

PETITION FOR ZONING VARIANCE

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 413.2f. To continue use of A existing Business Signs as presently permitted (See Order dated July 15, 1983 in Case No. 84-10-A), and to allow a total area of 224 square feet instead of existing 160 square feet.

Due to the separation of the Porsche and Audi auto manufacturers, each is now insisting upon separate identification signs for their dealerships, as opposed to the previously approved and existing single "Porsche Audi" sign. Continuation of the existing signage is viewed as a violation of the dealership agreement by the manufacturers, thus placing in jeopardy the very existence of the dealership for the product in question. The inability, under existing circumstances, to maintain a separate sign for each make of automobile creates a severe hardship for petitioner, thereby necessitating the present request for a variance in order to permit additional size. 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) (Type or Print Name)
Signature _____ Signature _____
Address _____ Address _____
City and State _____ City and State _____
Attorney for Petitioner: _____
Marvin I. Singer, Esquire
(Type or Print Name) Address _____ Phone No. _____
Signature _____ City and State _____
10 East Eager Street
Address Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Baltimore, Maryland 21202
City and State Name
Attorney's Telephone No.: 752-1122 Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of September, 1985, 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 22nd day of October, 1985, at 10:30 o'clock.

(over)



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

ARNOLD JARLOV
ZONING COMMISSIONER

October 30, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

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

RE: PETITION FOR VARIANCE
NE/corner Reisterstown and
Kingsley Roads, (11275
Reisterstown Road) -
4th Election District
Leonard Stoler, Petitioner
Case No. 86-169-A

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
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: Ms. Alice LeGrand
25 Olive Lane
Owings Mills, Md. 21117

James H. Thompson, Supervisor
Enforcement Division/Zoning

IN RE: PETITION FOR VARIANCE
NE/corner Reisterstown and
Kingsley Roads, (11275
Reisterstown Road)
4th Election District
Leonard Stoler,
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-169-A

The Petitioner herein requests variances to continue the use of four existing business signs as presently permitted by Order dated July 15, 1983 in Case No. 84-10-A, and to allow a total area of 224 square feet for those four signs in lieu of the existing 160 square feet.

Testimony by and on behalf of the Petitioner indicates that he has a number of automobile dealerships located at the subject site, each of which has specific sign requirements as a condition of its franchise agreement. Prior to, and in accordance with, the previous petition for sign variances, the Petitioner installed the smallest available standard sign to meet each franchise requirement. In October of 1984, two companies terminated their joint marketing agreement and required separate identification for each make of automobile, hence the request for one additional 4' x 8' double-face section to be added to existing business sign #2 as shown on the plan prepared by George William Stephens, Jr., dated July 23, 1985, and marked Petitioner's Exhibit 1. No other sign changes are proposed at this time. There were no protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioner, and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore

County, this 30th day of October, 1985, that the herein Petition for Variance to continue the use of four existing business signs as presently permitted, and to allow a total area of 224 square feet in lieu of the existing 160 square feet, in accordance with Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The existing 108 square foot Ford identification sign shall not be increased in size.
2. Whenever a smaller standardized sign becomes available which would meet Franchise requirements, the Petitioner shall replace an existing sign with the smallest available within six (6) months.
3. Any unpermitted signs shall be removed immediately.

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

JMHJ:bg

ORDER RECEIVED FOR FILING
DATE October 30, 1985
BY [Signature]

ORDER RECEIVED FOR FILING
DATE October 30, 1985
BY [Signature]

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany a Petition
for a Sign Variance from Section 413.2.f
Len Stoler Ford 11275 Reisterstown Road

July 22, 1985

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



PETITION FOR VARIANCE 4th Election District

LOCATION: Northeast corner of Reisterstown and Kingsley Roads
(11275 Reisterstown Road)

DATE AND TIME: Tuesday, October 22, 1985 at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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 from Section 413.2f to continue the use of 4 existing business signs as presently permitted (Case No. 84-10-A), and to allow a total area of 224 square feet in lieu of the existing 160 square feet.

Being the property of Leonard Stoler as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JARLOV
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCES
NE/corner Reisterstown
& Kingsley Rds. (11275
Reisterstown Rd.),
4th District
LEONARD STOLER,
Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-169-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 24th day of September, 1985, a copy of the foregoing Entry of Appearance was mailed to Marvin I. Singer, Esquire, 10 E. Eager St., Baltimore, MD 21202, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JARLOV
ZONING COMMISSIONER

October 17, 1985

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

RE: Petition for Variance
NE/cor. Reisterstown & Kingsley Rds.
(11275 Reisterstown Road)
4th Election District
Leonard Stoler, Petitioner
Case No. 86-169-A

Dear Mr. Singer:

This is to advise you that \$54.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012501
DATE 10-23-85 ACCOUNT R-01-615-000
AMOUNT \$ 54.75
RECEIVED FROM Marvin I. Singer, Esquire
FOR Advertising and Posting 86-169-A
B013*****347618 8238F
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County, Maryland
County Office Building,
Ing.
Sincerely,
ARNOLD JARLOV
Zoning Commissioner

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

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

September 20, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
NE/cor. Reisterstown & Kingsley Rds.
(11275 Reisterstown Road) -
4th Election District
Leonard Stoler, Petitioner
Case No. 86-169-A

TIME: 10:30 a.m.

DATE: Tuesday, October 22, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

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

No. 008629

DATE: 9-2-85 ACCOUNT: R-01615 CTV

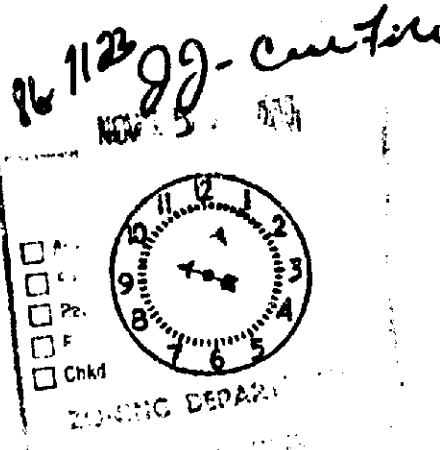
RECEIVED: *Singer*

AMOUNT: \$ 175.00

FROM: *Filing fee for item 111 Leonard Stoler*

8021*****100001a 8022a

VALIDATION OR SIGNATURE OF CASHIER



Reisterstown - Owings Mills - Glyndon Coordinating Council

P.O. BOX 117
REISTERSTOWN, MARYLAND 21136

November 14, 1985

Mr. Len Stoler
Len Stoler Ford
11275 Reisterstown Road
Owings Mills, MD 21117

RE: Signs Along Reisterstown Road

Dear Mr. Stoler:

The Zoning Committee of the Reisterstown-Owings Mills-Glyndon Coordinating Council (ROC) recently reported on a zoning change application which would enable you to erect an additional sign on the front of your auto dealership along Reisterstown Road. Many of the members of ROC expressed a concern that an additional sign would add to what already appears to be a repetitive string of large, lit signs along Reisterstown Road.

The appearance and aesthetic impact of the businesses in our community are important to area citizens and to ROC. From a community interest standpoint, it is ROC's opinion that, when it comes to business signs, the fewer the better.

ROC requests that you consider reducing the number of signs in front of your business, instead of increasing that number. We have noticed that other multiple auto dealerships have used one or two signs which each advertise several makes of automobiles, rather than a separate sign for each type of car. We recognize that your contractual arrangements with individual distributors may require separate signs, but if that is not the case, ROC would appreciate your consideration of this proposal.

Thank you for your cooperation in this matter.

Very truly yours,

Larry Caplan
Corresponding Secretary

LC/rs

cc: Mr. Gene Jung

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 4, 1985

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

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

RE: Item No. 44 - Case No. 86-169-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.

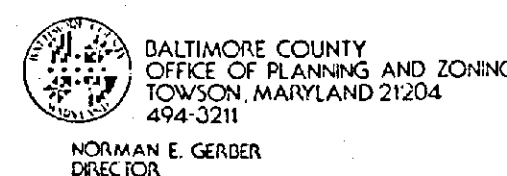
Very truly yours,

James E. Dyer, Inc.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures.

cc: G. William Stephens, Jr.
and Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

SEPTEMBER 25, 1985

Re: Zoning Advisory Meeting of August 13, 1985
Item 44
Property Owner: LEONARD STOLER
Location: NE/cor. KINGSLEY & REISTERSTOWN
Rds.

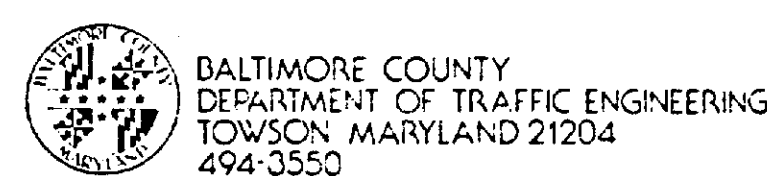
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on _____.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☐ Additional comments: _____

cc: James Horwell

Eugene A. Bober
Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

August 28, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- August 13, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 38, 39, 40, 41, 42, 44, 45, and 46.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate II

SEC/MSF/bmr

Case No. 86-169-A

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
17th day of September, 1985

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Leonard Stoler
Petitioner's Attorney: Marvin I. Singer, Esquire
Received by: *James E. Dyer, Inc.*
JAMES E. DYER, Chairman
Zoning Plans Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th
Posted for: *Leonard Stoler*
Petitioner: *Leonard Stoler*
Location of property: *NE/cor. Reisterstown & Kingsley Rds. (11275 Reisterstown Rd.)*
Location of Signs: *E/S of Reisterstown Rd. approx. 330' North of Kingsley Rd.*
Remarks: *See above*
Posted by: *L. J. Arata*
Number of Signs: *1*
Date of return: *October 4, 1985*



William K. Holman
Secretary
Hal Kessoff
Administrator

August 27, 1985

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Att: James E. Dyer

Re: Baltimore County
Item # 44
Property Owner: Leonard Stoler
Location: N/E side Kingsley and Reisterstown Road (Route 140)
Existing Zoning: B.R.
Proposed Zoning: Var. to continue use of 4 existing business signs as presently permitted (Case No. 84-10-A) and to allow a total area of 224 sq. ft. instead of existing 160 sq. ft. Acres: .37 acres District: 4th

Dear Mr. Dyer:

On review of the submittal of 7/22/85, for a sign variance, Zoning Item #44 has been forwarded to the State Highway Administration Beautification Section c/o of Mr. Morris Stein (659-1642) for all comments relative to zoning comments.

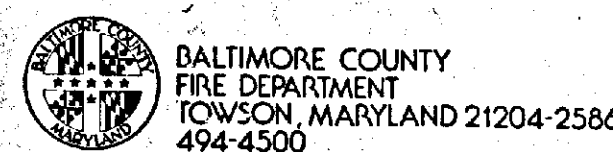
Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350
Toll-free for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-9062 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203-0717



PAUL H. RENCKE
CHIEF

August 20, 1985

Mr. Arnold Jablon
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: N/E side Kingsley & Reisterstown Roads

Item No.: 44

Zoning Agenda: Meeting of August 13, 1985

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 or _____ 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]*
Planning Group
Special Inspection Division

Noted and Approved: *[Signature]*
Roy W. Kemmerer
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

August 26, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 44, Zoning Advisory Committee Meeting are as follows:

Property Owner: Leonard Stoler
Location: N/E side Kingsley and Reisterstown Roads
District: 4th.

APPLICABLE STANDARDS ARE CITED:

() All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85; the Maryland Code for the Handicapped and Aged (A.M.S.C. #121-1 - 1280) and other applicable Codes and Standards.

() A building and other miscellaneous permits shall be required before the start of any construction, or alterations.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E. All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. All Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 601, Section 1201, Section 1202 and Table 1202. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 601 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.

H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Modified architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use _____ See Section 317 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Flood Protection. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

() Comments: All signs shall comply with Article 19 and its amendments in Council Bill #17-85.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 N. Chesapeake Avenue, Towson, Maryland 21204.

L/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: October 3, 1985

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 85-162-A

The proposal to replace the existing Porsche-Audi sign face with 2 separate signs (Porsche; Audi) on the same sign post does not in and of itself concern this office. However, the number of separate signs already on the site is, in this office's opinion, excessive.

NEG:JGH:alm

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

PORSCHE

PORSCHE CARS NORTH AMERICA, INC. • 200 SOUTH VIRGINIA STREET • RENO, NV 89501 • 702-348-3000

May 3, 1985

Len Stoler Porsche
11275 Reisterstown Road
Owings Mills, MD 21117

Att: Leonard Stoler

Re: Porsche Signage Requirements

Dear Mr. Stoler:

This is to notify you that Section II, Part II(b) of the Sales and Service Agreement provides that,

"Dealer will install and maintain in appropriate places at the facility, product and service signs approved by Porsche America and such other signs as Porsche America and Dealer agree are appropriate to advertise the Dealership operations."

As you are aware, under the Trademark laws, Porsche America cannot allow the tying of the Porsche Trademark with the trademarks of another automobile manufacturer or distributor, as for example, Porsche-Audi. We must, therefore, require a Porsche sign which contains only the Porsche Mark. You have been provided the specifications for the signage and we anticipate that all Dealers will have the signage in place as soon as possible.

If you have any further questions, please do not hesitate to call me.

Sincerely,

[Signature]
Gerhard R. Reich
National Dealer Development Manager

GRR/1b

cc: J. Chisholm
G. Doetsch

PETITIONER'S
EXHIBIT 2

CERTIFIED MAIL #P12 2699764
RETURN RECEIPT REQUESTED

April 9, 1985



ATLANTIC REGION
3200 George Palmer Hwy.
Lanham, MD 20706
Tel. 301/469-7020
WU Telex - 892 456

Mr. Leonard Stoler
Len Stoler Porsche Audi
11275 Reisterstown Rd.
Owings Mills MD 21117

Dear Mr. Stoler:

We are disappointed that you have not yet installed the new Audi identification sign at your dealership. Since our new signage program was revealed to you late in July of last year, we have taken the following steps to insure your compliance: 1) between August and October 1984 we shipped the signs and components to you at no charge, 2) we offered an installation reimbursement of up to \$300, 3) during November 1984 we transmitted a TP message to you from Audi Divisional Vice President Peter Fischer restating our position and requesting your compliance, 4) we reiterated our policy in the February 1985 regional newsletter and 5) your District Sales Manager has had several conversations with you or with your management staff concerning your compliance. As a result, we feel we have taken all reasonable steps, and have allowed ample time for you to comply with our dealer identification policy.

As we have indicated to you before, the "Porsche Audi" signs and identification, formerly used are no longer authorized uses of the Audi trademark. Their continued use constitutes a trademark infringement and a violation of article 4 of your dealer agreement. Also, the dimensions of the new Audi sign shipped to you are the same as those of the previous sign. We fully expect that the new Audi sign will be installed in the configuration and dimensions presently at your dealership. Any revision to the size of the Audi sign must receive the written approval of the region.

The importance of establishing public awareness of the Audi marque, and subsequently increasing our brand recognition in the market place cannot be understated. For this reason, we request that you submit, in writing, your plan of action for compliance with our dealer identification policy by Friday, April 26.

We trust that you will give this matter priority attention and look forward to receiving your action plan.

Sincerely,

[Signature]
Craig E. Joyner
Market Representation Manager

CEJ:lew

cc: K. O. Hinz
S. Klack
B. Hymn

PETITIONER'S
EXHIBIT 3

A Division of Volkswagen of America, Inc.

COMAR
CONSUMER AFFAIRS &
BUSINESS LICENSING
11.12.01.02 N C17, C21,
(3)

11.12.01.03 DEPARTMENT OF TRANSPORTATION

E. A dealer may hold multiple licenses, for example, new or used vehicle, motorcycle, and trailer dealers' licenses, provided that all licenses are issued in the same dealership name.

F. The location shall be accessible to the public, facing a main thoroughfare used for purposes of vehicular traffic and fully visible from the thoroughfare.

G. The location shall be of a size to adequately and safely permit the display of a minimum of ten vehicles and space for customer parking.

H. The location shall meet all local zoning regulations.

I. The location shall be fully lighted.

J. The display and customer parking areas shall be adequately surfaced with an appropriate covering, subject to approval by the Administration.

K. The additional locations shall be inspected and approved by the Administration.

L. Additional locations shall meet the minimum standards set forth in applicable provisions of the Transportation Article, Annotated Code of Maryland, and the regulations promulgated by the Administration.

M. Additional locations may use registration plates issued to the primary location provided the trade name and ownership are identical to that of the primary location.

N. Signs.

(1) Appropriate dealership signs shall be permanently affixed.
(2) The signs shall be of a size as to make them reasonably legible from the street or highway.

(3) The signs shall clearly identify the business conducted at the dealership and shall adequately direct the customers to the dealership office.

.03 Office Requirements.

A. The dealership office shall be housed at the dealer's fixed location and in a substantial building adequate and appropriate for the business so conducted.

B. The dealership office shall be of sufficient size to accommodate the customers, and shall be equipped with office furniture, such as

PETITIONER'S
EXHIBIT 4

86-169-A

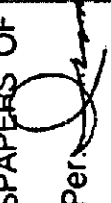
LANDMARK COMMUNITY NEWSPAPERS OF

Westminster, Md., Oct. 3, 1985

THIS IS TO CERTIFY that the annexed
 was published for one (1) day of October, 1985
 to the 3rd day of October, 1985

☐ Carroll County Times, a daily newspaper
 in Westminster, Md.
☐ Randallstown News, a weekly newspaper
 in Baltimore
☒ Community Times, a weekly newspaper
 in Baltimore

LANDMARK COMMUNITY NEWSPAPERS OF

Per. 

PETITION FOR VARIANCE

4th Election District

LOCATION: Northeast corner of Reisterstown and Kingsley Roads (11275 Reisterstown Road)
 DATE AND TIME: Tuesday, October 22, 1985 at 10:30 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 West 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 from Section 413.21 to continue the use of 4 existing business signs as presently permitted (Case No. 84-10-A), and to allow a total area of 224 square feet in lieu of the existing 160 square feet.

Being the property of Leonard Stoler as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

PETITION FOR VARIANCE
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By Order Of
 ARNOLD JABLON,
 Zoning Commissioner
 of Baltimore County
 Oct. 3.

86-169-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 3, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on
 October 3, 1985

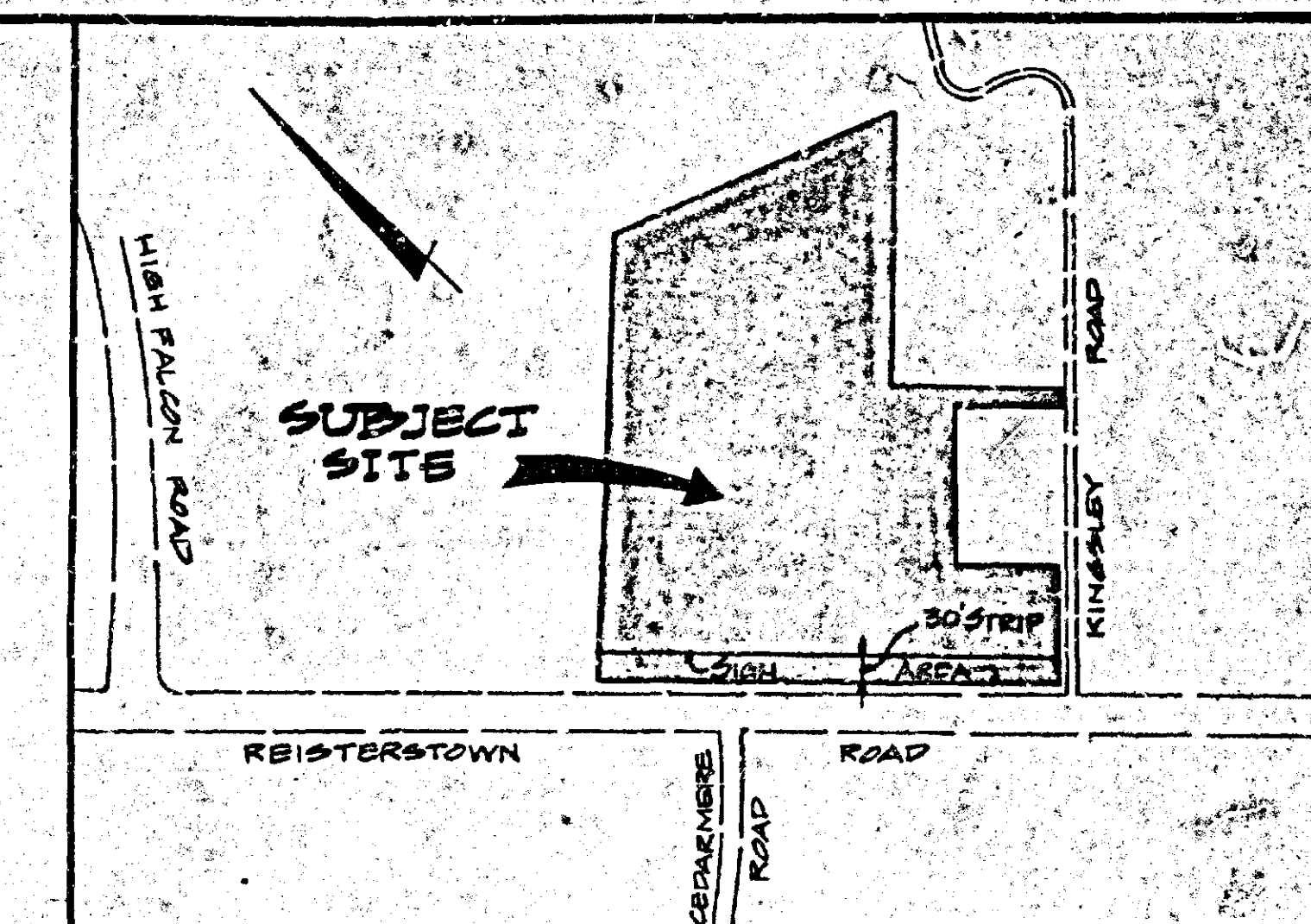
THE JEFFERSONIAN.



Publisher

Cost of Advertising

22.00



VICINITY MAP
SCALE: 1"=200'

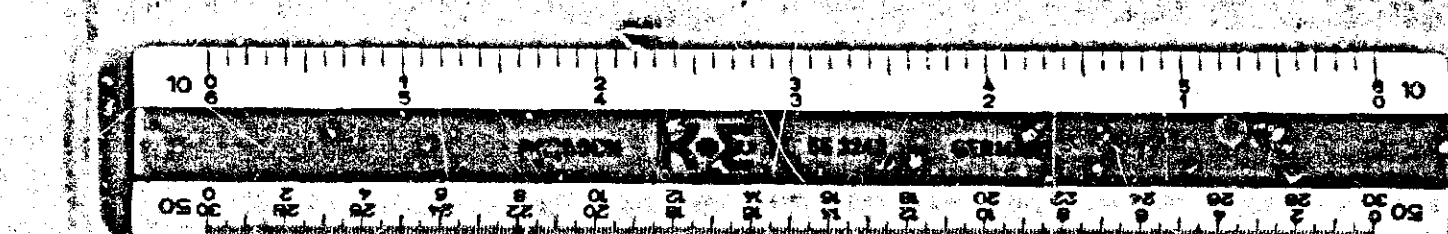
BAW 3C
NW 131
SECTION 4
DATE 4/14/86
TYPE
HEARING A
BY GF
BY

SITE DATA

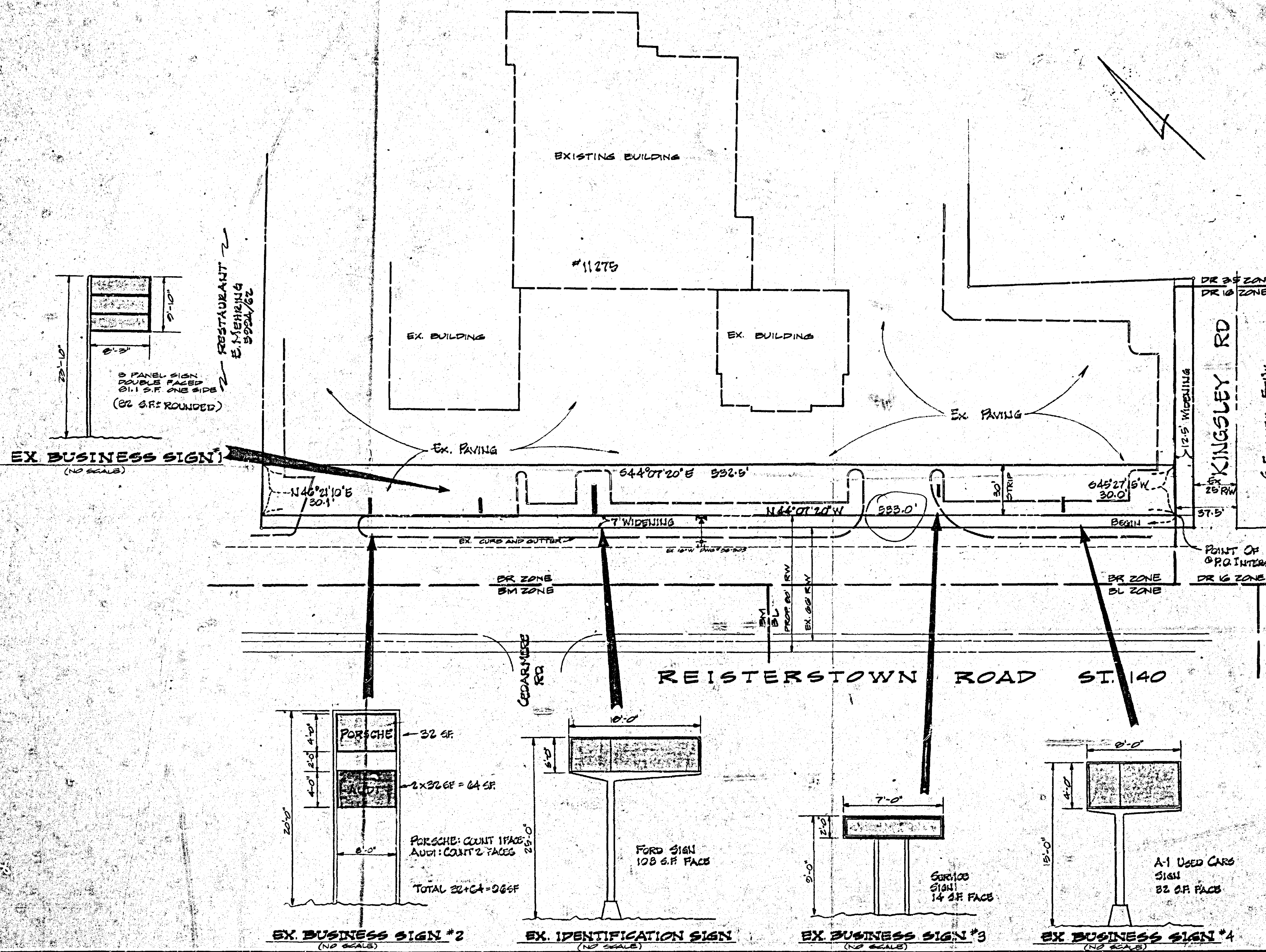
EX. ZONING BR
EX. USE CAR DEALERSHIP
AREA OF SITE 9.03 AC.
EX. IDENTIFICATION SIGN 100 SF (150 SF ALLOWED)
EX. BUSINESS SIGNS 48 160 SF TOTAL

PROP. AMENDMENT TO EX. SIGN #2
1. CHANGED TOP PANEL (PORSCHE-AUDI) TO (PORSCHE)
SAME-SIZE PANEL AS APPROVED
2. ADDED A NEW PANEL (AUDI) @ 4' X 8' = 32 SF PER FACE
DOUBLE FACE @ 64 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. 40237 FOR INFORMATION ON EXISTING SIGNS



NOTE: ALL SIGNS ARE DOUBLE FACED
NOTE: AT TIME VARIANCES WERE GRANTED UNDER CASE # 84-10A AREA OF SIGNS WHERE NOT CALCULATED BY ADDING EACH FACE OF EACH SIGN.
NOTE: BUSINESS SIGNS #1, #3 AND #4 - SQUARE FOOTAGE BASED ON SINGLE FACE SIZE AS APPROVED.
NOTE: CASE NO. 84-10A GRANTED 4 BUSINESS SIGNS WITH 160 S.F. FACING



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: JULY 23, 1985
LOCALITY: OWINGS MILLS

PLAT TO ACCOMPANY ZONING PETITION
FOR A SIGN VARIANCE FROM SECTION 413.2.5
TO AMEND VARIANCES GRANTED PER CASE # 84-10
(ITEM NO. 221) TO ALLOW A TOTAL AREA OF 224 SQUARE
FEET RATHER THAN 160 SQUARE FEET AS PERMITTED FOR
LEN STOLER FORD 11275 REISTERSTOWN ROAD