

BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

November 26, 2008

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

Advance Signs & Service
P.O. Box 1090
596 Church Street
Angier, North Carolina 27501
Attention: K. Scott Brown, President

Re: Spirit and Intent Letter
Sam's Club
9746 Reisterstown Road
Owings Mills, Maryland 21117
Case #2002-0413-A
11th Election District

Dear Mr. Brown,

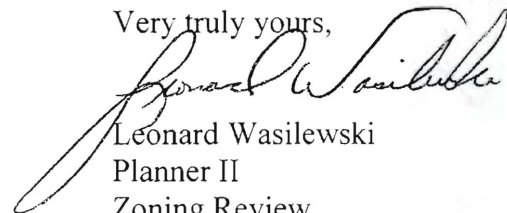
Your spirit and intent letter sent to Timothy Kotroco, Director of Permits and Development Management has been referred to me for reply. Based upon the information provided therein, and our research of the zoning records, the following applies:

It has been determined that the proposed wall sign changes outlined in your letter and shown on your accompanied Exhibit 1-4 do meet the spirit and intent of the Baltimore County Zoning Regulations and the order in zoning Case 2002-0413-A.

1. Your letter, exhibits and a copy of this response will be made a permanent part of the above listed case file for future reference.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,


Leonard Wasilewski
Planner II
Zoning Review
LW/08-503

CC: Mr. Arthur Adler, Garrison Realty Investors, LLC
100 Painters Mill Rd.; Owings Mill MD 21117
Mr. Glenn Weinberg, Cordish Garrison Realty Investors, LLC
601E. Pratt St., 6th Floor, Baltimore, MD 21202
Mr. Michael Gardner, Vice President, Wal-Mart Stores, INC.
2001 SE 10th St., Bentonville, AR 72712
Mr. Scott Brown, P.O. Box 1090, Angier, NC 27501
Mr. Steve Warfield, 10540 York Rd., Ste. M, Hunt Valley, MD 21030
People's Counsel; Case File



POST OFFICE BOX 1090 596 CHURCH STREET ANGIER, NORTH CAROLINA 27501

November 26, 2008

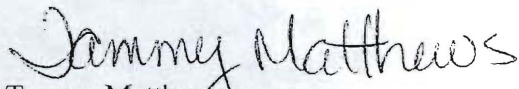
County of Baltimore
Attn: Lenny Wasilewski
111 West Chesapeake Ave
Room 100
Towson, MD 21204

RE: SAM'S #4766 – Owings Mills, MD

In reference to the above mentioned location please find the following revised exhibit drawings. Please mail the permit back to my attention.

Please call with any questions or concerns you may have with the information provided. I look forward to hearing from you soon. I can be reached if needed, at (800)452-3793. Thank you for your time and consideration.

Sincerely,


Tammy Matthews



POST OFFICE BOX 1090 596 CHURCH STREET ANGIER, NORTH CAROLINA 27501

November 21, 2008

County of Baltimore
Attn: Mr. Timothy M. Kotroco
Director of Permits & Development Management
111 West Chesapeake Ave., Suite 105
Towson, MD 21204

RE: SAM'S #4766 - 9746 Reistertown Rd. - Owings Mill

In reference to the above mentioned location, it is our proposal to update the existing signage. Sam's Club is currently undergoing a nationwide re-image campaign. Even with our proposed changes, it is our intent to keep within the spirit of the original signage variance for this property. A copy of this variance, Case No. 02-413-A approved June 13, 2002, and the subsequent sign permit, are attached for your convenience.

In this variance you will find that we were approved (3) wall mounted enterprise signs on the South facade, (2) wall mounted signs on the East facade and (1) wall mounted sign on the North facade of the building. The sign approved for the North elevation was never utilized. Our plan is to remove the perimeter orange and green portions of each existing SAM'S logo leaving the center diamond portion in place. This remaining diamond will then be refaced. The ancillary / pharmacy panel, the copies reading "Tire & Battery Installation", "Entrance" and "Exit" will each be removed and replace with comparable versions. In each case, the new sign will cover less square footage area than the original. Please find attached *Exhibit 1*, a spread sheet indicating each sign along with its respective location, size and reduction in square footage from its predecessor. Also find *Exhibits 2-4* which provide additional, more specific information and reference material covering the project as a whole.

We hope you will agree that the changes we propose, which greatly reduce the overall square footage of the signs on the building without increasing the number of signs, keeps with the spirit and intent of the previous variance approval. We respectfully request, on behalf of our customer, your approval. Please feel free to contact me with any questions or concerns you may have with the information provided. I look forward to hearing from you soon. Thank you for your time and consideration.

Sincerely,

K. Scott Brown, President

RECEIVED

NOV 25 2008

08-501-503

cc: Lenny Wasilewski, County of Baltimore
Amber Davis. Walmart Stores, Inc.

Exhibit 1

Existing				
Sign	Elevation	SQUARE FOOTAGE	DIMENSIONS	SQUARE FOOTAGE
Sam's Diamond	South	353.66	16.23' x 21.79'	353.66
Sam's Diamond	South	353.66	16.23' x 21.79'	353.66
Ancillary	South	100.00	10.0' x 10.0'	100.00
Entrance	South	15.75	1.5' x 10.5'	15.75
Exit	South	5.25	1.5' x 3'-6"	5.25
Sam's Diamond	East	353.66	16.23' x 21.79'	353.66
Tire & Battery Installation	East	37.38	1.5' x 24.92'	37.38

Proposed					
Sign	Elevation	SQUARE FOOTAGE	DIMENSIONS	SQUARE FOOTAGE	Reduction
Sam's Diamond	South	264.39	11.5' x 11.5'	264.39	89.27
Sam's Diamond	South	264.39	11.5' x 11.5'	264.39	89.27
Ancillary	South	64.00	8.0' x 8.0'	64.00	36.00
Welcome	South	6.12	1.0' x 6.12'	6.12	9.63
Exit	South	2.42	1.0' x 2.42'	2.42	2.83
Sam's Diamond	East	264.39	11.5' x 11.5'	264.39	89.27
Tire Installation	East	10.38	1.0' x 10.38'	10.38	27.00



EXISTING SIGNAGE

24.92 ft

Tire & Battery Installation

1.50 ft 1 ft 6 in

37.38
SQ. FT.



REPLACEMENT SIGNAGE

10.38 ft

Tire Installation

1.00 ft 1 ft 0 in

10.38
SQ. FT.

Proposal Drawing

Project: **SAMS
4766**

Location:
Owings Mill, MD

Contact:
info:

Date:
Description:

Notes:

EXHIBIT 3

Drawn by: C L BELLAMY

Customer
Approval

Date

Landlord
Approval

Date

596 Church St.
Post Office Box 1090
ANGIER, NC 27501
PHONE (919) 639-4666
FAX (919) 639-0794
www.advancesignservice.com

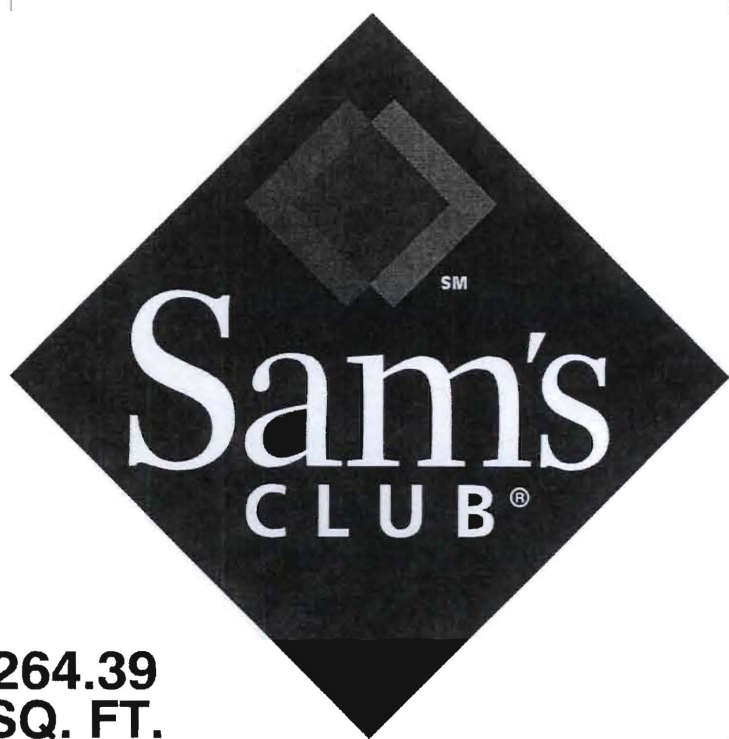


REPLACEMENT SIGNAGE



16 ft3 1/4 in

16.26 ft



264.39
SQ. FT.

16.26 ft 16 ft3 1/4 in

8 ft0 in

8.00 ft



8.00 ft

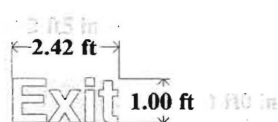
64.00
SQ. FT.



6.12 ft

1.00 ft

6.13
SQ. FT.



2.42 ft

1.00 ft

2.42
SQ. FT.

Proposal Drawing

Project: **SAMS
4766**

Location:
Owings Mill, MD

Contact:
info:

Date:
Description:

Notes:

EXHIBIT 2-2

Drawn by: **C L BELLAMY**

Customer
Approval

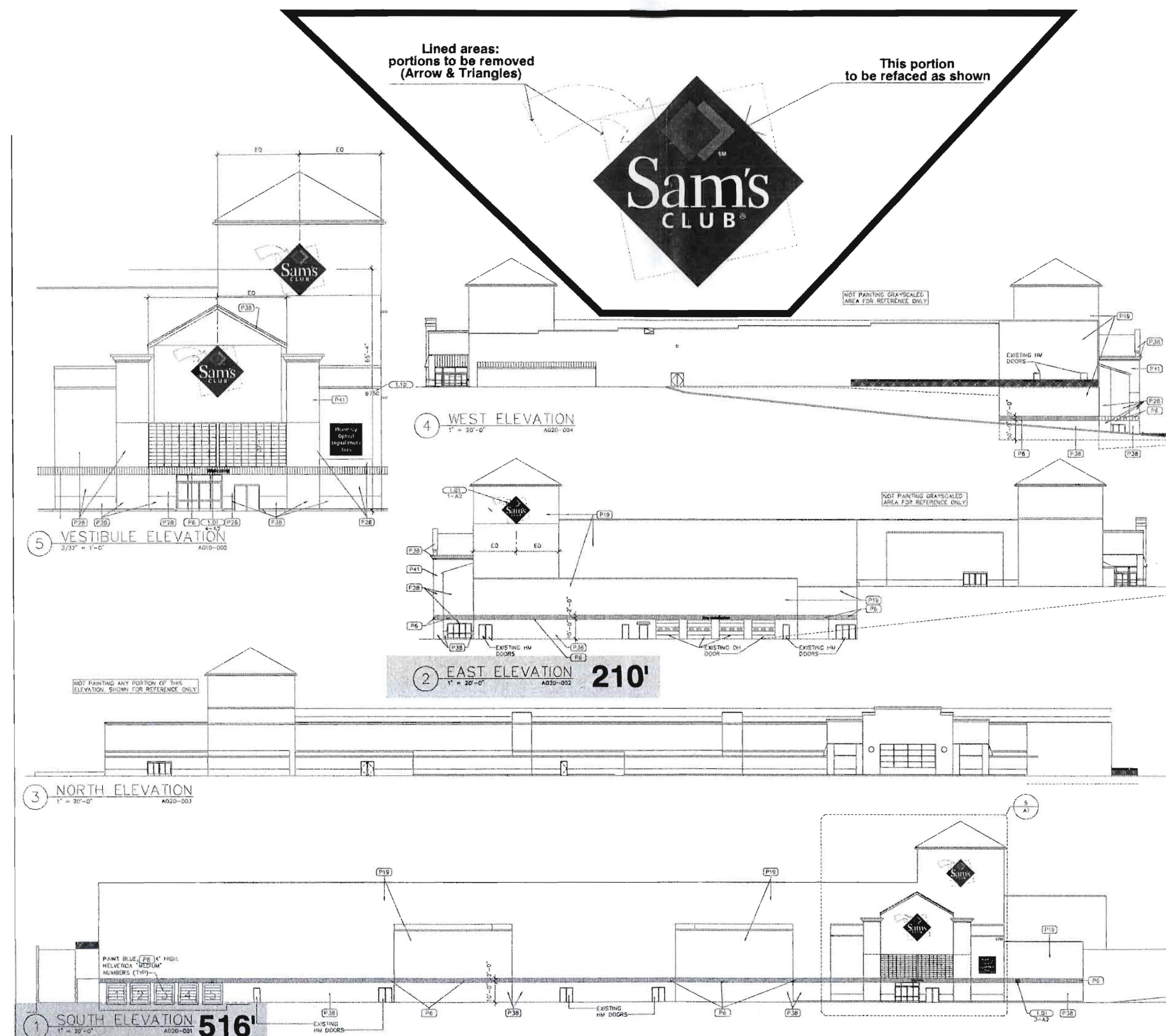
Date

Landlord
Approval

Date

596 Church St.
Post Office Box 1090
ANGIER, NC 27501
PHONE (919) 639-4666
FAX (919) 639-0794
www.advancesignservice.com





Proposal Drawing Project: SAMS # 4766		Contact: info:	Notes: EXHIBIT 4	Customer Approval	Date
Location: Owings Mill, MD		Date:		Landlord Approval	Date
		Description:		Drawn by: C L BELLAMY	

596 Church St.
 Post Office Box 1090
 ANGLIER, NC 27501
 PHONE (919) 639-4666
 FAX (919) 639-0794
www.advancesignservice.com

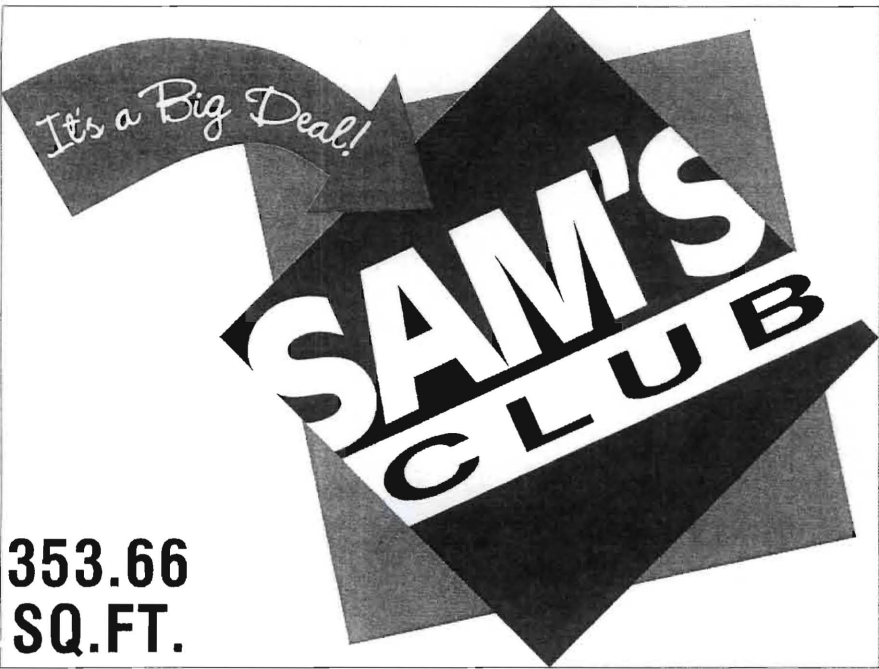


EXISTING SIGNAGE



21 ft9 1/2 in

21.790 ft



353.66
SQ.FT.

16.230 ft 16 ft2 3/4 in

10.50 ft

Entrance

1.50 ft

15.75
SQ. FT.

10.64 ft



10.64 ft

113.21
SQ. FT.

3.50 ft

Exit

1.50 ft

5.25
SQ. FT.

Proposal Drawing		Notes: EXHIBIT 2-1	Customer Approval		Date
Project: SAMS # 4766					
Location: Owings Mill, MD					
Contact: info:					
Date:		Landlord Approval		Date	
Description:		Drawn by: C L BELLAMY			

596 Church St.
Post Office Box 1090
ANGIER, NC 27501
PHONE (919) 639-4666
FAX (919) 639-0794
www.advancesignservice.com

ADVANCE
Signs & Service

IN RE: PETITION FOR VARIANCE
SW/S Reisterstown Road, 1100' NW of
the c/I Kenmar Avenue
(9746 Reisterstown Road)
4th Election District
3rd Council District

Garrison Realty Investors, LLC
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-413-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Garrison Realty Investors, LLC, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek relief from the sign regulations set forth in Section 450.4.5.d of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: to permit three (3) wall-mounted enterprise signs on the south façade of the building in lieu of the one permitted, and to allow two (2) wall-mounted enterprise signs on the east façade of the building on which no wall-mounted enterprise signs are permitted; to allow one (1) wall-mounted enterprise sign on the north façade of the building on which no additional wall-mounted enterprise signs are permitted by right; and, from Section 450.4.3 of the B.C.Z.R. to permit a wall-mounted directional sign on the south façade of the building of 15.75 sq.ft. in lieu of the maximum allowed 8 sq.ft. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 2.

Appearing at the requisite public hearing in support of the request were Arthur Adler on behalf of Garrison Realty Investors, LLC, Scott Brown, a sign consultant representing Sam's Club, Steve Warfield, Professional Engineer with Matis Warfield, Inc., the consultants who prepared the site plan for this property, and David Karceski, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING

Date 6/13/12

By [Signature]

The Petition filed in the instant case relates to signage for a proposed Sam's Club on the subject property. Similar relief was requested in companion Case No. 02-414-A for a proposed Wal-Mart which will be located in the same building as Sam's Club, but will bear the address 9750 Reisterstown.

As shown on the site plan, the subject property is an irregular shaped parcel located on the south side of Reisterstown Road, near the Northwest Expressway (I-795) and Painters Mill Road in Owings Mills. The property contains a gross area of 21.68 acres, more or less, zoned B.M., and has been developed with a unique, two-story structure, which will ultimately contain both a Sam's Club and a Wal-Mart store. The particulars of the development are more particularly shown on the site plan; however, suffice it to say that this project is unique in that both of these large retailers will be located within the same building. Additionally, owing to the grade of the property, entrances to both stores are at ground level. The Sam's Club operation will be accessed from the southeast side of the property facing Reisterstown Road. The Wal-Mart store is oriented to the northwest and will be accessed via the Northwest Expressway.

The proposed sign package for Sam's Club is shown on the three-page building elevation drawings submitted into evidence as Petitioner's Exhibits 1A through 1C. Owing to the site's recessed location from Reisterstown Road and I-795, the building was architecturally styled with towers at each end of the structure to provide visibility to the site from those two major roadways. Six (6) wall-mounted signs are proposed on the sides of the building and one (1) directional sign. These signs advertise the services offered at Sam's Club and are necessary so that patrons enter the store at the appropriate location for their specific need. For example, separate signs advertising photo development, tire and battery service, pharmacy, etc. are proposed.

Based upon the testimony and evidence presented, I am easily persuaded that variance relief should be granted. This site is unique by virtue of its topography, location and configuration. It is an irregular shape and set back significantly from Reisterstown Road and I-795. These factors as well as the dual purpose of the building are persuasive to a finding that the site is unique and that practical difficulty would result if relief were denied. The signs are appropriate for the size of

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Date 6/13/02
By [Signature]

the building and will provide a needed service to customers by directing them to specific entrances for a given service. Moreover, given the commercial nature of the area, it is clear that the signs are in character with the neighborhood and will not detrimentally impact the health, safety and general welfare of the locale. For all of these reasons the Petition for Variance shall be granted.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of June, 2002 that the Petition for Variance seeking relief from the sign regulations set forth in Section 450.4.5.d of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: to permit three (3) wall-mounted enterprise signs on the south façade of the building in lieu of the one permitted, and to allow two (2) wall-mounted enterprise signs on the east façade of the building on which no wall-mounted enterprise signs are permitted; to allow one (1) wall-mounted enterprise sign on the north façade of the building on which no additional wall-mounted enterprise signs are permitted by right; and, from Section 450.4.3 of the B.C.Z.R. to permit a wall-mounted directional sign on the south façade of the building of 15.75 sq.ft. in lieu of the maximum allowed 8 sq.ft., in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

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Date 6/13/02

By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 13, 2002

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITIONS FOR VARIANCE
SW/S Reisterstown Road, 1100' NW of the c/l Kenmar Avenue
(9746 and 9750 Reisterstown Road)
4th Election District – 3rd Council District
Garrison Realty Investors, LLC - Petitioners
Cases Nos. 02-413-A and 02-414-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Arthur Adler, Garrison Realty Investors, LLC
100 Painters Mill Road, Owings Mills, MD 21117
Mr. Glenn Weinberg, Cordish Garrison Realty Investors, LLC
601 E. Pratt Street, 6th Floor, Baltimore, MD 21202
Mr. Michael Gardner, Vice President, Wal-Mart Stores, Inc.
2001 SE 10th Street, Bentonville, AR 72712
Mr. Scott Brown, P.O. Box 1090, Angier, NC 27501
Mr. Steve Warfield, 10540 York Road, Suite M, Hunt Valley, MD 21030
People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9746 Reisterstown Road

which is presently zoned BM

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

SEE ATTACHED

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be determined at the hearing.

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

I, or we, agree to pay expenses of above Variance, 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.

I/We do 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 Petition.

Contract Purchaser/Lessee:

SEE ATTACHED

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Avenue (410) 494-6200

Address

Telephone No.

Towson, Maryland 21204

City

State

Zip Code

Legal Owner(s):

Garrison Realty Investors, LLC

(See Attached)

Name - Type or Print

Signature

Name - Type or Print

Signature

100 Painters Mill Road (410) 752-5444

Address

Telephone No.

Owings Mills, Maryland 21117

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue (410) 494-6200

Address

Telephone No.

Towson, Maryland 21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By CTM Date 5/2/02

Case No. 02-413-A

REV 9/15/98

ORDER RECEIVED FOR FILING

Date

By

SAM'S CLUB (Store No. 4766)
VARIANCES REQUESTED FOR
9746 REISTERSTOWN ROAD

Variance from Section 450.4.5.d of the Baltimore County Zoning Regulations ("BCZR") to allow three wall-mounted enterprise signs on the south facade of the building in lieu of the one permitted wall-mounted enterprise sign.

Variance from BCZR Section 450.4.5.d to allow two wall-mounted enterprise signs on the east facade of the building, a facade on which no wall-mounted enterprise signs are permitted by right.

Variance from BCZR Section 450.4.5.d to allow a wall-mounted enterprise sign on the north facade of the building, a facade on which no additional wall-mounted enterprise signs are permitted by right.

Variance from BCZR Section 450.4.3 to allow a wall-mounted directional sign of 15.75 square feet on the south facade of the building in lieu of the permitted 8 square feet.

(SEE ATTACHED SHEET FOR DETAILED SIGNAGE LIST)

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Date 6/13/12
By [Signature]

#413

ATTACHED SHEET
9746 REISTERSTOWN ROAD

SOUTH FACADE

Variance from BCZR Section 450.4.5.d to allow a second wall-mounted enterprise sign of 353.66 square feet on the south facade of the building in lieu of the one wall-mounted enterprise sign permitted (Sign #2 – Sam's Club).

Variance from BCZR Section 450.4.5.d to allow a third wall-mounted enterprise sign of 100.00 square feet on the south facade of the building in lieu of the one wall-mounted enterprise sign permitted (Sign #5 – Pharmacy, Optical, 1-Hr. Photo, Tires).

Variance from BCZR Section 450.4.3 to allow a directional sign of 15.75 square feet on the south facade of the building in lieu of the 8 square feet permitted (Sign #3 - Entrance).

EAST FACADE

Variance from BCZR Section 450.4.5.d to allow one wall-mounted enterprise sign of 353.66 square feet on the east facade of the building, a facade on which no wall-mounted enterprise signs are permitted by right (Sign #6 – SAM'S CLUB).

Variance from BCZR Section 450.4.5.d to allow a second wall-mounted enterprise sign of 60.85 square feet on the east facade of the building, a facade on which no wall-mounted enterprise signs are permitted by right (Sign #7 – Tire & Battery Installation).

NORTH FACADE

Variance from BCZR Section 450.4.5.d to allow a wall-mounted enterprise sign of 353.66 square feet on the north facade of the building, a facade on which no additional wall-mounted enterprise signs are permitted by right (Sign #8 – SAM'S CLUB).

TO1DOCSI/DHK01/#133702 v1

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Date

By

4/13/12
413

SIGNATURE PAGE

GARRISON REALTY INVESTORS, LLC
a Maryland Limited Liability Company

By: Cordish Garrison Realty Investors, LLC

By: 
Glenn Weinberg, Authorized Member
601 E. Pratt Street, 6th Floor
Baltimore, Maryland 21202
(410) 752-5444

TO1DOCS1/DHK01/#133683 v1

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Date

By

6/13/02



413

Petition for Variance Signature Page

Owings Mills, MD

Contract Purchaser/Lessee:

Wal-Mart Stores Inc.

By: Michael ~~Garner~~ *Gardner*

Asst. Vice President



Signature

2001 S.E. 10th Street

Bentonville, AR 72712

(479) 273-4000

Contract Purchaser/Lessee:

Wal-Mart Stores Inc. (Sam's)

By: Michael ~~Garner~~ *Gardner*

Asst. Vice President



Signature

2001 S.E. 10th Street

Bentonville, AR 72712

(479) 273-4000

ORDER RECEIVED FOR FILING

Date 6/13/12

By [Signature]

F-413

Matis Warfield

consulting engineers

ZONING DESCRIPTION

Beginning at a point on the southwest side of Reisterstown Road (MD Route 140) which is 66-feet wide at the distance of 1100-feet northwest of the centerline of the nearest improved intersecting street, Kenmar Avenue, which is 30-feet± wide. Thence the following courses and distances:

S 62° 25' 50" W 167.62';

S 72° 28' 50" W 46.67';

S 56° 23' 50" W 10.00';

S 34° 23' 50" W 11.58';

S 0° 48' 50" W 21.50';

S 62° 38' 50" W 75.17';

S 42° 05' 51" W 247.90';

S 65° 13' 40" E 183.63';

S 52° 32' 20" W 572.35';

S 06° 42' 40" E 319.50';

S 83° 17' 20" W 75.50';

S 06° 42' 40" E 37.33';

S 34° 43' 47" W 181.49';

ARC WITH A RADIUS OF 2914.68' LENGTH: 788.17' (CHORD: N 33° 35' 42" W);

N 41° 20' 30" W 813.04';

N 34° 44' 30" E 290.87';

S 65° 16' 30" E 859.60';

S 65° 16' 30" E 408.29';

N 43° 05' 00" E 576.62';

S 48° 42' 40" E 167.72';

To the point of beginning,

As recorded in Deed Liber 14284, Folio 480

Containing 21.56-acres±. Also known as 9746 Reisterstown Road, Garrison Realty Investors, LLC Property and located in the 4th Election District.



413
Sams Club

Matis Warfield, Inc.

10540 York Road • Suite M • Hunt Valley, Maryland 21030
phone 410-683-7004 • facsimile 410-683-1798
www.matiswarfield.com

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. **10185**
02-413-A

DATE 3-26-02 ACCOUNT R-001-06-6150

AMOUNT \$ 250.⁰⁰

RECEIVED FROM: Perry L. Butcher & Assoc.

FOR: Commercial Variance Filing Fee
Sam's Club 9746 Reisterstown Rd.

PAID RECEIPT

BUSINESS	ACTUAL	TIME
3/28/2002	3/28/2002	10:30:07
REG 4506	WALKIN KNCH KYN DRYMR	4
>> RECEIPT # 074713 3/28/2002 OFLN		
Dept	5 628 ZONING VERIFICATION	
CR NO.	010185	
Recpt Tot	\$250.00	
250.00	CK	.00 CA
Baltimore County, Maryland		

CASHIER'S VALIDATION

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 113-001

DATE

5/12/02

ACCOUNT

Real Estate

AMOUNT

\$100.00

RECEIVED FROM

MARIE E. BAEYER

FOR

02-113-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHER'S VALIDATION

Baltimore County, Maryland

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-413-A

9746 Reisterstown Road

SW/S Reisterstown Road, 1100' NW centerline of Kenmar Ave.

4th Election District - 3rd Councilmanic District

Legal Owner(s): Garrison Realty Investors, LLC

Contract Purchaser: Wal-Mart Stores, Inc.

Variance: to allow 5 wall-mounted enterprise signs on the south façade of the building in lieu of the 1 permitted wall-mounted sign; to allow 2 wall-mounted enterprise signs on the east façade of the building, a façade on which no wall-mounted signs are permitted by right; to allow a wall-mounted enterprise sign on the north façade of the building, a façade on which no additional wall-mounted signs are permitted by right, to allow a wall-mounted directional sign of 16.75 square feet on the south façade of the building in lieu of the permitted 8 square feet.

Hearing: Tuesday, May 28, 2002 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/5/683 May 14

C538421

CERTIFICATE OF PUBLICATION

5/16/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/14/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE Case No. 02-414-A
02-413A
 Petitioner/Developer V.B.H.
% AMY DONTILL
 Date of Hearing/Closing: 5/28/02

Baltimore County Department of
 Permits and Development Management
 County Office Building, Room 111
 111 West Chesapeake Avenue
 Towson, MD 21204

Attention: Ms. Gwendolyn Stephens/
 MR. GEORGE ZAHNER

Ladies and Gentlemen

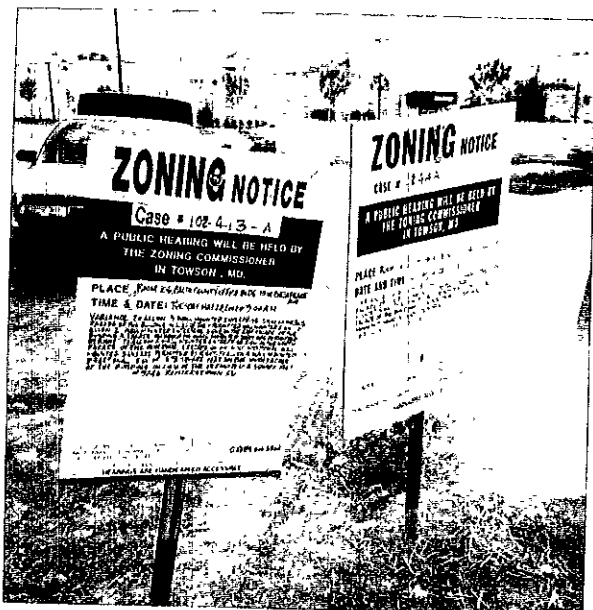
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
 were posted conspicuously on the property located at #9746 REISTERSTOWN RD.
9750 REISTERSTOWN ROAD

The sign(s) were posted on 5/10/02
 (Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 5/12/02
 (Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
 (Printed Name)
523 PENNY LANE
 (Address)
HUNT VALLEY, MD. 21030
 (City, State, Zip Code)
410-666-5366 ; CELL 410-905-8571
 (Telephone Number)



02-413-A 02-414-A
 # 9746 REIST 5/28 # 9750

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

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 petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:

Item Number or Case Number: 02-413-A
Petitioner: CLARKSON REALTY INVESTMENTS, LLC
Address or Location: 9746 REISTERSTOWN ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dombal
Address: 2604 CLESTONY AVE
TOWSON MD 21204
Telephone Number: (410) 494-6214

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 14, 2002 Issue – Jeffersonian

Please forward billing to:

Amy Dontell
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

410 494-6244

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-413-A

9746 Reisterstown Road

SW/S Reisterstown Road, 1100' NW centerline of Kenmar Avenue

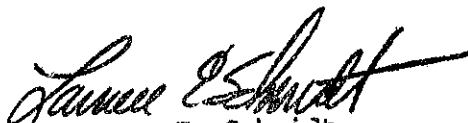
4th Election District – 3rd Councilmanic District

Legal Owner: Garrison Realty Investors LLC

Contract Purchaser: Wal-Mart Stores Inc

Variance to allow 5 wall-mounted signs on the south façade of the building in lieu of the 1 permitted wall-mounted sign; to allow 2 wall-mounted signs on the east façade of the building, a façade on which no wall-mounted signs are permitted by right; to allow a wall-mounted sign on the north façade of the building, a façade on which no additional wall-mounted signs are permitted by right.

HEARING: Tuesday, May 28, 2002 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT 602

ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 14, 2002 Issue – Jeffersonian

Please forward billing to:

Amy Dontell
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

410 494-6244

NOTICE OF ZONING HEARING

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CASE NUMBER: 02-413-A

9746 Reisterstown Road

SW/S Reisterstown Road, 1100' NW centerline of Kenmar Avenue

4th Election District – 3rd Councilmanic District

Legal Owner: Garrison Realty Investors LLC

Contract Purchaser: Wal-Mart Stores Inc

Variance to allow 3 wall-mounted enterprise signs on the south façade of the building in lieu of the 1 permitted wall-mounted sign; to allow 2 wall-mounted enterprise signs on the east façade of the building, a façade on which no wall-mounted signs are permitted by right; to allow a wall-mounted enterprise sign on the north façade of the building, a façade on which no additional wall-mounted signs are permitted by right, to allow a wall-mounted directional sign of 15.75 square feet on the south façade of the building in lieu of the permitted 8 square feet.

NOTE ADDITIONAL WORDING
PER LAWYER

HEARING: Tuesday, May 28, 2002 at 9:00 a.m. in Room 106, Baltimore County
Office Building, 111 W Chesapeake Avenue


Lawrence E. Schmidt



LAWRENCE E. SCHMIDT G02
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
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Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 24, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-413-A
9746 Reisterstown Road
SW/S Reisterstown Road, 1100' NW centerline of Kenmar Avenue
4th Election District – 3rd Councilmanic District
Legal Owner: Garrison Realty Investors LLC
Contract Purchaser: Wal-Mart Stores Inc

Variance to allow 5 wall-mounted signs on the south façade of the building in lieu of the 1 permitted wall-mounted sign; to allow 2 wall-mounted signs on the east façade of the building, a façade on which no wall-mounted signs are permitted by right; to allow a wall-mounted sign on the north façade of the building, a façade on which no additional wall-mounted signs are permitted by right.

HEARING: Tuesday, May 28, 2002 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue

Arnold Jablon
Director G.D.Z

C: Mr. Robert A Hoffman, Venable Baetjer & Howard, 210 Allegheny Avenue,
Towson 21204
Garrison Realty Investors LLC, Mr. Glenn Weinberg, 601 E Pratt Street, 6th Floor,
Baltimore 21202
Wal-Mart Stores Inc, Michael Gardner VP, 2001 S.E. 10th Street,
Bentonville AR 72712

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 13, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 24, 2002

NOTICE OF ZONING HEARING

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CASE NUMBER: 02-413-A
9746 Reisterstown Road
SW/S Reisterstown Road, 1100' NW centerline of Kenmar Avenue
4th Election District – 3rd Councilmanic District
Legal Owner: Garrison Realty Investors LLC
Contract Purchaser: Wal-Mart Stores Inc

Variance to allow 3 wall-mounted enterprise signs on the south façade of the building in lieu of the 1 permitted wall-mounted sign; to allow 2 wall-mounted enterprise signs on the east façade of the building, a façade on which no wall-mounted signs are permitted by right; to allow a wall-mounted enterprise sign on the north façade of the building, a façade on which no additional wall-mounted signs are permitted by right; to allow a wall-mounted directional sign of 15.75 square feet on the south façade of the building in lieu of the permitted 8 square feet.

HEARING: Tuesday, May 28, 2002 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon G D Z
Director

C: Mr. Robert A Hoffman, Venable Baetjer & Howard, 210 Allegheny Avenue,
Towson 21204
Garrison Realty Investors LLC, Mr. Glenn Weinberg, 601 E Pratt Street, 6th Floor,
Baltimore 21202
Wal-Mart Stores Inc, Michael Gardner VP, 2001 S.E. 10th Street,
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- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 13, 2002.**
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(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 24, 2002

Robert A. Hoffman
Venable, Baetjer and Howard LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

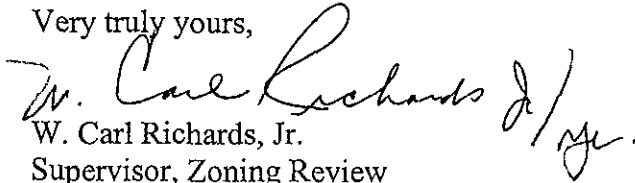
RE: Case Number: 02-413, 9746 Reisterstown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 3/26/02 .

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:

Enclosures

c: Garrison Realty Investors, LLC Glenn Weinberg, Authorized Member 601 E. Pratt
Street, 6th Floor Baltimore, MD 21202
People's Counsel

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: May 1, 2002

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 8, 2002
Item Nos. 401, 402, 404, 405, 406,
407, 408, 409, 410, 411, 413, 414,
415, 416, 417, 418, 419, 420, 421,
422, 423 and 425

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:CEN:cab

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 12, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 8, 2002

Item No.: See Below

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:
401, 402, 404-417, 419-425

413

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File
COUNTY REVIEW GROUP MEETING{PRIVATE }

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

43
5/28

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley
DATE: May 1, 2002

Zoning Advisory Committee Meeting of April 8, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

401, 404, 405, 406, 407, 410, 412, (413), 414, 417, 418, 420, 421, 423

APR 11 2002

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: April 11, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

APR 11 2002

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-321, 02-401, 02-408, 02-413, 02-414,
02-416, 02-419, & 02-423

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Zar

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.12.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

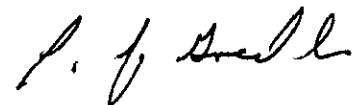
RE: Baltimore County
Item No. 413 JJS

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 140 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at lgredlein@sha.state.md.us.

Very truly yours,


1- Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
9746 Reisterstown Road (Sam's Club Store No. 4766),
SW/S Reisterstown Rd, 1100' NW c/I Kenmar Ave
4th Election District, 3rd Councilmanic

Legal Owner: Garrison Realty Investors, LLC
Contract Purchaser: Walmart Stores, Inc. (Sam's)
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-413-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**



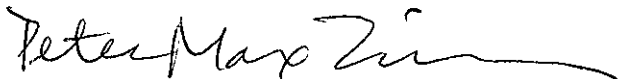
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of April, 2002 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).



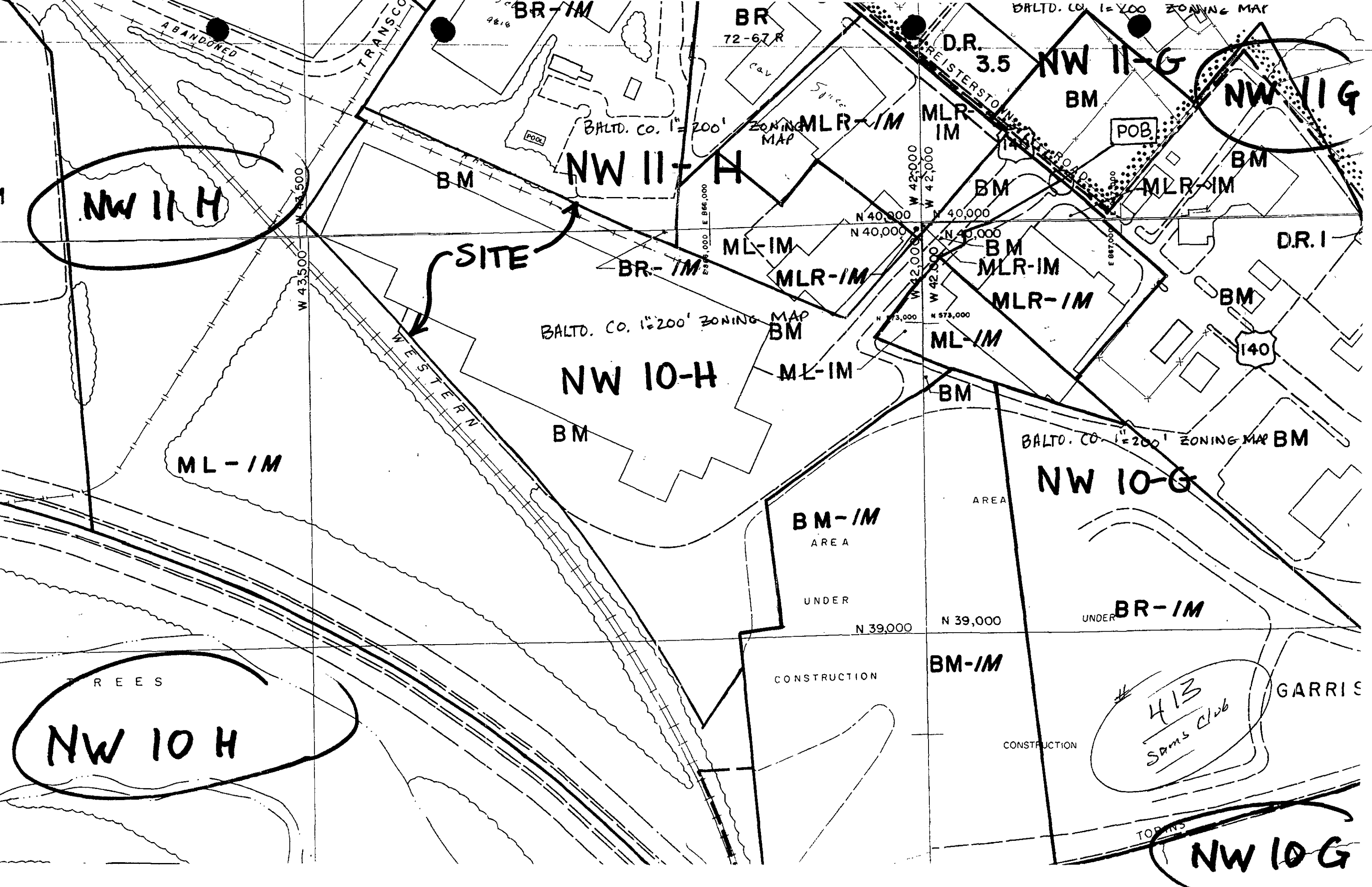
PETER MAX ZIMMERMAN

02- 414- 4

02- 414- 4

REPORTERS

[illegible]



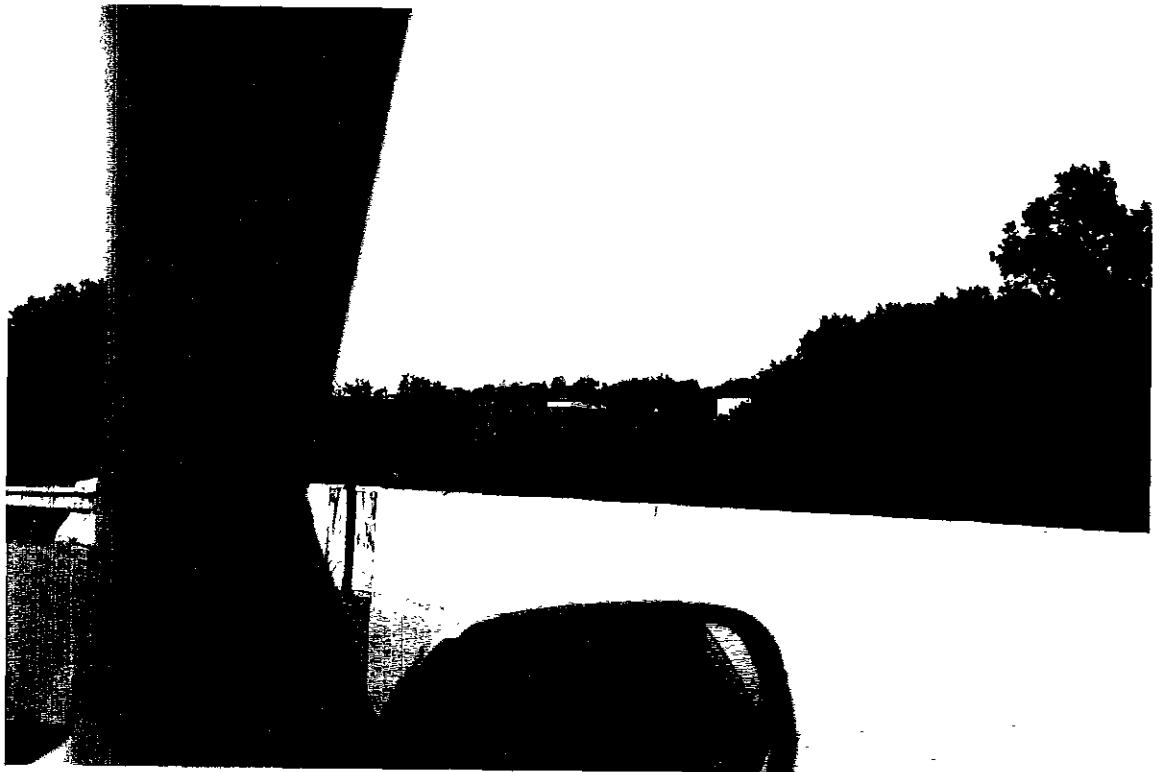
Petitioner's
Exhibits
2A-2G

02-413-A

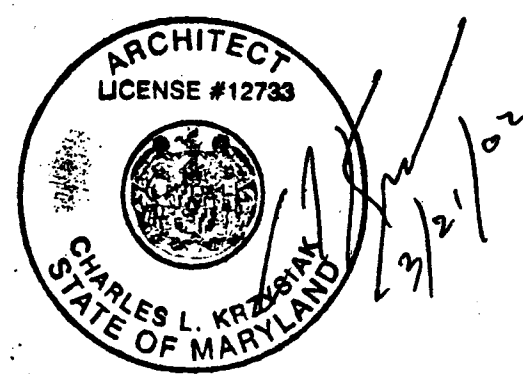
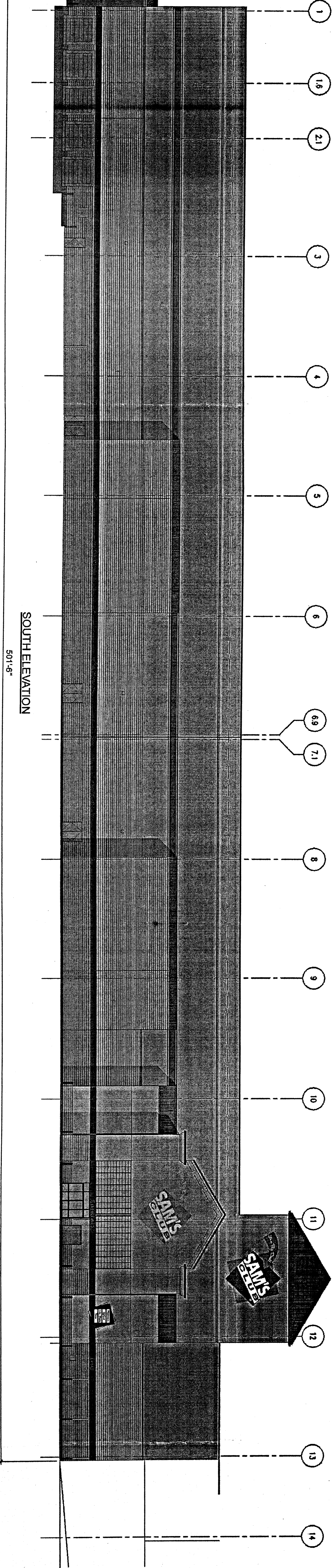
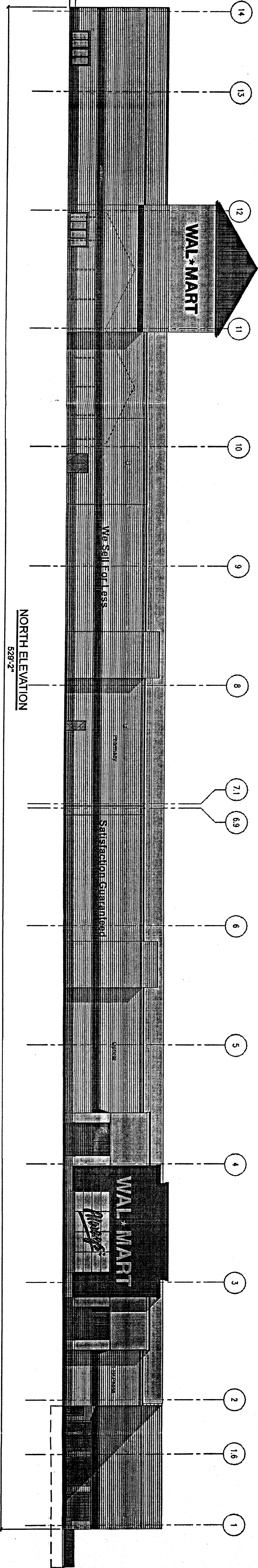
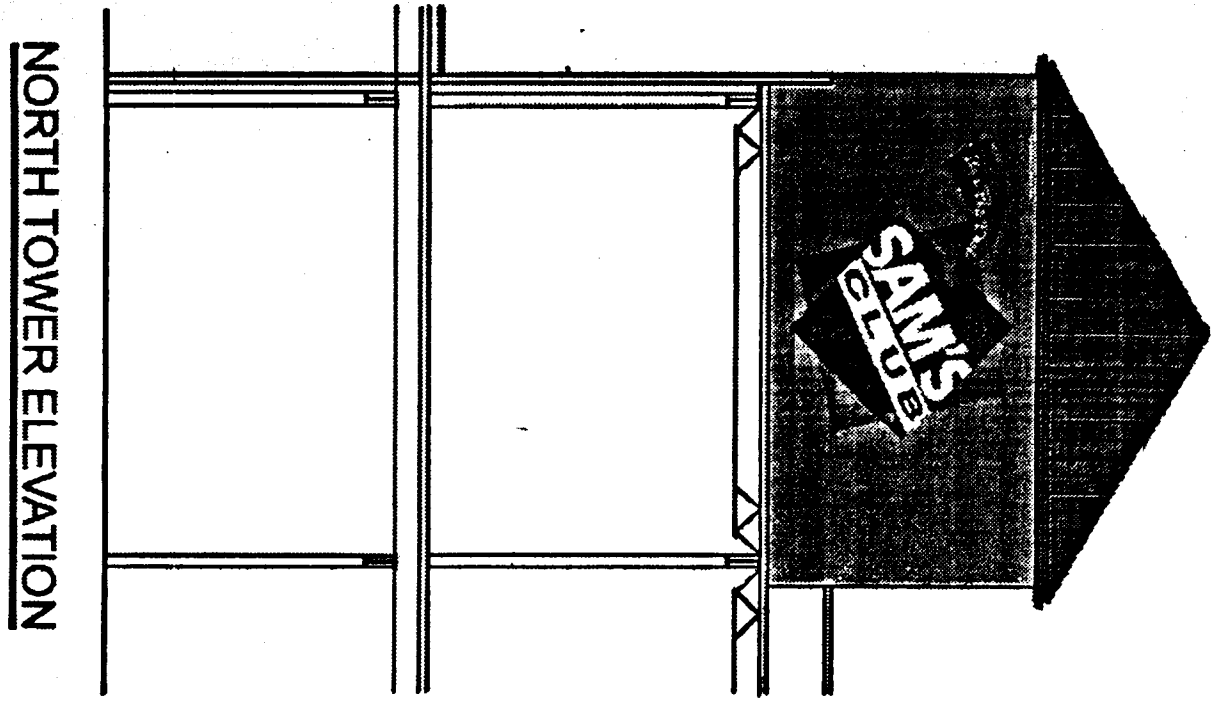
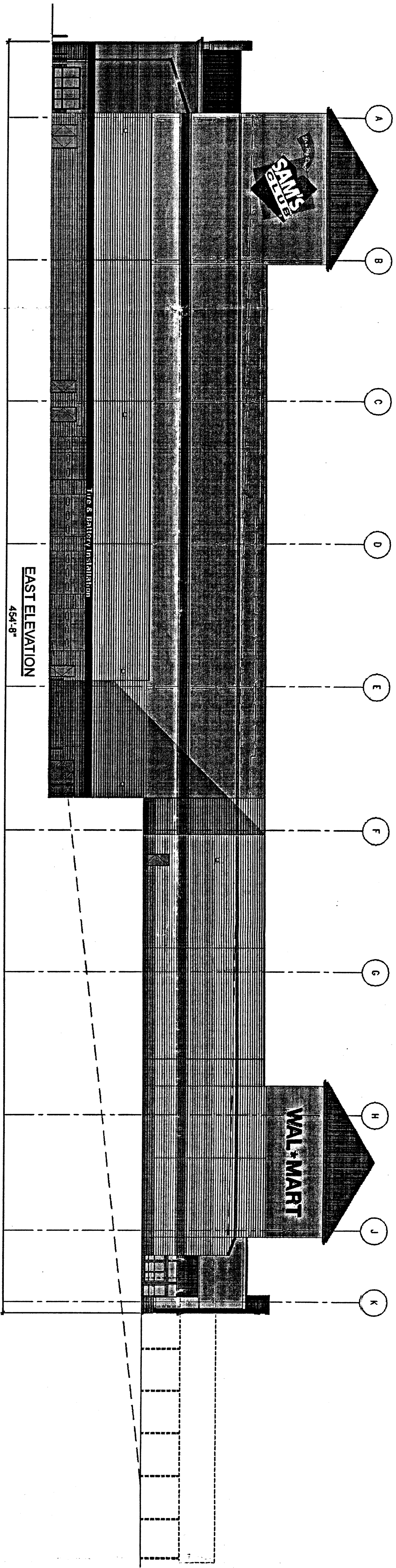
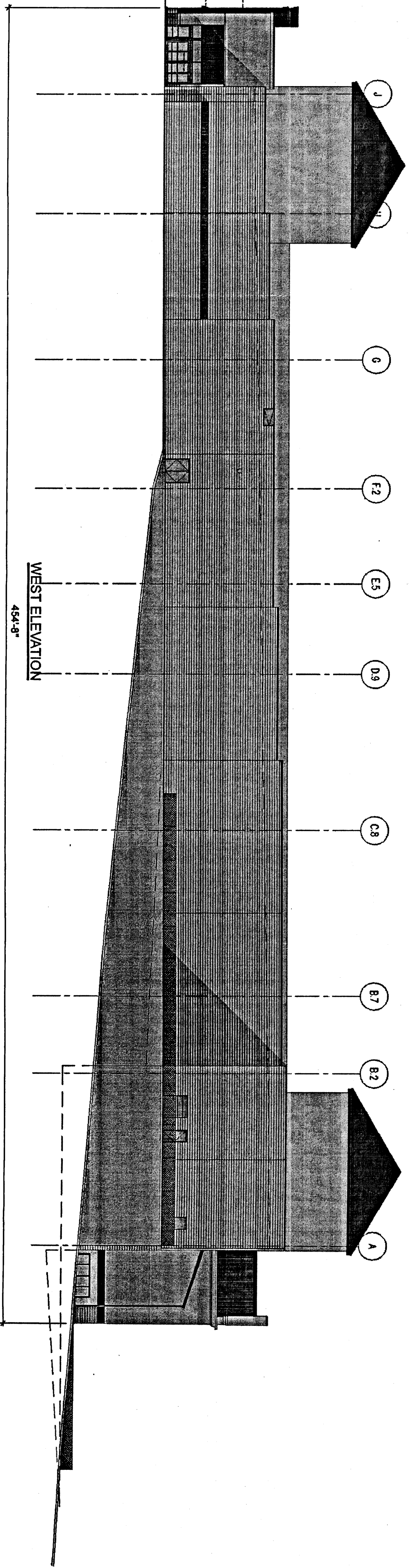
&

02-414-A









STIPULATION FOR REUSE
 THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT ONE USE. IT IS NOT TO BE REPRODUCED OR REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT IS AT THE USER'S RISK AND WITHOUT LIABILITY TO THE ARCHITECT.

WAL-MART



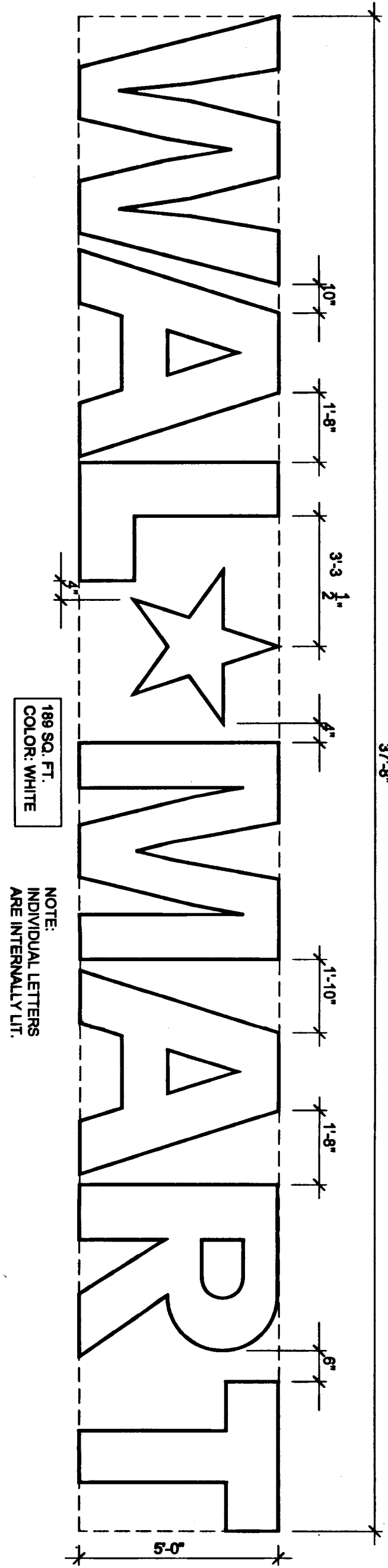
BUILDING SHELL PACKAGE
 Reisterstown Road
 Owings Mills, Maryland

PROJECT NO.: WM001

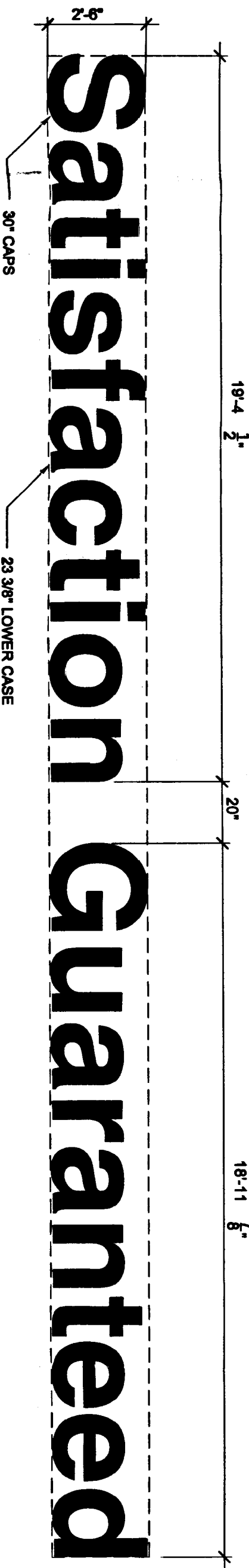
BUILDING ELEVATIONS

Prepared By: DWF
 Job Number: 1000
 Drawn By: KES
 Checked By: DMC

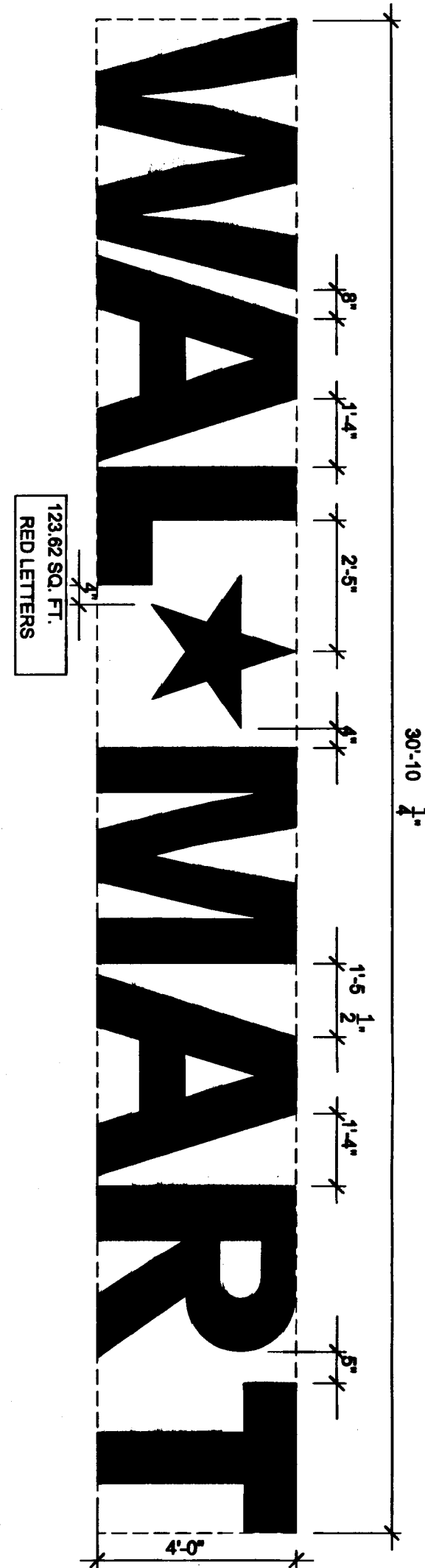
Sheet: A-5



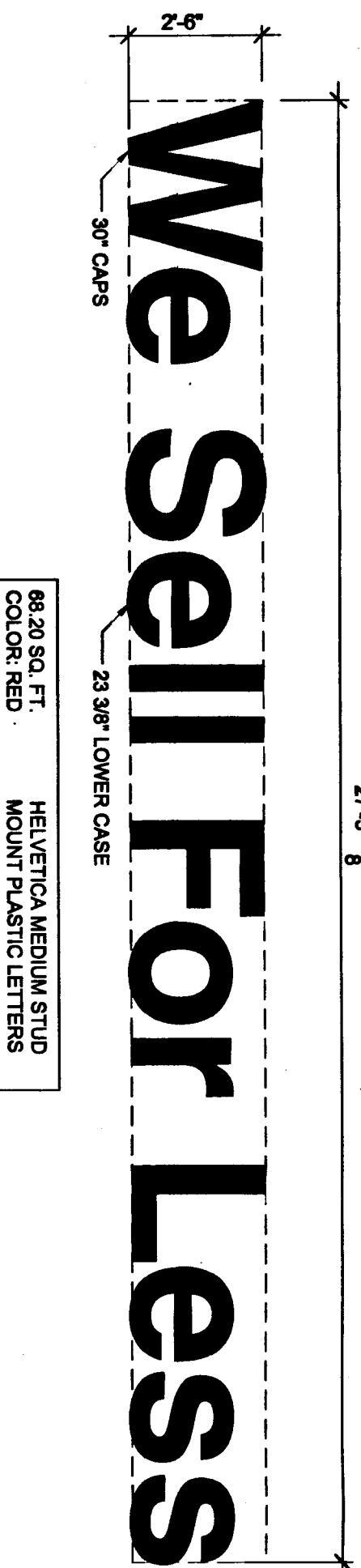
189 SQ. FT.
COLOR: WHITE
NOTE: EQUAL LETTERS
ARE INTERNALLY LIT



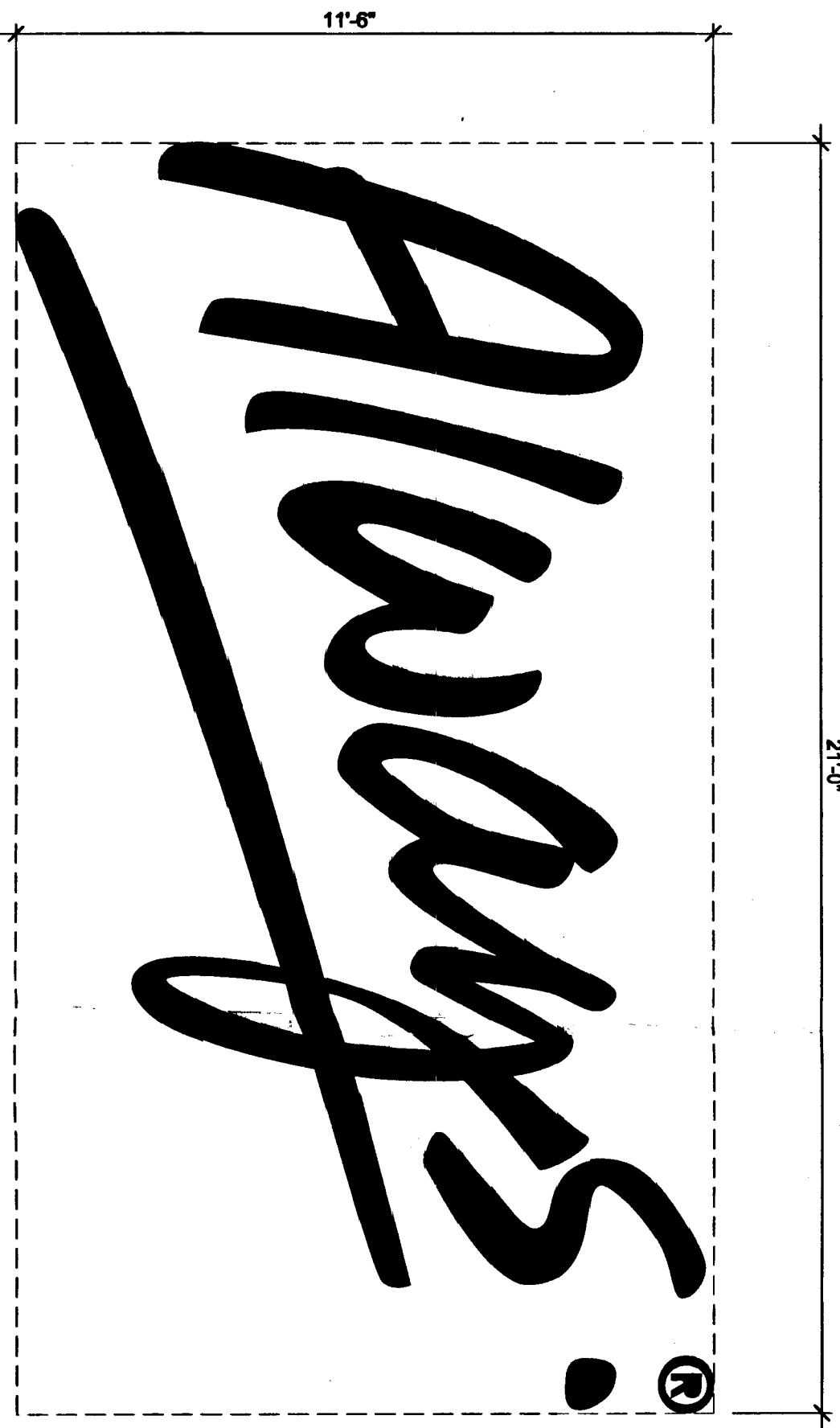
100.08 SQ. FT.
COLOR: RED
HELVETICA MEDIUM STUDIO
MOUNT PLASTIC LETTERS



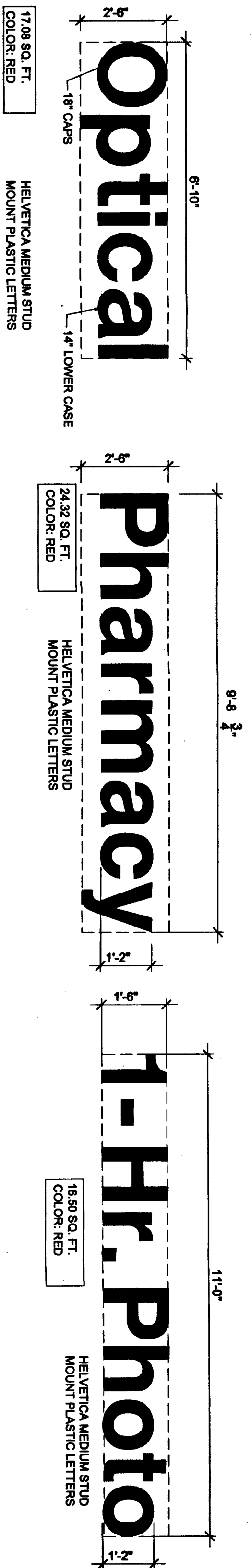
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HELVETICA MEDIUM STUDIO
MOUNT PLASTIC LETTERS



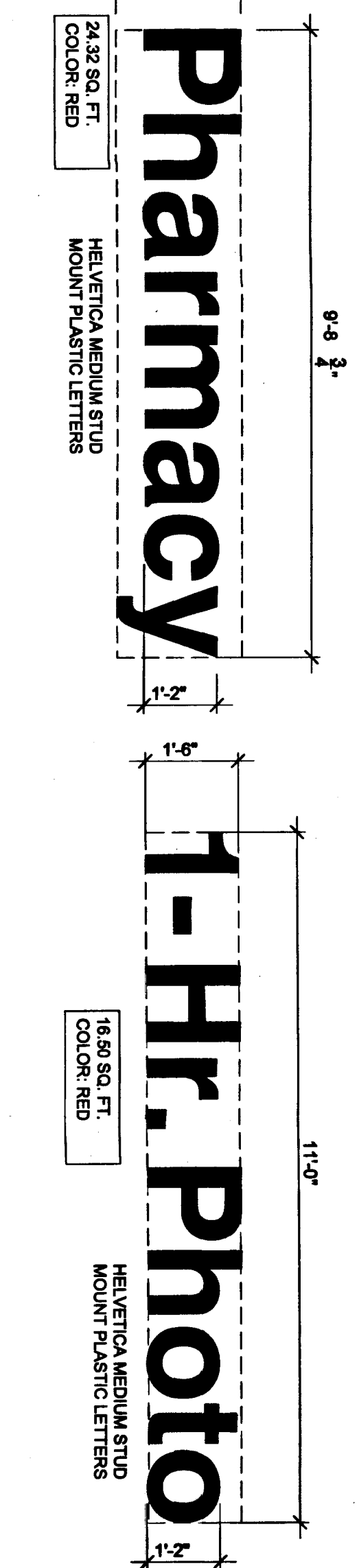
68.20 SQ. FT.
COLOR: RED
HELVETICA MEDIUM STUDIO
MOUNT PLASTIC LETTERS



241.5 SQ. FT.
COLOR: RED
HELVETICA MEDIUM STUDIO
MOUNT PLASTIC LETTERS



170.88 SQ. FT.
COLOR: RED
HELVETICA MEDIUM STUDIO
MOUNT PLASTIC LETTERS



124.32 SQ. FT.
COLOR: RED
HELVETICA MEDIUM STUDIO
MOUNT PLASTIC LETTERS

SIGNAGE SCHEDULE

SIGN TYPE	QTY	AREA IN SQ. FT.
WAL-MART (N. SIDE TOWER)	1	123.62
WAL-MART (E. SIDE TOWER)	1	123.62
WE SELL FOR LESS	1	68.20
PHARMACY	1	24.32
SATISFACTION GUARANTEED	1	100.08
OPTICAL	1	17.08
ALWAYS	1	241.50
1-HR PHOTO	1	16.5

TOTAL AREA

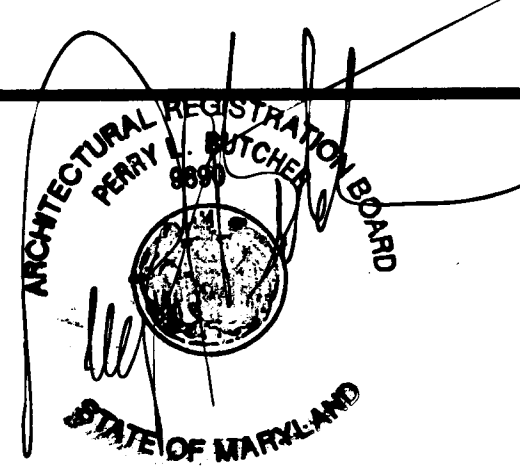
714.92

SIGN BY RIGHT WAL-MART

WAL-MART (VESTIBULE)	1	189.00
----------------------	---	--------

GROSS TOTAL AREA

903.92



PERRY L. BUTCHER & ASSOCIATES, ARCHITECTS
301 WEST CHESTNUT P.O. BOX 2078
ROGERS, ARKANSAS 72756
(501) 636-3545 FAX (501) 636-1209

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT OWINGS MILLS, MARYLAND. IT IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF PERRY L. BUTCHER & ASSOCIATES, ARCHITECTS. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF PERRY L. BUTCHER & ASSOCIATES, ARCHITECTS, IS PROHIBITED AND MAY BE CONTRARY TO THE LAW.

Consultants

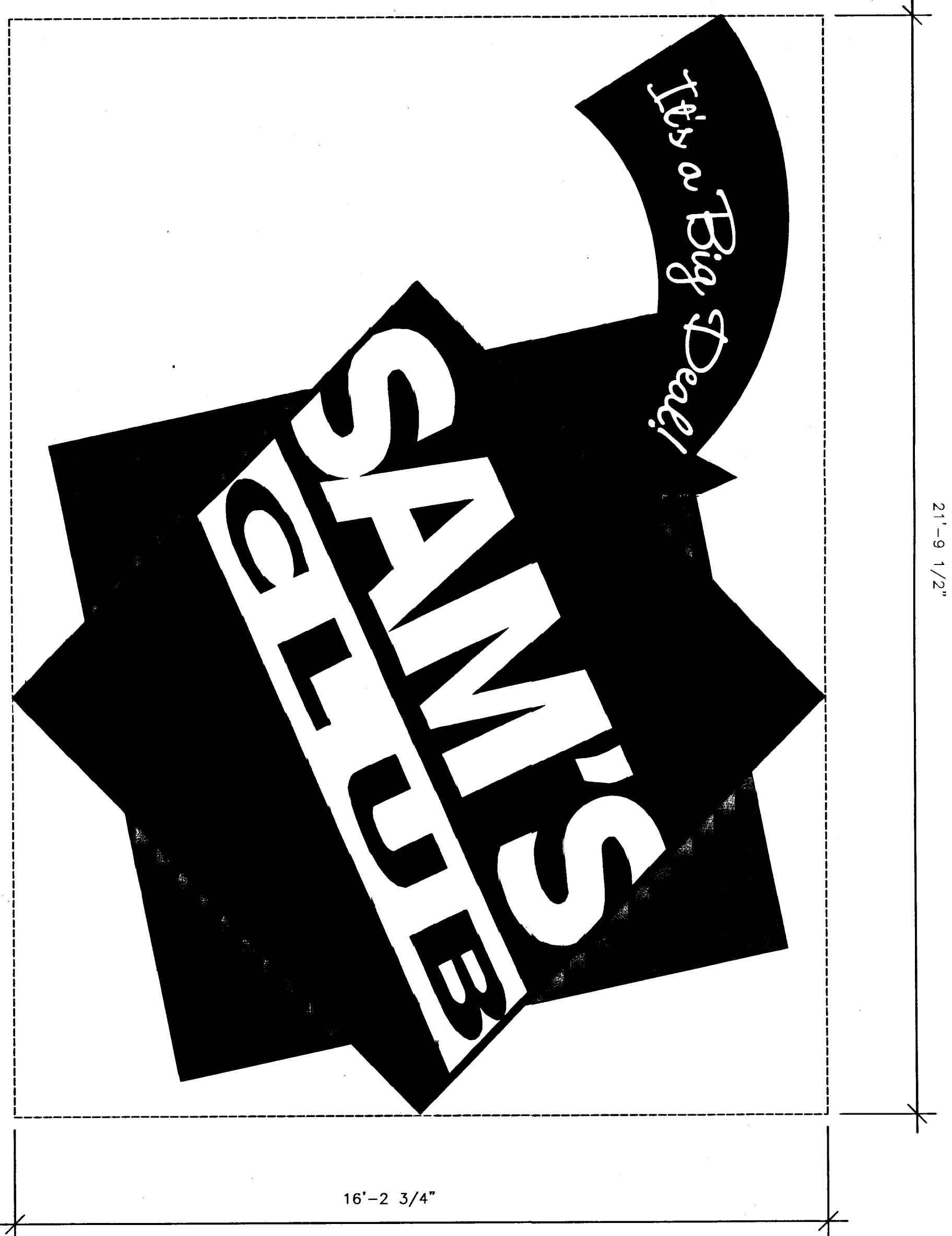
WAL-MART
OWINGS MILLS, MD
STORE NO. 2290
PROTO DATE 10-30-00 ACRE PROTO: 134

REVISIONS
1 12/20/00 12/20/00

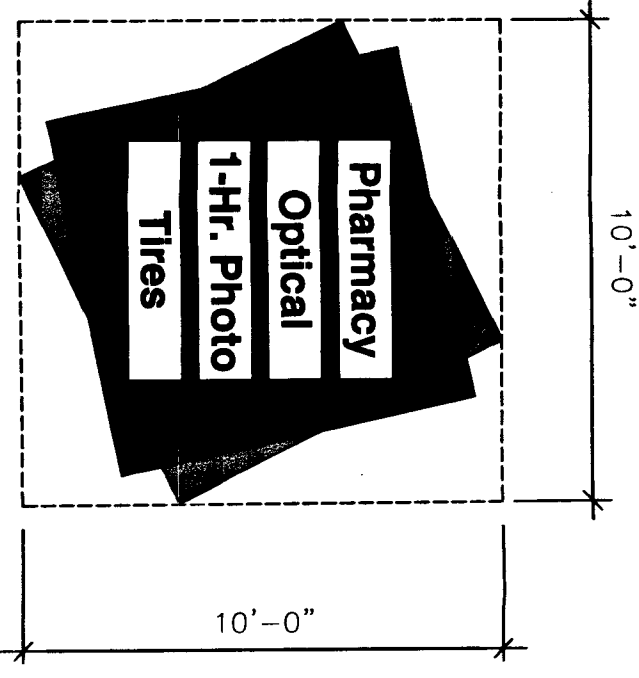
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Drawn By: BWC
File Name: A2-1200000000
Modified Date: 3-11-02
Job Number: 2000-0561

EXTERIOR ELEVATIONS AND SIGNAGE

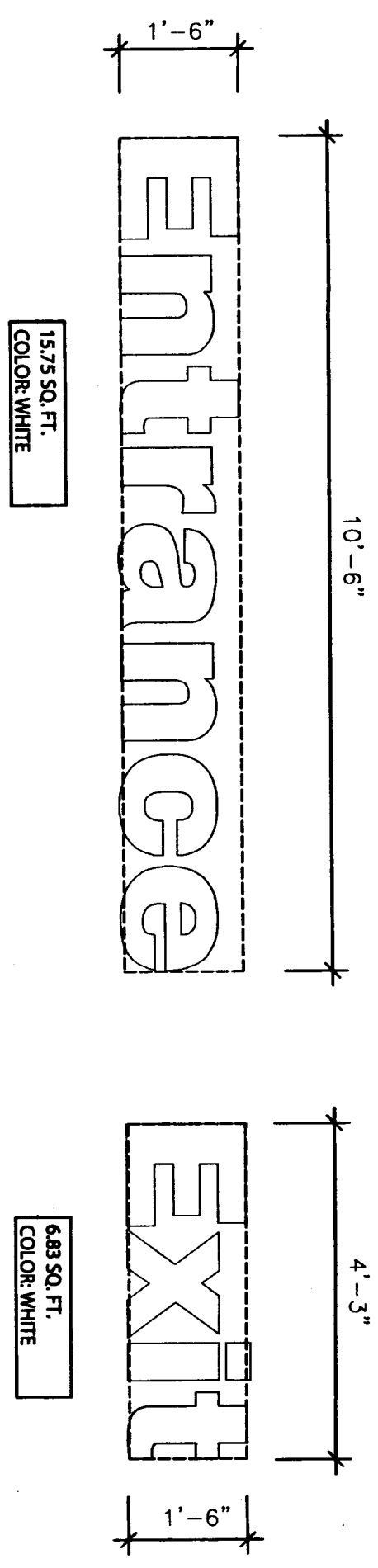
Sheet
WA2.1



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ORANGE
BLUE

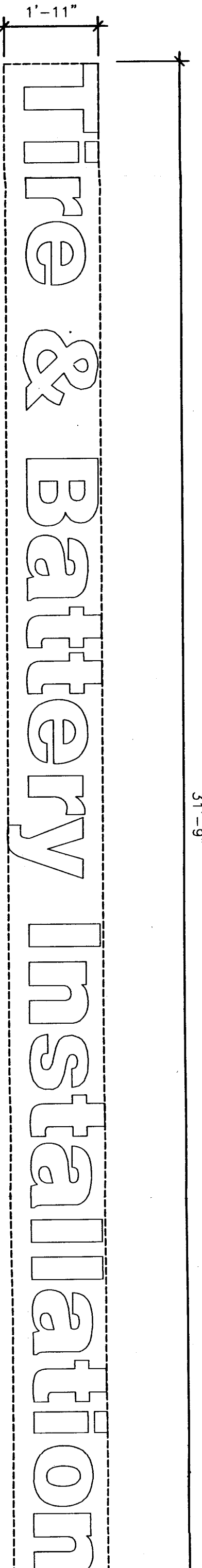


100.0 SQ. FT.
COLOR: WHITE
GREEN



157.5 SQ. FT.
COLOR: WHITE

64.8 SQ. FT.
COLOR: WHITE



60.8 SQ. FT.
COLOR: WHITE

SIGNAGE SCHEDULE		
SIGN TYPE	QTY	AREA IN SQ. FT.
SAM'S SIGN - SAM'S TOWER NORTH	1	353.66
SAM'S SIGN - SAM'S TOWER SOUTH	1	353.66
SAM'S SIGN - SAM'S TOWER EAST	1	353.66
ANCILARY SIGN	1	100.00
ENTRANCE	1	15.75
EXIT	1	6.38
TIRE & BATTERY INSTALLATION	1	60.85
TOTAL AREA	7	1243.96
SAM'S CLUB (ENTRANCE)	1	353.66
GROSS TOTAL AREA		1597.62



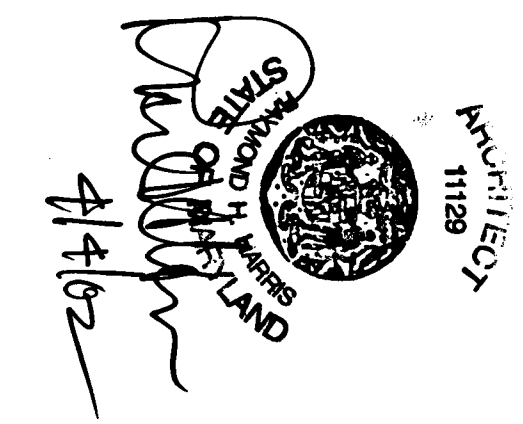
OWINGS MILLS, MD
STORE NO. 2290

PROTO DATE: 10-30-00 ACRES: PROTO: 134

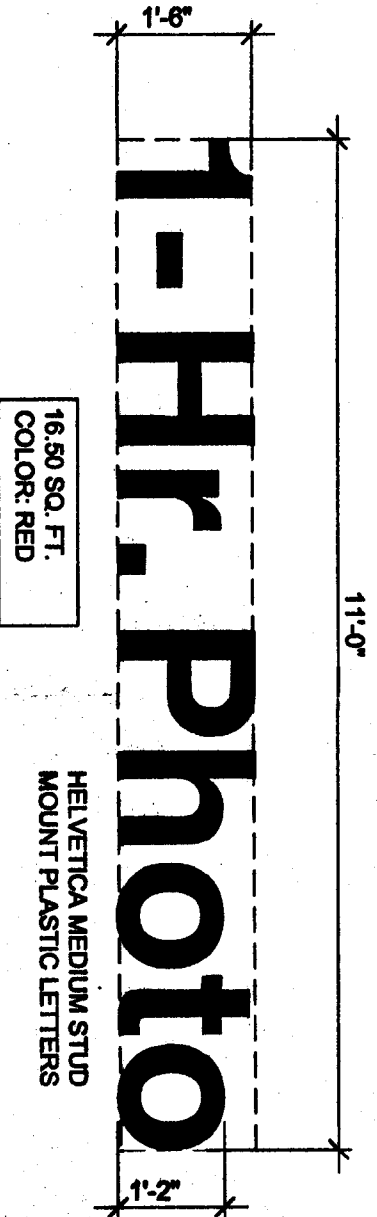
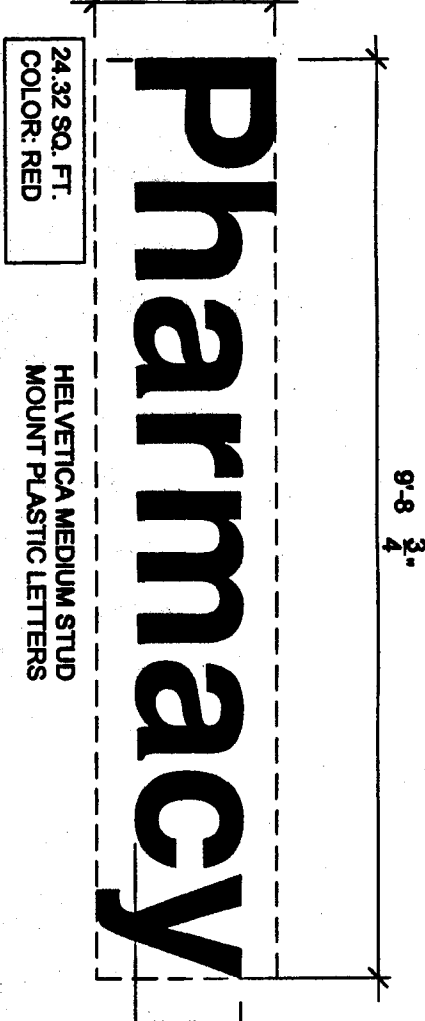
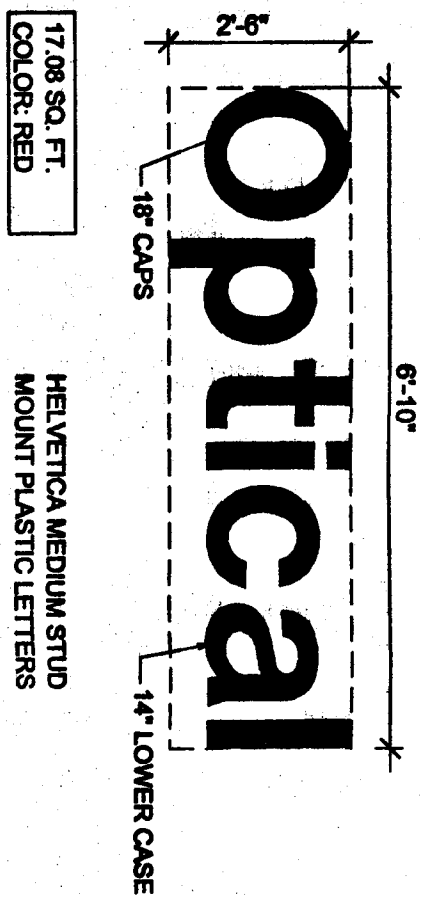
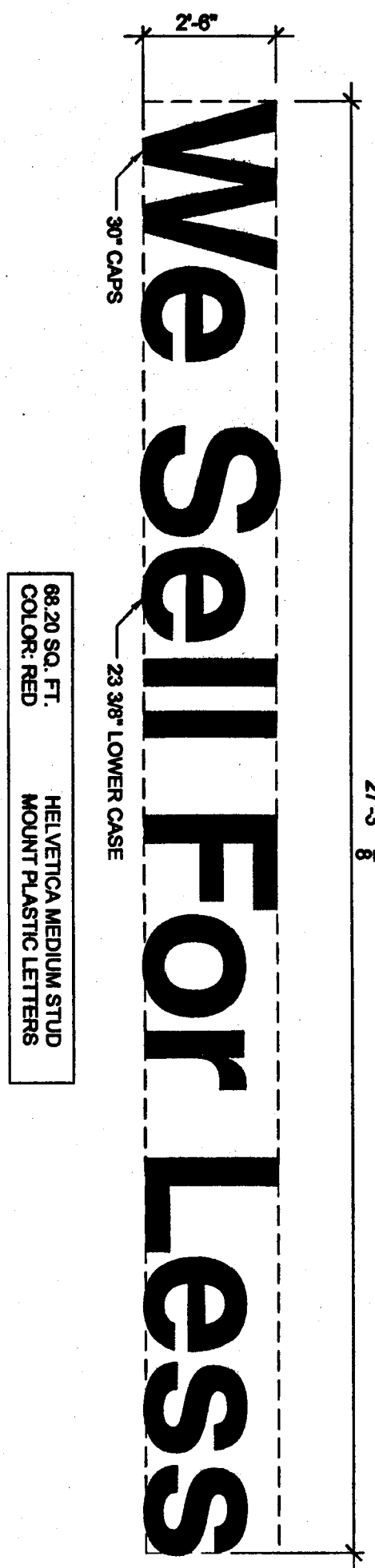
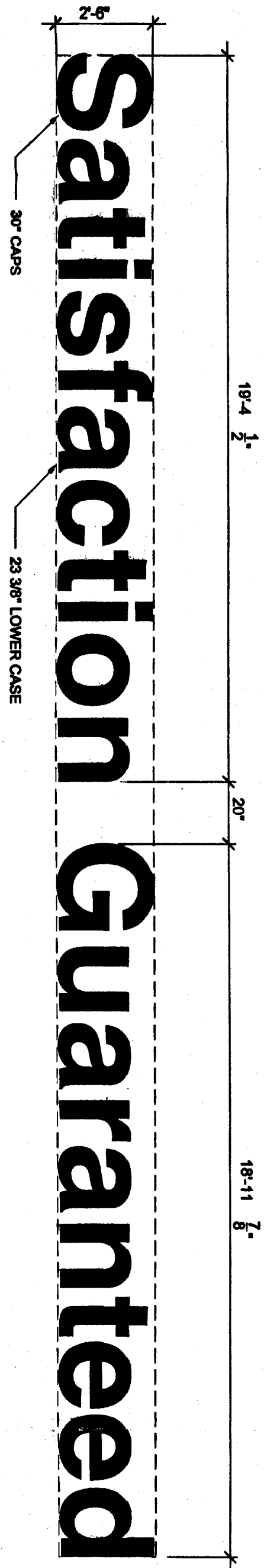
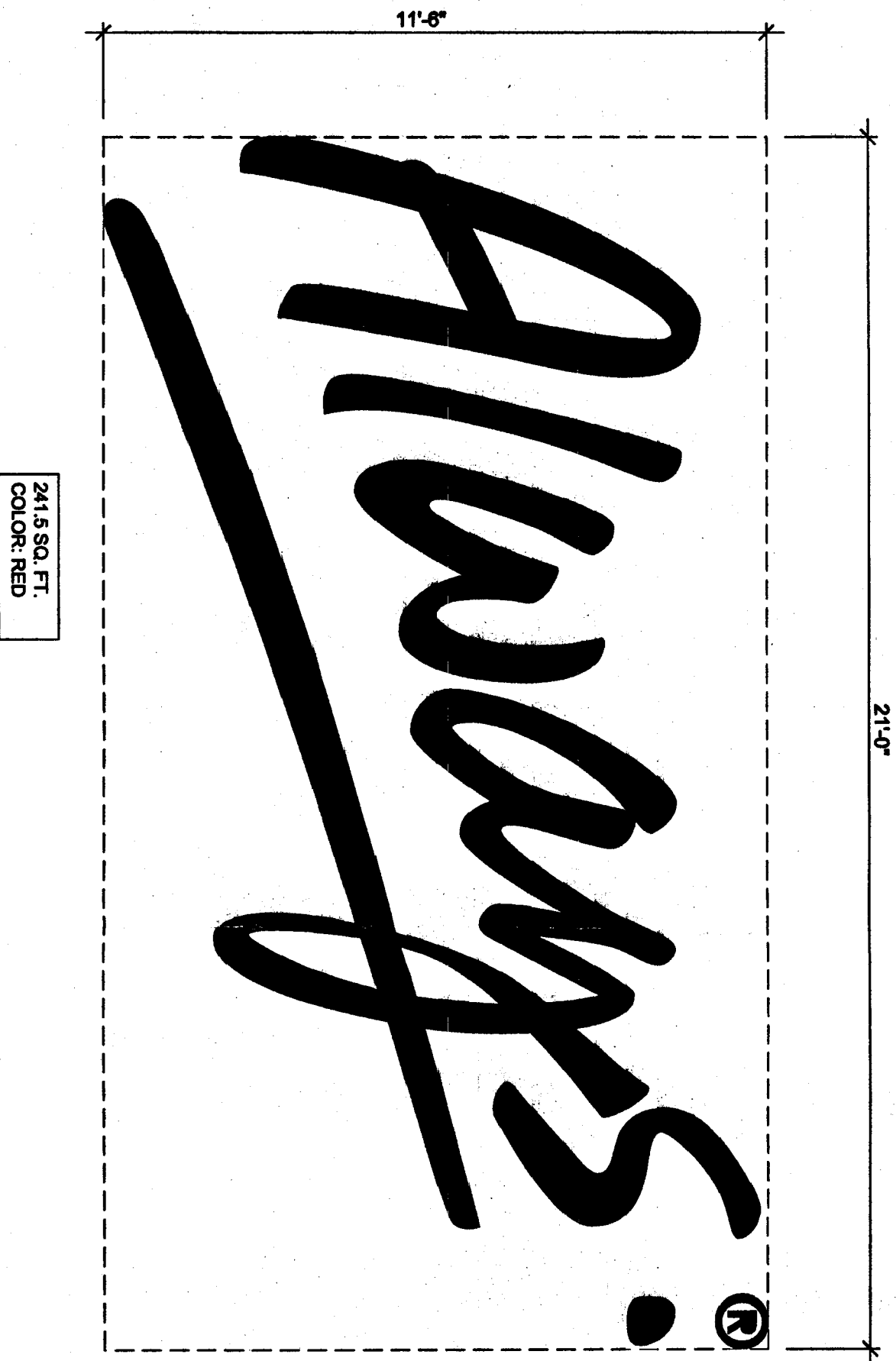
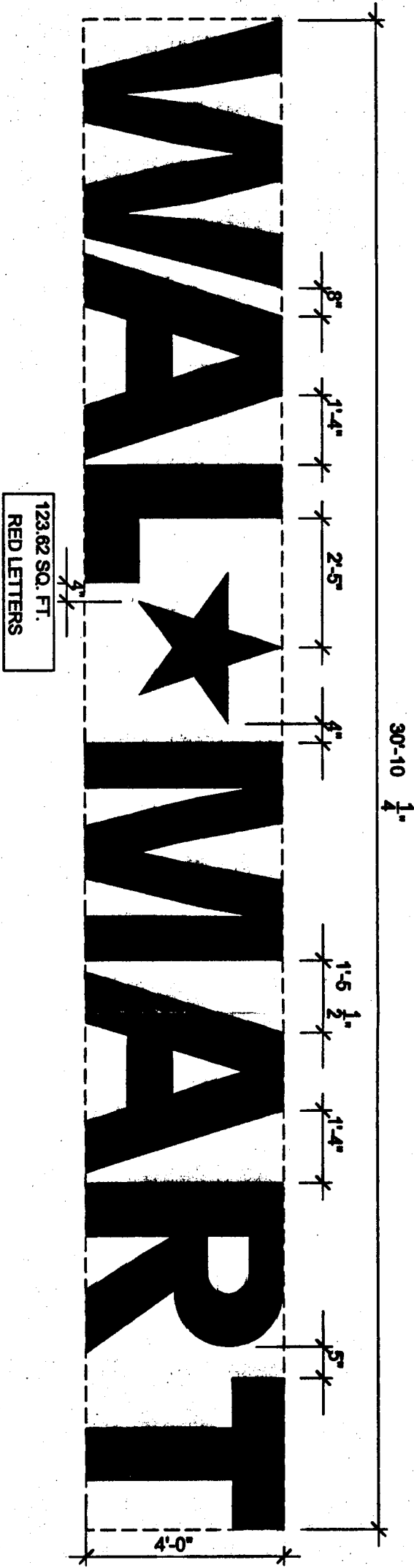
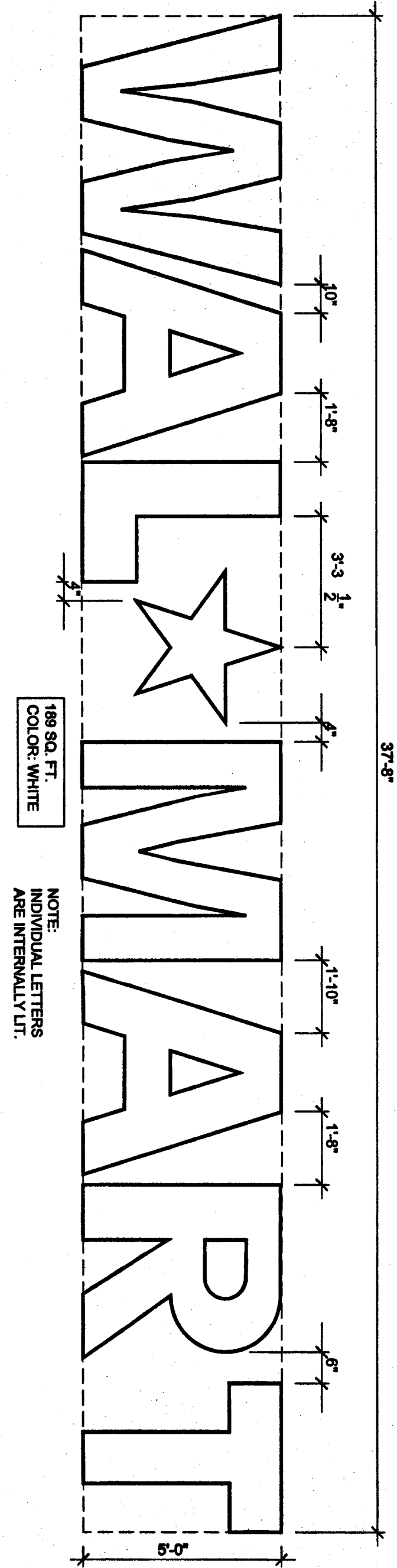
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Consultants

Issue Block	
#1	5-22-01 CAC, DR, PL
#2	3-11-02 CAC, DR, PL
0 1/22/01 FINAL/ISSUE	
DESIGNER: DW	
DRAWN BY: BWC	
FILE NAME: A21-2000-0865	
Modified Date: 3-11-02	
Job Number: 2000-0865	



Sheet: 13



SIGNAGE SCHEDULE		
SIGN TYPE	QTY	AREA IN SQ. FT.
WAL-MART (N. SIDE TOWER)	1	123.62
WAL-MART (E. SIDE TOWER)	1	123.62
WE SELL FOR LESS	1	68.20
PHARMACY	1	24.32
SATISFACTION GUARANTEED	1	100.08
OPTICAL	1	17.08
ALWAYS	1	241.50
1-HR PHOTO	1	16.5
TOTAL AREA		714.92
SIGN BY RIGHT WAL-MART		
WAL-MART (VESTIBULE)	1	189.00
GROSS TOTAL AREA		903.92

Sheet
WA2.1

EXTERIOR
ELEVATIONS
AND SIGNAGE

Job Order: DMI
Drawn By: BWC
File Name: AZ-2000-0865
Working Date: 3-1-02
Job Number: 2000-0865

WAL-MART
OWINGS MILLS, MD
STORE NO. 2290
PROTO DATE: 10-30-00 ACRE: PROTO: 134

Consultants

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PERRY L. BUTCHER & ASSOCIATES, ARCHITECTS
301 WEST CHESTNUT ROOFS, ARKANSAS 72706
P.O. BOX 2076 ARKANSAS 72706
(501) 636-3545 FAX: (501) 636-1209

