



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 21, 1998

Leslie M. Pittler, Esquire
29 W. Susquehanna Avenue, Suite 610
Towson, MD 21204

RE: Zoning Verification
6700 Baltimore National Pike
Russell Toyota
Zoning Case #82-253-A
1st Election District

Dear Mr. Pittler:

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. Per your letter and submitted red-lined site plan, the existing building that is to be revised contains 25,326 square feet and the total area of the existing building is 33,300 square feet. Once the configuration of the building is changed and added to the proposed building, it would contain 35,136 square feet on the first floor, plus 5,760 square feet of general office use on the second floor for a total building area of 40,896 square feet. This would be an increase of 7,596 square feet, 23% from that which was approved by zoning case #82-253-A. The proposed increase in actual building footprint is 1,836 square feet (5%).

Your letter requests written responses to four (4) questions: (1) Can the property owner use the previously granted side yard variance (allowing 16 feet in lieu of the required 30 feet) for the proposed extension of the building? No, a hearing will be required for the proposed building extension. (2) On the approved prior hearing plan, the east side of the building was the "front" as verified by approval of the 25 foot setback and the word "entrance". This is further verified by the fact that the approved side yard setback variances were evidenced on the plan. The revised and remodeled building will retain the same orientation. The entrance to the new "retail part" sales counter will be on the east side of the service building that is to remain and will be in approximately the same location as the existing building entrance. The main customer entrance to the revised service facility and showroom will also be on the east side of the building. As such, this office confirms that the east side is the front yard and, therefore, no further variances are required for that setback. (3) Since the east side is considered the front of the property, the vehicle storage setback requirement is applicable to that orientation. Since "display" parking spaces existed in the area to the south, even though it abuts Baltimore National Pike, this office will allow this parking to continue. (4) This office agrees that moving of the existing attached wall mounted sign to the newly remodeled building would not violate the Baltimore County Zoning Regulations.

MICROFILMED



Leslie M. Pittler, Esquire
May 21, 1998
Page 2

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

Sincerely,



John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:rye

Enclosure

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

048748

PAID RECEIPT

DATE 5/7/98 ACCOUNT 001-6150

AMOUNT \$ 40.00 (JJS)

RECEIVED FROM: Leslie Pittler

FOR: VERIFICATION

Russell Toyota - Baltimore National Pike
#98-1819

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PROCESS ACTUAL TIME
5/11/1998 5/08/1998 15:23:17
REG WS04 CASHIER LSMT LXS DRAWER 4
5 MISCELLANEOUS CASH RECEIPT
Receipt # 049798 OFLN
CR NO. 048748

40.00 CHECK
Baltimore County, Maryland

MICROFILMED

CASHIER'S VALIDATION

RECEIVED MAY 08 1998

LESLIE M. PITTLER
ATTORNEY-AT-LAW
SUITE 610
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
410-823-4455, 410-583-2437 FACSIMILE

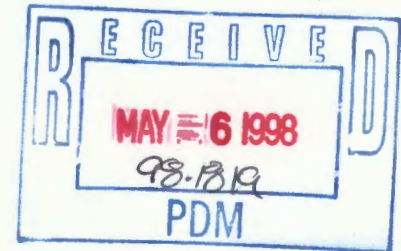
5/16/98
8
COCK

To: JJS
S+I
5/17/98 wa
B. Cashner

RECEIVED MAY 08 1998

May 1, 1998

Mr. Arnold Jablon, Director
Department of Permits and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204



Re: Russel Toyota, Baltimore National Pike; Opinion Letter

Dear Mr. Jablon:

Please be advised that I am writing this letter on behalf of Mr. F. Steven Russel the President of Russel Motor Cars, Inc. the company that operates Russel Toyota on Baltimore National Pike. The company is remodeling its current building and changing the shape of same as well as modifying the size. I am enclosing a red-lined plan depicting the modified structure from the approved plan of 1982.

As further background information the existing building that is to be revised constitutes 25,326 square feet. The total area of the existing buildings is 33,300 square feet. Once the configuration of the building is changed and added to, the proposed building would be 35,136 square feet on the first floor plus second floor offices 5,760 square feet for a total building area of 40,896 square feet. This is only a total increase of 7,596 square feet or twenty-three percent (23%) from what consists of the current building and what was approved in 1982. It should also be noted that the increase in actual building footprint is only 1,836 square feet or five percent (5%).

We wish to raise four (4) questions which we would request answers from the Department to facilitate our moving forward in the processing of the modifications of the buildings on this site:

One: EXTENSION OF THE SIDE YARD VARIANCE

In Case No. 82-253A, the Zoning Commissioner granted a side yard variance from the required 30 feet to 16 feet. The proposed building expansion would be in effect only an extension of the current building and in reality create less of a variance by diverging from the other property line. The question is, can the property owner use the previously granted variance for the extended portion of the building?

MICROFILMED

Two: WHAT IS THE FRONT OF THE BUILDING

On the approved plan in front of you, it seems as if the east side of the building was the front of the building. The approval of the 25 foot set-back on the 1982 plan and the word "entrance" verifies this interpretation. This is further proven by the fact that the approved sideyard setback variances in this case were evidenced on this plan. The revised and remodeled building will maintain the same orientation. The entrance to the new "retail part" sales counter will be on the east side of the service building that is staying in existence and will be in approximately the same location as the existing entrance to the building. The main customer entrance to the revised service facility and showroom will also be on the east side of the building.

Thus, we wish you to confirm that in fact the east side is the front yard and therefore no further variances are required for this plan.

Third: FRONT YARD VEHICLE STORAGE

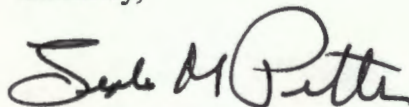
Assuming that the front yard is the east side of the property, would the vehicle storage set-back requirement be applicable, or would this be considered the side yard even though adjacent to Baltimore National Pike? This site has a unique topographic configuration, the elevation adjacent to Baltimore National Pike is more than 20 feet above the elevation of the roadway, thus negating it as frontage. Does the Department agree with this interpretation?

Four: SIGNAGE

The current building has a wall mounted sign in conformance with the regulations in effect at the time it was put on the existing building. The owner wishes to take the identical sign and move it to the newly remodeled building. It is our opinion that being the case the newly enacted sign regulations do not apply, the sign being a non-conforming use due to its prior existence and not being enlarged as well as the minor increase in the actual building footprint being only 5%. Does the Department agree that Russel can in fact, under these circumstances have a wall mounted sign?

I am enclosing a check for \$40.00 covering the cost for this opinion letter.

Sincerely,



Leslie M. Pittler

cc: Mr. Rob Hanna
Mr. Ken Colbert
Mr. S. Steven Russel
Mr. Aaron Margolis, Esq.

MICROFILMED

PETITION MAPPING PROGRESS SHEET											
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet		
	date	by	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map											
Petition number added to outline											
Denied											
Granted by ZC, BA, CC, CA											
Reviewed by: <u>ED</u>	Revised Plans: Change in outline or description					Yes No					
Previous case: <u>5752</u>	Map # <u>SW 1P</u>										

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting May 7, 1982
Posted for: Variance
Petitioner: Russell Motor Cars, Inc.
Location of property: N/S Route 40 5754' W. of Centerline of Rolling Rd.
Location of Signs: Sign north side of Rt 40 approx 570' West of Rolling Road
2nd sign south side of Powers Lane approx 35' West of eastern property line
Remarks: _____
Posted by: [Signature] Date of return: May 14, 1982
Number of Signs: 2

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 25 day of Jun, 1982 *

Filing Fee \$ 25.00 Received: ☒ Check

☐ Cash

☐ Other

William E. Hammond, Zoning Commissioner

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

No. 107615

by Kew Consultants

wed by [Signature]

the Petition for assignment of a

DATE 4/22/82

ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM: Aaron Margolis, Esquire

FOR: Filing Fee for Case #82-251-A (North Park Associates)

2007 APR 23

250.00

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCES
1st Election District

ZONING: Petition for Variance
LOCATION: North side Route 40,
5154' W. of Centerline of Rolling
Road
DATE & TIME: Thursday, May 27,
1982 at 9:45 A.M.
PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations of
Baltimore County, will hold a public
hearing:
Petition for Variance to permit a
side yard (northerly side) of 18' in
lieu of required 30' and to permit a
minimum distance of 44 feet be-
tween buildings instead of the re-
quired maximum of 60 feet

The Zoning Regulations to be ex-
cepted as follows:
Sections 102.2, 238.2 and 301.1—mini-
mum side yard setback and distance
between building in a B.R.
zone

All that parcel of land in the
First District of Baltimore County
Beginning for the same at a point
on the northeasterly right of way
line of the Baltimore National Pike,
U.S. Route 40, 150 feet wide, at the
distance of 5,154 feet, more or less,
from the centerline of Rolling Road,
running thence and binding on the
northeasterly right of way of the
Baltimore National Pike, as shown
on the B.L. & Roads Commission of
Maryland Plat No. 2333, the two
following courses and distances, by
a curve to the right with a radius
of 7,564.44 feet for a distance of
394.53 feet (the chord of said arc
being North 49° 41' 52" West 394.49
feet and North 49° 12' 04" West
196.68 feet, thence leaving the Bal-
timore National Pike, North 19° 18'
30" East 434.35 feet to the center of
Powers Lane, 24 feet wide, running
thence and binding on the center of
Powers Lane, the two following
courses and distances, South 38° 30'
50" East 258.48 feet and South 61°
22' 30" East 329.52 feet, then leav-
ing said Powers Lane South 30°
20' West 449.87 feet to the place of
beginning.

Containing 5.11 acres of land,
more or less
Subject to a 10 foot Utility Easement,
the center line of the 10 foot
Utility Easement being the last line
of this description.

Being the property of Russell
Motor Cars, Inc., as shown on plat
plan filed with the Zoning Depart-
ment

Hearing Date: Thursday, May 27,
1982 at 9:45 A.M.
Public Hearing: Room 108, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.
By order of

WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
May 6

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 6, 1982

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~one time~~
~~one time~~ before the 27th
day of May, 1982, the said publication
appearing on the 6th day of May,
1982.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$ _____

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF

1:02 at 9:45 A.M.
PUBLIC HEARING: Rm. 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland
The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore Co., Md., will hold a public hear-
ing:
Petition for Variance to permit a
side yard (northerly side) of 18' in
lieu of required 30' and to permit a
minimum distance of 44 feet be-
tween buildings instead of the re-
quired maximum of 60 feet

The Zoning Regulations to be ex-
cepted as follows:
Sections 102.2, 238.2 and 301.1—
minimum side yard setback and dis-
tance between building in a B.R.
zone
All that parcel of land in the First
District of Baltimore County
Beginning for the same at a point
on the northeasterly right of way line
of the Baltimore National Pike, U.S.
Route 40, 150 feet wide, at the dis-
tance of 5,154 feet, more or less,
from the centerline of Rolling Road,
running thence and binding on the
northeasterly right of way of the Bal-

PETITION FOR VARIANCES
1st Election District
ZONING: Petition for Variance
LOCATION: North side Route 40,
5154' W. of Centerline of Rolling
Road
DATE & TIME: Thursday, May 27,
1982 at 9:45 A.M.

Baltimore National Pike, as shown on
the State Roads Commission of
Maryland Plat No. 2333, the two
following courses and distances, by
a curve to the right with a radius of
7,564.44 feet for a distance of
394.53 feet (the chord of said arc
being North 49° 41' 52" West 394.49
feet and North 49° 12' 04" West
196.68 feet, thence leaving the Bal-
timore National Pike, North 19° 18'
30" East 434.35 feet to the center of
Powers Lane, 24 feet wide, running
thence and binding on the center of
Powers Lane, the two following
courses and distances, South 38°
30' 50" East 258.48 feet and South
61° 22' 30" East 329.52 feet, then leav-
ing said Powers Lane South 30°
20' West 449.87 feet to the place of
beginning.
Containing 5.11 acres of land,
more or less
Subject to a 10 foot Utility Easement,
the center line of the 10 foot
Utility Easement being the last line
of this description.
(Doc. RW 65-179-3)
Being the property of Russell Mo-
tor Cars, Inc., as shown on plat plan
filed with the Zoning Department.
Hearing Date: Thursday, May 27,
1982 at 9:45 A.M.
Public Hearing: Room 108, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.
BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY
408-C May 6

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

MAY 6, 1982

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCES
32787

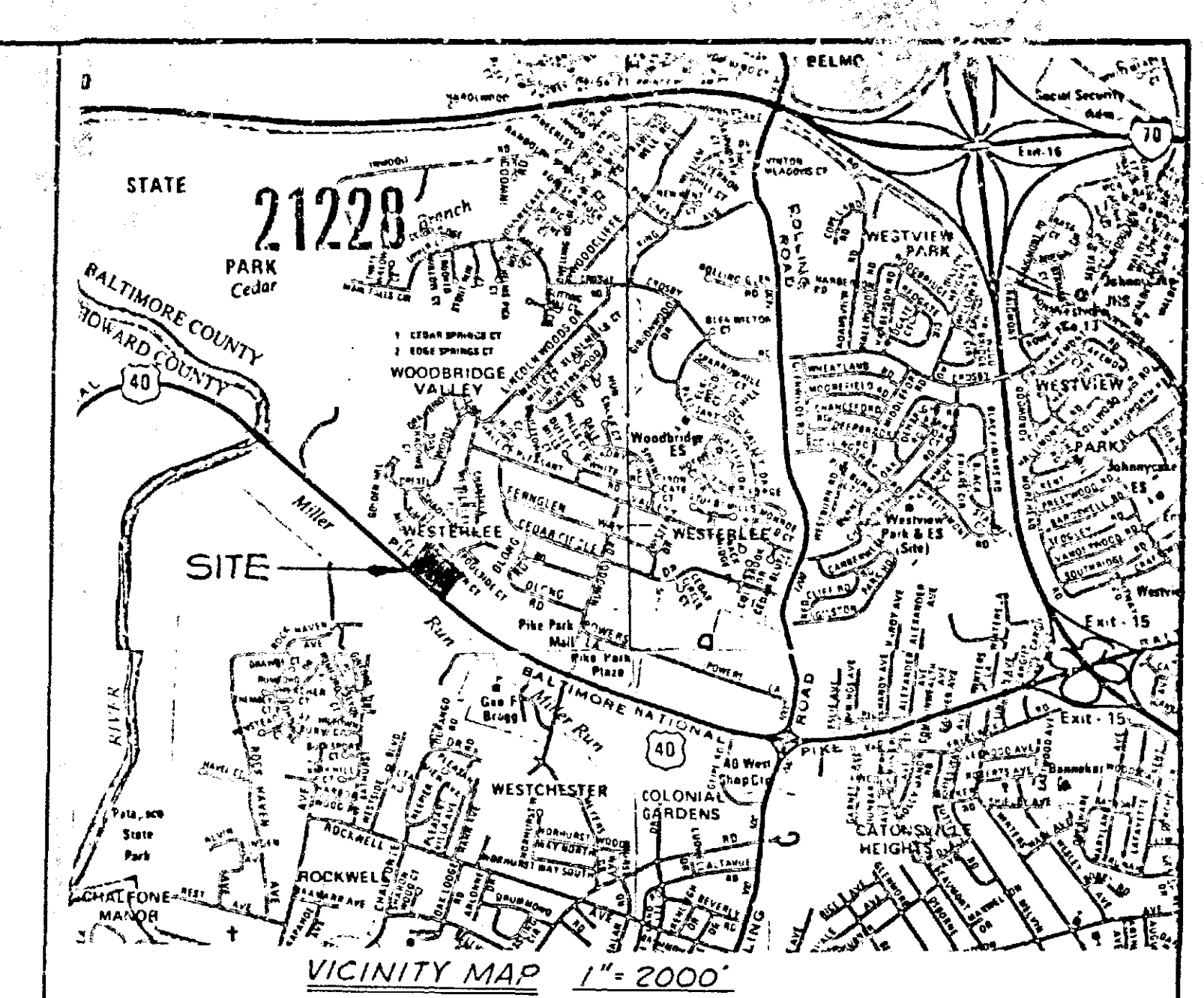
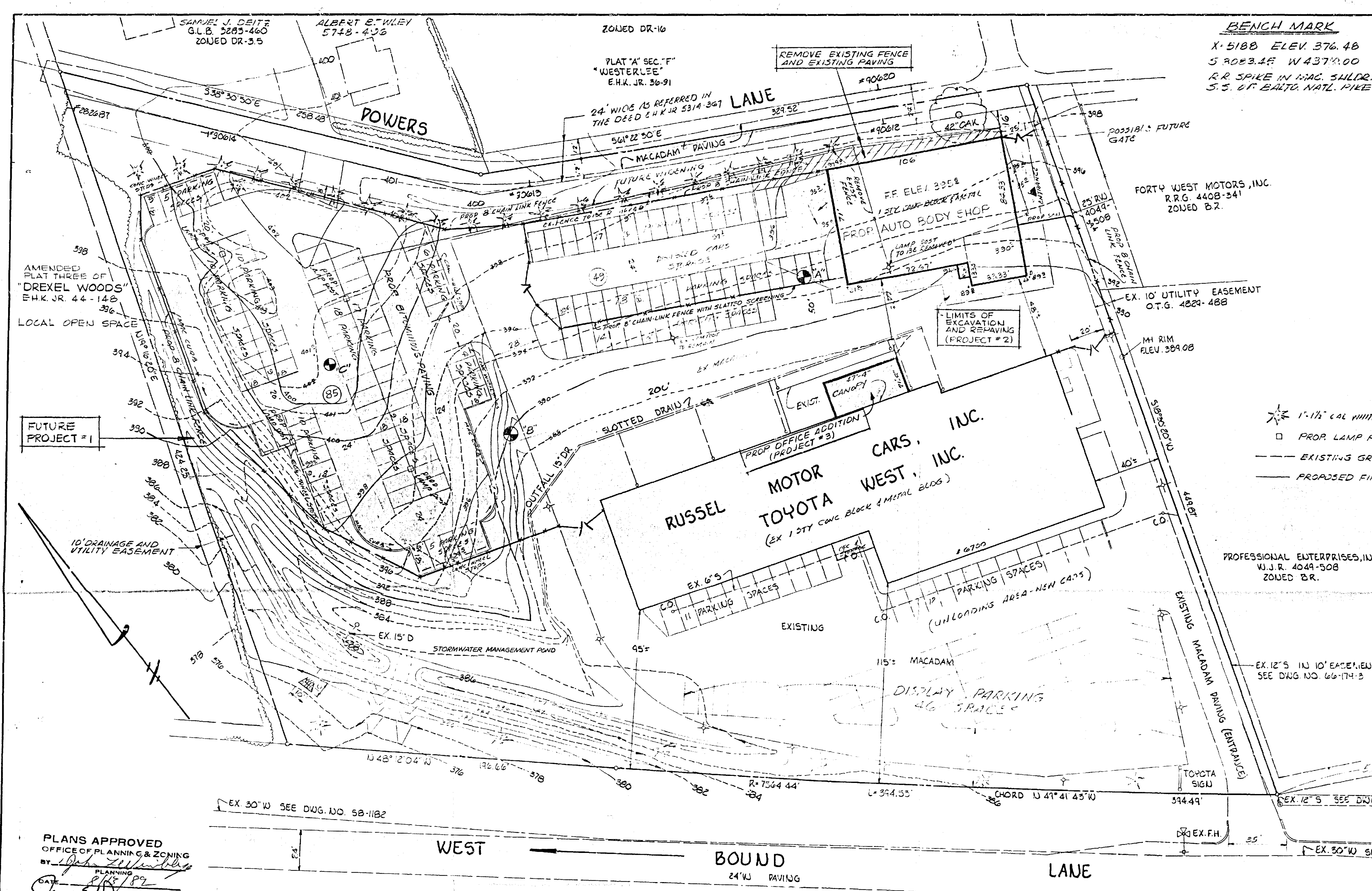
was inserted in the following:

☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for ONE successive weeks before
the 8 day of MAY, 1982, that is to say,
the same was inserted in the issues of

MAY 6, 1982

PATUXENT PUBLISHING CORP.
By [Signature]



- EX. ZONING : BR
- AREA : 5.11 Acres
- EXISTING BUILDING

FLOOR AREA = 23,908 sq ft.
SHOW ROOM = 2,260
OFFICE = 1,507
SHOP = 20,141
TOTAL PARKING REQUIRED = 86 SPACES
- PROPOSED BUILDING

FLOOR AREA = 7,960 sq ft.
PARKING REQUIRED : 7,960 ÷ 300 = 27 SPACES
TOTAL PARKING REQUIRED = 113 SPACES
- PARKING PROVIDED

EXISTING BUILDING (22 BAYS) : 22
PROPOSED BUILDING (11 BAYS) : 8
PARKING PROVIDED = 189 SPACES
DISPLAY PARKING = 46
TOTAL PARKING PROVIDED = 235 SPACES
- VARIANCE REQUESTED FOR PROPOSED BUILDING

SIDE YARD : 16' INSTEAD OF THE REQUIRED 30'
SIDE YARD : MIN. 44' BETWEEN BODIES
REAR YARD : MIN. 44' BETWEEN BODIES

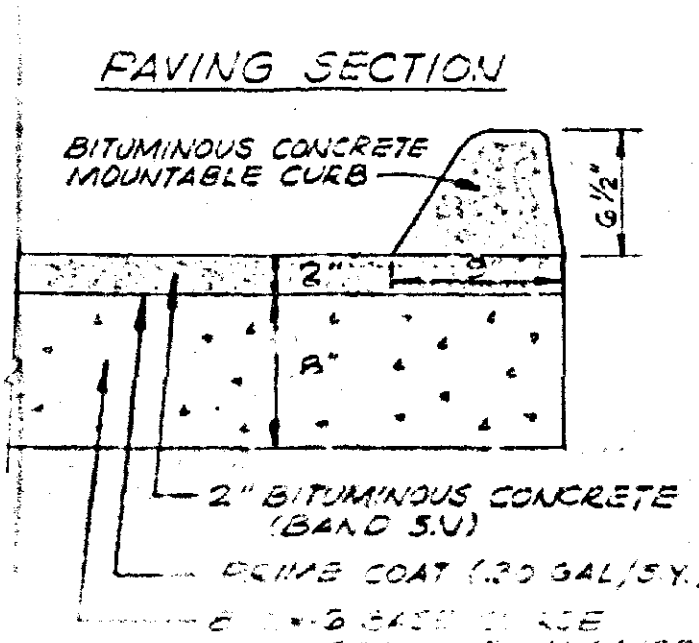
DEED REFERENCE: E.H.K. JR. 5314-367
 WATERSHED - 30
 SUB SEWER SHED - 78
 CENSUS TRACT - 4015.04
 PROPERTY NO. 15-00-000004

OWNER: RUSSEL MOTOR CARS, INC.
 6700 BALTIMORE NATIONAL PIKE
 BALTIMORE, MARYLAND 21228
 ATTN: PETE RITTMAN 788-8400

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 8/14/82
 ZONING COMMISSIONER
 82-253
 C-536-R2

- CONSTRUCTION NOTES
- PROJECT #1
- SEDIMENT CONTROL: See Sheets 2 and 3.
 - STORMWATER MANAGEMENT: See Sheets 2 and 3.
 - GRADING: 16C' C.Y. cut, 1600 C.Y. fill.
Proposed parking area shall be cleared and graded to the elevations specified on the plan. All fill material shall be free from roots, stumps, oversized stones, or other objectionable material and placed in 8" maximum lifts. Compaction shall be accomplished with a sheepfoot, vibratory or rubber-tired roller to 95% of AASHTO T-99 density.
 - PAVING: 3500 S.Y.
Parking area shall be paved with 2" Bituminous Concrete (Band SN) Surface Course placed on an 8" CR-6 Base Course (2 - 4" layers). All materials and construction shall conform to Maryland State Highway Administration Specifications.

- CURB: 340 L.F.
Bituminous concrete mountable curb shall be placed as specified on the plan. See Baltimore County Bureau of Engineering Standard R-20.
 - CONCRETE WHEEL STOPS: 30 EA.
Concrete wheel stops shall be placed in designated parking places.
 - FENCING: 1030 L.F.
An 8'-0" chain-link fence shall be constructed in the location specified on the plan. One each 20' and 28' wide double-swing gates shall be installed. Materials and construction shall conform to Maryland State Highway Administration Standard Details 690.01 and 690.02. The proposed fencing around the perimeter of the disabled vehicle storage area shall have slatted screening.
 - LIGHTING: 4 each
Proposed luminaires shall be placed on 25' poles with reinforced concrete bases and shall be a minimum of 3 ft-candles. Contractor shall furnish data to owner and architect for final approval on luminaires.
- PROJECT #2
Excavate for proposed Auto Body Shop and repave disturbed area with paving section specified on this sheet
- PROJECT #3
Proposed Office Addition



KCW CONSULTANTS
 CIVIL ENGINEERS-LAND SURVEYORS
 744 DULANEY VALLEY COURT
 TOWSON, MARYLAND 21204
 (301) 821-0852

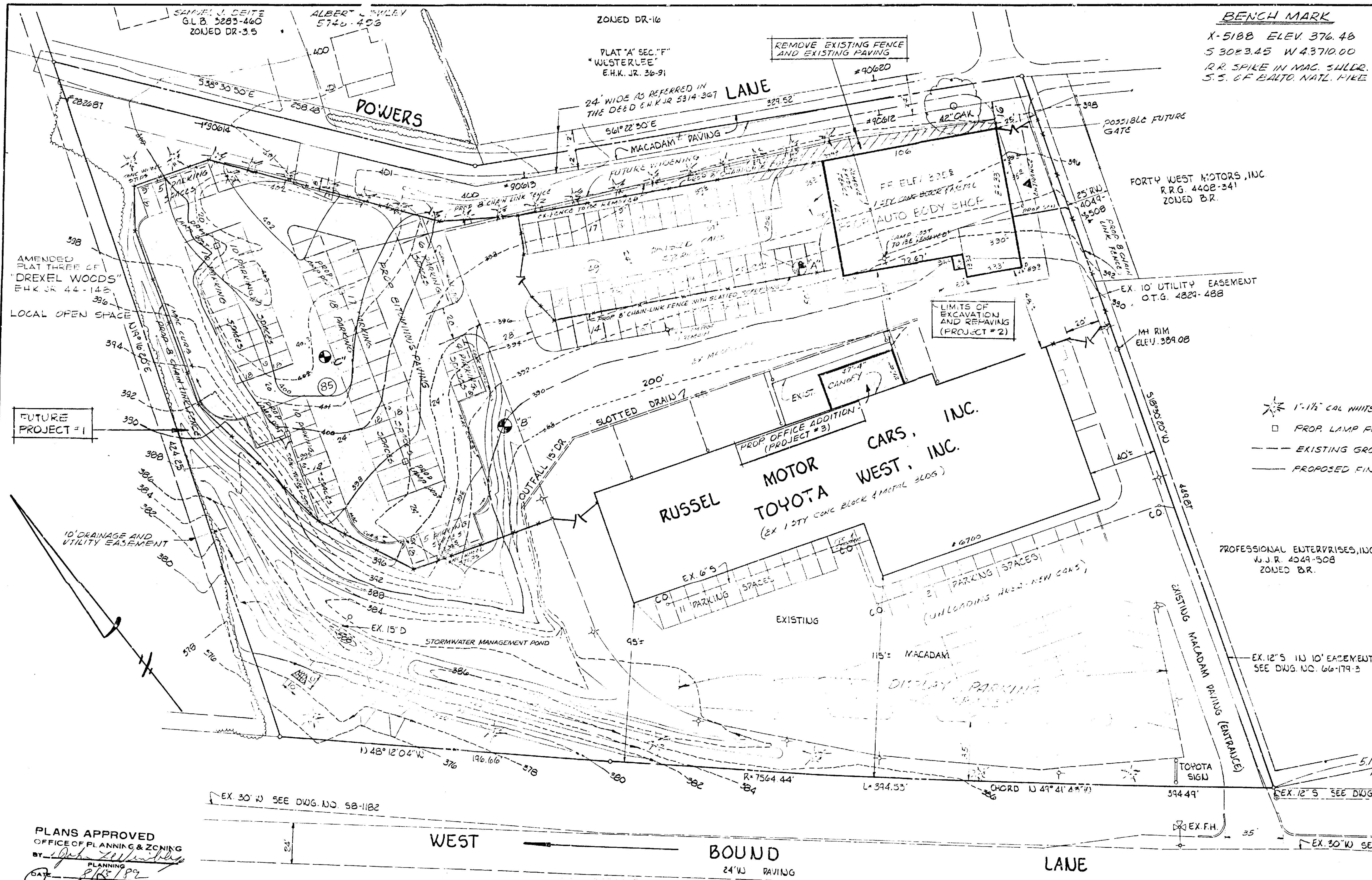
SITE DEVELOPMENT PLAN
 GRADING PLAN
 RUSSEL MOTOR CARS, INC.

1ST. ELECTION DISTRICT
 SCALE: 1"=30'

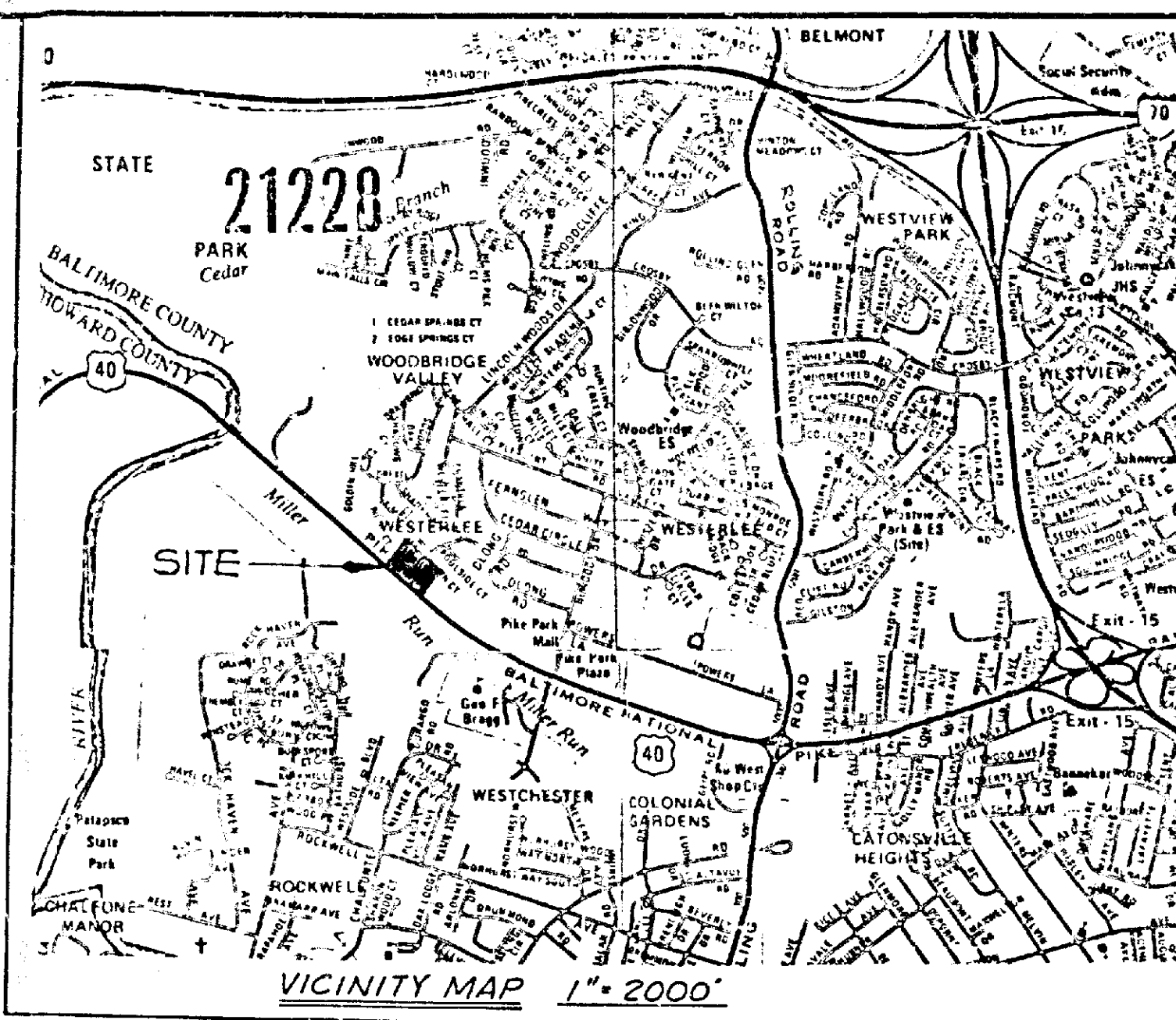
BALTIMORE COUNTY, MD.
 DATE: MAY 10, 1982

DRAWING NO. G-1 OF 3

MICROFILMED



BENCH MARK
 X-5188 ELEV 376.48
 S 30° 3.45' W 43710.00
 R.R. SPIKE IN MAG. SULLY
 S.S. OF BALTO. NATL. PIKE



- EX. ZONING : BR
- AREA : 5.11 Acres
- EXISTING BUILDING

FLOOR AREA = 23,308 sq ft.
SHOW ROOM = 2,260
OFFICE = 1,507
SHOP = 20,141
TOTAL PARKING REQUIRED = 86 SPACES
- PROPOSED BUILDING

FLOOR AREA = 7,960 sq ft.
PARKING REQUIRED : 7,960 ÷ 200 = 27 SPACES
TOTAL PARKING REQUIRED = 113 SPACES
- PARKING PROVIDED

EXISTING BUILDING (22 BAYS) = 22 SPACES
PROPOSED BUILDING (11 BAYS) = 11 SPACES
TOTAL PARKING PROVIDED = 33 SPACES
- VARIANCE REQUESTED FOR PROPOSED BUILDING

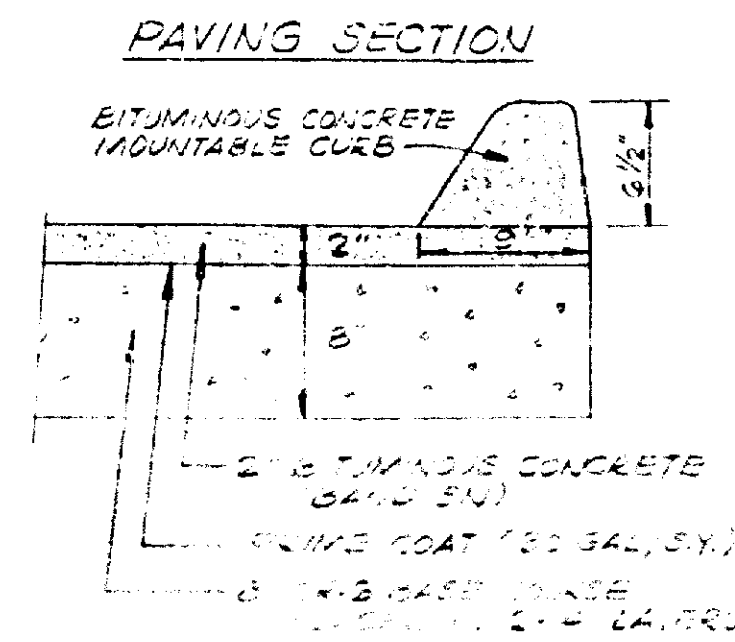
SIDE YARD : 16' INSTEAD OF THE REQUIRED 30'
SIDE YARD : MIN OF 4' BETWEEN BLDGS INSTEAD OF THE REQUIRED MINIMUM OF 60'

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 8/18/82
 ZONING COMMISSIONER
 DATE: 8/16/82
 B2-253
 C-836-22

- CONSTRUCTION NOTES**
- PROJECT #1
- SEDIMENT CONTROL: See Sheets 2 and 3.
 - STORMWATER MANAGEMENT: See Sheets 2 and 3.
 - GRADING: 1600 C.Y. cut, 1600 C.Y. fill. Proposed parking area shall be cleared and graded to the elevations specified on the plan. All fill material shall be free from roots, stumps, oversized stones, or other objectionable material and placed in 8" maximum lifts. Compaction shall be accomplished with a sheepfoot, vibratory or rubber-tired roller to 95% of AASHTO T-99 density.
 - PAVING: 3600 S.Y. Parking area shall be paved with 2" Bituminous Concrete (Bund SW) Surface Course placed on an 8" CP-6 Base Course (2 - 4" layers). All materials and construction shall conform to Maryland State Highway Administration Specifications.
 - CURB: 340 L.F. Bituminous concrete mountable curb shall be placed as specified on the plan. See Baltimore County Bureau of Engineering Standard R-20.
 - CONCRETE WHEEL STOPS: 10 EA. Concrete wheel stops shall be placed in designated parking places.
 - FENCING: 1030 L.F. An 8'-0" chain-link fence shall be constructed in the location specified on the plan. One each 20' and 28' wide double-swing gates shall be installed. Materials and construction shall conform to Maryland State Highway Administration Standard Details 690.01 and 690.02. The proposed fencing around the perimeter of the disabled vehicle storage area shall have slatted screening.
 - LIGHTING: 4 each Proposed luminaires shall be placed on 25' poles with reinforced concrete bases and shall be a minimum of 3 ft-candles. Contractor shall furnish data to owner and architect for final approval on luminaires.

PROJECT #2
 Excavate for proposed Auto Body Shop and repave disturbed area with paving section specified on this sheet

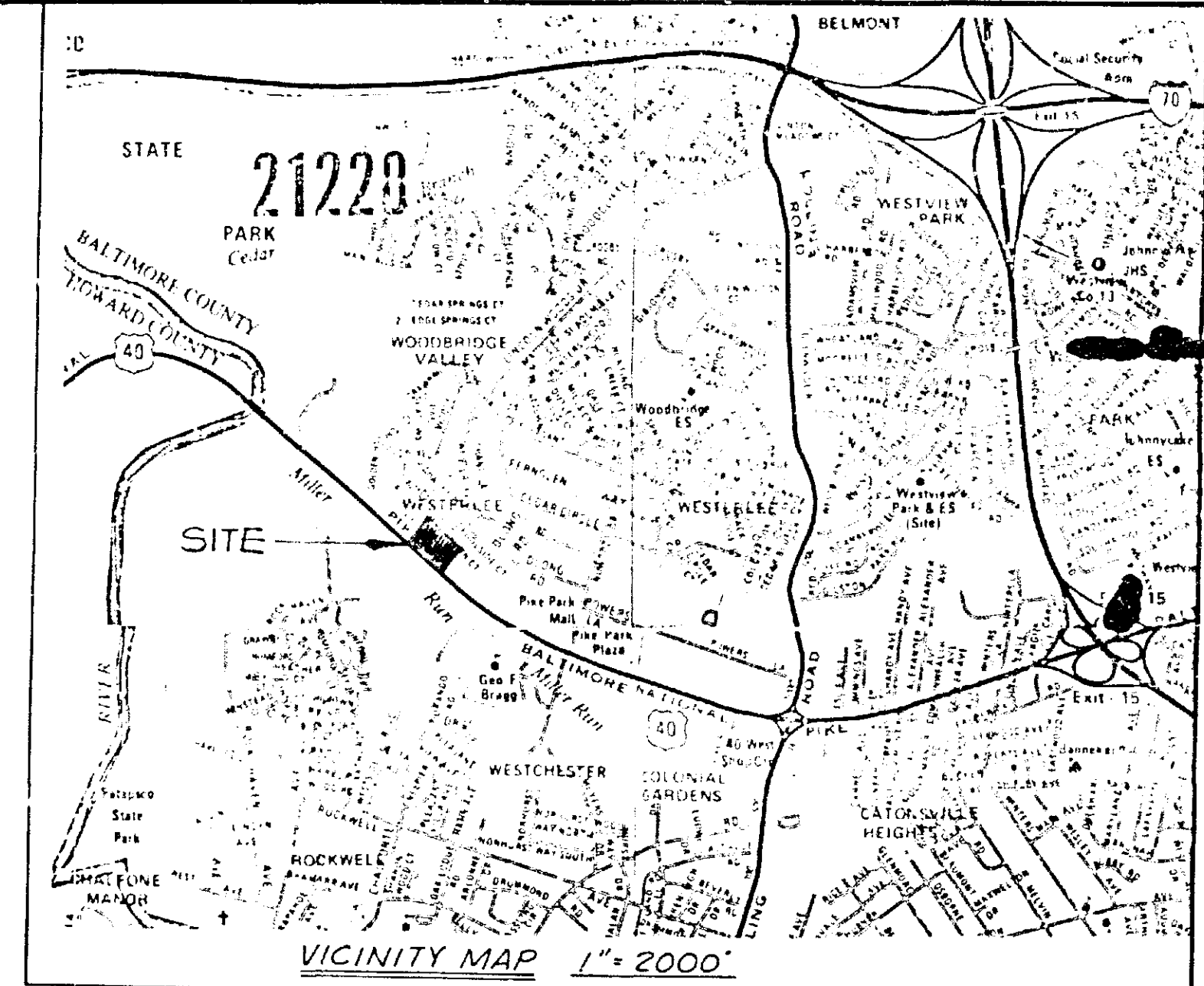
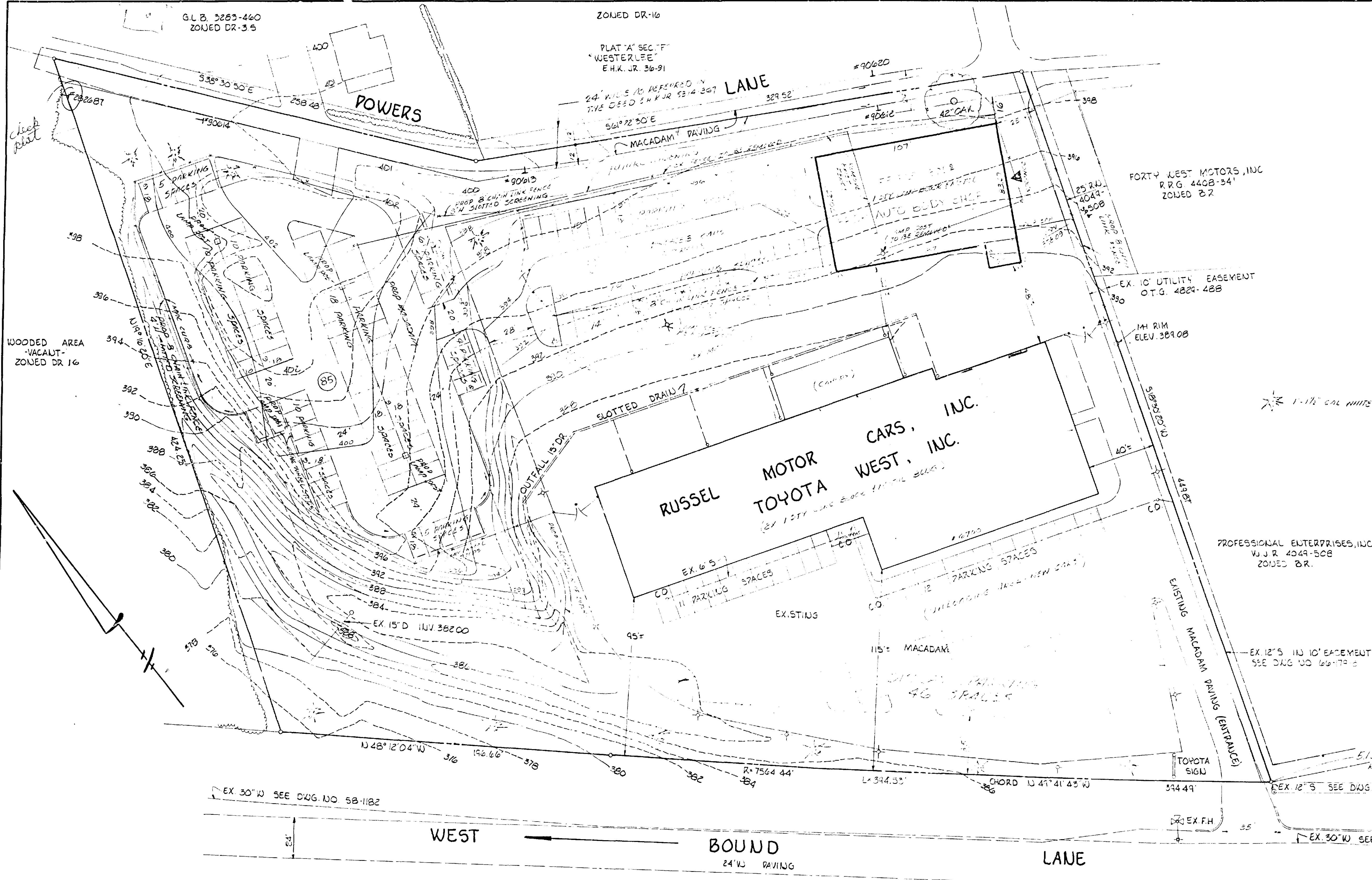
PROJECT #3
 Proposed Office Addition



KCW CONSULTANTS
 CIVIL ENGINEERS-LAND SURVEYORS
 744 DULANEY VALLEY COURT
 TOWSON, MARYLAND 21204
 (301) 821-0852

**SITE DEVELOPMENT PLAN
 GRADING PLAN**
RUSSEL MOTOR CARS, INC.

1ST. ELECTION DISTRICT: BALTIMORE COUNTY, MD.
 SCALE: 1"=30'
 DATE: MAY 10, 1982



1. EXISTING : BR
2. AREA : 5.11 Acres
3. EXISTING BUILDING

FLOOR AREA	= 23,308 sq ft
SHOW ROOM	= 2,260
OFFICE	= 1,507
SHOP	= 20,141
TOTAL FLOOR AREA = 23,308 sq ft	

PARKING REQUIRED

SHOW ROOM	= 2,260 - 200 = 11 SPACES
OFFICE	= 1,507 - 200 = 8
SHOP	= 20,141 - 350 = 67
TOTAL PARKING REQUIRED = 86 SPACES	

PROPOSED BUILDING

FLOOR AREA	= 7,960 sq ft
PARKING REQUIRED	= 7,960 - 350 = 27 SPACES
TOTAL PARKING REQUIRED = 113 SPACES	

PARKING PROVIDED

EXISTING BUILDING	= 155 SPACES
PROPOSED BUILDING (11 BAYS)	= 22 SPACES
TOTAL PARKING PROVIDED = 177 SPACES	

4. VARIANCE REQUESTED FOR PROPOSED BUILDING

SIDE YARD - 10' MIN TO 10' IF REQUIRED 30'

SIDE YARD - 10' MIN TO 10' IF REQUIRED 30'

11' MIN TO 10' IF REQUIRED 30'

BALTIMORE

NATIONAL U.S. ROUTE 40

150' R/W

WEST BOUND LANE

24' W PAVING

PIKE

PETITIONER'S EXHIBIT

PLAT TO ACCOMPANY ZONING VARIANCE

6700 BALTIMORE NATIONAL PIKE

1ST ELECTION DISTRICT

DATE: 11-14-2002

KCW CONSULTANTS

744 DULANEY VALLEY COURT

TOWSON, MARYLAND 21204

(301) 821-0852

APPLICANT: RUSSEL MOTOR CARS, INC.

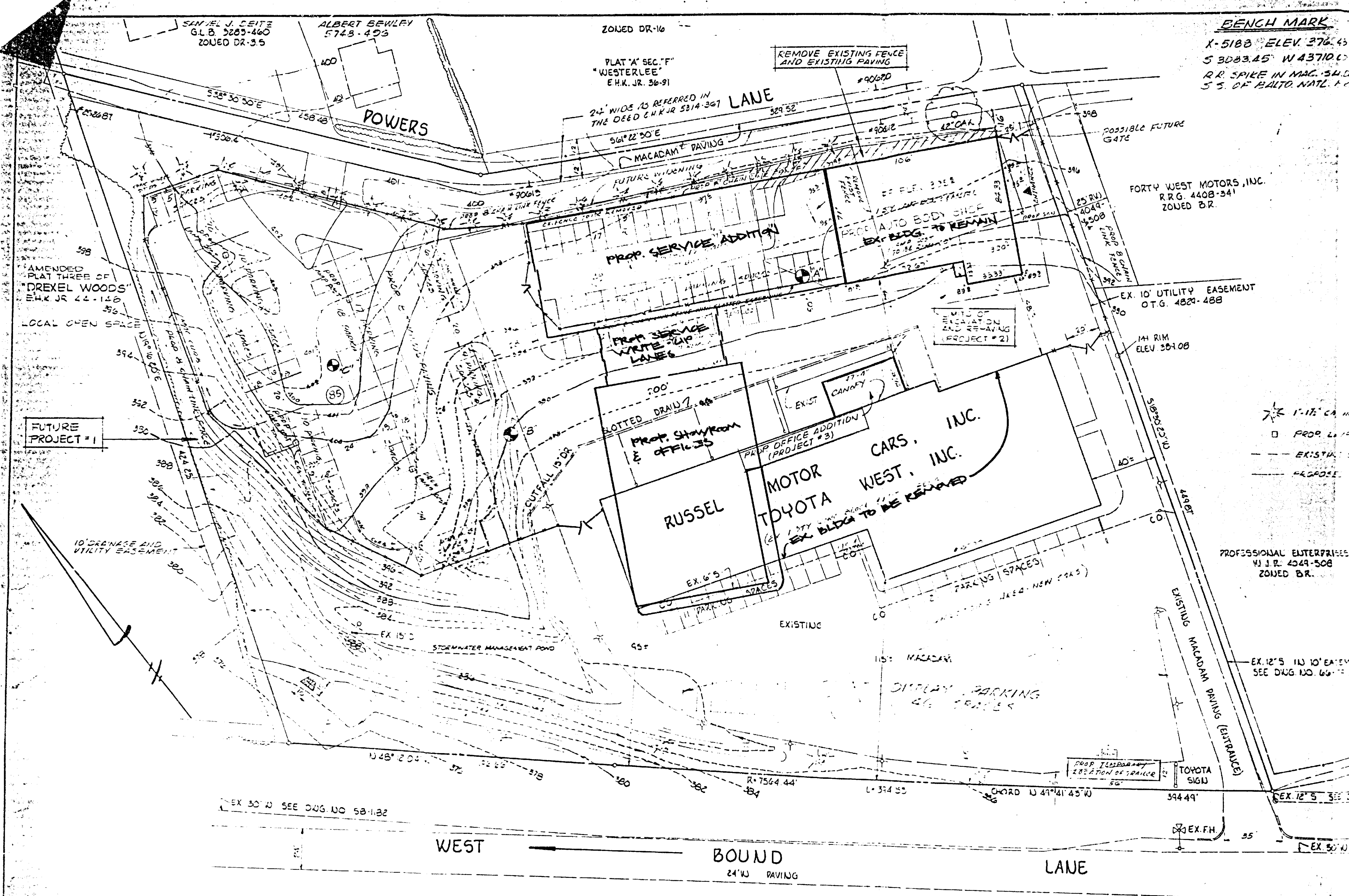
F. STEVEN RUSSEL, JR. PRESIDENT

6700 BALTIMORE NATIONAL PIKE

BALTIMORE, MARYLAND 21204

(301) 821-0852

DATE: 11-14-2002



1. EX. ZONING	BR
2. AREA	5.11 Acres
3. EXISTING BUILDING	
FLOOR AREA	23,585 S.F.
SHOW ROOM	2,260 S.F.
OFFICE	1,500 S.F.
SHOP	20,825 S.F.
PARKING REQUIRED	113 SPACES
PROPOSED BUILDING	
FLOOR AREA	17,900 S.F.
PARKING PROVIDED	113 SPACES
EXISTING BUILDING (22 BAYS)	22 BAYS
PROPOSED BUILDING (11 BAYS)	11 BAYS
TOTAL PARKING PROVIDED	113 SPACES
PARKING PROVIDED	113 SPACES
EXISTING BUILDING (22 BAYS)	22 BAYS
PROPOSED BUILDING (11 BAYS)	11 BAYS
TOTAL PARKING PROVIDED	113 SPACES
VARIANCE REQUESTED FOR PROPOSED BUILDING	
SIDE YARD	6' INSTEAD OF THE REQUIRED 30'
SIDE YARD	MIN. OF 44' BETWEEN BUILDINGS
DEED REFERENCE	EMK 14581, 14582, 14583, 14584, 14585, 14586, 14587, 14588, 14589, 14590, 14591, 14592, 14593, 14594, 14595, 14596, 14597, 14598, 14599, 14600, 14601, 14602, 14603, 14604, 14605, 14606, 14607, 14608, 14609, 14610, 14611, 14612, 14613, 14614, 14615, 14616, 14617, 14618, 14619, 14620, 14621, 14622, 14623, 14624, 14625, 14626, 14627, 14628, 14629, 14630, 14631, 14632, 14633, 14634, 14635, 14636, 14637, 14638, 14639, 14640, 14641, 14642, 14643, 14644, 14645, 14646, 14647, 14648, 14649, 14650, 14651, 14652, 14653, 14654, 14655, 14656, 14657, 14658, 14659, 14660, 14661, 14662, 14663, 14664, 14665, 14666, 14667, 14668, 14669, 14670, 14671, 14672, 14673, 14674, 14675, 14676, 14677, 14678, 14679, 14680, 14681, 14682, 14683, 14684, 14685, 14686, 14687, 14688, 14689, 14690, 14691, 14692, 14693, 14694, 14695, 14696, 14697, 14698, 14699, 14700, 14701, 14702, 14703, 14704, 14705, 14706, 14707, 14708, 14709, 14710, 14711, 14712, 14713, 14714, 14715, 14716, 14717, 14718, 14719, 14720, 14721, 14722, 14723, 14724, 14725, 14726, 14727, 14728, 14729, 14730, 14731, 14732, 14733, 14734, 14735, 14736, 14737, 14738, 14739, 14740, 14741, 14742, 14743, 14744, 14745, 14746, 14747, 14748, 14749, 14750, 14751, 14752, 14753, 14754, 14755, 14756, 14757, 14758, 14759, 14760, 14761, 14762, 14763, 14764, 14765, 14766, 14767, 14768, 14769, 14770, 14771, 14772, 14773, 14774, 14775, 14776, 14777, 14778, 14779, 14780, 14781, 14782, 14783, 14784, 14785, 14786, 14787, 14788, 14789, 14790, 14791, 14792, 14793, 14794, 14795, 14796, 14797, 14798, 14799, 14800, 14801, 14802, 14803, 14804, 14805, 14806, 14807, 14808, 14809, 14810, 14811, 14812, 14813, 14814, 14815, 14816, 14817, 14818, 14819, 14820, 14821, 14822, 14823, 14824, 14825, 14826, 14827, 14828, 14829, 14830, 14831, 14832, 14833, 14834, 14835, 14836, 14837, 14838, 14839, 14840, 14841, 14842, 14843, 14844, 14845, 14846, 14847, 14848, 14849, 14850, 14851, 14852, 14853, 14854, 14855, 14856, 14857, 14858, 14859, 14860, 14861, 14862, 14863, 14864, 14865, 14866, 14867, 14868, 14869, 14870, 14871, 14872, 14873, 14874, 14875, 14876, 14877, 14878, 14879, 14880, 14881, 14882, 14883, 14884, 14885, 14886, 14887, 14888, 14889, 14890, 14891, 14892, 14893, 14894, 14895, 14896, 14897, 14898, 14899, 14900, 14901, 14902, 14903, 14904, 14905, 14906, 14907, 14908, 14909, 14910, 14911, 14912, 14913, 14914, 14915, 14916, 14917, 14918, 14919, 14920, 14921, 14922, 14923, 14924, 14925, 14926, 14927, 14928, 14929, 14930, 14931, 14932, 14933, 14934, 14935, 14936, 14937, 14938, 14939, 14940, 14941, 14942, 14943, 14944, 14945, 14946, 14947, 14948, 14949, 14950, 14951, 14952, 14953, 14954, 14955, 14956, 14957, 14958, 14959, 14960, 14961, 14962, 14963, 14964, 14965, 14966, 14967, 14968, 14969, 14970, 14971, 14972, 14973, 14974, 14975, 14976, 14977, 14978, 14979, 14980, 14981, 14982, 14983, 14984, 14985, 14986, 14987, 14988, 14989, 14990, 14991, 14992, 14993, 14994, 14995, 14996, 14997, 14998, 14999, 15000

CONSTRUCTION NOTES

PROJECT #1

1. SEDIMENT CONTROL: See Sheets 2 and 3.
2. STORMWATER MANAGEMENT: See Sheets 2 and 3.
3. GRADING: 1600 C.Y. cut, 1600 C.Y. fill. Proposed parking area shall be cleared and graded to the elevations specified on the plan. All fill material shall be free from roots, stumps, oversized stones, or other objectionable material and placed in 8" maximum lifts. Compaction shall be accomplished with a sheepsfoot, vibratory or rubber-tired roller to 95% of AASHTO T-99 density.
4. PAVING: 3500 S.Y. Parking area shall be paved with 2" Bituminous Concrete (Band SN) Surface Course placed on an 8" CR-6 Base Course (2 - 4" layers). All materials and construction shall conform to Maryland State Highway Administration Specifications.
5. CURB: 340 L.F. Bituminous concrete mountable curb shall be placed as specified on the plan. See Baltimore County Bureau of Engineering Standard P-20.
6. CONCRETE WHEEL STOPS: 32 EA. Concrete wheel stops shall be placed in designated parking places.
7. FENCING: 1030 L.F. An 8'-0" chain-link fence shall be constructed in the location specified on the plan. One each 20' and 28' wide double-swing gates shall be installed. Materials and construction shall conform to Maryland State Highway Administration Standard Details 690.01 and 690.02. The proposed fencing around the perimeter of the disabled vehicle storage area shall have slatted screening.
8. LIGHTING: 4 each Proposed luminaires shall be placed on 25' poles with reinforced concrete bases and shall be a minimum of 3 ft-candles. Contractor shall furnish data to owner and architect for final approval on luminaires.

PROJECT #2

Excavate for proposed Auto Body Shop and repave disturbed area with paving section specified on this sheet

PROJECT #3

Proposed Office Addition

NOTES: THE OUTLINE SHOWN ON THIS PLAN WAS PREPARED BY JAMES S. SPANER & ASSOCIATES

PAVING SECTION

2" BITUMINOUS CONCRETE (BAND SN)

8" CR-6 BASE (2 - 4" LAYERS)

OWNER: RUSSEL MOTOR CARS, INC.

6700 DULANEY VALLEY COURT

BALTIMORE, MARYLAND 21228

ATTN: PETE RITTMAN 788-8400

PRINT DATE

JUL 24 1997

KCW CONSULTANTS, INC.

KCW CONSULTANTS

CIVIL ENGINEERS-LAND SURVEYORS

744 DULANEY VALLEY COURT

TOWSON, MARYLAND 21204

(301) 821-0852

STATE OF MARYLAND

REGISTERED LAND SURVEYOR

1ST. ELECTION DISTRICT

BALTIMORE COUNTY, MD

SCALE: 1"=30'

DATE: MAY 10, 1982

DRAWING NO. 1061 OF 3