

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.

SUITE 600
MERCANTILE TOWSON BUILDING
405 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(301) 296-9820

October 9, 1987

RE: Case No.: 88-162A

Zoning Commissioner
for Baltimore County
County Office Building
Towson, Maryland 21204

Dear Mr. Commissioner:

Would you be so kind as to enter my appearance on behalf of the Petitioners concerning the above captioned matter.

It is my understanding that the matter is set for hearing on October 28, 1987 at 11:00 A.M.

Please forward any future correspondence to my attention.

Very truly yours,

S. Eric Dinenna
S. ERIC DINENNA

SED:jec
cc: Jim Koons Management Company

RECEIVED
OCT 13 1987
ZONING OFFICE



405 Frederick Road
Suite 108
Catonsville, MD 21228
(301) 788-0544

RECEIVED
SEP 23 1987
ZONING OFFICE

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Commissioner:

With regard to the subject petition for zoning variance, I respectfully request an immediate hearing as soon as possible. Application for this variance was filed on July 15, 1987. A hearing date has not been scheduled as of this date.

This request for an immediate hearing is based on the following reasons:

1. The Petitioner is the only Real Estate Broker in the area who is licensed to sell real estate in the area of the subject property. The subject property is located in a residential area and is currently being used as a real estate office. The Petitioner is requesting a variance to allow the property to be used as a real estate office.
2. The subject property is currently being used as a real estate office. The Petitioner is requesting a variance to allow the property to be used as a real estate office.
3. The subject property is currently being used as a real estate office. The Petitioner is requesting a variance to allow the property to be used as a real estate office.

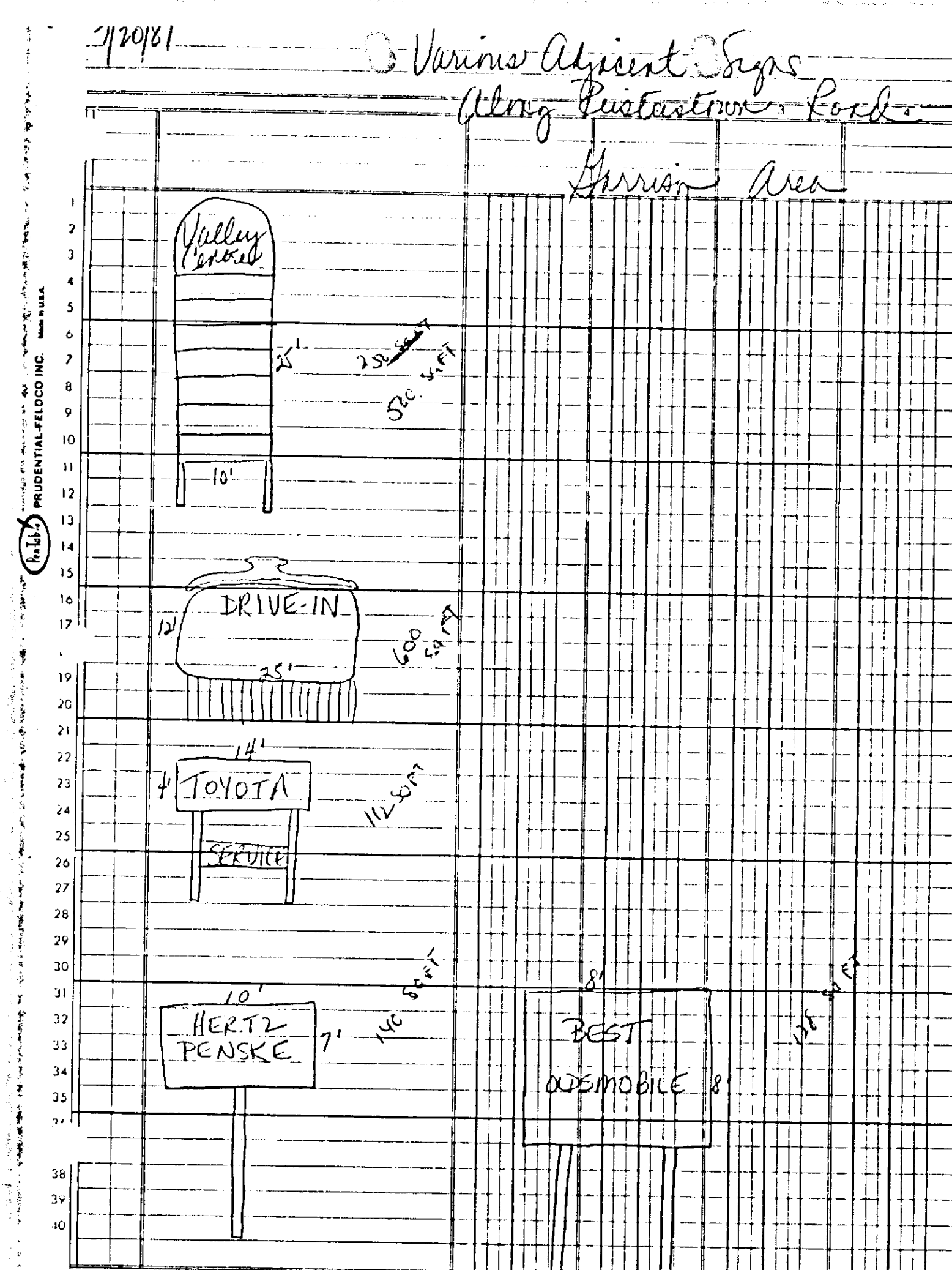
We would appreciate your attention to this matter.

Very truly yours,

David L. Breschi
David L. Breschi
Attorney

cc: Jim Koons Management Company

cc: Jim Koons Management Company

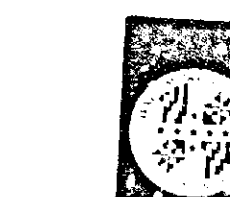


Baltimore County
Fire Department
Towson, Maryland 21204
494-4500

Paul H. Raines
Chief

August 5, 1987

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



Re: Property Owner: 9610 Reisterstown Road Limited Partnership
Location: S/S Reisterstown Road, 200' NW Robins Lane
Item No.: 37

Zoning Agenda: Meeting of 8/4/87

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 of 100 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.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill* Noted and Approved: *John F. O'Neill*
Planning Group
Special Inspection Division
Fire Prevention Bureau

/s/

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Zoning Commissioner
Date: October 5, 1987

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

SUBJECT: Zoning Petition No. 88-162-A

This office is opposed to the granting of the subject request. Such a sign is not, in our opinion, necessary for directional purposes, and from our experience, tend to distract and cause attention problems for drivers.

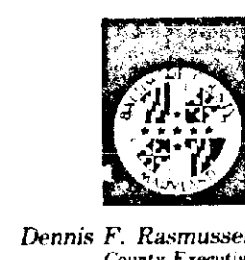
Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:KAK:dme

RECEIVED
OCT 26 1987
ZONING OFFICE

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3534

September 16, 1987



Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 37 - ZAC-
Property Owner: 9610 Reisterstown Road Limited Partnership
Location: S/S Reisterstown Road, 200 feet NW Robins Lane
Existing Zoning: B.M. and B.R. - IM
Proposed Zoning: Variance to permit a freestanding sign of 155.2 square feet in lieu of the required 100 square feet of 3.65 acres
Area: 3.65 acres
District: 2nd Election District

Dear Zoning Commissioner:

There is an existing use-in-common access with McDonough Center at the northwest corner of the Koons Lincoln-Mercury site. This access should be shown on the plan and should remain available for use. It can be relocated, however, if acceptable with the owners of McDonough Center.

Very truly yours,

Gregory M. Jones
Gregory M. Jones
Traffic Engineer III

GMJ:lt



**Maryland Department of Transportation
State Highway Administration**

RICHARD H. TRAINOR
Secretary
HAL KASSOFF
Administrator

August 6, 1987

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer

RE: Baltimore County
Item #37
Property Owner: 9610 Reisterstown Road Limited Partnership
Location: S/S Reisterstown Road, Maryland Route 140 200' NW Robins Lane
Existing Zoning: B.M. & B.R. - IM
Proposed Zoning: Variance to permit a freestanding sign of 155.2 sq. ft. in lieu of the required 100 square feet
Area: 3.65 acres
District: 2nd

Dear Mr. Raines:

On review of the submittal of variance of a business sign, the submittal has been forwarded to the State Highway Administration, Beautification Section, C/O Morris Stein, 333-1662 for all comments relative to zoning.

Very truly yours,

John Meyers
John Meyers-Assistant
Bureau Chief-Engineering
Access Permits

by: George Wittman

JM-GW/es

cc: Morris Stein w/att.

RECEIVED
AUG 10 1987
ZONING OFFICE

My telephone number is 333-1750

Teleprinter for impaired hearing or speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 16, 1987

COUNTY OFFICE BLDG.
111 W. Chase Avenue
Towson, Maryland 21204

Mr. Jim Koons, General Partner
9610 Reisterstown Road Ltd. Partnership
c/o Jim Koons Management Company
6701 Rockledge Drive
Bethesda, Maryland 20817

RE: Item No. 37 - Case No. 88-162-A
Petitioner: 9610 Reisterstown Road Limited Partnership
Petition for Zoning Variance

Dear Mr. Koons:

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 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

JEL:kab

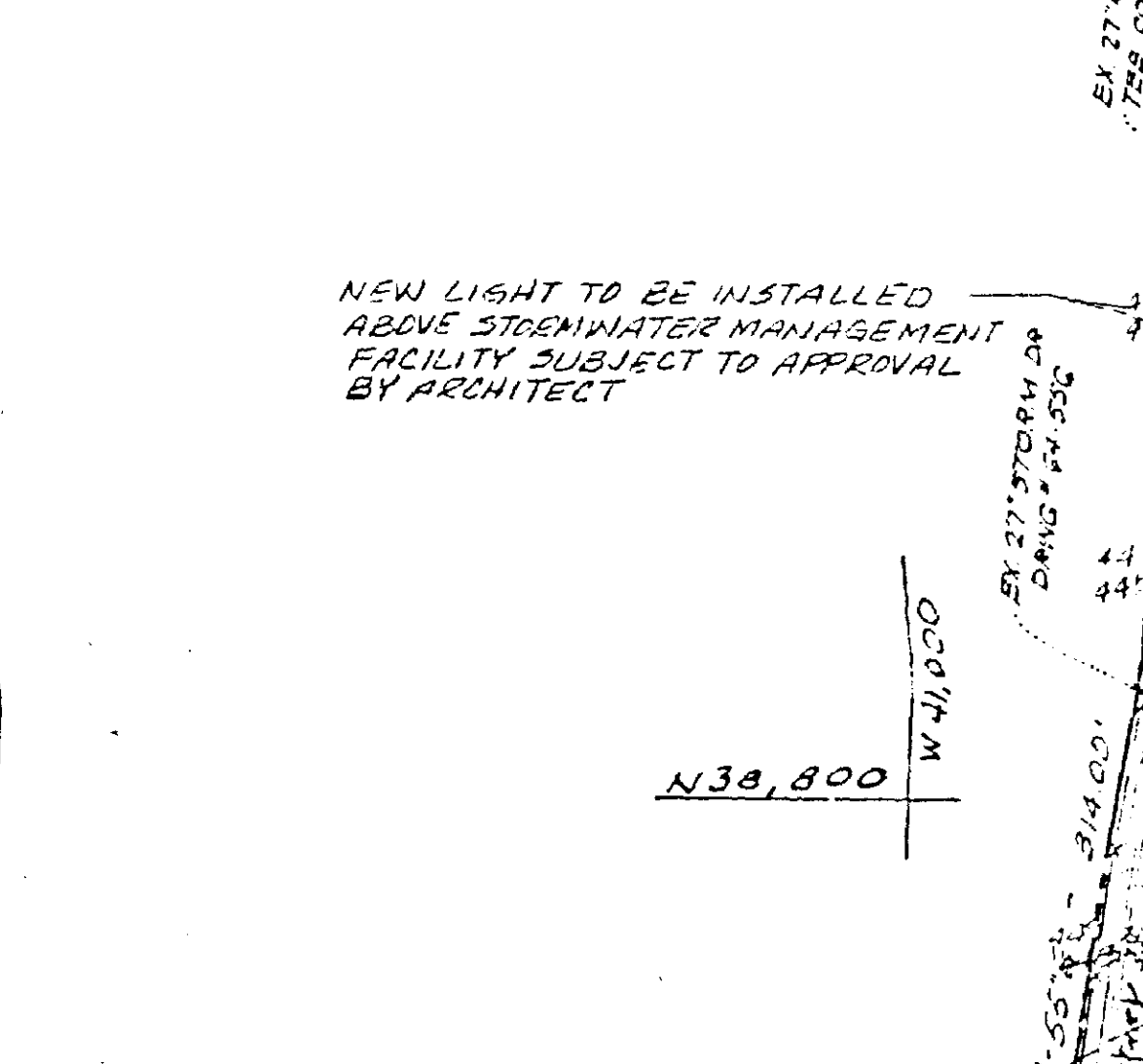
Enclosures

cc: Mr. Ralph Mastantuano, Manager
Hammond Builders, Inc.
405 Frederick Road, Suite 108
Catonsville, MD 21228

APR Associates, Inc.
7427 Harford Road
Baltimore, MD 21234

S. Eric Dinenna, Esquire
Mercantile-Towson Building, Suite 600
405 Washington Avenue
Towson, Maryland 21204

- LEGEND**
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - SPOT ELEVATIONS
 - PROPOSED BITUMINOUS CONCRETE (THICK OR DRY - SEE SPECIFICATIONS)
 - EXISTING CURB
 - PROPOSED CURB (CONCRETE OR 3" MINIMUM CURB)
 - PROPOSED 2 INCH HIGH MOUNTABLE CURB & GUTTER
 - PROPOSED STORM DRAIN INLET & PIPE
 - EXISTING STORM DRAIN INLET & PIPE
 - EXISTING BUILDING OUTLINE WITH PROPOSED ADDITIONS SHOWN
 - PAINTED STRIPES IN PARKING AREA
 - PROPOSED SITE LIGHTING WITH HOSE RIB (SEE ELECTRICAL PLAN FOR TYPE)
 - PROPOSED RETAINING WALL WITH TOP OF WALL ELEVATION
 - NUMBER OF CUSTOMER PARKING SPACES PROVIDED IN EACH PARKING AREA
 - SUBSURFACE EXPLORATION LOCATION SEE SWIM DETAIL SHEET FOR DRILL LOGS
 - DIRECTION OF SURFACE FLOW
 - PERFORATED PIPE TRENCH DRAIN
 - SWIM OBSERVATION WELL
 - SWIM VENT PIPES

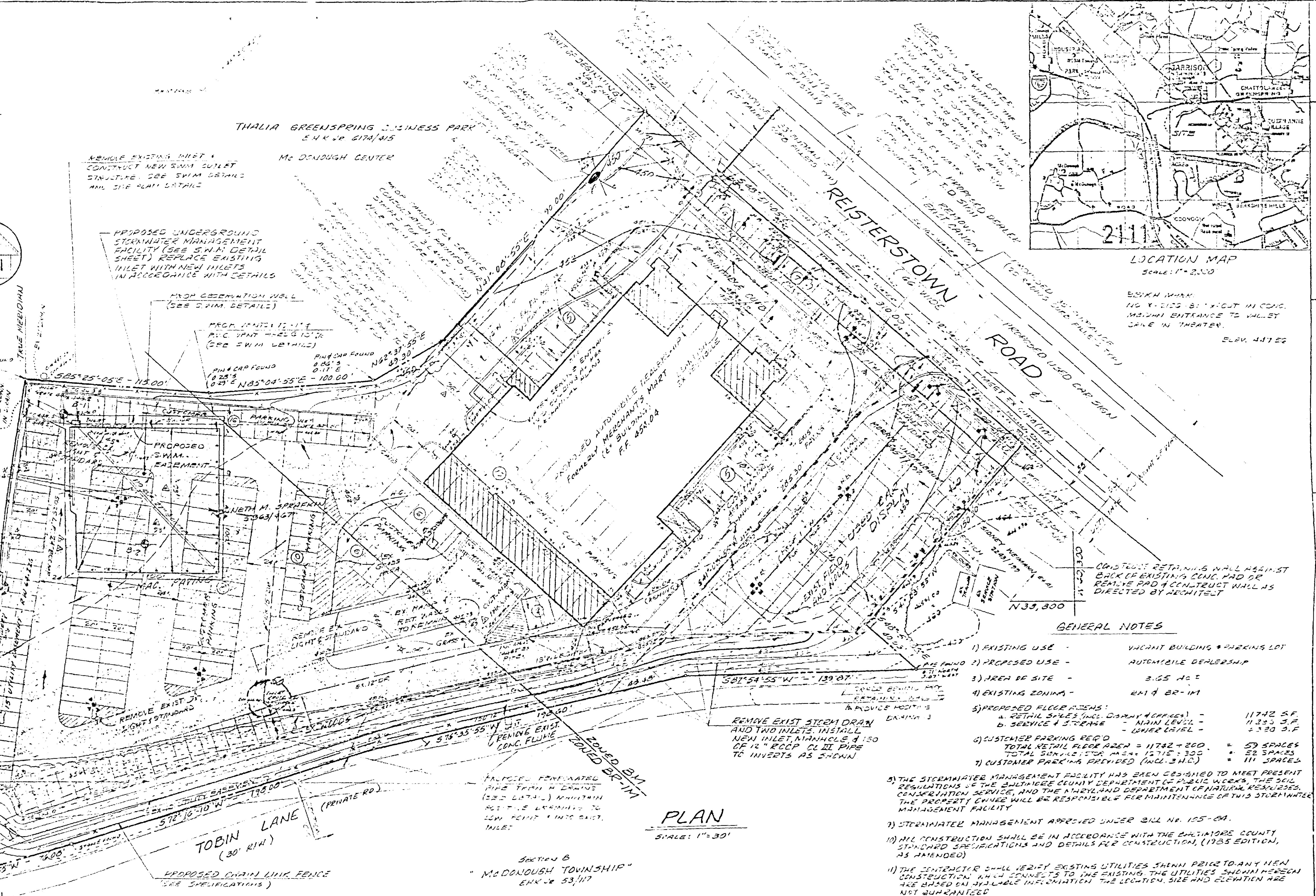


Baltimore County Soil Conservation District
 APPROVED FOR STORM WATER MANAGER
 2-6-97
 131-2545-37
 DATE
 1/22/97
 DATE

Storm Water Management
 1/22/97
 DATE

ENGINEER'S CERTIFICATION
 I hereby certify that this plan has been prepared by me or under my supervision and meets the minimum standards of the Baltimore County Department of Public Works and the Baltimore County Soil Conservation District.
 SIGNED: *William J. Baker*
 DATE: 10/22/96

DEVELOPER'S/LANDOWNER'S CERTIFICATION
 I/we hereby certify that all proposed work shown on these construction drawings(s) and on the approved sediment control drawing(s) will be accomplished pursuant to these plans. I/we also understand that it is my/our responsibility to have the construction supervised and certified, including the submittal of "As-Built" plans within thirty (30) days of completion, by a registered Professional Engineer.
 SIGNED: *[Signature]*
 DATE: _____

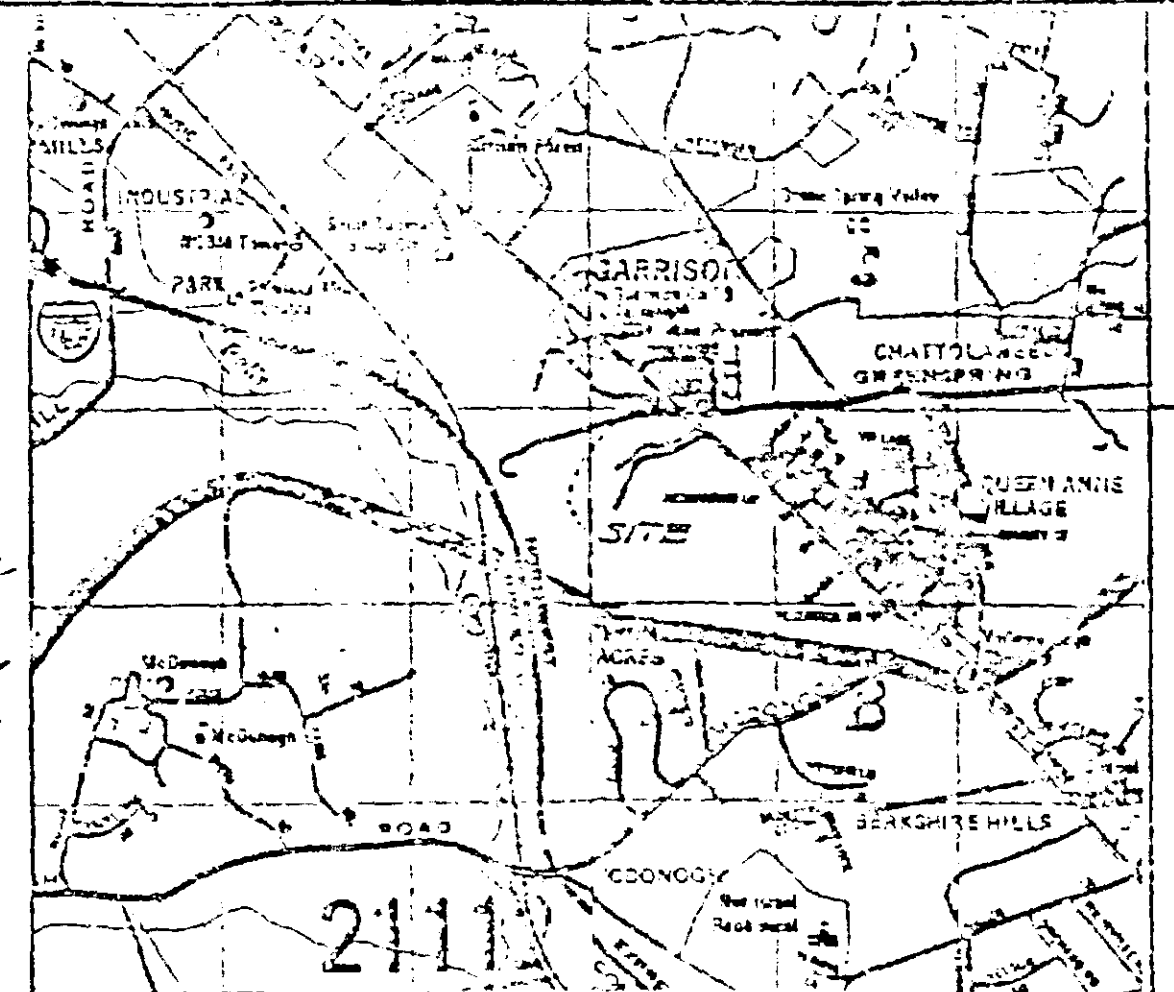


PLAN
 SCALE: 1"=30'

SECTION B
 "McDONOUGH TOWNSHIP"
 EASEMENT 53/117

As-Built Plans & Certification are required for this Stormwater Management Facility. These must be prepared and sealed by a REGISTERED PROFESSIONAL ENGINEER. Baltimore County will not perform the inspection or prepare the AS-BUILT Plans or Certification. The STORMWATER MANAGEMENT PERMIT SECURITY will not be released until the As-Built Plans & Certification are approved by Baltimore County.

In order to prepare the required As-Built Plans & Certification, this Stormwater Management Facility must be INSPECTED by the ENGINEER at specific stages during construction as required by the current Baltimore County STORMWATER MANAGEMENT POLICY AND DESIGN MANUAL. The Contractor shall notify the ENGINEER at least five (5) Working Days prior to starting any work shown on these plans.



LOCATION MAP
 SCALE: 1"=2,000'

50' X 100' X 100' X 100' IN CONG. MOUNTAIN ENTRANCE TO VALLEY STATE IN THEATER.

GENERAL NOTES

- EXISTING USE - VACANT BUILDING & PARKING LOT
- PROPOSED USE - AUTOMOBILE DEALERSHIP
- AREA OF SITE - 3.65 AC ±
- EXISTING ZONING - RM1 & BR-1M
- PROPOSED FLOOR AREAS:
 - a. RETAIL SALES (INCL. OFFICE) - 11742 SF
 - b. SERVICE & STORAGE - MAIN LEVEL - 2330 SF
 - c. SERVICE & STORAGE - LOWER LEVEL - 2330 SF
- CUSTOMER PARKING REQ'D:
 - TOTAL RETAIL FLOOR AREA = 11742 + 200 = 57 SPACES
 - TOTAL SERVICE/STOR. AREA = 4660 + 300 = 52 SPACES
 - TOTAL CUSTOMER PARKING PROVIDED (INCL. 3 HD) = 111 SPACES
- THE STORMWATER MANAGEMENT FACILITY HAS BEEN DESIGNED TO MEET PRESENT REGULATIONS OF THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS, THE SOIL CONSERVATION SERVICE, AND THE MARYLAND DEPARTMENT OF NATURAL RESOURCES. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THIS STORMWATER MANAGEMENT FACILITY.
- STORMWATER MANAGEMENT APPROVED UNDER BILL NO. 105-84.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, (1985 EDITION, AS AMENDED).
- THE CONTRACTOR SHALL VERIFY EXISTING UTILITIES PRIOR TO ANY NEW CONSTRUCTION. ALL CONNECTIONS TO THE EXISTING UTILITIES SHOWN HEREON ARE BASED ON AVAILABLE INFORMATION. THE LOCATION, SIZE AND ELEVATION ARE NOT GUARANTEED.
- THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SHOWN HEREON WITH THE PLANS OF ALL OTHER TRAVEL PRIOR TO FINAL EXCAVATION. FOR OR PREVENTION OF ANY CONSTRUCTION SHOWN HEREON, THE ARCHITECT SHALL COORDINATE AND APPROVE ALL CHANGES TO THE PLANS.
- AREAS DESIGNATED AS PAVED SHALL BE NEW PAVING OR AN OVERLAY AS DIRECTED BY THE ARCHITECT IN ACCORDANCE WITH DETAILS SHOWN IN THESE PLANS. CURB AND DRAINAGE ELEVATIONS MAY HAVE TO BE ADJUSTED ACCORDINGLY.
- PIPE LINES ARE SHOWN FOR ILLUSTRATION. CURB TO BE CONCRETE CURB & GUTTER, SEE DETAIL. CONCRETE SHALL BE DIRECTED BY THE ARCHITECT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE LOCATION, SIZE AND ELEVATION OF ALL CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE LOCATION, SIZE AND ELEVATION OF ALL CONSTRUCTION.

SITE DEVELOPMENT PLAN
STORMWATER MANAGEMENT PLAN

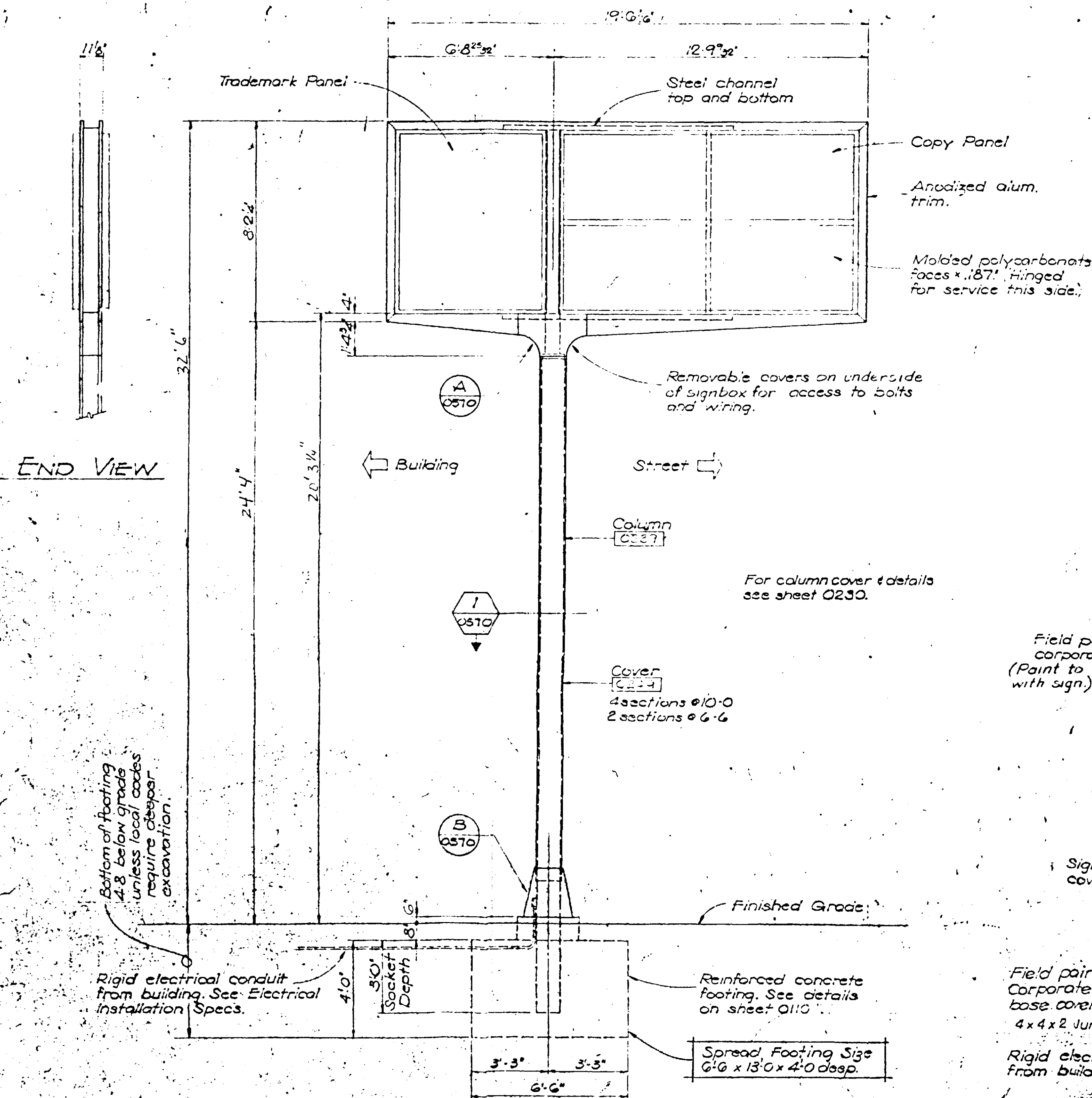
88-162A
 C-1

THE POOLE PARTNERSHIP INCORPORATED

associates, inc.
 surveyors-engineers

ALTERATIONS AND ADDITIONS FOR AN AUTOMOBILE DEALERSHIP FOR KOONS LINCOLN - MERCURY
 BALTIMORE, MARYLAND

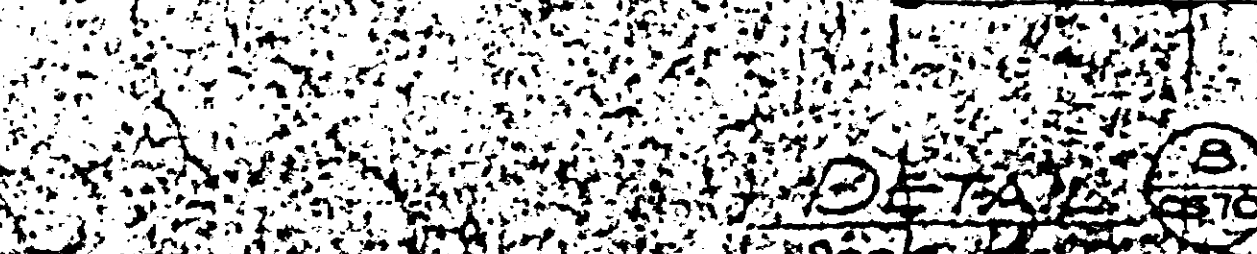
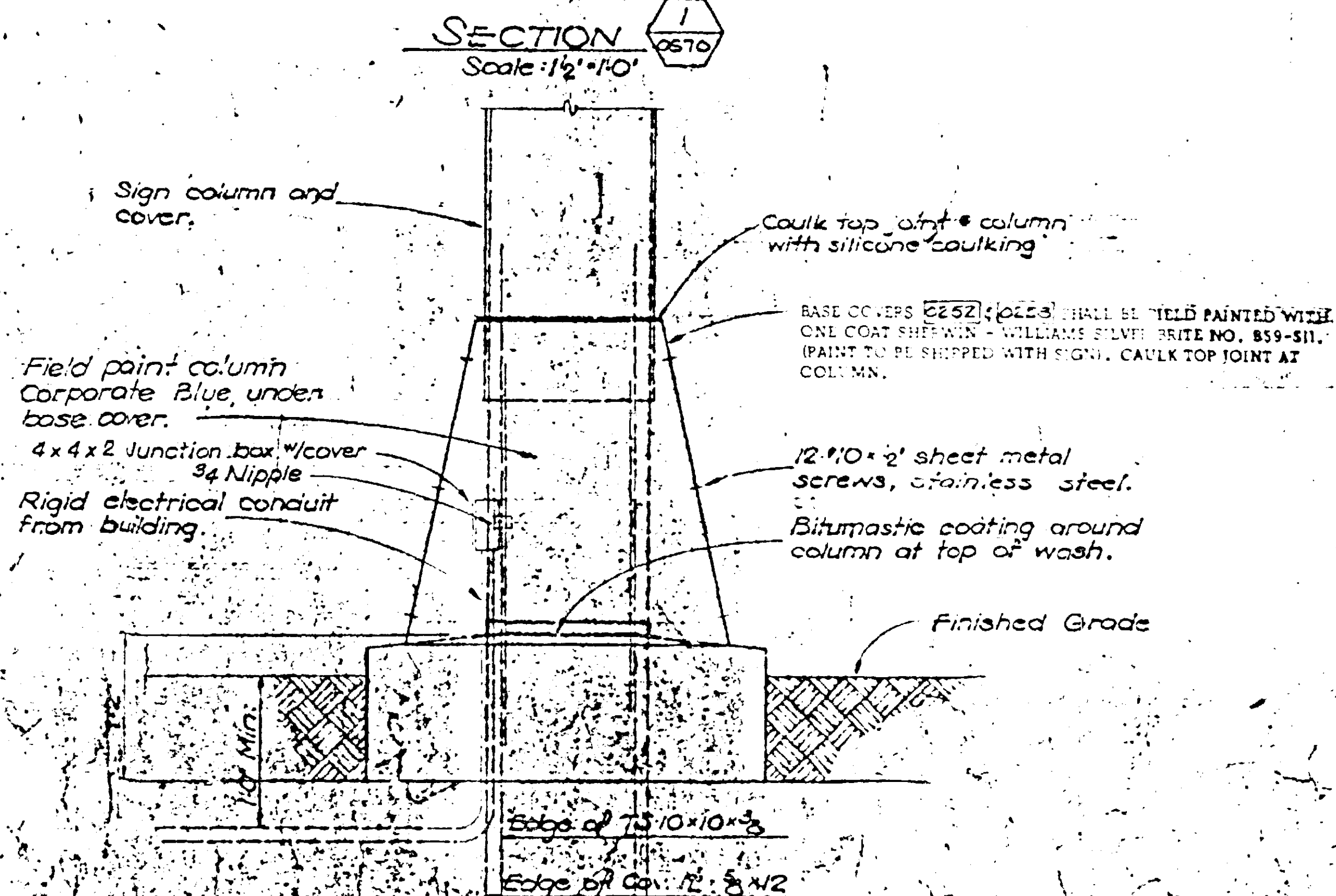
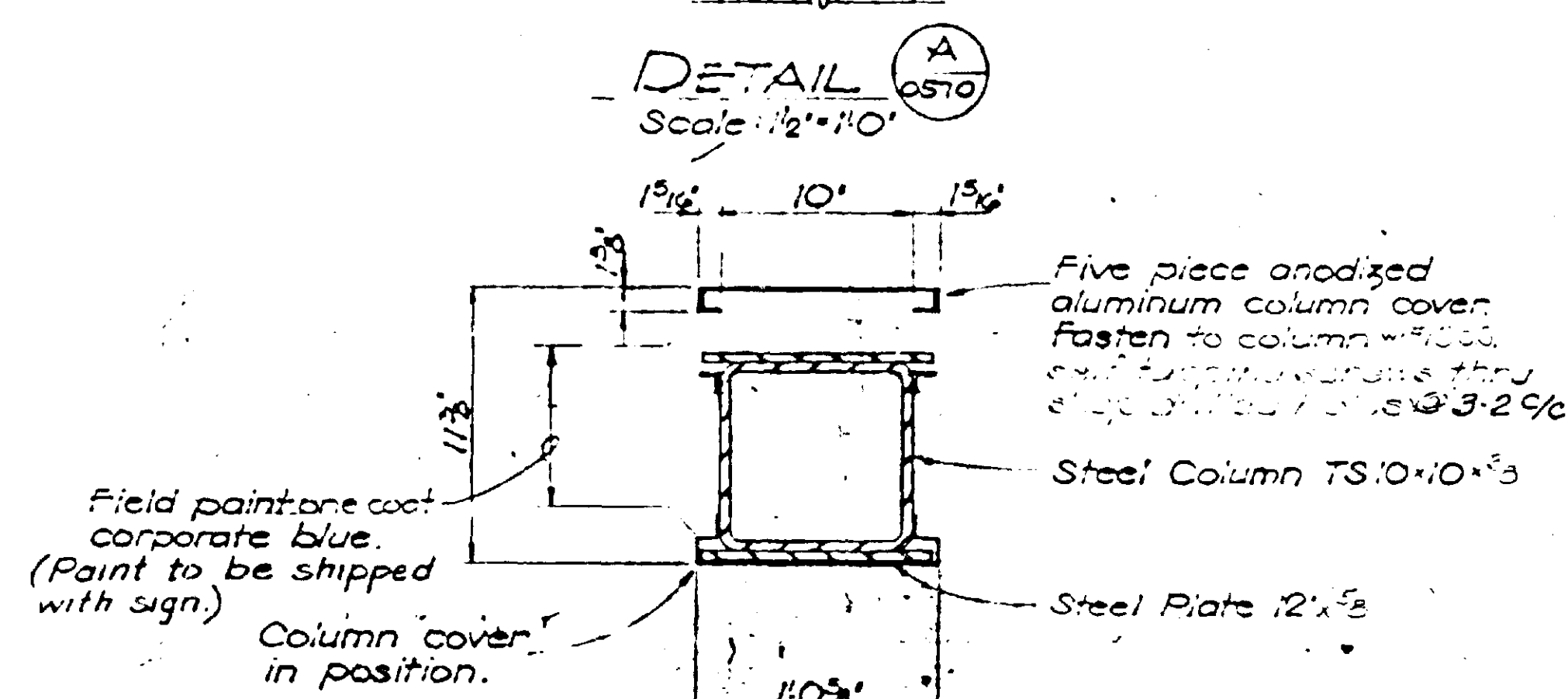
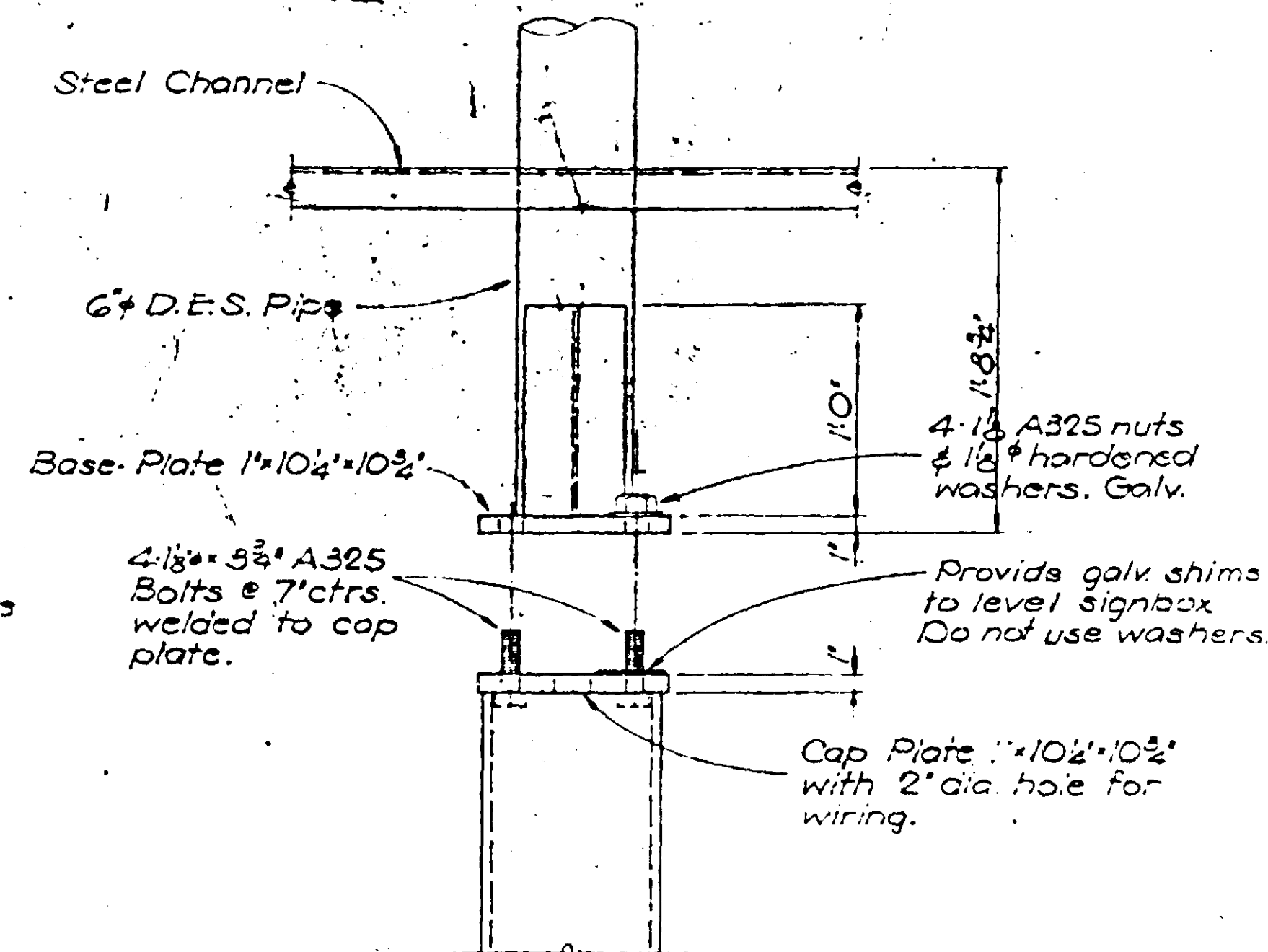
COMPILED: 08/90
 DRAWN: 08/90
 DATE: 08/90
 REVIEW: 08/90
 CHECK: 08/90
 APPROVE: 08/90



B2-20-155 SIGN INSTALLATION

Scale: 3/8" = 1'-0"

NOTE: For Anchor Bolt and Base Plate Alternate see drawing 0110



INSTALLATION SEQUENCE

1. PROVIDE UNDERGROUND POWER FEED TO THE SIGN AT THE LOCATION SHOWN ON SKETCH AND AS PER ELECTRICAL SPECIFICATIONS.
2. INSTALL FOUNDATION TYPE SELECTED WITH EITHER DIRECT BURIAL METHOD FOR COLUMN, OR ANCHOR BOLT ALTERNATE INCORPORATING ELECTRICAL STUD UP. IF DIRECT BURIAL METHOD IS USED, 12" O.D. x 5/16" SHALL BE DRIVEN WITH A SLEDGEHAMMER TO REFUSAL IN THE BOTTOM OF FOUNDATION EXCAVATION AND COLUMN WELDED TO THE ANGLES AS SHOWN ON THE FOOTING DETAILS ON DRAWING 0230. THE TOP OF COLUMN SHALL BE SECURED WITH GUY WIRES AFTER ACCURATELY PLUMBING COLUMN AND BEFORE PLACING CONCRETE. IF THE ANCHOR BOLT ALTERNATE IS USED SET ANCHOR BOLTS TO THE CORRECT ELEVATION AND IN CORRECT POSITION USING PLYWOOD TEMPLATE FURNISHED BY THE SIGN MANUFACTURER. TEMPLATE TO BE REMOVED BEFORE COLUMN IS INSTALLED. SEE FOUNDATION DRAWING 0230 FOR DETAILS AND NOTES.
3. IF ANCHOR BOLT ALTERNATE IS USED, INSTALL COLUMN LEVEL AND PLUMB ON ANCHOR BOLTS AND CHECK UNDER BASE PLATE WITH NON SHRINK GROUT. (ANCHOR BOLT TEMPLATE SHALL BE REMOVED BEFORE INSTALLING COLUMN.)
4. REMOVE ACCESS HOLE COVER PLATE AT RADIAL SECTION OF ESCUTCHION AND INSTALL SIGN BOX TO CORRECT LEVEL AND ALIGNMENT ATOP COLUMN. USE 10 GAGE GALVANIZED STEEL SHIMS AS REQUIRED TO LEVEL SIGN BOX. DO NOT USE WASHERS FOR SHIMS.
5. TORQUE A325 CONNECTION BOLTS TO THE CORRECT TENSION BY CALIBRATED TORQUE WRENCH (220 FOOT POUNDS) OR TURN-OF-NUT METHOD (1 1/2 TURN FROM SNUG TIGHT CONDITION). SNUG TIGHT IS ATTAINED BY THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH.
6. INSTALL ALUMINUM COLUMN COVERS TO COLUMN WITH STAINLESS STEEL POP PIVETS THRU FIELD DRILLED HOLES. COLUMN COVERS SHALL BE INSTALLED WITH THE SHORTEST SECTION BEING PLACED FIRST AT THE TOP OF COLUMN. REMAINING 10'-0" SECTIONS OF COLUMN COVER SHALL BE INSTALLED IN A SEQUENCE FROM TOP TO BOTTOM OF COLUMN.
7. ELECTRICAL LEAD STUD OUT FROM SIGN BOX SHALL BE FED DOWN INTERIOR OF TUBE COLUMN AS SIGN BOX IS EFFECTED. CONNECTION TO PRIMARY CIRCUIT SHALL BE MADE AT BASE OF COLUMN WITHIN A JUNCTION BOX UNDER THE BASE COVER.
8. TEST ALL ELECTRICAL CIRCUITS FOR CONTINUITY AND GROUND.
9. SEAL AROUND COLUMN AT TOP OF CONCRETE SILL WITH BITUMASTIC COATING. INSTALL BASE COVER AND CAULK TOP JOINT ALL AROUND COLUMN WITH SILICONE CAULK.
10. PAINT COLUMN AND PORTION OF ALUMINUM DECORATIVE TRIM WITH ONE FINISH COAT OF FORD CORPORATE BLUE PAINT AS SHOWN ON DRAWING DETAILS AND AS PER SPECIFICATIONS.

Electrical Information:
 20-FB4T12 CW/HO Lamps
 5-GE Ballast 603784 W
 @ 3.80 Amps
 2-15 Amp circuits
 Total load = 19.0 Amps

DATE	REVISION	BY	APP'D
5-15-85	General Revision	JRB	
11-1-83	1982 CONTRACT BIDS	JRB	
11-5-82	1982 CONTRACT BIDS	JRB	
10-2-82	1981 CONTRACT BIDS	JRB	
11-1-78	1979 Contract Bids	JRB	

FORD MOTOR COMPANY
 DEALERSHIP REAL ESTATE OFFICE
 DEARBORN MICHIGAN

DEALERSHIP
 IDENTIFICATION PROGRAM

DWG. TITLE
 INSTALLATION DRAWING
 30'-0" MOUNTING HT.

ROSS H. BRYAN, INC.
 CONSULTING ENGINEERS
 NASHVILLE, TENNESSEE 37219

DWG. DATE 5-2-77
 CHK'D RLB
 COORDINATOR PB
 DESIGNED BY JWB
 APP'D JWB
 JWB NO 4-013-16

B2-20-155
 40-PSF DESIGN

DRAWING NO. 0570
 SHEET NO. 3 OF 6

