

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 three business signs as presently existing, and to allow a total area of 210 square feet instead of permitted 100 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 to permit additional signage.

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: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1985, at 11:00 o'clock.

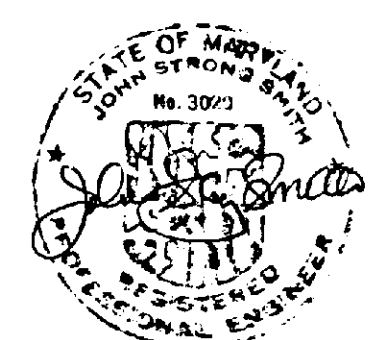
Carl J. Jones
Zoning Commissioner of Baltimore County.

(over)

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

Description to Accompany a Zoning Petition for Sign Variances
September 24, 1985
RE: Towson Valley Motors
#9800 - #9818 York Road
Point of beginning being located (S 20° 30' W 63') ± from the point of intersection of centerlines of York Road and Gibbons Boulevard thence enclosing a 30 foot strip of land:
1) S 71° 35' 38" W 30' ±
2) N 18° 20' 36" W 536' ±
3) S 88° 21' 25" E 32' ± and
4) S 18° 20' 36' E 525' ± to the place of beginning.
Containing 0.39 Ac. of land more or less.

(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY)



IN RE: PETITION ZONING VARIANCES * BEFORE THE
W/S of York Road, 63' SW of * ZONING COMMISSIONER
Gibbons Boulevard (9800-9818 * OF BALTIMORE COUNTY
York Road) - 8th Election *
District *
Charles C. Fenwick, Jr., * Case No. 86-236-A
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a total of 210 square feet instead of the permitted 100 square feet for three other business signs, as shown on Petitioner's Exhibit 1.

The Petitioner appeared and testified and was represented by Counsel. There were no Protestants.

Testimony indicated that the subject property, zoned B.M.-C.C.C. and located on York Road, is improved with Towson Valley Motors and has three other business signs approved in 1976 at a time when the policy of the Zoning Commissioner was to count only one side of a multi-faced sign. However, this Commissioner has determined that the policy was in violation of the plain language of the statute of the Baltimore County Zoning Regulations (BCZR) and now each side must be counted. Since the policy change is not retroactive, any sign approved under the old policy is permissit unless its size is changed or it is materially altered.

In the instant case, the Subaru sign computes to 58 square feet and the Used Cars sign computes to 32 square feet. The third sign consists of a Porsche-Audi identification sign containing 34 square feet per side and a Towson Valley identification sign containing 18 square feet per side. The manufacturers of Porsche and Audi now require separate signs, which they

each supply for purchase by the dealer. The additional sign will add 34 square feet of signage per side, a total of 68 square feet, to the existing signage of 142 square feet. Since only one side of the existing signs is counted and both sides of the additional sign must be counted, the total signage requested is 210 square feet.

The Petitioner seeks relief from Section 413.2f, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In

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PETITION FOR VARIANCE

8th Election District

LOCATION: West side of York Road, 63' Southwest of Gibbons Boulevard (9800-9818 York Road)

DATE AND TIME: Monday, December 9, 1985 at 11:00 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 use of three business signs as presently existing, and to allow a total area of 210 Square Feet instead of permitted 100 square feet.

Being the property of Charles C. Fenwick, Jr., 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

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
W/S York Rd., 63' SW of :
Gibbons Blvd. (9800- : OF BALTIMORE COUNTY
9818 York Rd.), :
8th District :
CHARLES C. FENWICK, JR., : Case No. 86-236-A
Petitioner :

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 19th day of November, 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

addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of December, 1985, that the Petition for Zoning Variance to permit a total of 210 square feet instead of the permitted 100 square feet for three other business signs be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his sign permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. A temporary sign shall be permitted for a maximum of 60 days per year, pursuant to Section 413.4, BCZR; however, if a use permit is not obtained and/or the maximum time permitted is violated, the Petitioner shall be subject to a show cause hearing at which time he will be subject to the possible loss of the variance granted herein.

Carl J. Jones
Zoning Commissioner of Baltimore County

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

December 4, 1985

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

RE: Petition for Variance
W/S York Rd., 63' SW of Gibbons Blvd.
(9800-9818) York Rd.)
8th Election District
Charles C. Fenwick, Jr. - Petitioner
Case No. 86-236-A

This is to advise you that \$ 70.25 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing.

No. 012428

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE 12-12-85 ACCOUNT 2-01-615-000
AMOUNT \$ 70.25
RECEIVED FROM Marvin I. Singer, Esq.
FOR Advertising Posting 86-236-A
VALIDATION OR SIGNATURE OF CASHIER

12/28/85

November 8, 1985

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

NOTICE OF HEARING

Re: Petition for Variance
W/S York Rd., 63' SW of Gibbons Blvd.
(9800-9818 York Rd.)
8th Election District
Charles C. Fenwick, Jr. - Petitioner
Case No. 86-236-A

TIME: 11:00 a.m.

DATE: Monday, December 9, 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. 012319

DATE: 11/7/85 ACCOUNT: R-01-615-200

AMOUNT: \$ 100.00

RECEIVED FROM: Marvin I. Singer

FOR: F.B. to J. Dyer 11/22

BY: J. Dyer

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 15, 1985

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

000

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

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

RE: Item No. 132 - Case No. 86-236-A
Petitioner - Charles C. Fenwick, Jr.
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
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nrr

Enclosures

cc: Geo. Wm. Stephens, Jr.
& Associates, Inc.
Post Office Box 6628
Towson, Maryland 21204



Maryland Department of Transportation

State Highway Administration

William K. Helmum
Secretary
Hal Kasloff
Administrator

October 29, 1985

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

Att: James Dyer

Re: Baltimore County
Item # 132
Property Owner: Charles
Fenwick, Jr.
Location: W/S York Road
(Maryland Route 45)
Existing Zoning: B.M.
Proposed Zoning: Var.
to continue use of three
business signs as presently
existing, and to allow a
total area of 210 sq. ft.
instead of permitted 100
sq. ft.
Acres: .39
District 8th

Dear Mr. Dyer:

On review of the submittal of 9/16/85, for sign
variance, the State Highway Administration-Bureau of
Engineering Access Permits is forwarding item 132 to the
S.H.A. Beautification Section, c/o Morris Stein (659-1642)
for all comments relative to Zoning.

Very truly yours,

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

CL-GW:ies

cc: J. Ogle
M. Stein w/att.

My telephone number is 31-350-
Teletypewriter for impaired hearing or speech
383-5555 Baltimore Metro - 365-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 7177 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
NORMAN E. GERBER
DIRECTOR

NOVEMBER 15, 1985

Re: Zoning Advisory Meeting of October 22, 1985
Item # 132
Property Owner: CHARLES FENWICK, JR.
Location: W/S YORK RD. 63' SW OF G.
OF GIBBONS BLVD.

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 2-2-5 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 11/15/85.
- ☒ The property is located in a deficient service area as defined by
Bill 173-79. 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 173-79, and its conditions change
traffic capacity may become more limited. The Basic Services Areas
are re-evaluated annually by the County Council.
- ☐ Additional comments:

cc: James Howell
Norman E. Gerber
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

November 15, 1985

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

Item No. -ZAC- Meeting of October 22, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered
132, 133, 134, 135, 136, and 138.

Michael S. Manigan
Traffic Engineer Associate II

MSF/bld

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

November 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: Charles Fenwick, Jr.

Location: W/S York Road, 63' SW of centerline of Gibbons Blvd.

Item No.: 132 Zoning Agenda: Meeting of October 22, 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 on this time.

REVIEWER: Noted and Approved:
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

TED ZALESKI, JR.
DIRECTOR

November 22, 1985

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

Dear Mr. Jablon:

Comments on Item # 132 Zoning Advisory Committee Meeting are as follows:

Property Owner: Charles Fenwick, Jr.
Location: W/S York Road, 63' SW of c/o of Gibbons Blvd.
8th.

APPLICABLE ITEMS ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85,
the Maryland Code for the Handicapped and Age (A.D.A. #117-1 - 1980) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ 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.
- ☒ 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. Dependence shall be not acceptable.
- ☒ All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for
exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer
than 3'-0" to an interior lot line. Any wall built up on an interior lot line shall require a fire or party
exterior wall within 3'-0" of an interior lot line.
- ☒ 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 401 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(a) of the Baltimore
County Building Code.
- ☒ When filing for a required Change of the Occupancy Permit, an attention 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. Maryland Architectural or
Engineer seals are usually required. The change of Use Groups are from Use to Use or to Mixed Uses. See Section 212 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Flood/Overwash. 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: Signs shall comply to Article 19 as amended by Bill #17-85,
Section 1907.0, 1908.0 and 1914.0 if illuminated.
- ☒ 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 review of any permit. If desired
the applicant may obtain additional information by visiting Room 172 of the County Office Building at 111
West Chesapeake Avenue, Towson, Maryland 21204.

1/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: November 26, 1985

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

SUBJECT: Zoning Petition No. 86-236-A

There are no comprehensive planning factors requiring comment
on this petition.

NEG:JGH:slm

Norman E. Gerber
Director

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 21, 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 November 21, 1985.

THE JEFFERSONIAN,

Publisher
Cost of Advertising

22.00

PETITION FOR VARIANCE 8th Election District

LOCATION: West side of York Road, 63' Southwest of Gibbons Boulevard (9800-9818 York Road)
DATE AND TIME: Monday, December 9, 1985 at 11:00 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 Variance from Section 413.21 to continue use of the three business signs as presently existing, and to allow a total area of 210 Square Feet instead of permitted 100 square feet.

Being the property of Charles C. Fenwick, Jr. 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
Nov. 21.

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 20, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on November 20, 1985.

TOWSON TIMES,

Publisher

38.25

PETITION FOR VARIANCE 8th Election District

LOCATION: West side of York Road, 63' Southwest of Gibbons Boulevard (9800-9818 York Road)
DATE AND TIME: Monday, December 9, 1985 at 11:00 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 Variance from Section 413.21 to continue use of three business signs as presently existing, and to allow a total area of 210 Square Feet instead of permitted 100 square feet.

Being the property of Charles C. Fenwick, Jr. 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
71451-LB4025 11/20

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 11-20-85

Posted for: Variance

Petitioner: Charles C. Fenwick, Jr.

Location of property: W/S of York Road 63' SW of Gibbons Blvd (9800-9818 York Road)

Location of Signs: 1 sign W/S of York Road in front of 9800 York Road and 1 sign W/S of York Road in front of 9818 York Road

Remarks:

Posted by: A.J. Jablon Signature Date of return: 11-22-85

Number of Signs: 2

Case No. 86-236-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

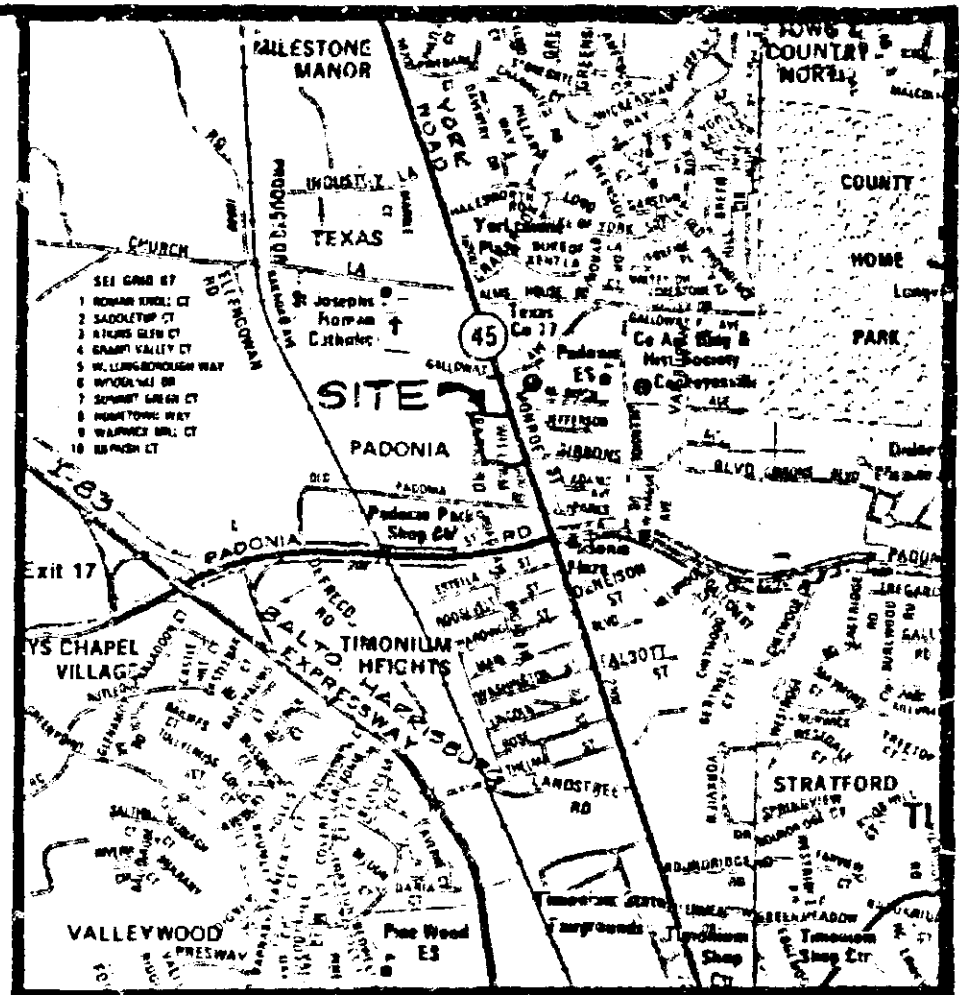
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 5th day of November, 1985

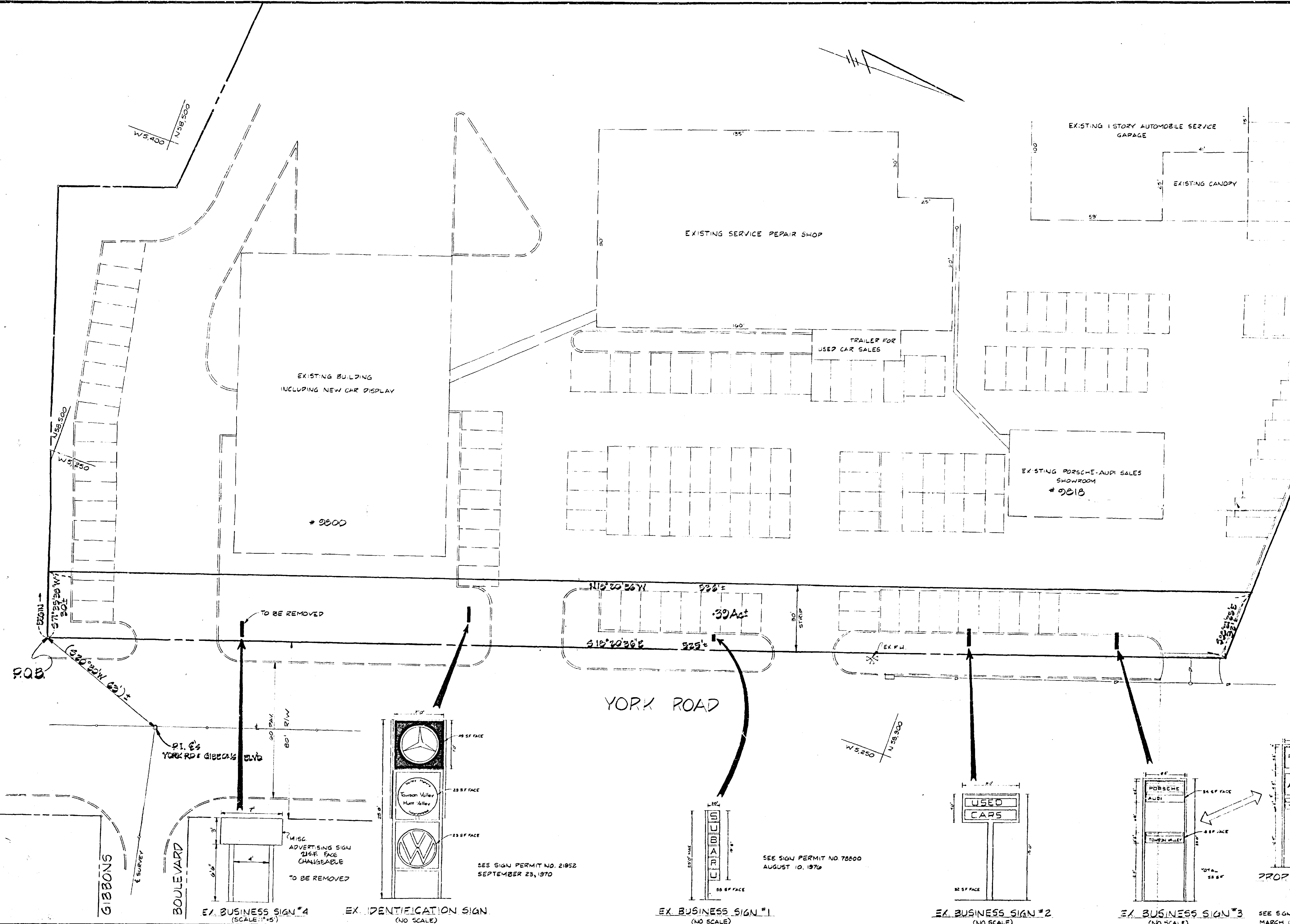
ARNOLD JABLON
Zoning Commissioner

Petitioner Charles C. Fenwick, Jr.
Petitioner's Attorney Marvin I. Singer, Esquire

Received by: James E. Dyer, Jr.
Chairman, Zoning Plans Advisory Committee



LOCATION MAP
SCALE: 1" = 2000'

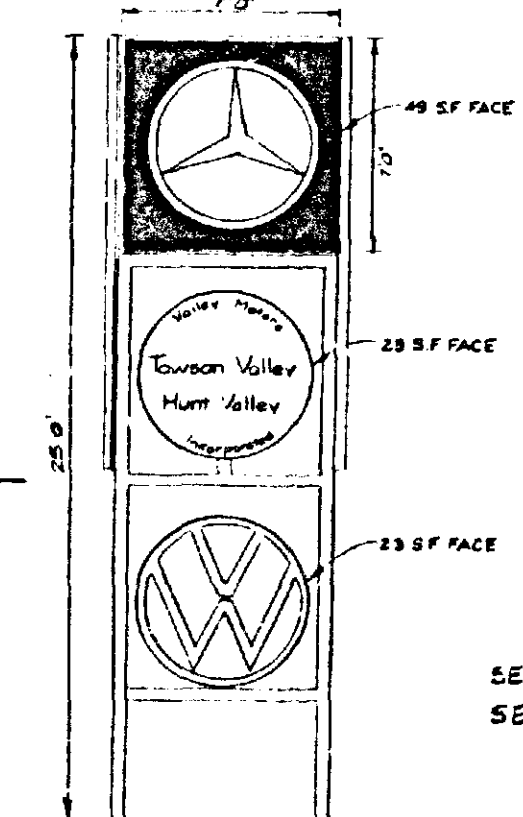


SITE DATA

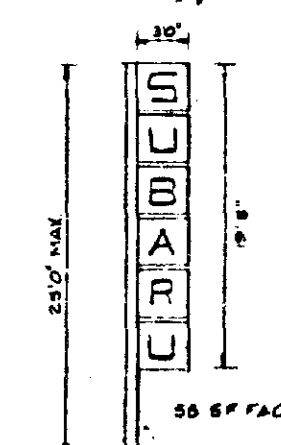
- 1) EX. ZONING: BM-CCC
 - 2) EX. USE: CAR DEALERSHIP
 - 3) AREA OF SIGN STRIP: 39 AC
 - 4) EX. IDENTIFICATION SIGN: 18 00 SF (1 FACE)
 - 5) EX. BUSINESS SIGNS: 46 103 SF (1 FACE)
 - 6) WALL SIGNS ARE DOUBLE FACE
- *NOTE:
THE DESCRIPTION IS INTENDED TO SHOW & ENCLOSE A STRIP 30' WIDE & PARALLEL TO (MURRIS) YORK ROAD FOR THE INSTALLATION AND/OR RELOCATION OF PROP. & EX. SIGNS SHOWN HEREON.

- PROP. AMENDMENT TO EX. SIGN #3
1. CHANGED TOP PANEL (PORSCHE-AUDI) TO (PORSCHE) SAME SIZE PANEL AS APPROVED
2. ADDED A NEW PANEL (AUDI) @ 42' X 82' = 34 SF FACE DOUBLE FACE @ 68 SF

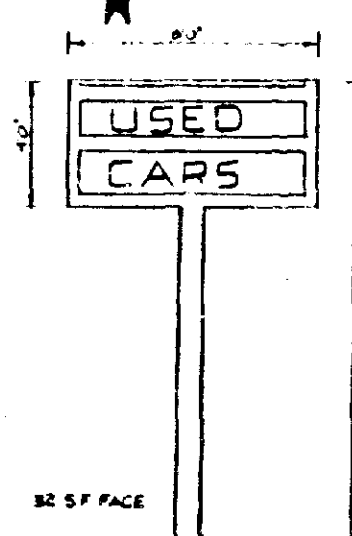
VARIANCES REQUESTED
TO PERMIT THE 3 EXISTING OTHER BUSINESS SIGNS HAVING AN EXISTING SURFACE AREA OF 142 SF ± TO BE AMENDED TO 210 SF ± IN LIEU OF THE ALLOWED 100 SF. (SECTION 413.2f) AND 3 OTHER BUSINESS SIGN



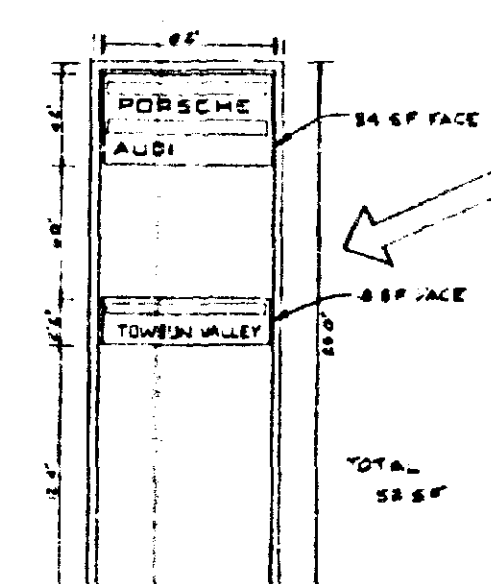
SEE SIGN PERMIT NO. 21952
SEPTEMBER 23, 1970



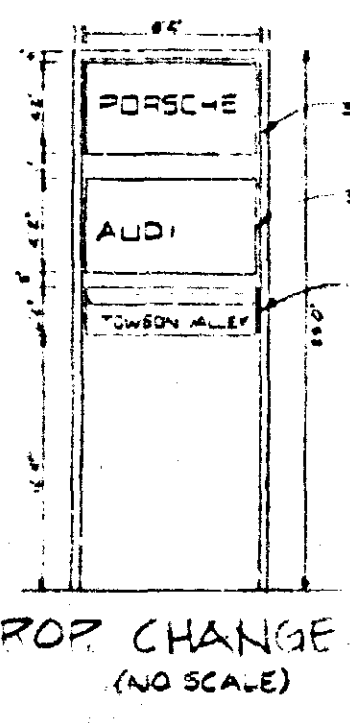
SEE SIGN PERMIT NO. 78800
AUGUST 10, 1976



EX. BUSINESS SIGN #2
(NO SCALE)



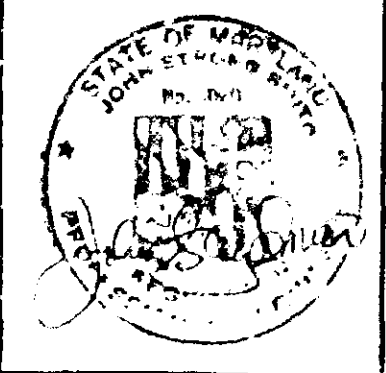
EX. BUSINESS SIGN #3
(NO SCALE)



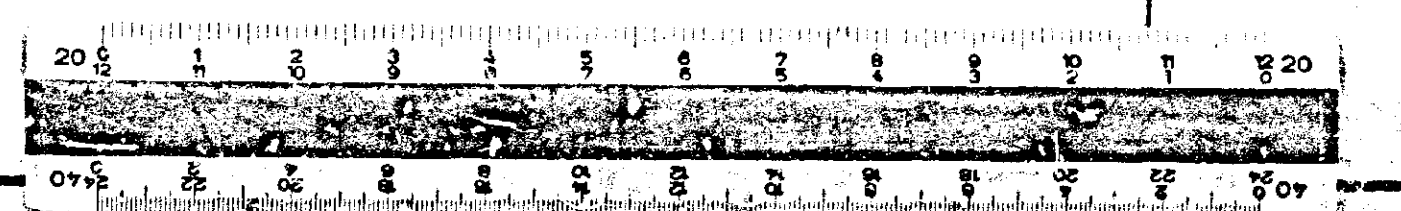
SEE SIGN PERMIT NO. 42308
MARCH 17, 1982

PETITIONER'S
EXHIBIT #3
#132

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120



OWNER:
TOWSON VALLEY MOTORS
9800-9818 YORK ROAD
COCKEYSVILLE, MARYLAND 21030
(301) 667-9000



PLAT TO ACCOMPANY ZONING PETITION
FOR SIGN VARIANCES FROM SECTIONS
413.2f
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'
ELECTION 7 DISTRICT #6
SEPTEMBER 2, 1985
ZONING FILE NO. 65-32 (CHARLES FENWICK) PN 5345