

74-176A

I, ~~James~~ Norbert T. Ungar legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof.

See attached description

Harriet T. Unger

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day

Zoning Commissioner of Baltimore County.

1 sign

ORDER OF DISMISSAL

IT IS HEREBY ORDERED, this 3rd day of December, 1974, that said appeal be and the same is DISMISSED.

Walter A. Reiter, Jr., Chairman

W. Giles Parker
Walter C. Horn, Jr.

ORDER OF DISMISSAL

Norbert T. Ungar
Norbert T. Ungar, Petitioner
11228 Reisterstown Road
Owings Mills, Md. 21117
Tel.: 356-9399

111 111 111

The height and area Variances requested was based on problems or difficulties directly related to the extensive use of the Gas and Electric Company's lines and poles that extend across the full length of the Petitioner's

5. Economic hardship which would be a result of business loss with improper sign identification because of lack of visibility and other reasons enumerated above.

James E. [Signature]
Deputy Zoning Commissioner of
Baltimore County

- 2 -

November 2, 1973

5. Economic hardship which would be a result of business loss with improper sign identification because of lack of visibility and other reasons enumerated above.

Description of "Unrar Oldsmobile" property:

Beginning at a point on the west side of Reisterstown Road
120' north of Oakmere Road, thence running south 43°16'02"
301.10' to a point thence south 46°02'50" west 76.01' to a
point thence south 43°04'00" 80' to a point thence south
46°25'00" 483.83' to a point thence north 44°02'00" 384.75'
to a point thence N46°25'00" 660.00' to the place of beginning
Containing 5.60 acres.

February 1, 1974

Mr. Norbert T. Ungar
11228-11236 Reisterstown Road
Owings Mills, Maryland 21117

RE: Variance Petition
Item 114
Norbert T. Ungar - Petitioner

Dear Mr. Ungar:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the west side of Reisterstown Road, 120 feet south of Cedarmere Road, in the 4th District of Baltimore County. This property, which is zoned Business Roadside, is proposed to be developed with the Ungar Oldsmobile new car sales and service building.

This petition is for variances to the height and area regulations regarding identification signs as well as other signs at the front of this property.

Without detailing the requests any further, I am asking that revised site plans be submitted

Mr. Norbert T. Ungar
Re: Item 114
February 1, 1974

prior to the hearing that accurately indicate the size and location of each of these signs, as well as relocating them to a point further to the west so as the signs will not extend over the proposed right-of-way of Reisterstown Road. Furthermore, I remind you that a Variance request cannot be self-created or financial in nature.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

John J. Dillon, Jr.
JOHN J. DILLON, JR.,
Chairman, Zoning
Advisory Committee

JJDr.:JD

Enclosure

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Maryland 21236

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Division of Engineering
EUGENE J. CLIFFORD, P.E.
EUGENE J. CLIFFORD, P.E.

January 24, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #114 (1973-1974)

Property Owner: Norbert T. Ungar
W/S of Reisterstown Rd., 120' S. of Cedarmere Rd.
Existing Zoning: B.R.
Proposed Zoning: Variance to permit 3 identification signs of 140 sq. ft. each instead of the permitted 1 ID sign of 150 sq. ft. (signs A, B & C) and to permit sign height for the 3 ID signs of 40' instead of the permitted 25'. Also, to permit a total area for signs D & E of 215 sq. ft. instead of the permitted 100 sq. ft., and to permit a sign height of 31' for sign D instead of the permitted 25'.
No. of Acres: 5 District: 4th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plot submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Reisterstown Road (Md. 100) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Baltimore County utility requirements are existing or as secured by Public Works Agreement #1790, executed in connection with the Klewans Property (through plot of Cedarmere).

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities would be the full responsibility of the Petitioner.

Very truly yours,

Eugene J. Clifford
EUGENE J. CLIFFORD, P.E.
Chief, Bureau of Engineering

ENCLOSURE

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

Wm. T. NELSON
DEPUTY TRAFFIC ENGINEER

January 28, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 114 - ZAC - December 18, 1973

Property Owner: Norbert T. Ungar
W/S Reisterstown Road, 120 feet S of Cedarmere Road
Variance to permit 3 identification signs of 140 sq. ft. each instead of the permitted one ID sign of 150 sq. ft. (signs A, B, and C) and to permit sign height for the three ID signs of 40 feet instead of the permitted 25 feet. Also, to permit a total area for signs D and E of 215 sq. ft. instead of the permitted 100 sq. ft. and to permit a sign height of 31 feet for sign D instead of the permitted 25 feet.
District 4

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variances for signs.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF/ph

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

872-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Norbert T. Ungar

Location: W/S of Reisterstown Rd., 120 ft. S of Cedarmere Rd.

Item No. 114 Zoning Agenda December 18, 1973

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 4. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1973 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *H. Kelly* Noted and Approved: Deputy Chief
Planning Group Special Inspection Division Fire Prevention Bureau

als
4/16/73

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

January 21, 1974

DONALD J. NOOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 114, Zoning Advisory Committee Meeting
January 15, 1974, are as follows:

Property Owner: Norbert T. Ungar
Location: W/S Reisterstown Rd., 120' S of Cedarmere Rd.
Present Zoning: B.R.
Proposed Zoning: Variance to permit 3 signs of 140 sq. ft. each instead of permitted 1 ID sign of 150 sq. ft. and to permit sign height for 3 ID signs of 40 ft instead of permitted 25'. Also to permit a total area for signs D and E of 215 sq. ft. instead of permitted 100 sq. ft. and a sign height of 31' for sign D instead of permitted 25'.
No. Acres: 5
District: 4

Since this is a variance for signs, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mng

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



January 18, 1974

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #114, Zoning Advisory Committee Meeting, December 18, 1974, are as follows:

Property Owner: Norbert T. Ungar
Location: W/S of Reisterstown Road, 120 feet S of Cedarmere Road
Existing Zoning: B.R.
Proposed Zoning: Variance to permit three (3) identification signs of 140 square feet each instead of the permitted one (1) ID sign of 150 square feet (signs A, B, and C) and to permit sign height for the three (3) ID signs of 40 feet instead of the permitted 25'. Also, to permit a total area for signs D and E of 215 square feet instead of the permitted 100 square feet, and to permit a sign height of 31 feet for sign D instead of the permitted 25 feet.
No. of Acres: 5
District: 4th

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 361 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 404-2811 ZONING 404-3381

The Honorable James E. Dyer
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Partial Appeal on Behalf of Petitioner
Norbert T. Ungar in Case No. 74-176-A.

Dear Mr. Dyer:

It will be appreciated if you will note a partial appeal to the County Board of Appeals in the above entitled case on my behalf as the Petitioner, but only from those portions of your Order of March 18, 1974 which denied various variances requested, but no appeal is hereby taken from the variance granted.

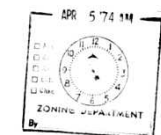
My check in the amount of \$500, made payable to Baltimore County, Maryland, is attached hereto.

Thanking you for your attention to this partial appeal, I am

Very truly yours,

Norbert T. Ungar
Norbert T. Ungar

Enclosure



March 18, 1974

Mr. Norbert T. Ugar
11228-11236 Reisterstown Road
Owings Mills, Maryland 21117

RE: Petition for Variances
W/S of Reisterstown Road, 120' S
of Cedernere Road - 4th District
Norbert T. Ugar - Petitioner
NO. 74-176-A (Item No. 114)

Dear Mr. Ugar:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

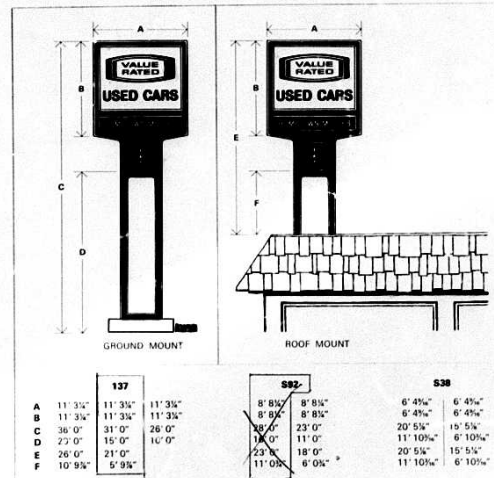
Attachments

Oldsmobile Division DEALERSHIP IDENTIFICATION SIGNS

USED CAR SIGN Ground & Roof Mount

Sign to be utilized by Ungar Oldsmobile Project is S92 Ground Mount with dimensions as shown below

SIGN D: Total area 140 sq. ft., height 31 ft.



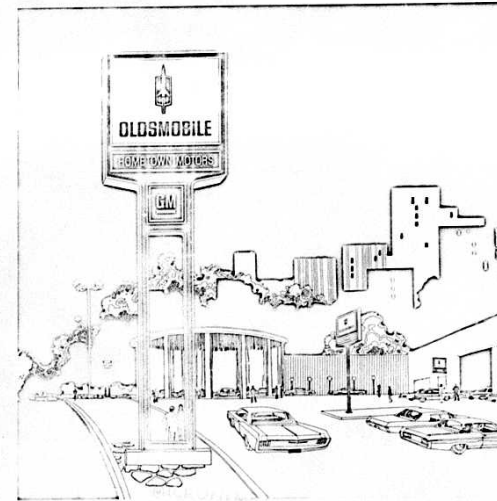
MICROFILMED

14

Exhibit

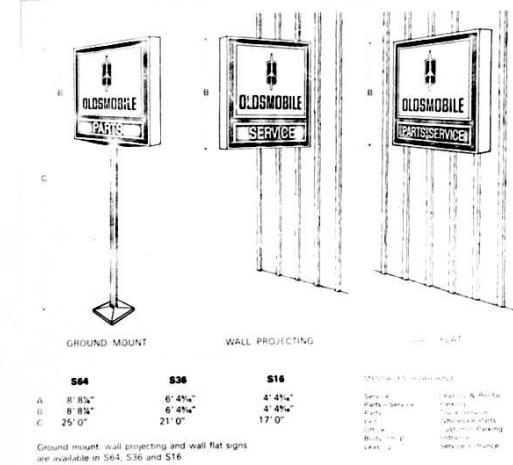
LARGE DEALERSHIP

245 Product
137 Used Car
6 x 6 Service
4 x 4 Parts



2

SUPPORTING SIGN



Ground mount, wall projecting and wall flat signs are available in S64, S36 and S16.

18

PRODUCT SIGN Ground Mount

Sign to be utilized by Ungar Oldsmobile Project is No. 137 with the dimensions as shown below

SIGN A: As shown. (Product sign) For Oldsmobile GM.
SIGNS B & C: For import "X" and import "Y" to have in place of Oldsmobile and GM logo, the appropriate trade name and trademark identifying each import.

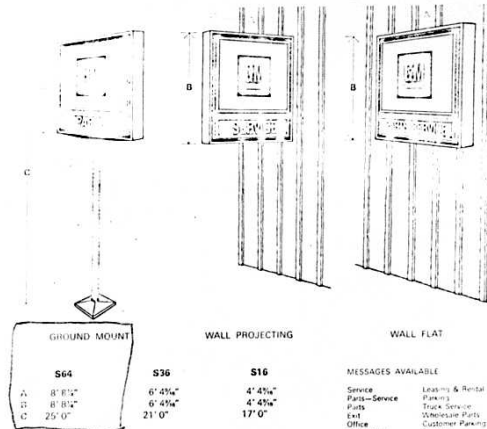
Total area 140 sq. ft., height 40 ft.



	245	137	S92	S38
A	15' 0 1/2"	15' 0 1/2"	11' 3 1/2"	11' 3 1/2"
B	15' 0 1/2"	15' 0 1/2"	11' 3 1/2"	11' 3 1/2"
C	47' 0"	42' 0"	36' 0"	26' 0"
D	25' 0"	20' 0"	15' 0"	11' 0"

*Has no stainless steel on columns.

SIGN E - Parts-Service Sign



Ground mount, wall projecting and wall flat signs are available in S64, S36 and S16.

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Blumens, Zoning Commissioner Date: February 25, 1974
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #74-176-A, West side of Reisterstown Road 120 feet south of Cedernere Road
Petitioner - Norbert T. Ugar

4th District

HEARING: Monday, February 25, 1974 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and will offer no comments at this time.

William D. Fromm
William D. Fromm, Director of Planning
Office of Planning and Zoning

WDF:NEC:FW



CERTIFICATE OF PUBLICATION

TOWSON, MD., February 7, 1971

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., ~~on one time~~
 at one time ~~successive weeks~~ before the 25th

day of February, 1974 the ~~first~~ publication

appearing on the 7th day of February
1974.

THE JEFFERSONIAN

Cost of Advertisement, \$.....

ORIGINAL

OFFICE OF

 THE COMMUNITY TIMES
A WEEKLY NEWSPAPER PUBLISHED IN BALTIMORE, MARYLAND

RANDALLSTOWN, MD. 21133

February 11 - 1974

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Dinenna
Zoning Commissioner of Baltimore County
is inserted in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for
one XXXXXXXX
week before the 11th day of February, 1974. That is to say, the said
is inserted in the _____ of February, 1974.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

STROMBERG PUBLICATIONS, L.

By Lutz Mergon

Feb. 7

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: MAY 3, 1974
 Posted for: AMPEL
 Petitioner: NERBERT T. UNGAR
 Location of property: W/S RUSTICATION RD 120' S. of
CEBARKIRE RD.
 Location of Sign: W/S RUSTICATION RD 200' W. S. of
CEBARKIRE RD.
 Remarks:
 Posted by: Theresa E. Boland Date of return: MAY 10, 1974

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 13th day of

S. Eric DiNenno
Zoning Commissioner

Petitioner N.T. Ungar Submitted by Same
Petitioner's Attorney N/A Reviewed by F.T. Hoar

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Item 114
C.C.

Mr. T. Ungar
6 Reisterstown Road
La., Maryland 21117

County Office Building
111 W. Cheseapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 15th day of January 1973.

S. ERIC DINENNA,
Zoning Commissioner

Petitioner Norbert F. Ungar
Petitioner's Attorney _____ Reviewed by [Signature]
J. Hagan & Holdefer, Inc. Chairman
Belair Road Zoning Advisory Committee
Mt Airy, Maryland 21236

PETITION MAPPING SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Transited by EC, NA, CC, CA									
Reviewed by: <u> </u>	Revised Plans: Change in outline or description <u> </u> Yes <u> </u> No								
Previous case: <u> </u>	Map # <u> </u>								

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 14723

DATE April 17, 1974 ACCOUNT DL-682

AMOUNT \$40.00

DISTRIBUTION
 WHITE - CASHIER PURS. AGENCY YELLOW - CUSTOMER

Mr. Norbert T. Ungar
 Cost of Filing of an Appeal and Posting of Property on
 Case No. 74-176-A
 W/S of Reisterstown Road, 120' S of Cederners Road
 4th District
 Norbert T. Ungar Petitioner

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE, REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 13079

DATE Feb. 1, 1974 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Ungar Industries
 11238-11236 Reisterstown Road
 Owings Mills, Md. 21117
 Petition for Variances 77-175-1

MICROFILM
 25

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 13106

DATE Feb. 25, 1974 ACCOUNT 01-662

AMOUNT \$74.25

WHITE - CASHIER DISTRIBUTION PINK - AGENT YELLOW - CUSTOMER

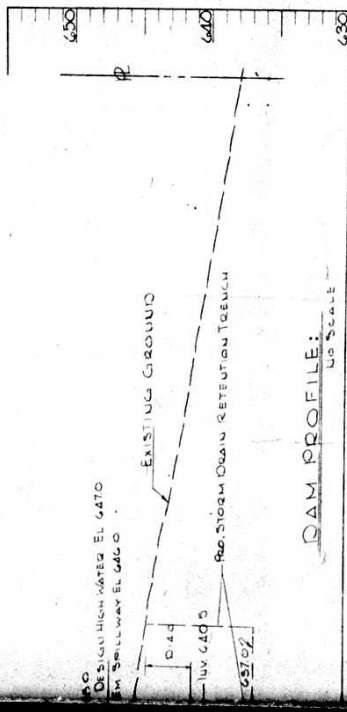
Tugay Industries
 11228-1136 Relietown Road
 Owings Mills, Md. 21117
 Advertising and posting of property
 #16-176-A

7225

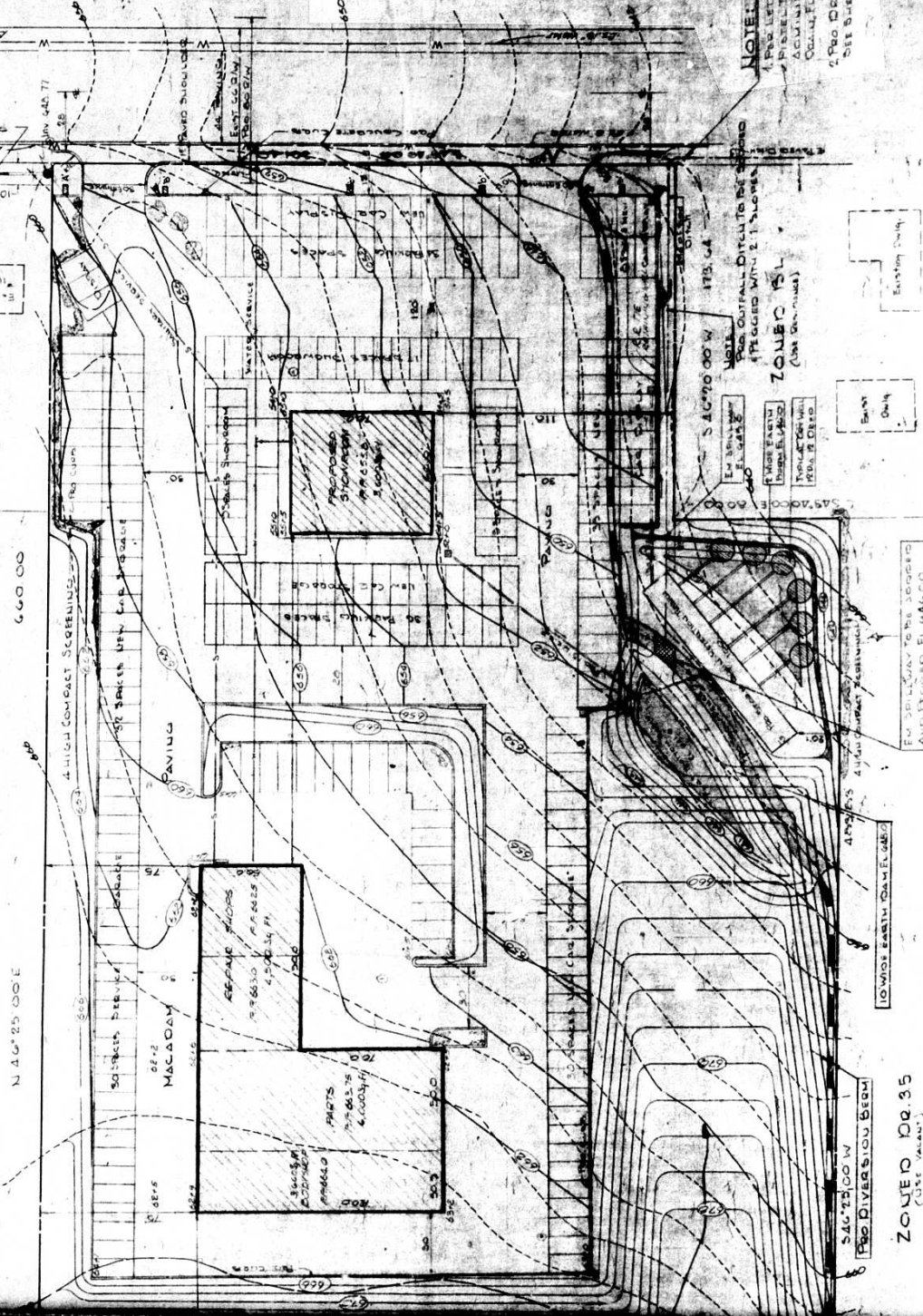
CEDARMERE ROAD

REISTERSTOWN ROAD

- SIGN SCHEDULE**
- X. GH-Obstacle 10
 - B. Impact 1X
 - C. Impact 1Y
 - D. Value Based Used Co's
 - E. Right-of-Way



ZONED DR 35
(CURE SIGNAGE)
N 40° 25' 00" E



STATE HEALTH INFORMATION

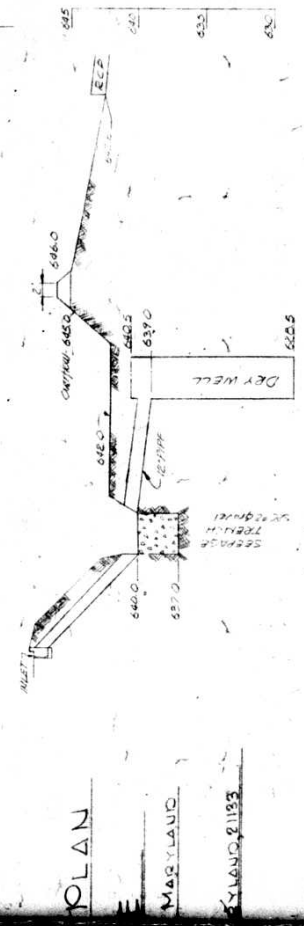
1. CUMULATIVE DRAINAGE AREA
2. TOTAL FLOW 8000 2000 GALS. PER HOUR
3. APPROX. CONNECTION DATE: 10/1/1974

SEE SHEET 2 OF 2 FOR DETAILS

SEWAGE FACILITY DATA

SEWAGE AREA: 5.0 AC
TOTAL IN FLOW: 35 CFS
STORAGE: 1000 CFS
TREATMENT: 1000 CFS
TOTAL: 1750 CFS

DESIGNED FOR: 1000 CFS (1000 GPM) 1000 GPM

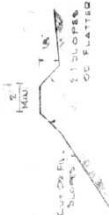


SCHEMATIC PROFILE
SEWAGE FACILITY
As measured 5/8/74

EVANS, HAGAN & HOLDEFER, INC.

SHEET 1 OF 2

UNRECORDED



DAM PROFILE: Uccale

ZONE D PR 25
(USE REVERSE)

DESIGN DATA:

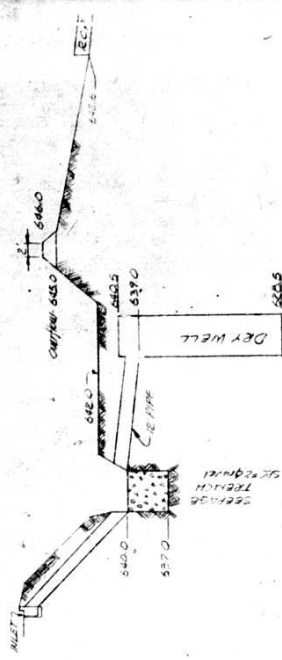
NOTES:

5. Specific instructions for maintenance must be provided to insure intended purpose is accomplished.

DATE: _____
OWNED BY: _____

Area Of Property
Containing The
Discovered Ore
Containing Zone

D. D. Adams
Vindicator
New Can District Office
Bo Zou

[illegible]

4TH ELECTION DISTRICT

For _____
 ROBERT L. LUGAR - 3713 STONEY BROOK ROAD - BALTO. MARYLAND 21183

SCHEMATIC PROFILE
SEEPAGE FACILITY