

MEMORANDUM

DATE: September 26, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0355-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on September 22, 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: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(8200 Perry Hall Boulevard) *
14th Election District *
6th Council District *

White Marsh Mall, LLC *
Legal Owner

Dave & Busters of Maryland, Inc. *
Lessee
Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2017-0355-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of White Marsh Mall, LLC, legal owner and Dave & Busters of Maryland, Inc. Lessee ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to: (1) amend the site plan approved in Case No. 1998-0416-SPHA; and (2) approve a freestanding sign to be located approximately 900 ft. from Perry Hall Blvd.

In addition, a Petition for Variance seeks the following: (1) To allow a maximum of 7 wall-mounted and/or canopy enterprise signs for a single tenant in a multi-tenant building, in lieu of the one wall-mounted and one canopy sign permitted (Sign Nos. A, B, C, D, J, K and L); (2) To allow up to 3 wall-mounted and/or canopy enterprise signs on a façade of a building with a single separate, exterior customer entrance in lieu of the permitted 1 wall-mounted and 1 canopy sign (Sign Nos. B, C, and D); (3) To allow a sign height of 33.75 feet and a face area of 717 sq. ft. in lieu of the permitted 25 feet in height and face area of 100 sq. ft. for a freestanding joint identification sign (Sign Nos. E, F, and M); and (4) To allow two directional signs with sign area/faces of 240 and 194 square feet in lieu of the permitted 8 square feet for each sign

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Date 8/23/17

By Sen

(Sign Nos. G1 and G2). A four-sheet site plan was marked and accepted into evidence as Petitioners' Exhibit 1A-1D.

Mitch Kellman, Lisa Warren and Joe Mueller appeared in support of the requests. David H. Karceski, Esq. and Neill Thupari, Esq. represented the Lessee. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. No substantive Zoning Advisory Committee (ZAC) comments were received from any of the country reviewing agencies.

This case concerns the White Marsh Mall, a property which in the aggregate is over 100 acres in size. The specific parcel at issue here is approximately 6.64 acres in size and zoned BM-CT. Dave & Buster's plans to open an entertainment and dining establishment at the site and will occupy the space previously used for a Sports Authority store. The zoning requests concern proposed signage at the property.

SPECIAL HEARING

The first special hearing request is essentially a housekeeping matter, in that Petitioners seek to amend a prior zoning order to reflect the relief granted herein. While I believe this occurs automatically by operation of law, I will grant the request so the record is clear the site plan and order in the 1998 case are amended to reflect the relief granted below.

The other request is somewhat novel in that it seeks approval for a freestanding sign to be located approximately 900 feet from the nearest roadway, rather than immediately adjacent thereto as is usually the case. As counsel noted, the Regulations do not expressly state a freestanding sign must be situated near the roadway.

In this case, the Mall is essentially the "bullseye" inside two concentric circles. The first circle is the private road which surrounds the Mall and some distance beyond that are the public roadways

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Date 8/23/17

By Den

(i.e., White Marsh, Perry Hall and Honeygo Boulevards) which border the site. Due to these unique physical attributes of the property the proposed freestanding sign will be located at the entrance to Dave & Busters, rather than over 900 feet away on Perry Hall Blvd. Such a sign on the roadway would be of little or no use to patrons, who would have to navigate a series of internal roadways and parking lots in a quest to find Dave & Busters. The request is in my opinion a reasonable one which will also reduce the visual clutter of excessive signage along public roadways.

VARIANCES

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).

Mitchell Kellman, a land use planner accepted as an expert, testified the property has an irregular shape and is located approximately 1,000 feet from the nearest public roadway. As such it is unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to provide adequate signage for this "destination" establishment. Finally, I find that the variances 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 County and/or community opposition.

THEREFORE, IT IS ORDERED this **23rd** day of **August, 2017**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to: (1) amend the site plan approved in Case No. 1998-0416-

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Date 8/23/17

By Den

SPHA; and (2) approve a freestanding sign to be located approximately 900 ft. from Perry Hall Blvd., be and is hereby GRANTED.

IT IS FURTHER ORDERED that the petition for variance : (1) To allow a maximum of 7 wall mounted and/or canopy enterprise signs for a single tenant in a multi-tenant building, in lieu of the one wall mounted and one canopy sign permitted (Sign Nos. A, B, C, D, J, K and L); (2) To allow up to 3 wall mounted and/or canopy enterprise signs on a façade of a building with a single separate, exterior customer entrance in lieu of the permitted 1 wall mounted and 1 canopy sign (Sign Nos. B, C, and D); (3) To allow a sign height of 33.75 feet and a face area of 717 sq. ft. in lieu of the permitted 25 feet in height and face area of 100 sq. ft. for a freestanding joint identification sign (Sign Nos. E, F, and M); and (4) To allow two directional signs with sign area/faces of 240 and 194 square feet in lieu of the permitted 8 square feet for each sign (Sign Nos. G1 and G2), 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.

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

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 8/23/17
By Den



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

August 23, 2017

David H. Karceski, Esq.
A. Neill Thupari, Esq.
Venable
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance
Case No. 2017-0355-SPHA
Property: 8200 Perry Hall Boulevard

Dear Counsel:

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

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

CASE NAME White Marsh LLC
CASE NUMBER 2017-0355-SPHA
DATE August 21, 2017

NAME _____

CITY, STATE, ZIP

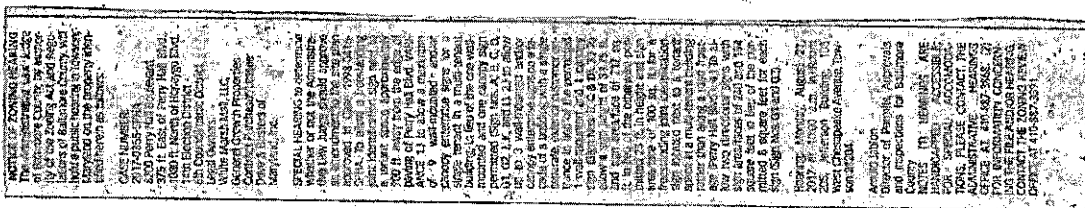
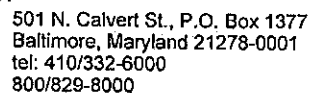
E - MAIL

[illegible]

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 14 Account Number - 1900000930							
Owner Information									
Owner Name:		WHITE MARSH MALL LLC				Use:		COMMERCIAL	
Mailing Address:		PO BOX 617905 CHICAGO IL 60661-7905				Principal Residence:		NO	
						Deed Reference:		/29869/ 00288	
Location & Structure Information									
Premises Address:		PERRY HALL BLVD BALTIMORE MD 21237-0000				Legal Description:		12.8855 AC 986 N HONEYGO BLVD WHITE MARSH MALL	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0082	0003	0205		0000			5	2016	Plat Ref: 0046/0063
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
		115185				12.8800 AC		14	
Stories	Basement	Type	Exterior		Full/Half Bath	Garage	Last Major Renovation		
		DEPARTMENT STORE							
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2016		07/01/2017		07/01/2018	
Land:		7,620,900		7,620,900					
Improvements		5,858,200		7,112,800					
Total:		13,479,100		14,733,700		14,315,500		14,733,700	
Preferential Land:		0						0	
Transfer Information									
Seller: WHITE MARSH GENERAL PARTNERSHIP				Date: 01/13/2010			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /29869/ 00288			Deed2:		
Seller: WOODWARD & LOTHROP INC				Date: 08/28/1995			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /11187/ 00438			Deed2:		
Seller: WHITE MARSH MALL ASSOC				Date: 07/22/1980			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /06185/ 00357			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: No Application									
Homeowners' Tax Credit Application Information									
Homeowners' Tax Credit Application Status: No Application					Date:				



CERTIFICATE OF POSTING

2017-0355-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

White Marsh Mall, LLC, General Growth Properties
Dave & Busters of Maryland, Inc.

August 21, 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: _____

8200 Perry Hall Boulevard

August 1, 2017

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



Sincerely,

August 1, 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)

ZONING NOTICE

CASE # **2017-0355-SPHA** (Continued) (1)

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

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: Monday, August 21, 2017 at 10:00 a.m.

REQUEST: enterprise signs on a facade of a building with a single separate, exterior customer entrance in lieu of the permitted 1 wall-mounted and 1 canopy sign. (Sign Nos. B, C & D). 3. To allow a sign height of 33.75 ft. and sign area/face of 717 sq. ft. in lieu of the otherwise permitted 25 ft. in height and sign area/face of 100 sq. ft. for a freestanding joint identification sign located next to a tenant space in a multi-tenant building rather than along a road frontage (Perry Hall Blvd.). 4. To allow two directional signs with sign area/faces of 240 and 194 square feet in lieu of the permitted 8 square feet for each sign (Sign Nos. G1 and G2).

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

ZONING NOTICE

CASE # **2017-0355-SPHA**

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

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: Monday, August 21, 2017 at 10:00 a.m.

REQUEST: Special Hearing to determine whether or not the Administrative Law Judge should approve an amendment to the site plan approved in Case 1998-0416-SPHA. To allow a freestanding joint identification sign next to a tenant space approximately 900 ft. away from the edge of paving of Perry Hall Blvd. Variance 1. To allow a maximum of 9 wall-mounted and/or canopy enterprise signs for a single tenant in a multi-tenant building, in lieu of the one wall-mounted and one canopy sign permitted (Sign Nos. A, B, C, D, G1, G2, J, K and L). 2. To allow up to 3 wall-mounted and/or canopy

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
Tuesday, August 1, 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

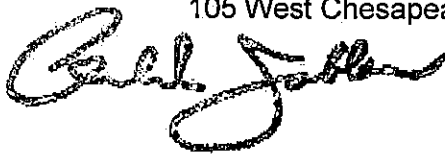
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0355-SPHA

8200 Perry Hall Boulevard
375 ft. East of Perry Hall Blvd., 1080 ft. North of Honeygo Blvd.
14th Election District – 6th Councilmanic District
Legal Owners: White Marsh Mall, LLC, General Growth Properties
Contract Purchaser/Lessee: Dave & Busters of Maryland, Inc.

Special Hearing to determine whether or not the Administrative Law Judge should approve an amendment to the site plan approved in Case 1998-0416-SPHA. Variance 1.) to allow a maximum of 11 wall-mounted and/or canopy enterprise signs for a single tenant in a multi-tenant building, in lieu of the one wall-mounted and one canopy sign permitted (Sign Nos. A, B, C, D, E, F, G1, G2, J, K and L). 2.) to allow up to 5 wall-mounted and/or canopy enterprise signs on a façade of a building with a single separate, exterior customer entrance in lieu of the permitted 1 wall-mounted and 1 canopy sign. (Sign Nos. B, C, D, E, and F). 3.) To allow enterprise signs for a tenant to exceed the permitted sign area/face of two times the length of the wall (Sign Nos. B, C, D, E, & F [466 square feet in lieu of the permitted 160 square feet]). 4.) To allow two directional signs with sign area/faces of 240 and 194 square feet in lieu of the permitted 8 square feet for each sign (Sign Nos. G1 and G2).

Hearing: Monday, August 21, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West 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 410-887-3391.

TO: The Baltimore Sun
Tuesday, August 1, 2017 Issue

Please forward billing to:

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

410-494-6200

NOTICE OF ZONING HEARING

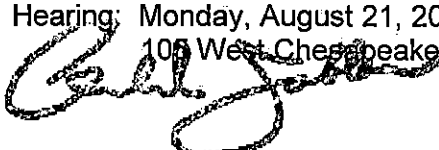
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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8200 Perry Hall Boulevard
375 ft. East of Perry Hall Blvd., 1080 ft. North of Honeygo Blvd.
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Contract Purchaser/Lessee: Dave & Busters of Maryland, Inc.

Special Hearing to determine whether or not the Administrative Law Judge should approve an amendment to the site plan approved in Case 1998-0416-SPHA. To allow a freestanding joint identification sign next to a tenant space approximately 900 ft. away from the edge of paving of Perry Hall Blvd. Variance 1.) to allow a maximum of 9 wall-mounted and/or canopy enterprise signs for a single tenant in a multi-tenant building, in lieu of the one wall-mounted and one canopy sign permitted (Sign Nos. A, B, C, D, G1, G2, J, K and L). 2.) to allow up to 3 wall-mounted and/or canopy enterprise signs on a façade of a building with a single separate, exterior customer entrance in lieu of the permitted 1 wall-mounted and 1 canopy sign. (Sign Nos. B, C & D). 3.) To allow a sign height of 33.75 ft. and sign area/face of 717 sq. ft. in lieu of the otherwise permitted 25 ft. in height and sign area/face of 100 sq. ft. for a freestanding joint identification sign located next to a tenant space in an multi-tenant building rather than along a road frontage (Perry Hall Blvd.). 4.) To allow two directional signs with sign area/faces of 240 and 194 square feet in lieu of the permitted 8 square feet for each sign (Sign Nos. G1 and G2).

Hearing: Monday, August 21, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West 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 410-887-3391.

July 21, 2017

KEVIN KAMENETZ
County Executive

Conceded



NOTICE OF ZONING HEARING

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

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: 2017-0355-SPHA

8200 Perry Hall Boulevard
375 ft. East of Perry Hall Blvd., 1080 ft. North of Honeygo Blvd.
14th Election District – 6th Councilmanic District
Legal Owners: White Marsh Mall, LLC, General Growth Properties
Contract Purchaser/Lessee: Dave & Busters of Maryland, Inc.

Special Hearing to determine whether or not the Administrative Law Judge should approve an amendment to the site plan approved in Case 1998-0416-SPHA. To allow a freestanding joint identification sign next to a tenant space approximately 900 ft. away from the edge of paving of Perry Hall Blvd. Variance 1.) to allow a maximum of 9 wall-mounted and/or canopy enterprise signs for a single tenant in a multi-tenant building, in lieu of the one wall-mounted and one canopy sign permitted (Sign Nos. A, B, C, D, G1, G2, J, K and L). 2.) to allow up to 3 wall-mounted and/or canopy enterprise signs on a façade of a building with a single separate, exterior customer entrance in lieu of the permitted 1 wall-mounted and 1 canopy sign. (Sign Nos. B, C & D). 3.) To allow a sign height of 33.75 ft. and sign area/face of 717 sq. ft. in lieu of the otherwise permitted 25 ft. in height and sign area/face of 100 sq. ft. for a freestanding joint identification sign located next to a tenant space in an multi-tenant building rather than along a road frontage (Perry Hall Blvd.). 4.) To allow two directional signs with sign area/faces of 240 and 194 square feet in lieu of the permitted 8 square feet for each sign (Sign Nos. G1 and G2).

Hearing: Monday, August 21, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Jill Valachovic, 2481 Manana Dr., Dallas TX 75220
White Marsh Mall, LLC, 110 North Wacker Drive, Chicago Illinois 60606

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

Amended
8/21/17



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 8200 Perry Hall Boulevard

which is presently zoned BM-CT

Deed References: 29869-288

10 Digit Tax Account # 1 9 0 0 0 0 0 9 3 0

Property Owner(s) Printed Name(s) White Marsh Mall LLC

(SELECT THE HEARING(S) BY MARKING ☒ 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 an amendment to the site plan approved in Case No. 1998-416-SPHA.

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s)

SEE ATTACHED SHEET 1

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 SHEET 2

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

David H. Karceski, Esq.

Name- Type or Print

Signature

210 W. Pennsylvania Avenue, Ste. 500, Towson, MD

Mailing Address

City

State

21204 / (410) 494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

SEE ATTACHED SHEET 3

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

David H. Karceski, Esq.

Name - Type or Print

Signature

210 W. Pennsylvania Avenue, Ste. 500, Towson, MD

Mailing Address

City

State

21204 / (410) 494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2017-0355-SPHA Filing Date 6/30/17

Do Not Schedule Dates: _____

Reviewer JNP

REV. 10/4/11

WHITE MARSH MALL LLC

ATTACHMENT 1

TO PETITION FOR SPECIAL HEARING AND VARIANCE

- 7
1. Variance from B.C.Z.R. Section 450.4 Attachment 1.4(d) to allow a maximum of 7 wall-mounted and/or canopy enterprise signs for a single tenant in a multi-tenant building in lieu of the one wall-mounted and one canopy sign permitted. (Sign Nos. A, B, C, D, ~~G1, G2~~, J, K, and L).
 2. Variance from B.C.Z.R. Section 450.4 Attachment 1.4(d) to allow up to 3 wall-mounted and/or canopy enterprise signs on a façade of a building with a single separate, exterior customer entrance in lieu of the permitted 1 wall-mounted and 1 canopy sign. (Sign Nos. B, C, and D).
 3. Variance from B.C.Z.R. Section 450.4 Attachment 1.7(b) to allow a sign height of 33.75 feet and sign area/face of 717 square feet in lieu of the otherwise permitted 25 feet in height and sign area/face of 100 square feet for a freestanding joint identification sign located next to a tenant space in a multi-tenant building rather than along a road frontage (Perry Hall Boulevard) **(Signs E, F, M)**
 4. Variance from B.C.Z.R. Section 450.4 Attachment 1:2.3(a) to allow two directional signs with sign area/faces of 240 and 194 square feet in lieu of the permitted 8 square feet for each sign. (Sign Nos. G1 and G2).
 5. Special Hearing to allow a freestanding joint identification sign next to a tenant space approximately 900 feet away from the edge of paving of Perry Hall Boulevard **(Signs E, F, M)**

WHITE MARSH MALL LLC

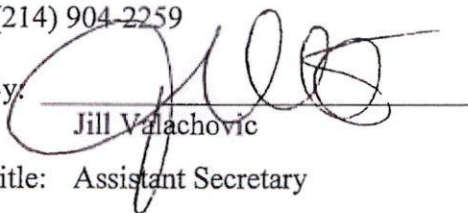
ATTACHMENT 2

TO PETITION FOR SPECIAL HEARING AND VARIANCE

LESSEE

~~Contract Purchaser:~~

Dave & Busters of Maryland Inc., a Maryland Corporation
2481 Manana Drive
Dallas, Texas 75220
Phone: (214) 904-2259

By: 

Jill Valachovic

Title: Assistant Secretary

WHITE MARSH MALL LLC

ATTACHMENT 3

TO PETITION FOR SPECIAL HEARING AND VARIANCE

Legal Owners (Petitioners):

White Marsh Mall LLC
C/o General Growth Properties
110 North Wacker Drive,
Chicago, Illinois 60606
Phone: 312 960-6301

By: Mary Patricia Benlen
Title: Authorized Signatory

Description

To Accompany Sign Variance

For Dave & Busters

At White Marsh Mall

8200 Perry Hall Boulevard

Baltimore County, Maryland

Beginning for the same at a point situated on the eastern right of way line of Ring Road, said point being at the end of the following two courses and distances. Commencing from the intersection of The White Marsh Mall Entrance Road with the centerline of Ring Road in a northerly direction with the centerline of Ring Road approximately 52 feet, thence in an easterly direction approximately 20 feet to the point of beginning. Thence leaving the point of beginning (1) South 86 degrees 22 minutes 08 seconds East 440.41 feet; thence (2) Northeasterly by a line curving to the right, having a radius of 100.56 feet, for a distance of 31.03 feet (the arc of said curve being subtended by a chord bearing North 34 degrees 14 minutes 02 seconds East 31.03 feet); thence (3) North 23 degrees 58 minutes 47 seconds East 92.60 feet; thence (4) South 42 degrees 47 minutes 57 seconds East 214.46 feet; thence (5) North 47 degrees 11 minutes 56 seconds East 298.47 feet; thence (6) North 42 degrees 48 minutes 08 seconds West 244.98 feet; thence (7) South 47 degrees 11 minutes 52 seconds West 35.00 feet; thence (8) North 42 degrees 48 minutes 08 seconds West 53.97 feet; thence (9) South 47 degrees 11 minutes 52 seconds West 70.00 feet; thence (10) North 42 degrees 48 minutes 08 seconds west 27.13 feet; thence (11) South 47 degrees 11 minutes 52 seconds West 104.92 feet; thence (12) North 86 degrees 22 minutes 04 seconds West 87.86 feet; thence (13) North 03 degrees 37 minutes 56 seconds East 117.64 feet;

thence (14) North 42 degrees 48 minutes 08 seconds East 163.76 feet; thence (15) North 86 degrees 22 minutes 04 seconds West 261.97 feet; thence (21) South 03 degrees 37 minutes 56 seconds West 485.01 feet to the place of beginning; containing 6.636 acres of land, more or less, as shown on a site plan previously prepared by Bohler Engineering, Inc. in December 2016.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

June 30, 2017

Project No. 93017.DB (L93017.DB)



Michael Martin 7.5.17

**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/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 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: 2017-0355-SPHA

Property Address: 8200 Perry Hall Blvd.

Property Description: 375 ft. to the East ~~side~~ of Perry Hall Blvd.,
1080 ft. north of Honeygo Blvd.

Legal Owners (Petitioners): White Marsh Mall LLC

Contract Purchaser/Lessee: Dave and Busiers

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukosarch

Company/Firm (if applicable): Venable, LLP

Address: 210 W. Penn Ave Ste 500
Towson, MD 21204

Telephone Number: 4109946200

Revised 7/9/2015

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

№ 154796

Date: 6/30/2017

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept Obj	BS Acct	Amount
				Source/	Rev/			
001	206	000		6150				1,000.00

Total: 1,000.00

Rec From: Venable, LLC

For: Special Hearing/Variance - 8200 Perry Hall Blvd.
White Marsh Mall, LLC (2017-0355-SPHA)

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
6/30/2017 6/30/2017 10:26:35 2
REG W902 WALKIN JEE
>>RECEIPT # 013876 6/30/2017 OFLN
Dept 5 523 ZONING VERIFICATION
CR NO. 154796
Receipt Tot \$1,000.00
\$1,000.00 CK \$1.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

August 16, 2017

White Marsh Mall LLC
c/o General Growth Properties
110 North Wacker Drive
Chicago Illinois 60606

RE: Case Number: 2017-0355 SPHA, Address: 8200 Perry Hall Boulevard

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 30, 2017. 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.", is written over a horizontal line.

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

Date: 7/17/17

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. 2017-0355-SPHA

Special Hearing Various
White Marsh Mall LLC, General Growth
8200 Perry Hall Boulevard. Properties

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,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 8/2/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-355



INFORMATION:

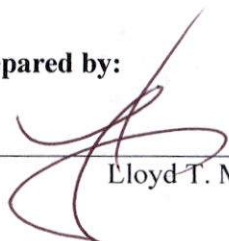
Property Address: 8200 Perry Hall Boulevard
Petitioner: White Marsh Mall, LLC
Zoning: BM-CT
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve an amendment to the site plan approved in case No. 1998-416-SPHA and also the petition for variance to permit signage as identified on the attachments submitted in support of the petition.

The Department of Planning has no objection to granting the petitioned zoning relief.

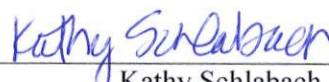
For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

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

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
& VARIANCE	*	
8200 Perry Hall Blvd; 375' E of Perry Hall	*	OF ADMINSTRATIVE
Blvd, 1080' N of Honeygo Blvd.	*	
14 th Election & 6 th Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): White Marsh Mall, LLC	*	
Contract Purchaser(s): Dave & Busters of MD	*	BALTIMORE COUNTY
Petitioner(s)*	*	
	*	2017-355-SPHA

* * * * *

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
JUL 18 2017

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 18th day of July, 2017, 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

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE
NEC Perry Hall Blvd., and
Honeygo Blvd.
White Marsh Mall
14th Election District
6th Councilmanic District
Legal Owners: White Marsh G.P.
Lessee: May Dept. Stores Co.
Petitioner

6/52
* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-416-SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing and Petition for Variance for the property known as the White Marsh Mall, located adjacent to Honeygo Boulevard in White Marsh. The Petition was filed by the White Marsh General Partnership, property owner, and the May Department Stores Company, Lessee. Variance relief is requested from Section 450.4 of the Baltimore County Zoning Regulations (BCZR) to permit four (4) wall mounted signs, (two signs per face) with a total area of 1566 sq. ft. in lieu of the required two signs (1 sign per face) with a total of 972 sq. ft. for the east and south elevations of a proposed building and to permit two wall mounted signs in lieu of the permitted one sign for the west elevation of the proposed building. Special Hearing relief is also requested to allow an amendment to all prior zoning cases for the subject property. The requested relief is more particularly shown on the plat to accompany the Petitions for Variance and Special Hearing received as Petitioner's Exhibit No. 1.

Appearing at the requisite public hearing held for this case was Anthony J. Amato, Jr., an architect, retained by the co-Petitioner, The May Department Stores Co., for this project. Also present was Jeffrey Pryor, on behalf of the Petitioner, and Mitch Kellman, from Daft, McCune, Walker, Inc., the consulting firm which prepared the site plan. The Petitioners were represented by Robert A. Hoffman, Esquire and Patsy Malone, Esquire.

There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is located near White Marsh Boulevard and the John F. Kennedy Memorial Highway (I-95) in the White Marsh community of Baltimore County. The site is a large parcel which is improved with a large commercial/retail center known as the White Marsh Mall. This Mall is one of the major retail centers in Baltimore County and is well known to this Zoning Commissioner.

The matter comes in for a hearing as a result of an addition to the Mall. As shown on the site plan, a large building is being constructed which will be the site of a Lord and Taylor store. The Lord and Taylor chain is operated by The May Department Stores Company and this particular store is the first of this chain in Baltimore County. It was noted at the hearing that a second store is planned for the Owings Mills Mall. The Lord and Taylor store is an upscale retail establishment; which specializes in the sale of men and women's fashions, accessories, cosmetics, etc.

All Lord and Taylor stores feature a distinctive sign which sets out the store's name in a script writing style. Due to the unusual style of this logo, the requested zoning relief is sought. As shown on the site plan, a large sign is proposed on the both the east and south elevations of the proposed building. In addition to those signs on the face of the building, a smaller 3 ft. x 16 ft. rectangular sign will be located above the door at the south and east entrances. Additionally, relief is requested to permit two similar signs in lieu of the one allowed for the west elevation. The signs for the west elevation are within the area permitted, however.

At the hearing before me, Mr. Amato testified and presented a number of exhibits which detailed the proposed sign package and supported the conclusion that the relief should be granted. He emphasized the uniqueness

Case No.: 2017-0355-SPHA

Exhibit Sheet

Petitioner/Developer

PD
9-26-17

Protestant

8-23-17
Sen

No. 1	Site plan	
No. 2	Aerial photo	
No. 3	3A-3H site photos	
No. 4	Kellman CV	
No. 5	Dave + Buster Brochure	
No. 6	White Marsh Mall plan	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



MITCHELL J. KELLMAN
DIRECTOR OF ZONING SERVICES

Education

Towson University, BA, Geography and Environmental Planning, Urban Planning

Towson University, Masters, Geography and Environmental Planning, Urban Planning

Professional Summary

Mr. Kellman has over 30 years of experience working in zoning, subdivision, and development regulations for the public and private sector; 15 of those years were with the Baltimore County Office of Planning and Zoning. His responsibilities included review, approval and signatory powers on behalf of the Director of Final Development Plans and Record Plats. He represented the Zoning Office on the County Development Review Committee, a body reviewing the procedural compliance of all development submissions. Review of petitions and site plans filed for zoning hearing approvals were within his authority. Additionally, he supervised county review staff, met with professionals and the public on development project matters, and made determinations regarding developments and their compliance with county regulations. In working for DMW, he has extensive experience in testifying before the Baltimore County Zoning Commissioner, Hearing Officer, Administrative Law Judges, and Board of Appeals. He also regularly represents the company at the Baltimore County Development Review Committee meetings. He is also a member of Baltimore County's Design Review Panel, which formulates design recommendations to the Planning staff and Administrative Law Judges, and the Landmarks Preservation Commission.

Partial List of Projects

Delight Quarry, Baltimore County, MD

Hunt Valley Towne Centre, Baltimore County, MD

Charlestown Retirement Community, Baltimore County, MD

Goucher College, Baltimore County, MD

Greenspring Quarry, Baltimore County, MD

Loveton Business Center, Baltimore County, MD

Oakcrest Village Retirement Community, Baltimore County, MD

Sheppard and Enoch Pratt Hospital, Baltimore County, MD

Sparks Corporate Center, Baltimore County, MD

Towson Town Center, Baltimore County, MD

Memberships and Associations

Baltimore County Landmarks Commission, 2014, 2015, 2016, 2017

Baltimore County Design Review Panel, 2012, 2013, 2014, 2015, 2016, 2017

Greater Towson Committee, Planning & Development Sub-Committee, 2012, 2013, 2014, 2015, 2016, 2017

Greater Towson Committee, Government Relations Sub-Committee Chair, 2013, 2014, 2015

Greater Towson Committee Board of Directors - Secretary, 2014

Leadership Baltimore County, 2013

Leadership Baltimore County, Class Interviewer, Member, 2015

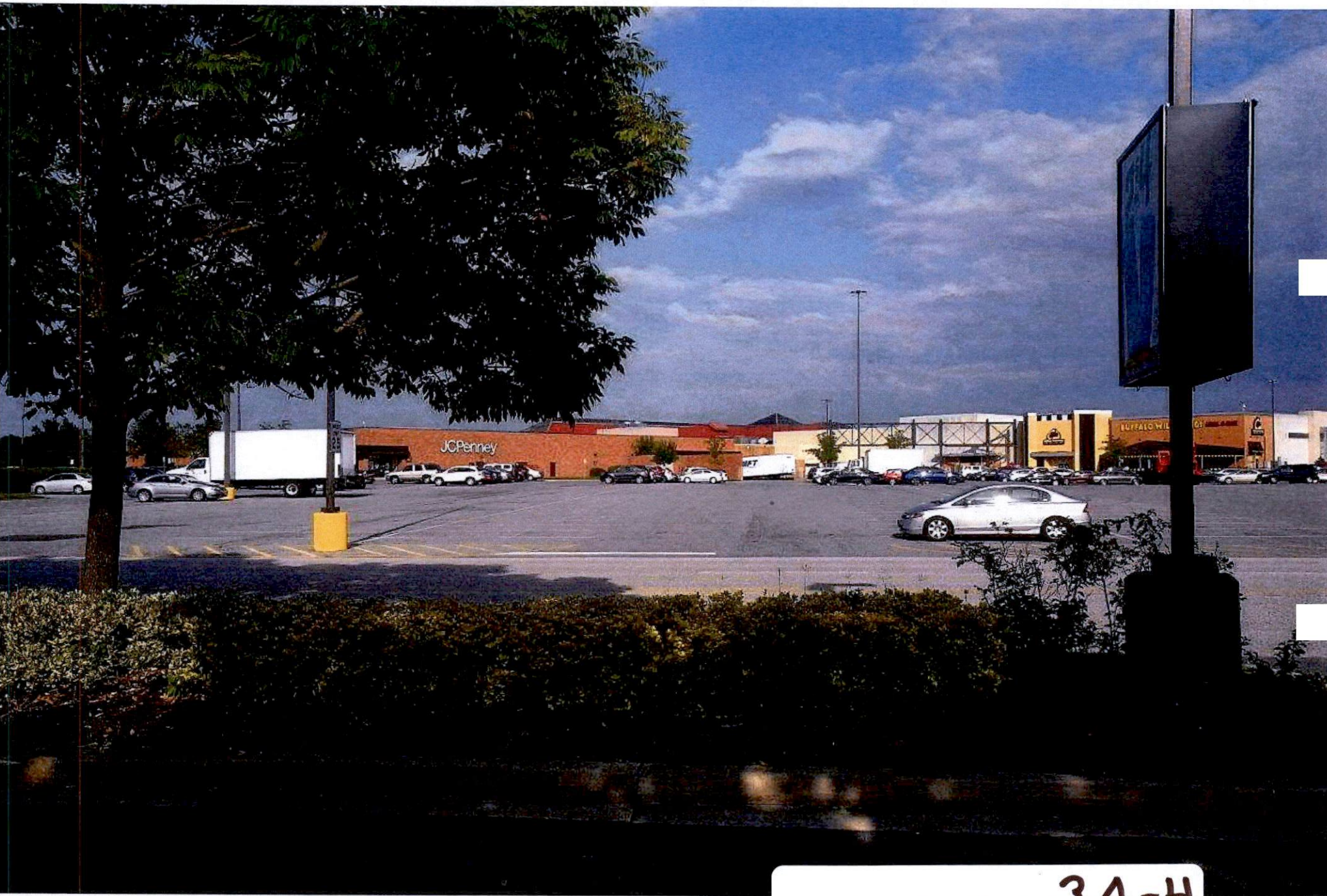
Professional Experience

Daft-McCune-Walker, Inc., Towson, MD: 2000-Present

Baltimore County Zoning Review Office, Towson, MD: 1985-2000



PETITIONER'S EXHIBIT 2



PETITIONER'S EXHIBIT **34-H**











MACY'S HOME STORE
JCPENNEY
BUFFALO WILD WINGS
BURGER KING
7-11
WENDY'S
OLIVE GARDEN
GREENE TURTLE



MACY'S
SEARS
PF CHANG'S
JARED
IKEA
BOSCOV'S
BUCA DI BEPPO



White Marsh Mall





FOOD COURT
THE GREENE TURTLE
RED ROBIN



White Marsh Mall





EAT PLAY
WATCH SPORTS

DAVE &
BUSTER'S



PETITIONER'S EXHIBIT 5

THE DESTINATION FOR FUN!



OUR COMPANY



THIS GUY NAMED **DAVE** LOVED ALL THINGS
FUN & GAMES. THIS GUY NAMED **BUSTER**
LOVED ALL THINGS FOOD & DRINK.
...AND THAT'S HOW IT ALL BEGAN.

DAVE & BUSTER'S

Celebrating **35** years of Eat, Drink, Play & Watch Sports. Our Guests come to us to escape their daily grind. Only at Dave & Buster's can they have it all!

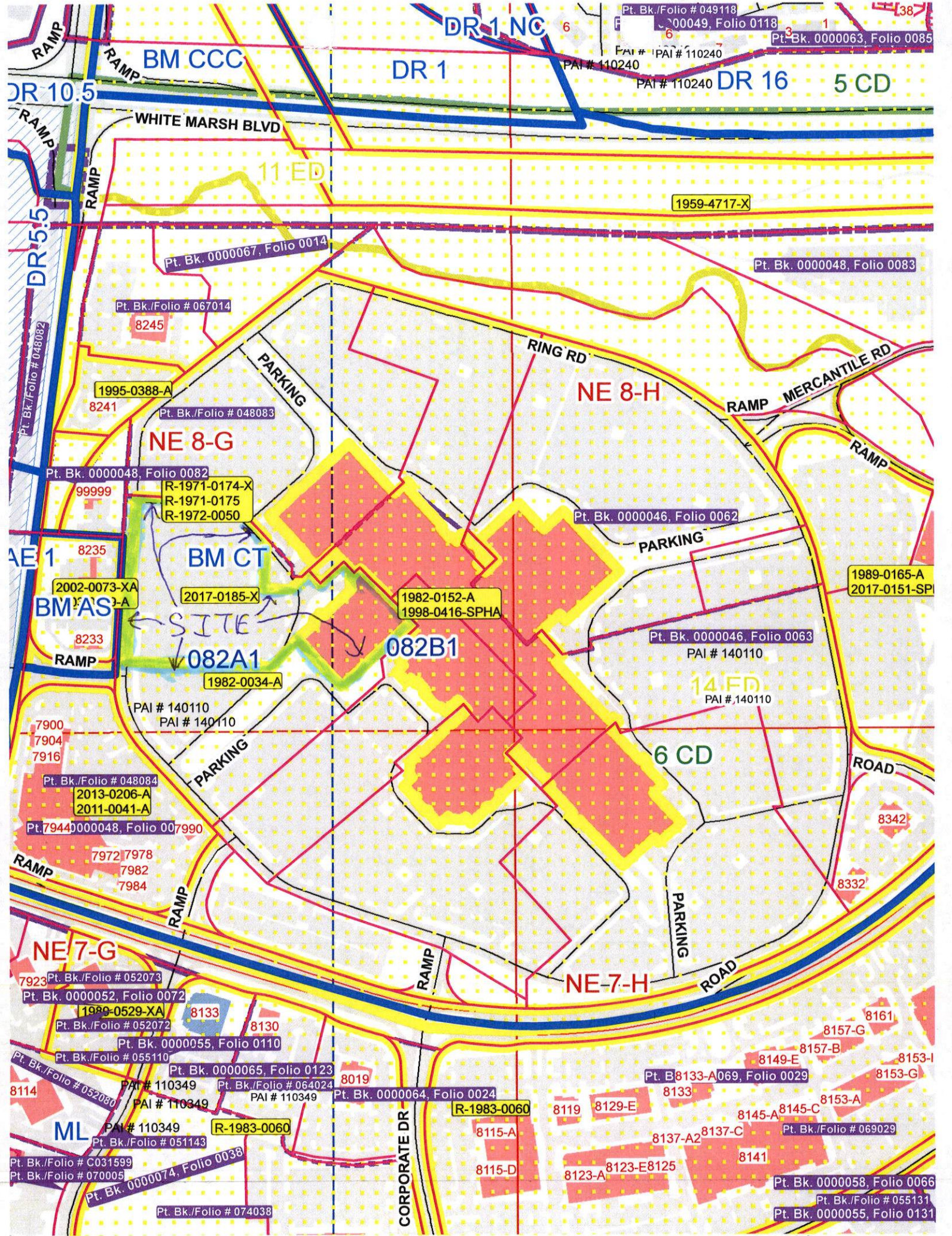
A mix of immersive experiences with fun and engaging people, innovative food and drinks, all in a cool and current environment.

COMPANY HIGHLIGHTS

- Founded in Dallas, TX December 1982
- Public Company – “PLAY”
- Leading owner and operator of high volume venues that combine dining and entertainment
- Over **14,000** employees
- **140 - 160** employees per store



EAT • DRINK • PLAY • WATCH



DR 1 NC

BM CCC

DR 1

Pt. Bk./Folio # 049118

000049, Folio 0118

Pt. Bk. 0000063, Folio 0085

PAI # 110240

PAI # 110240

DR 16

5 CD

DR 10.5

WHITE MARSH BLVD

11 ED

1959-4717-X

Pt. Bk. 0000067, Folio 0014

Pt. Bk. 0000048, Folio 0083

Pt. Bk./Folio # 067014

8245

1995-0388-A

8241

Pt. Bk./Folio # 048083

NE 8-G

Pt. Bk. 0000048, Folio 0082

99999

R-1971-0174-X

R-1971-0175

R-1972-0050

Pt. Bk. 0000046, Folio 0062

PARKING

RAMP

MERCANTILE RD

RAMP

AE 1

8235

BM CT

BM AS

2002-0073-XA

2017-0185-X

1982-0152-A

1998-0416-SPHA

1989-0165-A

2017-0151-SP

Pt. Bk. 0000046, Folio 0063

PAI # 140110

SITE

082A1

082B1

14 FD

PAI # 140110

8233

RAMP

1982-0034-A

PAI # 140110

PAI # 140110

PARKING

Pt. Bk./Folio # 048084

2013-0206-A

2011-0041-A

Pt. Bk. 0000048, Folio 007990

7972 7978

7982

7984

RAMP

RAMP

RAMP

NE 7-H

ROAD

NE 7-G

Pt. Bk./Folio # 052073

Pt. Bk. 0000052, Folio 0072

1989-0529-XA

Pt. Bk./Folio # 052072

Pt. Bk. 0000055, Folio 0110

Pt. Bk./Folio # 055110

Pt. Bk. 0000065, Folio 0123

PAI # 110349

Pt. Bk./Folio # 064024

PAI # 110349

Pt. Bk. 0000064, Folio 0024

R-1983-0060

8119

8129-E

Pt. Bk. 8133-A069, Folio 0029

8133

8145-A

8145-C

8153-A

Pt. Bk./Folio # 069029

8141

8137-A2

8137-C

8123-A

8123-E8125

Pt. Bk. 0000058, Folio 0066

Pt. Bk./Folio # 055131

Pt. Bk. 0000055, Folio 0131

Pt. Bk./Folio # 074038

Pt. Bk./Folio # C031599

Pt. Bk./Folio # 070005

Pt. Bk. 0000074, Folio 0038

ML

CORPORATE DR

8161

8157-G

8157-B

8153-I

8153-G

8149-E

8145-A

8145-C

8153-A

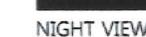
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8141

Pt. Bk. 0000058, Folio 0066

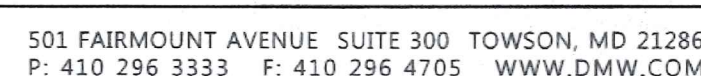
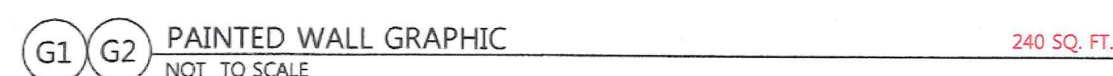
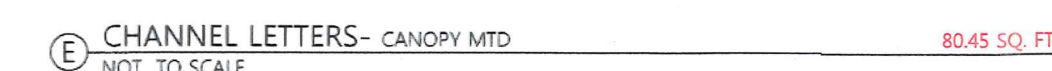
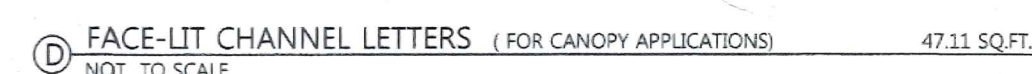
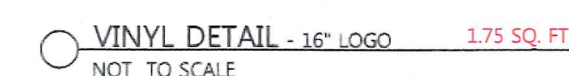
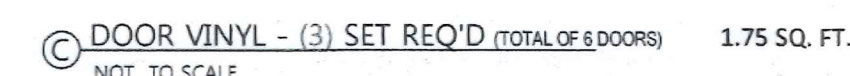
Pt. Bk./Folio # 055131

Pt. Bk. 0000055, Folio 0131



STOREFRONT STYLE FRAME PAINTED TO MATCH BRUSHED ALUMINUM. CLEAR POLYCARBONATE INFILL PANELS.
APPLY SECOND SURFACE DIGITAL PRINT:
ARTWORK TO BE APPROVED PRIOR TO MANUFACTURE

APPLY 2ND SURFACE WHITE DIFFUSER BEHIND ENTIRE PANEL ILLUMINATE W/ WHITE LED MODULES. POWER SUPPLY INSIDE CABINET.

PLAN TO ACCOMPANY SIGN VARIANCE
FOR

DAVE & BUSTERS AT
WHITE MARSH MALL

8200 PERRY HALL BLVD.
TAX MAP 82, GRID 03, PARCEL 205

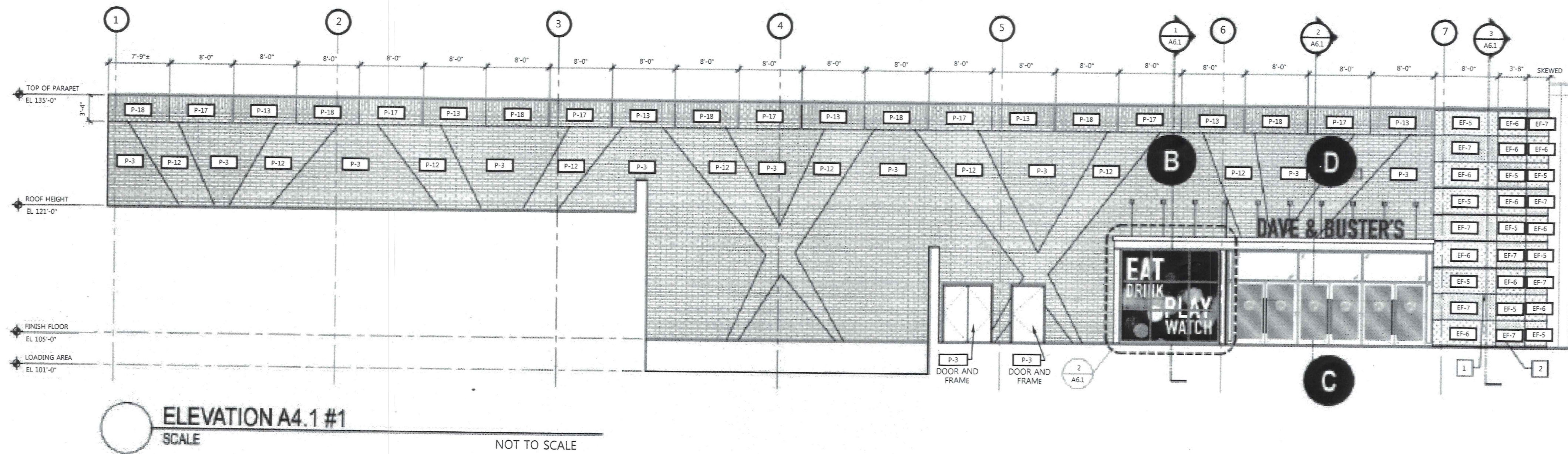
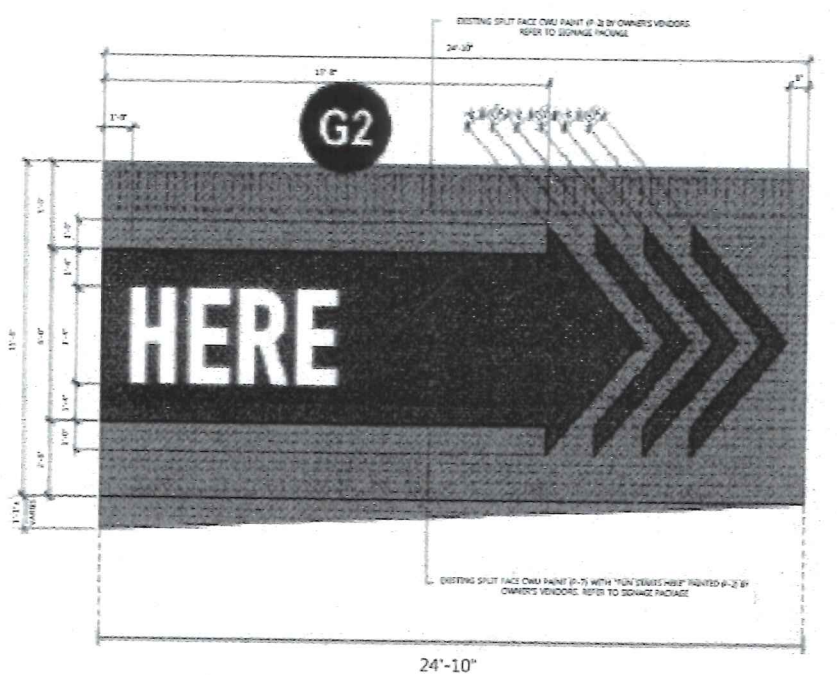
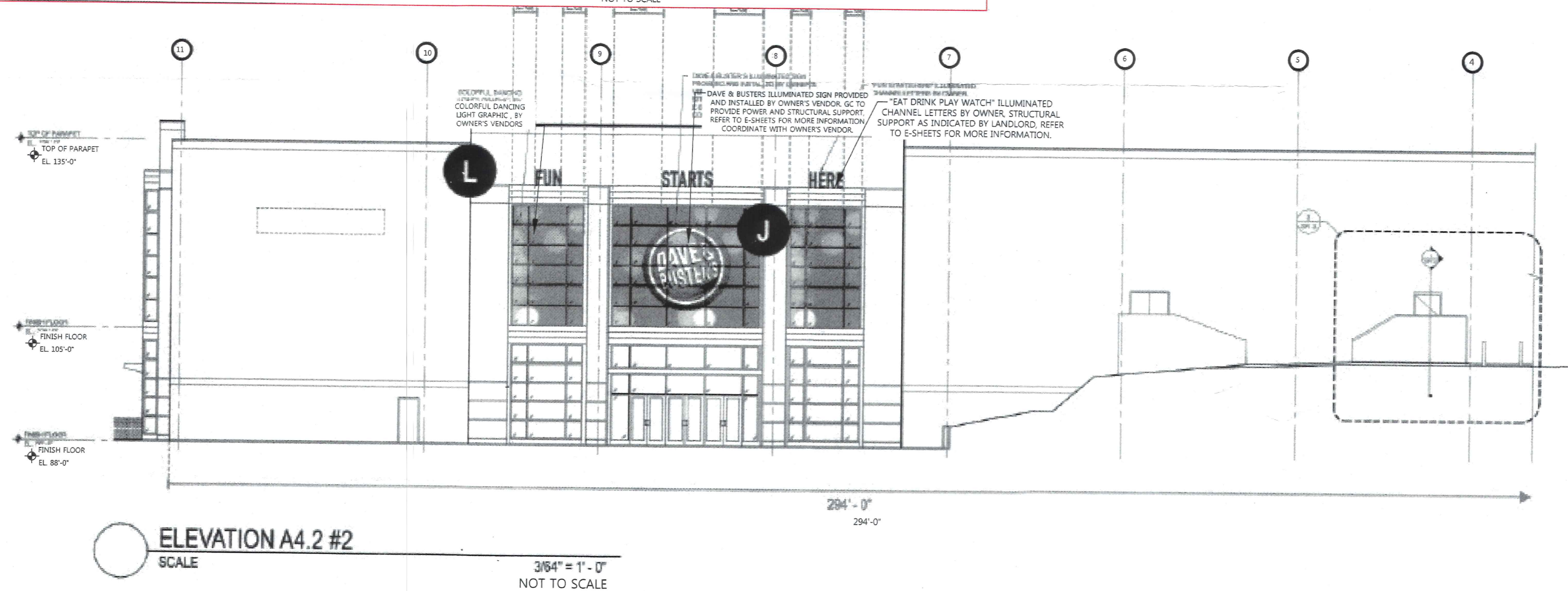
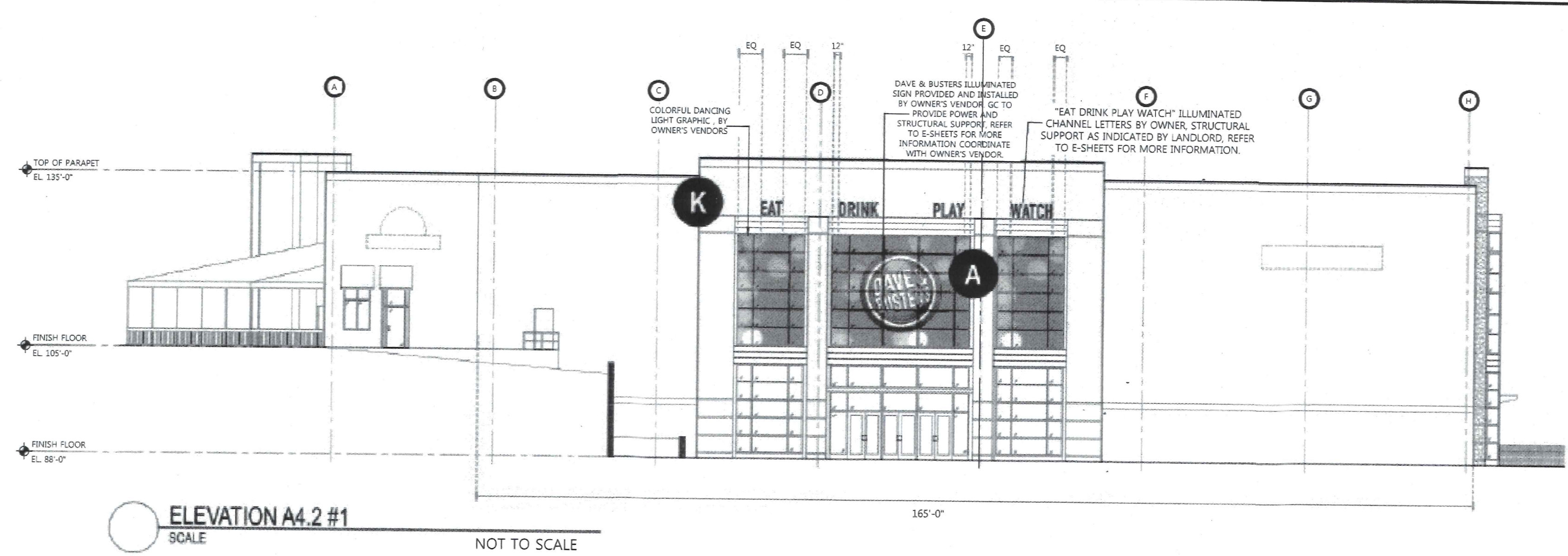
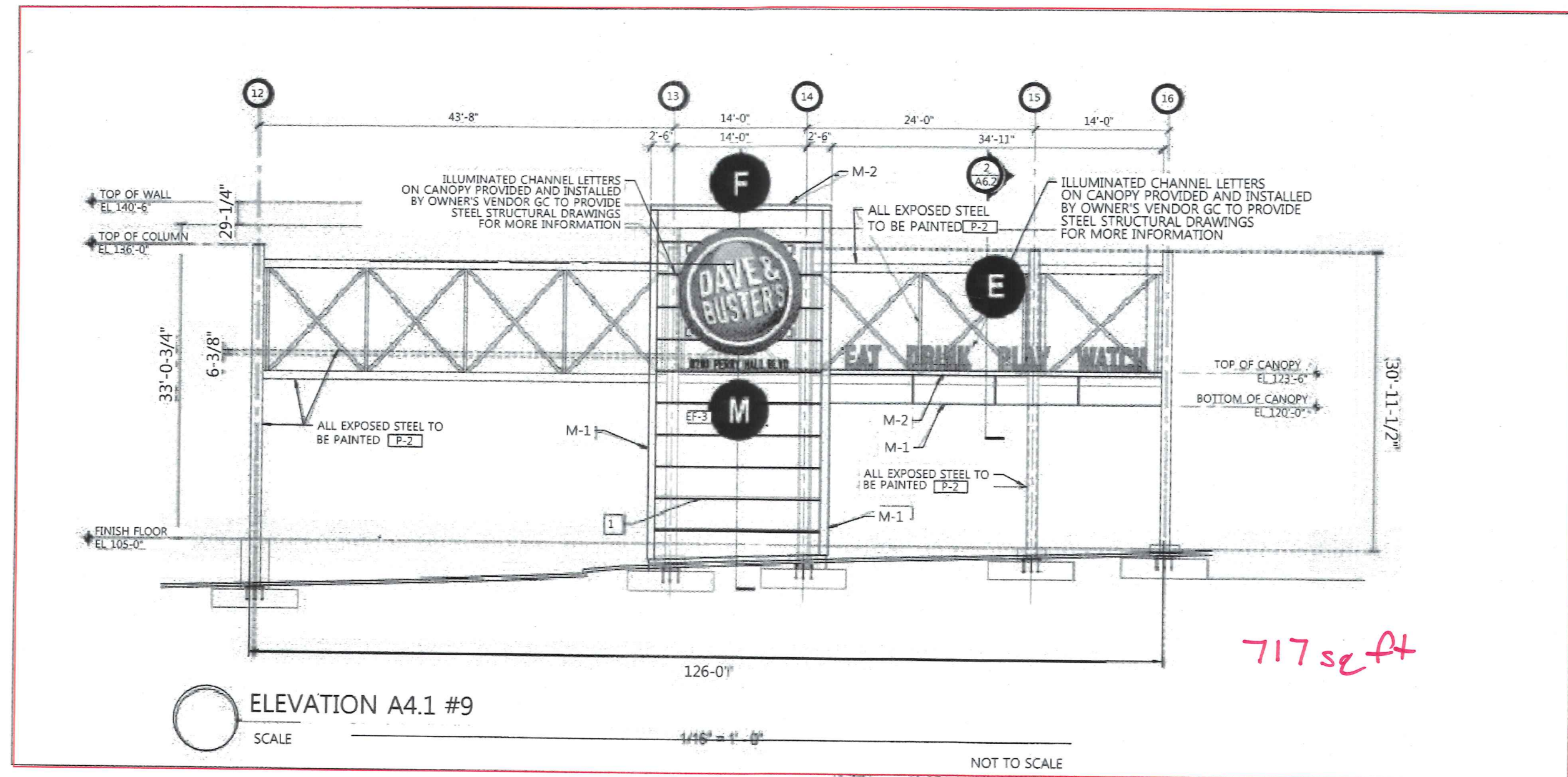
14TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

[illegible]

OWNER
WHITE MARSH MALL LLC
P.O.BOX 617905
CHICAGO, IL 60661-7905

TENANT
DAVE & BUSTERS
2481 MANANA DR
DALLAS, TX 75201

SCALE: AS SHOWN	Sheet No. 2 OF 4
Date: 07-05-2017	Drawn by: RT
Project No: 93017.DB	Project Manager: M.J.K.
	Checked by: M.J.K. Date: 07-05-17



501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

PLAN TO ACCOMPANY SIGN VARIANCE FOR
DAVE & BUSTERS AT WHITE MARSH MALL
8200 PERRY HALL BLVD.
TAX MAP 82, GRID 03, PARCEL 205

14TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

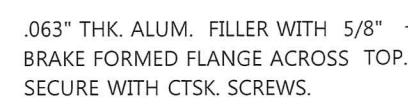
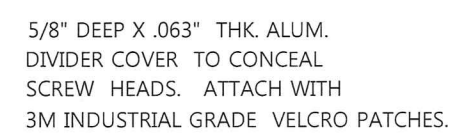
DATE	BY	REVISIONS

SCALE: AS SHOWN
Date: 07-05-2017
Project No: 93017.DB

Sheet No. 3 OF 4
Drawn by: RT
Project Manager: M.J.K.
Checked by: M.J.K. Date: 07-05-17

OWNER
WHITE MARSH MALL LLC
P.O. BOX 617905
CHICAGO, IL 60661-7905

TENANT
DAVE & BUSTERS
2481 MANANA DRIVE
DALLAS, TX 75220



8200 PERRY HALL BLVD.
TAX MAP 82, GRID 03, PARCEL 205

14TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

SCALE: AS SHOWN	Sheet No. 4 OF 4	
Date: 07-05-2017	Drawn by: RT	
Project No: 93017.DB	Project Manager: M.J.K.	
	Checked by: M.J.K.	Date: 07-05-17

TENANT
DAVE & BUSTERS
2481 MANANA DRIVE
DALLAS, TX 75220