



KEVIN KAMENETZ
County Executive

June 19, 2017

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

Troutman Sanders LLP
Attorneys at Law
222 Central Park Avenue
Suite 2000
Virginia Beach, Virginia 23462
Attention: Mr. Thomas C. Kline

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

Dear Mr. Kline

Your spirit and intent letter sent to Arnold Jablon, Director of Permits, Administration and Inspections 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 would be the 3rd change from the original variance 2002-0488-A. After meeting with the Administrative Law Judge, John Beverungen and Planner, Aaron Tsui, we have concluded that a new variances would be required for all the new and remaining signs at the existing location. **Therefore, your Spirit and Intent request has been denied.**
2. A copy of your letter and a copy of this response will be made a permanent part of the above listed case file for future reference.

The foregoing is merely an informal opinion. It is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

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,
ORIGINAL SIGNED BY
LEONARD J. WASILEWSKI

17-229/LW
2002-0488-A

Leonard Wasilewski
Planner II
Zoning Review

THOMAS CHANDLER KLEINE
757.687.7789 telephone
757.687.1512 facsimile
thomas.kleine@troutmansanders.com

TROUTMAN SANDERS

TROUTMAN SANDERS LLP
Attorneys at Law
222 Central Park Avenue, Suite 2000
Virginia Beach, Virginia 23462
757.687.7500 telephone
troutmansanders.com

June 9, 2017

BY FEDERAL EXPRESS

Mr. Arnold Jablon, Director PAI
Department of Permits, Approvals and Inspections
Baltimore County Office Building
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Re: Request for Sprint and Intent Letter

Dear Mr. Jablon:

I write on behalf of my firm's client Wal-Mart Real Estate Business Trust ("Wal-Mart"), with respect to the existing Wal-Mart Store located at 6420 Petrie Way (the "Wal-Mart Store") in Baltimore County (the "County"). The purpose of this letter is to request confirmation that the currently proposed signage package for the Wal-Mart Store meets the spirit and intent of previously-granted signage approvals.

Wal-Mart was previously granted a signage variance with respect to the Wal-Mart Store by Order dated July 24, 2002 in connection with County Case No. 02-488-A (the "Variance Order"), a copy of which is attached to this letter as **Exhibit A**. The Variance Order permits: (i) eight (8) wall-mounted enterprise signs on the south façade of the Wal-Mart Store, and (ii) seven (7) wall-mounted enterprise signs on the west façade of the Wal-Mart Store. As a result of the Variance Order, we understand that Wal-Mart originally installed a total of fourteen (14) enterprise and directional signs on the Wal-Mart Store totaling approximately 718.72 square feet in area.

By Spirit and Intent Letter dated February 20, 2009, the County confirmed that a decrease in the enterprise and directional signs on the Wal-Mart Store from fourteen (14) to eleven (11) signs totaling 486.46 square feet met the spirit and intent of the Variance Order.

Additionally, by Spirit and Intent Letter dated February 3, 2012, the County confirmed that a decrease in the enterprise and directional signs on the Wal-Mart Store from eleven (11) to four (4) signs totaling 339.91 square feet also met the spirit and intent of the Variance Order.

RECEIVED
JUN 12 2017
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

17-229
\$1500

**TROUTMAN
SANDERS**

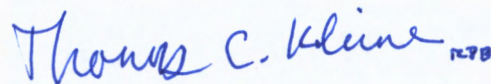
Mr. Arnold Jablon, Director PAI
Department of Permits, Approvals and Inspections
Baltimore County Office Building
June 9, 2017
Page 2

Wal-Mart now desires to modify the signage on the Wal-Mart Store as part of a refurbishment of the exterior of the store building. As shown on the new signage package (depicted on Exhibit B attached hereto), Wal-Mart now proposes five (5) wall-mounted enterprise signs on the south (front) façade of the Wal-Mart Store, totaling approximately 421.62 square feet in area.

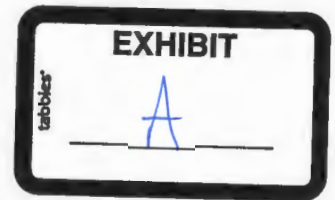
As the currently proposed signage package consists of ten (10) fewer enterprise signs and 297.1 fewer total square feet of sign area than the signage permitted under the Variance Order, Wal-Mart respectfully requests verification that the currently proposed signage package meets the spirit and intent of the Variance Order, and that no new hearing is necessary in connection with the proposed signage package.

Thank you very much for your time and attention to this matter. Please do not hesitate to contact me if you have any questions or need additional information.

Sincerely,



Thomas C. Kline



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. 02-488-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 Wal-Mart Store (Store #3489) on the subject site. In companion Case No. 02-486-A, similar relief is requested for a proposed and Sam's Club (Store 6650). In the instant case, relief is requested to permit eight (8) wall-mounted enterprise signs on the south façade of the proposed Wal-Mart store building in lieu of the one permitted wall-mounted enterprise sign, and to allow seven (7) wall-mounted enterprise signs on the west façade of the building, on which no wall-mounted signs are permitted by right. 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 the amended sign elevation drawings submitted and marked into evidence as Petitioner's Exhibit 1B.

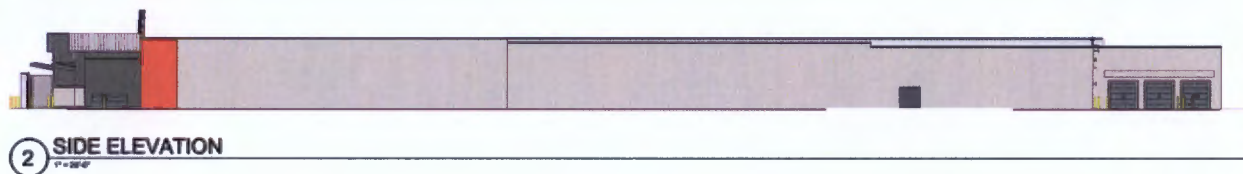
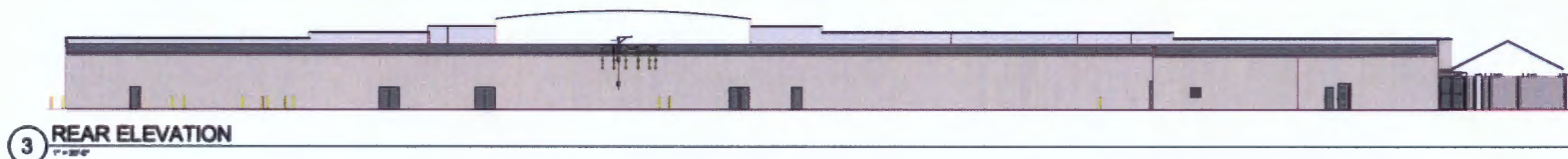
Appearing at the requisite public hearing in support of the requests were Timothy Madden, Registered Landscape Architect with Morris & Ritchie Associates, Inc., the consultants who prepared the site plans, Scott Brown, Advanced Signs and Services, Inc., Wal-Mart Stores' Sign Consultant, and David Karceski,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

ORDER RECEIVED FOR FILING

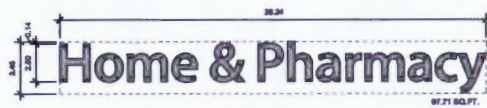
Date

By

7/24/02
RJP



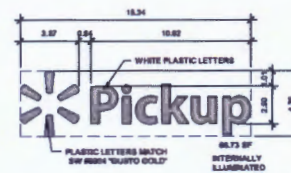
EXISTING SIGNAGE SCHEDULE							NEW SIGNAGE SCHEDULE						
SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA	SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
FRONT SIGNAGE							FRONT SIGNAGE						
Walmart (ETR)	1	LED	WHITE	6.80	157.60 SF	157.60 SF	Walmart (ETR)	1	LED	WHITE	6.80	157.60 SF	157.60 SF
Sam's (ETR)	1	LED	YELLOW	8.00	57.28 SF	57.28 SF	Sam's (ETR)	1	LED	YELLOW	8.00	57.28 SF	57.28 SF
Market	1	SEA	WHITE	2.30	28.19 SF	28.19 SF	Pickup (P)	1	LED	WHITE/YELLOW	6.80	56.73 SF	56.73 SF
Home & Pharmacy	1	SEA	WHITE	3.40	57.71 SF	57.71 SF	Grocery	1	SEA	WHITE	3.30	40.00 SF	40.00 SF
TOTAL FRONT SIGNAGE					293.08 SF	293.08 SF	TOTAL FRONT SIGNAGE					421.69 SF	421.69 SF
TOTAL BUILDING SIGNAGE						293.08 SF	TOTAL BUILDING SIGNAGE						421.69 SF



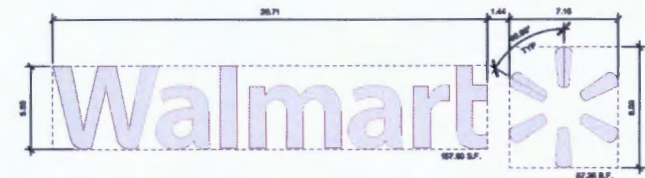
4 SIGNAGE
16' x 14'



3 SIGNAGE
16' x 14'



2 SIGNAGE
16' x 14'



1 WALMART SIGN (ETR)
16' x 14'



B|R|R
architecture

03/31/17

3489 - Baltimore, MD

SIGNAGE SCHEDULE

1B



KEVIN KAMENETZ
County Executive

February 3, 2012

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

Kevin Spurgeon, Assoc. AIA
Job Captain
345 Riverview, Suite 200
Wichita, Kansas 67203

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

Dear Mr. Spurgeon,

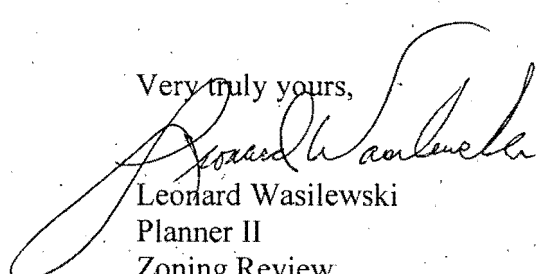
Your spirit and intent letter sent to Arnold Jablon, Director of Permits, Approvals, and Inspections has been referred to me for reply. Based upon the information provided therein, and our research of the zoning records, the following has been determined:

1. The proposed wall sign changes outlined in your letter result in a decrease in signs and total area, therefore your request meets the spirit and intent of the Zoning Order Case no. 2002-0488A.
2. Your letter, the accompanied photos, exhibits, and a copy of this response will be made a permanent part of the above listed case file for future reference.
3. A copy of this letter and exhibits must accompany your application for new sign permits.

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.

12-35/LW
Case File: 2002-0488A

Very truly yours,


Leonard Wasilewski
Planner II
Zoning Review



FAIA

Inspire. Create. Achieve.

DALLAS | WICHITA
345 Riverview Suite 200
Wichita, Kansas 67203
T 316.268.0230
F 316.268.0205
law.kingdon.com

1235

To: Lu
STZ 2/1/12
ua

January 31, 2012

County of Baltimore
Attn: Arnold Jablon
Director of Permits Approvals and Inspections
111 West Chesapeake Ave. Suite 105
Towson, MD 21204

Re: Walmart Building Permit Approval
Store #3489 – Baltimore (Golden Ring), MD
6420 Petrie Way
Rosedale, MD 21237

Dear Mr. Jablon

In reference to the above mentioned location, it is our proposal to update the existing exterior Walmart signage. Walmart is currently undergoing a nationwide re-image campaign in an effort better serve their customers and to upgrade the landscape of the community. Updating to the new signage is an important component in this effort. It is our intent to keep within the spirit of the original approved signage reflected in the documents dated March 14, 2002.

The original approved signage package included 14 signs with a total sign square footage **718.72** square feet. The following is a breakdown of the existing signage:

1. "Wal*mart" – 212.4 sq. ft.
2. "Always" – 146 sq. ft.
3. "1 Hour Photo" – 16.5 sq. ft.
4. "Optical" – 10.25 sq. ft.
5. "Satisfaction Guaranteed" – 64.16 sq. ft.
6. "We sell for less" – 43.67 sq. ft.
7. "Tire & Lube Express" – 80.58 sq. ft.
8. "Wal*mart Tire and Lube Express" – 108.5 sq. ft.
9. "Lube Express" – 3 signs @ 8.96 sq. ft. ea – 26.88 sq. ft.
10. "Tires" – 3 signs @ 3.26 sq. ft. ea – 9.78 sq. ft.

Our proposed new signage package includes a total of four (4) signs with a total of **339.91** square feet. The following is a breakdown of the proposed signage:

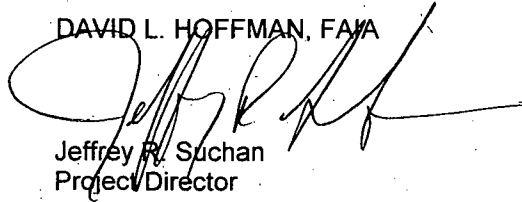
1. "Walmart" – 157.43 sq. ft.
2. "*" (spark) – 57.02 sq. ft.
3. "Market and Pharmacy" – 96.27 sq. ft.
4. "Home & Living" – 29.19 sq. ft.

As evidenced by the accompanying documents and calculations, we hope that you will agree that with the proposed changes in the new exterior building signage we have reduced the total square footage from that of the originally approved exterior signage and in doing so, are keeping within the original intent of the existing approved signage. Therefore we respectfully request, on behalf of our

client, your approval. Please feel free to contact me should you have any questions regarding this request.

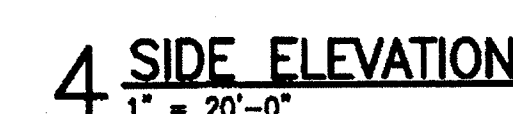
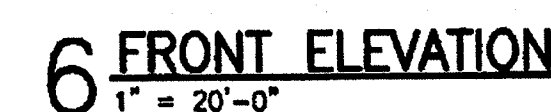
Sincerely,

DAVID L. HOFFMAN, FAIA

A handwritten signature in black ink, appearing to read 'Jeffrey R. Suchan', is written over the printed name and title.

Jeffrey R. Suchan
Project Director

Cc: Mr. Kevin Spurgeon
Mr. Brett Martinez



EXISTING SIGNAGE

ARCHITECT OF RECORD	GOLDEN RING, MD PROTOTYPE 134 02 STORE NUMBER: 3 JOB NUMBER: 010020 DATE: 05/07 DRAWN BY: <i>[Signature]</i> CHECKED BY: <i>[Signature]</i>
2	SHEET NUMBER A2

PROPOSED NEW SIGNAGE



581 Letter
dated 2/3/12
MN



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

Zoning Review | County Office Building

111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048

www.baltimorecountymd.gov

09-29 *AT* *W. Lane D.* *\$50 Ch*
LETTER OF TRANSMITTAL

To: **Baltimore County Dept. of Permits and Dev.**
111 West Chesapeake Ave. Room 111
Towson, MD 21204
Att: **Timothy Kotroco**
Director-PDM

Date: **February 13, 2009**
Project No: **02-09-00045**
Project: **#3489 Walmart**
6420 Petrie Way
Baltimore, MD 21237
Subject: **Paint and Signage Approval**

Please find the following items for your use with the above referenced project. If you have any questions or need additional information, please contact me.

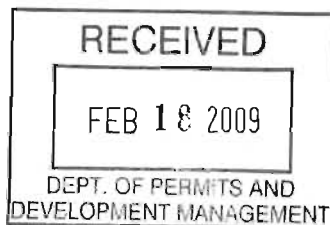
Copies	Description
1	Sprit and Intent Letter
1	Sign Permit Application
1	Existing Variance and Permit
1	Set of Color Photos of existing signage
1	Set of Paint and Signage

If enclosures are not as noted, please notify our office immediately.

Sincerely,



Name Gregory L. Worthey
Title Project Manager
Ext. 269



UPS Next Day Air



HARRISON FRENCH
& ASSOCIATES, LTD

Project: Walmart (RM)
Store No. 3489
Baltimore (Rosedale), MD
Date: February 11, 2009

Sirs,

This matter comes before the Baltimore County Department of Permits and Development Management that the variance obtained on July 24, 2002 case no. 02-488-A, granted the Walmart store located at 6420 Petrie Way the additional signage relief from section 450.4.5d of the Baltimore County Zoning Regulations to permit eight (8) wall-mounted enterprise signs on the south façade of the Walmart building in lieu of the one permitted wall-mounted enterprise sign, and to allow seven (7) wall-mounted enterprise signs on the west façade of the building. The total wall-mounted enterprise signage is 676.31 square feet.

At this time the Walmart located at 6420 Petrie Way requests the Baltimore County Department of Permits and Development Management to grant the right to remove eight (8) wall-mounted enterprise signs located on the south façade and replace with to four (4) new wall-mounted enterprise sign, and to allow the removal of seven (7) wall mounted enterprise signs and replaced with seven (7) new wall-mounted enterprise signs. The total new wall-mounted enterprise signage is 486.46 square feet, a decrease of 189.85 square feet.

The new signage will update the existing company logo with the new logo and reduce the amount of signage square footage and identify the different products and services offered by our client. The new signage will remain in scale with the building and consistent with the spirit and intent of the sign regulation set forth in section 450.4.5d of the Baltimore County Zoning Regulations

We are also proposing the repainting the exterior of the store. The exterior of the store will be repainted in the tans and browns similar to the existing color scheme. The blue stripe across the front and along the Tire, Lube Express will also be painted tan. The Metal Roofs on either side of the main entrance will be gray.

Thank you for reviewing this project. Do not hesitate to call if we can be of any assistance.

Sincerely,

Gregory Worthey
Program Manager
Harrison French and Associates



HARRISON FRENCH & ASSOCIATES, LTD

Date: February 13, 2009

Baltimore County
Department of Permits and Development Management
Attn: Timothy Kotroco
111 West Chesapeake Ave Room 111
Towson, MD 21204

RE: Paint and Signage for Wal-Mart Store No. 3489
6420 Petrie Way
Baltimore, MD 21237

Dear Mr. Kotroco:

The purpose of this letter is to confirm your approval of the painting and signage change for the above mentioned Wal-Mart store. Please sign and date on the signature block below and fax back to me at (479) 273-9436 for our records as confirmation of approval of this work effort.

Should you have any questions, please contact me at (479) 273-7780 ext 269.

Timothy Kotroco
Director-PDM

Sincerely,

Gregory L. Worthey
Project Manager



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

Case # 488

FEE- 72⁰⁰
PERMIT
B 491826
Receipt A 454573

SIGN USE PERMIT

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

PROPERTY ADDRESS 6420 Petrie Way
BUSINESS NAME Wal-Mart ZONING BM
OWNER'S NAME Wal-Mart Stores, Inc. PHONE NO. 501-277-9515 HISTORIC DISTRICT: ☐ Yes ☒ No
MAILING ADDRESS 2001 SE Blvd. Bentonville, AR
APPLICANT/OWNER'S AGENT K Scott Brown PHONE NO. 800-452-3793
SIGN COMPANY NAME Advance Signs & Service, Inc. PHONE NO. 919-639-4666

TYPE OF SIGN:

TAX ACCOUNT NO. / /

- ☐ 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):

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):

Always → 8'11" X 16'4 1/2" = 146.0 sq. ft.
We Sell Fortress → 2'0" X 2'11" = 43.67 sq. ft.
Satisfaction Guaranteed → 2'0" X 3'0" = 64.16 sq. ft.
Pharmacy → 1'6" X 9'9" = 14.56 sq. ft.
Optical → 1'6" X 6'10" = 10.25 sq. ft.
PLEASE PRINT OR TYPE LEGIBLY

2-Hr. Photo → 1'6" X 11'0" = 16.50 sq. ft.
Tire & Lube Express → 6'6" X 19'1" = 80.58 sq. ft.
Tires (x3) → 1'0" X 3'3" = 3.26 sq. = 9.75 sq. ft.
Lube Express (x3) → 1'6" X 8'11" = 8.96 = 26.88 sq. ft.
WALMART
TIRE & LUBE EXPRESS → 6'6" X 15'6" = 108.51 sq. ft.

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

7/9/02
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	PDM APPROVAL (SIGN ONLY)
<u>Cray</u> Signature	<u>Car</u> Initials
	<u>7/9/02</u> Date



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

SIGN USE PERMIT

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

PROPERTY ADDRESS 6420 PETRIE WAY

BUSINESS NAME walmart

ZONING BM

OWNER'S NAME WALMART STORES, INC. PHONE NO. (800) 273-4000 HISTORIC DISTRICT: ☐ Yes ☒ No

MAILING ADDRESS 2001 se eighth STREET BENTONVILLE, AR

APPLICANT/OWNER'S AGENT Harrison French Associates co/ Greg Worthey PHONE NO. (479) 273-7730 x 269

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

TYPE OF SIGN:

TAX ACCOUNT NO. / /

- ☐ 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.

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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):

Walmart w/Spark 30'-6"x6'-7"=199.49 s.f. Market & Pharmacy 29'-8.5"=102.74 s.f.
Home & Living 12'-1"x6'-4"=76.08 s.f. Outdoor Living 22'-8"x3'-5"=77.31 s.f.
Tire & Lube 10'-2"x1'-6"=15.24 (3) Tire 2'-4"x1'-0"=total 6.84 s.f.
(3) Lube 2'-11"x1'-0"=total 8.76 s.f.

PLEASE PRINT OR TYPE LEGIBLY

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 Gregory L. Worthey

02/13/69
Date

Print/Type Name

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

Authority under Section 500.4, BCZR

PDM APPROVAL (SIGN ONLY)

Signature

Initials

Date



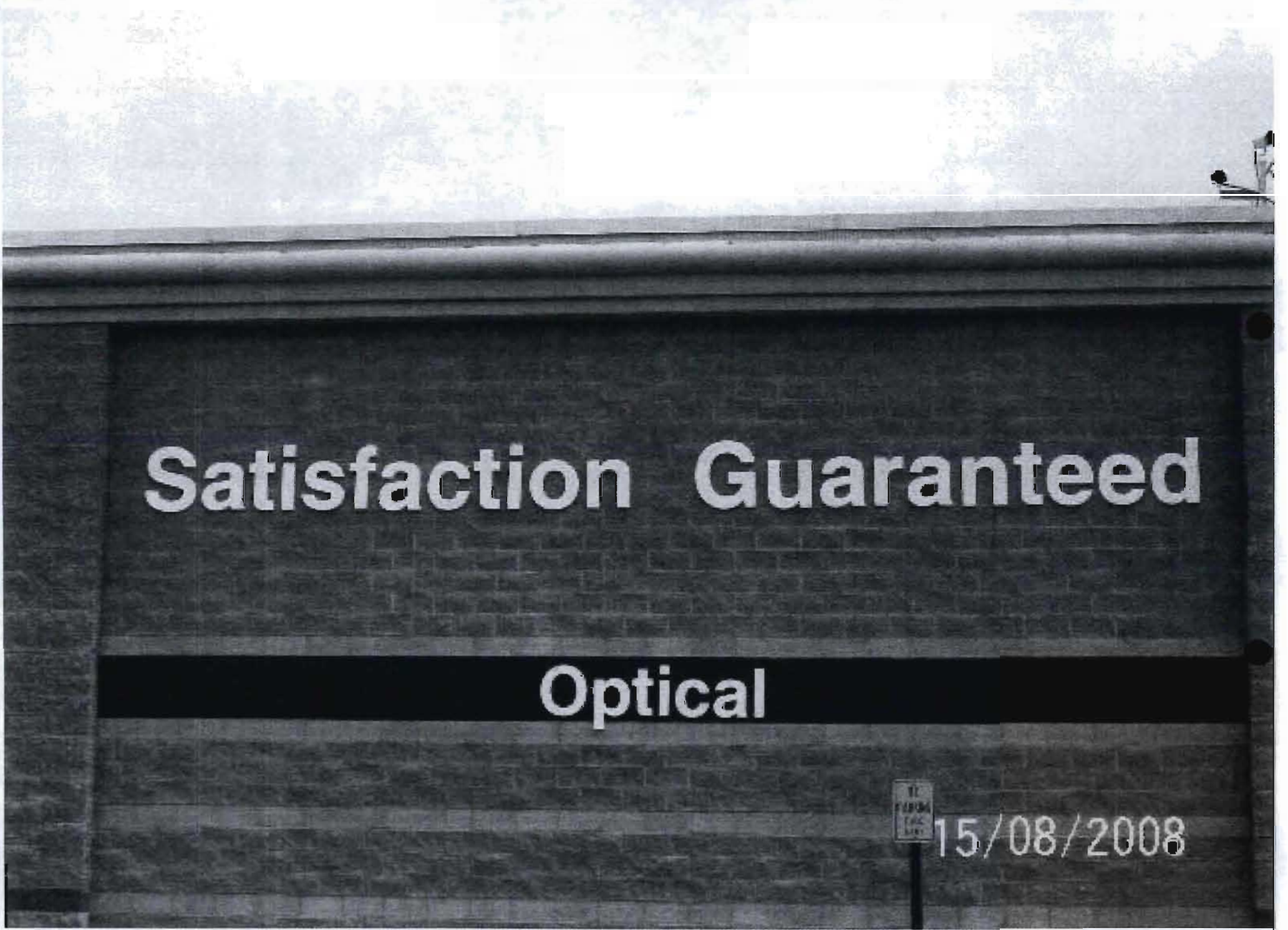
Front Elevation Vestibule Signage - See Details 1, 3, 4, and 6 Sheet A2.1



Left Side Elevation TLE Signage - See Details 2, 12, and 13 Sheet A2.1



Left Side Elevation TLE Signage - See Details 2 and 13 Sheet A2.1

A black and white photograph of a brick wall with large, bold, sans-serif text. The text is arranged in two lines: 'Satisfaction Guaranteed' on the top line and 'Optical' on the bottom line. The 'Optical' text is centered within a dark horizontal band. In the bottom right corner, there is a small rectangular sign on a post and a date stamp.

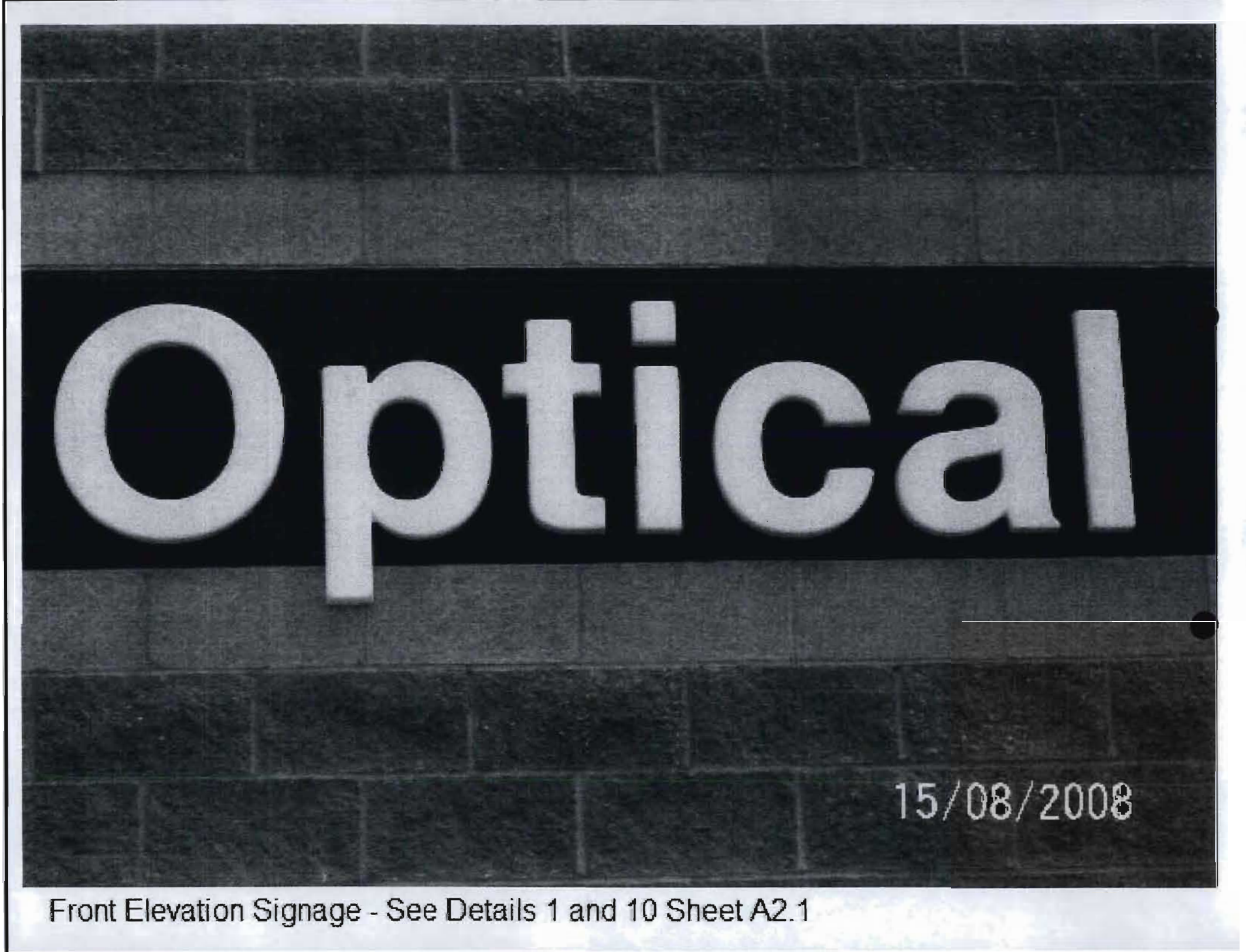
Satisfaction Guaranteed

Optical



15/08/2008

Front Elevation Signage - See Details 1, 5, and 10 Sheet A2.1



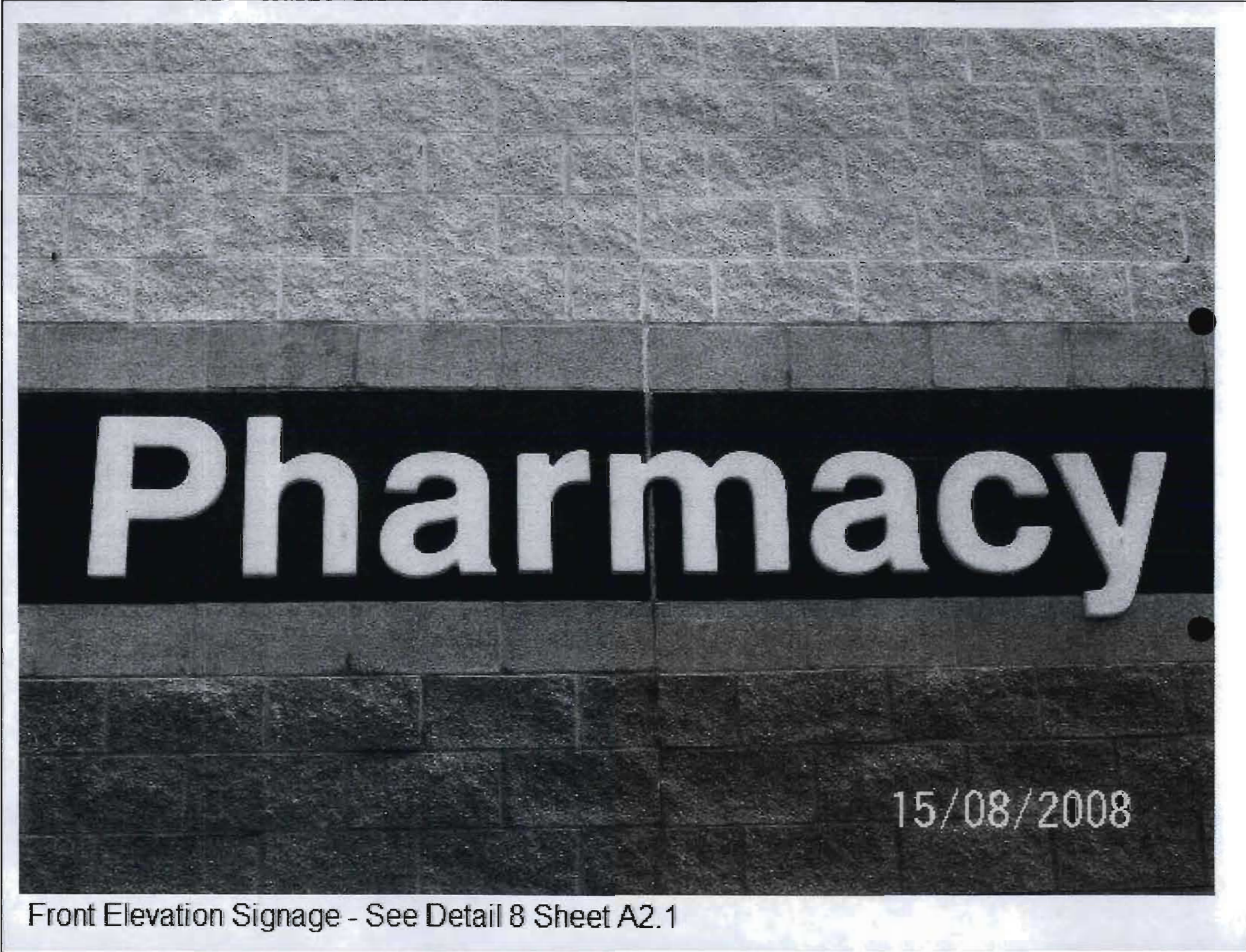
Optical

15/08/2008

Front Elevation Signage - See Details 1 and 10 Sheet A2.1



Front Elevation Signage - See Details 1 and 8 Sheet A2.1



Pharmacy

15/08/2008

We Sell For Less

1-Hr Photo

15/08/2008



Front Elevations Signage - See Details 1, 7, and 9 Sheet A2.1



Front Elevation Signage - See Details 1 and 11 Sheet A2.1

WAL*MART
TIRE & LUBE
EXPRESS



Tires

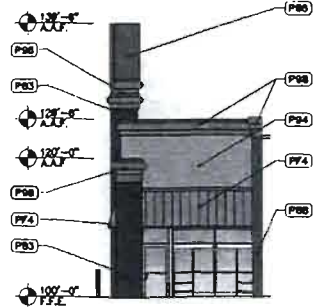
Tires

15/08/2008

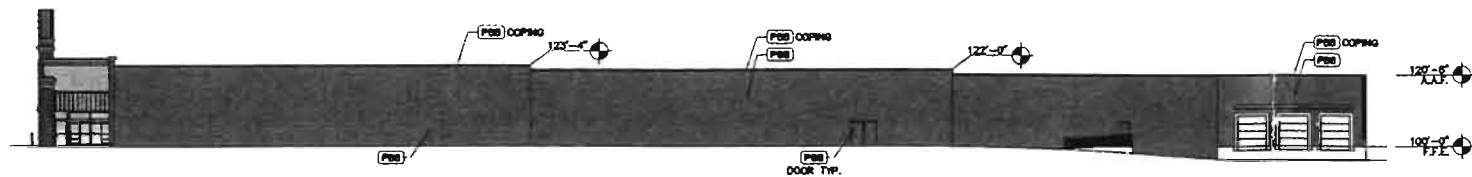
Left Side Elevation TLE Signage - See Details 2 and 12 Sheet A2.1



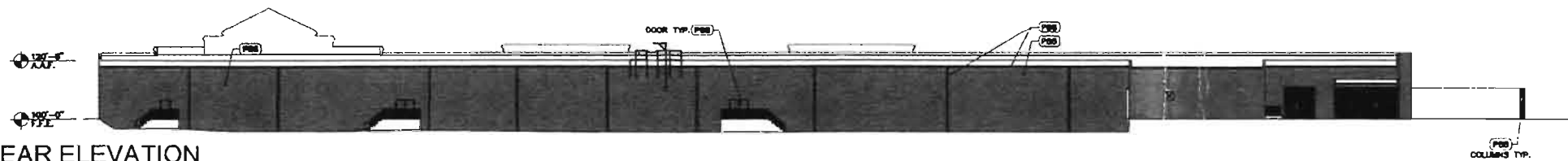
ENLARGED VESTIBULE ELEVATION



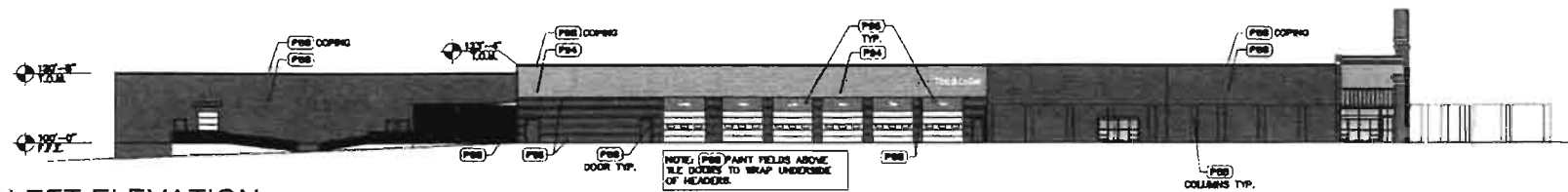
ENLARGED SIDE VESTIBULE ELEVATION



RIGHT ELEVATION

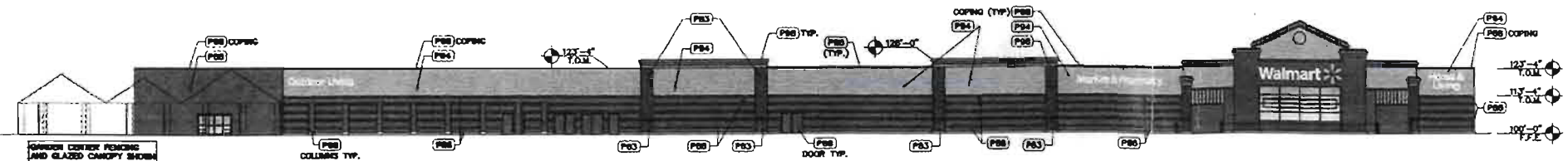


REAR ELEVATION



LEFT ELEVATION

FRONT TILE ELEVATION



FRONT ELEVATION



P4 "RED" SW1602 THEATER RED

P5 OSHA STANDARD "SAFETY YELLOW"

P36 "BLACK" - SW6989 DOMINO

P83 "MEDIUM BROWN" SW6082 COBBLE BROWN

P88 "MEDIUM ORANGE" SW2823 ROOKWOOD CLAY

P94 "MEDIUM TAN" SW7694 DROMEDARY CAMEL

P98 "MEDIUM TAN" SW7718 OAK CREEK

P103 "MEDIUM BROWN" SW6095 TOASTY

PF4 LEAD-COTE METALLIC

Baltimore (Rosedale), MD

STORE 3489

02-09-00045
01/05/09

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. 02-488-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 Wal-Mart Store (Store #3489) on the subject site. In companion Case No. 02-486-A, similar relief is requested for a proposed and Sam's Club (Store 6650). In the instant case, relief is requested to permit eight (8) wall-mounted enterprise signs on the south façade of the proposed Wal-Mart store building in lieu of the one permitted wall-mounted enterprise sign, and to allow seven (7) wall-mounted enterprise signs on the west façade of the building, on which no wall-mounted signs are permitted by right. 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 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.

ORDER RECEIVED FOR FILING

Date

By

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 a 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, the requested relief relates to the proposed Wal-Mart Store to be constructed on this site. The proposed store will be located in the northwest corner of the property, adjacent to Philadelphia Road, and contain 158,913 sq.ft. in area. The Petitioners seek relief to allow a series of enterprises signs to be located on the south and west facades of the building. In support of the request, Mr. Madden and Mr. Brown testified 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 by the regulation. Specifically, the signs generally identify the different products and services offered by Wal-Mart, including optical services, film processing, automotive services, etc., and are necessary to direct potential customers to the various entrances of the building and parts of the store where a given service or product is offered. It was also noted that the signs have been 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.

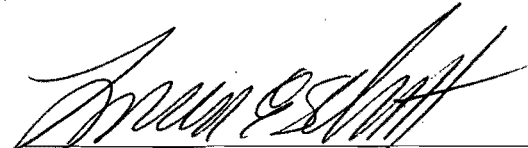
Based upon the testimony and evidence offered I am persuaded to grant the relief requested. In my judgment, the Petitioners have met the requirements of Section 307 of the B.C.Z.R. as construed by Cromwell v. Ward, 102 Md. App. 691 (1995). The property is unique, given its topography and shape, and its location adjacent to major arterial roads. Moreover, practical difficulty would result if relief were denied, in that the Petitioner would not be able to provide adequate directional service to its potential customers. 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 the Petition held thereon, 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 from 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 south façade of the proposed Wal-Mart store building in lieu of the one permitted wall-mounted enterprise sign, and to allow seven (7) wall-mounted enterprise signs on the west façade of the building, on which no wall-mounted signs are permitted by right, 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 sign 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

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 6420 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

City State Zip Code

Legal Owner(s):

Wal-Mart Stores Inc.

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

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BR Date 5/2/02

ORDER RECEIVED FOR FILING

Date

REV 9/15/98

By

Case No. 02-488-A

WAL-MART (Store No: 3489)
VARIANCES REQUESTED FOR
6420 PETRIE WAY

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

(SEE ATTACHED SHEET FOR DETAILED SIGNAGE LIST)

ORDER RECEIVED FOR FILING

Date

7/24/12

By

Ryp

#488

ATTACHED SHEET
6420 PETRIE WAY

SOUTH FACADE

Variance from BCZR Section 450.4.5.d to allow a second wall-mounted sign of 114.57 square feet on the south facade of the building in lieu of the one wall-mounted sign permitted (Sign #1 – Always).

Variance from BCZR Section 450.4.5.d to allow a third wall-mounted sign of 64.16 square feet on the south facade of the building in lieu of the one wall-mounted sign permitted (Sign #11 – Satisfaction Guaranteed).

Variance from BCZR Section 450.4.5.d to allow a fourth wall-mounted sign of 16.5 square feet on the south facade of the building in lieu of the one wall-mounted sign permitted (Sign #8 – 1-Hr. Photo).

Variance from BCZR Section 450.4.5.d to allow a fifth wall-mounted sign of 10.25 square feet on the south facade of the building in lieu of the one wall-mounted sign permitted (Sign #10 – Optical).

Variance from BCZR Section 450.4.5.d to allow a sixth wall-mounted sign of 43.67 square feet on the south facade of the building in lieu of the one wall-mounted sign permitted (Sign #5 – We Sell For Less).

Variance from BCZR Section 450.4.5.d to allow a seventh wall-mounted sign of 14.56 square feet on the south facade of the building in lieu of the one wall-mounted sign permitted (Sign #9 – Pharmacy).

Variance from BCZR Section 450.4.5.d to allow an eighth wall-mounted sign of 80.58 square feet on the south facade of the building in lieu of the one wall-mounted sign permitted (Sign #3 – Tire & Lube Express).

WEST FACADE

Variance from BCZR Section 450.4.5.d to allow a wall-mounted sign of 108.51 square feet on the west facade of the building, a facade on which no wall-mounted sign is permitted by right. (Sign #4 – Wal*Mart Tire & Lube Express).

Variance from BCZR Section 450.4.5.d to allow three wall-mounted signs of 3.26 square feet each on the west facade of the building, a facade on which no wall-mounted signs are permitted by right (Sign #6 – Tires).

Variance from BCZR Section 450.4.5.d to allow three wall-mounted signs of 8.96 square feet each on the west facade of the building, a facade on which no wall-mounted signs are permitted by right (Sign #7 – Lube Express).

TOIDOC51/DHK01/#135438 v1

SIGNATURE PAGE

LEGAL OWNER

Wal-Mart Stores, Inc.
By: Michael Gardner, Assistant Vice-President

A handwritten signature in black ink, appearing to read "Michael Gardner", written over a horizontal line.

Signature

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

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

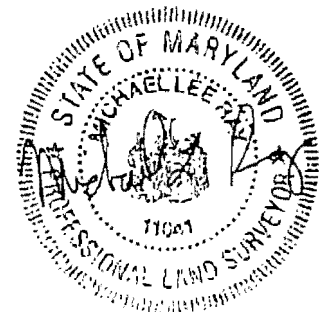


Zoning Description

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

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No. 13335

DATE 5/13/02

ACCOUNT

ROOF 0065 C/S

AMOUNT

\$ 250.00

RECEIVED FROM:

Variable Budget & Housing Dept

FOR:

Zoning Variance

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 488

PAID RECEIPT

BUSINESS ACTUAL TIME

5/02/02 5/02/2002 15:27:45

500 WALKIN DRILL DRUMMER 2

CEIPT 118155 5/02/2002 IFIN

5 528 ZONING VERIFICATION

0.01333

Receipt

\$250.00

250.00 CR

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: #02-488-A

6420 Petrie Way

SE/S Philadelphia Road, 580' NE of centerline of I-695

15th Election District, 7th Councilmanic District

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

Variance: to allow eight wall-mounted enterprise signs on the south facade of the building in lieu of the one permitted wall-mounted enterprise sign; also to allow seven wall-mounted enterprise signs on the west facade of the building, a facade on which no wall-mounted enterprise signs are permitted by right.

Hearing: Tuesday, July 9, 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/6/811 June 28

C546949

CERTIFICATE OF PUBLICATION

6/28/ 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 6/25/ 2002.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-488-A

Petitioner/Developer: WAL-MART

STORES MICHAEL GARDNER

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 6420 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)

ESG ROBERT BLACK

(Printed Name)

1508 Louisa Rd

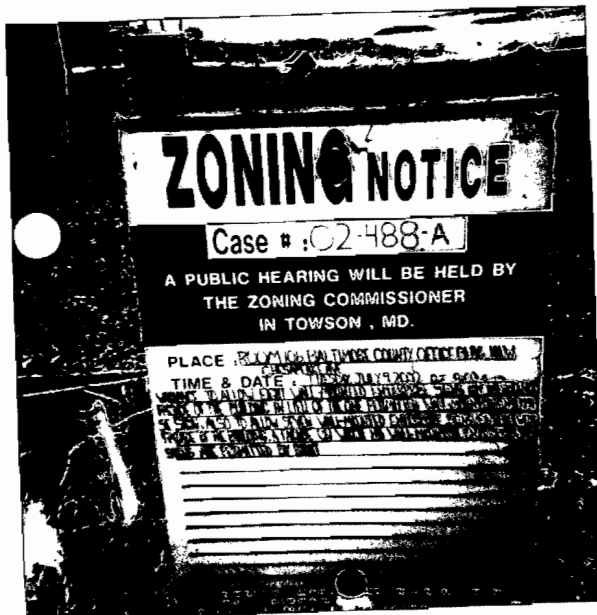
(Address)

Bondville, 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: 02-488-A

Petitioner: Wal-Mart Stores Inc.

Address or Location: 6420 Petrie Way

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dantell

Address: 210 Allegheny Ave
Towson, MD. 21204

Telephone Number: 410-494-6244

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 25, 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: 02-488-A

6420 Petrie Way

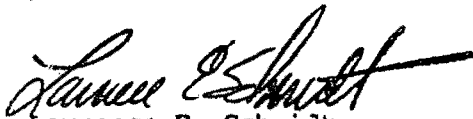
SE/S Philadelphia Road, 580' NE of centerline of I-695

15th Election District – 7th Councilmanic District

Legal Owner: Wal-Mart Stores Inc, Michael Gardner AVP

Variance to allow eight wall-mounted enterprise signs on the south façade of the building in lieu of the one permitted wall-mounted enterprise sign; also to allow seven wall-mounted enterprise signs on the west façade of the building, a façade on which no wall-mounted enterprise signs are permitted by right.

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



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
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 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: 02-488-A

6420 Petrie Way

SE/S Philadelphia Road, 580' NE of centerline of I-695

15th Election District – 7th Councilmanic District

Legal Owner: Wal-Mart Stores Inc, Michael Gardner AVP

Variance to allow eight wall-mounted enterprise signs on the south façade of the building in lieu of the one permitted wall-mounted enterprise sign; also to allow seven wall-mounted enterprise signs on the west façade of the building, a façade on which no wall-mounted enterprise signs are permitted by right.

HEARING: Tuesday, July 9, 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: 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 MONDAY, JUNE 24, 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:02-488 -A, 6420 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 15, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 20, 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:

488, 490-500

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



Printed with Soybean Ink
on Recycled Paper

LS 7/9

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 2, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For May 28, 2002
Item Nos. 488, 489, 490, 496, 497,
498, 499, and 500

~~6/5/02~~
7/9/02

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

RWB:HJO:jrb

cc: File

5

KES
7/9

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 18, 2002

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

JUN 19 2002

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-488 & 02-543

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: 5.14.02

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

RE: Baltimore County
Item No. 488 BR

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,

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
6420 Petrie Way, SE/S Philadelphia Rd,
580' NE of c/I Interstate 695 (Baltimore Beltway)
15th Election District, 7th Councilmanic

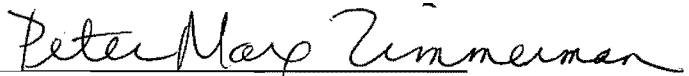
Legal Owner: Wal-Mart Stores, Inc.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-488-A

* * * * *

ENTRY OF APPEARANCE

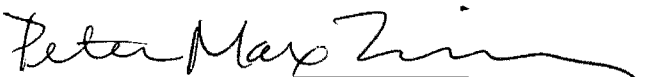
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed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

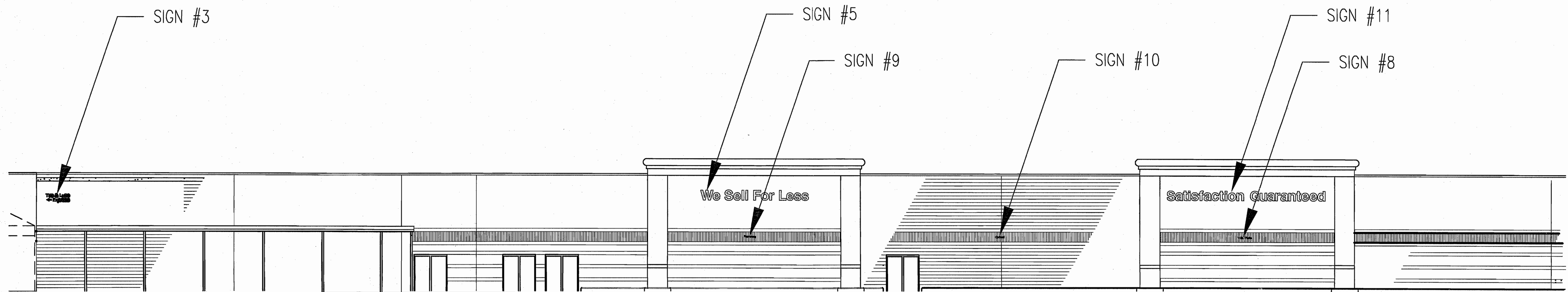

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

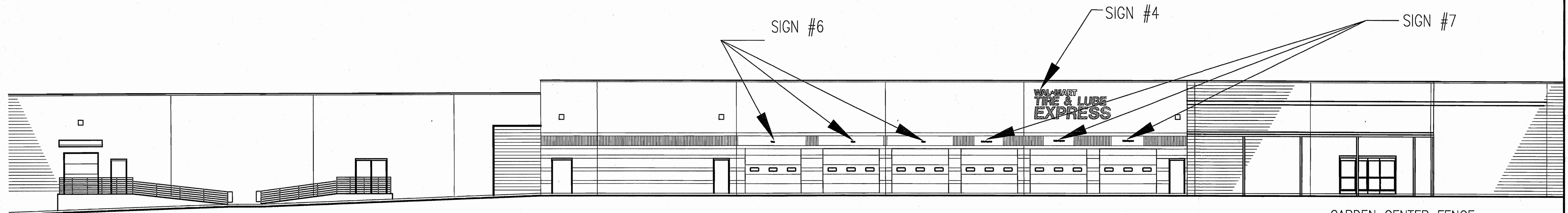
I HEREBY CERTIFY that on this 22nd day of May, 2002 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



GARDEN CENTER FENCE
NOT SHOWN FOR CLARITY

SOUTH SIDE ELEVATION
1"=10'



GARDEN CENTER FENCE
NOT SHOWN FOR CLARITY

WEST SIDE ELEVATION
1"=10'



SOUTH ELEVATION
1/8"=1'-0"

**NOTE: SEE ATTACHED
ARCHITECTURAL DETAIL
SHEET FOR SIGNAGE DETAILS.**

LEGAL OWNER (PARCEL A)

WAL MART REAL ESTATE BUSINESS TRUST

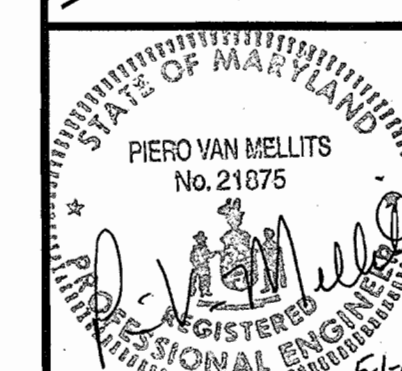
2001 SOUTHEAST 10TH STREET
BENTONVILLE, AK 72716-0550
PHONE: (501) 278-4545 FAX: (501) 278-8378

W-2



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

9090 JUNCTION DRIVE, SUITE 9
ANNAPOLIS JUNCTION, MARYLAND 20701
(410) 792-9792 OR (301) 776-1690
FAX (410) 792-7395



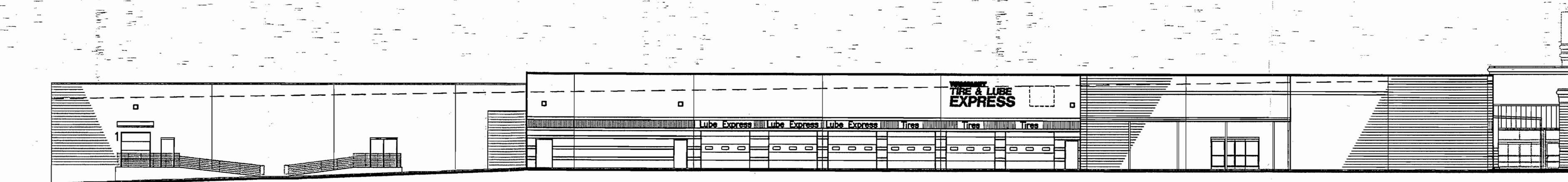
PDM FILE NO. XV-192 / DRC# 091701F
**PLAN TO ACCOMPANY PETITION FOR
ZONING VARIANCE FOR THE
WAL-MART SIGNAGE**

15TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

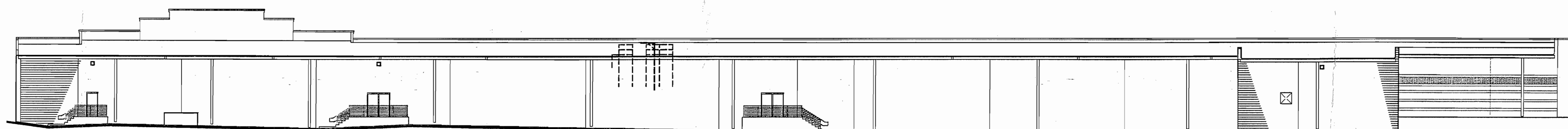
DATE	REVISIONS	JOB NO.: 11452
		SCALE: AS NOTED
		DATE: 05/01/02
		DRAWN BY: BRS
		DESIGN BY: RLZ
		REVIEW BY: PVM
		SHEET: 2 OF 2



6 SOUTH ELEVATION
1" = 20'-0"



4 WEST ELEVATION
1" = 20'-0"



3 NORTH ELEVATION
1" = 20'-0"

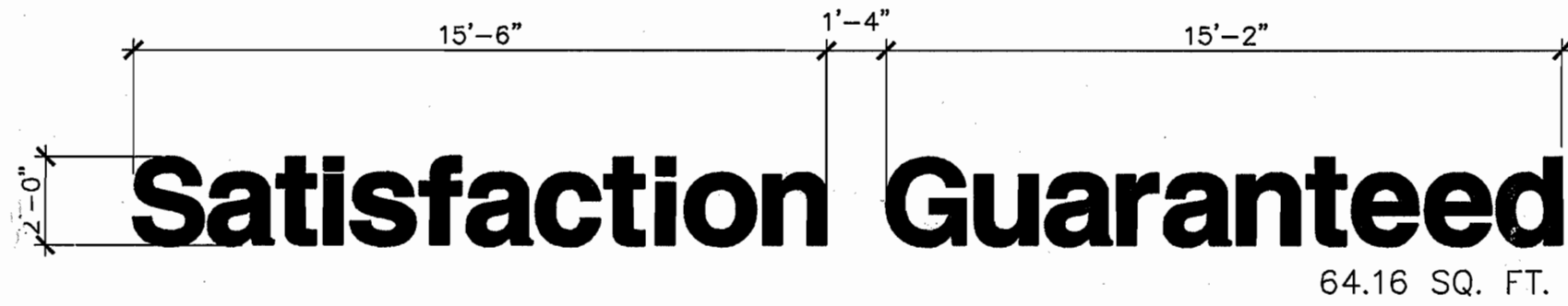


1 EAST ELEVATION
1" = 20'-0"

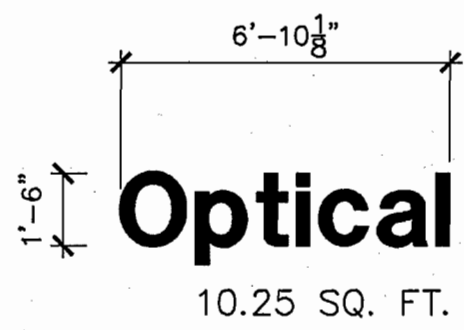
STIPULATION FOR REUSE THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT GOLDEN RING, MD. CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 05/07/01, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.																
EXTERIOR ELEVATIONS																
WAL-MART																
BSW INTERNATIONAL ONE WEST THIRD STREET, SUITE 100 TOLSON, OKLAHOMA 74103 (918) 582-8777 BRAD L. LECHTENBERGER ARCHITECT OF RECORD																
REVISION: <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			NO.	DATE	DESCRIPTION											
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GOLDEN RING, MD <table border="1"> <tbody> <tr> <td>PROTOTYPE 134</td> <td>02261</td> </tr> <tr> <td>STORE NUMBER:</td> <td>3489</td> </tr> <tr> <td>JOB NUMBER:</td> <td>01002308</td> </tr> <tr> <td>DATE:</td> <td>05/07/01</td> </tr> <tr> <td>DRAWN BY:</td> <td>RMD</td> </tr> <tr> <td>CHECKED BY:</td> <td> </td> </tr> <tr> <td>SHEET NUMBER</td> <td>A2</td> </tr> </tbody> </table>			PROTOTYPE 134	02261	STORE NUMBER:	3489	JOB NUMBER:	01002308	DATE:	05/07/01	DRAWN BY:	RMD	CHECKED BY:		SHEET NUMBER	A2
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DATE:	05/07/01															
DRAWN BY:	RMD															
CHECKED BY:																
SHEET NUMBER	A2															

BUILDING ELEVATIONS IS ISSUED UNDER THEODORE A. REEDS II

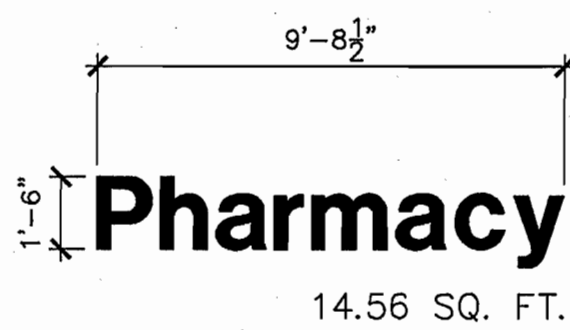
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wm--sign--sched			
FRONT SIGNAGE	QUANTITY	COLOR	AREA
WAL*MART	1	WHITE	189.00 SF
Always	1	RED	146.00 SF
Satisfaction Guaranteed	1	WHITE	64.16 SF
Optical	2	RED	20.50 29
Pharmacy	2	RED	14.56 SF
1-Hour Photo	1	RED	16.50 SF
We Sell For Less	1	WHITE	43.67 SF
Tire & Lube Express ==>	1	RED	80.98 SF
TOTAL FRONT SIGNAGE			589.53 SF
AUTO CENTER SIGNAGE	QUANTITY	COLOR	AREA
WAL*MART TIRE & LUBE EXPRESS	1	RED	108.51 SF
FUTURE OIL LOGO	1	---	30.00 SF
Tires	4	WHITE	13.04 SF
Lube Express	2	WHITE	17.92 SF
TOTAL AUTO CENTER SIGNAGE			169.47 SF
TOTAL BUILDING SIGNAGE			759.00 SF



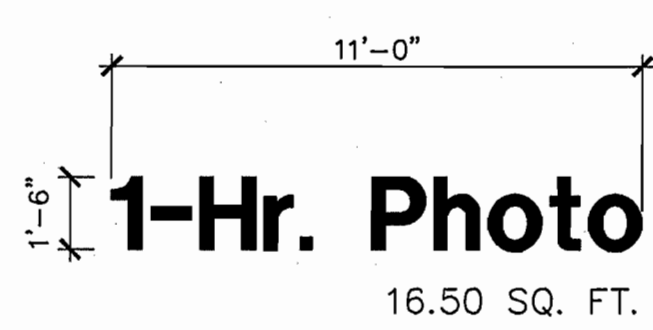
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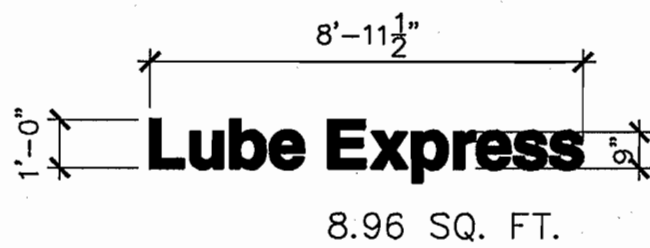
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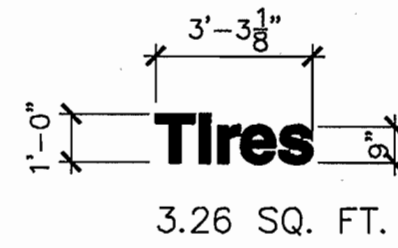
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1/4" = 1'-0" 09-A022



8 SIGNAGE
1/4" = 1'-0" 07-A022



7 SIGNAGE
1/4" = 1'-0" 06-A022



6 SIGNAGE
1/4" = 1'-0" 05-A022



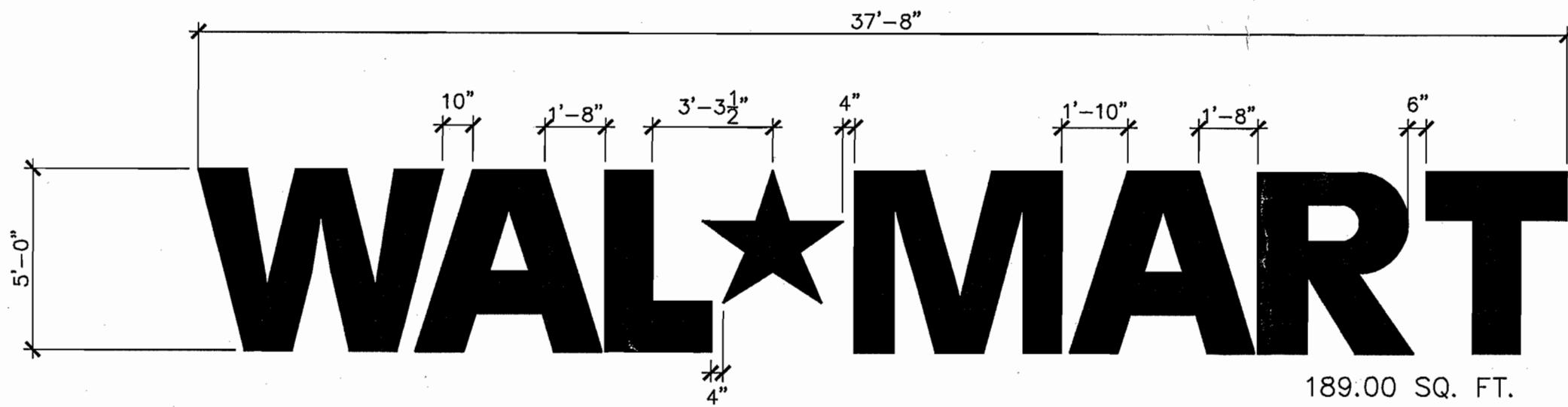
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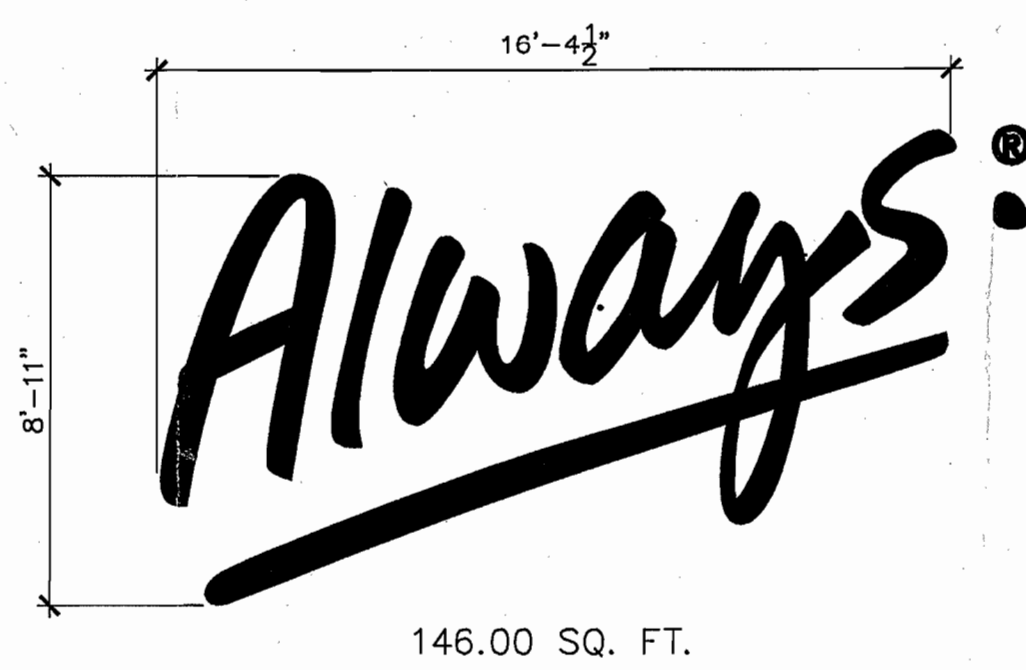
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1/4" = 1'-0" 04-A022



3 SIGNAGE
1/4" = 1'-0" 03-A022



2 SIGNAGE
1/4" = 1'-0" 01-A022



1 SIGNAGE
1/4" = 1'-0" 02-A022

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT GOLDEN RING, MD. CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 05/07/01, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

WAL*MART

BSW INTERNATIONAL

ONE WEST THIRD STREET, SUITE 100

TULSA, OKLAHOMA 74103

(918) 582-0771

THEODORE A. REEDS II

ARCHITECT OF RECORD

STATE OF MARYLAND

THEODORE A. REEDS II

ARCHITECT

REVISION:

NO.	DATE	DESCRIPTION
	04/19/02	SIGNAGE PACKAGE

GOLDEN RING, MD

PROTOTYPE 134 02261

STORE NUMBER: 3489

JOB NUMBER: 01002308

DATE: 05/07/01

DRAWN BY: SDM

CHECKED BY:

SHEET NUMBER A2.2

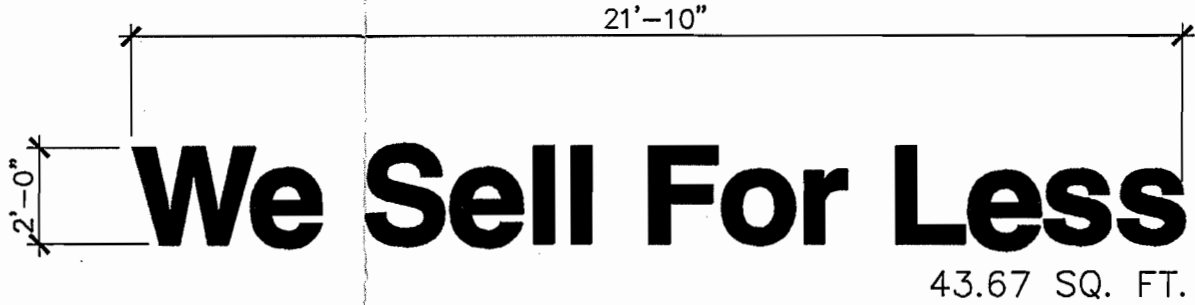
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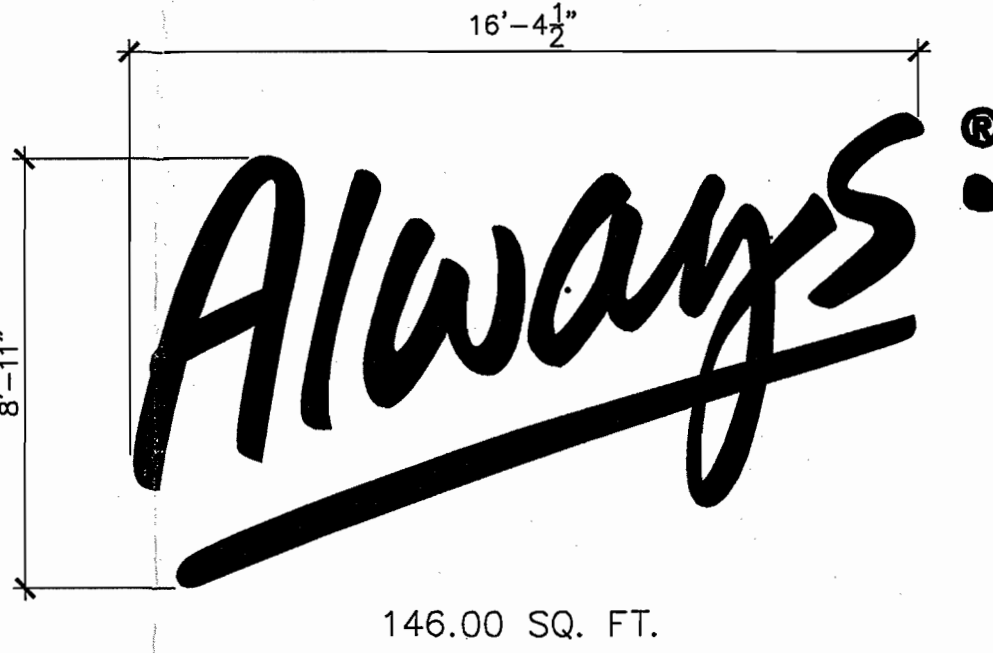


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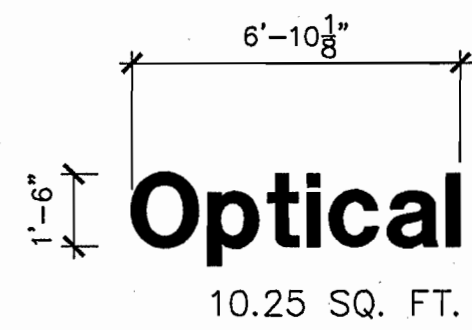
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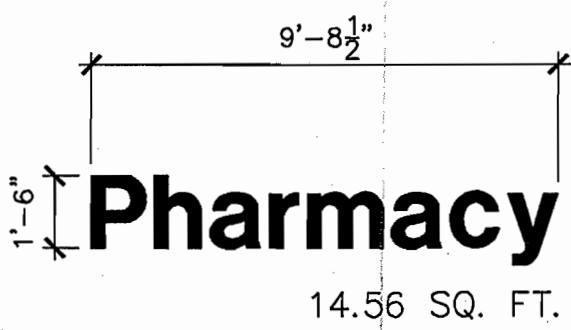
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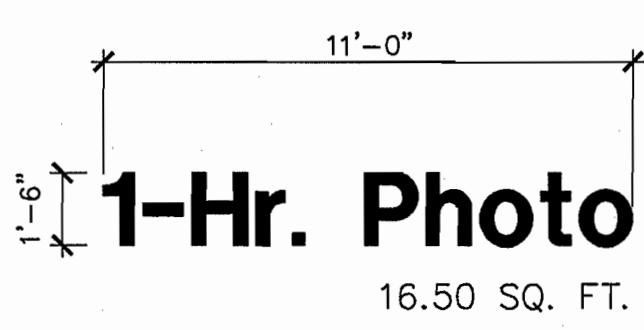
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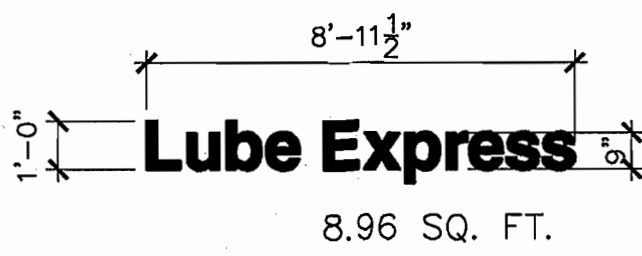
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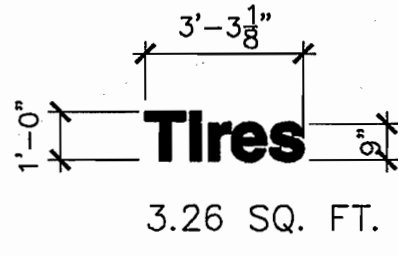
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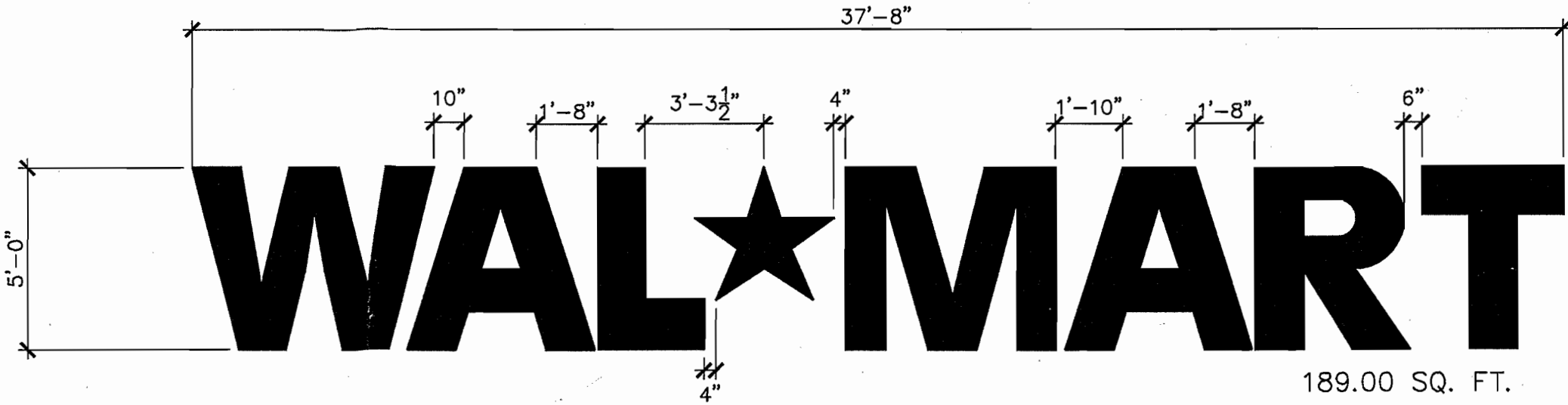
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4 SIGNAGE
1/4" = 1'-0" 04-A022



3 SIGNAGE
1/4" = 1'-0" 03-A022

STIPULATION FOR REUSE

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BSW INTERNATIONAL
ONE WEST THIRD STREET, SUITE 100
TULSA, OKLAHOMA 74103
(918) 582-8771
THEODORE A. REEDS II
ARCHITECT OF RECORD

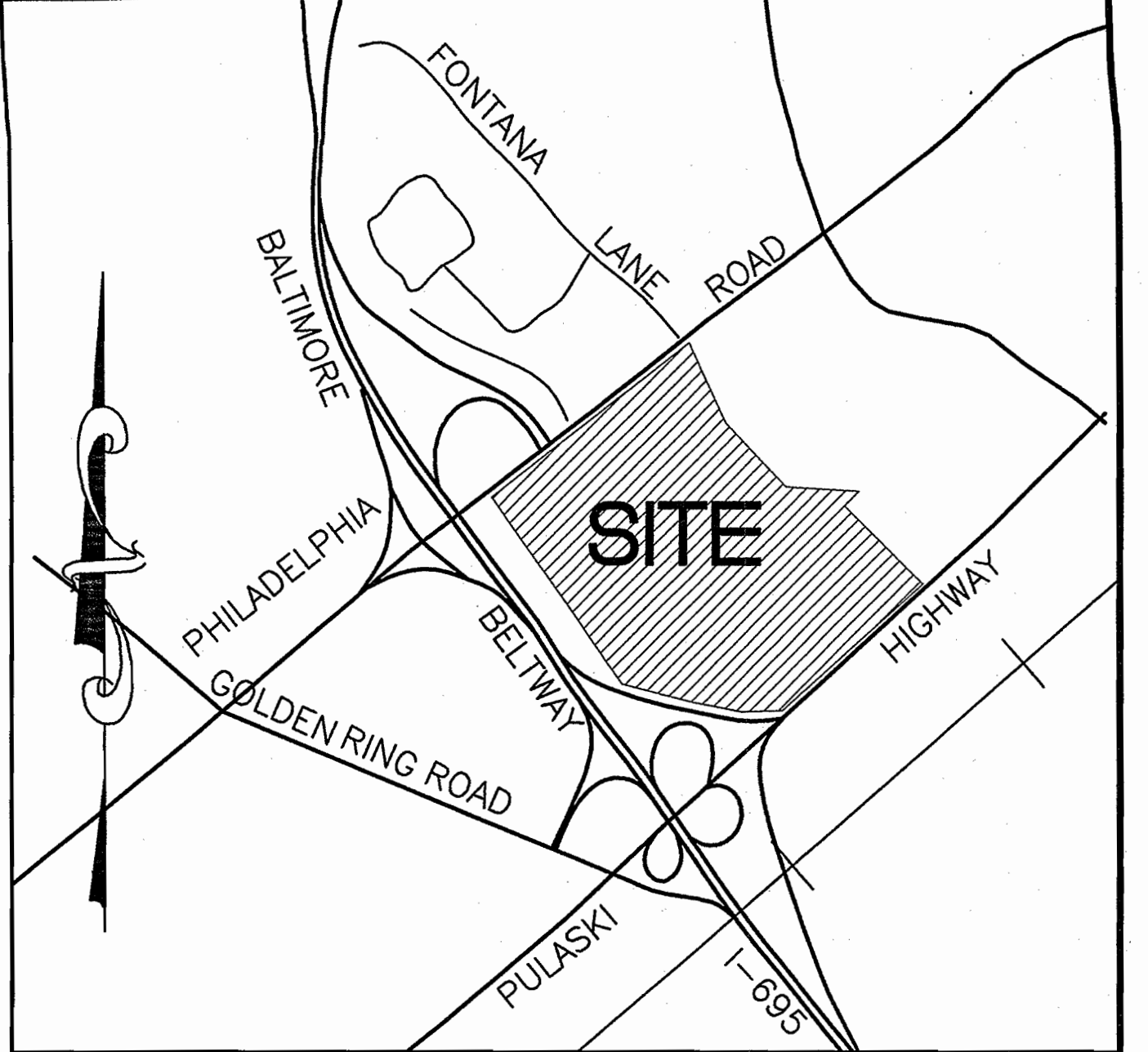
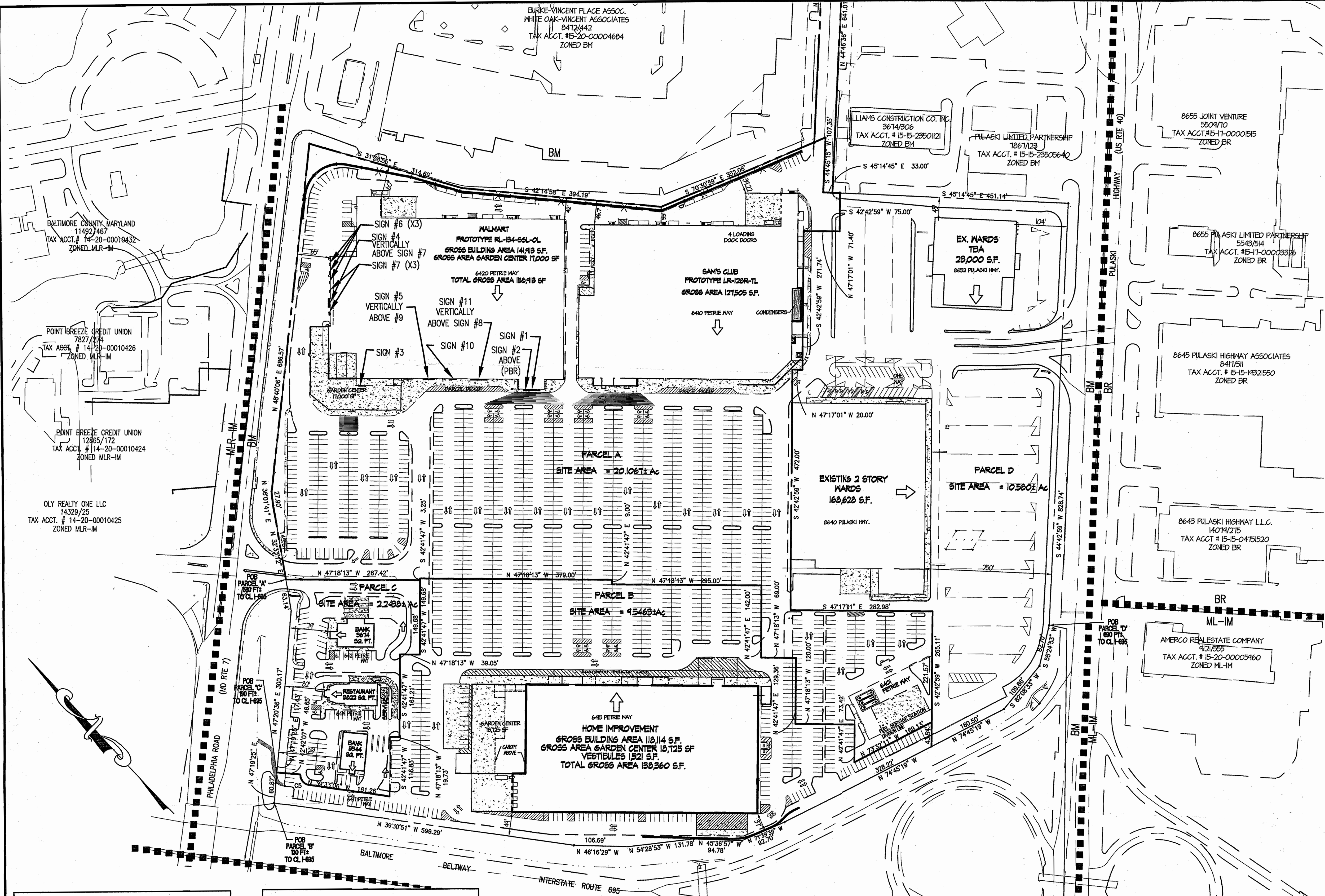
REVISION:

NO.	DATE	DESCRIPTION
04/19/02		SIGNAGE PACKAGE

GOLDEN RING, MD

PROTOTYPE 134	02261
STORE NUMBER:	3489
JOB NUMBER:	01002308
DATE:	05/07/01
DRAWN BY:	SDM
CHECKED BY:	

SHEET NUMBER A2.2



VICINITY MAP
SCALE 1" = 100'

SITE DATA

1. SITE AREA = NET AREA = 20.11 AC. OR 875,991.6 S.F.
2. PLAT REFERENCE: SM 73-103 PARCEL A
3. TAX ACCOUNT NO.: 15-1700000336 PARCEL A
4. TAX MAP 90 GRID 7
5. ELECTION DISTRICT: 15TH
6. COUNCILMANIC DISTRICT: 7TH
7. ZONING: BM (BUSINESS MAJOR)
8. EXISTING USE: EXISTING SHOPPING CENTER - GOLDEN RING MALL
PROPOSED USE: RETAIL
9. ZONING HISTORY: #72-160-A
NW CORNER OF PULASKI HIGHWAY AND RAMP TO THE BELTWAY
PETITION FOR ZONING VARIANCE AND FROM AREA AND HEIGHT
REGULATIONS TO PERMIT A TOTAL OF 3,118 PARKING SPACES INSTEAD
OF THE REQUIRED 3,840 PARKING SPACES.
LEGAL OWNER(S): MONTGOMERY WARD DEVELOPMENT CORPORATION
AMENDED PETITION FROM MONTGOMERY WARD DEVELOPMENT
CORPORATION TO ALLOW 3,263 SPACES IN LIEU OF THE REQUIRED
3,962 SPACES.
PETITION GRANTED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY
ON FEBRUARY 8, 1972.
APPEAL TAKEN, LETTER OF DISMISSAL FROM PROTESTANT (PULASKI
INDUSTRIAL PARK) RECEIVED BY THE BOARD OF APPEALS ON JULY 18,
1972.
BOARD OF APPEALS DISMISSED APPEAL ON OCTOBER 24, 1972.
10. ALL SIGNS WILL COMPLY WITH BCZR SECTION 450
UNLESS PETITION FOR VARIANCE FOR SUCH IS GRANTED.
11. SIGN # 2, "WAL-MART," IS PERMITTED BY RIGHT (PBR).

SITE PLAN
SCALE 1" = 100'

W-1

Baltimore County
Department of Permits and
Development Management

September 11, 2009

Mr. William P. Monk
Morris & Ritchie Associates, Inc.
110 West Road, Suite 245
Towson, MD 21204

Dear Mr. Monk:

RE: Golden Ring Mall, Split & Intent Case No. 72-160-XX, 15th Election District

Having reviewed your submission regarding the above referenced matter and
the zoning case number 72-160-XX, it is the opinion of this office that given the specific
facts presented, your request to provide 3,263 spaces in lieu of the required 3,962
spaces, with a reduced gross retail area from 142,711 sq. ft. to 135,760 sq. ft., is within
the spirit and intent of the above referenced zoning regulations. This is of course in view of the
understanding that there will be no change in use, i.e., retail to retail, office to office,
etc.

This letter must appear on all future site plans filed with this office for review.

I trust that the information set forth in this letter is satisfactory and that you will
respond 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,
James C. Murray
Planning &
Zoning Review

JCM:ags

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

Baltimore County
Department of Permits and
Development Management

March 1, 2001

Plano V. Melillo, P.E.
Morris & Ritchie Associates, Inc.
110 West Road
Suite 245
Towson, Maryland 21204

Dear Mr. Melillo:

RE: Split and Intent Review for Golden Ring Mall, Case No. 72-160-XX, 15th Election District

Your letter to Arnold Johnson dated January 16, 2001 was referred to me for reply
on February 28, 2001. Having reviewed your request and the related information in the above
referenced case, I am of the opinion that the proposed additions to the Mall property are
still within the Split and Intent of said Order, provided case assessment agreements for
shared parking between the various and sites and the overall Mall property are
maintained, recorded among the land records of Baltimore County and referenced on the
Development Plan and all future plans submitted to this Office for review. Please
advise this Commission of any developments or changes to the plan. Please
advise this Commission of any developments or changes to the plan. Please
advise this Commission of any developments or changes to the plan.

A copy of this letter must be indicated on all future site plans submitted to this
Office for review. If you need further information or have any questions, please do not
hesitate to contact me at 410-887-3391.

Sincerely,
James C. Murray
Planning &
Zoning Review

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

Petition for Variance - Wal-Mart
Variance from Section 450.4.5.d of the Baltimore County Zoning Regulations ("BCZR")
to allow eight 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 seven wall-mounted enterprise signs on
the west facade of the building, a facade on which no wall-mounted enterprise signs are
permitted by right.

(SEE ATTACHED SHEET FOR DETAILED SIGNAGE LIST)

LEGAL OWNER (PARCEL A)

WAL-MART STORES INC.
2001 SOUTHEAST 10TH STREET
BENTONVILLE, AR 72712-0550
PHONE: (501) 278-4000 FAX: (501) 278-8878

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		PDM FILE NO. XV-192 / DRC# 091701F PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE FOR THE WAL-MART SIGNAGE 15TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND	
DATE	REVISIONS	JOB NO.: 11452	
		SCALE: AS NOTED	
		DATE: 05/01/02	
		DRAWN BY: BRS	
		DESIGN BY: RLZ	
		REVIEW BY: PVM	
		SHEET: 1 OF 2	