

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 NW/4 Timonium Road, 195' NE of * DEPUTY ZONING COMMISSIONER
 the c/l of the Northern Central * OF BALTIMORE COUNTY
 Railway to the RR's Main Track (20 - 22 W. Timonium Road) * 8th Election District
 8th Election District * Case No. 90-151-A
 3rd Councilmanic District
 Nationwide Motor Sales, Inc. *
 Petitioners * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 413.2(e) to permit two existing identification signs of 227.4 sq.ft. total on separately leased parcels in a commercial center in lieu of the permitted one sign of 150 sq.ft. total on each separately leased parcel, and to permit existing business signs of 319.2 sq.ft. total in lieu of the maximum permitted 100 sq.ft., in accordance with Petitioner's Exhibits 1A and 1B.

The Petitioner, by Kevin Schaefer, appeared, testified and was represented by Julius W. Lichter, Esquire. Also appearing on behalf of the Petition was Robert E. Nathan, Sr. with Claude Neon Signs. There were no Protestants.

Testimony indicated that the subject property, known as 20 through 22 West Timonium Road, consists of 2.7 acres more or less zoned B.M. and is improved with a new and used car sales and service dealership. The Petitioners, which have been in the automobile sales business for over 20 years, are desirous of replacing existing signage identifying the Isuzu dealership with a sign to identify the new Infiniti line of automobile as set forth in Petitioner's Exhibit 1A.

Petitioners testified that existing Sign No. 1, which is comprised of approximately 37.8 sq.ft. per side and identifies the Saab deal

ership, will remain, and existing Sign No. 2 which identifies the Isuzu dealership, will be removed. The identification sign for the Infiniti dealership is identified as Sign No. 4 on Petitioner's Exhibit 1A and will replace the existing Isuzu sign. The proposed Infiniti sign contains 189.6 sq.ft. on one side. The actual lettering and insignia of the sign comprise approximately 64 sq.ft. per side. Petitioner asserts the B.C.Z.R., which require including the 126 sq.ft. of "aluminum cover" support for the proposed sign in calculating the total square footage of the sign, result in practical difficulty in this factual situation. In the opinion of the Petitioners, the sign proposed to identify the Infiniti dealership is more aesthetically pleasing than placing it on a pole which would not require the inclusion of the support area in the square footage calculations. Testimony indicated that the other business sign, identified as Sign No. 3 on Petitioner's Exhibit 1A, has been in existence since approximately 1978. Petitioners acknowledge that while Sign No. 3 reflects the design characteristics of the late 1970s, the sign could be redesigned to be aesthetically pleasing to the community.

Petitioners argued they are using the smallest Infiniti sign possible to satisfy the requirements of both the respective automobile dealerships and the Motor Vehicle Administration pursuant to the Code of Maryland Regulations, 11.12.01.02N. Pictures and graphic representations were submitted by Petitioners to support their argument that the Infiniti signage proposed is more aesthetically pleasing than that existing. Petitioner has committed itself to further enhancing the aesthetic appearance of the signs by landscaping the property and the future modification of Sign No. 3. Testimony presented by Petitioners indicated that if the requested variances were denied, such denial would result in practical diffi-

culty. Petitioners argued that the granting of the variance will not result in any detriment to the health, safety or general welfare of the surrounding area.

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.

WHEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16th day of November, 1989 that the Petition for

ORDER RECEIVED FOR FILING
 Date 11/16/89
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 11/16/89
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 11/16/89
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 11/16/89
 By [Signature]

the relief granted herein and the B.C.Z.R. then adopted, and subject to the review and approval of the Zoning Commissioner or Deputy Zoning Commissioner. The design for the proposed sign shall be submitted a minimum of ninety (90) days prior to the expiration of the three-year period.

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

AMN:bjb

ORDER RECEIVED FOR FILING
 Date 11/16/89
 By [Signature]

PETITION FOR ZONING VARIANCE
 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-151-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(e) to permit a total of two (2) identification signs (all existing) on separately leased parcels in a commercial center for a total square footage of 227.4 square feet in lieu of the allowed one sign permitted on each separately leased dealership parcel of 150 square feet and from Section 413.2(f) to permit 319.2 square feet of existing business signs in lieu of 100 square feet 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 and 2 exist on the property pursuant to appropriate permits and sign 4 is to replace sign 2
2. Signs as shown are required as a condition of franchise agreement with the automobile manufacturer.
3. Signs required by 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 petition, and further agree to and are to be bound by the zoning regulations and restrictions 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:	Legal Owner(s):
(Type or Print Name)	Caleb C. Ewing, Jr. Trustee
Signature	[Signature]
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	c/o William Schaefer, Jr.
Julius W. Lichter	Nationwide Motor Sales
(Type or Print Name)	2085 York Road 252-8000
Address	Phone No.
City and State	Lutherville, MD 21093
Signature	City and State
305 W. Chesapeake Building	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
305 W. Chesapeake Avenue	Julius W. Lichter, Esquire
Address	City and State
Towson, Maryland 21204	Name
City and State	113 Chesapeake Building
Attorney's Telephone No.:	305 W. Chesapeake Ave., Towson, MD 21204
(301) 321-0600	Address
	Phone No.
	321-0600

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of Nov 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of Nov, 1989, at 3 o'clock P. M.

[Signature]
 J. Robert Haines
 Zoning Commissioner of Baltimore County

(over)

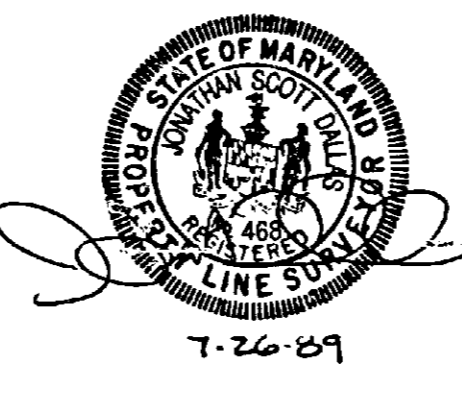
VT ASSOCIATES, INC.
 SURVEYING & ENGINEERING

492 HAZELWOOD AVENUE
 BALTIMORE, MD 21206
 666-2001

ZONING DESCRIPTION (to accompany petition for sign variance)
 NATIONWIDE MOTOR SALES, INC.

BEGINNING for the same on the northwest side of Timonium Road as shown on Baltimore County Bureau of Land Acquisition Drawing No. RW - 65 - 132 - 5 at a distance of 175 feet, more or less, in a northeasterly direction, from the centerline of the Northern Central Railway Co. main track as shown on Baltimore County Bureau of Land Acquisition Drawing No. RW - 65 - 132 - 8 thence East the three following courses and distances: North 12 degrees 11 minutes West 356.42 feet, North 92 degrees 30 minutes East 367.52 feet and South 12 degrees 11 minutes East 286.75 feet to intersect the northwest side of said Timonium Road thence running with and binding on the northwest side of said Timonium Road by a curve to the left with a radius of 2326.83 feet for an arc distance of 368.81 feet to the place of beginning. The improvements thereon being known as No. 20 - 22 W. Timonium Road. CONTAINING 2.66 acres of land more or less.

BEING all of that parcel of land which by deed dated June 3, 1977 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5745 folio 895 etc. was conveyed by Caleb C. Ewing to Caleb C. Ewing, Jr. et al.



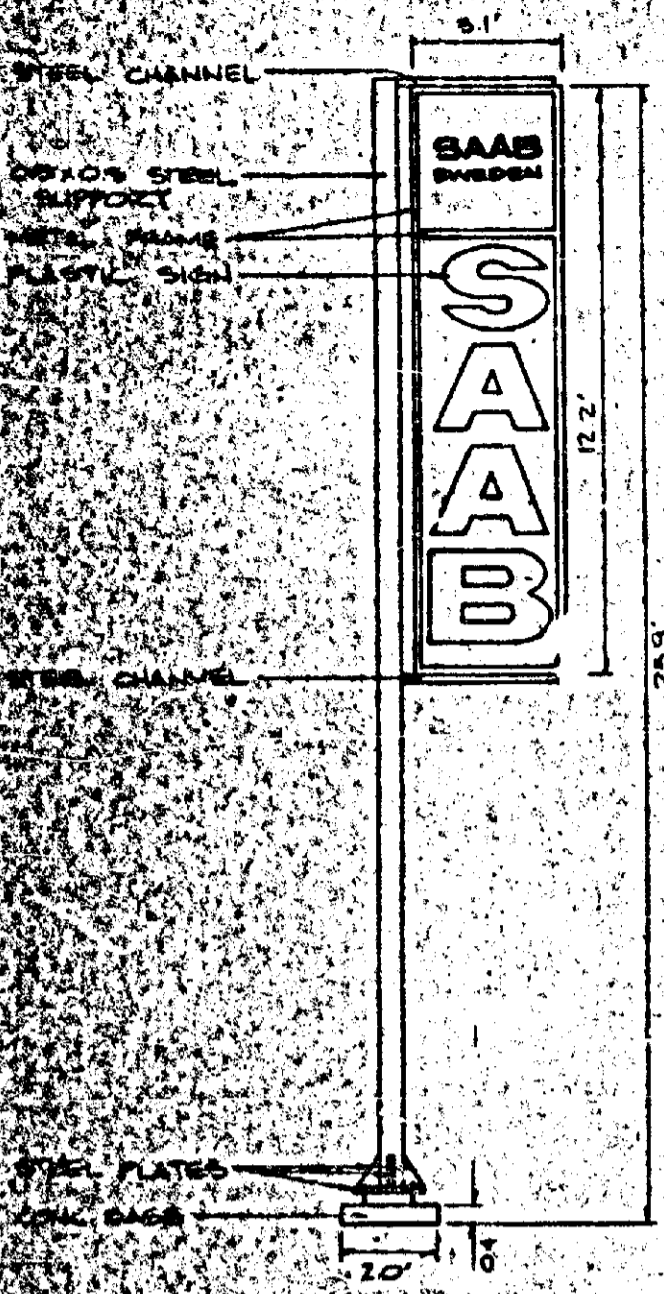
CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

Date of Posting: 10-16-89
 District: 8th
 Posted for: Variance
 Petitioner: Nationwide Motor Sales
 Location of property: NW side of Timonium Road, 1.25' N.E. of the c/l of Northern Central Railway Co. RR main track
 Location of Sign: NW side of Timonium Road, in front of subject property
 Remarks: [Signature]
 Date of return: 11-2-89
 Number of Signs: 1

48

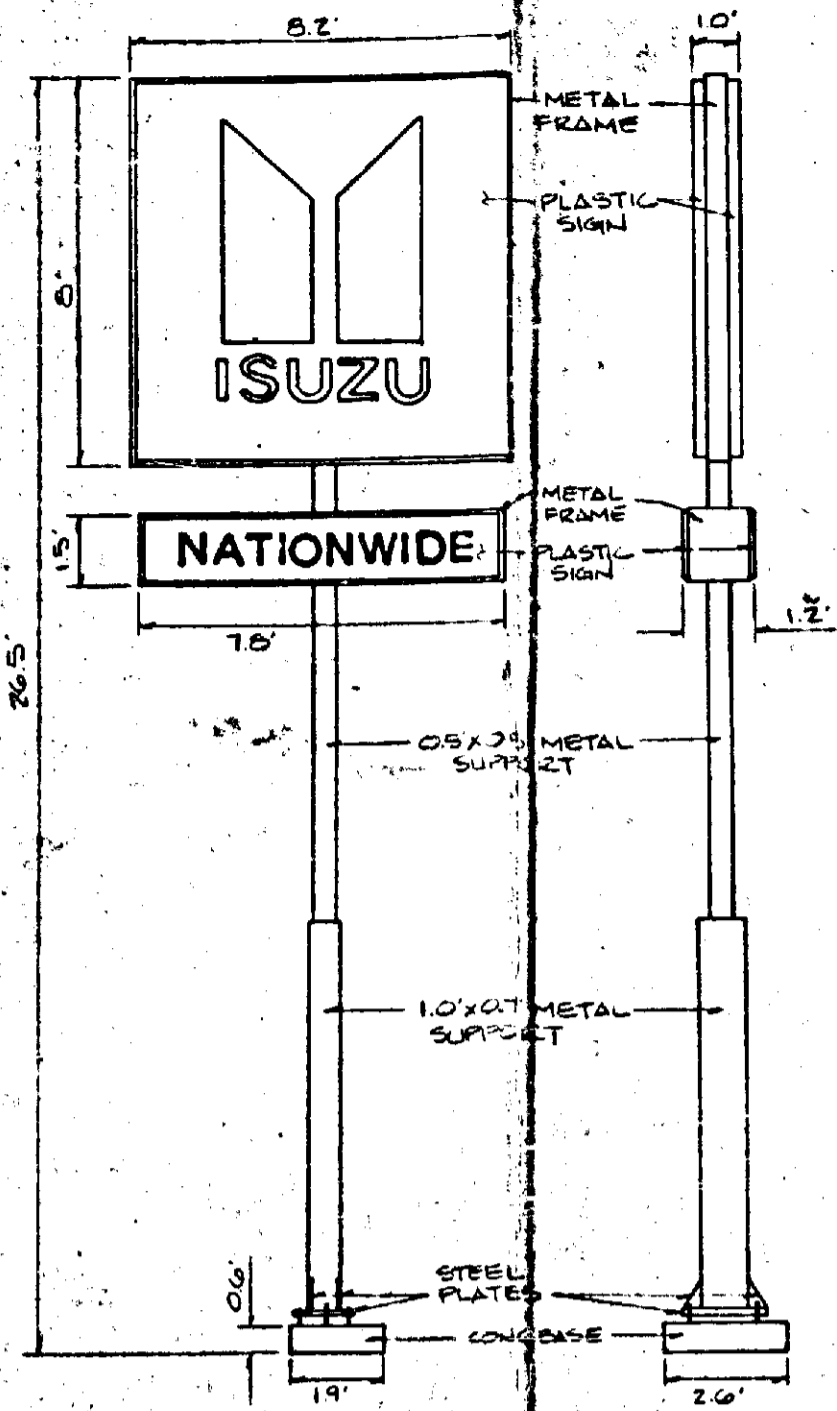
3

7



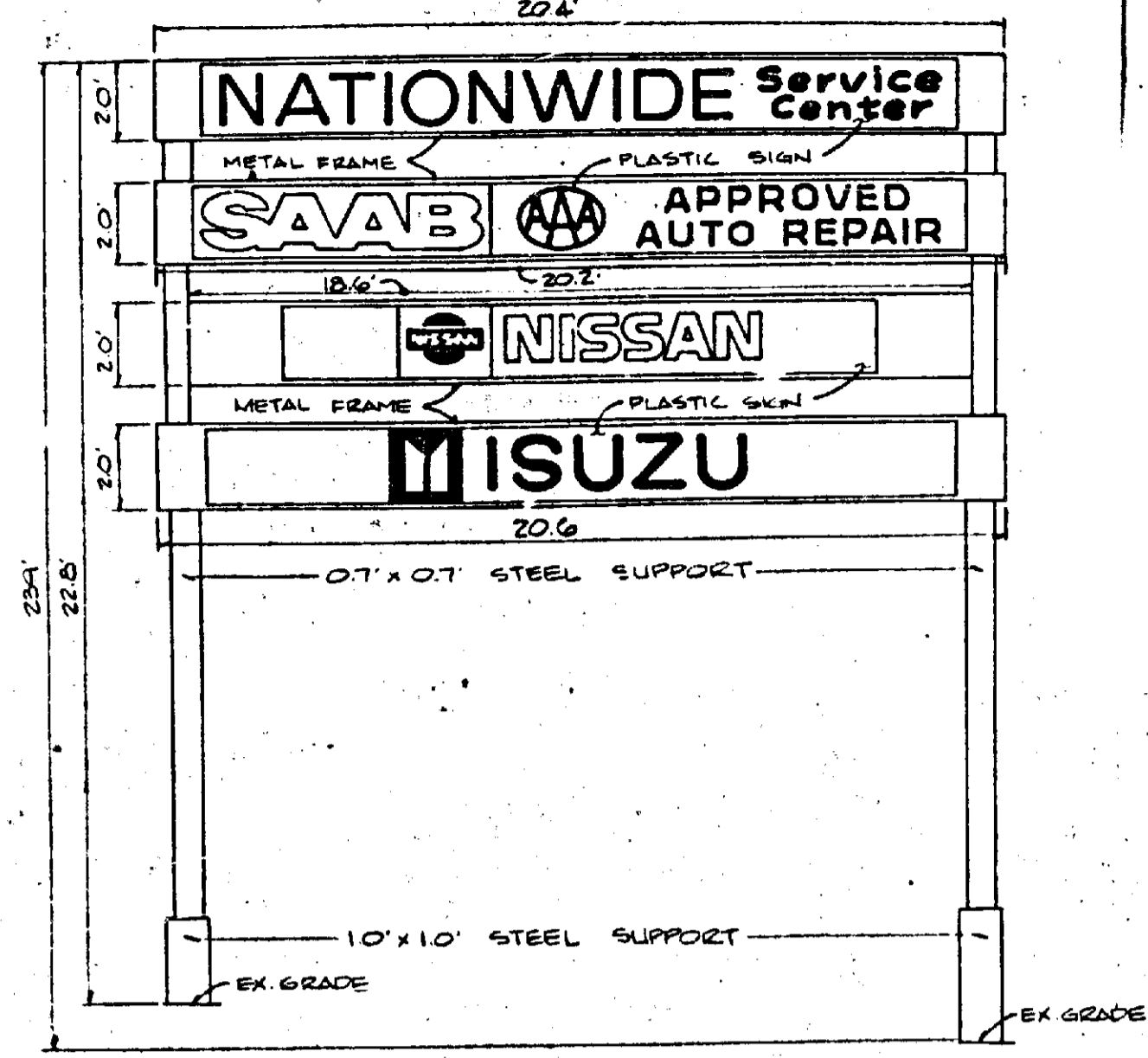
SIGN DETAIL #1

SCALE: 1/4" = 1'-0"
SIGN AREA = 12.2' x 8.1' = 98.82 SQ. FT. (1 FACE)
197.64 SQ. FT. (2 FACES)
EXISTING - TO REMAIN



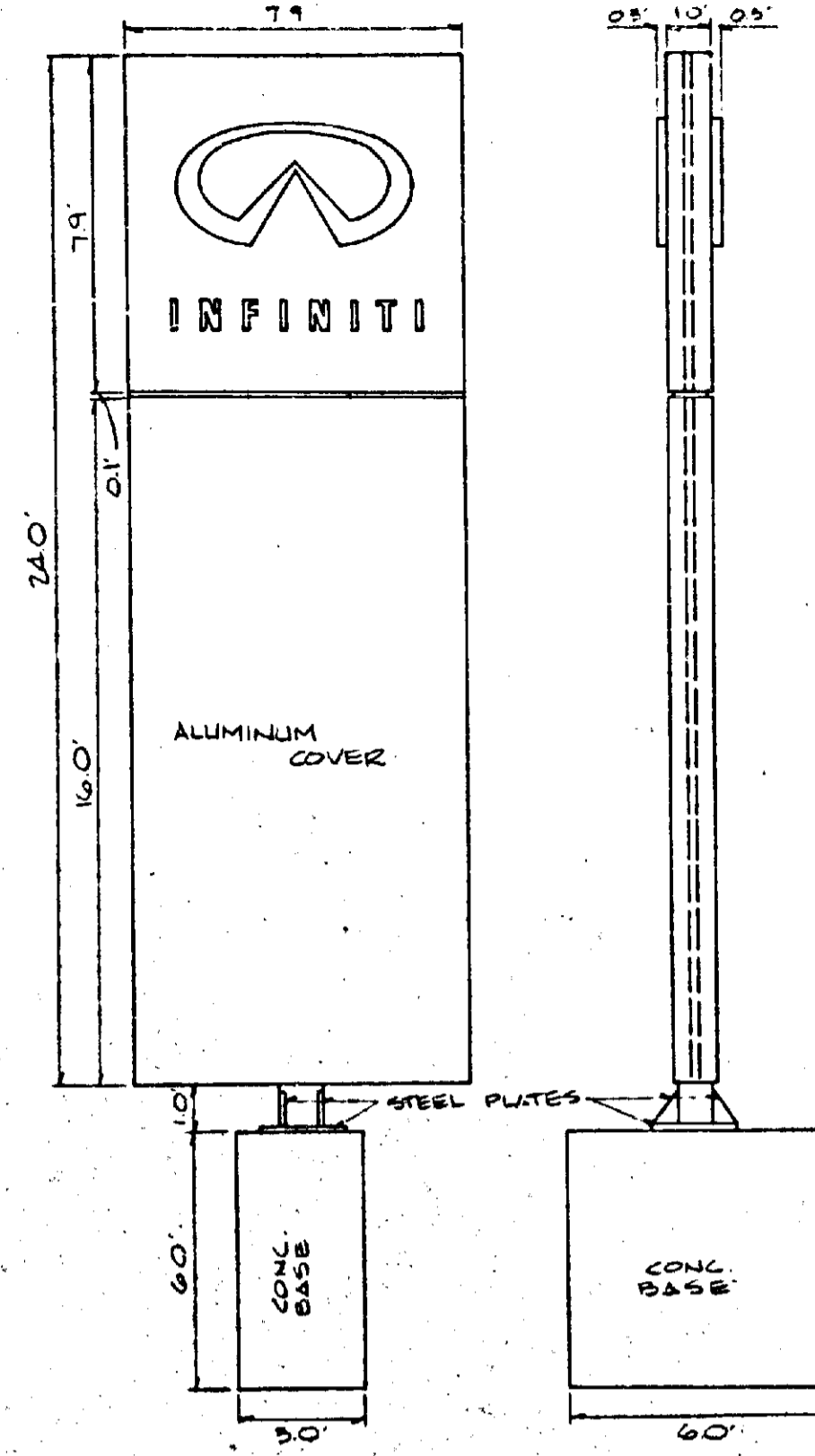
SIGN DETAIL #2

SCALE: 1/4" = 1'-0"
SIGN AREA = 8.2' x 10' = 82.0 SQ. FT. (1 FACE)
164.0 SQ. FT. (2 FACES)
EXISTING - TO BE REMOVED



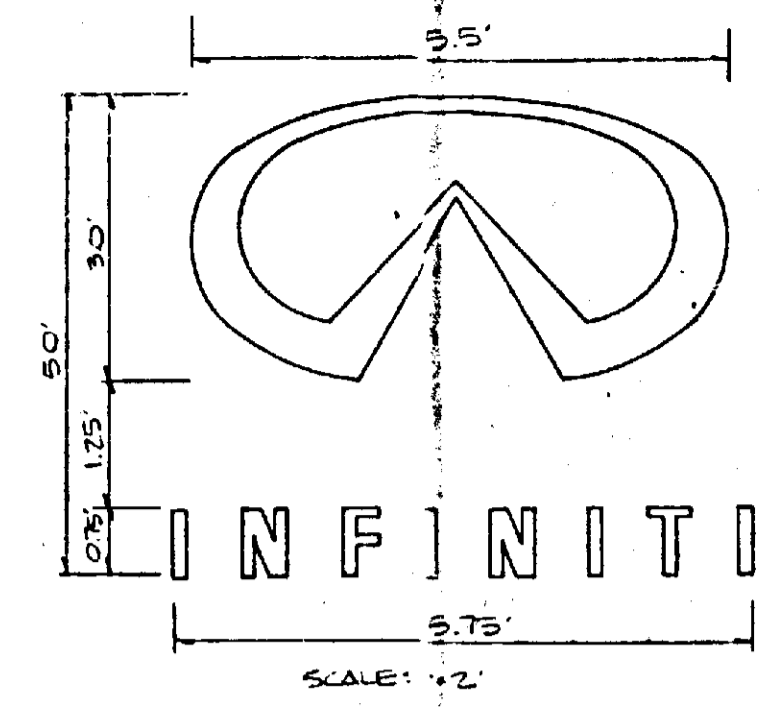
SIGN DETAIL #3

SCALE: 1/4" = 1'-0"
SIGN AREA = 20.4' x 2' + 20.2' x 2' + 18.6' x 2' + 20.6' x 2' = 159.6 SQ. FT. (1 FACE)
319.2 SQ. FT. (2 FACES)
EXISTING - TO REMAIN



SIGN DETAIL #4

SCALE: 1/4" = 1'-0"
SIGN AREA = 7.1' x 24' = 170.4 SQ. FT. (1 FACE)
340.8 SQ. FT. (2 FACES)
PROPOSED - TO REPLACE SIGN #2

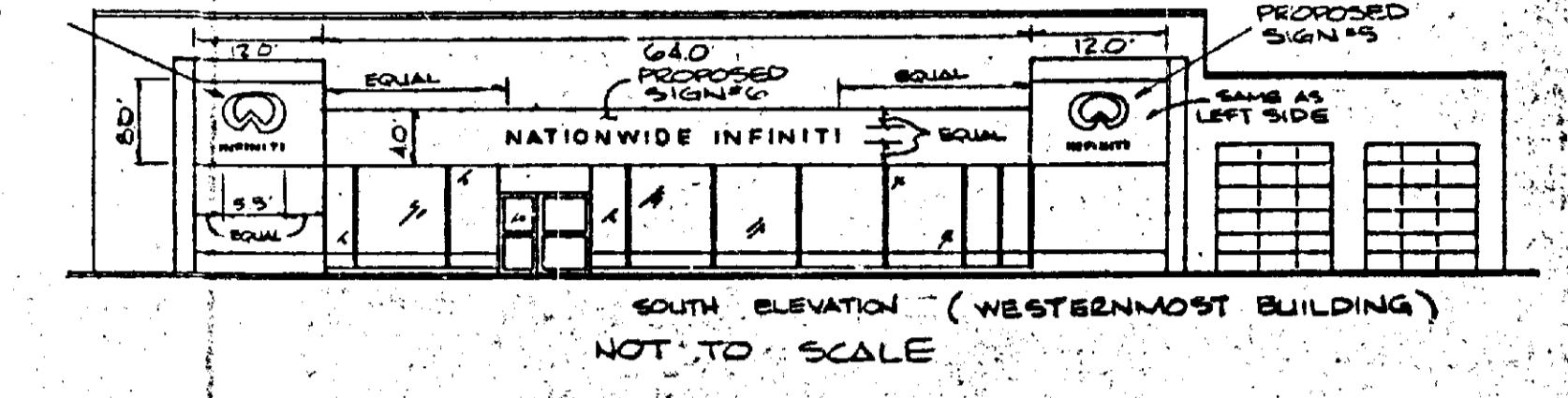


SIGN DETAIL #5

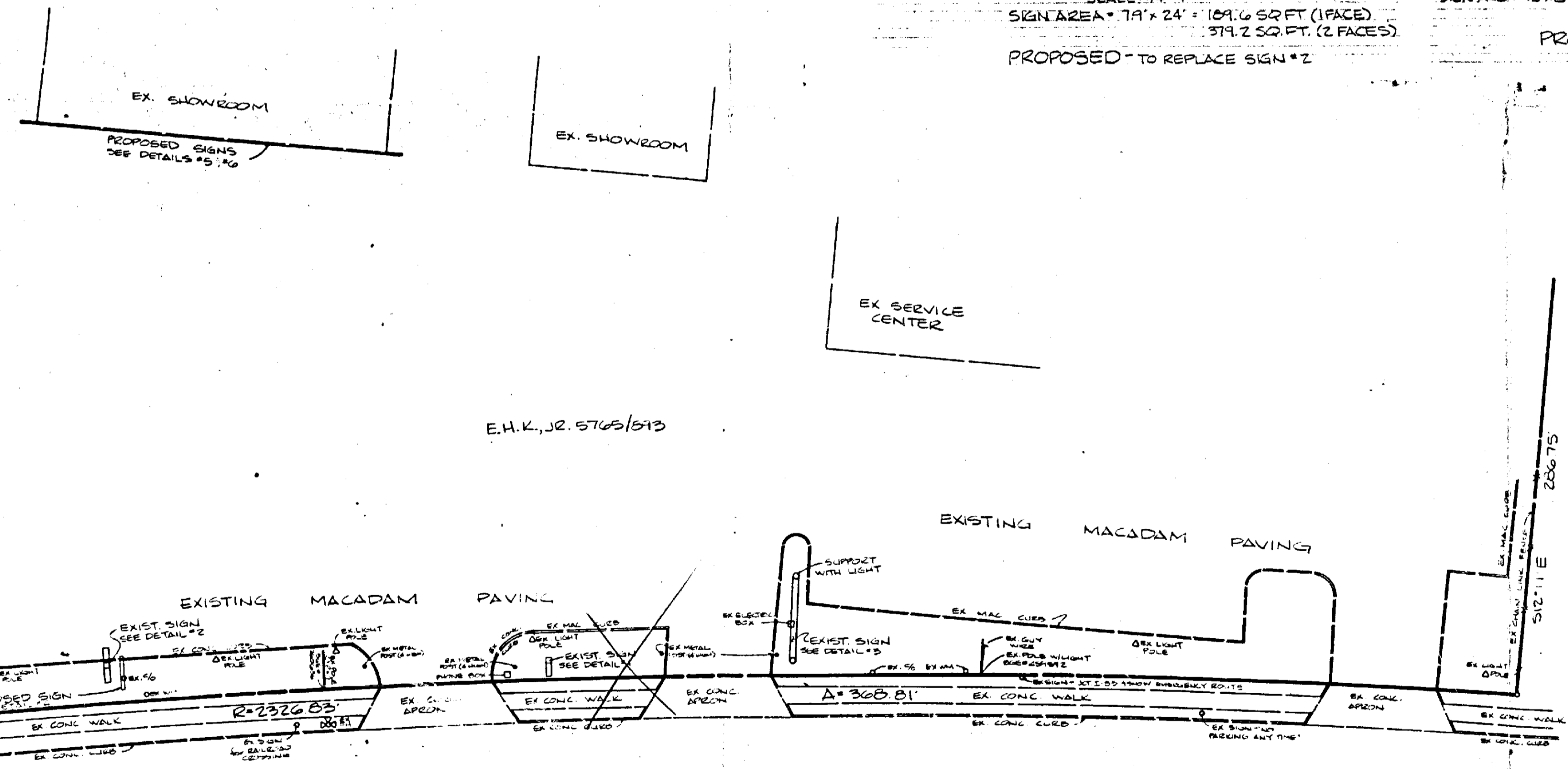
SCALE: 1/4" = 1'-0"
SIGN AREA = 12' x 8' = 96 SQ. FT. (1 FACE)
192 SQ. FT. (2 FACES)
PROPOSED

SIGN DETAIL #6

SCALE: 1/4" = 1'-0"
SIGN AREA = 64' x 4' = 256 SQ. FT. (1 FACE)
512 SQ. FT. (2 FACES)
PROPOSED



NATIONWIDE INFINITI



TIMONIUM ROAD (SEE LAND ACQUISITION DRAWING 65-192-5)

PLAN - SCALE: 1" = 20'

- SIGN NOTES:**
- 1. EXISTING SIGN #1 IS A BUSINESS IDENTIFICATION SIGN.
 - 2. EXISTING SIGN #2 IS A BUSINESS IDENTIFICATION SIGN.
 - 3. EXISTING SIGN #3 IS A BUSINESS SIGN.
 - 4. PROPOSED SIGN #4 IS A BUSINESS IDENTIFICATION SIGN.
 - 5. PROPOSED SIGN #5 IS A BUSINESS IDENTIFICATION SIGN.
 - 6. PROPOSED SIGN #6 IS A BUSINESS IDENTIFICATION SIGN.

BUSINESS IDENTIFICATION SIGNS	
SIGN NO.	TOTAL SIGN AREA ONE FACE
EXISTING SIGN NO. 1	98.82 SQ. FT.
EXISTING SIGN NO. 2	(77.3 SQ. FT.) (TO BE REMOVED)
PROPOSED SIGN NO. 4	170.4 SQ. FT. (TO REPLACE SIGN NO. 2)
TOTAL	277.4 SQ. FT.

VARIANCE REQUESTED

1. PETITIONER REQUESTS A VARIANCE TO SECTION 413.2 (2) OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW TWO BUSINESS IDENTIFICATION SIGNS WITH A TOTAL OF 277.4 SQUARE FEET INSTEAD OF THE ALLOWED ONE BUSINESS IDENTIFICATION SIGN NOT EXCEEDING 150 SQUARE FEET.

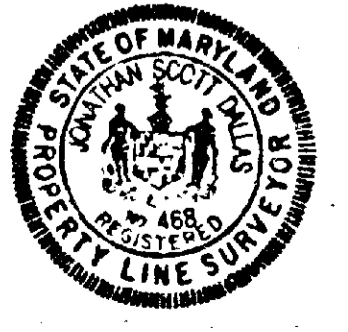
1 Sign #48 Petitioner's Exhibit 1B

PLAT TO ACCOMPANY PETITION FOR SIGN VARIANCE AT NATIONWIDE MOTOR SALES, INC.

#20 WEST TIMONIUM ROAD
BALTIMORE COUNTY, MD
JULY 20, 1984

V.T. ASSOCIATES, INC.
SURVEYING & ENGINEERING
4832 HAZELWOOD AVE.
BALTIMORE, MD 21208
(301) 866-2001

J. SCOTT DALLAS
DATE 7-15-84
MD. REG. #448



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 proposed zoning variance for the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 on the following:
 Petition for Zoning Variance
 Case number: 90-151-A
 M/S/Timonium Road, 195' NE of c/l of Northern Central Railway to RR main track
 20-22 W. Timonium Road
 8th Election District - 3rd Councilmanic
 Petitioner(s): Nationwide Motor Sales
 HEARING: WEDNESDAY, NOVEMBER 1, 1989 at 3:00 p.m.
 Variance: To permit a total of two identification signs (all existing) on separately leased parcels in a commercial center for a total square footage of 227.4 square feet in lieu of the allowed one sign permitted on each separately leased dealership parcel of 150 square feet; and to permit 319.2 square feet of (existing) business signs in lieu of 100 square feet.
 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
 BALTIMORE COUNTY, MARYLAND

CERTIFICATE OF PUBLICATION

TOWSON, MD., Oct 5, 1989
 THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Oct 4, 1989.
 TOWSON TIMES,
 S. Zabe *[Signature]*
 Publisher

PO 17234
 reg M34225
 ca 90-151-A
 price \$109.58

Tracking System

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning

Date: 10/31/89 Receipt Number: 03080706875102 FEE TYPE: 01 Identification Number: 01061540821093 Council District: _____ Election District: _____ Zip Code: _____

Petitioner: Nationwide Motor Sales, Inc.
 (Last) (First) (Middle Initial)

Property Address: 20-22 W. Timonium Rd
 (Number) (Street)

MEMBER OF BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
 RECEIVED BY: Julius W. Lichter (Signature)
 DATE: 10/31/89
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 AMOUNT: \$ 175.00
 ACCOUNT: 90-151-A
 152890

Baltimore County
 Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204
 10/31/89

receipt
 Account R-001-6150
 Number N9000008
 No 121
 90-151-A

Date: 10/31/89 PUBLIC HEARING FEES CITY PRICE
 000 - POSTING SIGNS / ADVERTISING 1 X \$134.58
 TOTAL: \$134.58
 LAST NAME OF OWNER: NATIONWIDE MOTOR

Cashier Validation: \$ 117 *****134581a -022F
 Please make checks payable to: Baltimore County

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3353
 J. Robert Haines
 Zoning Commissioner

DATE: 10/20/89
 Nationwide Motor Sales
 2085 York Road
 Lutherville, Maryland 21093
 ATTN: WILLIAM SCHAEFER, JR.
 Dennis F. Rasmussen
 County Executive

Re: Petition for Zoning Variance
 CASE NUMBER: 90-151-A
 M/S/Timonium Road, 195' NE of c/l of Northern Central Railway to RR main track
 20-22 W. Timonium Road
 8th Election District - 3rd Councilmanic
 Petitioner(s): Nationwide Motor Sales
 HEARING: WEDNESDAY, NOVEMBER 1, 1989 at 3:00 p.m.

Gentlemen:
 Please be advised that \$ 134.58 is due for advertising and costing of the above captioned property.
 THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.
 Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,
 J. Robert Haines
 J. ROBERT HAINES
 ZONING COMMISSIONER

JRH:gs
 cc: Julius W. Lichter, Esq.
 File

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3353
 J. Robert Haines
 Zoning Commissioner

NOTICE OF HEARING

September 19, 1989
 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:
 Petition for Zoning Variance
 CASE NUMBER: 90-151-A
 M/S/Timonium Road, 195' NE of c/l of Northern Central Railway to RR main track
 20-22 W. Timonium Road
 8th Election District - 3rd Councilmanic
 Petitioner(s): Nationwide Motor Sales
 HEARING: WEDNESDAY, NOVEMBER 1, 1989 at 3:00 p.m.
 Variance: To permit a total of two identification signs (all existing) on separately leased parcels in a commercial center for a total square footage of 227.4 square feet in lieu of the allowed one sign permitted on each separately leased dealership parcel of 150 square feet; and to permit 319.2 square feet of (existing) business signs in lieu of 100 square feet.

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
 J. ROBERT HAINES
 ZONING COMMISSIONER
 BALTIMORE COUNTY, MARYLAND

JRH:gs
 cc: Nationwide Motor Sales
 Julius W. Lichter, Esq.
 File

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 24, 1989
 COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

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

RE: Item No. 48, Case No. 90-151-A
 Petitioner: Nationwide Motor Sales, 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 KWIARSKI. 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: Mr. William Schaefer, Jr.
 Nationwide Motor Sales, Inc.
 2085 York Road
 Lutherville, MD 21093

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3353
 J. Robert Haines
 Zoning Commissioner

Your petition has been received and accepted for filing this 16th day of August, 1989.

J. Robert Haines
 J. ROBERT HAINES
 ZONING COMMISSIONER

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

Petitioner: Nationwide Motor Sales, et al
 Petitioner's Attorney: Julius W. Lichter

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
 Zoning Commissioner
 DATE: October 19, 1989
 FROM: Pat Keller, Deputy Director
 Office of Planning and Zoning
 William Schaefer, Jr., Item 48
 SUBJECT: Zoning Petition No. 90-151

The petitioner requests a Variance for relief from Section 413.2(c) and 413.2(f).
 Analysis of the plat accompanying the petition reveals that an existing sign (sign detail #2) will be removed and ~~will~~ be replaced with a proposed sign (sign detail #4). The overall signage for sign detail #4 is less than the existing sign. However, the aluminum cover should be removed to lessen the impact of visual clutter.

Staff offers no comment on sign details 5 and 6.
 Streetscape should be provided along Timonium Road. Any planting provided within the public right-of-way shall be maintained by the property owner. The petitioner should contact Avery Harden, County Landscape Planner, at 887-3335 prior to making any improvements.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/pat

OCT 24 1989

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 NW/S Timonium Road, 195' NE of * DEPUTY ZONING COMMISSIONER
 the c/l of the Northern Central * OF BALTIMORE COUNTY
 Railway to the RR's Main Track (20 - 22 W. Timonium Road)
 8th Election District * Case No. 90-151-A
 3rd Councilmanic District *
 Nationwide Motor Sales, Inc. *
 Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 413.2(e) to permit two existing identification signs of 227.4 sq.ft. total on separately leased parcels in a commercial center in lieu of the permitted one sign of 150 sq. ft. total on each separately leased parcel, and to permit existing business signs of 319.2 sq.ft. total in lieu of the maximum permitted 100 sq.ft., in accordance with Petitioner's Exhibits 1A and 1B.

The Petitioner, by Kevin Schaefer, appeared, testified and was represented by Julius W. Lichter, Esquire. Also appearing on behalf of the Petition was Robert E. Nathan, Sr. with Claude Neon Signs. There were no Protestants.

Testimony indicated that the subject property, known as 20 through 22 West Timonium Road, consists of 2.7 acres more or less zoned B.M. and is improved with a new and used car sales and service dealership. The Petitioners, which have been in the automobile sales business for over 20 years, are desirous of replacing existing signage identifying the Isuzu dealership with a sign to identify the new Infiniti line of automobile as set forth in Petitioner's Exhibit 1A.

Petitioners testified that existing Sign No. 1, which is comprised of approximately 37.8 sq.ft. per side and identifies the Saab deal

ORDER RECEIVED FOR FILING
 Date 11/14/89
 By [Signature]

ership, will remain, and existing Sign No. 2 which identifies the Isuzu dealership, will be removed. The identification sign for the Infiniti dealership is identified as Sign No. 4 on Petitioner's Exhibit 1A and will replace the existing Isuzu sign. The proposed Infiniti sign contains 189.6 sq.ft. on one side. The actual lettering and insignia of the sign comprise approximately 64 sq.ft. per side. Petitioner asserts the B.C.Z.R., which require including the 126 sq.ft. of "aluminum cover" support for the proposed sign in calculating the total square footage of the sign, results in practical difficulty in this factual situation. In the opinion of the Petitioners, the sign proposed to identify the Infiniti dealership is more aesthetically pleasing than placing it on a pole which would not require the inclusion of the support area in the square footage calculations. Testimony indicated that the other business sign, identified as Sign No. 3 on Petitioner's Exhibit 1A, has been in existence since approximately 1978. Petitioners acknowledge that while Sign No. 3 reflects the design characteristics of the late 1970s, the sign could be redesigned to be aesthetically pleasing to the community.

Petitioners argued they are using the smallest Infiniti sign possible to satisfy the requirements of both the respective automobile dealerships and the Motor Vehicle Administration pursuant to the Code of Maryland Regulations, 11.12.01.02N. Pictures and graphic representations were submitted by Petitioners to support their argument that the Infiniti signage proposed is more aesthetically pleasing than that existing. Petitioner has committed itself to further enhancing the aesthetic appearance of the signs by landscaping the property and the future modification of Sign No. 3. Testimony presented by Petitioners indicated that if the requested variances were denied, such denial would result in practical diffi-

ORDER RECEIVED FOR FILING
 Date 11/14/89
 By [Signature]

culty. Petitioners argued that the granting of the variance will not result in any detriment to the health, safety or general welfare of the surrounding area.

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 November, 1989 that the Petition for

ORDER RECEIVED FOR FILING
 Date 11/14/89
 By [Signature]

Zoning Variance from Section 413.2(e) to permit two existing identification signs of 227.4 sq.ft. total on separately leased parcels in a commercial center in lieu of the permitted one sign of 150 sq.ft. total on each separately leased parcel, and to permit existing business signs of 319.2 sq.ft. total in lieu of the maximum permitted 100 sq.ft., in accordance with Petitioner's Exhibits 1A and 1B, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their sign permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) In accordance with the Office of Planning comments dated October 19, 1989, Petitioners shall install additional landscaping beyond the minimum required by the Baltimore County Landscape Manual along that portion of its property fronting on Timonium Road. Petitioners shall submit a landscaping plan depicting the landscaping proposed for review and approval by the Baltimore County Landscape Planner and the Deputy Zoning Commissioner within thirty (30) days of the date of this Order. Said landscaping shall be installed within a reasonable period of time thereafter, weather conditions permitting. Petitioners and/or any future property owners shall maintain said landscaping, replacing same as may be required.
- 3) The variances granted herein are limited to those uses set forth in Petitioner's Exhibits 1A and 1B. In the event of a change in use, the variances granted herein shall be rescinded and compliance with the B.C.Z.R. required.
- 4) The variance granted for Sign No. 3 shall be valid for a period of three (3) years from the date of this Order. If Petitioners desire to continue the variance for Sign No. 3 after the expiration of the three years, Petitioners shall modify the design and appearance of said sign to make it more aesthetically appealing than it presently exists, consistent with

ORDER RECEIVED FOR FILING
 Date 11/14/89
 By [Signature]

the relief granted herein and the B.C.Z.R. then adopted, and subject to the review and approval of the Zoning Commissioner or Deputy Zoning Commissioner. The design for the proposed sign shall be submitted a minimum of ninety (90) days prior to the expiration of the three-year period.

R. M. Nastarowicz
 ANN M. NASTAROWICZ
 Deputy Zoning Commissioner
 for Baltimore County

AMN:bjs

ORDER RECEIVED FOR FILING
 Date 11/14/89
 By [Signature]

PETITION FOR ZONING VARIANCE
 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-151-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(e) to permit a total of two (2) identification signs (all existing) on separately leased parcels in a commercial center for a total square footage of 227.4 square feet in lieu of the allowed one sign permitted on each separately leased dealership parcel of 150 square feet and from Section 413.2(f) to permit 319.2 square feet of (existing) business signs in lieu of 100 square feet of the Zoning Regulations of Baltimore County in the Zoning Law of Baltimore County for the following reasons: (Indicate hardship or practical difficulty)

1. Signs 1 and 2 exist on the property pursuant to appropriate permits and sign 4 is to replace sign 2
2. Signs as shown are required as a condition of franchise agreement with the automobile manufacturer.
3. Signs required by 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 the petition, and further agree to and are to be bound by the zoning regulations and restrictions Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

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

Contract Purchaser: (Type or Print Name) Signature Address City and State	Legal Owner(s): Caleb C. Ewing, Jr. Trustee (Type or Print Name) <i>Caleb C. Ewing Jr.</i> Signature Address City and State
Attorney for Petitioner: Julius W. Lichter (Type or Print Name) Signature Address City and State	<i>Julius W. Lichter</i> Signature c/o William Schaefer, Jr. Nationwide Motor Sales 2085 York Road 252-8000 Lutherville, MD 21093 Name, address and phone number of legal owner, contract purchaser or representative to be contacted Julius W. Lichter, Esquire 113 Chesapeake Building 305 W. Chesapeake Ave., Towson, MD 21204 Address Name Address City and State Towson, Maryland 21204 City and State Attorney's Telephone No.: (301) 321-0600 Phone No. 321-0600

ORDERED By The Zoning Commissioner of Baltimore County, this 16 day of 11, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of 11, 1989, at 3 o'clock P.M.

J. Robert Haines
 Zoning Commissioner of Baltimore County
 (over)

ORDER RECEIVED FOR FILING
 Date 11/14/89
 By [Signature]

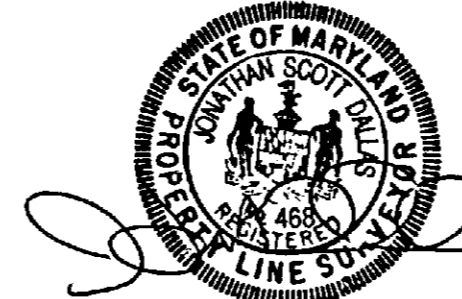
VT ASSOCIATES, INC.

SURVEYING & ENGINEERING
 4932 HAZELWOOD AVENUE
 BALTIMORE, MD 21206
 866-2001

ZONING DESCRIPTION (to accompany petition for sign variance)
 NATIONWIDE MOTOR SALES, INC.

BEGINNING for the same on the northwest side of Timonium Road as shown on Baltimore County Bureau of Land Acquisition Drawing No. RW - 65 - 132 - 5 at a distance of 195 feet, more or less, in a northeasterly direction, from the centerline of the Northern Central Railway Co. main track as shown on Baltimore County Bureau of Land Acquisition Drawing No. RW - 65 - 132 - B thence running the three following courses and distances: North 12 degrees 11 minutes West 356.42 feet, North 82 degrees 30 minutes East 367.52 feet and South 12 degrees 11 minutes East 286.75 feet to intersect the northwest side of said Timonium Road thence running with and binding on the northwest side of said Timonium Road by a curve to the left with a radius of 2326.83 feet for an arc distance of 368.81 feet to the place of beginning. The improvements thereon being known as No. 20 - 22 W. Timonium Road. CONTAINING 2.66 acres of land more or less.

BEING all of that parcel of land which by deed dated June 3, 1977 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5765 folio 893 etc. was conveyed by Caleb C. Ewing to Caleb C. Ewing, Jr. et al.



CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 8th
 Posted for: 90-151-A
 Date of Posting: 10-16-89
 Petitioner: Nationwide Motor Sales
 Location of property: NW side of Timonium Road, 195' NE of the c/l of Northern Central Railway to RR main track
 Location of Signs: NW side of Timonium Road on foot of subject property
 Remarks:
 Posted by: [Signature]
 Date of return: 10-20-89
 Number of Signs: 1

NOTICE OF HEARING
The Zoning Commission 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 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland at 3:00 p.m. on the following date:
Date: October 19, 1989
Time: 3:00 p.m.
The Commission will hear and determine upon the following:
1. Petition for Zoning Variance
Case Number: 90-151-A
CASE NUMBER: 90-151-A
M/5 Timonium Road, 195' NE of c/l of Northern Central Railway to RR main track
20-22 W. Timonium Road
8th Election District - 3rd Councilmanic
Petitioner(s): Nationwide Motor Sales
HEARING: WEDNESDAY, NOVEMBER 1, 1989 at 3:00 p.m.
Reference is made to a set of two identification signs (all existing) on separately leased parcels in a commercial center for a total square footage of 227.4 square feet in lieu of the allowed one sign permitted on each separately leased dealership parcel of 150 square feet; and to permit 315.2 square feet of (existing) business signs in lieu of 100 square feet.
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
Oct. 5, 1989

CERTIFICATE OF PUBLICATION

TOWSON, MD., Oct 5, 1989
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Oct 4, 1989.

TOWSON TIMES
S. Zabe Orlan
Publisher
PO 17234
reg M34225
ca 90-151-A
price \$109.58

Tracking System
Baltimore County
Zoning Commissioner
Office of Planning & Zoning

Date	Receipt Number	FEE TYPE	Identification Number	Council District	Election District	Zip Code
08/16/89	00000000	102	01-615408			21093

Petitioner: Nationwide Motor Sales, Inc.
(Last) (First) (Middle Initial)

Property Address: 20-22 W. Timonium Rd.
(Number) (Street)

RECEIVED
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 068251
DATE: 10/15/89
AMOUNT: 175.00
RECEIVED BY: Levin + Farnham, R.A.
FOR: 20-22 W. Timonium Rd. (Item # 4)
J. Robert Haines
Zoning Commissioner
Oct. 5, 1989

Baltimore County Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21284
10/31/89

receipt

Date	DESCRIPTION	QTY	PRICE
	PUBLIC HEARING FEES		
	080 -POSTING SIGNS / ADVERTISING	1 X	\$134.58
	TOTAL:		\$134.58

LAST NAME OF OWNER: NATIONWIDE MOTOR

Account: R-001 6150
Number: H90000008
90-151-A
B 117*****134581* 022F
Please make checks payable to: Baltimore County
Cashier Validation:

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3353
J. Robert Haines
Zoning Commissioner

DATE: 10/20/89
Nationwide Motor Sales
2085 York Road
Lutherville, Maryland 21093
ATTN: WILLIAM SCHAEFER, JR.

Re: Petition for Zoning Variance
CASE NUMBER: 90-151-A
M/5 Timonium Road, 195' NE of c/l of Northern Central Railway to RR main track
20-22 W. Timonium Road
8th Election District - 3rd Councilmanic
Petitioner(s): Nationwide Motor Sales
HEARING: WEDNESDAY, NOVEMBER 1, 1989 at 3:00 p.m.

Gentlemen:
Please be advised that \$ 134.58 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs
cc: Julius W. Lichter, Esq.
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3353
J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING

September 19, 1989
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 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Petition for Zoning Variance
CASE NUMBER: 90-151-A
M/5 Timonium Road, 195' NE of c/l of Northern Central Railway to RR main track
20-22 W. Timonium Road
8th Election District - 3rd Councilmanic
Petitioner(s): Nationwide Motor Sales
HEARING: WEDNESDAY, NOVEMBER 1, 1989 at 3:00 p.m.

Variances to permit a total of two identification signs (all existing) on separately leased parcels in a commercial center for a total square footage of 227.4 square feet in lieu of the allowed one sign permitted on each separately leased dealership parcel of 150 square feet; and to permit 315.2 square feet of (existing) business signs in lieu of 100 square feet.
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
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRH:gs
cc: Nationwide Motor Sales
Julius W. Lichter, Esq.
File

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 24, 1989
COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21284
Julius W. Lichter, Esquire
113 Chesapeake Building
305 W. Chesapeake Avenue
Towson, MD 21204
RE: Item No. 48, Case No. 90-151-A
Petitioner: Nationwide Motor Sales, 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 file. This petition was accepted for filing on the date of the 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: Mr. William Schaefer, Jr.
Nationwide Motor Sales, Inc.
2085 York Road
Lutherville, MD 21093

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3353
J. Robert Haines
Zoning Commissioner

Your petition has been received and accepted for filing this 16th day of August, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:
James E. Dyer
Chairman
Zoning Plans Advisory Committee

Petitioner: Nationwide Motor Sales, et al
Petitioner's Attorney: Julius W. Lichter

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: October 19, 1989
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: William Schaefer, Jr., Item 48
Zoning Petition No. 90-151

The petitioner requests a Variance for relief from Section 413.2(c) and 413.2(f).
Analysis of the plat accompanying the petition reveals that an existing sign (sign detail #2) will be removed and replaced with a proposed sign (sign detail #4). The overall signage for sign detail #4 is less than the existing sign. However, the aluminum cover should be removed to lessen the impact of visual clutter.

Staff offers no comment on sign details 5 and 6.
Streetscape should be provided along Timonium Road. Any planting provided within the public right-of-way shall be maintained by the property owner. The petitioner should contact Avery Farden, County Landscape Planner, at 887-3335 prior to making any improvements.

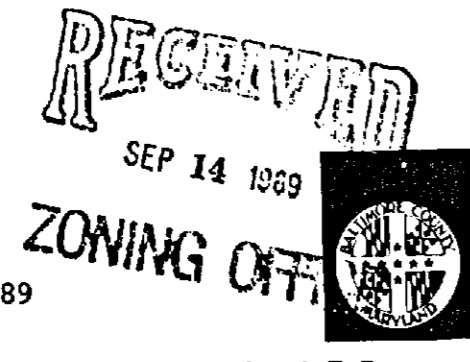
If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/pat

OCT 24 1989

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

September 5, 1989



Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
TOWSON, MARYLAND 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 4, 26, 44, 45, 46, 47, 48, 49, 51, 52, 53, and 55.

Very truly yours,

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

MSE/lw

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204-2586
(301) 887-4500
Paul H. Reinecke
Chief

AUGUST 10, 1989



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
TOWSON, MD 21204

RE: Property Owner: NATIONWIDE MOTOR SALES, INC.
Location: NW/S OF TIMONIUM ROAD
Item No.: 48 Zoning Agenda: AUGUST 15, 1989

Gentlemen:

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

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

REVIEWER: *John Kelly* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

Baltimore County
Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

November 14, 1989



Dennis F. Rasmussen
County Executive

Julius W. Lichter, Esquire
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204
RE: PETITION FOR ZONING VARIANCE
NW/S Timonium Road, 195' NE of the c/1 of the Northern Central
Railway to the Railroad's Main Track
(20 - 22 W. Timonium Road)
8th Election District - 3rd Councilmanic District
Nationwide Motor Sales, Inc. - Petitioners
Case No. 90-151-A

Dear Mr. Lichter:

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 887-3391.

Very truly yours,

Ann M. Nastarowicz

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: People's Counsel

File

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

June 4, 1991

887-3353

Robert E. Nethen, Sr.
Claude Neon Signs, Inc.
1808 Cherry Hill Road
Baltimore, MD 21230-3584

RE: Proposed Nationwide Saab Sign Change
18-22 West Timonium Road
Case #90-151-A

Dear Mr. Nethen:

Reference is made to your letter of May 8, 1991 directed to Mrs. Ann Nastarowicz, Deputy Zoning Commissioner, and follow-up letter of June 3, 1991 directed to Mrs. Marlene Novak, Administrative Secretary to the Zoning Commissioner, which has been referred to me for reply.

You have requested, on behalf of your client Nationwide Motor Sales, that the Deputy Zoning Commissioner consider approval of a sign replacement for the Saab dealership. The Saab sign, as shown on the plan (exhibit) in the above referenced zoning variance case (for the Infiniti sign), was existing in a vertical 3 foot by 12 foot format. The proposed Saab replacement sign, as shown on the attached plan, would remain 3 foot by 12 foot but would change to a horizontal format. As stated in your letter, the support pole is proposed to be moved 5 feet back to prevent the new sign from overhanging the street right-of-way.

Mrs. Nastarowicz has reviewed the case file and exhibits and determine that this change would not be in accordance with the exhibits that the relief in the Infiniti sign variance case was based on and, therefore, could not be approved by this office.

Robert E. Nethen, Sr.
June 4, 1991
Page 2

If you or your client would disagree with this decision, you may petition the Zoning Commissioner to reconsider the amended plan at a public hearing.

If you need any additional clarification or assistance with a petition, please contact me in this office at 887-3391 at your convenience.

Very truly yours,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Coordinator

WCR:scj

cc: William Schaefer, Nationwide Motor Sales Corp.
J. Robert Haines, Zoning Commissioner
James E. Dyer, Zoning Supervisor
File

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
FROM: Harold Long
DATE: June 7, 1991
SUBJECT: Request from Judy Scheper/Shirley Christie
Zoning Problem

They would like for you to contact Bill Schaeffer at Nationwide Nissan, 252-8000, on Tuesday, June 11, 1991, concerning a zoning problem.

Please get back to Shirley Christie with the results.

Arnold, I believe it deals with change of signs at his business location due to the fact that the company is changing their logo. As Shirley Christie explained to me, he is looking for direction concerning this matter.

Mr. Schaeffer has been promised you would contact him on

June 11.

He was a big help to Roger during the campaign.

HL/nz

cc: Judy Scheper
Shirley Christie

*6/20/91 spoke w/ Schaeffer - ok'd
change in sign as requested - will
send letter to me summarizing
case + I will approve*

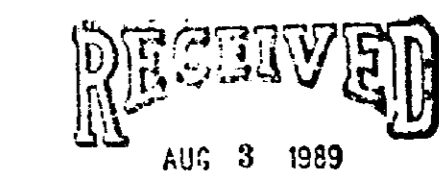
IMPORTANT MESSAGE
FOR: *Bill Schaeffer*
DATE: *4/3* TIME: *10:00* A.M.
- WHILE YOU WERE OUT -
M: *Bill Schaeffer*
OF: *Nationwide*
PHONE NO.: *252-8000*
TELEPHONED: PLEASE CALL
CALLED TO SEE YOU: WILL CALL AGAIN
WANTS TO SEE YOU: RUSH
RETURNED YOUR CALL:
MESSAGE: *Sign*
SIGNED: *[Signature]*

CALMAN A. LEVIN
STANFORD G. GANN*
MELVIN A. STEINBERG
JULIUS W. LICHTER
SONEY WILSON
ROBERT F. PALLER
ANDREW R. SANDLER
RANDOLPH C. SHEPHERD
MICHAEL J. KANDEL
BRIAN J. FRANK
HOWARD L. AIDEMAN, JR.
JUDITH S. GANN*
MARK C. GANN*
MAYER S. GUTMAN
EDWARD S. STEINBERG
*ALSO ADMITTED IN NY, DC
*ALSO ADMITTED IN NEW YORK

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301-321-0600
FAX 301-296-2801

August 2, 1989

*Open - You can
try your best.*



J. Robert Haines, Zoning Commissioner
for Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Sign Variance
Nationwide Motor Sales
20-22 W. Timonium Road
ITEM No. 48
Dear Commissioner Haines:

As previously advised, I represent Nationwide Motor Sales with regard to its request to erect a sign to identify its new automobile franchise "Infiniti." Also, as previously advised, Nationwide has been conducting its business at the above location for many years and has erected, with appropriate permits, the signs currently located on the site.

This Petition for Variance seeks to replace one of the existing business identity signs with a new sign to identify "INFINITI." This new sign, according to the regulations, exceeds the permitted size.

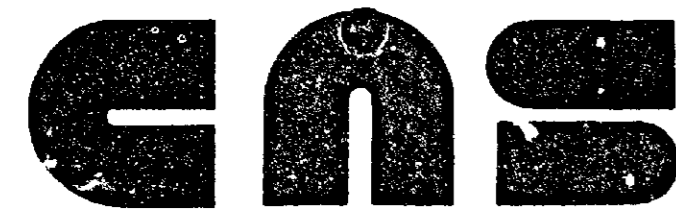
Renovation of the entire site is under way pursuant to appropriate permits and construction is expected to be completed in mid-October with immediate occupancy thereafter. The client, with the insistence of the manufacturer, is required to have the sign in place when the new franchise opens for business. I stress that this proposed sign replaces an existing sign.

I, therefore request, due to the urgency and the nature of the variance request, that a hearing be set no later than the middle of September. Your early advice would be greatly appreciated.

Sincerely,

Julius W. Lichter
Julius W. Lichter

JWL/fl



TELEPHONE: (301) 685-7575
FAX: (301) 837-3154

CLAUDE NEON SIGNS, INC.
1808 CHERRY HILL ROAD - BALTIMORE, MD. 21230-3584
May 8, 1991

Baltimore County, Maryland
Room 113
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Nationwide Saab
22 W. Timonium Rd.
Timonium, Md.

RECEIVED
MAY 9 1991
ZONING OFFICE

Attention: Ms. Ann M. Nastarowicz
Deputy Zoning Commissioner

Dear Commissioner Nastarowicz,

Nationwide Saab now has a double face vertical mount 3'-0" wide x 12'-0" high SAAB sign which is of the old logo design. The Saab Scania of America, Inc. has requested that their sign be changed to the latest design being a horizontal mount 3'-0" high x 12'-0" long sign. The existing support pole would have to be moved approximately 5' back in order to keep the entire sign inside the property line.

This would be no increase in sign area. Baltimore County Zoning, License & Permits informed us to ask your permission for this sign change.

This SAAB sign is on the same property as the Infiniti sign (Case #90-151A). Mr. William Schaefer owner of Nationwide is aware of the replacement of the existing large sectional sign at the next door Nationwide Service facility which must be done within a three year period from the date of Case Hearing 90-151-A. Designs have been submitted and we are working on more to please all concerned.

Your consideration of this same size SAAB sign change-over will be appreciated.

Very truly yours,

CLAUDE NEON SIGNS, INC.

Robert E. Nethen, Sr.
Robert E. Nethen, Sr.

cc: Mr. William Schaefer
Nationwide Motor Sales Corp.
2085 York Rd.
Timonium, MD 21093

REN/ar

PLASTIC DISPLAYS - INTERIOR ILLUMINATION - REPAIR SERVICE - MAINTENANCE - OUTDOOR LIGHTING
ELECTRIC SIGN MANUFACTURERS SINCE 1927

NATIONWIDE
motor sales corp

2085 YORK RD. • TIMONIUM, MARYLAND 21093
301/252 8000

June 3, 1991

Ms. Marleen Novak
Baltimore County Office Building
Room 109
Towson, Maryland 21204

Dear Ms. Novak:

Per our conversation as of today's date, attached is the request for change of the sign from vertical to horizontal.

Thank you for your assistance.

Sincerely,

William H. Schaefer, Jr.
William H. Schaefer, Jr.
President

RECEIVED
JUN 4 1991
ZONING OFFICE

NISSAN • SAAB • ISUZU • INFINITI



5' X 15'
DOUBLE FACED
BOTTOM MOUNT

5'X15' Double Face Horizontal Sign
is designed for installation atop two poles.
Highly visible by day or night, the sign is
illuminated by 15 high-output fluorescent
lamps, each 5 feet long.

515DBMS



3'x12' Horizontal Double Face Sign
is designed to be centered on a free standing
pole. Brightly illuminated by six 72" lamps.

3' X 12'
DOUBLE FACED
CENTER POLE
MOUNT

312CPSS

3'x12' Horizontal Single Face Sign
is designed for flush mounting to building
facade. It comes with wall mount clamps
and is highly visible even at night thanks
to three 72" lamps and three 84" lamps.

312SFSS

3' X 12'
SINGLE FACED
WALL MOUNT

DEALER IDENTIFICATION SIGNS



TELEPHONE: (301) 685-7575
FAX: (301) 837-3154

CLAUDE NEON SIGNS, INC.
1808 CHERRY HILL ROAD - BALTIMORE, MD. 21230-3584
June 3, 1991

Baltimore County, Maryland
County Office Building, Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Nationwide Saab
18 W. Timonium Rd.
Timonium, Md.

Attention: Ms. Marleen Novak

Dear Ms. Novak,

Per your 6/3/91 conversation with Mr. William Schaefer of Nationwide Saab we enclose the following:

Copy of Variance Hearing Case #90-151-A regarding the Infiniti sign permit. Note on the drawings dated Nov. 2, 1989 the vertical SAAB sign was existing on this property.

When SAAB came up with their new logo sign it is the same size, but is horizontal rather than vertical. See our drawings dated May 2, 1991. When we attempted to file for the permit on May 8, 1991 Zoning told us that Ms. Ann Nastarowicz would have to approve this change before they would issue a permit to us. See our May 8, 1991 letter to Ms. Nastarowicz.

We will appreciate your help on this matter.

Very truly yours,

CLAUDE NEON SIGNS, INC.

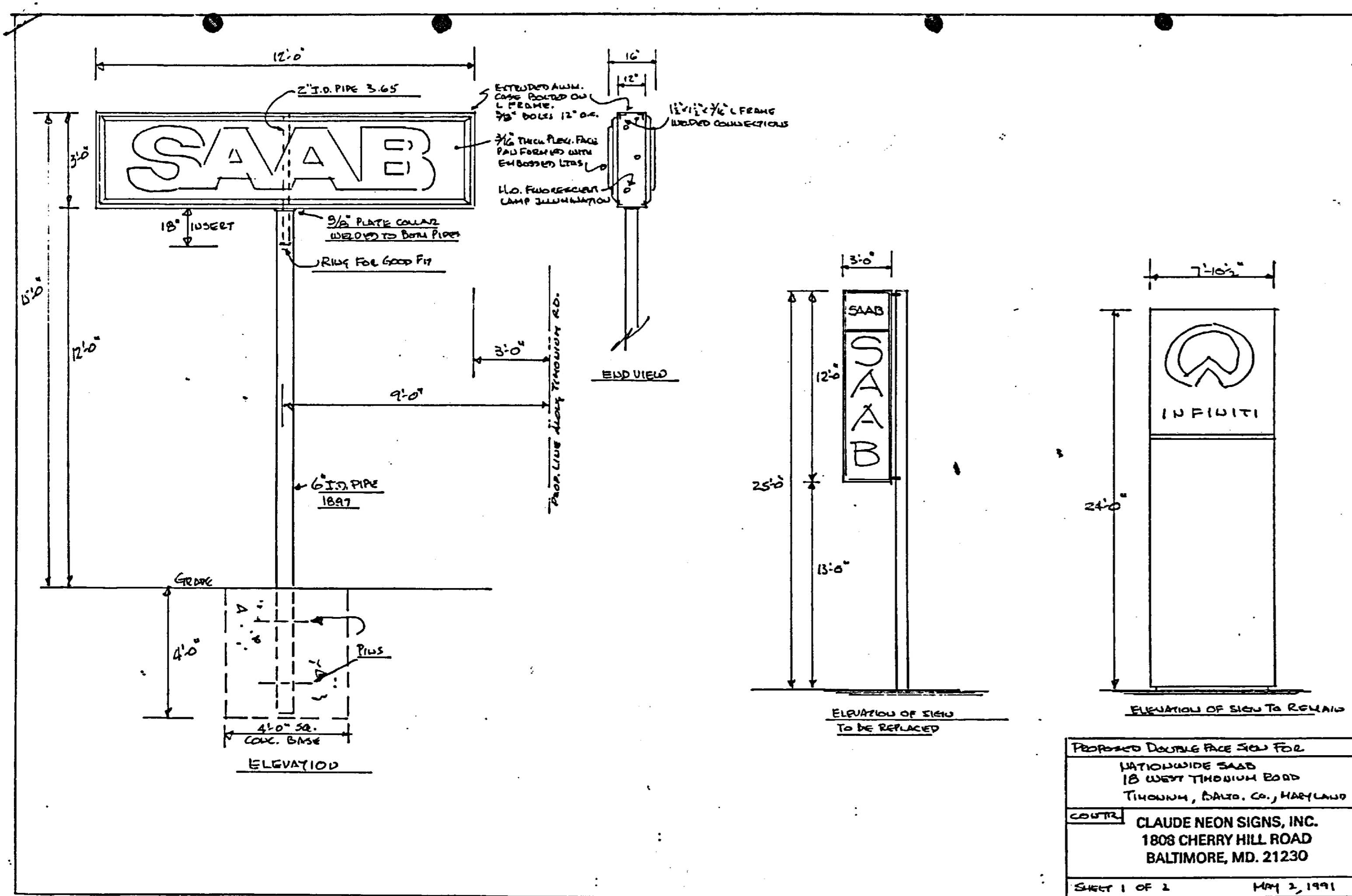
Robert E. Nethen, Sr.
Robert E. Nethen, Sr.

cc: Mr. William Schaefer
Nationwide Motor Sales Corp.
2085 York Road
Timonium, Maryland 21093

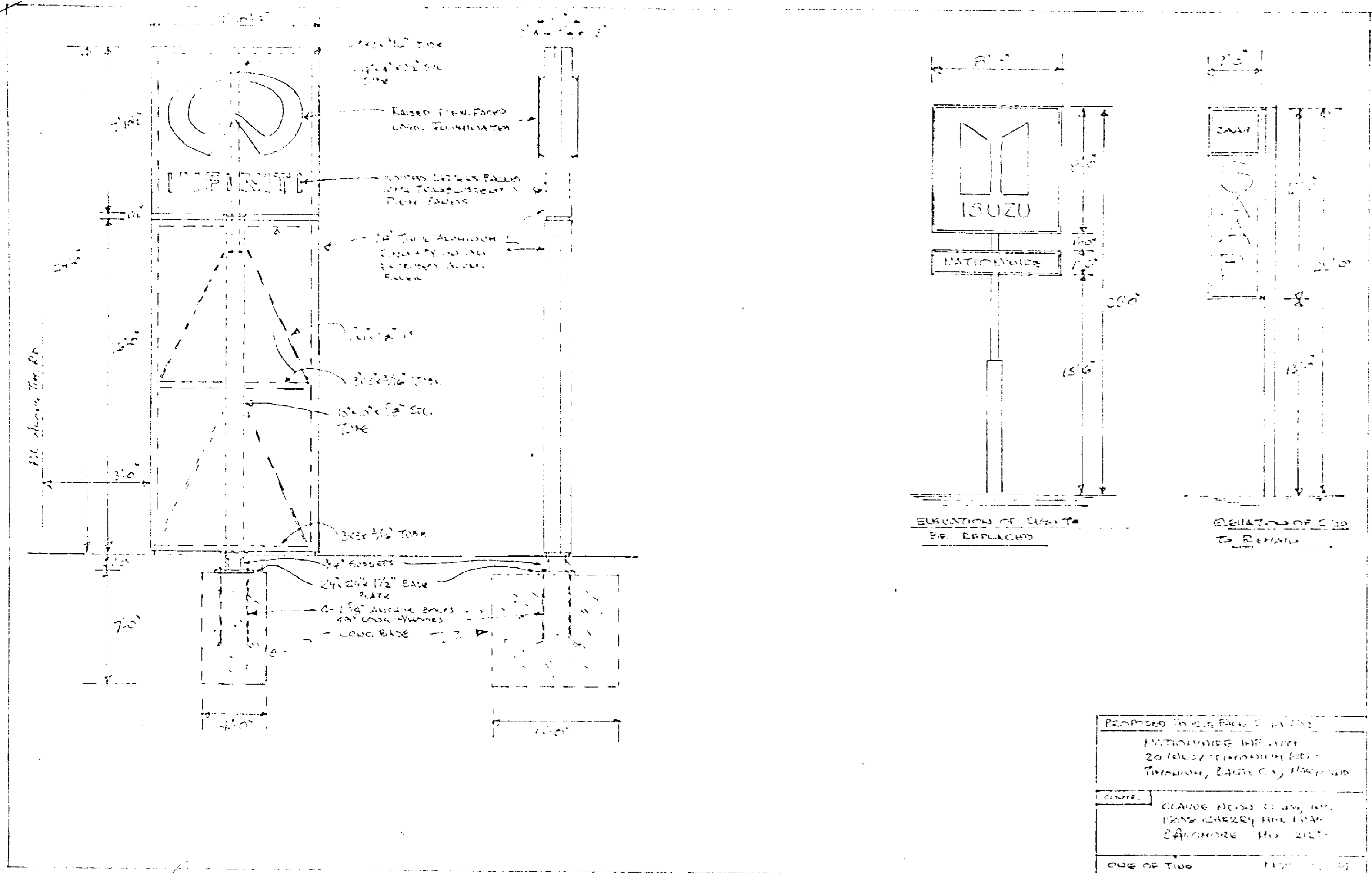
REN/ar

PLASTIC DISPLAYS - INTERIOR ILLUMINATION - REPAIR SERVICE - MAINTENANCE - OUTDOOR LIGHTING
ELECTRIC SIGN MANUFACTURERS SINCE 1927

RECEIVED
JUN 4 1991
ZONING OFFICE



PROPOSED DOUBLE FACE SIGN FOR
NATIONWIDE SAAB
18 WEST TIMONIUM ROAD
TIMONIUM, BALTO. CO., MARYLAND
COUNTY
CLAUDE NEON SIGNS, INC.
1808 CHERRY HILL ROAD
BALTIMORE, MD. 21230
SHEET 1 OF 1 JUN 3, 1991



To: Bob Haines
 FROM: Louis Luster
 RE: Nationwide NISSAN Sites
 20 W. Timonium Road
 SIGN VARIATION - ITEM #48
 Filed - 8/3/87

The sign requested replaces an existing sign. The requested agency will open in October. I would appreciate your taking this on to the end of a schedule. I really believe that the agency will be extremely brief due to the fact that this sign will merely replace the existing sign at the same location.

Please call.

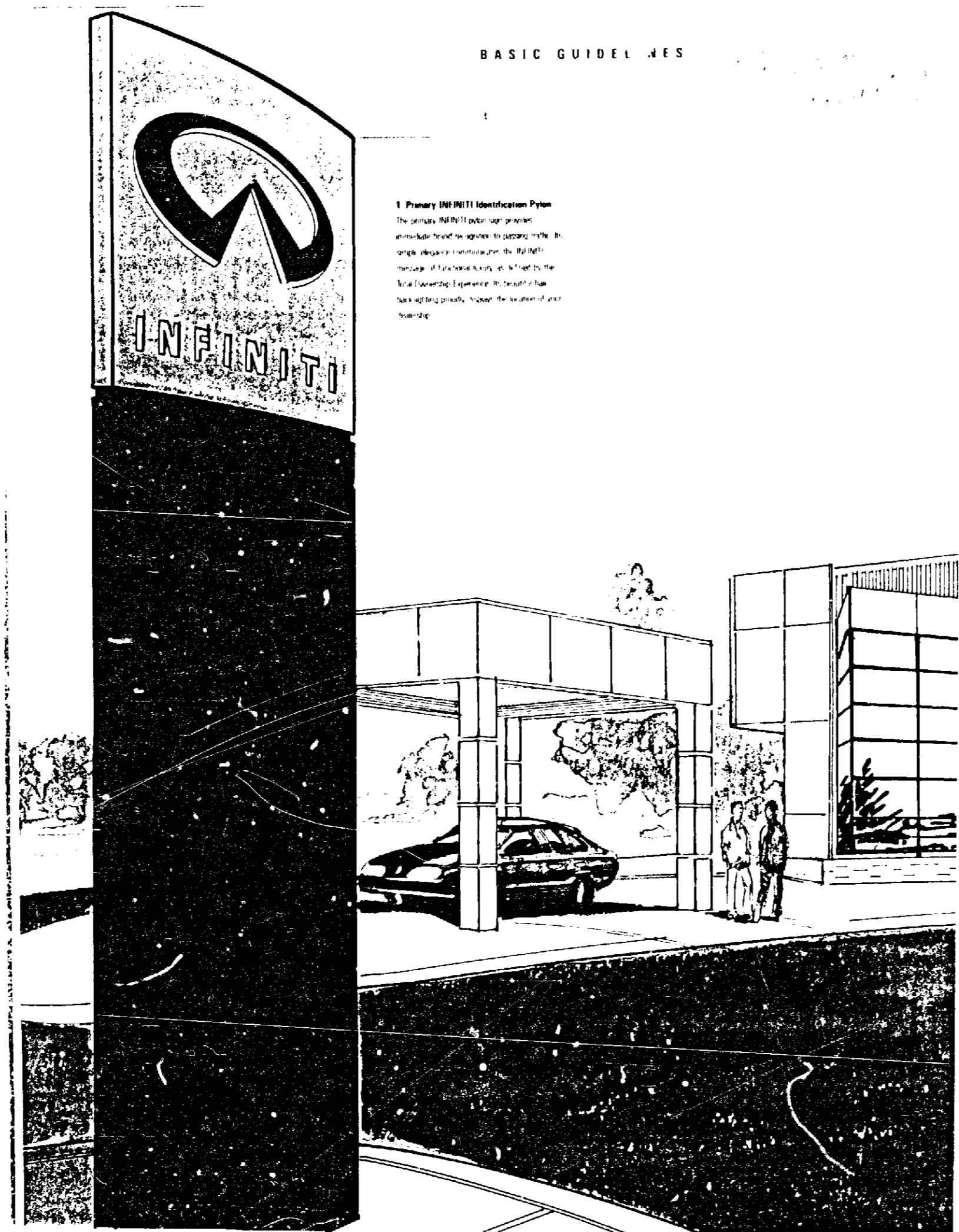
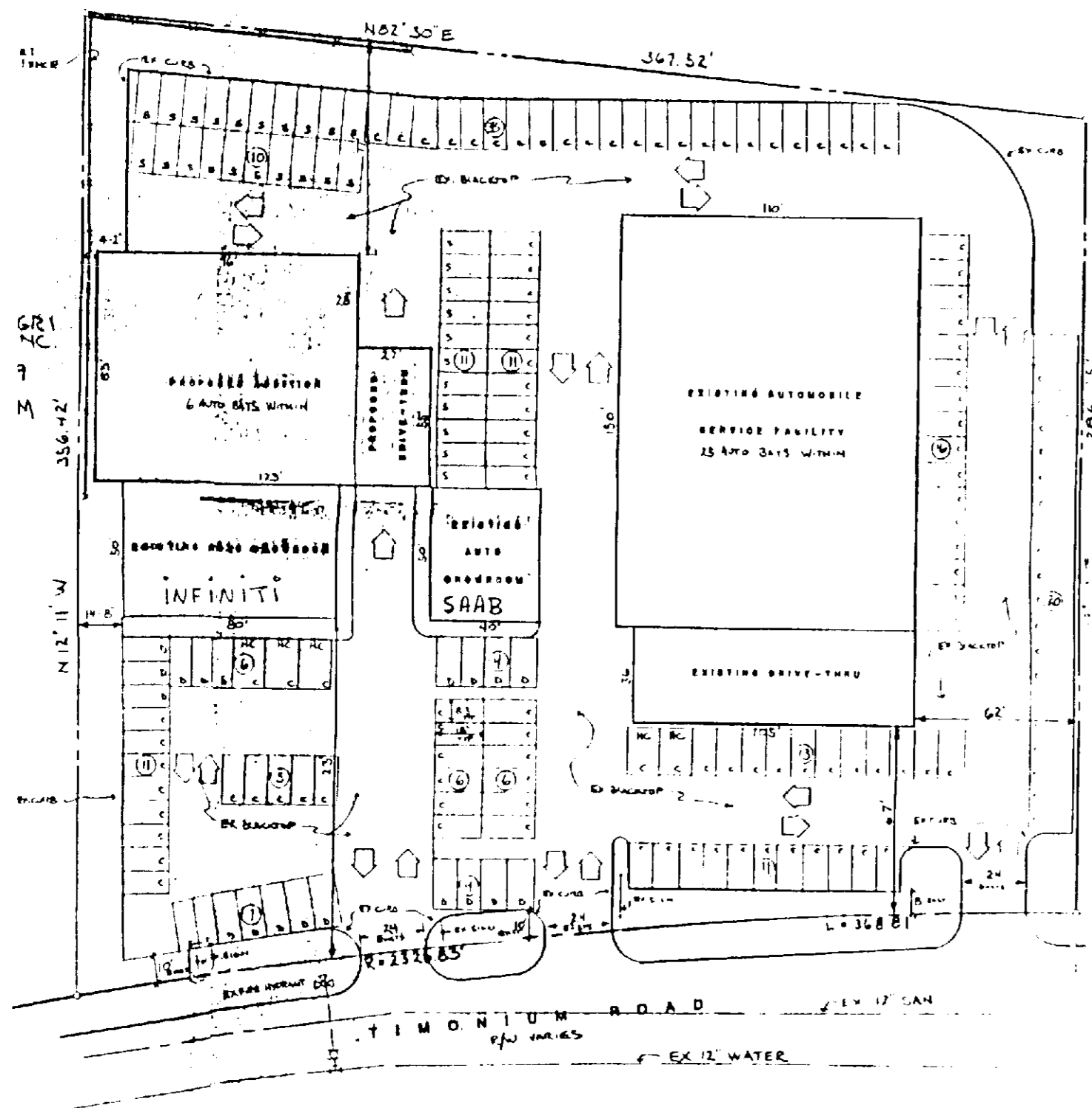
Thank you

POSITION TO SIGN FACE	TO BE PROVIDED BY APPLICANT
ILLUSTRATION	TO BE PROVIDED BY APPLICANT
DATE	TO BE PROVIDED BY APPLICANT
CLASS OF SIGN	TO BE PROVIDED BY APPLICANT
TYPE OF SIGN	TO BE PROVIDED BY APPLICANT

PATENT/TRADE SIGN-IN SHEET

APPLICANT	INFINITI
AGENT	LOUIS LUSTER
ADDRESS	205 W. CHESTER AVE. ANN ARBOR MI 48104
DATE	
REMARKS	

20 WEST BAY
 ARLING HEIGHTS, ILL.
 1901-17
 MR-114



INFINITI

September 27, 1987

Mr. Bob Haines
 205 West Bay
 Arlington Heights, IL 60015

Dear Mr. Haines:

Thank you for your letter of September 27, 1987 regarding the proposed sign for your new Infiniti dealership. The sign is being designed and manufactured in accordance with the specifications provided in your letter. The sign will be installed on the building at the site of your dealership. The sign is being designed to be in keeping with the Infiniti image and to be in keeping with the specifications provided in your letter.

If you have any questions regarding the sign or if you need any further information, please contact me at the address listed below.

Sincerely,
C. J. Elliott
 Designer, Louis Luster Associates, Inc.
 11111 N. Halsted St.
 Chicago, IL 60648

LOUIS LUSTER ASSOCIATES, INC.
 11111 N. HALSTED ST.
 CHICAGO, ILL. 60648
 (312) 425-1111



*Rehman's
Exhibit
5A*

TO WHOM IT MAY CONCERN:

This is to advise you that your Articles of INCORPORATION
for NATIONWIDE INFINITI, INC. were

received and approved for record on OCTOBER 30, 1989 at 10:55 a.m.

The official acknowledgment will be forthcoming from this Department.

Very truly yours,

Joyce M. Thompson

Joyce M. Thompson
Charter Specialist

\$ 105.00 FEE PAID

301 West Preston Street, Baltimore, Maryland 21201 / Phone: 301-225-1350

ATS011

LEASE AGREEMENT

THIS LEASE, effective as of the 1st day of November, 1989, by and between WILLIAM H. SCHAEFER, JR. (hereinafter referred to as "Landlord"), and NATIONWIDE INFINITI, INC., (hereinafter referred to as "Tenant").

WHEREAS, Landlord is the owner of all that parcel or lot of land (herein the "Land") described in Exhibit A attached hereto as a part hereof;

WHEREAS, Landlord has agreed to erect and construct an automobile dealership with attached service facility with parking facilities in common with the other automobile dealerships, the dealership to be known as Nationwide Infniti and with an address of 22 A Timonium Road, Timonium, Maryland 21093, herein collectively the "Building");

WHEREAS, Landlord has agreed to lease the Building unto the Tenant (said Building begin herein collectively referred to as the "Demised Premises") for the rentals and under the terms and conditions herein set forth and provided.

NOW, THEREFORE, this Lease, witnesseth, that for and in consideration of the respective representations and agreements, the payment of the rent and performance of the covenants, terms conditions herein contained, Landlord does hereby lease and demise unto Tenant and Tenant does hereby lease from Landlord, the Demised Premises, upon the following terms and conditions:

1. DEMISED PREMISES.

Landlord hereby leases to Tenant and Tenant hereby rents from Landlord the Building to be constructed on the Land. Said Building shall constitute the Demised Premises for purposes of this Lease. Included within the lease and demise evidence hereby shall be all licenses and permits necessary for the occupancy and operation of the Building (including, but not limited to, building permits, occupancy permits and permits and approvals to connect with and use public water systems, public sewer systems, other public utilities and public streets and roads), and all warranties and guarantees, express or implied, concerning the Building, to the extent now or hereafter issued to, held by, or possessed by Landlord, and to the extent permitted by law or by the terms of such licenses, permits, warranties and guarantees.

1

*Rehman's
Exhibit
6A*

TO WHOM IT MAY CONCERN:

This is to advise you that your Articles of INCORPORATION
for NATIONWIDE SAAB, INC. were

received and approved for record on OCTOBER 30, 1989 at 10:55 a.m.

The official acknowledgment will be forthcoming from this Department.

Very truly yours,

Joyce M. Thompson

Joyce M. Thompson
Charter Specialist

\$ 105.00 FEE PAID

301 West Preston Street, Baltimore, Maryland 21201 / Phone: 301-225-1350

ATS011

LEASE AGREEMENT

THIS LEASE, effective as of the 1st day of November, 1989, by and between WILLIAM H. SCHAEFER, JR., (hereinafter referred to as "Landlord"), and NATIONWIDE SAAB, INC. (hereinafter referred to as "Tenant").

WHEREAS, Landlord is the owner of all that parcel or lot of land (herein the "Land") described in Exhibit A attached hereto as a part hereof;

WHEREAS, Landlord has agreed to erect and construct an automobile dealership with attached service facility with parking facilities in common with the other automobile dealerships, the dealership to be known as Nationwide SAAB and with an address of 22 A Timonium Road, Timonium, Maryland 21093, herein collectively the "Building");

WHEREAS, Landlord has agreed to lease the Building unto the Tenant (said Building begin herein collectively referred to as the "Demised Premises") for the rentals and under the terms and conditions herein set forth and provided.

NOW, THEREFORE, this Lease, witnesseth, that for and in consideration of the respective representations and agreements, the payment of the rent and performance of the covenants, terms conditions herein contained, Landlord does hereby lease and demise unto Tenant and Tenant does hereby lease from Landlord, the Demised Premises, upon the following terms and conditions:

1. DEMISED PREMISES.

Landlord hereby leases to Tenant and Tenant hereby rents from Landlord the Building to be constructed on the Land. Said Building shall constitute the Demised Premises for purposes of this Lease. Included within the lease and demise evidence hereby shall be all licenses and permits necessary for the occupancy and operation of the Building (including, but not limited to, building permits, occupancy permits and permits and approvals to connect with and use public water systems, public sewer systems, other public utilities and public streets and roads), and all warranties and guarantees, express or implied, concerning the Building, to the extent now or hereafter issued to, held by, or possessed by Landlord, and to the extent permitted by law or by the terms of such licenses, permits, warranties and guarantees.

1

11.12.01.02 DEPARTMENT OF TRANSPORTATION

a dealer. The dealer's application for license shall state the full corporate name and all "trading or doing business as" names. Example: ABC Pontiac - GMC - Pontiac - Volvo, Inc.; T/A ABC Volvo, T/A ABC Saturn, T/A ABC Pontiac - GMC.

E. A dealer may hold multiple licenses, for example, new or used vehicle, motorcycle, and trailer dealer's licenses, provided that all licenses are issued in the same dealership name.

F. The location shall be accessible to the public, facing a main thoroughfare used for purposes of vehicular traffic and fully visible from the thoroughfare.

G. The location shall be of a size to adequately and safely permit the display of a minimum of ten vehicles and space for customer parking.

H. The location shall meet all local zoning regulations.

I. The location shall be fully lighted.

J. The display and customer parking areas shall be adequately surfaced with an appropriate covering, subject to approval by the Administration.

K. The additional locations shall be inspected and approved by the Administration.

L. Additional locations shall meet the minimum standards set forth in applicable provisions of the Transportation Article, Annotated Code of Maryland, and the regulations promulgated by the Administration.

M. Additional locations may use registration plates issued to the primary location provided the trade name and ownership are identical to that of the primary location.

N. Signs.
(1) Appropriate dealership signs shall be permanently affixed from the street or highway.

(2) The signs shall be of a size as to make them reasonably legible from the street or highway.

(3) The signs shall clearly identify the business conducted at the dealership and shall adequately direct the customers to the dealership office.

(4) As to wholesale dealers, a sign is not required. However, if a sign is displayed, it:
(a) Shall be displayed at the dealership entrance;
(b) May not be larger than 6 inches in height and 18 inches in length; and

6

Supp. 6

MVA - CONSUMER AFFAIRS AND BUSINESS LICENSING 11.12.01.04

(c) May not contain any language which implies the dealership will buy from, sell to, or exchange vehicles with the retail public.

O. As to wholesale dealers, the location shall be in a permanent building and the space used shall be:
(1) Owned or leased by the wholesale dealer;

(2) Regularly occupied and exclusively used by the wholesale dealer for dealership purposes.

03 Office Requirements.
A. The dealership office shall be housed at the dealer's fixed location and in a substantial building adequate and appropriate for the business so conducted.

B. The dealership office shall be of sufficient size to accommodate the customers, and shall be equipped with office furniture, such as desk, chair, and filing cabinets, and electricity, lighting, heat, and telephone, in order to reasonably conduct the dealership business.

C. A current trader's license shall be issued by the political subdivision of each location.

D. This license shall be displayed on the premises of the dealer in a conspicuous place.

04 Exemptions.
A. If a location is otherwise adequate and appropriate, the location requirements outlined in Regulation 02F, G, I, J, and N of this chapter may be waived for used vehicle dealers and for new trailer, used trailer, and motorcycle dealers, who shall have the privilege of assigning manufacturer's certificates of origin and to issue temporary tags upon filing with the Administration a written franchise agreement from the manufacturer of the vehicles for which the dealer claims a franchise.

B. Manufacturers and distributors are exempt from location requirements for the purpose of securing Class 1A registration plates.

C. The registration of a dealer in the names of two or more persons as partners, or otherwise, may not require a re-inspection on a change in ownership as long as one person named as a partner or co-owner remains as the owner, part-owner, or, in a corporation, as one of its legal officers.

D. Manufacturers and distributors are exempt from location requirements for the purpose of securing Class 1A registration plates.

E. The registration of a dealer in the names of two or more persons as partners, or otherwise, may not require a re-inspection on a change in ownership as long as one person named as a partner or co-owner remains as the owner, part-owner, or, in a corporation, as one of its legal officers.

F. The registration of a dealer in the names of two or more persons as partners, or otherwise, may not require a re-inspection on a change in ownership as long as one person named as a partner or co-owner remains as the owner, part-owner, or, in a corporation, as one of its legal officers.

G. The registration of a dealer in the names of two or more persons as partners, or otherwise, may not require a re-inspection on a change in ownership as long as one person named as a partner or co-owner remains as the owner, part-owner, or, in a corporation, as one of its legal officers.

H. The registration of a dealer in the names of two or more persons as partners, or otherwise, may not require a re-inspection on a change in ownership as long as one person named as a partner or co-owner remains as the owner, part-owner, or, in a corporation, as one of its legal officers.

I. The registration of a dealer in the names of two or more persons as partners, or otherwise, may not require a re-inspection on a change in ownership as long as one person named as a partner or co-owner remains as the owner, part-owner, or, in a corporation, as one of its legal officers.

J. The registration of a dealer in the names of two or more persons as partners, or otherwise, may not require a re-inspection on a change in ownership as long as one person named as a partner or co-owner remains as the owner, part-owner, or, in a corporation, as one of its legal officers.

K. The registration of a dealer in the names of two or more persons as partners, or otherwise, may not require a re-inspection on a change in ownership as long as one person named as a partner or co-owner remains as the owner, part-owner, or, in a corporation, as one of its legal officers.

L. The registration of a dealer in the names of two or more persons as partners, or otherwise, may not require a re-inspection on a change in ownership as long as one person named as a partner or co-owner remains as the owner, part-owner, or, in a corporation, as one of its legal officers.

M. The registration of a dealer in the names of two or more persons as partners, or otherwise, may not require a re-inspection on a change in ownership as long as one person named as a partner or co-owner remains as the owner, part-owner, or, in a corporation, as one of its legal officers.

N. The registration of a dealer in the names of two or more persons as partners, or otherwise, may not require a re-inspection on a change in ownership as long as one person named as a partner or co-owner remains as the owner, part-owner, or, in a corporation, as one of its legal officers.

O. The registration of a dealer in the names of two or more persons as partners, or otherwise, may not require a re-inspection on a change in ownership as long as one person named as a partner or co-owner remains as the owner, part-owner, or, in a corporation, as one of its legal officers.

P. The registration of a dealer in the names of two or more persons as partners, or otherwise, may not require a re-inspection on a change in ownership as long as one person named as a partner or co-owner remains as the owner, part-owner, or, in a corporation, as one of its legal officers.

7

Supp. 6

Title 11
DEPARTMENT OF TRANSPORTATION

Subtitle 12 MOTOR VEHICLE
ADMINISTRATION - CONSUMER AFFAIRS AND BUSINESS
LICENSING

Chapter 01 Dealers and Salesmen

Authority: Transportation Article, §§12-100 and 12-101, Annotated Code of Maryland

01 Dealer Licensing and Registration.
The Administration may refuse to grant a license to any person as a dealer or may suspend, revoke, or refuse to continue the license of a dealer already issued, unless meeting the requirements contained here.

02 Location Requirements.
A. Each location shall be subject to inspection by an authorized representative of the Administration before approval of application for dealer registration.

B. Following approval of the application, the location shall be maintained in accordance with the applicable provisions of Transportation Article, Annotated Code of Maryland, and the regulations promulgated by the Administration. Licensees are subject to re-inspection by authorized representatives of the Administration.

C. Only one license for the type of vehicles being offered for sale will be permitted at any one location, and once the location has been licensed, it may not be subdivided for the purpose of establishing other businesses, under separate licenses for the same type of vehicles being offered for sale, without the prior approval of the Administration. This prohibition also applies to a licensee doing business under more than one corporate structure.

D. A dealer may do business in a name or under any title or designation other than the corporation name, provided that the title or designation is not misleading. A trade or corporate name that falsely states or implies that the dealer has a special relationship or connection with a manufacturer that other dealers do not have is misleading, and is an example of a title or designation that may not be adopted by

E. A dealer may do business in a name or under any title or designation other than the corporation name, provided that the title or designation is not misleading. A trade or corporate name that falsely states or implies that the dealer has a special relationship or connection with a manufacturer that other dealers do not have is misleading, and is an example of a title or designation that may not be adopted by

F. A dealer may do business in a name or under any title or designation other than the corporation name, provided that the title or designation is not misleading. A trade or corporate name that falsely states or implies that the dealer has a special relationship or connection with a manufacturer that other dealers do not have is misleading, and is an example of a title or designation that may not be adopted by

G. A dealer may do business in a name or under any title or designation other than the corporation name, provided that the title or designation is not misleading. A trade or corporate name that falsely states or implies that the dealer has a special relationship or connection with a manufacturer that other dealers do not have is misleading, and is an example of a title or designation that may not be adopted by

H. A dealer may do business in a name or under any title or designation other than the corporation name, provided that the title or designation is not misleading. A trade or corporate name that falsely states or implies that the dealer has a special relationship or connection with a manufacturer that other dealers do not have is misleading, and is an example of a title or designation that may not be adopted by

I. A dealer may do business in a name or under any title or designation other than the corporation name, provided that the title or designation is not misleading. A trade or corporate name that falsely states or implies that the dealer has a special relationship or connection with a manufacturer that other dealers do not have is misleading, and is an example of a title or designation that may not be adopted by

J. A dealer may do business in a name or under any title or designation other than the corporation name, provided that the title or designation is not misleading. A trade or corporate name that falsely states or implies that the dealer has a special relationship or connection with a manufacturer that other dealers do not have is misleading, and is an example of a title or designation that may not be adopted by

K. A dealer may do business in a name or under any title or designation other than the corporation name, provided that the title or designation is not misleading. A trade or corporate name that falsely states or implies that the dealer has a special relationship or connection with a manufacturer that other dealers do not have is misleading, and is an example of a title or designation that may not be adopted by

L. A dealer may do business in a name or under any title or designation other than the corporation name, provided that the title or designation is not misleading. A trade or corporate name that falsely states or implies that the dealer has a special relationship or connection with a manufacturer that other dealers do not have is misleading, and is an example of a title or designation that may not be adopted by

M. A dealer may do business in a name or under any title or designation other than the corporation name, provided that the title or designation is not misleading. A trade or corporate name that falsely states or implies that the dealer has a special relationship or connection with a manufacturer that other dealers do not have is misleading, and is an example of a title or designation that may not be adopted by

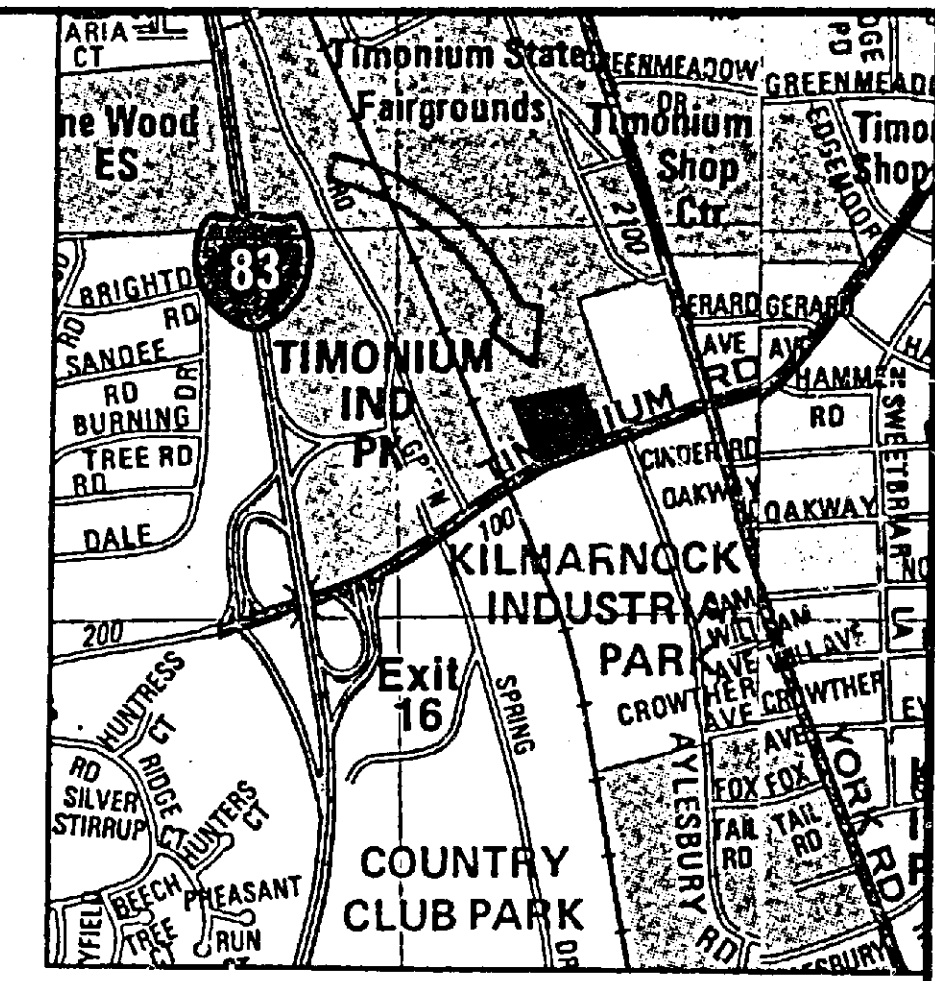
N. A dealer may do business in a name or under any title or designation other than the corporation name, provided that the title or designation is not misleading. A trade or corporate name that falsely states or implies that the dealer has a special relationship or connection with a manufacturer that other dealers do not have is misleading, and is an example of a title or designation that may not be adopted by

O. A dealer may do business in a name or under any title or designation other than the corporation name, provided that the title or designation is not misleading. A trade or corporate name that falsely states or implies that the dealer has a special relationship or connection with a manufacturer that other dealers do not have is misleading, and is an example of a title or designation that may not be adopted by

P. A dealer may do business in a name or under any title or designation other than the corporation name, provided that the title or designation is not misleading. A trade or corporate name that falsely states or implies that the dealer has a special relationship or connection with a manufacturer that other dealers do not have is misleading, and is an example of a title or designation that may not be adopted by

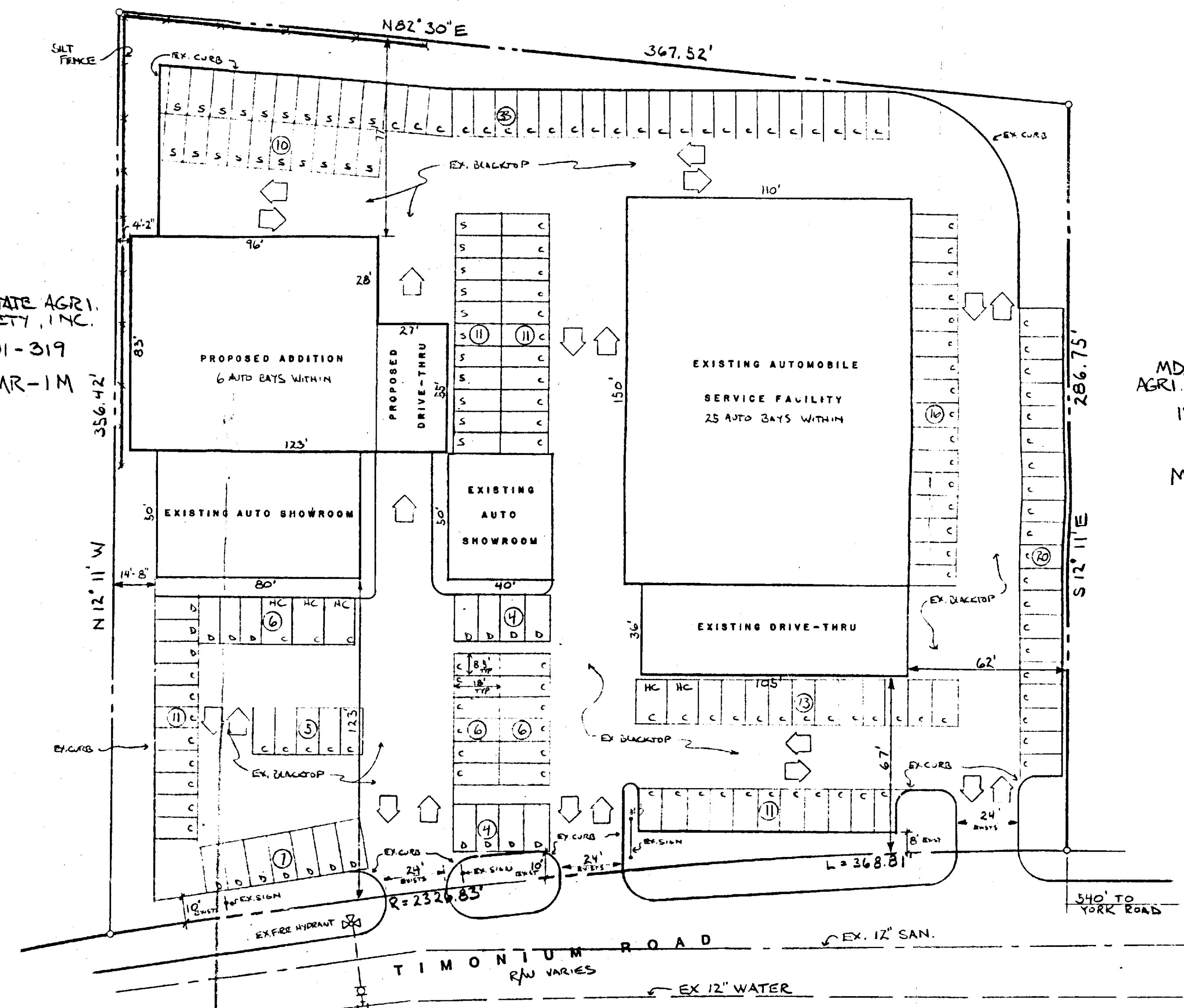
Supp. 6

*Rehman's
Exhibit
7*



VICINITY MAP
SCALE 1"=1000'

MD STATE FAIR
AGRI SOCIETY INC
1901-319
MR-1M



MD STATE AGRIC.
SOCIETY, INC.
1901-319
MR-1M

MD STATE FAIR
AGRI. SOCIETY INC
1901-319
MR-1M

- SITE PLAN NOTES**
- Address 20-22 W Timonium Road
 - Zoning: BM
 - Election District: Eighth (8th)
 - Site Area: 2.662 AC.
 - Existing Use: Automobile Sales and Service
 - Proposed Use: Automobile Sales and Service
 - Proposed Building Height: 25'
 - All damaged or disabled vehicles shall be stored inside.
 - All signs are existing. Any additional signs will be processed as required.
 - All existing areas are paved. No new impervious area to be created. No additional storm water management required.
 - Paving to be cut for footing only.
 - Typical Parking Space Size: 8.5' x 18'
 - Previous Commercial Permit: Service Building Addition 10/24/84 - Permit #69475/C-1471-84

PARKING DATA

Required:			
Existing:			
Showroom	4,600 s.f.	5/1000 =	23
Sales Office	1,400 s.f.	5/1000 =	7
Parts	3,360 s.f.	5/1000 =	17
Shop Area + Business Office	13,140 s.f.	3.3/1000 =	44
Proposed:			
Parts	1,360 s.f.	5/1000 =	7
Shop Area + Business Office	10,352 s.f.	3.3/1000 =	35
		Total Required Spaces =	133
Provided Customer:			
Non-blocked Spaces:			
Outside	118		
No. Service Bays	31		
		Total Provided Spaces =	149

C = CUSTOMER PARKING
D = DISPLAY
S = STORAGE

Petition's 1A

FLOOR AREA RATIO

Total Gross Area all Buildings	-	39,573 sq.ft.
Total Gross Site Area (Including 30' of Boundary Street)	-	127,021 sq.ft.
Actual Floor Area Ratio	-	0.31
Maximum Permitted Floor Area Ratio - BM Zone	-	4.0

These plans, drawings and details are the property of Hanna Building Systems, Inc. and shall be used by Hanna Building Systems, Inc. in designing, budgeting and constructing this project. Copying, reproduction, or other use, in whole or in a part, without the expressed written consent of Hanna Building Systems, Inc. is prohibited.

This site plan is a composite only and is based on the information obtained from the previous site plans for the development of this property. The information contained herein has not been field verified and the site has not been re-surveyed.

REVISIONS		
NO.	DATE	DESCRIPTION
1	4-28	MISC CHANGES PER COUNTY COMMENTS
2	5/26/89	CONTRACT REVISIONS

SERIES:
DRAWN BY:

hbs hanna building systems, inc.
115 LAKEFRONT DRIVE HUNT VALLEY, MARYLAND 21030 (301)771-0220

SCALE: 1"=30'
DATE: FEB 15 1989
JOB NO: 199

Nationwide Motor Sales
Proposed Nationwide Infiniti Addition
SITE PLAN

SHEET NO:
1
OF
1