

413 87-484-SPHA **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 238.2 to permit a Side Yard setback of 3 feet on the eastern side and 5 feet on the western side in lieu of the required 30 feet on each side; from Section 238.1 and 303.2 to permit a Front Yard setback of 51 feet in lieu of the required average setback of 65 feet; and Section 413.2F to permit a business sign of a total of 392 square feet in lieu of the 100 square feet allowable.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County for the following reasons: (indicate hardship or practical difficulty) Due to the unique physical conditions of the subject site, particularly the exceptional topographical features, location of the improvements as proposed in any other configuration would result in undue hardship and practical difficulty. Due to the elevation of the site, and the necessary elevation of the proposed sign, a smaller sign would result in practical difficulty of potential customers locating this dealership. Proposed parking includes spaces in residential zone and which are the subject of a pending Petition for Special Hearing for Parking in a Residential Zone.

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.

LESSEE:
RUSSEL MOTOR CARS, INC.
(Type or Print Name)

Signature
6700 Baltimore National Pike
Address
Baltimore, Maryland 21228
City and State 788-8400

Attorney for Petitioner:

Julius W. Lichter
(Type or Print Name)
Signature
Suite 113, 305 W. Chesapeake Ave.
Address
Towson, MD 21204
City and State

Attorney's Telephone No.: 321-0600

Legal Owner(s):
OLMAR CORPORATION
(Type or Print Name)

Signature
115 North Street
Address
Harrisburg, PA 17101
City and State

Signature

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Julius W. Lichter, Esq.
Suite 113, 305 W. Chesapeake Avenue
Towson, Maryland 21204
Phone No. 321-0600

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Julius W. Lichter, Esq.
Suite 113, 305 W. Chesapeake Avenue
Towson, Maryland 21204
Phone No. 321-0600

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of April, 1987, 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 9th day of June, 1987, at 11:00 o'clock A.M.

Julius W. Lichter
Zoning Commissioner of Baltimore County.

Petitioners. The variances requested would not be detrimental to the health, safety and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 24th day of June, 1987 that business parking in a DR 16 zone, in accordance with Petitioner's Exhibit 1b, be approved, and variances for a side yard setback of 3 feet on the eastern side for an addition and 5 feet on the western side for parking; a front yard setback of 51 feet for a showroom addition; and a business sign totalling 384 sq.ft., in accordance with Petitioner's Exhibit 1a, be approved, and as such, the Petitions for Special Hearing and Zoning Variances are hereby GRANTED, subject, however, to the following restrictions:

- 1) All deliveries of automobiles, their parts, or other supplies and equipment shall be through the Route 40 entrance, not Powers Lane.
- 2) The Powers Lane access shall be utilized only by employees and an occasional customer travelling from the Toyota dealership to the BMW site.
- 3) The Petitioners shall contact the apartment complex across Powers Lane, and if additional screening is requested, the Petitioners shall construct a fence or plant evergreens on the apartment's property along its property line beside that portion of Powers Lane that is adjacent to the subject site. The Petitioners, however, will not be responsible for any maintenance required in connection with such screening. Evidence of the apartment's reply shall be forwarded to this office for inclusion in the case file.

John M. D'Amico
Deputy Zoning Commissioner
of Baltimore County

413 87-484-SPHA **PETITION FOR SPECIAL HEARING** 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 Special Hearing under Section 304.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve business parking in the DR 16 zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing 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:

Julius W. Lichter
(Type or Print Name)

Signature

Suite 113, 305 W. Chesapeake Ave.
Address
Towson, Maryland 21204
City and State

Attorney's Telephone No.: 321-0600

Legal Owner(s):

RUSSEL MOTOR CARS, INC.
(Type or Print Name)

Signature

F. Steven Russel, Vice President
(Type or Print Name)

Signature

6700 Baltimore National Pike
Address
Baltimore, MD 21228 788-8400
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Julius W. Lichter, Esq.
Suite 113, 305 W. Chesapeake Avenue
Towson, MD 21204
Phone No. 321-0600

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of April, 1987, 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 9th day of June, 1987, at 11:00 o'clock A.M.

Julius W. Lichter
Zoning Commissioner of Baltimore County.

IN RE: PETITION FOR SPECIAL HEARING AND ZONING VARIANCE - NE/S Baltimore Nat'l Pike, 1100' NW of Woodward Dr. (6600 Balto. Nat'l. Pike) and SW/S Powers Lane, 1000' NW of Woodward Dr. 1st Election District 1st Councilmanic District

Russell Motor Cars, Inc., et al
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-484-SPHA

The Petitioners herein request a special hearing to approve business parking in a DR 16 zone and variances to permit a side yard setback of 3 feet on the eastern side and 5 feet on the western side in lieu of the required 30 feet on each side; a front yard setback of 51 feet in lieu of the required average setback of 65 feet; and a business sign totalling 392 sq.ft. in lieu of the permitted 100 sq.ft. Plans submitted, prepared by KCW Consultants, Inc., dated March 23, 1987 and identified as Petitioner's Exhibits 1a and 1b describe the setback variances and correct the calculation for signage to 384 sq.ft.

Testimony by and on behalf of the Petitioners and information proffered at the hearing indicated that Russel Motor Cars, Inc. is a family-owned business which has been in existence for approximately 32 years. The Petitioners currently have both Toyota and BMW dealerships located three sites to the west of the subject property. BMW is presently exerting strong pressure for the Petitioners to separate their two dealerships and provide an exclusive site for this franchise. The front portion of the subject site, the lot for which the variances are being requested, has been improved with a one-story building, which is hardly visible from Route 40. The site has been used as a motor vehicle dealership offering sales and service. The Petitioner's propose the construction of two additions, one of which will provide a new showroom at the front of the existing building, and another addition, part of which will be one-story high and the other part to be two stories high, at the side of the building. The sign

October 23, 1987

Mr. Jules Lichter
305 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Lichter:

In response to your letter of September 1, 1987 we would like you to erect a fence as requested. Please get together with me at the site to review the situation.

Feel free to contact me if you have any questions.

Sincerely,

Robert N. Meyers
Robert N. Meyers, CPA
Westerlee Apartments

RNM/bjb

908 YORK ROAD TOWSON, MARYLAND 21204 301.823.5151

proposed would be a standard sign supplied through BMW with three distinct sections, each 8' x 8' and totaling 192 sq.ft. per side, or 384 sq.ft. total (not 392 sq.ft. as requested on the petition form). The top portion of the sign would give the brand name, the middle portion the local dealer's name, and the lower portion would have no writing. Subsequent correspondence on behalf of the Petitioners indicated that the BMW sign, which exists at the currently utilized combination dealership, is 126 sq.ft. (both sides) and that BMW provides three standard sizes of signs: 68 sq.ft.; 126 sq.ft., which is currently being used; and 384 sq.ft., which is proposed for this site. The rear part of the site, the lot for which a use permit for parking is being requested, is at a considerably higher elevation, is vacant and wooded, is zoned partly BR and partly DR 16, and has DR 16 frontage on Powers Lane. Twenty-six parking spaces, their access and a 20' drive to Powers Lane would be located on the DR 16 portion. The access to Powers Lane would serve both customers and employees and provide accessibility between the two sites. Car carriers will utilize the entrance from Route 40.

The Petitioners stipulated to an inspection of the property by the Deputy Zoning Commissioner. The site visit revealed that property on nearby portions of the north side of Powers Lane are improved by one well-kept home, a dwelling that may be vacant, and open lawn space and pool area for an apartment complex.

There were no Protestants.

Pursuant to the advertisement, posting of property, and public hearing held on this case and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the approval requested in the special hearing would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations (BCZR), and strict compliance with the BCZR would result in practical difficulty and unreasonable hardship upon the

ORDER RECEIVED FOR FILING
Date 10/23/87
By Betty J. Johnson

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
491-3363
J. Robert Walters
Zoning Commissioner

September 1, 1987 October 8, 1987

Mr. P. Pittman
Donald B. Ratcliffe and Assoc.
10404 Stevenson Rd.
Stevenson, Md, 21153

RE: Building Permit No. C-1554-87
6616 Baltimore Nat'l Pike
1st. Elect. Dist.
87-484 SPHA

Dear Mr. Pittman,

The Zoning Office cannot approve the above referenced building permit application for the following reason(s):

- Improper setbacks
- Improper use
- Improper location
- Inspection of the property must be made
- Insufficient information on permit
- Revised Plans (9 copies) must be submitted to the counter in Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. All plans must be accompanied by a cover letter listing the revisions and referencing the permit and control number. Revised plans must be submitted in person.
- Other (List the restrictions on the site plan and comply with same)

REVISED PLAN COMMENTS UNDERLINED 10/8/87

If you have any further questions, you may contact me at 494-3391.

Very truly yours,

W. CARL RICHARDS, JR.
Zoning Coordinator

cc: Zoning File
Planning File

Petitioners. The variances requested would not be detrimental to the health, safety and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 24th day of June, 1987 that business parking in a DR 16 zone, in accordance with Petitioner's Exhibit 1b, be approved, and variances for a side yard setback of 3 feet on the eastern side for an addition and 5 feet on the western side for parking; a front yard setback of 51 feet for a showroom addition; and a business sign totalling 384 sq.ft., in accordance with Petitioner's Exhibit 1a, be approved, and as such, the Petitions for Special Hearing and Zoning Variances are hereby GRANTED, subject, however, to the following restrictions:

- 1) All deliveries of automobiles, their parts, or other supplies and equipment shall be through the Route 40 entrance, not Powers Lane.
- 2) The Powers Lane access shall be utilized only by employees and an occasional customer travelling from the Toyota dealership to the BMW site.
- 3) The Petitioners shall contact the apartment complex across Powers Lane, and if additional screening is requested, the Petitioners shall construct a fence or plant evergreens on the apartment's property along its property line beside that portion of Powers Lane that is adjacent to the subject site. The Petitioners, however, will not be responsible for any maintenance required in connection with such screening. Evidence of the apartment's reply shall be forwarded to this office for inclusion in the case file.

John M. D'Amico
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
Date 10/23/87
By Betty J. Johnson

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

Arnold Jablon
Zoning Commissioner

June 24, 1987



Dennis F. Rasmussen
County Executive

Julius W. Lichter, Esquire
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: Petition for Special Hearing
and Zoning Variance - NE/S
Balto. Nat'l. Pike, 1100' NW
of Nuwood Drive (6616 Baltimore
Nat'l. Pike) and SW/S Powers
Lane, 1000' NW of Nuwood Drive
1st Election District
1st Councilmanic District
Case No. 87-484-SFHA

Dear Mr. Lichter:

Pursuant to the hearing recently held on the above-referenced case, en-
closed please find a copy of the decision rendered. Your Petitions for Special
Hearing and Zoning Variance have been Granted, subject to the restrictions noted
in the attached Order.

If you have any questions concerning this matter, please do not hesitate
to contact this office.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbj

Enclosures

cc: People's Counsel

Douglas L. Kennedy, P.E.
William K. Woody, L.S.

KCW Consultants, Inc.
Civil Engineers and Land Surveyors
1777 Reisterstown Road
Commerce, Suite 175
Baltimore, Maryland 21208

(301) 484-0894 / 484-0963

March 24, 1987

DESCRIPTION OF PROPERTY OF RUSSEL MOTOR CARS, INC.
POWERS LANE
1ST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
DEED REFERENCE: 7319/0298
TO ACCOMPANY PETITION FOR SPECIAL HEARING
FOR PARKING IN A RESIDENTIAL ZONE

BEGINNING FOR THE SAME at a point in or about the center of
Powers Lane; said point being distant 1,000 feet more or less Westerly
from the corner formed by the intersection of the West side of Nuwood
Drive and the South side of Dlong Road; thence leaving said point of
beginning and running the three following courses and distances
referring all bearings to the Baltimore County Survey Control System:
(1) South 15 degrees 50 minutes 00 seconds West 273.84 feet; (2) North
58 degrees 08 minutes 40 seconds West 320.96 feet and (3) North 18
degrees 25 minutes 40 seconds East 190.00 feet to a point in the center
of Powers Lane; thence running more or less with the centerline of
Powers Lane the two following courses and distances: (4) South 74
degrees 04 minutes 20 seconds East 214.50 feet and (5) South 71 degrees
21 minutes 00 seconds East 85.50 feet to the point of beginning,
containing 1.65 acres, more or less.

Douglas L. Kennedy, P.E.
William K. Woody, L.S.

KCW Consultants, Inc.
Civil Engineers and Land Surveyors
1777 Reisterstown Road
Commerce, Suite 175
Baltimore, Maryland 21208

(301) 484-0894 / 484-0963

March 24, 1987

DESCRIPTION OF PROPERTY OF OLMAR CORPORATION,
LEASED TO RUSSEL MOTOR CARS, INC.
6616 BALTIMORE NATIONAL PIKE
1ST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
DEED REFERENCE: O.T.C. 5011/19
TO ACCOMPANY PETITION FOR VARIANCES

BEGINNING FOR THE SAME at a point on the Northeast side of
Baltimore National Pike, U.S. Route 40, 150 feet wide; said point being
distant 1,100 feet more or less Northwestly from the corner formed by
the intersection of the Northeast side of Baltimore National Pike and
the West side of Nuwood Drive; thence running from said point of
beginning and binding on the Northeast side of Baltimore National Pike
referring all bearings to the Baltimore County Survey Control System by
a curve to the right having: (1) a radius of 7,564.44 feet, an arc
length of 210.91 feet and a chord bearing North 56 degrees 49 minutes 08
seconds West 210.90 feet; thence leaving the Northeast side of Baltimore
National Pike and running the three following courses and distances:
(2) North 18 degrees 25 minutes 40 seconds East 357.66 feet; (3) South
58 degrees 08 minutes 40 seconds East 192.59 feet and (4) South 15
degrees 50 minutes 00 seconds West 367.02 feet to the point of
beginning, containing 1.98 acres more or less.

PETITIONS FOR SPECIAL HEARING AND VARIANCES

1st Election District - 1st Councilmanic District

Case No. 87-484-SFHA

LOCATION:

North East Side Baltimore National Pike, 1100 feet Northwest
of Nuwood Drive (6616 Baltimore National Pike) and Southwest
Side Powers Lane, 1000 feet Northwest of Nuwood Drive

DATE AND TIME:

Tuesday, June 9, 1987, 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 Special Hearing to approve business parking in the D.R. 16 Zone

Petition for Zoning Variance to permit a side yard setback of 3 feet on the
eastern side and 5 feet on the western side in lieu of the required 30 feet
setback of 65 feet, and a front yard setback of 51 feet in lieu of the required average
setback of 65 feet, and a business sign of a total of 392 square feet in
lieu of the 100 square feet allowable

Being the property of Russel Motor Cars, Inc., et al., as shown on plat
plan filed with the Zoning Office.

In the event that this Petition(s) 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 SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
NE/S Balto. Nat'l Pike, 1100' :
NW of Nuwood Dr. & SW/S Powers :
La., 1000' NW of Nuwood Dr., :
1st District :

RUSSEL MOTOR CARS, INC., et al., Case No. 87-484-SFHA
Petitioners

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

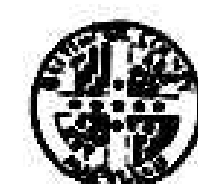
Peter Max Zimmerman

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

I HEREBY CERTIFY that on this 20th day of May, 1987, a copy
of the foregoing Entry of Appearance was mailed to Julius W. Lichter,
Esquire, Suite 113, 305 W. Chesapeake Ave., Towson, MD 21204, Attorney
for Petitioners.

Peter Max Zimmerman

Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 2, 1987

Julius W. Lichter, Esquire
Suite 113, 305 West Chesapeake Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCES
NE/S Baltimore National Pike, 1100' NW of
Nuwood Dr. (6616 Baltimore National Pike)
and SW/S Powers La., 1000' NW of Nuwood Dr.
Russel Motor Cars, Inc., et al - Petitioners
Case No. 87-484-SFHA
1st Election District - 1st Councilmanic District

Dear Mr. Lichter:

This is to advise you that \$95.61 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 itself.

Please make the check payable to Baltimore County, Maryland, and remit
ing, Towson, Maryland

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

DATE 6/9/87 ACCOUNT R-01-615-000

2 SIGNS & POSTS
RETURNED

RECEIVED FROM Russel Toyota, 6700 BALTIMORE NATIONAL PIKE,
Baltimore, Md. 21228

ADVERTISING & POSTING COSTS RE CASE 87-484-SFHA

FOR 8 8043*****356112 3095F

VALIDATION OR SIGNATURE OF CASHIER



May 28 19 87

THIS IS TO CERTIFY that the annexed advertisement of

Petition for Special Hearing
87919

was inserted in the following:

☒ Catonsville Times \$27.01
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 23 day of May 19 87, that is to say,
the same was inserted in the issues of

May 21, 1987

PATUXENT PUBLISHING CORP.
By *[Signature]*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, MARYLAND

Plaintiff

vs.

Defendant

CERTIFICATE OF PUBLICATION OF

Julius W. Lichter, Esquire April 30, 1987
Suite 113, 305 West Chesapeake Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCES
NE/S Baltimore National Pike, 1100' NW of
Nuwood Dr. (6616 Baltimore National Pike)
and SW/S Powers La., 1000' NW of Nuwood Dr.
Russel Motor Cars, Inc., et al - Petitioners
Case No. 87-484-SFHA (1st E.D. - 1st C.D.)

TIME: 11:00 a.m.

DATE: Tuesday, June 9, 1987

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

[Signature]
Zoning Commissioner
of Baltimore County

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

DATE 4-8-87 ACCOUNT R-01-615-000

RECEIVED FROM Russel Motor Cars, Inc. #413

FOR Patuxent Publishing Corp.

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-484-SPHA

District 1st Date of Posting May 20-87
Posted for: Special Hearing and Variances
Petitioner: Russell Motor Cars, Inc., et al
Location of property: N.E. S. Baltimore Natl. Pike, 1100' N.W. of
Power Lane, 6616 Baltimore Natl. Pike, and S.W. of Powers Lane
Location of sign: Corner of subject property 6616 Baltimore Natl. Pike
Remarks: As per Certificate of Posting
Posted by: [Signature] Date of return: May 22-87
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD. MAY 21, 1987

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 MAY 21, 1987.

THE JEFFERSONIAN,

[Signature]
Publisher

3861

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 day of May, 1987.

Petitioner: [Signature]
Petitioner's Attorney: [Signature]

Received by: [Signature]
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 7, 1987
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-484-SPHA

This office is pleased with the retention of the existing wooded areas on the north side of the property and supports the granting of the subject petition; however, it is requested that additional planting, preferably evergreens, be planted along the area along Powers Lane that is not adequately screened by existing vegetation.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:sib

RECEIVED
MAY 11 1987

ZONING OFFICE

CPS-008

27-282
CALMAN A. LEVIN
STANFORD G. GANN
ROBERT M. HANKIN
MELVIN A. STEINBERG
JULIUS W. LICHTER
ROBERT L. FREEMAN
ROBERT L. FREEMAN
ANDREW R. SANDLER
RANDOLPH C. KNEPPER
ERIC F. WALLER
JESSE D. DELANCY
BRUCE J. FRANK
HOWARD L. ALDERMAN, JR.
STUART D. KAPLOW
LOUIS L. GANN
MARC C. GANN
* ALSO ADMITTED IN DC
* ADMITTED IN NEW YORK ONLY
* ALSO ADMITTED NEW YORK

LEVIN, GANN & HANKIN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301-321-0600
TELECOPIER FAX 301-625-1050

ELLIS LEVIN (1903-1980)
BALTIMORE OFFICE
10 LIGHT STREET
BALTIMORE, MD 21201
301-530-3700
CARROLL COUNTY OFFICE
1117 LIBERTY ROAD
POTOMAC, MD 21784
703-6600

RECEIVED
JUN 19 1987

June 18, 1987

ZONING OFFICE

HAND-DELIVERED

Ms. Jean M. H. Jung
Deputy Zoning Commissioner
for Baltimore County
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing and Variances -
Russell Motor Cars, Inc., et al, Petitioners
Case No. 87-484-SPHA

Dear Ms. Jung:

Upon the conclusion of the zoning hearing before you on June 9, 1987, you requested that my client provide you with certain information concerning the requirements of BMW as to signage. This request for a sign variance is to allow a 392 sq. ft. sign in lieu of 100 sq. ft.

I enclose herewith copy of a letter addressed to me dated June 12, 1987 from Mr. Douglas L. Kennedy, P.E., of KCM Consultants, Inc., with attachments, which indicates the manufacturer's requirements. We urge that the Petitioners have shown and proven the hardship that would be placed upon them in operating their business without the granting of the variance for this sign. We ask that you visit the property, paying special attention to the fact that you cannot observe the property readily from any distance, and the sign, particularly in the location high up off of West Route 40, is the only means by which the manufacturer and the merchant can reasonably identify the premises for customers.

I would suggest that the sign is a very attractive sign and not cluttered in any way and that the granting of the variance for the size requested provides the motorist and prospective customers with the reasonable means by which a safe identification can be made of the business.

LEVIN, GANN & HANKIN

Ms. Jean M. H. Jung
June 18, 1987
Page Two

RE: Petition for Special Hearing and Variances -
Russell Motor Cars, Inc., et al, Petitioners
Case No. 87-484-SPHA

In the course of the dialogue which ensued between us and Mr. Russell, Vice-President of Russell Motor Cars, Inc., during the hearing regarding the utilization of the 20 ft. driveway from Powers Lane to the site, I emphatically request that my clients be allowed the freedom to utilize this 20 ft. driveway in such a manner as will facilitate the efficient operation of their dealership located at 6700 Baltimore National Pike to the west, and the subject site at 6616 Baltimore National Pike.

Should access through the driveway be restricted, motor traffic between the two sites would be limited to access from the subject site to the site at 6700 Baltimore National Pike via U. S. Route 40. To limit the use of the driveway would totally restrict motor travel from the site at 6700 Baltimore National Pike to the subject site at 6616 Baltimore National Pike in that vehicles from the most western site would have to travel a great distance out Route 40 and make U turns coming back down U. S. Route 40, making another U turn on Route 40. I would suggest that these turning movements would tend to reduce the efficiency of the operation and smooth flow of traffic on Route 40.

I would also suggest that traffic that might be exiting the subject site on any regular basis would also tend to impede westbound traffic on Route 40 due to its slow movement because of their desire to make a right turn into 6700 Baltimore National Pike.

While it is not my clients' intention to convert Powers Lane into a major thoroughfare, the flexibility in utilizing this driveway to Powers Lane is an absolute necessity to assure a smooth and efficient operation and which I do not feel would in any way create traffic problems or impair other property owners who adjoin the site or bind on Powers Lane. Powers Lane has been and always will be, from its extension from Rolling Road to this site, a roadway which offers secondary access to the various and many businesses which are located on Route 40 and provides a meaningful relief mechanism for reducing the number of vehicles entering Route 40 from its north side, which contributes to more efficient flow of traffic on Route 40.

My clients are willing to cooperate in providing landscaping along Powers Lane in the area suggested by the Office of Planning and Zoning and will cooperate in this regard.

LEVIN, GANN & HANKIN

Ms. Jean M. H. Jung
June 18, 1987
Page Three

RE: Petition for Special Hearing and Variances -
Russell Motor Cars, Inc., et al, Petitioners
Case No. 87-484-SPHA

As my clients are being pressed by the manufacturer to move forward with their development program, I would appreciate your earliest decision in this case and would appreciate your advising me that they may submit applications for building permits for the improvements provided that no improvements be made until such time as your decision has been rendered.

If I can provide any further information to assist you, please contact me. I will be out of the office until July 7, 1987. However, I would appreciate your contacting Mr. Howard Alderman of this office if you require any information in my absence.

Sincerely,

[Signature]
Julius W. Lichter

JWL/fl
Enclosure

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 21, 1987

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

Julius W. Lichter, Esquire
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: Item No. 413 - Case No. 87-484-SPHA
Petitioner: Russell Motor Cars, Inc.,
et al
Petitions for Special Hearing and
Zoning Variance

Dear Mr. Lichter:

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,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: KCM Consultants, Inc.
1777 Reisterstown Road
Commerce, Suite 175
Baltimore, Maryland 21208

KCW Consultants, Inc.
Civil Engineers and Land Surveyors
1777 Reisterstown Road
Commerce Centre, Suite 175
Baltimore, Maryland 21208
(301) 484-0964 / 484-0963

June 12, 1987

Mr. Julius W. Lichter, Esquire
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

Reference: Russel Motor Cars, Inc.

Dear Mr. Lichter:

Enclosed herewith is the page from BMW's Source Guide specifying the standard exterior signs which are available. These are:
1. 40"x122" (P-2) approx. 68 s.f. per 2 sides
2. 55"x165" (P-4) approx. 126 s.f. per 2 sides
3. 96"x288" (P-8) approx. 384 s.f. per 2 sides

The sign at the existing location is a P-4, or 126 sq.ft. We have requested zoning variance approval for the P-8, or 384 sq.ft. sign (392 s.f. on plan is a mathematical calculation error), due to its raised elevation above the roadway and the difficulty in viewing a small sign on top of the hill.

My brief notes from the hearing reflect that Ms. Jung is expecting us to furnish her the enclosed sign detail, the size of the existing sign at Russell's present location, to elaborate on the need for the fencing along Powers Lane at the proposed location, and to comment on the limitations on the use of Powers Lane.

Please call me at 484-0963 if you have any questions.

Very truly yours,

Douglas L. Kennedy
Douglas L. Kennedy, P.E.

DLK/gok
Enclosure
cc: J.O.86151

Source Guide

Signs

Exterior Pylon

Location:
Exact where it can be seen from all sides. It should stand in front of the dealership at a 90° angle to the main direction of traffic. Do not connect it to any other building element.

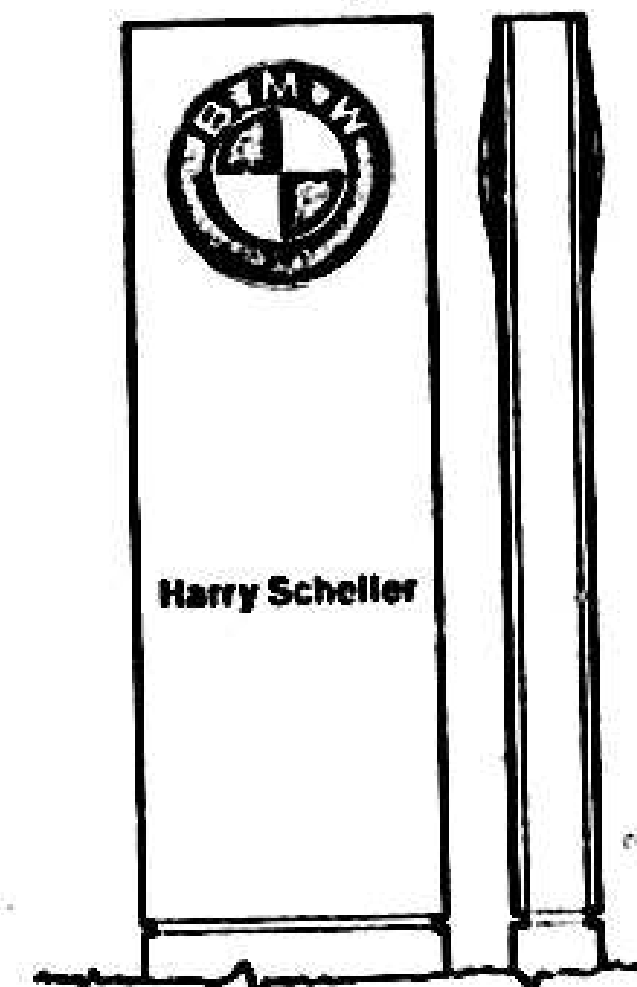
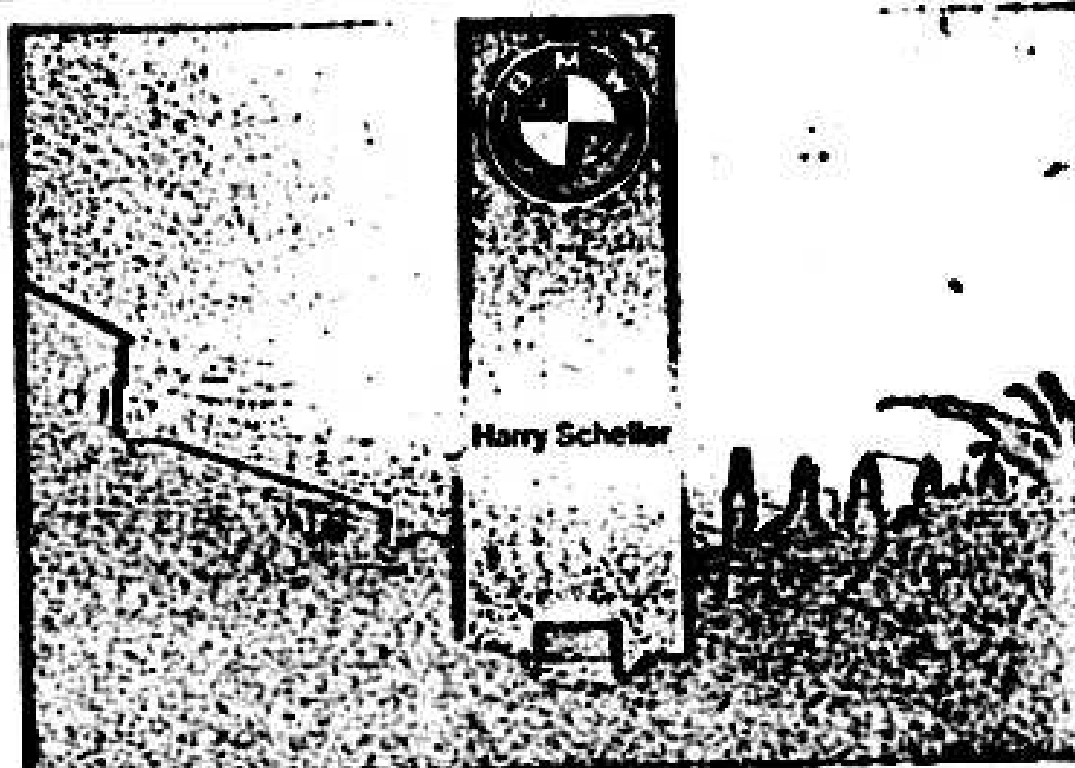
Product Description:
Pylon available in 3 different sizes.
Smooth aluminum sheet painted white.
Dealership's name in anodized aluminum letters.

Model Number:
Exterior Pylon P-2 40"W x 122"H
P-4 55"W x 165"H
P-8 96"W x 288"H

Manufacturer:
Pylon Inc.
620 East Emory Road
Knoxville, Tennessee 37926-0086
615/508-1511

Additional Information:
Local laws and regulations will usually determine maximum size and location of Pylon. It is the dealer's responsibility to comply with applicable building and zoning regulations.

For prices refer to Price List A.



October 1986



Maryland Department of Transportation

State Highway Administration

William E. Hoffman
Secretary
Hal Kaseoff
Assistant Secretary

April 27, 1987

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

Attention: Mr. James Dyer

Re: ZAC Meeting of 4-21-87

ITEM: 413
Property Owner: Olmar Corporation
Location: NE/S Baltimore National Pike, Route 40-W, 1100 feet NW of NW/S Nuwood Drive and SW/S Powers Lane, 1000 feet NW of Nuwood Drive
Existing Zoning: (1) B.R. and (2) B.R. and D.R. 16
Proposed Zoning: Special Hearing to approve business parking in a D.R. 16 zone and a Variance to permit a side yard setback of 3 feet on the eastern side and 5 feet on the western side in lieu of the required 30 feet on each side, and to permit a front yard setback of 51 feet in lieu of the required average setback of 65 feet, and to permit a business sign of a total of 392 square feet in lieu of the 100 square feet allowable.
Area: (1) 1.98 acres (2) 1.65 acres
District: 1st Election District

Dear Mr. Jablon:

On review of the submittal of 3-23-87 showing entrance improvements to "Russell BMW", the State Highway Administration will require the site plan to be revised.

The revised site plan must show a directional Right In and Right Out entrance as shown on the attached sketch.

RECEIVED
MAY 1 1987
ZONING OFFICE

My telephone number is (301) 333-1350
Teletypewriter for Impaired Hearing or Speech
363-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350

C. Richard Moore
Acting Director

May 11, 1987

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

Item No. 413 -ZAC-
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Meeting of April 21, 1987
Olmar Corporation
NE/S Baltimore National Pike, 1100 feet NW of NW/S Nuwood Drive and SW/S Powers Lane, 1000 feet NW of Nuwood Drive
(1) B.R. and (2) B.R. and D.R. 16
Special Hearing to approve business parking in a D.R. 16 zone and a Variance to permit a side yard setback of 3 feet on the eastern side and 5 feet on the western side in lieu of the required 30 feet on each side, and to permit a front yard setback of 51 feet in lieu of the required average setback of 65 feet, and to permit a business sign of a total of 392 square feet in lieu of the 100 square feet allowable
Area:
District:
(1) 1.98 acres (2) 1.65 acres
1st Election District

Dear Mr. Jablon:

We have reviewed the site plan for this site and have the following comments:

1. An off-street loading area for tractor-trailers must be provided on site.
2. Powers Lane should be improved to meet County standards.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

Baltimore County
Fire Department
Towson, Maryland 21204-2586
484-4500

Paul H. Reinke
Chief

April 23, 1987

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Dennis F. Rasmussen
County Executive

Re: Property Owner: Olmar Corporation

Location: NE/S Balto. Nat'l. Pike, 1100' NW Nuwood Dr. and SW/S Powers Lane, 1000' NW of Nuwood Drive
Item No.: 413 Zoning Agenda: Meeting of 4/21/87

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.
- (X) 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.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*
Noted and Approved: _____
Special Inspection Division

/s/

87-2546

GALMAN A. LEVIN
STANFORD G. GANN
ROBERT M. HANKIN
MELVIN A. STEINBERG
JULIUS W. LICHTER
SIDNEY WEISMAN
ROBERT L. PRELLER
ANDREW R. SANDLER
RANDOLPH C. KENTPETER
ERIC F. WALLER
JESSE D. DELANEY
BRANDT FRANK
HOWARD L. ALDERMAN, JR.
STUART D. KAPLOW

LEVIN, GANN & HANKIN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301 321 0000

RECEIVED
MAY 22 1987
ZONING OFFICE

ELLIS LEVIN (410) 519-0100
BALTIMORE OFFICE
10 LIGHT STREET
BALTIMORE, MD 21202
301 539-3300
TELESCOPE 301 425-9050
CARROLL COUNTY OFFICE
1157 LIBERTY ROAD
TYGHEVILLE, MD 21794
301 795-9900

Mr. Arnold Jablon, Esquire
Zoning Commissioner
111 West Chesapeake Avenue
Towson, MD 21204

RE: Petitions for Special Hearing and Variances-Russell Motor Cars, Inc.
Case No. 87-484-SPHA

Dear Mr. Jablon:

By letter dated April 9, 1987, we forwarded to your office the necessary Petitions for Zoning Variance and for Special Hearing on the above referenced matter. Unlike the land which is the subject of the Special Hearing, the Petition for Zoning Variance applies to land leased by Russell Motor Cars, Inc. from the Olmar Corporation. The Petition for Zoning Variance was submitted bearing only the signature of the Lessee. In our letter to you, we advised you that we would submit at a later date, copies of those petitions bearing the signature of the Legal Owner.

Attached hereto, please find three copies of the Petition for Zoning Variance bearing the signature of Mr. Oliver Rosenberg, on behalf of the Olmar Corporation. These Petitions are being supplied to you as promised, prior to the hearing on these matters which is scheduled for Tuesday, June 9, 1987 at 11 o'clock a.m. Should you have any questions or need additional information regarding this matter, please contact me immediately.

Sincerely,

Howard L. Alderman, Jr.
Howard L. Alderman, Jr.

HLA/cc

Enclosures: 3

cc: Mr. Aaron Margolis, Esquire

87-2546

LEVIN, GANN & HANKIN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301 321 0000

RECEIVED
MAY 22 1987
ZONING OFFICE

April 22, 1987

HAND DELIVERED

Mr. Arnold Jablon, Esquire
Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Emergency Hearing - Russell Motor Cars, Inc. (Olmar Corporation)
Item No. 87-484-SPHA

Dear Mr. Jablon:

Due to contractual negotiations between our client, Russell Motor Cars and their vehicle manufacturing company, BMW, Inc., improvements must be made to subject property as quickly as possible. It is therefore imperative that the requested Petitions for Variance and Special Hearing be held as soon as possible.

I would appreciate your treating these Petitions as emergency items and scheduling them for hearing in the near future. If you need additional information please contact me at once. Thanking you in advance for your prompt attention to this request, I am,

Sincerely,

Julius W. Lichter
Julius W. Lichter

JWL/kpw

RECEIVED
APR 23 1987
ZONING OFFICE

Item # 413 2000
4-8-87

LAW OFFICES
LEVIN, GANN & HANKIN
A PROFESSIONAL ASSOCIATION
306 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301 321 0600

April 8, 1987

Arnold Jablon, Esquire
Zoning Commissioner
111 Chesapeake Avenue
Towson, Maryland 21204

Re: Emergency Filing of Petition
Russel Motor Cars, Inc.

Dear Commissioner Jablon:

Attached, please find a Petition for Zoning Variance, and the required plats and legal description, for a parcel of land owned by the Olmar Corporation and leased to Russel Motor Cars, Inc. Due to contractual obligations that exist between BMW, Inc. and Russel Motors, this Petition must be filed immediately. We are requesting that you accept this Petition for filing with the signature of the Lessee, Russel Motors. A copy of the Petition bearing the signature of the Lessee and the legal owners will be submitted at a later date. It is understood and agreed that such Petition bearing both signatures will be filed prior to the scheduled hearing.

Also, please find attached a related Petition for Special Hearing and the required plats and legal description. Should there be any problem with this request, please contact me immediately.

Sincerely,

JAMES W. LICHTER

JWL:isp

Enclosures

TOYOTA
RUSSEL MOTOR CARS, INC.
6700 Baltimore National Pike Telephone 702-6400
BALTIMORE, MARYLAND 21228

September 16, 1986

Mr. Robert Casella
Business Development Manager
B.M.W.A., Inc.
Mid-Atlantic Region
1841 Wishes Avenue, Suite 300
Reston, Virginia 22090

Dear Bob:

Thank you for your letter of August 13, 1986. It may appear to you that Russel BMW has made a "half-hearted" commitment to step-up to a new, exclusive, BMW facility.

I assure you this is not the case. We are very concerned about making the right move. You are aware of our current situation, i.e., landlocked; we do not choose to find ourselves in the same situation a few years down the road.

We are presently investigating several options. Two of the most promising are located right on Route 40 West, within a couple of miles of our present location. Either location would enable us to concentrate on our primary market area and allow for our future growth potential.

We estimate that the land purchase and cost of construction of the appropriate facility will be in the neighborhood of \$2.5 million. Obviously this is a substantial investment for an exclusive dealership which we estimate would produce between 400-500 new car sales per year for the foreseeable future. Our associates are concerned with how we can justify that kind of investment profitwise based on that volume. Even if our debt service is only to cover \$2.5 million the economic feasibility becomes a serious consideration.

Based on BMW's national experience I would appreciate your input and assistance in clarifying the issues raised by my associates and other concerns such as BMW's timing in approval of site location and construction plans and the degree of BMW's involvement in developing the new facility.

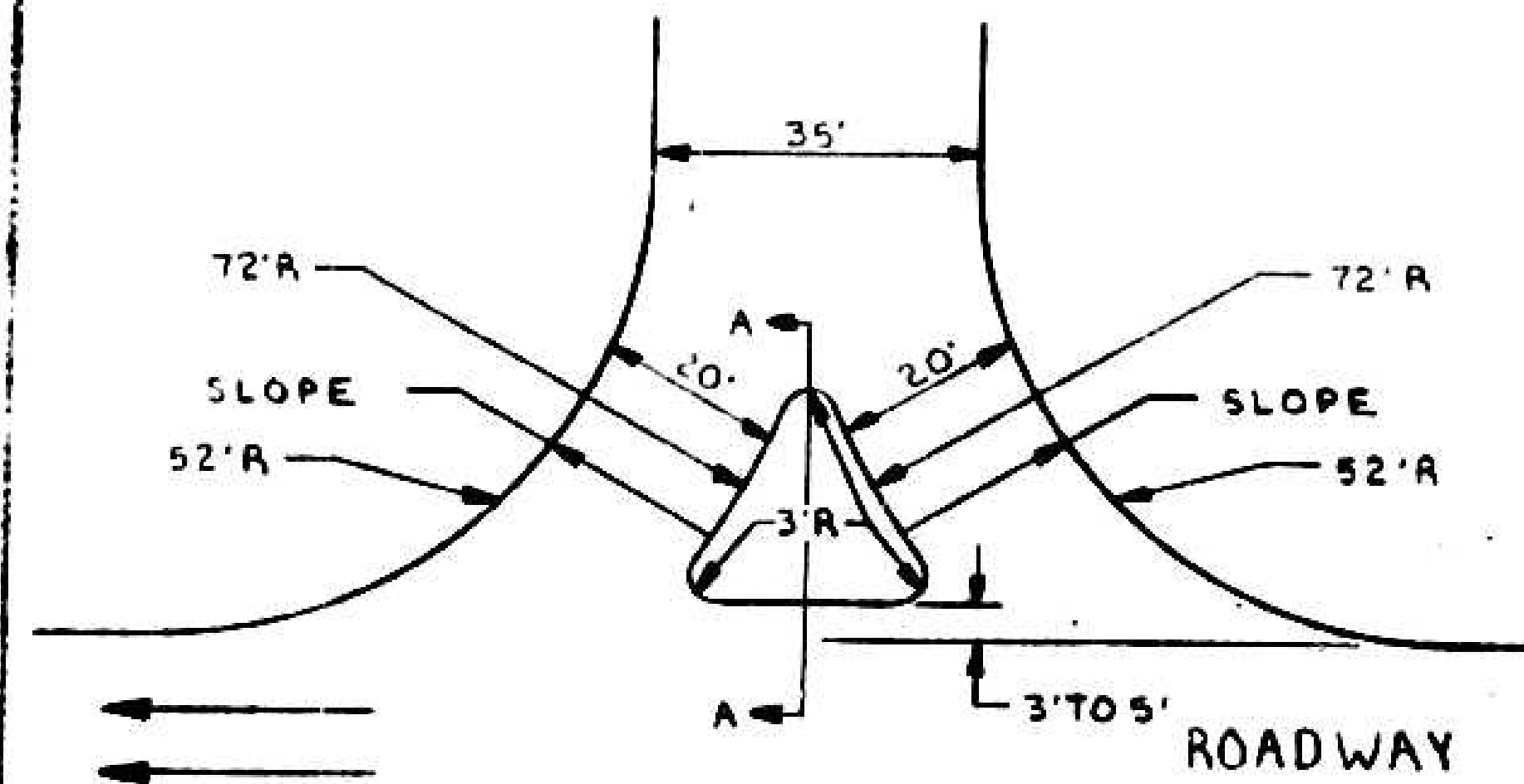
Needless to say, before we would embark on the acquisition and development we would want an IPG commitment sufficient to support it.

PROTECTOR'S
EXHIBIT 3

In closing, I feel very positive about our relationship with BMW, particularly our relationship with our regional office. We at Russel still intend to be the premier BMW point in this market area for our customers, our employees, and BMW.

Sincerely,
F. Steven Russel
Vice-President

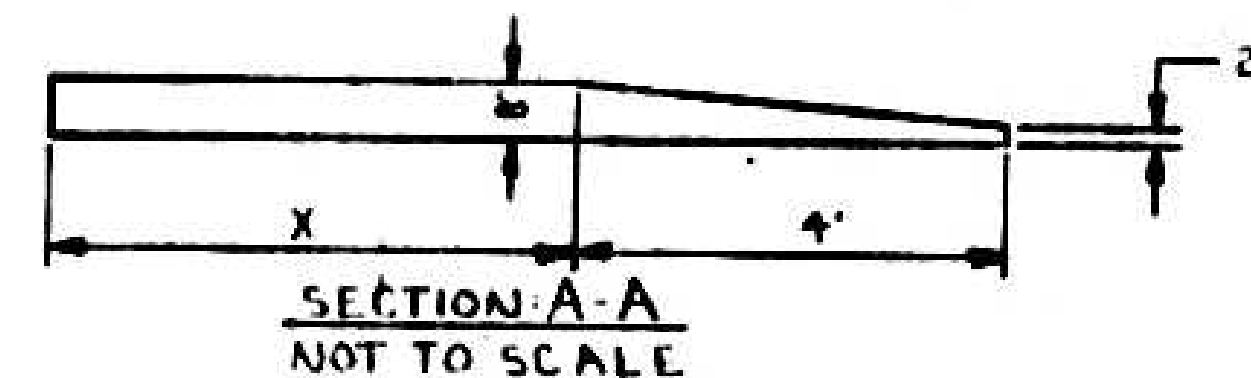
CHANNELIZATION OF COMMERCIAL ENTRANCES
ATYPICAL DIRECTIONAL ENTRANCE DUAL HWY.



MEDIAN RAISED OR FLUSH

ROADWAY

SCALE: 1" = 20'



Mr. Steve Russel -2- August 13, 1986

conducting your operation to excel over all competitors... Unfortunately, there has been very little, if any, progress toward our mutually agreed upon objectives.

Moreover, we, at the BMW Mid-Atlantic Region, must continually forecast and strategize our market activities and coordinate same with our National Headquarters at BMWNA.

It has been extremely difficult to accomplish this when we are working with what seems to be at this time a "half-hearted" commitment.

In view of the above, it must be once again confirmed that your ability to secure an exclusive site for the BMW franchise should not be delayed any longer and is most important to the Baltimore market. There has been commitment and accomplishment by other fellow dealers in this market and positive indications are already being manifested in increased sales and, most importantly, increased profits.

At our meeting on April 29, 1986, it was stated to you that the Mid-Atlantic Region increased your MFG "up front" to 240 units based on your commitment to progress towards a mutually agreed upon objective and in reply to your enthusiastic telegram we received April 24, 1986, requesting that we fill the "empty shelf". It has been over one year with virtually no progress.

There are numerous BMW operations throughout the country that have supported themselves exclusively with sales of 240 units. Therefore, it is not unrealistic to strive toward an exclusive BMW operation in your location.

Further, it was decided that if no further progress was accomplished toward your commitment, it would be necessary to revert back to the original SPG of 165 units as stated in our letter to you, dated May 9, 1985. It was mutually agreed that 90 days would be sufficient time to indicate appropriate action. As we are within 30-45 days of receipt of the results of the study, let this letter serve as notice to commence the 90 days. Since the timetable was a bit dubious at the time, it should be confirmed herein that this time period commences with the date of this letter.

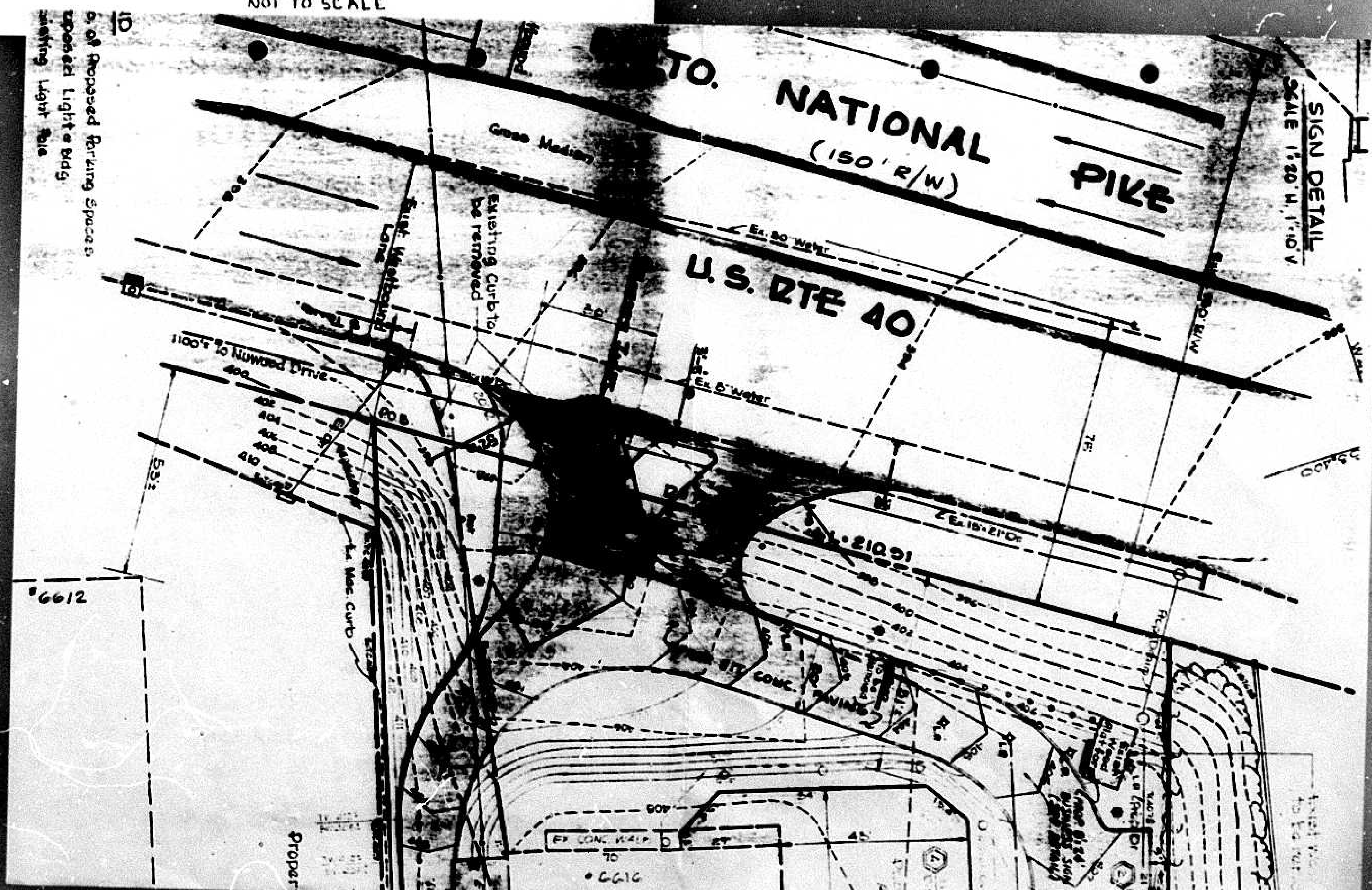
Mr. Steve Russel -3- August 13, 1986

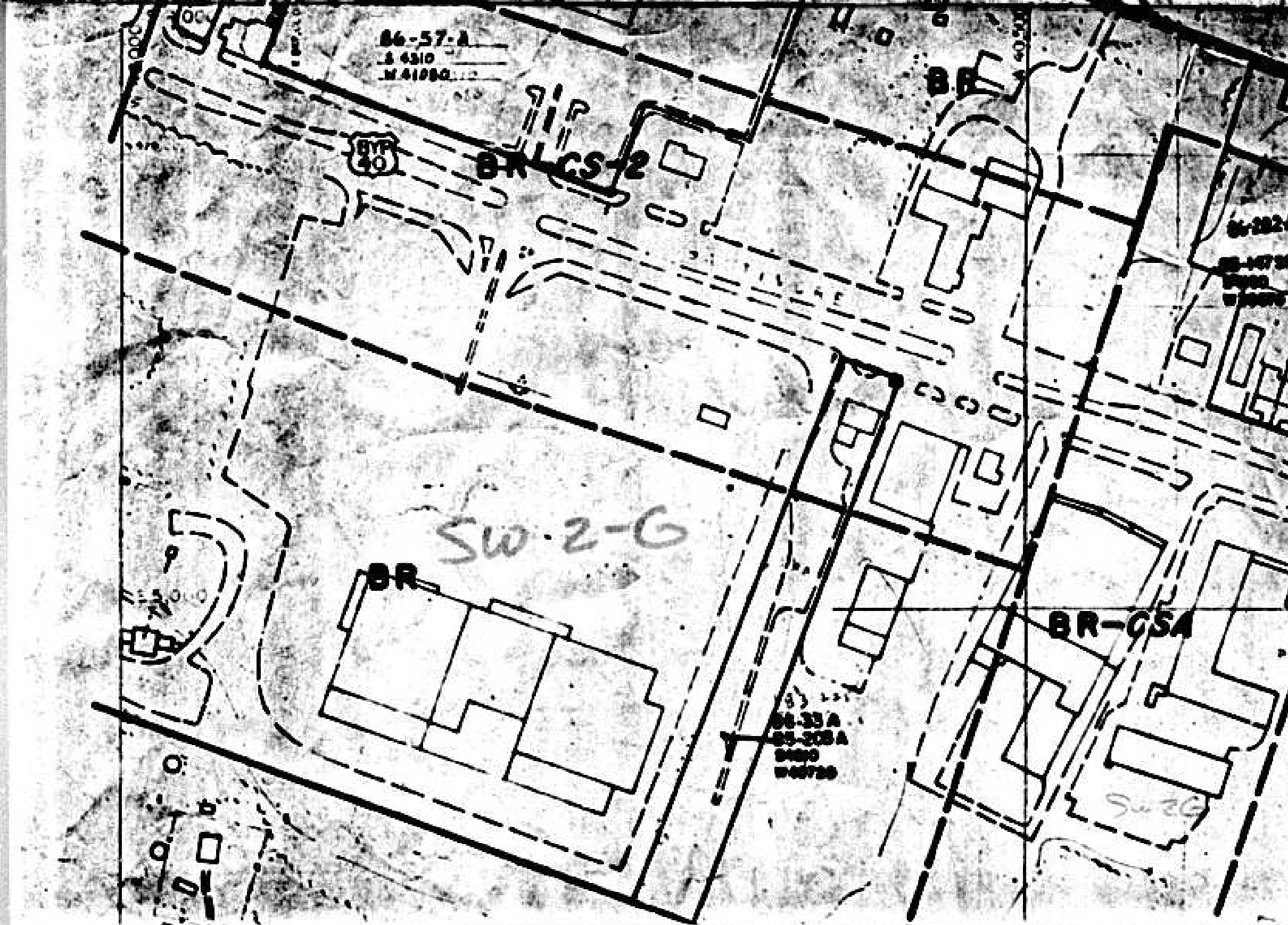
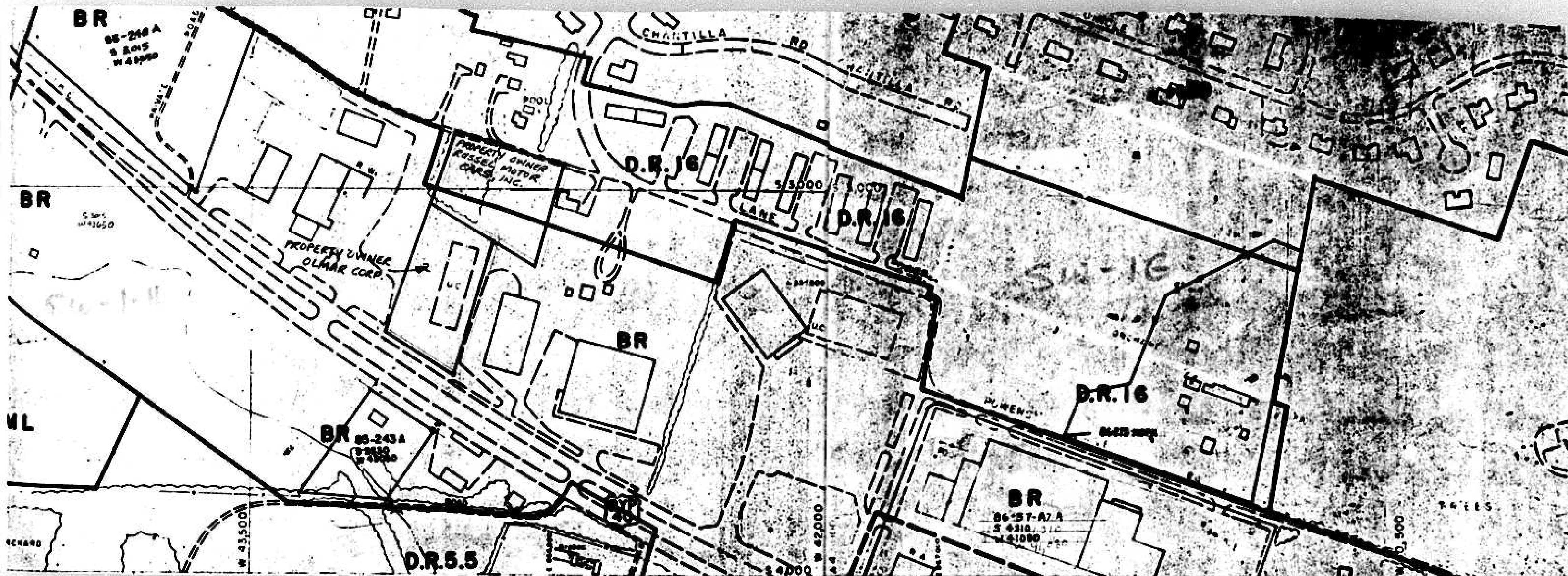
As always, we at the Mid-Atlantic Region stand ready to support your efforts in every way. Should you require assistance, please contact the members of your District Team or the Region directly.

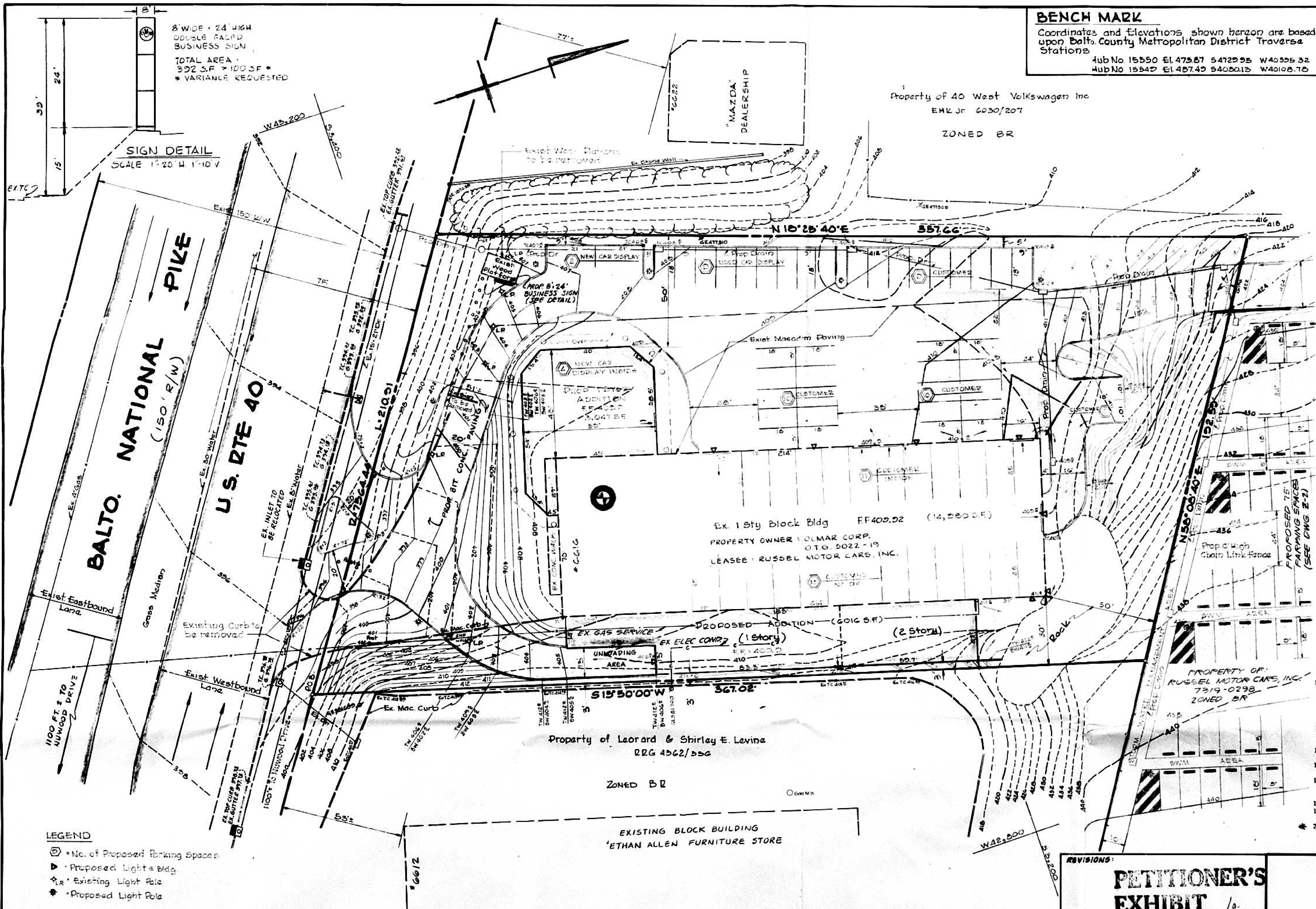
Sincerely,

BMW OF NORTH AMERICA, INC.
Robert A. Casella
Dealer Development Manager
Mid-Atlantic Region

RAC/tfs
cc: F. Capossela
D. Byrne
J. Williams
K. Schrock
G. Davis
J. Demartini



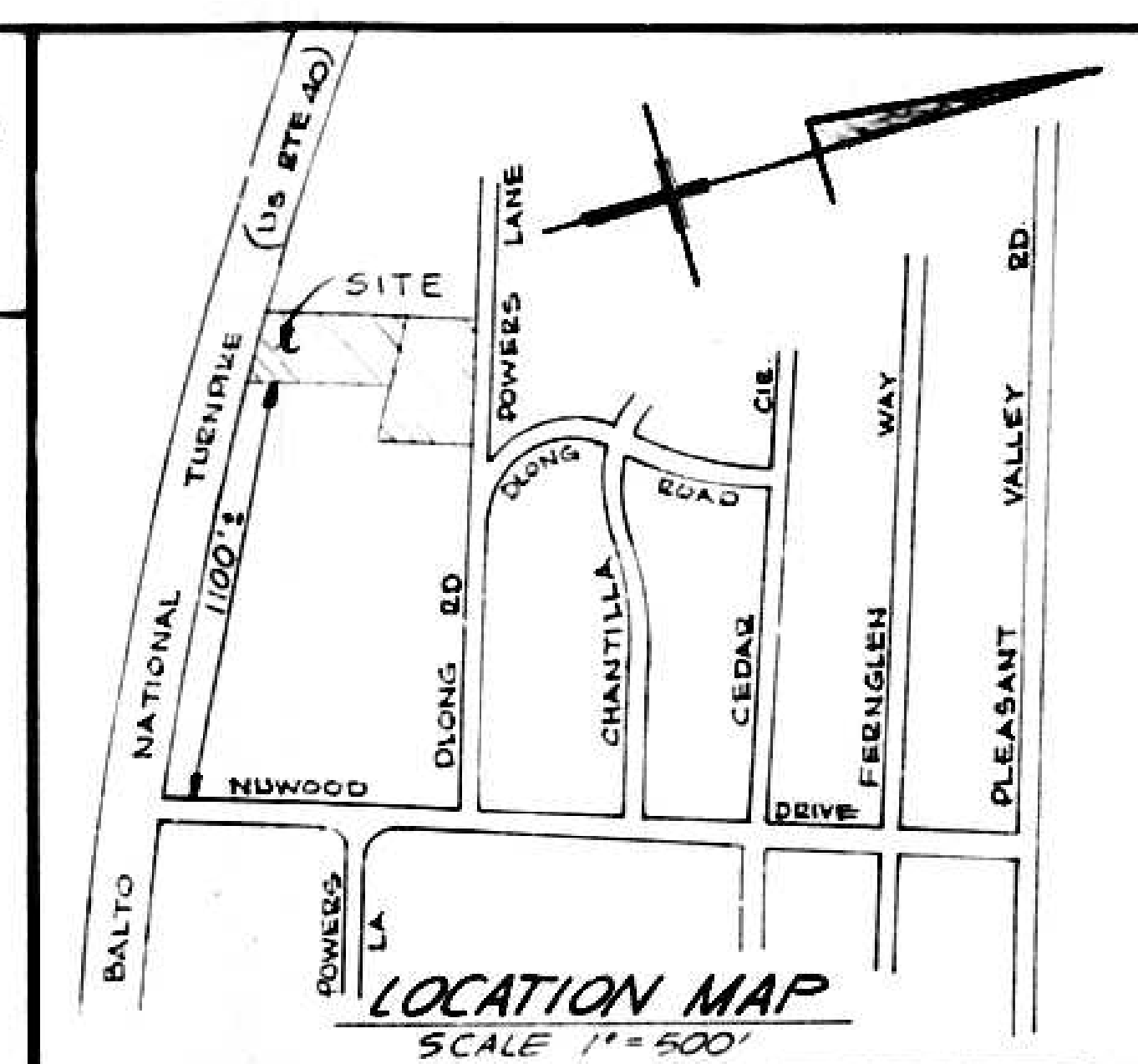




BENCH MARK

Coordinates and Elevations shown hereon are based upon Balto. County Metropolitan District Traverse Stations

Hub No 15550 El. 473.67 54729.95 W40355.32
Hub No 15547 El. 457.42 54080.15 W40108.70



GENERAL NOTES

- AREA: Net 1.62 ac ±
Gross 1.98 ac ±
- ELECTION DISTRICT: C1
COUNCILMANIC DISTRICT: 4015.04
CENSUS TRACT: 323A
REGIONAL PLANNING DISTRICT: 30
WATERSHED: 78
SUBWERSHED: 78
- ZONING: BR
- EXISTING USE: Improved with 1-story 15,000 s.f. block building used for Automobile Dealership.
- PROPOSED USE: Additions of 3,047 s.f. and 6,016 s.f. to existing 14,980 s.f. building to be used for New and Used Automobile Dealership providing Sales and Service.
- BUILDING SETBACKS: REQUIRED PROPOSED
Front Yard Average (53' + 77') ± 2 = 65' 51' ±
Side Yard 30' 3' ±
Rear Yard 30' 50' ±
* VARIANCE REQUESTED
- REQUIRED CUSTOMER PARKING:
Sales:
Showroom & Sales Office 3,580 s.f. + 200 s.f./p.s. = 18 p.s.
Parts Retail 220 s.f. + 200 s.f./p.s. = 1 p.s.
Subtotal 3,800 s.f. 19 p.s.
Service:
Shop Area and Office 14,855 s.f. + 300 s.f./p.s. = 49 p.s.
2nd Floor Lunch Room 1,411 s.f. + 500 = 3 p.s.
Parts/Storage 2,817 s.f. + 300 = 13 p.s.
Subtotal 20,083 s.f. 65 p.s.
Total 24,043 s.f. Req. Customer 84 p.s.
- PROPOSED CUSTOMER PARKING:
Shop Area 24 bays (Customer)
On-Site 32 p.s. (Customer)
Upper Lot 28 p.s. (Customer)
Subtotal 84 parking spaces required for Customers
- OTHER PROPOSED PARKING:
New Car Display = 6 p.s. (including showroom)
Used Car Display = 9 p.s.
Employee Parking = 18 p.s.
Storage = 28 p.s.
Subtotal = 61 p.s.
Total Proposed Parking Spaces = 84 + 61 = 145 p.s.
- FLOOR AREA RATIO:
24,043 s.f. ÷ 70,524 s.f. = 0.34 < 2.0
- PROPOSED NO. OF EMPLOYEES: 40
- HOURS OF OPERATION:
Monday thru Friday 8:00 am to 9:00 pm
Saturday 8:00 am to 6:00 pm
- UTILITIES:
Public Water and Sewer connections exist to serve existing building.
Ex. 8" Water Main (Dwg. No.)
Ex. 8" Sanitary Sewer (Dwg. No.)
Ex. 21" x 15" Storm Drain (Dwg. No.)
- LANDSCAPING: Formal Landscape Plan shall be approved by Office of Planning in accordance with minimum requirements of Landscape Manual.
- TOPOGRAPHY: Based upon field-run topography by KCM Consultants dated October 31, 1986.
- There are no existing streams, bodies of water, springs or 100-year flood plains on this site.
- There are no known wetlands, critical areas, archaeological sites, endangered species habitats, hazardous materials sites, or historical buildings on this site.
- STORMWATER MANAGEMENT: To be provided for upper lot improvement.
- LIGHTING: Free standing (⊕) and on-building (⊕) lights as shown hereon.
- SIGN: Proposed free-standing business sign 8' wide x 24' height with 2 faces (384 s.f. total) located as per detail this sheet.
* VARIANCE REQUESTED

- LEGEND**
- ⊕ = No. of Proposed Parking Spaces
 - ⬢ = Proposed Light Pole
 - ⬢ = Existing Light Pole
 - ⬢ = Proposed Light Pole

KCW CONSULTANTS, INC.
CIVIL ENGINEERS—LAND SURVEYORS
1777 REISTERSTOWN ROAD
COMMERCE CENTRE, SUITE 175
BALTIMORE, MARYLAND 21208
(301) 484-0894



Douglas L. Kennedy

* VARIANCE REQUESTED *

- BCZR Section 238.2: Proposed Side Yard setback of 3 feet in lieu of the required 30 feet.
- BCZR Section 238.1 and 303.2: Proposed Front Yard setback of 51 feet in lieu of the required average setback of 65 feet.
- BCZR Section 413.2: Proposed business sign of 392 square feet in lieu of the allowable 100 square feet within BR zone.

LEASEE / APPLICANT:
RUSSEL MOTOR CARS, INC.
6700 BALTIMORE NATIONAL PIKE
BALTIMORE, MARYLAND 21228
ATTN: F. STEVEN RUSSEL, V.P.
TELE: 788-8400

OWNER:
OLMAR CORPORATION
115 NORTH STREET
HARRISBURG, PA. 17101

DEED REFERENCE: O.T.G. 5022/15
PROPERTY ACCOUNT No. 01-15-370230

PLAT TO ACCOMPANY PETITION FOR VARIANCES

RUSSEL BMW
RUSSEL MOTOR CARS, INC.
6616 BALTIMORE NATIONAL PIKE
1100 FT. WEST OF NUWOOD ROAD

1ST ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1" = 20' MARCH 23, 1987 DWG. NO. Z-1

