

MEMORANDUM

DATE: March 16, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0148-A – Appeal Period Expired

The appeal period for the above-referenced case expired on March 13, 2017. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(5201 Campbell Blvd.)

14th Election District

6th Council District

Weingarten Realty Investors, *Legal Owner*

Zoes Maryland, LLC, *Lessee*

Petitioners

*

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0148-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Weingarten Realty Investors, owner of the subject property and Zoes Maryland, LLC, lessee ("Petitioners"). The variance request pursuant to the Baltimore County Zoning Regulations (B.C.Z.R.) seeks approval for 1 wall mounted enterprise sign with a sign area/face of 128 sq. ft. in lieu of the permitted 74 sq. ft. As originally filed the Petition also sought a variance for an enterprise sign on the side wall. After discovering that electric utilities would need to be relocated the Petitioners abandoned that request, as shown on the amended zoning petition. A two-sheet site plan was marked as Petitioners' Exhibit 1A & 1B.

Keith Miller and landscape architect Michael Pieranunzi appeared in support of the petition. David H. Karceski, Esq. and Neill Thupari, Esq. represented the Petitioners. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. No substantive Zoning Advisory Committee (ZAC) comments were received from County review agencies.

The subject property is approximately 2.38 acres in size and is zoned BM-AS. The site is improved with a multi-tenant commercial building (19,385 sq. ft.) occupied by service businesses and eateries. Zoes is a "fast casual" restaurant and will occupy a corner unit of the strip center.

ORDER RECEIVED FOR FILING

Date

2/10/17

By

sln

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioners have met this test. The property has irregular access points and this business is located approximately 200 feet from the public roadway. As such the property is unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to install appropriate signage. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of Baltimore County and community opposition.

THEREFORE, IT IS ORDERED, this 10th day of **February, 2017**, by the Administrative Law Judge for Baltimore County that the Petition for variance to approve 1 wall mounted enterprise sign (front wall) with a sign area/face of 128 sq. ft. in lieu of the permitted 74 sq. ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

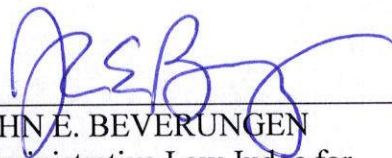
Date

2/10/17

By

sln

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 2/10/17

By sln



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 5201 Campbell Boulevard, Nottingham, MD 21236 which is presently zoned BM-AS
Deed References: 35411/220 10 Digit Tax Account # 2 5 0 0 0 1 2 0 2 2
Property Owner(s) Printed Name(s) Weingarten Realty Investors

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. X a **Variance** from Section(s)
SEE ATTACHED SHEET

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

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 petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:
SEE ATTACHED

Name- Type or Print _____
Signature _____
Date 2/10/17
By SEN
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:
David H. Karceski, Esquire

Name- Type or Print _____
Signature _____
210 W. Pennsylvania Avenue, Towson, MD
Mailing Address _____ City _____ State _____
21204 / (410) 494-6285 / dhkarceski@venable.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

J. Victoria Brown p/b/o Weingarten Realty Investors
Name #1 - Type or Print Name #2 - Type or Print
J. Victoria Brown
Signature #1 Signature #2
2600 Citadel Plaza, Suite 125 Houston TX
Mailing Address City State
77008 / 713-866-6906 /
Zip Code Telephone # Email Address

Representative to be contacted:
David H. Karceski, Esq.

Name - Type or Print _____
Signature _____
210 W. Pennsylvania Avenue, Towson, MD
Mailing Address _____ City _____ State _____
21204 / (410) 494-6285 / dhkarceski@venable.com
Zip Code Telephone # Email Address

CASE NUMBER 2017-0148A Filing Date 12/2/2016 Do Not Schedule Dates: _____ Reviewer JNP

REV. 10/4/11

2017-0148-A

2/9/17

WEINGARTEN REALTY INVESTORS

5201 CAMPBELL BOULEVARD

ATTACHMENT TO PETITION FOR VARIANCE

1. On the front wall, 1 wall-mounted enterprise sign with a sign area/face of 128 square feet in lieu of the permitted 74 square feet by way of B.C.Z.R. Section 450.4 Attachment 1.5(d) (Wall Mounted Enterprise Sign No. 1).

Revised Petition

DHK

WEINGARTEN REALTY INVESTORS

5201 CAMPBELL BOULEVARD

ATTACHMENT TO PETITION FOR VARIANCE

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2. On the side wall, a variance to permit two wall-mounted enterprise signs in lieu of the one wall-mounted enterprise and one canopy sign permitted by way of B.C.Z.R. Section 450.4 Attachment 1:5(d) (Wall Mounted Enterprise Sign Nos. 2 and 3).

WEINGARTEN REALTY INVESTORS

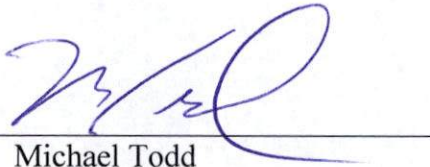
5201 CAMPBELL BOULEVARD

ATTACHMENT TO PETITION FOR VARIANCE

Contract Purchaser/Lessee:

Zoes Maryland, LLC
5760 Hwy 121, Suite 250
Plano, TX 75024
Telephone: 214-436-8765

By:



Michael Todd

Title: General Counsel

LOT 41A
NOTTINGHAM COMMONS
PLAT JLE 79-471**ZONING DESCRIPTION**

Beginning for the same at a point on the western right-of-way of Franklin Square Drive at the intersection with the southern right-of-way of Campbell Boulevard as shown on the plat of Nottingham Commons which is recorded among the Land Records of Baltimore County in Plat Book JLE 79 Page 471, thence running on the fillet line between the two roads the following course:

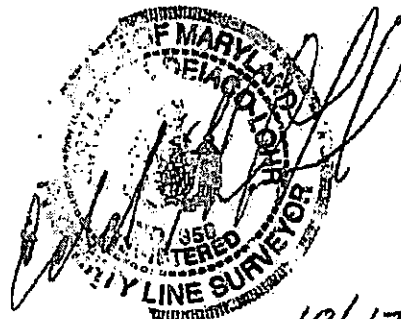
- 1) South 82° 41' 47" East 91.01 feet to a point on the southern side of said Campbell Boulevard, thence;
- 2) 239.28 feet along the arc of a curve to the left, having a radius of 3341.13 feet and being subtended by a chord bearing South 49° 27' 21" East 239.23 feet to a point, thence leaving said Boulevard;
- 3) South 40° 56' 18" West 321.86 feet to a point, thence
- 4) North 49° 03' 42" West 352.26 feet to a point on the aforesaid Franklin Square Drive, thence running on the north side of said road;
- 5) North 48° 48' 07" East 272.36 feet to the place of beginning.

Containing 103,838 square feet or 2.384 acres of land, more or less.

Being a portion of that property conveyed to Weingarten Realty Investors in a deed recorded among the Land Records of Baltimore County in Liber 35411 Folio 220.

Professional Certification

I hereby certify that this description was prepared by me or under my responsible charge, and that I am a duly licensed property line surveyor under the laws of the State of Maryland, License No. 358, Expiration Date October 19, 2016.



LOT 41A
NOTTINGHAM COMMONS
PLAT JLE 79-471**ZONING DESCRIPTION**

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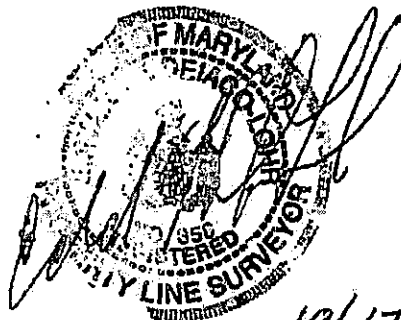
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Professional Certification

I hereby certify that this description was prepared by me or under my responsible charge, and that I am a duly licensed property line surveyor under the laws of the State of Maryland, License No. 358, Expiration Date October 19, 2016.



CERTIFICATE OF POSTING

2017-0148-A

RE: Case No.: _____

Petitioner/Developer: _____

**J. Victoria Brown, Weingarten Realty Investors
Zoes Maryland, LLC**

February 9, 2017

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

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: _____

5201 Campbell Boulevard

January 20, 2017

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

Sincerely,



January 20, 2017

(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)



CERTIFICATE OF POSTING

2017-0148-A

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Petitioner/Developer: _____

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Zoes Maryland, LLC**

February 9, 2017

Date of Hearing/Closing: _____

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(Date)

SSG Robert Black

(Print Name)

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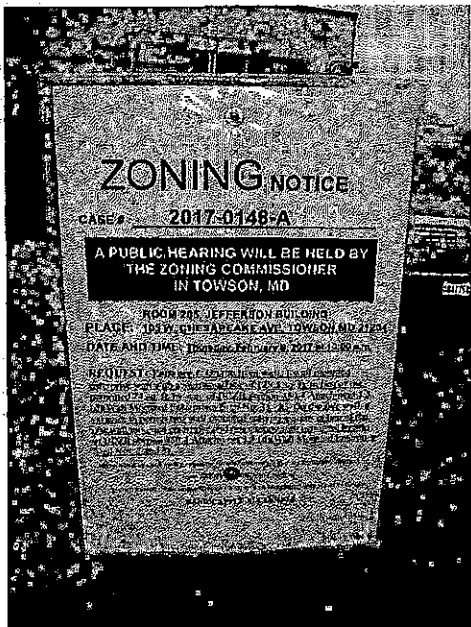
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





The Daily Record



11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

1/19/2017

Order #: 11253089
 Case #: 2017-0148-A
 Description:

Case Number: 2015-0165-SPH - Notice of Zoning Hearing



Darlene Miller, Public Notice Coordinator
 (Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2017-0148-A

5201 Campbell Boulevard

SW/s Campbell Blvd. at the corner of Franklin Square Blvd.

14th Election District - 6th Councilmanic District

Legal Owners: J. Victoria Brown, Welngarten Realty Investors

Contract Purchaser/Lessee: Zoes Maryland, LLC

Variance 1. On the front wall, 1 wall mounted enterprise sign with a sign area/face of 128 sq. ft. in lieu of the permitted 74 sq. ft. by way of BCZR section 460.4 Attachment 1.5 (d) (Wall Mounted Enterprise Sign No. 1). 2. On the side wall, a variance to permit two wall mounted enterprise signs in lieu of the wall mounted enterprise and one canopy sign permitted by way of BCZR section 460.4 Attachment 1.5 (d) (Wall Mounted Enterprise Sign Nos. 2 and 3).

Hearing: Thursday, February 9, 2017 at 10:00 a.m. in Room 205, Jefferson Building, 105 W. Chesapeake Avenue, Towson 21204

ARNOLD JABLON,
 Director of Permits,

Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3301.

ja19

INVOICE

(INVOICE # V-8/January 31, 2017)

TO: Venable, LLP

FROM: SSG ROBERT BLACK

Phone: 410-282-7940 / Cell: 410-499-7940

*Make checks to: Linda Black
1508 Leslie Road
Dundalk, Maryland 21222*

NUMBER OF SIGNS:

1

COST PER SIGN:

\$150.00

TOTAL PAYMENT DUE: \$150.00

***** (PLEASE RETURN COPY OF INVOICE WITH CHECK) *****

CASE NUMBER:

2017-0148-A

ADDRESS SIGN POSTED:

5201 Campbell Boulevard

DATE POSTED:

January 20, 2017

REMARKS: ATTN:

A. Niell Thupari

CC:

Barbara Lukasevich

CERTIFICATE OF POSTING

2017-0148-A

RE: Case No.: _____

Petitioner/Developer: _____

**J. Victoria Brown, Weingarten Realty Investors
Zoes Maryland, LLC****February 9, 2017**

Date of Hearing/Closing: _____

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

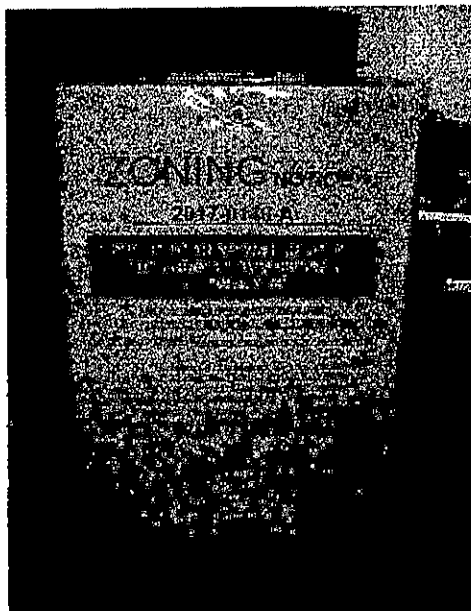
Attn: Kristen Lewis:

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5201 Campbell Boulevard**January 20, 2017**

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



Sincerely,

(Signature of Sign Poster)

January 20, 2017

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



KEVIN KAMENETZ
County Executive

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

January 17, 2017

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2017-0148-A

5201 Campbell Boulevard

SW/s Campbell Blvd. at the corner of Franklin Square Blvd.

14th Election District – 6th Councilmanic District

Legal Owners: J. Victoria Brown, Weingarten Realty Investors

Contract Purchaser/Lessee: Zoes Maryland, LLC

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Hearing: Thursday, February 9, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste 500, Towson 21204
J. Victoria Brown, 2600 Citadel Plaza, Ste. 125 Houston TX 77008

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JANUARY 20, 2017.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 19, 2017 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6200

NOTICE OF ZONING HEARING

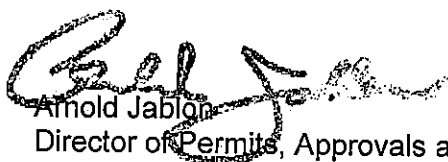
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Contract Purchaser/Lessee: Zoes Maryland, LLC

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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
5201 Campbell Blvd, SW/S Campbell Blvd, *
at corner of SE/S of Franklin Square Boulevard* OF ADMINISTRATIVE
14th Election & 6th Councilmanic Districts
Legal Owner(s): Weingarten Realty Investors * HEARINGS FOR
Contract Purchaser(s): Zoes of Maryland LLC *
Petitioner(s) * BALTIMORE COUNTY
* 2017-148-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

RECEIVED
DEC 22 2016

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of December, 2016, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2017-0148-A
Property Address: 5201 Campbell Boulevard
Property Description: Southwest side of Campbell Boulevard @ corner of
Southeast side of Franklin Square Blvd.
Legal Owners (Petitioners): Weingarten Realty Investors
Contract Purchaser/Lessee: Zoes Maryland, LLC

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukasevich
Company/Firm (if applicable): Venable LLP
Address: 210 W. Pennsylvania Ave., Suite 500
Towson, MD 21204
Telephone Number: (410) 494-6200

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

NO 145752

Date:

12/2/2016

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		6150				500.00

Total:

500.00

Rec From:

Venable, LLC

For:

Van Ness - 5201 Campbell Blvd
2017-0142-A (Weinman Real Estate, Petitioner)
2017-0142-A, LLC

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!

12/02/2016
DUPLICATE PAID RECEIPT
REVALIDATION

BUSINESS ACTUAL TIME LOG
12/02/2016 12/02/2016 10:33:38 2
REG 0502 WALKIN JEE W502 JEE
>>RECEIPT R 991423 12/02/2016 GFLJ
Dept 5 528 ZONING VERIFICATION
CR NO. 145752

Recpt Tot \$500.00

\$500.00 CR \$1.00 CA

Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

February 2, 2017

Weingarten Realty Investors
J Victoria Brown
2600 Citadel Plaza
Suite 125
Houston TX 77008

RE: Case Number: 2017-0148 A, Address: 5201 Campbell Boulevard

Dear Ms. Brown:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 2, 2016. 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: jaw

Enclosures

c: People's Counsel
David H Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

Larry Hogan, *Governor*
Boyd K. Rutherford, *Lt. Governor*



Pete K. Rahn, *Secretary*
Gregory C. Johnson, P.E., *Administrator*

Date: 1/3/17

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2017-048-A

Variance
Weingarten Realty Investors, J. Victoria Brown
5201 Campbell Boulevard

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Richard Zeller'.

Wendy Wolcott, PLA
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 12/19/16

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2017-0148-A

*Variance
Weingarten Realty Investors, P. Victoria Brown
5201 Campbell Boulevard.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in black ink, appearing to read 'Wendy Wolcott'.

Wendy Wolcott, PLA
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

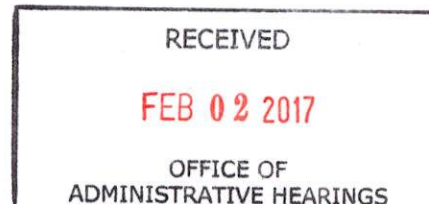
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 1/25/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-148



INFORMATION:

Property Address: 5201 Campbell Boulevard
Petitioner: Weingarten Realty Investors
Zoning: BM-AS
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to allow a single wall-mounted enterprise sign on the front wall with a sign area/face of 128 square feet and two wall-mounted enterprise signs on the side wall in lieu of the permitted 74 square feet area/face and one wall-mounted enterprise and one canopy sign respectively.

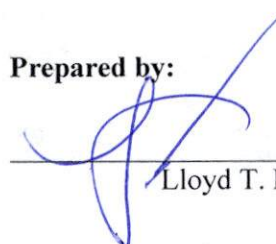
A site visit was conducted on January 5, 2017.

The Department of Planning **has no objection granting** the petitioned zoning relief for those signs identified on the site plan accompanying the petition as wall mounted enterprise signs numbered 1 and 2 and the canopy sign numbered 1.

Please be advised that the Department understands the original petition has been revised to remove any request for zoning relief attached to the wall mounted enterprise sign # 3 as shown on the aforementioned site plan.

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Ngone Seye Diop
David H. Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

2-9
RECEIVED

DEC 21 2016

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: December 21, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0148-A
Address 5201 Campbell Blvd.
(Weingarten Realty Investors
Property)

Zoning Advisory Committee Meeting of **December 26, 2016.**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 12-21-2016

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

RECEIVED

JAN 12 2017

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

DATE: January 6, 2017

SUBJECT: Zoning Advisory Committee Meeting
For January 2, 2017
Item No. 2017-0148, 0165, 0166 and 0167

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

DAK:CEN
cc:file
G:\DevPlanRev\ZAC -No Comments\ZAC01022017.doc

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: December 26, 2016

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 26, 2016
Item No. 2017-0148, 0156, 0157, 0158, 0160, 0162 and 0164

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

DAK:CEN
cc:file
G:\DevPlanRev\ZAC -No Comments\ZAC12262016.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: December 21, 2016

SUBJECT: DEPS Comment for Zoning Item # 2017-0148-A
Address 5201 Campbell Blvd.
(Weingarten Realty Investors
Property)

Zoning Advisory Committee Meeting of **December 26, 2016.**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 12-21-2016

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 1/25/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-148

INFORMATION:

Property Address: 5201 Campbell Boulevard
Petitioner: Weingarten Realty Investors
Zoning: BM-AS
Requested Action: Variance

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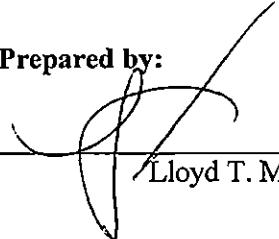
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For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka
c: Ngone Seye Diop
David H. Karceski, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

DELEGATION OF AUTHORITY

I, Mark D. Stout, hereby certify that I am the duly elected Senior Vice President of Weingarten Realty Investors, a Texas real estate investment trust (the "Company"), and further certify as follows:

1. Attached hereto as Exhibit 1 is a true and correct copy of each of Exhibit IV and VI of the Resolutions ("Resolutions") adopted by the Board of Trust Managers of the Company on April 21, 2016.

2. As authorized by the Resolutions, the undersigned hereby delegates the authority to execute documents for business transactions to those officers and other employees of the Company ("Delegates") as described in Exhibit 2, Exhibit 3, Exhibit 4, Exhibit 5, Exhibit 6, and Exhibit 7 attached hereto and made a part hereof so long as the documents to be executed do not pertain to a business transaction in excess of \$10,000,000.00 for Senior Vice Presidents or Vice Presidents nor to a business transaction in excess of \$1,000,000.00 for other named employees.

3. The delegation of authority to each Delegate set forth herein shall continue in full force and effect until the earlier to occur of: (i) the execution by the undersigned, the Chairman, Chief Executive Officer or any Executive Vice President of the Company of a written revocation of the delegation of authority set forth herein; or (ii) the date upon which any such Delegate is no longer an employee of Weingarten Realty Investors.

IN WITNESS WHEREOF, the undersigned has hereunto subscribed his hand this 29th day of June, 2016, to be effective as of April 21, 2016.

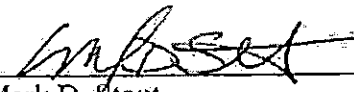
By: 
Mark D. Stout
Senior Vice President

Exhibit 1

**EXHIBIT IV
RESOLUTION OF THE BOARD OF TRUST MANAGERS
OF WEINGARTEN REALTY INVESTORS
2016 - ELECTION OF OFFICERS**

RESOLVED, that the following persons be elected to the offices with the titles shown opposite their names to serve until the next annual meeting of the Trust Managers or until their successors shall have been duly elected and qualified:

Stanford Alexander	Chairman
Andrew M. Alexander	President/Chief Executive Officer
Johnny L. Hendrix	Executive Vice President/Chief Operating Officer
Stephen C. Richter	Executive Vice President/Chief Financial Officer
Lee Brody	Senior Vice President/Leasing
Gerald Crump	Senior Vice President/Leasing
F. William Goeke III	Senior Vice President/Property Management
Alan R. Kofoed	Senior Vice President/Construction
Miles Sanchez	Senior Vice President/Leasing
Joe D. Shafer	Senior Vice President/Chief Accounting Officer/Secretary
Robert Smith	Senior Vice President/New Development & Acquisitions
Mark D. Stout	Senior Vice President/General Counsel/Assistant Secretary
Michael Townsell	Senior Vice President/Human Resources
Steven R. Weingarten	Senior Vice President/Leasing
Karl Brinkman	Area Vice President/Leasing
Chris Byrd	Area Vice President/Leasing
Patrick Manchi	Area Vice President/Leasing
Taylor Vaughan	Area Vice President/Leasing
Darren Amato	Divisional Vice President/Acquisitions
William M. Crook	Divisional Vice President/Associate General Counsel/Assistant Secretary
Jenny Hyun	Divisional Vice President/Associate General Counsel
Marc A. Kasner	Divisional Vice President/Associate General Counsel/Assistant Secretary
Terri Klages	Divisional Vice President/Assistant Controller
Kristen Seaboch	Divisional Vice President/Controller
Gary Wankum	Divisional Vice President/Construction
Richard H. Carson	Regional Vice President/New Development & Acquisitions
Timothy M. Frakes	Regional Vice President/New Development & Acquisitions
Frank Rollow	Regional Vice President/Property Management
Candy Tillack	Regional Vice President/Property Management
Lee Pearson	Vice President/Chief Information Officer
Michelle Wiggs	Vice President/Investor Relations
Mark Witcher	Vice President/Acquisitions

EXHIBIT VI
RESOLUTION OF THE BOARD OF TRUST MANAGERS OF
WEINGARTEN REALTY INVESTORS

RESOLUTION FOR DELEGATION OF AUTHORITY

RESOLVED, that any one of the Trust's Chairman, President and Chief Executive Officer, Executive Vice Presidents, and each of the following officers: **GERALD CRUMP**, Senior Vice President/Leasing, and **MARK D. STOUT**, Senior Vice President/General Counsel (the "Authorized Officers"), shall have the power and authority to take actions on behalf of the Trust and to bind the Trust in business transactions in which the amount involved does not exceed \$75,000,000, and additionally to **ALAN R. KOFOED**, Senior Vice President/Construction, with respect to only construction-related transactions in which the amount does not exceed \$50,000,000;

RESOLVED, that either (a) any four members of the Trust's Executive Committee or (b) the Approval Group shall have the power and authority to take actions on behalf of the Trust and to bind the Trust in business transactions in which the amounts involved exceed \$75,000,000 but do not exceed \$150,000,000, and the Authorized Officers are authorized to execute and deliver any documents required to carry out and implement such transactions;

RESOLVED, that the Approval Group will be comprised of (a) either the Chief Executive Officer or the Chairman of the Board AND (b) two other Trust Managers designated by management of the Company who are not either the Chief Executive Officer or Chairman of the Board;

RESOLVED, that any business transactions in which the amounts involved exceed \$150,000,000 shall require the approval of the Board of Trust Managers;

RESOLVED, that with respect to joint ventures, partnerships, limited partnerships, corporations, limited liability companies, trusts and other entities, the dollar limitations stated in these Resolutions will apply with respect to the Trust's pro rata share of such transactions;

RESOLVED, that any officer to whom authority has been granted pursuant to these Resolutions shall have the authority to delegate all or any portion of the delegated authority to any Senior Vice President or other Vice President of the Trust on business transactions in which the amount involved does not exceed \$10,000,000, and to any other employee of the Trust in business transactions in which the amount involved does not exceed \$1,000,000;

RESOLVED, that the transactions to which these Resolutions apply include, but are not limited to, the following, subject to the respective dollar limitations and other limitations stated herein;

- (i) Borrow money (including incurring liability under Letters of Credit or Guaranty Agreements) secured or unsecured and pledge or mortgage all or any portion of the Trust's assets to secure such borrowing and enter into derivative transactions including, but not limited to, interest rate caps, swaps and floors for the purpose of hedging, and execute associated International Swaps and Derivatives Association (ISDA) master agreements, schedules and confirmations (or other documentation as necessary); provided, however, no individual derivative transaction shall create an exposure (as determined in a manner consistent with market best practices) greater than \$75,000,000;

- (ii) Purchase or sell assets of the Trust;
- (iii) As landlord, enter into leases for terms of not more than 99 years (including all renewal options) and execute agreements relating to such leases;
- (iv) As tenant, enter into leases covering not more than 200,000 square feet of building floor area for terms of not more than 50 years (including renewal options) and enter into leases covering not more than 40 acres of unimproved land for terms not exceeding 99 years (including all renewal options) and execute all agreements relating to such leases;
- (v) Authorize the Secretary or Treasurer of the Trust to open and close Trust bank accounts;
- (vi) Execute construction contracts covering construction or alterations to or remodeling of improvements;
- (vii) Enter into any joint venture, partnership or limited partnership agreement or execute organizational documents forming any corporation, limited liability company, trust or other entity;
- (viii) Enter into guaranty, indemnity, or similar agreements, whether relating to amounts payable by the Trust or by third parties;
- (ix) Subject to the limitation provided in Section 4.30(B) and Section 4.30(C) of the Texas Real Estate Investment Trust Act and other applicable provisions of the law, in addition to other actions' specifically authorized in this Resolution, take any other action relating to the business of the Trust (whether or not similar to the other actions referred to in this Resolution) which the Board of Trust Managers could take.

2017-0148-A

Exhibit 2

LEGAL DEPARTMENT DELEGATES

I. LEASE DOCUMENTS SIGNATURE AUTHORITY

"Designated Signatory Attorneys" (Jan Odom, Associate General Counsel, Kim Brungardt, Senior Counsel, and Earl Spencer, Senior Counsel) may execute the following documents, whether written, printed, or in electronic media format:

- all leases (15,000 sf or less, based on building area if a pad or ground lease)
- all commencement letters and approvals
- renewals (25,000 sf or less)
- commission agreements (25,000 sf or less)
- assignments (25,000 sf or less)
- subordinations (25,000 sf or less)
- expansion amendments (if the new expansion space is 15,000 sf or less)
- lease amendments (without expansion) (25,000 sf or less)
- all confidentiality agreements

II. ACQUISITION/DISPOSITION/DEVELOPMENT DOCUMENTS SIGNATURE AUTHORITY

Marc A. Kasner, Divisional Vice President ("Kasner"), William M. Crook, Divisional Vice President ("Crook"), Carol Fielding Fasano, Senior Counsel, and John R. Hohlt, Senior Counsel, may execute documents in connection with the acquisition, disposition or development of properties, whether written, printed, or in electronic media format, so long as such documents do not (i) establish or modify the purchase price or sales price of the subject property, (ii) pertain directly to the conveyance of fee title to any portion of the properties, or (iii) exceed the dollar limitations stated in the Delegation of Authority document to which this Exhibit is attached; provided, however, that Kasner and Crook may sign all purchase and sale agreements, disposition agreements, contribution agreements, and all closing deeds, subject to the dollar limitations stated in the Delegation of Authority document to which this Exhibit is attached.

Additionally, Kasner, Crook, Carol Fielding Fasano and John R. Hohlt have the authority to execute the following documents related to the acquisition, disposition or development of properties: Earnest Money Investment Instructions, W-9, Management Agreement (if internal between related WRI entities), limited partnership and limited liability organizational documents if the entity is a single purpose entity which is owned solely by WRI or an entity owned solely by WRI, Access Agreements, Confidentiality Agreements, tenant notice letters and utility notice letters.

Further, Kasner and Crook are authorized to sign the following: engagement letters with outside law firms and consultants and conflict of interest waiver letters.

III. BANKRUPTCY / LITIGATION DOCUMENTS SIGNATURE AUTHORITY

Jenny Hyun, Divisional Vice President, and Boyd Hoekel, Senior Counsel, may execute the following documents, whether written, printed, or in electronic media format:

- Any bankruptcy related document, including but not limited to proofs of claim, rejection claims, administrative claims, cure claims, orders resolving claims, legal representation and other agreements so long as such document does not relate to a claim that exceeds: (i) \$10,000,000 for documents executed by Jenny Hyun or (ii) \$1,000,000 for documents executed by Boyd Hoekel.
- Any litigation related document, including but not limited to affidavits, declarations, orders, legal representation, and other agreements so long as such document does not relate to a lawsuit that exceeds: (i) \$500,000 for documents executed by Jenny Hyun or (ii) \$200,000 for documents executed by Boyd Hoekel.
- This delegation of authority specifically excludes conveying or receiving fee title, or obligating WRI to convey or receive fee title to any portion of, or interest in, any real property.

IV. GOVERNMENTAL COMPLIANCE DOCUMENTS SIGNATURE AUTHORITY

Victoria Brown, Director of Land Sales and Acquisitions, may execute the following: documents related to zoning matters, zoning compliance, platting of properties, property acquisitions and sales; applications related to Variances, Rezoning, Boundary Adjustments and Plats, Site Development Review applications and related submittals, Modifications of Planned Development Districts and PUDs, Conditional Use Permits, and Affidavits related to existing development and parking conditions. Additionally, she may execute proposals for surveys, plats, traffic studies, parking studies, planning consultant proposals, appraisals, and land use or condemnation attorney proposals, the cost of which do not exceed \$25,000. This delegation of authority specifically excludes conveying or receiving fee title or obligating the Company to convey or receive fee title to any portion of, or interest in, any real property.

V. Any one of the following Divisional Vice Presidents may also execute any of the documents described hereinabove:

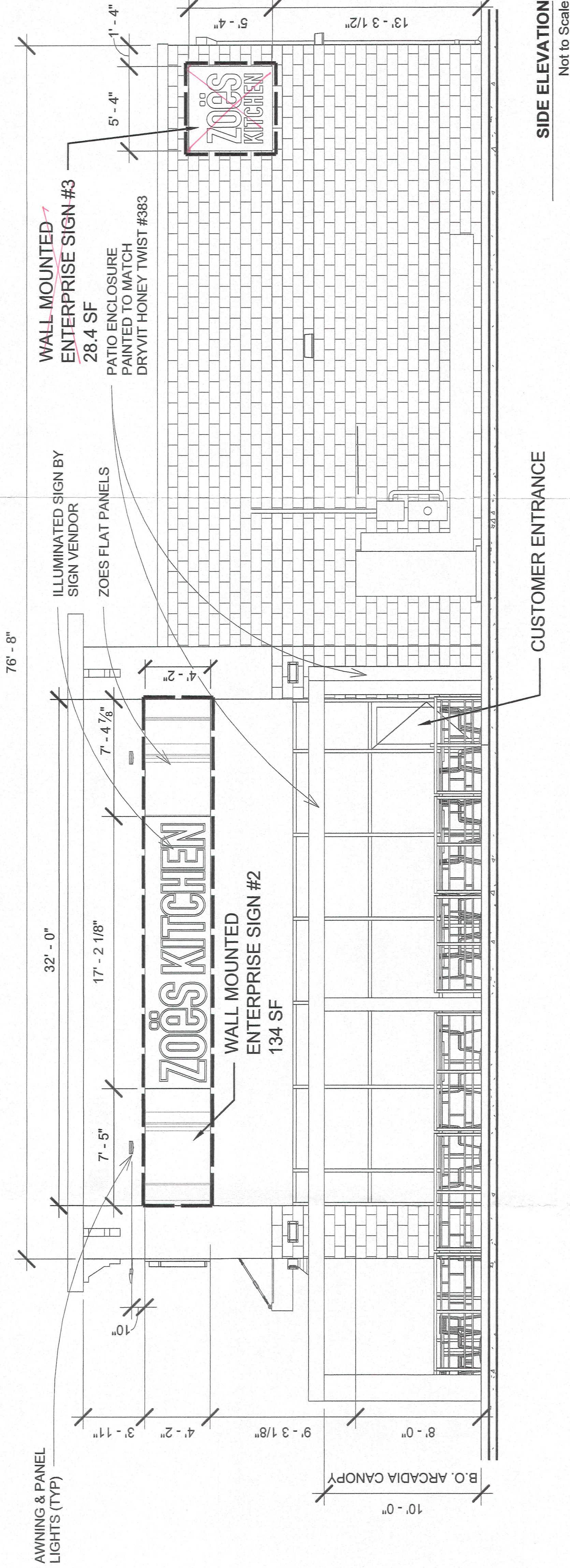
- Marc A. Kasner
- William M. Crook
- Jenny J. Hyun

VI. No attorney other than Marc Kasner, Bill Crook, or Jenny Hyun may sign a document which that attorney has prepared and/or negotiated.



COLUMN LOCATIONS NEAR STOREFRONT WILL
NEED TO BE MODIFIED SO CLOSED PATIO DOES
NOT INTERSECT WALL & IS SELF-SUPPORTING

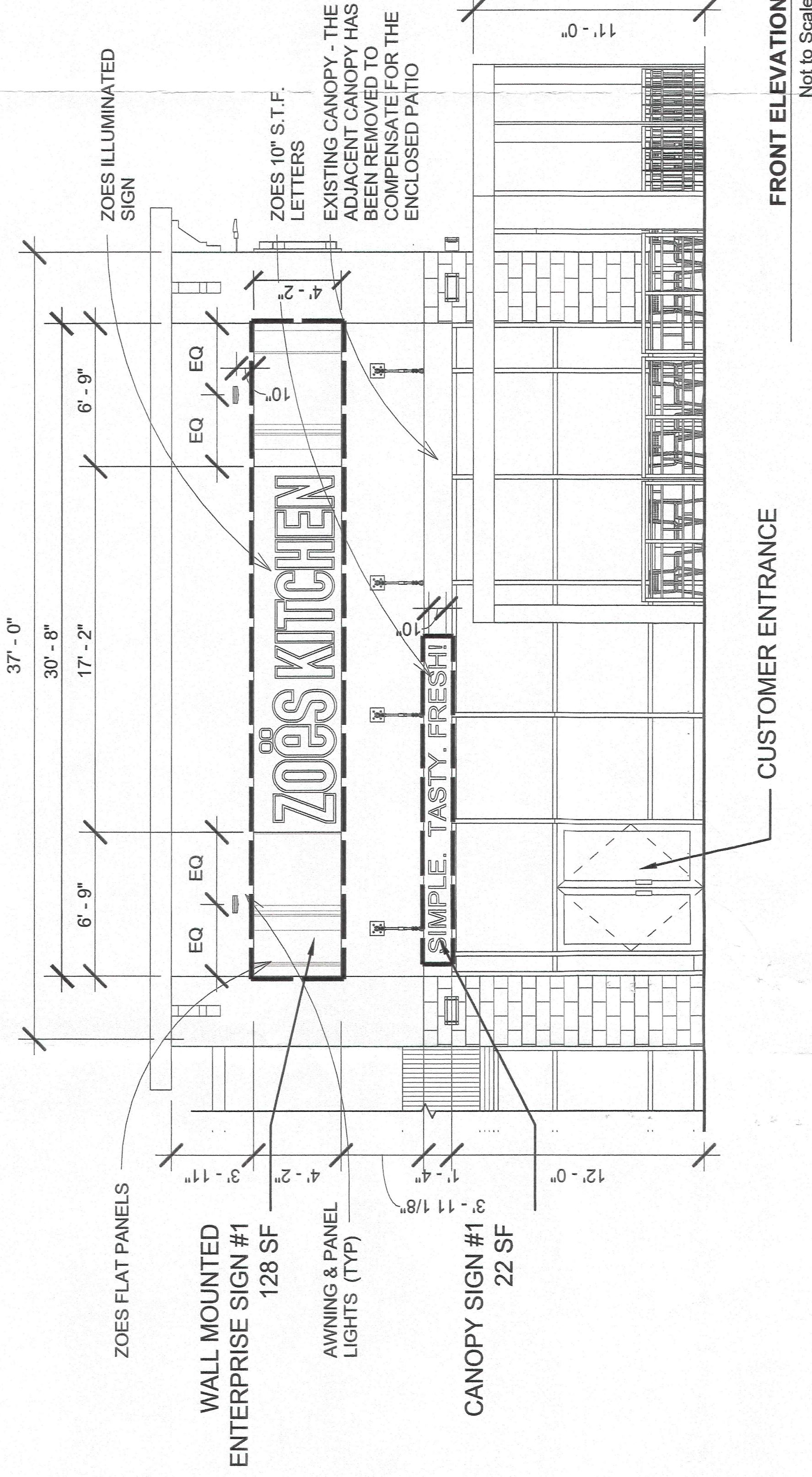
SIDE VIEW
Not to Scale



SIDE ELEVATION
Not to Scale



FRONT VIEW
Not to Scale



FRONT ELEVATION
Not to Scale

GENERAL NOTES

1. Pursuant to Section 4A02 (B.C.Z.R.), the basic services maps for Baltimore County indicate the following:
 - The site is not located in any water supply deficient area.
 - The site is not located in any sewerage deficient area.
2. Signs designed by Zoës Kitchen.

DATE	BY	REVISIONS

mm CENTURY
ENGINEERING
CONSULTING ENGINEERS - PLANNERS
19710 Gilroy Road, Hunt Valley, MD 21031
Phone: 410-336-6600
Fax: 410-336-6601
www.centuryeng.com

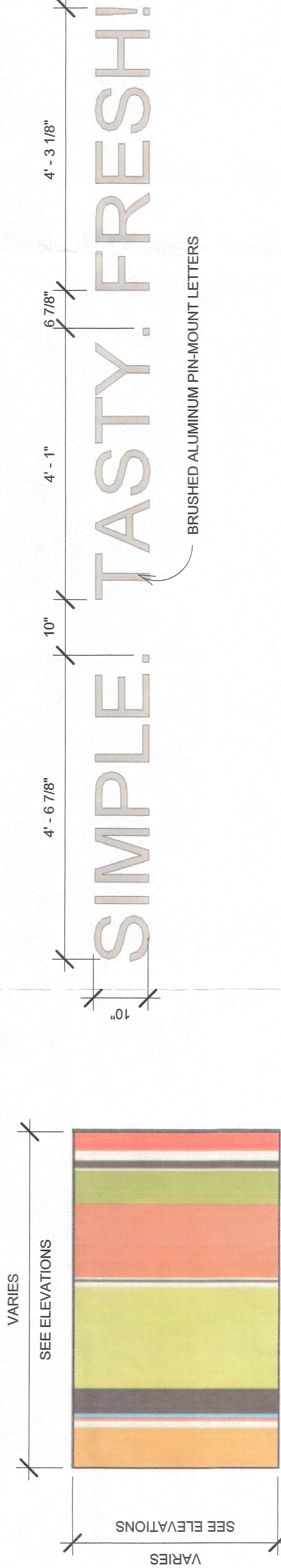
Sign Variance Plan
Zoës Kitchen - Building 'G'
Nottingham Commons
5201 Campbell Boulevard
White Marsh, Maryland 21238



ISSUE DATES	BASE:	M.S.G.
REVIEW:	DESIGNED:	M.S.G.
BID:	12.15.16	M.J.J.
CONSTRUCTION:	DATE CHECKED:	DATE CHECKED:
SCALE:	As Shown	As Shown
PROJECT NO.:	101014 (S)	DRAWING: 2 of 2

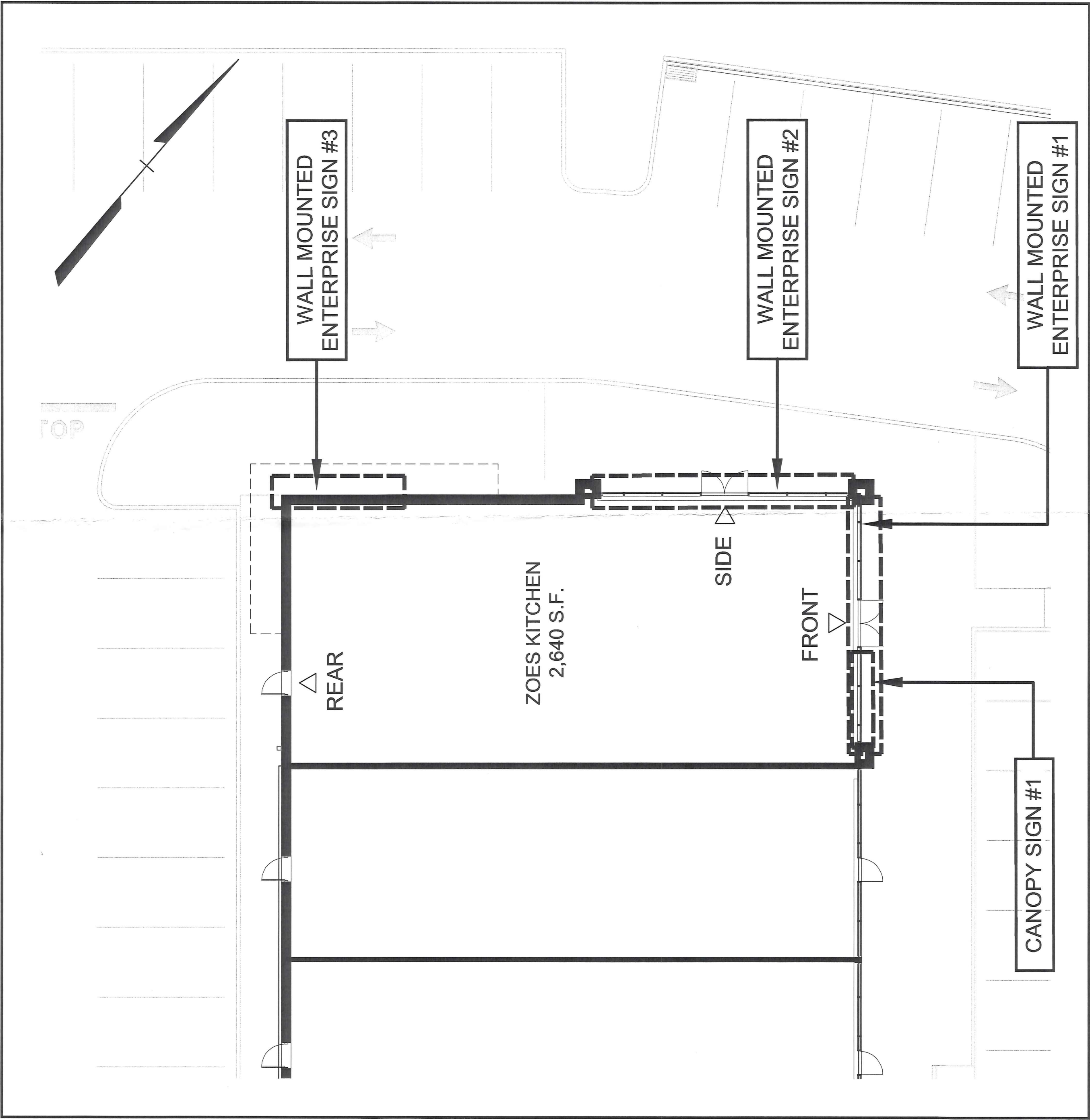
ZONING CASE No.: 2017-148-A

PETITIONER'S EXHIBIT **1B**

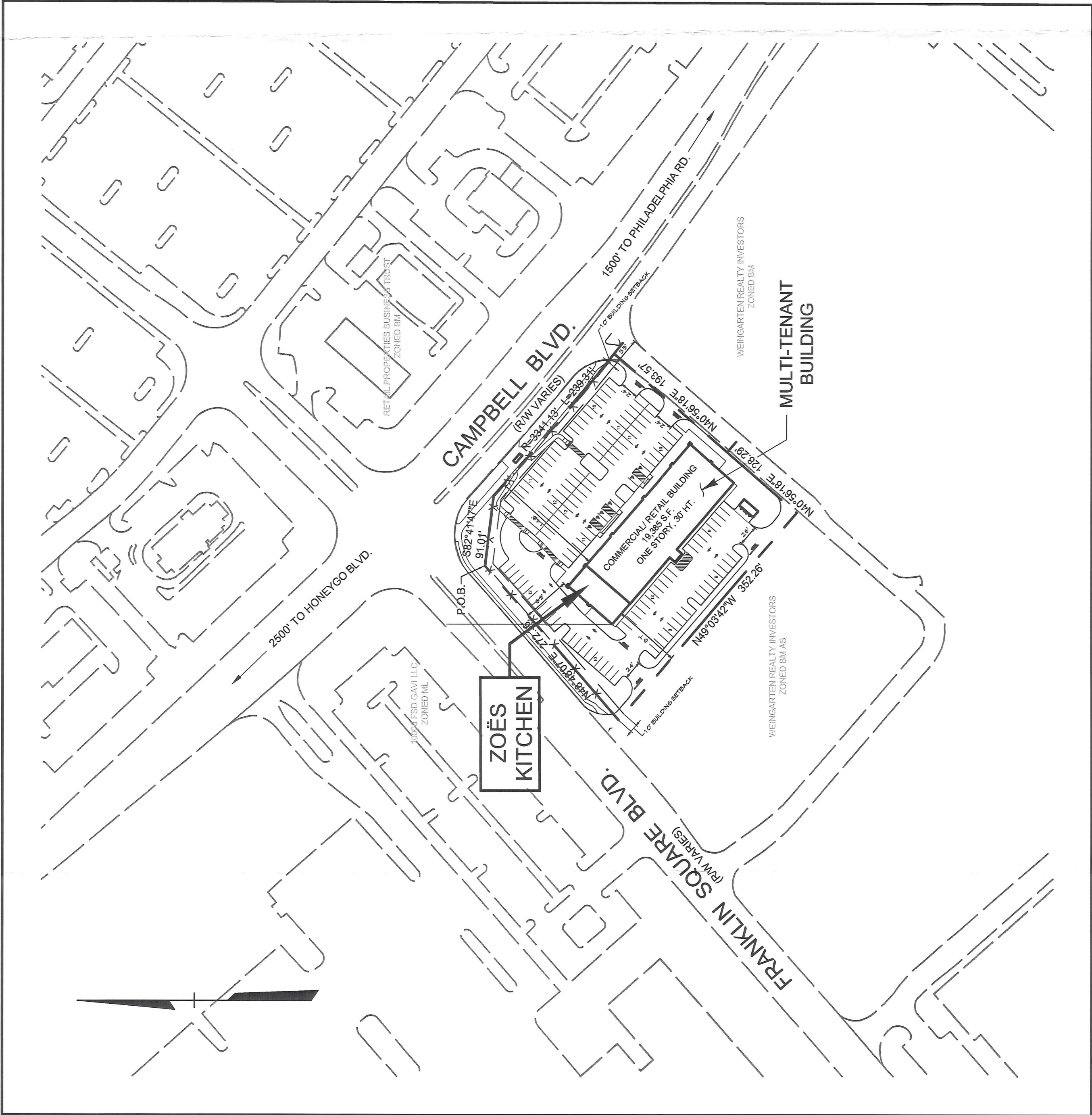


FLAT PANEL ELEVATION
Not to Scale

SIMPLE TASTY FRESH SIGN
Not to Scale



SITE PLAN
SCALE: 1"=10'



LOCATION PLAN
SCALE: 1"=100'



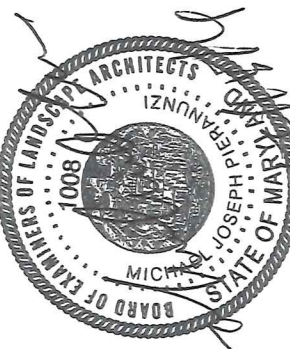
VICINITY MAP
SCALE: 1"=1,000'

GENERAL NOTES

1. Site Address: 5201 Campbell Boulevard
White Marsh, MD 21236
2. Owner/Developer: Weingarten Realty Investors
2600 Cladell Plaza
Suite 125
Houston, Texas 77008
3. Tax Account Number: 2500012022
4. Tax Map: 0082
5. Parcel Numbers: 0953, Lot 41A
6. Deed Reference: 3541100220
7. Gross Area: 2.38± Acres (103,672.80 s.f.)
Net Area: 2.38± Acres (103,672.80 s.f.)
8. Existing Zoning: BM AS
9. Election District: 14
10. Councilmatic District: 6
11. Proposed Building Area: 2,640 s.f. (F.A.R. = 0.17, [max. F.A.R. = 4.0])
12. Parking Summary: 97 Spaces (19,385 s.f. x .5 spaces/1,000 s.f. = 97)
Required parking: 149 spaces (per Bohler Engineering, Nottingham
Commons construction documents - Site Plan,
sheet 7, dated 1.5.15)
Provided parking: sheet 7, dated 1.5.15)
13. Water Designation: W-1
Sewer Designation: S-1
14. Site is within URDL. Site is served by public water and sewer.
15. Site is within the Metropolitan District.
16. Site is not in the Chesapeake Bay Critical Area.
17. Site is not located in a deficient area of any of the Basic Services Maps.
18. Watershed: Bird River
19. Subwatershed: Whitemarsh Run
20. There are no 100-year floodplains, streams, flood areas, wetlands, or historic buildings onsite.
21. The site is not located within a designated area of critical concern.
22. There are no historic structures located on this site.
23. There are no zoning cases on file for Lot 41A.
24. Storm water management is located in a regional facility located offsite.

RELIEF SOUGHT

1. ON THE FRONT WALL, 1 WALL-MOUNTED ENTERPRISE SIGN WITH A SIGN AREA OF 12.15 SQUARE FEET IN LIEU OF THE PERMITTED 14.60 SQUARE FEET BY WAY OF A C-2 SIGN ON THE ATTACHMENT 1-60 (WALL MOUNTED ENTERPRISE SIGN NO. 1).
2. ON THE SIDE WALL, A VARIANCE TO PERMIT TWO WALL-MOUNTED ENTERPRISE SIGNS IN LIEU OF THE ONE WALL-MOUNTED ENTERPRISE AND ONE CANOPY SIGN PERMITTED BY WAY OF B.C.2.R. SECTION 480.4 ATTACHMENT 15 (6) (WALL MOUNTED ENTERPRISE SIGN NO. 2 AND 3).

DATE	BY	REVISIONS
mm CENTURY ENGINEERING CONSULTING ENGINEERS 10370 GILBERT ROAD WHITE MARSH, MD 21201 Phone: 443.589.2400 Fax: 443.589.2401 www.centuryeng.com		
Sign Variance Plan Zoës Kitchen - Building 'G' Nottingham Commons 5201 Campbell Boulevard White Marsh, Maryland 21236		
		
ISSUE DATES REVIEW: 12.15.16 BID: M.S.S. PERMIT: M.J.P. CONSTRUCTION: DATE CHECKED: -----	BASE: M.S.S. DRAWN: M.S.S. CHECKED BY: M.J.P. DATE CHECKED: -----	PROJECT NO.: WMH/15
SCALE: As Shown	DRAWING: 1 of 2	ZONING CASE NO.: 2017-148-A



COLUMN LOCATIONS NEAR STOREFRONT WILL NEED TO BE MODIFIED SO CLOSED PATIO DOES NOT INTERSECT WALL & IS SELF SUPPORTING

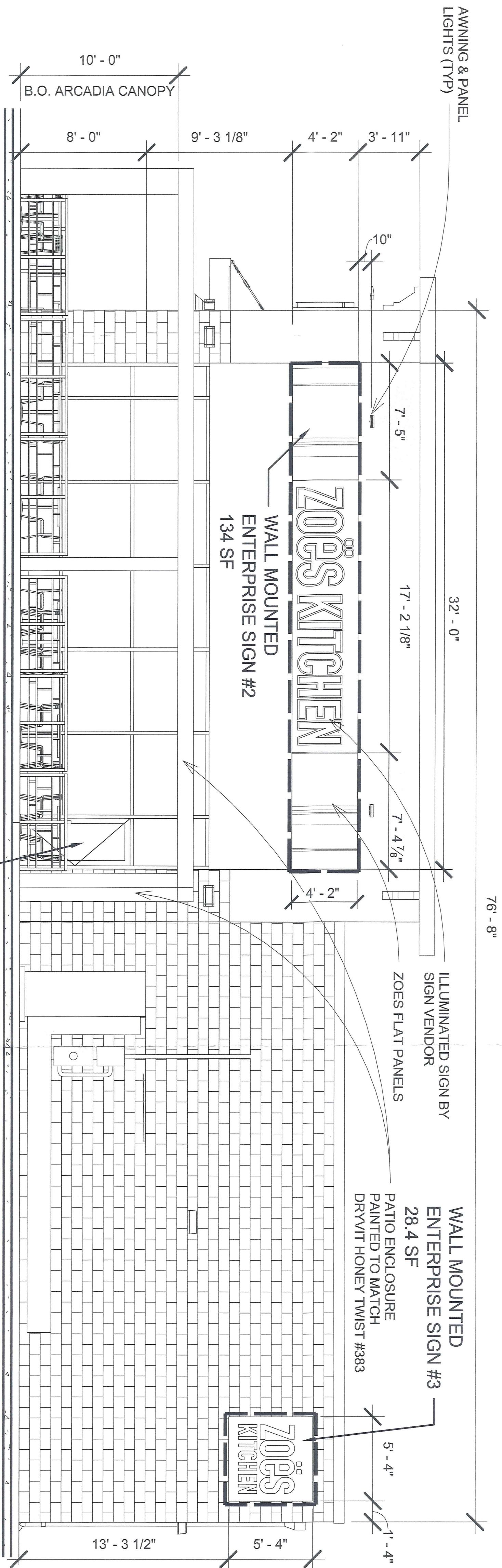
SIDE VIEW
Not to Scale



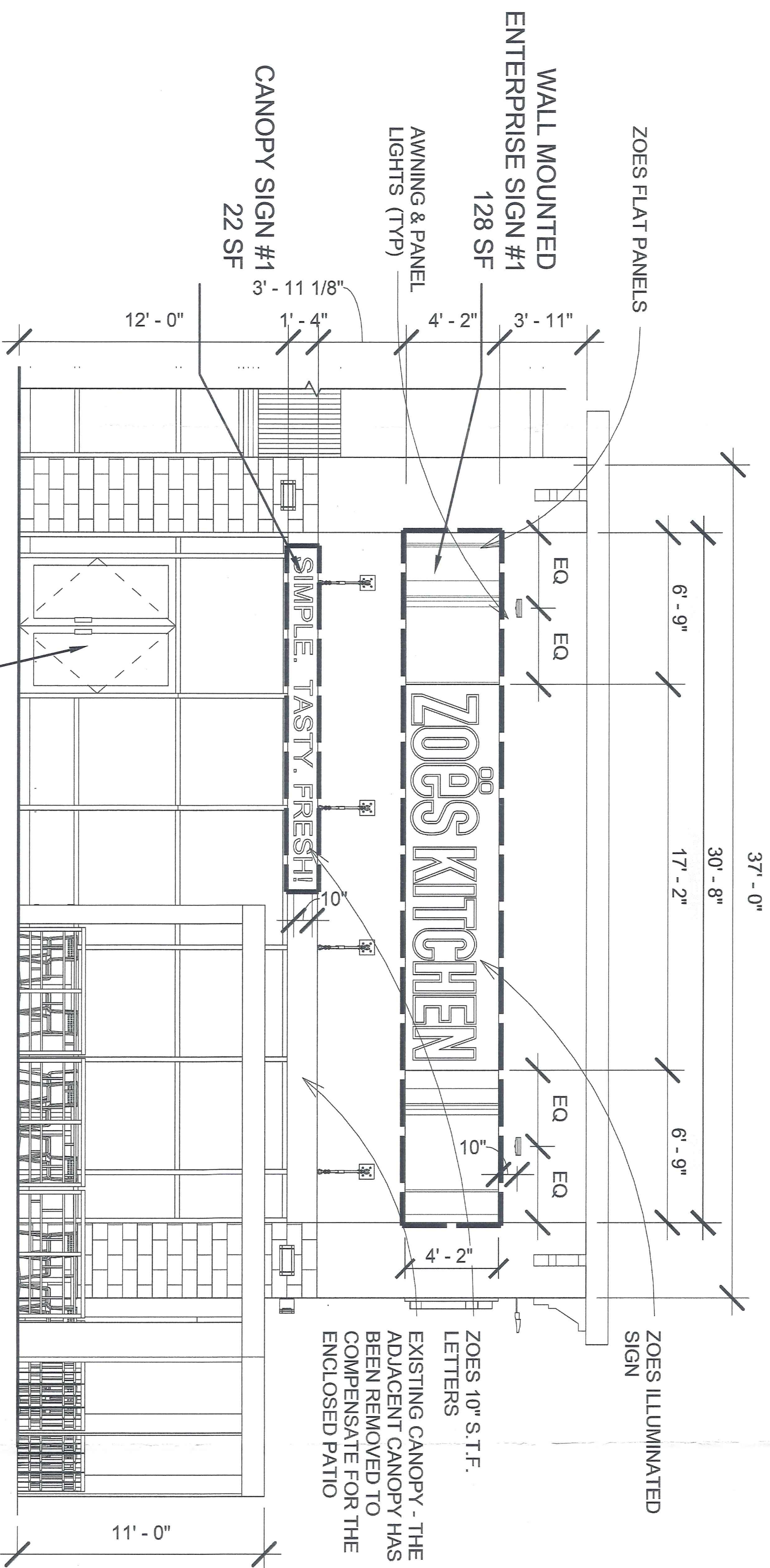
FRONT VIEW
Not to Scale



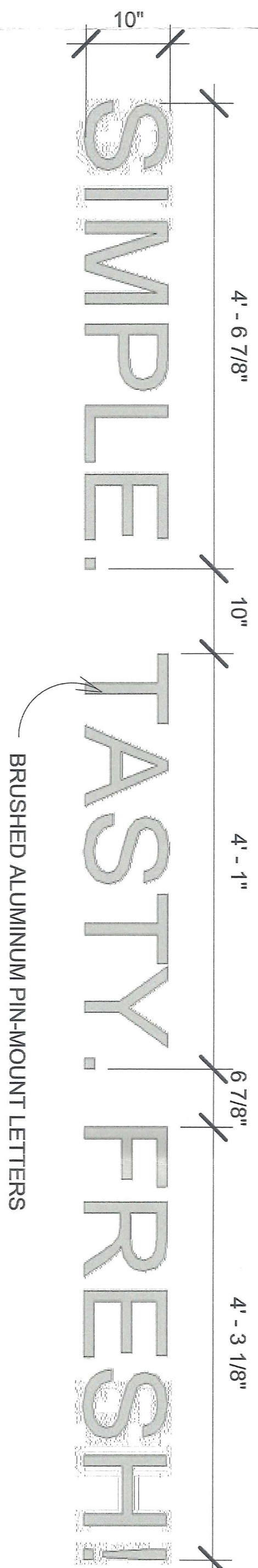
FLAT PANEL ELEVATION
Not to Scale



SIDE ELEVATION
Not to Scale



FRONT ELEVATION
Not to Scale



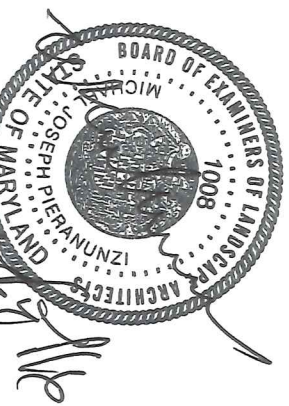
SIMPLE TASTY FRESH SIGN
Not to Scale

GENERAL NOTES

- Pursuant to Section 4A02 (B.C.Z.R.), the basic services maps for Baltimore County indicate the following:
 - The site is not located in any water supply deficient area.
 - The site is not located in any sewerage deficient area.
- Signs designed by Zoës Kitchen.

MM CENTURY
ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10001 Greenleaf Drive, Suite 100
Baltimore, MD 21244
Phone: 410.589.2400 Fax: 410.589.2401
www.centuryeng.com

Sign Variance Plan
Zoës Kitchen - Building 'G'
Nottingham Commons
5201 Campbell Boulevard
White Marsh, Maryland 21236



ISSUE DATES		BASE:	
REVIEW:	12.15.16	DESIGNED:	M.J.P.
BD:		CHECKED BY:	
PERMIT:		DATE CHECKED:	
CONSTRUCTION:			

SCALE:	As Shown	DRAWING:	
PROJECT NO.:	JMKH/CS		