



Katherine Klausmeier
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

January 22, 2025

Jennifer Busse, Esquire – jbusse@rosenbergmartin.com
Rosenberg Martin Greenberg, LLP
25 S. Charles Street, 21st Floor
Baltimore, MD 21201

RE: Petition for Variances
Case No. 2024-0262-A
Property: 11120 Reisterstown Road

Dear Ms. Busse:

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

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink that reads "Maureen E. Murphy". The signature is written in a cursive style with a large, stylized 'M' and 'E'.

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlm

c: Matthew Bishop matt.bishop@kimley-horn.com
Carolyn Rau crau@cfgo.com
Nick Ottomaniello nick.ottomaniello@kimley-horn.com
Moriah moriah@tiderecapital.com

Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103 / Towson, Maryland 21204 / Phone 410-887-3868
www.administrativehearings@baltimorecountymd.gov

**IN RE: PETITION FOR VARIANCE
(11120 Reisterstown Road)**

4th Election District

4th Council District

1112- Reisterstown Road LLC

Legal Owner

Grocery Outlet

Contract Purchaser/Lessee

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BEFORE THE

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OFFICE OF ADMINISTRATIVE

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HEARINGS OF

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BALTIMORE COUNTY

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Case No: 2024-0262-A

Petitioners

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OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as Petitions for Variance filed by 11120 Reisterstown Road, LLC, legal owner and Grocery Outlet, lessee (“Petitioners”) for property located at 11120 Reisterstown Road, Owings Mills (the “Property”). Petitioner filed Petitions for Variance from the Baltimore County Zoning Regulations (“BCZR”) (“BCZR”):

(1) §450.4, Table of Sign Regulations, §5.(d), to permit 5 wall-mounted enterprise signs in lieu of the permitted 1 one per separate exterior customer entrance (signs on front entrance Grocery Outlet - CL1 & CL3);

(2) §450.4, Table of Sign Regulations §5.(d), to permit a wall-mounted enterprise sign on a building face without a separate exterior customer entrance (sign on side facing Reisterstown Road for Grocery Outlet - CL2);

(3) §450.4, Table of Sign Regulations §5.(d), to permit a wall-mounted enterprise sign on a building face without a separate exterior customer entrance (ASAP Cleaners – CL 4); and

(4) §450.4, Table of Sign Regulations §7.(b) to permit a Freestanding Joint Identification Sign with copy less than 8 inches high and containing 6 lines in lieu of the otherwise permitted 5 lines.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing on January 22, 2025. Carolyn Rau, representative for Grocery Outlet, attended the hearing in support of the

Petition along with Matthew Bishop, PLA, Senior Project Manager and Senior Landscape Architect with Kimley, Horn, the civil engineering firm who prepared and sealed a site plan (the “Site Plan”). (Pet. Ex. 4). Jennifer Busse, Esquire and Rosenberg Martin Greenberg LLP represented the Petitioners. There were no Protestants or interested citizens who attended the hearing.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), Development Plans Review (“DPR”)/Department of Public Works and Transportation (“DPWT”), and Department of Environmental Protection and Sustainability (“DEPS”) these agencies did not oppose the requested relief.

The Case proceeded by way of modified proffer by Ms. Busse. The Property is 20.877 acres +/- irregularly shaped parcel which has an existing Target, a separate retail building which houses a Grocery Outlet and an Ollies store, as well as a third building occupied by ASAP Cleaners. It sits at the intersection of Reisterstown Road and Dolfield Road. The Property is zoned Business, Major (BM). As shown on the aerial photographs, the surrounding properties include automotive dealerships which are west of Dolfield Road and residential properties to the north, east and south. (Pet. Exs. 2).

The Property was the subject of many zoning cases over the years. The most recent one was Case No.: 2008-0533-A wherein a parking Variance was granted on June 18, 2008. In this Case, Petitioners seek Variance relief for 5 enterprise signs on the front of the Grocery Outlet store which include not only the name of the store over the main entrance (CL-1), but 4 product signs: ‘Fresh’, ‘Produce’, ‘Meat’ and ‘Organics’ also located on the front façade (CL-3). Additionally, due to the sloping topography of the portion of the Property where the Grocery Outlet building sits, and because the front of the building does not face Reisterstown Road but the associated

parking lot, Petitioners are in need of a sign facing Reisterstown Road. (CL-2). Street view photographs were provided. (Pet. Ex. 3). Petitioners also seek to add the name ‘Grocery Outlet’ to the existing Joint Identification Sign located on Reisterstown Road. (TP-1). Lastly, the tenant, ASAP Cleaners, has 2 existing enterprise signs on 2 facades of that building, one of which faces Reisterstown Road and one which is over the main entrance facing the parking lot. (Pet. Ex. 4). Consequently, Petitioners are seeking approval for that existing second enterprise sign.

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 was previously adjudicated to be unique in Case No.: 2008-0533-A due to its irregular shape and topography. As a result, the Property’s physical characteristics have not changed, that factual finding is applicable to this Case under the doctrine of collateral estoppel. *Garrity v. Maryland State Bd. of Plumbing*, 447 Md. 359, 368 (2016). (See also *Colandrea v. Wilde Lake Community Ass’n, Inc.*, 361 Md. 391 (2000); *Washington Suburban Sanitary Commission v. TKU Associates*, 281 Md. 1, 18-19 (1977)). Without the 5 enterprise signs on the front façade facing the parking lot, and the enterprise sign facing Reisterstown Road, as well as the signage on the joint identification sign, it would be difficult for customers to know that the Grocery Outlet is operating there. The enterprise sign on the Reisterstown Road side is very important for drivers heading west because the building front façade for the Grocery Outlet building faces the parking lot. The same is true for the ASAP Cleaners enterprise sign facing Reisterstown Road as it is needed to identify that store. These signs also serve as directional signs

within the Property which also has a Target store and multiple parking lots. Consequently, a denial of Variance relief for the new signage, and the signage already existing on the Property, would create a practical difficulty for the Petitioners. I further find that the requested Variance relief can be granted in harmony with the spirit and intent of the BCZR and in such a manner as to grant relief without injury to the public health, safety and welfare as demonstrated by the lack of opposition.

THEREFORE, IT IS ORDERED, this **22nd** day of **January, 2025**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from the BCZR, §450.4, Table of Sign Regulations, §5.(d), to permit 5 wall-mounted enterprise signs in lieu of the permitted 1 one per separate exterior customer entrance (signs on front entrance Grocery Outlet - CL1 & CL3) be, and it is hereby, **GRANTED**; and

IT IS FURTHER ORDERED, that the Petition for Variance from BCZR, §450.4, Table of Sign Regulations §5.(d), to permit a wall-mounted enterprise sign on a building face without a separate exterior customer entrance (sign on side facing Reisterstown Road for Grocery Outlet - CL2) be, and it is hereby, **GRANTED**; and

IT IS FURTHER ORDERED, that the Petition for Variance from BCZR, §450.4, Table of Sign Regulations §5.(d), to permit a wall-mounted enterprise sign on a building face without a separate exterior customer entrance (ASAP Cleaners – CL 4) be, and it is hereby, **GRANTED**; and

IT IS FURTHER ORDERED, that the Petition for Variance from BCZR, §450.4, Table of Sign Regulations §7.(b) to permit a Freestanding Joint Identification Sign with copy less than 8 inches high and containing 6 lines in lieu of the otherwise permitted 5 lines, be, it is hereby, **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. The Site Plan (Pet. Ex. 4) is attached hereto and incorporated herein in its entirety.
3. Petitioners and all subsequent owners/lessees shall comply with the DPR ZAC comment, a copy of which is attached hereto and incorporated herein.

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



MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM/dlm

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0262-A

DATE: December 16, 2024

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No comment.

DPW-T: No Exception taken.

Landscaping: If Zoning Relief is granted a Landscape Plan is required per the Baltimore County Landscape Manual and a Lighting Plan is also required if New Lighting is proposed.

Recreations & Parks: No comment LOS & No Greenways affected.



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 11120 Reisterstown Road

which is presently zoned BM

Deed References: 43178/00464

10 Digit Tax Account # 2 3 0 0 0 0 8 1 2 4

Property Owner(s) Printed Name(s) 11120 Reisterstown LLC

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

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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

3. XX a **Variance** from Section(s)

please see attached

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

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 bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Grocery Outlet

Name- Type or Print

Signature

992 Old Eagle School Rd, Ste. 904 Wayne PA
Mailing Address City State

19087 / 484-501-8709 / crau@cfgo.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

Jennifer Busse - Rosenberg Martin Greenberg LLP

Name- Type or Print

Signature

25 S. Charles Street, 21st FL Baltimore MD
Mailing Address City State

21201 / 410-727-8647 / jbusse@rosenbergmartin.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

11120 Reisterstown LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2800 Quarry Lake Dr., Ste 130 Baltimore MD
Mailing Address City State

21209 / /
Zip Code Telephone # Email Address

Representative to be contacted:

Jennifer Busse - Rosenberg Martin Greenberg LLP

Name - Type or Print

Signature

25 S. Charles Street, 21st FL Baltimore MD
Mailing Address City State

21201 / 410-727-8647 / jbusse@rosenbergmartin.com
Zip Code Telephone # Email Address

CASE NUMBER 2024-0262-A Filing Date 12/10/2024 Do Not Schedule Dates: _____ Reviewer CR

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: 2024-0262-A
Property Address: 11120 REISTERSTOWN RD
Dwings Mills MD 21117
Legal Owners (Petitioners): 11120 REISTERSTOWN LLC
Contract Purchaser/Lessee: 6ROCEE, OUTLET, CAROLYN RAN

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Jennifer Busse
Address: 25 S. CHARLES ST
21ST FL
Baltimore MD 21201
Telephone Number: 410-727-8647

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.



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 11120 Reisterstown Road

which is presently zoned BM

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Grocery Outlet

Name- Type or Print

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19087 / 484-501-8709 / crau@cfgo.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

Jennifer Busse - Rosenberg Martin Greenberg LLP

Name- Type or Print

Signature

25 S. Charles Street, 21st FL Baltimore MD
Mailing Address City State

21201 / 410-727-8647 / jbusse@rosenbergmartin.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

11120 Reisterstown LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

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Mailing Address City State

21209 / /
Zip Code Telephone # Email Address

Representative to be contacted:

Jennifer Busse - Rosenberg Martin Greenberg LLP

Name - Type or Print

Signature

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21201 / 410-727-8647 / jbusse@rosenbergmartin.com
Zip Code Telephone # Email Address

CASE NUMBER 2024-0262-A Filing Date 12/10/2024 Do Not Schedule Dates: _____ Reviewer CR

Attachment to Zoning Petition for Variance and Special Hearing

11120 Reisterstown Road

Petition for Variance from BCZR §450.4, Table of Sign Regulations §5.(d) to permit five (5) wall mounted enterprise signs in lieu of the permitted one (1) per separate exterior customer entrance (signs on front entrance for Grocery Outlet – CL1 & CL 3).

Petition for Variance from BCZR §450.4, Table of Sign Regulations §5.(d) to permit a wall mounted enterprise sign on a building face without a separate exterior customer entrance (sign on side facing Reisterstown Road for Grocery Outlet – CL 2).

Petition for Variance from BCZR §450.4, Table of Sign Regulations §5.(d) to permit a wall mounted enterprise sign on a building face without a separate exterior customer entrance (ASAP Cleaners – CL 4).

Petition for Variance from BCZR §450.4, Table of Sign Regulations §7.(b) to permit a Freestanding Joint Identification Sign with copy less than 8 inches high and containing 6 lines in lieu of the otherwise permitted 5 lines.

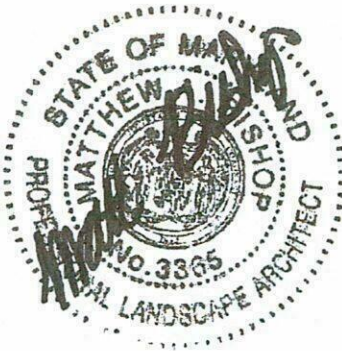
And any further relief deemed required by the Administrative Law Judge.

Zoning Property Description for Variance Petition
11120 Reisterstown Road

Beginning at a point located at the intersection of Reisterstown Road and Dolfield Boulevard which has a right of way width of ± 70 feet **Thence** the following courses and distances, referred to the Maryland Coordinate System (NAD '83/91):

1. South 43 degrees 37 minutes 52 seconds East, 507.27' to a point
2. North 46 degrees 8 minutes 12 seconds East, 4.24' to a point
3. South 43 degrees 14 minutes 34 seconds East, 623.40' to a point
4. South 45 degrees 45 minutes 39 seconds West, 382.74' to a point
5. South 45 degrees 42 minutes 37 seconds West, 376.46' to a point
6. North 42 degrees 58 minutes 37 seconds West, 469.11' to a point
7. North 44 degrees 16 minutes 37 seconds West, 208.93' to a point
8. South 45 degrees 40 minutes 25 seconds West, 82.50' to a point
9. North 44 degrees 19 minutes 45 seconds West, 436.81' to a point
10. North 45 degrees 54 minutes 41 seconds East, 88.00' to a point
11. North 44 degrees 48 minutes 8 seconds East, 40.33' to a point
12. North 42 degrees 35 minutes 5 seconds East, 40.36' to a point
13. North 38 degrees 47 minutes 42 seconds East, 97.43' to a point
14. North 36 degrees 6 minutes 56 seconds East, 291.28' to a point
15. North 46 degrees 8 minutes 9 seconds East, 145.43' to a point
16. North 53 degrees 17 minutes 3 seconds East, 23.06' to a point
17. North 55 degrees 20 minutes 26 seconds East, 23.04' to a point
18. North 56 degrees 22 minutes 8 seconds East, 82.35' to a point
19. South 83 degrees 37 minutes 52 seconds East, 31.11' to a point and place of beginning.

Containing an area of 909,406 square feet or 20.88 acres of land, more or less and being located in the 4th Election District and 4th Council District of Baltimore County Maryland.



2024-0262-A

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

No. 234676

Date: 12-10-2024

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0006		6150					500.00

Total: 500.00

Rec

From: 11120 ROISTERSTOWN RD

For: 2024-0262-A

Bm

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

CF 241071



Rosenberg
Martin
Greenberg^{LLP}

ATTORNEY OPERATING ACCOUNT
25 SOUTH CHARLES STREET, 21ST FLOOR
BALTIMORE, MARYLAND 21201
(410) 727-6600



First National Bank

60-1809/433

90546

PAY:

Five Hundred Dollars and 00/100

NUMBER

DATE

AMOUNT

90546

11/13/2024

500.00

TO THE
ORDER
OF

Baltimore County

VOID AFTER 90 DAYS

Bon / [Signature]



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: December 19, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0262-A
Address: 11120 REISTERSTOWN ROAD
Legal Owner: Grocery Outlet

Zoning Advisory Committee Meeting of December 20, 2024.

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

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: December 16, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0262-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No comment.

DPW-T: No Exception taken.

Landscaping: If Zoning Relief is granted a Landscape Plan is required per the Baltimore County Landscape Manual and a Lighting Plan is also required if New Lighting is proposed.

Recreations & Parks: No comment LOS & No Greenways affected.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 12/17/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2024-0262-A

INFORMATION:

Property Address: 11120 Reisterstown Road

Petitioner: 11120 Reisterstown LLC

Zoning: BM

Requested Action: Variance

The Department of Planning has reviewed the petition for the following:

Variance(s) -

1. From BCZR Section 450.4, Table of Sign Regulations 5.(d) to permit five (5) wall mounted enterprise signs in lieu of the permitted one (1) per separate exterior customer entrance (signs on front entrance for Grocery Outlet - CL1 & CL 3).
2. From BCZR Section 450.4, Table of Sign Regulations 5.(d) to permit a wall mounted enterprise sign on a building face without a separate exterior customer entrance (sign on side facing Reisterstown Road for Grocery Outlet – CL 2).
3. From BCZR Section 450.4 Table of Sign Regulations 5.(d) to permit a wall mounted enterprise sign on a building face without a separate exterior customer entrance (ASAP Cleaners – CL 4
4. From BCZR Section 450.4, Table of Sign Regulation 7.(b) to permit a Freestanding Joint Identification Sign with copy less than 8 inches high and containing 6 lines in lieu of the otherwise permitted 5 lines.
5. And any further relief deemed required by the Administrative Law Judge.

The existing site is a 20.877-acre property zoned BM. It is surrounded by business and retail uses and residential properties. The use of the site is an existing Shopping Center. The applicant is requesting multiple variances for signage relief from the Baltimore County Zoning Regulations Section 450 Table of Sign Regulations.

The requested variance for additional signage for the Grocery Outlet and ASAP Cleaners aligns with the goals of Owings Mills Park and Open Space Concept Plan regarding visual quality and identifying signage incorporated into gateway and wayfinding design. It also aligns with the vision of the Baltimore County's Master Plan 2030, which emphasizes supporting local businesses and enhancing commercial corridors. The Master Plan highlights the importance of improving pedestrian accessibility and visibility, particularly in areas where businesses require clear signage to guide customers. The surrounding community has expressed a desire for improved wayfinding and commercial development, reinforcing the need for the proposed signs to support both brand visibility and site circulation. The additional signage

will be designed to complement the architecture of the building, ensuring it does not detract from the neighborhood's aesthetic while meeting the needs of the businesses. Planning is not opposed to this request, as it supports the broader goals of economic growth, community accessibility, and a balanced approach to visual design as outlined in the Baltimore County Master Plan 2030.

The Department has no objections in granting the above requested relief.

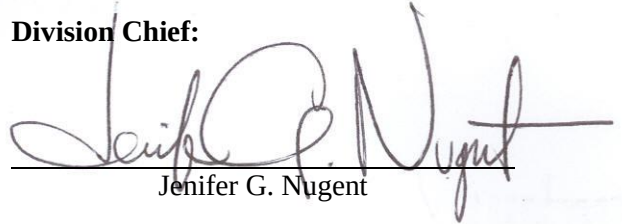
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Jennifer Busse-Rosenberg Martin Greenberg LLP
Yolanda Gregory, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County



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 11120 Reisterstown Road

which is presently zoned BM

Deed References: 43178/00464

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Property Owner(s) Printed Name(s) 11120 Reisterstown 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)

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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:

Grocery Outlet

Name- Type or Print

Carlyn Rau CAROLYN RAU

Signature

992 Old Eagle School Rd, Ste. 904 Wayne PA
Mailing Address City State

19087 / 484-501-8709 / crau@cfgo.com
Zip Code Telephone # Email Address

Attorney for Petitioner:

Jennifer Busse - Rosenberg Martin Greenberg LLP

Name- Type or Print

Jennifer Busse

Signature

25 S. Charles Street, 21st FL Baltimore MD
Mailing Address City State

21201 / 410-727-8647 / jbusse@rosenbergmartingreenberg.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

11120 Reisterstown LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2800 Quarry Lake Dr., Ste 130 Baltimore MD
Mailing Address City State

21209 / /
Zip Code Telephone # Email Address

Representative to be contacted:

Jennifer Busse - Rosenberg Martin Greenberg LLP

Name - Type or Print

Jennifer Busse

Signature

25 S. Charles Street, 21st FL Baltimore MD
Mailing Address City State

21201 / 410-727-8647 / jbusse@rosenbergmartingreenberg.com
Zip Code Telephone # Email Address

CASE NUMBER 2024-0262-A Filing Date 12/10/2024 Do Not Schedule Dates:

Reviewer CF

Attachment to Zoning Petition for Variance and Special Hearing

11120 Reisterstown Road

Petition for Variance from BCZR §450.4, Table of Sign Regulations §5.(d) to permit five (5) wall mounted enterprise signs in lieu of the permitted one (1) per separate exterior customer entrance (signs on front entrance for Grocery Outlet – CL1 & CL 3).

Petition for Variance from BCZR §450.4, Table of Sign Regulations §5.(d) to permit a wall mounted enterprise sign on a building face without a separate exterior customer entrance (sign on side facing Reisterstown Road for Grocery Outlet – CL 2).

Petition for Variance from BCZR §450.4, Table of Sign Regulations §5.(d) to permit a wall mounted enterprise sign on a building face without a separate exterior customer entrance (ASAP Cleaners – CL 4).

Petition for Variance from BCZR §450.4, Table of Sign Regulations §7.(b) to permit a Freestanding Joint Identification Sign with copy less than 8 inches high and containing 6 lines in lieu of the otherwise permitted 5 lines.

And any further relief deemed required by the Administrative Law Judge.

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Special Tax Recapture: None

Account Identifier: District -04 Account Number - 2300008124

Owner Information

Owner Name: 11120 REISTERSTOWN LLC Use: COMMERCIAL CONDOMINIUM
Principal Residence: NO

Mailing Address: SUITE 130
2800 QUARRY LAKE DR
BALTIMORE MD 21209-
Deed Reference: /43178/ 00464

Location & Structure Information

Premises Address: 11120 REISTERSTOWN RD Legal Description: UNIT I
0-0000 11120 REISTERSTOWN RD SS
UNIT: I METRO SQ @ OWINGS MILLS

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0058 0008 0107 20000.04 0000 2023 Plat Ref: 0023/ 0054

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1999 58,668 SF 1.3600 AC 06

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
MARKET / C3

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2024	07/01/2025
Land:	612,000	612,000		
Improvements	1,388,000	5,015,000		
Total:	2,000,000	5,627,000	4,418,000	5,627,000
Preferential Land:	0	0		

Transfer Information

Seller: CEDAR-METRO SQUARE I LLC	Date: 07/30/2020	Price: \$1,103,032
Type: ARMS LENGTH MULTIPLE	Deed1: /43178/ 00464	Deed2:
Seller: 145 ALBANY AVENUE LLC	Date: 10/14/2008	Price: \$13,000,000
Type: ARMS LENGTH IMPROVED	Deed1: /27389/ 00312	Deed2:
Seller: G-H REISTERSTOWN	Date: 08/05/2004	Price: \$12,822,306
Type: NON-ARMS LENGTH OTHER	Deed1: /21823/ 00635	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2024	07/01/2025
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00 0.00 0.00
Special Tax Recapture: None		

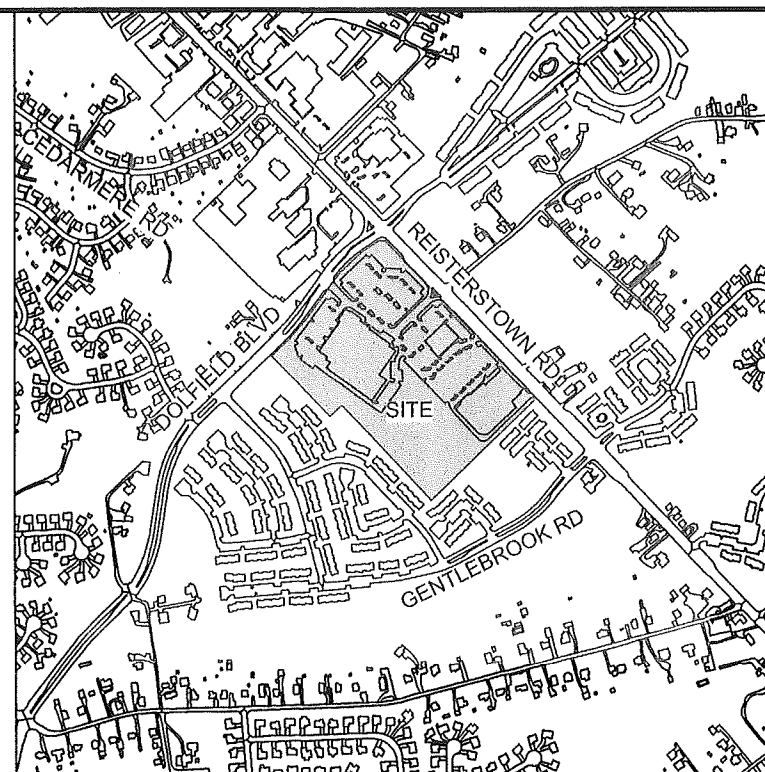
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2024-0262-A

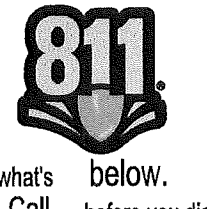


VICINITY MAP

SCALE: 1" = 2000'

CALL 48 HOURS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811



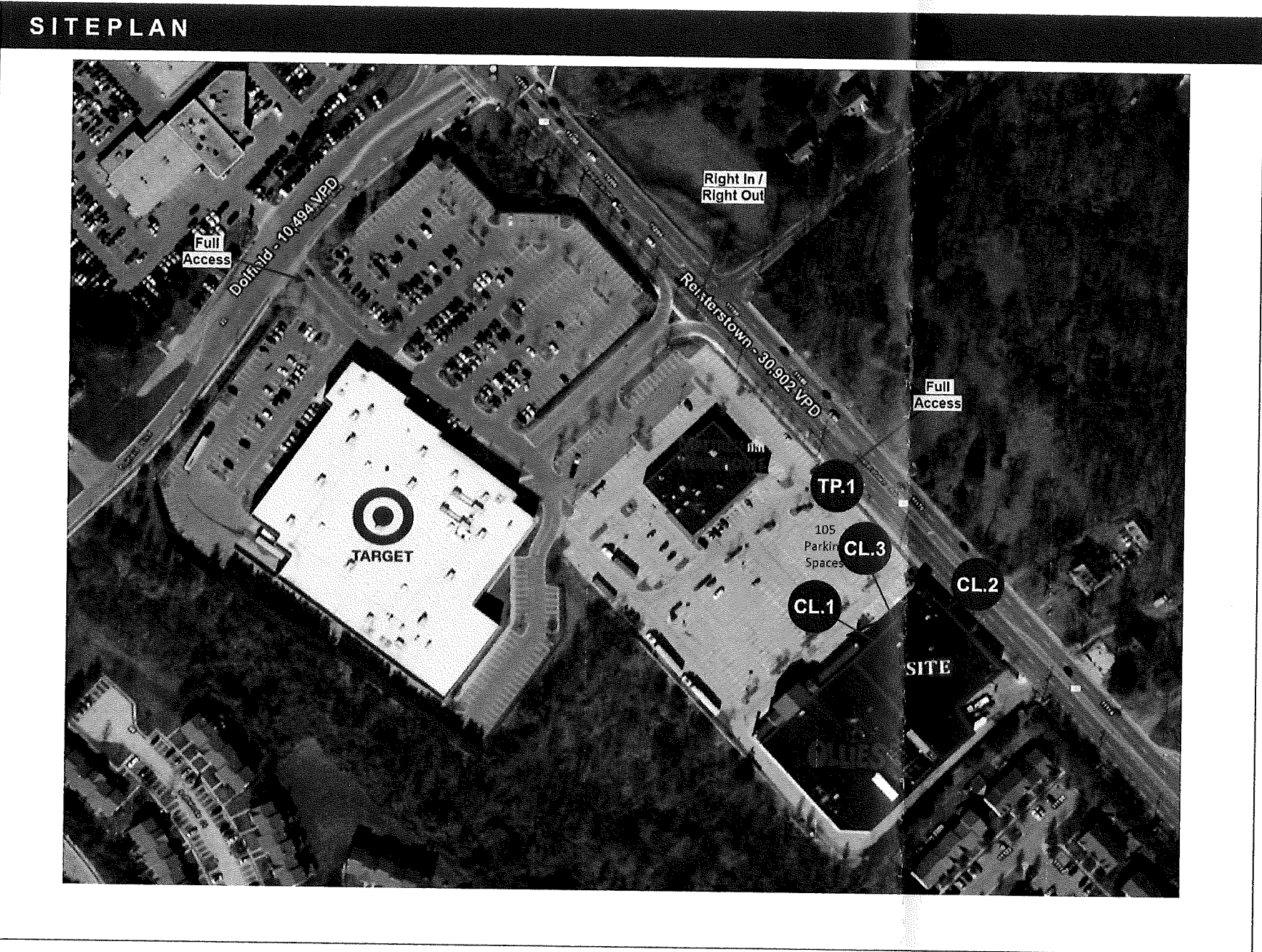
Know what's below.

2024-0262-A

Printed By: Ottomoniello, Nick Sheet: 1120 Reisterstown Road Layout: Variance Plan (2) December 02, 2024 09:51:22am K:\BDO_DVS\114749002-1120 Reisterstown Road CAD\PlotSheet\Variance Plan\Plan to Accompany Variance Request.dwg
This document, together with the concepts and designs presented herein, is an instrument of service, it is intended only for the specific purpose and client for which it was prepared. Except as may otherwise appear on this document, which contains information and information by Kimley-Horn and Associates, Inc. and shall be without liability to Kimley-Horn and Associates, Inc.

GROCERYOUTLET bargain market

WANT DRAWINGS



WORK SCOPE	
CL.1	FACE LIT CHANNEL LETTERS ON BACKER PAN (QTY 1)
CL.2	FACE LIT CHANNEL LETTERS ON BACKER PAN (QTY 1)
CL.3	FACE LIT CHANNEL LETTERS (QTY 4)
TP.1	TENANT PANEL (QTY 2)

CODE ALLOWANCE	
Building Signs: Qty: 1 canopy & 1 wall sign per facade; 2 sf of building facade NTE 150sf.	
Signs measured OA Height x OA Width	
Banners: Allowed: Qty: 2, 50 sf	
Variance: Must prove hardship; Approval: Possible on some. Representative required at meeting.	

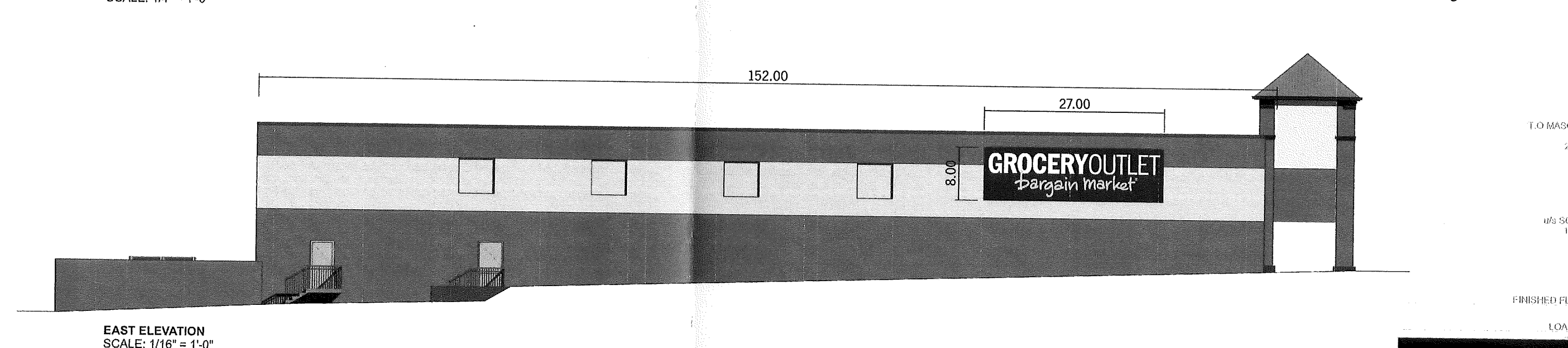
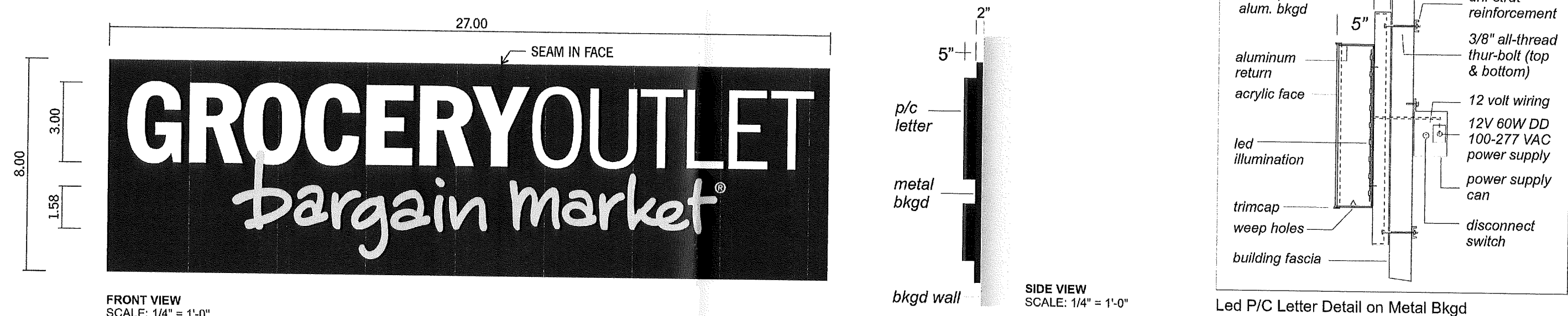
JONES SIGN Your Vision. Accomplished. WWW.JONESIGN.COM	JOB #: 271224-R8 DATE: 01.12.22 DESIGNER: T. Dekker SALES REP: X. Xxxxx PROJECT MGR: P. Fox	REV	DATE	DESCRIPTION	CLIENT APPROVAL	DATE	GROCERYOUTLET bargain market	GROCERY OUTLET 11134 Reisterstown Road, Owings Mills MD 21117	SHEET NUMBER 0.0
		1	01.12.22	1. LAYOUT					

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CL.2 FACE LIT CHANNEL LETTERS ON BACKER PAN (QTY 1)

SQUARE FOOTAGE: 216

FIELD SURVEY REQUIRED
PRIMARY POWERS BY OTHERS



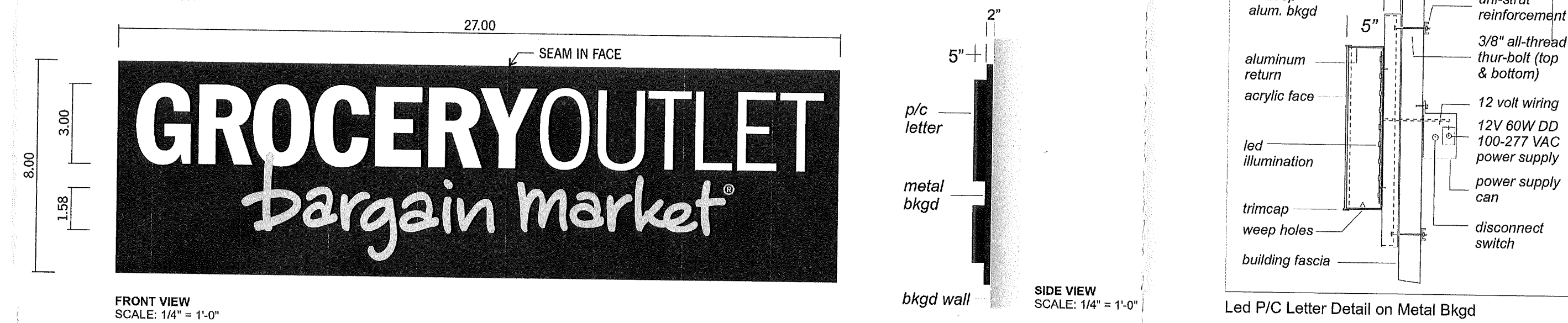
JONES SIGN Your Vision. Accomplished. WWW.JONESIGN.COM	JOB #: 271224-R8 DATE: 01.12.22 DESIGNER: T. Dekker SALES REP: X. Xxxxx PROJECT MGR: P. Fox	REV	DATE	DESCRIPTION	CLIENT APPROVAL	DATE	GROCERYOUTLET bargain market	GROCERY OUTLET 11134 Reisterstown Road, Owings Mills MD 21117	SHEET NUMBER 2.0
		1	01.12.22	1. LAYOUT					

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CL.1 FACE LIT CHANNEL LETTERS ON BACKER PAN (QTY 1)

SQUARE FOOTAGE: 216

FIELD SURVEY REQUIRED
PRIMARY POWERS BY OTHERS



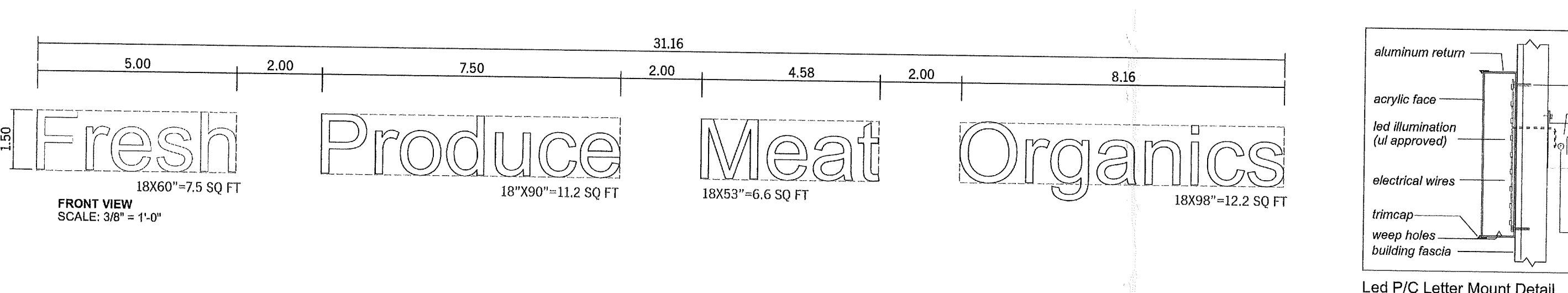
JONES SIGN Your Vision. Accomplished. WWW.JONESIGN.COM	JOB #: 271224-R8 DATE: 01.12.22 DESIGNER: T. Dekker SALES REP: X. Xxxxx PROJECT MGR: P. Fox	REV	DATE	DESCRIPTION	CLIENT APPROVAL	DATE	GROCERYOUTLET bargain market	GROCERY OUTLET 11134 Reisterstown Road, Owings Mills MD 21117	SHEET NUMBER 1.0
		1	01.12.22	1. LAYOUT					

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CL.3 FACE LIT CHANNEL LETTERS (QTY 4)

SQUARE FOOTAGE: 37.5 TOTAL / INDIVIDUALLY AS NOTED

FIELD SURVEY REQUIRED
PRIMARY POWERS BY OTHERS



JONES SIGN Your Vision. Accomplished. WWW.JONESIGN.COM	JOB #: 271224-R8 DATE: 01.12.22 DESIGNER: T. Dekker SALES REP: X. Xxxxx PROJECT MGR: P. Fox	REV	DATE	DESCRIPTION	CLIENT APPROVAL	DATE	GROCERYOUTLET bargain market	GROCERY OUTLET 11134 Reisterstown Road, Owings Mills MD 21117	SHEET NUMBER 3.0
		1	01.12.22	1. LAYOUT					

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Kimley»Horn



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

KHA PROJECT
114749000
DATE
12/2/2024
SCALE
N/A
DESIGNED BY
N/A
DRAWN BY
N/A
CHECKED BY
MAB

PLAN TO
ACCOMPANY
VARIANCE REQUEST

11120 REISTERSTOWN ROAD
PREPARED FOR
GROCERY OUTLET

COUNCILMANIC DISTRICT - 4 - ELECTION DISTRICT - 4
11120 REISTERSTOWN ROAD, OWINGS MILLS, MD 21117
BALTIMORE COUNTY
MARYLAND

SHEET NUMBER
2

CALL 48 HOURS
BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
Know what's
below.
Call
before you dig.

TP.1 TENANT PANEL (QTY 2)

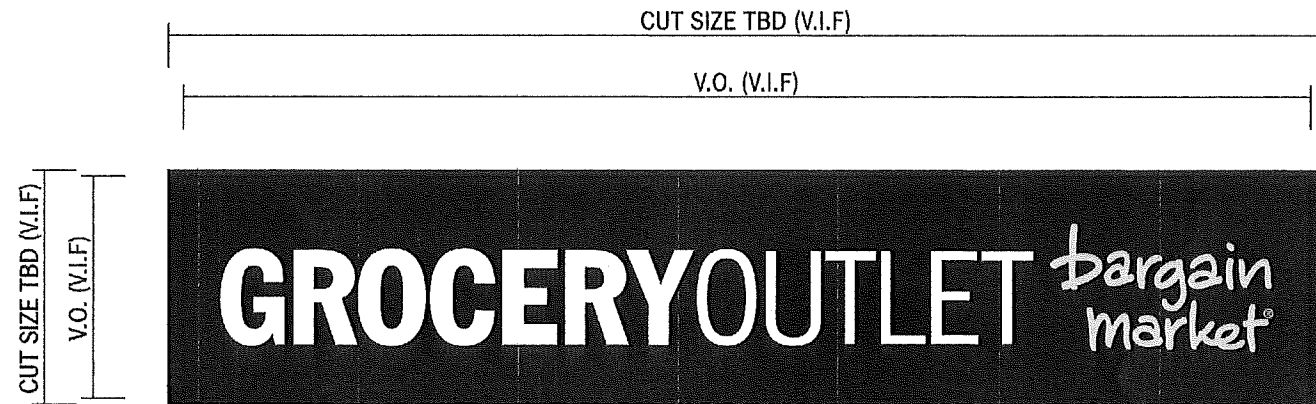
SQUARE FOOTAGE: TBD

FIELD SURVEY REQUIRED
PRIMARY POWERS BY OTHERS

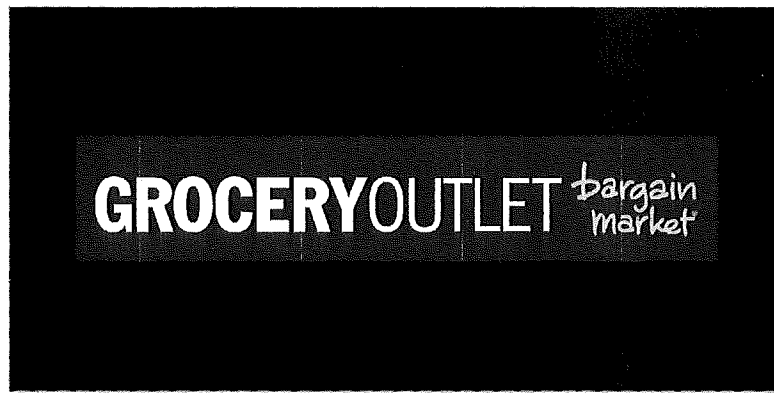


EXISTING
SCALE: NTS

PROPOSED
SCALE: NTS



FRONT VIEW
SCALE: 1/4" = 1'-0"



NIGHT VIEW
SCALE: NTS

SPECIFICATIONS

- INSTALL NEW WHITE LEXAN TENANT PANEL WITH
1ST SURFACE VINYL APPLIED TO FACE.

COLORS/FINISHES
V-1 3M #800-71 DARK RED/PMS 1021 C
V-2 3M #800-105 GOLDEN YELLOW (PMS 1235 C)
V-3 3M #800-22 BLACK (PMS BLACK C)

JONES SIGN Your Vision. Accomplished. WWW.JONESIGN.COM	JOB #: 271224-R8 DATE: 01.12.22 DESIGNER: T. Dekker SALES REP: X. XXXXX PRGM MGR: P. Fox	REV. 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EXISTING ASAP CLEANERS SIGN CL 4



EXISTING ASAP CLEANERS SIGN CL 4

11120 REISTERSTOWN ROAD
PREPARED FOR
GROCERY OUTLET

BALTIMORE COUNTY
MARYLAND

PLAN TO
ACCOMPANY
VARIANCE REQUEST

COUNCILMAN/DISTRICT 4 - ELECTION DISTRICT 4
11120 REISTERSTOWN ROAD, OWINGS MILLS, MD 21117

DATE
12/2/2024

SCALE
N/A

DESIGNED BY
N/A

DRAWN BY
N/A

CHECKED BY
MAB

Kimley»Horn

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215 WASHINGTON AVE. SUITE 500, TOWSON, MD 21204
PHONE: 443-743-3500
WWW.KIMLEY-HORN.COM

STATE OF MARYLAND
LANDSCAPE ARCHITECT
No. 0000000000
EXPIRATION DATE 08/03/2026

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DAILY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 0000000000
EXPIRATION DATE 08/03/2026

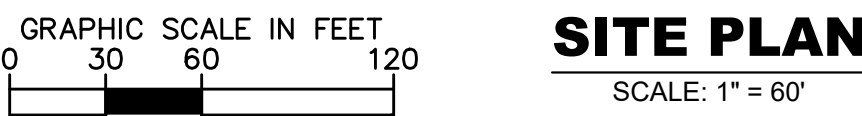
REVISIONS
No. DATE BY

Plotted By: D:\Documents\11120 Reisterstown Road Layout Variance Plan (3). December 02, 2024 09:51:35am K:\800_D\11120 Reisterstown Road\CAD\DrawSheet\DrawSheet\DrawSheet.dwg
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CALL 48 HOURS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

Know what's
below.
Call before you dig



22. PERMITS ON FILE: C22-02409 AL ALTERATION
B356047 GRADING
C22-00131 ALTERATION
B155040 ALTERATION
C22-00025 SIGN
C22-00900 AL ALTERATION
C22-01473 SPRINKLER
C22-01394 SPRINKLER
B77893 NEW STRUCTURE
B87785 TEMPORARY TENT
B94068 TEMPORARY TENT
B913603 TEMPORARY TENT
B818180 TEMPORARY TENT
B934632 TEMPORARY TENT
C22-00622 SIGN
B90920 TEMPORARY TENT
C22-00246 SIGN
B94586 TEMPORARY TENT
B977952 ALTERATION
B885157 ALTERATION
B736338 ALTERATION
B528621 SPRINKLER
B759757 ALTERATION
B850167 ALTERATION
B940037 ALTERATION
B671064 ALTERATION

23. THE SITE IS NOT LOCATED WITHIN THE OWINGS MILLS COMMERCIAL REVITALIZATION AREA

23. THE SITE IS NOT LOCATED WITHIN THE OWINGS MILLS COMMERCIAL REVITALIZATION AREA

ADJACENT PROPERTY OWNERS								
ID #	ADDRESS	OWNER	USE	TAX MAP	PARCEL	TAX ID	DEED	PLAT
1	HOLLOWBROOK RD	B&R LIMITED PARTNERSHIP	RESIDENTIAL	0058	0102	220019177	1061700536	00670024
2	11132 HOLLOWBROOK RD	SELLERS LATONYA R	RESIDENTIAL	0058	0102	220019159	536300146	00670024
3	11130 HOLLOWBROOK RD	VELAGA JAGADISH	RESIDENTIAL	0058	0102	220019160	3908200343	00670024
4	11128 HOLLOWBROOK RD	FRANCIS SHAWN P	RESIDENTIAL	0058	0102	220019161	1261800442	00670024
5	11126 HOLLOWBROOK RD	JULIAN EMERSON R JR	RESIDENTIAL	0058	0102	220019162	1110400382	00670024
6	11124 HOLLOWBROOK RD	GROSS ROBERT K	RESIDENTIAL	0058	0102	220019163	2928001092	00670024
7	11122 HOLLOWBROOK RD	SALAMI KOLAWOLE RASAQ	RESIDENTIAL	0058	0102	220019164	3817500340	00670024
8	11120 HOLLOWBROOK RD	PRADHAN NABIN K	RESIDENTIAL	0058	0102	220019165	3674000384	00670024
9	11118 HOLLOWBROOK RD	THACKER TRIBHUVAN T THACKER TRUPTI T	RESIDENTIAL	0058	0102	220019168	1677700380	00670024
10	11118 HOLLOWBROOK RD	JENKINS MARTINA	RESIDENTIAL	0058	0102	220019167	2426800145	00670024
11	11114 HOLLOWBROOK RD	NNAKIDE HENRY	RESIDENTIAL	0058	0102	220019168	4867500018	00670024
12	11112 HOLLOWBROOK RD	NEWSOME HERBERT R FENNELL-NEWSOME BEVERLY	RESIDENTIAL	0058	0102	220019169	2282400183	00670024
13	HOLLOWBROOK RD	B&R LIMITED PARTNERSHIP	RESIDENTIAL	0058	0102	220019176	1061700536	00670024
14	24 HIDDENCREEK CT	RICHMOND JACHTAWN L	RESIDENTIAL	0058	0102	2100002164	2372900656	00610054
15	26 HIDDENCREEK CT	SALGADO GERMAN	RESIDENTIAL	0058	0102	2100002165	2206800598	00610054
16	28 HIDDENCREEK CT	MORGAN DEIDRE N	RESIDENTIAL	0058	0102	2100002166	2467200065	00610054
17	30 HIDDENCREEK CT	KLYMENKO RYNA	RESIDENTIAL	0058	0102	2100002167	4301200460	00610054
18	32 HIDDENCREEK CT	LANG ANNETTE	RESIDENTIAL	0058	0102	2100002168	1124600075	00610054
19	34 HIDDENCREEK CT	JAMES MARIA JAMES BRYAN ET AL	RESIDENTIAL	0058	0102	2100002169	4053400242	00610054
20	36 HIDDENCREEK CT	GRABOWSKI CELESTINE DAVID GRABOWSKI LENAY A	RESIDENTIAL	0058	0102	2100002170	2682100268	00610054
21	1101 DOE MEADOW RD	BROWN CARLOS	RESIDENTIAL	0058	0116	2100002284	1843200494	00610123
22	1103 DOE MEADOW RD	GODSEY RONALD G GODSEY CHERYL T	RESIDENTIAL	0058	0116	2100002285	1841300075	00610123
23	1105 DOE MEADOW RD	HICKS JOANN CHRISTOPHER	RESIDENTIAL	0058	0116	2100002286	1799500543	00610123
24	1107 DOE MEADOW RD	TEMPLETON JOSHUA D TEMPLETON KATIE R	RESIDENTIAL	0058	0116	2100002287	2002100642	00610123
25	1109 DOE MEADOW RD	RAMI YOGESHKUMAR M RAMI VARSHABAN Y	RESIDENTIAL	0058	0116	2100002288	3256100392	00610123
26	1111 DOE MEADOW RD	MADON DAVID L	RESIDENTIAL	0058	0116	2100002289	2872000689	00610123
27	1113 DOE MEADOW RD	MITCHELL ANTON J MITCHELL RHONDA G	RESIDENTIAL	0058	0116	2100002290	2688700711	00610123
28	1115 DOE MEADOW RD	HENRY NATASHA	RESIDENTIAL	0058	0116	2100002291	2285900222	00610123
29	1117 DOE MEADOW RD	MIRZAEEA GALINA BOCHAROV ARTEM	RESIDENTIAL	0058	0116	2100002292	1632400451	00610123
30	1119 DOE MEADOW RD	BONDURIS DESPINA A	RESIDENTIAL	0058	0116	2100002293	0881900214	00610123
31	1121 DOE MEADOW RD	VAN HOLLIS CHRISTOPHER NEVENS LUCAS E	RESIDENTIAL	0058	0116	2100002294	2174000666	00610123
32	1123 DOE MEADOW RD	MJF PROPERTIES LLC	RESIDENTIAL	0058	0116	2100002295	3611000280	00610123
33	1125 DOE MEADOW RD	NEWELL JOHN W	RESIDENTIAL	0058	0116	2100002296	2855700046	00610123
34	1127 DOE MEADOW RD	FAHRIAT FATU	RESIDENTIAL	0058	0116	2100002297	3123100155	00610123
35	1129 DOE MEADOW RD	KAPLAN LORI ELLEN	RESIDENTIAL	0058	0116	2100002298	0880500799	00610123
36	1131 DOE MEADOW RD	TAYLOR CHARMANE KELLY JOYON	RESIDENTIAL	0058	0116	2100002299	4173900203	00610123
37	1133 DOE MEADOW RD	SOYKHER IGOR	RESIDENTIAL	0058	0116	2100002300	3450200341	00610123
38	13 SOUTHWINDS CT	TOMAZAR PAUL TOMAZAR PEARL GRACE C	RESIDENTIAL	0058	0116	2100002312	2943900388	00610123
39	15 SOUTHWINDS CT	HINTON SHIRLEY	RESIDENTIAL	0058	0116	2100002313	1194300601	00610123
40	17 SOUTHWINDS CT	HARGROVE CANDICE	RESIDENTIAL	0058	0116	2100002314	3603300443	00610123
41	19 SOUTHWINDS CT	ANSHERE TOSIN S	RESIDENTIAL	0058	0116	2100002315	4364400465	00610123
42	21 SOUTHWINDS CT	OGUNSOLA OLUWATOYIN OGUNSOLA AYOABAMI	RESIDENTIAL	0058	0116	2100002316	4569800460	00610123
43	23 SOUTHWINDS CT	JONES IRIS K	RESIDENTIAL	0058	0116	2100002317	1453900035	00610123

1. CASE NO. 1998-0459-A PERMITTED A REDUCTION IN PARKING SPACES OF 64 SPACES.
2. CASE NO. 2008-0533-A PERMITTED A REDUCTION IN PARKING SPACES OF 121 SPACES.
3. TOTAL REDUCTION IN REQUIRED PARKING IS 185 SPACES.
4. TOTAL REQUIRED SPACES WITH REDUCTION IS 713 SPACES.
5. TOTAL EXISTING PARKING PROVIDED IS 811 SPACES.



Plotted By: J. McDonald, Nick, Sheet Set: 1120 Reisterstown Road Layout/Variance Plan (3) December 02, 2024 09:51:35am K:\BDO_205\11279002-1120 Reisterstown Road\CAD\PlanSheets\Variance Request.dwg This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and impropriety related to this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

TP.1 TENANT PANEL (QTY 2)

SQUARE FOOTAGE: TBD

FIELD SURVEY REQUIRED
PRIMARY POWERS BY OTHERS



EXISTING
SCALE: NTS

PROPOSED
SCALE: NTS



FRONT VIEW
SCALE: X" = 1'-0"



NIGHT VIEW
SCALE: NTS

SPECIFICATIONS

- INSTALL NEW WHITE LEXAN TENANT PANEL WITH
1ST SURFACE VINYL APPLIED TO FACE.

COLORS/FINISHES			
V-1	3M #9300-73 DARK RED/PMS 7621 C)		
V-2	3M #9300-125 GOLDEN YELLOW (PMS 1235 C)		
V-3	3M #9300-22 BLACK (PMS BLACK C)		

JONES SIGN Your Vision. Accomplished. WWW.JONESIGN.COM	JOB # 271224-R8	<table><tr><th>REV</th><th>DATE</th><th>BY</th><th>DESCRIPTION</th></tr><tr><td>1</td><td>01.12.22</td><td>TD</td><td>UPDATES FOR REVIEWS</td></tr><tr><td>2</td><td>01.12.22</td><td>TD</td><td>UPDATES FOR REVIEWS</td></tr><tr><td>3</td><td>01.12.22</td><td>TD</td><td>REVISED CLARITY</td></tr><tr><td>4</td><td>01.12.22</td><td>TD</td><td>REVISED TO NEW STANDARDS</td></tr><tr><td>5</td><td>01.12.22</td><td>TD</td><td>REVISED CLARITY</td></tr><tr><td>6</td><td>01.12.22</td><td>TD</td><td>REVISED CLARITY</td></tr><tr><td>7</td><td>01.12.22</td><td>TD</td><td>REVISED CLARITY</td></tr><tr><td>8</td><td>01.12.22</td><td>TD</td><td>REVISED CLARITY</td></tr><tr><td>9</td><td>01.12.22</td><td>TD</td><td>REVISED CLARITY</td></tr><tr><td>10</td><td>01.12.22</td><td>TD</td><td>REVISED CLARITY</td></tr><tr><td>11</td><td>01.12.22</td><td>TD</td><td>REVISED CLARITY</td></tr><tr><td>12</td><td>01.12.22</td><td>TD</td><td>REVISED 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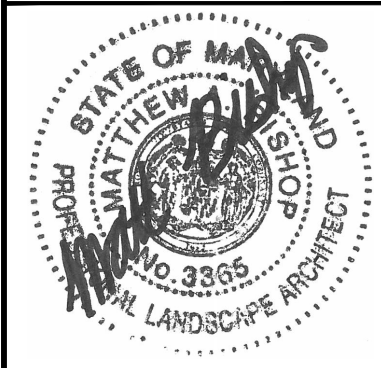
COUNCILMANIC DISTRICT - 4 - ELECTION DISTRICT - 4
1120 REISTERSTOWN ROAD, OWINGS MILLS, MD 21117

1120 REISTERSTOWN ROAD
PREPARED FOR
GROCERY OUTLET

BALTIMORE COUNTY
MARYLAND

PLAN TO
ACCOMPANY
VARIANCE REQUEST

KMA PROJECT
114745000
DATE
12/2/2024
SCALE
DESIGNED BY
NJO
DRAWN BY
NJO
CHECKED BY
MAB



PROFESSIONAL CERTIFICATION: I HEREBY
CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I
AM A STATE LICENSED PROFESSIONAL
LANDSCAPE ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND.
I CONSENT TO THE EXPIRATION DATE: 08/30/2024

Kimley»Horn

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215 WASHINGTON AVE., SUITE 500, OROON, MD 2104
WWW.KIMLEY-HORN.COM

No.

REVISIONS

DATE BY

SHEET NUMBER
3

