

June 20, 2017

Code Enforcement  
105 W Chesapeake Ave  
Towson, MD 21204

Re: Signs at Royal Farms

Dear Code Enforcement

I request that you take action against every Royal Farms store in the County for their excessive signage. The following photo is from the one on Windlass Dr., but is exactly like the ones at virtually every other Royal Farms location.



The banner is classified in the BCZR Table of Temporary signs as a "Commercial Special Event" sign, and is generally allowed only with a permit, and only for 60 days per year. The ones at Royal Farms are "permanent".

The BCZR, in the table of permanent sign, item 5(e), Fuel service station, states: "Except for windows, commercial special events signs shall not be permitted on the premises."

The "banner" pictured above, even if it were allowed by permit, would be for no more than 60 days per year.

In fact, these banners are larger than the 14 sq ft allowed by the Master Settlement Agreement of 1998, which I know you are not responsible for enforcing.

The resulting Order and approved plan for this property from the latest case on record, Case 1996-0079-XA, shows the sign as follows on the left. A later case 2011-0165 was initiated and

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then withdrawn. It showed the sign as below on the right. At every new Royal Farms, the two cigarette price signs as in the photo above are being added afterwards in contradiction to the approved plan for each.



The portion of the sign displaying the fuel price is generally considered as being exempt from the size limits in the BCZR per COMAR. However, as admitted on numerous plans submitted to Zoning Hearings by Royal Farms in the past, the part of the sign not displaying fuel prices is still limited by the BCZR, generally to 75 sq ft. The addition of the cigarette prices at the bottom results in a requirement to measure the entire sign (single rectangle) to determine compliance. This interpretation was confirmed to me in Code Enforcement case CC99CO042485 in 2008.

Since I know that you will not simply go to "every" store in the County, please open a separate case for each of the following, which I have personally observed with excessive signage this past couple weeks. Please ensure that the inspector assigned to each reads this letter so they understand the true nature of the complaint and what to look for.

- 9620 Belair Rd, 21236
- 3320 Eastern Blvd, 21220
- 1010 Eastern Blvd. 21221
- 1525 E. Joppa Rd, 21286
- 2410 E. Joppa Rd, 21234
- 9043 Liberty Rd, 21133

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11905 Market Way, 21220  
1601 Middleborough, 21221  
8803 Philadelphia Rd, 21237  
9600 Pulaski Hwy, 21220  
10740 Pulaski Hwy, 21162  
11510 Reisterstown Rd, 21136  
4308 Washington Blvd, 21227  
1302 Windlass Dr., 21220

I could provide a photo of each of these, and a copy of what was approved in their site plan, but they all look pretty much the same as the ones shown above.

Regards,

A handwritten signature in cursive script that reads "Michael A. Pierce".

Michael Pierce  
7448 Bradshaw Rd  
Kingsville, MD 21087

cc: Br. Branch, Health Department