



KATHERINE A. KLAUSMEIER
County Executive

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

February 11, 2025

David Karceski, Esquire – dhkarceski@venable.com
Adam M. Rosenblatt, Esquire – amrosenblatt@venable.com
Venable, LLP
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: Petition for Variance
Case No. 2024-0253-A
Property: 1802 York Road

Dear Counsel:

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

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

Sincerely,

A handwritten signature in blue ink, appearing to be "D. Baumgardner", is written over a circular stamp.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

AMB;dlm
Enclosure

c: Zachary Lane zacharylane@hiltondisplays.com
Joshua Sharon JSharon@mrakta.com
Thomas Sheckells TSheckells@mrakta.com

IN RE: PETITION FOR VARIANCE	*	BEFORE THE
(1802 York Road)		
8th Election District	*	OFFICE OF ADMINISTRATIVE
3rd Council District		
Yorkridge Shopping Center, LLC	*	HEARINGS OF
Owner		
Starbucks Coffee Company	*	BALTIMORE COUNTY
Lessee		
Petitioners	*	Case No: 2024-0253-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by Yorkridge Shopping Center, LLC (owner), and Starbucks Coffee Company (lessee) (“Petitioners”), for the property located at 1802 York Road, Baltimore County, Maryland (“the Property”). Petitioners filed a Petition for Variance relief from Baltimore County Zoning Regulations (“BCZR”) Section 450.4., Table of Sign Regulations 5(d), to allow a total of 2 wall-mounted enterprise signs and 1 canopy enterprise sign for a tenant in a multi-tenant building in lieu of the one wall-mounted enterprise sign and one canopy enterprise sign permitted, and to allow 2 of the enterprise signs on building walls without separate exterior customer entrances in lieu of the requirement for a customer entrance on the same façade.

A public hearing was conducted on February 6, 2025, using the web-based platform WebEx in lieu of an in-person hearing. Ermias Dereje appeared as a representative of Petitioners along with Thomas Sheckells and Josh Sharon of Morris & Ritchie Associates, Inc., the civil engineering firm that prepared and sealed the Site Plan (“Site Plan”). (Pet. Ex. 1). Also in attendance was Zachary Lane, an employee of the company that prepared the sign package proposed under the Petition. Petitioners were represented by David Karceski, Esq. and Adam Rosenblatt, Esq. of Venable, LLP. There were no Protestants or interested citizens who attended

the hearing.

Petitioners submitted the following exhibits into the record: (1) Site Plan; (2) CV for Thomas Sheckells; (3) CV for Josh Sharon; (4) Aerial Photo; (5) Site Photos; and (6) Topographic Site Plan. The following Zoning Advisory Committee (“ZAC”) comments were received and admitted into the record: (1) Department of Planning (“DOP”); (2) Department of Environmental Protection & Sustainability (“DEPS”); and (3) Development Plans Review (“DPR”) on behalf of DPR/DPWT/Rec & Parks. ZAC comments did not indicate opposition to the requested relief.

Findings of Fact

The case proceeded by way of proffer by Mr. Karceski. The property is approximately 19,188 sq. ft. of land area and is located at the intersection of York Road and W. Ridgely Avenue in Timonium, Baltimore County, Maryland. The Property is currently improved with a large shopping center known as the Yorkridge Shopping Center which consists of multiple commercial tenants including food/beverage, clothing, and craft stores as well as personal service establishments, among other similar large- and small-scale retailers. The portion of the site that is the subject of this hearing is improved by a freestanding two-tenant building currently housing a Starbucks store as well as another food retailer and was previously improved by a now razed and remediated gas station at the corner of W. Ridgely Avenue and York Road. The entire site has mixed zoning to support its mixed-use nature and has a long zoning history dating back to 1953 when the property was originally commercially redeveloped. The site itself sits in a valley along the highly-trafficked York Road commercial corridor with Ridgely Avenue resting at the bottom of that valley. Both north and south of the site, York Road rises to plateaus with the next closest major signalized intersections being Aylesbury Road (north) and Bellona Avenue (south). The Yorkridge Shopping Center provides ingress/egress for vehicles and pedestrians at three locations:

Aylesbury Road, York Road, and W. Ridgely Avenue, all of which provide access to the portion of the site subject to this Petition. The Petition requests variances for both the number of signs as well as sign placement on the façade of the existing building. Per the proffer, the site is unique because of its size, multiple access points, location in the bottom of a valley, and resulting directional orientation of existing buildings which face inward towards the interior of the site. Also, per the proffer, Petitioners would encounter practical difficulty if required to comply with the strict application of the sign regulations as the existing Starbucks store has limited visibility because of its location on lot, as well as site, land, and building conditions such that shopping center patrons would find difficulty locating the store without the additional signage and modified sign placement.

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).

I find that the Property is unique due to its shape, location, and relative elevation to points north and south, as well as the portion of the site subject to this Petition being located at a corner of the parcel with existing improvements facing inwards and away from York Road and Ridgely Avenue. Moreover, collateral estoppel likely applies to the relief requested under this Petition as this Site has an extensive zoning history with multiple prior approvals. 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.

THEREFORE, IT IS ORDERED, this 11th day of **February, 2025**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from BCZR §450.4., Table of Sign Regulations 5(d), to allow a total of 2 wall-mounted enterprise signs and 1 canopy enterprise sign for a tenant in a multi-tenant building in lieu of the one wall-mounted enterprise sign and one canopy enterprise sign permitted, and to allow 2 of the enterprise signs on building walls without separate exterior customer entrances in lieu of the requirement for a customer entrance on the same façade, all as indicated in the attached Site Plan (Petitioners Exhibit 1), 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. Petitioner's Site Plan (Pet. Ex. 1) is attached hereto and incorporated herein in its entirety.

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

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 1802 York Road which is presently zoned BL-CCC, BL, ML-IM, DR3.5
Deed References: 29037 / 119 10 Digit Tax Account # 0825045300 and 0819035720
Property Owner(s) Printed Name(s) Yorkridge Shopping Center, LLC

(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

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

3. ☒ 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:

SEE ATTACHED SHEET

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner (Lessee)

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

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

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 2024-0253-A Filing Date 11/27/2024 Do Not Schedule Dates: Reviewer CF

REV. 10/4/11

1802 YORK ROAD

ATTACHMENT TO PETITION FOR VARIANCE

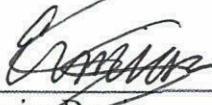
1. Petition for Variance from Section 450.4. Table of Sign Regulations 5(d) of the Baltimore County Zoning Regulations to allow a total of 2 wall-mounted enterprise signs and 1 canopy enterprise sign for a tenant in a multi-tenant building in lieu of the one wall-mounted enterprise sign and one canopy enterprise sign permitted and to allow 2 of the enterprise signs on building walls without separate exterior customer entrances in lieu of the requirement for a customer entrance on the same façade of the multi-tenant building.

1802 YORK ROAD

ATTACHMENT TO PETITION FOR VARIANCE

Petitioner / Contract Leese:

Starbucks Coffee Company
2401 Utah Ave S Mailstop H-1461
Seattle, WA 98134

By: 

Ermias Dereje

Title: Project Manager

Phone No.: (571) 414-7362

Email: edereje@starbucks.com

1802 York Road

~~8858 WALTHAM WOODS ROAD~~

ATTACHMENT TO PETITION FOR VARIANCE

Legal Owner:

Yorkridge Shopping Center, LLC
910 Reisterstown Road
Baltimore, MD 21208

By: 
Mark Renbaum

Title: Manager

Phone No.: (410)484-6100

Email: mrenbaum@schwaberholdings.com

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



November 18, 2024

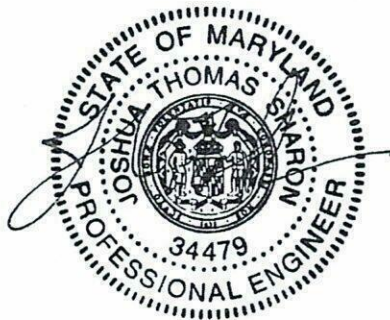
ZONING DESCRIPTION FOR 1802 YORK ROAD

Beginning at a point at the intersection of York Road which is a variable width right-of way at the distance of 66.00' in the north-western direction of the centerline of the nearest improved intersecting street W Ridgely Road which is 70' wide.

Thence the following courses and distances:

1. South 35°47'52" West for 13.52 feet;
2. South 64°17'53" West for 131.69 feet;
3. South 64°17'20" West for 807.34 feet;
4. North 24°31'05" West for 582.53 feet;
5. North 18°57'02" East for 14.51 feet;
6. North 41°45'49" West for 242.20 feet;
7. North 65°31'11" East for 690.02 feet;
8. South 20°21'49" East for 210.08 feet;
9. North 65°31'11" East for 410.57 feet;
10. South 20°24'45" East for 75.53 feet;
11. South 15°00'19" East for 122.04 feet;
12. South 20°24'45" East for 291.95 feet;
13. South 17°54'43" East for 27.07 feet;
14. Ending with a radius to the right of 45.00 feet with an arc distance of 8.98 feet

Containing 681,953 square feet or 15.655 acres of land, more or less and being located in the Eighth Election District, Third Councilmanic District, of Baltimore County, Maryland.



Joshua T. Sharon
Professional Engineer No. 34479

1220-B East Joppa Road, Suite 400K, Towson, Maryland 21286 Tel: (410) 821-1690 Fax: (410) 821-1748

Atlanta, GA ♦ Baltimore, MD ♦ Chicago, IL ♦ Dallas, TX ♦ Denver, CO ♦ Detroit, MI ♦ Houston, TX ♦ Los Angeles, CA ♦ Miami, FL ♦ Minneapolis, MN ♦ New York, NY ♦ Philadelphia, PA ♦ Portland, ME ♦ San Francisco, CA ♦ Seattle, WA ♦ St. Louis, MO ♦ Tampa, FL ♦ Washington, DC ♦ Wichita, KS

Visit us on the web at www.mragta.com

2024-0253-A

MARYLAND
THE DAILY RECORD

A Division of BridgeTower Media
P.O Box 745929
Atlanta, GA 30374-5929

Invoice # 745747525
Invoice Date 12/17/2024
Customer Venable, LLP, ID: 71552
Payment Terms Net 30
Due Date 01/16/2025

BILLING ADDRESS

David Karceski
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson MD 21204

ADVERTISER

Venable, LLP, ID: 71552
Po Box 94475
Pasadena CA 911094475

INVOICE REF	MEDIA	DATE	PO	EDITION	QTY	AD SIZE
1007463254	The Daily Record (BLT) - Public Notice	12/17/24	2024-0253-A	Legal - Government	1	Legal - Government

Thank you for your business!
IOID: 4010110
Index: Government - Baltimore Co
Category: Baltimore County
Affidavit Reference: CASE NUMBER: 2024-0253-A

Subtotal	\$165.62
Tax	\$0.00
Credits	\$0.00
BALANCE DUE	\$165.62

REMITTANCE STUB TO BridgeTower Media

Invoice #	745747525 The Daily Record (BLT) - Public Notice	Date	01/16/2025	Customer ID	ID: 71552, Venable, LLP
Amount Enclosed:					

Acceptable Payment Methods

PREFERRED METHOD To Pay by ACH Transfer: Bank: Bank of America Send ACH remittance email to ar@bridgetowermedia.com Account Number: 237025443017 Routing: 053000196	OTHER METHODS To Pay by Check use the following address: Please include invoice number on check BridgeTower OpCo, LLC P.O Box 745929 Atlanta, GA 30374-5929	To Pay by Credit Card: Use the Click to Pay Online link located on the email you received or Contact Accounts Receivable: 866-802-8214 Please have your Invoice Number and Credit Card Number Ready	To Pay by Wire Transfer: Name: BridgeTower OpCo, LLC Bank: Bank of America Swift Code: BOFAUS3N Bank Address: 100 North Tryon Street Charlotte, NC 28255 Account Number: 237025443017 Routing: 026009593
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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 **two** signs 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: 2024-0253-A
Property Address: 1802nd York Road
Legal Owners (Petitioners): Yorkridge Shopping Center LLC
~~Contract Purchaser~~/Lessee: Starbucks Coffee Company

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Venable LLP
Address: David H. Karceski
210 West Pennsylvania Avenue, Suite 500
Towson MD 21204
Telephone Number: (410) 494-6285

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

Maryland The Daily Record
200 St. Paul Place
Baltimore, MD, 21202
Phone: 4435248100

MARYLAND
THE DAILY RECORD

Affidavit of Publication

To: Venable, LLP - David Karceski
210 W. Pennsylvania Avenue,, Ste. 500
Towson, MD, 21204

Re: Legal Notice 4010110,
CASE NUMBER: 2024-0253-A

We hereby certify that the annexed advertisement was
published in Maryland The Daily Record, a Daily newspaper
published
in the State of Maryland 1 time(s) on the following date(s):
12/17/2024

By



Joy Hough
Authorized Designee of the Publisher

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing and/or in person (upon request) on the property identified herein as follows:

CASE NUMBER: 2024-0253-A

1802 York Road

N/west side of intersection of York Road and Ridgely Road

5th Election District - 3rd Council District

Legal Owners: Yorkridge Shopping Center, LLC

Contract Purchase/Lessee: Starbucks Coffee Company

Variance from Section 450.4 Table of Sign Regulations 5(d) of the Baltimore County Zoning Regulations to allow a total of 2 wall-mounted enterprise signs and 1 canopy enterprise sign for a tenant in a multi-tenant building in lieu of the one wall-mounted enterprise sign and one canopy enterprise sign permitted and to allow 2 of the enterprise signs on building walls without separate exterior customer entrances in lieu of the requirement for a customer entrance on the same facade of the multi-tenant building.

Hearing: Monday, January 8, 2025 at 11:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0, d17 4010110

CERTIFICATE OF POSTING

2024-0253-A

RE: Case No.: _____

Petitioner/Developer: _____

**Starbucks Coffee Company
Yorkridge Shopping Center. LLC**

January 6, 2025

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: _____

1802 York Road ***SIGN 1A & 1B***

December 16, 2024

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

Sincerely,

December 16, 2024

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

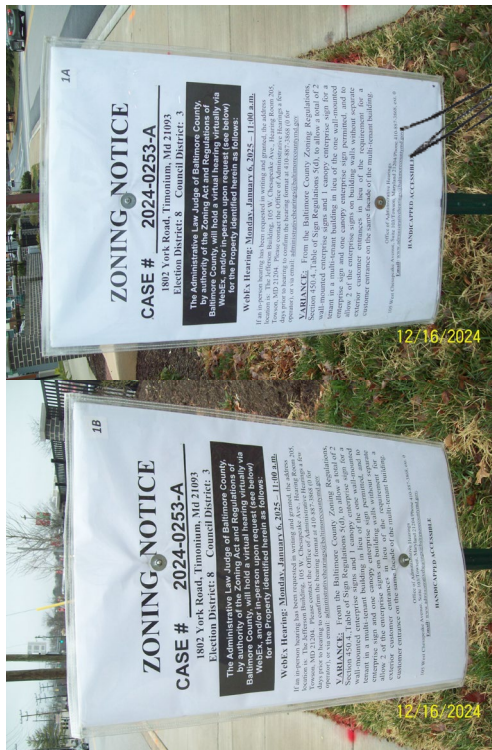
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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: December 3, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0253-SPH
Address: 1802 YORK ROAD
Legal Owner: Yorkridge Shopping Center, LLC

Zoning Advisory Committee Meeting of December 3, 2024.

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

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 12/4/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0253-A

INFORMATION:

Property Address: 1802 York Road
Petitioner: Yorkridge Shopping Center LLC
Zoning: BL-CCC, BL, ML-IM and DR3.5
Requested Action: Variance

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

Variance - From Section 450.4. Table of Sign Regulations 5(d) of the Baltimore County Zoning Regulations to allow a total of 2 wall-mounted enterprise signs and 1 canopy enterprise sign for a tenant in a multi-tenant building in lieu of the one wall-mounted enterprise sign and one canopy enterprise sign permitted and to allow 2 of the enterprise signs on building walls without separate exterior customer entrances in lieu of the requirement for a customer entrance on the same façade of the multi-tenant building.

The subject property is Yorkridge Plaza which is a 19,188-sf property located at the intersection of York Road and W Ridgely Road in the Timonium area of Baltimore County. The Starbucks, which is the subject of the case, is located at the previous shell gas station at the corner of W Ridgely and York Road. The proposed property is located in the BL-CCC zone and is surrounded by commercial development.

The Department of Planning does not oppose the proposed request. The requested relief is consistent with previously approved signage permits for this property. It must be noted that a signage permit # CS23-00356 was approved for this property.

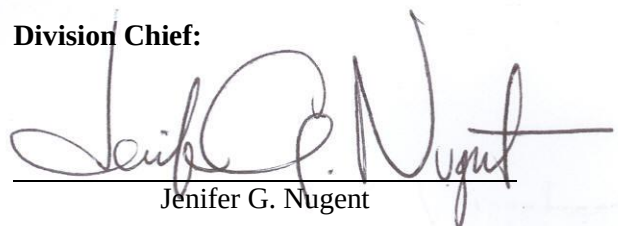
For further information concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: David H. Karceski, Esquire – Venable LLP
Joseph Wiley, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

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

No. **234298**

Date: **11-20-2024**

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0020		6150					500.00

Total: **500.00**

Rec

From: **1802 YORK RD**

For:

2024-0253-A

B2-CCC

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

CP 24-1040

Check Total: **500.00**



PNC, N.A. Bank 040
Maryland

VENABLE LLP

750 E. Pratt Street Suite 900
Baltimore, Maryland 21202

Operating Account

F 546866

15-3
540

DATE

October 31, 2024

AMOUNT

\$500.00

*****FIVE HUNDRED AND 00/100*****

PAY
TO THE
ORDER
OF

Baltimore County, Maryland
Office of Budget and Finance
400 Washington Avenue, Room 152
Towson, MD 21204-4665


AUTHORIZED SIGNATURE

VOID AFTER 180 DAYS

AUTHORIZED SIGNATURE
(TWO SIGNATURES REQUIRED OVER \$25,000)

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 - 0819035720

Owner Information

Owner Name: SHELL OIL CO OF NEW YORK Use: COMMERCIAL
Principal Residence: NO

Mailing Address: 910 REISTERSTOWN ROAD Deed Reference: /03892/ 00474
BALTIMORE MD 21208

Location & Structure Information

Premises Address: 1800 YORK RD Legal Description: .4405 AC SWS YORK RD
LUTHERVILLE 21093-5118 NW COR RIDGELY RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0060 0018 0750 20000.04 0000 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
2024 4,608 SF 19,188 SF 20

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
RETAIL STORE/ C5

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments As of 07/01/2024	As of 07/01/2025
Land:	767,100	767,100		
Improvements	1,039,800	1,155,300		
Total:	1,806,900	1,922,400	1,883,900	1,922,400
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
Type:	Deed1: /03892/ 00474	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	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:

2024-0253-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 - 0825045300

Owner Information

Owner Name: YORKRIDGE SHOPPING CENTER LLC Use: COMMERCIAL
Principal Residence: NO

Mailing Address: 910 REISTERSTOWN RD
BALTIMORE MD 21208-4295
Deed Reference: /29037/ 00119

Location & Structure Information

Premises Address: YORK RD
LUTHERVILLE 21093-5112
Legal Description: 15.416 AC WS
YORK RD
115 N RIDGELY RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0060 0018 0008 20000.04 0000 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
2020 94,534 SF 15.6800 AC 14

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
BRANCH BANK BLOCK/ C4 2020

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments	
			As of 07/01/2024	As of 07/01/2025
Land:	12,964,500	12,964,500		
Improvements	8,854,100	10,933,500		
Total:	21,818,600	23,898,000	23,204,867	23,898,000
Preferential Land:	0	0		

Transfer Information

Seller: SCHWABER CECILIA WAGONHEIM	Date: 01/04/2010	Price: \$0
MYRA		
Type: NON-ARMS LENGTH OTHER	Deed1: /29037/ 00119	Deed2:
Seller: FOURTH DISTRICT CORPORATION	Date: 10/27/1983	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /06614/ 00703	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	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

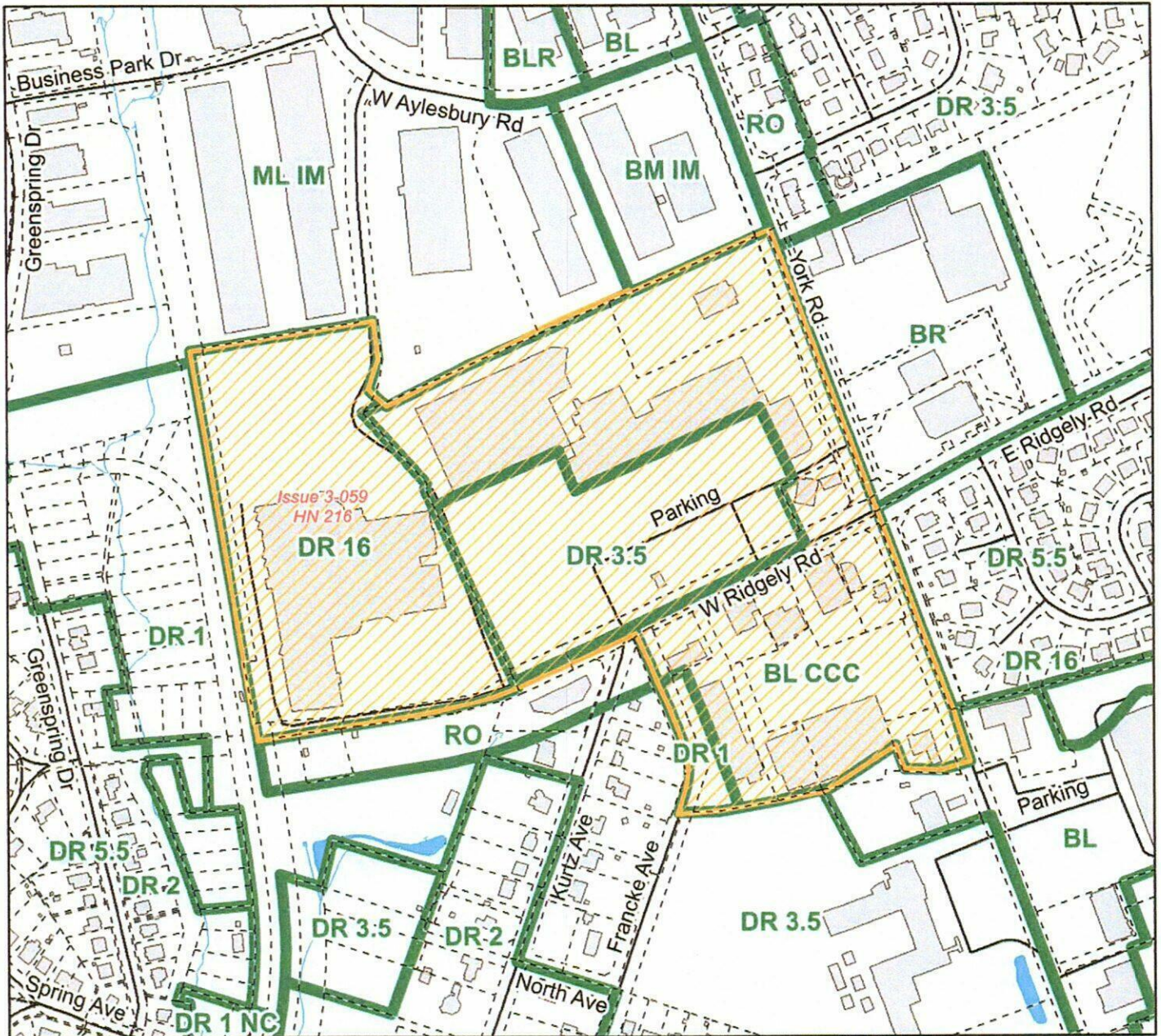
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0253-A

CZMP 2024 - Issue Map

Issue Number: 3-059



Tracking#: CZMP24-00216

Iteration: COUNTY COUNCIL/1

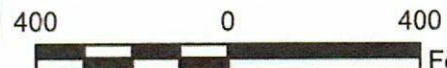
*AW/Kach
8/20/21*

Zone	District	Acreage
DR 3.5		8.25
ML	IM	0.07
RO		0.15
BM	IM	0.01
BL	CCC	19.42
DR 16		12.78
DR 1		0.76

Total Acreage: 41.44

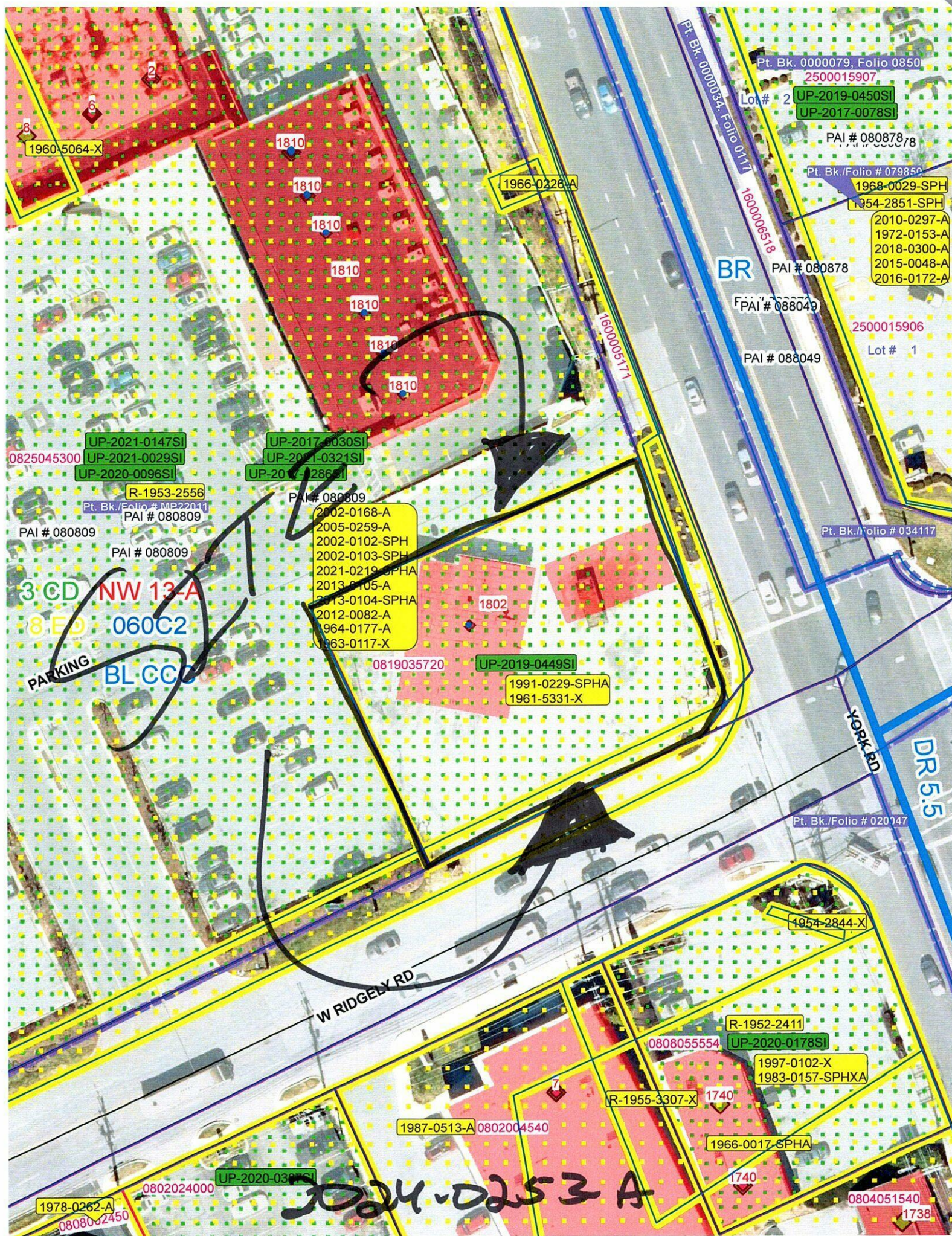


1 inch = 400 feet



Publication Date: July 26, 2024
 Publication Agency: Department of Planning
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

2024-0253-A

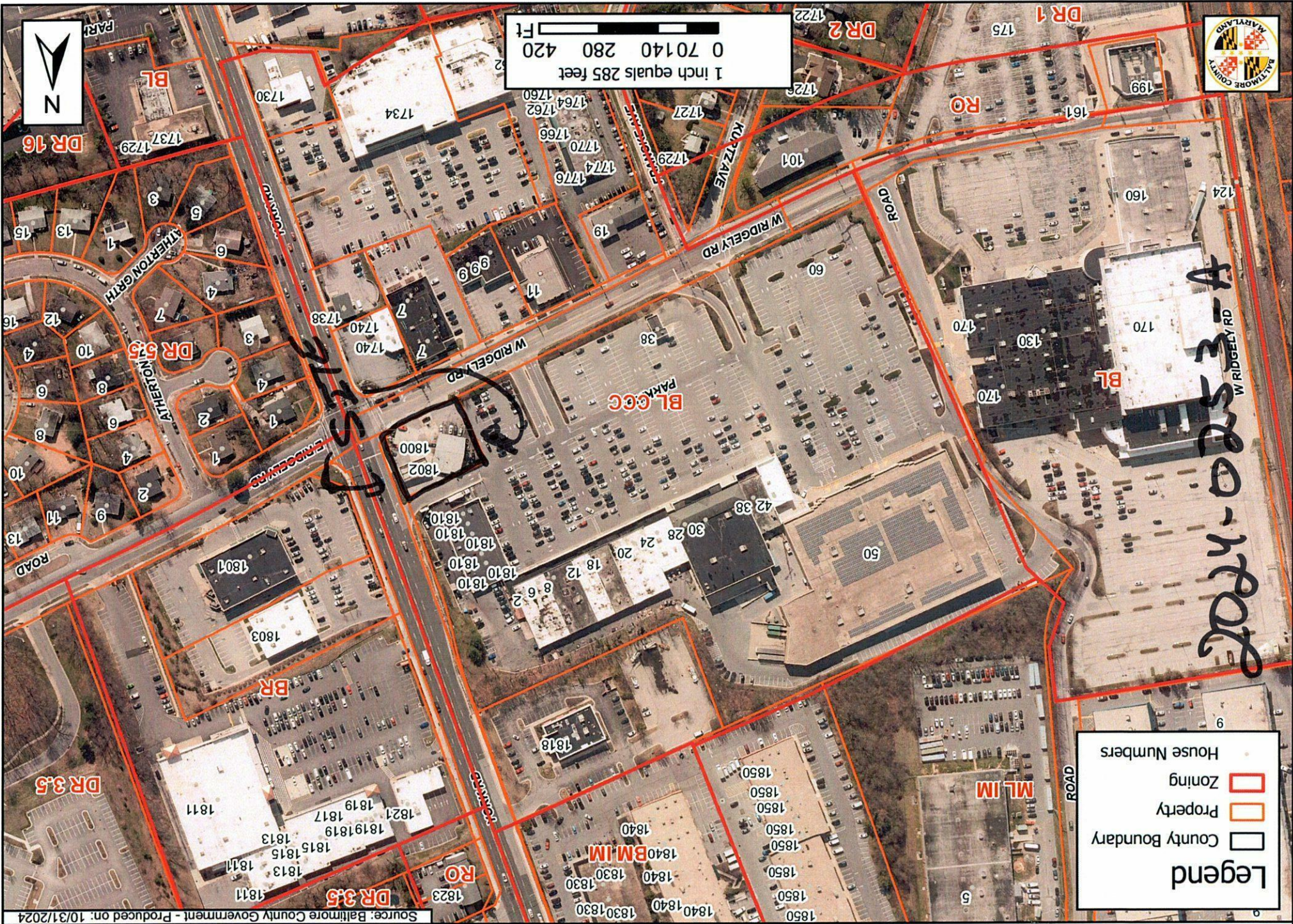


2-115 West Ridgely Road

Source: Baltimore County Government - Produced on: 10/31/2024

Legend

- County Boundary
- Property
- Zoning
- House Numbers



ZONING HISTORY

- CASE NO. R-1963-2556: PROPERTY RECLASSIFIED FROM AN "A" RESIDENCE ZONE TO AN "E" COMMERCIAL ZONE SUBJECT TO THE PROVISION OF AT LEAST FIVE SQUARE FEET OF OFF-STREET PARKING SPACE TO EACH ONE SQUARE FOOT OF LAND TO BE COVERED BY COMMERCIAL BUILDING OR BUILDINGS, APPLICANT WOULD PROVIDE OFF-STREET PARKING FACILITIES FROM 1,000 TO 1,500 AUTOMOBILES.
- CASE NO. 1960-5044-X: PETITION FOR A SPECIAL EXCEPTION TO APPROVE LAUNDRY AND DRY CLEANING PLANT ON THE SUBJECT PROPERTY GRANTED IN SEPTEMBER 7, 1960.
- CASE NO. 1963-0117-X: SPECIAL EXCEPTION TO USE SUBJECT PROPERTY FOR A MOTION PICTURE THEATER, GRANTED IN NOVEMBER 4, 1963.
- CASE NO. 1964-0117-X: VARIANCE FROM SECTION 413.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A DOUBLE-FACE ILLUMINATED ADVERTISING STRUCTURE OF 420 SQUARE FEET AREA IN LIEU OF ALLOWED 150 SQUARE FEET LOCATED ON THE WEST SIDE OF YORK ROAD, GRANTED IN SEPTEMBER 4, 1964.
- CASE NO. R-1966-2214: APRIL 24, 1966 PETITION DISMISSED WITHOUT PREJUDICE.
- CASE NO. 1966-0222-X: VARIANCE FROM SECTION 413.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A SIGN OF 285 SQUARE FEET AREA IN LIEU OF THE ALLOWED 150 SQUARE FEET, GRANTED IN NOVEMBER 17, 1966 UPON APPEAL TO THE BOARD OF APPEALS.
- CASE NO. R-1970-0070: APRIL 20, 1970 PETITION OF RECLASSIFICATION FROM A H.S. ZONE TO A B.L. ZONE.
- CASE NO. 1980-0142-X: MARCH 5, 1980 DENIED VARIANCE TO PERMIT A DOUBLE FACE CUSTOM BUILT SIGN OF 500 SQUARE FEET IN LIEU OF THE PERMITTED SINGLE FACE UNIT.
- CASE NO. 1996-0481-A: JULY 10, 1996 VARIANCE GRANTED TO PERMIT 987 PARKING SPACES IN LIEU OF THE REQUIRE 1,488 PARKING SPACES FOR A SHOPPING CENTER AND A TRANSIT CENTER.
- CASE NO. 2002-0102-SPH-A AND 2002-0103-SPH-A: SPECIAL HEARING TO DETERMINE THE NATURE OF THE PROPOSED USE (HOME DEPOT EXPO DESIGN CENTER) AND THE METHOD USED TO CALCULATE THE NUMBER OF PARKING SPACES REQUIRED FOR SUCH USE, DISMISSED WITHOUT PREJUDICE, JANUARY 23, 2002.
- CASE NO. 2002-0102-A: THE DRC REQUEST FOR A LIMITED EXEMPTION IS WITHDRAWN AND DISMISSED ON JANUARY 9, 2002.
- CASE NO. 2002-0107-A: OCTOBER 18, 2004 VARIANCE TO ALLOW 4 WALL MOUNTED ENTERPRISE SIGNS ON A MULTI-TENANT RETAIL BUILDING IN LIEU OF THE PERMITTED TWO FOR 429 SQ. FT. OF SIGNAGE IN LIEU OF THE ALLOWABLE 271.5 SQ. FT. FOR THE BORDERS SIGNS.
- CASE NO. 2005-0202-A: TO PERMIT AN ILLUMINATED DOUBLE FACED SHOPPING CENTER JOINT IDENTIFICATION SIGN WITH AN AREA OF 169.5 SQ. FT. IN LIEU OF THE REQUIRED 150 SQ. FT. AND FROM SECTION 450.4.7.(b) TO PERMIT THE DISPLAY OF UP TO 10 LINES FOR THE NAMES OF TENANTS OR OCCUPANTS IN LIEU OF THE FIVE LINES PERMITTED WITH COPY OF EACH BEING NOT LESS THAN 6 INCHES IN HEIGHT IN LIEU OF THE REQUIRED 8 INCHES AND TO AMEND THE SITE PLAN AND SIGN DETAIL IN CASE NO. 64-177-A.
- CASE NO. 2012-0082-A: VARIANCE FROM SECTION 409.6.A.2 TO PERMIT 921 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 1048 SPACES, GRANTED ON NOVEMBER 16, 2011.
- CASE NO. 2013-0101-A: DECEMBER 13, 2012 GRANTED VARIANCE FOR (1) NORTH ENTRANCE JOINT IDENTIFICATION SIGN (ZONE BL) (A) 237.86 SQ. FT. OF AREA PER FACE IN LIEU OF 150 SQ. FT. OF AREA PER FACE, (B) HEIGHT OF 25 - 7.5 FT. IN LIEU OF 25 FT. (2) SOUTH OFFICE ENTRANCE SIGN (ZONE BL) (A) 34.44 SQ. FT. OF AREA IN LIEU OF 8 SQ. FT. OF AREA (3) NORTH OFFICE ENTRANCE SIGN (ZONE BL) (A) 34.69 SQ. FT. OF AREA IN LIEU OF 8 SQ. FT. OF AREA (4) FREE STANDING JOINT IDENTIFICATION SIGN (ZONE BL) (A) 180.14 SQ. FT. OF AREA PER FACE IN LIEU OF 150 SQ. FT. OF AREA PER FACE, (B) TWO FREE STANDING JOINT IDENTIFICATION SIGNS ALONG THE SAME FRONTAGE (WEST RIDGELY ROAD) IN LIEU OF ONE PER FRONTAGE (SOUTH ENTRANCE JOINT IDENTIFICATION SIGN AND FREE STANDING JOINT IDENTIFICATION SIGN), (5) NORTH ENTRANCE JOINT IDENTIFICATION SIGN (ZONE ML-W) (A) HEIGHT OF 16 FT. IN LIEU OF 12 FT. CASE NO. 2013-0101-SPH-A: VARIANCE FROM SECTION 409.6.A.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT 844 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 1,081 SPACES, GRANTED ON DECEMBER 31, 2012.
- CASE NO. 2013-0101-SPH-A: VARIANCE FROM SECTION 409.6.A.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT 844 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 1,081 SPACES, GRANTED ON DECEMBER 31, 2012.
- CASE NO. 2021-0219-SPH-A: VARIANCE GRANTED NOVEMBER 5, 2021 FROM SECTION 409.6.A.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT 844 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 1,179 SPACES.

PARKING TABLE

Space Number	Building Tenant	Address	Area (s.f.)	Parking Ratio (#/1,000 s.f.)	Required Parking Spaces
Existing Buildings					
1	Townson Bagel	1810 A-C York Rd	3,079	16	49.26
2	Massage Envy	1810 D-F York Rd	3,150	5	15.75
3	Edible Arrangements	1810 G York Rd	1,050	5	5.25
4	Lele Nails	1810 H York Rd	1,050	5	5.25
5	Supercuts	1810 I York Rd	1,050	5	5.25
6	Supershops - UPS Store	1810 J York Rd	1,050	5	5.25
7	Buttons Liquors	24 W Ridgely Rd	4,200	5	21.00
8	Mexcal	6 W Ridgely Rd	3,000	16	48.00
9	Cosmo Prof (Beauty Systems)	8 W Ridgely Rd	2,912	5	14.56
10	Eastern Savings Bank	10 W Ridgely Rd	3,600	16	57.60
11	Carters	12 W Ridgely Rd	4,320	5	21.60
12	My Pet Store and More	16 W Ridgely Rd	4,320	5	21.60
13	MOM's Market	20 W Ridgely Rd	11,140	5	55.70
14	Proposed Office/Retail/Restaurant	24 W Ridgely Rd	1,870	5	9.35
15	Michael's Stores	30 W Ridgely Rd	25,480	5	127.45
16	Proposed Office/Retail/Restaurant	38 W Ridgely Rd	4,100	5	20.50
17	M & T Bank	40 W Ridgely Rd	2,500	3.3	8.25
18	Kohl's (Kohl's #685)	42 W Ridgely Rd	88,248	3	441.24
19	M & T Bank - Pad	W Ridgely Rd	306	3.3	1.02
20	Plaza Seating #1	-	2,750	16	44
21	Plaza Seating #2	-	1,190	16	19.04
Proposed Buildings					
21	Starbucks	1802 York Rd	2,215	16	35.44
22	Honeygrow	1800 York Rd	3,024	16	48.38
23	Proposed Office/Retail	-	15,655	5	78.28
Total Square Feet for Yorkridge Shopping Center			191,269		
				Total Required Parking Spaces	1179
				Total Provided Parking Spaces	844
				Deficiency %	28.4%

*CASE NO. 2021-0219-SPH-A: VARIANCE GRANTED NOVEMBER 5, 2021 FROM SECTION 409.6.A.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT 844 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 1,179 SPACES.

SITE DATA

- LOCATION: 1800-1810 YORK ROAD AND 2-115 WEST RIDGELY ROAD
- GROSS AREA: 16.432 ACRES (715,786 SQ. FT.)
- NET AREA: 15.855 AC (681,853 SQ. FT.)
- EXISTING ZONING: BL-COO, B, ML-W, DR3.5
- TAX MAP #: 6002
- TAX MAP: 80
- PARCELS: 8,750
- TAX ACCOUNT #: 082045300, 0819035720
- DEED REFERENCES: 28337/119, 03892/00474
- KEY SHEET: S5E
- POSITION: COUNCILMANIC DISTRICT
- ELICTION DISTRICT: 408B
- CENSUS TRACT: 27A1
- ADJ MAP LOCATION: 457941, 4578K2, 4579A2
- ADJ MAP INDEX: 08783/09481
- GIS TIE REFERENCE NUMBERS: 27A1
- WATERSHED: JONES FALLS
- SUBWERSHED: ROLAND RUN
- REGIONAL PLANNING DISTRICT: LUTHERVILLE
- PROPOSED BUILDING HEIGHT: NOT TO EXCEED 40'
- EXISTING LAND USE: COMMERCIAL
- PROPOSED LAND USE: W-3 MASTER PLAN AREA
- BASIC SERVICES - WATER MAP: W-3 MASTER PLAN AREA
- BASIC SERVICES - SEWER MAP: S-3 MASTER PLAN AREA
- AVERAGE DAILY TRIPS (ADO):
- SHOPPING CENTER: 170 / 1,000 SQ. FT. = 32,202 ADOs

28. SITE AREA: 16.432 AC (715,786 SQ. FT.)
 PARCEL # DEED REF TAX ACCT # AREA
 8 28037/119 082045300 15.416 AC (671,520.96 SQ. FT.)
 750 03892/00474 0819035720 0.4385 AC (19,093.7828 SQ. FT.)
 15.8545 AC (690,614.723 SQ. FT.)

29. BUILDING AREA: 166,435 S.F.
 EXISTING: 166,435 S.F.
 PROPOSED BUILDING AREA: 2,215 S.F.
 PLAZA SEATING #1: 2,750 S.F.
 PLAZA SEATING #2: 1,190 S.F.
 OFFICE/RETAIL: 15,655 S.F.
 OFFICE/RETAIL/RESTAURANT #1: 2,215 S.F.
 OFFICE/RETAIL/RESTAURANT #2: 3,024 S.F.
 TOTAL BUILDING AREA: 191,269 S.F.

30. AMENITY OPEN SPACE: MINIMUM REQUIRED: 0.38 * PROVIDED: 0.38 *
 RATIO: 34,835 72,697
 * AMENITY OPEN SPACE RATIO (72,697 / 191,269) = 0.38

31. FLOOR AREA RATIO: 4.0
 MAXIMUM F.A.R. ALLOWED: 0.28 ±
 PROPOSED F.A.R.: 0.28 ±

32. STREET SETBACKS: REQUIRED: PROVIDED:
 FRONT YARD 10' 17' ± (SPACE #23 TO RIDGELY ROAD)
 47' ± (SPACE #22 TO YORK ROAD)

FRONT YARD TO CENTERLINE 40' 53' ± (SPACE #23 TO RIDGELY ROAD)
 40' 97' ± (SPACE #22 TO YORK ROAD)

FRONT YARD AVERAGE (224+10)/2=117' 17' ± (SPACE #23 TO RIDGELY ROAD)

INTERIOR SIDE 0 63' ± (EXISTING BUILDING SPACE #16)
 STREET CORNER SIDE 10' 47' ± (SPACE #22 TO YORK ROAD)

REAR 0 44' ± (EXISTING BUILDING SPACE #16)

33. STACKING SPACES: REQUIRED: PROVIDED:
 SPACE #21 7 * 12
 * 7 SPACES PER STATION, 5 OF WHICH MUST BE BEHIND THE ORDER BOARD (409.10)

34. PROPERTY OUTLINES SHOWN HEREON ARE BASED ON MORRIS & RITCHIE ASSOCIATES, INC. BOUNDARY SURVEY DATED 11/18/2020.

35. TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHICAL SURVEY BY MORRIS & RITCHIE DATED 11/18/2020 AND ON GIS TOPOGRAPHY OBTAINED FROM BALTIMORE CO.

36. THERE ARE NO 100-YEAR FLOODPLAINS ON THIS SITE.

37. THERE ARE NO NON-TIDAL WETLANDS ON THIS SITE.

38. THERE ARE NO HISTORIC STRUCTURES OR KNOWN ARCHEOLOGICAL SITES ON THIS PROPERTY.

39. THE PROPERTY IS NOT UNDER ANY ACTIVE ZONING VIOLATION.

40. ANY FUTURE USES TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.

41. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS AS PER THE BALTIMORE COUNTY BASIC SERVICES MAPS.

42. SITE OPERATIONS WILL BE 24 HOURS A DAY.

43. OFF-STREET PARKING SPACES SHOWN IN GRAY MAY BE OBSTRUCTED DURING LOADING/UNLOADING ACTIVITIES AND ARE THEREFORE NOT COUNTED AS TOTAL PROVIDED PARKING SPACES IN THE "PARKING TABLE" ON THIS SITE PLAN.

DRC HISTORY:

- DRC NO. 020303E - AN A-2 EXEMPTION WAS GRANTED ON FEBRUARY 14, 2003 TO PERMIT THE CONSTRUCTION OF A KOHL'S DEPARTMENT STORE.
- DRC NO. 021818A - AN A-1 EXEMPTION WAS GRANTED ON APRIL 18, 2019 TO PERMIT THE CONSTRUCTION OF THE MAT BANK BUILDING.
- DRC NO. 111022A - A B-B LIMITED EXEMPTION WAS GRANTED ON NOVEMBER 10, 2020 TO PERMIT THE CONSTRUCTION OF A NEW BUILDING, REVISE THE PARKING LOT AND ADJUST THE LOT LINE.
- DRC NO. 010422B - A B-B LIMITED EXEMPTION WAS GRANTED ON JANUARY 7, 2022 TO PERMIT THE CONSTRUCTION OF TWO NEW BUILDINGS, REVISE THE PARKING LOT AND ADJUST THE LOT LINES.

SITE LEGEND

- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. BUILDING
- EX. CURB & GUTTER
- EX. EDGE OF PAVEMENT
- EX. GUARDRAIL

BM-IM BL-COO

EX. ZONING

EX. CONCRETE

EX. LIGHT POLE

EX. STOP SIGN

EX. DIRECTIONAL ARROW MARKINGS

EX. STOP BAR MARKING

EX. ACCESSIBLE PARKING MARKING

EX. PARKING COUNT

EX. TREE

EX. TREE LINE

EX. UTILITY POLE

EX. LIGHT POLE

EX. TRANSFORMER

EX. BOLLARD

EX. DOUBLE FACED SIGN

EX. DUMPSTER

EX. TROILER

EX. SPEED BUMPS

EX. HANDICAPPED ACCESSIBLE AISLE STRIPING

EX. NO PARKING STRIPING

PR. PARKING STRIPING

OFF STREET PARKING SPACES NOT INCLUDED IN TOTAL PROVIDED PARKING SPACES

PR. CURB & GUTTER

PR. LOT LINE ADJUSTMENT

PR. SIDEWALK

PR. LIMIT OF DISTURBANCE

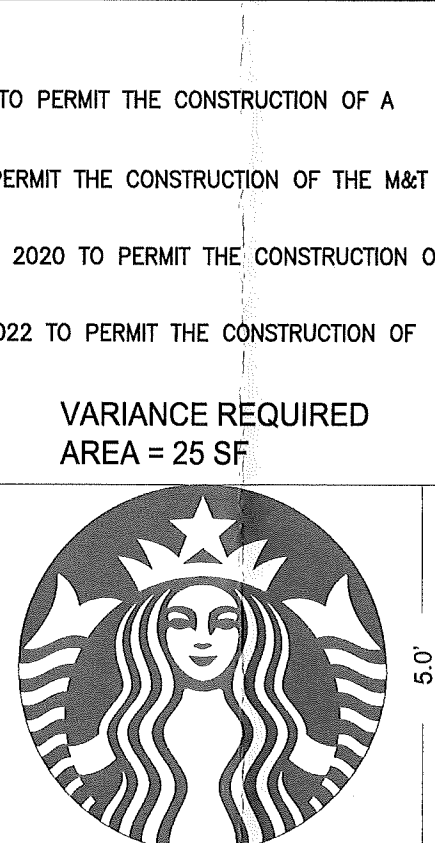
PR. RIGHT OF WAY

PR. STORMWATER EASEMENT

PR. RETAINING WALL

PR. DECORATIVE VASORARY WALL

W/ ORNAMENTAL FENCING



VICINITY MAP

SCALE: 1" = 1000'

VARIANCE REQUIRED AREA = 25 SF

NOT TO SCALE

ENTERPRISE SIGN - NORTH FACADE - PROPOSED

NOT TO SCALE

ENTERPRISE SIGN - EAST FACADE - PROPOSED

NOT TO SCALE

EXISTING DIRECTIONAL SIGN

NOT TO SCALE

ENTERPRISE SIGN - WEST FACADE - EXISTING

NOT TO SCALE

EXISTING DIRECTIONAL SIGN

NOT TO SCALE

EXISTING FREESTANDING W/ TENANT PANELS

NOT TO SCALE

OWNER / DEVELOPER

YORKRIDGE SHOPPING CENTER, LLC

1810 YORK ROAD

BALTIMORE, MARYLAND 21208

CONTACT: MARK KENNAUM / JEFFERY D. GABER

PHONE: 410-461-9100

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR

APPROVED BY ME, AND THAT I AM A DULY LICENSED

PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF

MARYLAND, LICENSE NO. 34479, EXPIRATION DATE: 06/21/2026.

DATE

REVISIONS

JOB NO.: 13539x11

SCALE: VARIES

DATE: 11/16/2024

DRAWN BY: TZ

DESIGN BY: JTS/JMA

REVIEW BY: JTS

SHEET: 01 OF 01

3RD COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND 8TH ELECTION DISTRICT

1802 YORK ROAD

SITE PLAN TO ACCOMPANY

SIGN VARIANCE PETITION

2-115 WEST RIDGELY ROAD

1802 YORK ROAD

SITE PLAN TO ACCOMPANY

SIGN VARIANCE PETITION

2-115 WEST RIDGELY ROAD

1802 YORK ROAD

SITE PLAN TO ACCOMPANY

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