



DONALD I. MOHLER III
County Executive

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

May 25, 2018

Retail Design Collaborative
11911 Freedom Drive
#1120
Reston, Virginia 20190
Attention: Joseph Serruya
Principal

Re: Spirit and Intent Letter
Wal-Mart (RM), Store 3804
8730 Liberty Road
Randallstown, Maryland 21244
Case #2012-0192-A
2nd Election District

Dear Mr. Serruya,

Your spirit and intent letter sent to Arnold Jablon, Director of Permits, Approvals and Inspections has been referred to me for reply. Based upon the information provided therein, and our research of the zoning records, the following has been determined:

1. The proposed wall sign changes outlined in your letter and Exhibit 1 result in a decrease in total sign area from 655.23 square feet to 632.70 square feet, therefore your request does meet the spirit and intent of the Zoning Order Case no. 2012-0192-A as amended. Please note: The Walmart sign with a Spark does not require a new permit however, a separate application will be required and will be noted accordently.
2. Your letter, and your amended exhibits and a copy of this response will be made a permanent part of the above listed case file for future reference.

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

Very truly yours,
ORIGINAL SIGNED BY
LEONARD J. WASILEWSKI

Leonard Wasilewski
Planner II
Zoning Review

c.c. File 18-190/lw
Case File: 2012-0192-A

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(8730 Liberty Road) *

2nd Election District *

4th Council District *

Cole Wm Randallstown MD, LLC, *

Legal Owner *

Wal-Mart Stores East, LP *

Lessee *

Petitioners

* * * * *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2018-0110-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 Cole Wm Randallstown MD, LLC, legal owner and Wal-Mart Stores, lessee ("Petitioners"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."): (1) to permit the amendment of the approved plan and the Order associated with Case No. 2012-0192-A as is necessary in connection with the signage variances requested herein; and (2) to permit the amendment of the approved plan and the Order associated with Case No. 2011-0249-A as is necessary in connection with the parking variance requested herein.

A Petition for Variance seeks: WALL-MOUNTED ENTERPRISE SIGNS (1) To permit eight (8) total wall-mounted enterprise signs on the existing Wal-Mart store, in lieu of the three (3) total wall-mounted enterprise signs permitted for a single premises; (2) To permit six (6) total wall-mounted enterprise signs along the front façade of the existing Wal-Mart store in lieu of the two (2) permitted along a single façade; and (3) To permit one (1) wall-mounted enterprise sign approximately 157.90 sq. ft. in area in lieu of the maximum 150 sq. ft. permitted for a single sign.

ORDER RECEIVED FOR FILING

Date 12-18-17

By bw

PARKING: (1) To permit a total of 661 parking spaces (4.11 spaces per 1,000 sq. ft. of floor area) in lieu of the 805 parking spaces (5.0 spaces per 1,000 sq. ft. of floor area) required under the B.C.Z.R. to serve the existing Wal-Mart store on the subject property.

This case involves the Wal-Mart store which opened recently on Liberty Road in the Randallstown area. A cursory review of the Petition would suggest this case is complex, but in fact only minor changes are proposed at the site. Essentially, as discussed below, the case involves three variance requests for signage at the Wal-Mart, and the requests are in keeping with other signage packages approved for Wal-Mart stores in Baltimore County. Counsel explained Wal-Mart is introducing a service at this store where customers can order groceries online and pick them up at the store in an area designated for that purpose. A sign will be installed on the side of the store (which requires a variance) directing customers to a grocery pick up area. Six parking spaces will be earmarked for that purpose. The Office of Zoning Review (OZR) informed Petitioners those six spaces could not be counted in the parking total for the site, and thus a parking variance was required. Further details can be found on the site plan marked and accepted into evidence as Petitioners' Exhibit 1.

Professional engineer Melanie DeFazio appeared in support of the requests. Thomas C. Kleine, Esq. represented Wal-Mart. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). That agency did not oppose the request.

SPECIAL HEARING

The special hearing requests are essentially housekeeping matters. That is, the OZR prefers that site plans be amended and updated to reflect a property's zoning history. Site plans were

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Date 12-18-17

By low

previously approved for this Wal-Mart store in 2011 and 2012 zoning hearings, and Petitioners seek an amendment of those plans to reflect the signage and parking variance relief granted herein. As such the petition for special hearing will be granted.

VARIANCE

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).

The property has an irregular shape and was found to be unique in two recent zoning cases. As such I believe Petitioners have satisfied this prong of the variance requirements. The variance requests are relatively minor, and the appearance and use of the site will not change in any material fashion. As such, I do not believe granting the requests will have a detrimental impact upon the community, and the petition will be granted.

THEREFORE, IT IS ORDERED this 18th day of **December, 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"): (1) to permit the amendment of the approved plan and the Order associated with Case No. 2012-0192-A as is necessary in connection with the signage variances requested herein; and (2) to permit the amendment of the approved plan and the Order associated with Case No. 2011-0249-A as is necessary in connection with the parking variance requested herein, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance: (1) To permit eight (8) total wall-mounted enterprise signs (the existing Wal-Mart sign with the "spark" logo on the front

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Date 12-18-17

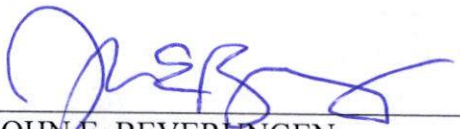
By DW

façade of the store, identified as Sign #1, shall be considered one sign) on the existing Wal-Mart store, in lieu of the three (3) total wall-mounted enterprise signs permitted for a single premises; (2) To permit six (6) total wall-mounted enterprise signs along the front façade of the existing Wal-Mart store in lieu of the two (2) permitted along a single façade; (3) To permit one (1) wall-mounted enterprise sign approximately 157.90 sq. ft. in area in lieu of the maximum 150 sq. ft. permitted for a single sign; (4) To permit a total of 661 parking spaces (4.11 spaces per 1,000 sq. ft. of floor area) in lieu of the 805 parking spaces (5.0 spaces per 1,000 sq. ft. of floor area) required under the B.C.Z.R. to serve the existing Wal-Mart store on the subject property, 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.


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 12-18-17

By [Signature]



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 8730 Liberty Road

which is presently zoned BMCC

Deed References: 79/0211

10 Digit Tax Account # 2 5 0 0 0 4 8 7 6 8

Property Owner(s) Printed Name(s) Cole WM Randallstown MD, 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 Please see attached.

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

3. ☒ a Variance from Section(s) Please see attached.

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)

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 bound 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:

Please see attached

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Thomas C. Kleine, Esq., Troutman Sanders LLP

Name- Type or Print

Signature

222 Central Park Ave., Ste. 2000 Virginia Beach VA

Mailing Address

City

State

23462

(757) 687-7789

tom.kleine@troutmansanders.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Please see attached

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:

Attorney for Petitioner

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2018-0110-004A Filing Date 10/17/17

Do Not Schedule Dates: _____

Reviewer JF

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date 12-18-17

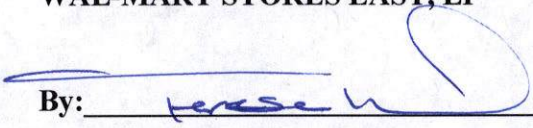
By [Signature]

**Petition for Variance
Signature Page**

8730 Liberty Road

LESSEE:

WAL-MART STORES EAST, LP

By:  _____

Print: Teresa Hibbard

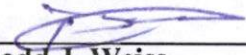
Its: Director of PMO

**Petition for Variance
Signature Page**

8730 Liberty Road

**LEGAL OWNER:
COLE WM RANDALLSTOWN MD, LLC**

**By: Cole Real Estate Income Strategy
(Daily NAV) Advisors, LLC**

By:  _____
Print: Todd J. Weiss
Its: General Counsel, Real Estate

Petition for Variances and Special Hearing

8730 Liberty Road

I. Variances

A. Wall-Mounted Enterprise Signs.

(i) The Petitioner requests a variance from Section 450.4 Attachment 1, 5(a) of the County Zoning Regulations to permit eight (8) total wall-mounted enterprise signs on the existing Wal-Mart store, in lieu of the three (3) total wall-mounted enterprise signs permitted for a single premises.

(ii) The Petitioner requests a variance from Section 450.4 Attachment 1, 5(a) of the County Zoning Regulations to permit six (6) total wall-mounted enterprise signs along the front façade of the existing Wal-Mart store, in lieu of the two (2) permitted along a single façade.

(iii) The Petitioner requests a variance from Section 450.4 Attachment 1, 5(a) of the County Zoning Regulations to permit one (1) wall-mounted enterprise sign approximately 157.90 square feet in area, in lieu of the maximum 150 square feet permitted for a single sign.

B. Parking. For reasons that will be more specifically addressed at a hearing before the County Zoning Commissioner, the Petitioner requests a variance from Section 409.6, (2) of the Baltimore County Zoning Regulations to permit a total of 661 parking spaces (4.37 spaces per 1,000 square feet of floor area) in lieu of the 805 parking spaces (5.0 spaces per 1,000 square feet of floor area) required under the Zoning Ordinance to serve the existing Wal-Mart store on the subject property.

II. Special Hearing.

A. Amendment of Zoning Case No. 2012-0192-A. For reasons that will be more specifically addressed at a hearing before the County Zoning Commissioner, the Petitioner requests a special hearing to permit the amendment of the approved plan and the Order associated with Zoning Case No. 2012-0192-A as is necessary in connection with the signage variances requested in Item I(A), above.

B. Amendment of Zoning Case No. 2011-0249-A. For reasons that will be more specifically addressed at a hearing before the County Zoning Commissioner, the Petitioner requests a special hearing to permit the amendment of the approved plan and the Order associated with Zoning Case No. 2011-0249-A as is necessary in connection with the parking variance requested in Item I(B), above.

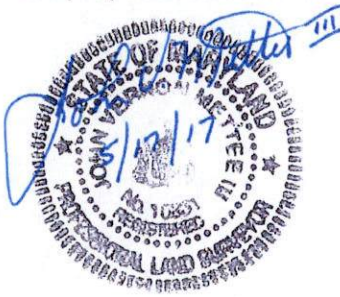


ZONING DESCRIPTION FOR 8730 LIBERTY ROAD

Beginning at a point on the south side of Brenbrook Drive which is 70 feet wide at a distance of 574 feet east of the centerline of the nearest improved intersecting street Liberty Road which is 80 feet wide.

Being Lot #2 in the subdivision of Liberty Plaza as recorded in Baltimore County Plat Book #79, Folio #211, containing 791,775 square feet or 18.18 acres. Located in the Second Election District and Fourth Council District.

I, John V. Mettee III, a professional land surveyor, MD license #10851, was in direct responsible charge over the preparation of this zoning description on 05/17/2017. My current license expires on 04/04/2018.





501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5303522

Sold To:

Troutman Sanders LLP - CU00628511
222 Central Park Ave
Ste 2000
Virginia Beach, VA 23462-3038

Bill To:

Troutman Sanders LLP - CU00628511
222 Central Park Ave
Ste 2000
Virginia Beach, VA 23462-3038

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Nov 21, 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: # 2018-0110-SPHA
8730 Liberty Road
S/S Brenbrook Road, east of centerline of Liberty Road
2nd Election District - 4th Councilmanic District
Legal Owner(s) Cold WM Randallstown MD, LLC
Contract Purchaser/Lessee: Wal-Mart Stores East, LP

Special Hearing 1. To permit the amendment of the approved plan and the Order associated with zoning Case No. 2012-0192-A as is necessary in connection with the signage variances requested in item 1. (A) above. 2. To permit the amendment of the approved plan and the Order associated with Zoning Case No. 2011-0249-A as is necessary in connection with the parking variance requested in item 1. (B) above. **Variance WALL-MOUNTED ENTERPRISE SIGNS 1.** To permit eight (8) total wall-mounted enterprise signs on the existing Wal-Mart store, in lieu of the three (3) total wall-mounted enterprise signs permitted for a single premises. 2. To permit six (6) total wall-mounted enterprise signs along the front facade of the existing Wal-Mart store in lieu of the two (2) permitted along a single facade. 3. To permit one (1) wall-mounted enterprise sign approximately 157.90 sq. ft. in area in lieu of the maximum 150 sq. ft. permitted for a single sign. **PARKING 1.** To permit a total of 661 parking spaces (4.37 spaces per 1,000 sq. ft. of floor area) in lieu of the 805 parking spaces (5.0 spaces per 1,000 sq. ft. of floor area) required under the Zoning Ordinance to serve the existing Wal-Mart store on the subject property.

Hearing: Tuesday, December 12, 2017 at 1:30 p.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 accommodations 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.

JT 11/656 November 21 5303522

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/23/2017

Case Number: 2018-0110-SPHA

Petitioner / Developer: KURT RUBENACKER, EIT of KIMLEY-HORN ~ THOMAS KLEINE

Date of Hearing : DECEMBER 12, 2017

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

(1) SET OF SIGNS POSTED @ BRENBROOK RD. ENTRANCE

(1) SET OF SIGNS POSTED @ CHURCH LANE ENTRANCE

AKA – 8730 LIBERTY ROAD

The sign(s) were posted on: NOVEMBER 22, 2017



Brenbrook Road Entrance

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 – 666 – 5366
(Telephone Number of Sign Poster)



Sign #1

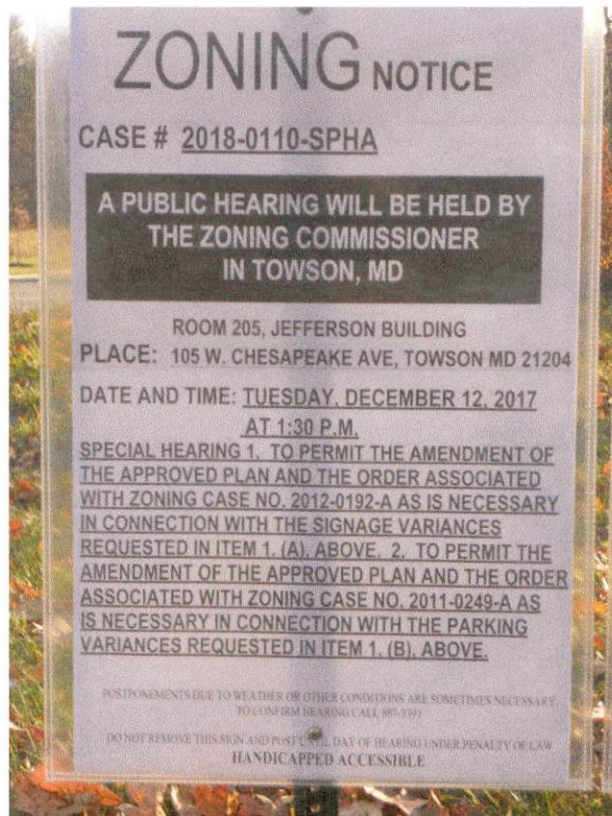
Sign #2



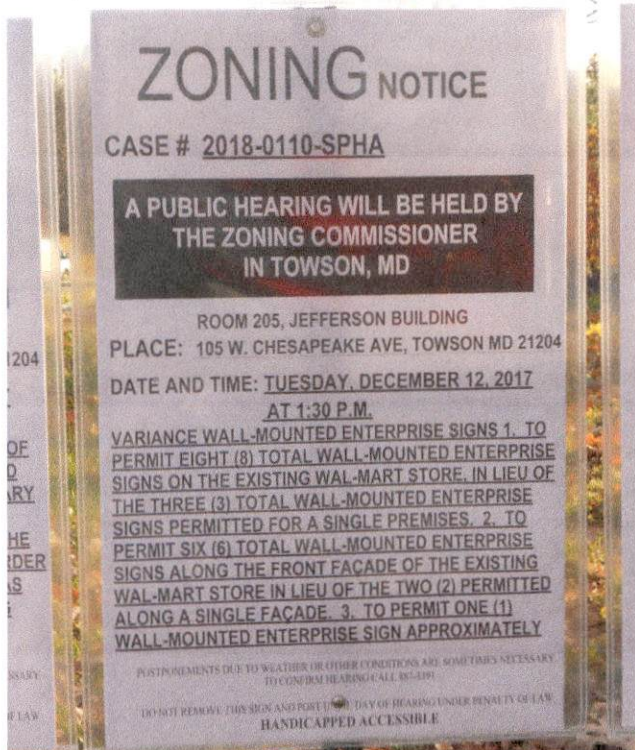
Sign #3 Brenbrook Rd. Entrance



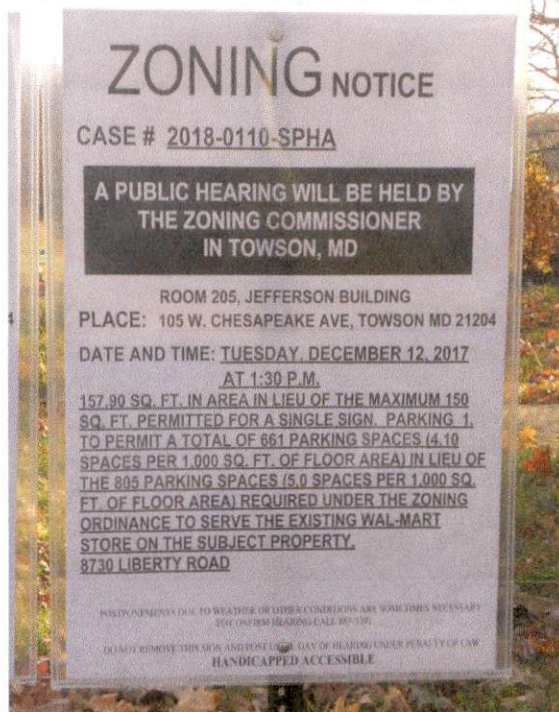
Church Lane Entrance



Sign #1



Sign # 2 Church Lane Entrance



Sign #3 Church Lane Entrance



KEVIN KAMENETZ
County Executive
October 26, 2017

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

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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: 2018-0110-SPHA

8730 Liberty Road
S/s Brenbrook Road, east of centerline of Liberty Road
2nd Election District – 4th Councilmanic District
Legal Owners: Cold WM Randallstown MD, LLC
Contract Purchaser/Lessee: Wal-Mart Stores East, LP

Special Hearing 1. To permit the amendment of the approved plan and the Order associated with zoning Case No. 2012-0192-A as is necessary in connection with the signage variances requested in Item 1. (A), above. 2. To permit the amendment of the approved plan and the Order associated with Zoning Case No. 2011-0249-A as is necessary in connection with the parking variance requested in Item 1. (B), above. Variance WALL-MOUNTED ENTERPRISE SIGNS1. To permit eight (8) total wall-mounted enterprise signs on the existing Wal-Mart store, in lieu of the three (3) total wall-mounted enterprise signs permitted for a single premises. 2. To permit six (6) total wall-mounted enterprise signs along the front façade of the existing Wal-Mart store in lieu of the two (2) permitted along a single façade. 3. To permit one (1) wall-mounted enterprise sign approximately 157.90 sq. ft. in area in lieu of the maximum 150 sq. ft. permitted for a single sign. PARKING 1. To permit a total of 661 parking spaces (4.37 spaces per 1,000 sq. ft. of floor area) in lieu of the 805 parking spaces (5.0 spaces per 1,000 sq. ft. of floor area) required under the Zoning Ordinance to serve the existing Wal-Mart store on the subject property.

Hearing: Tuesday, December 12, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Thomas Kleine, 222 Central Park Avenue, Ste. 2000, Virginia Beach VA 23462

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
8730 Liberty Road; S/S Brenbrook Drive, * OF ADMINISTRATIVE
574' E of c/line of Liberty Road *
2nd Election & 4th Councilmanic Districts * HEARINGS FOR
Legal Owner: Cole WM Randallstown MD LLC * BALTIMORE COUNTY
Contract Purchaser(s): Walmart Stores East LP*
Petitioner(s) * 2018-110-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.

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

OCT 24 2017

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of October, 2017, a copy of the foregoing Entry of Appearance was mailed to Thomas Kleine, Esquire, Troutman Sanders LLP, 222 Central Park Avenue, Suite 2000, Virginia Beach, VA 23462, 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: 2018-0110-SPHA

Property Address: 8730 Liberty Road

Property Description: Tax Account No. 2500008768

Legal Owners (Petitioners): Cole WM Randallstown MD, LLC

Contract Purchaser/Lessee: Wal-Mart Stores East, LP

PLEASE FORWARD ADVERTISING BILL TO:

Name: Thomas C. Kleine, Esq.

Company/Firm (if applicable): Troutman Sanders LLP

Address: 222 Central Park Ave., Suite 2000, Virginia Beach, VA 23462

Telephone Number: (757) 687-7789

Revised 7/9/2015

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 21, 2017 Issue - Jeffersonian

Please forward billing to:

Thomas Kleine, Esq.
Troutman Sanders LLP
222 Central Park Avenue, Ste. 2000
Virginia Beach, VA 23462

757-687-7789

NOTICE OF ZONING HEARING

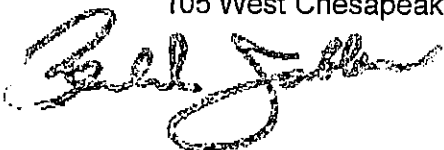
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S/s Brenbrook Road, east of centerline of Liberty Road
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Hearing: Tuesday, December 12, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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.

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

160501

Date: 10/17/17

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				1,000.00

Total: 1,000.00

Rec From: TRAUTMAN SANDERO LLC

For: 8730 Liberty Rd.

CASH # 2018-0110-CPA

DISTRIBUTION

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

PAID RECEIPT

BALTIMORE COUNTY
10/18/2017 10/17/2017 09:39:14
REQ NO: 160501
RECEIPT # 925873 10/17/2017
Dept: 5 - 528 ZONING VERIFICATION
CR NO: 160501
Receipt Tot \$1,000.00
\$1,000.00 CR \$0.00 CR
Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

December 6, 2017

Cole Wm Randallstown MD LLC
Cole Real Estate Income Strategy
(Daily NAV) Advisors LLC
Todd Weiss
8730 Liberty Road
Randallstown MD 21133

RE: Case Number: 2018-0110 SPHA, Address: 8730 Liberty Road

Dear Mr. Weiss:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 17, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Wal-Mart Stores East LP, Teresa Hibbard, 8730 Liberty Road, Randallstown MD 21133
Thomas C Kleine, Esquire, 222 Central Park Avenue, Suite 2000, Virginia Beach VA 23462

Date: 10/23/17

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

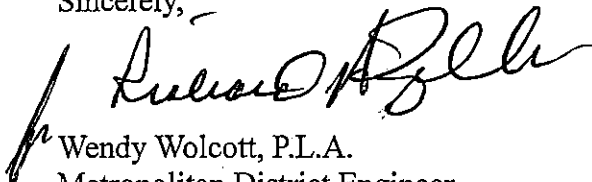
Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 10/23/17. A field inspection and internal review reveals that an entrance onto MD26 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2018-0110-SPHA

*Special Hearing Variances
H&M Mart Stores East L.P.
8730 L. Berky Road.
MD26*

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 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

12-12

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-110



INFORMATION:

Property Address: 8730 Liberty Road
Petitioner: Cole Real Estate Income Strategy, Todd J. Weiss
Zoning: BM-CCC
Requested Action: Special Hearing, Variances

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the administrative law judge (ALJ) should permit the amendment to the approved plan and order in zoning cases 2011-0249-A and 2012-0192-A and also the petition for variance to permit relief to signage and parking regulations as listed on the attachment filed in support of the petition.

A site visit was conducted on October 30, 2017.

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

Please be advised that there is a discrepancy in the petitioners' parking calculation. The petitioners represent the provided parking ratio at 4.37 spaces per 1000 sq. ft. gross floor area (GFA) while staff calculates a ratio of 4.11 spaces per 1000 sq. ft. GFA. The Department recommends that either figure, as confirmed correct by the ALJ, provides sufficient parking.

For further information concerning the matters stated herein, please contact Pat McDougall at 410-887-3480.

Prepared by:

Lloyd T. Moxley

Division Chief:

Kathy Schlabach

AVA/KS/LTM/ka

c: Pat McDougall
Thomas C. Kleine, Esquire, Troutman Sanders, LLP
Office of the Administrative Hearings
People's Counsel for Baltimore County

12-12-17

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: October 30, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0110-SPHA
Address 8730 Liberty Road
(Cole Wm Randallstown Md., LLC
Property)

Zoning Advisory Committee Meeting of **October 30, 2017**.

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

Reviewer: Steve Ford

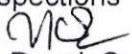
Date: 10-30-2017

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 1, 2017

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 30, 2017
Item No. 2018-0108-A, 0110-SPHA, 0111-SPHXA and 0112-SPH

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

* * * * *

VKD: efc
cc: file

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 11/6/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-110

INFORMATION:

Property Address: 8730 Liberty Road
Petitioner: Cole Real Estate Income Strategy, Todd J. Weiss
Zoning: BM-CCC
Requested Action: Special Hearing, Variances

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the administrative law judge (ALJ) should permit the amendment to the approved plan and order in zoning cases 2011-0249-A and 2012-0192-A and also the petition for variance to permit relief to signage and parking regulations as listed on the attachment filed in support of the petition.

A site visit was conducted on October 30, 2017.

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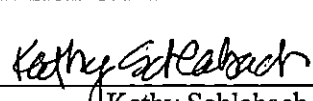
For further information concerning the matters stated herein, please contact Pat McDougall at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Pat McDougall
Thomas C. Kleine, Esquire, Troutman Sanders, LLP
Office of the Administrative Hearings
People's Counsel for Baltimore County

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: October 30, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0110-SPHA
Address 8730 Liberty Road
(Cole Wm Randallstown Md., LLC
Property)

Zoning Advisory Committee Meeting of **October 30, 2017**.

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

Reviewer: Steve Ford Date: 10-30-2017

Thomas Chandler Kleine
Partner
D 757.687.7789
F 757.687.1512
thomas.kleine@troutman.com
Admitted: DC, MD, VA

December 4, 2017

VIA FEDERAL EXPRESS

Mr. Arnold Jablon
Director, Department of Permits, Approvals and Inspection
c/o Zoning Review
County Office Building
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

**Re: Petition for Special Hearing and Variance - 8730 Liberty Road
Case Number: 2018-0110-SPHA**

Dear Mr. Jablon:

I am writing on behalf of Wal-Mart Stores East, LP, the applicant ("Applicant") in the above-referenced matter, currently scheduled to be heard on December 12, 2017 at 1:30 p.m. I am respectfully requesting a continuance so the Applicant and property owner may further evaluate the proposed development plans for the property that is the subject of the Application. I will be in touch with your office when the Applicant and property owner are prepared to have a specific date established for the hearing.

I understand that the matter has already been advertised and the Applicant will be responsible for costs associated with advertising the new hearing date.

Thank you for your attention to this matter. Please do not hesitate to contact me if you have any questions concerning this request.

Sincerely,



Thomas Chandler Kleine

cc. Peter Max Zimmerman, Esq. (via Federal Express)
People's Counsel for Baltimore County
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204

Kristen L Lewis

From: Kristen L Lewis
Sent: Wednesday, December 06, 2017 9:34 AM
To: 'Kleine, Thomas Chandler'
Subject: RE: Request for Continuance on behalf of Wal-Mart Stores East, LP

Good Morning Mr. Kleine,

I spoke with Mr. Arnold Jablon, Director of PAI, yesterday afternoon, he still had not received a copy of your request. However, after reviewing the file, he indicated that he would not approve the postponement request due to the timing of the hearing. He advised that you attend the hearing (in the instance that someone from the public attends, because of the advertisement, publication and online posting) and request a postponement at that time, and allow Judge Beverungen to grant the request. If you have any questions, feel free to contact me. Thank you,

Kristen Lewis
PAI – Zoning Review
410-887-5391

From: Kleine, Thomas Chandler [mailto:tom.kleine@troutmansanders.com]
Sent: Monday, December 04, 2017 4:34 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: Request for Continuance on behalf of Wal-Mart Stores East, LP

Please see the attached request for a continuance. As specified in the letter, we are not requesting a specific time for the rescheduling of the hearing.

Thank you,

Tom Kleine

Thomas Chandler Kleine
troutman sanders
Direct: 757.687.7789
tom.kleine@troutman.com

This e-mail message (and any attachments) from Troutman Sanders LLP may contain legally privileged and confidential information solely for the use of the intended recipient. If you received this message in error, please delete the message and notify the sender. Any unauthorized reading, distribution, copying, or other use of this message (and attachments) is strictly prohibited.

JB
4-3-12

IN RE: PETITION FOR VARIANCE

Liberty Road, at the SE corner of Church
Lane and Brenbrook Drive
2nd Election District
4th Council District
(8700 Liberty Road)

New Plan Maryland Holdings, LLC
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2012-0192-A

* * * * *

REVISED OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County by way of a remand Order issued by the Board of Appeals of Baltimore County on May 31, 2012.

By way of background, the previous Opinion and Order issued by this Office granted Petitioner's variance relief with respect to several signs at the proposed Walmart on Liberty Road. Thereafter, People's Counsel for Baltimore County noted an appeal of that Order, and expressed concerns with the size of a free-standing joint identification sign proposed for the store, which was identified as Sign 7 on Petitioner's site plan. Apparently, after the appeal was filed, the parties met and agreed to reduce the size of Sign 7 from 281.67 square feet down to a maximum area of 255 square feet, as depicted on Exhibit 1 attached hereto and incorporated herein by reference.

As noted in the original Opinion and Order, there were no Protestants in attendance at the original zoning hearing, nor did the file contain any letters of opposition or protest from neighbors or community associations. In fact, the only comments received were from the County's Department of Planning, which expressed strong support for the project.

Given the absence of opposition expressed at the earlier hearing, and the fact that the revised Order will reduce the scope of variance relief previously granted in the April 4, 2012 Order,

this matter can be considered and concluded without the necessity of an additional public hearing.

THEREFORE, IT IS ORDERED, this 1 day of June, 2012 by this Administrative Law Judge that the Opinion and Order issued in the above-captioned case on April 4, 2012, be and is hereby revised, as follows:

- Pursuant to B.C.Z.R. § 450.4 Attachment 1, number 7(b), the Petitioner is granted variance relief to erect a free-standing joint identification sign with a maximum sign area/face of 255 square feet, in lieu of the 281.67 square feet granted in the earlier Order. (Referenced as Sign 7 on Petitioner's Exhibit 1).

The relief granted herein shall be subject to the following:

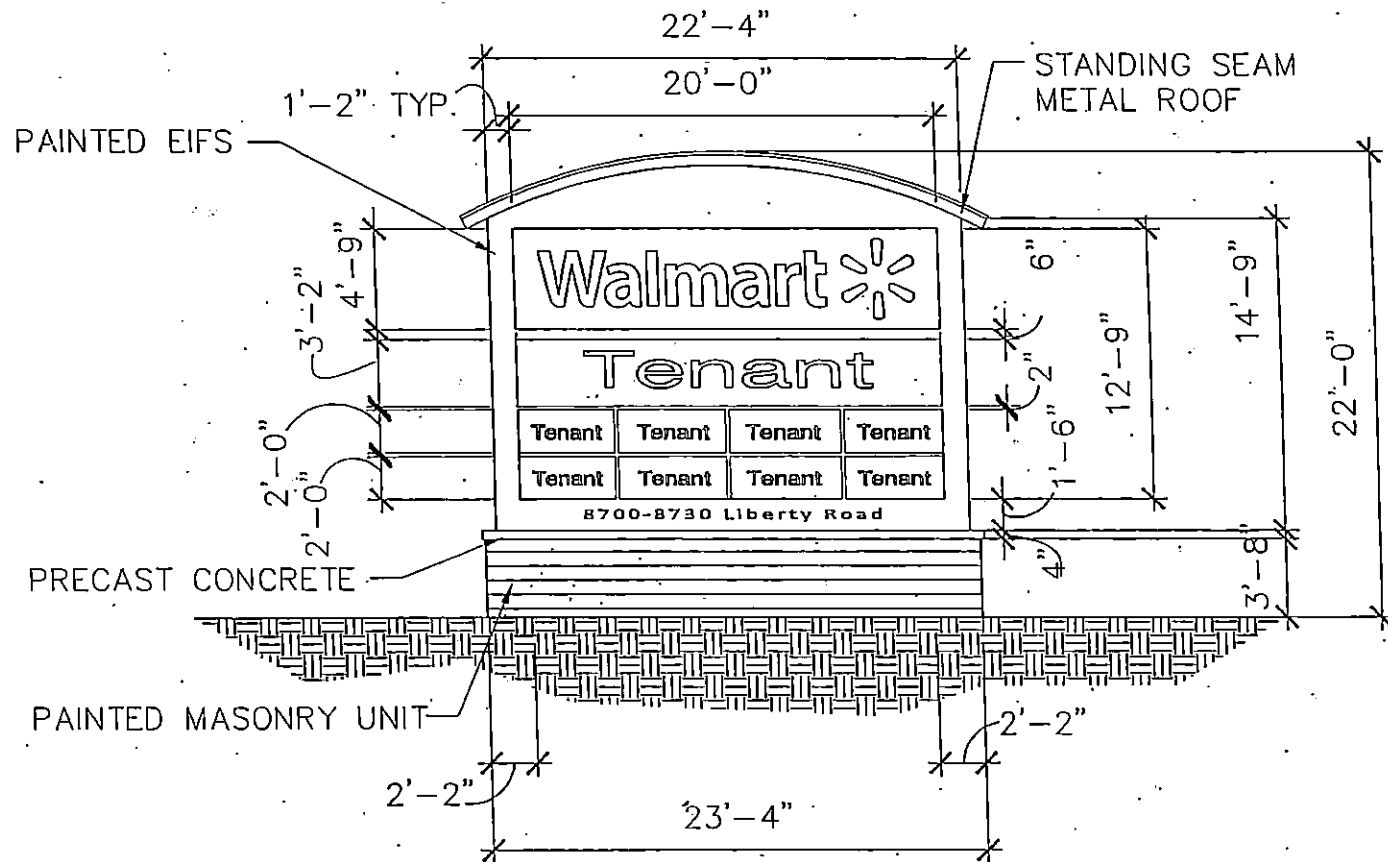
1. The Petitioner may apply for its building permit and may be granted same upon receipt of this Order. However the Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason this Order is reversed, the Petitioner will be required to return and be responsible for returning said property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:pz



$$20'-0" \times 12'-9" = 255 \text{ sf}$$

JB 4-3-12

IN RE: PETITION FOR VARIANCE

Liberty Road, at the SE corner of Church
Lane and Brenbrook Drive
2nd Election District
4th Council District
(8700 Liberty Road)

New Plan Maryland Holdings, LLC
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2012-0192-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Variance filed by New Plan Maryland Holdings, LLC. The Petitioner is requesting Variance relief under the Baltimore County Zoning Regulations ("B.C.Z.R.") with respect to several signs at the proposed Walmart on Liberty Road, as follows:

- Section 450.4 Attachment 1, 7(b) - to permit a freestanding joint identification sign with a maximum sign area/face of 281.67 square feet in lieu of the maximum permitted 150 square feet (Sign 7 on Petitioner's site plan); and
- Section 450.4 Attachment 1, 5(a) - to permit 7 wall-mounted enterprise signs on the building in lieu of the maximum 3 signs permitted on a building (Signs 1-6 on Petitioner's site plan); and
- Section 450.4 Attachment 1, 5(a) - to permit 5 wall-mounted enterprise signs on the front building façade in lieu of the maximum 2 signs permitted on a façade (Signs 1-4 on Petitioner's site plan); and
- Section 450.4 Attachment 1, 5(a) - to permit a wall-mounted enterprise sign with a sign area/face of 298 square feet in lieu of the maximum permitted 150 square feet. (Sign 1 of the Petitioner's site plan).

The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the variance request were Bill Greimel with Centro Properties Group, Brian M. Conlon with Langan Engineering and Environmental Services, the engineering firm that prepared the site plan, and Jim Higgins with MMA Architects. Patricia A. Malone, Esquire and Brian Hammock, with Venable, LLP, represented the Petitioner. There were no Protestants or other interested parties in attendance. The file reveals that the Petition was properly advertised and the site was properly posted as required by the B.C.Z.R., and the file does not contain any letters of opposition or protest.

Testimony and evidence revealed that the subject property is approximately 25.88 acres in size, and contains the Liberty Plaza Shopping Center. Petitioner proposes to construct a Walmart Supercenter on the site (construction should be completed in September 2012) and will in other respects revitalize the aging strip shopping center.

Zoning Advisory Committee (ZAC) comments were received and are made a part of the record of this case. The only substantive comment was received from the Department of Planning, dated March 2, 2012, wherein that agency expressed enthusiastic support for the project.

Based upon the testimony and evidence presented, I will grant the request for variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. I also find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship upon Petitioners.

Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md 53, 80 (2008).

The Petitioner has satisfied this test.

The large site is of irregular dimensions, and its frontage on Liberty Road is partially obstructed by two parcels of property – with improvements – owned by unrelated third parties. In addition, the Walmart store is positioned on the northern portion of the site, farthest removed from Liberty Road. As such, an increase in the number and size of signs for the Supercenter is justified so that motorists on Liberty Road will be able to see the signage and navigate to the appropriate area (i.e., “Pharmacy”, “Outdoor Living”) of the large store.

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 Department of Planning’s support for the project, and the absence of any opposition from neighbors or community groups.

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and after considering the testimony and evidence offered by the Petitioner, I find that Petitioner’s variance request should be granted.

THEREFORE, IT IS ORDERED, this 4th day of April, 2012 by this Administrative Law Judge that Petitioner’s Variance request under the Baltimore County Zoning Regulations (“B.C.Z.R.”) as follows:

- Section 450.4 Attachment 1, 7(b) - to permit a freestanding joint identification sign with a maximum sign area/face of 281.67 square feet in lieu of the maximum permitted 150 square feet (Sign 7 on Petitioner’s Exhibit 1); and
- Section 450.4 Attachment 1, 5(a) - to permit 7 wall-mounted enterprise signs on the building in lieu of the maximum 3 signs permitted on a building (Signs 1-6 on Petitioner’s Exhibit 1);

and

- Section 450.4 Attachment 1, 5(a) - to permit 5 wall-mounted enterprise signs on the front building façade in lieu of the maximum 2 signs permitted on a façade (Signs 1-4 on Petitioner's Exhibit 1); and
- Section 450.4 Attachment 1, 5(a) - to permit a wall-mounted enterprise sign with a sign area/face of 298 square feet in lieu of the maximum permitted 150 square feet. (Sign 1 on Petitioner's Exhibit 1);

be and are hereby GRANTED.

The relief granted herein shall be subject to the following:

1. The Petitioner may apply for its building permit and may be granted same upon receipt of this Order. However the Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason this Order is reversed, the Petitioner will be required to return and be responsible for returning said property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment11/1DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)no comment10/30DEPS
(if not received, date e-mail sent _____)no comment11/13FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)no objection
self comment10/23STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERINGno Objection_____

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 11/21/17SIGN POSTING Date: 11/22/17by O'KeefePEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 02 Account Number - 2500008768							
Owner Information									
Owner Name:		COLE WM RANDALLSTOWN MD LLC				Use:		COMMERCIAL NO	
Mailing Address:		REALTY MANAGER STORE#3804 03 2001 S E 10TH STREET BENTONVILLE AK 72716-5525				Principal Residence:		NO	
						Deed Reference:		/38986/ 00368	
Location & Structure Information									
Premises Address:		8730 LIBERTY RD RANDALLSTOWN MD 21133-4706				Legal Description:		WALMART SUPERCENTER 18.18 AC 8730 LIBERTY RD NS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0077	0015	0783		9211			2	2016	Plat Ref: 79/211
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
2012		160,908 SF				18.1800 AC		14	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
		DISCOUNT STORE					2012		
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2016		As of 07/01/2017		As of 07/01/2018	
Land:		3,636,000		3,636,000					
Improvements		12,592,300		17,503,800					
Total:		16,228,300		21,139,800		19,502,633		21,139,800	
Preferential Land:		0						0	
Transfer Information									
Seller: NEW PLAN MARYLAND HOLDINGS LLC				Date: 05/22/2017			Price: \$28,524,516		
Type: ARMS LENGTH IMPROVED				Deed1: /38986/ 00368			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			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									

Case No.: 2018-0110-SPHA

Exhibit Sheet

19W 1-18-18

19W 12-18-17

Petitioner/Developer

Protestant

No. 1	Plan	
No. 2	Sign renderings	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Randallstown, MD STORE #3804



COLOR ELEVATIONS

Issued: June 23, 2017

Pet. No. 2

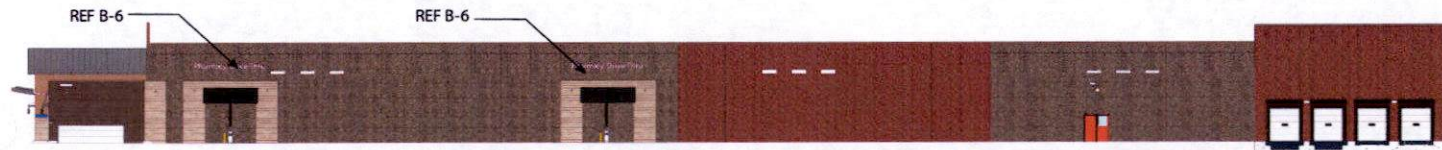
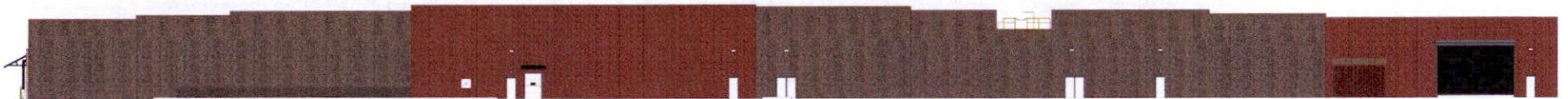
PROPOSED NEW SIGNAGE



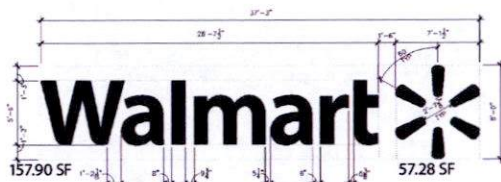
ENLARGED ELEVATION



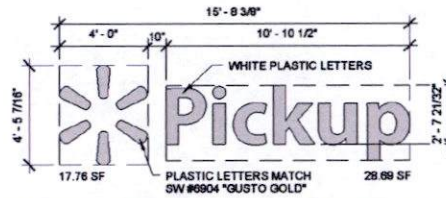
ENLARGED PICKUP SIGN RENDERING



FRONT ELEVATION



1. BUILDING SIGNAGE - EXISTING



2. BUILDING SIGNAGE - PROPOSED NEW SIGNAGE

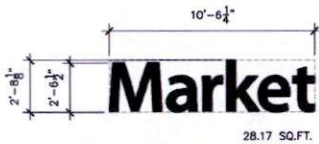
EXISTING SIGNAGE SCHEDULE					NEW SIGNAGE SCHEDULE							
SIGNAGE	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA	SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA	
WALMART	1	WHITE	157.90	215.98 SF	WALMART (ETR)	1	LED	WHITE	5'-6"	157.90 SF	215.98 SF	
SPARK	1	YELLOW	57.28 SF		SPARK (ETR)	1	LED	YELLOW	8'-0"	57.28 SF		
MARKET	1	WHITE	28.17 SF	28.17 SF	MARKET (ETR)	1	NA	WHITE	2'-6"	28.17 SF	28.17 SF	
HOME & PHARMACY	1	WHITE	97.66 SF	97.66 SF	HOME & PHARMACY (ETR)	1	NA	WHITE	2'-6"	97.66 SF	97.66 SF	
OUTDOOR LIVING	1	WHITE	77.17 SF	77.17 SF	OUTDOOR LIVING (ETR)	1	NA	WHITE	2'-6"	77.17 SF	77.17 SF	
PHARMACY DRIVE -THRU	2	BRONZE	39.90 SF	79.80 SF	PHARMACY DRIVE -THRU (ETR)	2	NA	BRONZE	2'-0"	39.90 SF	79.80 SF	
PHARMACY DRIVE -THRU >	1	WHITE	74.66 SF	74.66 SF	PICKUP & SPARK	1	LED	WHITE/GOLD	2'-6"	28.89 SF	46.45 SF	
TOTAL BUILDING SIGNAGE				573.44 SF	TOTAL BUILDING SIGNAGE							545.23 SF



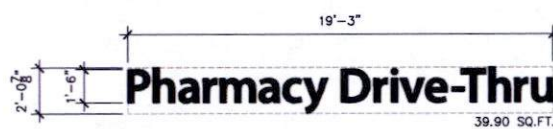
3. BUILDING SIGNAGE - EXISTING



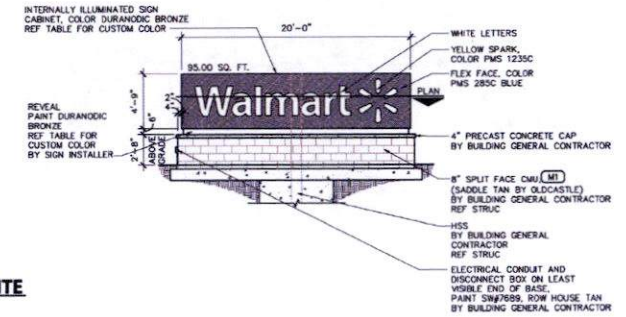
4. BUILDING SIGNAGE - EXISTING



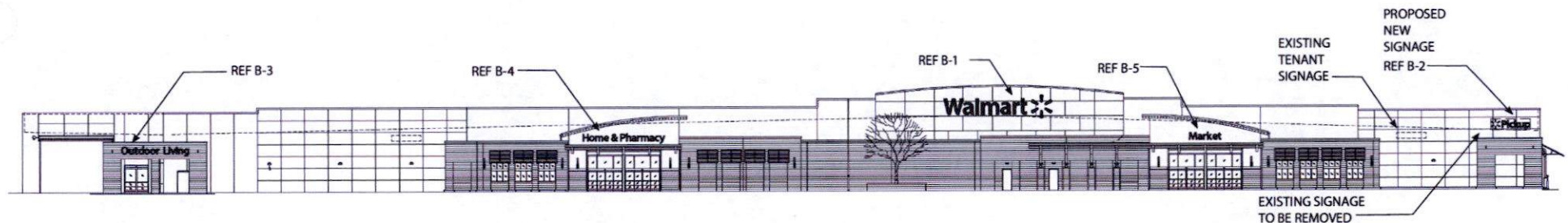
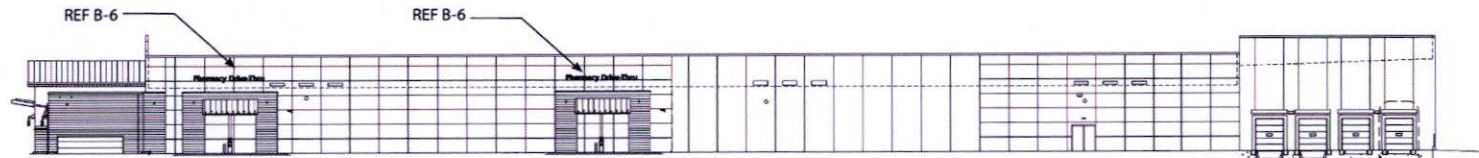
5. BUILDING SIGNAGE - EXISTING

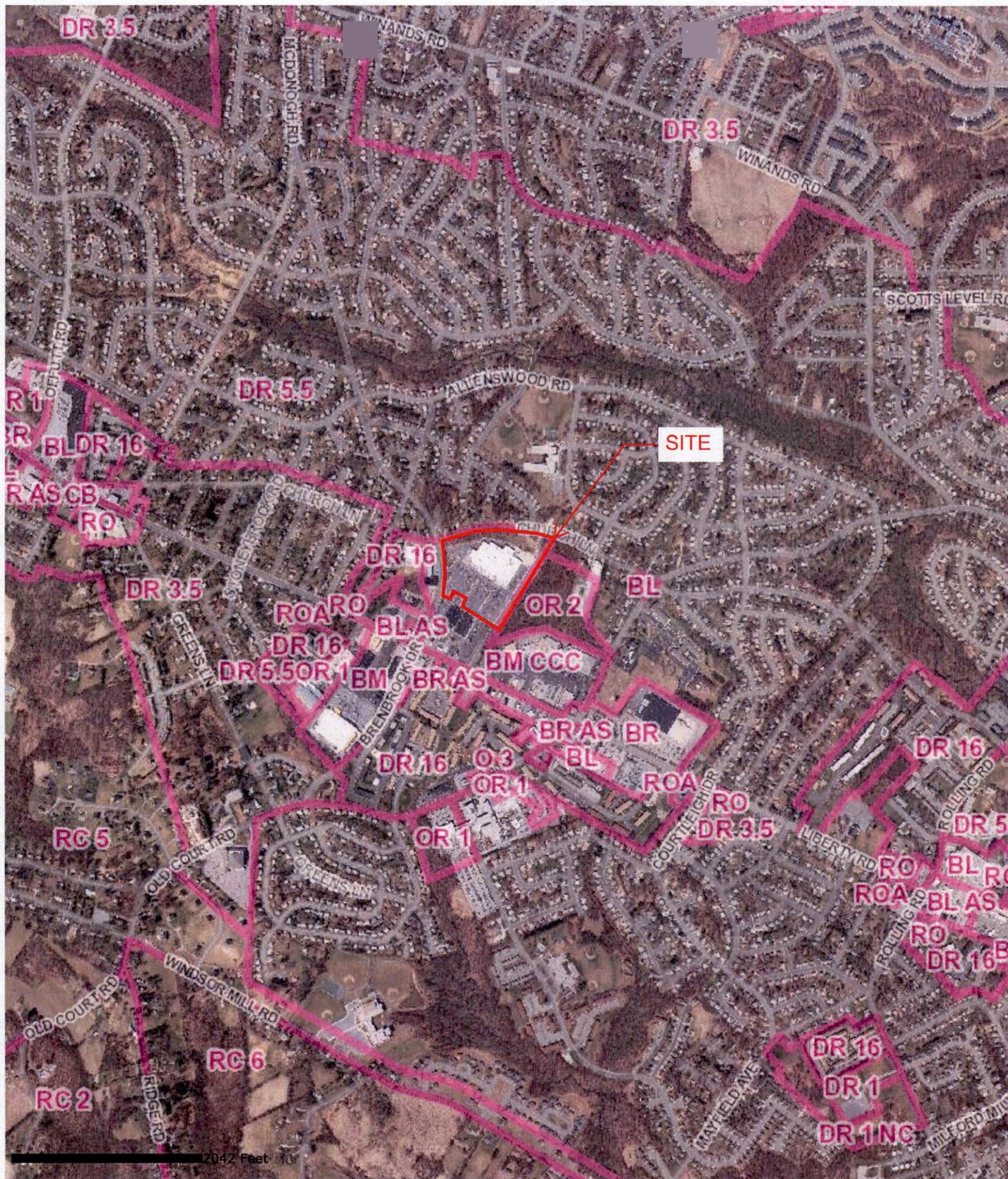


6. BUILDING SIGNAGE - EXISTING



SITE





My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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SHEET NUMBER
EXH1