DONALD I. MOHLER III
County Executive

September 26, 2018

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

brr
600 Chestnut Street
Suite 630
Philadelphia, Pennsylvania
Attention: Colby Vickers

Re: Spirit and Intent Letter
Wal-Mart (RM)
112 Carroll Island Road
Essex, Maryland 21220
Case #2003-0203-A
Tax ID. Number: 1600013399
15th Election District

To Whom It May Concern:

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 result in a decrease in total sign area from 462.09sf to 265.65sf and maintain the same number of signs 12 as originally approved, therefore your request does meet the spirit and intent of the Zoning Order Case no. 2003-0203-A.

2. Please note; Only the "**Walmart**" sign on the front of the building can be **illuminated** and **not the Spark** pursuant to the original order.

3. Your letter, the accompanied photos, site plan and a copy of this response will be made a permanent part of the above listed case file for future reference.

4. Additionally, please be advised that any future changes to the size or amount of signs will require new variances with new exhibits.

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

Very truly yours,

Leonard Wasilewski
Planner II
Zoning Review

c.c. File/18-350
Case File: 2003-0203-A

brr

#78-350
$150.00

Spirit and Intent Letter

September 11th, 2018

Leonard Wasilewski
111 W Chesapeake Ave #105
Towson, MD 21204

Re: **Walmart – Baltimore, MD – Store 3481**

Dear Mr. Wasilewski,

In reference to the above-mentioned location, it is our proposal to update the existing signage. Walmart is currently undergoing a nationwide re-branding campaign as part of it's mission to make shopping a more convenient and enjoyable process for customers. Even with our proposed changes, it is our intent to keep within the spirit and intent of the original signage variance for this property (Zoning Order Case no. 2003-0203-A).

The approved variance allowed for a total of 12 signs that amounted to 462.09 square feet of signage area. In 2009, a spirit and intent letter was accepted approving a reduction in total signs to 4 (not including the (6) "Tire" and "Lube" directional signs above the Auto Center's bay doors) and total sign area to 248.35 square feet (again not including the directional signs). With the 3 "Tire" and 3 "Lube" signs there is currently a total of 10 signs and a total of 264.88 square feet of signage on the building.

As a part of the upcoming remodel project, we are proposing to increase the total number of signs to 12 (including 6 directional signs) in accordance with the approved signage variance from 2003. However, the total signage area will only increase by 0.47 square feet from what is currently on the building. Please find Exhibits 1 - 5 following this letter that show, in greater detail, current vs. proposed signage along with their respective locations on the building.

We hope you will agree that the changes we are proposing, which only increases current square footage of signage by less than a foot, keeps with the spirit and intent of the previous variance approval. We respectively request, on behalf of our client, your approval. Please feel free to contact me with any questions or concerns you may have and if any further clarification is needed. I look forward to hearing from you soon and we appreciate your time and consideration.

Sincerely,

Colby Vickers
215-606-3722
colby.vickers@brrarch.com

112 Carroll Island Rd

2003-0203-A

Existing

Sign	Elevation	QTY	DIMENSIONS	SQUARE FOOTAGE
WAL*MART	Front	1	5.0' x 37.66'	189.00
Always	Front	1	16.23' x 21.79'	114.57
Pharmacy	Front	1	1.5' x 9.71'	14.56
Optical	Front	1	1.5' x 6.84'	10.25
1-Hr. Photo	Front	1	1.5' x 11'	16.50
Tire & Lube Express w/arrow	Front	1	2.5' x 19.08'	80.58
Tire	Side	3	1.0' x 3.26'	9.75
Lube Express	Side	3	1.0' x 8.96	26.88

Total Existing	462.09

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

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

July 21,2009

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

Re: Spirit and Intent Letter
Wal-Mart (RM), Store 3481
112 Carroll Island Road
Baltimore, Maryland 21220
Case #2003-0203-A
15th Election District

Dear Mr. Brown,

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

1. The proposed wall sign changes outlined in your letter and Exhibit 1 result in a decrease in total sign area and a reduction in the number of signs from 12 to 4, therefore your request does meet the spirit and intent of the Zoning Order Case no. 2003-0203-A.

2. Your letter, the accompanied photos, use permit copy, and a copy of this response will be made a permanent part of the above listed case file for future reference.

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

Very truly yours,

Leonard Wasilewski
Planner II
Zoning Review

c.c. File 09-185/lw
Case File: 2003-0203-A

ADVANCE Signs & Service

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

June 22, 2009

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

RE: WAL*MART #3481 – 112 Carroll Island Rd Carroll Island, MD

In reference to the above mentioned location it is our proposal to update the existing signage. Walmart* is currently undergoing a nationwide re-image campaign. Even with our proposed changes, it is our intent to keep within the spirit of the original signage variance for this property. A copy of the variance, Case No. 03-203-A approved January 13, 2003, and the subsequent sign permit are attached for you convenience.

In this variance you will find that we were approved (6) wall mounted sings on the front elevation and (6) wall mounted signs on the side elevation. Our plan is to remove all existing wall mounted signage and place (3) wall mounted signs on the front elevation and (1) wall mounted sign on the side elevation. Please find enclosed Exhibit 1 a spread sheet indicating each sign along with its respective location, size and reduction in total square footage. Also please find Exhibits 2-6 which provide additional, more specific information and reference material covering the project as a whole.

We hope you will agree that the changes we propose, which reduce the overall square footage and number of signs on the building, keeps with the spirit and intent of the previous variance approval. We respectively request, on behalf of our customer, your approval. Please feel free to contact me with any questions or concerns you may have with the information provided. I look forward to hearing from you soon. Thank you for your time and consideration.

Sincerely,

K. Scott Brown

cc: Lenny Wasilewski, County of Baltimore
Stephen Pierce, Walmart Stores, Inc.

Installations - Service - Fabrication - Surveys - Permits
(919)639-4666 Fax(919)639-0794
tammy.matthews@advancesignservice.com

Exhibit 1

Existing

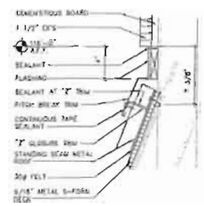
Sign	Elevation	QTY	DIMENSIONS	SQUARE FOOTAGE
WAL*MART	Front	1	5.0' x 37.66'	189.00
Always	Front	1	16.23' x 21.79'	114.57
Pharmacy	Front	1	1.5' x 9.71'	14.56
Optical	Front	1	1.5' x 6.84'	10.25
1-Hr. Photo	Front	1	1.5' x 11'	16.50
Tire & Lube Express w/arrow	Front	1	2.5' x 19.08'	80.58
Tire	Side	3	1.0' x 3.26'	9.75
Lube Express	Side	3	1.0' x 8.96	26.88

Total Existing	462.09

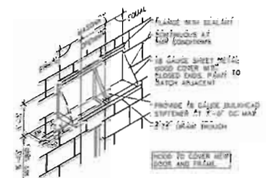
Proposed

Sign	Elevation	QTY	DIMENSIONS	SQUARE FOOTAGE
Walmart	Front	1.00	4.53' x 23.42'	106.09
Spark (*)	Front	1.00	6.55' x 5.85'	38.32
Outdoor Living	Front	1.00	3.4' x 22.6'	76.84
Tire & Lube	Side	1.00	2.0' x 13.55'	27.10

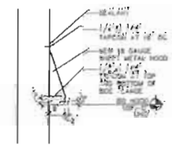
Total Proposed	248.35
Total Reduction	213.74

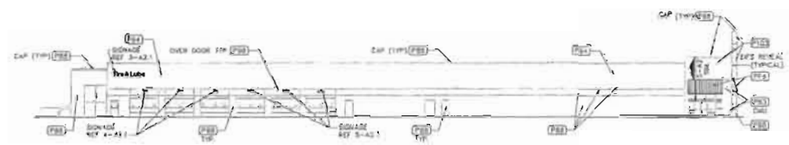


7 METAL ROOF AT WALL
3" = 1'-0"

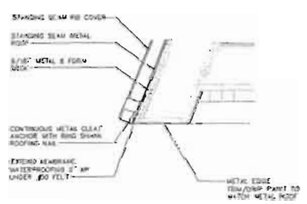


8 DOOR HOOD
1/2" = 1'-0"

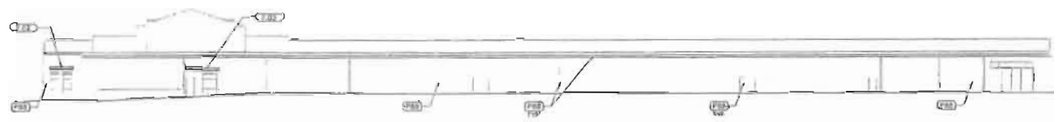




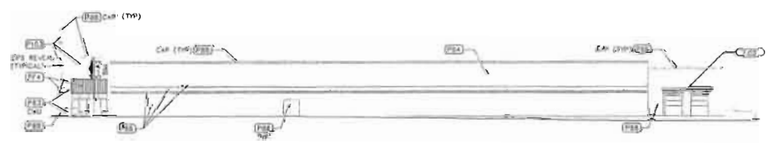
4 LEFT SIDE ELEVATION
1"=20'-0"
(*This elevation is not visible from public right of way)



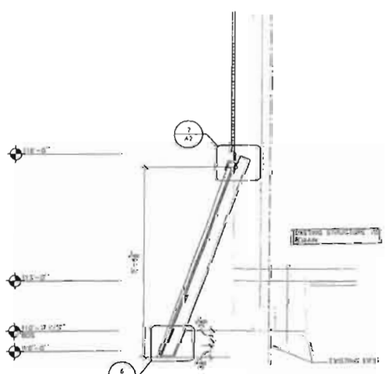
6 EAVE SECTION AT METAL ROOFING
3" = 1'-0"



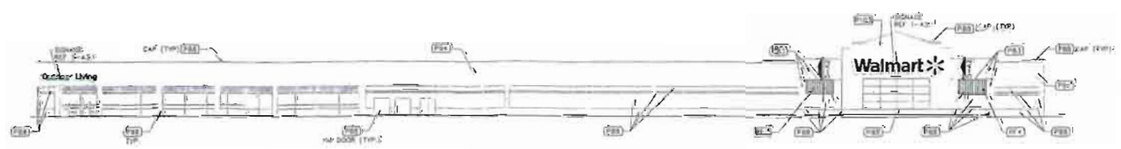
3 REAR ELEVATION
1"=20'-0"



2 RIGHT SIDE ELEVATION
1"=20'-0"



5 WALL SECTION
3/4" = 1'-0"



1 FRONT ELEVATION
1"=20'-0"

COLOR LEGEND

SHEET NOTES

KEYNOTES

B|R|R

Walmart
BALTIMORE, MD
STORE #

EXTERIOR ELEVATIONS

A2

Exhibit 2

MAPQUEST. Sorry! When printing directly from the browser your directions or map may not print correctly. For best results, try clicking the Printer-Friendly button.

112 Carroll Island Rd
Baltimore, MD 21220-2208

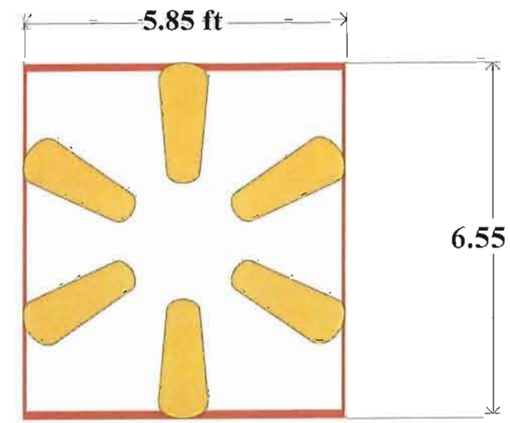
All rights reserved. Use subject to License/Copyright Map Legend
Directions and maps are informational only. We make no warranties on the accuracy of their content, road conditions or route usability or expeditiousness. You assume all risk of use. MapQuest and its suppliers shall not be liable to you for any loss or delay resulting from your use of MapQuest. Your use of MapQuest means you agree to our Terms of Use

Tire & Lube area
Not visible from
Public Right away.

Exhibit 3

Sign #1

106.09 SQ. FT.



Sign #2

38.32 SQ. FT.

Proposal Drawing

Project:
Walmart #3481

Location:
Carroll Island, MD

Contact: info:

Date:

Description:

Notes:

Drawn by: C L BELLAMY

Customer Approval — Date

Landlord Approval — Date

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

Exhibit 5

Sign 3

Proposal Drawing

Project:
Walmart #3481

Location:
Carroll Island, MD

Contact:
info:

Date:

Description:

Notes:

30" Outdoor Living

Drawn by: C L BELLAMY

Customer Approval

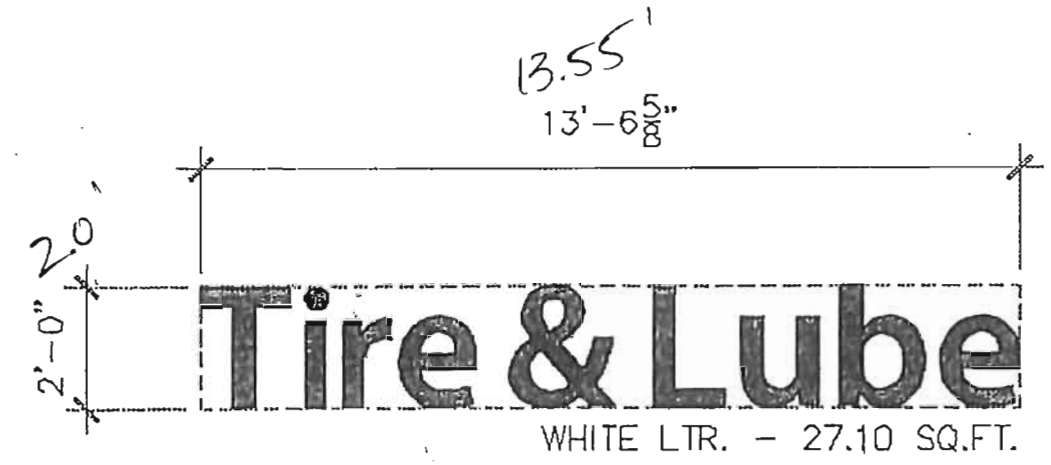
Date

Landlord Approval

Date

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

Exhibit 4



2 24" TIRE & LUBE SIGNAGE

1/4" = 1'-0"

Exhibit 6

IN RE: PETITION FOR VARIANCE S/S Carroll Island Road and SW of Bowleys Quarters Road 15th Election District 5th Councilmanic District (112 Carroll Island Road)	* * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 03-203-A
Wal-Mart Stores, Inc. By: Mike Gardner, Asst. Vice President *Petitioner*	*	

* * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the property, the Wal-Mart Stores, Inc. The variance request involves property located at 112 Carroll Island Road, located in the Bowleys Quarters area of Baltimore County. The Petitioners are currently constructing a new Wal-Mart Store at this location. The variance request is from Section 450.4.I.5(d) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit eight (8) signs in lieu of the permitted one (1) on the east side of the subject building, and six (6) signs in lieu of the permitted one (1) on the south side of the building. The petition was prepared and filed by John M. Laria, attorney at law, representing the Petitioner.

Appearing at the hearing on behalf of the variance request were Mr. Laria, Scott Brown, appearing on behalf of the sign company hired to install the signage in question, Todd Pressman, Judy Floam, and Ken Colbert. Appearing in opposition to the Petitioners' request were D. Edward Vogel, adjacent property owner, as well as Mike Vivirito, representing the Bowleys Quarters Improvement Association.

Testimony and evidence indicated that the property, which is the subject of this sign variance request, is the Carroll Island Shopping Center located at the southwest corner of the intersection of Carroll Island Road and Bowleys Quarters Road in Bowleys Quarters. The

1/13/03 R. Jameson

property is currently improved with an existing strip shopping center. At this time, Wal-Mart is constructing a 107,057 sq. ft. building on the subject site for a new Wal-Mart Store. The right to construct this new Wal-Mart store was approved by Commissioner Schmidt in a previous zoning and development plan hearing. At this time, Wal-Mart is seeking approval to install their typical sign package on the building currently under construction. All signs, which are the subject of this variance request, are wall-mounted signs that one typically sees on Wal-Mart Stores.

On the south elevation of the subject building, Wal-Mart proposes to have a sign over each drive-in service bay where customers bring their automobiles for tire and oil changes. As shown on the site plan submitted into evidence as Petitioners' Exhibit No. 1B, on the south side of the Wal-Mart Store there are proposed to exist six (6) bay doors through which customers drive their vehicles for the purpose of purchasing tires and oil changes. Over top each of those doors are signs indicating to the customers which bay door to utilize for tires or oil changes. As can be seen by looking at Exhibit No. 1B, the signs are small. They are proposed to be non-illuminated and their purpose is solely to direct customers to the appropriate service bay. As such, the signs, in my opinion, are appropriate and shall be approved. The variance request arises for these signs as a result of the fact that there is proposed to exist six (6) separate signs on the south façade of the building in lieu of the one (1) sign that is permitted by the Zoning Regulations. The square footage of the signs is appropriate, however, the number of signs proposed exceed the permitted one. These signs will pose no detrimental effect upon the surrounding community and, in fact, will assist customers who will utilize the services offered by this Wal-Mart Store.

On the east side of the proposed Wal-Mart building, the Petitioners intend to erect eight (8) separate signs on that building façade. At the main entrance to the store, the Petitioners

propose a "Wal-Mart" sign under which is a separate sign with the word "Always". This is their signature and standard entrance sign. The word "Wal-Mart" is proposed to be illuminated and is the only sign out of the entire package that will be illuminated. In addition to the standard entrance sign, Wal-Mart proposes several other signs. These signs will advertise their "One Hour Photo" lab, their "Optical" center, and their "Pharmacy". In addition, a directional sign indicating the location of the tire and lube express is also proposed on the end of the building. Finally, the Petitioners propose two (2) additional signs: one indicating "Satisfaction Guaranteed" and the other "We Sell for Less". Representatives of the Wal-Mart Store who attended the hearing indicated that this is the standard sign package similar to what exists on all of their new Wal-Mart Stores.

As stated previously, Mr. Vogel and Mr. Vivirito both appeared in opposition to the Petitioners' request. Mr. Vogel is very much concerned over the amount of light that may be generated not only by the signs to be erected on the sides of this building, but also the parking lot lighting which may spill over onto his property. It should be noted that Mr. Vogel, and his family before him, have owned and operated the Bengies Drive-In Movie Theater for many decades on the property immediately adjacent to this Wal-Mart Store. The movie screen for the Bengies Drive-In Theater faces in the direction of the store and parking lot. Mr. Vogel's concern is that the parking lot lighting and store lighting will wash onto his movie screen, making the movies projecting onto same difficult if not impossible to see. This would have an extremely detrimental impact on Mr. Vogel's business and his customer's enjoyment of the movies shown at the Bengies Drive-In.

Mr. Vogel further testified that much of the mature tree-line buffer that use to exist between his property and the Carroll Island Shopping Center and the existing improvements thereon has been cleared and cut to make way for this new Wal-Mart Store.

As stated previously, Mr. Mike Vivirito, representing the Bowleys Quarters Improvement Association, appeared and testified in opposition to the number of signs proposed by this Wal-Mart Store. Mr. Vivirito testified that the Carroll Island Shopping Center is a small neighborhood shopping center and not a regional site whereupon one commonly finds Wal-Mart Stores. In support of this, he mentioned the Wal-Mart located at the Golden Ring Shopping Center and in the North Point Boulevard Shopping Center, both of which, in his estimation, are regional in nature and not small community shopping centers like the subject site. He believes the sign package is excessive and should be scaled down to be more in keeping with the smaller scale of this neighborhood site. Mr. Vivirito's objections were echoed by the comment issued by the Office of Planning dated November 6, 2002. The Planning Office requests that certain of the Petitioners' signs be disapproved as is stated within their comment.

After considering the testimony and evidence offered at the hearing, I find, as stated previously, that the six (6) signs proposed to be located on the south elevation of the building, each of which is located over the entrance bay doors to the service garage shall be permitted. In addition, some, but not all, of the signs proposed on the east side of the building shall be approved. The main "Wal-Mart" sign and their signature sign "Always", which is located beneath the Wal-Mart sign, shall be approved. Furthermore, the "One Hour Photo", the "Optical", and the "Pharmacy" signs shall also be approved. Finally, the request for the "Wal-Mart Tire and Lube Express" sign, located on the end of the Petitioners' building shall also be approved. The remaining signs, that is, "Satisfaction Guaranteed" and "We Sell for Less", shall

11/13/03

be denied and shall not be permitted to be located on the façade of the building. These signs advertise no particular service offered within the Wal-Mart Store, nor or they directional in nature. Accordingly, those signs shall be denied.

THEREFORE, IT IS ORDERED this 13th day of January, 2003, by this Deputy Zoning Commissioner, that the Petitioners' request to locate six (6) wall-mounted, non-illuminated signs over top the garage bay doors on the south elevation of the subject Wal-Mart Store, be and are hereby APPROVED.

IT IS FURTHER ORDERED, that the Petitioners shall be permitted to install six (6) signs on the front, or east elevation of the subject building, those signs being the "Wal-Mart", "Always", "One Hour Photo", "Optical", "Pharmacy", and "Wal-Mart Tire and Lube Express" shall be permitted to be mounted on the façade of the front of the Wal-Mart building. Only the "Wal-Mart" sign shall be permitted to be illuminated. All others shall be non-illuminated signs.

IT IS FURTHER ORDERED, that the Petitioners must be required to submit a lighting plan to Mr. Avery Harden, Landscape Architect for Baltimore County, for his full review and approval. Mr. Harden shall specifically concern himself with the manner in which this store and parking lot shall be illuminated so as to safeguard and protect the Bengies Drive-In Movie Theatre. Specifically, any lighting associated with the Carroll Island Shopping Center, shall be prohibited from spilling onto or washing upon the large movie screen whereupon these movies are projected. Mr. Harden shall also take into account the developer's efforts to redevelop the subject site with a Maritime theme as was indicated at the hearing before me. Mr. Harden shall contact Mr. D. Edward Vogel, owner and operator of the Bengies Drive-In to keep him abreast of the lighting proposals submitted to his office for review and approval.

1/13/03

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

Baltimore County
Zoning Commissioner

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

January 13, 2003

Jon M. Laria, Esquire
Ballard, Spahr, Andrews
& Ingersoll, LLP
300 E. Lombard Street
Baltimore, Maryland 21202

Re: Petition for Variance
Case No. 03-203-A
Property: 112 Carroll Island Road

Dear Mr. Laria:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Printed with Soybean Ink
on Recycled Paper

Copies to:

Kevin S. Brown
P. O. Box 1090
Angier, North Carolina 27501

Todd Pressman
Pressman & Associates, Inc.
28870 U.S. Highway 19 North, Ste. 300
Clearwater, Florida 33761

Judy Floam
Ken Colbert
Colbert Matz, Rosenfelt
2835 Smith Avenue
Baltimore, Maryland 21209

D. Edward Vogel
3417 Eastern Boulevard
Baltimore, Maryland 21220

MikeVivirito
3619 Bay Drive
Baltimore, Maryland 21220

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 112 Carroll Island Rd.
which is presently zoned B.L.

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)

450.4.I.5(d), BCZR, for 8 signs in lieu of one (1) permitted, and 6 signs in lieu of one (1) permitted.

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

The uniqueness of the use causes the zoning provisions to impact disproportionately on the property, resulting in practical difficulty and unreasonable hardship.

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:

Jon M. Laria, Esq.
Name - Type or Print

Signature
Ballard Spahr Andrews & Ingersoll, LLP
Company
300 E. Lombard St. 410-528-5506
Address Telephone No
Baltimore MD 21202
City State Zip Code

Legal Owner(s):

MIKE GARDNER FOR WAL-MART STORES, INC.
Name - Type or Print

Asst Vice President
Signature
Michael Gardner
Name - Type or Print

Signature

2001 SE 10TH STREET 479-273-8483
Address Telephone No.
BENTONVILLE, AR 72716-0550
City State Zip Code

Representative to be Contacted:

Colbert Matz Rosenfelt, Inc., with
TODD PRESSMAN, OF PRESSMAN AND ASSOCIATES, INC.
Name
28870 U.S. HIGHWAY 19, NORTH, SUITE 300 727-126-8683
Address Telephone No.
CLEARWATER, FL 33761
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By _____ Date 10-25-02

Case No. 03-203-A

REV 9/15/98

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

ZONING DESCRIPTION #1 – THE PROPERTY
112 CARROLL ISLAND ROAD

Beginning at a point on the south side of Carroll Island Road which is 70 feet wide at the distance of 260 feet west of the centerline of Bowleys Quarters Road which is 70 feet wide. Thence the following courses and distances:

S 12°13'35" W 365.93 ft.
N 82°12'15" E 166.54 ft.;
S 11°28'10" E 49.33 ft.;
N 82°12'15" E 179.96 ft.;
S 11°28'10" E 200.93 ft.;
S 82°12'15" W 179.96 ft.;
S 11°28'10" E 148.71 ft.;
S 82°11'58" W 841.01 ft.;
N 38°44'09" W 608.85 ft.;
N 30°41'23" W 10.18 ft.;
N 19°52'22" E 386.17 ft.;
S 44°11'20" E 143.76 ft.;
N 13°36'46" E 369.92 ft., thence,
By a curve to the right, having a radius of 790.25 ft.
and a length of 166.17 ft., thence
By a curve to the left, having a radius of 854.00 ft.
and a length of 115.06 ft.; thence
S 25°40'35" W 163.42 ft.;
S 64°12'19" E 99.80 ft.;
N 25°47'31" E 169.34 ft.; thence
By a curve to the left, having a radius of 854.00 ft.
and a length of 101.68 ft.; thence
S 25°47'36" W 187.30 ft.;
S 64°12'25" E 50.00 ft.;
N 25°47'35" E 199.37 ft., thence
S 77°46'25" E 251.53 ft. to the Point of Beginning.

As recorded in Deeds Liber 13030, folio 620; Liber 6402, folio 655; Liber 6905, folio 193 and Liber 9522, folio 114. Containing 19.86 acres, more or less. Also known as 112 Carroll Island Road and located in the 15th Election District.

STATE OF MARYLAND
RICHARD E. MATZ
No. 13203
PROFESSIONAL ENGINEER

10/14/02

2835 Smith Avenue, Suite G, Baltimore, Maryland 21209
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

03-203-A

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

ZONING DESCRIPTION #2 – THE BUILDING
112 CARROLL ISLAND ROAD

Beginning at a point 305 feet south of Carroll Island Road, which is 70 feet wide, at the distance of 620 feet west of the centerline of Bowleys Quarters Road, which is 70 feet wide, thence the following courses and distances:

S 25°21'16" W 418.65 ft.;
N 64°38'44" W 240.03 ft.;
N 25°21'16" E 46.81 ft.;
N 64°38'52" W 14.94 ft.;
N 25°21'34" E 372.34 ft., thence
S 64°31'58" E 254.94, to the Point of Beginning.

Containing 106,032 sq. ft., being a portion of the property known as 112 Carroll Island Road and located in the 15th Election District.

STATE OF MARYLAND
RICHARD A. MATZ
No. 13203
PROFESSIONAL ENGINEER

10/14/02

2835 Smith Avenue, Suite G Baltimore, Maryland 21209
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

03-203-A

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: #03-203-A
112 Carroll Island Road
South side Carroll Island Road and southwest of Bowleys Quarters Road
15th Election District
5th Councilmanic District
Legal Owner(s): Mike Gardner for Wal-Mart Stores, Inc.
Variance: for 8 signs of lieu of one (1) permitted and 6 signs in lieu of one (1) permitted.
Hearing: Monday, January 6, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley 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.
12/167 Dec. 19 C579307

CERTIFICATE OF PUBLICATION

12/19/, 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 12/19/, 2002.

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

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

SDT

No. 18920

DATE 10-25-02 ACCOUNT ROLICCE GIL

AMOUNT $ 250

RECEIVED FROM: PRESSTLAN & ASSOC.

FOR: COMMERCIAL SIGN VAR. "250"

TOTAL 250

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

C3 203 A

PAID RECEIPT
BUSINESS ACTUAL TIME
10/29/2002 10/28/2002 11:21:28
ACCT NAME WALKIN KNOWN DRAWER 4
RECEIPT # 10282 10/29/2002 OFLH
Dept 5 529 ZONING VERIFICATION
CR NO. 018920
Recpt Tot $250.00
250.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

BECKY HART 887-2824

RE: Case No. 03-203

Petitioner/Developer WAL-MART

JUDY FLOAM

Date of Hearing/Closing 1/6/03

@ 900 AM

RM-407

CO. COURTS

JUDY FLOAM
410 653-7953

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

C/o BECKY HART (F 887-5708)

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 TWO (2) ONSITE LOCATIONS - CARROLL ISLAND RD & BOWLEYS QUARTERS RD

The sign(s) were posted on 12/16/02
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 12/24/02
(Signature of Sign Poster and Date)

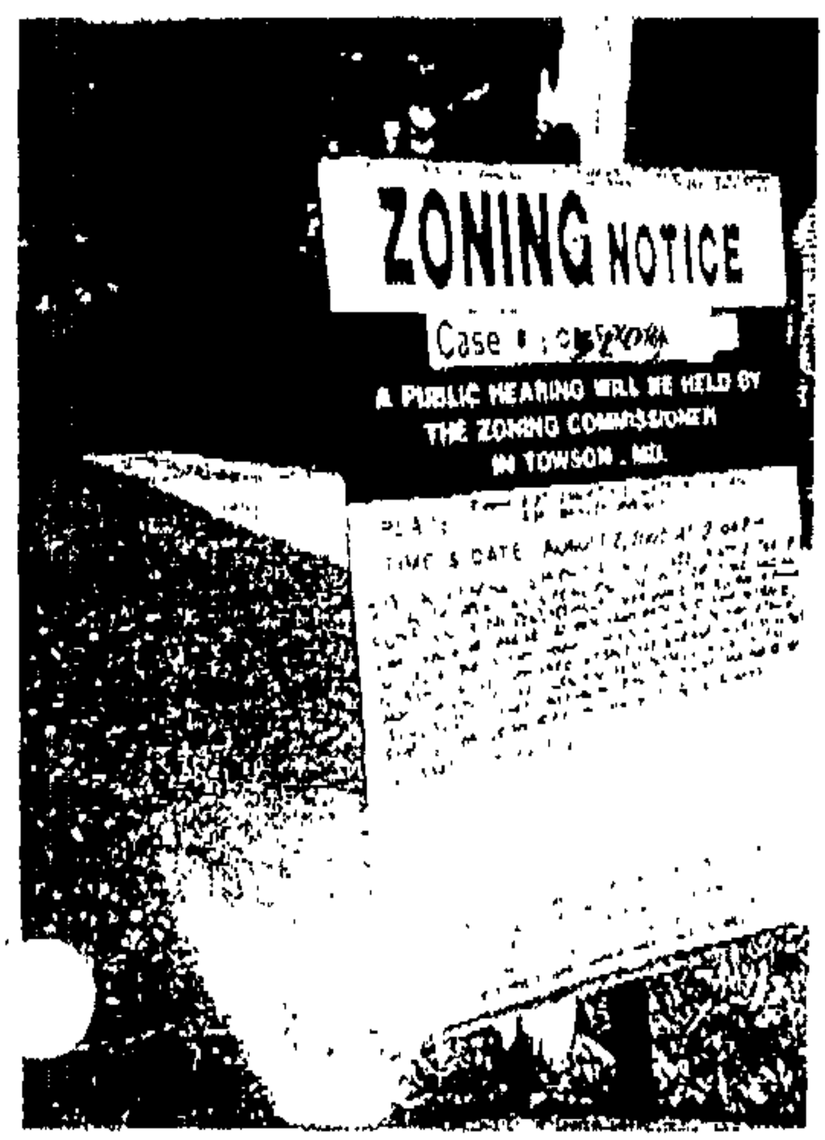
PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)

...it® brand fax transmittal memo 7671 | # of pages
To BETTY or ROBIN | From O'KEEFE
Co ZONING COMM | Co
Dept | Phone # 905 8571
Fax # 410 887 3468 | Fax #



CERTIFICATE OF POSTING

RE Case No. 03-203-A

Petitioner/Developer WAL MART
CMR

Date of Hearing/Closing 1/6/03

4th brand tax transmittal memo 7671 # of pages ▸ 1
To Kristen Co Zoning Dept Fax # 887-3468
From Co Phone # Fax # 666-0929

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

Attention:

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 #112-CARROLL ISLAND ROAD & COR. BOWLEYS QUARTERS ROAD

The sign(s) were posted on 12/20/02
(Month, Day, Year)

Sincerely,

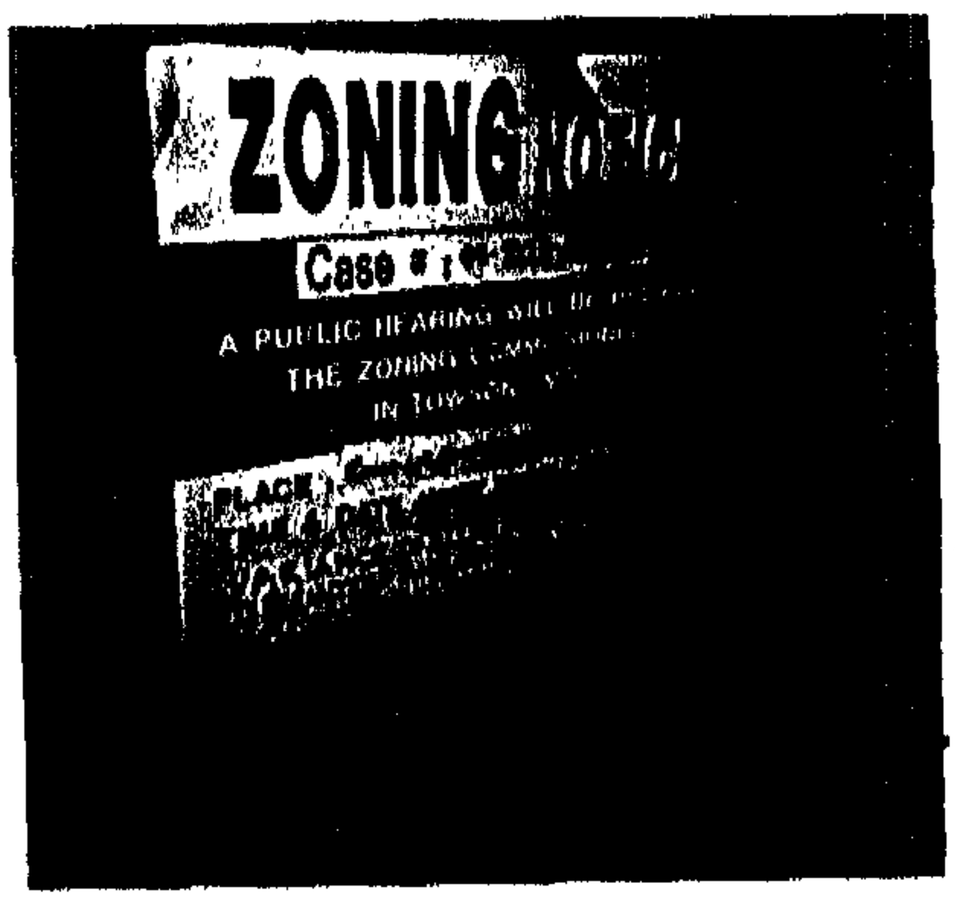
Patrick M O'Keefe 12/22/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



03-203-A
112-CARROLL ISLAND RD.
CMR/WALMART 1/6/03

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: 03-203-A

Petitioner: Wal-Mart Stores, Mike Gardner, Asst. V.P.

Address or Location: 112 Carroll Island Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Todd Pressman, Pressman & Associates.

Address: 28870 U.S. Highway 19 N, Suite 300
Clearwater, Fla. 33761

Telephone Number: 727-726-8683

Revised 2/20/98 - SCJ

03-203-A-16

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

November 19, 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: 03-203-A
112 Carroll Island Road
South side Carroll Island Road and southwest of Bowleys Quarters Road
15th Election District – 5th Councilmanic District
Legal Owner: Mike Gardner for Wal-Mart Stores, Inc.

Variance *for 8 signs in lieu of one (1) permitted and 6 signs in lieu of one (1) permitted.*

Hearings: Monday, January 6, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

AJ:rlh

C: John M. Laria, Ballard, Spahr Andrews & Ingersoll, LLP, 300 E. Lombard Street, Baltimore 21202
Colbert Matz Rosenfelt and Todd Pressman, Pressman and Associates, Inc., 28870 U.S. Highway 19, North, Suite 300, Clearwater, FL 33761
Wal-Mart, Inc., Mike Gardner, Asst. VP, 2001 SE 10th Street, Bentonville, AR 72716-0550

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, DECEMBER 20, 2002.**
(2) HEARINGS ARE HANDICAPPED AC[illegible] FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMM[illegible]
(3) FOR INFORMATION CONCERNING[illegible] ZONING REVIEW OFFICE AT 410-8[illegible]

Post-it® Fax Note 7671	Date 12/3	# of pages ▶ 1
To Judy Floram	From Becky	
Co./Dept.	Co.	
Phone #	Phone #	
Fax # 410-653-7953	Fax #	

Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 19, 2002 Issue - Jeffersonian

Please forward billing to:
Todd Pressman, Pressman & Associates 727-726-8683
28870 U.S. Highway 19, North, Suite 300
Clearwater, FL 33761

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: 03-203-A
112 Carroll Island Road
South side Carroll Island Road and southwest of Bowleys Quarters Road
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Legal Owner: Mike Gardner for Wal-Mart Stores, Inc.

Variance for 8 signs in lieu of one (1) permitted and 6 signs in lieu of one (1) permitted.

Hearings: Monday January 6, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue,

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

LES:rlh

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

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

January 3, 2003

Mr. Jon M. Laria
Ballard Spahr Andrews & Ingersoll, LLP
300 E. Lombard Street
Baltimore, MD 21202

Dear Mr. Laria:

RE: Case Number: 03-203-A, 112 Carroll Island Road

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

WCR:rlh

Enclosures

c: People's Counsel
Wal-Mart Stores, Inc., Mike Garnder 2001 SE 10th Street, Bentonville, AR 72716-0550
Todd Pressman, Pressman & Assoc. 28870 U.S. Highway 19, North, Suite 300, Clearwater, Fl 33761

Printed with Soybean Ink
on Recycled Paper

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 11.20.03

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

RE: Baltimore County
Item No. 203 JRF

Dear. Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration 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,

for 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

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

November 20, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.: ZAC Dist. Meeting of 11/18/2002

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:
203-209, 211-227

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

cc: File

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on Recycled Paper

Visit the County's Website at www.baltimorecountyonline.info

1/6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 6, 2002

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

SUBJECT: 112 Carroll Island Road

INFORMATION:

Item Number: 03-203

Petitioner: Wal-Mart Stores, Inc.

Zoning: BL

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The office of planning supports the petitioner's request for following sign variances:

1. 1 wall mounted enterprise sign (Wal Mart), provided the size does not exceed 150 square feet.
2. 1 wall mounted sign, advertising the following services: Tire and Lube Express (32.88 square feet), Pharmacy (14.56 square feet), Optical (10.25 square feet), Photo (16.50 square feet).

This office **does not** support the petitioner's request to permit the following signs: Always – Satisfaction -Guaranteed, - We Sell For Less; the 2nd and 3rd Wal Mart Tire & Lube Express sign; or the Lube Express Sign and Tire Sign.

The primary purpose for amending the sign regulations in 1997 was to avoid sign clutter. Repetitive signs announcing the same service and/or product are excessive and will not be supported by this office.

Prepared by: Mark A Cunningham

Section Chief: Lyn Lanham

AFK/LL:MAC:

11/13/03

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 9, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For November 25, 2002
Item Nos. 203, 204, 205, 206, 207,
208, 209, 210, 211, 212, and 227

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

RWB:CEN:jrb

cc: File

PLEASE PRINT CLEARLY

CASE NAME WAL MART
CASE NUMBER 03-203-A
DATE 1/6/03

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL (ALL LOWER CASE)
D. EDWARD VOGEL	3417 EASTERN BLVD.	BALTIMORE, MD 21220	dedward@STARPOWER.NET
MIKE DIVIRITO	3619 BAY DR.	MIDDLE RIVER MD 21220	BAYVILLA@ATT.NET
~~Todd Pressman~~	~~28870 US 19 N. #300~~	~~Clearwater, FL~~ 33761	~~pressinc@aol.com~~

PLEASE PRINT CLEARLY

CASE NAME 03-203-A
CASE NUMBER WAL MART
DATE 1/6/03

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
JON LARIA, ESQ	BALLARD SPAHR,	BALTO, MD 21202	LARIA@BALLARDSPAHR.COM
	300 E. LOMBARD ST		
	18th FLR,		
	~~SUITE~~		
Kelvin Scott Brown	P.O. Box 1090	Angier, NC 27501	Sbrown@advancesignservice[illegible]
Todd Pressman	28870 US 19 N. #300	~~CLE~~ Clearwater, FL 33761	Pressinc@aol.com
Judy Floam	Colbert Matz Rosenfelt	Balt. 21209	
	2835 G Smith Ave.		
Ken Colbert	"	"	

RE:	PETITION FOR VARIANCE 112 Carroll Island Road, S/side Carroll Island Rd & SW of Bowleys Quarters Rd 15th Election District 5th Councilmanic District Legal Owner: Mike Gardner, VP for Walmart Stores, Inc Petitioner(s)	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 03-203-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

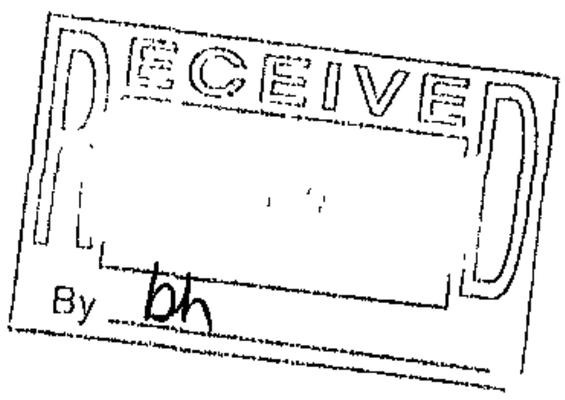
Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in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

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
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 19th day of November, 2002, a copy of the foregoing Entry of Appearance was mailed to, Colbert Matz Rosenfelt, Inc. with Todd Pressman of Pressman & Associates, Inc, 28870 U.S. Highway 19, North, Suite 300, Clearwater, FL 33761 and Jon M. Laria, Ballard Spahr Andrews & Ingersoll, LLP, 300 E. Lombard Street, Baltimore, Maryland 21202, Attorney for Petitioner(s).



Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

GENERAL NOTES:

1. LIMITED EXEMPTION IN ACCORDANCE WITH SECTION 26-171 (B) (9) GRANTED 8/19/00. DRC NO. 061200
2. DEVELOPOMENT PLAN (PDM NO. XV-760) APPROVED
3. ELECTION DISTRICT NO.: 15 COUNCILMANIC DISTRICT NO.: 5
4. CENSUS TRACT: 4518.02 WATERSHED: 2 SUBSEWERSHED: 10
5. OWNER/APPLICANT: CARROLL ISLAND ASSOCIATES LIMITED PARTNERESHIP
   C/O ALLFIRST TRUST CO.
   601 E. PRATT STREET, SIXTH FL.
   BALTIMORE, MARYLAND 21202-3111
   (410) 752-5444
6. PLAN PREPARED BY: COLBERT MATZ ROSENFELT, INC.
   2835 SMITH AVENUE, SUITE G
   BALTIMORE, MARYLAND 21209
   (410) 653-3838
7. SUBJECT SITE ZONED: BL (ZONING MAP NO. NE-4K, 1"=200')
8. SUBJECT SITE, IS COMPRISED OF THE FOLLOWING PARCELS:

TAX MAP: 91	GRID: 9	PARCEL: 61	PLAT REF.: 37/80	TAX ACCT. NO.: 1600013399
TAX MAP: 91	GRID: 9	PARCEL: 57	DEED REF.: 13030/620	TAX ACCT. NO.: 1501920100
TAX MAP: 91	GRID: 9	PARCEL: 58	DEED REF.: 6409/655 (N/F)	TAX ACCT. NO.: 1511670410
TAX MAP: 91	GRID: 9	PARCEL: 59	DEED REF.: 6905/193 (N/F)	TAX ACCT. NO.: 1505000470
TAX MAP: 91	GRID: 9	PARCEL: 60	DEED REF.: 13030/620	TAX ACCT. NO.: 1501920110
TAX MAP: 91	GRID: 9	PARCEL: 64	DEED REF.: 9522/114	TAX ACCT. NO.: 1502200770

9. SUBJECT SITE AREA: 19.86 AC.± OR 864919 SQ.FT.± (NET)
   20.44 AC.± OR 890366 SQ.FT.± (GROSS, INCL 30' OF R/W ROAD FRONTAGE)
10. TOTAL BUILDING AREA:
    EXISTING: SHOPPING CENTER - 92018 SQ.FT.±
    BANK - 1920 SQ.FT.±
    D-T RESTAURANT - 2490 SQ.FT.±
    EXISTING TOTAL - 97545 SQ.FT.±
    PROPOSED: WAL * MART - 112091 SQ.FT.±
    ULTIMATE TOTAL -203485 SQ.FT.±
11. FLOOR AREA RATIO:
    PERMITTED: MAX. OF 3.0
    PROPOSED: 203485/890366 = .229
12. SUBJECT SITE PREVIOUS COMMERCIAL PERMITS:
    397-73, 684-73, 722-73, 738-73, 917-73, 1508-73, 1812-73
    181-74, 310-74, 552-74, 611-74, 650-74, 651-74, 825-74, 931-74, 1149-74,
    1236-74, 1348-74, 1368-74
    307-75, 470-75, 537-75, 613-75, 699-75, 844-75, 845-75
    121-76, 723-76
    207-78
    48-79, 829-79
    242-82
    134-84, 1109-84
    1724-86
    612-87
    1393-88
13. AVERAGE DAILY TRIPS: (203485/1000) X 55 = 11192 A.D.T'S
14. SUBJECT SITE IS MAPPED BY THE BALTIMORE COUNTY SOIL SURVEY AS LENOIR (LmB). THIS SOIL TYPE HAS BEEN ASSIGNED A HYDROLOGIC SOIL GROUP CLASSIFICATION OF 'D'.
15. SUBJECT SITE BUILDING SETBACKS: (BL)
    IN ACCORDANCE WITH SECTION 232 OF THE BCZR
    FRONT - 10' TO PROPERTY LINE / 40' TO C.L. OF STREET
    SIDE - 0' ON INTERIOR LOTS, 10' ON CORNER LOTS / STREET SIDE
    IF ABUTTING RESIDENTIAL ZONE, PROVIDE SIDE YARD NOT LESS THAN THE MINIMUM FOR A DWELLING
    REAR - 0', IF ABUTTING A RESIDENTIAL ZONE, PROVIDE 20'
16. SUBJECT SITE IS SERVED BY PUBLIC WATER AND SEWER.
17. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH BALTIMORE COUNTY STANDARDS AND SPECIFICATIONS.
18. ALL PARKING AND MANEUVERING AREAS SHALL BE PAVED WITH A DURABLE, DUSTLESS SURFACE IN ACCORDANCE WITH SECTION 409.8 (A) (2) OF THE BCZR. ALL PARKING SPACES MUST BE STRIPED. NO PARKING SPACES SHALL BE LOCATED WITHIN 10' OF THE RIGHT-OF-WAY LINE, EXCLUDING OVERHANG.
19. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO WELLS, SEPTIC SYSTEMS, UNDERGROUND STORAGE TANKS, HAZARDOUS MATERIALS, HISTORIC SITES OR AREAS OF CRITICAL STATE CONCERN LOCATED ON THIS SITE.
20. EXISTING TOPOGRAPHY SHOWN HEREON IS A COMPILATION OF A FIELD RUN SURVEY PREPARED BY COLBERT MATZ ROSENFELT, INC., DATED JULY, 2000 AND BALTIMORE COUNTY GIS PHOTOGRAMMETRY.
21. BOUNDARY INFORMATION SHOWN HEREON IS A COMPILATION OF A FIELD RUN SURVEY PREPARED BY COLBERT MATZ ROSENFELT, INC., DATED JULY, 2000 AND A PLAT OF CARROLL ISLAND CENTER, 37/80.
22. ANY PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 450 OF THE BCZR, EXCEPT VARIANCES AS NOTED.
23. PARKING TABULATION:
    IN ACCORDANCE WITH SECTION 409.6(A)(2) OF THE BCZR
    REQUIRED - FOR SHOPPING CENTER > 100000 SQ.FT. G.F.A., 5/1000 G.F.A. OR
    (203485/1000) = 203.485 X 5 = 1017.4, SAY 1018 SPACES
    PROVIDED - 1023 SPACES, INCLUDES 21 HDCP. SPACES (21 REQUIRED)
24. HANDICAP RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS OF WALKWAYS AND THE TRAVELLED WAY.
25. A STORMWATER MANAGEMENT WAIVER SHALL BE APPLIED FOR IN ACCORDANCE WITH SECTION 2-150.3(c)(3) OF THE BALTIMORE COUNTY STORMWATER MANAGEMENT POLICY AND DESIGN MANUAL. AN UNDERGROUND INFILTRATION FACILITY IS PROPOSED TO MANAGE THE FIRST HALF-INCH OF RAINFALL FROM IMPERVIOUS SURFACES.
26. EXISTING WETLANDS SHOWN HEREON HAVE BEEN PLOTTED FROM THE BOWLEY'S QUARTERS WETLAND DELINEATION PLAN PREPARED BY BALTIMORE COUNTY, DATED DECEMBER, 1994.
27. SUBJECT SITE ZONING HISTORY:
    CASE NO.: 74-254-X (ITEM #158)
    A SPECIAL EXCEPTION TO PERMIT A MOVIE THEATER IN A BL-CCC ZONE.
    GRANTED MAY 10, 1974, SUBJECT TO APPROVAL OF A SITE PLAN.
28. ALL PARKING SPACES SHALL BE 8.5' X 18' OR 9' X 18'. DRIVE AISLES SHALL BE A MINIMUM OF 22' FOR TWO-WAY TRAFFIC AND 16' FOR ONE-WAY TRAFFIC
29. TOTAL DISTURBED AREA: 6.55 AC.± OR 285318. SQ.FT.±
30. PRIOR TO RAZING ANY EXISTING STRUCTURES, AN ASBESTOS SURVEY MUST BE CONDUCTED.
31. "BUREAU OF TRAFFIC ENGINEERING & TRANSPORTATION PLANNING" HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
32. ANY LIGHT FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
33. FOREST PROTECTION NOTE: FOREST REPLACEMENT WILL BE ACCOMPLISHED BY "FEE-IN-LIEU" CALCULATED AS 1.5 ACRES X $0.40 PER SQ. FT. = $26,136.00

PROPOSED SIGNS:

EAST WALL -

SIGN	AREA
"WAL-MART"	189 SQ. FT.
"ALWAYS"	115 SQ. FT.
"SATISFACTION GUARANTEED"	65 SQ. FT.
"WE SELL FOR LESS"	44 SQ. FT.
"1-HR. PHOTO"	17 SQ. FT.
"OPTICAL"	11 SQ. FT.
"PHARMACY"	15 SQ. FT.
"TIRE & LUBE EXPRESS"	115 SQ. FT.
EAST WALL TOTAL	571 SQ. FT.

MAX. AREA PERMITTED = 419 X 2 = 838 SQ. FT.
AREA PROPOSED = 571 SQ. FT.

SOUTH WALL -

SIGN		AREA
"LUBE EXPRESS"	9 SF X 3	27 SQ. FT.
"TIRES"	4 SF X 3	12 SQ. FT.
SOUTH WALL TOTAL		39 SQ. FT.

MAX AREA PERMITTED = 240 X 2 = 480 SQ. FT.
AREA PROPOSED = 39 SQ. FT.

NOTES

CHESAPEAKE BAY CRITICAL AREA (CBCA) EASEMENT

STANDARD NON-DISTURBANCE NOTE:

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE CRITICAL AREA EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

PROTECTIVE COVENANTS NOTE:

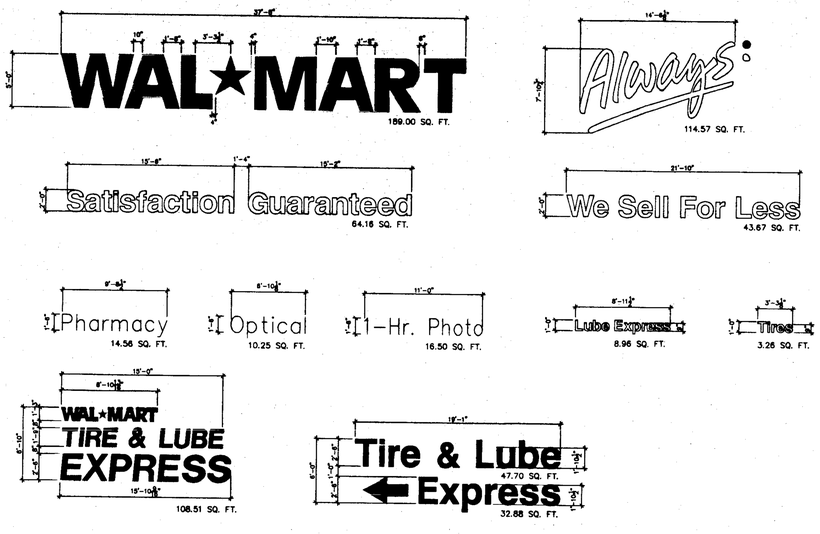
ANY CRITICAL AREA EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

ADDITIONAL NOTES:.

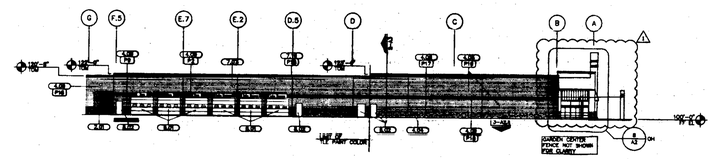
THIS PROPERTY IS LOCATED WITHIN THE INTENSELY DEVELOPED AREA (IDA) OF THE CHESAPEAKE BAY CRITICAL AREA (CBCA)

A VARIANCE WAS GRANTED ON SEPTEMBER 20, 2001 BY BALTIMORE COUNTY DEPRIVI FROM CBCA REQUIREMENTS TO IMPACT AN INTERMITTENT STREAM, NON-TIDAL WETLANDS AND ASSOCIATED BUFFERS SHOWN ON THIS PLAN.

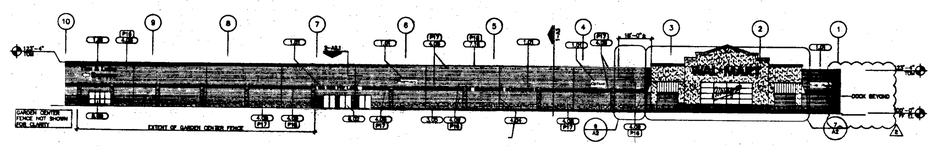
PROPOSED WAL-MART BUILDING TO BE CONSTRUCTED IN ACCORDANCE WITH ARCHITECTURAL DRAWINGS SUBMITTED TO THE OFFICE OF PLANNING ON FEB. 19, 2002.



SIGNAGE DETAILS



SOUTH ELEVATION



EAST ELEVATION

PLAN TO ACCOMPANY VARIANCE HEARING

WAL * MART
@
CARROLL ISLAND SHOPPING CENTER
(PDM #XV-760)

CARROLL ISLAND ROAD & BOWLEY'S QUARTERS ROAD
FIFTEENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER No. 13301

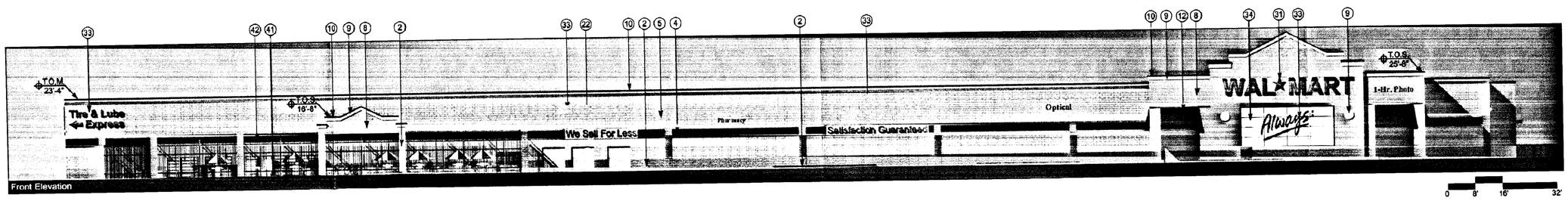
10/9/02

Colbert Matz Rosenfelt, Inc.
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

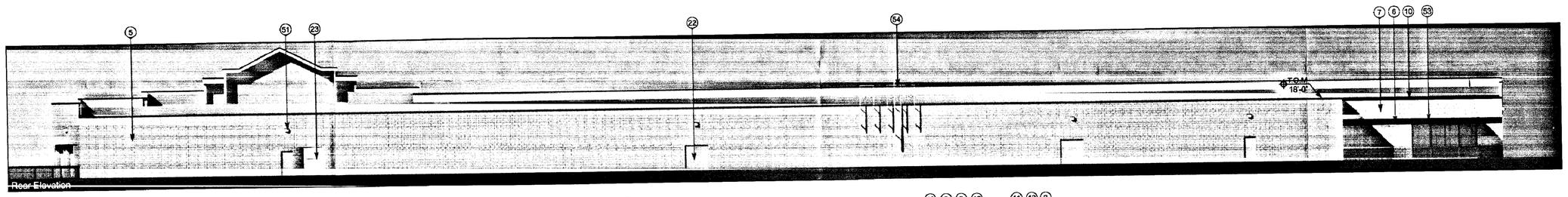
NO.	DATE	REVISIONS:	BY

SCALE: N.T.S.
DATE: 10/9/02
JOB NO.: 2000_088
DESIGNED: CMR
DRAWN: EVT
CHECKED: KJC
FILE: 2000088ZON2.DWG
DRAWING NUMBER:
SHEET 2 OF 2

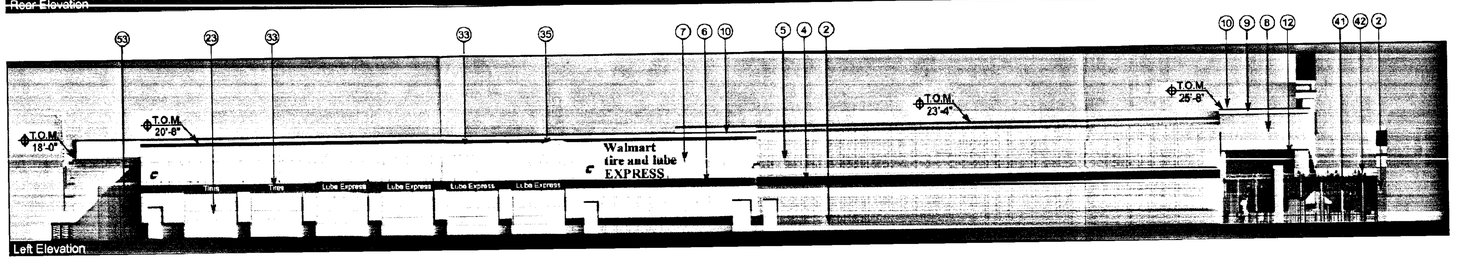
PLOTTED: 10-9-2002 (EVT)



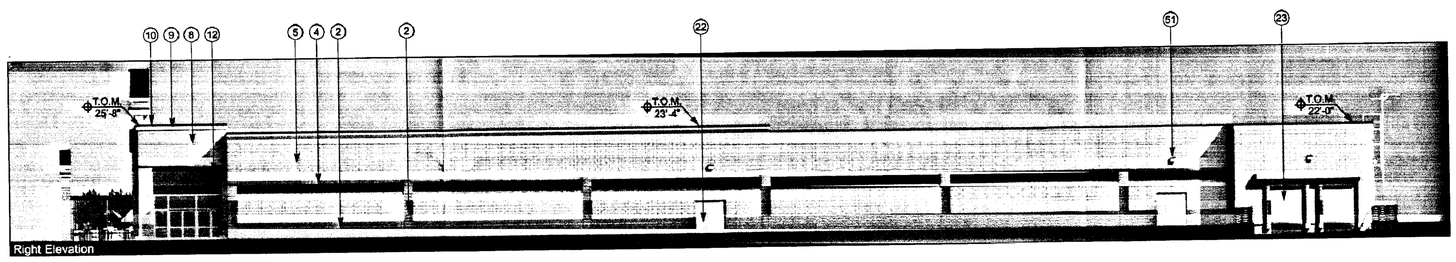
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Materials and Detailing Legend

EXTERIOR MATERIALS
- (1) SPLIT-FACE CMU PAINTED P-16 (LIGHT TAN)
- (2) SPLIT-FACE CMU PAINTED P-17 (DARK TAN)
- (3) SPLIT-FACE CMU PAINTED P-10 (GREEN)
- (4) SMOOTH-FACE CMU PAINTED P-10 (GREEN)
- (5) SMOOTH-FACE CMU PAINTED P-16 (LIGHT TAN)
- (6) SMOOTH-FACE CMU PAINTED P-2 (DARK GRAY)
- (7) SMOOTH-FACE CMU PAINTED P-9 (WHITE)
- (8) SYNTHETIC STUCCO SYSTEM PAINTED P-16 (LIGHT TAN)
- (9) SYNTHETIC STUCCO SYSTEM PAINTED P-9 (WHITE)
- (10) METAL COPING PAINTED P-10 (GREEN)
- (11) METAL COPING PAINTED P-2 (DARK GRAY)
- (12) STANDING SEAM METAL ROOFING (FOREST GREEN)

ENTRY DETAIL
- (21) CLEAR ANODIZED STOREFRONT SYSTEM WITH TINTED GLASS
- (22) HOLLOW METAL DOORS PAINTED TO MATCH FIELD COLOR
- (23) SECTIONAL OVERHEAD DOORS

SIGNAGE DETAIL
- (31) INTERNALLY LIT SIGNAGE
- (32) TENANT SIGNAGE
- (33) CHANNEL LETTER SIGNAGE
- (34) TRANSLUSCENT WALL PANEL SYSTEM
- (35) OIL VENDOR SIGNAGE

GARDEN CENTER DETAIL
- (41) ORNAMENTAL METAL FENCING
- (42) SHADECLOTH MATERIAL OVER ALUMINUM TRUSSES

MISC. DETAILING
- (51) WALL MOUNTED LIGHT FIXTURE
- (52) GUTTER AND DOWNSPOUT PAINTED TO MATCH FIELD COLOR
- (53) CHAIN LINK FENCING
- (54) JIB CRANE AND RAILING PAINTED YELLOW

WAL★MART

Proposed 93 Store for
Carroll Island, MD
02/19/^002

EXHIBIT 3

BSW INTERNATIONAL
ONE WEST THIRD STREET, SUITE 100
TULSA, OKLAHOMA 74103
(918) 582-8771

digital studio one
one west third street suite one hundred tulsa oklahoma 74103
phone 918 295 4333 www.digitalstudioone.com

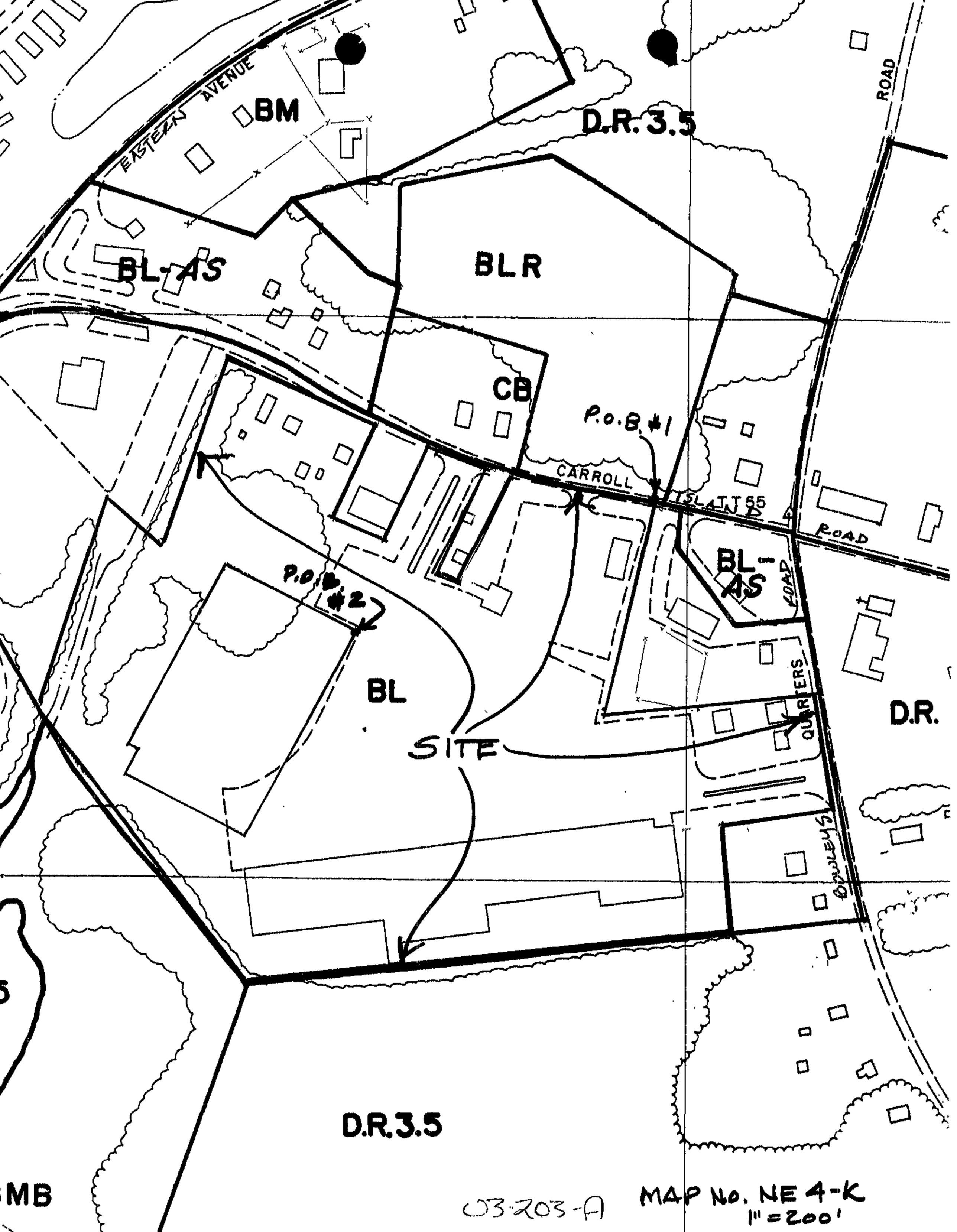
03-203-A

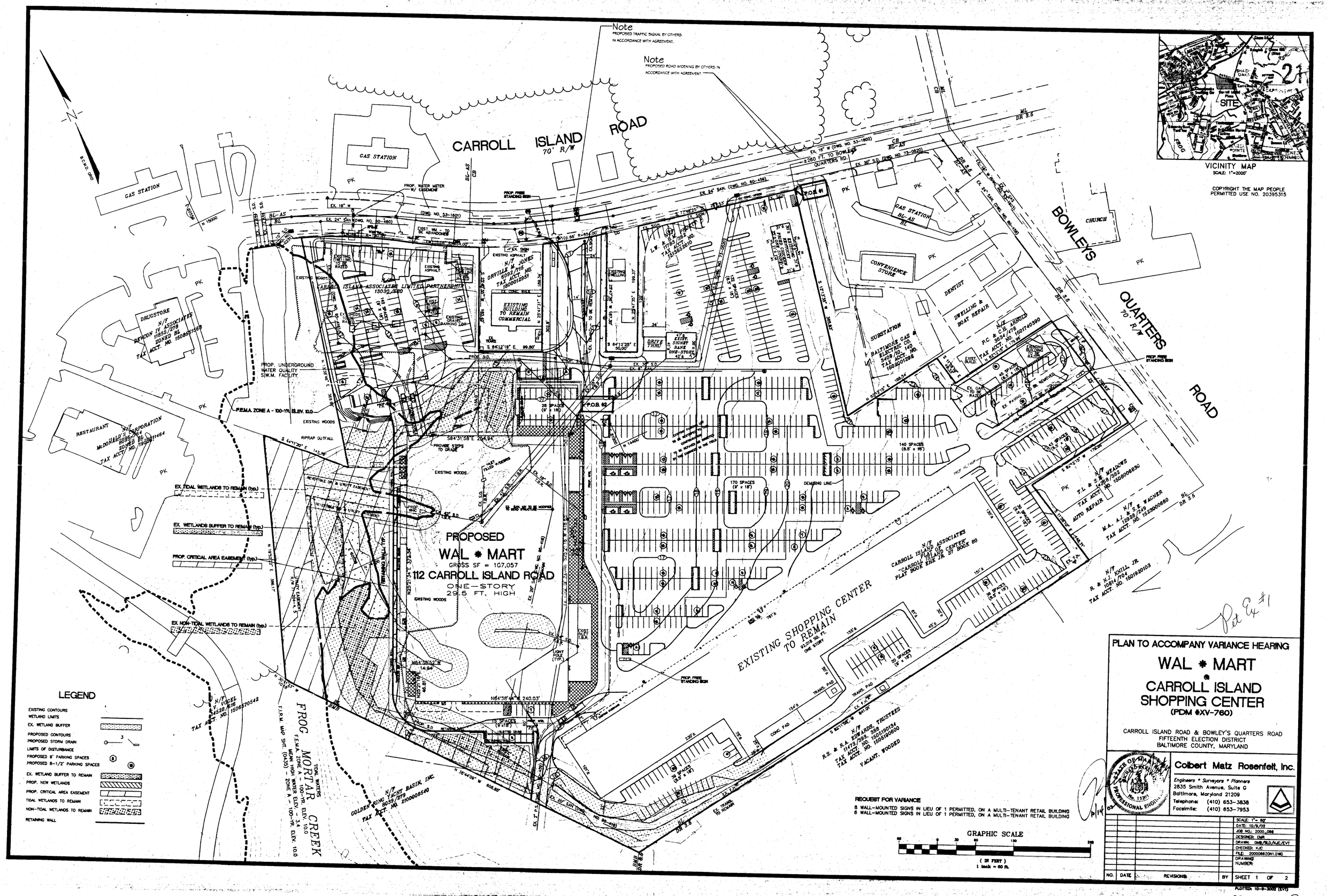
03-203-A

EXHIBIT #7

CARROLL ISLAND ROAD
BOWLEYS QUARTERS RD

Baltimore County GIS Services Unit   Date of Photography: March 1995   Scale: 1 inch = 200 feet   Baltimore County Tile: 091b2


EASTERN AVENUE
BM
D.R. 3.5
ROAD
BL-AS
BLR
CB
P.O.B. #1
CARROLL
ISLAND
ROAD
BL-AS
ROAD
P.O.B. #2
BL
SITE
QUARTERS
D.R.
D.R.3.5
MB
03-203-A
MAP No. NE 4-K
1" = 200'


Note
PROPOSED TRAFFIC SIGNAL BY OTHERS IN ACCORDANCE WITH AGREEMENT.
Note
PROPOSED ROAD WIDENING BY OTHERS IN ACCORDANCE WITH AGREEMENT.
CARROLL ISLAND ROAD 70' R/W
QUARTERS ROAD 70' R/W
BOWLEYS
VICINITY MAP
SCALE: 1"=2000'
COPYRIGHT THE MAP PEOPLE PERMITTED USE NO. 20395315
GAS STATION
DRUGSTORE
RESTAURANT
CONVENIENCE STORE
DENTIST
DWELLING & BOAT REPAIR
SUBSTATION
CHURCH
AUTO REPAIR
EXISTING BUILDING TO REMAIN COMMERCIAL
PROPOSED WAL * MART
GROSS SF = 107,057
112 CARROLL ISLAND ROAD
ONE-STORY
29.5 FT. HIGH
EXISTING SHOPPING CENTER TO REMAIN
PROP. UNDERGROUND WATER QUALITY S/W.M. FACILITY
F.E.M.A. ZONE A - 100-YR. ELEV. 10.0
EX. TIDAL WETLANDS TO REMAIN (typ.)
EX. WETLANDS BUFFER TO REMAIN (typ.)
PROP. CRITICAL AREA EASEMENT (typ.)
EX. NON-TIDAL WETLANDS TO REMAIN (typ.)
FROG MORTAR CREEK
LEGEND
EXISTING CONTOURS
WETLAND LIMITS
EX. WETLAND BUFFER
PROPOSED CONTOURS
PROPOSED STORM DRAIN
LIMITS OF DISTURBANCE
PROPOSED 9' PARKING SPACES
PROPOSED 8-1/2' PARKING SPACES
EX. WETLAND BUFFER TO REMAIN
PROP. NEW WETLANDS
PROP. CRITICAL AREA EASEMENT
TIDAL WETLANDS TO REMAIN
NON-TIDAL WETLANDS TO REMAIN
RETAINING WALL
REQUEST FOR VARIANCE
8 WALL-MOUNTED SIGNS IN LIEU OF 1 PERMITTED, ON A MULTI-TENANT RETAIL BUILDING
6 WALL-MOUNTED SIGNS IN LIEU OF 1 PERMITTED, ON A MULTI-TENANT RETAIL BUILDING
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
PLAN TO ACCOMPANY VARIANCE HEARING
WAL * MART
CARROLL ISLAND SHOPPING CENTER
(PDM #XV-760)
CARROLL ISLAND ROAD & BOWLEY'S QUARTERS ROAD
FIFTEENTH ELECTION DISTRICT
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Telephone: (410) 653-3838
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SCALE: 1"= 60'
DATE: 10/9/02
JOB NO.: 2000_088
DESIGNED: GMR
DRAWN: GMR/RLD/KJC/EVT
CHECKED: KJC
FILE: 2000088ZON1.DWG
DRAWING NUMBER:
NO. DATE REVISIONS BY
SHEET 1 OF 2
PLOTTED: 10-9-2002 (EVT)
Pet Ex #1
03-203-A