

IN RE: PETITION FOR VARIANCE

NE corner of Maiden Choice Lane and
Wilkins Avenue
13th Election District
1st Councilmanic District
(4622 Wilkins Avenue)

Kensington Associates, LLC
Legal Owner
Giant of Maryland, LLC
Contract Lessee

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
*
* CASE NO. 2011-0137-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by Mike Cardany, agent and authorized signatory on behalf of the legal owner of the subject property, Kensington Associates, LLC, and the proposed contract lessee, Giant of Maryland, LLC, through one of its Senior Managers of Construction, Juan Carlos Vivas, and its attorney, Charles B. Marek, III, Esquire of Gildea and Schmidt, LLC. Petitioner is requesting Variance relief from Section 450.4 Attachment 1.5.d of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit 12 total wall-mounted enterprise signs for the existing Giant supermarket, 11 to be located on the front building face and 1 located on the side building face in lieu of the 1 permitted, and for such other and further relief as may be required by the Zoning Commissioner. The subject property and requested relief are more fully described on the site plan and signage details that were marked and accepted into evidence as Petitioner's Exhibits 1 and 2, respectively.

Appearing at the public hearing in support of the Petition were Ronald Brumbaugh, Senior Manager of Construction for Giant, Mark Johnston of Gutcheck, Little and Weber, the civil engineer for the project, and Alan Nethen of Gable Signs. Charles B. Marek, III, Esquire represented Petitioner at the hearing. There were no Protestants or other interested persons present

ORDER RECEIVED FOR FILING

Date 12-8-10

By [Signature]

at the hearing. As a preliminary matter, Mr. Marek requested an amendment to the Petition for Variance to reduce the wall mounted signage by one (1) sign along the front building face. The new request was for ten (10) signs on the front building face and one (1) on the side building face. This amendment, making the matter a lesser variance than requested and published, was granted.

Continuing with the Petition for Variance aspects of the relief requested, 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 "Wilkins Beltway Plaza" near the intersection of Wilkins Avenue and Maiden Choice Lane. To the north of the center is the Charlestown retirement community, to the west and south are office buildings and to the east is the Our Lady of Victory church and school. The property is accessed by three public streets that dead end into the center, Grouse Court, Pigeon Court and Elm Ridge Avenue. The site is approximately 8 acres and is zoned B.L. The site is improved with a multi-tenant retail building and two stand alone PAD sites. The Giant supermarket is the largest tenant in the site 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 1200 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 re-imaging 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 re-imaging to the "fruit-bowl" logo and associated signage will take place not only in Baltimore County, but across Maryland, Virginia, Delaware any the other markets of Giant.

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Date 12-8-10

By PS 2

Testimony also focused on the aspects particular to the property that make it appropriate for variance relief. The property in question is well hidden and buffered by its surroundings and the significant impaired visibility is noted in the Zoning Advisory Comment from the Office of Planning. The access from three public roads that dead end into the center is unusual as there is no frontage on the collector roads. Additionally, there is a significant grade change moving eastward from Maiden Choice Lane into the site and, combined with the significant vegetation, makes the center barely visible from one of the two traffic bearing roads. Likewise, the sightlines into property are also significantly impaired along Wilkens Avenue by the vegetation and office buildings surrounding the Giant. Pictures taken along Wilkens Avenue and Maiden Choice Lane were marked and accepted into evidence as Petitioner's Exhibits 5 and 6 to demonstrate this limitation.

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. In addition, due to the consolidation of uses under one roof, these stores with large building footprints (i.e. big box) are unable to adequately advertise their services. I believe that the granting of the variance is able to remedy this practical difficulty. Allowing multiple signs will give customers an opportunity to recognize the store from various points along their drive and not just one vantage point.

Moreover, the testimony and evidence also showed that the granting of the variance would be in the spirit and intent of the Zoning Regulations. 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

ORDER RECEIVED FOR FILING

Date 12-8-10 3

By RZ

stores is important as this re-imaging is occurring not just in Baltimore County, but throughout all of Giant's operation across counties and states, including Maryland, Virginia, Delaware and the District of Columbia.

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 percent (90%). The freestanding signage will also assist the flow of traffic as it will alert customers to the presence of the store and give them the time they need to properly and safely adjust their driving to accommodate their supermarket trip.

Finally, the Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated November 5, 2010 which indicates that they have no objection to the requested variance. The modified signage appears to be more attractive than the existing signage. The proposed wall mounted signs will not be highly visible from the public right-of-way.

Pursuant to the advertisement, posting of the property and public hearing on the Petitions held, and for the reasons set forth above, the Petition for Variance as amended should be granted.

THEREFORE, IT IS ORDERED this 8th day of December, 2010 by this Deputy Zoning Commissioner that Petitioner's Variance request from Section 450.4 Attachment 1.5.d of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit 11 total wall mounted enterprise signs for the existing Giant supermarket, 10 to be located on the front building face and 1 located on the side building face in lieu of the 1 permitted be and is hereby **GRANTED**, subject to the following:

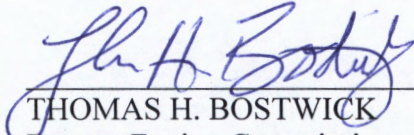
ORDER RECEIVED FOR FILING

Date 12-8-10

By [Signature]

1. Petitioner may apply for permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 12-8-10
By PZ



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 8, 2010

CHARLES B. MAREK III, ESQUIRE.
GILDEA & SCHMIDT LLC
600 WASHINGTON AVENUE, SUITE 200
TOWSON MD 21204

Re: Petition for Special Hearing and Variance
Case No. 2011-0137-A
Property: 4622 Wilkens Avenue

Dear Mr. Marek:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

- c: Ronald Brumbaugh, Senior Manager of Construction for Giant, 8301 Professional Place, Suite 115,
Landover MD 20785
Mark Johnston, Gutcheck, Little and Weber PA, 3909 National Drive, Suite 250, Burtonsville MD
20866
Alan Nethen, Gable Signs, 7440 Ft. Smallwood Road, Baltimore MD 21226



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at: 4622 Wilkens Avenue

which is presently zoned: BL

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 [Signature]

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):

Kensington Associates, LLC by: Mike Cardany, Agent

Name - Type or Print Mike Cardany, Authorized Signatory

Signature [Signature]

Name - Type or Print

Signature

10451 Twin Rivers Road, Suite 410

Address Telephone No.
Columbia MD 21044
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. 2011-137-A

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By [Signature]

Date 10/14/10

REV 9/15/98 ORDER RECEIVED FOR FILING

Date 12-8-10

By [Signature]

ATTACHMENT TO PETITION FOR VARIANCE

4622 Wilkens Ave.

13th Election District

1st Councilmanic District

1. To permit twelve total wall-mounted enterprise signs for the existing Giant supermarket, eleven to be located on the front building face and one located on the side building face, in lieu of the one permitted pursuant to BCZR 450.4. Attachment 1.5.d.
2. For such other and further relief as may be required by the Zoning Commissioner.

GLWGUTSCHICK, LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

GIANT FOOD # 166 WILKENS BELTWAY PLAZA

ZONING DESCRIPTION

Beginning at a point on the west side of Elm Ridge Avenue which is 60 feet wide at a distance of 278feet $\pm$ west of the centerline of the nearest improved intersection at Wilkens Avenue which is variable width. Thence the following courses and distances:

1. South 22°38'36" West, 14.67 feet
2. 52.99 feet along the arc, having a radius of 230.00 feet and chord bearing and distance of South 16°02'41" West, 52.88 feet
3. North 80°33'21" West, 32.28 feet
4. South 67°35'14" West, 193.25 feet
5. 111.65 feet along the arc, having a radius of 50.00 feet and chord bearing and distance of South 79°14'35" West, 89.86 feet
6. South 67°35'14" West, 261.22 feet
7. North 46°57'32" West, 197.49 feet
8. 136.11 feet along the arc, having a radius of 50.00 feet and chord bearing and distance of North 46°57'32" West, 97.81 feet
9. North 46°57'32" West, 187.32 feet
10. North 67°35'14" East, 803.16 feet
11. South 23°50'10" East, 422.56 feet to the point of beginning.

Being Parcel A in the subdivision of Wilkens Beltway Plaza Shopping Center as recorded in Baltimore County Plat Book # 49, folio # 67, containing 311,611 square feet or 7.1536 acres. Also known as 4600 Wilkens Avenue and located in the 1st Election District.

DESCRIPTION OF LIMITS OF SIGN RELIEF

Beginning at a point on the southerly or 111.65 feet arc line of said Parcel A, 22.44 feet along the arc from the easterly end thereof, said point also being on northerlyside of Pigeon Court which is 60 feet wide. Thence the following courses and distances:

1. 14.37 feet along the arc, having a radius of 50.00 feet and chord bearing and distance of North 70°44'09" West, 14.32 feet
2. North 22°24'46" West, 250.79 feet
3. South 67°35'14" West, 206.83 feet
4. North 22°24'46" West, 116.92 feet

2011-137-A

5. North $67^{\circ}35'14''$ East, 421.73 feet
6. South $23^{\circ}50'10''$ East, 377.35 feet
7. South $67^{\circ}35'14''$ West, 213.57 feet to the point of beginning, containing 106,960 square feet or 2.4555 acres .

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

No. **60088**

Date: **10/14/10**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 10/18/2010 10/14/2010 15:34:05 3

RET MSG3 WALKIN BODS LBS
 >>RECEIPT # 484748 10/14/2010 DELA

Dept 5 528 ZONING VERIFICATION
 CR NO. 060088

Recpt Tot \$325.00
 \$325.00 CR \$0.00 CR
 Baltimore County, Maryland

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: **Gildea + Schmidt**

For: **Grant of Md LLC**

600 Washington Ave
21204

1 ACK. 2011-0137-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2011-0137-A

RE: Case No.: _____

Petitioner/Developer: _____
Kensington Associates , LLC

Dec.3 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
4622 Wilkens Avenue

November 18 2010

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

Robert Black November 20 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)

ZONING NOTICE

CASE # 2011-0137-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: ROOM 104, JEFFERSON BUILDING
105 WEST CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME: FRIDAY, DECEMBER 3, 2010 AT 10:00 A.M.

REQUEST VARIANCE TO PERMIT: TWELVE TOTAL WALL-MOUNTED
ENTERPRISE SIGNS FOR THE EXISTING GIANT SUPERMARKET, ELEVEN
TO BE LOCATED ON THE FRONT BUILDING FACE AND ONE LOCATED ON THE
SIDE BUILDING FACE, IN LIEU OF THE ONE PERMITTED. FOR SUCH
OTHER AND FURTHER RELIEF AS MAY BE REQUIRED BY THE ZONING
COMMISSIONER.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 18, 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: 2011-0137-A

4622 Wilkens Avenue

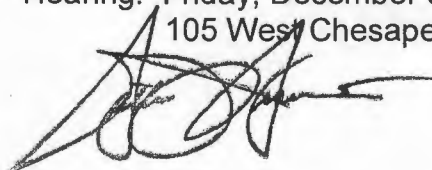
N/east corner of Maiden Choice Lane & Wilkens Avenue

13th Election District – 1st Councilmanic District

Legal Owners: Kensington Associates, LLC

Variance to permit twelve total wall-mounted enterprise signs for the existing Giant Supermarket, eleven to be located on the front building face and one located on the side building face, in lieu of the one permitted; for such other and further relief as may be required by the Zoning Commissioner.

Hearing: Friday, December 3, 2010 at 10:00 a.m. in Room 104, Jefferson Building,
105 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.

**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/neighbor 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: 2011-137-A
Petitioner: Giant of Maryland, LLC
Address or Location: 4622 Wilkens Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Coidea S. Schmidt c/o Debbie Starrrett
Address: 600 Washington Ave.
Ste. 200
Towson, Md. 21204
Telephone Number: 410-821-0070

Revised 7/11/05 - SCJ



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Oct, 27, 2010

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

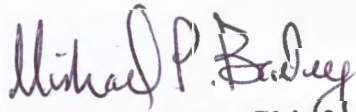
RE: Baltimore County
Item No. 2011-0137-A
MD 372 (WILKENS AV.)
KENSINGTON ASSOC, LLC
GIANT OF MD, LLC
VARIANCE -

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 10/25/2010. A field inspection and internal review reveals that an entrance onto MD 372 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for GIANT OF MD, LLC, Case Number 2011-0137-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: November 1, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For November 8, 2010
Item Nos. 2011-126, 137, 140, 141,
142, 144, 145, 146 and 147

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-11082010 -NO COMMENTS.doc

TB- 12/3 10am-104

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 5, 2010

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

SUBJECT: 4622 Wilkens Avenue

RECEIVED

INFORMATION:

NOV 08 2010

Item Number: 11-137

Petitioner: Kensington Associates, LLC

ZONING COMMISSIONER

Zoning: BL

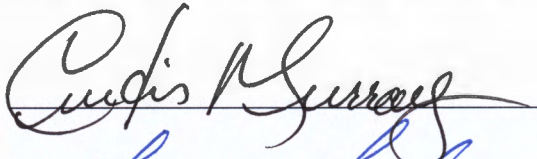
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

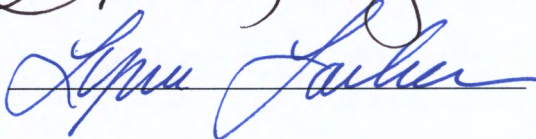
The Office of Planning has reviewed the petitioner's request and accompanying site plan. This office has no objection to the requested variance. The modified signage appears to be more attractive than the existing signage. The proposed wall-mounted signs will not be highly visible from the public right-of-way.

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

Prepared by:



Division Chief:
AFK/LL: CM





BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
November 29, 2010

Gildea & Schmidt, LLC
Charles B. Marek III
600 Washington Ave Ste. 200
Towson, Maryland 21204

Dear Mr. Marek:

RE: 2011-137-A 4622 Wilkens Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 14, 2010. This letter is not an approval, but only a **NOTIFICATION**.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: People's Counsel
Kenington Associates, LLC Att: Mike Cardony, Agent 10451 Twin River Rd. Ste. 410
Columbia, Maryland 21044
Giant of Maryland, Att: Juan Carlos 8301 Professional Place Ste. 115 Landover, MD 20785



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
November 3, 2010

NOTICE OF ZONING HEARING

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CASE NUMBER: 2011-0137-A

4622 Wilkens Avenue
N/east corner of Maiden Choice Lane & Wilkens Avenue
13th Election District – 1st Councilmanic District
Legal Owners: Kensington Associates, LLC

Variance to permit twelve total wall-mounted enterprise signs for the existing Giant Supermarket, eleven to be located on the front building face and one located on the side building face, in lieu of the one permitted; for such other and further relief as may be required by the Zoning Commissioner.

Hearing: Friday, December 3, 2010 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:kl

C: Charles Marek, 600 Washington Avenue, Ste. 200, Towson 21204
Juan Carlos Vivas, Giant, 8301 Professional Place, Ste. 115, Landover 20785
Mike Cardany, Kensington Associates, 10451 Twin Rivers Rd., Ste. 410, Columbia 21044

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, NOVEMBER 18, 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.

TB 12/3.10am

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For November 8, 2010
Item Nos. 2011-126, 137, 140, 141,
142, 144, 145, 146 and 147

DATE: November 1, 2010

12-3

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-11082010 -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 1, 2010

FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans
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G:\DevPlanRev\ZAC -No Comments\ZAC-11082010 -NO COMMENTS.doc

Neering
12/3/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 5, 2010

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

SUBJECT: 4622 Wilkens Avenue

INFORMATION:

Item Number: 11-137

Petitioner: Kensington Associates, LLC

Zoning: BL

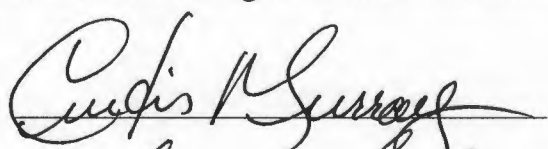
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

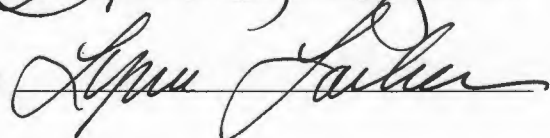
The Office of Planning has reviewed the petitioner's request and accompanying site plan. This office has no objection to the requested variance. The modified signage appears to be more attractive than the existing signage. The proposed wall-mounted signs will not be highly visible from the public right-of-way.

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

Prepared by:



Division Chief:
AFK/LL: CM



RE: PETITION FOR VARIANCE * BEFORE THE
4622 Wilkens Avenue; NE corner of Maiden *
Choice Lane & Wilkens Avenue * ZONING COMMISSIONER
13th Election & 1st Councilmanic Districts
Legal Owner(s): Kensington Associates LLC* FOR
Contract Purchasers: Giant of Maryland, LLC
Petitioner(s) * BALTIMORE COUNTY
* 2011-137-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.

RECEIVED

OCT 26 2010

.....

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 October, 2010, a copy of the foregoing Entry of Appearance was mailed to Charles Marek, III, 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

Case No.: 2011-0137-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	site plan	
No. 2	signage detail	
No. 3	Mark Johnston's resume	
No. 4	aerial photograph	
No. 5	photos from Maiden Choice Lane	
No. 6	photos from Wilkens Avenue	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

CASE NAME _____
CASE NUMBER 2011-0137-A
DATE 12-3-10

[illegible]

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 testified as an expert witness in civil engineering before the Baltimore County Zoning Hearing Examiner. 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



[Print](#) [Send](#) [Link](#)



1, use the "Print" link next to the map.

PETITIONER'S

EXHIBIT NO.

4



Address **Wilkens Avenue**

Address is approximate

Save trees. Go green!

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



PETITIONER'S

EXHIBIT NO.

5



Address **794 Maiden Choice Lane**

Address is approximate

Save trees. Go green!

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PETITIONER' S

EXHIBIT NO.

6



Address **794 Maiden Choice Lane**

Address is approximate

Save trees. Go green!

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



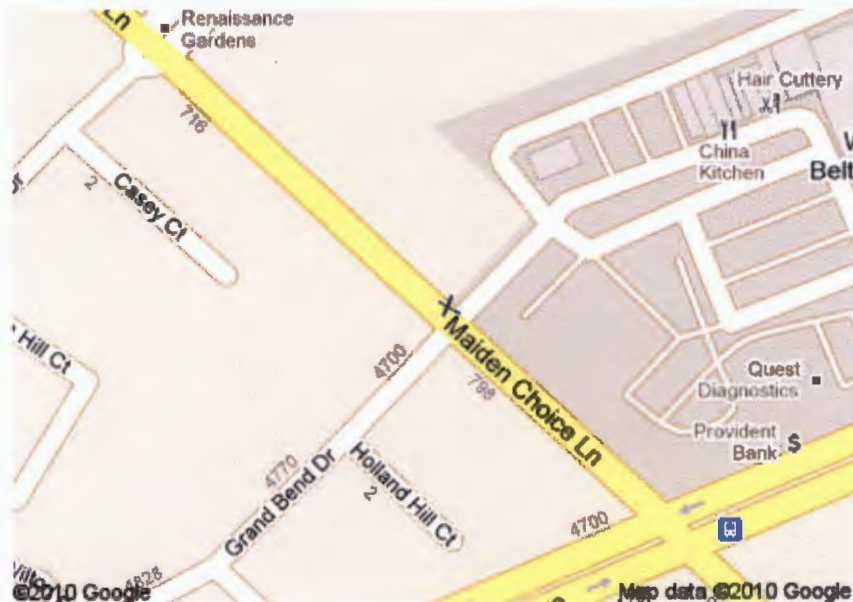


Address **794 Maiden Choice Lane**

Address is approximate

Save trees. Go green!

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Address **819 Maiden Choice Lane**

Address is approximate

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Address **819 Maiden Choice Lane**

Address is approximate

Save trees. Go green!

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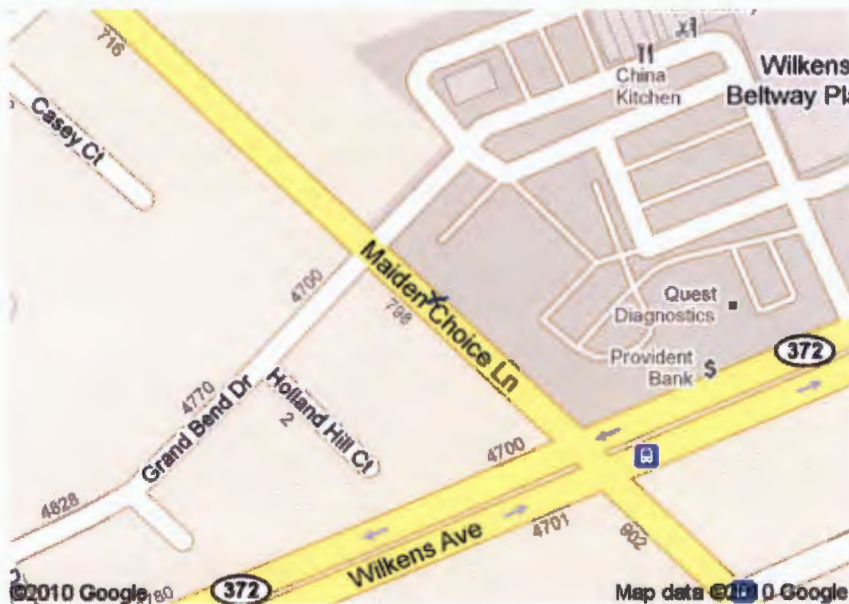


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Address is approximate

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Address is approximate

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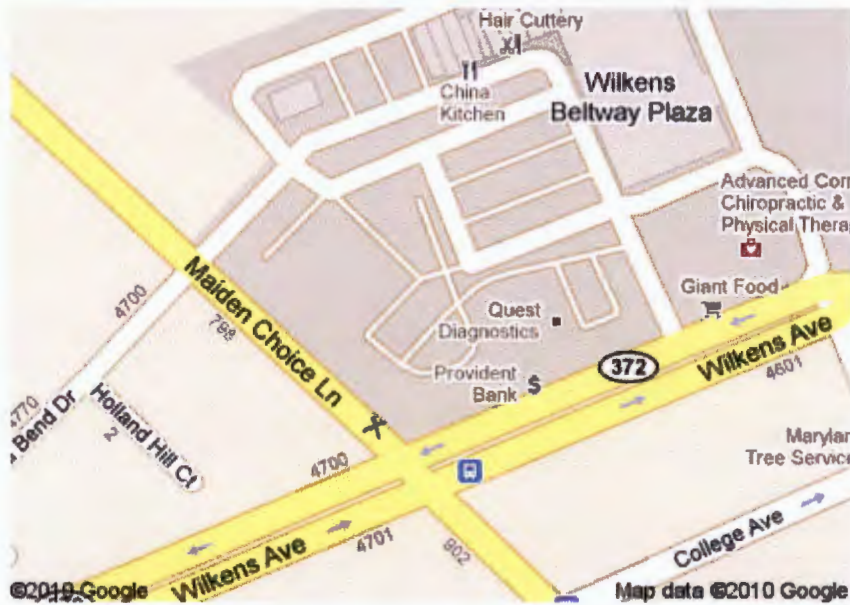


Address **819 Maiden Choice Lane**

Address is approximate

Save trees. Go green!

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





2011-137-A





10¢ /gal
or more
when you earn points with
Giant Gas Rewards
member at Shell

ONS



TH

to your
Wilkins Beltway Plaza
Giant
ome

Pharmacy
save
more
feel
ood



low
prices
on your
everyday
needs

4000
NO
SMOKE
NO
TODAY

ENTRANCE

2011-137-A

THE QUALITY FOOD PEOPLE



DRUGS & PRESCRIPTIONS



2011-137-A



2011-137-A



2011-137-A

RS

LEDO PIZZA



ONE LANE

'S NAILS CLEANERS





TOCHEN QUEEN'S NAILS CLE

OPEN
12-10PM

NAILS

Queen's Nails
Professional Nail Salon & Beauty Services
410-247-7444
Call Courtney, Manager

Specializing in: Gel, Shellac, & Dip Powder
Gel Nails
Shellac Nails
Dip Powder Nails
Nail Art
Nail Extensions
Nail Removal
Nail Care
Nail Polish
Nail Design
Nail Art
Nail Removal
Nail Care
Nail Polish
Nail Design

4640

OPEN
DRY CLEANERS
& TAILORING

NO PARKING

NO PARKING



Shack

CHINA KITCHEN

QUEEN

NO PARKING

FIRE LANE

OPEN
11:00am - 10:00pm

Queen's Chai
410-247-7444
Mark Ins Welcome!
Gift Certificates Available



2011-137-A



2011-137-A

LIQUORS

4626

WE HAVE
OUR OWN
BREWERY
OPEN

SHOW

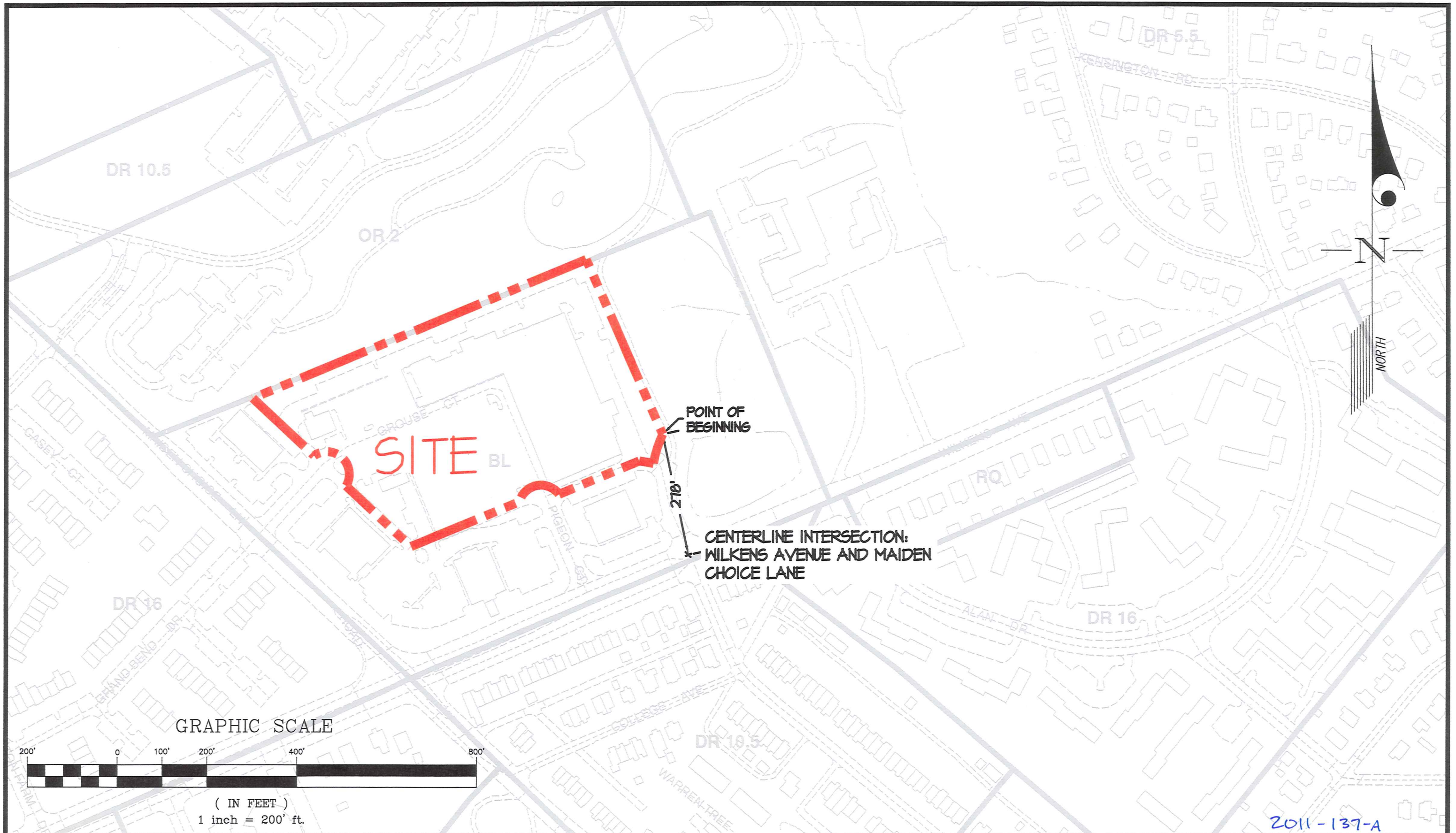
SOLD HERE

Special
Brewery

Heineken

NO PARKING

2011-137-A



2011-137-A

GLW GUTSCHICK 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\94034\GF#166 WILKENS AVE BALTIMORE MD\94034EX01.dwg

DES. MAJ

DRN. ANL

CHK.

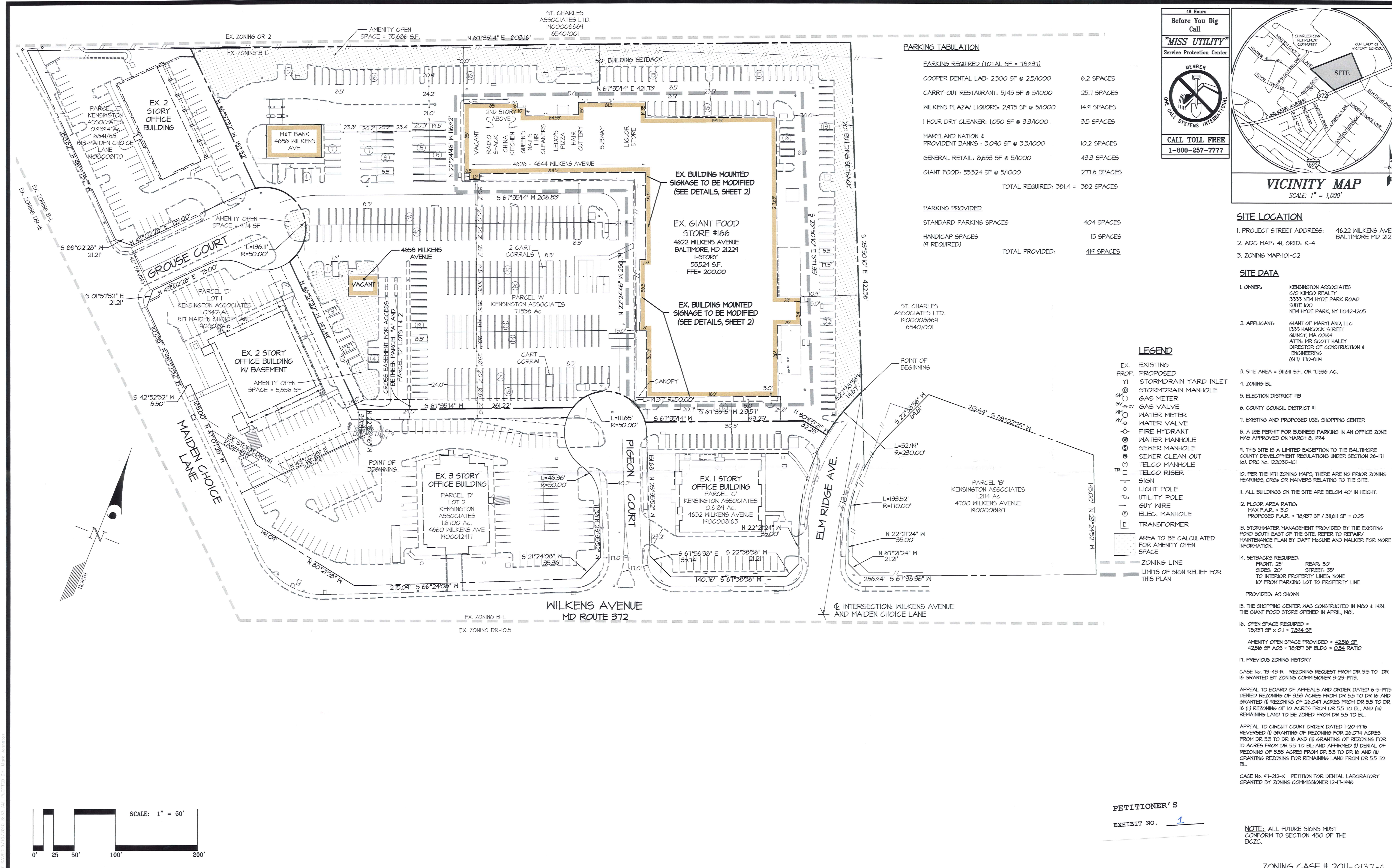
PREPARED FOR :
GIANT OF MARYLAND LLC
1385 QUINCY STREET
QUINCY, MA 02169

SCOTT HALEY
(617) 770-8119

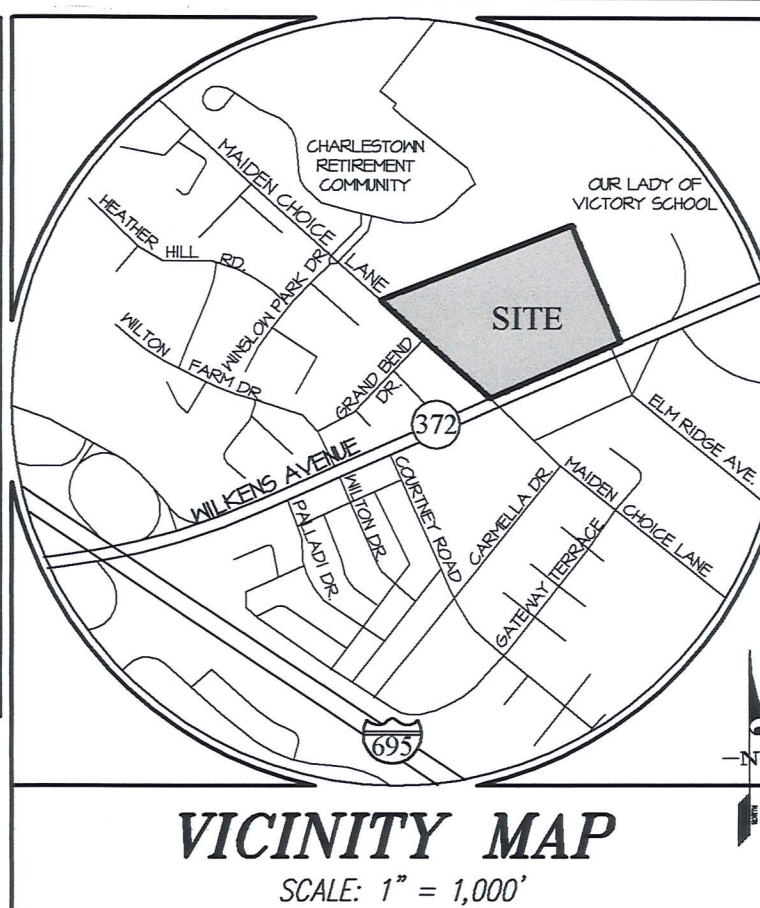
**GIANT FOOD #166
WILKENS BELTWAY PLAZA
ZONING MAP 101-C2**

ZONING MAP EXHIBIT

G. L. W. No.	94034
ZONING	BL
TAX MAP/GRID	101-C2
DATE	JUNE, 2010
SCALE	Custom
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



PARKING TABULATION

PARKING REQUIRED (TOTAL SF = 70,937)	
COOPER DENTAL LAB: 2,500 SF @ 2.5/1000	6.2 SPACES
CARRY-OUT RESTAURANT: 5,145 SF @ 5/1000	25.7 SPACES
WILKENS PLAZA/ LIQUORS: 2,415 SF @ 5/1000	14.9 SPACES
1 HOUR DRY CLEANER: 1,050 SF @ 3.3/1000	3.5 SPACES
MARYLAND NATION & PROVIDENT BANKS: 3,040 SF @ 3.3/1000	10.2 SPACES
GENERAL RETAIL: 8,653 SF @ 5/1000	43.3 SPACES
GIANT FOOD: 55,524 SF @ 5/1000	271.6 SPACES
TOTAL REQUIRED: 381.4 = 382 SPACES	

PARKING PROVIDED	
STANDARD PARKING SPACES	404 SPACES
HANDICAP SPACES (9 REQUIRED)	15 SPACES
TOTAL PROVIDED: 419 SPACES	

- SITE LOCATION**
- PROJECT STREET ADDRESS: 4622 WILKENS AVE BALTIMORE MD 21228
 - ADC MAP: 41, GRID: K-4
 - ZONING MAP: 101-C2

- SITE DATA**
- OWNER: KENSINGTON ASSOCIATES
C/O KIMCO REALTY
3333 NEN HYDE PARK ROAD
SUITE 100
NEN HYDE PARK, NY 11042-1205
 - APPLICANT: GIANT OF MARYLAND, LLC
1305 HANCOCK STREET
QUINCY, MA 02169
ATTN: MR. SCOTT HALEY
DIRECTOR OF CONSTRUCTION & ENGINEERING
(617) 770-8119
 - SITE AREA = 311,611 SF, OR 7.1536 AC.
 - ZONING BL
 - ELECTION DISTRICT #13
 - COUNTY COUNCIL DISTRICT #1
 - EXISTING AND PROPOSED USE: SHOPPING CENTER
 - A USE PERMIT FOR BUSINESS PARKING IN AN OFFICE ZONE WAS APPROVED ON MARCH 8, 1994
 - THIS SITE IS A LIMITED EXCEPTION TO THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS UNDER SECTION 26-111 (a). DRC No. 12203D-1C1
 - PER THE 1971 ZONING MAPS, THERE ARE NO PRIOR ZONING HEARINGS, GRAS OR MAINTENANCE RELATING TO THE SITE
 - ALL BUILDINGS ON THE SITE ARE BELOW 40' IN HEIGHT.
 - FLOOR AREA RATIO:
MAX F.A.R. = 3.0
PROPOSED F.A.R. = 70,937 SF / 311,611 SF = 0.25
 - STORMWATER MANAGEMENT PROVIDED BY THE EXISTING POND SOUTH EAST OF THE SITE. REFER TO REPAIR/ MAINTENANCE PLAN BY DAFT MCGUINE AND WALKER FOR MORE INFORMATION.
 - PREVIOUS ZONING HISTORY:
CASE NO. 73-43-R REZONING REQUEST FROM DR 3.5 TO DR 16 GRANTED BY ZONING COMMISSIONER 3-23-1973.
APPEAL TO BOARD OF APPEALS AND ORDER DATED 6-5-1975 DENIED REZONING OF 3.53 ACRES FROM DR 5.5 TO DR 16 AND GRANTED (I) REZONING OF 26.041 ACRES FROM DR 5.5 TO DR 16 (II) REZONING OF 10 ACRES FROM DR 5.5 TO BL, AND (III) REMAINING LAND TO BE ZONED FROM DR 5.5 TO BL.
APPEAL TO CIRCUIT COURT ORDER DATED 1-20-1976 REVERSED (I) GRANTING OF REZONING FOR 26.074 ACRES FROM DR 5.5 TO DR 16 AND (II) GRANTING OF REZONING FOR 10 ACRES FROM DR 5.5 TO BL, AND AFFIRMED (I) DENIAL OF REZONING OF 3.53 ACRES FROM DR 5.5 TO DR 16 AND (II) GRANTING REZONING FOR REMAINING LAND FROM DR 5.5 TO BL.
CASE NO. 97-212-X PETITION FOR DENTAL LABORATORY GRANTED BY ZONING COMMISSIONER 12-17-1996

- LEGEND**
- EX. EXISTING
 - PROP. PROPOSED
 - YI STORMDRAIN YARD INLET
 - SM STORMDRAIN MANHOLE
 - GM GAS METER
 - WV WATER METER
 - WV WATER VALVE
 - FD FIRE HYDRANT
 - WM WATER MANHOLE
 - SM SINKER MANHOLE
 - SC SINKER CLEAN OUT
 - TM TELCO MANHOLE
 - TR TELCO RISER
 - SI SIGN
 - LP LIGHT POLE
 - UP UTILITY POLE
 - GW GUY WIRE
 - EM ELEC. MANHOLE
 - TR TRANSFORMER
 - AREA TO BE CALCULATED FOR AMENITY OPEN SPACE
 - ZONING LINE
 - LIMITS OF SIGN RELIEF FOR THIS PLAN

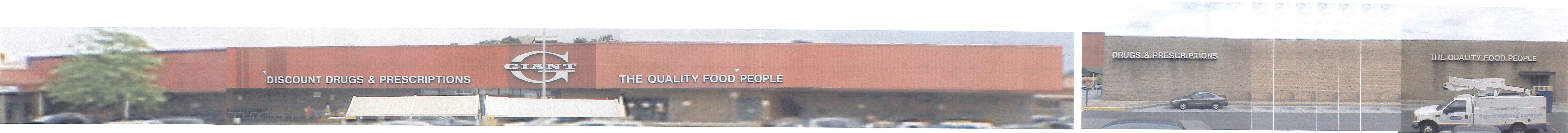
PETITIONER'S
EXHIBIT NO. 1

NOTE: ALL FUTURE SIGNS MUST CONFORM TO SECTION 450 OF THE BCZC.

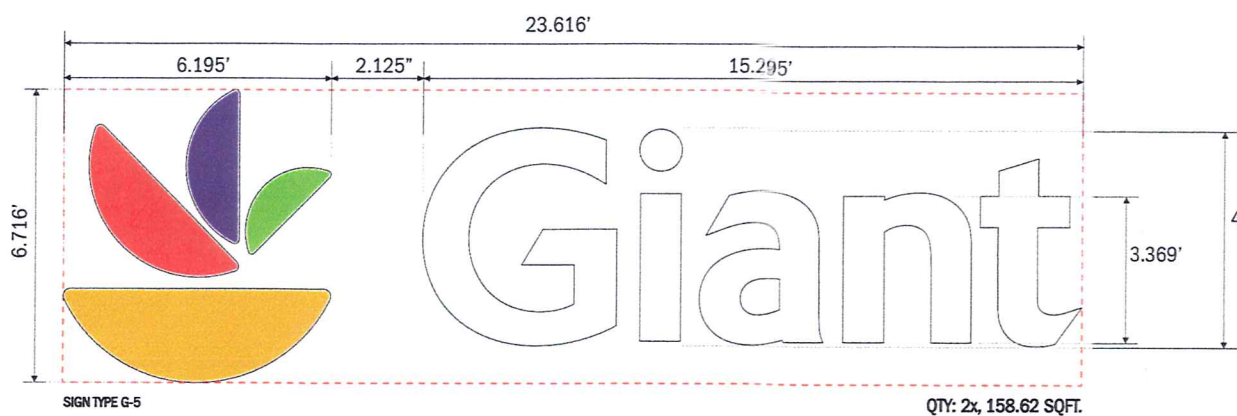
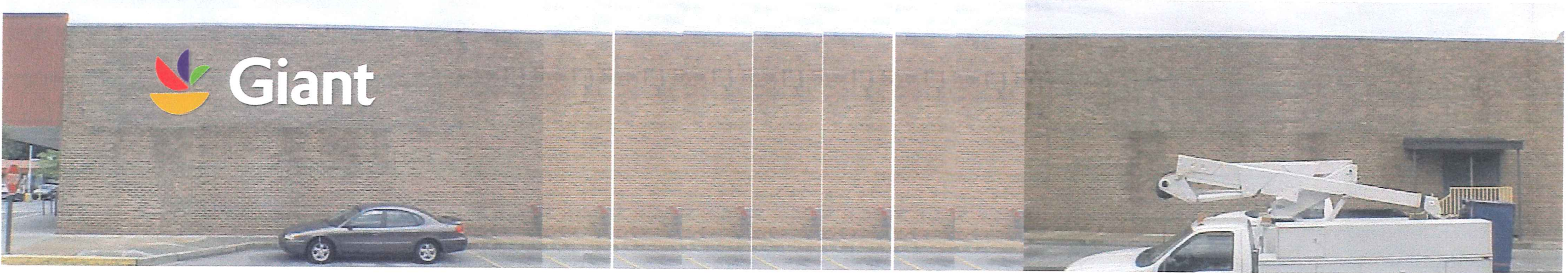
ZONING CASE # 2011-0137-A

GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTSMVILLE OFFICE PARK BURTSMVILLE, 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. 12921, 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" = 50'	ZONING BL	PLAN TO ACCOMPANY PETITION FOR VARIANCE HEARING WILKENS BELTWAY PLAZA GIANT FOOD STORE #166 ELECTION DISTRICT No. 13. COUNCILMANIC DISTRICT No. 1		G. L. W. FILE NO. 94034 SHEET 1 OF 2
DATE		REVISION		BY		APPR.		BALTIMORE COUNTY, MARYLAND		

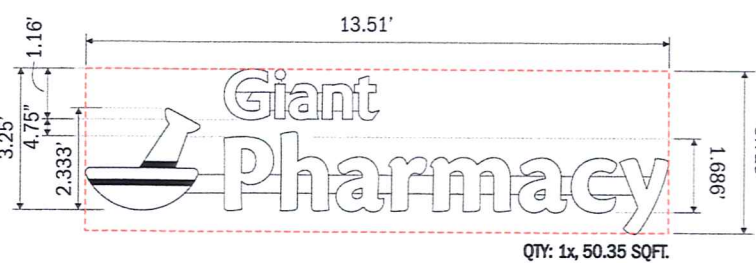
STORE #166 Baltimore, MD



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
ONE SET FRONT
ONE SET SIDE



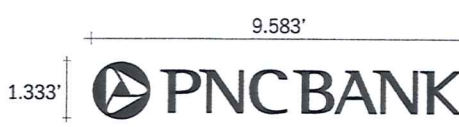
WHITE CHANNEL LETTERS INSTALLED ON NARROW RACEWAY
PAINTED TO MATCH BRICK WALL



WHITE CHANNEL LETTERS ON NARROW RACEWAY
PAINTED TO MATCH BUILDING



WHITE ACRYLIC LETTERS STUD-MOUNTED TO WALL



ACRYLIC LETTERS PAINTED AND
STUD-MOUNTED TO WALL



BOX SIGNS WITH ILLUMINATED LETTERS IN WHITE.
BACKGROUND OF SIGN FACE, SIGN CABINET AND RETURN
ALL TO MATCH PURPLE PMS 259

SIGNAGE SCALE: 1/4" = 1'-0"

AGNOLI SIGN COMPANY, INC. • 722 WORTHINGTON STREET, SPRINGFIELD, MA 01105 • TEL. (413) 732-5111 • FAX (413) 787-2169									
FRONT	GIANT LOGO	158.62 SQFT	FRONT	THE QUALITY FOOD PEOPLE	33.3 SQFT	TOTAL OF ALL SQUARE FOOTAGE 610.17 SQFT	DATE	2-10-10	CUSTOMER: GIANT
FRONT	GIANT LOGO	158.62 SQFT	FRONT	LOW PRICES	14.25 SQFT		REV	0-0-10	
FRONT			FRONT				DATE	0-0-10	DRAWING CODE: BALTIMORE, MD #166 ELEVATION.CDR / MD / GIANT
FRONT	PNC BANK	11.44 SQFT	FRONT	FLAVORFUL MEAT	12.5 SQFT		REV	0-0-10	
FRONT			FRONT	NATURAL FOODS	11.6 SQFT		DATE	0-0-10	SALESPERSON: CHRIS DRAWN BY: MARIANNE
FRONT	PHARMACY LOGO	50.35 SQFT	FRONT	FRESH BAKERY	10.8 SQFT		REV	0-0-10	
FRONT			FRONT	FRESH PICKED PRODUCE	18.3 SQFT		DATE	0-0-10	THIS DESIGN IS THE EXCLUSIVE PROPERTY OF AGNOLI SIGN COMPANY INCORPORATED AND ALL RIGHTS TO ITS USE OR REPRODUCTION ARE RESERVED
FRONT			FRONT				REV	0-0-10	
FRONT			SIDE	LOGO	41 SQFT		DATE	0-0-10	
FRONT	WELCOME	13.14 SQFT	SIDE	LETTERS	76.25 SQFT		REV	0-0-10	

PETITIONER'S
EXHIBIT NO. 2

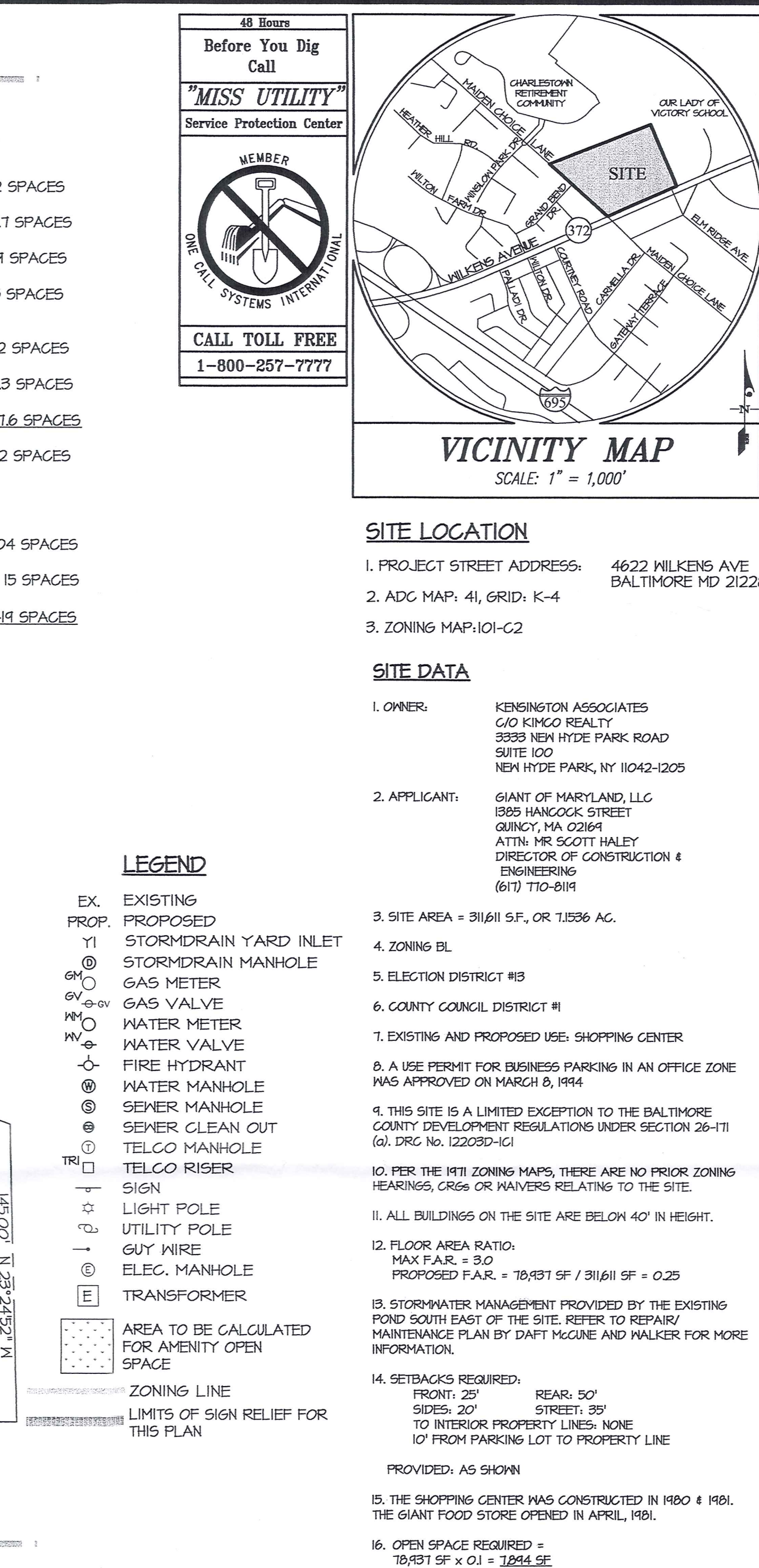
L:\CADD\DRAWINGS\94034\CF#166 WILKENS AVE BALTIMORE MD\94034-SITE PLAN.dwg
DATE: 11/13/2009 10:58:31 AM USER: GUTSCHICK, LITTLE & WEBER, P.A. PLOT: 11/13/2009 10:58:31 AM

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		DES.	MAJ	DRN.	JGJ	CHK.			
L:\CADD\DRAWINGS\94034\CF#166 WILKENS AVE BALTIMORE MD\94034-SITE PLAN									
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	ZONING BL	PLAN TO ACCOMPANY PETITION FOR VARIANCE HEARING		G. L. W. FILE No.
	DATE NOV. 2009	TAX MAP - GRID 101 - C2	WILKENS BELTWAY PLAZA GIANT FOOD STORE #166		94034
			ELECTION DISTRICT No. 1. COUNCILMANIC DISTRICT 1		SHEET 2 OF 2

ZONING CASE # 2011-0137-A

BALTIMORE COUNTY, MARYLAND



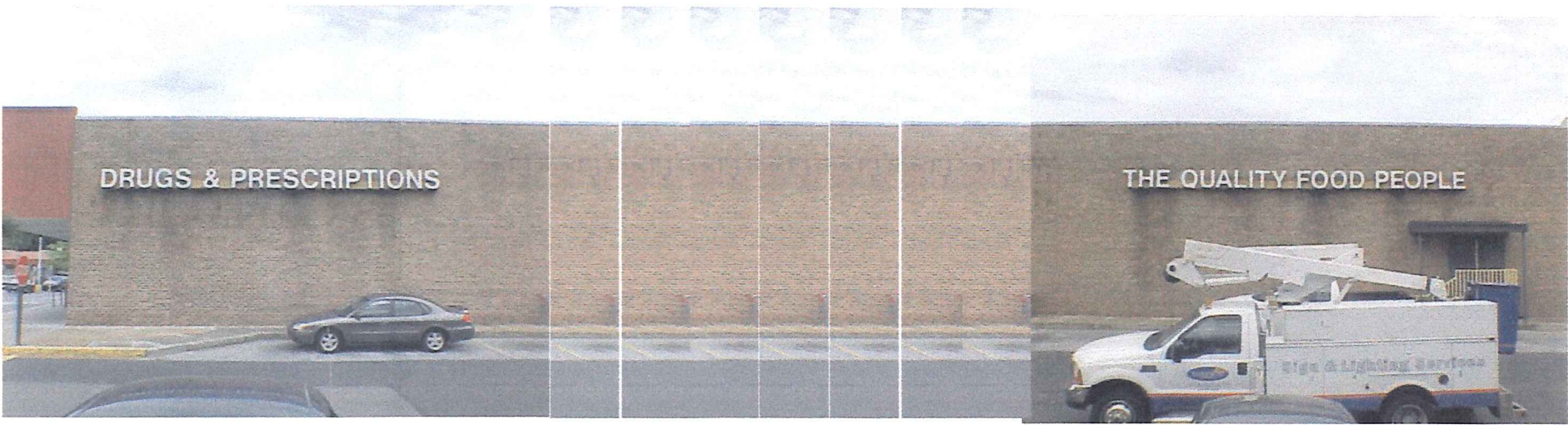
SCALE 1" = 50'	ZONING BL
DATE NOV, 2009	TAX MAP - GR 101 - C2

ELECTION DISTRICT No. 13. COUNCILMANIC DISTRICT No. 1

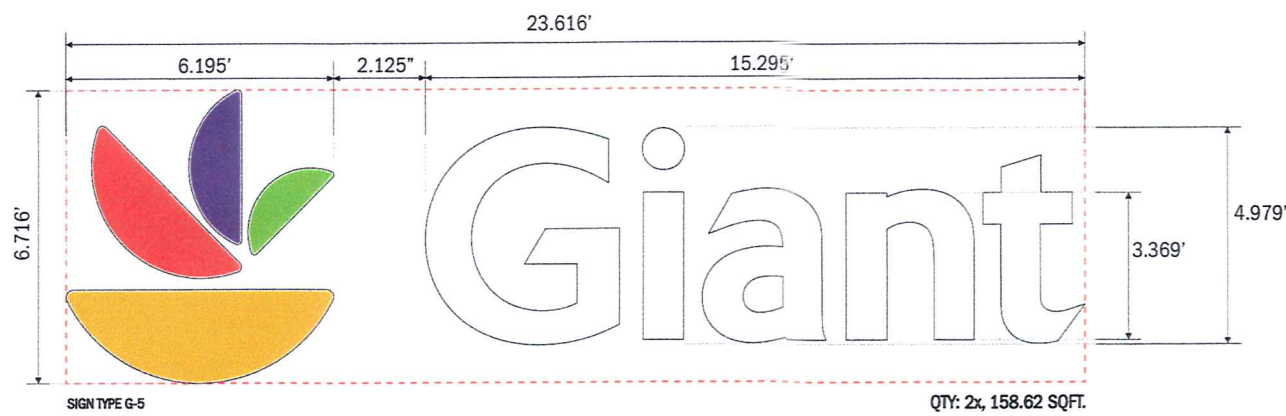
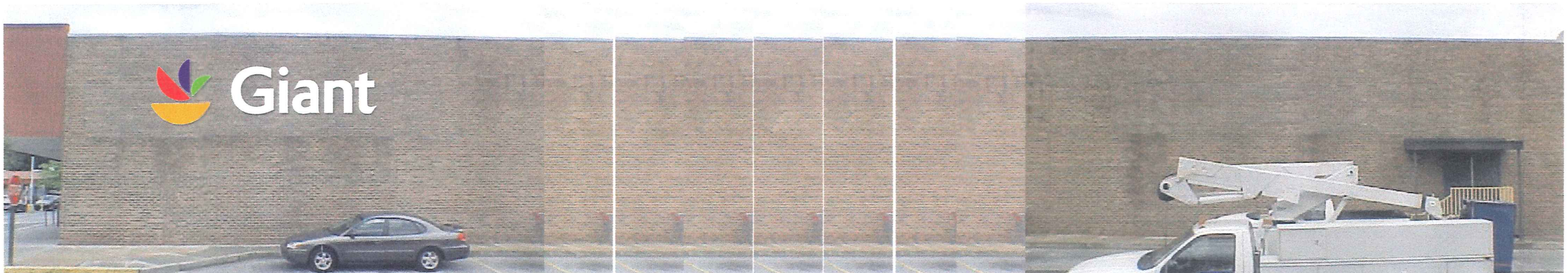
SHEET
1 OF 2

BALTIMORE COUNTY, MARYLAND

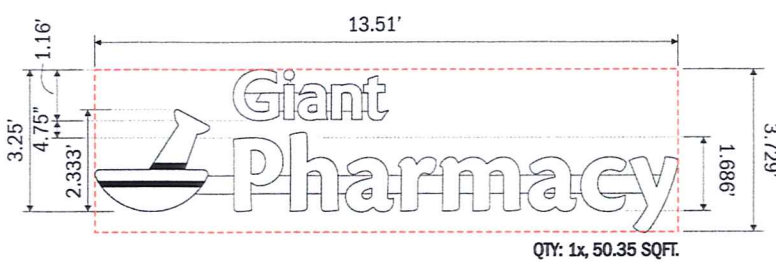
STORE #166 Baltimore, MD



SIGNAGE SCALE: 1" = 10'-0"



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ONE SET SIDE



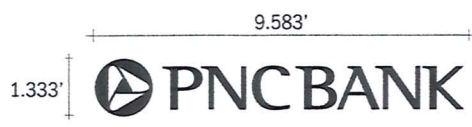
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BOX SIGNS WITH ILLUMINATED LETTERS IN WHITE.
BACKGROUND OF SIGN FACE, SIGN CABINET AND RETURN
ALL TO MATCH PURPLE PMS 259

SIGNAGE SCALE: 1/4" = 1'-0"

AGNOLI SIGN COMPANY, INC. • 722 WORTHINGTON STREET, SPRINGFIELD, MA 01105 • TEL. (413) 732-5111 • FAX (413) 787-2169											
FRONT	GIANT LOGO	158.62 SQFT	FRONT	THE QUALITY FOOD PEOPLE	33.3 SQFT	TOTAL OF ALL SQUARE FOOTAGE 610.17 SQFT	DATE	2-10-10	CUSTOMER: GIANT		STORE: GIANT #166 4622 WILKENS AVE WILKENS BELTWAY PLAZA
FRONT	GIANT LOGO	158.62 SQFT	FRONT	LOW PRICES	14.25 SQFT		REV	0-0-10			
FRONT			FRONT				DATE	0-0-10			
FRONT	PNC BANK	11.44 SQFT	FRONT	FLAVORFUL MEAT	12.5 SQFT		REV	0-0-10	DRAWING CODE: BALTIMORE, MD #166 ELEVATION.CDR / MD / GIANT		
FRONT			FRONT	NATURAL FOODS	11.6 SQFT		DATE	0-0-10			
FRONT			FRONT	FRESH BAKERY	10.8 SQFT		REV	0-0-10	SALESPERSON: CHRIS		DRAWN BY: MARIANNE
FRONT	PHARMACY LOGO	50.35 SQFT	FRONT	FRESH PICKED PRODUCE	18.3 SQFT		DATE	0-0-10			
FRONT			FRONT				REV	0-0-10	THIS DESIGN IS THE EXCLUSIVE PROPERTY OF AGNOLI SIGN COMPANY INCORPORATED AND ALL RIGHTS TO ITS USE OR REPRODUCTION ARE RESERVED		
FRONT			SIDE	LOGO	41 SQFT		DATE	0-0-10			
FRONT	WELCOME	13.14 SQFT	SIDE	LETTERS	76.25 SQFT						

ZONING CASE # 2011-

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:\CAD\DRAWINGS\40134\0166 WILKENS AVE BALTIMORE MD\40134-SITE PLAN	DES. M.A.J.	DRN. J.G.J.	CHK.	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	ZONING BL	PLAN TO ACCOMPANY PETITION FOR VARIANCE HEARING		G. L. W. FILE No.
	DATE NOV. 2009	TAX MAP - GRID 101 - C2	WILKENS BELTWAY PLAZA GIANT FOOD STORE #166		94034
			ELECTION DISTRICT No. 1. COUNCILMANIC DISTRICT 1		SHEET 2 OF 2
			BALTIMORE COUNTY, MARYLAND		