

IN RE: PETITION FOR VARIANCE
SE/S Philadelphia Road, 580' NE of
the c/I I-695
(6420 Petrie Way)
15th Election District
5th Council District

Wal-Mart Stores, Inc.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-486-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, Wal-Mart Stores, Inc., through their attorney, Robert A. Hoffman, Esquire. The Petitioners request a series of variances from the sign regulations set forth in Section 450.4.5.d of the Baltimore County Zoning Regulations (B.C.Z.R.) for a proposed Sam's Club (Store 6650) on the subject site. In companion Case No. 02-488-A, the Petitioners request similar relief for a proposed Wal-Mart Store (Store #3489). In the instant case, the Petitioners seek amended relief from Section 450.4.5.d of the B.C.Z.R. to permit two-wall-mounted enterprise signs on the south façade of the proposed Sam's Club building and one wall-mounted enterprise sign on the east and west façades of the building on which no wall-mounted enterprise signs are permitted by right. Initially, relief was sought to allow three wall-mounted enterprise signs on the south façade of the building and one wall-mounted sign on the west façade; no sign was proposed for the east façade of the building. However, at the hearing, the Petitioners amended their request as set forth above. In addition to the wall-mounted enterprise signs, relief is sought from Section 450.4.3 of the B.C.Z.R. to permit one wall-mounted directional sign of 15.75 sq.ft. on the south façade of the building in lieu of the maximum allowed 8 sq.ft. (Sign #5, Entrance). The subject property and requested relief are more particularly described on the site plan(s) submitted which were accepted into evidence and marked as Petitioner's Exhibit 1A, and

ORDER RECEIVED FOR FILING

Date

By

7/24/12
[Signature]

the amended sign elevation drawings submitted and marked into evidence as Petitioner's Exhibit 1B.

Appearing at the requisite public hearing in support of the requests were Timothy Madden, Registered Landscape Architect with Morris & Ritchie Associates, Inc., the consultants who prepared the site plans, Scott Brown, Advanced Signs and Services, Inc., Wal-Mart Stores' Sign Consultant, and David Karceski, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located between Philadelphia Road and Pulaski Highway, east of the Baltimore Beltway (I-695) and west of Rossville Boulevard in Rosedale. The property contains a gross area of 20.11 acres, more or less, zoned B.M., and was formerly the site of the Golden Ring Mall. Much of the mall infrastructure has been razed and the parcel is being redeveloped with a series of "big box" tenants, including a Home Depot, Montgomery Wards, Sam's Club and Wal-Mart Store. Generally, the area is commercial/industrial/retail in character, owing to its location near major arterial roads in this area of Baltimore County.

In the instant case, relief is requested for a proposed Sam's Club, which will be located in the northeast corner of the site, immediately adjacent to the Wal-Mart store and across from Montgomery Wards. The Sam's Club building will contain 127,505 sq.ft. in area. Testimony indicated that the proposed sign package is necessary to advertise the location of the building to motorists travelling on Pulaski Highway, the Beltway and Philadelphia Road, and also to direct potential customers to the various services offered at Sam's Club.

Mr. Madden and Mr. Brown offered testimony in support of the signage. Collectively, they indicated that although the proposed signs are designated as "enterprise signs" under the definition found in Section 450 of the B.C.Z.R., they may not be enterprise signs as originally contemplated. Specifically, the signs generally identify the different products and services offered by Sam's Club, i.e., pharmacy, optical, film processing, tire and battery services, etc., and are necessary to direct potential customers to the entrance of the building. It was also noted that the

signs are designed to be aesthetically pleasing and are not out of scale with the large building. Indeed, collectively, the area of the signage is consistent with the spirit and intent of the sign regulations in the B.C.Z.R.

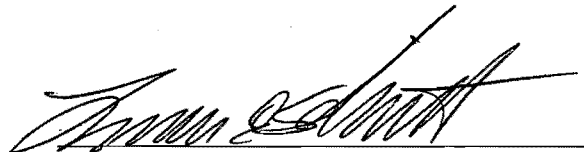
Based upon the testimony and evidence offered I am persuaded to grant the relief requested. In my judgment, the Petitioners have met the requirements of Section 307 of the B.C.Z.R. as construed by Cromwell v. Ward, 102 Md. App. 691 (1995). The property is unique, given its topography and shape, and its location adjacent to major arterial roads. Moreover, practical difficulty would result if relief were denied, in that customers would be inconvenienced by the lack of adequate signage. Additionally, given the character of the surrounding locale, I am persuaded that relief can be granted without adverse impact to adjacent properties. There were no Protestants present, and no adverse Zoning Advisory Committee comments submitted by any County reviewing agency.

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 24th day of July, 2002 that the Petition for Variance seeking relief (as amended) from Section 450.4.5.d of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two-wall-mounted enterprise signs on the south façade of the proposed Sam's Club building and one wall-mounted enterprise sign on the east and west façades of the building on which no wall-mounted enterprise signs are permitted by right, and, from Section 450.4.3 of the B.C.Z.R. to permit one wall-mounted directional sign of 15.75 sq.ft. on the south façade of the building in lieu of the maximum allowed 8 sq.ft. (Sign #5, Entrance), in accordance with Petitioner's Exhibits 1A and 1B, 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.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 450.4.5.d of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit three wall-mounted enterprise signs on the south façade of the building, be and is hereby DISMISSED without prejudice.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner

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

July 24, 2002

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

RE: PETITIONS FOR VARIANCE
SE/S Philadelphia Road, 580' NE of the c/I I-695
(6420 Petrie Way) N/S Brooknoll Drive, 275' W of the c/I Mt. Vista Road
15th Election District - 5th Council District
Wal-Mart Stores, Inc. - Petitioners
Case No. 02-486-A & 02-488-A

Dear Messrs. Hoffman & Karceski:

Enclosed please find a copy of the decision rendered in the above-captioned matters. 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", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Timothy Madden, Morris & Ritchie Assoc., Inc.
9090 Junction Drive, Suite 9, Annapolis Junction, Md. 20701
People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6410 Petrie Way

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 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:

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

State

Zip Code

Case No.

Legal Owner(s):

Wal-Mart Stores Inc. (Sam's)

Name - Type or Print

Signature

SEE ATTACHED

Name - Type or Print

Signature

200 S.E. 10th Street (479) 273-4000

Address

Telephone No.

Bentonville, Arkansas 72712

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue (410) 494-6200

Address

Telephone No.

Towson,

Maryland

21204

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

ORDER RECEIVED FOR FILING
Date 7/24/02
By [Signature]
REV 9/15/98

Amended
[Signature]
7/9/02

SAM'S CLUB (Store No. 6650)
VARIANCES REQUESTED FOR
6410 PETRIE WAY

Variance from Section 450.4.5.d of the Baltimore County Zoning Regulations ("BCZR") to allow two 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 one wall-mounted enterprise sign on the west 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 one wall-mounted enterprise sign on the east facade of the building, a facade on which no wall-mounted enterprise signs are permitted by right.

Variance from BCZR Section 450.4.3 to allow a wall-mounted directional sign of 15.75 square feet on the south facade of the building in lieu of the 8 square feet permitted (Sign #5, "Entrance").

(SEE ATTACHED SHEET FOR DETAILED SIGNAGE LIST)

ORDER RECEIVED FOR FILING

Date

7/24/12

By

[Signature]

ATTACHED SHEET
6410 PETRIE WAY

SOUTH FACADE

Variance from BCZR Section 450.4.5.d to allow a second 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 #2 – Pharmacy, Optical, 1-Hr. Photo, Tires).

WEST FACADE

Variance from BCZR Section 450.4.5.d to allow a wall-mounted enterprise sign of 45.75 square feet on the west facade of the building, a facade on which no wall-mounted enterprise signs are permitted by right. (Sign #4 – Tire & Battery Installation).

EAST FACADE

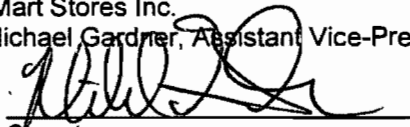
Variance from BCZR Section 450.4.5.d to allow a wall-mounted enterprise sign of 354.12 square feet on the east facade of the building, a facade in which no one wall-mounted enterprise signs are permitted by right (Sign #3 – Sam's Club).

SIGNATURE PAGE

LEGAL OWNER

Wal-Mart Stores Inc.

By: Michael Gardner, Assistant Vice-President


Signature

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

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

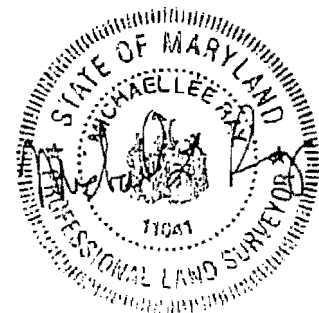


Zoning Description

Beginning at a point located on the southeasterly side of Philadelphia Road (Maryland Route 7) which is a variable width road at the distance of 580 feet northeasterly of the centerline of the nearest improved intersecting street, Interstate I-695 (Baltimore Beltway) which is also a variable width highway. Thence the following courses and distances:

North 32 degrees 33 minutes 12 seconds East, 145.67 feet; North 36 degrees 01 minutes 41 seconds East, 27.90 feet; North 48 degrees 40 minutes 06 seconds East, 686.57 feet; South 31 degrees 38 minutes 55 seconds East, 314.69 feet; South 42 degrees 14 minutes 58 seconds East, 394.19 feet; South 70 degrees 30 minutes 59 seconds East, 352.08 feet; South 44 degrees 45 minutes 15 seconds West, 107.35 feet; South 45 degrees 14 minutes 45 seconds East, 33.00 feet; South 42 degrees 42 minutes 59 seconds West, 75.00 feet; North 47 degrees 17 minutes 01 seconds West, 71.40 feet; South 42 degrees 42 minutes 59 seconds West, 271.74 feet; North 47 degrees 17 minutes 01 seconds West, 20.00 feet; South 42 degrees 42 minutes 59 seconds West, 472.00 feet; South 47 degrees 17 minutes 01 seconds East, 282.98 feet; South 42 degrees 42 minutes 59 seconds West, 221.57 feet; North 73 degrees 32 minutes 11 seconds West, 169.13 feet; North 42 degrees 41 minutes 47 seconds East, 73.42 feet; North 47 degrees 18 minutes 13 seconds West, 120.00 feet; North 42 degrees 41 minutes 47 seconds East, 129.36 feet; North 47 degrees 18 minutes 13 seconds West, 69.00 feet; North 42 degrees 41 minutes 47 seconds East, 142.00 feet; North 47 degrees 18 minutes 13 seconds West, 295.00 feet; North 42 degrees 41 minutes 47 seconds East, 9.00 feet; North 47 degrees 18 minutes 13 seconds West, 379.00 feet; South 42 degrees 41 minutes 47 seconds West, 3.25 feet; North 47 degrees 18 minutes 13 seconds West, 267.42 feet to the point and place of beginning, and being all of Parcel A as shown on plat entitled "The Centre at Golden Ring" and recorded in Plat Book S.M. 73, folio 103.

Containing 20.1067 acres and being located in the Fifteenth Election District of Baltimore County, Maryland.



- ☐ 3445 A BOX HILL CORPORATE CENTER DRIVE, ABINGDON, MD 21003
- ☐ 110 WEST ROAD, SUITE 245, TOWSON, MD 21204
- ☐ 9090 JUNCTION DRIVE, SUITE 9, ANNAPOLIS JUNCTION, MD 20701

- 410-515-9000 ■ FAX 410-515-9002
- 410-821-1690 ■ FAX 410-821-1748
- 410-792-9792 ■ FAX 410-792-7395

02-486-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 13332

DATE 05-01-02 ACCOUNT R-001-006-6150

AMOUNT \$ 250.00

RECEIVED
FROM:

FOR:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
5/02/2002 5/01/2002 15:51:00

REG 13504 WALKIN DOCL DND DRYMER
RECEIPT # 100920 5/01/2002 OF
Dep: 5 528 ZONING VERIFICATION
CR NO. 013332

Receipt Tot 250.00
250.00 CX .00 CA
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: #02-486-A

6410 Petrie Way

SE/S of Philadelphia Road, 580' NE of centerline of

Interstate 695 (Baltimore Beltway)

15th Election District - 7th Councilmanic District

Legal Owner(s): Wal-Mart Stores, Inc., Michael Gardner

AVP, 200 S.E. 10th Street, Bentonville, AR 72712

Variance: to allow three wall-mounted enterprise signs on the south facade of the building in lieu of the one permitted wall-mounted enterprise sign, to allow one wall-mounted enterprise sign on the west facade of the building, a facade on which no wall-mounted enterprise signs are permitted by right, to allow a wall-mounted directional sign of 15.75 square feet on the south facade of the building in lieu of the 8 square feet permitted (Sign #5, "Entrance").

Hearing: Tuesday, July 9, 2002, at 9:00 a.m. in Room 106, Baltimore County Office Building, 141 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.

6/18/02 June 20 C545791

CERTIFICATE OF PUBLICATION

6/20/2002

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 6/20/2002.

- ☒ 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.: 02-486-A

Petitioner/Developer: WAL-MART

STORES MICHAEL BARDNER

Date of Hearing/Closing: 7/9/02

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

Attention: Ms. Gwendolyn Stephens

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 6410 PETRIE way

The sign(s) were posted on 6/20/02
(Month, Day, Year)

Sincerely,

[Signature] 6/20/02
(Signature of Sign Poster and Date)

SSC ROBERT BLACK

(Printed Name)

1508 Leallie Rd

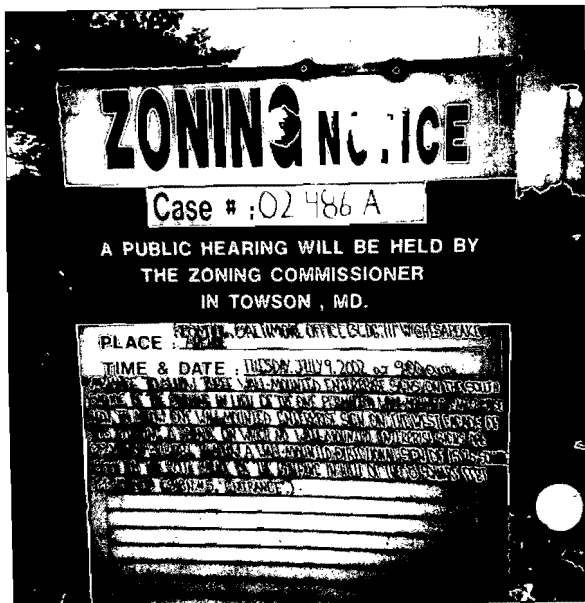
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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: 02-486-A
Petitioner: Wal-Mart Stores, Inc.
Address or Location: 6410 Petrie Way

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dontell
Address: 210 Allegheny Ave
Towson, MD. 21204

Telephone Number: 410-494-6244

02-486-A

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 20, 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: 02-486-A

3161 Baybriar Road

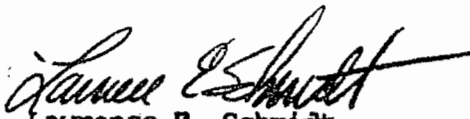
SE/S of Baybriar Road, 500' E of Sollers Point Road

12th Election District – 7th Councilmanic District

Legal Owner: Wal-Mart Stores Inc, Michael Gardner AVP, 200 S.E. 10th Street,
Bentonville AR 72712

Variance to allow three wall-mounted signs on the south façade of the building in lieu of the one permitted wall-mounted enterprise sign.

HEARING: Monday, July 8, 2002 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDR
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

May 23, 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: 02-486-A

3161 Baybriar Road

SE/S of Baybriar Road, 500' E of Sollers Point Road

12th Election District – 7th Councilmanic District

Legal Owner: Wal-Mart Stores Inc, Michael Gardner AVP, 200 S.E. 10th Street,
Bentonville AR 72712

Variance to allow three wall-mounted signs on the south façade of the building in lieu of the one permitted wall-mounted enterprise sign.

HEARING: Monday, July 8, 2002 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

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

Arnold Jablon G D Z
Director

C: Robert A Hoffman, Esquire, Venable Baetjer & Howard, 210 Allegheny Avenue,
Towson 21204
Wal-Mart Stores Inc, Michael Gardner AVP, 200 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 SATURDAY, JUNE 22, 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 20, 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: 02-486-A

6410 Petrie Way

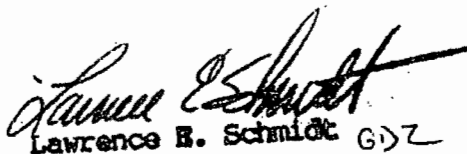
SE/S of Philadelphia Road, 580' NE of centerline of Interstate 695 (Baltimore Beltway)

15th Election District – 7th Councilmanic District

Legal Owner: Wal-Mart Stores Inc, Michael Gardner AVP, 200 S.E. 10th Street,
Bentonville AR 72712

Variance to allow three wall-mounted enterprise signs on the south façade of the building in lieu of the one permitted wall-mounted enterprise sign, to allow one wall-mounted enterprise sign on the west façade of the building, a façade on which no wall-mounted enterprise 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 8 square feet permitted (Sign #5, "Entrance").

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



Lawrence E. Schmidt 6/2

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

May 23, 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: 02-486-A

6410 Petrie Way

SE/S of Philadelphia Road, 580' NE of centerline of Interstate 695 (Baltimore Beltway)

15th Election District – 7th Councilmanic District

Legal Owner: Wal-Mart Stores Inc, Michael Gardner AVP, 200 S.E. 10th Street,
Bentonville AR 72712

Variance to allow three wall-mounted signs on the south façade of the building in lieu of the one permitted wall-mounted enterprise sign, to allow one wall-mounted enterprise sign on the west façade of the building, a façade on which no wall-mounted enterprise 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 8 square feet permitted (Sign #5, "Entrance").

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

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

Arnold Jablon GJZ
Director

C: Robert A Hoffman, Esquire, Venable Baetjer & Howard, 210 Allegheny Avenue,
Towson 21204
Wal-Mart Stores Inc, Michael Gardner AVP, 200 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 SATURDAY, JUNE 22, 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

July 5, 2002

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

Dear Mr. Hoffman

RE: Case Number:02-486 -A, 6410 Petrie Way-

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 2, 2002. .

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.
W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: Wal-Mart Stores, Inc. Michael Gardner AVP, 200 S.E. 10th Street, Bentonville AR 72712
People's Counsel

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





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

May 9, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 13, 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:

472, 475-479, 482-487

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

cc: File

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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 29, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
for May 13, 2002
Item No. 473, 475, 476, 477, 478, 479, 481, 482, 483, 484,
485, 486 and 487

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

RWB:CEN
Cc: file

hs
7/9

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 28, 2002

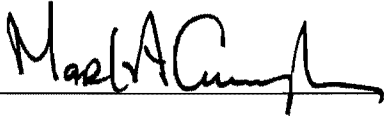
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

JUL 3 2002

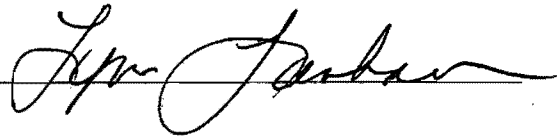
SUBJECT: Zoning Advisory Petition(s): Case(s) 02-486

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:



Section Chief:



AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5.10.02

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

RE: Baltimore County
Item No. 486

JRA

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 7. 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
6410 Petrie Way, SE/S Philadelphia Rd,
580' NE of c/I Interstate 695 (Baltimore Beltway)
15th Election District, 7th Councilmanic

Legal Owner: Wal-Mart Stores, Inc. (Sam's)
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-486-A

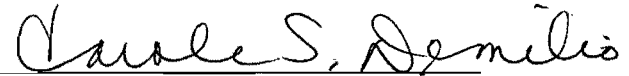
* * * * *

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 22nd day of May, 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

Case Number

02 - 486-A
02 - 488-A

PETITIONER'S
~~PROTESTANT'S~~ SIGN-IN SHEET

Revised 4/17/00



View From Pulaski Highway
2M



View From Pulaski Highway
2L



View from Pulaski Highway
2F



View from Pulaski Highway
2J



Views from Pulaski Highway
2K



View from Philadelphia Rd.

2E



View from Pulaski Highway

2F



View from Pulaski Highway side
On-ramp 695 N

2G



View from Pulaski Highway

2H



View from Philadelphia Road.

2A



View from Philadelphia Rd.

~~522~~ 2B



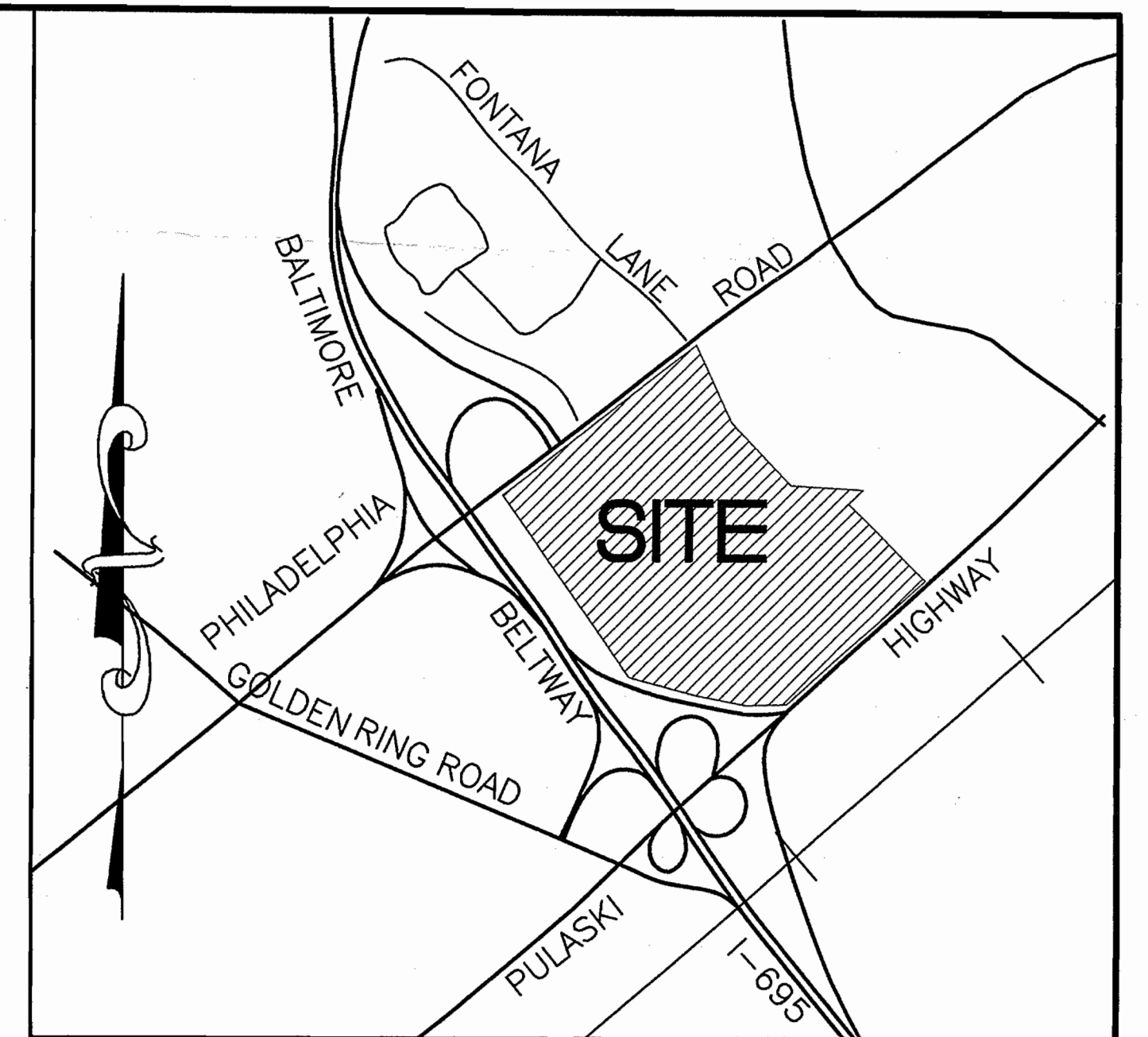
View from Philadelphia Rd.

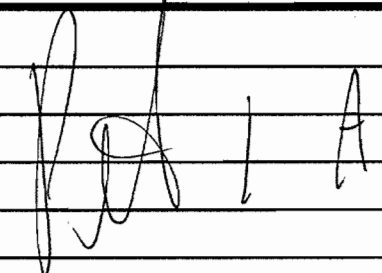
2C



View from Philadelphia Rd.

2D



		MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 8080 JUNCTION DRIVE, SUITE 9 ANNAPOLIS JUNCTION, MARYLAND 20701 (410) 782-9782 OR (301) 776-1680 FAX (410) 782-7385	
		PDM FILE NO. XV-192 / DRC# 081701F PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE FOR THE SAM'S CLUB SIGNAGE 15TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND	
DATE	REVISIONS		JOB NO.: 11452
			SCALE: AS NOTED
			DATE: 07/02/02
			DRAWN BY: BRS
			DESIGN BY: RLZ
			REVIEW BY: PVM
			SHEET: 1 OF 2

Petition for Variance – Sam’s Club

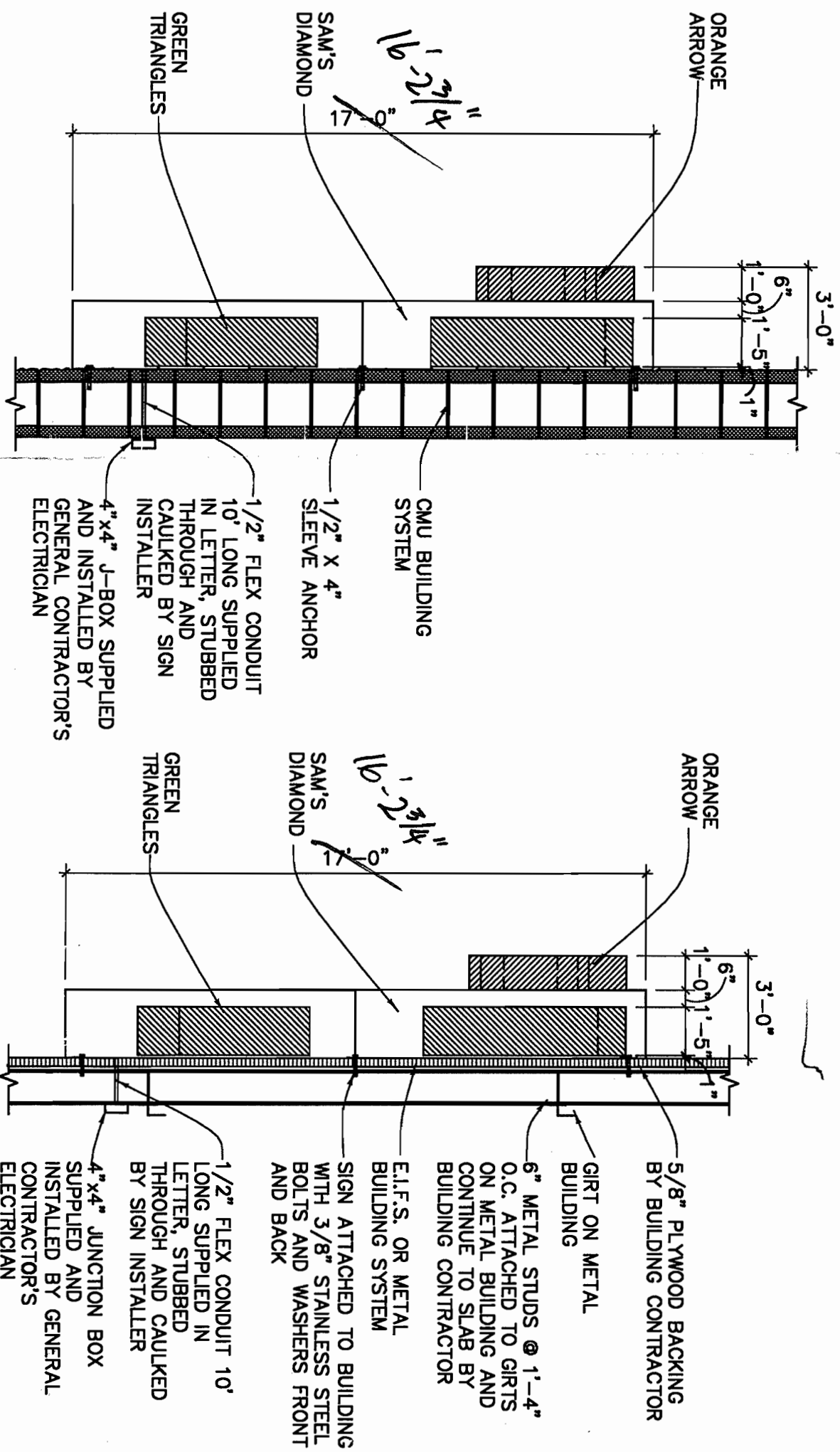
Variance from Section 450.4.5.d of the Baltimore County Zoning Regulations (“BCZR”) to allow three wall-mounted enterprise signs on the south facade of the building in lieu of the one permitted wall-mounted enterprise sign.

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

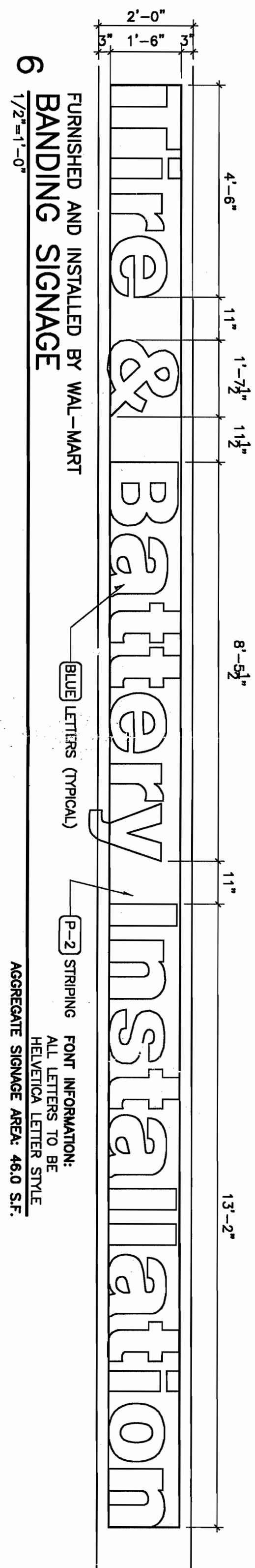
Variance from BCZR Section 450.4.3 to allow a wall-mounted directional sign of 15.75 square feet on the south facade of the building in lieu of the 8 square feet permitted (Sign #5, “Entrance”).

(SEE ATTACHED SHEET FOR DETAILED SIGNAGE LIST)

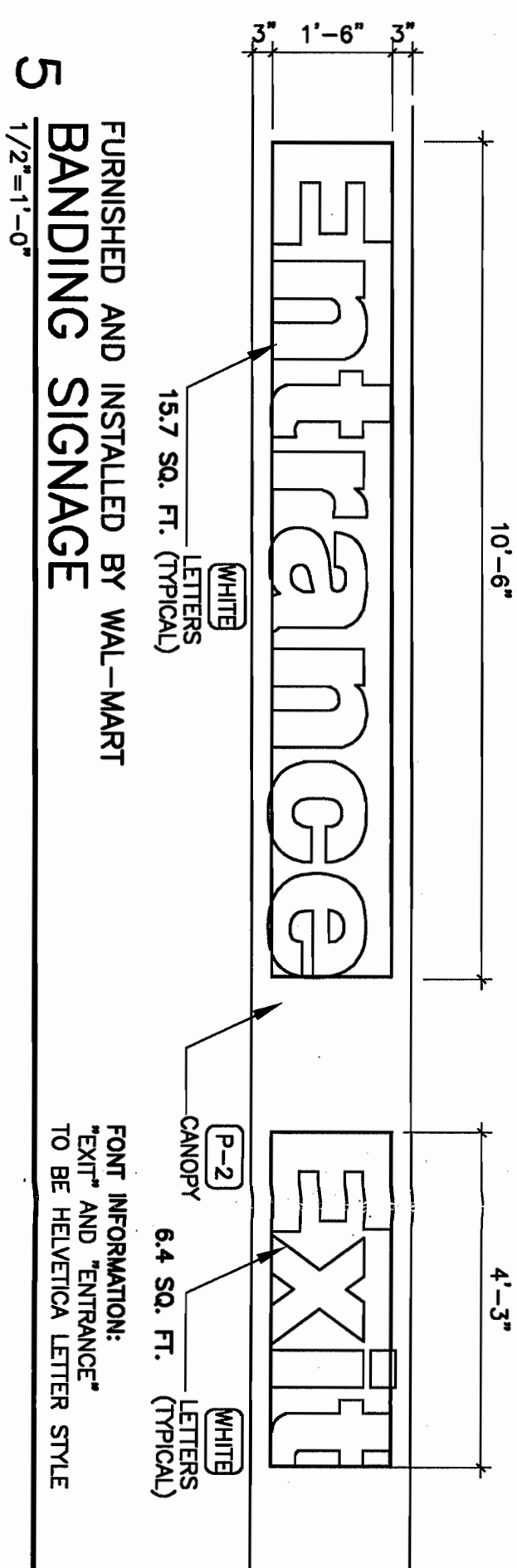
Rev 13



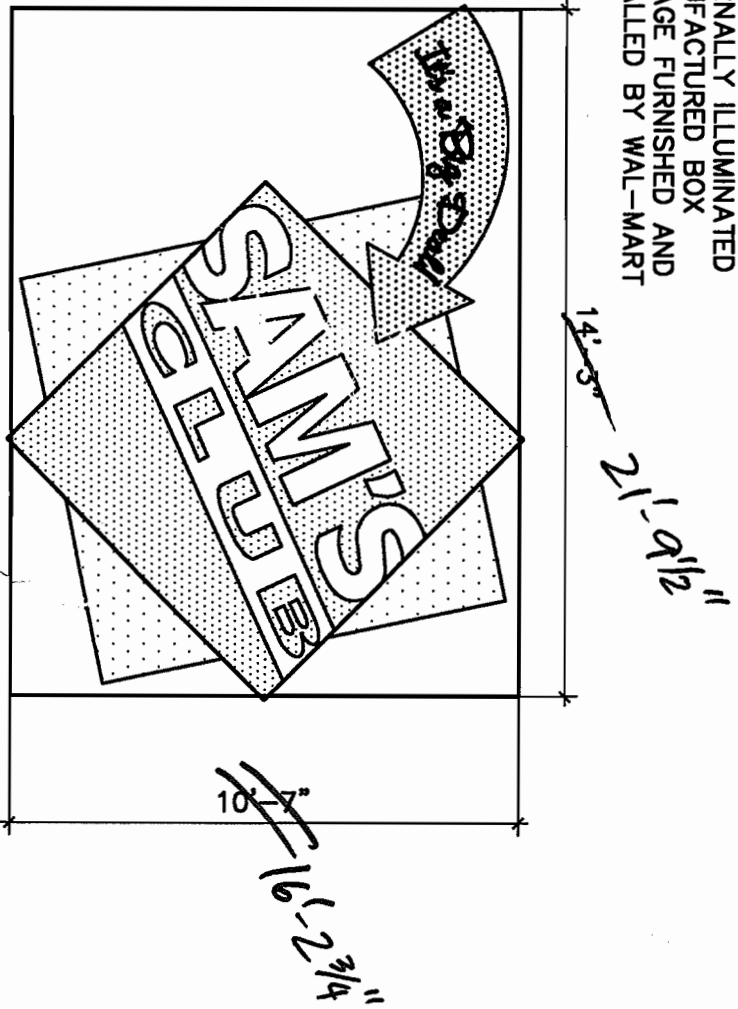
3 APPLIED SIGNAGE SECTION
1/4"=1'-0"



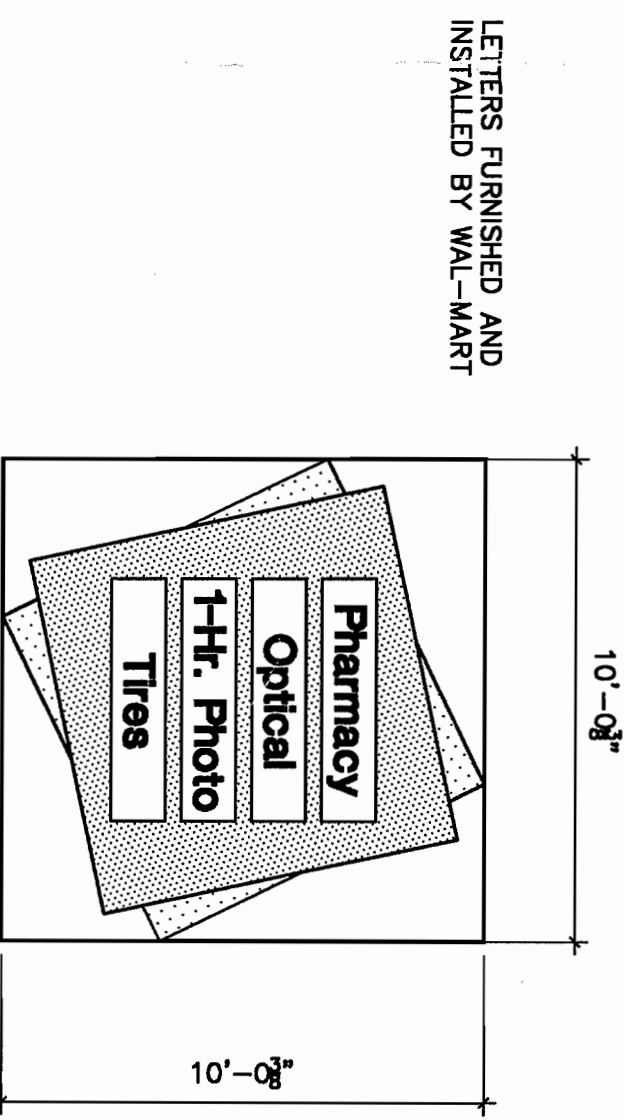
6 FURNISHED AND INSTALLED BY WAL-MART
BANDING SIGNAGE
1/2"=1'-0"
FONT INFORMATION:
SIGNAGE FURNISHED BY WAL-MART
HELVETICA LETTER STYLE
AGGREGATE SIGNAGE AREA 48.0 S.F.



5 FURNISHED AND INSTALLED BY WAL-MART
BANDING SIGNAGE
1/2"=1'-0"
FONT INFORMATION:
SIGNAGE FURNISHED BY WAL-MART
HELVETICA LETTER STYLE
AGGREGATE SIGNAGE AREA 48.0 S.F.



2 SIGNAGE DETAIL
1/4"=1'-0"
FONT INFORMATION:
SIGNAGE FURNISHED BY WAL-MART
HELVETICA LETTER STYLE
AGGREGATE SIGNAGE AREA 354 S.F.



1 SIGNAGE DETAIL
1/4"=1'-0"

Raymond H. Harris AIA Architect
211 N. Record St., Suite 222
Dallas, Texas 75202
Telephone 214/749-0626

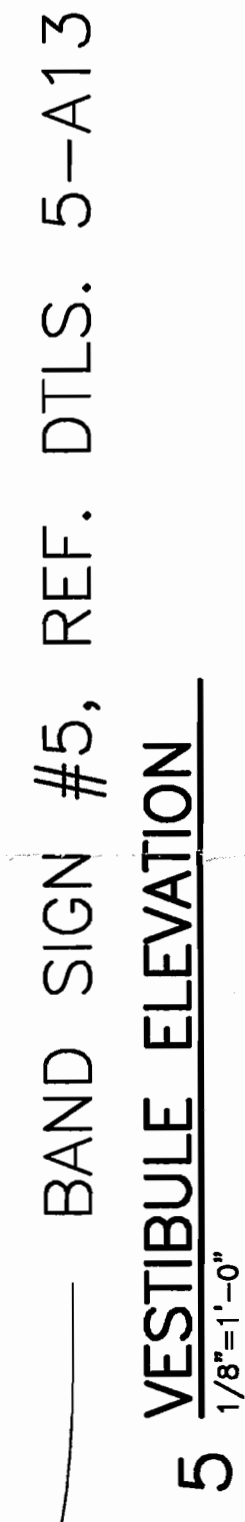
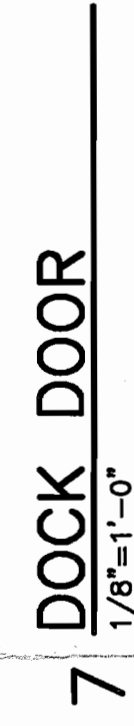
STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A PROJECT AND IS NOT TO BE REUSED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REUSE OR REPRODUCTION OF THIS DRAWING FOR ANY OTHER PROJECT IS STRICTLY PROHIBITED AND WILL BE CONSIDERED A VIOLATION OF THE ARCHITECT'S PROFESSIONAL ETHICS AND MAY BE SUBJECT TO LEGAL ACTION.

Consultants

GOLDEN RING, MD
CLUB # 6650
PROTO DATE: 01/31/2000
PROTO: LR-128R-TL

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INTERNALLY ILLUMINATED MANUFACTURED
BOX SIGN #3 FURNISHED AND INSTALLED
BY WAL-MART. REF. DTLs. 3,7-A13

—ANCILLARY BOX SIGN #2
LETTERS FURNISHED &
INSTALLED BY WAL-MART.

1 FRONT ELEVATION (SOUTH)
1"=20'-0"

NOTE: REFER TO COLOR SCHEDULES, SHEET A11
PER PAINT DESIGNATION

ANCILLARY BOX SIGN #2
LETTERS FURNISHED &
INSTALLED BY WAL-MART.
REF. DTLS. 2-A13

-BAND SIGN #6
REF. DTL. 6-A13

5 VESTIBULE ELEVATION
1/8"=1'-0"

7 DOCK DOOR
1/8"=1'-0"

BAND SIGN #4, REF. DTL. 4-A13

4 LEFT SIDE ELEVATION (WEST)
1"=20'-0"

3 REAR ELEVATION (NORTH)
1"=20'-0"

2 RIGHT SIDE ELEVATION (EAST)
 $1^{\circ} = 20' - 0''$

INTERNALLY ILLUMINATED MANUFACTURED
BOX SIGN #3 FURNISHED AND INSTALLED
BY WAL-MART. REF. DTLs. 3,7-A13

—ANCILLARY BOX SIGN #2
LETTERS FURNISHED &
INSTALLED BY WAL-MART.

BAND SIGN #5
DEC 07 5 41 PBAND SIGN #6
REF DTG 6-A13

NOTE: REFER TO COLOR SCHEDULES, SHEET A11
PER PAINT DESIGNATION

ARCHITECT
11129

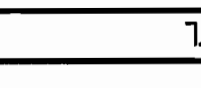
RAYMOND H. SHIMURA
STATE OF NEW YORK

4/16/67

Raymond H. Harris AIA Architect
211 N. Record St., Suite 222
Dallas, Texas 75202
Telephone 214/749-0626

NOT FOR REUSE

Consultants

PROTO DATE: 01/31/2000	PROTO: LR-128R-TL
GOLDEN RING, MD CLUB # 6650	

[illegible]

Planning Mgr:	LC
Job Captain:	SM
Drawn By:	SM
Checked By:	RH

EXTERIOR
ELEVATIONS

Project Number:	00433
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Sheet: A6