

## MEMORANDUM

DATE: December 20, 2018  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2019-0082-A - Appeal Period Expired

---

The appeal period for the above-referenced case expired on December 19, 2018. 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.'

/dlw

c: ✓ Case File  
Office of Administrative Hearings

**IN RE: PETITION FOR VARIANCE**  
(10 Village Center Road)  
4<sup>th</sup> Election District  
2<sup>nd</sup> Council District  
Reisterstown Village Investors, LLC  
*Legal Owner*  
  
Petitioner

\* BEFORE THE OFFICE  
\* OF ADMINISTRATIVE  
\* HEARINGS FOR  
\* BALTIMORE COUNTY  
\* **CASE NO. 2019-0082-A**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Reisterstown Village Investors, LLC, legal owner of the subject property ("Petitioner"). Petitioner is requesting variance relief pursuant to the Baltimore County Zoning Regulations ("BCZR") as follows: **(A)** Variances from BCZR Section 450.4 Attachment 1: **(1)** To permit one (1) wall-mounted enterprise sign affixed to a wall without a separate exterior customer entrance (Sign L); **(2)** To permit a wall-mounted enterprise sign of 47.13 sq. ft. in lieu of the permitted 44.00 sq. ft. (Sign H1); **(3)** To permit two (2) wall-mounted enterprise signs on the front wall with customer entrance in lieu of the permitted one (1) wall-mounted sign (Sign A & Prop. Sign 1); and **(4)** To permit two (2) wall-mounted enterprise signs on the front wall with a customer entrance in lieu of the permitted one (1) wall-mounted sign (Signs B1 & B2); and **(B)** Variance from BCZR Section 450.5.b.1.a to permit an enterprise sign on the vertical face of an awning with a height of 12 inches in lieu of the permitted 9 inches (Sign H2). A three-sheet site plan was marked as Petitioner's Exhibit 1, and elevations of the signs—which correspond to the letter and number coding above—are found on pages 2 & 3 of the plan.

Professional engineer Michael Gesell appeared in support of the petition. Justin Williams, Esq. and Caroline L. Hecker, Esq. represented Petitioner. There were no Protestants or interested

ORDER RECEIVED FOR FILING

Date 11/19/18

By Sen

citizens in attendance. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee (ZAC) comments were received from any of the reviewing County agencies.

The site is approximately seven (7) acres in size and zoned BM and BL. The subject property (known as the Reisterstown Village Shopping Center) is improved with a commercial building with a grocery store and several other retail stores. The variance requests in this case involve one (1) new sign proposed for the Weis Market, which has operated at the site since 2016; the other requests are simply to "legitimize" existing signage at the shopping center.

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 irregular dimensions and is therefore unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be required to remove several signs which have been in place for many years. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

THEREFORE, IT IS ORDERED, this 19<sup>th</sup> day of **November, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance: **(A)** from BCZR Section 450.4 Attachment 1: **(1)** To permit one (1) wall-mounted enterprise sign affixed to a wall without a separate exterior customer entrance (Sign L); **(2)** To permit a wall-mounted enterprise sign of

ORDER RECEIVED FOR FILING

Date 11/19/18

By Sen



47.13 sq. ft. in lieu of the permitted 44.00 sq. ft. (Sign H1); **(3)** To permit two (2) wall-mounted enterprise signs on the front wall with customer entrance in lieu of the permitted one (1) wall-mounted sign (Sign A & Prop. Sign 1); and **(4)** To permit two (2) wall-mounted enterprise signs on the front wall with a customer entrance in lieu of the permitted one (1) wall-mounted sign (Signs B1 & B2); and **(B)** Variance from BCZR Section 450.5.b.1.a to permit an enterprise sign on the vertical face of an awning with a height of 12 inches in lieu of the permitted 9 inches (Sign H2), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- (1) Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its 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, Petitioner 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 11/19/18

By slr





# 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 10 Village Center Road & 20 Reisterstown Road which is presently zoned BL and BM

Deed References: 38105/00410 & 38620/00206 10 Digit Tax Account # 2400005703 & 2400005702

Property Owner(s) Printed Name(s) Weis Markets Inc., and Reisterstown Village Investors, 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

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:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

## Attorney for Petitioner:

Caroline L. Hecker, Esq. / Rosenberg Martin Greenberg, LLP

Name- Type or Print

Signature

25 S. Charles St., 21st Floor

Baltimore

MD

Mailing Address

City

State

21201 / (410) 727-6600

checker@rosenbergmartin.com

Zip Code

Telephone #

Email Address

## Legal Owners (Petitioners):

See Attached Sheets 2 & 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:

Caroline L. Hecker, Esq. / Rosenberg Martin Greenberg, LLP

Name - Type or Print

Signature

25 S. Charles Street, 21st Floor

Baltimore

MD

Mailing Address

City

State

21201 / (410) 727-6600

checker@rosenbergmartin.com

Zip Code

Telephone #

Email Address

CASE NUMBER

2019-0082A

Filing Date

9/17/2018

Do Not Schedule Dates:

Reviewer

**Petition for Variance**

**Attached Sheet 1**

**Requested Variances**

- A. The following variances are requested from Section 450.4 Attachment 1 of the Baltimore County Zoning Regulations:
1. From 1.5(d)(VI) to permit one (1) wall-mounted enterprise sign affixed to a wall without a separate exterior customer entrance. (Sign L)
  2. From 1.5 (d)(V) to permit a wall-mounted enterprise sign of 47.13 square feet in lieu of the permitted 44.00 square feet. (Sign H1)
  3. From 1.5(d)(VI) to permit two (2) wall-mounted enterprise signs on the front wall with customer entrance in lieu of the permitted one (1) wall-mounted sign. (Sign A & Prop. Sign 1)
  4. From 1.5(d)(~~VI~~V) to permit two (2) wall-mounted enterprise signs on the front wall with a customer entrance in lieu of the permitted one (1) wall-mounted sign. (Signs B1 & B2)
- B. Variance from BCZR Section 450.5.b.1.a to permit an enterprise sign on the vertical face of an awning with a height of 12 inches in lieu of the permitted 9 inches. (Sign H2)

2019-0082-A

**Petition for Variance**

**Attached Sheet 2**

20 Reisterstown Road

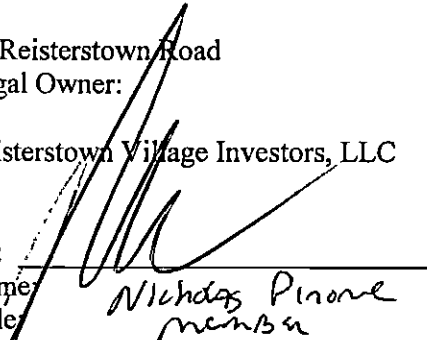
Legal Owner:

Reisterstown Village Investors, LLC

By:

Name:

Title:

  
Nicholas Pinone  
member

3201 Rogers Ave

Suite 3201

Ellicott City, MD 21043

Phone:

410-442-1500

2019-0082-A



**Petition for Variance**

**Attached Sheet 3**

10 Village Center Road  
Legal Owner (Petitioner):

Weis Markets Inc.

By: David P. Gill

Name:

Title:

1000 S. Second Street  
Sunbury, PA 17801  
(570)286-3299

DAVID P. GILL, RA-AIA.  
DIRECTOR OF ARCHITECTURE  
& LAND DEVELOPMENT  
WEIS MARKETS, INC.

4817-3761-4705, v. 1

2019-0082-A



ZONING DESCRIPTION  
**TAX MAP 48, PARCEL 1146**  
THE LAND OF  
WEIS MARKETS  
LIBER 38105 FOLIO 410  
& REISTERSTOWN VILLAGE INVESTORS, LLC  
LIBER 38620 FOLIO 206  
4<sup>TH</sup> ELECTION DISTRICT  
2<sup>ND</sup> COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MD

BEGINNING AT A POINT ON THE WESTERN RIGHT-OF-WAY LIMITS OF MAIN STREET (VARIABLE WIDTH RIGHT-OF-WAY), WHICH IS 225.8 FEET SOUTHEAST OF THE INTERSECTION OF SAID MAIN STREET AND WESTMINSTER PIKE (VARIABLE WIDTH RIGHT-OF-WAY), THENCE DEPARTING SAID WESTERN RIGHT-OF-WAY LIMITS AND WITH THE DIVISION LINE BETWEEN THE MAIN STREET ON THE WEST AND THE LAND OF REISTERSTOWN VILLAGE INVESTORS, LLC (LIBER 38620 FOLIO 206) ON THE WEST;

1. SOUTH 01 DEGREES – 27 MINUTES – 05 SECONDS EAST, 3.04 FEET TO A POINT, THENCE;
2. SOUTH 02 DEGREES – 11 MINUTES – 53 SECONDS EAST, 51.81 FEET TO A POINT, THENCE;
3. CONTINUING SOUTH 08 DEGREES – 00 MINUTES – 25 SECONDS EAST, 30.57 FEET TO A POINT, THENCE;
4. CONTINUING SOUTH 07 DEGREES – 26 MINUTES – 50 SECONDS EAST, 26.39 FEET TO A POINT, THENCE;
5. CONTINUING SOUTH 06 DEGREES – 50 MINUTES – 09 SECONDS EAST, 35.80 FEET TO A POINT, THENCE;
6. CONTINUING SOUTH 06 DEGREES – 12 MINUTES – 33 SECONDS EAST, 28.01 FEET TO A POINT, THENCE;
7. CONTINUING SOUTH 05 DEGREES – 35 MINUTES – 09 SECONDS EAST, 35.34 FEET TO A POINT, THENCE;
8. CONTINUING SOUTH 05 DEGREES – 03 MINUTES – 20 SECONDS EAST, 18.44 FEET TO A POINT, THENCE;
9. CONTINUING SOUTH 04 DEGREES – 39 MINUTES – 47 SECONDS EAST, 21.61 FEET TO A POINT, THENCE;
10. CONTINUING SOUTH 04 DEGREES – 11 MINUTES – 41 SECONDS EAST, 25.78 FEET TO A POINT, THENCE;
11. CONTINUING SOUTH 84 DEGREES – 21 MINUTES – 27 SECONDS WEST, 6.71 FEET TO A POINT, THENCE;
12. CONTINUING SOUTH 39 DEGREES – 53 MINUTES – 31 SECONDS WEST, 11.98 FEET TO A POINT, THENCE;
13. CONTINUING SOUTH 39 DEGREES – 53 MINUTES – 12 SECONDS WEST, 16.57 FEET TO A POINT, THENCE;



14. CONTINUING SOUTH 84 DEGREES – 36 MINUTES – 47 SECONDS WEST, 178.92 FEET TO A POINT, THENCE;
15. CONTINUING SOUTH 84 DEGREES – 50 MINUTES – 11 SECONDS WEST, 97.55 FEET TO A POINT, THENCE;
16. CONTINUING SOUTH 84 DEGREES – 50 MINUTES – 15 SECONDS WEST, 23.62 FEET TO A POINT, THENCE;
17. CONTINUING SOUTH 85 DEGREES – 54 MINUTES – 17 SECONDS WEST, 277.59 FEET TO A POINT, THENCE;
18. CONTINUING NORTH 04 DEGREES – 05 MINUTES – 44 SECONDS WEST, 308.00 FEET TO A POINT, THENCE;
19. CONTINUING SOUTH 85 DEGREES – 54 MINUTES – 21 SECONDS WEST, 10.00 FEET TO A POINT, THENCE;
20. CONTINUING NORTH 04 DEGREES – 05 MINUTES – 44 SECONDS WEST, 295.00 FEET TO A POINT, THENCE;
21. CONTINUING NORTH 69 DEGREES – 35 MINUTES – 28 SECONDS WEST, 236.79 FEET TO A POINT, THENCE;
22. CONTINUING NORTH 34 DEGREES – 27 MINUTES – 10 SECONDS EAST, 105.09 FEET TO A POINT, THENCE;
23. CONTINUING SOUTH 56 DEGREES – 10 MINUTES – 07 SECONDS EAST, 229.10 FEET TO A POINT, THENCE;
24. SOUTH 56 DEGREES – 32 MINUTES – 28 SECONDS EAST, 93.30 FEET TO A POINT, THENCE;
25. CONTINUING 44.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 37 DEGREES – 09 MINUTES – 44 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 74 DEGREES – 49 MINUTES – 28 SECONDS EAST, 95.69 FEET TO A POINT, THENCE;
26. CONTINUING SOUTH 87 DEGREES – 56 MINUTES – 38 SECONDS EAST, 28.30 FEET TO A POINT, THENCE;
27. CONTINUING NORTH 86 DEGREES – 18 MINUTES – 46 SECONDS EAST, 191.32 FEET TO A POINT, THENCE;
28. CONTINUING SOUTH 04 DEGREES – 06 MINUTES – 39 SECONDS EAST, 224.55 FEET TO A POINT, THENCE;
29. CONTINUING SOUTH 04 DEGREES – 06 MINUTES – 39 SECONDS EAST, 23.76 FEET TO A POINT, THENCE;
30. CONTINUING NORTH 85 DEGREES – 16 MINUTES – 02 SECONDS EAST, 186.70 FEET TO A POINT, THENCE;





31. NORTH 85 DEGREES – 15 MINUTES – 30 SECONDS EAST, 6.90 FEET TO THE POINT OF BEGINNING  
CONTAINING 309,192 SQUARE FEET OR 7.10 ACRES.



9/10/18



# The Daily Record

11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

<http://www.thedailyrecord.com>

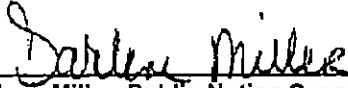
Order #: 11633350  
 Case #: 2019-0082-A  
 Description:

CASE NUMBER: 2019-0082-A - Baltimore County - NOTICE OF ZONING HEARING

## PUBLISHER'S AFFIDAVIT

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

10/26/2018



Darlene Miller, Public Notice Coordinator  
 (Representative Signature)

### Baltimore County

#### 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: 2019-0082-A

10 Village Center Road

W/s Main Street aka Reisterstown Road, 225 ft. s/e of Westminster Pike

4th Election District - 2nd Councilmanic District

Legal Owners: Reisterstown Village Investors, LLC, Weis Markets, Inc.

Variance to A. Variances from Section 450.4 1. To permit one (1) wall-mounted enterprise sign affixed to a wall without a separate exterior customer entrance (Sign 1). 2. To permit a wall-mounted enterprise sign of 47.13 sq. ft. in lieu of the permitted 44.00 sq. ft. (Sign H1). 3. To permit two (2) wall-mounted enterprise signs on the front wall with customer entrance in lieu of the permitted one (1) wall-mounted sign (Sign A & Prop. Sign 1). 4. To permit two (2) wall-mounted enterprise signs on the front wall with a customer entrance in lieu of the permitted one (1) wall-mounted sign (Signs B1 & B2) B. Variance from Section 450.5.b.1.a 1. To permit an enterprise sign on the vertical face of an awning with a height of 12 in. in lieu of the permitted 9 in. (Sign H2).

Hearing: Friday, November 16, 2018 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21201

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 410-887-3368.

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

o26





Debra Wiley

From: Marty Ogle <mert1114@aol.com>  
Sent: Tuesday, November 13, 2018 10:13 AM  
To: Administrative Hearings  
Subject: 2019-0082-A

2nd set of certificates

**CERTIFICATE OF POSTING**

CASE NO. 2019-0082-A  
PLANNING DEVELOPER  
REDAKED  
REDAKED  
DATE OF HEARING CLOSING  
11/19/18

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING ROOM 111  
111 WEST CUB SAVAGE AVENUE  
ATTENTION:  
LADDS AND GUNTLEMAN,  
THIS LETTER IS TO CERTIFY UNDER PENALTY OF PERJURY THAT THE  
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT  
10 WINDY CIRCLE 23 - Sheet 1  
11/13/2018 - 11/17/2018

SIGN(S) POSTED ON 11/13/2018 - 11/17/2018  
(MONTH, DAY, YEAR)  
SIGNED BY  
[Signature]  
SIGNATURE OF SIGN POSTER  
MARTY OGLE  
9112 MAINBROOK ROAD  
PARKVILLE, MD 21234  
443-629-2411

**ZONING NOTICE**  
CASE # 2019-0082-A  
A PUBLIC HEARING WILL BE HELD ON  
THE PROPOSED ZONING MAP AMENDMENT  
ON NOVEMBER 19, 2018 AT 7:00 PM  
AT THE BALTIMORE COUNTY PLANNING  
DEPARTMENT, 111 WEST CUB SAVAGE  
AVENUE, BALTIMORE, MD 21201.  
THE PROPOSED ZONING MAP AMENDMENT  
IS TO REZONE THE PROPERTY LOCATED AT  
10 WINDY CIRCLE 23 FROM ZONING  
DISTRICT 11.1 TO ZONING DISTRICT 11.2.  
THE PROPOSED ZONING MAP AMENDMENT  
IS AVAILABLE FOR REVIEW AT THE  
BALTIMORE COUNTY PLANNING DEPARTMENT  
FROM 9:00 AM TO 5:00 PM, MONDAY  
THROUGH FRIDAY, NOVEMBER 13, 2018  
THROUGH NOVEMBER 17, 2018.

**REDAKED**  
**Nick P.**  
410  
442-15  
**REDAKED**

**CERTIFICATE OF POSTING**

CASE NO. 2018-0878-A

PETITIONER'S NAME ROSEMARY HILL

ADDRESS 111 WEST COLUMBIAN AVENUE

DATE OF HEARING 11/14/18

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
CITY OFFICE 11111 ROUTE 108  
111 WEST COLUMBIAN AVENUE  
ATTENTION:

TO THE HONORABLE:

THIS IS TO CERTIFY UNDER PENALTY OF PERJURY THAT THE  
NECESSARY SIGNAGE REQUIRED BY LAW WAS POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT

10 Village Centre Dr Suite 1  
Hagerstown, MD 21740

ON THIS DATE OF October 24, 2018 November 17, 2018  
(MONTH, DAY, YEAR)

SIGNED:

[Signature]  
SIGNATURE OF SIGN POSTER

WITNESSED BY:

6000 STADINER ROAD  
PARKVILLE, MD 21224  
410-428-5411



CERTIFICATE OF POSTING

CASE NO. 2019-0082-A

PETITIONER/DEVELOPER

ROSENBERG MARTIN

GREENBERG LLP

DATE OF HEARING/CLOSING

11/16/18

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING ROOM 111  
111 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE  
NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT

10 VILLAGE CENTER RD

SIGN #1

HARVESTVIEW ROAD

SIGN #2

THIS SIGN(S) POSTED ON October 24, 2018  
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 10/24/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411



# ZONING NOTICE

CASE # 2019-0082-A

**A PUBLIC HEARING WILL BE HELD BY  
THE ADMINISTRATIVE LAW JUDGE  
IN TOWSON, MD**

PLACE: Room 205, Jefferson Building  
105 W. Chesapeake Ave., Towson MD 21204

DATE AND TIME: Friday, November 16, 2018 at 11:00 a.m.

REQUEST: Variance to A. Variances from Section 450.4 1. To permit one (1) wall-mounted enterprise sign affixed to a wall without a separate exterior customer entrance (Sign L). 2. To permit a wall-mounted enterprise sign of 47.13 sq. ft. in lieu of the permitted 44.00 sq. ft. (Sign H1). 3. To permit two (2) wall-mounted enterprise signs on the front wall with customer entrance in lieu of the permitted one (1) wall-mounted sign (Sign A & Prop. Sign 1). 4. To permit two (2) wall-mounted enterprise signs on the front wall with a customer entrance in lieu of the permitted one (1) wall-mounted sign (Signs B1 & B2) B. Variance from Section 450.5.b.1.a 1. To permit an

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 487-3391

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

**HANDICAPPED ACCESSIBLE**

REQUEST (cont.): enterprise sign on the vertical face of an awning with a height of 12 in. in lieu of the permitted 9 in. (Sign H2).

*goodm gl 10/24/18 SIGN #2 HARVESTVIEW RD*

**CERTIFICATE OF POSTING**

CASE NO. 2019-0082-A

PETITIONER/DEVELOPER

ROSENBERG MARTIN

GREENBERG. LLP

DATE OF HEARING/CLOSING

11/16/18

BALTIMORE COUNTY DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT  
COUNTY OFFICE BUILDING ROOM 111  
111 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE  
NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON  
THE PROPERTY LOCATED AT

10 VILLAGE CENTER RD

SIGN #1

HARVESTVIEW ROAD

SIGN #2

THIS SIGN(S) POSTED ON October 24, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 10/24/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

# ZONING NOTICE

CASE # 2019-0082-A

A PUBLIC HEARING WILL BE HELD BY  
THE ADMINISTRATIVE LAW JUDGE  
IN TOWSON, MD

PLACE: Room 205, Jefferson Building  
105 W. Chesapeake Ave, Towson MD 21204

DATE AND TIME: Friday, November 16, 2018 at 11:00 a.m.

REQUEST: Variance to A. Variances from Section 450.4 1. To permit one (1) wall-mounted enterprise sign affixed to a wall without a separate exterior customer entrance (Sign L). 2. To permit a wall-mounted enterprise sign of 47.13 sq. ft. in lieu of the permitted 44.00 sq. ft. (Sign H1). 3. To permit two (2) wall-mounted enterprise signs on the front wall with customer entrance in lieu of the permitted one (1) wall-mounted sign (Sign A & Prop. Sign 1). 4. To permit two (2) wall-mounted enterprise signs on the front wall with a customer entrance in lieu of the permitted one (1) wall-mounted sign (Signs B1 & B2) B. Variance from Section 450.5.b.1.a 1. To permit an

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

REQUEST (cont.): enterprise sign on the vertical face of an awning with a height of 12 in. in lieu of the permitted 9 in. (Sign H2).

Nick

41

42-1

RO  
PROPER  
Development, Leasing and P

10/24/18 SIGN #1 VILLAGE CENTER

RE: PETITION FOR VARIANCE \* BEFORE THE OFFICE  
10 Village Center Road & 20 Reisterstown Rd;  
W/S Main Street, 225' SE of Westminster Pike\* OF ADMINISTRATIVE  
4<sup>th</sup> Election & 2<sup>nd</sup> Councilmanic Districts  
Legal Owner(s): Reisterstown Village \* HEARINGS FOR  
Investors, LLC & Weis Markets, Inc.  
Petitioner(s) \* BALTIMORE COUNTY  
\* 2019-082-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED  
SEP 25 2018

*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 25<sup>th</sup> day of September, 2018, a copy of the foregoing Entry of Appearance was mailed to Caroline L. Hecker, Esquire, Rosenberg Martin Greenberg, LLP, 25 S. Charles Street, 21<sup>st</sup> Floor, Baltimore, Maryland 21201, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



October 10, 2018 I. MOHLER III  
County Executive

## 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: 2019-0082-A

10 Village Center Road

W/s Main Street aka Reisterstown Road, 225 ft. s/e of Westminster Pike

4<sup>th</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owners: Reisterstown Village Investors, LLC, Weis Markets, Inc.

Variance to A. Variances from Section 450.4 1. To permit one (1) wall-mounted enterprise sign affixed to a wall without a separate exterior customer entrance (Sign L). 2. To permit a wall-mounted enterprise sign of 47.13 sq. ft. in lieu of the permitted 44.00 sq. ft. (Sign H1). 3. To permit two (2) wall-mounted enterprise signs on the front wall with customer entrance in lieu of the permitted one (1) wall-mounted sign (Sign A & Prop. Sign 1). 4. To permit two (2) wall-mounted enterprise signs on the front wall with a customer entrance in lieu of the permitted one (1) wall-mounted sign (Signs B1 & B2) B. Variance from Section 450.5.b.1.a 1. To permit an enterprise sign on the vertical face of an awning with a height of 12 in. in lieu of the permitted 9 in. (Sign H2).

Hearing: Friday, November 16, 2018 at 11:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon  
Director

AJ:kl

C: Caroline Hecker, 25 S. Charles Street, 21<sup>st</sup> Floor, Baltimore 21201  
Nicholas Pinone, 3201 Rogers Avenue, Ste. 3201, Ellicott City 21043  
David Gill, 1000 S. Second Str., Sunbury PA 17801

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 27, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: THE DAILY RECORD  
Friday, October 26, 2018 - Issue

Please forward billing to:

Margaret Giordano  
Rosenberg, Martin & Greenberg  
25 S. Charles Street, 21<sup>st</sup> Floor  
Baltimore, MD 21201

410-727-6600

---

## 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: 2019-0082-A**

10 Village Center Road

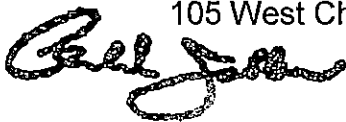
W/s Main Street aka Reisterstown Road, 225 ft. s/e of Westminster Pike

4<sup>th</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owners: Reisterstown Village Investors, LLC, Weis Markets, Inc.

Variance to A. Variances from Section 450.4 1. To permit one (1) wall-mounted enterprise sign affixed to a wall without a separate exterior customer entrance (Sign L). 2. To permit a wall-mounted enterprise sign of 47.13 sq. ft. in lieu of the permitted 44.00 sq. ft. (Sign H1). 3. To permit two (2) wall-mounted enterprise signs on the front wall with customer entrance in lieu of the permitted one (1) wall-mounted sign (Sign A & Prop. Sign 1). 4. To permit two (2) wall-mounted enterprise signs on the front wall with a customer entrance in lieu of the permitted one (1) wall-mounted sign (Signs B1 & B2) B. Variance from Section 450.5.b.1.a 1. To permit an enterprise sign on the vertical face of an awning with a height of 12 in. in lieu of the permitted 9 in. (Sign H2).

Hearing: Friday, November 16, 2018 at 11:00 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.

**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: 2019-0082-A  
Property Address: 10 Village Center Road / 20 Reisterstown Road  
Property Description: \_\_\_\_\_

Legal Owners (Petitioners): Weis Markets, Inc. / Reisterstown Village Investors LLC  
Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: Margaret Giordano  
Company/Firm (if applicable): Rosenberg Martin Greenberg  
Address: 25 S. Charles Street  
21<sup>st</sup> Floor  
Towson, MD 21229  
Telephone Number: (410) 727-6600

Revised 7/9/2015

DECEMBER 1961

Date: 9/17/18

BUSINESS ACTUAL TIME DRW  
12/18/2018 9/17/2018 09:37:40 5

WS05 WALKIN LRB  
FETTER 37484 9/17/2018 05:11

526 ZONING VERIFICATION

10-173224

Receipt Total \$500.00

\$500.00 CA \$500.00 CA

Baltimore County, Maryland

Total: 00.00

Rec From: ~~SECRET~~ Rosenberg Martin Greenberg

For: 2019-0082-A

## DISTRIBUTION

WHITE - CASHIER

**PINK-AGENCY**

**YELLOW - CUSTOMER**

## GOLD - ACCOUNTING

PLEASE PRESS HARD!!!

**CASHIER'S  
VALIDATION**



DONALD I. MOHLER III  
County Executive

November 8, 2018

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

Reisterstown Village Investors, LLC  
3201 Rogers Ave. Ste 3201  
Ellicott City, MD 21043

To Whom It May Concern:

RE: Case Number: 2019-0082A, Address: 10 Village Center Rd. & 20 Reisterstown Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 17, 2018. 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 circular embossed seal. The signature is fluid and cursive.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel  
David Gill Weis Markets 1000 S. Second St. Sunbury, PA 17801  
Caroline Hecker, Esq. Rosenberg Martin Greenberg, LLP 25 S. Charles St. Baltimore, MD 21201



Date: 9/24/18

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

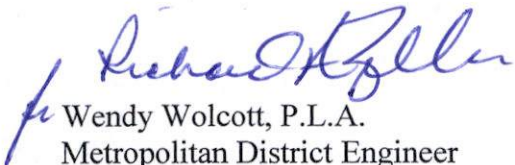
Dear Ms. Lewis:

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. 2019-0082-A

Variance  
Reisterstown Village Investors, LLC  
Weis Markets, Inc.  
10 Village Center Road.

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



11-16

**BALTIMORE COUNTY, MARYLAND**  
**INTER-OFFICE MEMORANDUM**



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

**DATE:** 10/10/2018

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 19-082

**INFORMATION:**

**Property Address:** 10 Village Center Road  
**Petitioner:** Reisterstown Village Investors, LLC and Weis Markets, Inc.  
**Zoning:** BL, BM  
**Requested Action:** Variance

The Department of Planning has reviewed the petition for variance to permit the zoning relief as listed on the attachment submitted in support of the petition.

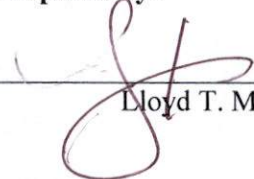
A site visit was conducted on October 2, 2018. Staff observed the presence of temporary banner signage.

The Department has no objection to granting the petitioned relief.

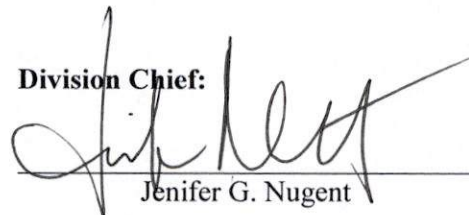
The Department recommends that all temporary signage be subject to the requirements of BCZR § 450.7.E.2.

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

**Prepared by:**

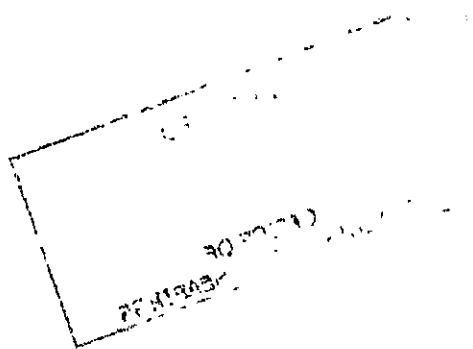
  
\_\_\_\_\_  
Lloyd T. Moxley

**Division Chief:**

  
\_\_\_\_\_  
Jenifer G. Nugent

AVA/JGN/LTM/

c: Bill Skibinski  
Caroline L. Hecker, Esquire  
Office of the Administrative Hearings  
People's Counsel for Baltimore County



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**DATE:** 10/10/2018

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 19-082

**INFORMATION:**

**Property Address:** 10 Village Center Road  
**Petitioner:** Reisterstown Village Investors, LLC and Weis Markets, Inc.  
**Zoning:** BL, BM  
**Requested Action:** Variance

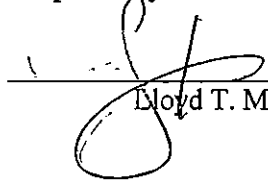
The Department of Planning has reviewed the petition for variance to permit the zoning relief as listed on the attachment submitted in support of the petition.

A site visit was conducted on October 2, 2018. Staff observed the presence of temporary banner signage. The Department has no objection to granting the petitioned relief.

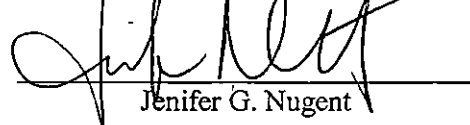
The Department recommends that all temporary signage be subject to the requirements of BCZR § 450.7.E.2.

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

**Prepared by:**

  
Lloyd T. Moxley

**Division Chief:**

  
Jenifer G. Nugent

AVA/JGN/LTM/

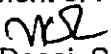
c: Bill Skibinski  
Caroline L. Hecker, Esquire  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits, Approvals

**DATE:** October 4, 2018

**FROM:**  Vishnu Desai, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For October 1, 2018  
Item No. 2019-0055-A, 0062-A, 0081-A, 0082-A, 0083-A, 0084-SPH, 0085-A and 0086-SPH

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

\*

\*

\*

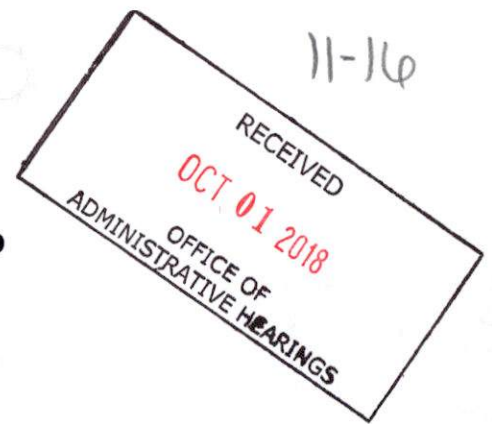
\*

\*

VKD: cen  
cc: file

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 1, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0082-A  
Address 10 Village Center Road  
(Reisterstown Village Investors,  
LLC Property)

Zoning Advisory Committee Meeting of **October 1, 2018**.

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

Reviewer: Steve Ford



**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 1, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0082-A  
Address 10 Village Center Road  
(Reisterstown Village Investors,  
LLC Property)

Zoning Advisory Committee Meeting of **October 1, 2018**.

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

Reviewer: Steve Ford

CASE NAME Weiss Markets, Inc.  
CASE NUMBER 2019-0082-A  
DATE 11/16/18

| NAME | ADDRESS | CITY, STATE, ZIP | E - MAIL |
|------|---------|------------------|----------|
|------|---------|------------------|----------|

[illegible]

C H E C K L I S TComment  
ReceivedDepartmentSupport/Oppose/  
Conditions/  
Comments/  
No Comment

10/4

DEVELOPMENT PLANS REVIEW  
(if not received, date e-mail sent \_\_\_\_\_)

no comment

10/1

DEPS  
(if not received, date e-mail sent \_\_\_\_\_)

no comment

10/10

FIRE DEPARTMENT

PLANNING  
(if not received, date e-mail sent \_\_\_\_\_)

no Objection

9/24

STATE HIGHWAY ADMINISTRATION

no Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT Date: 10/26/18

SIGN POSTING (1<sup>st</sup>) Date: 10/24/18 by OgleSIGN POSTING (2<sup>nd</sup>) Date: 11/12/18 by OglePEOPLE'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 |                                                              |                  |                     |  |  |  |
|-----------------------------------|----------|----------------------------------------------------|-------------------------------------------|------------------------|----------------------|------------------------------|--------------------------------------------------------------|------------------|---------------------|--|--|--|
| Tax Exempt:                       |          |                                                    | Special Tax Recapture:                    |                        |                      |                              |                                                              |                  |                     |  |  |  |
| Exempt Class:                     |          |                                                    | NONE                                      |                        |                      |                              |                                                              |                  |                     |  |  |  |
| Account Identifier:               |          |                                                    | District - 04 Account Number - 2400005703 |                        |                      |                              |                                                              |                  |                     |  |  |  |
| Owner Information                 |          |                                                    |                                           |                        |                      |                              |                                                              |                  |                     |  |  |  |
| Owner Name:                       |          | WEIS MARKETS INC                                   |                                           |                        | Use:                 |                              | COMMERCIAL                                                   |                  |                     |  |  |  |
|                                   |          |                                                    |                                           |                        | Principal Residence: |                              | NO                                                           |                  |                     |  |  |  |
| Mailing Address:                  |          | 1000 S SECOND STREET<br>SUNBURY PA 17801-0471      |                                           |                        | Deed Reference:      |                              | /38105/ 00410                                                |                  |                     |  |  |  |
| Location & Structure Information  |          |                                                    |                                           |                        |                      |                              |                                                              |                  |                     |  |  |  |
| Premises Address:                 |          | 10 VILLAGE CENTER RD<br>REISTERSTOWN MD 21136-6453 |                                           |                        | Legal Description:   |                              | 5.1037 AC<br>AKA 3505 HARVESTVIEW RD<br>REISTERSTOWN VILLAGE |                  |                     |  |  |  |
| Map:                              | Grid:    | Parcel:                                            | Sub District:                             | Subdivision:           | Section:             | Block:                       | Lot:                                                         | Assessment Year: | Plat No:            |  |  |  |
| 0048                              | 0010     | 1146                                               |                                           | 0000                   |                      |                              | 4A                                                           | 2017             | Plat Ref: 0076/0114 |  |  |  |
| Special Tax Areas:                |          |                                                    |                                           | Town:                  |                      | NONE                         |                                                              |                  |                     |  |  |  |
|                                   |          |                                                    |                                           | Ad Valorem:            |                      |                              |                                                              |                  |                     |  |  |  |
|                                   |          |                                                    |                                           | Tax Class:             |                      |                              |                                                              |                  |                     |  |  |  |
| Primary Structure Built           |          | Above Grade Living Area                            |                                           | Finished Basement Area |                      | Property Land Area           |                                                              | County Use       |                     |  |  |  |
| 1997                              |          | 40972                                              |                                           |                        |                      | 5.1000 AC                    |                                                              | 06               |                     |  |  |  |
| Stories                           | Basement | Type                                               | Exterior                                  | Full/Half Bath         | Garage               | Last Major Renovation        |                                                              |                  |                     |  |  |  |
|                                   |          | MARKET                                             |                                           |                        |                      |                              |                                                              |                  |                     |  |  |  |
| Value Information                 |          |                                                    |                                           |                        |                      |                              |                                                              |                  |                     |  |  |  |
|                                   |          |                                                    | Base Value                                | Value                  | Phase-in Assessments |                              |                                                              |                  |                     |  |  |  |
|                                   |          |                                                    |                                           | As of                  | As of                |                              | As of                                                        |                  |                     |  |  |  |
|                                   |          |                                                    |                                           | 01/01/2017             | 07/01/2018           |                              | 07/01/2019                                                   |                  |                     |  |  |  |
| Land:                             |          |                                                    | 1,530,000                                 | 1,530,000              |                      |                              |                                                              |                  |                     |  |  |  |
| Improvements                      |          |                                                    | 2,715,300                                 | 2,662,200              |                      |                              |                                                              |                  |                     |  |  |  |
| Total:                            |          |                                                    | 4,245,300                                 | 4,192,200              | 4,192,200            |                              | 4,192,200                                                    |                  |                     |  |  |  |
| Preferential Land:                |          |                                                    | 0                                         |                        |                      |                              | 0                                                            |                  |                     |  |  |  |
| Transfer Information              |          |                                                    |                                           |                        |                      |                              |                                                              |                  |                     |  |  |  |
| Seller: FOOD LION LLC             |          |                                                    | Date: 10/06/2016                          |                        |                      | Price: \$1,715,449           |                                                              |                  |                     |  |  |  |
| Type: NON-ARMS LENGTH OTHER       |          |                                                    | Deed1: /38105/ 00410                      |                        |                      | Deed2:                       |                                                              |                  |                     |  |  |  |
| Seller: FOOD LION LLC             |          |                                                    | Date: 04/27/2004                          |                        |                      | Price: \$400,000             |                                                              |                  |                     |  |  |  |
| Type: ARMS LENGTH MULTIPLE        |          |                                                    | Deed1: /00000/ 00000                      |                        |                      | Deed2:                       |                                                              |                  |                     |  |  |  |
| Seller:                           |          |                                                    | Date:                                     |                        |                      | Price:                       |                                                              |                  |                     |  |  |  |
| Type:                             |          |                                                    | Deed1:                                    |                        |                      | Deed2:                       |                                                              |                  |                     |  |  |  |
| Exemption Information             |          |                                                    |                                           |                        |                      |                              |                                                              |                  |                     |  |  |  |
| Partial Exempt Assessments:       |          | Class                                              |                                           | 07/01/2018             |                      | 07/01/2019                   |                                                              |                  |                     |  |  |  |
| 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:**

---



## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                             |          |                                                       | View GroundRent Redemption                |                        |             | View GroundRent Registration |                      |                                                                  |                     |
|--------------------------------------|----------|-------------------------------------------------------|-------------------------------------------|------------------------|-------------|------------------------------|----------------------|------------------------------------------------------------------|---------------------|
| Tax Exempt:                          |          |                                                       | Special Tax Recapture:                    |                        |             |                              |                      |                                                                  |                     |
| Exempt Class:                        |          |                                                       | NONE                                      |                        |             |                              |                      |                                                                  |                     |
| Account Identifier:                  |          |                                                       | District - 04 Account Number - 2400005702 |                        |             |                              |                      |                                                                  |                     |
| Owner Information                    |          |                                                       |                                           |                        |             |                              |                      |                                                                  |                     |
| Owner Name:                          |          | REISTERSTOWN VILLAGE INVESTORS LLC                    |                                           |                        |             | Use: Principal Residence:    |                      | COMMERCIAL NO                                                    |                     |
| Mailing Address:                     |          | STE 302<br>3201 ROGERS AVE<br>ELLICOTT CITY MD 21043- |                                           |                        |             | Deed Reference:              |                      | /38620/ 00206                                                    |                     |
| Location & Structure Information     |          |                                                       |                                           |                        |             |                              |                      |                                                                  |                     |
| Premises Address:                    |          | 20 REISTERSTOWN RD<br>REISTERSTOWN MD 21136-0000      |                                           |                        |             | Legal Description:           |                      | 1.9853 AC<br>20-50 REISTERSTOWN RD<br>WS<br>REISTERSTOWN VILLAGE |                     |
| Map:                                 | Grid:    | Parcel:                                               | Sub District:                             | Subdivision:           | Section:    | Block:                       | Lot:                 | Assessment Year:                                                 | Plat No:            |
| 0048                                 | 0010     | 1146                                                  |                                           | 0000                   |             |                              | 1B                   | 2017                                                             | Plat Ref: 0076/0114 |
| Special Tax Areas:                   |          |                                                       |                                           |                        | Town:       |                              | NONE                 |                                                                  |                     |
|                                      |          |                                                       |                                           |                        | Ad Valorem: |                              |                      |                                                                  |                     |
|                                      |          |                                                       |                                           |                        | Tax Class:  |                              |                      |                                                                  |                     |
| Primary Structure Built              |          | Above Grade Living Area                               |                                           | Finished Basement Area |             | Property Land Area           |                      | County Use                                                       |                     |
| 2004                                 |          | 22064                                                 |                                           |                        |             | 1.9900 AC                    |                      | 06                                                               |                     |
| Stories                              | Basement | Type                                                  | Exterior                                  | Full/Half Bath         | Garage      | Last Major Renovation        |                      |                                                                  |                     |
|                                      |          | RETAIL STORE                                          |                                           |                        |             |                              |                      |                                                                  |                     |
| Value Information                    |          |                                                       |                                           |                        |             |                              |                      |                                                                  |                     |
|                                      |          |                                                       | Base Value                                |                        | Value       |                              | Phase-in Assessments |                                                                  |                     |
|                                      |          |                                                       |                                           |                        | As of       |                              | As of                |                                                                  | As of               |
|                                      |          |                                                       |                                           |                        | 01/01/2017  |                              | 07/01/2018           |                                                                  | 07/01/2019          |
| Land:                                |          |                                                       | 597,000                                   |                        | 597,000     |                              |                      |                                                                  |                     |
| Improvements                         |          |                                                       | 1,887,800                                 |                        | 1,892,700   |                              |                      |                                                                  |                     |
| Total:                               |          |                                                       | 2,484,800                                 |                        | 2,489,700   |                              | 2,488,067            |                                                                  | 2,489,700           |
| Preferential Land:                   |          |                                                       | 0                                         |                        |             |                              |                      |                                                                  | 0                   |
| Transfer Information                 |          |                                                       |                                           |                        |             |                              |                      |                                                                  |                     |
| Seller: REISTERSTOWN DEVELOPMENT LLC |          |                                                       |                                           | Date: 02/10/2017       |             |                              | Price: \$4,100,000   |                                                                  |                     |
| Type: ARMS LENGTH IMPROVED           |          |                                                       |                                           | Deed1: /38620/ 00206   |             |                              | Deed2:               |                                                                  |                     |
| Seller: REISTERSTOWN DEVELOPMENT LLC |          |                                                       |                                           | Date: 04/27/2004       |             |                              | Price: \$400,000     |                                                                  |                     |
| Type: ARMS LENGTH MULTIPLE           |          |                                                       |                                           | Deed1: /19958/ 00236   |             |                              | Deed2:               |                                                                  |                     |
| Seller:                              |          |                                                       |                                           | Date:                  |             |                              | Price:               |                                                                  |                     |
| Type:                                |          |                                                       |                                           | Deed1:                 |             |                              | Deed2:               |                                                                  |                     |
| Exemption Information                |          |                                                       |                                           |                        |             |                              |                      |                                                                  |                     |
| Partial Exempt Assessments:          |          | Class                                                 |                                           | 07/01/2018             |             | 07/01/2019                   |                      |                                                                  |                     |
| County:                              |          | 000                                                   |                                           | 0.00                   |             |                              |                      |                                                                  |                     |
| State:                               |          | 000                                                   |                                           | 0.00                   |             |                              |                      |                                                                  |                     |
| Municipal:                           |          | 000                                                   |                                           | 0.00 0.00              |             | 0.00 0.00                    |                      |                                                                  |                     |
| Tax Exempt:                          |          |                                                       | Special Tax Recapture:                    |                        |             |                              |                      |                                                                  |                     |

|                                                                  |              |
|------------------------------------------------------------------|--------------|
| <b>Exempt Class:</b>                                             | NONE         |
| Homestead Application Information                                |              |
| <b>Homestead Application Status:</b> No Application              |              |
| Homeowners' Tax Credit Application Information                   |              |
| <b>Homeowners' Tax Credit Application Status:</b> No Application | <b>Date:</b> |

Case No.: 2019-0082

Exhibit Sheet

11-19-18  
sen

Petitioner/Developer

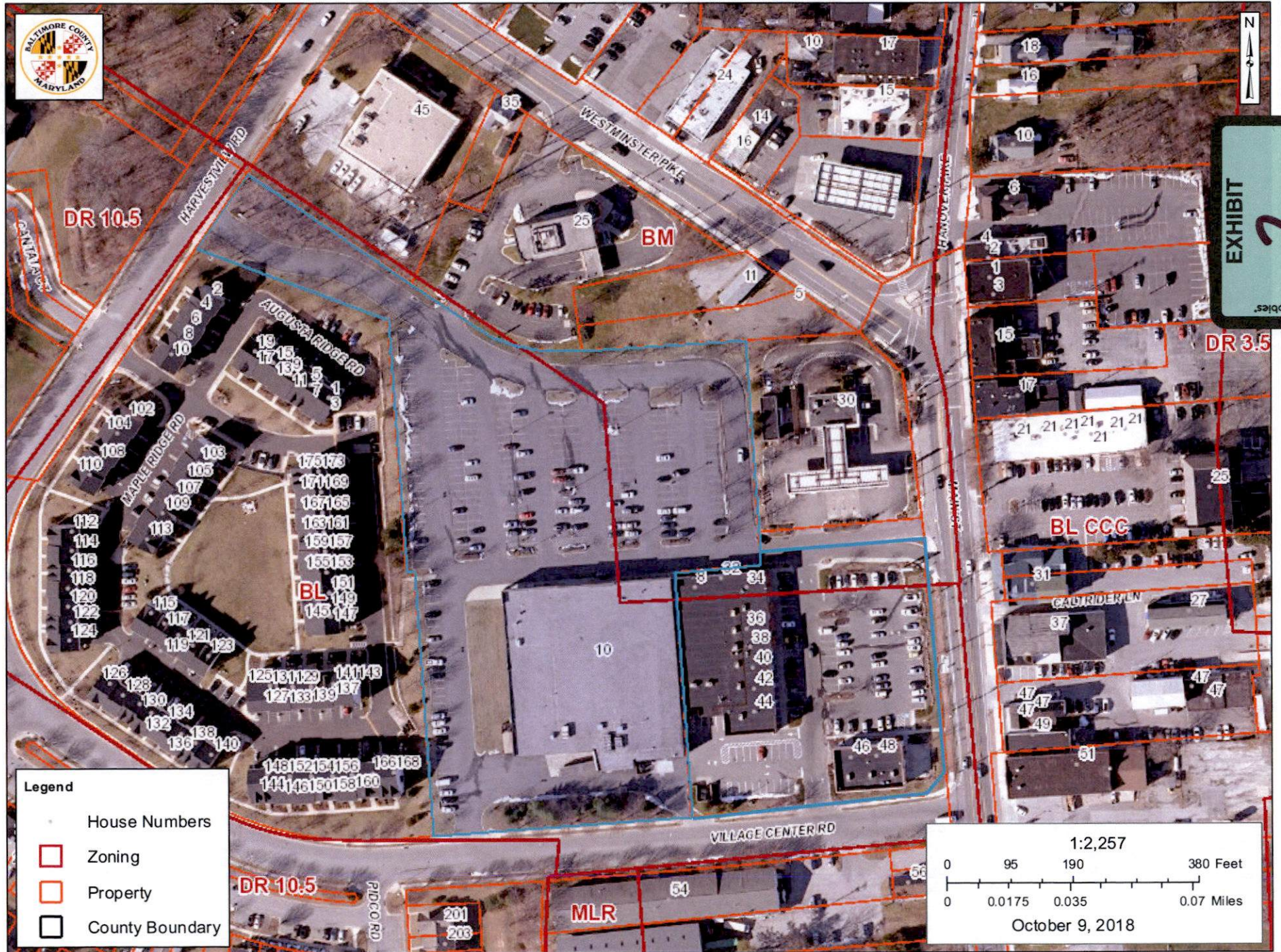
DW  
12-20-18

Protestants

|        |                              |  |
|--------|------------------------------|--|
| No. 1  | Site plan                    |  |
| No. 2  | Aerial exhibit               |  |
| No. 3  | Aerial exhibit               |  |
| No. 4  | Google Earth Photos          |  |
| No. 5  | Ordin - # 06-145-A           |  |
| No. 6  | Article re: Food Lion Stores |  |
| No. 7  | Gesell resume                |  |
| No. 8  | Hrg. Outline                 |  |
| No. 9  |                              |  |
| No. 10 |                              |  |
| No. 11 |                              |  |
| No. 12 |                              |  |



# Reisterstown Village Shopping Center



EXHIBIT

2

tabbles



# Reisterstown Village Shopping Center

Aerial Map

EXHIBIT

3

tables



Main St

Google Earth

© 2018 Google

Hanover Rd

500 ft



# Reisterstown Village Shopping Center

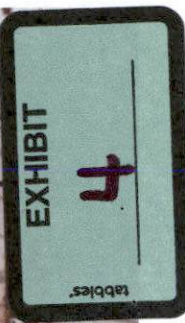
Streetview Photo (Main Street and Village Center Drive)



Google Earth

© 2018 Google

7.58 ft





# Reisterstown Village

View from Main Street

## Legend

 20 Reisterstown Rd



Google Earth

© 2018 Google

8.15 ft



# Reisterstown Village Shopping Center

Streetview Photo (Harvestview Road Entrance - viewed from Westminster Pike)



Google Earth

© 2018 Google

8.06 ft



# Reisterstown Village Shopping Center

Streetview Photo (Village Center Road Entrance)



Google Earth

© 2018 Google

8.61 ft



IN RE: PETITION FOR VARIANCE  
N/Side of Village Ctr. Rd., 350 ft. westerly  
of the c/l of Reisterstown Road  
4th Election District  
3rd Councilmanic District  
(40 Main Street)

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 06-145-A

Reisterstown Development, LLC, by  
George Philippou, Legal Owner  
Jacqueline Fiore, Lessee

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Reisterstown Development, LLC, by George Philippou, Authorized Person, and Jacquelyn Fiore, lessee. The variance request is for property located at 40 Main Street in the Reisterstown portion of Baltimore County. The variance requested is from Section 421.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a pet shop within 50 ft. of the nearest property line or lease line in lieu of the required 200 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the Plat to Accompany the Petition for Variance.

Notice of the hearing was given to the public by posting the property with notice of the hearing date and time on October 11, 2005 and by publication in "The Jeffersonian" newspaper on October 11, 2005.

### Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None

### Interested Persons

Appearing at the hearing on behalf of the variance request was Jacquelyn Fiore, for Pet Pantry, Lessee. Tasha Coleman attended the hearing as a law student from the University of

ORDER RECEIVED FOR FILING

Date 11-9-05

By [Signature]



Baltimore. There were no Protestants or interested citizens at the hearing. Peter Max Zimmerman, Peoples Counsel, entered his appearance in this case.

### Applicable Law

#### Section 307 of the B.C.Z.R. – *Variances*.

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.”

### Testimony and Evidence

Ms. Fiore indicated that she proposes to lease approximately 1200 sq. feet of space in the new Reisterstown Village Shopping Center for her business. She has successfully operated a pet shop known as Pet Pantry since 1971 in different locations in the County. She was surprised to learn that for some strange reason she needed a variance to operate her business in this center.

The file contained a Plat to Accompany drawn by Morris & Ritchie, which was accepted as Petitioner's Exhibit 1. This shows the proposed pet store in a commercial strip behind the Food Lion store and facing Reisterstown Road. The exhibit shows the rear of the proposed pet shop is 50 feet from the rear wall of the Food Lion store, in between is a Dollar Store. Apparently, the landlord created separate parcels in laying out the site and established a lot line along the Food Lion rear wall. Consequently, a variance was required.

ORDER RECEIVED FOR FILING

Date 11-9-05

By [Signature]

Ms. Fiore indicated that she spoke to the tenants who are moving in adjacent to her pet shop. Village Pizza Shop and Burke's Pharmacy adjoin her pet shop. She indicated that neither tenant had any concerns about the pet shop located between them. She also noted that the 50-foot distance is wholly within the commercial shopping center. The nearest residences were across Reisterstown Road or behind the Food Lion, which were many hundreds of feet away. She recognized that her business has the potential to annoy nearby tenants. Pet noise and hygiene issues could be problems but with her experience these will not occur. All pets will remain inside her store.

**Findings of Fact and Conclusions of Law**

I find that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. This is truly an unusual situation where an internal lot line was established within the shopping center. I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. If she were required to keep 200 feet away from this internal lot line, her business would be located only in the parking lot. Finally, I find that this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. She is surrounded by commercial uses. If issues arise because of the pets' presence, the shopping center will enforce their own regulations to correct the problem.

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

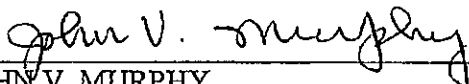
THEREFORE, IT IS ORDERED, this 9 day of November, 2005, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 421.2 of the Baltimore

ORDER RECEIVED FOR FILING  
Date 11-9-05  
By [Signature]



County Zoning Regulations (B.C.Z.R.), to permit a pet shop within 50 ft. of the nearest property line or lease line in lieu of the required 200 ft., be and it is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition;
2. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
\_\_\_\_\_  
JOHN V. MURPHY  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

JVM:dlw

---

FOR THE EXCLUSIVE USE OF MGIORDANO@ROSENBERGMARTIN.COM

From the Baltimore Business Journal:

<https://www.bizjournals.com/baltimore/blog/real-estate/2016/09/five-localfood-lion-stores-will-be-converted-to.html>

## Five local Food Lion stores will be converted to Weis by end of September

Sep 14, 2016, 7:47am EDT Updated: Sep 14, 2016, 10:29am EDT

Five Baltimore-area Food Lion grocery stores will be converted to the Weis brand by the end of September, a continuation of Weis' push to grow in the region.

This week, Sunbury, Pa.-based Weis Markets will finish converting stores in Owings Mills, Eldersburg and Reisterstown and reopen them on Sept. 16. Next week, conversions will take place on Food Lion stores in Columbia and ElkrIDGE, and will re-open under the Weis brand on Sept. 23. Weis did not give a timeline for when a sixth store in Edgewater would transition to the Weis brand.

In July, Weis announced it was purchasing 38 Food Lion stores across Maryland, Virginia and Delaware. from Delhaize Group, the company that operates the Food Lion brand. The sales were part of an effort by Delhaize and Koninklijke Ahold NV, the company that operates Giant grocery stores, to win regulatory approval for a \$31 billion merger.

Twenty-one of those stores are in Maryland.

The purchase gives Weis (NYSE: WMK) 46 stores in Maryland, 26 of them in Greater Baltimore. As part of the transition from the Food Lion name, the company said it plans to hire almost 2,000 Food Lion employees for its new stores.

"Our goal is to build on our advantages as a locally focused retailer that offers a strong combination of quality, value and service. As part of this commitment, we plan to expand variety in every department," Kurt Schertle, Weis Markets' chief operating officer ,said in a statement.

The Food Lion purchases came two months after Weis announced it was buying five Mars grocery stores in Baltimore County. Mars eventually closed the remainder of its stores.

Below is a list of the five stores that will become Weis' by the end of the month:

5896 Robert Oliver Place, Columbia  
6375 Monroe Ave., Eldersburg



NADZENT/CC-2.0/HTTPS://FLIC.KR/P/N1GS

Five former Food Lion stores will transition to the Weis brand by the end of the month.



6551 Waterloo Road., Elkridge

9251 Lakeside Blvd., Owings Mills

10 Village Center Road, Reisterstown

**Jonathan Munshaw**

Digital Editor

*Baltimore Business Journal*





## RESUME

**Michael J. Gesell, P.E.**  
**Project Manager**

### EDUCATION:

Westminster Senior High School, Westminster, MD  
Carroll County Career and Technology Center, Westminster, MD

### PROJECT TESTIMONY:

Testified on behalf of Bohler Engineering in numerous municipalities before Planning Commissions, Board of Supervisors, Board of Appeals, Administrative Law Judges, and related municipal entities in Maryland, Delaware, and Pennsylvania.

### EXPERIENCE:

Currently serves as a Project Manager in Bohler Engineering's Towson, Maryland Office. Experience includes over Seventeen (17) years of design and project management. Primarily responsible for design and approval for various commercial, and industrial developments. Areas of experience include site feasibility analysis and budgeting, site layout and planning, zoning and subdivision ordinance review/interpretation, horizontal and vertical roadway design, site grading, earthwork balancing and analysis, soil erosion and sediment control measures and facilities, utility design, stormwater management and water quality system designs, environmental compliance/evaluations, lighting photometric studies/design, signage compliance, landscaping design, vehicular circulation design, oversight of expediting and application approvals, and related services. Expertise includes supermarkets, service stations, maintenance facilities, restaurants, shopping centers, retail centers, car washes and other related projects in municipalities in Maryland, Delaware, and Pennsylvania.

### BALTIMORE COUNTY PROJECTS OF NOTE:

- Timonium Square Shopping Center Redevelopment
- Shawan Plaza Redevelopment
- Tradepoint Atlantic – Sparrows Point - St. Johns Warehouse
- Wilkens Beltway Plaza - Redevelopment
- Multiple Quick Serve Restaurants (Chick-fil-A, Sonic)
- Multiple Fuel Service Station Projects (SMO, Royal Farms, Weis Markets)
- Multiple Pharmacy Projects
- Multiple Variance Hearing Projects (Shawan Plaza, Timonium Square, Putty Hill Plaza)

### PROFESSIONAL AFFILIATIONS:

- Maryland Professional Engineer #44097
- Certified Professional in Erosion and Sediment Control (CPESC) #6145





# ROSENBERG | MARTIN | GREENBERG, LLP

25 South Charles Street, Suite 2115 Baltimore, Maryland 21201-3305 410-727-6600

## BALTIMORE COUNTY ZONING HEARING OUTLINE

### WEIS MARKETS, INC. & REISTERSTOWN VILLAGE INVESTORS, LLC

#### 10 VILLAGE CENTER ROAD & 20 REISTERSTOWN ROAD (REISTERSTOWN VILLAGE)

NOVEMBER 16, 2018

2019-0082-A

## I. INTRODUCTION

1. Caroline Hecker and Justin Williams – Rosenberg Martin Greenberg, LLP
2. Jack O'Hara – Weis Markets, Vice President of Legal Affairs & Real Estate
3. Tim Snyder – Weis Markets, Senior Manager of Architecture
4. Michael Gesell – Bohler Engineering, Professional Engineer
5. This is a petition for variances necessary to add one new wall-mounted enterprise sign at the Weis Markets located at Reisterstown Village Shopping Center and to bring certain existing signs within the Shopping Center into compliance with the Baltimore County Zoning Regulations.
6. The variances requested are shown on the Site Plan prepared by Michael Gesell.

### i. Exhibit 1 – Plan to Accompany Sign Variance Petition

## II. EXISTING CONDITIONS – TESTIMONY FROM ALEX OROBIA

1. Zoning Classification: B.L. and B.M.
2. The Property is known as the Reisterstown Village Shopping Center and is located in the Reisterstown area of Baltimore County. It has a total site area of 7.01 AC (309,192 SF) and is located on the west side of Main Street (Reisterstown Road) just before it terminates at Westminster Pike and Hanover Pike. This portion of Reisterstown is mixed-commercial and residential, and the Shopping Center is adjacent to the Townes at Harvest View apartment community. Although there are cross-access easements through the Farmers and Merchants Bank parking lot, the Shopping Center is primarily accessed by three public streets—Village Center Road, Main Street, and Harvest View Road.



**i. Exhibit 2 – Zoning Map/Aerial**

**ii. Exhibit 3 – Google Earth Aerial**

3. Constructed in the late 1990s, the Shopping Center consists of two separately-owned parcels that are operated jointly pursuant to reciprocal easement agreements: one improved with—until recently—a Food Lion supermarket, and another parcel in separate ownership improved with two multi-tenant retail buildings.
4. The Property is relatively hidden and buffered by its surroundings. It is not visible from Westminster Pike. It has minimal frontage onto Main Street (Reisterstown Road) and only the multi-tenant retail buildings have real visibility from Main Street (Reisterstown Road), the Weis building is perpendicular to the street.

**i. Exhibit 4 – Google Streetview Photos**

5. In 2006, Deputy Zoning Commissioner John Murphy granted a variance to the owner of the multi-tenant parcel to allow for a pet shop to be located within 50 feet of the supermarket parcel.

**i. Exhibit 5 – Case No. 2006-145-A – Findings of Fact and Conclusions of Law**

**ii. The pet store has since vacated the Shopping Center.**

6. In July 2016, Weis Markets' acquired 38 Food Lion grocery stores from its parent company, Delhaize Group, as part of the FTC-mandated divestiture in connection with a merger. In September 2016, the Food Lion store within Reisterstown Village was converted to the Weis Markets' brand.

**i. Exhibit 6 – Baltimore Business Journal Article – “Five local Food Lion stores will be converted to Weis by end of September”**

7. In addition to the Weis Markets, the Shopping Center is currently occupied by Dollar General, Dunkin' Donuts, and a variety of other local tenants.

**III. PROPOSED SIGNAGE/REQUESTED RELIEF – TESTIMONY FROM MICHAEL GESELL**

1. The Site Plan in this case was prepared by Michael Gesell, a licensed professional engineer, an expert in the application of the Baltimore County Zoning Regulations (“BCZR” or “Zoning Regulations”) as to sign regulations. He has previously been qualified as an expert witness in Baltimore County zoning proceedings.

**i. Exhibit 7 – Gesell, C.V.**

2. As is common for modern supermarkets, Weis Markets' provides a multitude of services in addition to groceries (e.g., floral, deli, and bakery products). One of their



most significant services offered is a full-service pharmacy, which has accounted for an increasing volume of sales.

3. Accordingly, as shown on the Site Plan, Weis Markets proposes to install a second wall-mounted enterprise sign, with an area of 38-SF reading “PHARMACY” {Prop. Sign 1} to advertise its pharmacy services to patrons. A variance is required to permit an entity within a multi-tenant shopping center to have more than one wall-mounted sign. Notably, if Weis Markets were considered to be a standalone entity, it would be permitted to install up to three wall-mounted signs on their premises, no more than two on each façade.

- i. **See Exhibit 1 (Sheet 3) – Plan to Accompany Sign Variance Petition**

- ii. For comparison purposes, the existing Weis Markets wall-mounted sign has an area of 298.89 SF.

4. In addition to the new “PHARMACY” sign, as shown on the Site Plan, variances are required to bring certain existing signage into compliance.

- i. **See Exhibits 1 (Sheet 2) – Plan to Accompany Sign Variance Petition**

5. Regarding the specific relief requested, Petitioners request variance relief from the Zoning Regulations as follows:

- i. Section 450.4 Attachment 1, 1.5(d)(VI) to permit one (1) wall-mounted enterprise sign affixed to a wall without a separate exterior customer entrance (Sign L) {“Dunkin’ Donuts” & “Baskin Robbins”}.

1. Note: Because the Dunkin’ Donuts & Baskin Robbins panel signs are less than 12” apart. For purposes of the number of signs permitted, the Zoning Office considers signs separated by less than 12” to be one sign.

- ii. Section 450.4 Attachment 1, 1.5(d)(V) to permit a wall-mounted enterprise sign of 47.13 SF in lieu of the permitted 44.00 SF (Sign H1) {“NatureCare Pharmacy”}.

- iii. Section 450.4 Attachment 1, 1.5(d)(VI) to permit two (2) wall-mounted enterprise signs on the front wall with customer entrance in lieu of the permitted one (1) wall-mounted sign (Sign A and Prop. Sign 1) {Weis Markets and Pharmacy}.

- iv. Section 450.4 Attachment 1, 1.5(d)(VI) to permit two (2) wall-mounted enterprise signs on the front wall with a customer entrance in lieu of the permitted one (1) wall-mounted sign (Signs B1 & B2) {“Dollar General”}.

1. Note: The “Dollar” and “General” are more than 12” apart. For purposes of the number of signs permitted, the Zoning Office considers signs separated by more than 12” to be separate signs.
- v. Section 450.5.b.1.a to permit an enterprise sign on the vertical surface of an awning with a height of 12 inches in lieu of the permitted 9 inches (Sign H2) {“Pharmacy” on NatureCare’s awning}.

#### IV. VARIANCE – LEGAL STANDARDS

1. Mr. Gesell would testify that the Property meets the standard for granting the necessary variances under Section 307.1 of the BCZR and the test in *Trinity Assembly of God v. People’s Counsel*, 407 Md. 53, 80 (2008).
2. Legal standards: BCZR Section 307.1 authorizes the Administrative Law Judge to “grant variances ... from sign regulations ... in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship... Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to public health, safety and general welfare.
3. Uniqueness/Special Circumstances: As indicated in the Deputy Zoning Commissioner’s Findings of Fact and Conclusions of Law in Case No. 2006-145-A, special circumstances or conditions exist that are peculiar to the land and structures subject to this request. Despite being located on separate parcels, the Weis Markets is considered to be within a multi-tenant retail building, and thus subject to provisions that require a variance for a second sign that would otherwise be permitted. The irregular configuration of the Shopping Center limits the visibility Weis Markets has to motorists traveling along arterial roadways of Westminster Pike and Main Street (Reisterstown Road). Despite having a large area (7.10 acres), the Shopping Center has a small frontage along on Main Street (the main thoroughfare access point).

##### i. *See Exhibit 4 – Google Streetview Photos*

#### 4. Practical Difficulty or Hardship:

The unique aspects of the Property work in concert to create a practical difficulty for the tenants of the center, which is the inability to adequately alert the customers to their presence in the center while strictly complying with the sign regulations. This would lead to decreased economic vibrancy of the entire mixed-use development. As a large supermarket with multiple uses under its roof, Weis would be unable to adequately advertise its services. Additionally, if the variances are not granted as to the existing signs, the Petitioner would suffer a hardship, as they would need to violate quiet enjoyment provisions of leases and dismantle signs that have been present for many years without complaint.

5. Spirit and Intent:

The granting of these variances is in harmony with the purpose of the Zoning Regulations. The sign regulations attempt to permit commercial entities to adequately advertise their services; the requested variances are necessary for the various tenants to do so. One of the principal tenet of the sign regulations is to prevent excessive and unsightly that signage. The Shopping Center has numerous tenants and each sign serves a specific purpose. As opposed to cabinet box wall-signs, each of the signs are attractive and customized to each tenant.

6. Without Injury to Public Health, Safety, and General Welfare:

The granting of the variances will not cause any injury to the public health, safety, or general welfare. The existing and proposed signage do not face residential properties and the existing signs have been installed for many years without complaint.

**V. CONCLUSION**

1. For these reasons, we respectfully request that the variance requests be granted.

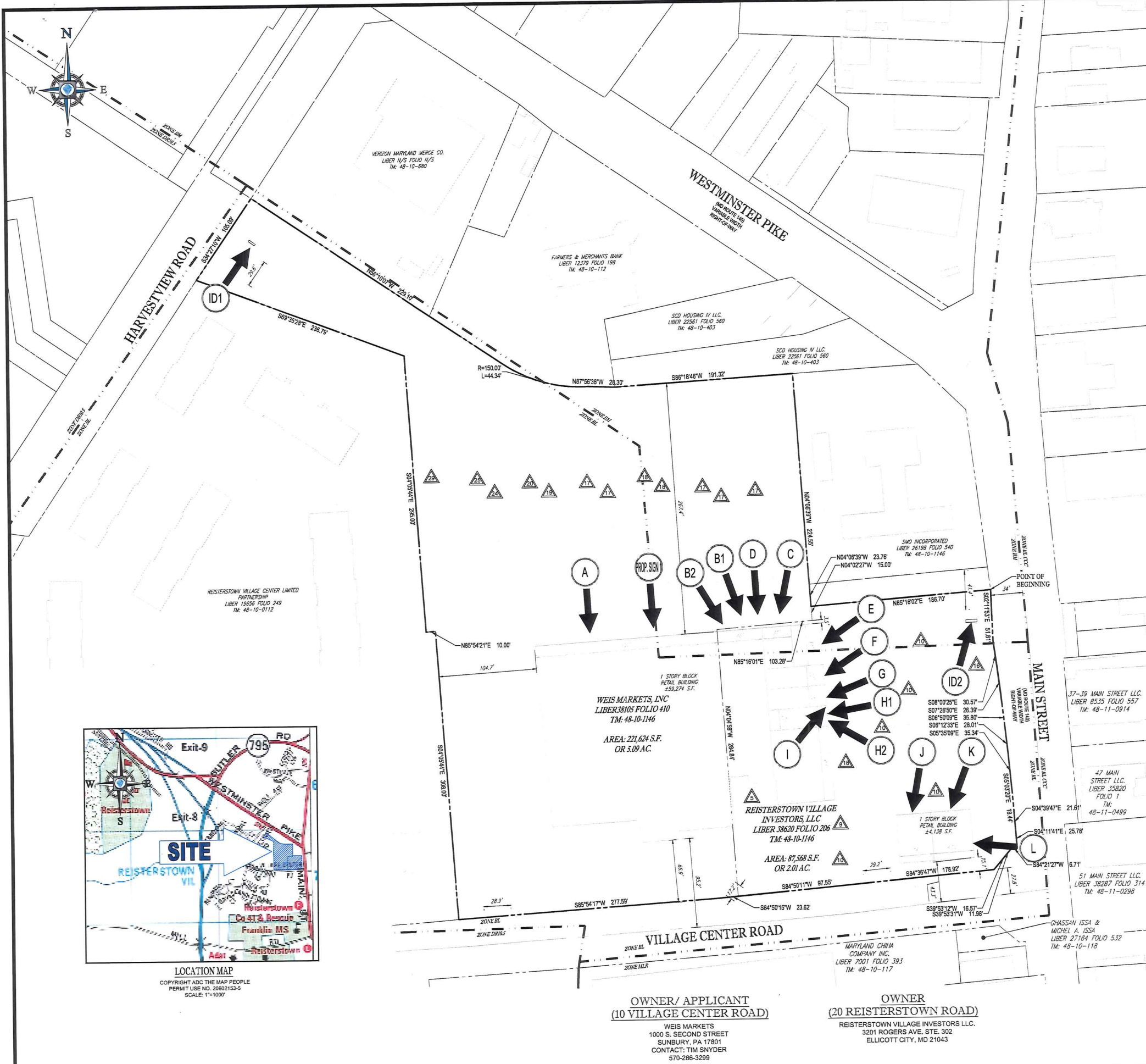
- i. **Exhibit 8 – Hearing Outline**



[illegible]The seal of Baltimore County, Maryland, is a circular emblem. It features a black and white checkered pattern in the upper left and lower right quadrants, and a red and white checkered pattern in the upper right and lower left quadrants. A black star is positioned in the center of each quadrant. The words "BALTIMORE COUNTY" are written in a black arc across the top, and "MARYLAND" is written in a black arc across the bottom.

1 inch = 200 feet





GENERAL NOTES

- 1. PROPERTY INFORMATION:
  - A. PROPERTY ADDRESS: 10 VILLAGE CENTER ROAD & 20 REISTERSTOWN ROAD
  - B. SITE AREA: 309,192 SF OR 7.10 AC
  - C. ELECTION DISTRICT: 2
  - D. COUNCILMANIC DISTRICT: 2
  - E. ADD MAP: 15K7 & 16A7
  - F. CENSUS TRACT: 40404
  - G. TAX MAP: 48
  - H. GRID: 10
  - I. PARCEL: 1146
  - J. TAX ACCOUNT NO.: 2400005703 & 2400005702
  - K. WATERSHED: LIBERTY RESERVOIR & GWYNNNS FALLS
- 2. ZONING: BL AND BM
- 3. ZONING MAP REFERENCE: 048B1 & 048B2
- 4. FLOOR AREA RATIO:
  - PERMITTED = BL-3.0; BM-4.0
  - PROVIDED = 10 VILLAGE CENTER ROAD - 0.18 (29,505 SF / 221,624 SF)
  - 20 REISTERSTOWN ROAD - 0.27 (23,907 SF / 87,588 SF)
- 5. EXISTING LAND USE: SHOPPING CENTER
- 6. SETBACKS: (TO PROPERTY LINE)

|                                  | REQUIRED   | EXISTING               |
|----------------------------------|------------|------------------------|
| BL                               | 10'        | 10 VILLAGE CENTER      |
| BM                               | 15'        | 20 REISTERSTOWN CENTER |
| FRONT (PROPERTY LINE)            | 10'        | 66.2'                  |
| FRONT (CENTERLINE OF ANY STREET) | 40'        | 95.2'                  |
| SIDE                             | 0'         | 0'                     |
| REAR                             | 0'         | 287.4'                 |
| 10' (SIDE)                       | 104.7'     | N/A                    |
| 20' (REAR)                       | 20' (REAR) | N/A                    |
- 7. HEIGHT REQUIREMENTS: NOT TO EXCEED 40'
- 8. EXISTING BUILDING HEIGHT: 40' MAX.
- 9. THIS SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- 10. SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- 11. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND AND UNINCORPORATED AREAS, PANEL 205 OF 500", MAP NUMBER 240100205F, WITH A MAP REVISED DATE OF SEPTEMBER 26, 2008).
- 12. THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS.
- 13. BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
- 14. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE PROPERTY.
- 15. THERE ARE NO STREAMS OR WETLANDS LOCATED WITHIN 200' OF THE PROPERTY.
- 16. ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
- 17. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450 OR A VARIANCE WILL BE REQUESTED.
- 18. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- 19. THERE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.
- 20. THERE ARE NO KNOWN DESIGNATED AREAS OF CRITICAL STATE CONCERN PER SECTION 5-611 OF THE STATE FINANCE AND PROCUREMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
- 21. THERE ARE NO KNOWN HAZARDOUS MATERIALS AS DEFINED BY SECTION 7-101 OF THE ENVIRONMENTAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
- 22. TRANSIT SERVICES NOT PROVIDED PER THE MARYLAND MASS TRANSIT ADMINISTRATION'S ACCESS BY DESIGN PUBLICATION.
- 23. ADDRESS NUMBERS A MINIMUM OF 6 INCHES IN HEIGHT MUST BE PROVIDED ON THE BUILDING IN ACCORDANCE WITH BALTIMORE COUNTY FIRE PREVENTION CODE BILL NO. 83.13, SECTION 1.10.12.15.
- 24. THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

ZONING HISTORY

R-1969-0118-A: PETITION FOR RECLASSIFICATION FROM B.L. ZONE TO M.L. ZONE WAS GRANTED ON 12/6/66. PETITION FOR ZONING VARIANCE TO PERMIT A FRONT SETBACK OF 14 FEET FROM THE LOT LINE AND 47 FEET FROM THE CENTER LINE OF THE STREET IN LIEU OF THE REQUIRED 25 FEET AND 50 FEET RESPECTIVELY WAS GRANTED ON 12/6/66. PETITION FOR ZONING VARIANCE TO PERMIT A SIDE YARD SETBACK OF 1.5 FEET AND 2 FEET INSTEAD OF THE REQUIRED 30 FEET WAS GRANTED ON 12/6/66.

R-1971-0172: PETITION FOR RECLASSIFICATION OF A PORTION OF THE PROPERTY FROM R.10 ZONE TO B.L. ZONE WAS GRANTED ON 3/19/71.

R-1974-0189: PETITION FOR RECLASSIFICATION OF A PORTION OF PUBLIC LANDS, D.R. 3.5 AND D.R. 16.5 TO B.L. ZONE WAS GRANTED ON 3/5/76. PETITION FOR RECLASSIFICATION OF A PORTION FROM THE UNDISTRICTED TO C.C.C. DISTRICT WAS GRANTED 3/5/76. PETITION FOR RECLASSIFICATION FOR THE B.L. ZONE AND C.C.C. DISTRICT WAS DENIED ON 3/5/76.

R-1986-0342: PETITION FOR RECLASSIFICATION OF 48.5+ ACRES FROM D.R. 5.5 ZONE TO D.R. 10.5 WAS GRANTED ON 6/17/86. PETITION FOR RECLASSIFICATION OF 4.5+ ACRES FROM D.R. 5.5 ZONE WAS DENIED ON 6/17/86.

1993-0118-A: PETITION FOR ZONING VARIANCE TO PERMIT A REAR YARD SETBACK IN LIEU OF THE REQUIRED 30 FEET FOR EACH OF THE 312 LOTS WHICH COMPRISE THE PROPOSED REISTERSTOWN VILLAGE PUD WAS GRANTED ON 11/20/92.

2006-0145-A: PETITION OF ZONING VARIANCE TO PERMIT A PET SHOP WITHIN 50 FEET OF THE NEAREST PROPERTY LINE OR LEASE LINE IN LIEU OF THE REQUIRED 200 FEET WAS GRANTED ON 11/9/2006.

COMMERCIAL PERMIT HISTORY

10 VILLAGE CENTER ROAD:  
B787721, B296392, B948322, B949274

20 REISTERSTOWN ROAD:  
B8297563890699, B785455, B541308, B7747863770517, B858455, B944300, B848888

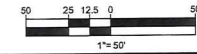
VARIANCE REQUEST

- A. THE FOLLOWING VARIANCES ARE REQUESTED FROM SECTION 450.4 ATTACHMENT 1 OF THE BALTIMORE COUNTY ZONING REGULATION:
  - 1. FROM 1.5(d)(vi) TO PERMIT ONE (1) WALL-MOUNTED ENTERPRISE SIGN AFFIXED TO A WALL WITHOUT A SEPARATE EXTERIOR CUSTOMER ENTRANCE. (SIGN L)
  - 2. FROM 1.5 (d)(vi) TO PERMIT A WALL-MOUNTED ENTERPRISE SIGN OF 47.13 SQUARE FEET IN LIEU OF HE PERMITTED 44.00 SQUARE FEET. (SIGN H1)
  - 3. FROM 1.5(d)(vi) TO PERMIT TWO (2) WALL-MOUNTED ENTERPRISE SIGNS ON THE FRONT WALL WITH CUSTOMER ENTRANCE IN LIEU OF THE PERMITTED ONE (1) WALL-MOUNTED SIGN. (SIGN A & PROP. SIGN 1)
  - 4. FROM 1.5(d)(vi) TO PERMIT TWO (2) WALL-MOUNTED ENTERPRISE SIGNS ON THE FRONT WALL WITH A CUSTOMER ENTRANCE IN LIEU OF THE PERMITTED ONE (1) WALL MOUNTED SIGN. (SIGNS B1 & B2)
- B. VARIANCE FROM BCZR SECTION 450.5.B.1.A TO PERMIT ENTERPRISE SIGN ON THE FACE OF AN AWNING WITH A SIGN CANOPY OF 12 INCHES IN LIEU OF THE PERMITTED 9 INCHES. (SIGN H2)

PARKING TABULATION CHART

(PARKING SPACES REQUIRED BY BCZR SECTION 409.6A)

| USE                    | GROSS S.F. | PARKING RATE | PARKING SPACES REQUIRED PER SECTION 409.6A |
|------------------------|------------|--------------|--------------------------------------------|
| RETAIL                 | 63,412     | 51,000 S.F.  | 317.1                                      |
| TOTAL REQUIRED         |            |              | 317.1 OR 318                               |
| TOTAL PARKING PROVIDED |            |              | 336                                        |



**BOHLER ENGINEERING**

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REVISION

| REV | DATE | COMMENT |
|-----|------|---------|
|     |      |         |
|     |      |         |
|     |      |         |
|     |      |         |
|     |      |         |
|     |      |         |
|     |      |         |
|     |      |         |
|     |      |         |

KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG

It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: MD182077  
DRAWN BY: MCO  
CHECKED BY: MJG  
DATE: 09/20/2018  
SCALE: 1" = 50'  
CAD I.D.: EXO

SIGN VARIANCE PLAN FOR WEIS MARKETS

LOCATION OF SITE  
10 VILLAGE CENTER ROAD &  
20 REISTERSTOWN ROAD  
TM 48, GRID 10, PARCEL 1146  
REISTERSTOWN, MD 21136  
BALTIMORE COUNTY

**BOHLER ENGINEERING**

901 DULANEY VALLEY ROAD, SUITE 801  
TOWSON, MARYLAND 21204  
Phone: (410) 821-7900  
Fax: (410) 821-7987  
MD@BohlerEng.com

**M.J. GESELL**

PROFESSIONAL ENGINEER  
PROFESSIONAL CERTIFICATION  
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 14897, EXPIRATION DATE: 6/30/15

SHEET TITLE:  
PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER:  
1





ID1 33.35 SF



A 298.89 SF



B1 40.02 SF

B2 45.78 SF

TOTAL = 85.80 SF



C 22.45 SF



D 79 SF

0.85% OF TOTAL WALL AREA BASED ON WALL DIMENSION OF 30' X 309'



I 47.25 SF  
0.85% OF TOTAL WALL AREA BASED ON WALL DIMENSION OF 30' X 185'



E 86.81 SF



F 28 SF



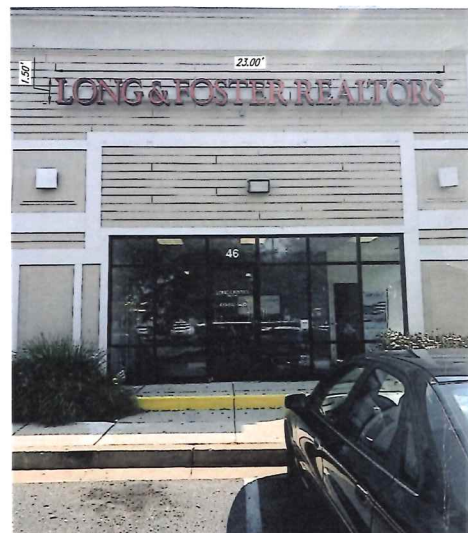
G 36.32 SF



H1 47.13 SF

H2 7.00 SF

TOTAL = 54.13 SF



J 34.5 SF



K 66.5 SF



L 66.5 SF



ID2 69.76 SF

**BOHLER ENGINEERING**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES  
WATER TREATMENT SERVICES  
WASTEWATER TREATMENT SERVICES  
BIOREMEDIATION SERVICES

| REVISIONS |      |         |    |
|-----------|------|---------|----|
| REV       | DATE | COMMENT | BY |
|           |      |         |    |
|           |      |         |    |
|           |      |         |    |
|           |      |         |    |
|           |      |         |    |
|           |      |         |    |
|           |      |         |    |
|           |      |         |    |
|           |      |         |    |

**811**  
KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG  
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT NO: MD182077  
DRAWN BY: MCO  
CHECKED BY: MJS  
DATE: 08/20/2018  
SCALE: 1" = 5'  
CAD I.D.: EXD

PROJECT: SIGN VARIANCE PLAN FOR WEIS MARKETS

LOCATION OF SITE  
10 VILLAGE CENTER ROAD &  
20 REISTERSTOWN ROAD  
TM 48, GRID 10, PARCEL 1146  
REISTERSTOWN, MD 21136  
BALTIMORE COUNTY

**BOHLER ENGINEERING**  
901 DULANEY VALLEY ROAD, SUITE 801  
TOWSON, MARYLAND 21204  
Phone: (410) 821-7900  
Fax: (410) 821-7987  
MD@BohlerEng.com

**M.J. GESELL**  
PROFESSIONAL ENGINEER  
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44057, EXPIRATION DATE 6/30/19.

SHEET TITLE:  
PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER:  
2





This drawing remains the exclusive property of Cable. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Cable. Exceptions are previously copyrighted artwork created by client.

1000

| PROJECT NO. | TASK NO. | QTY. |
|-------------|----------|------|
| 78622-2     | 154742   | 1    |

---

 **BOHLER**  
ENGINEERING

THE

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

FOR INFORMATION ON THE FULL RANGE OF SERVICES BOHLER ENGINEERING HAS TO OFFER, VISIT OUR WEBSITE AT [WWW.BE-USA.COM](http://WWW.BE-USA.COM) OR CONTACT US AT 800.368.2729. BOHLER ENGINEERING IS AN EQUAL OPPORTUNITY EMPLOYER. M/F/V/H



KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG

It's fast. It's free. It's the law.

|              |              |
|--------------|--------------|
| PROJECT No.: | MD182077     |
| DRAWN BY:    | MCO          |
| CHECKED BY:  | MIJG         |
| DATE:        | 08/20/2018   |
| SCALE:       | NOT TO SCALE |
| CAD I.D.:    | EX0          |

LOCATION OF SITE  
10 VILLAGE CENTER ROAD &  
20 REISTERSTOWN ROAD  
TM 48, GRID 10, PARCEL 1146  
REISTERSTOWN, MD 21136  
BALTIMORE COUNTY

**M.J. GESELL**

---

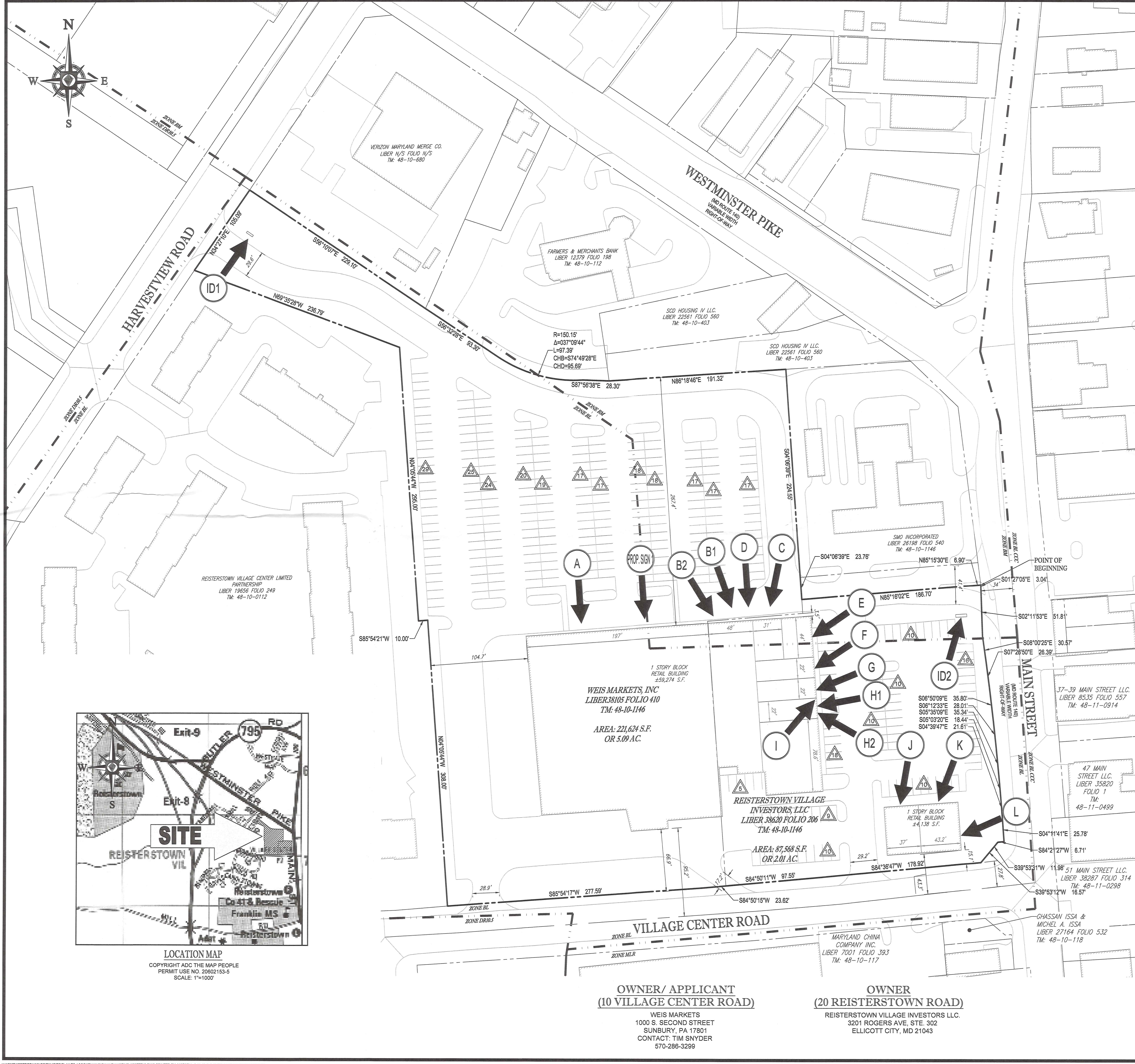
**PROFESSIONAL ENGINEER**  
EXPIRATION DATE: 12/31/95

**PROFESSIONAL CERTIFICATION**

I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

SHEET NUMBER: 3





GENERAL NOTES

- PROPERTY INFORMATION:
  - A. PROPERTY ADDRESS: 10 VILLAGE CENTER ROAD & 20 REISTERSTOWN ROAD
  - B. SITE AREA: 309,192 SF OR 7.10 AC
  - C. ELECTION DISTRICT: 4
  - D. COUNCILMANIC DISTRICT: 2
  - E. ADC MAP: 15K7 & 16A7
  - F. CENSUS TRACT: 404404
  - G. TAX MAP: 48
  - H. GRID: 10
  - I. PARCEL: 1146
  - J. TAX ACCOUNT NO.: 2400005703 & 2400005702
  - K. WATERSHED: LIBERTY RESERVOIR & GWYNN'S FALLS
- ZONING: BL AND BM
- ZONING MAP REFERENCE: 04881 & 04882
- FLOOR AREA RATIO: PERMITTED = BL-3.0 ; BM-4.0  
PROVIDED = 10 VILLAGE CENTER ROAD - 0.19 (39,505 SF / 221,624 SF)  
20 REISTERSTOWN ROAD - 0.27 (23,907 SF / 87,568 SF)
- EXISTING LAND USE: SHOPPING CENTER  
PROPOSED LAND USE: SHOPPING CENTER
- SETBACKS: (TO PROPERTY LINE)

|                                  | REQUIRED   | EXISTING   |
|----------------------------------|------------|------------|
| BL                               | 10'        | 15'        |
| BM                               | 10'        | 15'        |
| 10 VILLAGE CENTER                | 66.9'      | 15.1'      |
| 20 REISTERSTOWN CENTER           | 95.2'      | 43.3'      |
| FRONT (PROPERTY LINE)            | 40'        | 40'        |
| FRONT (CENTERLINE OF ANY STREET) | 0'         | 0'         |
| SIDE                             | 0'         | 0'         |
| REAR                             | 0'         | 267.4'     |
| FROM RESIDENTIAL ZONE            | 10' (SIDE) | 10' (SIDE) |
| 20' (REAR)                       | 104.7'     | N/A        |
| 20' (REAR)                       | N/A        | N/A        |
- HEIGHT REQUIREMENTS: NOT TO EXCEED 40'
- EXISTING BUILDING HEIGHT: 40' MAX.
- THIS SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER MAP ENTITLED FIRM, FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND AND UNINCORPORATED AREAS, PANEL 235 OF 580, MAP NUMBER 240100203F, WITH A MAP REVISED DATE OF SEPTEMBER 26, 2008.
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICE AREAS.
- BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THE PROPERTY.
- THERE ARE NO STREAMS OR WETLANDS LOCATED WITHIN 200' OF THE PROPERTY.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
- SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450 OR A VARIANCE WILL BE REQUESTED.
- THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED ON THE PROPERTY.
- THERE ARE NO KNOWN DESIGNATED AREAS OF CRITICAL STATE CONCERN PER SECTION 5-611 OF THE STATE FINANCE AND PROCUREMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
- THERE ARE NO KNOWN HAZARDOUS MATERIALS AS DEFINED BY SECTION 7-101 OF THE ENVIRONMENTAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
- TRANSIT SERVICES NOT PROVIDED PER THE MARYLAND MASS TRANSIT ADMINISTRATION'S ACCESS BY DESIGN PUBLICATION.
- ADDRESS NUMBERS A MINIMUM OF 6 INCHES IN HEIGHT MUST BE PROVIDED ON THE BUILDING IN ACCORDANCE WITH BALTIMORE COUNTY FIRE PREVENTION CODE BILL NO. 63.13, SECTION 1:10.12.15.
- THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

ZONING HISTORY

R-1969-0118-A: PETITION FOR RECLASSIFICATION FROM B.L. ZONE TO M.L. ZONE WAS GRANTED ON 12/6/66; PETITION FOR ZONING VARIANCE TO PERMIT A FRONT SETBACK OF 14 FEET FROM THE LOT LINE AND 47 FEET FROM THE CENTER LINE OF THE STREET IN LIEU OF THE REQUIRED 25 FEET AND 50 FEET RESPECTIVELY WAS GRANTED ON 1/28/66; PETITION FOR ZONING VARIANCE TO PERMIT A SIDE YARD SETBACK OF 1.5 FEET AND 2 FEET INSTEAD OF THE REQUIRED 30 FEET WAS GRANTED ON 12/6/66.

R-1971-0172: PETITION FOR RECLASSIFICATION OF A PORTION OF THE PROPERTY FROM R.10 ZONE TO B.L. ZONE WAS GRANTED ON 3/19/71.

R-1974-0189: PETITION FOR RECLASSIFICATION OF A PORTION OF PUBLIC LANDS, D.R. 3.5 AND D.R. 16.5 TO B.L. ZONE WAS GRANTED ON 3/5/76; PETITION FOR RECLASSIFICATION OF A PORTION FROM THE UNDISTRICTED TO C.C. DISTRICT WAS GRANTED 3/8/76; PETITION FOR RECLASSIFICATION FOR THE B.L. ZONE AND C.C. DISTRICT WAS DENIED ON 3/5/76.

R-1986-0342: PETITION FOR RECLASSIFICATION OF 48.5+ ACRES FROM D.R. 5.5 ZONE TO D.R. 10.5 WAS GRANTED ON 6/17/86; PETITION FOR RECLASSIFICATION OF 4.5+ ACRES FROM D.R.3.5 ZONE WAS DENIED ON 6/17/86.

1993-0118-A: PETITION FOR ZONING VARIANCE TO PERMIT A REAR YARD SETBACK IN LIEU OF THE REQUIRED 30 FEET FOR EACH OF THE 312 LOTS WHICH COMPROMISE THE PROPOSED REISTERSTOWN VILLAGE PUD WAS GRANTED ON 11/20/92.

2006-0145-A: PETITION OF ZONING VARIANCE TO PERMIT A PET SHOP WITHIN 80 FEET OF THE NEAREST PROPERTY LINE OR LEASE LINE IN LIEU OF THE REQUIRED 200 FEET WAS GRANTED ON 11/9/2006.

COMMERCIAL PERMIT HISTORY

10 VILLAGE CENTER ROAD:  
B787721, B296392, B948322, B945274

20 REISTERSTOWN ROAD:  
B8297563890699, B785459, B541308, B7747863770517, B858455, B944300, B848599

VARIANCE REQUEST

- A. THE FOLLOWING VARIANCES ARE REQUESTED FROM SECTION 450.4 ATTACHMENT 1 OF THE BALTIMORE COUNTY ZONING REGULATION:
- FROM 1.50(V) TO PERMIT ONE (1) WALL MOUNTED ENTERPRISE SIGN AFFIXED TO A WALL WITHOUT A SEPARATE EXTERIOR CUSTOMER ENTRANCE. (SIGN L)
  - FROM 1.5 (d)(v) TO PERMIT A WALL-MOUNTED ENTERPRISE SIGN OF 47.13 SQUARE FEET IN LIEU OF THE PERMITTED 44.00 SQUARE FEET. (SIGN H1)
  - FROM 1.50(V) TO PERMIT TWO (2) WALL-MOUNTED ENTERPRISE SIGNS ON THE FRONT WALL WITH CUSTOMER ENTRANCE IN LIEU OF THE PERMITTED ONE (1) WALL-MOUNTED SIGN. (SIGN A & PROP. SIGN 1)
  - FROM 1.50(V) TO PERMIT TWO (2) WALL-MOUNTED ENTERPRISE SIGNS ON THE FRONT WALL WITH A CUSTOMER ENTRANCE IN LIEU OF THE PERMITTED ONE (1) WALL MOUNTED SIGN. (SIGNS B1 & B2)
- B. VARIANCE FROM BCZR SECTION 450.5.B.1.A TO PERMIT ENTERPRISE SIGN ON THE FACE OF AN AWNING WITH A SIGN CANOPY OF 12 INCHES IN LIEU OF THE PERMITTED 9 INCHES. (SIGN H2)

| PARKING TABULATION CHART<br>(PARKING SPACES REQUIRED BY BCZR SECTION 409.6A) |            |              |                                            |
|------------------------------------------------------------------------------|------------|--------------|--------------------------------------------|
| USE                                                                          | GROSS S.F. | PARKING RATE | PARKING SPACES REQUIRED PER SECTION 409.6A |
| RETAIL                                                                       | 63,412     | 5/1,000 S.F. | 317.1                                      |
| TOTAL REQUIRED                                                               |            |              | 317.1 OR 318                               |
| TOTAL PARKING PROVIDED                                                       |            |              | 336                                        |

502512.5050

1"=50'

BOHLER  
ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REVISIONS

| REV | DATE | COMMENT | BY |
|-----|------|---------|----|
|     |      |         |    |
|     |      |         |    |
|     |      |         |    |
|     |      |         |    |
|     |      |         |    |
|     |      |         |    |
|     |      |         |    |
|     |      |         |    |
|     |      |         |    |

KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG

It's fast. It's free. It's the law.

NOT APPROVED FOR  
CONSTRUCTION

PROJECT No.: MD182077

DRAWN BY: MCO

CHECKED BY: MJS

DATE: 08/20/2018

SCALE: 1"=50'

CAD ID.: EX0

PROJECT: SIGN  
VARIANCE  
PLAN  
FOR  
WEIS  
MARKETS

LOCATION OF SITE  
10 VILLAGE CENTER ROAD &  
20 REISTERSTOWN ROAD  
TM 48, GRID 10, PARCEL 1146  
REISTERSTOWN, MD 21136  
BALTIMORE COUNTY

BOHLER  
ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801  
TOWSON, MARYLAND 21204  
Phone: (410) 821-7900  
Fax: (410) 821-7987  
MD@BohlerEng.com

M.J. GIBSELL

PROFESSIONAL ENGINEER  
1. I, MICHAEL GIBSELL, CERTIFY THAT THESE  
DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND  
THAT I AM A QUALIFIED PROFESSIONAL ENGINEER  
UNDER THE LAWS OF THE STATE OF MARYLAND  
LICENSE NO. 14962 EXPIRATION DATE 6/9/19

SHEET TITLE:

PLAN TO  
ACCOMPANY  
SIGN VARIANCE  
PETITION

SHEET NUMBER:  
1

2019-0092-A

\\18MD182077\DRAWINGS\EXHIBIT\PLAN TO ACCOMPANY SIGN VARIANCE\MD182077.DWG PRINTED BY: MJS/ELL 5/11/19 @ 2:15 PM LAST SAVED BY: MJS/ELL





ID1 33.35 SF



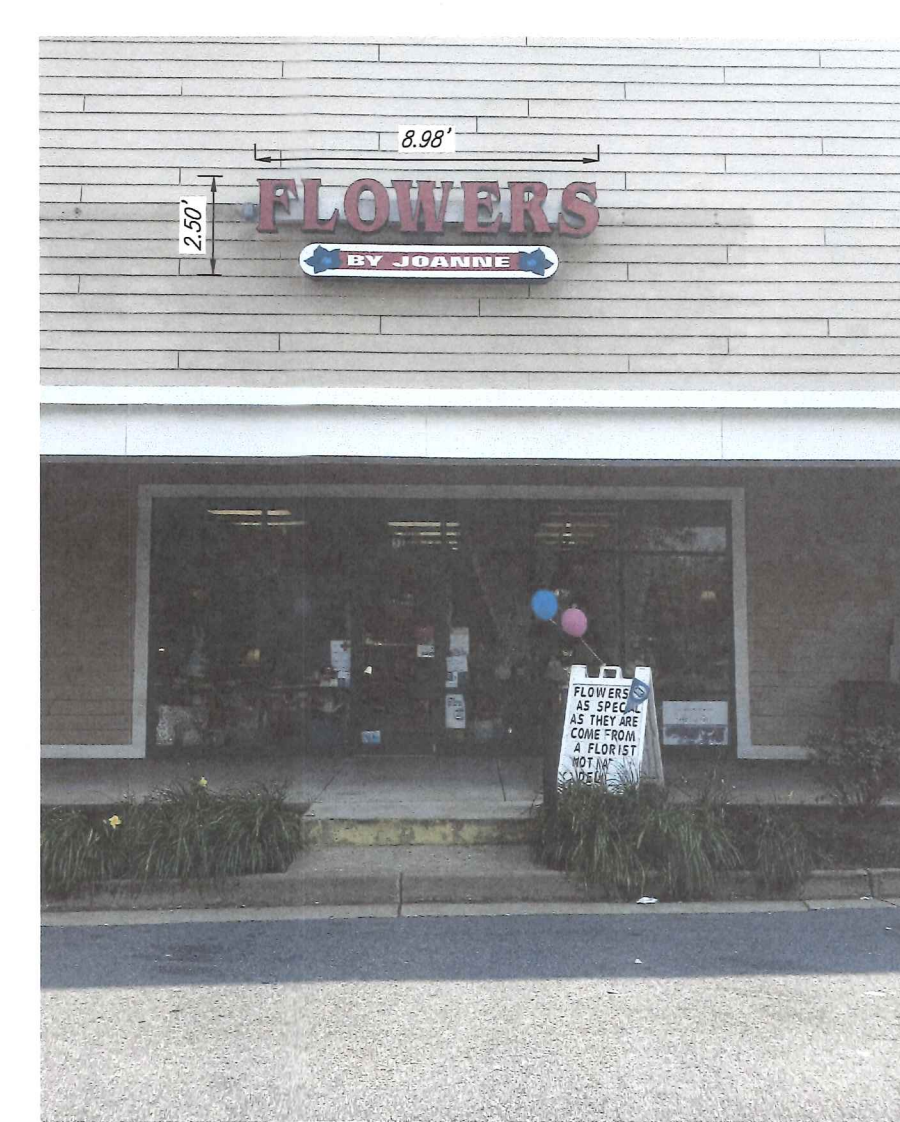
A 298.89 SF



B1 40.02 SF

B2 45.78 SF

TOTAL = 85.80 SF



C 22.45 SF

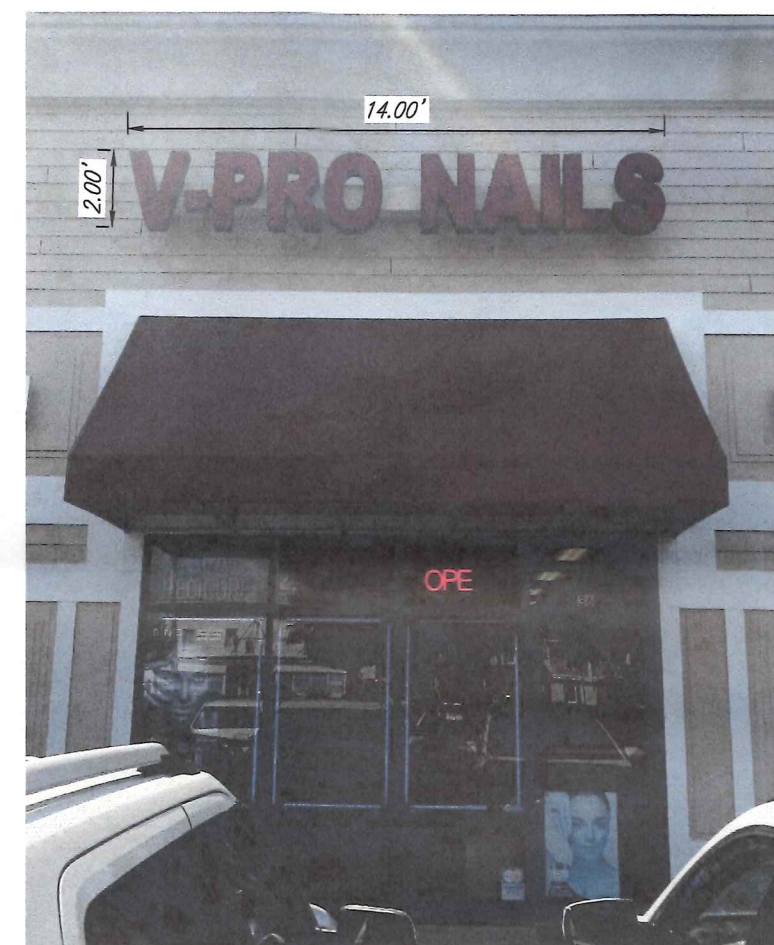


D 79 SF

0.85% OF TOTAL WALL AREA BASED ON WALL DIMENSION OF 30' X 309'



E 86.81 SF



F 28 SF



G 36.32 SF



H1 47.13 SF

H2 7.00 SF

TOTAL = 54.13 SF



I 47.25 SF  
0.85% OF TOTAL WALL AREA BASED ON WALL DIMENSION OF 30' X 135'



J 34.5 SF



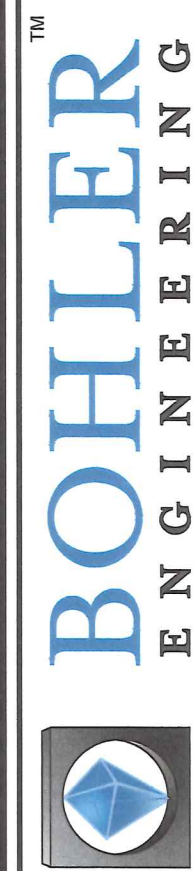
K 66.6 SF



L 66.6 SF



ID2 91.32 SF



BOHLER  
ENGINEERING  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRAIL AND EQUESTRIAN SERVICES  
THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF BOHLER ENGINEERING, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM BOHLER ENGINEERING, INC.

#### REVISIONS

| REV | DATE | COMMENT | BY |
|-----|------|---------|----|
|     |      |         |    |
|     |      |         |    |
|     |      |         |    |
|     |      |         |    |
|     |      |         |    |
|     |      |         |    |
|     |      |         |    |
|     |      |         |    |
|     |      |         |    |



KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG  
It's fast. It's free. It's the law.

NOT APPROVED FOR  
CONSTRUCTION

PROJECT No.: MD182077  
DRAWN BY: MCO  
CHECKED BY: MJG  
DATE: 08/20/2018  
SCALE: 1" = 5'  
CAD I.D.: EX0

PROJECT: SIGN  
VARIANCE  
PLAN  
FOR  
WEIS  
MARKETS

LOCATION OF SITE  
10 VILLAGE CENTER ROAD &  
20 REISTERSTOWN ROAD  
TM 48, GRID 10, PARCEL 1146  
REISTERSTOWN, MD 21136  
BALTIMORE COUNTY

BOHLER  
ENGINEERING  
901 DULANEY VALLEY ROAD, SUITE 801  
TOWSON, MARYLAND 21204  
Phone: (410) 821-7900  
Fax: (410) 821-7987  
MD@BohlerEng.com

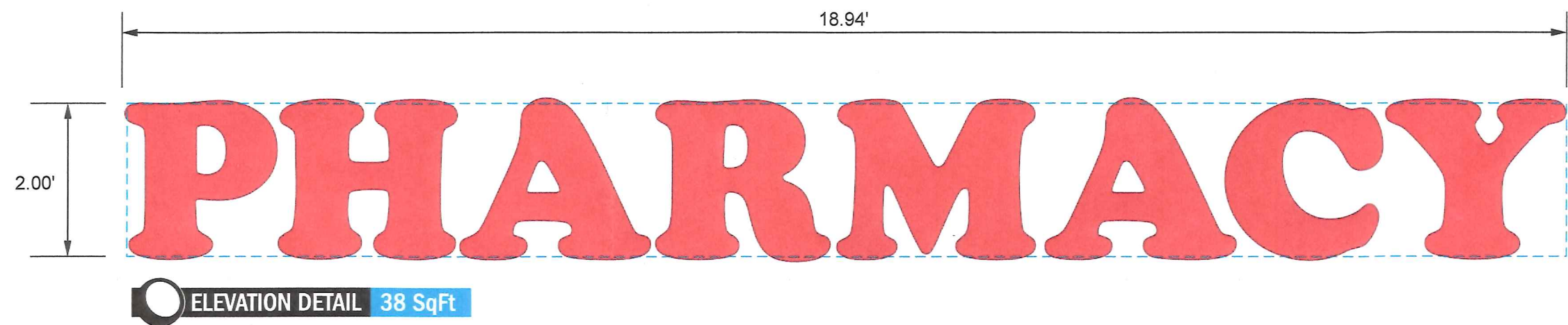
MJ GESELL  
PROFESSIONAL ENGINEER  
1. I, M. J. GESELL, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULANEY VALLEY PROFESSIONAL ENGINEER UNDER THE JURISDICTION OF THE STATE OF MARYLAND. LICENSE NO. 44697, EXPIRATION DATE 6/30/19

SHEET TITLE:  
PLAN TO  
ACCOMPANY  
SIGN VARIANCE  
PETITION

SHEET NUMBER:

2





|                  |      |                  |                                |
|------------------|------|------------------|--------------------------------|
| PROJECT TITLE:   |      | Weis Markets     |                                |
| ORDER TITLE:     |      | Weis #295        |                                |
| CITY/STATE:      |      | Reisterstown, MD | PHONE NUMBER: 570.490.7473     |
| DRAWING DATE:    |      | 04/04/18         | SALES REP: WW PROJECT MGR: SRI |
| REVISION HISTORY |      |                  |                                |
| NO.              | DATE | PREV. DRAWG      | DESCRIPTION                    |
|                  |      |                  |                                |
|                  |      |                  |                                |
|                  |      |                  |                                |

This drawing remains the exclusive property of Gable. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable. Exceptions are previously copyrighted artwork supplied by client.

SIGN TYPE:  
Illuminated Channel Letters

|             |          |      |
|-------------|----------|------|
| DWG. TYPE:  |          |      |
| Concept     |          |      |
| PROJECT NO. | TASK NO. | QTY. |
| 78622-2     | 154742   | 1    |
| DWG. NO.    | SHEET    |      |
| 9665LC      | 1 of 1   |      |

#### REISTERSTOWN VILLAGE

##### EXISTING MULTI-TENANT RETAIL BUILDING ENTERPRISE WALL/ CANOPY SIGNAGE

| ID           | TENANT                 | EXISTING SIGNAGE |             |           | STORE FRONT WIDTH (FT) | ALLOWABLE SIGNAGE PER CODE (SF) |
|--------------|------------------------|------------------|-------------|-----------|------------------------|---------------------------------|
|              |                        | WIDTH (FT)       | HEIGHT (FT) | AREA (SF) |                        |                                 |
| A            | WEIS MARKETS           | 27.00            | 11.07       | 298.89    | 197.00                 | 394.00                          |
| PROP. SIGN 1 | WEIS MARKETS           | 18.94            | 2.00        | 37.88     |                        |                                 |
| TOTAL        |                        |                  |             | 336.77    |                        |                                 |
| B1           | DOLLAR GENERAL         | 13.34            | 3.00        | 40.02     | 48.00                  | 95.00                           |
| B2           | DOLLAR GENERAL         | 15.26            | 3.00        | 45.78     |                        |                                 |
| TOTAL        |                        |                  |             | 85.80     |                        |                                 |
| C            | FLOWERS BY JOANNE      | 8.98             | 2.50        | 22.45     | 31.00                  | 62.00                           |
| E            | STEAMERY               | 16.38            | 5.30        | 86.81     | 44.00                  | 88.00                           |
| F            | V-PRO NAILS            | 14.00            | 2.00        | 28.00     | 22.00                  | 44.00                           |
| G            | VILLAGE PIZZA          | 16.00            | 2.27        | 36.32     | 22.00                  | 44.00                           |
| H1           | NATURE CARE PHARMACY   | 14.50            | 3.25        | 47.13     | 22.00                  | 44.00                           |
| H2           | NATURE CARE PHARMACY   | 7.00             | 1.00        | 7.00      |                        |                                 |
| J            | LONG & FORSTER REALTOR | 23.00            | 1.50        | 34.50     | 37.00                  | 74.00                           |
| K            | DUNKIN DONUTS          | 10.00            | 6.66        | 66.60     | 43.20                  | 86.40                           |
| L            | DUNKIN DONUTS          | 10.00            | 6.66        | 66.60     | 50.00                  | 100.00                          |
| TOTAL        |                        |                  |             | 133.20    |                        |                                 |

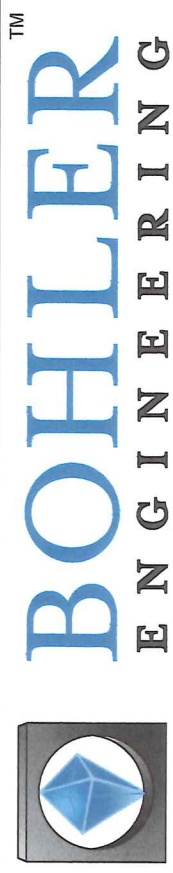
\*MAX AREA/ FACE = TWO TIMES THE LENGTH OF THE WALL CONTAINING THE EXTERIOR ENTRANCE AND DEFINING THE SPACE OCCUPIED BY THE SEPARATE COMMERCIAL ENTITY  
\* ENTITY WITH SEPARATE EXTERIOR CUSTOMER ENTRANCE MAY ERECT ONE CANOPY AND ONE WALL-MOUNTED SIGN

##### EXISTING WALL-MOUNTED IDENTIFICATION SIGNAGE

| ID | TENANT               | EXISTING SIGNAGE |             |           | WALL AREA (SF) | PERCENTAGE OF TOTAL WALL AREA | ALLOWABLE SIGNAGE PER CODE (SF)                      |
|----|----------------------|------------------|-------------|-----------|----------------|-------------------------------|------------------------------------------------------|
|    |                      | WIDTH (FT)       | HEIGHT (FT) | AREA (SF) |                |                               |                                                      |
| D  | REISTERSTOWN VILLAGE | 39.50            | 2.00        | 79.00     | 9,270          | 0.85                          | 1,112.40 (12% OF AREA OF WALL WHICH SIGN IS ERECTED) |
| I  | REISTERSTOWN VILLAGE | 31.50            | 1.50        | 47.25     | 5,550          | 0.85                          | 666.00 (12% OF AREA OF WALL WHICH SIGN IS ERECTED)   |

##### EXISTING FREESTANDING SIGNAGE

| ID  | TENANT               | EXISTING SIGNAGE |             |           | SIGN HEIGHT (FT) | SIGN HEIGHT PER CODE (FT) | ALLOWABLE SIGNAGE PER CODE (SF) |
|-----|----------------------|------------------|-------------|-----------|------------------|---------------------------|---------------------------------|
|     |                      | WIDTH (FT)       | HEIGHT (FT) | AREA (SF) |                  |                           |                                 |
| ID1 | WEIS MARKETS         | 6.67             | 5.00        | 33.35     | 15.00            | 25.00                     | 75.00                           |
| ID2 | JOINT IDENTIFICATION | 9.98             | 9.15        | 91.32     | 18.10            | 25.00                     | 150.00                          |



LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

#### REVISIONS

| REV | DATE | COMMENT | BY |
|-----|------|---------|----|
|     |      |         |    |
|     |      |         |    |
|     |      |         |    |
|     |      |         |    |
|     |      |         |    |
|     |      |         |    |
|     |      |         |    |
|     |      |         |    |
|     |      |         |    |



KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG  
It's fast. It's free. It's the law.

#### NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD182077  
DRAWN BY: MCO  
CHECKED BY: MJG  
DATE: 08/20/2018  
SCALE: NOT TO SCALE  
CAD I.D.: EXO

#### SIGN VARIANCE PLAN FOR WEIS MARKETS

LOCATION OF SITE  
10 VILLAGE CENTER ROAD &  
20 REISTERSTOWN ROAD  
TM 48, GRID 10, PARCEL 1146  
REISTERSTOWN, MD 21136  
BALTIMORE COUNTY

**BOHLER ENGINEERING**  
901 DULANEY VALLEY ROAD, SUITE 801  
TOWSON, MARYLAND 21204  
Phone: (410) 821-7900  
Fax: (410) 821-7987  
MD@BohlerEng.com

**M. J. GSELL**  
PROFESSIONAL ENGINEER  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NO. 74997, EXPIRATION DATE: 6/6/19

#### PLAN TO ACCOMPANY SIGN VARIANCE PETITION

SHEET NUMBER:  
3