

June 17, 2002

Mile One
Edward J. Puls, Jr.
23 Walker Avenue
Baltimore, MD 21208

Re: Heritage Mazda
11220 Reisterstown Road
4th Election District

Dear Mr. Puls:

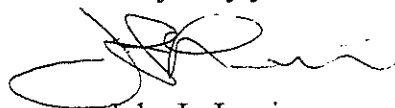
I am responding to your letter and plans submitted for a zoning determination that a 73 square foot per side Mazda sign, 28 feet in height, be permitted to replace an existing 116 square foot per face 35 foot high Subaru sign which was approved as a business identification sign in case #89-491-SPHA. The sign will remain in the approved location #4 as shown on your submitted site plan.

A review of your information and the zoning case indicates that your proposed sign can be approved as being within the spirit and intent of the order and approved plan. Therefore, your sign is permitted subject to the condition that 2 (two) red lined plans from the above referenced zoning case be presented documenting those changes. Show the existing and proposed signs detailed with elevation area and height limits and put the text of this response on these sheets.

Once I have received these plans for approval and filing you may proceed with your building permit application.

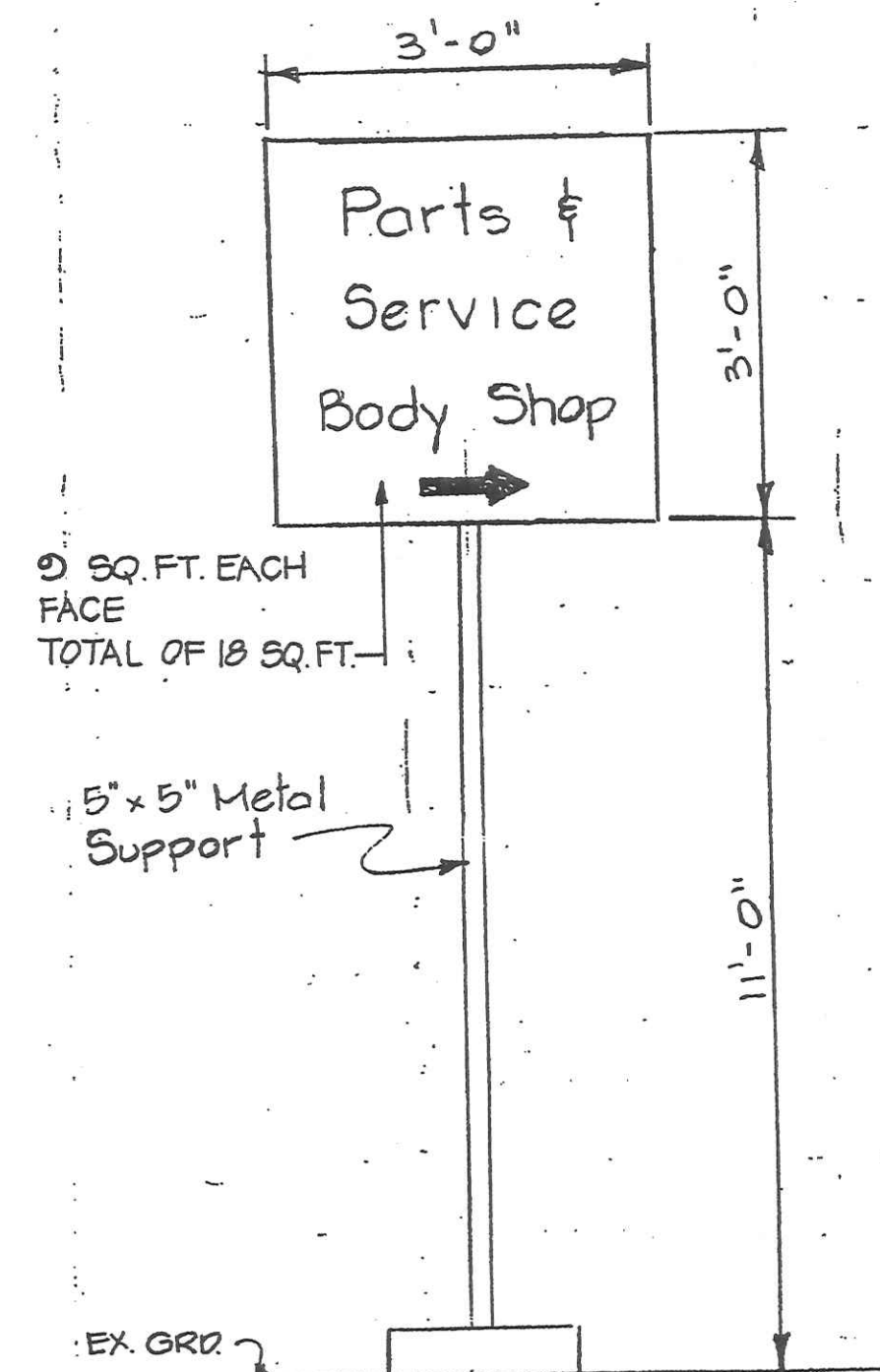
I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours

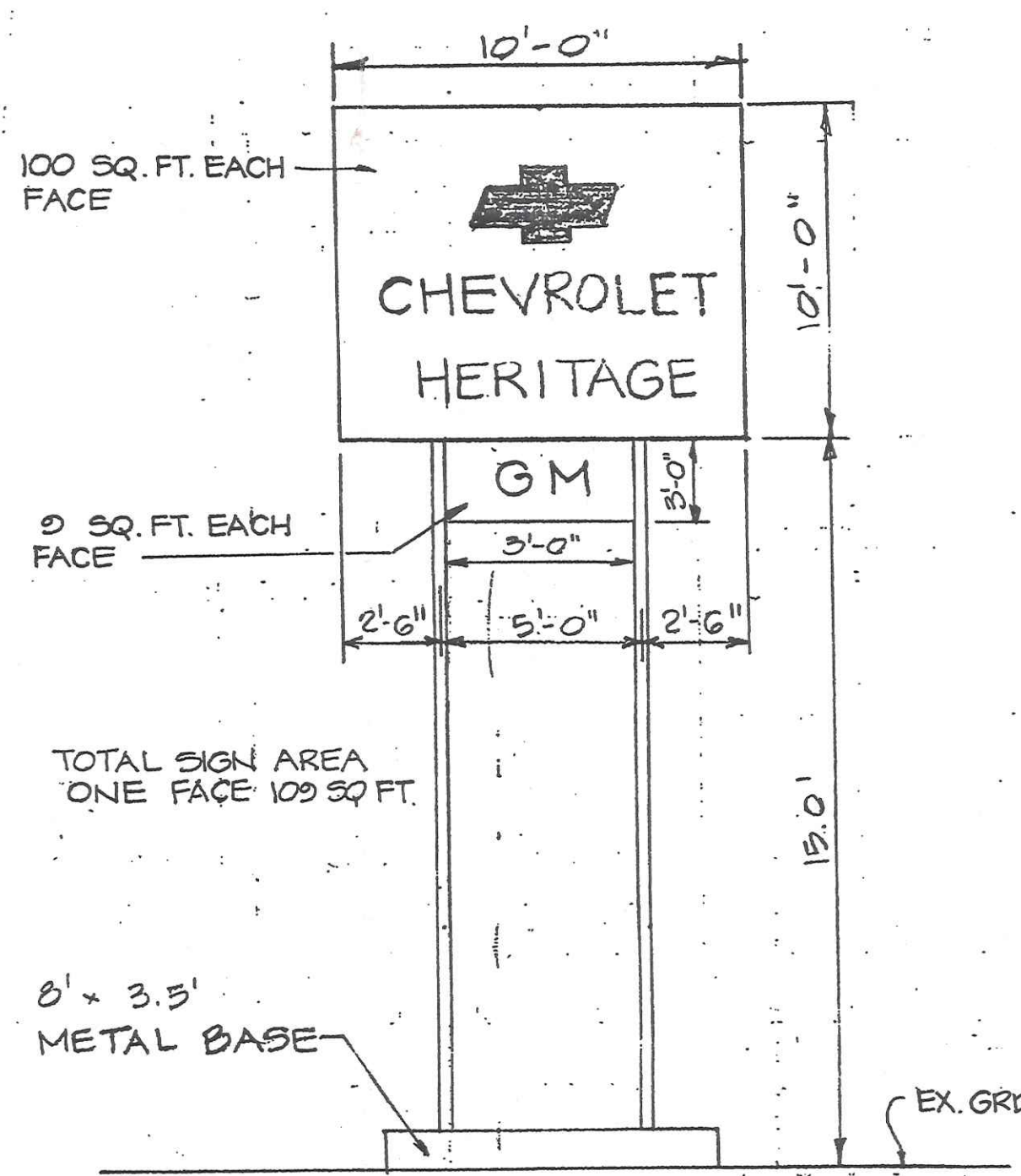


John L. Lewis
Planner II
Zoning Review

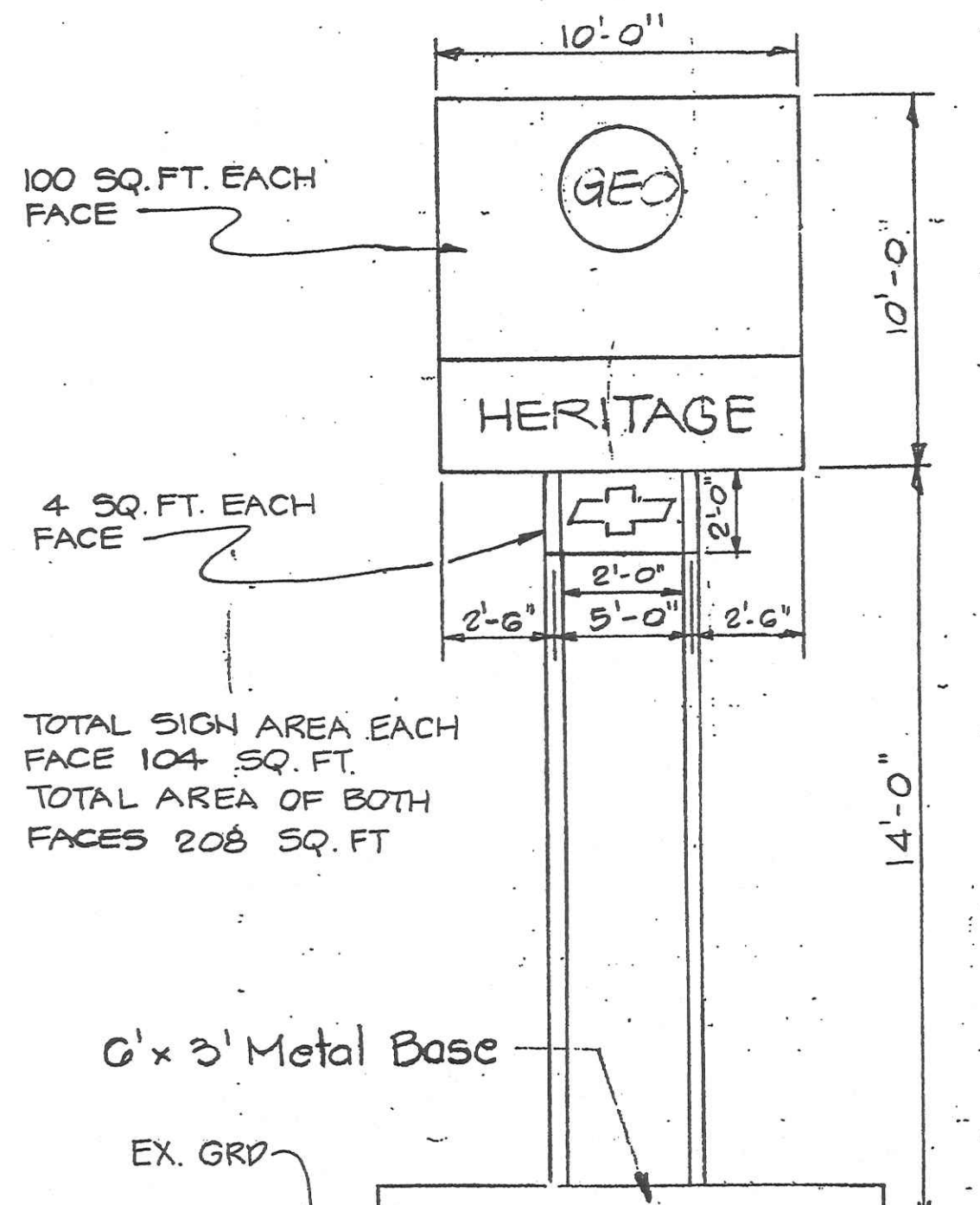
JLL/rjc



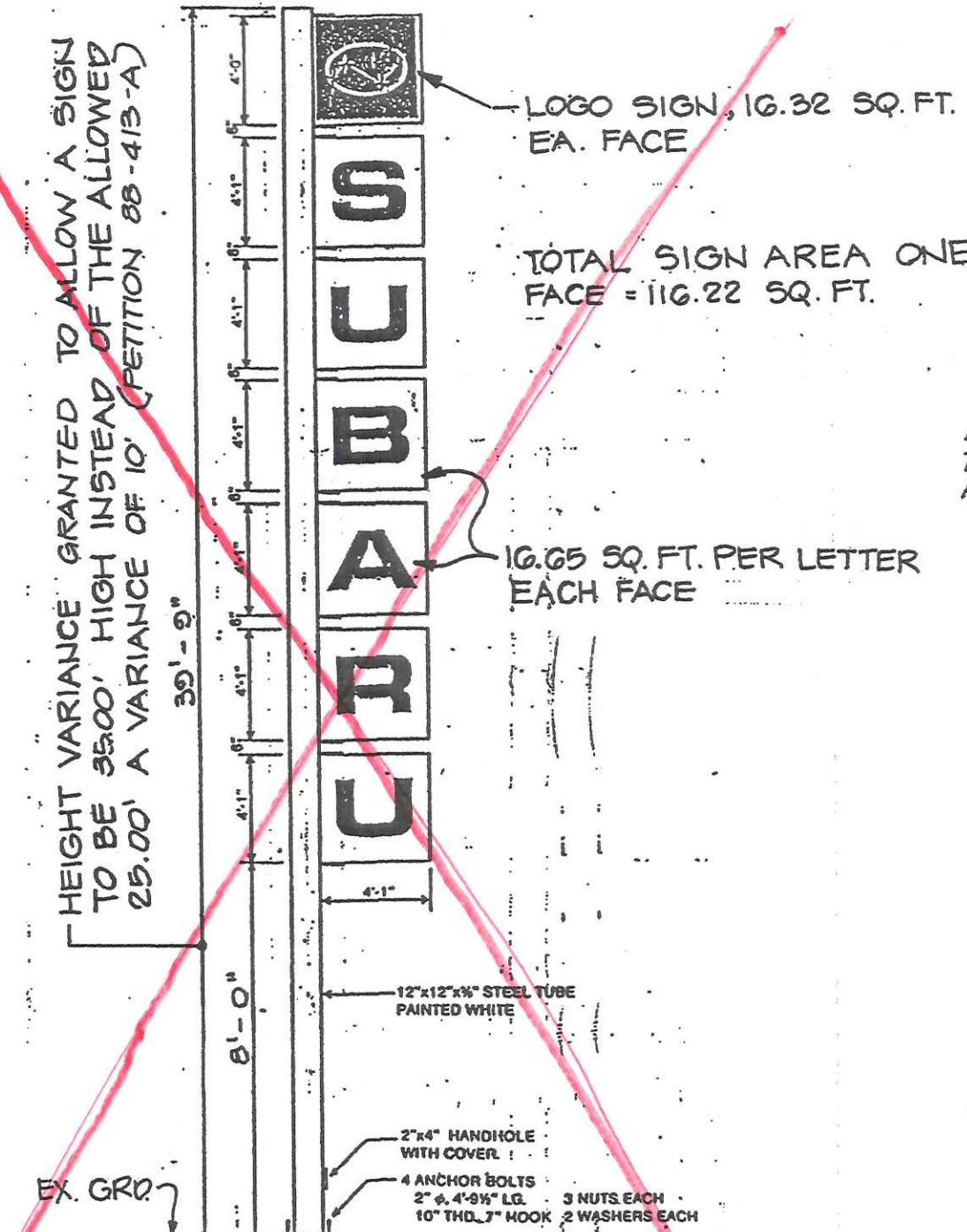
EXISTING SIGN #1
OTHER BUSINESS SIGN
N.T.S.



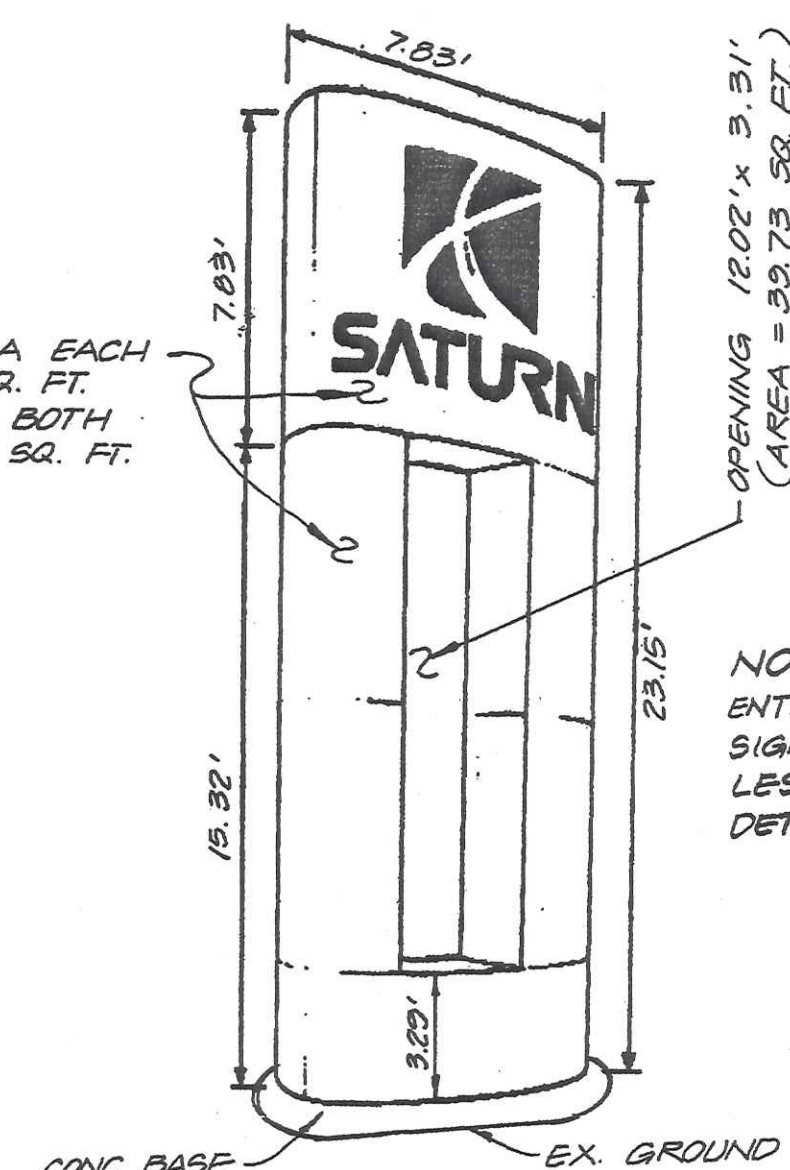
EXISTING SIGN #2
BUSINESS IDENTIFICATION SIGN
N.T.S.



EXISTING SIGN #3
BUSINESS IDENTIFICATION SIGN
N.T.S.

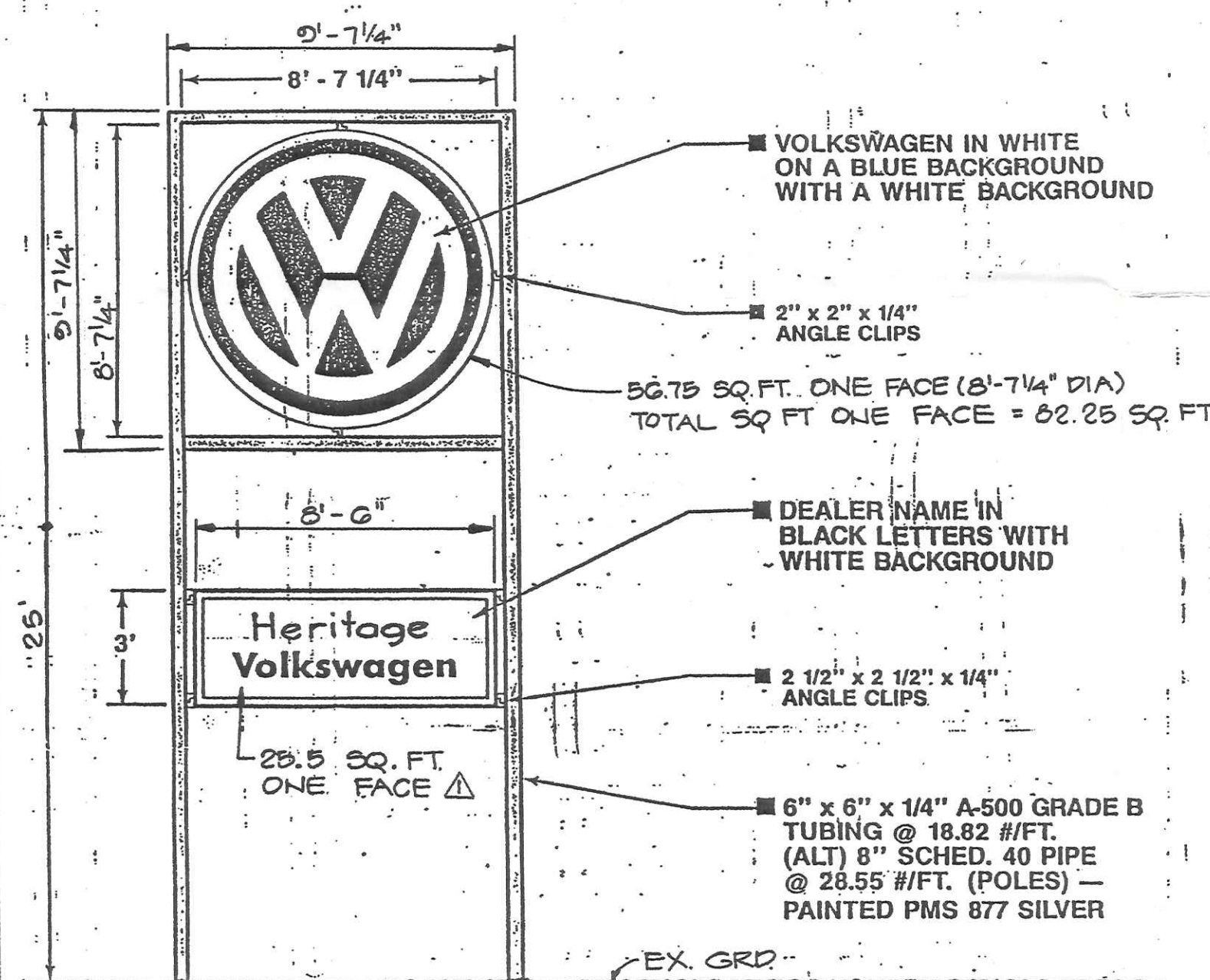


EXISTING SIGN #4
BUSINESS IDENTIFICATION SIGN
N.T.S.

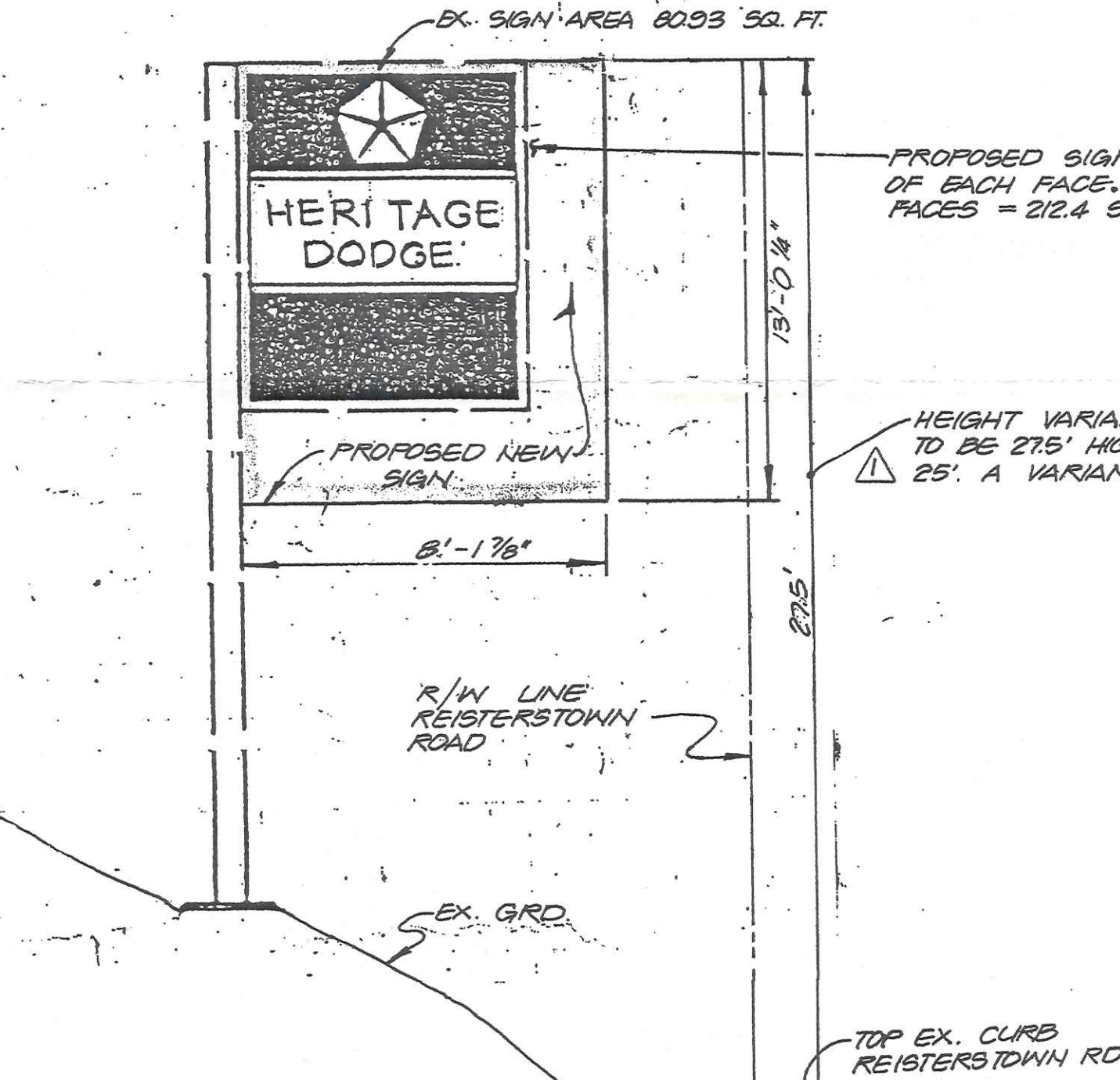


PROPOSED SIGN #7
BUSINESS IDENTIFICATION SIGN
N.T.S.

Proposed Replacement Sign #4
2002 Request



EXISTING SIGN #5
BUSINESS IDENTIFICATION SIGN
N.T.S.

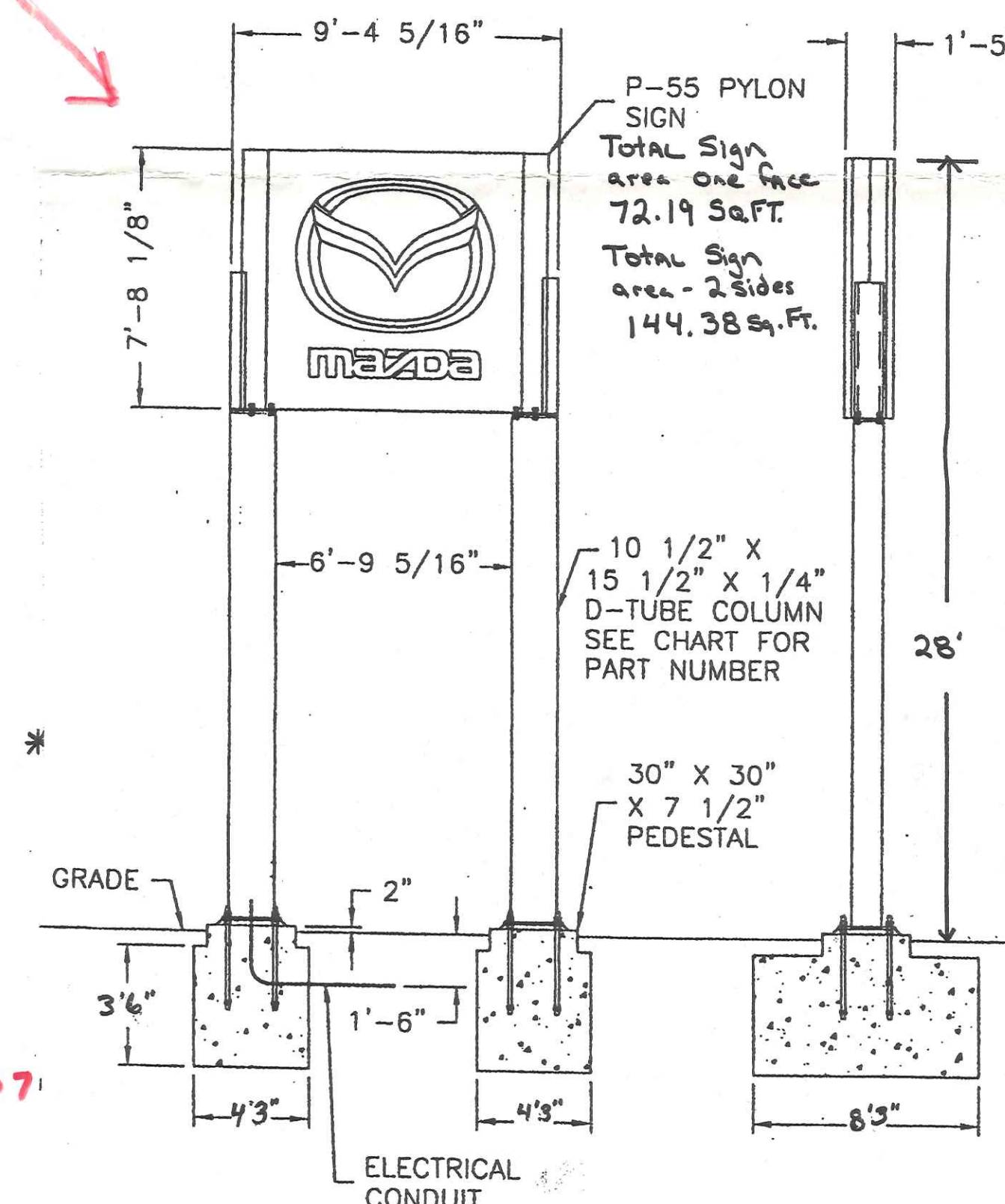


EXISTING SIGN #6
BUSINESS IDENTIFICATION SIGN
N.T.S.

ALTERNATIVE 'B'		
OTHER BUSINESS SIGNS		
SIGN NO	SIGN AREA EACH FACE	TOTAL SIGN AREA BOTH FACES
EXISTING SIGN NO 1	9	18 SQ FT
TOTAL	9	18 SQ FT

ALTERNATIVE 'B'	
BUSINESS IDENTIFICATION SIGNS	
SIGN NO	TOTAL SIGN AREA ONE FACE
EXISTING SIGN NO 2	100 SQ. FT.
EXISTING SIGN NO 3	104 SQ. FT.
EXISTING SIGN NO 4	116.22 SQ. FT.
EXISTING SIGN NO 5	82.25 SQ. FT.
EXISTING SIGN NO 6 *	106.20 SQ. FT. Δ
PROPOSED SIGN NO 7	141.53 SQ. FT.
TOTAL	650.2 SQ. FT. * Δ Δ Δ Δ

* SEE VARIANCES REQUESTED ON SHEET 1 OF 2



NOTE:
EXISTING SIGN NO 5 IS TO BE RELOCATED AS 15' TO ANOTHER LOCATION ON REISTERSTOWN ROAD, SEE SITE PLAN (SHT. 1 OF 2.)

Δ ZONING COMMISSIONERS ORDER OF JUNE 14, 1989 PETITION NO 89-491 SPHA THE VARIANCES GRANTED HEREIN ARE LIMITED TO THE USE OF PROPERTY AS SET FORTH IN PETITIONER'S EXHIBIT 1, PAGE 2, IF THE SUBJECT PROPERTY IS USED FOR ANY OTHER PURPOSE A NEW HEARING MUST BE HELD PRIOR TO THE PLACEMENT OF ANY SIGNS ON THE PROPERTY OTHER THAN THOSE PERMITTED AS A MATTER OF RIGHT BY THE B.C.Z.R.

NOTES:
1. SEE SITE PLAN FOR SIGN LOCATIONS, SHEET 1 OF 2
2. SEE SHEET 1 OF 2 FOR SIGN NOTES

PLAN APPROVED FOR
SPIRIT AND INTENT
CASE 89-491-SPHA
SEE 6/17/02 LTR.
J. J. Miller
7/04/02

Drafting	DATE	REVISIONS
Check	6-22-89	REV'D TITLE SIGN NO 3, REV'D SIGN NO 6, DELETED ALTERNATIVE 'A', REV'D 'B', ADDED NOTES A
Design	7-17-89	REV'D SIGN NO 3, REV'D ALT. "B" TABLE A
Check	9-15-91	ADDED SIGN NO 7 TO DRAFT, REV'D TITLE SIGN NO 5, ALTERNATIVE "B" TABLE A

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

DEVELOPER:
MAGNA FINANCIAL CORP.
2428 REISTERSTOWN ROAD
GARRISON MARYLAND

SIGN DETAILS
FOR
HERITAGE AUTO PARK
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.

SHEET	DATE	JOB NUMBER
2	MARCH 15, 1989	
OF	SCALE	
2	NOT TO SCALE	

TO MICROFILM THEN FILE 89-491-SPHA

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE - SW/S Reisterstown Road, 120' SE of the SW/S of Cedarhurst Road (9428 Reisterstown Road) 4th Election District 3rd Councilmanic District

* BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 89-491-SPHA

Cohen Berger Partnership, et al.
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve an amendment to the previously approved site plan in Case No. 88-413-A and to determine if Sign #3 as revised herein would qualify as an identification sign; and variances to permit a total of four (4) existing identification signs in a commercial center totalling 451.47 sq.ft. in lieu of the previously permitted 388 sq.ft. total, and to permit a sign 35 feet in height in lieu of the maximum permitted height of 25 feet, or, in the alternative, to permit a total of five (5) identification signs (totalling 555.47 sq.ft.), all as more particularly described in Petitioner's Exhibit 1.

The Cohen Berger Partnership, as Petitioners and property owner, and the Tenant, Heritage Chevrolet, Inc., by Steven B. Fader, General Counsel, appeared, testified and were represented by Julius W. Lichter, Esquire. There were no Protestants.

Testimony indicated that the subject property, located at Reisterstown Road and Featherbed Lane, consists of 11.03 acres more or less, of which approximately 10 acres is zoned B.M. and 1 acre is zoned D.R. 10.5. Said property has been developed as an auto park and was the subject matter of a previous sign variance hearing in Case No. 88-413-A. On September 14, 1988 Petitioners were granted by the Board of Appeals four (4) identification signs for purposes of identifying Heritage Chevrolet,

let, Subaru, Volkswagen, and Dodge, and two other business signs identifying a Chevrolet Used Cars dealership and a parts and service body shop.

Testimony indicated that Petitioners are expanding the number and types of cars sold from their dealership and would like to substitute the existing Chevrolet Used Cars sign with a Chevrolet GEO sign. The proposed sign totals 208 sq.ft., or 104 sq.ft. per side, while the original sign granted for the Chevrolet Used Cars was 208 sq.ft. per side or 416 sq.ft. total.

Testimony further indicated that the Dodge sign previously granted in Case No. 88-413-A would be modified to provide identification of the Dodge, Jeep and Eagle vehicles sold from the premises as set forth in Petitioner's Exhibit 2. At the hearing, Petitioners modified the height variance requested for said sign reducing its height to 27.5 feet instead of the originally requested 35 feet. Further, Petitioners modified the total square footage for said sign reducing it from 144 sq.ft. to 106.2 sq.ft. As a result, the total square footage for the five identification signs requested will be 518.47 sq.ft. in lieu of the originally requested 555.47 sq.ft. Petitioners reiterated the testimony presented at the original hearing concerning the need for the multi-identification signs to meet both Motor Vehicle Administration and Dealership requirements for multi-dealerships at the same site location. Petitioners contend that the granting of the variance will not result in any detriment to the public health, safety or general welfare and are within the spirit and intent of applicable regulations. Petitioners noted their request in this instance is substantially the same as the relief granted in the previous case as Petitioners are here mainly on a request for the modification of signs granted

in Case No. 88-413-A and to identify the additional types of vehicles being sold from the premises, specifically, GEO, Jeep and Eagle.

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 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

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

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

It is clear from the testimony that if the variance 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 14th day of June, 1989 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in Case No. 88-413-A and to determine that Sign #3 as revised herein would qualify as an identification sign; and the Petition for Zoning Variance to

permit a total of five (5) identification signs totalling 518.47 sq.ft., and a sign height of 27.5 feet in lieu of the maximum permitted height of 25 feet for Sign #6, be and are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioner may apply for his sign permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 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) Petitioners shall submit a revised plan of the proposed signage, including the revised Sign #6, and the revised calculations regarding the square footage of the signage granted herein.
- 3) The variances granted herein are limited to the use of the property as set forth in Petitioner's Exhibit 1, Page 2. If the subject property is used for any other purpose, a new hearing must be held prior to the placement of any signs on the property other than those permitted as a matter of right by the B.C.Z.R.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ANN:bjs

ORDER RECEIVED FOR FILING

Date 6/14/89
By John J. Sullivan

ORDER RECEIVED FOR FILING

Date 6/14/89
By John J. Sullivan

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Date 6/14/89
By John J. Sullivan

ORDER RECEIVED FOR FILING

Date 6/14/89
By John J. Sullivan

- 4 -

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

June 14, 1989

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

Dennis F. Rasmussen
County Executive

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE SW/S Reisterstown Road, 120' SE of the SW/S of Cedarhurst Road (9428 Reisterstown Road) 4th Election District - 3rd Councilmanic District Cohen Berger Partnership - Petitioners Case No. 89-491-SPHA

Dear Mr. Lichter:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Zoning Variance have 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,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ANN:bjs

cc: People's Counsel

File

PETITION FOR ZONING VARIANCE + SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-491-SPHA #390

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(e) to permit a total of four (4) identification signs (all existing) in a commercial center for a total square footage of 451.47 square feet in lieu of the previously permitted 388 square feet and from Section 413.5(d) to permit a sign 35 feet in height in lieu of 25 feet. Also, in the alternative, to permit a total of 5 I.D. Signs (total of 555.47 sq. ft.) and a special hearing to determine if sign #3 (as revised) would qualify as an I.D. sign and to amend the site plan in zoning case # 88-413-A of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

- 1 - Signs 1, 2, 3, 4, 5 & 6 exist on the property pursuant to appropriate permits.
- 2 - Signs as shown are required as a condition of franchise agreements with the automobile manufacturer.
- 3 - Sign necessary to identify product in auto park setting.
- 4 - Sign required by Maryland Motor Vehicle Administration regulations.

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.

Tenant: Heritage Chevrolet, Inc. (Type or Print Name)	Legal Owner(s): Cohen Berger Partnership (a Maryland General Partnership) (Type or Print Name)
By <u>Steven B. Fader</u> Signature	By <u>Julius W. Lichter</u> Signature
9428 Reisterstown Road Address	9428 Reisterstown Road Address
Garrison, Maryland 21055 City and State	Garrison, Maryland 21055 City and State
Attorney for Petitioner: Julius W. Lichter (Type or Print Name)	Name, address and phone number of legal owner, contract purchaser or representative to be contacted Julius W. Lichter Name 305 W. Chesapeake Ave. (301) 321-0600 TOWSON, MD 21204 Phone No.
Signature <u>Julius W. Lichter</u>	
305 W. Chesapeake Avenue, #113 Address	
Townson, Maryland 21204 City and State	
Attorney's Telephone No. (301) 321-0600	

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of March, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of April, 1989, at 10 o'clock A.M.

COMPLETED LENGTH OF HEARING - 1/2 HR. (MIN.)
AVAILABILITY FOR HEARING - NEXT TWO WEEKS (over)
ALL ✓ OTHER
RETAINED BY: UCR DATE 3/16/89

KIDOE CONSULTANTS, INC.
Subsidiary of Kidoe, Inc.

DESCRIPTION
0.53 ACRE, MORE OR LESS PARCEL
SOUTHWEST SIDE REISTERSTOWN ROAD
AT
HERITAGE AUTO PARK

This description is for sign variances in a "BM" zone.
BEGINNING FOR THE SAME at a point on the southwest side of Reisterstown Road, said point of beginning being South 43 degrees 43 minutes 00 seconds East 120 feet, more or less from the southwest side of Cedarhurst Road, thence binding on the southwest right-of-way line of Reisterstown Road (1) South 43 degrees 43 minutes 00 seconds East 655 feet, more or less, thence leaving Reisterstown Road (2) South 46 degrees 17 minutes 00 seconds West 35.00 feet, thence binding on a line parallel to and 35.00 feet southwest of the aforesaid right-of-way line of Reisterstown Road (3) North 43 degrees 43 minutes 00 seconds West 655 feet, more or less to a point, thence (4) North 46 degrees 34 minutes 31 seconds East 35.00 feet, more or less to the point of beginning.
CONTAINING 0.53 acres of land, more or less or 22,925 square feet, more or less.

RLS/rlp
RCL I.O. No. 01-86159V
March 3, 1989



CERTIFICATE OF PUBLICATION

TOWSON, MD. May 12, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in the OWINGS MILLS TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on May 11, 1989.

THE JEFFERSONIAN
OWINGS MILLS TIMES,

S. Zabe Orban
Publisher

P012492
by M28966
co 89-491-SPHA
price \$97.32

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Board of Appeals, will hold a public hearing on the proposed Variance from Section 413.2(e) of the Zoning Regulations of Baltimore County, to permit a total of four (4) identification signs (all existing) in a commercial center for a total square footage of 451.47 sq. ft. in lieu of the previously permitted 388 square feet and from Section 413.5(d) to permit a sign 35 feet in height in lieu of 25 feet. Also, in the alternative, to permit a total of 5 I.D. Signs (total of 555.47 sq. ft.) and a special hearing to determine if sign #3 (as revised) would qualify as an I.D. sign and to amend the site plan in zoning case # 88-413-A of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1 - Signs 1, 2, 3, 4, 5 & 6 exist on the property pursuant to appropriate permits.
2 - Signs as shown are required as a condition of franchise agreements with the automobile manufacturer.
3 - Sign necessary to identify product in auto park setting.
4 - Sign required by Maryland Motor Vehicle Administration regulations.

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.

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of March, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of April, 1989, at 10 o'clock A.M.

COMPLETED LENGTH OF HEARING - 1/2 HR. (MIN.)
AVAILABILITY FOR HEARING - NEXT TWO WEEKS (over)
ALL ✓ OTHER
RETAINED BY: UCR DATE 3/16/89

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

89-491-SPHA

Date of Posting: May 11, 1989
District: 4th
Posted for: Special Hearing and Variance
Petitioner: Cohen Berger Partnership - Tenant Heritage Chevrolet
Location of property: SW side of Reisterstown Road, 120' SE of Cedarhurst Road (Heritage Auto Park)
Location of Sign: SW side of Reisterstown Road, 120' SE of Cedarhurst Road
Subject property - Address: 120' SE of Cedarhurst Road
Remarks: May 19-89
Posted by: MD Parks
Number of Signs: 2

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

Cohen Burger Partnership
9428 Reisterstown Road
Garrison, Maryland 21055

Re: Petitions for Special Hearing and Zoning Variance
CASE NUMBER: 89-491-SPHA
9428 Reisterstown Road, 120' SE of the 94/5 Cedarhurst Road
(Heritage Auto Park)
4th Election District - 3rd Councilmanic
Legal Owner(s): Cohen Burger Partnership
Tenant: Heritage Chevrolet, Inc.
HEARING SCHEDULED: THURSDAY, JUNE 1, 1989 at 10:00 a.m.

Dear Petitioner(s):

Please be advised that \$127.32 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before the hearing. The hearing is scheduled to begin.

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

No. 068013

DATE 6/1/89 ACCOUNT 201-615-000

AMOUNT \$ 127.32

RECEIVED FROM Cohen Burger Partnership

FOR: Petition 89-491-SPHA

8 029*****12732: a 301:f

VALIDATION OR SIGNATURE OF CASHIER

DATE: 6/1/89

TIME: 10:00

LOCATION: 9428 Reisterstown Road

REMARKS: Petition 89-491-SPHA

INITIALS: J. Robert Haines

DATE: 6/1/89

TIME: 10:00

LOCATION: 9428 Reisterstown Road

REMARKS: Petition 89-491-SPHA

INITIALS: J. Robert Haines

DATE: 6/1/89

TIME: 10:00

LOCATION: 9428 Reisterstown Road

REMARKS: Petition 89-491-SPHA

INITIALS: J. Robert Haines

DATE: 6/1/89

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LOCATION: 9428 Reisterstown Road

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INITIALS: J. Robert Haines

DATE: 6/1/89

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REMARKS: Petition 89-491-SPHA

INITIALS: J. Robert Haines

DATE: 6/1/89

TIME: 10:00

LOCATION: 9428 Reisterstown Road

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INITIALS: J. Robert Haines

DATE: 6/1/89

TIME: 10:00

LOCATION: 9428 Reisterstown Road

REMARKS: Petition 89-491-SPHA

INITIALS: J. Robert Haines

DATE: 6/1/89

TIME: 10:00

LOCATION: 9428 Reisterstown Road

REMARKS: Petition 89-491-SPHA

INITIALS: J. Robert Haines

DATE: 6/1/89

TIME: 10:00

LOCATION: 9428 Reisterstown Road

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

April 28, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Hearing and Zoning Variance
CASE NUMBER: 89-491-SPHA
9428 Reisterstown Road, 120' SE of the 94/5 Cedarhurst Road
(Heritage Auto Park)
4th Election District - 3rd Councilmanic
Legal Owner(s): Cohen Burger Partnership
Tenant: Heritage Chevrolet, Inc.
HEARING SCHEDULED: THURSDAY, JUNE 1, 1989 at 10:00 a.m.

Variance to permit a total of 4 identification signs (all existing) in a commercial center for a total square footage of 451.47 sq. ft. in lieu of the previously permitted 308 sq. ft. and to permit a sign 25 ft. in height in lieu of 25 ft. Also, in the alternative, to permit a total of 5 I.D. signs (total 555.47 sq. ft.) Special Hearings: To determine if sign #3 (as revised) would qualify as an I.D. sign and to amend the site plan in zoning case No. 88-413-A.

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

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Cohen Burger Partnership
Heritage Chevrolet, Inc.
Julius W. Lichter, Esq.
File

Dennis F. Rasmussen
County Executive

LAW OFFICES
LEVIN & GANN

ELIAS LEVIN 6893-1900
STANFORD C. GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301-321-0600
FAX 301-296-2801

July 6, 1989

Ann M. Nastarowicz, Esquire
Deputy Zoning Commissioner
for Baltimore County
County Office Building
Towson, MD 21204

RE: Cohen Burger Partnership
Case No. 89-491-SPHA

Dear Ms. Nastarowicz:

In accordance with your Order of June 14, 1989, I enclose herewith two copies of the revised plan which has the appropriate revised information shown thereon. If you require any further information, please do not hesitate to call.

Sincerely,

Julius W. Lichter

JWL:lsp

Enclosure

cc: Stephen B. Fader, Esquire

RECEIVED

JUL 7 1989
ZONING OFFICE

7/7/89 JK [unclear]
Sheet 1 of 2
needs to be modified to correct [unclear]

KIDDE CONSULTANTS, INC.

1020 Cromwell Bridge
Baltimore, Maryland 2124
(301) 321-5500

Direct Dial Number
321-5557

July 18, 1989

M's Ann Nastarowicz
Deputy Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Towson, MD 21204

Dear M's Nastarowicz:

Subject: Heritage Auto Park
Sign Variance
Petition No. 89-491 SPHA
KCI J.O. No. 01-86159V

At the request of Mr. Jules Lichter of Levin & Gann, I have reviewed the sign variance plans as they relate to both zoning orders. On sheet number 1 (the overall site plan) I revised note number 1 as it pertains to case number 88-413-A and I have revised note number 3 as it pertains to case no. 89-491-SPHA.

On sheet number 2 (the detail sheet) the total square footage in "Alternative Table B" was revised to read 517.67 square feet. This is the square footage of the existing and proposed signs and it is 0.80 square feet under the total square footage of the order in case no. 89-491-SPHA.

Therefore, I am enclosing for your review and approval 2 copies each of both drawings.

Very truly yours,

Richard L. Smith
Richard L. Smith
Senior Associate

rlp

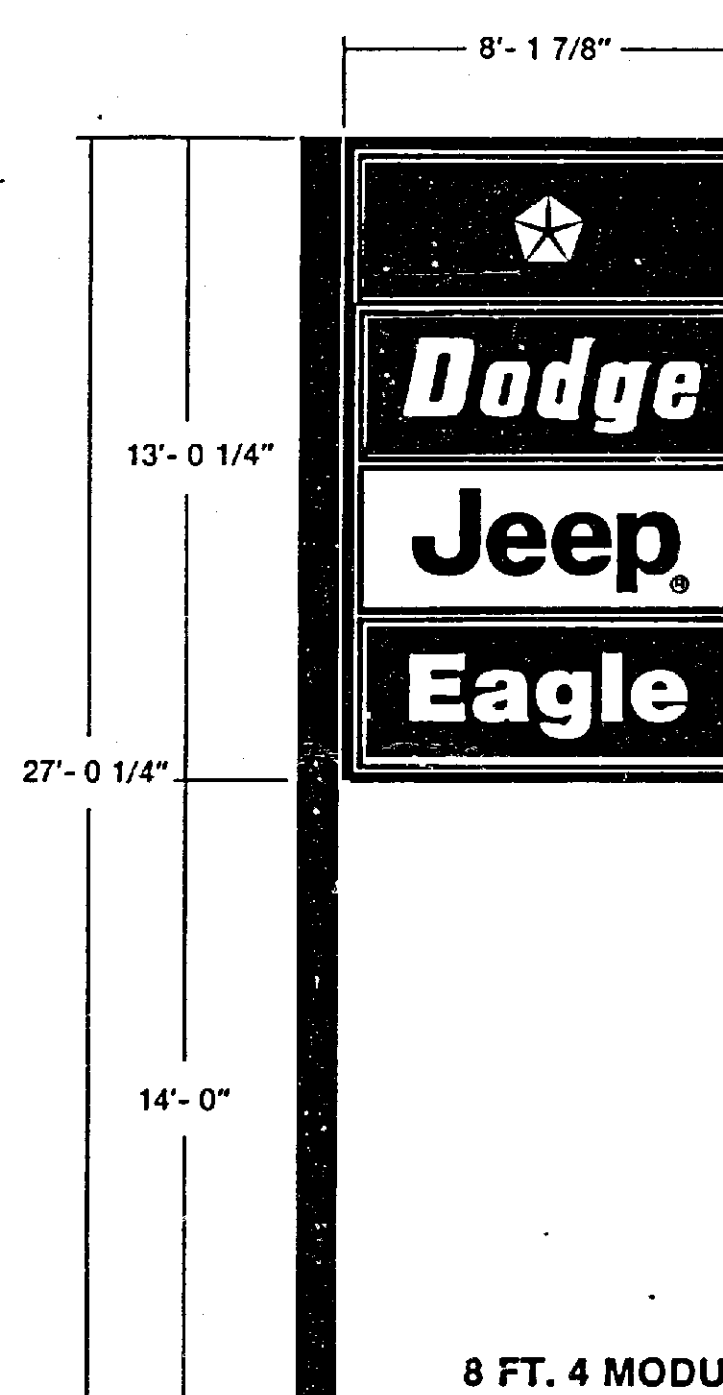
Enclosure

cc: Mr. Jules Lichter w/enclosures

ENGINEERS • PLANNERS • SURVEYORS



Drawing No. Date 4-11-89 Scale 1/4"=1'-0"
Designed for DODGE JEEP EAGLE
Location



This Original Drawing is to be used for the Project Only. It is not to be reproduced or used for any other purpose without the written permission of Patrick Signs Inc. 5411 Randolph Road, Rockville, Maryland 20852 301/770-6200
PATRICK SIGNS INC
Signage and Visual Identifications
Fabrication / Installation / Maintenance

APR 12 1989

Petitioner's
Exhibit
New Proposal 6

89-491-SPHA
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
29th day of March, 1989.

Petitioner: Cohen Berger Partnership
Petitioner's Attorney: Julius W. Lichter, Esquire
Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
Zoning Item # 390, Zoning Advisory Committee Meeting of March 27, 1989
Property Owner: Cohen Berger Partnership
Location: SW/S Reisterstown Rd, 120' SE of SW/S Coddman Rd
District: 4
Water Supply: Metro
Sewage Disposal: Metro

- COMMENTS ARE AS FOLLOWS:
- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
 - (X) Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
 - (X) A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
 - () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or more.
 - () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
 - () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
 - () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations.
 - (X) For more complete information, contact the Division of Maternal and Child Health.
 - (X) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
 - () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3743, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
 - () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
 - () Soil percolation tests, have been conducted.
 - () The results are valid until
 - () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
 - () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
 - () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - () shall be valid until
 - () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
 - () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
 - () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
 - () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
 - (X) Others: Drainage from interior service bays is to be directed to sanitary sewer via oil separator.

BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 18, 1989

Julius W. Lichter, Esquire
305 W. Chesapeake Avenue, #113
Towson, MD 21204

RE: Item No. 390, Case No. 89-491-SPHA
Petitioner: Cohen Berger Partnership, et al
Petition for 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. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Heritage Chevrolet, Inc.
9428 Reisterstown Road
Garrison, MD 21055

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reinke
Chief

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

RE: Property Owner: Cohen Berger Partnership
Tenant: Heritage Chevrolet, Inc.
Location: SW/S Reisterstown Road, 120' SE of the SW/S Coddman Road
Item No.: 390 Zoning Agenda: March 28, 1989

Gentlemen:

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

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

REVIEWER: [Signature] 3-23-89
Planning Section
Special Inspection Division

NOTED & APPROVED: [Signature]
Fire Prevention Bureau

/s/



Maryland Department of Transportation
State Highway Administration

MAR 28 1989

ZONING OFFICE

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

RE: Baltimore County
Heritage Auto Park
Zoning meeting 3/28/89
S/WS Reisterstown Road
MD 140
120' SE of Coddman Road
Item # 390

Dear Mr. Haines:

After reviewing the submittal for a variance to permit a total of four identification signs (all existing), in a commercial center for a total square footage of 451.47 in lieu of the previously permitted 388 square feet, to permit a sign 35' in height in lieu of the 25' permitted. Also, in the alternate, to permit a total of 5 identification signs (total 565.47 square feet), a special hearing to determine if sign #3 (as revised) would qualify as an I.D. sign and to amend site plan in zoning case #88-413-A, we offer the following:

We have forwarded this plan to our Highway Beautification Section (333-1642), for all comments relative to zoning.

Very truly yours,

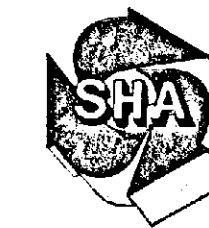
Creston J. Mills, Jr.
Creston J. Mills, Jr.
Chief Bureau of Engineering
Access Permits

LB-es

cc: Kilde Consultants Inc.
Mr. J. Ogle
Mrs. M. Benner

My telephone number is (301) 333-1350

Typewriter 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



Maryland Department of Transportation
State Highway Administration

April 14, 1989

RECEIVED
APR 14 1989
ZONING OFFICE

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

RE: Sign: Sign Heritage
Auto Park
Item # 390

Dear Mr. Haines:

This letter is in answer to the letter from Mr. Creston J. Mills, Jr., Chief, Bureau of Engineering Access Permits dated March 23, 1989 to you concerning the above.

A representative from the Office of Highway Beautification Section, Mr. George Dawson has inspected the location for the proposed sign and found that it will be an on-premise sign. This office does not control an on-premise sign except if a determination is made that it is a traffic hazard. The sign cannot project into the State's Right-of-Way.

If there is any further information needed, please do not hesitate to contact this office.

Sincerely,

Mary J. Benner
Mary J. Benner
Acting Chief
Highway Beautification
Section

MIB:jsk

cc: Mr. George Dawson
Inspector - District #4
Brooklandville

My telephone number is (301) 333-1641

Typewriter 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
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

April 21, 1989

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

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 385, 386, 387, 390 and 391.

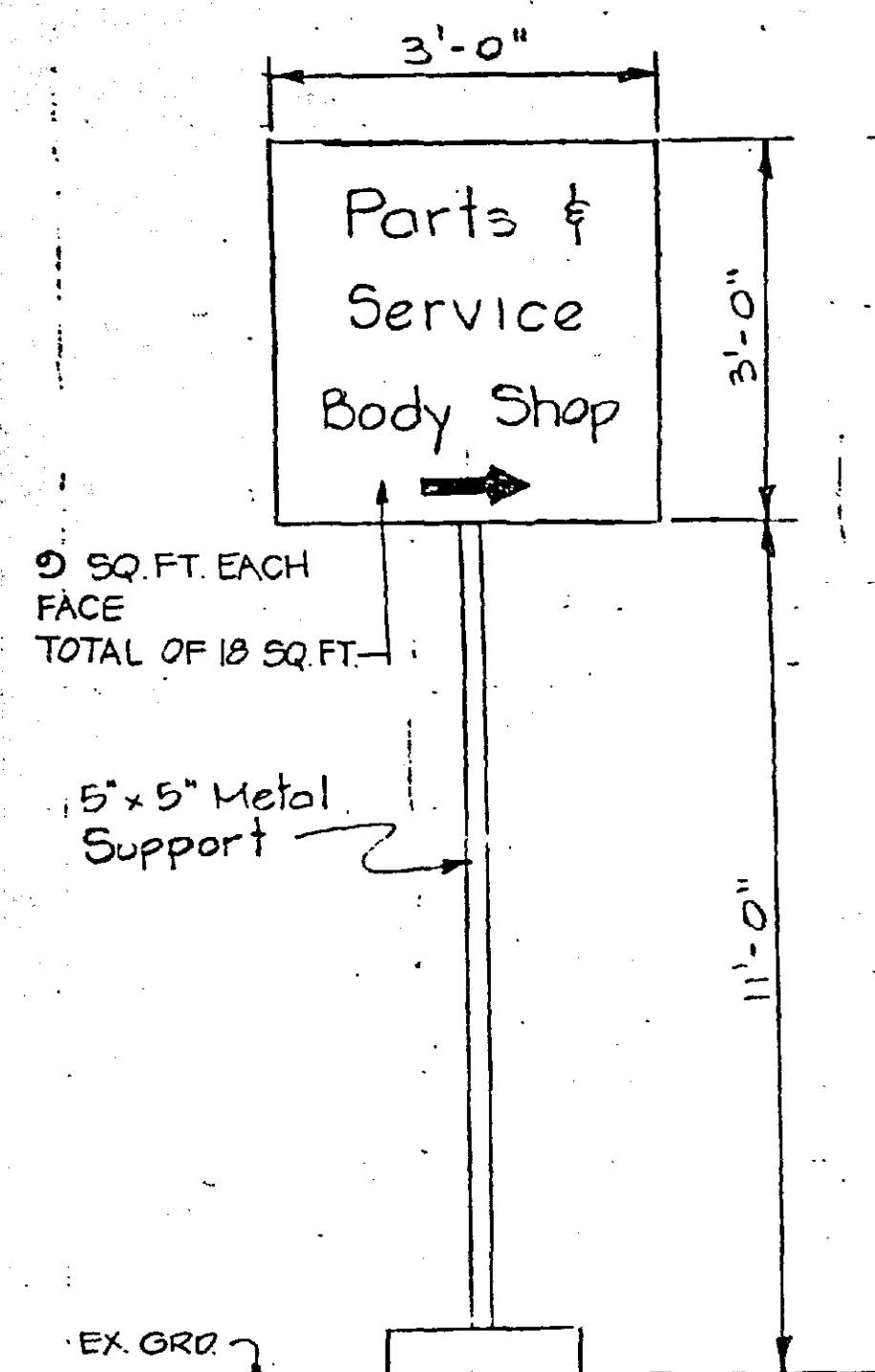
Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/lab

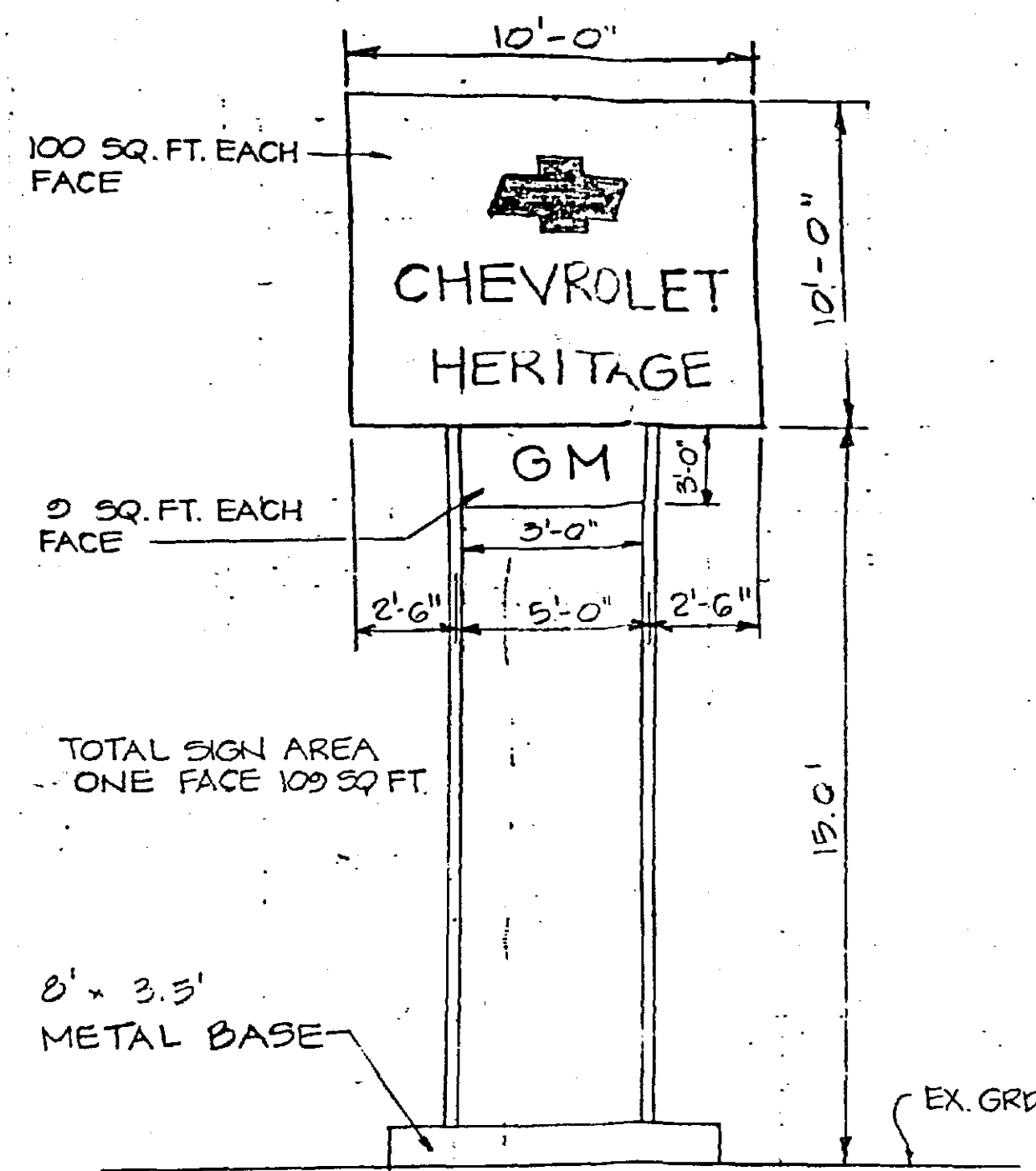
RECEIVED
APR 28 1989

ZONING OFFICE

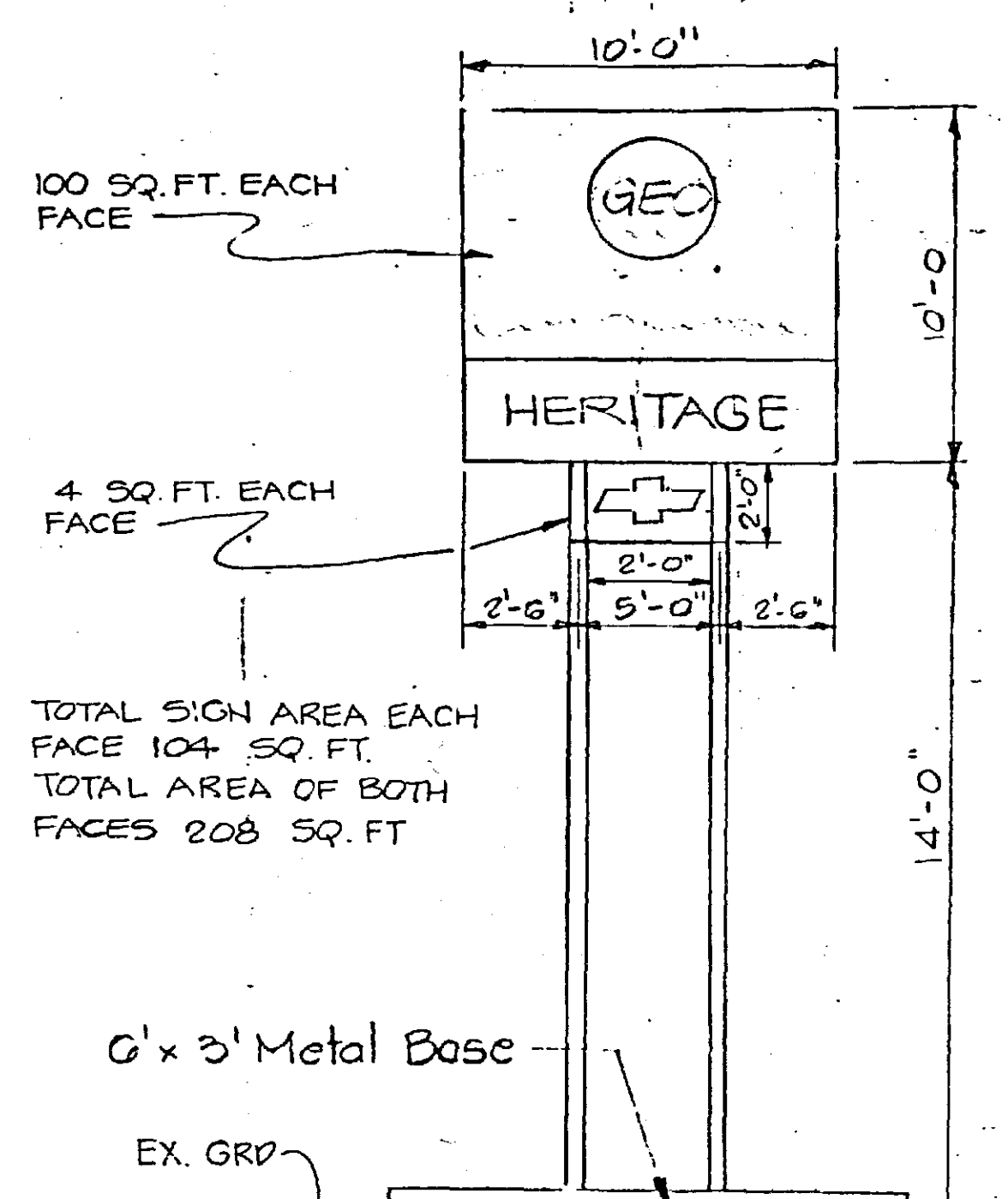


EXISTING SIGN #1
OTHER BUSINESS SIGN
N.T.S.

BETWEEN POLE DEALER IMPRINT SIGN

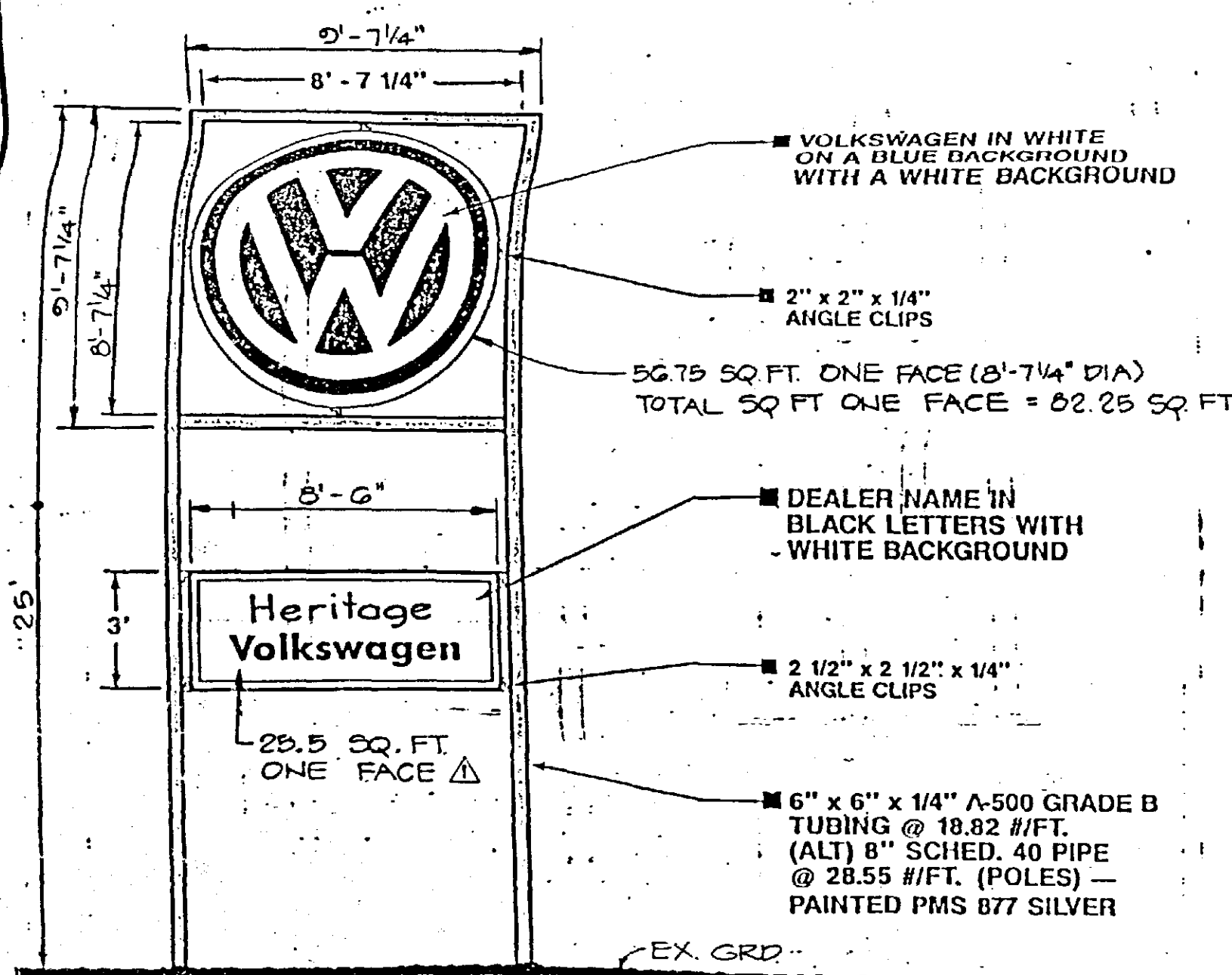
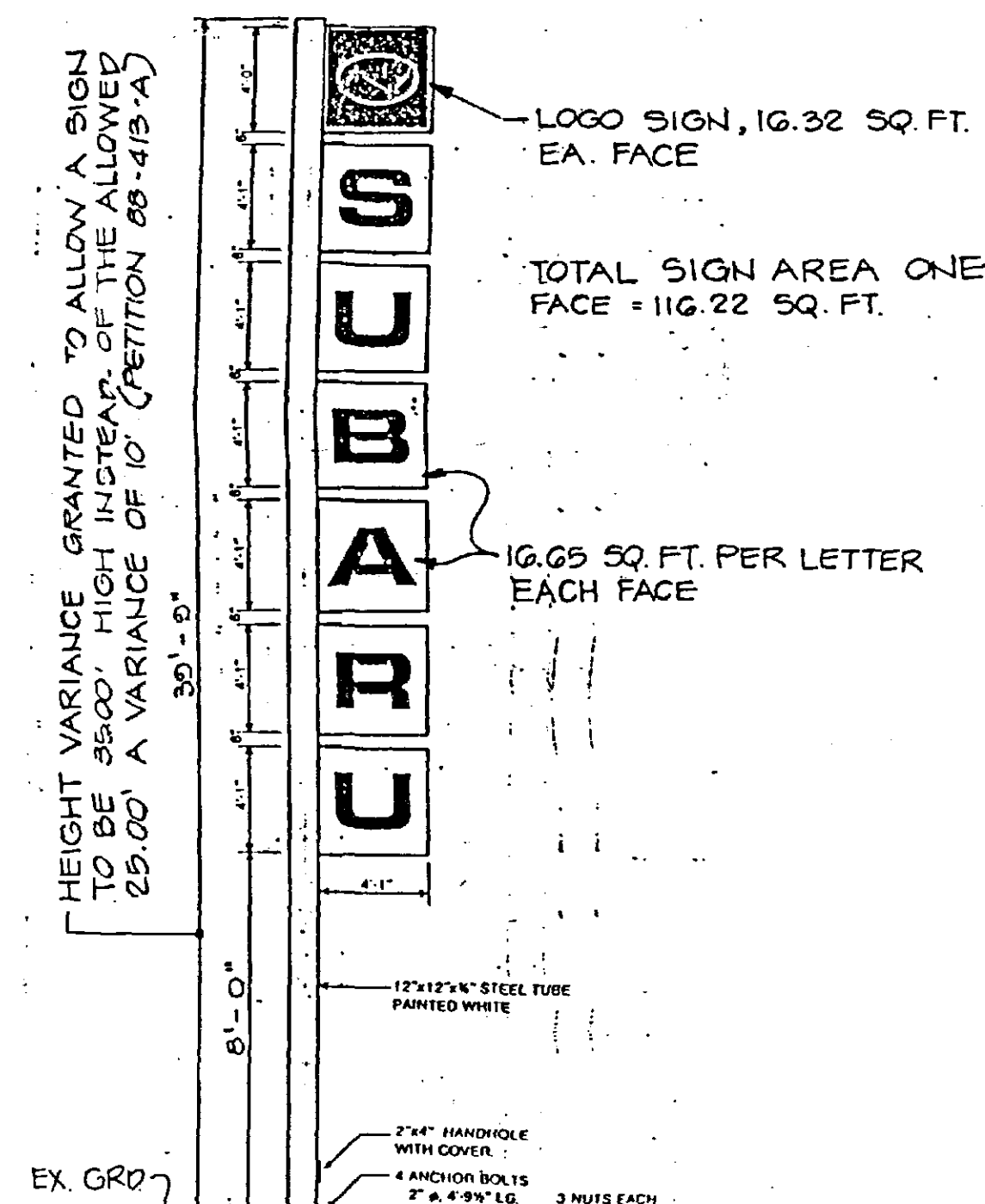


EXISTING SIGN #2
BUSINESS IDENTIFICATION SIGN
N.T.S.

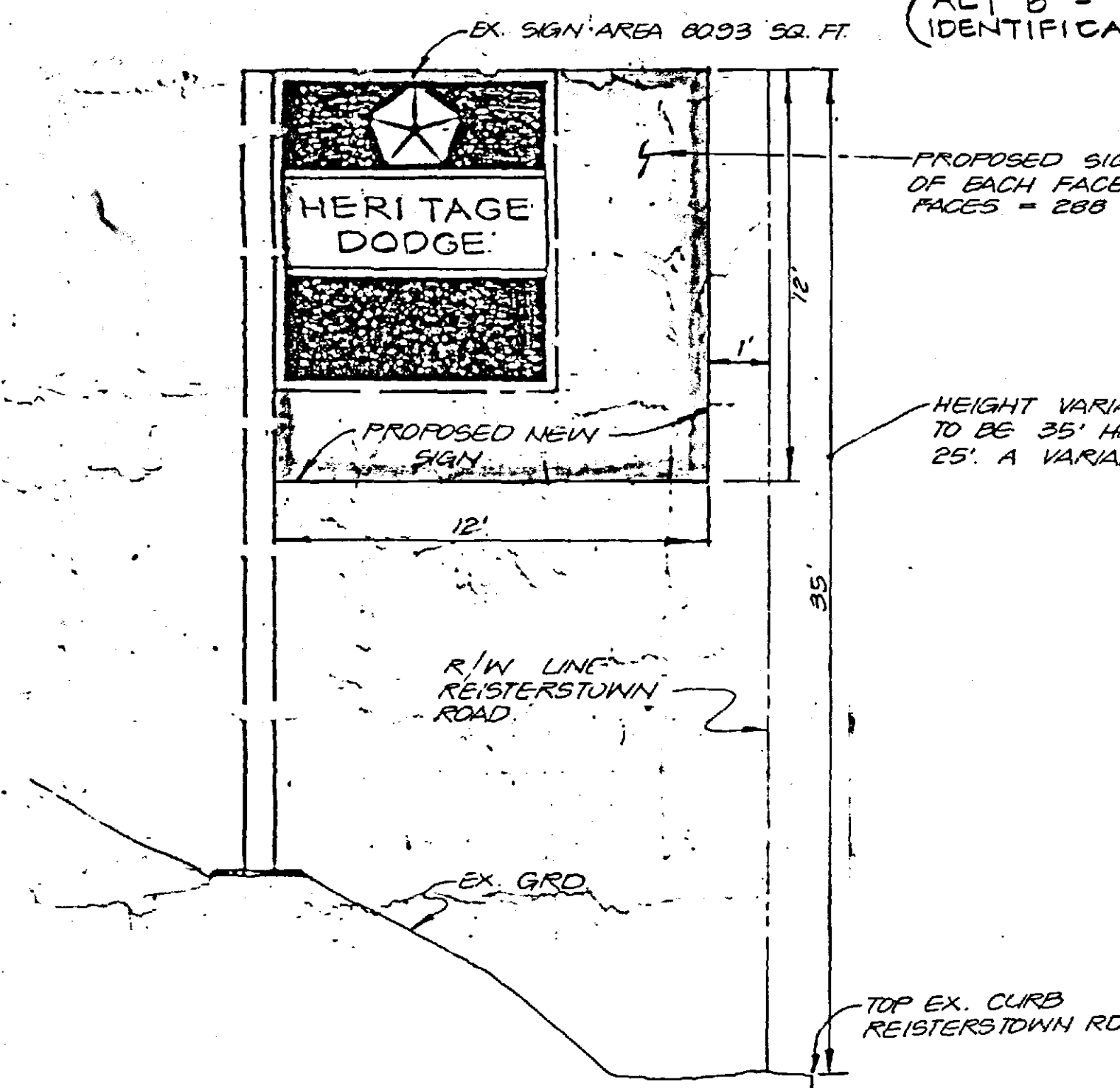


EXISTING SIGN #3
OTHER BUSINESS SIGN
N.T.S.

EXISTING SIGN #4
BUSINESS IDENTIFICATION SIGN
N.T.S.



PROPOSED SIGN #5
BUSINESS IDENTIFICATION SIGN
N.T.S.



EXISTING SIGN #6
BUSINESS IDENTIFICATION SIGN
N.T.S.

ALTERNATIVE 'B' BUSINESS IDENTIFICATION SIGNS	
SIGN NO	TOTAL SIGN AREA ONE FACE
EXISTING SIGN NO 2	100 SQ. FT.
EXISTING SIGN NO 3	104 SQ. FT.
EXISTING SIGN NO 4	116.22 SQ. FT.
PROPOSED SIGN NO 5	113.5 SQ. FT.
EXISTING SIGN NO 6 *	144.00 SQ. FT.
TOTAL	555.47 SQ. FT. *

* SEE VARIANCES REQUESTED ON SHEET 1 OF 2

ALT. 'B' - IF ZONING COMMISSIONER DETERMINES THAT EXISTING SIGN NO 3 IS A BUSINESS IDENTIFICATION SIGN V. OTHER BUSINESS SIGN.

ALTERNATIVE 'A' OTHER BUSINESS SIGNS		
SIGN NO	SIGN AREA EACH FACE	TOTAL SIGN AREA BOTH FACES
EXISTING SIGN NO 1	9	18 SQ. FT.
EXISTING SIGN NO 3	104	208 SQ. FT.
TOTAL	113	226 SQ. FT.

BUSINESS IDENTIFICATION SIGNS	
SIGN NO	TOTAL SIGN AREA ONE FACE
EXISTING SIGN NO 2	100 SQ. FT.
EXISTING SIGN NO 4	116.22 SQ. FT.
PROPOSED SIGN NO 5	113.5 SQ. FT.
EXISTING SIGN NO 6 *	144.00 SQ. FT.
TOTAL	451.47 SQ. FT. *

* SEE VARIANCES REQUESTED ON SHEET 1 OF 2

ALTERNATIVE 'B' OTHER BUSINESS SIGNS		
SIGN NO	SIGN AREA EACH FACE	TOTAL SIGN AREA BOTH FACES
EXISTING SIGN NO 1	9	18 SQ. FT.
TOTAL	9	18 SQ. FT.

NOTES:

- SEE SITE PLAN FOR SIGN LOCATIONS, SHEET 1 OF 2
- SEE SHEET 1 OF 2 FOR SIGN NOTES

Drafting	DATE	REVISIONS
Check		
Design		
Check		

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

DEVELOPER:
MAGNA FINANCIAL CORP.
2428 REISTERSTOWN ROAD
GARRISON MARYLAND

SIGN DETAILS
FOR
HERITAGE AUTO PARK
4 TH ELECTION DISTRICT BALTIMORE COUNTY, MD

SHEET	DATE	JOB NUMBER
2	MARCH 3, 1988	
OF	SCALE	
2	NOT TO SCALE	

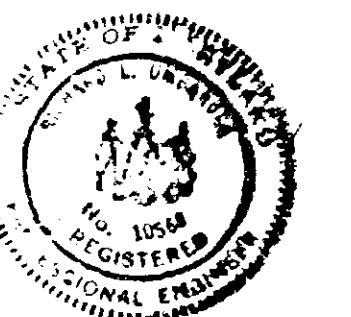
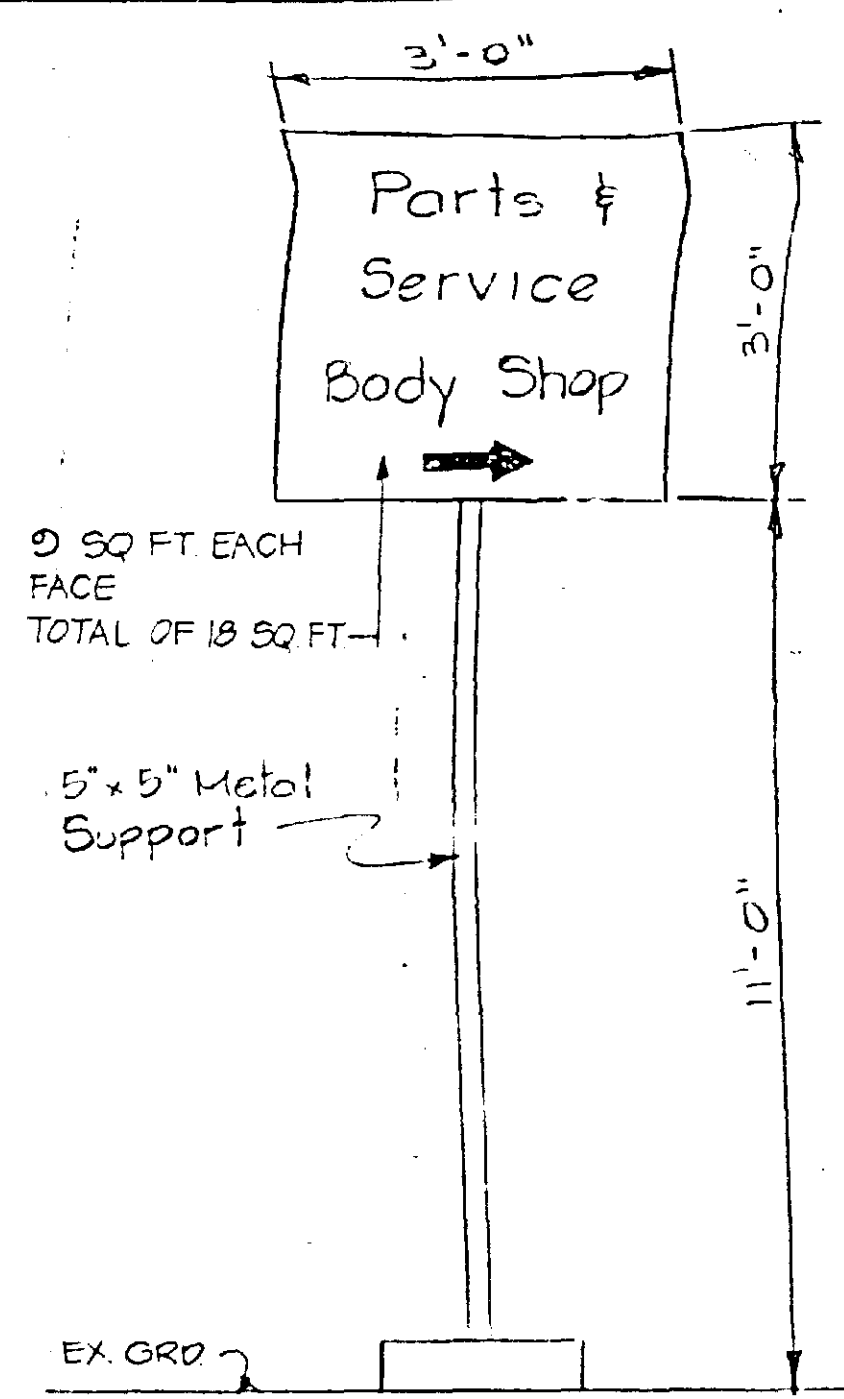
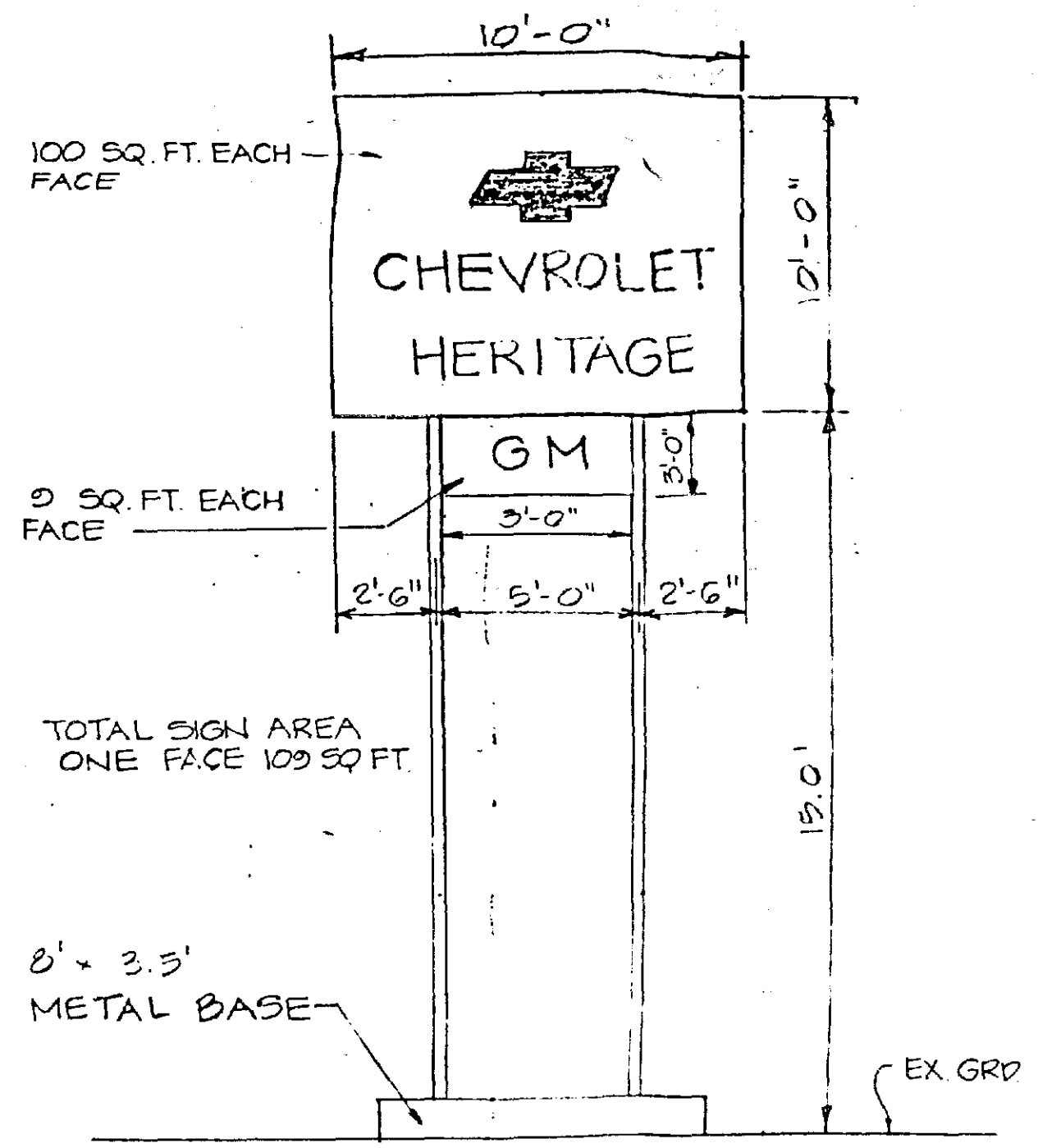


Exhibit 1

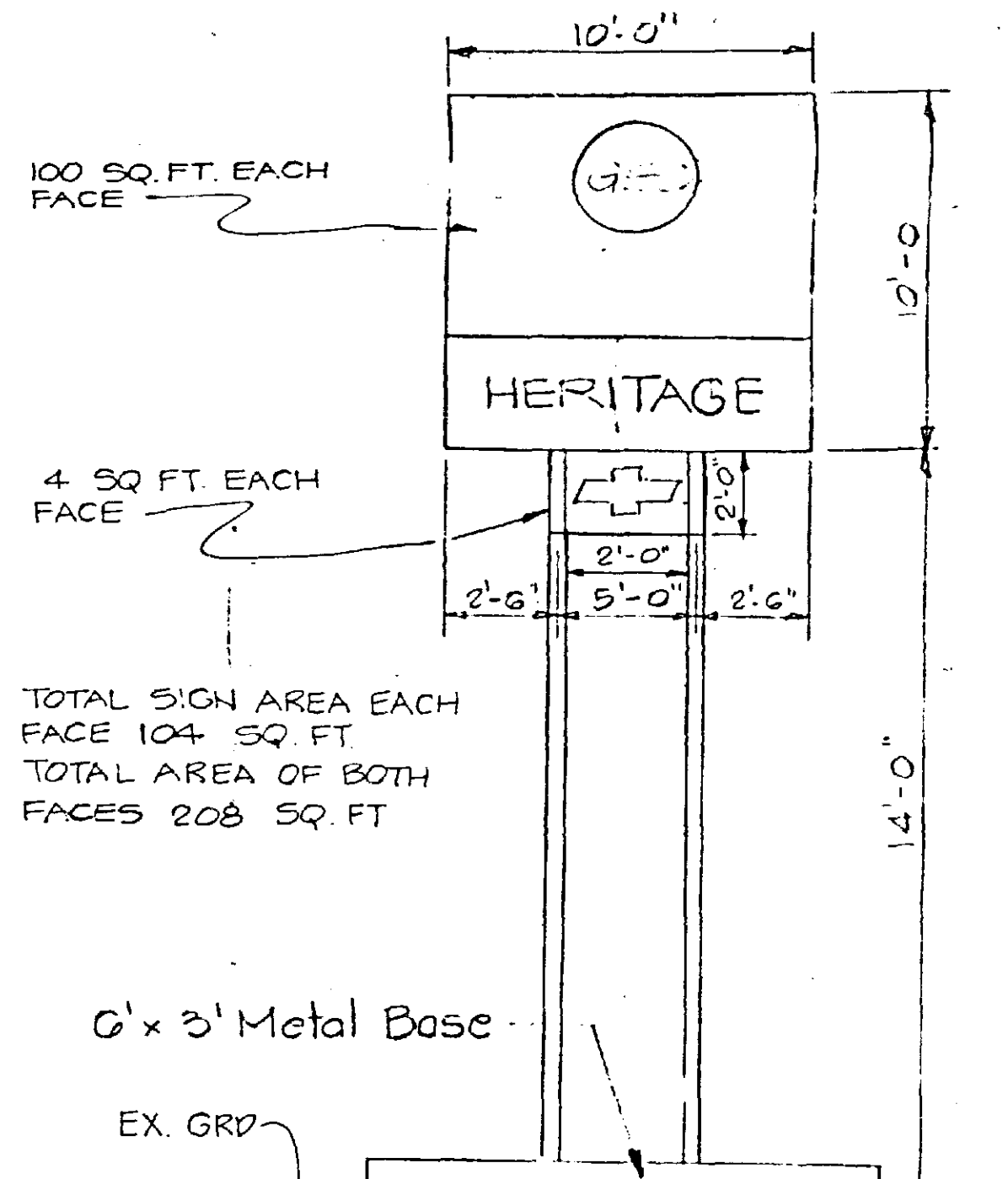


EXISTING SIGN #1
OTHER BUSINESS SIGN
N.T.S.

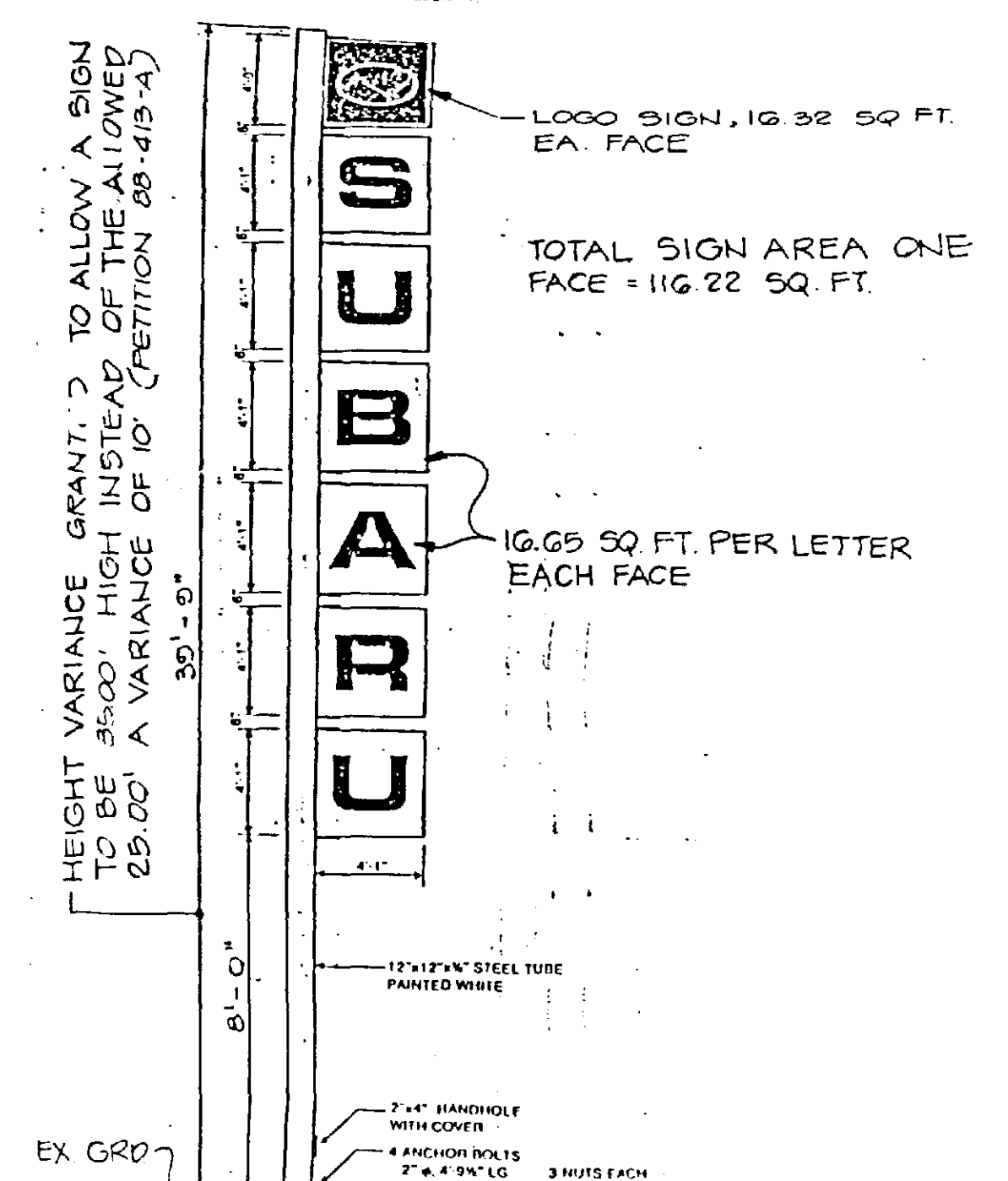
BETWEEN POLE DEALER IMPRINT SIGN



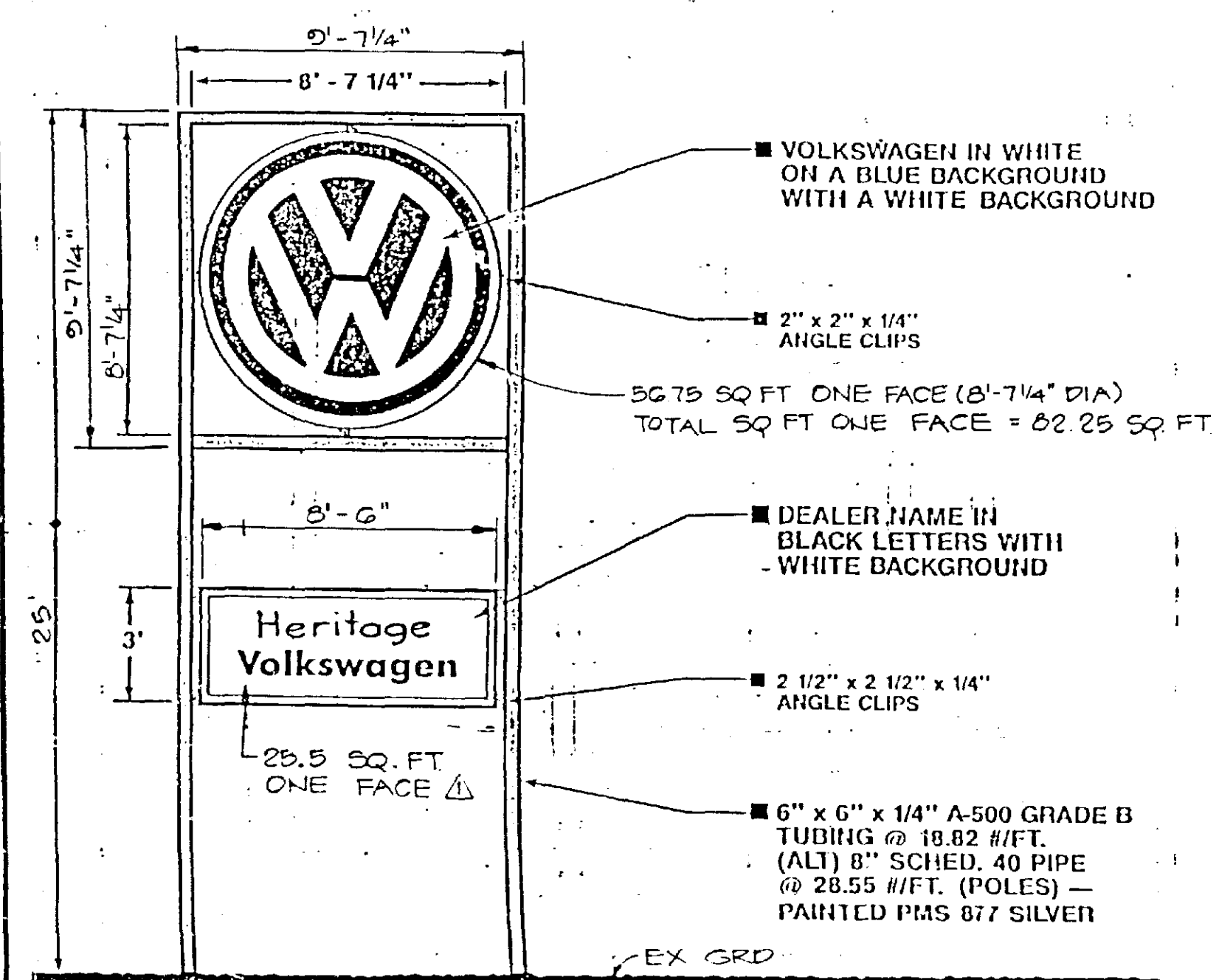
EXISTING SIGN #2
BUSINESS IDENTIFICATION SIGN
N.T.S.



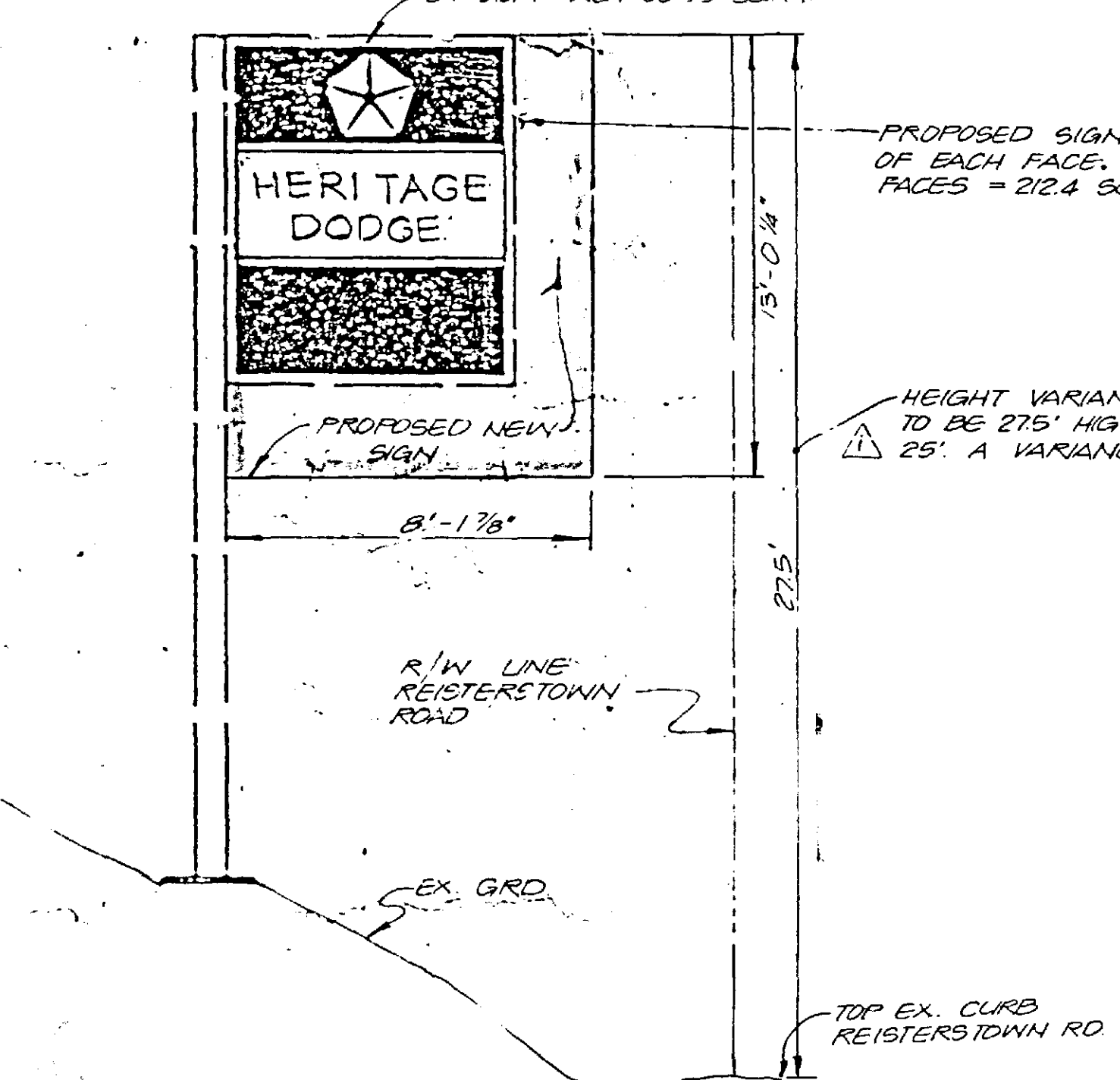
EXISTING SIGN #3
BUSINESS IDENTIFICATION SIGN
N.T.S.



EXISTING SIGN #4
BUSINESS IDENTIFICATION SIGN
N.T.S.



PROPOSED SIGN #5
BUSINESS IDENTIFICATION SIGN
N.T.S.



EXISTING SIGN #6
BUSINESS IDENTIFICATION SIGN
N.T.S.

ALTERNATIVE 'B'	
BUSINESS IDENTIFICATION SIGNS	
SIGN NO.	TOTAL SIGN AREA ONE FACE
EXISTING SIGN NO. 2	109 SQ. FT.
EXISTING SIGN NO. 3	104 SQ. FT.
EXISTING SIGN NO. 4	116.22 SQ. FT.
PROPOSED SIGN NO. 5	113.5 SQ. FT.
EXISTING SIGN NO. 6 *	108.20 SQ. FT. Δ
TOTAL	517.67 SQ. FT. ΔΔ

* SEE VARIANCES REQUESTED ON SHEET 1 OF 2
 Δ ALT. 'B' - THE ZONING COMMISSIONER HAS DETERMINED THAT EXISTING SIGN NO. 3 IS A BUSINESS IDENTIFICATION SIGN V. OTHER BUSINESS SIGN.

ALTERNATIVE 'A'		
OTHER BUSINESS SIGNS		
SIGN NO.	SIGN AREA EACH FACE	TOTAL SIGN AREA BOTH FACES
EXISTING SIGN NO. 1	9	18 SQ. FT.
EXISTING SIGN NO. 3	104	208 SQ. FT.
TOTAL	113	226 SQ. FT.

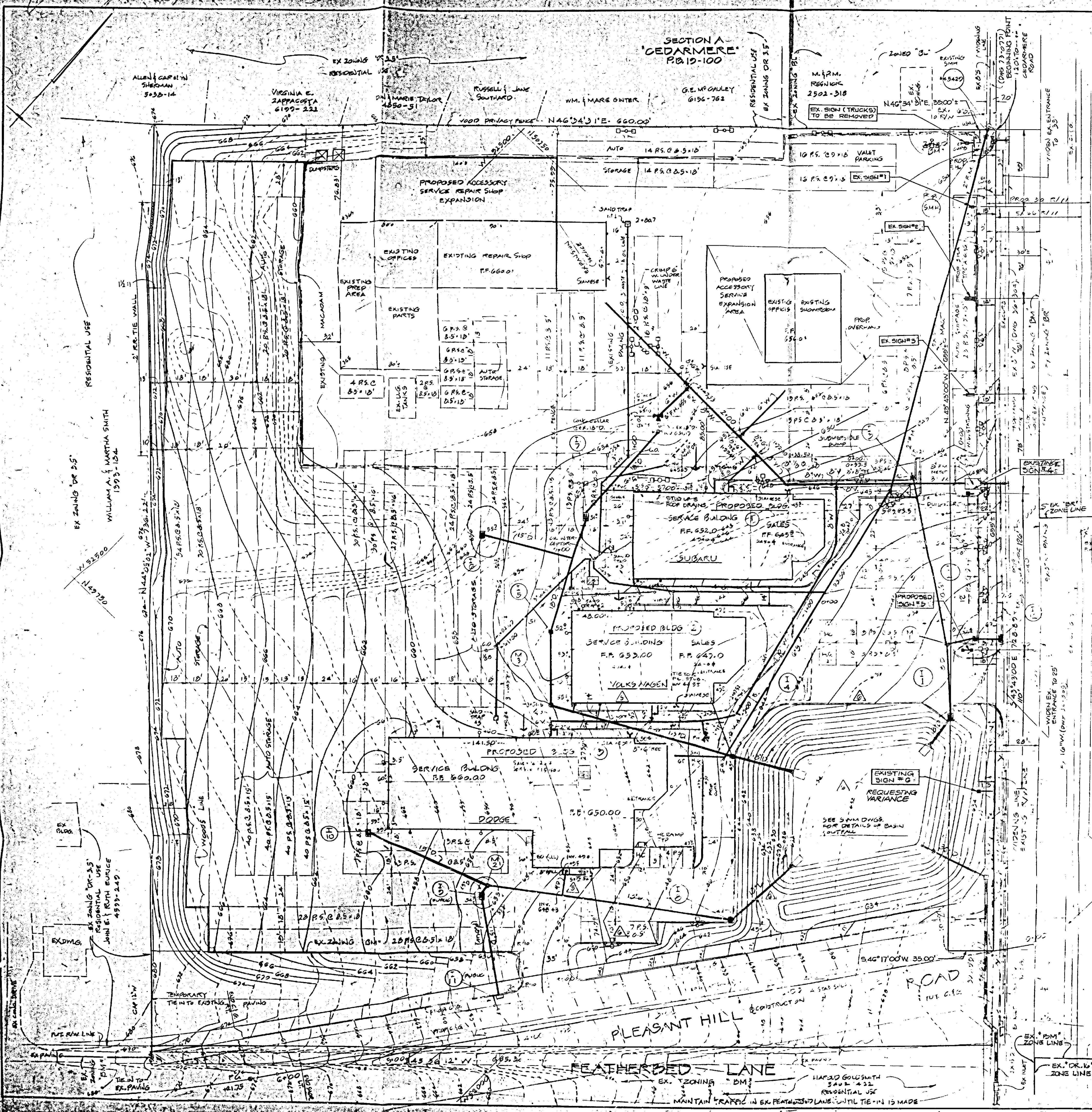
BUSINESS IDENTIFICATION SIGNS		
SIGN NO.	SIGN AREA EACH FACE	TOTAL SIGN AREA BOTH FACES
EXISTING SIGN NO. 2	109	218 SQ. FT.
EXISTING SIGN NO. 3	104	208 SQ. FT.
PROPOSED SIGN NO. 5	113.5	227 SQ. FT.
EXISTING SIGN NO. 6 *	108.20	216.40 SQ. FT.
TOTAL	434.7	871.6 SQ. FT.

* SEE VARIANCES REQUESTED ON SHEET 1 OF 2

ALTERNATIVE 'B'		
OTHER BUSINESS SIGNS		
SIGN NO.	SIGN AREA EACH FACE	TOTAL SIGN AREA BOTH FACES
EXISTING SIGN NO. 1	9	18 SQ. FT.
TOTAL	9	18 SQ. FT.

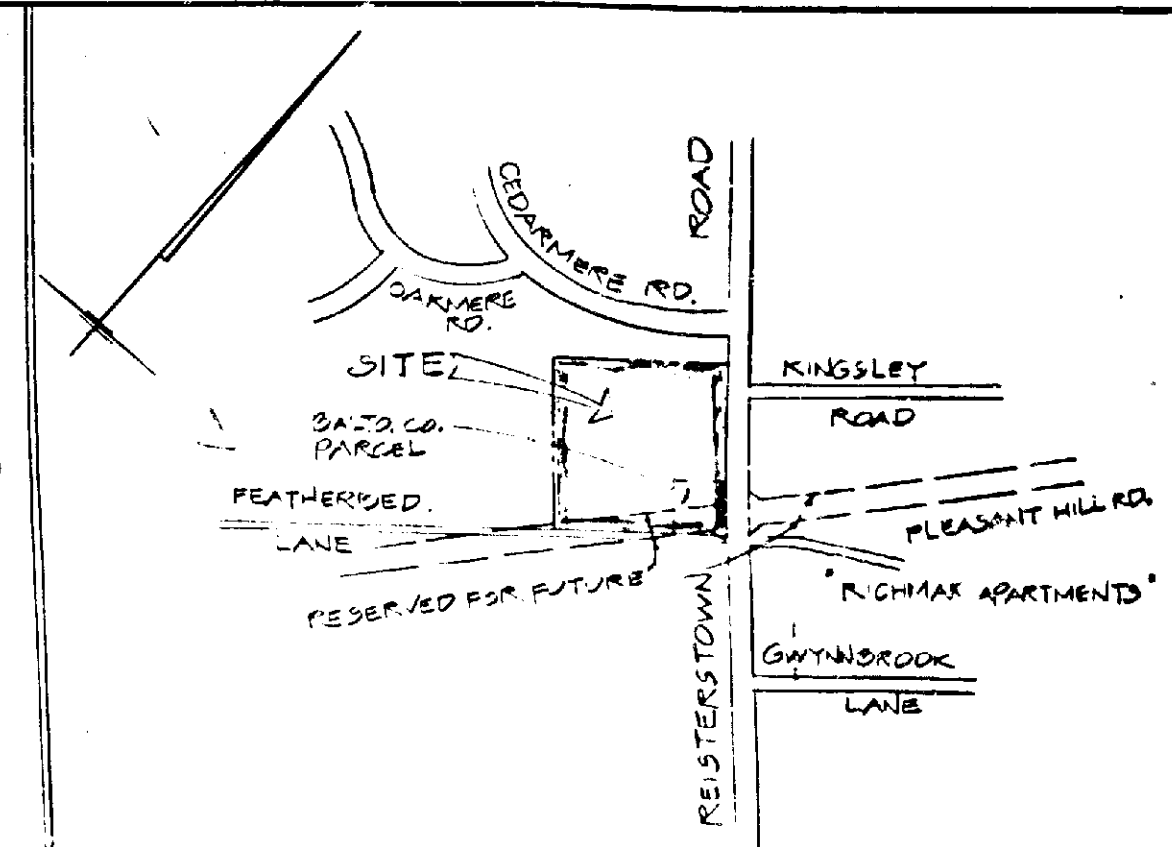
Δ ZONING COMMISSIONER'S ORDER OF JUNE 14, 1989 PETITION NO. 89-491 SPHA. THE VARIANCES GRANTED HEREIN ARE LIMITED TO THE USE OF PROPERTY AS SET FORTH IN PETITIONER'S EXHIBIT 1, PAGE 2. IF THE SUBJECT PROPERTY IS USED FOR ANY OTHER PURPOSE A NEW HEARING MUST BE HELD PRIOR TO THE PLACEMENT OF ANY SIGNS ON THE PROPERTY OTHER THAN THOSE PERMITTED AS A MATTER OF RIGHT BY THE B.C.Z.R.

NOTES:
 1. SEE SITE PLAN FOR SIGN LOCATIONS, SHEET 1 OF 2
 2. SEE SHEET 1 OF 2 FOR SIGN NOTES



GENERAL NOTES

1. SITE ACRESAGE 10.10 AC. BUT 203 AC. (LEASED FARM (OUTER COUNTY))
TOTAL 11.03 AC. NET (484'407.6)
2. ZONING "3M"
3. EX. USE OF SITE "AUTO SERVICE & SALES 3,774 AC.
RECREATION AND VACANT LAND (7,000 AC.)"
4. PROCP. USE "AUTO SALES SERVICE EXPANSION"
5. PARKING REQ'D 262 (REPLACES OF PARKING IS
PARKING PROP. 266 "AUTO USE")
7. HC SPACES REQ'D 5 PROVIDED



VICINITY MAP
SCALE: 1" = 300'

SIGN NOTES

1. EXISTING SIGN N2 1 IS A PARTS & SERVICE SIGN & IS ANOTHER BUSINESS SIGN
2. EXISTING SIGN N2 2 IS A "BUSINESS IDENTIFICATION" SIGN.
3. EXISTING SIGN N2 3 IS A "NEW CAR" SIGN & IS ANOTHER BUSINESS SIGN
4. EXISTING SIGNS N2 4, † N2 6 ARE BUSINESS IDENTIFICATION SIGNS.
5. PROPOSED SIGN N2 5 IS A "BUSINESS IDENTIFICATION" SIGN.
6. FOR DETAILS OF THESE SIGNS SEE SHEET 2 OF 2.

SIGN VARIANCES GRANTED

1. EXISTING SIGNS N° 1 & 3:
PETITIONER WAS GRANTED A VARIANCE TO SECTION 413.2(f) OF THE BCZR
TO ALLOW A TOTAL OF 226 SQUARE FEET FOR OTHER BUSINESS SIGNS INSTEAD
OF THE ALLOWED 100 SQUARE FEET (A VARIANCE OF 126 SQUARE FEET)
2. EXISTING SIGNS N° 2, N° 4 & N° 6 & PROPOSED SIGN N° 5
PETITIONER WAS GRANTED A VARIANCE TO SECTION 413.2(c) OF THE BCZR
TO ALLOW A TOTAL OF 4 BUSINESS IDENTIFICATION SIGNS TO BE ERECTED ALONG
A STREET FRONTAGE INSTEAD OF THE 1 ALLOWED SIGN (A VARIANCE OF 3 SIGNS)
3. EXISTING SIGN N° 4
PETITIONER WAS GRANTED A VARIANCE TO SECTION 413.4(d) OF THE BCZR
TO ALLOW A TOTAL HEIGHT ABOVE STREET LEVEL TO BE 35.00' INSTEAD
OF THE ALLOWED 25' (A VARIANCE OF 10.00')
4. EXISTING SIGNS N° 4, & N° 6 & PROPOSED SIGN N° 5
PETITIONER WAS GRANTED A VARIANCE TO SECTION 413.2 (c) TO ALLOW
3 BUSINESS SIGNS TO BE OPPOSITE LAND NOT ZONED COMMERCIALITY
5. EXISTING SIGNS N° 2, N° 4, & N° 6 AND PROPOSED SIGN N° 5
PETITIONER WAS GRANTED A VARIANCE FROM SECTION 413.2(c) OF THE
BCZR TO ALLOW A TOTAL OF 368.4 SQUARE FEET FOR BUSINESS
IDENTIFICATION SIGNS INSTEAD OF THE ALLOWED 100 SQUARE FEET
(A VARIANCE OF 268.4 SQUARE FEET)
6. VARIANCES GRANTED BY BALTIMORE COUNTY BOARD OF APPEALS DATED
SEPT 14, 1968 (SEE PETITION N° 88-413.A)

VARIANCES REQUESTED FOR EXISTING SIGNS

1. SIGN N^o G-PETITIONER IS REQUESTING A VARIANCE TO SECTION 413.5 (4) OF THE BCZR TO ALLOW A BUSINESS SIGN TO HAVE A HEIGHT OF 35' ABOVE THE LEVEL OF THE STREET INSTEAD OF THE ALLOWED 25' (A VARIANCE OF 10')
- ALTERNATIVE 'A'
2. SIGN^S 2, 4, 5 & G-PETITIONER IS REQUESTING A VARIANCE TO SECTION 413.2 (c) OF THE BCZR TO ALLOW 4 BUSINESS IDENTIFICATION SIGNS TO HAVE A TOTAL OF 451.47 SQ. FT. INSTEAD OF THE GRANTED 388 SQ. FT. (PETITION N^o 88-413-A) (A VARIANCE INCREASE OF 63.47 SQ. FT.)
3. ALTERNATIVE 'B'
- SIGN^S 2, 3, 4, 5 & G-PETITIONER IS REQUESTING A VARIANCE TO SECTION 413.2(c) OF THE BCZR TO ALLOW 5 BUSINESS IDENTIFICATION SIGNS TO HAVE A TOTAL OF 557.47 SQUARE FEET INSTEAD OF THE GRANTED 300 SQUARE FEET (PETITION N^o 88-413-A) (A VARIANCE INCREASE OF 167.47 SQUARE FEET.)

"KICHMAIR
APARTMENT 33"
2.T.G. 33 PW-10117

PLAT TO ACCOMPANY PETITION
FOR
SIGN VARIANCES
AT

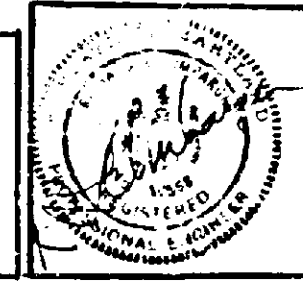
HERITAGE AUTO PARK.

4TH ELECTION DISTRICT
SCALE: 1" = 30'

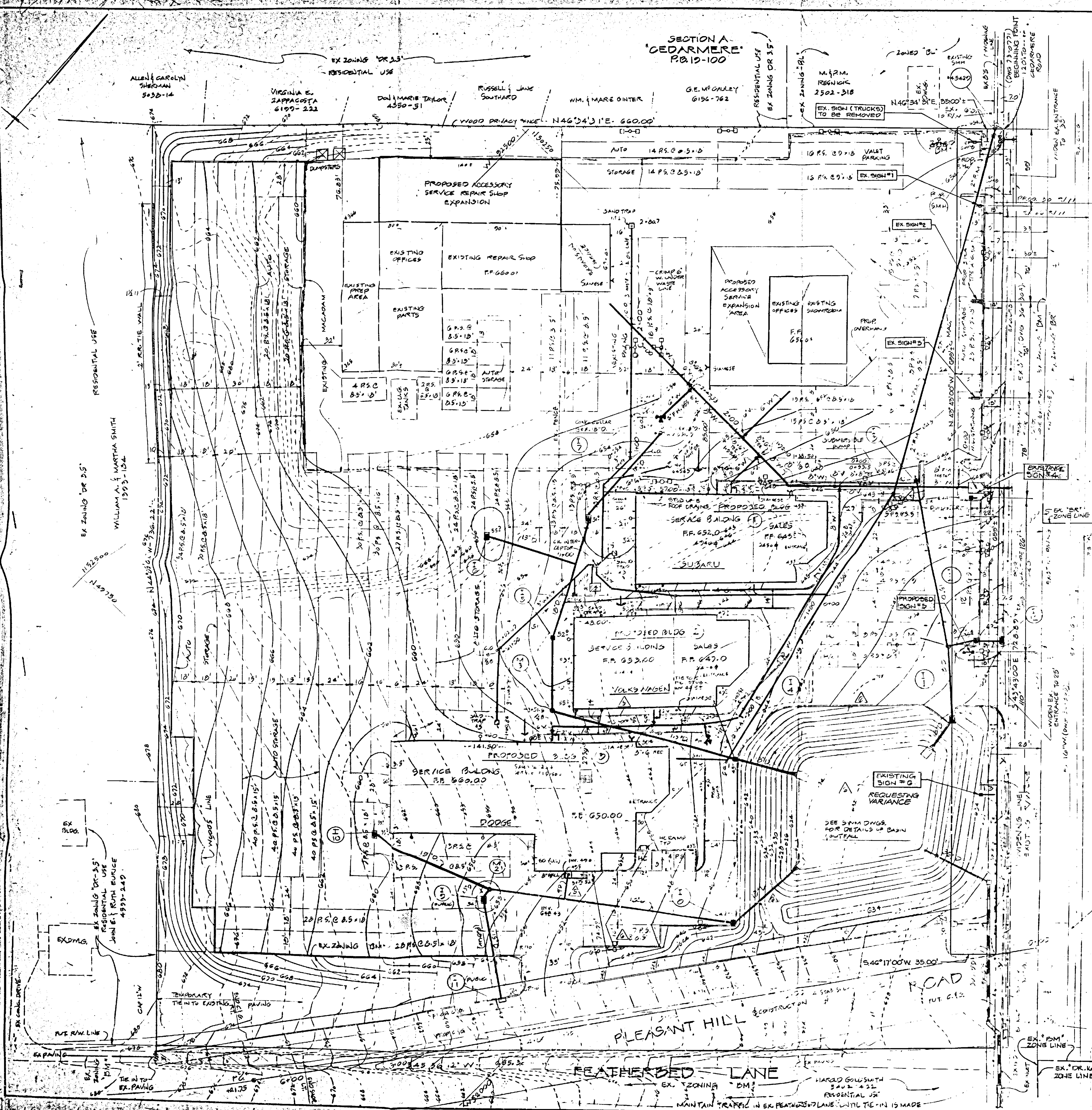
BALTIMORE COUNTY, MD.
MARCH 3, 1985

390

DEVELOPER:
GNA FINANCIAL CORP.
8 REISTERSTOWN ROAD
GARRISON, MD.
TEL. 301-365-6500



ENGINEER:
KIDDE CONSULTANTS, INC.
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21204
TEL. 301-321-3500



GENERAL NOTES

1. SITE ACROSS 10.10 AC. (SEE MAP FROM BALTIMORE COUNTY)
2. TOTAL 11.03 AC. NET (48,400 SQ. FT.)
3. EX. USE OF SITE AUTO SERVICE SALES 3,774 AC.
4. DED. USE AUTO SALES SERVICE EXPANSION
5. PARKING REQ'D 262 (REMAINDER OF PARKING IS PARKING PROP. 266 AUTO USE)
6. 7 HG SPACES REQ'D & PROVIDED

* TOTAL PROP. EXISTING SPACES = 4,910 (3,713 OFFICE AREA + 1,197 FROM 1978) / 4,910
TOTAL PARKING REQ'D = 262

VICINITY MAP

SCALE: 1" = 300'

SIGN NOTES

1. EXISTING SIGN NO. 1 IS A "PARTS & SERVICE SIGN" & IS "ANOTHER BUSINESS SIGN"
2. EXISTING SIGN NO. 2 IS A "BUSINESS IDENTIFICATION" SIGN
3. EXISTING SIGN NO. 3 IS A "NEW CAR" SIGN & IS "ANOTHER BUSINESS SIGN"
4. EXISTING SIGN NO. 4, 1 IN 6 ARE "BUSINESS IDENTIFICATION" SIGNS
5. PROPOSED SIGN NO. 5 IS A "BUSINESS IDENTIFICATION" SIGN
6. FOR DETAILS OF THESE SIGNS SEE SHEET 2 OF 2.

SIGN VARIANCES GRANTED

1. EXISTING SIGN NO. 1:
PETITIONER WAS GRANTED A VARIANCE TO SECTION 413.2 (4) OF THE BCZR TO ALLOW A TOTAL OF 434 SQUARE FEET FOR OTHER BUSINESS SIGNS INSTEAD OF THE ALLOWED 100 SQUARE FEET (A VARIANCE OF 334 SQUARE FEET)
2. EXISTING SIGN NO. 2, NO. 4 & NO. 6 & PROPOSED SIGN NO. 5:
PETITIONER WAS GRANTED A VARIANCE TO SECTION 413.2 (4) OF THE BCZR TO ALLOW A TOTAL OF 4 BUSINESS IDENTIFICATION SIGNS TO BE ERECTED ALONG A STREET FRONTAGE INSTEAD OF THE 1 ALLOWED SIGN (A VARIANCE OF 3 SIGNS)
3. EXISTING SIGN NO. 4:
PETITIONER WAS GRANTED A VARIANCE TO SECTION 413.4 (3) OF THE BCZR TO ALLOW A TOTAL HEIGHT ABOVE STREET LEVEL TO BE 23.00' INSTEAD OF THE ALLOWED 23' (A VARIANCE OF 10.00')
4. EXISTING SIGN NO. 4, & NO. 6 & PROPOSED SIGN NO. 5:
PETITIONER WAS GRANTED A VARIANCE TO SECTION 413.2 (4) TO ALLOW 3 BUSINESS SIGNS TO BE OPPOSITE LAND NOT ZONED COMMERCIAL
5. EXISTING SIGN NO. 2, NO. 4, & NO. 6 AND PROPOSED SIGN NO. 5:
PETITIONER WAS GRANTED A VARIANCE FROM SECTION 413.2 (4) OF THE BCZR TO ALLOW A TOTAL OF 388.4 SQUARE FEET FOR BUSINESS IDENTIFICATION SIGNS INSTEAD OF THE ALLOWED 150 SQUARE FEET (A VARIANCE OF 238.4 SQUARE FEET)
6. VARIANCES GRANTED BY BALTIMORE COUNTY BOARD OF APPEALS DATED SEPT. 14, 1988 (SEE PETITION NO. 88-413.A)

VARIANCES GRANTED FOR EXISTING SIGNS

1. SIGN NO. 6 - PETITIONER WAS GRANTED A VARIANCE TO SECTION 413.5 (1) OF THE BCZR TO ALLOW A BUSINESS SIGN TO HAVE A HEIGHT OF 27.5' ABOVE THE LEVEL OF THE STREET INSTEAD OF THE ALLOWED 25' (A VARIANCE OF 2.5')
2. ~~ALTERNATIVE 'A'~~ ~~PETITIONER IS REQUESTING A VARIANCE TO SECTION 413.2 (4) OF THE BCZR TO ALLOW A BUSINESS IDENTIFICATION SIGN TO HAVE A TOTAL OF 451.7 SQ. FT. INSTEAD OF THE GRANTED 388 SQ. FT. (PETITION NO. 88-413.A) (A VARIANCE INCREASE OF 63.7 SQ. FT.)~~
3. ~~ALTERNATIVE 'B'~~ ~~PETITIONER WAS GRANTED A VARIANCE TO SECTION 413.2 (4) OF THE BCZR TO ALLOW 5 BUSINESS IDENTIFICATION SIGNS TO HAVE A TOTAL OF 518.47 SQUARE FEET INSTEAD OF THE GRANTED 388.4 SQUARE FEET (PETITION NO. 88-413.A) (A VARIANCE INCREASE OF 130.07 SQUARE FEET.)~~
4. VARIANCES GRANTED JUNE 14 1989 SEE PETITION NO. 89-491 SFHA

PLAT TO ACCOMPANY PETITION FOR SIGN VARIANCES AT

HERITAGE AUTO PARK

4TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1" = 30' MARCH 3, 1989

DEVELOPER:

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