

IN RE: **PETITION FOR VARIANCE**

W/S Town Center Place, 43' W of c/line of
Walker Avenue

(3757 Old Court Road)

3rd Election District

2nd Council District

Reister Court, LLC, *Owner*

Giant of Maryland, LLC, *Lessee*

Petitioners

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case No. 2011-0038-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 Petitioner, Giant of Maryland, LLC through one of its Senior Managers of Construction, Juan Carlos Vivas, and their attorney, Charles B. Marek, III, Esquire of Gildea and Schmidt, LLC. The Petition was also signed by the property owner, Reister Court, LLC by Bradley S. Glaser, its Vice President. Variance relief is requested from the Baltimore County Zoning Regulations (B.C.Z.R.) - Table of Sign Regulations – Attachment 1 (Chart) as follows:

(1) Section 450.4 Chart 1.5(a) to permit twelve (12) wall-mounted enterprise signs for an existing Giant supermarket in lieu of the permitted three (3) and ten (10) wall-mounted enterprise signs on the same building façade in lieu of the permitted two (2) on the same façade; (2) Section 450.4 Chart 1.5(a) to permit wall mounted enterprise signs for the existing Giant supermarket of 160 square feet in lieu of the maximum permitted 150 square feet, and (3) Section 450.4 Chart 1.7(b) to permit a freestanding joint identification sign with seven (7) lines of text in lieu of the permitted five (5). The subject property and requested relief are more particularly described on the site plan and sign package elevations, which were submitted into evidence and marked as Petitioners' Exhibits 1 and 2 respectively.

Appearing at the requisite public hearing in support of the requests were Ronald Brumbaugh, Senior Manager of Construction for Giant, Mark A. Johnston of Gutschick, Little &

ORDER RECEIVED FOR FILING

Date

By

Weber, P.A , the civil engineering firm who prepared the site plan(s) for the project, and Warren Weaver of Gable Signs. Charles B. Marek, III, Esquire represented the Petitioner at the hearing. There were no Protestants or other interested persons present.

As a preliminary matter, Mr. Marek noted that there was a negative comment from the Office of Planning in the file regarding the freestanding sign request. According to the Planning comment, this property exists within the Pikesville Commercial Revitalization District. As such, it is subject to the Pikesville Design Committee and District Guidelines adopted in 2006. Guidelines exist for the type and size of identification signs (monument signs are preferred) as well as a myriad of development issues. According to the Office of Planning's analysis, while the freestanding signage did not meet the criteria set out in the guidelines, the wall-mounted sign package was acceptable. Therefore, Mr. Marek informed the undersigned that Giant had discussed the comment and decided to move to withdraw its request to legitimize the existing freestanding signage. As such, this requested relief has been withdrawn and, unless further relief is granted, will likely be phased out over time pursuant to B.C.Z.R. Section 450.8.D.

Mr. Marek proffered the evidence presented at the hearing, and the proffer and exhibits were accepted into the record of the case. The property in question is the "Center Court" shopping plaza in the Pikesville area near the intersection of Old Court Road (MD Rte. 133) and Town Center Place. While having access from the aforementioned public roads, the center also is adjacent to Foley Lane, Mercer Avenue and what was formerly known as Old Court Road (which was relocated to the current MD. Rte. 133 position). The site is approximately 5.6 acres and is zoned B.L.-C.T. The center is improved with a stand alone Giant supermarket, a multi-tenant retail building and a stand-alone PAD site bank. The Giant supermarket is the largest tenant in the center and considered the "anchor" store. In addition to being the anchor store, testimony revealed that Giant has a total of twelve (12) stores in Baltimore County and employs

roughly 1,200 people. The chain is an important economic driver of the County, as well as the State of Maryland, and works with local businesses and farms.

Giant is going through a global reimagining of its stores, whereby the longstanding "big G" signage is being replaced with a "fruit-bowl" type logo and associated Giant lettering. As part of this change over from the old trademark to the new, Giant is upgrading not only the sign package, but also has allocated a significant sum to upgrade the interior of these stores. This reimagining to the "fruit-bowl" logo and associated signage will take place not only in Baltimore County, but across Maryland, Virginia, Pennsylvania and the other markets of Giant.

Testimony also focused on the aspects particular to the property that make it appropriate for variance relief. The shape of the property is uneven, narrowing in the rear by Walker Avenue and irregularly expanding as it approaches Old Court Road. Drivers traveling to this store will turn onto Old Court Road from Reisterstown Road, and the wall-mounted signage from this angle is well over 500 feet away. Likewise, this signage is obscured by development along Old Court Road. Furthermore, due to the peculiar alignment of the roads in encircling the supermarket building, it gives the rear and sides of the building unusual visibility. This finding is bolstered by the fact that a variance has previously been requested and approved for the center in Case No. 01-234-A. In that case, the property was also deemed to possess inherent characteristics that necessitated a variance in relation to the setbacks necessary for the Giant building.

These peculiar aspects of the property work in concert to create a practical difficulty for the supermarket, which is the inability to adequately alert the customers to their presence in the center as well as their multitude of services. This leads to decreased economic vibrancy of the store and the center as a whole. Due to the consolidation of uses under one roof, stores with

large building footprints (i.e. big box) are unable to adequately advertise their services. I believe that by granting the variance, the Petitioner is able to remedy this practical difficulty.

The testimony and evidence also showed that the granting of the variance would be in the spirit and intent of the zoning regulations. The wall mounted signage permitted at this center, without relief, would be three (3) signs that are 150 square feet each (450 square feet). This is in keeping with the size and scale of the proposed signage delineated on Exhibit 2 and the existing Giant sign on the rear of the property, which will remain. Furthermore, the sign regulations do attempt to allow stores to adequately advertise their services, and I believe that this relief is in keeping with that and other goals of the signage regulations. Lastly, customer recognition and identification of the stores is important as this reimagining is occurring not just in Baltimore County, but throughout all of Giant's operation across counties and states.

The testimony also bears that the granting of the variance will be in the interest of the public. The new sign package will utilize light-emitting-diode (LED) technology for illumination, thereby reducing the energy consumption by roughly ninety (90%) percent. The testimony also showed that the wall-mounted signage would be in keeping with the standards of the Pikesville Revitalization Guidelines. Warren Weaver's testimony, through the proffer, was that his opinion concurred with that of the Office of Planning that the guidelines had been followed for the wall-mounted signage.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the wall-mounted enterprise sign relief requested shall be granted and the relief related to the freestanding joint identification sign shall be dismissed.

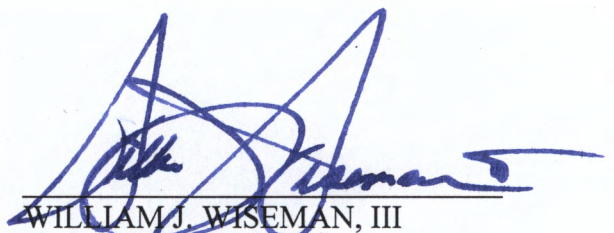
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20th day of October 2010 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) - Table of Sign Regulations - Attachment 1

(Chart) - to permit the following: (1) Section 450.4 Chart 1.5(a) for twelve (12) wall-mounted enterprise signs for an existing Giant supermarket in lieu of the permitted three (3) and ten (10) wall-mounted signs on the same building façade in lieu of the permitted two (2), and (2) Section 450.4 Chart 1.5(a) to allow wall mounted enterprise signs for the existing Giant supermarket of 160 square feet in lieu of the maximum permitted 150 square feet, in accordance with Petitioners' Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restriction:

ADVISORY: The Petitioner is advised that it may apply for any required permits and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at its own risk until the 30-day appeal period from the date of this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

IT IS FURTHER ORDERED that the portion of the Variance Petition requesting approval to permit a freestanding joint identification sign with seven (7) lines of text in lieu of the permitted five (5), be and is hereby DISMISSED.

Any appeal of this Order shall be taken in accordance with Baltimore County Code (B.C.C.) Section 32-3-401.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING

Date

10-20-10

By

103



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

October 20, 2010

Charles B. Marek, III, Esquire
Gildea & Schmidt
600 Washington Avenue, Suite 200
Towson, Maryland 21204

RE: **PETITION FOR VARIANCE**
W/S Town Center Place, 43' W of c/line of Walker Avenue
(3757 Old Court Road)
3rd Election District - 2nd Council District
Reister Court, LLC, *Legal Owner*; Giant of Maryland, LLC, *Lessee* - Petitioners
Case No. 2011-0038-A

Dear Mr. Marek:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Giant of Maryland, LLC, 8301 Professional Place, Suite 115, Landover, MD 20785
Ronald Brumbaugh, Senior Manager of Construction, Giant of Maryland, LLC,
8100 Professional Place, Suite 115, Landover, MD 20785
Bradley S. Glaser, Reister Court, LLC, 1430 Joh Avenue, Suite A, Baltimore, MD 21227
Mark A. Johnston, Gutschick, Little & Weber, P.A., 3909 National Drive, Suite 250,
Burtonsville, MD 20866
Warren Weaver, Gable Signs, 7440 Ft. Smallwood Road, Baltimore, MD 21226
People's Counsel; Office of Planning; File

BALTIMORE COUNTY, MARYLAND

Interoffice Memorandum

DATE: July 27, 2010

TO: Zoning Commissioner and File

FROM: Leonard Wasilewski, Planner II, Zoning Review

SUBJECT: Petition for Variance Giant of MD LLC
Case No. 2011-0038-A
(3757 Old Court Road)
Centre Shopping Center

- A. For clarification, this office accepted a Petition for sign Variances on July 27, 2010 from the petitioner Giant of MD LLC.
- B. During the filing appointment the petitioner was advised that, M & T Bank has a wall sign in the shopping center on a side wall without a customer entrance in violation of Section 450.4 Attachment 1.5(d) of the Baltimore County Zoning Regulations (BCZR). Since the Attorney for the petitioner does not represent the owner of the shopping center he is not empowered to request a variance for the M & T Bank's non-conforming sign. Failure to variance this sign creates a zoning enforcement problem thru October 18, 2012 at which time the non-conforming sign must be varianced or removed pursuant to Section 450.8.D.1 BCZR.
- C. Please call me if you have any questions. (410-887-3391)

LW

2011-0038-A



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at: 3757 Old Court Road

which is presently zoned: B.L.-C.T.

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 ATTACHMENT

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 PRESENTED 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:

Giant of Maryland, LLC, by: JUAN CARLOS VIVAS

Name - Type or Print Juan Carlos Vivas, Authorized Signatory

Signature [Signature]
8301 Professional Place, Suite 115

Address Telephone No.
Landover MD 20785
City State Zip Code

Attorney For Petitioner:

Charles B. Marek, III

Name - Type or Print

Signature Ch B Marek III

Gildea & Schmidt, LLC

Company
600 Washington Avenue, Suite 200 (410) 821-0070

Address Telephone No.
Towson MD 21204
City State Zip Code

Legal Owner(s):

Reister Court, LLC by: Bradley S. Glaser V.P. of manager

Name - Type or Print Bradley S. Glaser, Authorized Signatory

Signature [Signature]

Name - Type or Print

Signature

1430 Joh Avenue, Suite A

Address Telephone No.
Baltimore MD 21227
City State Zip Code

Representative to be Contacted:

Charles B. Marek, III

Name

600 Washington Avenue, Suite 200 (410) 821-0070

Address Telephone No.
Towson MD 21204
City State Zip Code

OFFICE USE ONLY

Case No. 2010-0038A

ESTIMATED LENGTH OF HEARING _____

ORDER RECEIVED FOR FILING

REV 9/15/98

Reviewed By [Signature] UNAVAILABLE FOR HEARING Date 7/27/10

Date 10-20-10

By [Signature]

ATTACHMENT TO PETITION FOR VARIANCE

3757 Old Court Road
11th Election District
2nd Councilmanic District

1. To permit twelve wall-mounted enterprise signs for the existing Giant supermarket in lieu of the permitted three and ten signs on the same façade in lieu of the permitted two on the same façade pursuant to BCZR § 450.4 Attachment 1.5.a.
2. To permit wall mounted enterprise signs for the existing Giant supermarket of 160 sq. ft. in lieu of the maximum permitted 150 sq. ft. pursuant to BCZR 450.4 Attachment 1.5.a.
3. To permit a free-standing joint identification sign with seven lines in lieu of the permitted five pursuant to BCZR §450.4 Attachment 1.7(b).
4. For such other and further relief as may be required by the Zoning Commissioner.

Withdrawn
set to expire 10/12
to be renewed and - allowed to expire

GLWGUTSCHICK, LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

GIANT FOOD #159

CENTRE COURT

ZONING DESCRIPTION

Beginning at a point on the west side of Town Center Place which is variable width at a distance of 43 feet $\pm$ west of the centerline of the nearest improved intersection at Walker Avenue which is variable width. Thence the following courses and distances:

1. South 17°26'29" West, 19.09 feet
2. South 55°46'39" West, 47.36 feet
3. South 34°39'24" East, 5.00 feet
4. South 56°13'10" West, 221.82 feet
5. North 34°10'26" West, 195.58 feet
6. South 65°49'34" West, 11.42 feet
7. North 36°31'37" West, 264.14 feet
8. South 46°48'53" West, 29.92 feet
9. North 42°21'01" West, 147.42 feet
10. North 46°53'23" East, 63.87 feet
11. North 45°01'47" West, 182.41 feet
12. North 73°21'35" East, 106.87 feet
13. South 11°49'00" East, 31.20 feet
14. North 89°44'58" East, 129.76 feet
15. North 11°49'00" West, 183.34 feet
16. North 78°11'00" East, 60.00 feet
17. South 11°49'00" East, 40.00 feet
18. South 78°11'00" West, 20.00 feet
19. South 11°49'00" East, 161.00 feet
20. North 78°11'00" East, 242.13 feet
21. 59.39 feet along the arc, having a radius of 425.00 feet and chord bearing and distance of South 23°18'31" East, 59.34 feet
22. 140.16 feet along the arc, having a radius of 375.00 feet and chord bearing and distance of South 16°36'17" East, 139.34 feet
23. South 05°53'51" East, 72.60 feet
24. 194.51 feet along the arc, having a radius of 350.00 feet and chord bearing and distance of South 21°49'07" East, 192.02 feet
25. South 37°44'23" East, 76.81 feet to the point of beginning.

Being Lot 3 in the subdivision of Centre Court as recorded in Baltimore County Plat Book # 75, folio # 75, containing 244,428 square feet or 5.6113 acres. Also known as 3757 Old Court Road and located in the 3rd Election District.

2011-0038-A

**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/neighborhood 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: 2011-0038A

Petitioner: Giant of Maryland, LLC

Address or Location: 3757 Old Court Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Gilda & Schmidt c/o Debbie Starrett

Address: 600 Washington Ave
Ste 200

Towson, MD 21204

Telephone Number: 410-821-0070

Revised 7/11/05 - SCJ

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **58622**

Date: **7/27/10**

PAID RECEIPT

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				325.00

Total: **325.00**

Rec From: **Golden & Schmidt**

For: **Giant of MD**

3757 Old Court RD

VARIANCES

2011-0038-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

**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: # 2011-0038-A

3757 Old Court Road

W/side of Town Center Place, 43 feet west of the corner of centerline of Walker Avenue

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Reister Court, LLC, Bradley Glaser, V.P.

Contract Purchaser: Giant of MD, LLC

Variance: to permit twelve wall-mounted enterprise signs for the existing Giant supermarket in lieu of the permitted three and ten signs on the same facade in lieu of the permitted two on the same facade; to permit wall mounted enterprise signs for the existing Giant Supermarket for 160 square feet in lieu of the maximum permitted 150 square feet; to permit a free-standing joint identification sign with seven lines in lieu of the permitted five; for such other and further relief as may be required by the Zoning Commissioner.

Hearing: Thursday, October 7, 2010 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

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/9/730 Sept. 21 254941

CERTIFICATE OF PUBLICATION

9/23, 20 10

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 9/21, 20 10.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

2011-0038-A

RE: Case No.: _____

Petitioner/Developer: _____
Giant of Maryland, LLC.

Oct 7, 2010
Date of Hearing/Closing: _____

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

Attn: Kristin Matthews:

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: _____

3757 Old Court Road

The sign(s) were posted on September 22, 2010
(Month, Day, Year)

Sincerely,

Robert Black September 23, 2010
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 21, 2010 Issue - Jeffersonian

Please forward billing to:

Debbie Starrett
Gildea & Schmidt
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

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: 2011-0038-A

3757 Old Court Road

W/side of Town Center Place, 43 feet west of the corner of centerline of Walker Avenue
3rd Councilmanic District – 2nd Election District

Legal Owners: Reister Court, LLC, Bradley Glaser, V.P.

Contract Purchaser: Giant of MD, LLC

Variance to permit twelve wall-mounted enterprise signs for the existing Giant supermarket in lieu of the permitted three and ten signs on the same façade in lieu of the permitted two on the same façade; to permit wall mounted enterprise signs for the existing Giant Supermarket for 160 square feet in lieu of the maximum permitted 150 square feet; to permit a free-standing joint identification sign with seven lines in lieu of the permitted five; for such other and further relief as may be required by the Zoning Commissioner.

Hearing: Thursday, October 7, 2010 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
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
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
September 7, 2010

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: 2011-0038-A

3757 Old Court Road

W/side of Town Center Place, 43 feet west of the corner of centerline of Walker Avenue

3rd Councilmanic District – 2nd Election District

Legal Owners: Reister Court, LLC, Bradley Glaser, V.P.

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Hearing: Thursday, October 7, 2010 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:kl

C: Charles Marek, Gildea & Schmidt, 600 Washington Ave., Ste. 200, Towson 21204
Bradley Glaser, Reister Court, LLC, 1430 Joh Avenue, Ste. A, Baltimore 21227
Juan Vivas, Giant of MD, 8301 Professional Place, Ste. 115, Landover 20785

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, SEPTEMBER 22, 2010**
- (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.

B - 10/7 - 10am - 106

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: September 16, 2010

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

RECEIVED

SEP 17 2010

SUBJECT: 3757 Old Court Road
INFORMATION:
Item Number: 11-038
Petitioner: Craig and Karen Kehoe
Zoning: BL-CT
Requested Action: Variance

ZONING COMMISSIONER

The petitioners request several variances from the sign regulations to allow updated signs for the Centre Court and principle tenant, Giant. The property is within the Pikesville Commercial Revitalization District and within the Pikesville Design Review area. The existing shopping center was constructed prior to the establishment of the DRP in 2003 and the adoption of the Pikesville Commercial Revitalization Guidelines in 2006.

It is the opinion of the Office of Planning that the proposed changes to the non-conforming signs are subject to the mentioned guidelines.

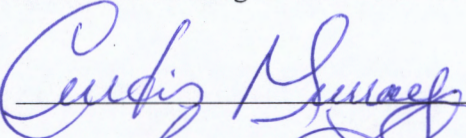
While the wall-mounted signs exceed the one primary and two secondary signs per business regulation, they are part of a well-designed sign package that breaks up the mass of the front of the building and provides direction to the customer. As such, those variances are generally in keeping with the design guidelines and should be approved.

The two existing freestanding joint identification signs appear to have 6 lines while the maximum permitted by Section 450.4 Attachment 1.7(b) is five lines. The proposed variance requests seven lines in lieu of five lines. The changes to the large identification signs are not in keeping with the guidelines. Freestanding signs should be of a monument type/style.

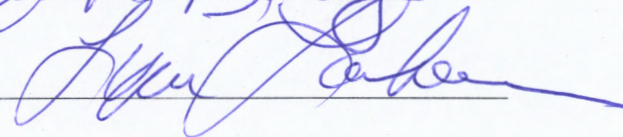
SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommends **approval** of the wall mounted sign package and variances as to number and size and recommends **denial** of the variance s for the two freestanding joint identification signs.

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Prepared by: 

Division Chief:
AFK/I.L.: CM



B-10/7 - 10 Am - 106

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 08 2010

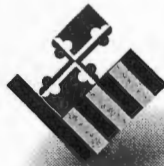
ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 8, 2010
SUBJECT: Zoning Item # 11-038-A
Address 3757 Old Court Road
(Reister Court, LLC)

Zoning Advisory Committee Meeting of August 23, 2010

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWL Date: 9/8/2010



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

August 25, 2010

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: August 23, 2010

Item No.:

Administrative Variance: 2011-0039A, 0059A, 0062A - 0064A, 0067A, 0069A, 0070A, 0072A

Variance: 2011-0037A, 0038A, 0040A, 0041A, 0046A, 0058XA, 0059A, 0065A, 0066A, 0068A, 0071A

Special Exception: 2011-0058XA

Special Hearing: 2011-0061SPH

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable for the above listed properties.

The Fire Marshal's Office has no comments at this time.

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
410-887-4880
Mail Stop 1102

cc: File



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

Beverley K. Swalm-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: August 25, 2010

Ms. Kristen Matthews.
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2011-0038-A
MD133 (Old Court Rd)
CENTRE COURT
Giant Food #159
VARIANCE -

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 8-23-2010. A field inspection and internal review reveals that an entrance onto MD133 is consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Giant Food, LLC, Case Number 2011-0038-A.

Should you have any questions regarding this matter feel free to contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may email him at (m Bailey@sha.state.md.us). Thank you for your attention.

Very truly yours,

For [^] Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.sha.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: August 26, 2010

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For September 6, 2010
Item Nos. 2011- 037, 038, 039, 040,
041, 046, 059, 060, 061, 062, 063,
064, 066, 067, 069, 070 and 071

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

DAK:CEN:cab
cc: File
G:\DevPlanRev\ZAC -No Comments\ZAC-09062010 -NO COMMENTS.doc

RE: PETITION FOR VARIANCE * BEFORE THE
3757 Old Court Road; W/S Town Center *
Place, 43' W of c/line of Walker Avenue * ZONING COMMISSIONER
3rd Election & 2nd Councilmanic Districts *
Legal Owner(s): Reister Court LLC * FOR
Contract Purchaser(s): Giant of Maryland, LLC *
Petitioner(s) * BALTIMORE COUNTY
* 2011-038-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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 and all 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
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of August, 2010, a copy of the foregoing Entry of Appearance was mailed to Charles Marek, Esquire, Gildea & Schmidt LLC, 600 Washington Avenue, Suite 200, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

AUG 27 2010

.....|

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/Conditions/No Comment</u>
	DEVELOPMENT PLANS REVIEW	
9-8	DEPRM (if not received, date e-mail sent _____)	N/C
8-25	FIRE DEPARTMENT	None
9-16	PLANNING (if not received, date e-mail sent _____)	Approval + Denial
8-25	STATE HIGHWAY ADMINISTRATION	No objection
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. 2004-0146-SPH, 2009-0343-A, ...)	See site plan #16
NEWSPAPER ADVERTISEMENT	Date: 9-21-10	
SIGN POSTING	Date: 9-22-10	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: See Memo from Wasilowski 7-27-10		

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.3)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 03 Account Number - 2400002560

Owner Information

Owner Name: REISTER COURT LLC Use: COMMERCIAL
C/O THE STOP & SHOP COMPANIES Principal Residence: NO
Mailing Address: 1385 HANCOCK ST Deed Reference: 1)
REAL ESTATE TAX DEPT 2)
QUINCY MA 02169-5103

Location & Structure Information

Premises Address Legal Description
3757 OLD COURT RD 5.6113 AC
3757 OLD COURT RD SSR
CENTRE COURT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
78	2	31					3	1	
									Plat Ref: 75/ 75

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2002	63,556 SF	5.61 AC	06

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments As Of 07/01/2010	As Of 07/01/2011
Land	3,366,000	3,366,000		
Improvements:	6,552,700	7,380,600		
Total:	9,918,700	10,746,600	10,194,666	10,470,632
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Reister Ct. JIC / Giant of the.
CASE NAME 3757 Old Ct. Rd.
CASE NUMBER 2011-0038-A
DATE

[illegible]



FOOD & PHARMACY.

0038-A

GIANT
FOOD & PHARMACY

0058-A



06387

GIANT
FOOD & PHARMACY

	 GIFFORD	 FirstWatch THE DAYTIME CAFE
	VINYARD'S ELITE WINE & DISTILLERY	MATTRESS DISCOUNTERS
		FedEx Office

0038-A

GIANT

FOOD & PHARMACY


FirstWatch
THE DAYTIME CAFE


GIFFORD'S

**MATTRESS
DISCOUNTERS**

VINEYARD'S
ELITE
WINI BOLTEQUI

FedEx 
Office

0038-X



0038-A



CENTRE COURT



FOOD & PHARMACY

Auto Zone	GM CLEANERS
BEST BANK	SUSHI SAKURA
NOODLES & COMPANY	RUBY NAILS
RAIMONDI'S	<i>Massage Envy</i>
Verizon	GIFTS & THRIFTS
GameStop	Wingard Station, Inc.

0038-A

CENTRE COURT



FOOD & PHARMACY



GN CLEANERS

M&T BANK

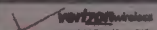
SUSHISAKURA

NOODLES & COMPANY

RUBY NAILS

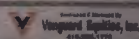
RAIMONDI'S

CURVES



GIFTS & THRIFTS

Massage Envy



Susquehanna



CENTRE COURT



FOOD & PHARMACY

GN CLEANERS

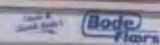
SUSHI SAKURA

RUBY NAILS

CURVES

GIFTS & THRIFTS

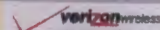
 Vanguard Equities, Inc.
408.388.1770

 Bode Floors

M&T BANK

NOODLES & COMPANY

RAIMONDI'S

 Verizon Wireless

Massage Envy

0038-A

CENTRE COURT

SUSHI SAKU

SUSHI BAR

SUSHI

Cannot be seen from Public Road

(410) 580-0500

0038-4

verizon wireless
A Wireless Premium Retailer

Massage Envy



007874



on wireless
Premium Retailer



Raimondi's
FLOORING & INTERIORS



Bode Floors



0078-1





le Floors

RUBY NAILS

GN CLEANERS



00387



00384



00384

noodles & company



0038-A

Rosenblatt's
FLORIST

GameStop

verizon wireless
A Wireless | Premium Retailer



0078-14



6038-14



0038-A



CENTRE COURT

GIANT

FOOD & PHARMACY

- | | |
|--|---|
| <small>Local & National Banks</small>
Bode
FLOORS | GN CLEANERS |
| M&T BANK | SUSHISAKURA |
| NOODLES & COMPANY | RUBY NAILS |
| RAIMONDI'S | CURVES |
| <small>verizon wireless</small>
verizon | GIFTS & THRIFTS |
| Massage Envy | <small>Vanguard Capital, Inc.</small>
Vanguard Capital, Inc. |

0038-A

Case No.: 2011-0038-A 3757 OLD COURT RD

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	SIGN ELEVATIONS	
No. 3	Resume - Mark Johnston	
No. 4	01- 34 243-A Variance - FINDINGS of Uniqueness	
No. 5	Resume - Warren Weaver with Gable Signs	
No. 6	Commercial Revitalization Pikesville ² DESIGN REVIEW - Signage Standards	
No. 7 A-E	Photo's Existing Conditions	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

GLWGUTSCHICK, LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

MARK A. JOHNSTON
Professional Engineer
Surveyor in Training

EDUCATION

Bachelor of Science, Civil Engineering
University of Illinois, 1994
(Areas of Concentration: Water Resources and Geotechnical Engineering)

EXPERIENCE

Mr. Johnston has performed site development engineering as well as senior project management rezonings and special exceptions in Baltimore/Montgomery/Prince George's/Howard/Frederick/Harford Counties, Maryland as well as in Texas, Illinois, Pennsylvania and Virginia for: shopping centers (ranging in size from 1 to 30 acres); religious and institutional facilities; multi-family/apartment sites; public and private schools; office buildings; warehouse complexes; industrial sites; public roads; water, sewer and storm drains; on-site and regional storm water management facilities; and related projects such as traffic impact studies and site development feasibility studies.

He has made project presentations in Maryland to Prince George's County Board of Appeals, M-NCP&PC (Montgomery and Prince George's Counties); City of Rockville Planning Commission, City of Gaithersburg Planning Commission and many other jurisdictions in other states.

PROFESSIONAL REGISTRATIONS

Professional Engineer, Maryland
Surveyor in Training, Illinois Registration

PETITIONER'S

EXHIBIT NO.

3

IN RE: PETITION FOR VARIANCE
SW/Corner Old Court Road & Town Center
Place, and N/S Walker Avenue
(Pikesville Giant)
3rd Election District
2nd Council District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-243-A

Reister Court, LLC and the
Baltimore County Revenue Authority
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by Reister Court, LLC and the Baltimore County Revenue Authority, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek relief from Section 232.2.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a minimum side yard to property line setback of 5 feet in lieu of the required 10 feet, for the redevelopment of an existing Giant Food store on the subject site. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Bradley Glaser, a representative of Reister Court, LLC, Scott Rouk, a representative of Morris & Ritchie Associates, who prepared the site plan for this property, Jim Hermann, and Robert A. Hoffman, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the property at issue consists of a series of lots respectively owned by the Petitioners. Specifically, Reister Court, LLC owns Lots 6, 8, 10, 12, 14, 16 and 18 of Walker Avenue, 403 Foley Lane, and 7 and 9 Old Court Road, and the Baltimore County Revenue Authority owns Lots 11, 13 and 15 Old Court Road. Those lots owned by Reister Court, LLC, are zoned B.L.-C.T. and are improved with a Giant Food Store and a large parking field which front on Old Court Road. The lots owned by the Baltimore County Revenue Authority are located to the rear of the Giant Food Store, in the vicinity of Walker Avenue, and are presently improved with single family dwellings. Reister Court, LLC has contracted to purchase

WARREN W. WEAVER, JR.

**102 Margaret Ave.
Pasadena, MD 21122
(410) 439-4461**

PROFESSIONAL EXPERIENCE

Gable Signs & Graphics
Sr. Project Accounts Manager

Baltimore, MD

1996 to Present

- On large-scale projects, managed permit procurement, scheduling, budget, sub-contractor interface, raw material procurement, and product manufacture & installation
- Dealt with all aspects government compliance.
- Developed a quality assurance procedure to reduce service calls and improve customer satisfaction.

Emulsion Systems, Inc.
Account Manager, Southeast United States

Boca Raton, FL

1993 to 1996

- Assisted in the development of four new product lines in the Graphics Division.
- Prepared & presented seminars for customer base to assist in our sales efforts.
- Successfully identified and closed numerous large accounts in the territory.
- Responsible for all government bid and procurement opportunities.

Pioneer Eclipse, Inc.
Director, Chemical Division

Sparta, NC

1989-1993

- Managed all facets of the \$ 14,000.000 chemical division including Blow Mold and Chemical manufacturing, Packaging, Quality Control and Research & Development. Responsible for the management of 48 employees
- Updated Quality Assurance procedures that reduced returns by 95%.
- Designed the Research & Development Department. Hired and managed five professionals, levels ranging from BS to Ph.D.
- Streamlined packaging division, doubling the production per man hour

PETITIONER' S

EXHIBIT NO.

5

Signage *P*

Types



Signage is the main means which shops, restaurants and service-oriented businesses communicate to their potential shoppers, diners and clients. As such, it is an important and significant element in any retail main street environment. If left unchecked, however, signage can ruin a beautifully crafted built environment. There are many different types of signs, but the general categories are as follows:

STOREFRONT - a sign located above the storefront, generally the largest and main sign for a retailer.

BLADE SIGNS - a secondary sign located perpendicular to the facade of the building. Generally these are hanging type signs.

AWNINGS - the awning can be a secondary means of signage when the name of the establishment is silk-screened on the canvas.

OTHER - a multitude of other signage types exist. Sandwich boards, painted letters/logos on buildings or building elements, and banners all constitute other sign types.

LIMITATION

Signage shall be limited to one primary and two supporting secondary signs per business only, so that confusion is avoided and clarity of communication can occur. Varying types of logos, colors and typefaces are discouraged. Extraneous signage becomes an eyesore to the main street. Advertisements, sale type signs should be limited.

Signage in display windows shall not obscure the view into the store.





Address **3793 Old Court Road**

Address is approximate

Save trees. Go green!

Download Google Maps on your phone at google.com/gmm



Old Ct. looking S

PETITIONER' S

EXHIBIT NO. 7A



Address **3793 Old Court Road**
Address is approximate

Save trees. Go green!
Download Google Maps on your phone at google.com/gmm





Old Court looking S

78



Address **Old Court Road**

Address is approximate



Old Court looking S

7C



Address **3767 Old Court Road**

Address is approximate

Save trees. Go green!

Download Google Maps on your phone at google.com/gmm



Old Court looking S

7D



Address **3767 Old Court Road**

Address is approximate

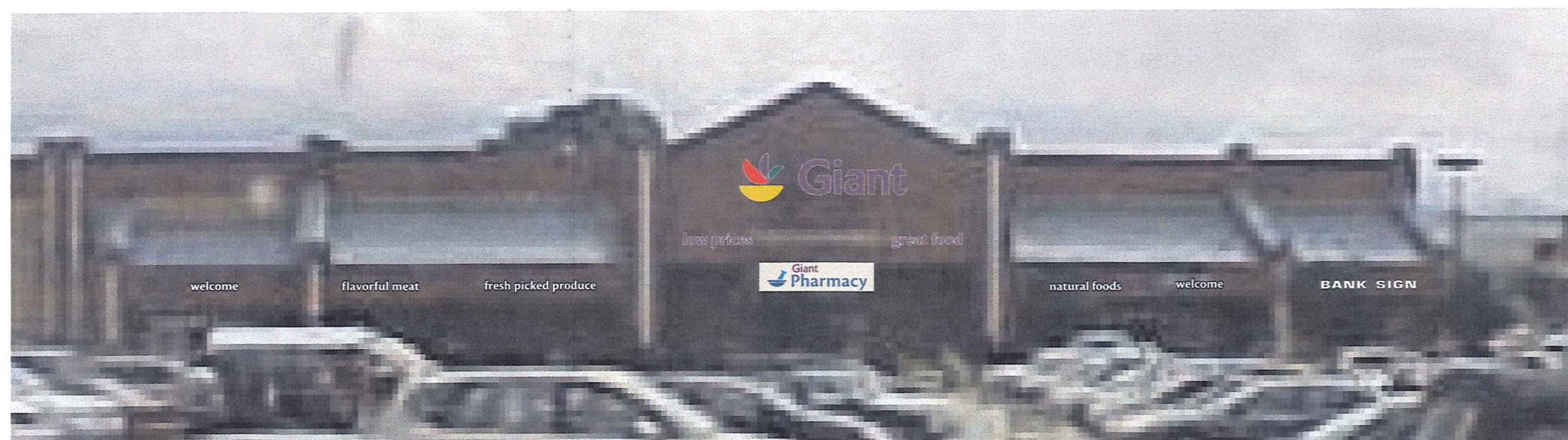
Save trees. Go green!

Download Google Maps on your phone at google.com/gmm



Town Center / Old Court looking SW

7E



N.T.S.

PROPOSEDSIGNS-FRONT ELEVATION



EXISTINGSIGNS-FRONT ENTRANCE CLOSE-UP



EXISTINGSIGNS-SIDE OF STORE



PROPOSEDSIGNS-SIDE OF STORE

SIGNAGE SCALE: 1" = 10'-0"



CHANNEL LETTER WITH WHITE PLEX FACES, 1/2" RELIEF ON TRANS VINYL, 3 ROWS LED, WHITE TRIM, WHITE RETURNS AND DIEBOND BACKS



WHITE CHANNEL LETTERS ON RACEWAY



PURPLE CHANNEL LETTERS ON RACEWAY



ILLUMINATED CHANNEL LETTERS MOUNTED ON OPAQUE ALUMINUM PANEL PTD TO MATCH BUILDING TRIM. INSTALL HANGING FROM SOFFIT



CHANNEL LETTER WITH WHITE PLEX FACES, 1/2" RELIEF ON TRANS VINYL, 3 ROWS LED, WHITE TRIM, WHITE RETURNS AND DIEBOND BACKS

SCALE 1/4" = 1'-0"

AGNOLI SIGN COMPANY, INC. • 722 WORTHINGTON STREET, SPRINGFIELD, MA 01103 • TEL. (413) 732-5111 • FAX (413) 787-2169									
FRONT	GIANT LOGO	128.62 SQFT	FRONT			SCALE:	8-10-09	CUSTOMER: GIANT	STORE: GIANT
FRONT		1.59	FRONT			0' - 1' - 0"	8-14-09 KB		3757 OLD COURT RD
FRONT			FRONT	THE QUALITY FOOD PEOPLE	33.32 SQFT				PIKESVILLE, MD
SIDE	GIANT LOGO	128.62 SQFT	FRONT	LOW PRICES	14.25 SQFT				
SIDE		1.59	FRONT			TOTAL OF ALL	0-0-09	DRAWING CODE:	
FRONT			FRONT	FLAVORFUL MEAT	12.5 SQFT	SQUARE	0-0-09	PIKESVILLE.PLT / MARYLAND / NEW LOGO	
FRONT	PHARMACY LOGO	50.35 SQFT	FRONT	NATURAL FOODS	11.6 SQFT	FOOTAGE	0-0-09	PIKESVILLE, MD ELEVATION.CDR / MD / GIANT LOCATIONS	
FRONT			FRONT	FRESH PICKED PRODUCE	18.3 SQFT	429.54 SQFT	0-0-09	SALESPERSON: CHRIS	DRAWN BY: MARIANNE
FRONT			FRONT				0-0-09		
FRONT			FRONT	BANK SIGN	16.38 SQFT		0-0-09		
FRONT			FRONT						
FRONT	WELCOME (2X)	15.6 SQFT	FRONT						



EXISTINGSIGNAGE



PROPOSEDNEWSIGNAGE



PROPOSEDNEWSIGNAGE

REPLACE 116-1/2" X 71-1/2" FACES ON 2 DOUBLE FACED PYLON SIGNS OPAQUE BACKGROUND, PUSH-THRU ACRYLIC LETTERS

Not part of requested relief



EXISTINGSIGNAGE



PROPOSEDNEWSIGNAGE

PETITIONER'S

EXHIBIT NO. 2

ZONING CASE # 2011-0038-A

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\09070\Design\09070ec02 DES. ANL DRN/ANL/CHK MAJ DATE REVISION BY APP'R

PREPARED FOR:
GIANT OF MARYLAND, LLC
1385 HANCOCK STREET
QUINCY, MA 02169
ATTN: MR. SCOTT HALEY
(617)-770-8119

SCALE
AS SHOWN
DATE
NOV., 2009

ZONING
BL-CT
TAX MAP - GRID
MAP 78
GRID A-1, B-1

PLAN TO ACCOMPANY PETITION FOR VARIANCE HEARING

CENTRE COURT
GIANT FOOD #159

PDM NUMBER III - 117
DRC NUMBER 112000D DIST. 3C2

ELECTION DISTRICT No. 3, COUNCILMANIC DISTRICT No.2

BALTIMORE COUNTY, MARYLAND

G. L. W. FILE No.

09070

SHEET

2 OF 2

78-A 78-B



43' ± TO CENTERLINE
WALKER AVE. & TOWN
CENTER PLACE

POINT OF
BEGINNING

GRAPHIC SCALE



(IN FEET)
1 inch = 200' ft.

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L: \CADD\DRAWINGS\09070\Design\09070eX01.dwg

DES. MAJ

DRN. ANL

CHK.

PREPARED FOR :

GIANT OF MARYLAND LLC
1385 QUINCY STREET
QUINCY, MA 02169

SCOTT HALEY
(617)770-8119

**GIANT FOOD #159
CENTRE COURT
ZONING MAPS 78-A1 & 78-B1**

ZONING MAP EXHIBIT

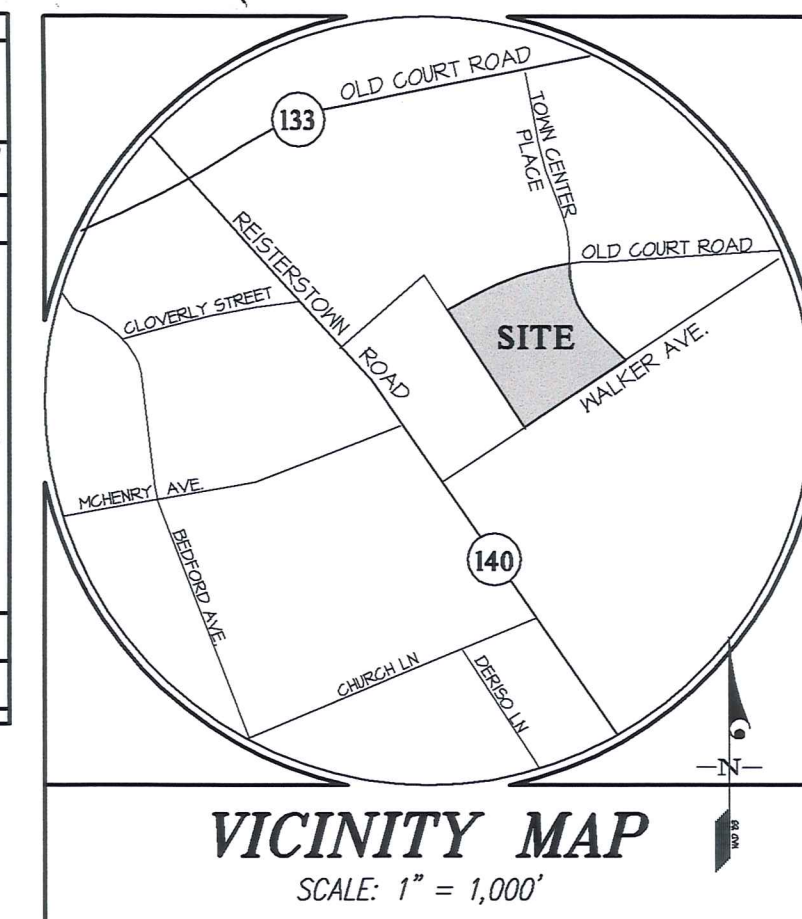
2011-0038-A

G. L. W. No.	09070
ZONING	BL CT
TAX MAP/GRID	78-A1/78-B1
DATE	JUNE, 2010
SCALE	1" = 200'
SHEET	1 OF 1

48 Hours
Before You Dig
Call
"MISS UTILITY"
Service Protection Center

MEMBER
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
1-800-257-7777



SITE LOCATION

- PROJECT STREET ADDRESS: 3151 OLD COURT RD PIKESVILLE, MD
- ADC MAP: 25, GRID: F-10
- ZONING MAP: OTBAI & OTBBI
- CRG PLAN APPROVED ON 6/23/03 - DRG # 1120000 REFINEMENT APPROVED ON 5/4/01

SITE DATA

- OWNER: REISTER COURT LLC
C/O THE STOP & SHOP COMPANIES
1805 HANCOCK STREET
QUINCY, MA 02169
ATTN: MR. SCOTT HALEY
DIRECTOR OF CONSTRUCTION & ENGINEERING
(617) 710-8119
- APPLICANT: GIANT OF MARYLAND, LLC
1805 HANCOCK ST.
QUINCY, MA 02169
ATTN: MR. SCOTT HALEY
DIRECTOR OF CONSTRUCTION & ENGINEERING
(617) 710-8119
- TRACT AREA: 5.611 AC
- ZONING: BL-CT
- ELECTION DISTRICT #3
- COUNTY COUNCIL DISTRICT #2
- THERE ARE NO KNOWN 100 YEAR FLOODPLAINS ON THIS SITE.
- THERE ARE NO KNOWN NON-TIDAL WETLANDS ON THIS SITE.
- THERE ARE NO KNOWN HISTORIC STRUCTURES OR KNOWN ARCHAEOLOGICAL SITES ON THE PROPOSED PROJECT.
- THIS PLAN DOES NOT GENERATE ANY RESIDENTIAL TRANSITION AREAS (RTA).
- A VARIANCE FROM BALTIMORE COUNTY ZONING REGULATIONS SECTION 232.2.B TO ALLOW A MINIMUM SIDEYARD SETBACK OF FIVE (5) FEET IN LIEU OF THE REQUIRED TEN (10) FEET WAS APPROVED 02/05/2001 CASE #01-243-A.
- PRIOR EXISTING APPROVED VARIANCE CASE # 80-534-A A VARIANCE TO ALLOW 221 PARKING SPACES IN-LIEU OF 228 PARKING SPACES (A VARIANCE OF 7 SPACES)
- VARIANCE TO ALLOW PARKING SPACES TO BE 1' AND 4' FROM A STREET PROPERTY LINE IN-LIEU OF THE REQUIRED 8'.
- BOUNDARY AND EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN PREPARED BY GUTSCHICK LITTLE & WEBER, P.A. NOV. 2009.
- F.A.R. MAXIMUM F.A.R. = 55
PROPOSED F.A.R. = (61,072 SF BLDG + 244,420 SF SITE) = 0.21
- OPEN SPACE REQUIRED = 61,072 SF x 0.1 = 6,107 SF
AMENITY OPEN SPACE PROVIDED = 9,354 SF
9,354 AOS > 6,107 SF BLDG = 0.15 RATIO
- PREVIOUS ZONING CASES FOR SITE:
CASE No. 1964-0131 PETITION FOR RECLASSIFICATION FROM RA TO BL DUE TO ERROR IN ORIGINAL ZONING MAP. CHANGES IN NEIGHBORHOOD, THIS SHALL PORTION CANNOT BE USED FOR R-A PURPOSES. GRANTED BY ZONING COMMISSIONER 5-1-1964.
CASE No. 1971-043 PETITION FOR RECLASSIFICATION FROM RA TO BL DUE TO A CHANGE IN THE NEIGHBORHOOD. EXHIBIT SHOWED EXAMPLES OF 5 OTHER RECLASSIFICATIONS THAT WERE GRANTED IN THIS AREA (4694, 65-32, 65-204, 68-31, 64-253) GRANTED BY ZONING COMMISSIONER 1-21-1973.
CASE No. 1978-0168 PETITION FOR SPECIAL EXCEPTION TO PERMIT OFFICE USE GRANTED BY ZONING COMMISSIONER 1-26-1978.
CASE No. 1978-0241 PETITION FOR SPECIAL EXCEPTION TO PERMIT OFFICE USE GRANTED BY ZONING COMMISSIONER 4-4-1975.
CASE No. 1978-0131 PETITION FOR SPECIAL EXCEPTION TO PERMIT OFFICE BUILDING AND OFFICES GRANTED BY ZONING COMMISSIONER 1-21-1976. PETITION FOR VARIANCE TO PERMIT A SIDE YARD SETBACK OF 5 FT. IN LIEU OF THE REQUIRED 25 FT. GRANTED BY ZONING COMMISSIONER 1-21-1976.
CASE No. 1978-0211 PETITION FOR SPECIAL HEARING TO APPROVE THE USE OF PROPERTY FOR INTERIM PARKING IN A RESIDENTIAL ZONE FOR A PERIOD NOT TO EXCEED 4 YEARS. GRANTED BY ZONING COMMISSIONER 4-6-1978.
CASE No. 1978-0131 PETITION FOR SPECIAL EXCEPTION TO PERMIT OFFICE BUILDING GRANTED BY ZONING COMMISSIONER 1-21-1976.
CASE No. 1974-0144 PETITION FOR SPECIAL EXCEPTION TO PERMIT OFFICE AND AN OFFICE BUILDING IN A D.R. 16 ZONE. GRANTED BY ZONING COMMISSIONER 1-11-1974.
CASE No. 1980-0115 PETITION FOR VARIANCE TO PERMIT A SIDE YARD SETBACK OF 5 FT. IN LIEU OF REQUIRED 25 FT. GRANTED BY ZONING COMMISSIONER 4-3-1980.
CASE No. 2001-0243 PETITION FOR VARIANCE HEARING TO PERMIT A MINIMUM SIDE YARD SETBACK OF 5 FT. IN LIEU OF REQUIRED 10 FT. GRANTED BY ZONING COMMISSIONER 2-5-2001.
CASE No. 2004-0146 PETITION FOR SPECIAL HEARING TO ALLOW AN AMENDMENT TO THE SITE PLAN PREVIOUSLY FILED. GRANTED BY ZONING COMMISSIONER 11-12-2003. PETITION FOR SPECIAL EXCEPTION TO PERMIT COMMUNITY BUILDING (HEALTH CLUB). GRANTED BY ZONING COMMISSIONER 11-12-2003.

ZONING CASE # 2011-0038-A

PETITIONER'S

EXHIBIT NO. 1

PARKING CALCULATIONS (80,818 SF TOTAL)

REQUIRED:
GIANT FOOD STORE 61,072 @ 5/1000 = 336 SPACES
RESTAURANTS 2,510 @ 16/1000 = 41 SPACES
RETAIL 8,216 @ 5/1000 = 341 SPACES
BANK 4,360 @ 3.3/1000 = 144 SPACES
TOTAL 426 SPACES

PROVIDED:
STANDARD PARKING SPACE = 426 SPACES
HANDICAP SPACES = 17 SPACES
TOTAL PROVIDED = 443 SPACES

LEGEND

- EX. EXISTING
PROP. PROPOSED
- Y1 STORMDRAIN YARD INLET
STORMDRAIN MANHOLE
GAS METER
GAS VALVE
WATER METER
WATER VALVE
FIRE HYDRANT
WATER MANHOLE
LIMITS OF SIGN RELIEF FOR THIS PLAN
- SEWER MANHOLE
SEWER CLEAN OUT
TELCO MANHOLE
TELCO RISER
SIGN
LIGHT POLE
UTILITY POLE
GUY WIRE
ELEC. MANHOLE
TRANSFORMER
- AREA TO BE CALCULATED FOR AMENITY OPEN SPACE

SIGN CLASSIFICATION	MAX AREA/ FACE	MAX NO./ PREMISES	ADDITIONAL LIMITATIONS	HEIGHT
Wall Mounted	2 x length of the wall to which it's affixed, maximum 150 sq. ft.	3 with no more than 2 on any facade	N/A	N/A
Freestanding- Joint ID	Old Court Road: 150' Town Center Place: 150' Walker Ave: 150'	1 per frontage	No more than 5 lines displayed	25'

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK
BURTONTOWN, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 2421
EXPIRATION DATE: APRIL 10, 2012

PREPARED FOR:

GIANT OF MARYLAND, LLC
1385 HANCOCK STREET
QUINCY, MA 02169
ATTN: MR. SCOTT HALEY
(617)-770-8119

SCALE

1" = 75'

DATE

NOV., 2009

ZONING

BL-CT

TAX MAP - GRID

MAP 78
GRID A-1, B-1

PLAN TO ACCOMPANY PETITION FOR VARIANCE HEARING

CENTRE COURT GIANT FOOD #159

PDM NUMBER III - 117
DRG NUMBER 1120000 DIST. 3C2

G. L. W. FILE NO.

09070

SHEET

1 OF 2

ELECTION DISTRICT No. 3, COUNCILMANIC DISTRICT No.2

BALTIMORE COUNTY, MARYLAND