

**PETITION FOR ZONING VARIANCE 84-10-A**  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.2.f. To Allow 4 (Other Business Signs) in lieu of the permitted 3, and To Allow a Total Area of 176 square feet instead of the permitted 100 square feet.

Petitioner is unable to properly advertise those lines of automobiles offered for sale to the general public, under the established limitations as to total area for business signs. Such limitation makes it impossible to remain economically competitive, especially during the present period of depressed sales and income in the automotive industry, and additional efforts to bring product identity to the public must be made.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, 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.

I, We do 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 Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Leonard Stoler
Signature	(Type or Print Name)
Address	Signature
City and State	(Type or Print Name)
Signature	Signature
Address	Address
City and State	City and State
Attorney's Telephone No.	Address
	Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of April, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of July, 1983, at 9:30 o'clock A.M.

*[Signature]*  
Zoning Commissioner of Baltimore County.

(over)

Leonard Stoler  
NE Corner Reisterstown and Kingsley Roads  
84-10-A  
6-11-83

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
NE Corner of Reisterstown and Kingsley Rds., 4th District : OF BALTIMORE COUNTY  
LEONARD STOLER, Petitioner : Case No. 84-10-A

**ORDER TO ENTER APPEARANCE**

Mr. Commissioner:  
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
*John W. Hession, III*  
John W. Hession, III  
People's Counsel for Baltimore County  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 21st day of June, 1983, a copy of the foregoing Order was mailed to Marvin I. Singer, Esquire, 10 E. Eager Street, Baltimore, MD 21202, Attorney for Petitioner.

*John W. Hession, III*  
John W. Hession, III

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
NE Corner of Reisterstown & Kingsley Rds., 4th District : OF BALTIMORE COUNTY  
LEONARD STOLER, Petitioner : Case No. 84-10-A

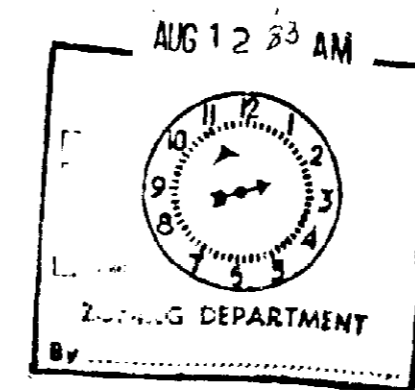
**ORDER FOR APPEAL**

Mr. Commissioner:  
Please note an appeal from the decision of the Deputy Zoning Commissioner in the above-entitled matter, under date of July 15, 1983, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
*John W. Hession, III*  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 12th day of August, 1983, a copy of the foregoing Order for Appeal was mailed to Marvin I. Singer, Esquire, 10 East Eager Street, Baltimore, Maryland 21202.

*John W. Hession, III*  
John W. Hession, III



IN THE MATTER OF LEONARD STOLER FOR VARIANCE FROM SEC. 413.2.f TO ALLOW FOUR (OTHER BUSINESS SIGNS) IN LIEU OF THE PERMITTED THREE, and TO ALLOW A TOTAL AREA OF 176 SQ. FT. INSTEAD OF THE PERMITTED 100 SQ. FT. On property located on the north-east corner of Reisterstown and Kingsley Rds. - 4th District

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY No. 84-10-A

**ORDER OF DISMISSAL**

Petition of Leonard Stoler for variances on property located on the northeast corner of Reisterstown and Kingsley Roads, in the 4th Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of Appeal filed September 8, 1983, (a copy of which is attached hereto and made a part hereof) from the People's Counsel for Baltimore County.

WHEREAS, the said People's Counsel for Baltimore County requests that the appeal filed in its behalf be dismissed and withdrawn as of September 8, 1983.

IT IS HEREBY ORDERED this 8th day of September, 1983, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

*William T. Hackett*  
William T. Hackett

*Diana K. Vincent*  
Diana K. Vincent

*Patricia Phipps*  
Patricia Phipps

RE: PETITION FOR VARIANCES : BEFORE THE COUNTY BOARD OF APPEALS  
NE Corner of Reisterstown & Kingsley Rds., 4th District : OF BALTIMORE COUNTY  
LEONARD STOLER, Petitioner : Case No. 84-10-A

**ORDER OF DISMISSAL**

To the Honorable, Members of Said Board:  
It no longer appearing that the above appeal is in the public interest, the People's Counsel for Baltimore County voluntarily dismisses its appeal in the above-entitled case.

*John W. Hession, III*  
John W. Hession, III  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 9th day of September, 1983, a copy of the foregoing Order of Dismissal was mailed to Marvin I. Singer, Esquire, 10 East Eager Street, Baltimore, MD 21202, Attorney for Petitioner.

*Peter Max Zimmerman*  
Peter Max Zimmerman

**BALTIMORE COUNTY**

**ZONING PLANS**

**ADVISORY COMMITTEE**



**PETITION AND SITE PLAN**

**EVALUATION COMMENTS**

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

William E. Hammond  
TO Zoning Commissioner  
Norman E. Garber, Director  
FROM Office of Planning and Zoning  
Zoning Petition No. 84-10-A  
SUBJECT Leonard Stoler

Date: June 16, 1983

This office is opposed to the granting of this request. If the conditions stated on the "Petition for Zoning Variance" necessitate an increase in the number and total area of signs, then consideration should be given to a revision of the existing regulations so that all dealerships would be governed by the same standards.

*Norman E. Garber for J. Howell*  
Norman E. Garber  
Director of Planning and Zoning

NEG:JGH:slc

cc: Arlene January  
Shirley Hess

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

June 23, 1983

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Marvin I. Singer, Esquire  
10 E. Eager Street  
Baltimore, Maryland 21202

Nicholas B. Connodari  
Chairman

RE: Item No. 221 - Case No. 84-10-A  
Petitioner - Leonard Stoler  
Variance Petition

Dear Mr. Singer:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,  
*Nicholas B. Connodari*  
NICHOLAS B. CONNODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: George William Stephens, Jr.  
P.O. Box 6828  
Towson, Md. 21204

*84-10-A*

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 15th day of July, 1983, that the herein Petition for Variance(s) to permit four (4) business signs in lieu of the permitted three (3) signs and a total area of 160 square feet in lieu of the permitted 100 square feet, in accordance with the site plan prepared by George William Stephens, Jr., dated April 11, 1983, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- Both the existing "Len Stoler" sign located on the Porsche Audi sign and the "Chrysler Plymouth" sign located above the parapet of the building shall be removed.
- No additional signs shall be attached to the buildings.
- Approval of the aforementioned site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

*Jan M. J. J.*  
Deputy Zoning Commissioner  
Baltimore County

ORDER RECEIVED FOR FILING  
DATE July 15, 1983  
BY *Mary Compton*  
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

June 2, 1983

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #221 (1982-1983)  
Property Owner: Leonard Stoler  
Cor. Reisterstown Rd. & Kingsley Rd.  
Acres: 0.37 District: 4th

Dear Mr. Hammond:

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

General:

Reisterstown Road (Mtl. 140) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State 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.

Kingsley Road, an existing public road, is proposed to be further improved in the future on a 50-foot right-of-way with fillet areas for sight distance at the Reisterstown Road intersection.

The comments supplied in conjunction with the Zoning Advisory Committee review of portions of this site in connection with Item 31, Zoning Cycle VI (October 1973-April 1974) and Item 8, Zoning Cycle VIII (October 1974-April 1975) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 221 (1982-1983).

Very truly yours,

*Robert A. Norton*  
Chief, Bureau of Public Services

RAM:EMH:VRS

T-NW Key Sheet  
51 NW 35 Pos. Sheet  
NW 13 I Topo  
58 Tax Map

Attachments

Item #31 (October 1973-April 1974 - Cycle VI)  
Property Owner: Warren and Anita J. Klavans  
Page 2  
October 30, 1973

Water:

There is an existing 6-inch water main in Kingsley Road which can be used to serve this site. (See Drawing #42-0205, A-4-c)

Sanitary Sewer:

There is an existing 8-inch sanitary sewer in Kingsley Road which may be used to serve this site. (See Drawing #13-0329, A-10) if the Petitioner can obtain any necessary rights-of-way to get to the public sewer.

Very truly yours,

*Ellsworth N. Diver*  
Ellsworth N. Diver, P.E.  
Chief, Bureau of Engineering

END:EMH:VRS

NW 13I Topo

Baltimore County, Maryland  
Department of Public Works  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204  
October 30, 1973

Bureau of Engineering  
ELLSWORTH N. DIVER, P.E., CHIEF  
Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #31 (October 1973-April 1974 - Cycle VI)  
Property Owner: Warren and Anita J. Klavans  
N/E of Reisterstown Rd., N/W of Kingsley Rd.  
Existing Zoning: B.R. 3.5  
Proposed Zoning: B.R.  
No. of Acres: 0.42 Acre District: 4th

Dear Mr. DiNenna:

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

Highways:

Reisterstown Road 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.

Kingsley Road is a private road, which shall ultimately be improved as a public road with a 30-foot combination curb and gutter cross-section with bituminous concrete paving on a 40-foot right-of-way.

Storm Drains:

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.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

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

Bureau of Engineering  
ELLSWORTH N. DIVER, P.E., CHIEF

October 24, 1974

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

Re: Item #8 (Cycle VIII - October 1974 - April 1975)  
Property Owner: Leonard Stoler  
N/E of Reisterstown Rd., 132' N/W of Kingsley Rd.  
Existing Zoning: D.R. 3.5  
Proposed Zoning: B.R.  
No. of Acres: 0.53 District: 4th

Dear Mr. DiNenna:

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

Highways:

Reisterstown Road 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.

As no County roads are involved, this office has no comment.

Storm Drains:

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.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Water:

Public water exists within Reisterstown Road.



Maryland Department of Transportation  
State Highway Administration

Lowell K. Bridwell  
Secretary  
M. S. Callender  
Administrator

April 27, 1983

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: ZAC Meeting of 4-26-83  
ITEM: #221.  
Property Owner: Leonard Stoler  
Location: NE/Cor. Reisterstown  
Road, Route 140 and Kingsley Rd.  
Existing Zoning: B.R.  
Proposed Zoning: Variance to  
permit 4 (other business signs)  
in lieu of the required 3 and  
to allow a total area of 176  
sq. ft. in lieu of the required  
100 sq. ft.  
Acres: 0.37  
District: 4th

Dear Mr. Hammond:

On review of the site plan of 4-11-83 and field inspection, the State Highway Administration finds the plan generally acceptable with the proposed sign location outside the S.H.A. Right of Way.

Very truly yours,

*Charles Lee*  
Charles Lee, Chief  
Bureau of Engineering  
Access Permits

CL:GW:maw

By: George Wittman

cc: Mr. J. Ogle

My telephone number is (301) 659-1350  
Teleprinter for Impaired Hearing or Speech  
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free  
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William P. Hammond, Zoning Commissioner  
TO: Office of Planning and Zoning Date: April 27, 1983

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #119 - Honolulu Limited
- Item #150 - James R. Peak
- Item #151 - Melvin & Ruth Kabik
- Item #162 - Jonathan & Teresa Marshall
- Item #163 - Gilbert & Joyce Goetz
- Item #164 - Edwin S. Crawford, et ux
- Item #165 - The Vestry of the Church of the Good Shepherd
- Item #168 - Thomas F. Early
- Item #169 - Joseph E. & Sarah Catherine Poklis
- Item #170 - N. Eugene & Mary Ellen Shoemaker
- Item #173 - Thomas B. & Florabelle Grooms
- Item #183 - Norbert L. & Regina T. Griffin
- Item #186 - Metropolitan Management Co.
- Item #287 - Raymond F. & Alice A. Andrews
- Item #196 - Harvey F. & Carolyn W. Hoggie
- Item #197 - Guerdon L. French
- Item #200 - Mark S. & Karen A. Bartlett
- Item #201 - James P. & Jeanne F. Freeman
- Item #202 - Shell Oil Company
- Item #206 - Donald E. & Wanda G. Higgo
- Item #211 - Thomas A. Keller, et ux
- Item #215 - Ambler M. Bick, et al
- Item #216 - Grant Owings, et al
- Item #218 - Paul Hobbs, et ux
- Item #220 - Philip E. Klein, et al
- Item #221 - Leonard Stoler

*Ian J. Forrest*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas Commodari  
Zoning Department  
Date: May 17, 1983

FROM: Charles Burnham  
Plans Review  
Zoning Advisory Committee

SUBJECT: Meeting of April 26, 1983

Item #213 See Comments  
Item #214 See Comments  
Item #215 See Comments  
Item #216 No Comments  
Item #217 See Comments  
Item #218 Standard Comments  
Item #219 No Comments  
Item #220 See Comments  
Item #221 No Comments  
Item #222 See Comments

431

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dabel, Superintendent  
Towson, Maryland - 21204  
Date: April 25, 1983

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: April 26, 1983

RE: Item No: 213, 214, 215, 216, 217, 218, 219, 220, 221, 222  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

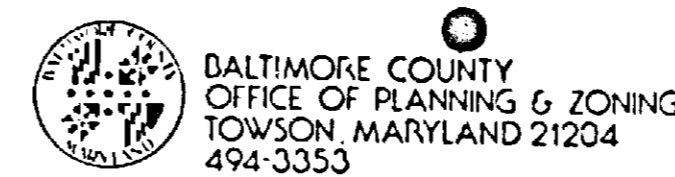
District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,  
Wm. Nick Petrovich  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp



ARNOLD J. JASON  
ZONING COMMISSIONER

August 15, 1983

Marvin I. Singer, Esquire  
10 East Eager Street  
Baltimore, Maryland 21202

Re: Petition for Variances  
NE/corner of Reisterstown and  
Kingsley Roads  
Leonard Stoler - Petitioner  
Case No. 84-10-A

Dear Mr. Singer:

Please be advised that an appeal has been filed by John W. Hessian, III, People's Counsel for Baltimore County, from the decision rendered by the Deputy Zoning Commissioner of Baltimore County, in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Sincerely,

Arnold Jason  
Zoning Commissioner

AJ:aj

June 8, 1983

Marvin I. Singer, Esquire  
10 East Eager Street  
Baltimore, Maryland 21202

NOTICE OF HEARING

Re: Petition for Variances  
NE/corner of Reisterstown and Kingsley Rds.  
Leonard Stoler - Petitioner  
Case No. 83-10-A

TIME: 9:30 A.M.

DATE: Thursday, July 7, 1983

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

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

No. 117329

SEAL COMMISSIONER OF BALTIMORE COUNTY

DATE: 2/15/83 ACCOUNT: 01-615-005

AMOUNT: \$ 100.00

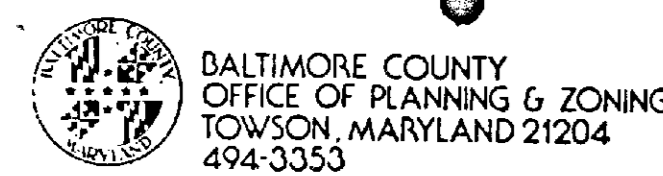
RECEIVED FROM: Marvin I. Singer, PA

FOR: Filing for Plan # 221

FOR: Fox Lane Stolem

6 615\*\*\*\*\*1000000 415-A

VALIDATION OR SIGNATURE OF CASHIER



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

June 21, 1983

Marvin I. Singer, Esquire  
10 E. Eager Street  
Baltimore, Maryland 21202

Re: Petition for Variances  
NE/corner of Reisterstown & Kingsley Rds.  
Leonard Stoler - Petitioner  
Case No. 84-10-A

Dear Mr. Singer:

This is to advise you that \$60.42 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

W. E. HAMMOND  
Commissioner

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

No. 119408

DATE: 7/11/83 ACCOUNT: R-01-615-000

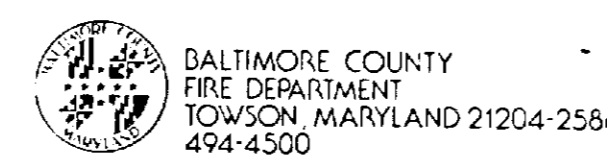
AMOUNT: \$60.42

RECEIVED FROM: Len Stoler, Inc.

FOR: Advertising & Posting Case #84-10-A

6 615\*\*\*\*\*60225 811-A

VALIDATION OR SIGNATURE OF CASHIER



PAUL H. RENCKE  
CHIEF

September 14, 1983

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Leonard Stoler

Location: NE/Cor. Reisterstown Road and Kingsley Road

Item No.: 221 Zoning Agenda: Meeting of April 26, 1983

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 \_\_\_\_\_ 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.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ( ) 5. 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 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] 9/14/83  
[Signature] George M. Hagan  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK /mb /cm

7/10/83

FROM THE OFFICE OF  
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.  
ENGINEERS

903 ALLEGHENY AVENUE, TOWSON, MARYLAND 21284

April 13, 1983

Description to Accompany a Petition  
for a Sign Variance from Section 413.2.f  
To Allow 4 (Other Business Signs) Rather than 3  
As Permitted and To Allow a Total Area of 176 Square  
Feet Rather than 100 Square Feet as Permitted For  
Len Stoler's Ford 11275 Reisterstown Road

AREA FOR SIGN LOCATION

Point of beginning being located at the point of intersection of  
the North side of Kingsley Road with the East side of Reisterstown Road;  
thence as follows: (1) North 44° 07' 20" West 533.0 feet, (2) North 46° 21'  
10" East 30.1 feet, (3) South 44° 07' 20" East 532.5 feet, (4) South 45° 27'  
15" West 30.0 feet to the place of beginning.  
Containing 0.37 Acres ±.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY



OFFICE COPY

PETITION FOR VARIANCES

4th Election District

ZONING: Petition for Variances  
LOCATION: Northeast corner of Reisterstown and Kingsley Roads  
DATE & TIME: Thursday, July 7, 1983 at 9:30 A.M.  
PUBLIC HEARING: Room 106, 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 Variances to allow 4 other business signs in lieu of the permitted 3 and to allow a total area of 176 sq. ft. instead of the permitted 100 sq. ft.

The Zoning Regulation to be excepted as follows:  
Section 413.2.f - other business signs and square footage in B.R. zone

All that parcel of land in the Fourth District of Baltimore County

Being the property of Leonard Stoler, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, July 7, 1983 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

BALTIMORE COUNTY  
 OFFICE OF PLANNING & ZONING  
 TOWSON, MARYLAND 21204  
 494-3353

WILLIAM F. HAMMOND  
 ZONING COMMISSIONER

July 15, 1983

Marvin I. Singer, Esquire  
 10 East Eager Street  
 Baltimore, Maryland 21202

RE: Petition for Variances  
 NE corner of Reisterstown and  
 Kingsley Rds. - 4th Election  
 District  
 Leonard Stoler - Petitioner  
 NO. 84-10-A (Item No. 221)

Dear Mr. Singer:

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

Very truly yours,  
*Jean M.H. Jung*  
 JEAN M.H. JUNG  
 Deputy Zoning Commissioner

JMHJ/mc  
 Attachments  
 cc: John W. Hessian, III, Esquire  
 People's Counsel

494-3180

County Board of Appeals  
 Room 219, Court House  
 Towson, Maryland 21204  
 September 8, 1983

John W. Hessian, Esq.  
 People's Counsel  
 Court House  
 Towson, Md. 21204

Re: Case No. 84-10-A  
 Leonard Stoler

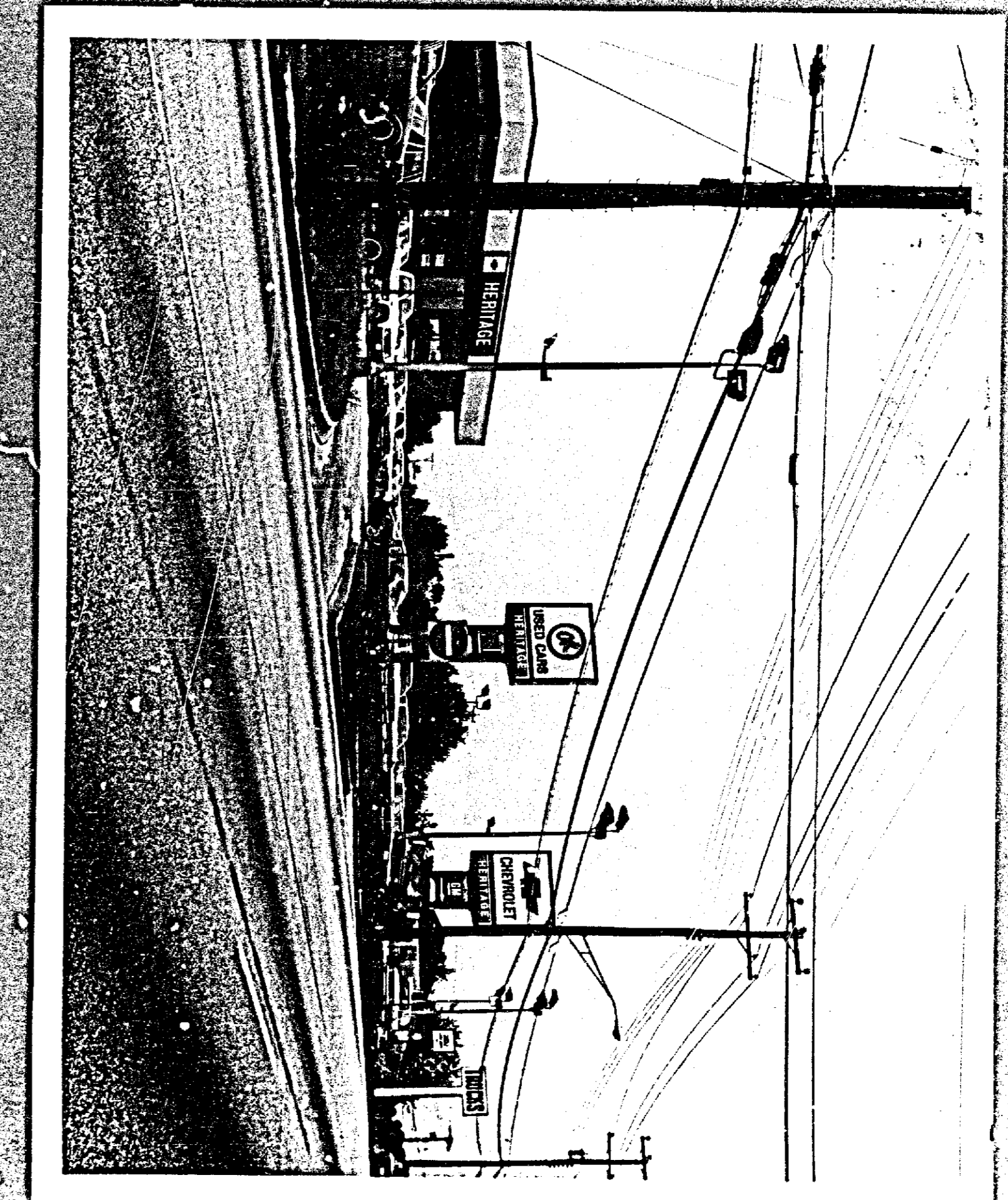
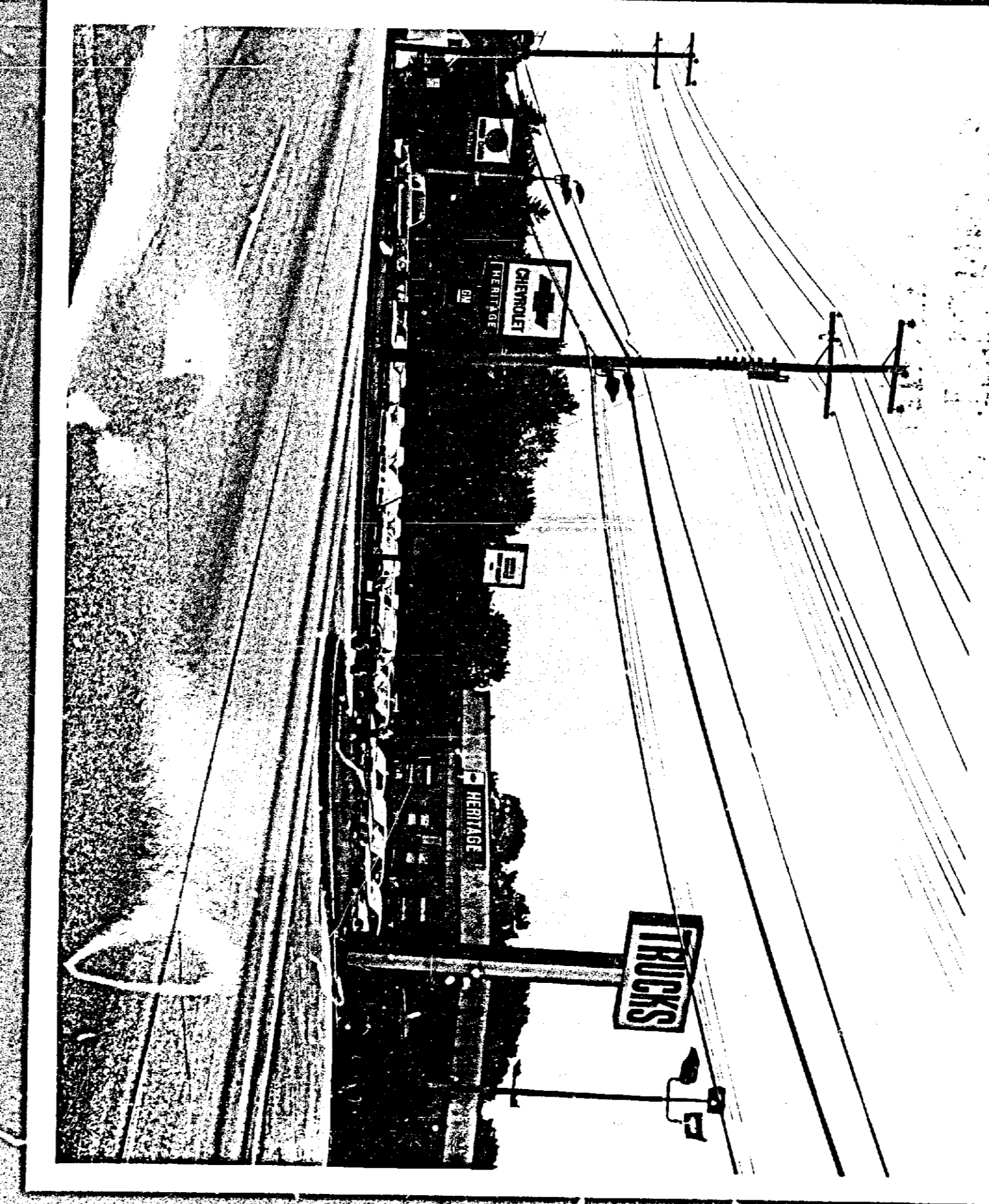
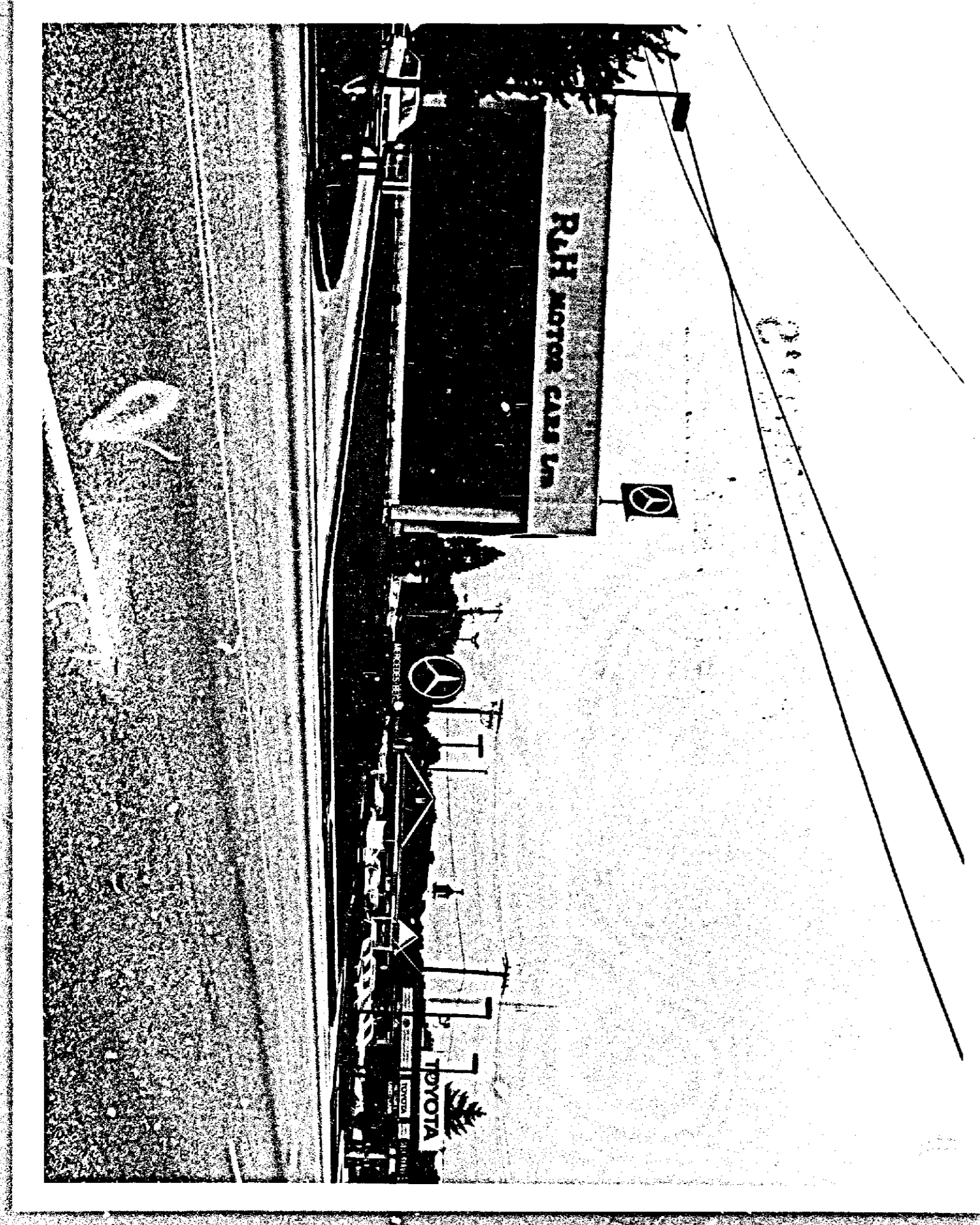
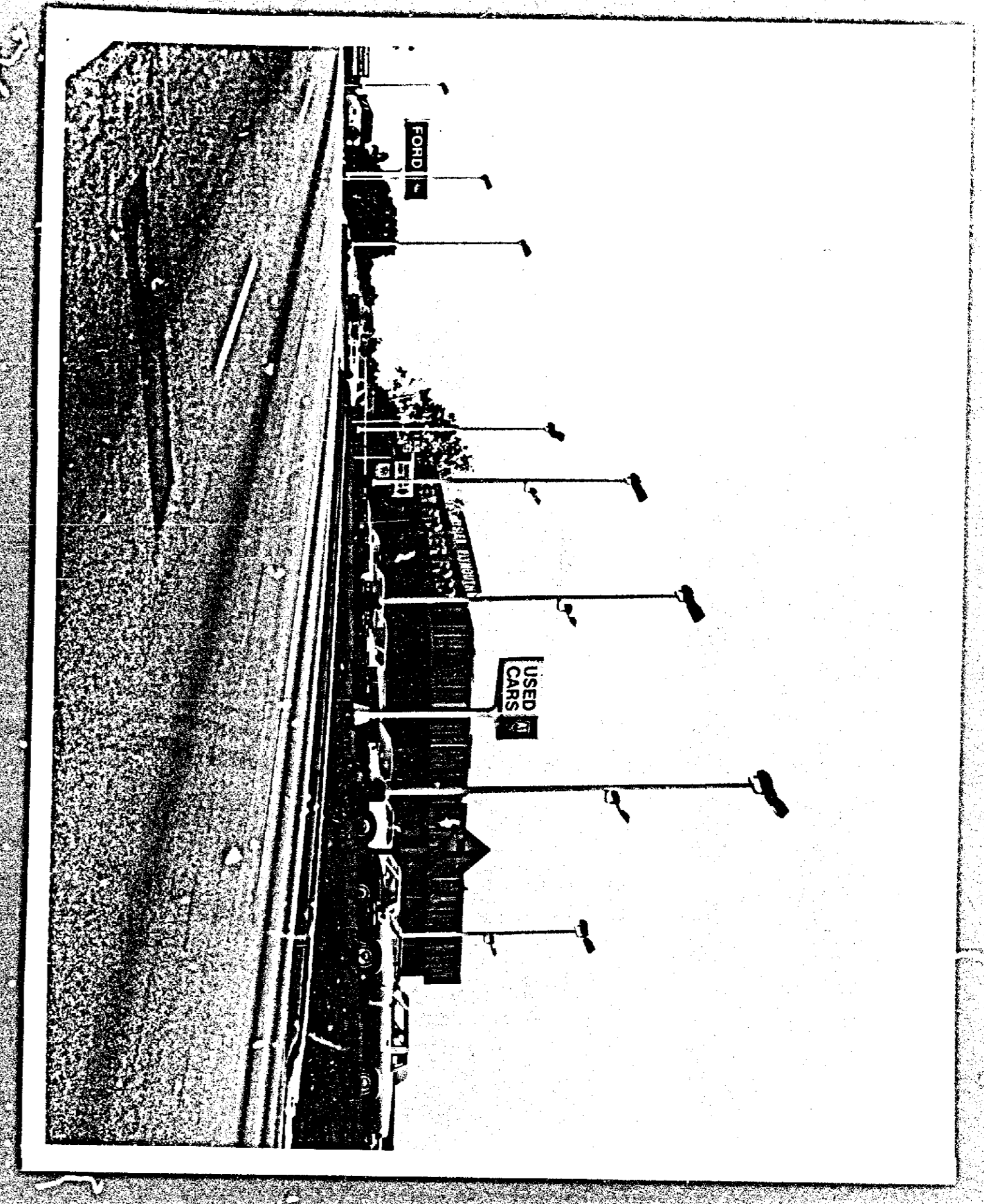
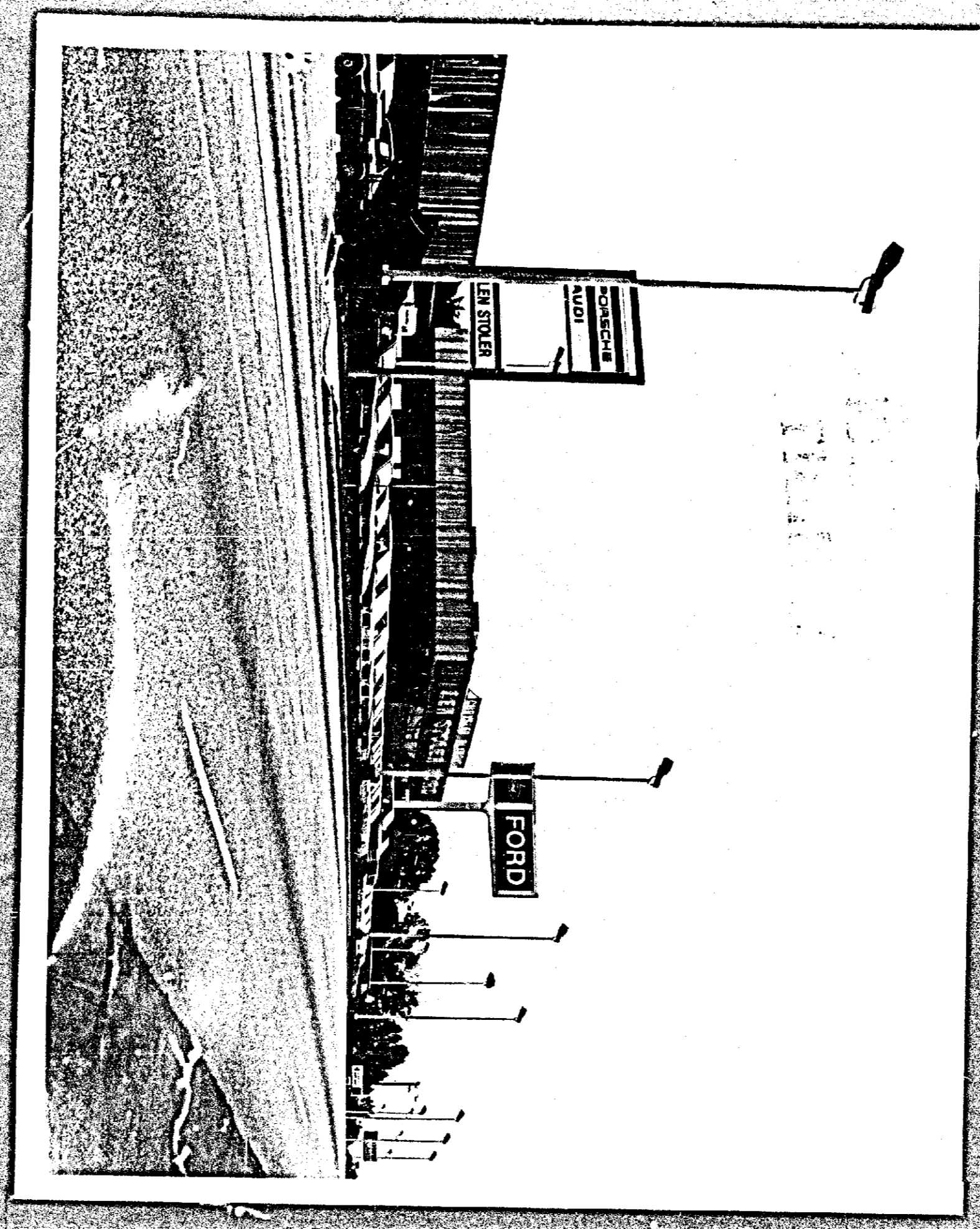
Dear Mr. Hessian:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

*Jane Holman*  
 Jane Holman, Secretary

Encl.  
 cc: Marvin I. Singer, Esq.  
 Leonard Stoler  
 N. Gerber  
 J. Hoswell  
 J. Jung  
 J. Dyer  
 A. January  
 A. Jablon



MARYLAND State Department of Assessments and Taxation  
Baltimore County Office  
County Court House  
Towson, Maryland 21284

NOTICE OF ASSESSMENT

NO. 12366  
DATE OF NOTICE MONTH DAY YEAR 12 12 80  
PROPERTY NUMBER 24 24 00  
MAP BLOCK PARCEL CARD NUMBER C28 C7 B623 C956 9381 C486  
PROPERTY DESCRIPTION AND LOCATION 24000 AC RES 11675 REISTERSTOWN RD  
IMPROVEMENT LOCATION LOT BLOCK FACE PLAT BOOK PAGE UIC-SALES/SEVRY

PROPERTY CLASSIFICATION	APPRaised VALUE	PROPOSED FULL VALUE	PROPOSED POSE VALUE
RESIDENTIAL	\$ 570,200	\$ 1,140,400	\$ 1,140,400
LAND	\$ 302,400	\$ 604,800	\$ 604,800
IMPROVEMENTS	\$ 267,800	\$ 535,600	\$ 535,600
TOTAL	\$ 838,000	\$ 1,140,400	\$ 1,140,400

THIS IS NOT A TAX BILL. THIS IS TO NOTIFY YOU that the property described herein has been revalued for tax purposes for the taxable year indicated above. You are hereby advised that the proposed full value of your property will become final unless a signed appeal is received within the time specified herein. Under the laws of Maryland, the proposed full value placed on a parcel (for the first year) multiplied by the State of Maryland's growth factor will result in the proposed assessment.

MARYLAND State Department of Assessments and Taxation  
Baltimore County Office  
County Court House  
Towson, Maryland 21284

NOTICE OF ASSESSMENT

NO. 12365  
DATE OF NOTICE MONTH DAY YEAR 12 12 80  
PROPERTY NUMBER CA C9 C6 C07133  
MAP BLOCK PARCEL CARD NUMBER C28 C7 C0862 05457 2437 C451  
PROPERTY DESCRIPTION AND LOCATION 116 SWANNHILL RD  
IMPROVEMENT LOCATION LOT BLOCK FACE PLAT BOOK PAGE COMMERCIAL

PROPERTY CLASSIFICATION	APPRaised VALUE	PROPOSED FULL VALUE	PROPOSED POSE VALUE
RESIDENTIAL	\$ 15,595	\$ 31,190	\$ 31,190
LAND	\$ 3,119	\$ 6,238	\$ 6,238
IMPROVEMENTS	\$ 12,476	\$ 24,952	\$ 24,952
TOTAL	\$ 15,595	\$ 31,190	\$ 31,190

THIS IS NOT A TAX BILL. THIS IS TO NOTIFY YOU that the property described herein has been revalued for tax purposes for the taxable year indicated above. You are hereby advised that the proposed full value of your property will become final unless a signed appeal is received within the time specified herein. Under the laws of Maryland, the proposed full value placed on a parcel (for the first year) multiplied by the State of Maryland's growth factor will result in the proposed assessment.

MARYLAND State Department of Assessments and Taxation  
Baltimore County Office  
County Court House  
Towson, Maryland 21284

NOTICE OF ASSESSMENT

NO. 12364  
DATE OF NOTICE MONTH DAY YEAR 12 12 80  
PROPERTY NUMBER CA C9 C6 C07133  
MAP BLOCK PARCEL CARD NUMBER C28 C7 C0862 05457 2437 C451  
PROPERTY DESCRIPTION AND LOCATION 116 SWANNHILL RD  
IMPROVEMENT LOCATION LOT BLOCK FACE PLAT BOOK PAGE COMMERCIAL

PROPERTY CLASSIFICATION	APPRaised VALUE	PROPOSED FULL VALUE	PROPOSED POSE VALUE
RESIDENTIAL	\$ 25,476	\$ 50,952	\$ 50,952
LAND	\$ 5,095	\$ 10,190	\$ 10,190
IMPROVEMENTS	\$ 20,381	\$ 40,762	\$ 40,762
TOTAL	\$ 25,476	\$ 50,952	\$ 50,952

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Marvin I. Singer, Esq.  
10 E. Eager Street  
Baltimore, Md. 21202

G. W. Stephens, Jr.  
P.O. Box 6828  
Towson, Md. 21204

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

Your Petition has been received and accepted for filing this 26th day of April, 1983.

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Leonard Stoler  
Petitioner's Attorney Marvin I. Singer, Esq. Reviewed by *Nicholas E. Commodari*  
Nicholas E. Commodari  
Chairman, Zoning Plans Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall		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: 74-182, 74-136										
Previous case: 75-190										

Revised Plans: Change in outline or description Yes No  
Map # 2C

PETITION FOR VARIANCES  
4th Election District

ZONING: Petition for Variance  
LOCATION: Northeast corner of Reisterstown and Kingsley Roads  
DATE & TIME: Thursday, July 7, 1983 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Depositions of Baltimore County, will hold a public hearing on the petition for Variance to allow 4 other business signs in lot of the parcel of land to allow a total area of 176 sq. ft. instead of the permitted 100 sq. ft.

The Zoning Ordinance to be accepted as follows:  
Section 4-13.2: other business signs and square footage in B.R. zone  
Point of beginning being located at the point of intersection of the North side of Kingsley Road with the East side of Reisterstown Road, thence as follows: (1) North 44° 07' 20" West 533.0 feet, (2) North 42° 21' 10" East 50.1 feet, (3) South 44° 07' 20" East 532.5 feet, (4) South 42° 27' 15" West 30.0 feet to the place of beginning.

Containing 0.7 acres.  
Being the property of Leonard Stoler, as shown on plat filed with the Zoning Department.  
Hearing Date: Thursday, July 7, 1983 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER OF BALTIMORE COUNTY

NEWSPAPERS OF MARYLAND, INC.  
inster, Md., June 16, 1983  
at the annexed. Reg. LL70807. PG. 45347  
June 1983  
in the Times, a daily newspaper published Westminster, Carroll County, Maryland.  
erail, a weekly newspaper published Eldersburg, Carroll County, Maryland.  
es, a weekly newspaper published sterstown, Baltimore County, Maryland.  
NEWSPAPERS OF MARYLAND, INC.  
Per. *Janet Keifer*

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 4th Date of Posting *June 16, 1983*

Posted for: *Variance*

Petitioner: *Leonard Stoler*

Location of property: *NE/Corner of Reisterstown & Kingsley Roads*

Location of Signs: *NE/Corner of Reisterstown and Kingsley Roads*

Remarks:

Posted by: *W. E. Hammond* Date of return: *June 24, 1983*

Number of Signs: 1

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

No. 119469

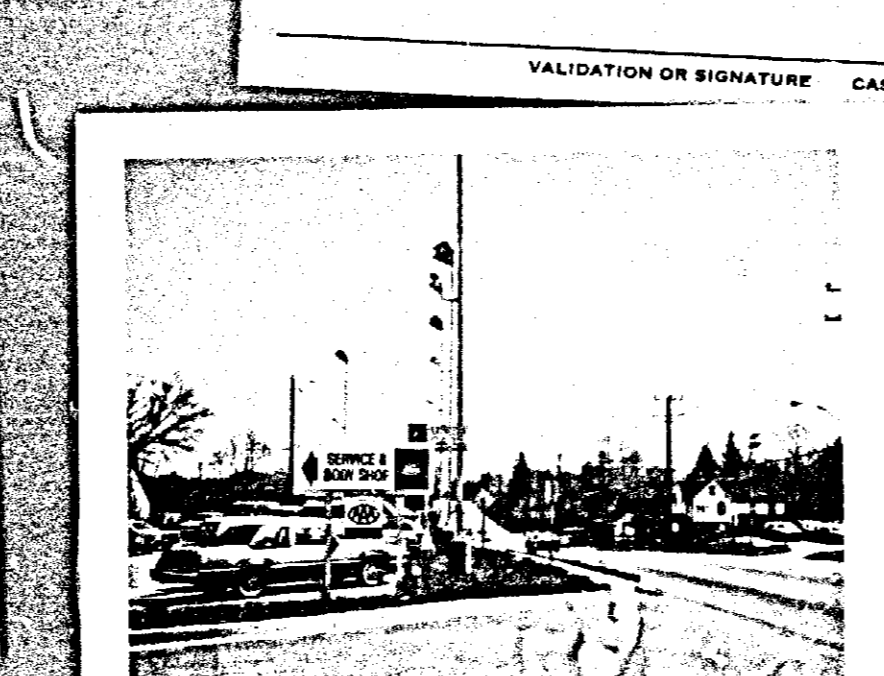
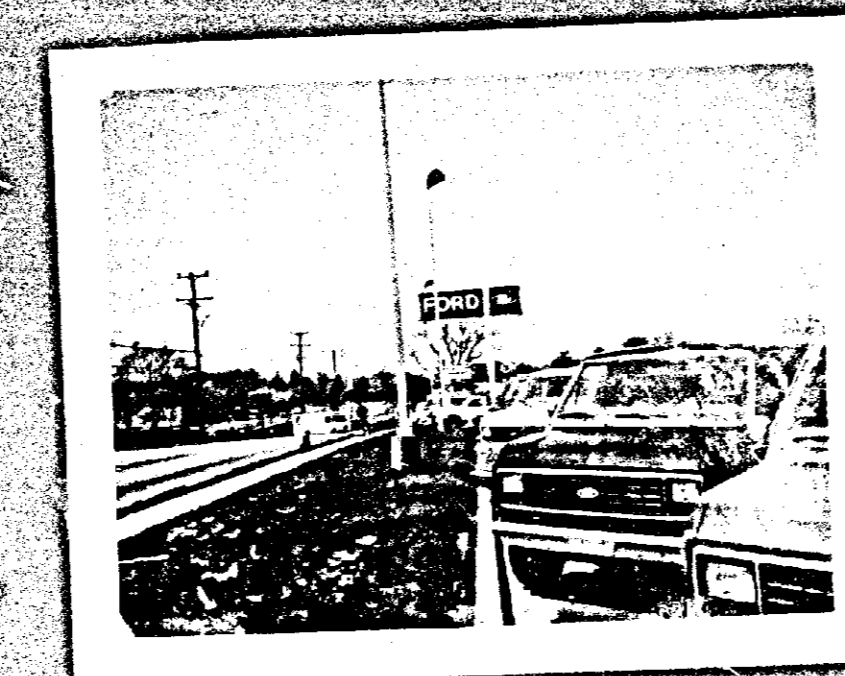
DATE 8/12/83 ACCOUNT R-01-615-000

AMOUNT \$80.00

RECEIVED FROM People's Counsel  
FOR: Appeal fee on Case #84-10-A (Leonard Stoler)

023\*\*\*\*\*800016 8152A

#84-10-A 4th District  
NE/cor. Reisterstown and Kingsley Rds.  
Leonard Stoler  
I SIGN



CERTIFICATE OF PUBLICATION

TOWSON, MD., June 16, 1983

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 before the 27th day of July, 1983, the publication appearing on the 16th day of June, 1983.

THE JEFFERSONIAN  
*L. Frank Smith*  
Manager.

Cost of Advertisement, \$... 21.00

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 4th Date of Posting *August 25, 83*

Posted for: *Appeal*

Petitioner: *Leonard Stoler*

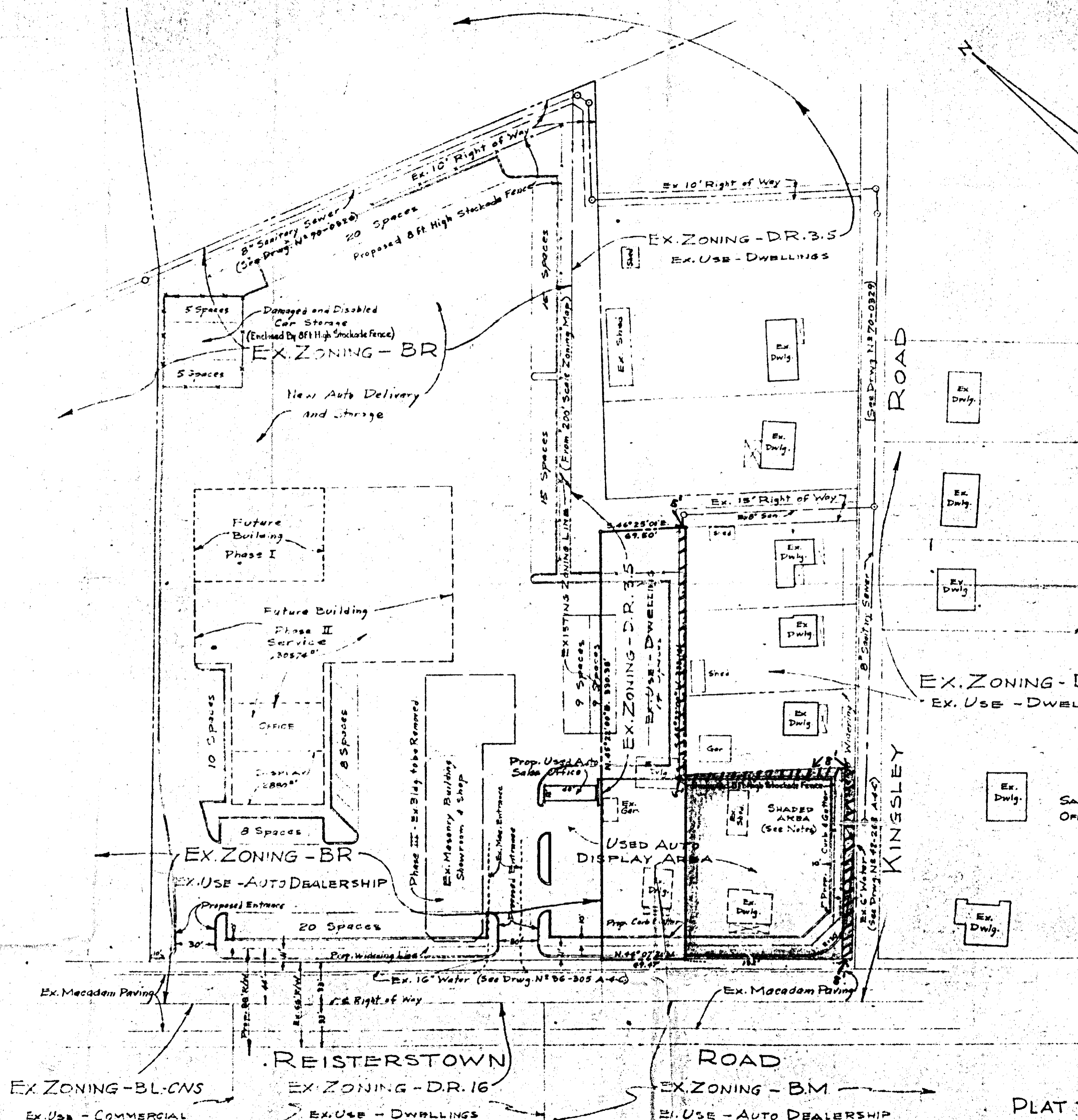
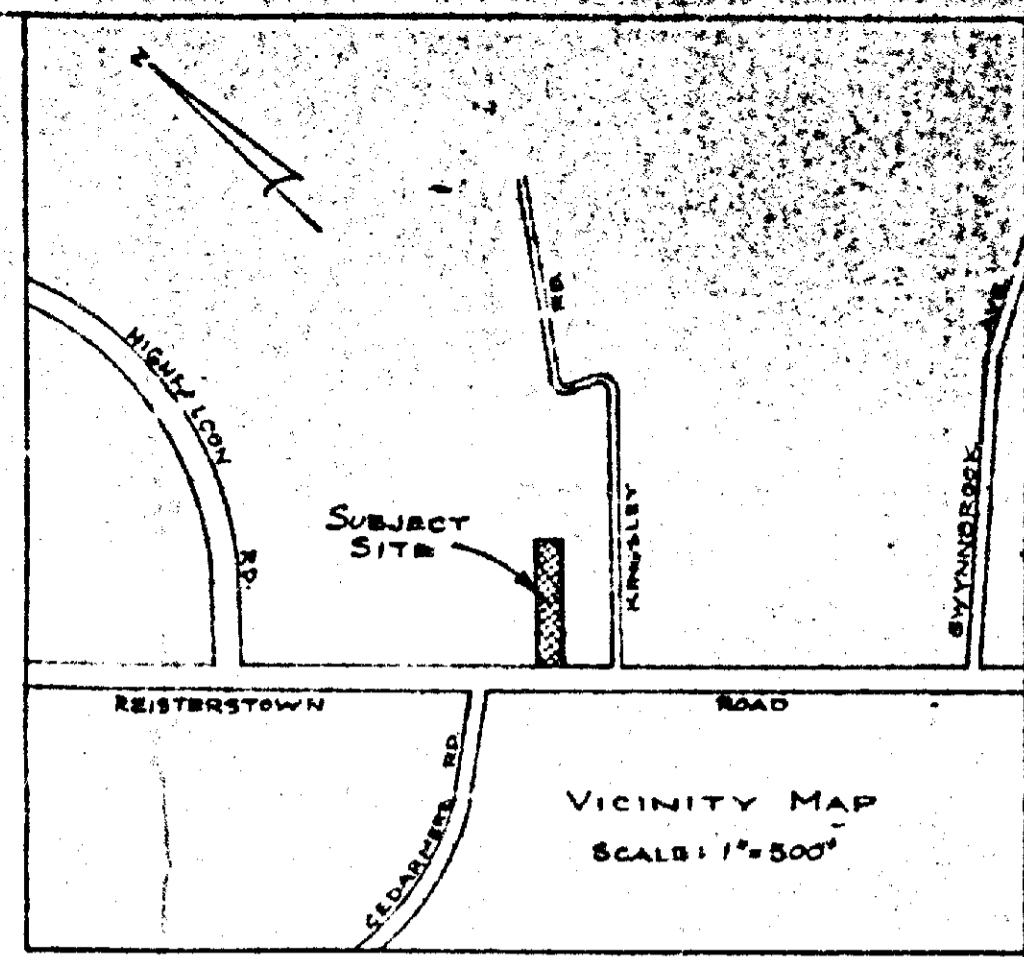
Location of property: *NE/Corner of Reisterstown and Kingsley Roads*

Location of Signs: *NE/Corner of Reisterstown and Kingsley Roads*

Remarks:

Posted by: *W. E. Hammond* Date of return: *September 2, 1983*

Number of Signs: 1



**GENERAL NOTES**  
 AREA OF PARCEL TO BE REZONED 0.53 AC ±  
 DISPLAY AREA TO BE CONSTRUCTED OF A TAR & CHIP SURFACE, PROPERLY DRAINED.  
 EXTERIOR LIGHTING SHALL BE LOCATED AND DIRECTED AWAY FROM SURROUNDING DWELLINGS.  
 STOCKADE FENCE SHOWN HEREON SHALL BE OF A MINIMUM HEIGHT OF 6 FEET.  
 SHADED AREA NOW BEFORE COUNTY BOARD OF APPEALS - CASE NO. 74-182-RA.

**PARKING TABULATION**

SALES AND DISPLAY (Area 2880') 1/200' REQ'D. SPACES -	75
OFFICE AND SERVICE (Area 385'4") 1/300' " "	102
<b>TOTAL REQUIRED SPACES</b>	<b>177</b>
<b>TOTAL PROPOSED SPACES</b>	<b>128</b>

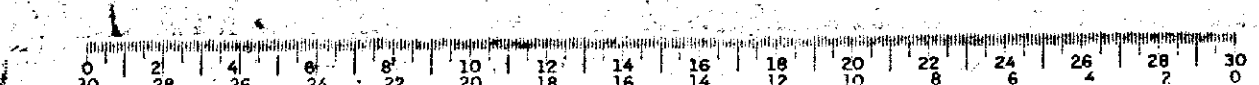
**PETITIONER'S EXHIBIT 4**

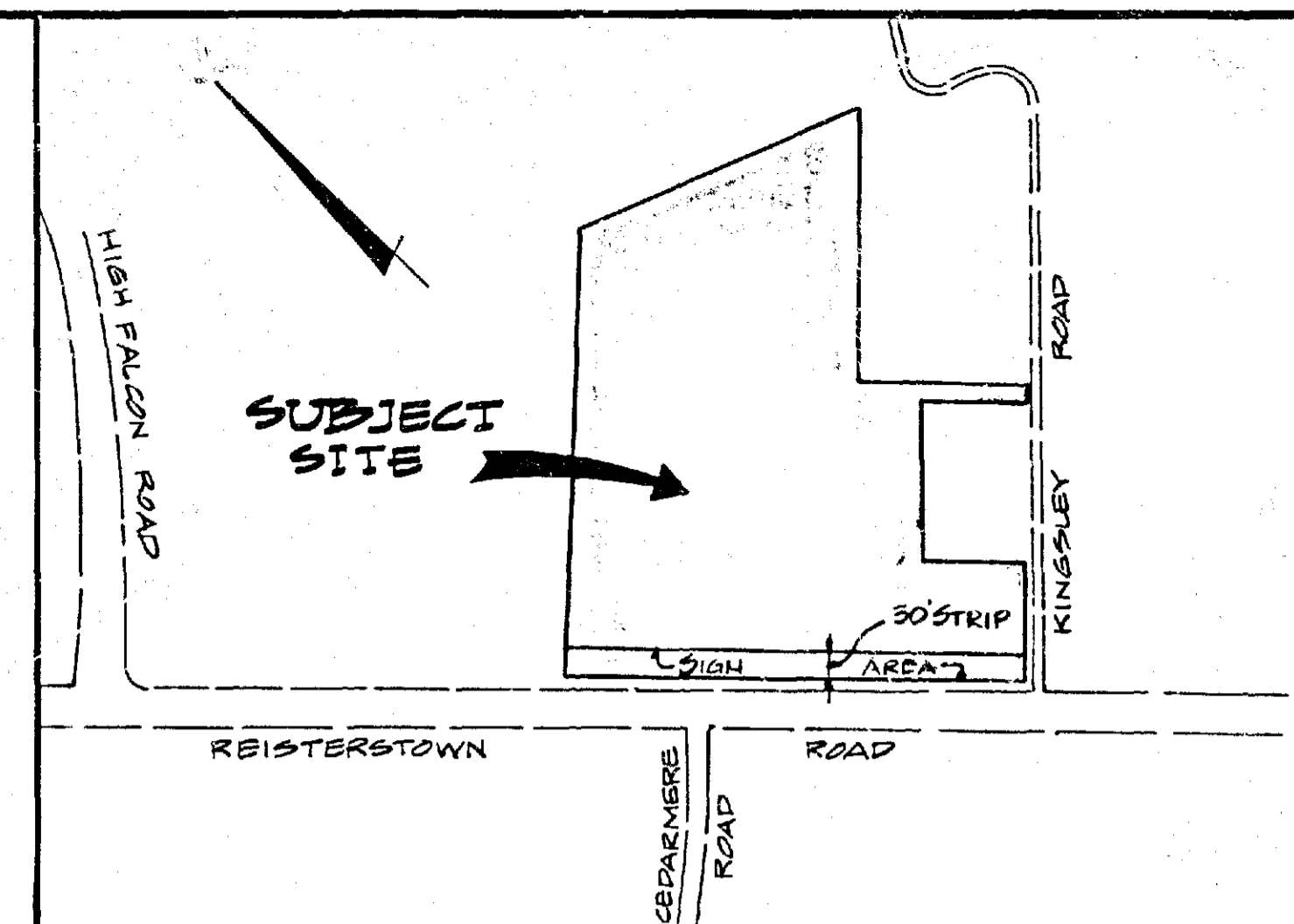
PLAT TO ACCOMPANY ZONING PETITION  
 FOR RECLASSIFICATION  
 FROM  
 D.R. 3.5 ZONE TO B.R. ZONE  
 NORTHEAST SIDE REISTERSTOWN RD, NORTHWEST OF KINGSLEY RD.

BALTO. Co., MD.  
 SCALE: 1" = 50'

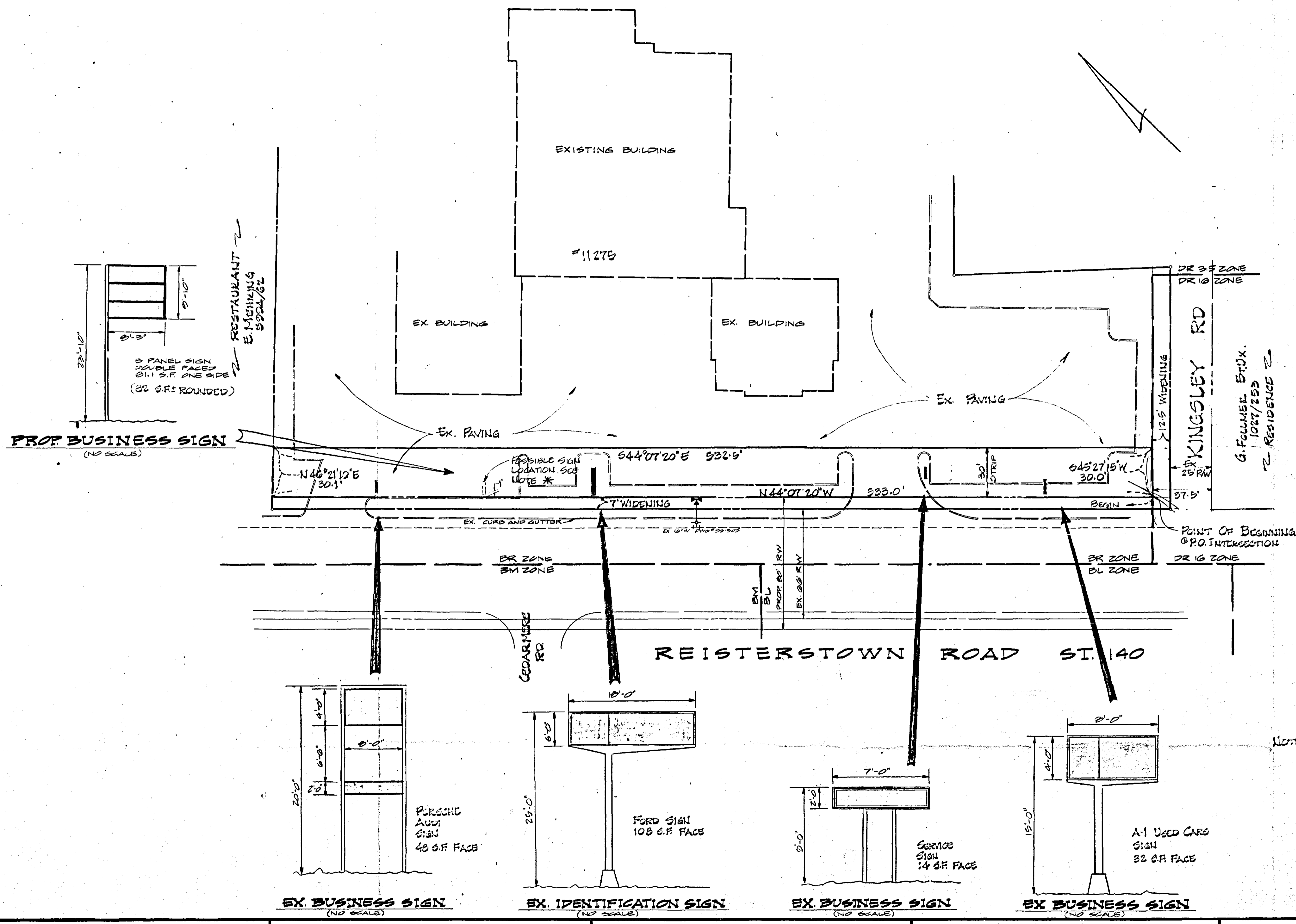
ELECTION DIST. NO. 4  
 SEPT. 30, 1974  
 REVISED NOVEMBER 26, 1974

GEORGE WILLIAM STEPHENS, JR.  
 AND ASSOCIATES, INC.  
 ENGINEERS  
 303 ALLEGHENY AVE.  
 TOWSON 4, MARYLAND





VICINITY MAP  
SCALE: 1"=200'



**SITE DATA**

EX. ZONING	BR
EX. USE	CAR DEALERSHIP
AREA OF SITE	5.09 AC±
EX. IDENTIFICATION SIGN	108 SF (100 SF ALLOWED)
EX. BUSINESS SIGNS	3 @ 24 S.F. TOTAL (3 @ 100 SF TOTAL ALLOWED)
PROPOSED BUSINESS SIGN	1 @ 82 SF
TOTAL BUSINESS SIGNS (EX+PROP)	4 @ 176 SF

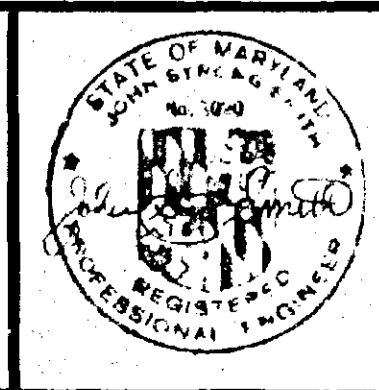
\* NOTE:  
THE DESCRIPTION IS INTENDED TO SHOW & INCLUDE A STRIP 30' WIDE & PARALLEL TO REISTERSTOWN RD FOR THE INSTALLATION AND/OR RELOCATION OF PROP & EX SIGNS SHOWN HEREON.  
NOTE: SEE SIGN PERMIT NO 40287 FOR INFORMATION ON EXISTING SIGNS

NOTE: ALL SIGNS ARE DOUBLE FACED

Item #221

**PETITIONER'S EXHIBIT**

**ENGINEER**  
GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES INCORPORATED  
303 ALLEGHENY AVENUE  
TOWSON, MARYLAND  
301-825-8120



**PETITIONER:**  
LEN STOLER FORD  
11275 REISTERSTOWN RD.  
BALTIMORE, MD. 21117

PLAN SCALE: 1"=30'  
ELECT. DIST # 4  
DATE: APRIL 11, 1983  
LOCALITY: OWINGS MILLS

**PLAT TO ACCOMPANY ZONING PETITION**  
FOR A SIGN VARIANCE FROM SECTION 413.2.f  
TO ALLOW 4 (OTHER BUSINESS SIGNS) RATHER THAN 3  
AS PERMITTED AND TO ALLOW A TOTAL AREA OF 176 SQUARE  
FEET RATHER THAN 100 SQUARE FEET AS PERMITTED FOR  
LEN STOLER FORD 11275 REISTERSTOWN ROAD