



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

May 27, 2009

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

Re: Spirit and Intent Letter
Wal-Mart (RM), Store 2290
9750 Reisterstown Road
Baltimore, Maryland 21117
Case #2002-0414-A
3rd Election District

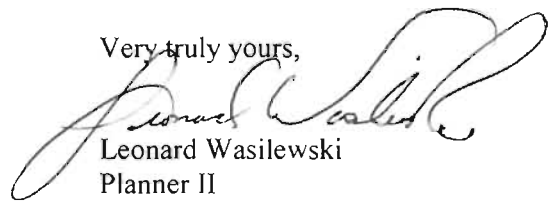
Dear Mr. Brown,

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 has been determined:

1. The proposed wall sign changes outlined in your letter result in a decrease in total sign area and a reduction in the number of signs from 9 to 6, therefore your request does meet the spirit and intent of the Zoning Order Case no. 2002-0414-A.
2. Your letter, the accompanied photos, use permit copy, 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 the Office of Zoning Review at 410-887-3391.

Very truly yours,



Leonard Wasilewski
Planner II
Zoning Review

c.c. File/09-128
Case File: 2002-0414-A



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

Harrison French & Associates, Ltd.
809 Southwest A Street, Suite 201
Bentonville, AR 72712
Attention: Mr. Gregory Worthey, Program Manager

February 20, 2009

Re: Spirit and Intent Letter
Walmart (RM), Store 3489
6420 Petrie Way
Baltimore, Maryland 21237
Case #2002-0488-A
15th Election District

Dear Mr. Worthey,

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 has been determined:

1. The proposed wall sign changes outlined in your letter result a decrease in area and your request therefore meet the spirit and intent of the Zoning Order Case no. 2002-0488A.
2. Your letter, the accompanied photos, use permit copy, 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 the Office of Zoning Review at 410-887-3391.

Very truly yours,

Aaron Tsui
Planner II
Zoning Review

c.c. File/09-29
Case File: 2002-0488A w/e



2002-0414-A

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

May 19, 2009

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

RE: Walmart #2290 - 9750 Reistertown Rd "A"

In reference to the above mentioned location, it is our proposal to update the existing signage. Walmart* 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 the variance, Case No. 02-414-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 (8) wall mounted signs on the front elevation and one wall mounted sign on the side elevation. Our plan is to remove all existing wall mounted signage and place (3) wall mounted signs on the front elevation and (1) wall mounted sign on the right elevation. Please find the enclosed Exhibit 1, a spread sheet indicating each sign along with its respective location, size and reduction in total square footage. Also please find Exhibits 2-5 which provide additional, more specific information and reference material covering the project as a whole.

We hope you agree that the changes we propose, which reduce the overall square footage of signs on the building keep 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

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



4500
BALTIMORE COUNTY
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

B717492
A 606361

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 9750 Reistertown Road "A" 2117

BUSINESS NAME Walmart ZONING BM

OWNER'S NAME Walmart Stores, INC. PHONE NO. (479) 273-4000 HISTORIC DISTRICT: ☐ Yes ☒ No

MAILING ADDRESS 702 S.E. 8th Street Bentonville, AR. 72712

APPLICANT/OWNER'S AGENT _____ PHONE NO. _____

SIGN COMPANY NAME Advance Signs Service, Inc PHONE NO. (800) 452-3793

TYPE OF SIGN:

TAX ACCOUNT NO. 19 100 1 006891

- ☐ Temporary - Including Real Estate/Construction/Event Temporary Sign(s) in the Last Year: ☐ Yes ☐ No
- ☒ Permanent ☐ Changeable Copy ☒ Wall ☐ Face Change Only ☐ Non-Illuminated
- ☐ Freestanding ☐ Pylon ☐ Monument ☐ Illuminated (separate electrical permit required)

Size: _____ feet X _____ feet = _____ square feet Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

PROHIBITIONS - including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

- Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
- Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
- Signs cannot be placed in or project into or above street right of way or government property.
- Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
- Vehicle cannot be parked for the purpose of displaying an attached sign.
- Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
- Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
- There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.

Work Description (including number of signs, special conditions, materials, locations, and size):

- (1) WALMART with Spark ~~2'-6" x 30'-6" = 199.44 square feet~~ 6.54' x 30.5' = 199.49 sq. ft.
- (2) Walmart with Spark ~~3'-6" x 33'-9" = 121.36 sq. ft.~~ 5.12' x 23.75' = 122 sq. ft.
- (1) Outdoor living 2'-5" x 22'-7 1/2" = 56.65 (each)

PLEASE PRINT OR TYPE LEGIBLY

2002-0414-A

OWNER/AGENT CERTIFICATION

I hereby certify, under penalty of law, that the proposed sign will be located so as not to violate any codes and that the information supplied is true, complete, and correct.

Signature [Signature]

Date 5/19/09

Print/Type Name R. Scott Brown

Copies: White - Office; Yellow - Applicant (keep this copy for your permanent records)

Authority under Section 500.4, BCZR

PDM APPROVAL (SIGN ONLY)

Signature [Signature]

Initials 2

Date 5/27/09

Exhibit 1

Existing

Sign	Elevation	SQUARE FOOTAGE	DIMENSIONS	SQUARE FOOTAGE
WAL*MART	Front	190.00	5.0' x 38.0'	190.00
WAL*MART	Front	123.42	4.0' x 30.85'	123.42
WAL*MART	Left	123.42	4.0' x 30.85'	123.42
Always	Front	89.95	7.0' x 12.83'	89.95
We Sell For Less	Front	73.28	2.5' x 29.28'	73.28
Satisfaction Guaranteed	Front	100.20	2.5' x 40.08	100.20
Optical	Front	17.09	2.5' x 6.84'	17.09
Pharmacy	Front	24.32	2.5' x 9.73'	24.32
1-Hr. Photo	Front	27.50	2.5' x 11.0'	27.50

Total 769.18

Proposed

Sign	Elevation	SQUARE FOOTAGE	DIMENSIONS	SQUARE FOOTAGE
Walmart*	Front	199.49	6.54' x 30.48'	199.49 ✓
Walmart*	Front	120.68	5.09' x 23.70'	120.68 ✓
Walmart*	Left	120.68	5.09' x 23.70'	120.68 ✓
Outdoor Living	Front	56.65	2.5' x 22.66	56.65 ✓

Total 497.5

Reduction 271.68

WAL★MART



Front Elevation Vestibule Signage - See Details 3, 5, and 7 Sheet A2.1

Existing Exhibit 2



Front Elevation Tower Signage - See Details 3 and 6 Sheet A2.1
Existing



Left Elevation Tower Signage - See Details 4 and 6 Sheet A2.1
existing

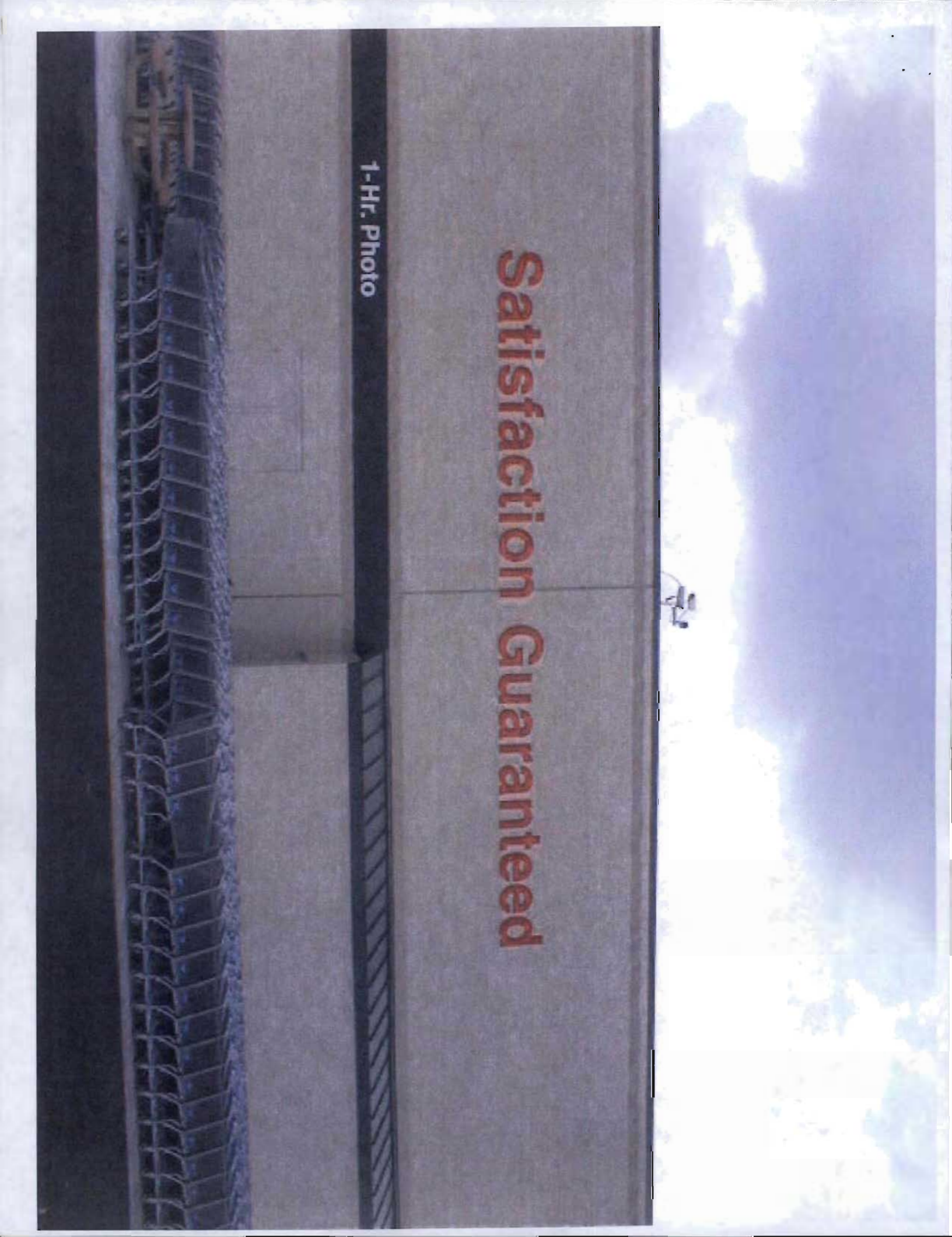
We Sell For Less

18972

Satisfacti

1-Hr. Photo





Satisfaction Guaranteed

1-Hr. Photo

Pharmacy

Special Price

35¢

Low Price

70¢

Low Price

70¢

Low Price

70¢

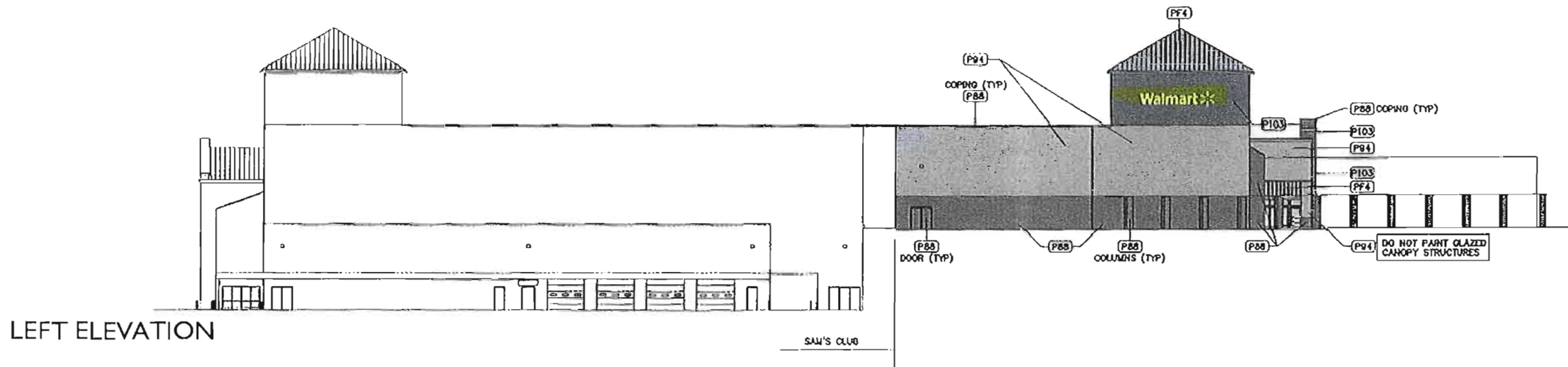
Low Price

40¢

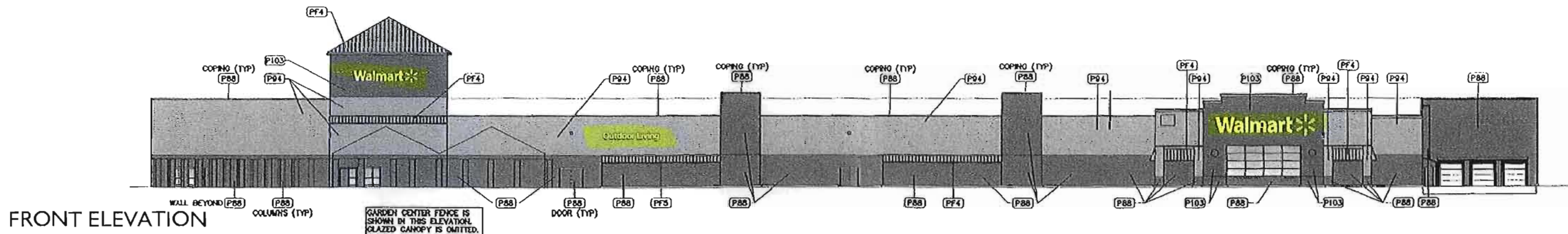




RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



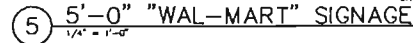
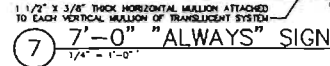
 P4 "RED" SW1602 THEATER RED	 P94 "MEDIUM TAN" SW7694 DROMEDARY CAMEL
 P5 OSHA STANDARD "SAFETY YELLOW"	 P103 "MEDIUM BROWN" SW6095 TOASTY
 P36 "BLACK" - SW6989 DOMINO	 PF4 LEAD-COTE METALLIC
 P88 "MEDIUM ORANGE" SW2823 ROOKWOOD CLAY	

Owings Mills, MD

STORE 2290

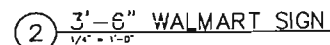
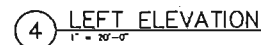
02-09-00018
01/14/09

PRINTED: 3/16/2009 7:25 AM BY: Greg Worthey LAST SAVED: 2/23/2009 5:38 PM BY: Greg Worthey
 PROJECT: 02-09-00018 savings mktg. md #2290/aren\wtheta\0080 - o21 savings details, notes and schedules - 2290.dwg



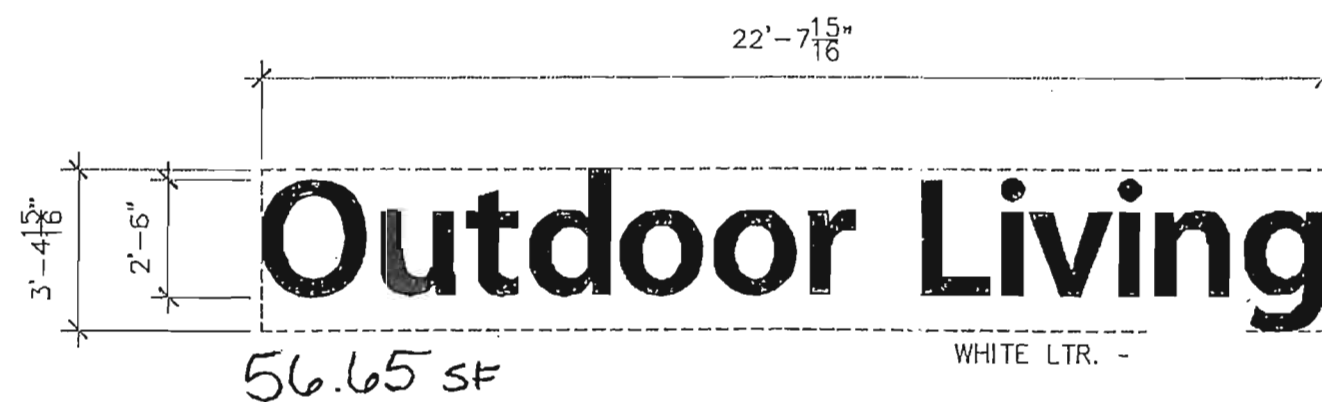
NEW SIGNAGE SCHEDULE						
SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	PERMANENT AREA	TOTAL AREA
FRONT SIGNAGE						
Widemark	1	LED	WHITE	4'-6"		
Sparks	1	LED	YELLOW	6'-8"	198.49 SF	SF
Widemark	2	LED	WHITE	5'-8"		
Sparks	2	LED	YELLOW	5'-0"	120.66 SF	241.36 SF
TOTAL FRONT SIGNAGE					319.15 SF	

1. **SCOPE FURNISHED BY WAL-MART AND INSTALLED BY OTHERS.**
2. **GENERAL CONTRACTOR RESPONSIBILITIES.**
 - a. PATCH AND REPAIR CRACKED INTERIOR WALL SURFACES AS REQUIRED BY SMOKE REVEALED INSIDE.
 - b. PROVIDE SUBSTRATE SUITABLE FOR INSTALLATION OF SMOKE.
 - c. PROVIDE DETAILS OF SMOKE.
 - d. PROVIDE ANCHOR BOXES AND CONDUIT TO NEW "temon" and "boon" SMOKE. DISTING (8) BOXES FROM "WAL-MART" SMOKE.
 - e. PROVIDE ANCHOR BOXES AND CONDUIT TO RELOCATED LIGHTED SMOKE REPLY TO ELECTRICAL.
 - f. PROVIDE ACCESS DOORS AND FRAMES IN CYPRESS BOARD CEILING IF REQUIRED BY RELOCATION OF EXISTING TANK SMOKE.
 - g. RELOCATE AT CRACKS PREVIOUSLY LIGHTED SMOKE. REPLY TO ELECTRICAL.
 - h. MAKE FINAL TERMINATIONS ON LIGHTED SMOKE.
3. **SCOPE CONTRACTOR RESPONSIBILITIES:**
 - a. FURNISH REQUIRED CONDUIT FOR LIGHTED SMOKE.
 - b. MAKE REQUIRED EXTERIOR WALL PENETRATIONS. INSTALL CONDUIT, AND SEAL PENETRATIONS PER SPECIFICATION SECTION 07100.
 - c. INSTALL SMOKE.



১০৮: A2.1

Exhibit 5



③ 30" OUTDOOR LIVING SIGNAGE
1/4" = 1'-0"



Previous Permit

BALTIMORE COUNTY
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

FEE-68⁰⁰

Calc of 02-414-A
Permit
34805B
A 459384

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 9750 REIDERS TOWN ROAD
BUSINESS NAME WALMART ZONING B1
OWNER'S NAME WALMART STORES PHONE NO. 479 273-4000 HISTORIC DISTRICT: ☐ Yes ☒ No
MAILING ADDRESS PO Box 1090 Angier, NC 27501
APPLICANT/OWNER'S AGENT SCOTT BROWN PHONE NO. 800-452-3793
SIGN COMPANY NAME ADVANCE SIGNS + SERVICE, INC. PHONE NO. _____
TYPE OF SIGN: _____ TAX ACCOUNT NO. 191001006591

☐ Temporary - Including Real Estate/Construction/Event Temporary Sign(s) in the Last Year: ☐ Yes ☐ No
☒ Permanent ☐ Changeable Copy ☒ Wall ☐ Face Change Only ☐ Non-Illuminated
☐ Freestanding ☐ Pylon ☐ Monument ☐ Illuminated (separate electrical permit required)
Size: _____ feet X _____ feet = _____ square feet Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____
NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

PROHIBITIONS - Including roof signs (Sections 450.5.B.7 and 450.8.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or government property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.

Work Description (Including number of signs, special conditions, materials, locations, and size):

Install (2) illuminated wall signs (3.5' x 4') = 123.62' ("WAL-MART")
" (1) wall sign (2.5' x 11.5') = 241.5' ("Advantage")
" (1) wall sign (2.5' x 22.25') = 55.625' ("Set Back For Lot")
" (1) wall sign (2.5' x 42.00') = 105.00' ("Set Back For Lot")
" (1) wall sign (2.5' x 6.87') = 17.175' ("Set Back For Lot")
PLEASE PRINT OR TYPE LEGIBLY " (1) wall sign (2.5' x 6.72') = 16.80' ("Set Back For Lot")
" (1) wall sign (2.5' x 11.0') = 27.50' ("Set Back For Lot")

OWNER/AGENT CERTIFICATION

I hereby certify, under penalty of law, that the proposed sign will be located so as not to violate any codes and that the information supplied is true, complete, and correct.

K. Scott Brown
Signature

5/28/02
Date

K. Scott Brown
Print/Type Name

Copies: White - Office; Yellow - Applicant (keep this copy for your permanent records)

Authority under Section 500.4, BCZR	PERM APPROVAL (SIGN ONLY)	
<u>[Signature]</u> Signature	<u>[Signature]</u> Initials	<u>5/28/02</u> Date

IN RE: PETITION FOR VARIANCE
SW/S Reisterstown Road, 1100' NW of
the c/l Kenmar Avenue
(9750 Reisterstown Road)
4th Election District
3rd Council District

Garrison Realty Investors, LLC
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-414-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.) to permit eight (8) wall-mounted enterprise signs on the north façade of the building in lieu of the one permitted, and to allow one (1) wall-mounted enterprise sign on the east façade of the building on which no wall-mounted enterprise signs are permitted. 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.

The Petition filed in the instant case relates to signage for a proposed Wal-Mart on the subject property. Similar relief was requested in companion Case No. 02-413-A for a proposed Sam's Club which will be located in the same building as Wal-Mart, but will bear the address 9746 Reisterstown Road.

ORDER RECEIVED FOR FILING
date 6/13/12
Lep

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 Wal-Mart 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. Eight (8) wall-mounted signs are proposed on the north facade of the building and one (1) wall-mounted sign on the east facade of the building. These signs advertise the services offered at Wal-Mart and are necessary so patrons can enter the store at the appropriate location for their specific need. For example, separate signs advertising photo development, optical, 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 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

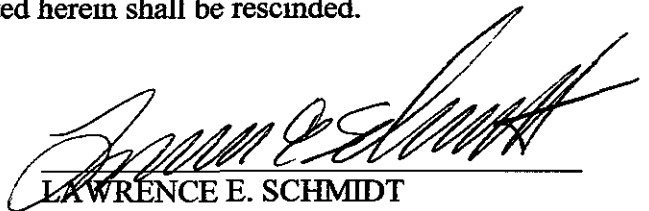
ORDINANCE FILED FOR FILING
Date 6/13/12
By [Signature]

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.) to permit eight (8) wall-mounted enterprise signs on the north façade of the building in lieu of the one permitted, and to allow one (1) wall-mounted enterprise sign on the east façade of the building on which no wall-mounted enterprise signs are permitted, 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

ORDER RECEIVED FOR FILING
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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

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 9750 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 JLS/CTM

Date 3/28/02

Case No. 02-414-A

REV 9/15/98

ORDER RECEIVED FOR FILING

Date

By

WAL-MART (Store No. 2290)
VARIANCES REQUESTED FOR
9750 REISTERSTOWN ROAD

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

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

(SEE ATTACHED SHEET FOR DETAILED SIGNAGE LIST)

ORDER RECEIVED FOR FILING
Date 6/13/12
By [Signature]

#914

ATTACHED SHEET
9750 REISTERSTOWN ROAD

NORTH FACADE

Variance from BCZR Section 450.4.5.d to allow a second wall-mounted sign of 123.62 square feet on the north facade of the building in lieu of the one wall-mounted sign permitted (Sign #2 – WAL-MART).

Variance from BCZR Section 450.4.5.d to allow a third wall-mounted sign of 68.20 square feet on the north facade of the building in lieu of the one wall-mounted sign permitted (Sign #3 – We Sell For Less).

Variance from BCZR Section 450.4.5.d to allow a fourth wall-mounted sign of 100.08 square feet on the north facade of the building in lieu of the one wall-mounted sign permitted (Sign #4 – Satisfaction Guaranteed).

Variance from BCZR Section 450.4.5.d to allow a fifth wall-mounted sign of 241.50 square feet on the north facade of the building in lieu of the one wall-mounted sign permitted (Sign #5 – Always).

Variance from BCZR Section 450.4.5.d to allow a sixth wall-mounted sign of 17.08 square feet on the north facade of the building in lieu of the one wall-mounted sign permitted (Sign #6 – OPTICAL).

Variance from BCZR Section 450.4.5.d to allow an seventh wall-mounted sign of 24.32 square feet on the north facade of the building in lieu of the one wall-mounted sign permitted (Sign #7 – PHARMACY).

Variance from BCZR Section 450.4.5.d to allow an eighth wall-mounted sign of 16.50 square feet on the north facade of the building in lieu of the one wall-mounted sign permitted (Sign #8 – 1-Hr. Photo).

EAST FACADE

Variance from BCZR Section 450.4.5.d to allow a wall-mounted sign of 123.62 square feet on the east facade of the building, a facade on which no wall-mounted sign is permitted by right. (Sign #9 – WAL-MART).

TO1DOCS1/DHK01/#133704 v1

ORDER RECEIVED FOR FILING

Date

By

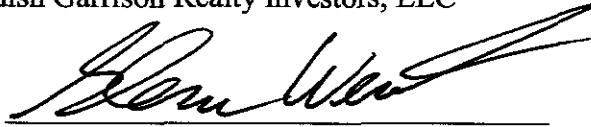
#414

SIGNATURE PAGE

GARRISON REALTY INVESTORS, LLC
a Maryland Limited Liability Company

By: Cordish Garrison Realty Investors, LLC

By:



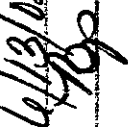
Glenn Weinberg, Authorized Member
601 E. Pratt Street, 6th Floor
Baltimore, Maryland 21202
(410) 752-5444

TO1DOCS1/DHK01/#133683 v1

ORDER RECEIVED FOR FILING

Date

By

6/13/12


#14

Petition for Variance Signature Page

Owings Mills, MD

Contract Purchaser/Lessee:

Wal-Mart Stores Inc.

By: Michael ~~Garner~~ Gardner

Asst. Vice President



Signature

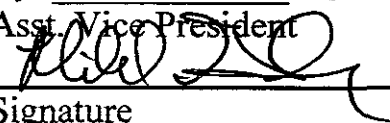
2001 S.E. 10th Street
Bentonville, AR 72712
(479) 273-4000

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

6/13/02

By



#414

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



414

Containing 21.56-acres±. Also known as 9750 Reisterstown Road, Garrison Realty Investors, LLC Property and located in the 4th Election District.

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

Cash No. **10186**
02-414-A

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

AMOUNT \$ 250.00

RECEIVED FROM: Perry L Butcher & Associates

FOR: Commercial Variance Filing Fee
Walmart 9750 Reisterstown Rd.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME

3/28/2002 3/28/2002 10:29:35

REG NO. 006 WALKIN JOHN KIM DRIVER

RECEIPT # 074712 3/28/2002 DELN

Dept 5 528 ZONING VERIFICATION

CR NO. 010186

Receipt Tot \$250.00

250.00 CK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

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: #02-414-A

9750 Reisterstown Road

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

4th Election District - 3rd Councilmanic District

Legal Owner(s): Garrison Realty Investors, LLC

Contract Purchaser: Wal-Mart Stores, Inc.

Variance: to allow 8 wall-mounted signs on the north facade of the building in lieu of the 1 permitted wall-mounted sign; to allow a wall-mounted sign on the east facade of the building, a facade on which no wall-mounted sign is permitted by right.

Hearing: Tuesday, May 28, 2002 at 10:00 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.

IT/5/682 May 14 C538411

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

02-414-A
 RE: Case No. 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:

1st Fax Note	7571	Date	5/10/02
To	ROBIN/BETTY	From	O'KEEFE
Co./Dept.	ZONING COMM.	Co.	
Phone #	887-1336	Phone #	666-5366
Fax #	887-3460	Fax #	666-0929

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

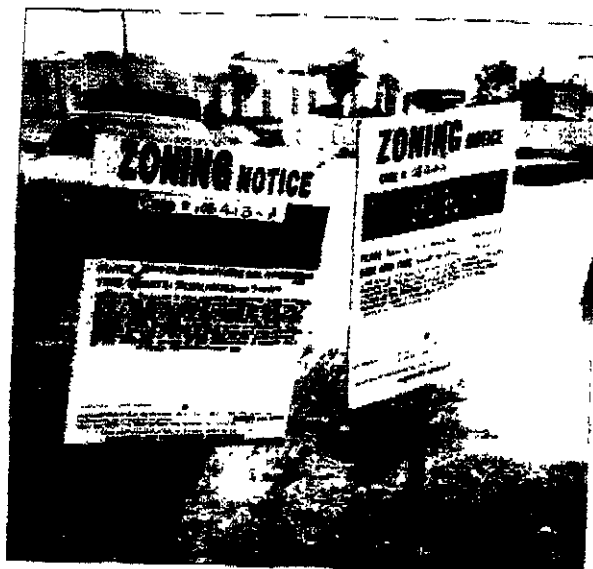
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



02-413-A

02-414-A

9746 REISTERSTOWN RD. 5/23 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: 02-414-A
Petitioner: GARRISON REALTY INVESTORS, LLC
Address or Location: 9750 REISTERSTOWN ROAD

PLEASE FORWARD ADVERTISING BILL TO

Name: AMY DUNBAR
Address: 210 ALLEGANY AVENUE
TOWSON MD 21204
Telephone Number: (410) 991-6244

Revised 2/20/98 - SCJ

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: 02-414-A

9750 Reisterstown Road

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

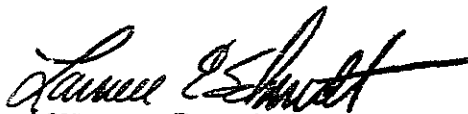
4th Election District – 3rd Councilmanic District

Legal Owner: Garrison Realty Investors LLC

Contract Purchaser: Wal-Mart Stores Inc

Variance to allow 8 wall-mounted signs on the north façade of the building in lieu of the 1 permitted wall-mounted sign; to allow a wall-mounted sign on the east façade of the building, a façade on which no wall-mounted sign is permitted by right.

HEARING: Tuesday, May 28, 2002 at 10:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
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.



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: 02-414-A
9750 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 8 wall-mounted signs on the north façade of the building in lieu of the 1 permitted wall-mounted sign; to allow a wall-mounted sign on the east façade of the building, a façade on which no wall-mounted sign is permitted by right.

HEARING: Tuesday, May 28, 2002 at 10:00 a.m. in Room 106, Baltimore County Office Building,
111 W Chesapeake Avenue

Arnold Jablon 02
Director

C: Mr. Robert A Hoffman, Venable Baetjer & Howard, 210 Allegheny Avenue,
Towson 21204
Venable Baetjer & Howard, Amy Dontell, 210 Allegheny Avenue,
Towson 21204
Garrison Realty Investors, Mr. Glenn Weinberg, 601 E Pratt Street, 6th Floor,
Baltimore 21202
Wal-Mart Stores Inc, Mr. 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

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: 02-414-A, 9750 Reisterstown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 3/28/02 .

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
Wal-Mart Stores Inc. Michael Gardner 2001 S.E. 10th Street Bentonville, AR 72712
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:  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

414

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



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

h9
5/28

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

AFK | |

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. Lee

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. 414

LTM

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,

 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
9750 Reisterstown Road (Walmart Store No. 2290),
SW/S Reisterstown Rd, 1100' NW c/l Kenmar Ave
4th Election District, 3rd Councilmanic

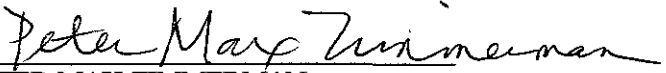
Legal Owner: Garrison Realty Investors, LLC
Contract Purchaser: Walmart Stores, Inc.
Petitioner(s)

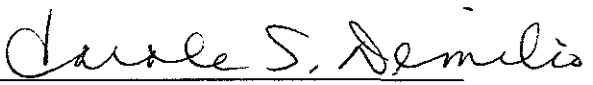
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-414-A

* * * * *

ENTRY OF APPEARANCE

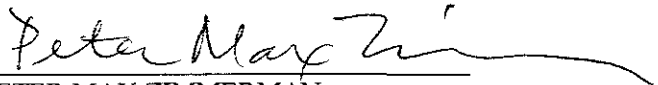
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed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

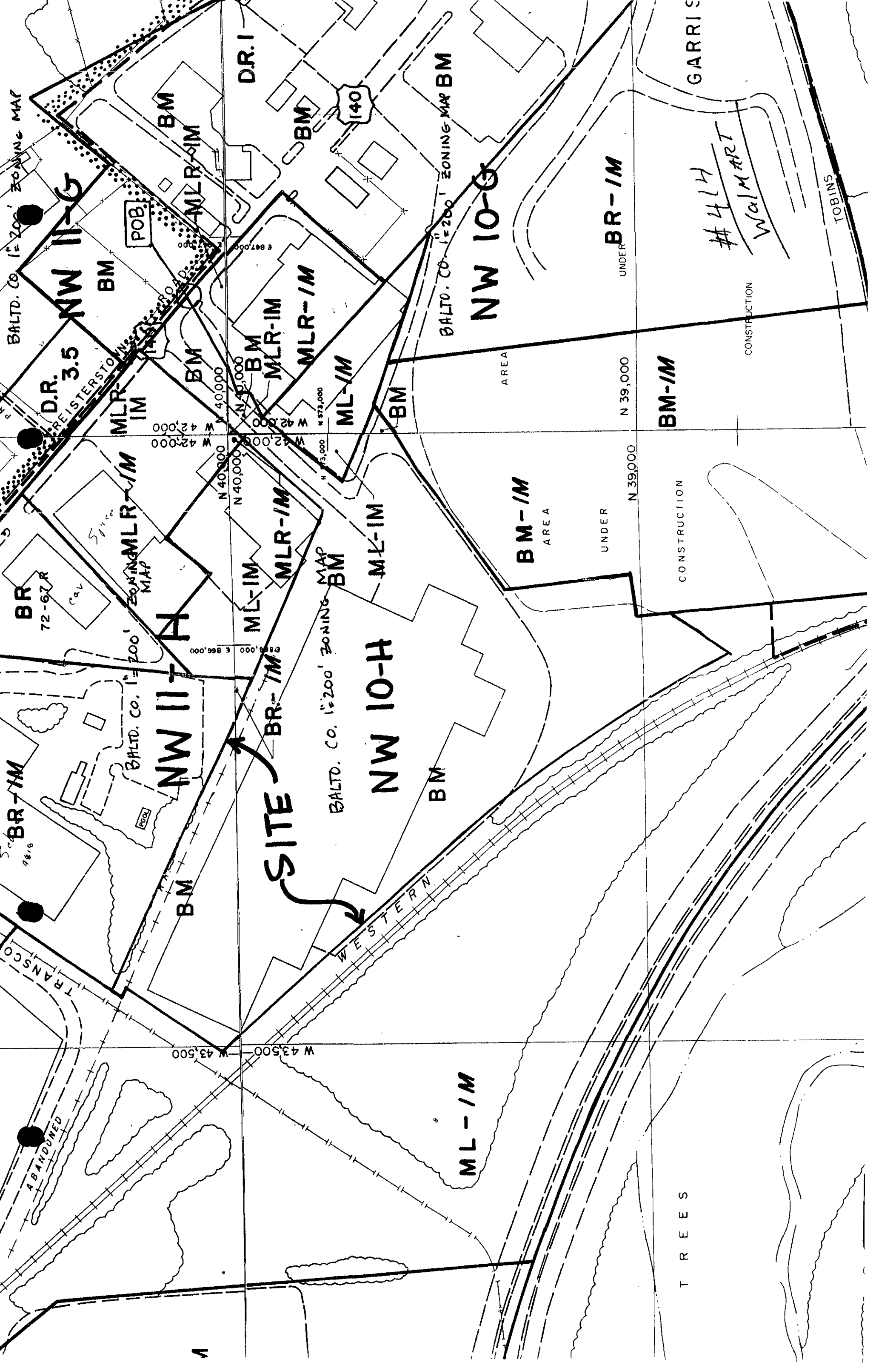

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

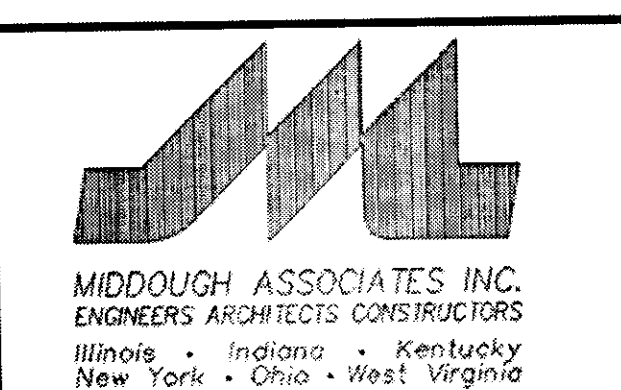
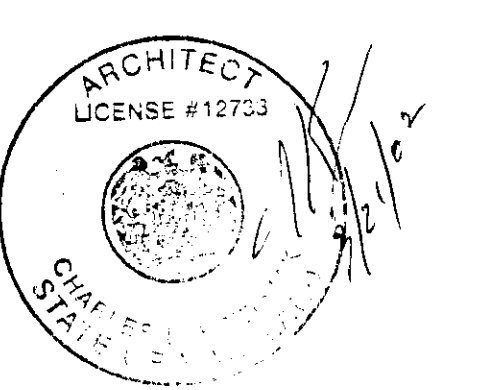
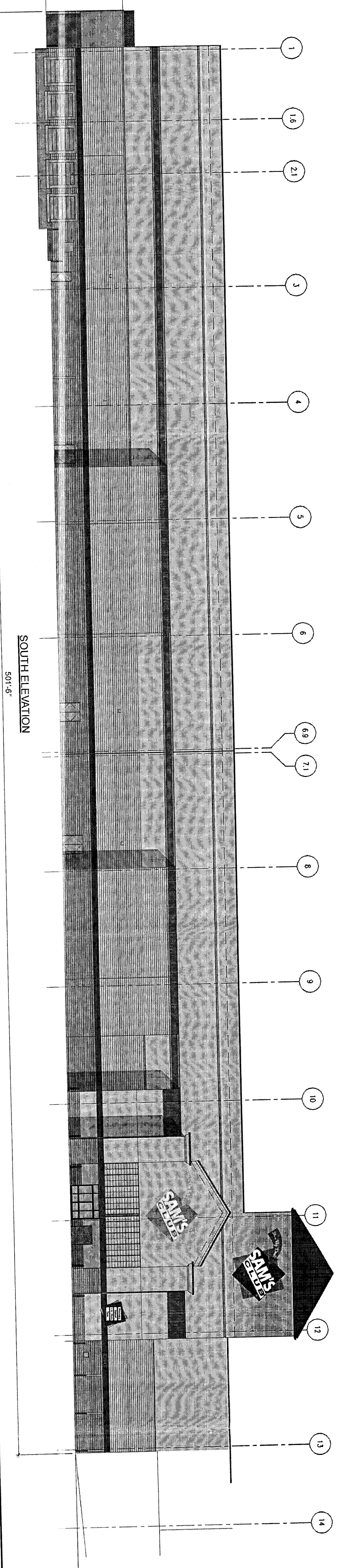
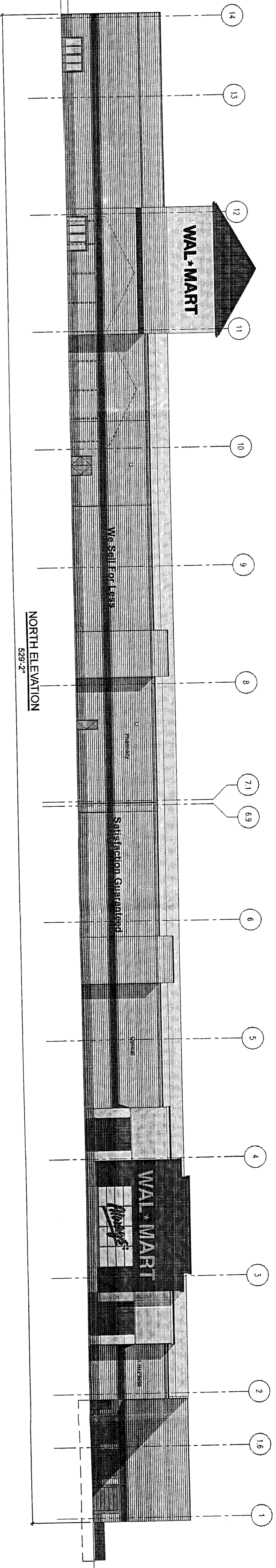
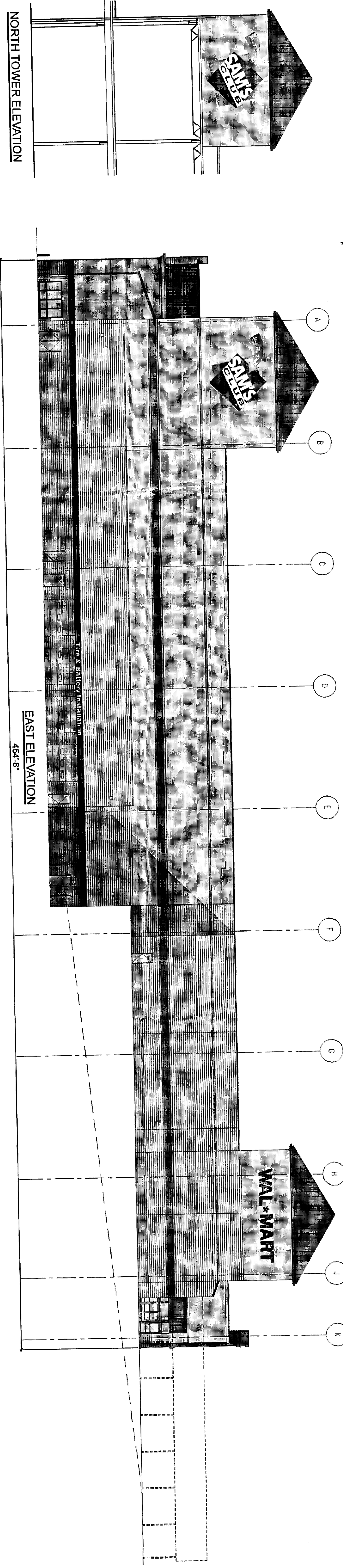
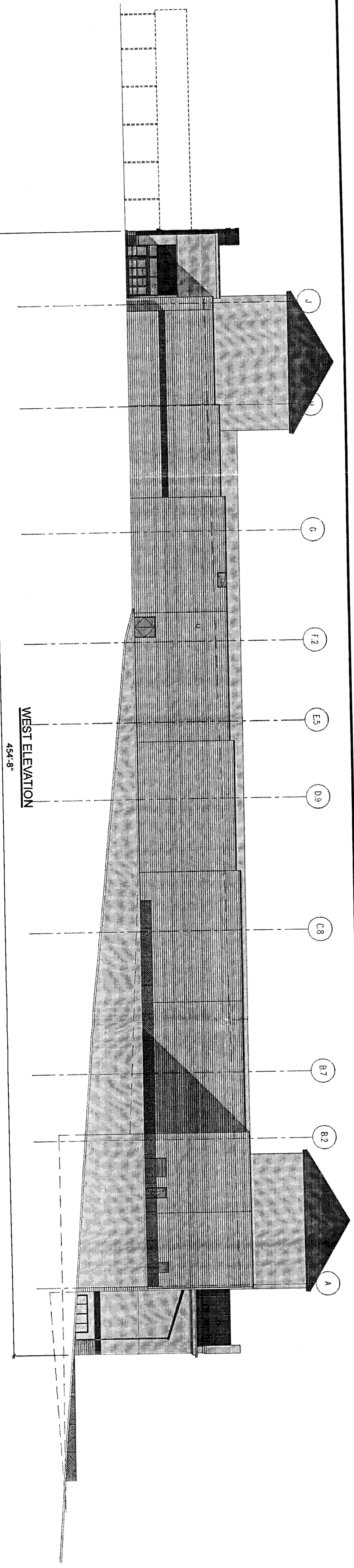

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

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





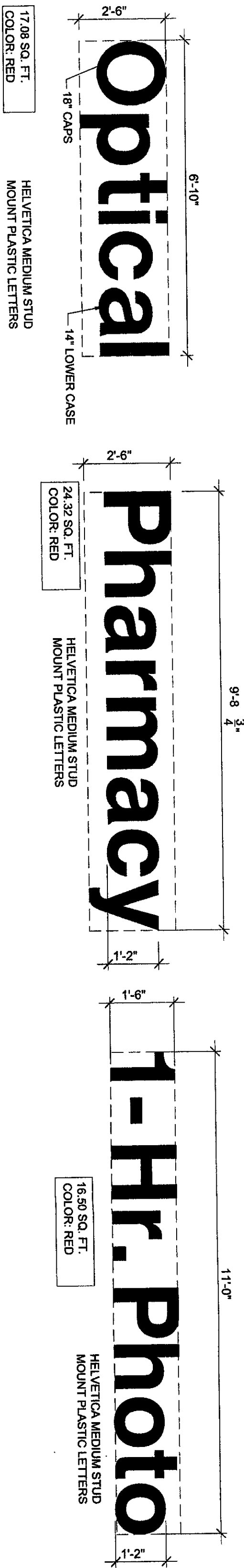
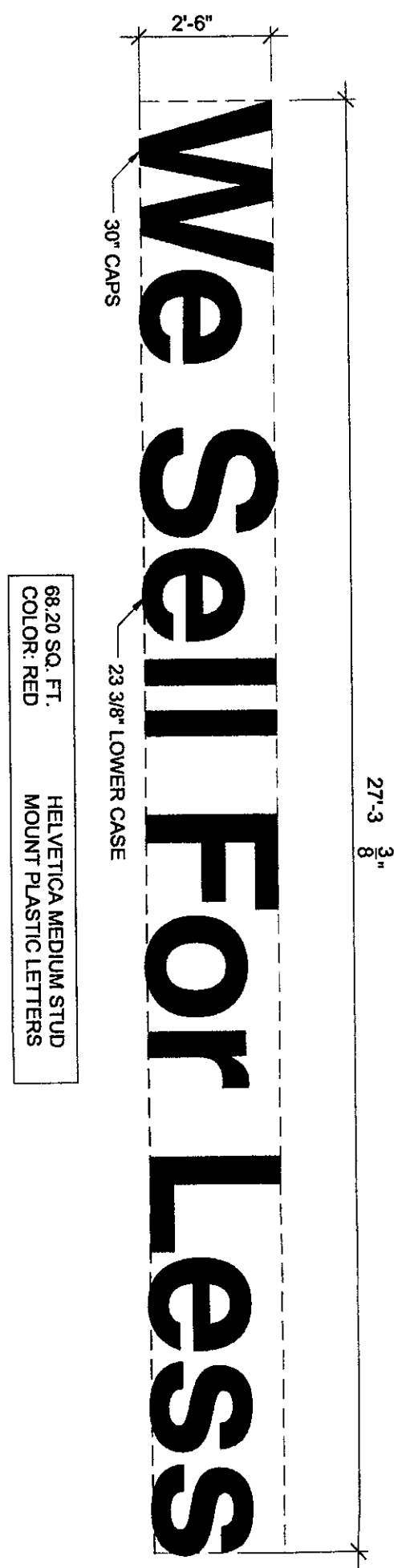
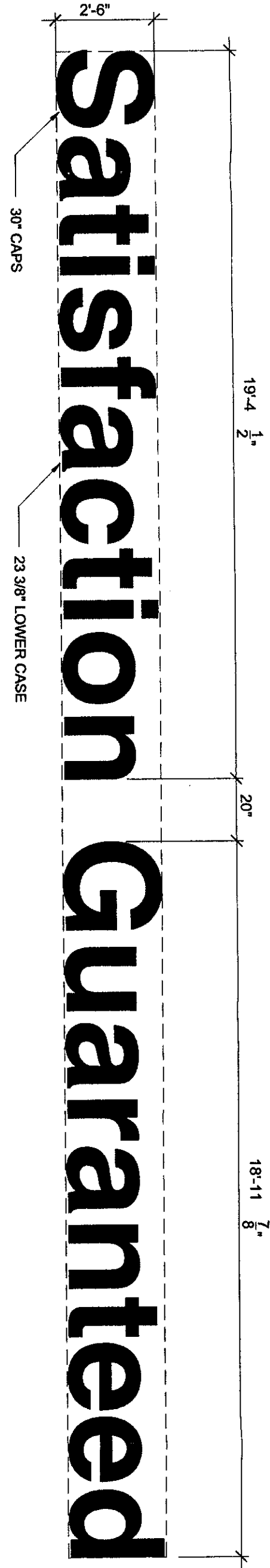
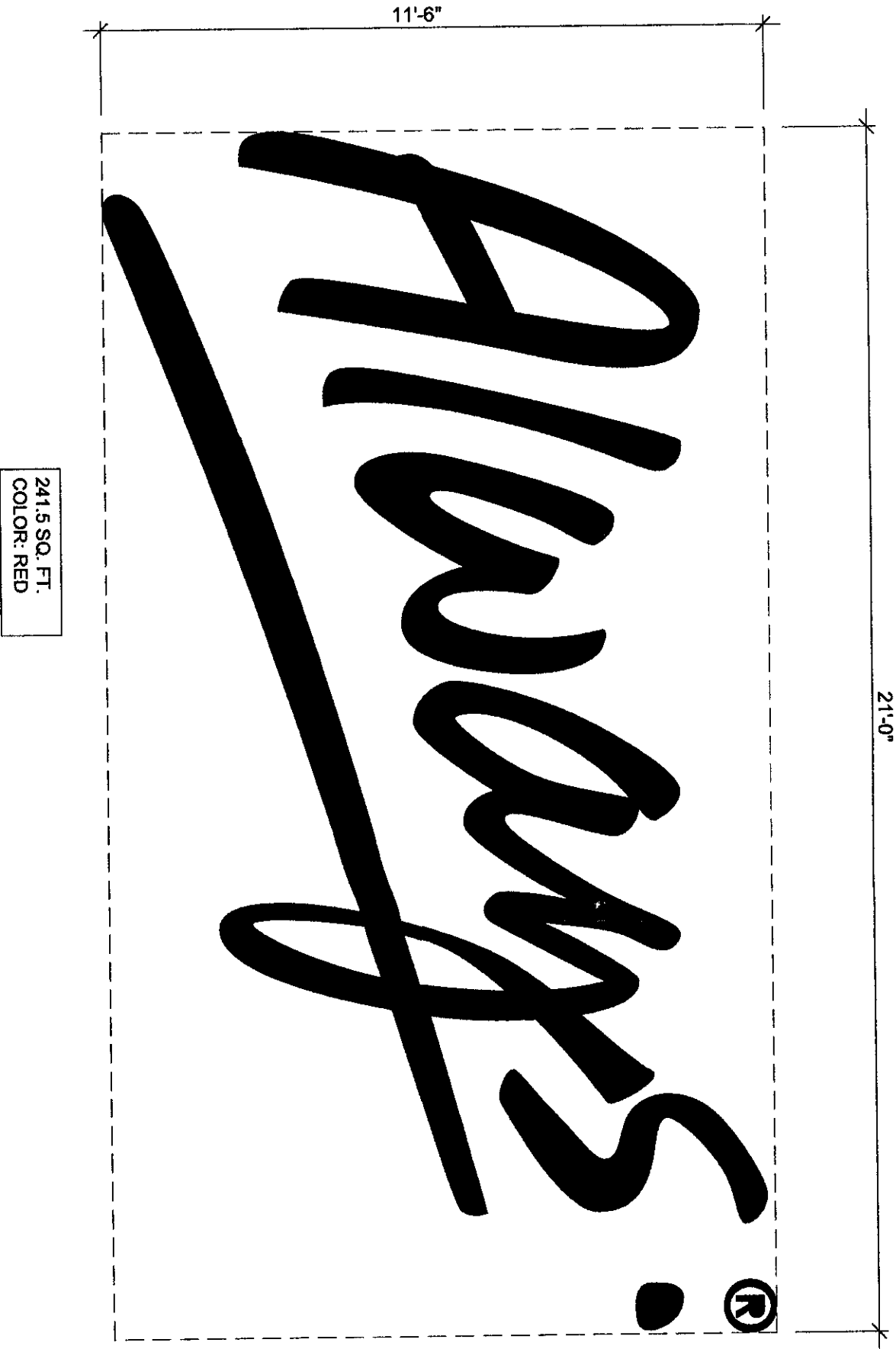
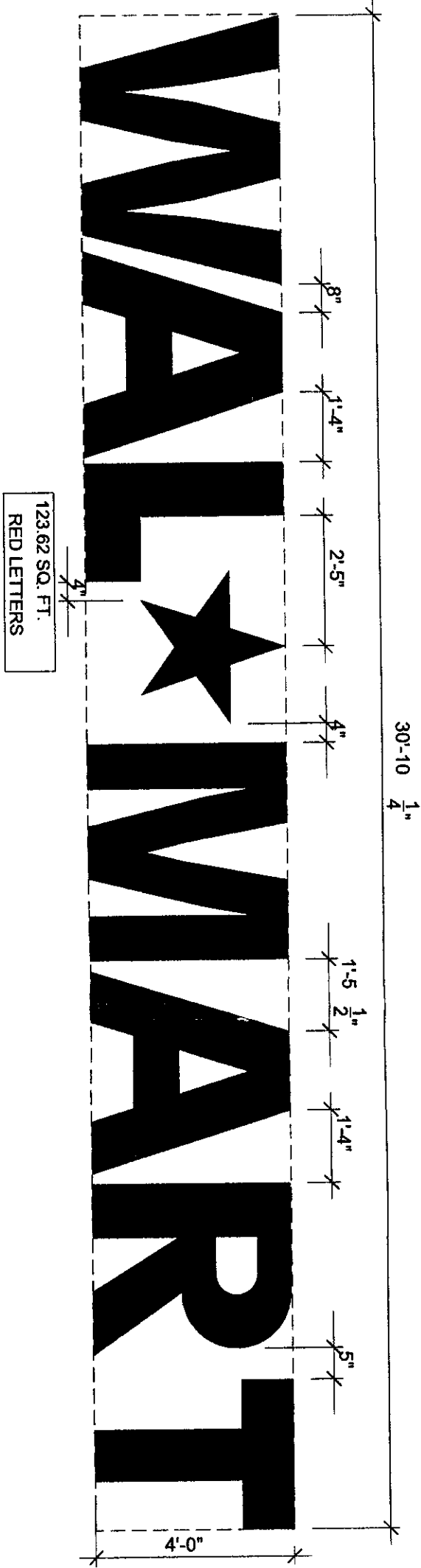
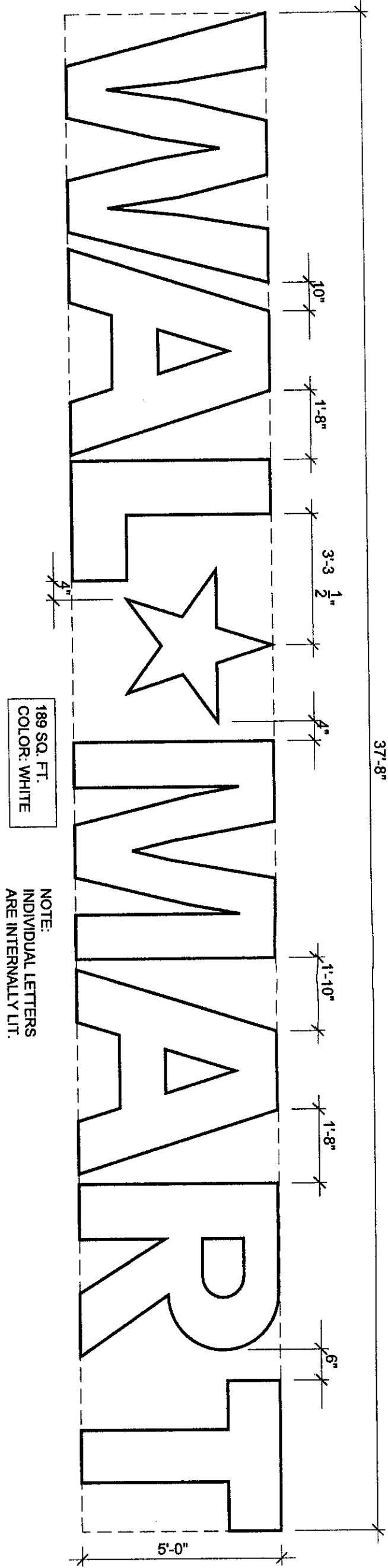
STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT ONE TIME. IT IS NOT TO BE REPRODUCED OR COPIED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONSIDERED A VIOLATION OF THE LAW.



BUILDING SHELL PACKAGE
Reisterstown Road
Owings Mills, Maryland
PROJECT NO.: WMT001

Issue Book	
0	01-05-01 PREPARED
1	01-05-01 PREPARED
2	01-05-01 PREPARED
3	01-05-01 PREPARED
4	01-05-01 PREPARED
5	01-05-01 PREPARED
6	01-05-01 PREPARED
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Sheet: A-5
BUILDING ELEVATIONS



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: DM
Drawn By: BWC
Title: 4/21/2000/0885
Mod/Rev Date: 5/11/02
Job Number: 2000-0885

Revised	By	Date
1	5/22/01	DM
2	5/11/02	DM
3	5/11/02	DM
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WAL-MART
OWINGS MILLS, MD
STORE NO. 2290
PROTO DATE: 10-30-00 ACRE: PROTO: 134

Consultants

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