

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
W/S York Road, 425' NW of the * DEPUTY ZONING COMMISSIONER
c/l of Scott Adams Road (10400 York Road) * OF BALTIMORE COUNTY
8th Election District * Case No. 89-221-A
3rd Councilmanic District *
Robert E. Frankel
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit two (2) roadside signs totaling 235.84 sq.ft. in lieu of the permitted 100 sq.ft. as more particularly described in Petitioner's Exhibit 1.

The Petitioner appeared, testified and was represented by Robert J. Steinberg, Esquire. There were no Protestants.

Testimony indicated that the subject property, known as 10400 York Road, consists of 12.108 acres more or less and is zoned B.R.-C.N.S. As of December 30, 1988 Petitioner will be opening a new Acura Dealership, including the sale of used cars, at the subject location. Petitioner requests a sign variance to construct the two pylon signs at the entrance to the site as depicted in Petitioner's Exhibit 1.

Petitioner testified the requested variance is for less signs than the Acura Dealership would prefer in order to remain in keeping with the spirit and intent of the Baltimore County Zoning Regulations (B.C.Z.R.). Petitioner argued that denial of the requested variance would result in practical difficulty. Testimony indicated that the proposed signs, while larger than that permitted under the zoning regulations, are appropriate and in keeping with other signs in the area. Further testimony indicated that the granting of the variance would not result in any detriment to the health, safety or general welfare of the community.

COPY RECEIVED FOR FILING
Date 12/15/88
By [Signature]

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1977). 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 is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment 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 variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of December, 1988 that the Petition for Zoning Variance to permit two (2) roadside signs totaling 235.84 sq.ft. in lieu of the permitted 100 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

COPY RECEIVED FOR FILING
Date 12/15/88
By [Signature]

1) The Petitioner may apply for his building 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 30-day 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) The variance granted herein is limited to construction of the two signs depicted as Pylon Sign "A" and "B" in Petitioner's Exhibit 1.

3) Petitioner shall comply with the landscaping plan approved by the Office of Current Planning which has been incorporated into the file and marked Petitioner's Exhibit 6.

[Signature]
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21284
887-3353

December 15, 1988

Robert J. Steinberg, Esquire
341 N. Calvert Street
Baltimore, Maryland 21202

RE: PETITION FOR ZONING VARIANCE
W/S York Road, 425' NW of the c/l of Scott Adams Road
(10400 York Road)
8th Election District - 3rd Councilmanic District
Robert E. Frankel - Petitioner
Case No. 89-221-A

Dear Mr. Steinberg:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

[Signature]
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: People's Counsel

File



Dennis F. Rasmussen
County Engineer

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-221-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.2-(f) BY PERMITTING TWO (2) ROAD SIDE SIGNS with a total area of 235.84 square feet, in lieu of the permitted area of 100 square feet, a variance of 135.84 square feet.

If the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Petitioner has been awarded a franchise to sell Acura Motor Cars. As a condition of said franchise Petitioner must erect road side signs advertising his retail location.
2. That erection of said road side signs is a condition of Petitioner's franchise as awarded by Acura.
3. The two (2) signs merely state the words: a). Acura, b). Used Cars. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Robert E. Frankel
(Type or Print Name)
Signature: [Signature]
Address: [Address]
City and State: [City and State]

Legal Owner(s): Robert E. Frankel
(Type or Print Name)
Signature: [Signature]
Address: 201 Reisterstown Road
City and State: Pikesville, Maryland 21208
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Robert E. Frankel, 201 Reisterstown Road, Pikesville, Maryland 21208
City and State: Baltimore, Maryland 21202
Attorney's Telephone No.: 585-0111

ORDERED By the Zoning Commissioner of Baltimore County, this 13th day of December, 1988, 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 108, County Office Building in Towson, Baltimore County, on the 13th day of December, 1988, at 10:30 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

COPY RECEIVED FOR FILING
Date 12/15/88
By [Signature]

Paul Leo P.E.

Paul Leo Engineering Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21284
301-221-5344

DESCRIPTION

#10400 YORK ROAD
EIGHTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point located on the west side of York Road, said point also being located northwesterly 425 feet ± from the center of Scott Adam Road; thence leaving said west side of York Road (1) N 85°00'10" W 1215.33 feet to the east side of the Penn-Central Railroad Right of Way, thence binding on the east side of said right of way (2) N 03°33'00" W 475.35 feet, thence leaving said Penn-Central Railroad Right of Way, (3) S 85°00'10" E 794.57 feet, thence (4) S 04°59'50" W 30.00 feet, thence (5) S 85°00'10" E 299.75 feet to the west side of York Road, thence binding on the west side of York Road, (6) S 18°32'10" E 428.35 feet, (7) S 71°29'17" W 9.00 feet, (8) S 18°29'57" E 45.00 feet, (9) N 71°29'17" E 9.00 feet, and (10) S 18°30'43" E 6.37 feet to the point of beginning.

Containing 12.108 acres of land, more or less.



Engineers - Surveyors - Site Planners

9/23/88

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S York Rd., 425' NW C/L Scott : OF BALTIMORE COUNTY
Adam Rd. (10400 York Rd.) :
8th Election District :
3rd Councilmanic District :
ROBERT E. FRANKEL, Petitioner : Case No. 89-221-A

ENTRY OF APPEARANCE

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

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of November, 1988, a copy of the foregoing Entry of Appearance was mailed to Robert J. Steinberg, Esquire, 341 N. Calvert St., Baltimore, MD 21202, Attorney for Petitioner.

[Signature]
Peter Max Zimmerman

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th
Date of Posting: November 21, 1988
Posted for: Variance
Petitioner: Robert E. Frankel
Location of property: W/S York Road, 425' NW c/l of Scott Adams Road
(10400 York Road)
Location of Sign: West side of York Road in front of subject property
Remarks: [Blank]
Posted by: S.J. Arata
Date of return: November 27, 1988
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 17, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 17, 1988.

THE JEFFERSONIAN
TOWSON TIMES.

[Signature]
S. Zebe Olson
Publisher

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the County and in accordance with the provisions of the County Charter, Chapter 10, Article 10, Section 10-101, hereby gives notice of a public hearing on the proposed zoning variance to be held on the 17th day of November, 1988, at 10:30 o'clock A.M. in Room 108, County Office Building, Towson, Maryland. The proposed zoning variance is for the purpose of permitting the erection of two (2) roadside signs on the west side of York Road, 425' NW of the centerline of Scott Adams Road, in the amount of 235.84 square feet, in lieu of the permitted area of 100 square feet. The zoning variance is for the purpose of permitting the erection of two (2) roadside signs on the west side of York Road, 425' NW of the centerline of Scott Adams Road, in the amount of 235.84 square feet, in lieu of the permitted area of 100 square feet. 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Baltimore County
Fire Department
Towson, Maryland 21204-2586
484-4560

Paul H. Reincke

November 10, 1988

J. Robert Haines, Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204



Re: Property Owner: Robert E. Frankel

Location: W/S York Road, 425' NW of c/1 of Scott Adam Road

Dennis F. Rasmussen
County Executive

Item No.: 132

Zoning Agenda: Meeting of 10/11/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Pat Keller* NOTED & APPROVED: *Pat Keller*
Planning Group Fire Prevention Bureau
Special Inspection Division

/j1

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 6, 1988

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

000

Robert J. Steinberg, Esquire
341 N. Calvert Street
Baltimore, Maryland 21202

RE: Item No. 132, Case No. 89-221-A
Petitioner: Robert E. Frankel
Petition for Zoning Variance

Dear Mr. Steinberg:

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 of plans that may have a bearing on this case. 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 enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
James E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

Enclosures

cc: Paul Lee Engineering
304 W. Pennsylvania Avenue
Towson, MD 21204



Maryland Department of Transportation State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

October 14, 1988

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

Re: Baltimore County
Frankel Acura
W/S York Road, MD 45
425' N/W of the
Centerline of
Scott Adam Road
(Item #132)
Zoning Meeting
of 10-11-88

Attn: Mr. James Dyer

Dear Mr. Haines:

After reviewing the submittal for a variance by permitting two (2) road side signs with a total area of 235.84 square feet in lieu of the permitted 100 square feet, we offer the following comment.

This plan has been forwarded to the State Highway Administration - Beautification Section, c/o Morris Stein (333-1642) for all comments relative to zoning.

If you have any questions, please call Larry Brocato of this office at 333-1350.

Very truly yours

Robert J. Mills, Jr.
Robert J. Mills, Jr., Chief
Bureau of Engineering
Access Permits

LB:maw

cc: Paul Lee Engineering, Inc.
Mr. J. Ogle
Mr. M. Stein (w-attachment)

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 865-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

LAW OFFICES
WARTZMAN, ROMBRO, OMANSKY, BLIBAUM & SIMONS, P.A.
341 NORTH CALVERT STREET
BALTIMORE, MARYLAND 21202
Telephone (301) 685-0111
FAX (301) 685-4729

PAUL WARTZMAN RICHARD T. ROMBRO
JOSEPH H. OMANSKY LEE N. SIMONS
SAMUEL BLIBAUM MARTIN J. ALPERTEN
MICHAEL H. SIMONS ROBERT J. STEINBERG
ADAM J. FLISSET, JR. ROBERT F. STON DANSHILL
MAUREEN B. COXON
DANIEL W. QUASNEY MATTHEW A. WEINSTOCK
DAVID S. EPSTEIN TARA A. VIZZ

October 7, 1988

Zoning Commissioner of
Baltimore County, Room 109
County Office Building
Towson, Maryland 21204

RE: Petition for Zoning Variance
Mr. Robert E. Frankel, Owner
Item No.: 132

Dear Sir:

Please be advised that this office represents Mr. Robert E. Frankel in connection with a Petition for Variance filed in connection with the erection of road side signs at 10400 York Road, Baltimore County, Maryland.

Our Petition was filed by Mr. Frankel's Engineer, Mr. Paul Lee on Tuesday, September 27, 1988. Attached to that Petition was a letter requesting an expedited hearing. A copy of that letter is attached to this correspondence.

I have been in contact with Ms. Donna Thompson of your office who now informs me that she cannot locate my original request for an expedited hearing.

Even though the request was originally filed by Mr. Lee I am enclosing a copy of same and advising you by this correspondence that construction work at Frankel Acura will be completed in December of this year and Mr. Frankel would very much like to be open and ready for business during that month. Accordingly, I would appreciate any effort you may be able to make on behalf of my client in scheduling Item No. 132 for a speedy hearing.

Page 2 of 2
October 7, 1988

Thanking you in advance for your time, attention and anticipated cooperation, I am

Very truly yours,

Robert J. Steinberg
Robert J. Steinberg

RJS/glk

cc: Mr. Robert E. Frankel
Mr. George Hader
Mr. Paul Lee

LAW OFFICES WARTZMAN, ROMBRO, OMANSKY, BLIBAUM & SIMONS, P.A.

341 NORTH CALVERT STREET
BALTIMORE, MARYLAND 21202
Telephone (301) 685-0111
FAX (301) 685-4729

September 23, 1988

PAUL WARTZMAN RICHARD T. ROMBRO
JOSEPH H. OMANSKY LEE N. SIMONS
SAMUEL BLIBAUM MARTIN J. ALPERTEN
MICHAEL H. SIMONS ROBERT J. STEINBERG
ADAM J. FLISSET, JR. ROBERT F. STON DANSHILL
MAUREEN B. COXON
DANIEL W. QUASNEY MATTHEW A. WEINSTOCK
DAVID S. EPSTEIN TARA A. VIZZ

NATHAN HARBURGER
1000 AVENUE
OF COXSON
RONALD L. SCHROEDER
(1934-1987)

Zoning Commissioner of
Baltimore County, Room 109
County Office Building
Towson, Maryland 21204

DUPLICATE COPY

RE: Petitioner for Zoning Variance Item No: 132
Mr. Robert E. Frankel, Owner

Dear Sir:

Attached to this correspondence is a Petition for Zoning Variance requesting permission for the erection of two roadside signs advertising the sale of Acura Motor Vehicles.

I would very much appreciate it if you would expedite the scheduling of a hearing in connection with this matter as my client is quite anxious to commence full scale sales operations as soon as possible.

Thanking you in advance for your time and attention in this matter, I am

Very truly yours,

Robert J. Steinberg

RJS/glk

Enclosure

cc: Mr. Robert E. Frankel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines
TO: Zoning Commissioner Date: December 9, 1988
Pat Keller, Deputy Director
FROM: Office of Planning and Zoning
Frankel Acura
SUBJECT: Zoning Petition No. 89-331-A

The applicant is requesting variances to allow the construction of two roadside signs with a total of 235.84 square feet in lieu of the required 100 square feet. In reference to this request, staff provides the following information:

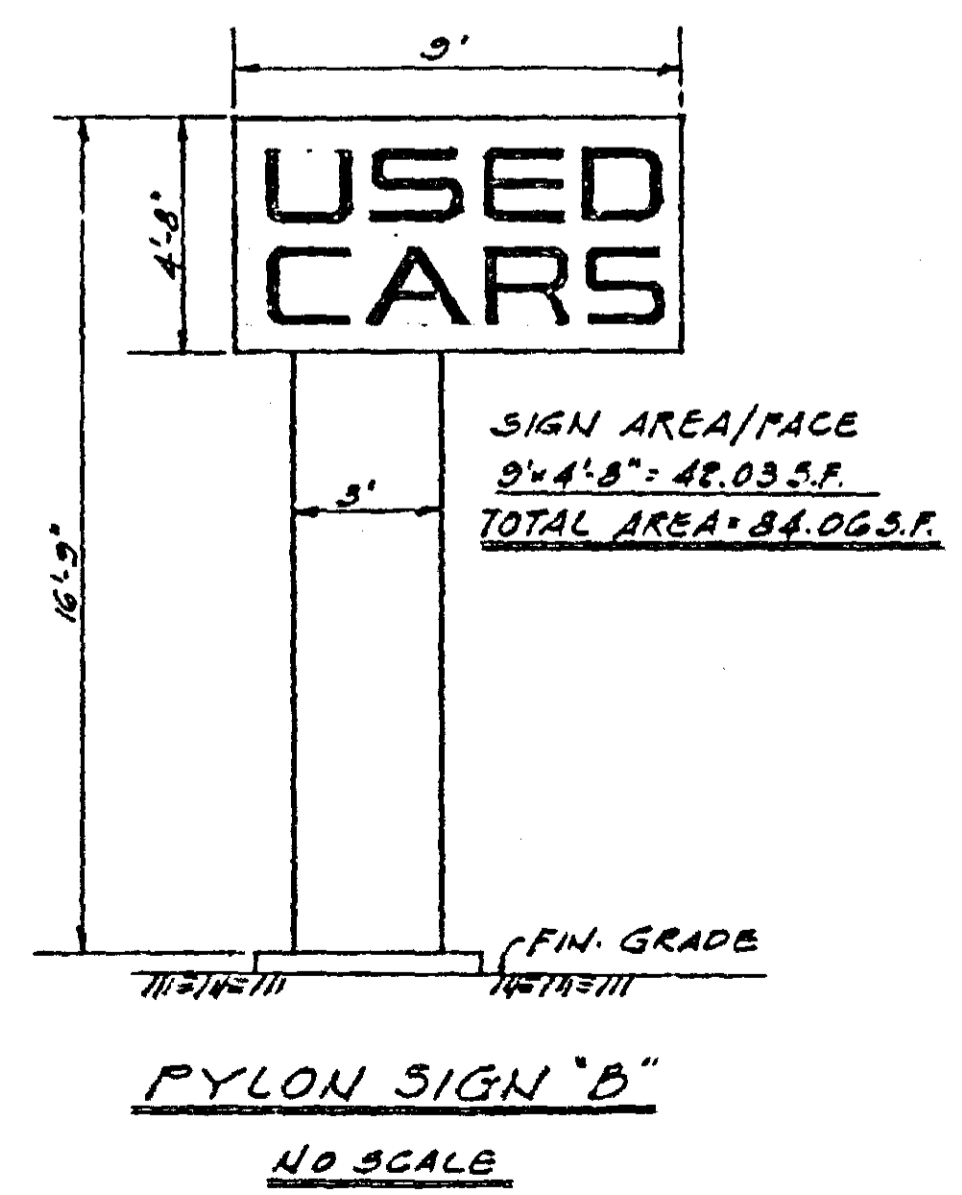
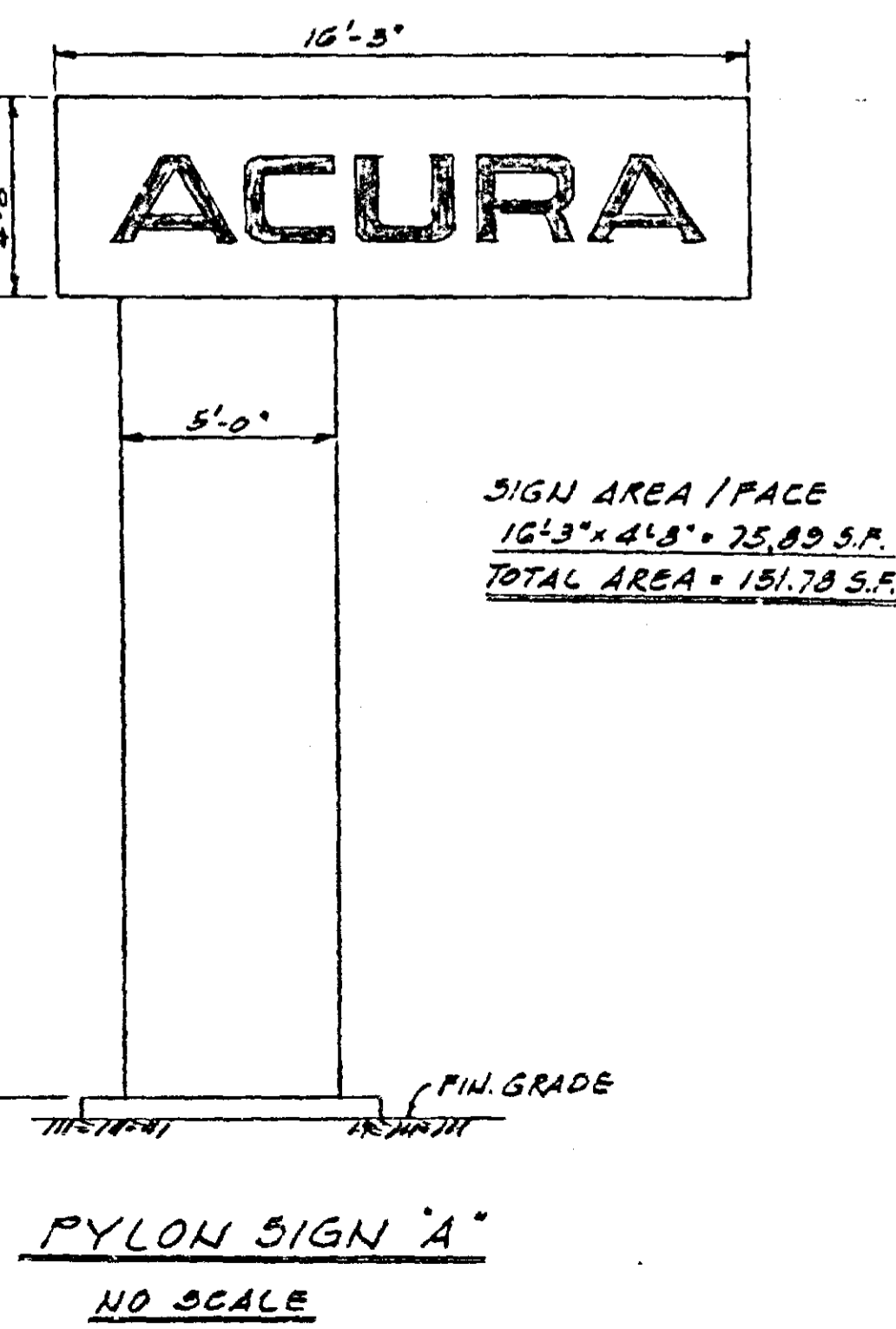
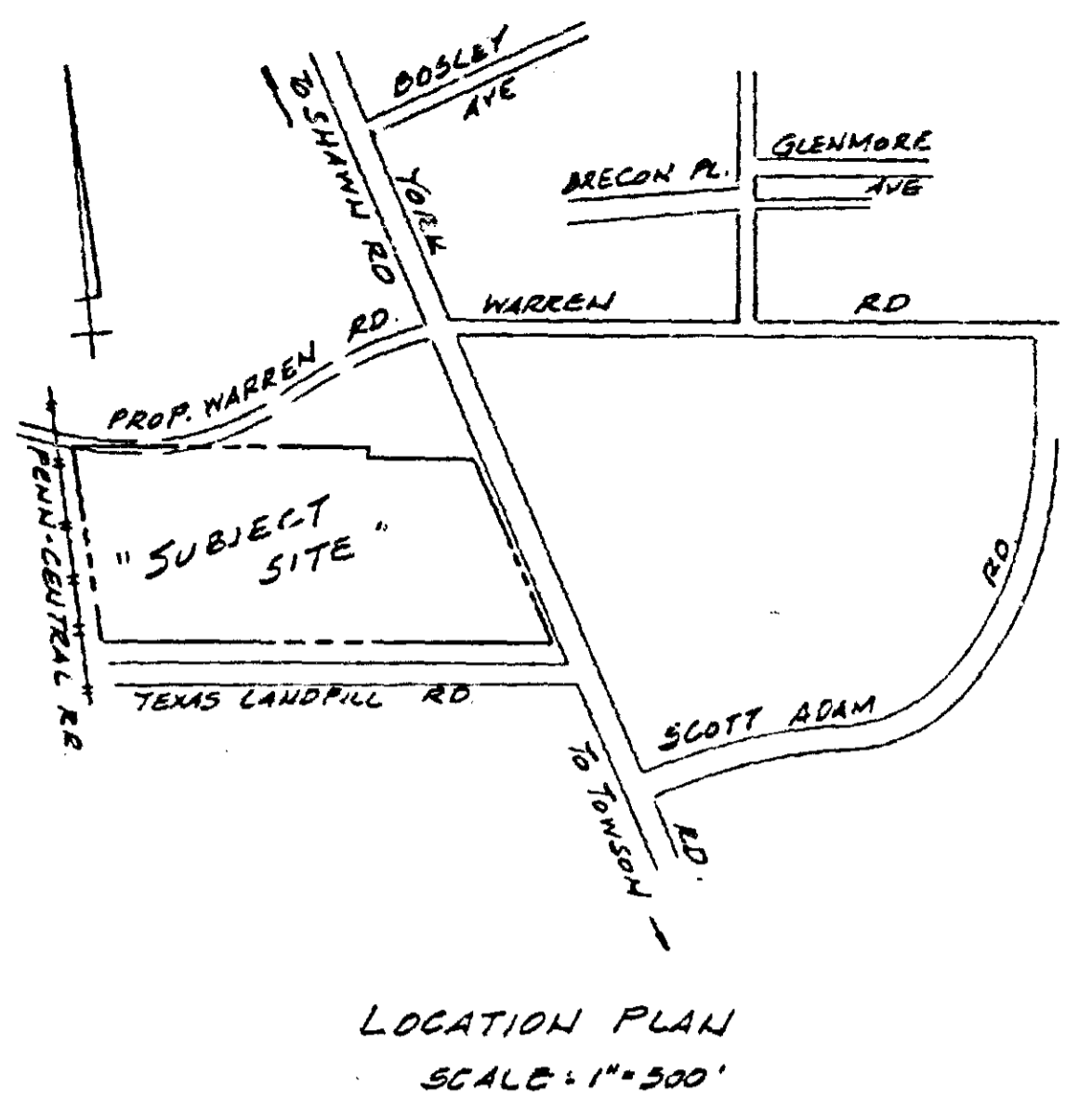
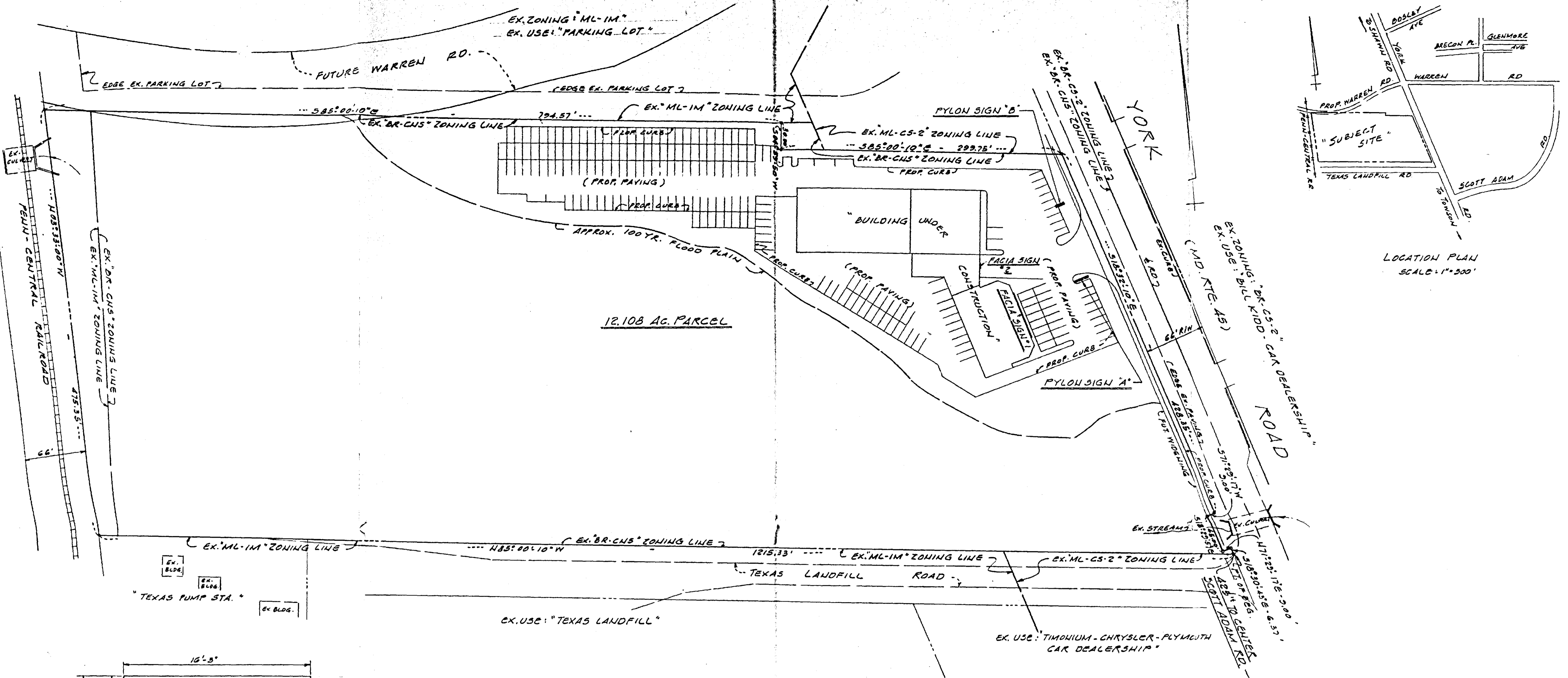
- The Office of Planning has been attempting to upgrade our commercial corridors through a concentrated effort of upgrading the quality of development using the elements listed below:
 - streetscape: walkways, street trees, and increased landscaping;
 - screening: interior parking lot landscaping, buffering of adjoining properties and increased shade trees around paved areas;
 - signage: signage in conformance with zoning laws or adopted corridor plans.
- It is proven that the proliferation of corridor signage reduces the project's visibility to customers, as well as decreasing the visual aesthetics of the corridor.

Based upon the analysis conducted and information provided, staff recommends denial of the applicant's request. If the application is considered for approval, upgraded streetscape and interior landscaping should be required to mitigate the increased signage.

PK/sf

RECEIVED
DEC 13 1988

ZONING OFFICE



GENERAL NOTES

1. AREA OF SITE = 12.108 AC. (530,578.22 S.F.)
2. EXIST. ZONING OF SITE = "BR-CNS"
3. EXIST. USE OF SITE = "FRANKEL ACURA DEALERSHIP"
4. PROP. ZONING OF SITE = "BR-CNS"
5. PROP. USE OF SITE = "FRANKEL ACURA DEALERSHIP"
6. OFF-STREET PARKING REQ'D.
 - RETAIL - 6223 S.F./200 = 31.12 = 35 P.S.
 - OFFICE 1ST FL. = 140843 S.F./300 = 46.95 = 47 P.S.
 - OFFICE 2ND FL. = 3260 S.F./500 = 6.52 = 7 P.S.
 - TOTAL REQ'D. = 89 P.S.
 - TOTAL PROPOSED = 231 P.S. (INCL. 4 H.C.)
7. BUILDING PRESENTLY UNDER CONSTRUCTION
8. PROPOSED SIGNS
 - A. FACIA SIGNS ON BUILDING
 1. FACIA SIGN #1 - PROP. AREA = 52'x3' = 156 S.F., PERMITTED AREA = 396 S.F.
 2. FACIA SIGN #2 - PROP. AREA = 5'x1.5' = 7.5 S.F., PERMITTED AREA = 46 S.F.
 - B. TWO FACED PYLON SIGNS - 2
 1. SIGN "A" - 16'3"x4'8" = 75.89 S.F./FACE x 2 = 151.78 S.F.
 2. SIGN "B" - 9'x4'8" = 42.03 S.F./FACE x 2 = 84.06 S.F.
 - TOTAL AREA (2 SIGNS) = 235.84 S.F.
 - PERMITTED SIGN AREA = 100 S.F.
9. PETITIONER REQUESTING A VARIANCE TO SECTION 413.2 f OF THE ZONING REGULATIONS TO PERMIT A TOTAL SIGN AREA OF 235.84 S.F. (2 SIGNS) IN LIEU OF THE PERMITTED AREA OF 100 S.F. (4 YR. OF 135.84 S.F.)

PLAT TO ACCOMPANY PETITION FOR SIGN VARIANCE FRANKEL ACURA 10400 YORK ROAD 8TH ELECTION DIST. BALTIMORE CO, MD. SCALE: 1" = 50' OCT. 27, 1988

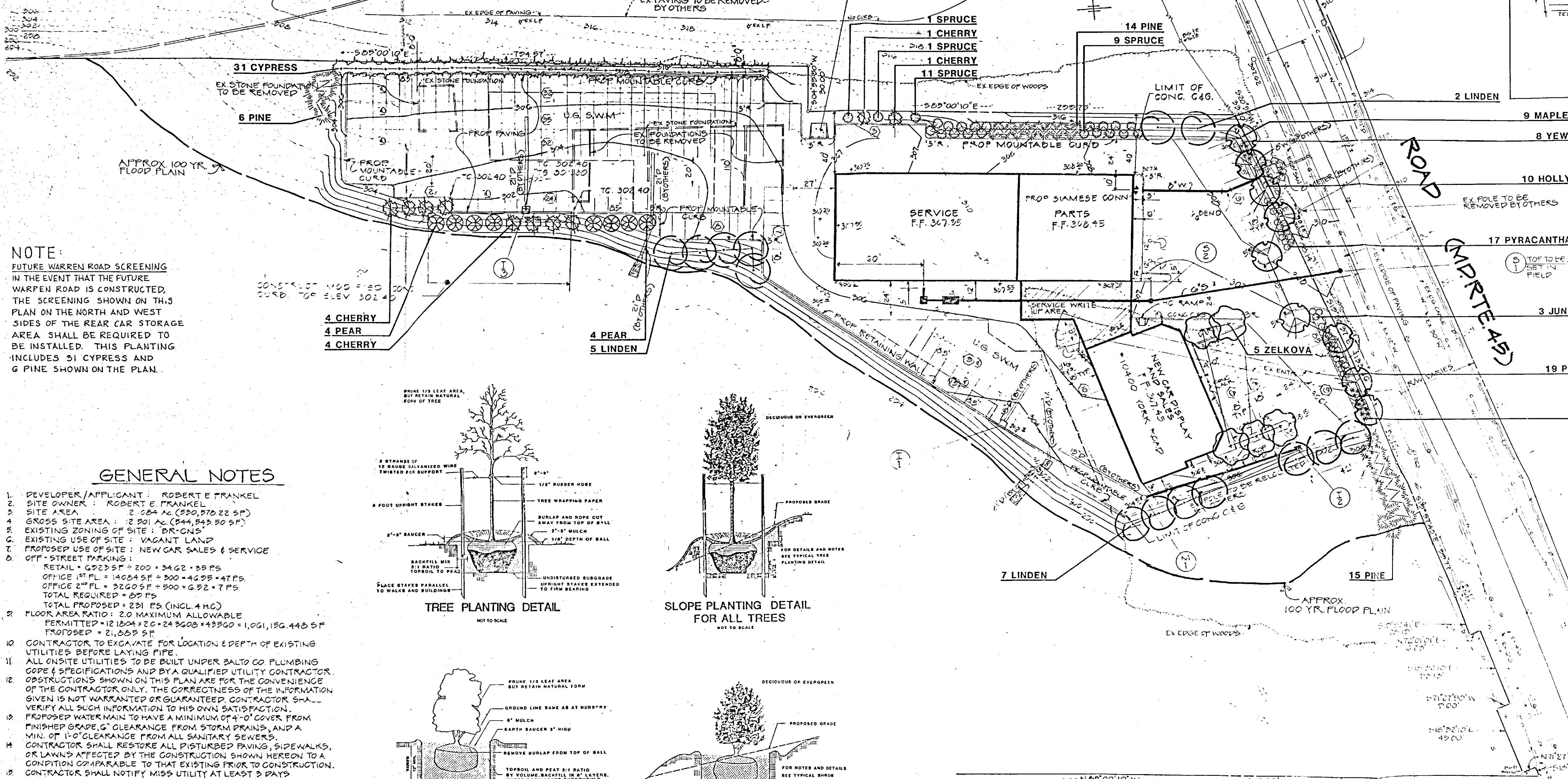
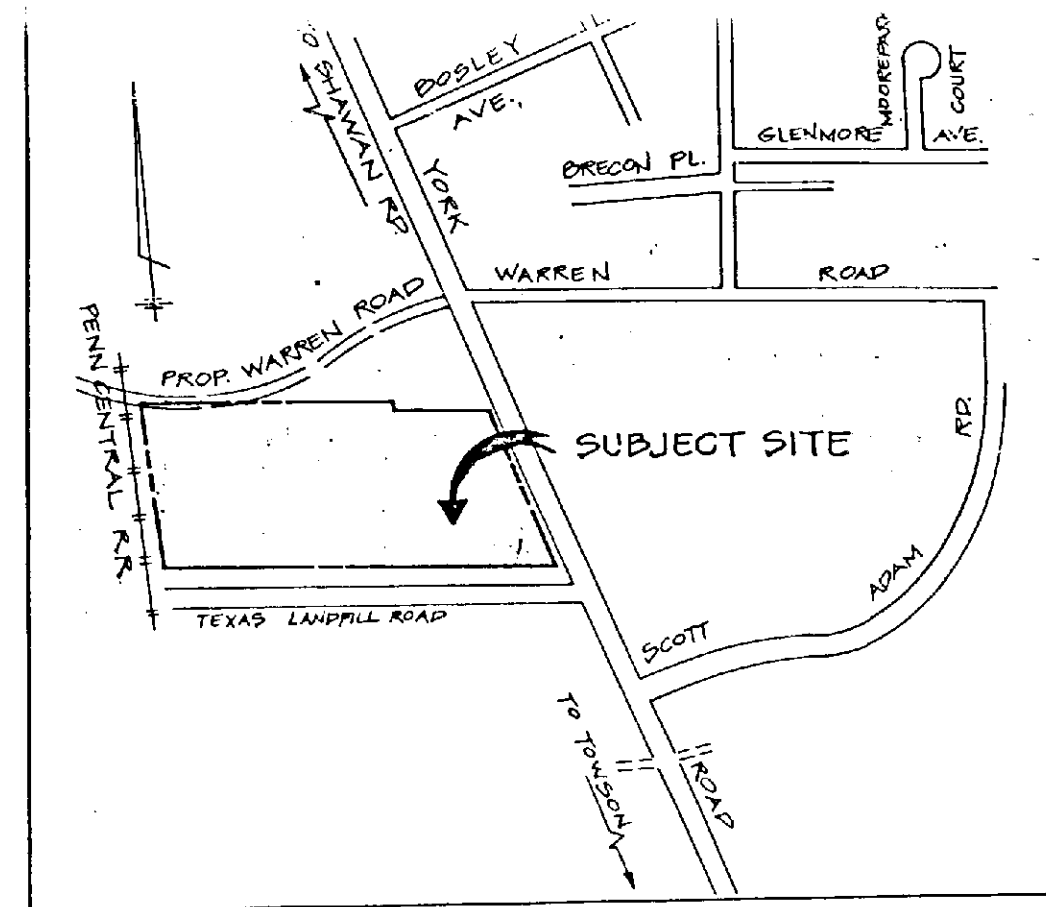
PETITIONER EXHIBIT 1
PAUL LEE ENGINEERING, INC. 304 N. PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204



FUTURE WARREN ROAD
(R/W AND PAVING WIDTH VARIES)

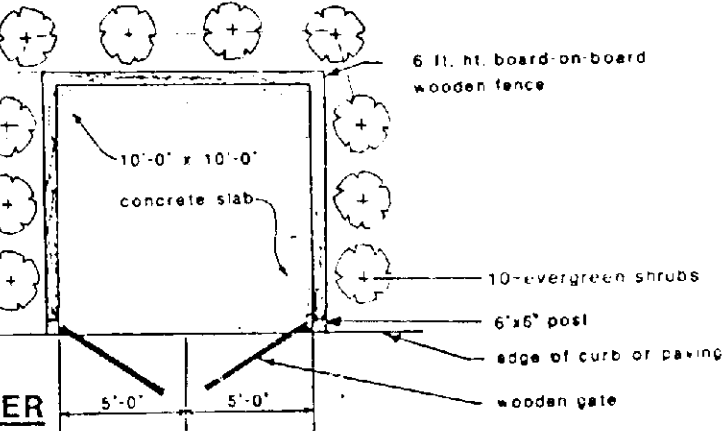
BALTIMORE GAS & ELECTRIC CO
3302/230

BENCHMARK
10' CUT IN TOP OF CURB AT INLET EAST
SIDE YORK ROAD NEAR G.F. POLE #417
ELEVATION 216.93



NOTE:
FUTURE WARREN ROAD SCREENING
IN THE EVENT THAT THE FUTURE
WARREN ROAD IS CONSTRUCTED,
THE SCREENING SHOWN ON THIS
PLAN ON THE NORTH AND WEST
SIDES OF THE REAR CAR STORAGE
AREA SHALL BE REQUIRED TO
BE INSTALLED. THIS PLANTING
INCLUDES 31 CYPRESS AND
6 PINE SHOWN ON THE PLAN.

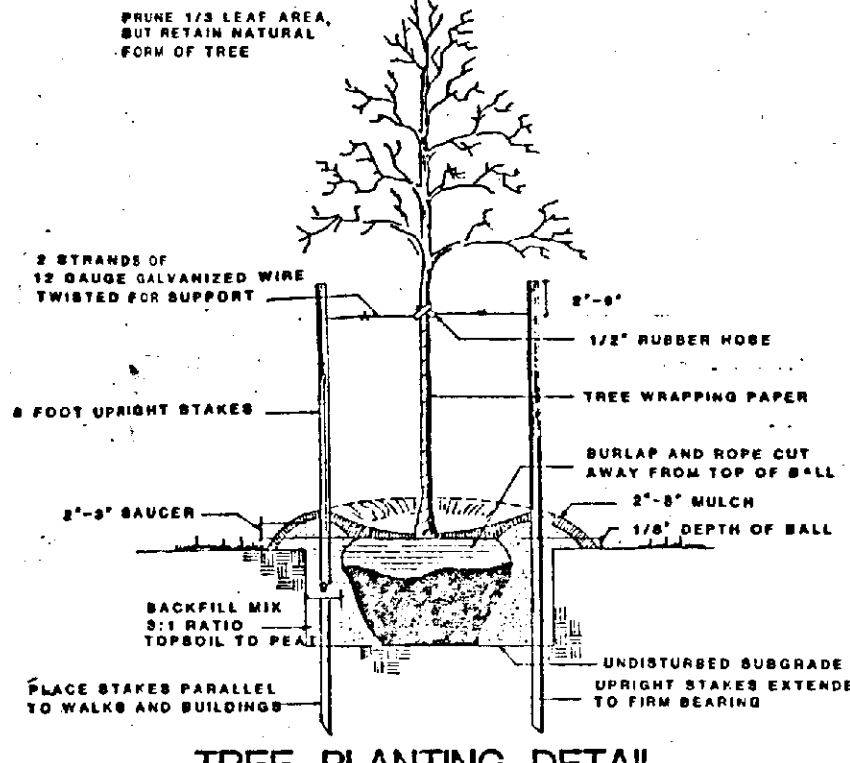
VICINITY MAP
SCALE: 1" = 300'



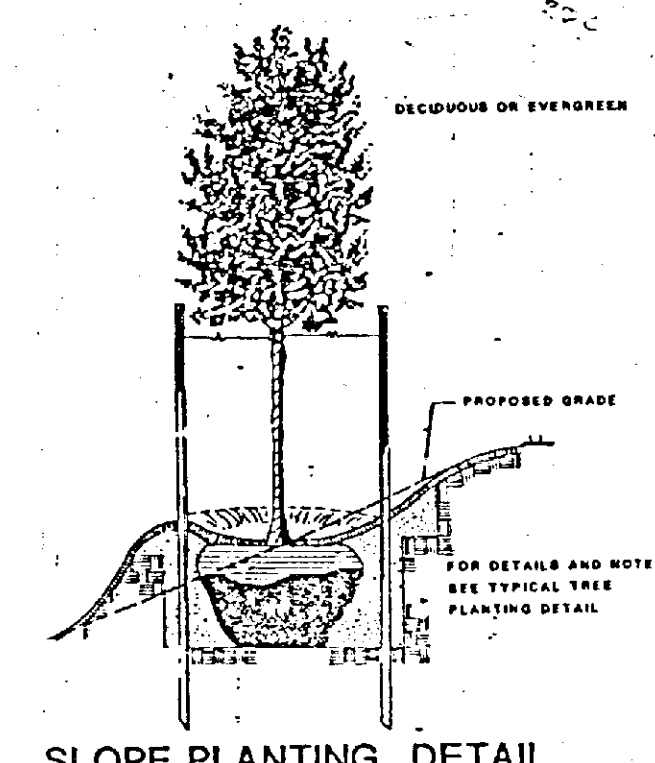
DUMPSTER ENCLOSURE PLAN
NOT TO SCALE

GENERAL NOTES

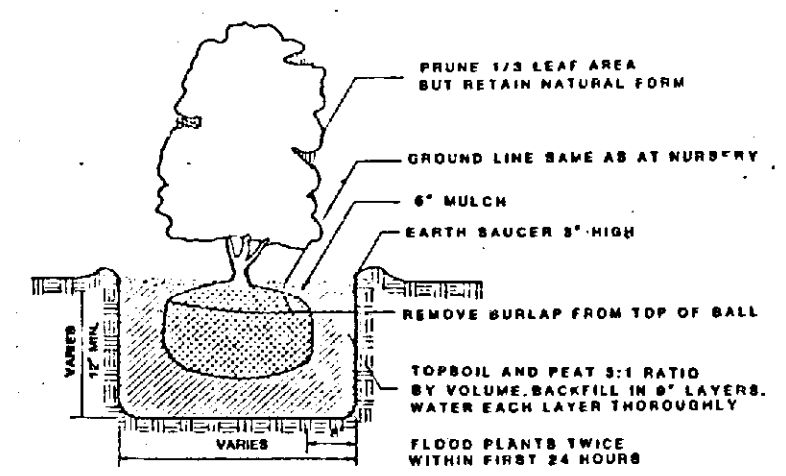
- DEVELOPER/APPLICANT: ROBERT E FRANKEL
- SITE OWNER: ROBERT E FRANKEL
- SITE AREA: 2.084 AC (90,970.22 SF)
- GROSS SITE AREA: 2.901 AC (124,949.30 SF)
- EXISTING ZONING OF SITE: "DR-CUS"
- EXISTING USE OF SITE: VACANT LAND
- PROPOSED USE OF SITE: NEW CAR SALES & SERVICE OFF-STREET PARKING:
- RETAIL: 6,923 SF = 200' x 34.62' x 35.95'
- OFFICE 1ST FL: 14,024 SF = 300' x 46.75' x 47.95'
- OFFICE 2ND FL: 32,000 SF = 500' x 64.2' x 7.95'
- TOTAL REQUIRED: 50,947 SF
- FLOOR AREA RATIO: 2.0 MAXIMUM ALLOWABLE PERMITTED = 12,184' x 20' x 24.3608' + 33,960' = 1,001,156.448 SF PROPOSED = 21,063 SF
- CONTRACTOR TO EXCAVATE FOR LOCATION & DEPTH OF EXISTING UTILITIES BEFORE LAYING PIPE.
- ALL ON-SITE UTILITIES TO BE BUILT UNDER BALTO CO PLUMBING CODE & SPECIFICATIONS AND BY A QUALIFIED UTILITY CONTRACTOR.
- OBSTRUCTIONS SHOWN ON THIS PLAN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CORRECTNESS OF THE INFORMATION GIVEN IS NOT WARRANTED OR GUARANTEED. CONTRACTOR SHALL VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION.
- PROPOSED WATER MAIN TO HAVE A MINIMUM OF 4'-0" COVER FROM FINISHED GRADE, 6" CLEARANCE FROM STORM DRAINS, AND A MIN. OF 1'-0" CLEARANCE FROM ALL SANITARY SEWERS.
- CONTRACTOR SHALL RESTORE ALL DISTURBED PAVING, SIDEWALKS, OR LAWNS AFFECTED BY THE CONSTRUCTION SHOWN HEREON TO A CONDITION COMPARABLE TO THAT EXISTING PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY MISS UTILITY AT LEAST 3 DAYS BEFORE STARTING WORK. 11:00-2:00 P.M.
- THE UNDERGROUND MANAGEMENT TO BE BUILT UNDER SWIM PLAN.
- FOR SEPTIC CONTROL SEE APPROVED SEPTIC CONTROL & GRAPING PLAN.
- LANDSCAPE REQUIREMENTS: (BASED ON REQUIRED PARKING SPACES ONLY. ACTUAL CUSTOMER PARKING IS APPROX. 10 P.S. THE REMAINING P.S. ARE FOR NEW CAR STORAGE, NEW CAR DISPLAY AND SALES, AND USED CAR SALES.)
- TREES
 - ROAD FRONTAGE 170 L.F. = 40-12 TREES
 - INTERIOR ROADS 542 L.F. = 20-28 TREES
 - PARKING 89 REQUIRED P.S.
- SCREENING
 - PARKING ADJUTING PUBLIC STREET 171 = 2-57 EVERGREEN SHRUBS
 - DUMPSTER (10-10-3 SIDES) 30-3 = 10 EVERGREEN SHRUBS
- SUMMARY OF REQUIREMENTS
 - 28 MAJOR DECIDUOUS TREES
 - 67 EVERGREEN SHRUBS
 - 20 MINOR DECIDUOUS TREES
- FOR STORM WATER MANAGEMENT SEE APPROVED STORM WATER MANAGEMENT PLAN AND DETAILS.



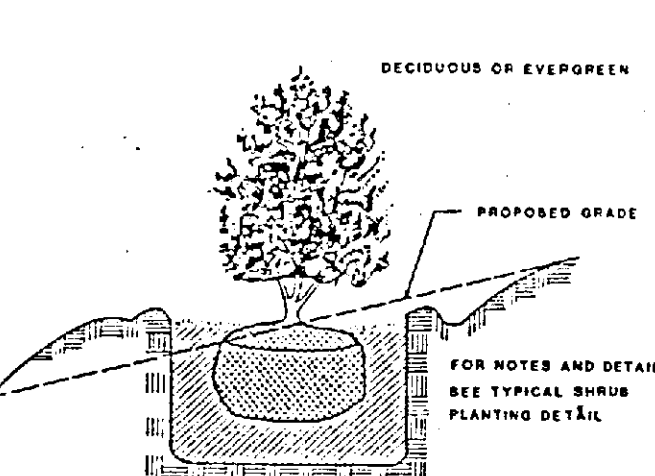
TREE PLANTING DETAIL
NOT TO SCALE



SLOPE PLANTING DETAIL FOR ALL TREES
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



SLOPE PLANTING DETAIL FOR ALL SHRUBS
NOT TO SCALE

PLANT SCHEDULE

SYMBOL	KEY	BOTANICAL/COMMON NAME	SIZE	QUANTITY	ROOT	SPACING
○	Maple	Acer rubrum 'Red Sunset' - Red Sunset Maple	2" - 2-1/2" Cal.	9	B&B	See landscape plan
○	Linden	Tilia cordata - Little Leaf Linden	2" - 2-1/2" Cal.	14	B&B	See landscape plan
○	Zelkova	Zelkova serrata 'Village Green' - Village Green Zelkova	2" - 2-1/2" Cal.	5	B&B	See landscape plan
○	Cherry	Prunus serrulata 'Kwanan' - Korean Flowering Cherry	5' Ht.	10	B&B	See landscape plan
○	Pear	Pyrus calleryana 'Redspire' - Redspire Pear	5' Ht.	8	B&B	See landscape plan
○	Spruce	Picea abies - Norway Spruce	4' Ht.	22	B&B	See landscape plan
○	Pine	Pinus strobus - Eastern White Pine	4' Ht.	35	B&B	See landscape plan
○	Holly	Ilex coccinea 'Green Luster' - Green Luster Holly	18"	10	Cont.	3' O.C.
○	Juniper	Juniperus horizontalis plumosa 'Compacta' - Andorra Compact Juniper	18"	3	Cont.	3' O.C.
○	Pyracantha	Pyracantha coccinea 'Louise' - Louise Firethorn	18"	36	Cont.	3' O.C.
○	Yew	Taxus canadensis repandens - Spreading English Yew	18"	21	Cont.	3' O.C.
○	Cypress	Cupressus cyclops leylandii - Leyland Cypress	2" - 3" Ht.	31	Cont.	10' O.C.

LIST OF ABBREVIATIONS

- B&B - Balled in Burlap
- B.R. - Bare Root
- CAL. - Calliper
- CAN. - 1 of 2 gallon plastic or metal can
- C.O. - Cleanout
- CLPS. - Clump
- CONC. - Concrete
- CONT. - Container
- DEC. - Deciduous
- DIA. - Diameter
- EVG. - Evergreen
- EX. - Existing
- FT. - Foot
- H.A. - Handicap Access
- HT. - Height
- JAP. - Japanese
- L.L. - Lower Level
- MAJ. - Major
- MIN. - Minimum
- O.C. - On Center
- RUN. - Runner
- SP. - Spruce
- SFD. - Spread
- UL. - Upper Level
- X. - Hybrid

ENGINEER
KIDDE CONSULTANTS, INC.
ENGINEERS • PLANNERS • SURVEYORS
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
(301) 321-5500

DEVELOPER/OWNER
ROBERT E. FRANKEL
201 REISTERSTOWN RD
BALTIMORE, MD 21208
(301) 484-8800

LANDSCAPE PLAN
FRANKEL AGURA
201 REISTERSTOWN RD
BALTIMORE, MD 21208
BALTIMORE COUNTY, MD

Signature of Applicant: *Robert E. Frankel*
Signature of Developer/Owner: *Robert E. Frankel*
DATE: 7/13/88
SHEET 1 OF 1
DATE: MAY 21, 1988
SCALE: 1" = 30'
JOB NUMBER: 01-87201