain Market
Location: 700 Parker Sq, Flower Mound, TX 76028
Owner: KIMLEY HORN
Architect: ADART

Revision
1.0: Initial design and site plan
2.0: Revised design and site plan
3.0: Final design and site plan

Approvals
City of Flower Mound
Landmark

CONCEPTUAL DESIGNER'S NOTE:
This is a conceptual design and is not intended to be used for construction. It is intended to provide a general idea of the proposed design and to illustrate the overall concept. It is not intended to be used for construction. It is intended to provide a general idea of the proposed design and to illustrate the overall concept.

SHEET
7

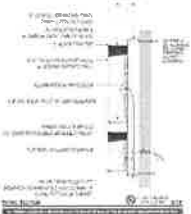
GROCERY OUTLET

Bargain Market

CUSTOM 57" DASH PANEL FACE-LIT REMOTE CHANNEL LETTERS

1. 57" DASH PANEL FACE-LIT REMOTE CHANNEL LETTERS
2. 57" DASH PANEL FACE-LIT REMOTE CHANNEL LETTERS
3. 57" DASH PANEL FACE-LIT REMOTE CHANNEL LETTERS
4. 57" DASH PANEL FACE-LIT REMOTE CHANNEL LETTERS
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FACE-LIT REMOTE CHANNEL LETTERS
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ADART
700 Parker Sq STE 200
Flower Mound, TX 76028
7.000.875.8395

Project: GROCERY OUTLET - Bargain Market
Location: 700 Parker Sq, Flower Mound, TX 76028
Owner: KIMLEY HORN
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1.0: Initial design and site plan
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SHEET
8

PLAN TO
ACCOMPANY
VARIANCE REQUEST

7660 BELAIR ROAD
PREPARED FOR
GROCERY OUTLET

SHEET NUMBER
3

Kimley»Horn
270 N. GARDEN STREET, SUITE 200
FLOWER MOUND, TX 76028
760.875.8395



STATE OF TEXAS
COUNTY OF TARRANT
CITY OF FLOWER MOUND

7660 BELAIR ROAD
PREPARED FOR
GROCERY OUTLET

7660 BELAIR ROAD
PREPARED FOR
GROCERY OUTLET

SHEET NUMBER
3

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

No. 233418

Date: 8/5/2024

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 1,000

Total: \$ 1,000

Rec
From:

Rosenberg Martin Greenberg

For:

Commercial Zoning Variance & Special Hearing

7660 Belair Road

Zoning Case No 2624-0185-SPHA

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

MARK

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID

For Newspaper Advertising:

Case Number: 2024-0185-SPHA
Property Address: 7660 Belair Rd
Legal Owners (Petitioners): Belair Beltway Partnership
Contract Purchaser/Lessee: Grocery Outlet

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Rosenberg Martin Greenberg
Address: 25 S. Charles St
21st Floor
Balto MD 21201
Telephone Number: 443 255 3405

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



Certificate of Posting

Case# 2024-0185-SPHA

Petitioner/Developer

Rosenberg Martin Greenberg

Jennifer Busse

Date of Hearing/Closing

September 24, 2024

Baltimore County Department of Permits and Management

County Office Building Room 111; 111 West Chesapeake Ave. Towson Md. 21204

Attention:

Ladies and Gentlemen:

This is to certify under penalties of perjury that the necessary sign/signs required by law were posted conspicuously on the property located at

7660 Belair Road August 31, 2024. Signs 1A & 2A

Sincerely, Martin Ogle

Martin Ogle

9912 Maidbrook Road

Parkville, Md. 21234

443-629-3411

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 14 Account Number - 2500006568

Owner Information

Owner Name: BELAIR BELTWAY PARTNERSHIP Use: COMMERCIAL
C/O DAVID S BROWN ENTERPRISES Principal Residence: NO

Mailing Address: SUITE 900 Deed Reference:
100 PAINTERS MILL RD
OWINGS MILLS MD 21117-4793

Location & Structure Information

Premises Address: 7660 BELAIR RD Legal Description: 2.1597 AC PARCEL 4
BALTIMORE 21236-4088 7660-7696 BELAIR RD NWR
BELAIR BELTWAY MALL

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0081 0010 0148 10000.04 0000 2025 Plat Ref: 0079/ 119

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			2.1600 AC	14

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

	Base Value	Value As of 01/01/2022	Phase-In Assessments As of 07/01/2024	As of 07/01/2025
Land:	864,000	864,000		
Improvements	3,776,600	3,776,600		
Total:	4,640,600	4,640,600	4,640,600	
Preferential Land:	0			

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

Special Tax Recapture: None

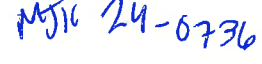
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0185-SPHA



REV. 10/4/11



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 7660 Belair Road

which is presently zoned BM

Deed References: 0079/119

10 Digit Tax Account # 2 5 0 0 0 0 6 5 6 8

Property Owner(s) Printed Name(s) Belair Beltway Partnership

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

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

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

pls see attached

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

3. ☐ **XX** a **Variance** from Section(s)

please see attached

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:

Grocery Outlet

Name- Type or Print

CFR CARAYN RALL

Signature

992 Old Eagle School Rd, Ste. 904 Wayne PA
Mailing Address City State

19087 / 484-501-8709 / crau@cfgo.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

Jennifer Busse - Rosenberg Martin Greenberg LLP

Name- Type or Print

J Busse

Signature

25 S. Charles Street, 21st FL Baltimore MD
Mailing Address City State

21201 / 410-727-8647 / jbusse@rosenbergmartin.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Belair Beltway Partnership c/o David S. Brown Enterprises

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

100 Painters Mill R, Ste. 900 Owings Mills MD
Mailing Address City State

21117 / /
Zip Code Telephone # Email Address

Representative to be contacted:

Jennifer Busse - Rosenberg Martin Greenberg LLP

Name - Type or Print

J Busse

Signature

25 S. Charles Street, 21st FL Baltimore MD
Mailing Address City State

21201 / 410-727-8647 / jbusse@rosenbergmartin.com
Zip Code Telephone # Email Address

CASE NUMBER

2024-0185-SPHA

Filing Date

8/15/2024

Do Not Schedule Dates:

Reviewer

REV. 10/4/11

Attachment to Zoning Petition for Variance and Special Hearing

7660 Belair Road

Petition for Special Hearing to approve 2 existing freestanding joint identification signs in lieu of the otherwise permitted 1 per frontage, signs located on separate parcels but serve the same shopping center.

In the alternative, and if required, Petition for Variance from BCZR §450.4, Table of Sign regulations §7.(b) to permit 2 existing freestanding joint identification signs in lieu of the otherwise permitted 1 per frontage.

Petition for Variance from BCZR §450.4, Table of Sign Regulations §5.(d) to permit 5 wall mounted enterprise signs in lieu of the permitted one per separate exterior customer entrance.

Petition for Variance from BCZR §450.4, Table of Sign Regulations §5.(d) to permit a wall mounted enterprise sign on a building face without a separate exterior customer entrance (sign for Mercy facing Belair Road).

And for any other relief deemed necessary by the Administrative Law Judge.

Zoning Property Description for Variance Petition
7660 Belair Road

Beginning at a point located 340' from the intersection of Glade Avenue and Belair Road which has a right of way width of ± 70 feet **Thence** the following courses and distances, referred to the Maryland Coordinate System (NAD '83/91):

1. North 48 degrees 54 minutes 51 seconds West, 1,012.80' to a point
2. North 68 degrees 5 minutes 19 seconds East, 582.57' to a point
3. North 79 degrees 31 minutes 39 seconds East, 374.85' to a point
4. South 42 degrees 18 minutes 1 second East, 498.48' to a point
5. South 39 degrees 53 minutes 56 seconds West, 214.46' to a point
6. South 16 degrees 6 minutes 3 seconds West, 12.39' to a point
7. South 39 degrees 57 minutes 38 seconds West, 529.70' to a point and place of beginning.

Containing an area of 620,444 square feet or 14.24 acres of land, more or less and being located in the 14th Election District and 6th Council District of Baltimore County Maryland.



2624-0185-SFHA

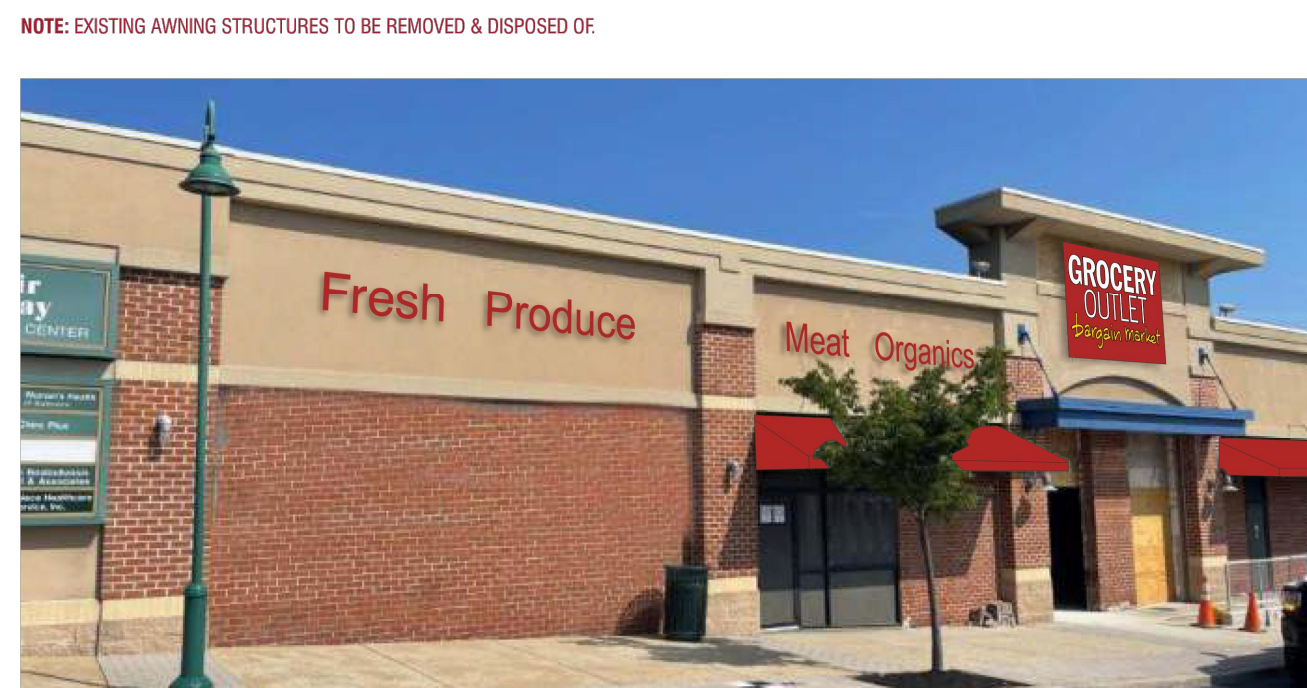
2024-0185-SPHA

Baltimore County - My Neighborhood

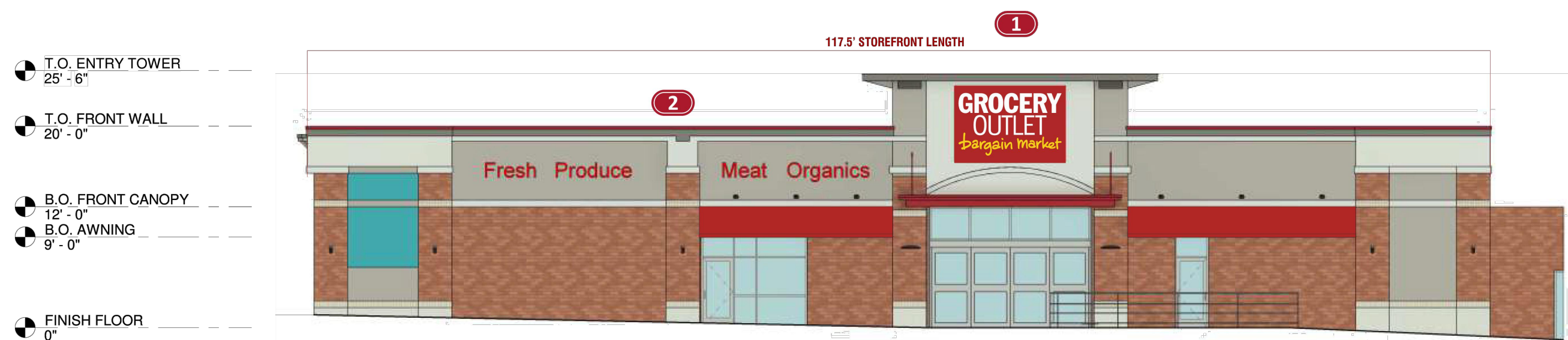




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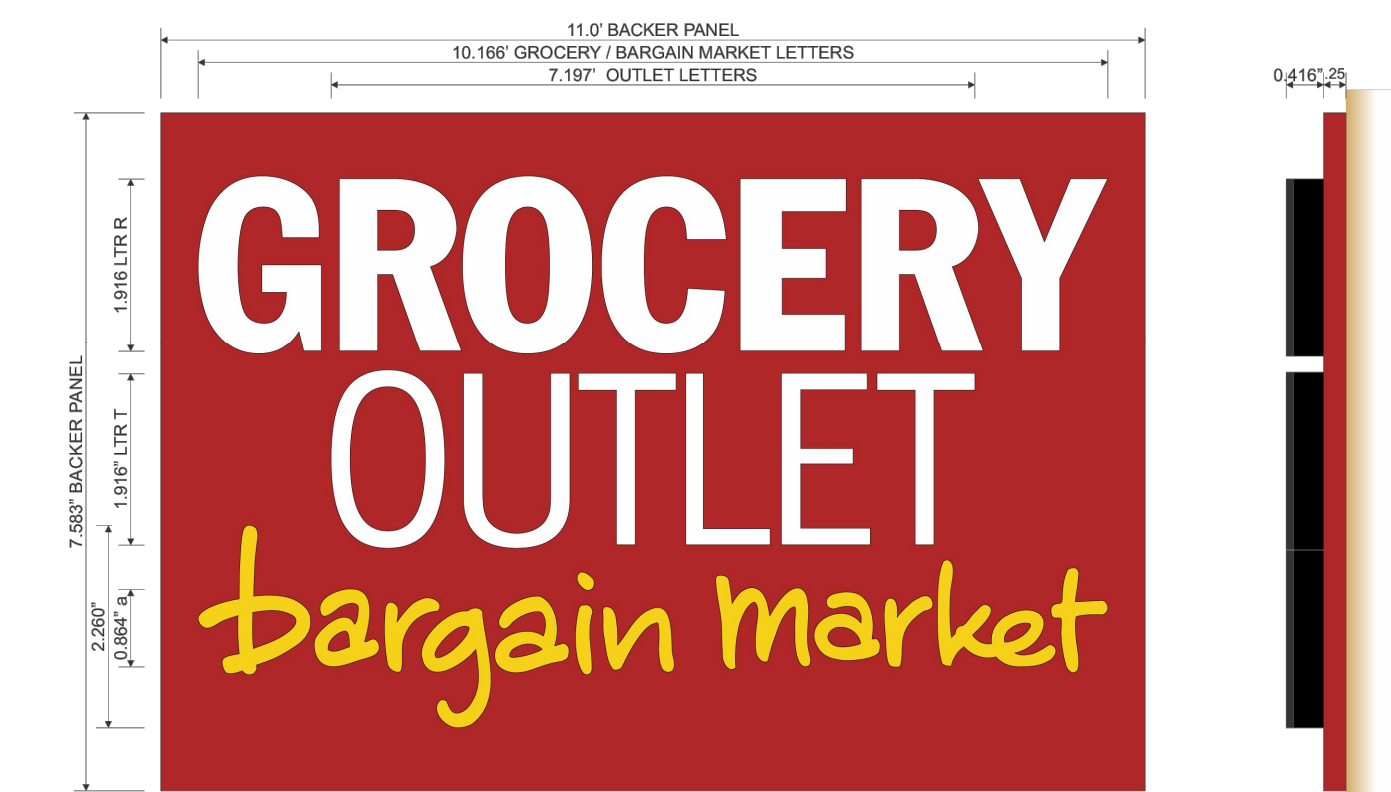


PROPOSED



STOREFRONT ELEVATION

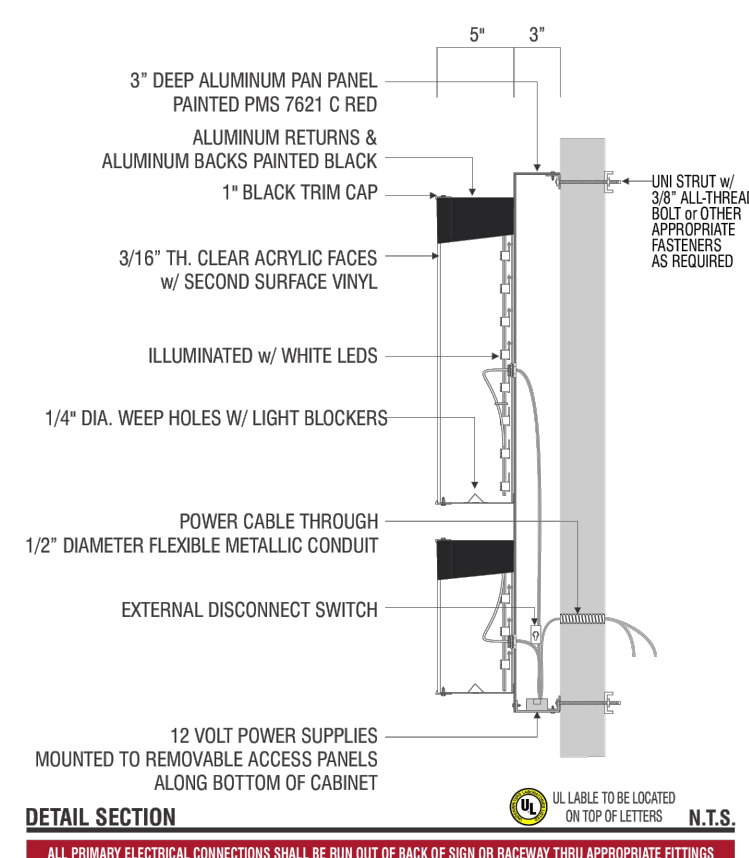
ADART 700 Parker Sq STE 205 Flower Mound, TX 75028 T. 800.675.6353	Project: GROCERY OUTLET - bargain market Location: 7660 Belair Road Nottingham, Maryland 21236 Date: 10/30/23 Sales: DH Designer: MH File Name: Grocery Outlet Nottingham, MD	Revision R1-MH:7/26/24-REVISED PER SITE SURVEY. R2-RG:7/24/24-CHANGT TO DECIMALS R3: R4: R5:	Approvals Customer: Landlord:	CONCEPTUAL DRAWINGS ONLY: Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications. ALL RIGHTS RESERVED: This design has been created for you in connection with a project being planned for you by AD ART. It may not be shown to anyone outside your organization, and may not be reproduced in any manner without prior consent.	SHEET 3
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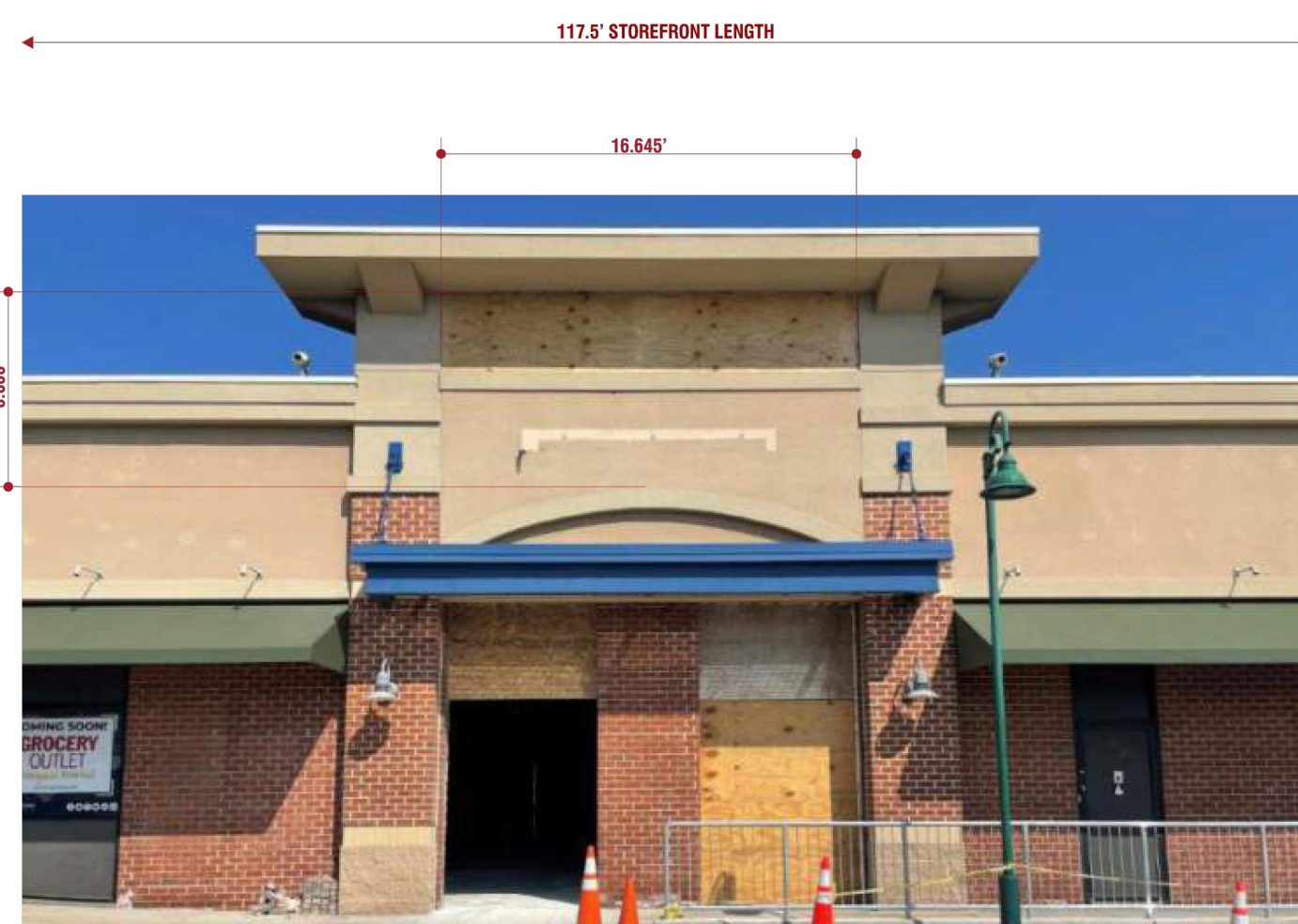
1 CUSTOM 7'-7" OAH PANEL : FACE-LIT REMOTE CHANNEL LETTERS
(1) ONE SET REQUIRED

- 5. SPECIFICATIONS**
- G.0. LETTERS:**
- 1. 5" DEEP ALUMINUM RETURNS & FLAT ALUMINUM BACKS PAINTED **BLACK**.
 - 2. ALL CABINET INTERIORS PAINTED WHITE.
 - 3. 1" BLACK TRIM CAP.
 - 4. CLEAR 3/16" TH. ACRYLIC GLASS WITH SECOND SURFACE SM 3830-20 WHITE VINYL OVERLAY.
 - 5. INTERNALLY ILLUMINATED WITH WHITE LEDS.
- B.M. LETTERS:**
- 1. 5" DEEP ALUMINUM RETURNS & FLAT ALUMINUM BACKS PAINTED **BLACK**.
 - 2. ALL CABINET INTERIORS PAINTED WHITE.
 - 3. 1" BLACK TRIM CAP.
 - 4. CLEAR 3/16" TH. ACRYLIC GLASS WITH SECOND SURFACE SM 3830-125 **GOLDEN YELLOW** VINYL OVERLAY.
 - 5. INTERNALLY ILLUMINATED WITH WHITE LEDS.
- BACKER PANEL:**
- 1. 3" DEEP ALUMINUM PANEL WITH 0.100 ALUMINUM FACE PAINTED **PMS 7621 C RED**.
 - 2. BOTTOM TO HAVE REMOVABLE PANEL SECTIONS ALONG BOTTOM.
 - 3. POWER SOURCES TO BE MOUNTED TO REMOVABLE TOP PANEL FOR SERVICE ACCESS.
 - 4. 2. PANEL LETTERS MOUNTED FLUSH TO BACKER PANEL.
 - 5. BACKER PANEL MOUNTED TO FASCIA WITH APPROPRIATE NON-CORROSIVE MOUNTING HARDWARE.

VINYL / COLOR SCHEDULE	
	VINYL: 3M 3630-73 DARK RED COLOR: PMS 7621 C RED
	VINYL: 3M 3630-125 GOLDEN YELLOW COLOR: PMS 1235 C YELLOW
	VINYL: 3M 3630-22 BLACK COLOR: PMS BLACK
	VINYL: 3M 3630-20 WHITE COLOR: PMS WHITE



 ADART 700 Parker Sq STE 205 Flower Mound, TX 75028 T. 800.675.6353	Project: GROCERY OUTLET - bargain market	Revision	Approvals	CONCEPTUAL DRAWINGS ONLY: Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications. ALL RIGHTS RESERVED: This design has been created for you in connection with a project being planned for you by AD ART. It may not be shown to anyone outside your organization, and may not be reproduced in any manner without prior consent.	SHEET 5
	Location: 7660 Belair Road Nottingham, Maryland 21236	R1-MH:7/26/24-REVISED PER SITE SURVEY. R2-R6:7/24/24-CHANGE TO DECIMALS R3: R4: R5:	Customer:		
	Date: 10/30/23 Sales: DH Designer: MH File Name: Grocery Outlet Nottingham, MD	Landlord:			



EXISTING

**PROPOSED**

 700 Parker Sq STE 205 Flower Mound, TX 75028 T. 800.675.6353	Project: GROCERY OUTLET - bargain market Location: 7660 Belair Road Nottingham, Maryland 21236 Date: 10/30/23 Sales: DH Designer: MH File Name: Grocery Outlet Nottingham, MD	Revision R1: MH/7/16/24-REVISED PER SITE SURVEY. R2: RG-7/24/24- CHANGE TO DECIMALS R3: R4: R5:	Approvals Customer: Landlord:	CONCEPTUAL DRAWINGS ONLY: Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications. ALL RIGHTS RESERVED: This design has been created for you in connection with a project being planned for you by AD ART. It may not be shown to anyone outside your organization, and may not be reproduced in any manner without prior consent.	SHEET 4
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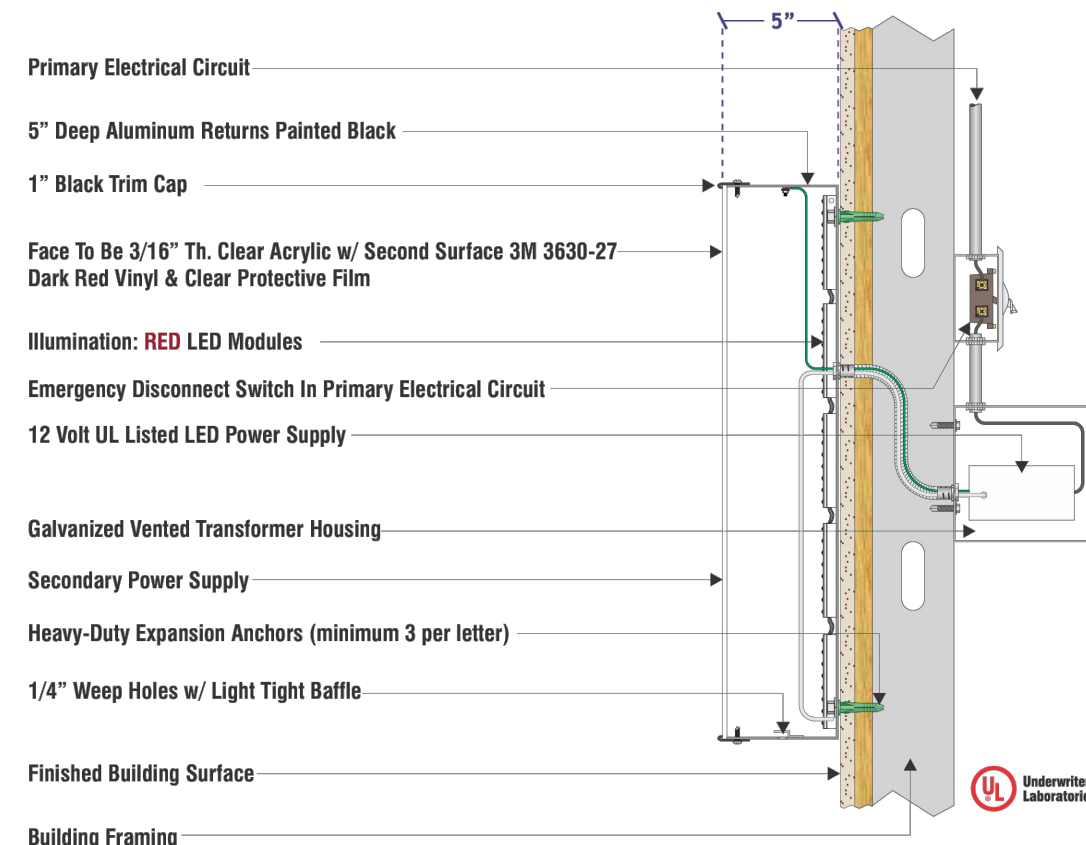
2 18" LETTER HEIGHT : FACE-LIT REMOTE CHANNEL LETTERS
(1) ONE SET REQUIRED

- SPECIFICATIONS**
1. 5" DEEP ALUMINUM RETURNS & FLAT ALUMINUM BACKS PAINTED BLACK.
 2. ALL CABINET INTERIORS PAINTED WHITE.
 3. 1" BLACK TRIM CAP
 4. CLEAR 3/16" TH. ACRYLIC FACES WITH SECOND SURFACE 3M 3630-27 DARK RED VINYL & CLEAR PROTECTIVE LAMINATE
 5. INTERNALLY ILLUMINATED WITH RED LEDs.
 6. CHANNEL LETTERS MOUNTED FLUSH TO FASCIA WITH APPROPRIATE NON-CORROSIVE MOUNTING HARDWARE

VINYL / COLOR SCHEDULE	
	VINYL: 3M 3630-73 DARK RED COLOR: PMS 7621 C RED
	VINYL: 3M 3630-125 GOLDEN YELLOW COLOR: PMS 1235 C YELLOW
	VINYL: 3M 3630-22 BLACK COLOR: PMS BLACK
	VINYL: 3M 3630-20 WHITE COLOR: PMS WHITE

FASTENER SCHEDULE

Thru-Bolt Mounting	3/8" THREADED ROD FOR USE IN THRU-BOLT APPLICATIONS
Hanger Bolts	3/8" LAG SCREW FOR USE IN WOOD BLOCKING 1 1/2" MIN PENETRATION
Masonry Lag Bolt Mounting	MASONRY EXPANSION BOLT W/ADHESIVE ENBED 2" MIN



 700 Parker Sq STE 205 Flower Mound, TX 75028 T. 800.675.6353	Project: GROCERY OUTLET - bargain market Location: 7660 Belair Road Nottingham, Maryland 21236 Date: 10/30/23 Sales: DH Designer: MH File Name: Grocery Outlet Nottingham, MD	Revision R1: MH/7/16/24-REVISED PER SITE SURVEY. R2: RG-7/24/24- CHANGE TO DECIMALS R3: R4: R5:	Approvals Customer: Landlord:	CONCEPTUAL DRAWINGS ONLY: Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications. ALL RIGHTS RESERVED: This design has been created for you in connection with a project being planned for you by AD ART. It may not be shown to anyone outside your organization, and may not be reproduced in any manner without prior consent.	SHEET 6
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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 8/26/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0185-SPHA

INFORMATION:

Property Address: 7660 Belair Road
Petitioner: Belair Beltway Partnership, c/o David S. Brown Enterprises
Zoning: BM
Requested Action: Special Hearing, Variance

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

Special Hearing -

1. To approve two existing freestanding joint identification signs in lieu of the otherwise permitted one per frontage, with signs located on separate parcels but serving the same shopping center; and

Variance -

2. In the alternative to the Special Hearing and if required, from Baltimore County Zoning Regulations (BCZR) Section 450.4 Table of Sign Regulations Section 7.(b) to permit two freestanding joint identification signs in lieu of the otherwise permitted one per frontage;
3. From BCZR Section 450.4 Table of Sign Regulations Section 5.(d) to permit five wall mounted enterprise signs in lieu of the permitted one per separate exterior customer entrance; and
4. From BCZR Section 450.4 Table of Sign Regulations Section 5.(d) to permit a wall mounted enterprise sign on a building face without a separate exterior customer entrance (sign for Mercy facing Belair Road); and
5. For any other relief deemed necessary by the Administrative Law Judge.

The subject site is part of an approximately 14.24 acre shopping center known as Belair Beltway Plaza. The shopping center has many existing tenants, including, but not limited to, multiple restaurants, a doctor's office, a physical therapy office, a dentist's office, a nail salon, an urgent care, and a bank. The tenant space that is the subject of this Zoning Petition is an end space towards the rear of the shopping center and was previously occupied by Horizon Cinemas, a movie theater that closed in early 2023.

Uses surrounding the subject site vary. Immediately surrounding the site along Belair Road, uses are primarily commercial and include uses such as a gas station, mechanic, tire store, restaurants, commercial spaces, and offices. South of the subject site beyond Belair Road and west of the subject site, uses are primarily residential with single-family detached residential dwellings on varying sized lots.

Per the Petition and submitted signage package, Grocery Outlet is moving into the space previously occupied by Horizon Cinemas and they are proposing signage on the front and west facades of the building. The signage appears to be consistent with other Grocery Outlets in the Baltimore County area.

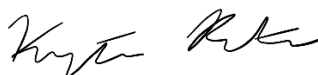
Also included in the Petition is approval for one existing wall mounted sign for Mercy Care Physicians and two existing freestanding signs for Belair Beltway Plaza. Per Google Streetview, the freestanding signs are located along Belair Road at the ingress/egress points of the shopping center.

The site is within the boundary of the Overlea/Fullerton Community Plan, adopted December 7th, 2009. The plan outlines strengths, weaknesses, and opportunities within the plan area boundary. The plan lists shopping centers as one of the strengths, vacant businesses/storefronts as one of the weaknesses, and grocery stores the elderly could walk to as a possible opportunity (pages 43-45).

The Department of Planning has no objections to the requested Special Hearing and Variance relief. Three of the signs (two freestanding and one wall mounted) are existing and have been in place for quite some time. The proposed signs for Grocery Outlet are similar to other Grocery Outlet locations in Baltimore County. Further, the signs appear to be scaled to the façades and provide necessary identification and advertising for the grocery store.

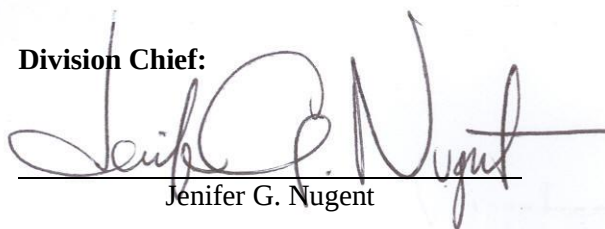
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Jennifer Busse – Rosenberg Martin Greenberg LLP
David Birkenthal, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County