

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

May 25, 1990



Dennis F. Rasmussen
County Executive

Baltimore County Board of Appeals
County Office Building, Room 315
Towson, Maryland 21204

RE: Petition for Zoning Variance
W/S of York Road, 175' SE of Scott Adam Road
(10300 York Road)
8th Election District, 3rd Councilmanic District
DANIEL P. COREY, ET UX - Petitioner
Case No. 90-364-A

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on May 10, 1990 by Wallace Dann, Attorney on behalf of the Petitioners. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:cer

Enclosures

cc: Mr. and Mrs. Daniel P. Corey, Sr.
10300 York Road, Cockeysville, MD 21030
Wallace Dann, 209 Purlington Road, Timonium, MD 21093

People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204
File

Wallace Dann
ATTORNEY AND COUNSELLOR AT LAW
209 PURLINGTON ROAD
TIMONIUM, MARYLAND 21093
(301) 252-3354
FAX (301) 252-1598

May 10, 1990

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

Re: Petition for Zoning Variance
Case No. 90-364-A
Daniel P. Corey, et ux
Petitioners
10300 York Road
Cockeysville, Maryland 21030

Dear Mr. Haines:

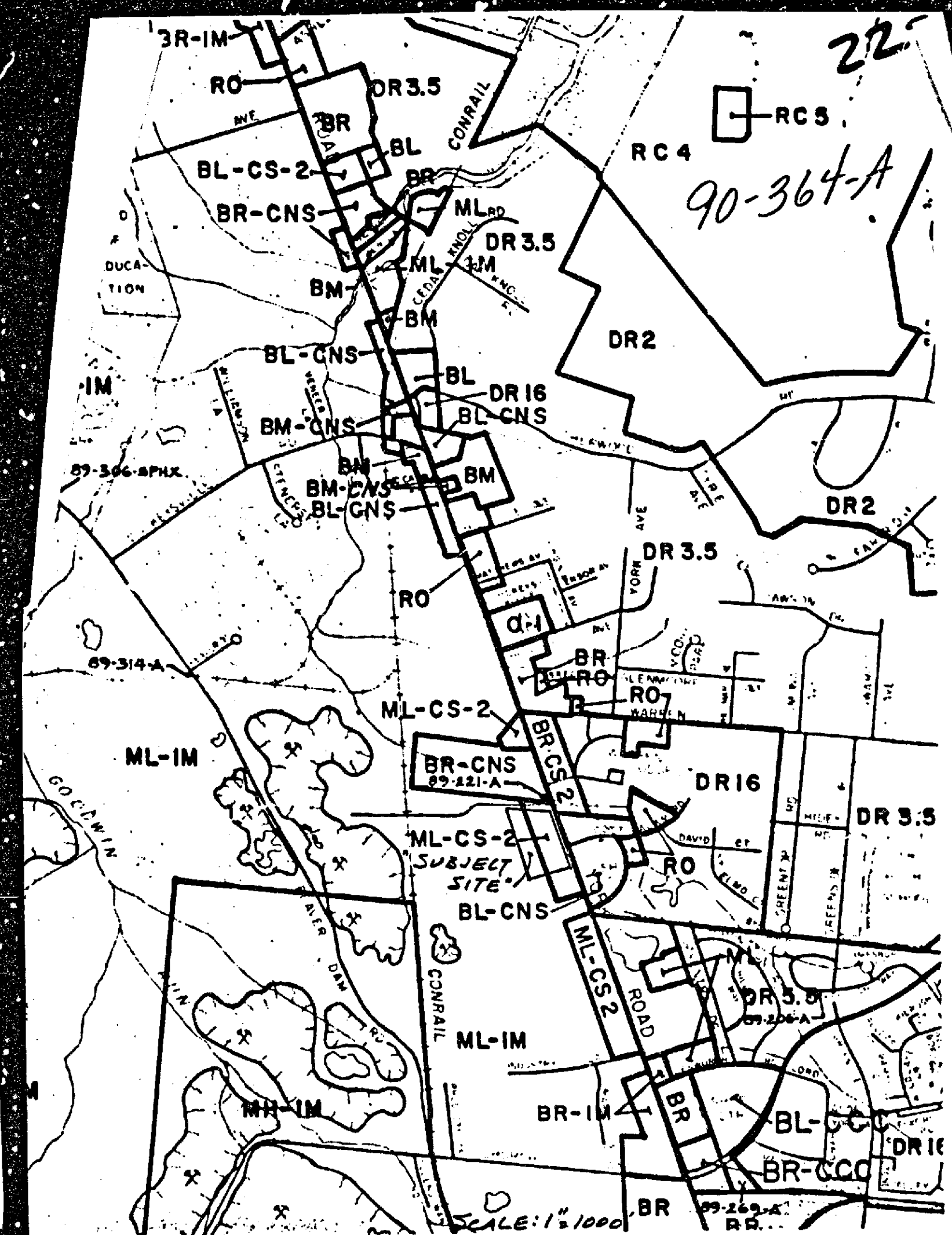
Daniel P. Corey, Sr. and Betty Lee Corey whose post office address is 10300 York Road, Cockeysville, Maryland 21030, appeal from the order entered by you in the above proceedings dated April 12, 1990, denying them the variance requested for the erection of a sign proclaiming the location of the new business established on the premises and known as Timonium Jeep-Eagle, Inc.

Enclosed is a check in the amount of \$150.00 made payable to Baltimore County, Maryland, to cover the costs in filing this appeal.

Very truly yours,

Wallace Dann
WALLACE DANN

WD/ad
Enclosure - Check \$150.00



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

March 12, 1990



Dennis F. Rasmussen
County Executive

Wallace Dann, Esquire
209 Purlington Road
Timonium, MD 21093

RE: Item No. 227, Case No. 90-364-A
Petitioner: Daniel P. Corey, et ux
Petition for Zoning Variance

Dear Mr. Dann:

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
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. Daniel P. Corey
10300 York Road
Lutherville, MD 21093

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



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this
7th day of February, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

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

Petitioner: Daniel P. Corey, et ux
Petitioner's Attorney: Wallace Dann



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

February 7, 1990

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

Re: Baltimore County
Daniel P. Corey, et ux
Timonium Chrysler
Plymouth
Zoning Meeting of 2-6-90
W/S York Road (MD 45)
175' South of Scott
Adam Road
(Item #227)

Dear Mr. Haines:

After reviewing the submittal for a variance to permit a total sign area of 658.78 square feet in lieu of permitted 100 square feet and a total height of 36 feet in lieu of the permitted 25 feet, we have forwarded this plan to our Highway Beautification Section, c/o George Dawson (333-1642) for all comments relative to zoning.

If you have any questions, please contact Larry Brocato at 333-1350.

Very truly yours,

Charles Rose
Charles Rose, Acting Chief
Engineering Access Permits
Division

LB:maw

cc: Paul Lee Engineering, Inc.
Mr. George Dawson (w-attachment)

RECEIVED
FEB 12 1990
ZONING OFFICE

My telephone number is (301) 333-1350 (Fax: 333-1041)

Teleprinter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 345-0451 D.C. Metro - 1-800-482-5052 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Paul Lee Engineering Inc.
308 W. Pennsylvania Ave.
Towson, Maryland 21204
301-221-5344

June 7, 1988

Mr. Carl Richards
Office of Planning & Zoning
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Timonium Chrysler/Plymouth
110300 York Road
C-680-88

Dear Carl:

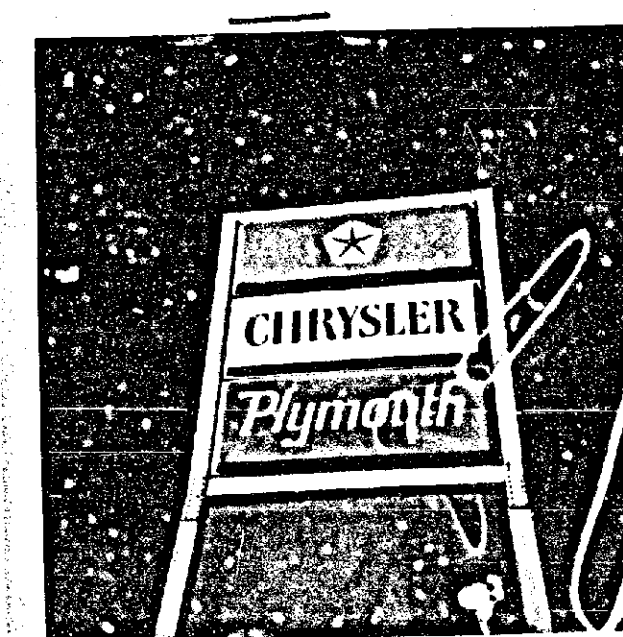
Please find attached a copy of the Grandfather Plot for the above referenced project for your use.
If you require any additional information, please do not hesitate to contact this office.

Very truly yours,

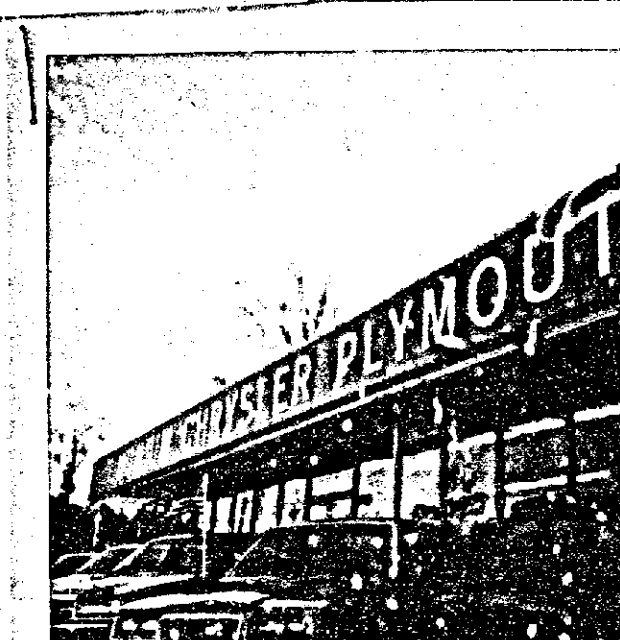
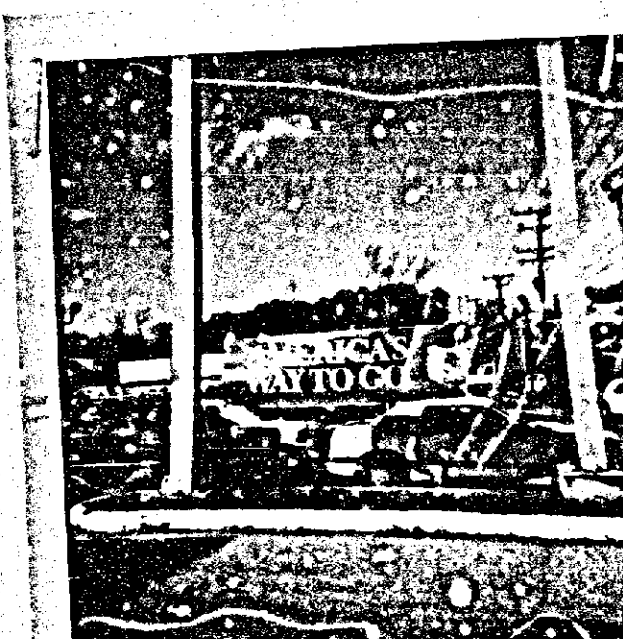
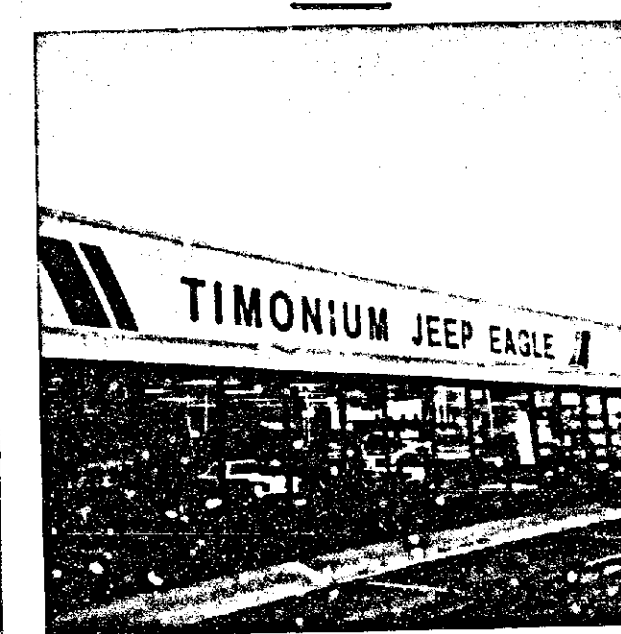
George Lambros

GL:tl
Enclosure

Engineers - Surveyors - Site Planners



30' HIGH
150 FEET
NEW UNDER 25'



90-364-A



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

March 5, 1990

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

Re: W/S of York Road (Md. 45) 175
South of Scott Adam Road; Balto. Co.
Zoning - 11 - #227

Attn: James Dryer

Dear Mr. Haines:

I have reviewed the plans submitted concerning the above subject. The sign as located on the plans is considered an on-premise sign and this office has no jurisdiction over on-premise signs, unless it presents a traffic hazard.

We have no objections to the location of the sign as per plans submitted. The sign shall not project into the State's Right-of-Way.

Sincerely,

George T. Dawson
George T. Dawson
Chief, Highway Beautification
Section

GTD:jsk

RECEIVED
MAR 6 1990

ZONING OFFICE

My telephone number is (301) 333-1641

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 555-0451 D.C. Metro - 1-800-492-5062 Sideline Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: March 12, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Daniel P. Corey, Item 227

Staff has met with the petitioner's engineer, Paul Lee, in an attempt to achieve an appropriate landscape treatment at the subject location. As a result, Mr. Lee has submitted a conceptual landscape plan addressing some of our concerns; however, staff has requested that Mr. Lee submit a revised landscape plan showing street trees along the entire eastern boundary of the subject property, such boundary being parallel to York Road. Should the Petitioner elect not to file a revised landscape plan, then staff will submit an overlay with a recommended planting design prior to the scheduled hearing.

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.

PR/JL/cmm

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500

Paul H. Reincke
Chief

FEBRUARY 1, 1990



Dennis F. Hammann
County Executive

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

RE: Property Owner: DANIEL P. COREY

Location: W/S OF YORK ROAD

Item No.: 227 Zoning Agenda: FEBRUARY 6, 1990

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: *Ch. Lee Kelly* 2-1-90 Noted and *Capt. Tom Buehler*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

FEB 6 1990

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for February 6, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 157, 219, 223, 226, 227, 228, 230, 232, 233 and 234. In addition, we have no comments for Item 176-Perry Hall Square, and Item 162-Kelso Research Park.

89-471-SPHXA - Exxon Service Center is subject to County Review Group comments previously submitted on December 20, 1989.

Robert W. Bowling

ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

MAR 6 1990

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

J. Robert Haines
Zoning Commissioner

May 25, 1990



Dennis F. Hammann
County Executive

Baltimore County Board of Appeals
County Office Building, Room 315
Towson, Maryland 21204

RE: Petition for Zoning Variance
W/S of York Road, 175' SE of Scott Adam Road
(10300 York Road)
8th Election District, 3rd Councilmanic District
DANIEL P. COREY, ET UX - Petitioner
Case No. 90-364-A

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on May 10, 1990 by Wallace Dann, Attorney on behalf of the Petitioners. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner

JRH:cer

Enclosures

cc: Mr. and Ms. Daniel P. Corey, Sr.
10300 York Road, Cockeysville, MD 21030

Wallace Dann, 209 Purlington Road, Timonium, MD 21093

People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

File

APPEAL

Petition for Zoning Variance
W/S of York Road, 175' SE of Scott Adam Road
(10300 York Road)
8th Election District - 3rd Councilmanic District
DANIEL P. COREY, ET UX - Petitioner
Case No. 90-364-A

Petition for Zoning Variance

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel (None submitted)

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments

Petitioner's Exhibits: 1. Plat to accompany Petition

Zoning Commissioner's Order dated April 13, 1990 (Denied in part,
Granted in part)

Notice of Appeal received May 10, 1990 from Wallace Dann, Attorney on behalf of the Petitioners.

cc: Mr. and Ms. Daniel P. Corey, Sr.
10300 York Road, Cockeysville, MD 21030

Wallace Dann, 209 Purlington Road, Timonium, MD 21093

People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning
Patrick Keller, Office of Planning & Zoning
J. Robert Haines, Zoning Commissioner
Ann M. Nastrowicz, Deputy Zoning Commissioner
James E. Oyer, Zoning Supervisor
W. Carl Richards, Jr., Zoning Coordinator
Docket Clerk
Arnold Jablon, County Attorney

LAW OFFICES
POWER AND MOSNER
A PROFESSIONAL ASSOCIATION
21 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204-5279

THOMAS G. BODIE
JOHN J. HANLEY II
THOMAS J. DOLAN
ROBERT A. MCGARRARD
RICHARD W. DUNN
CHESTER H. HOBBS IV
MARGARET E. SWAN
BARBARA W. LAUGHLIN
ANN M. FOTHAST
* ALSO ADMITTED IN D.C.

GORDON G. POWER
(1912-1987)
WILLIAM F. MOSNER
(1927-1988)
WILLIAM J. HART, JR.
(1922-1987)

OF COUNSEL
C. ARTHUR EBY, JR.

January 10, 1991

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

Attention: Ms. Sofia Jennings

Re: Case No. 90-364-A (Daniel P. Corey, et ux.)

Dear Ms. Jennings:

The above referenced case was heard before the County Board of Appeals on December 13, 1990. Assuming there will be no appeal taken, I will be picking up the exhibits that were introduced before the Board sometime on or after February 8, 1991.

Thank you for your cooperation in this matter.

Very truly yours,

Thomas G. Bodie
Thomas G. Bodie

TGB/jc

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

January 16, 1991

RE: Case No. 90-364-A
Daniel P. Corey, et ux

Dear Mr. Bodie:

I am in receipt of your letter dated January 10, 1991 concerning exhibits from Case Number 90-364-A.

If you wish to obtain originals of exhibits from the file, you should make a formal request to the Zoning Commissioner for the exhibits that you believe you would like to have returned. Please be advised that the Zoning Office intends to retain for perpetuity all exhibits for all files; however, in special cases exceptions to this policy are made.

If you have any questions, please do not hesitate to call me at 887-3391.

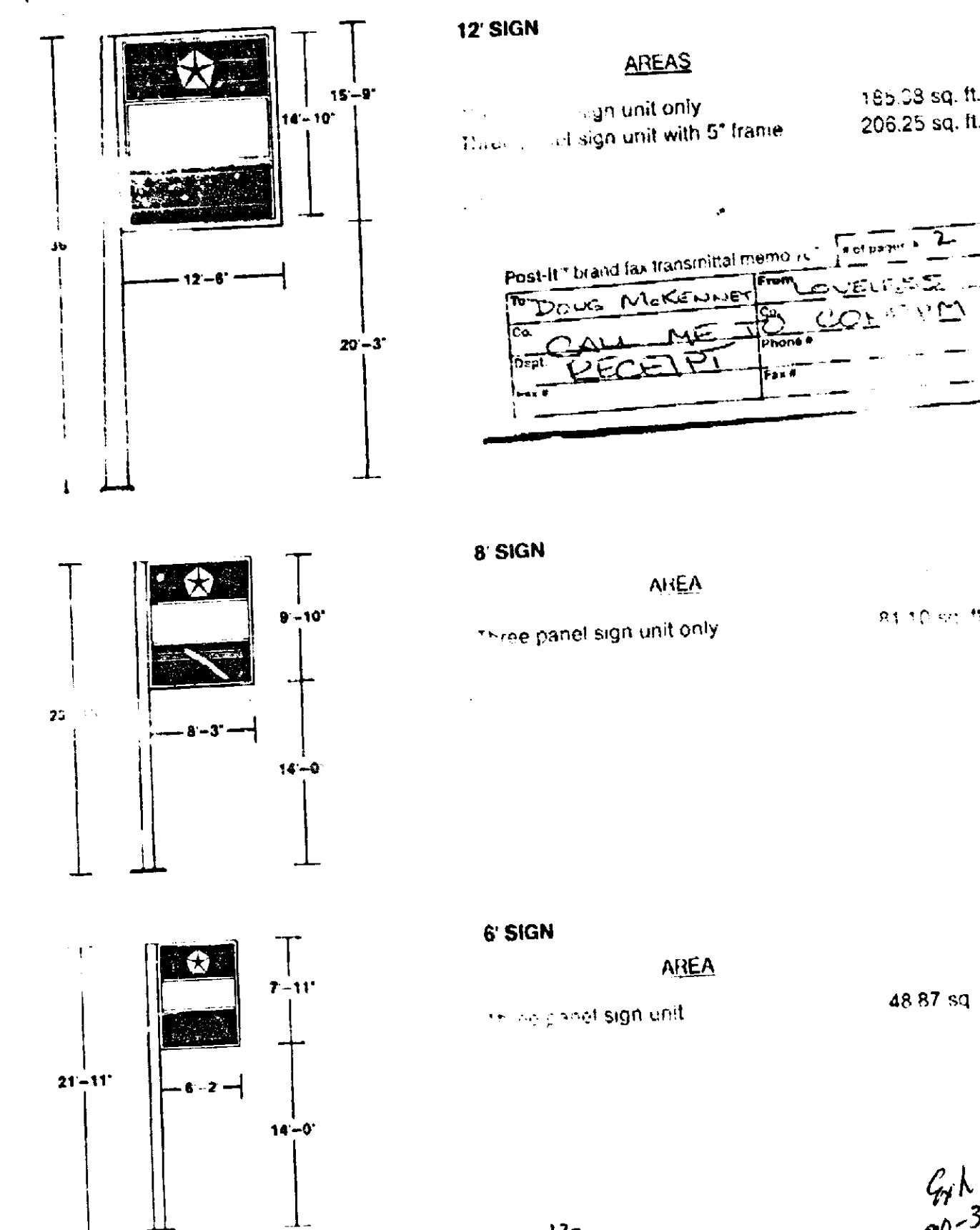
Very truly yours,

Sophia C. Jennings
Sophia C. Jennings

RECEIVED JAN 14 1991

THREE MODULE BRAND IDENTIFICATION SIGNS

(Dimensions and areas without Pole)



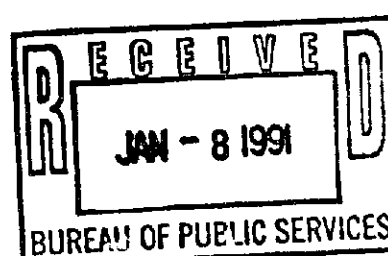
-13-

413
90-364-A
1/11/90



County Board of Appeals of Baltimore County
 COUNTY OFFICE BUILDING, ROOM 315
 111 W. CHESAPEAKE AVENUE
 TOWSON, MARYLAND 21204
 (301) 887-3180

January 8, 1991



Wallace Dann, Esquire
 209 Purlington Road
 Timonium, Maryland 21093

Re: Case No. 90-364-A (Daniel P. Corey, et ux)

Dear Mr. Dann:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,

LindaLee M. Kuszmaul
 LindaLee M. Kuszmaul
 Legal Secretary

Enclosure

cc: Thomas G. Bodie, Esquire
 Mr. and Mrs. Daniel P. Corey
 P. David Fields
 Pat Keller
 Public Services
 J. Robert Haines
 Ann M. Nastarowicz
 James E. Dyer
 W. Carl Richards, Jr.
 Docket Clerk - zoning
 Arnold Jablon, County Attorney

NO!

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning

111 West Chesapeake Avenue
 Towson, MD 21204

887-3353

January 16, 1991

Thomas G. Bodie, Esquire
 Power and Mosner
 21 West Susquehanna Avenue
 Towson, MD 21204-5279

Re: Case No. 90-364-A
 Daniel P. Corey, et ux

Dear Mr. Bodie:

I am in receipt of your letter dated January 10, 1991 concerning exhibits from Case Number 90-364-A.

If you wish to obtain originals of exhibits from the file, you should make a formal request to the Zoning Commissioner for the exhibits that you believe you would like to have returned. Please be advised that the Zoning Office intends to retain for perpetuity all exhibits for all files; however, in special cases exceptions to this policy are made.

If you have any questions, please do not hesitate to call me at 887-3391.

Very truly yours,

Sophia C. Jennings
 Sophia C. Jennings

RECEIVED
 COUNTY BOARD OF APPEALS
 JAN 16 1991

LAW OFFICES
POWER AND MOSNER
 A PROFESSIONAL ASSOCIATION
 21 WEST SUSQUEHANNA AVENUE
 TOWSON, MARYLAND 21204-5279
 (301) 887-1200
 FAX (301) 288-0432

GORDON G. POWER
 (1912-1987)
 WILLIAM F. MOSNER
 (1927-1988)
 WILLIAM J. HART, JR.
 (1922-1979)
 OF COUNSEL
 C. ARTHUR EBY, JR.

January 10, 1991

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

Attention: Ms. Sofia Jennings

Re: Case No. 90-364-A (Daniel P. Corey, et ux.)

Dear Ms. Jennings:

The above referenced case was heard before the County Board of Appeals on December 13, 1990. Assuming there will be no appeal taken, I will be picking up the exhibits that were introduced before the Board sometime on or after February 8, 1991.

Thank you for your cooperation in this matter.

Very truly yours,

Thomas G. Bodie
 Thomas G. Bodie

TGB/jc

RECEIVED JAN 14 1991

LAW OFFICES
POWER AND MOSNER
 A PROFESSIONAL ASSOCIATION
 21 WEST SUSQUEHANNA AVENUE
 TOWSON, MARYLAND 21204-5279
 (301) 887-1200
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GORDON G. POWER
 (1912-1987)
 WILLIAM F. MOSNER
 (1927-1988)
 WILLIAM J. HART, JR.
 (1922-1979)
 OF COUNSEL
 C. ARTHUR EBY, JR.

January 9, 1991

County Board of Appeals of Baltimore County
 County Office Building, Room 315
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Attention: LindaLee M. Kuszmaul, Legal Secretary

Re: Case No. 90-364-A (Daniel P. Corey, et ux.)

Dear Ms. Kuszmaul,

I doubt that an appeal will be taken from the Board's Order of January 8, 1991. Assuming there will be no appeal taken, I will be picking up the exhibits that were introduced before the Board sometime on or after February 8, 1991.

Thank you for your cooperation in this matter.

Very truly yours,

Thomas G. Bodie
 Thomas G. Bodie

TGB/jc
 cc: Mr. and Mrs. Daniel P. Corey

RECEIVED
 COUNTY BOARD OF APPEALS
 JAN 10 1991

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th
 Date of Posting: 2-27-90
 Posted for: Variance
 Petitioner: Daniel P. Corey et ux
 Location of property: W/S of York Road, 1.75' SE of Scott Adam Road, 10300 York Road
 Location of Sign: West side of York Road in front of proposed sign location
 Remarks: M. J. Bodie
 Posted by: M. J. Bodie
 Date of return: 3-2-90
 Number of Signs: 1

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th
 Date of Posting: June 5-90
 Posted for: Appeal
 Petitioner: Daniel P. Corey et ux
 Location of property: W/S of York Road, 1.75' SE of Scott Adam Road, 10300 York Road
 Location of Sign: West side of York Road in front of property
 Remarks: M. J. Bodie
 Posted by: M. J. Bodie
 Date of return: June 5-90
 Number of Signs: 1

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

March 29, 1990



Dennis F. Rasmussen
 County Executive

Wallace Dann, Esquire
 209 Purlington Road
 Timonium, Maryland 21093

Re: Petition for Zoning Variance
 Case 90-364-A
 Daniel P. Corey, et ux
 Petitioners

Dear Mr. Dann:

Enclosed please find the decision rendered on the above captioned case. The Petition for Zoning Variance has been denied in part and granted in part, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

J. Robert Haines
 J. Robert Haines
 Zoning Commissioner

JRH:mmm
 att:
 cc: Peoples Counsel
 cc: Mr. and Mrs. Daniel P. Corey
 10300 York Road
 Cockeysville, Maryland 21220

LAW OFFICES
POWER AND MOSNER
 A PROFESSIONAL ASSOCIATION
 21 WEST SUSQUEHANNA AVENUE
 TOWSON, MARYLAND 21204-5279
 (301) 887-1200
 FAX (301) 288-0432

GORDON G. POWER
 (1912-1987)
 WILLIAM F. MOSNER
 (1927-1988)
 WILLIAM J. HART, JR.
 (1922-1979)
 OF COUNSEL
 C. ARTHUR EBY, JR.

September 25, 1990

County Board of Appeals
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Attention: LindaLee M. Kuszmaul, Legal Secretary

Re: Case No. 90-364-A
 Daniel P. Corey, et ux
 W/S of York Rd., 175' SE of Scott Adam Road
 (10300 York Rd.), 8th Election District
 3rd Councilmanic District

Dear Ms. Kuszmaul:

Please enter the appearance of the undersigned as co-counsel for the Petitioners/Appellants, Mr. and Mrs. Daniel P. Corey.

Very truly yours,

Thomas G. Bodie
 Thomas G. Bodie

TGB/jc
 cc: Wallace Dann, Esquire
 Arnold Jablon, County Attorney
 People's Counsel for Baltimore County
 Docket Clerk, Zoning

RECEIVED
 SEP 27 1990
 ZONING OFFICE

COPY

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

DATE 3/5/90



Dennis F. Rasmussen
County Executive

Mr. & Mrs. Daniel P. Corey
10300 York Road
Lutherville, Maryland 21093

Re: Petition for Zoning Variance
CASE NUMBER: 90-364-A
W/S of York Road, 175' SE of Scott Adam Road
10300 York Road
8th Election District - 3rd Councilmanic
Petitioner(s): Daniel P. Corey, et ux
HEARING: TUESDAY, MARCH 20, 1990 at 2:00 p.m.

Dear Petitioners:

Please be advised that \$147.89 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: Wallace Dann, Esq.
File

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

February 7, 1990

NOTICE OF HEARING



Dennis F. Rasmussen
County Executive

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: 90-364-A
W/S of York Road, 175' SE of Scott Adam Road
10300 York Road
8th Election District - 3rd Councilmanic
Petitioner(s): Daniel P. Corey, et ux
HEARING: TUESDAY, MARCH 20, 1990 at 2:00 p.m.

Variance to permit a total sign area of 658.76 sq. ft. in lieu of permitted 100 sq. ft. and a total height of 35 ft. in lieu of the permitted 25 ft.

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: Mr. & Mrs. Corey
Wallace Dann, Esq.
File

Paul Lee P.E.

Paul Lee Engineering Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
301-821-5341

October 25, 1989

Mr. James Dyer
Office of Planning & Zoning
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Timonium Chrysler Plymouth

Dear Mr. Dyer:

Please find enclosed herewith my worksheet for a Zoning Petition Plat for a second freestanding sign to advertise the used car sales and service for the above mentioned site. I am also enclosing a copy of the grandfather plat for the property showing the dates of permits.

I was petitioning under the three sign 100 square feet section. I was told that I may have to petition under the HL Zoning petition.

Please review same and determine under which section I should apply.

Thank you for your help in this matter.

Yours sincerely,

Paul Lee
Paul Lee

PL:tl
Enclosures



Engineers - Surveyors - Site Planners

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:

Petition for Zoning Variance
CASE NUMBER: 90-364-A
W/S of York Road, 175' SE of Scott Adam Road
10300 York Road
8th Election District
Petitioner(s): Daniel P. Corey, et ux
HEARING DATE: Tuesday, Mar. 20, 1990 at 2:00 p.m.

Variance: to permit a total sign area of 658.76 sq. ft. in lieu of permitted 100 sq. ft. and a total height of 35 ft. in lieu of the permitted 25 ft.

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.

NOTICE: If the "SHOW EMERGENCY PLAN" is in effect in Baltimore County on the hearing date, the hearing will be postponed to the next business day. Telephone 887-3351 to confirm hearing date.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County
JT 8287 February 22

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 22, 1990
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 successive weeks, the first publication appearing on February 22, 1990.

TOWSON TIMES,

S. Zafe Orlean
Publisher

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:

Petition for Zoning Variance
CASE NUMBER: 90-364-A
W/S of York Road, 175' SE of Scott Adam Road
10300 York Road
8th Election District
Petitioner(s): Daniel P. Corey, et ux
HEARING DATE: Tuesday, Mar. 20, 1990 at 2:00 p.m.

Variance: to permit a total sign area of 658.76 sq. ft. in lieu of permitted 100 sq. ft. and a total height of 35 ft. in lieu of the permitted 25 ft.

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.

NOTICE: If the "SHOW EMERGENCY PLAN" is in effect in Baltimore County on the hearing date, the hearing will be postponed to the next business day. Telephone 887-3351 to confirm hearing date.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County
JT 8287 February 22

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 22, 1990
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on Feb 22, 1990.

THE JEFFERSONIAN,

S. Zafe Orlean
Publisher

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R001-6150

Number

Receipt
No 1801

90-364

Date

3/20/90

M9000573

	QTY	PRICE
PUBLIC HEARING FEES		
90-POSTING SIGNS / ADVERTISING 1 X		\$147.89
TOTAL:		\$147.89

NAME OF OWNER: COREY

B 107*****14789: 320VF
Please make checks payable to: Baltimore County

Wallace Dann
ATTORNEY AND COUNSELLOR AT LAW
208 PULFINGTON ROAD
TIMONIU, MARYLAND 21093
(301) 252-3354
FAX (301) 252-1998

May 10, 1990

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

Re: Petition for Zoning Variance
Case No. 90-364-A
Daniel P. Corey, et ux
Petitioners
10300 York Road
Cockeysville, Maryland 21030

Dear Mr. Haines:

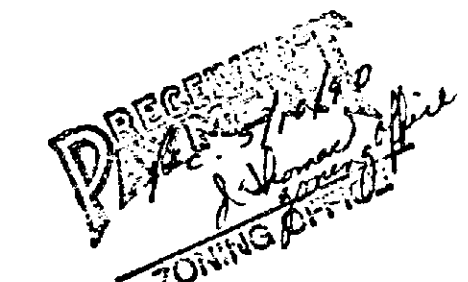
Daniel P. Corey, Sr., and Betty Lee Corey whose post office address is 10300 York Road, Cockeysville, Maryland 21030, appeal from the order entered by you in the above proceedings dated April 12, 1990, denying them the variance requested for the erection of a sign proclaiming the location of the new business established on the premises and known as Timonium Jeep-Eagle, Inc.

Enclosed is a check in the amount of \$150.00 made payable to Baltimore County, Maryland, to cover the costs in filing this appeal.

Very truly yours,

Wallace Dann
WALLACE DANN

WD/ad
Enclosure - Check \$150.00



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R001-6150

Number

Receipt
No 2479

Date

5-13-90

M900057

	QTY	PRICE
APPEAR FEES		
140-APPEARANCE OTHER ORDERS 1 X		\$125.00
150-POSTING SIGNS / ADVERTISING 1 X		\$25.00
TOTAL:		\$150.00

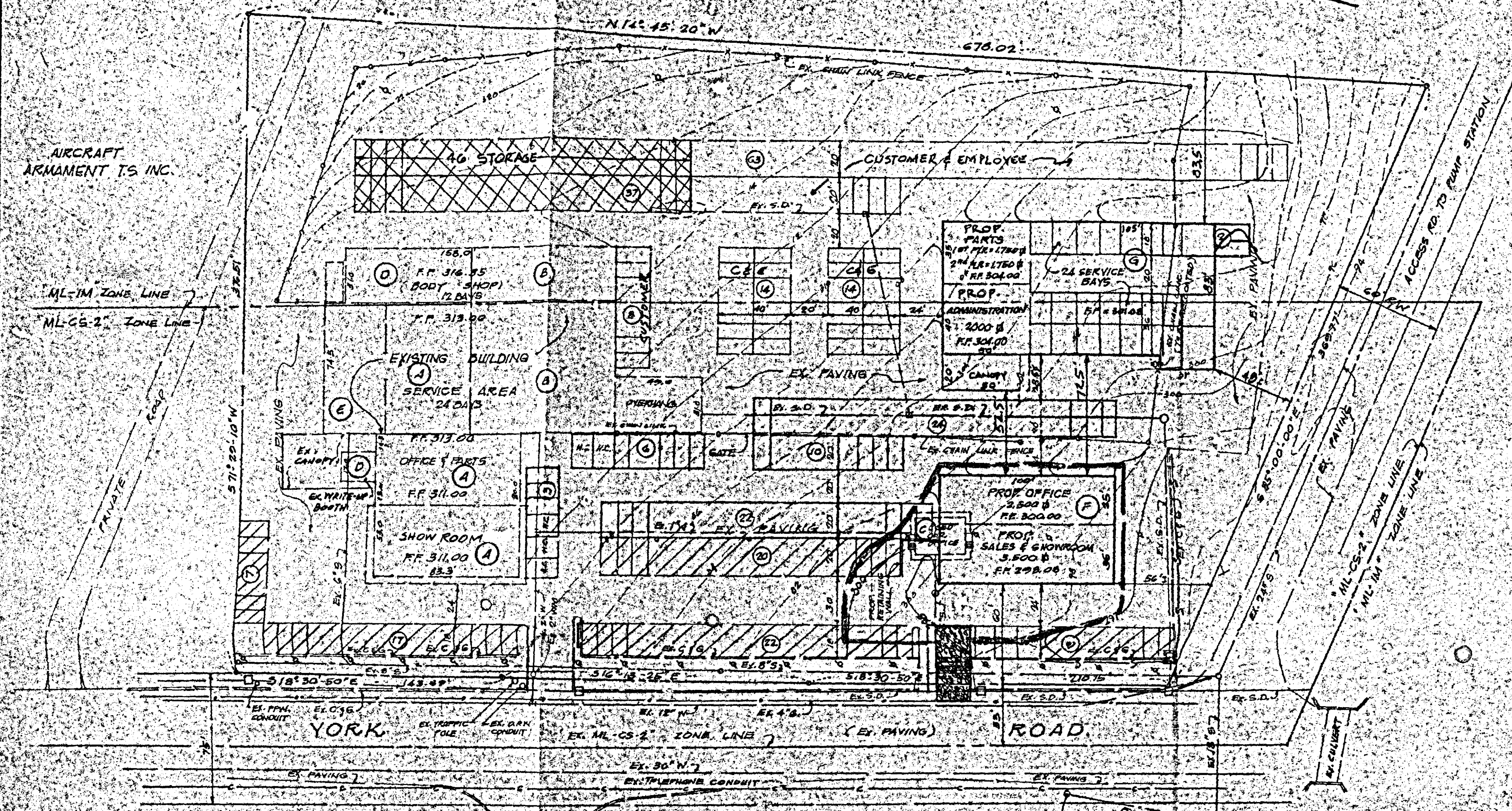
NAME OF OWNER: COREY

B 075*****150001: 8258F
Please make checks payable to: Baltimore County

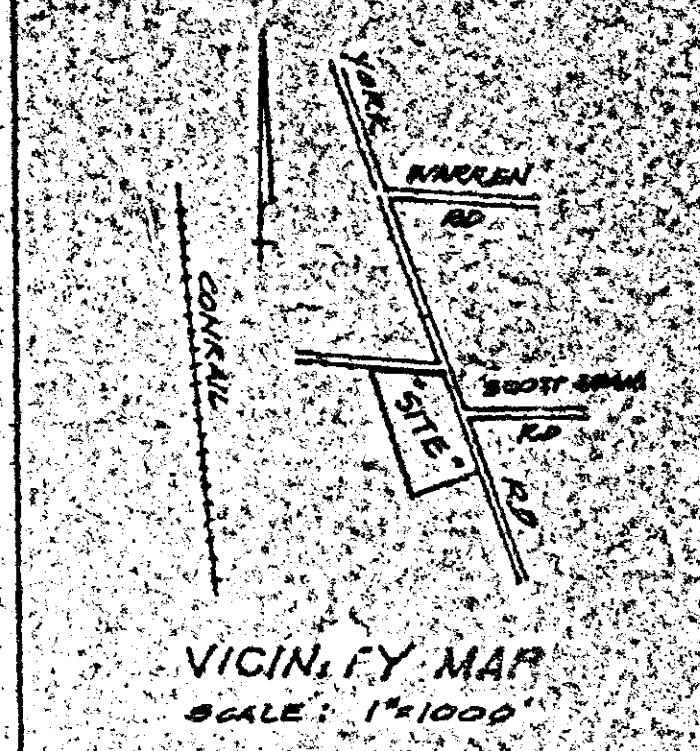
CASE # 90-364-A

90-364-A

AIRCRAFT ARMAMENT T.S. INC.



PERMIT INFORMATION			
BUILDING	PERMIT NO.	CONTRACT NO.	DATE
A. EXISTING SERVICE AREA, PARTS OFFICE & SHOW ROOM	1785	C-532-68	9-9-68
B. EXISTING SERVICE AREA & BODY SHOP	4451	C-25-69	1-9-69
C. EXISTING USED CAR SALES & OFFICE	11345	C-672-69	5-1-69
D. EXISTING CANOPY ON SIDE OF SHOW ROOM & ADDIT. FOR WRITE-UP AREA & ENLARGE EXISTING BODY SHOP	39608	C-568-72	6-2-72
E. EXISTING PAINT SPRAY BOOTH	84849	C-85-86	1-18-86
F. PROP. OFFICE & SHOW ROOM			
G. PROP. SERVICE & PARTS			



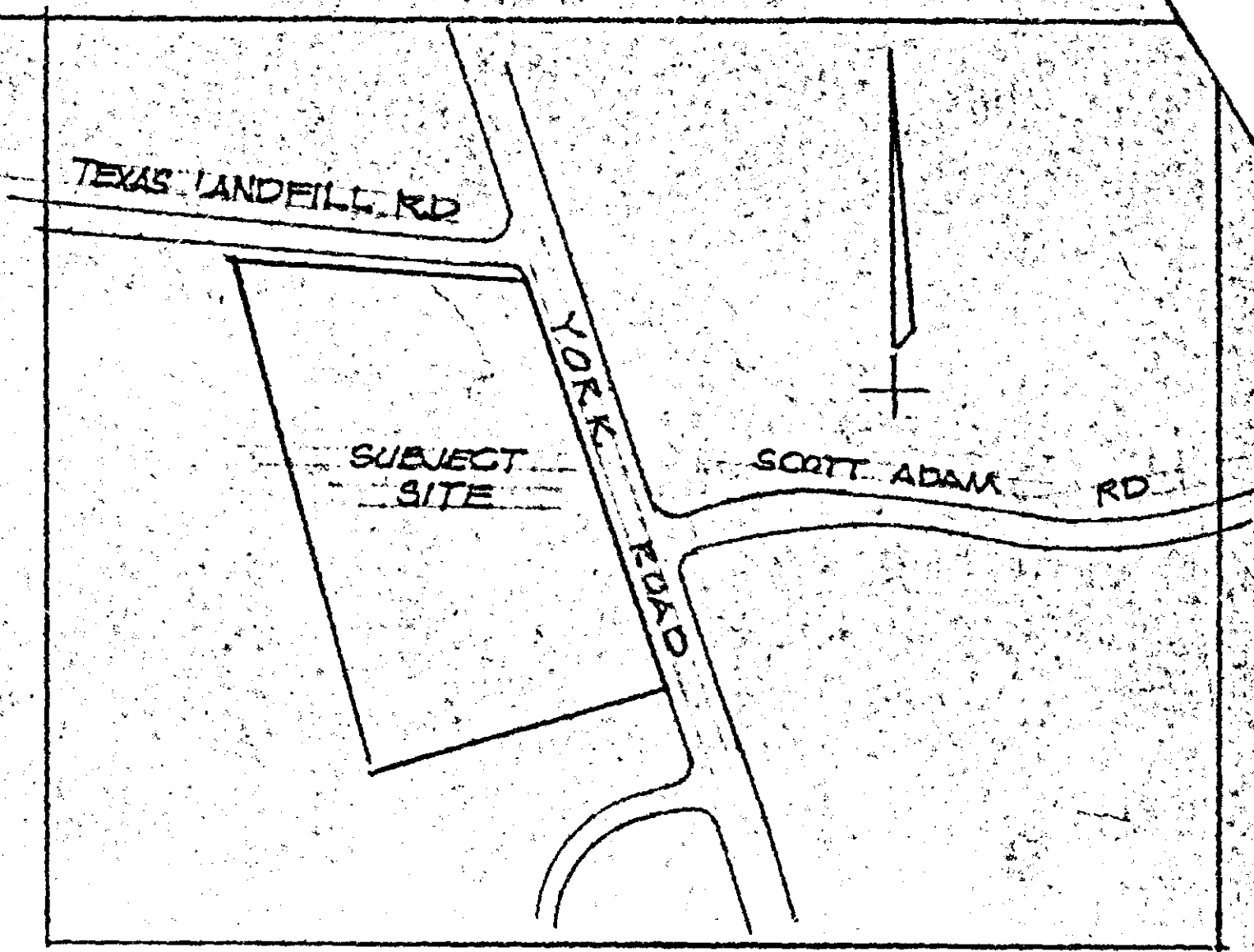
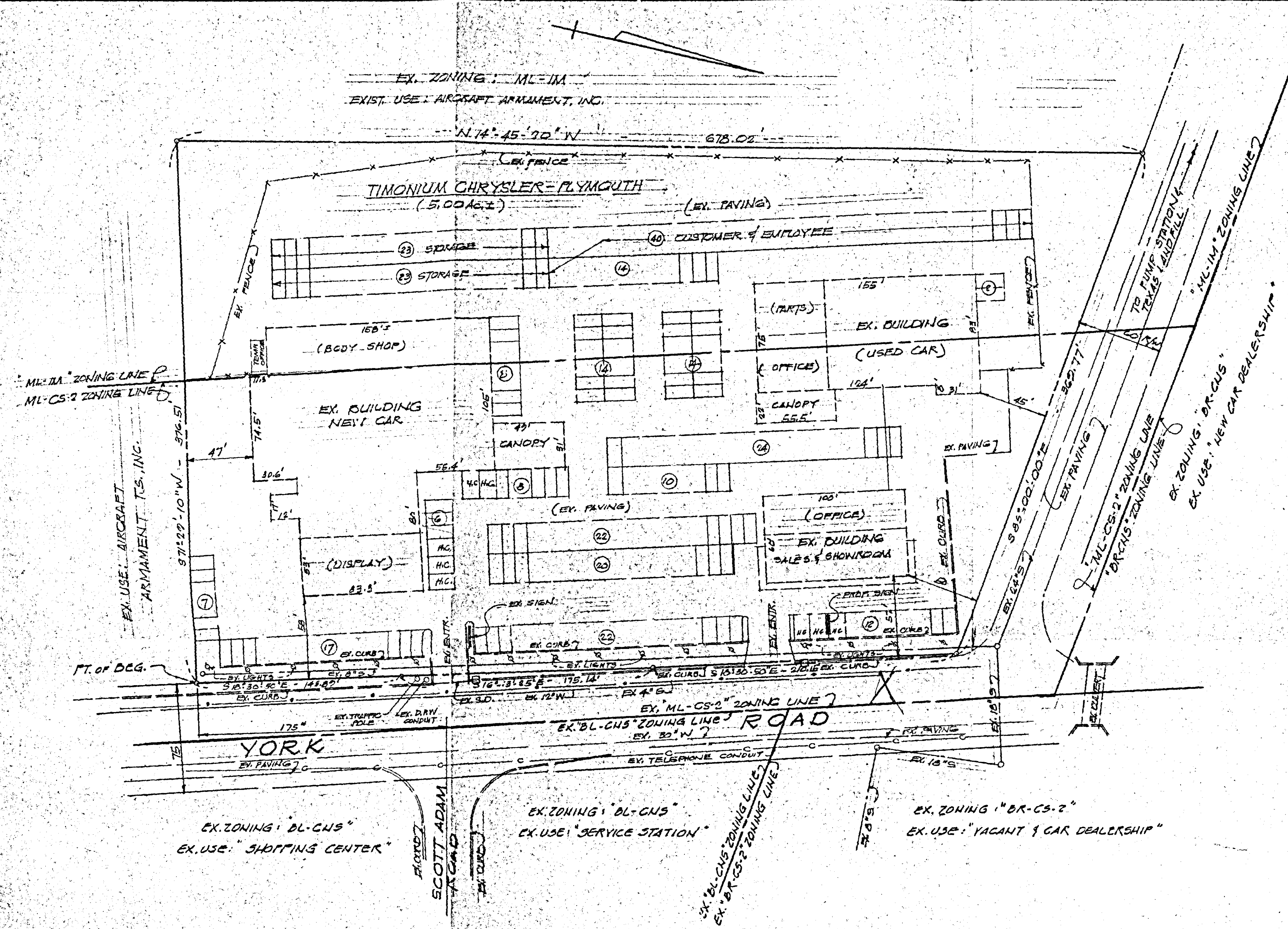
GENERAL NOTES

1. AREA OF SITE = 5.0 AC.
2. EXISTING ZONING = ML-1M & CS-2
3. EXISTING USE OF SITE = NEW & USED CAR SALES, SERVICE & REPAIRS
4. OFF STREET PARKING REQUIRED:
 - A. EX. BUILDING: NEW CAR SHOW ROOM & SALES = 3500 S.F./200 = 16.8 P.S.
 - OFFICES & PARTS (P.R.) = 3700 S.F./300 = 12.3
 - OFFICES & PARTS (METZ.) = 5500 S.F./900 = 6.1
 - SERVICE AREA & BODY SHOP = 17,500 S.F./300 = 58.4
 - B. PROPOSED BUILDING:
 - USED CAR OFFICE = 2500 S.F./300 = 8.3
 - USED CAR SHOW ROOM = 2500 S.F./200 = 12.5
 - USED CAR SALES = 1000 S.F./300 = 3.3
 - SERVICE & PARTS (P.R.) = 11,250 S.F./300 = 37.5
 - SERVICE & PARTS (METZ.) = 1,750 S.F./300 = 5.8
 - C. TOTAL PARKING REQD. = 169.3 = 164 P.S.
 - D. TOTAL PARKING SHOWN = 206 (75 DISPLAY) & (46 STORAGE) (65 CUSTOMERS) = 60 BAYS.
5. OBSTRUCTIONS SHOWN ON THIS PLAN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CORRECTNESS OF THE INFORMATION GIVEN IS NOT WARRANTED OR GUARANTEED. CONTRACTOR SHALL VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION.
6. CONTRACTOR SHALL RESTORE ALL DISTURBED PAVING, SIDEWALKS OR LAWNS AFFECTED BY THE CONSTRUCTION SHOWN HEREON TO A CONDITION COMPARABLE TO THE EXISTING PRIOR TO CONSTRUCTION.
7. PUBLIC UTILITIES EXISTING TO SITE
8. PARKING SPACES TO BE (8.5' WIDE TYPICAL)
9. ALL ON-SITE UTILITIES TO BE BUILT UNDER BALTO. CO. PLUMBING CODE & SPECIFICATION AND BY QUALIFIED UTILITY CONTRACTOR.
10. CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES AT LEAST 3 DAYS BEFORE BEGINNING WORK:
 - BELL TELEPHONE SYSTEM - 530-9900 Ext. 440
 - LONG DISTANCE CABLE DIVISION - 332-9900 Ext. 553-554
 - BALTIMORE DG & E - 530-6000 Ext. 691
11. PROPOSED WATER MAIN TO HAVE A MINIMUM OF 4.0' COVER FROM FINISHED GRADE, 6" CLEARANCE FROM STORM DRAINS, AND A MIN. OF 10' CLEARANCE FROM ALL SANITARY SEWERS.
12. FLOOR AREA RATIO = 0.25 < 2.0
13. SEDIMENT CONTROL DEVICES TO BE INSTALLED IN ACCORDANCE WITH BALTIMORE COUNTY SOIL CONSERVATION SERVICE STANDARDS AND SPECIFICATIONS AND AS DIRECTED BY THE BALTIMORE COUNTY SEDIMENT CONTROL INSPECTOR.
14. EXISTING USED CAR OFFICE TO BE RAISED.
15. STORMWATER MANAGEMENT WAIVER REQUESTED (GRANTED 3-14-80)
16. CRG WAIVER GRANTED 1-25-80

LEGEND

- 296 - PROPOSED GRADE
- 502 - EXISTING CONTOUR
- Q - EXISTING LIGHT POLES
- 3 - SILT FENCE
- [X] - STONE CONSTRUCTION ENTRANCE
- [] - INLET TRAP
- - LIMIT OF DISTURBANCE (15,800')
- [//] - DENOTES DISPLAY PARKING
- [X] - DENOTES STORAGE

OWNER TIMONIUM CHRYSLER PLYMOUTH INC. 10300 YORK ROAD ROCKEYVILLE, MARYLAND 21086		ENGINEER PAUL LEE ENGINEERING, INC. 504 W. PENNSYLVANIA AVE. TOWSON, MARYLAND 21204		PROPOSED SERVICE PARTS PROPOSED OFFICE & SHOW ROOM TIMONIUM CHRYSLER PLYMOUTH INC. 10300 YORK ROAD ELECT. DIST. NO. 2		DATE 4-16-80 SCALE 1"=100'		JOB NUMBER 0168	
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VICINITY MAP
SCALE: 1"=200'

GENERAL NOTES:

1. AREA OF SITE: 5.0 AC.±
2. EXISTING ZONING OF SITE: ML-IM & ML-CS-2
3. EXISTING USE OF SITE: NEW & USED CAR SALES, SERVICES & REPAIRS
4. PROP. ZONING OF SITE: ML-IM & ML-CS-2
5. PROP. USE OF SITE: NEW & USED CAR SALES, SERVICES & REPAIRS
6. OFF STREET PARKING REQUIRED:

A. NEW CAR SHOW ROOM & SALES	= 3,300 SF @ 1/200' = 16.8
OFFICES & PARTS (1ST FLR)	= 3,700 SF @ 1/300' = 12.3
OFFICES & PARTS (MEZZ.)	= 3,500 SF @ 1/500' = 6.7
SERVICE AREA & BODY SHOP	= 17,607 SF @ 1/300' = 58.4
D. USED CAR SALES SHOWROOM & SALES	= 3,500 SF @ 1/200' = 17.5
OFFICES, SERVICES & PARTS	= 15,500 SF @ 1/300' = 51.7
C. TOTAL PARKING SPACES REQUIRED	= 163.7 = 164 PS.
D. TOTAL " " SHOWN	= 346 PS. (25 DISPLAY, 40 STORAGE, 60 DAYS 100 CUSTOMERS)
7. EXISTING SIGN (2 FACED) - 12'x12' = 144 SF/FACE = 288 SF
 EXISTING HEIGHT = 36'
 PROPOSED SIGN (2 FACED) - 14'x12'6" = 185.38 SF/FACE = 370.76 SF
 PROPOSED HEIGHT = 36'
 TOTAL SIGN AREA = 144 SF + 185.38 SF (2) = 658.76 SF
 PERMITTED SIGN AREA = 100 SF
8. PETITIONER REQUESTING A VARIANCE TO SECTIONS 413.2.F & 413.5.D OF THE ZONING REGULATIONS TO PERMIT A TOTAL SIGN AREA OF 658.76 SF (2 SIGNS) IN LIEU OF THE PERMITTED 100 SF (A VARIANCE OF 558.76 SF) AND A TOTAL HEIGHT OF 36' IN LIEU OF THE PERMITTED 25' (A VARIANCE OF 11').
9. PUBLIC UTILITIES EXISTING TO SITE
10. VARIANCE TO INCLUDE PROPOSED AND EXISTING SIGN.

PLAT TO ACCOMPANY PETITION
FOR

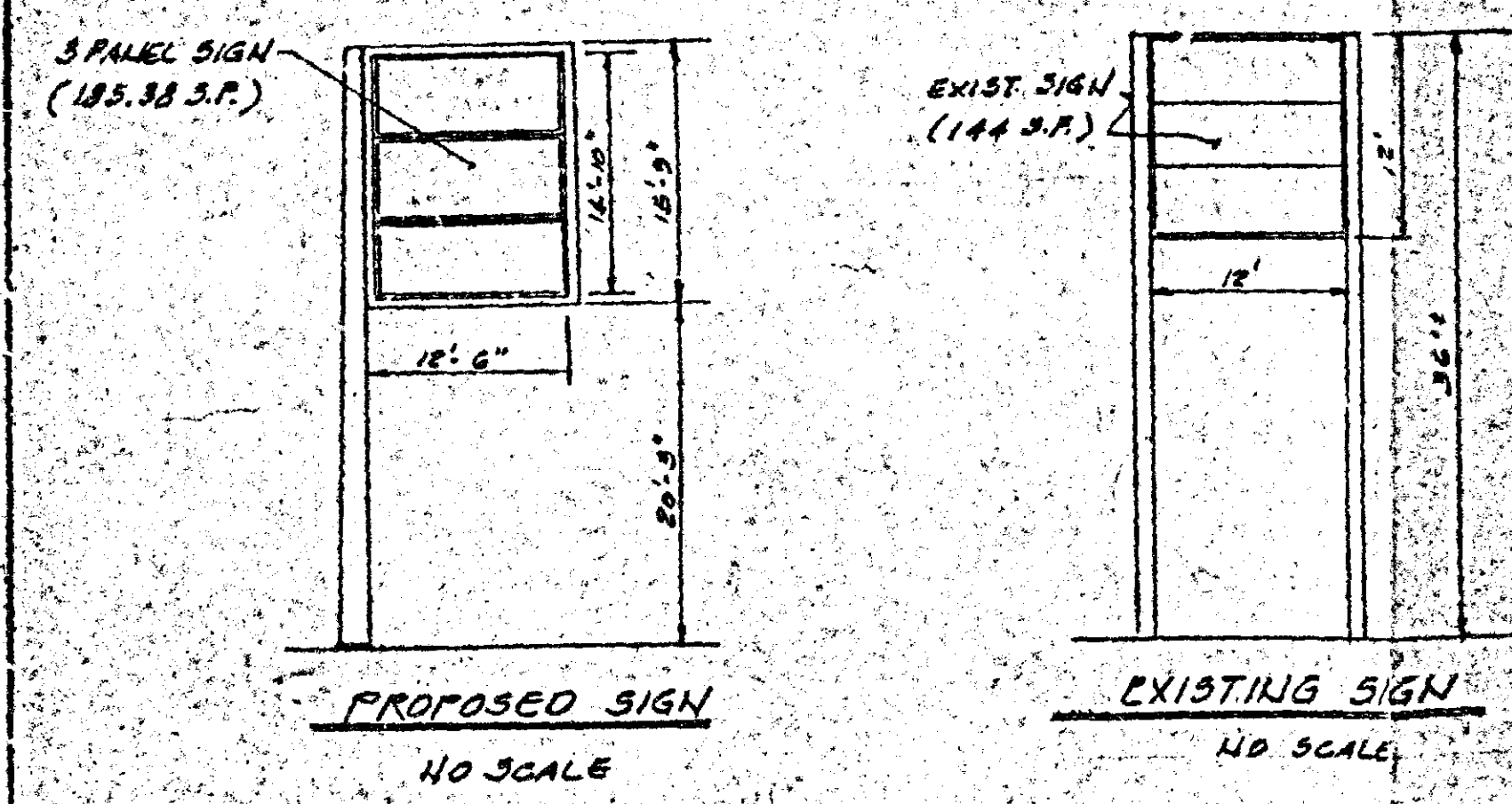
VARIANCES
TIMONIUM CHRYSLER-PLYMOUTH
10,300 YORK ROAD

8TH ELECT. DIST BALTIMORE COUNTY, MD.
SCALE: 1"=40' DEC. 30, 1982

PETITIONER'S
EXHIBIT 1

227
90-364-A

PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204



IN THE MATTER OF THE APPLICATION OF DANIEL P. COREY, ET UX FOR A ZONING VARIANCE ON PROPERTY LOCATED ON THE WEST SIDE OF YORK ROAD, 175' SOUTHEAST OF SCOTT ADAM ROAD (10300 YORK ROAD) 8TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT

OPINION

This case comes before this Board on appeal from a decision of the Zoning Commissioner granting in part and denying in part the Petition for area variances concerning the signs proposed at a new car dealership located on York Road and identified as 10300 York Road.

The matter before the Board concerns an area variance as it applies to an existing sign and an area variance as it would apply to a proposed sign.

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).

Mr. Jeffrey Long testified regarding landscaping to be provided by Petitioner on the subject site. The Office of Planning and Zoning has requested that Petitioner submit a revised landscape plan showing, but not limited to, trees bordering the street running along the entire eastern boundary of the subject property.

Mr. Corey testified that he has been in the automobile dealership business for 39 years and that the requested signage is necessary to re-main competitive in this business. He also testified that, should the signage be denied, he would be at a competitive disadvantage and would suffer an undue hardship and practical difficulty.

Mr. Thomas Loveless testified that the requested sign is required for this franchise to remain competitive with the numerous automobile dealerships in this area. He testified that Mr. Corey will not own the sign, but will have a "maintenance agreement" with Chrysler Corporation, said corporation will be responsible for the maintenance and upkeep of the sign. Clearly, there are signs of many sizes which Chrysler can supply to this site.

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

Daniel P. Corey, et ux, Case No. 90-364-A

The existing sign located at the southeast entrance to the subject site contains 144 square feet per side on a double-faced sign and is 36 feet in height. This sign has been in existence since the opening of the automobile dealership many years ago. To require the removal of this sign after all this time would do substantial injustice to the applicant and projects no damage to public safety and welfare of the area. This variance was also granted in Case No. 90-364-A and will be affirmed in this Order.

The variance requested for the new sign has been greatly reduced as per the company's policy. The anticipated sales per year govern the size of the sign allocated to the dealership. The signs are owned by the Chrysler Corporation and are serviced and maintained by the Chrysler Corporation and are not the property of the dealership owner. The particular sign assigned to the dealership contains only 81.1 square feet per side. This represents an increase of only 6.1 feet per side over what was originally granted. An exhibit presented this Board shows that this difference is so insignificant as to be unnoticeable. In addition, this sign is mounted at a total height of 24 feet above the ground which is within the permitted height allowed by the Baltimore County Zoning Regulations (BCZR). The Board will further note from the testimony and evidence received that this 81.1 square foot sign is a standard ordered by the Chrysler Corporation for all its dealers and that all the necessary parts and lighting in order to maintain this sign are therefore standard shelf items. To require a custom sign for this one particular dealership would

- 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).

There is no evidence to establish that a sign which would comply with the B.C.Z.R. could not be constructed to serve the Petitioner's purpose. Two (2) signs may be needed for the site, however, there is no reason unique to the site that would require the second sign to be oversized.

It is clear from the testimony that if the variance is granted in part, 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 good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances was not granted in part. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental 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 relief requested should be granted in part.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of April, 1990 that the Petition for Zoning Variance to permit a total sign area of 658.76 square feet in lieu of permitted 100 square feet (a variance of 558.76 square feet +/-) and a total height of 36 feet in lieu of the permitted 25 feet (a variance of 11 feet) is hereby DENIED; and,

Daniel P. Corey, et ux, Case No. 90-364-A

indeed indicate an unreasonable hardship upon the Petitioner. The Board is therefore of the opinion that both variances should be granted and will so order.

ORDER

It is therefore this 9th day of January, 1990 by the County Board of Appeals of Baltimore County ORDERED that the requested variance to permit the existing sign be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the new sign be permitted a service area of 81.1 feet per side as testified to as being the standard size sign.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Harry E. Buchheister, Jr.
Harry E. Buchheister, Jr.

William Clark
William Clark

IT IS FURTHER ORDERED, that the existing signage located along York Road at the southeast entrance to the subject site is GRANTED; and,

IT IS FURTHER ORDERED that Petitioner shall be permitted to erect an additional free standing sign with a height not greater than 25 feet and a signage area of no greater than 75 square feet per side, for a total signage of 438 square feet for both signs, subject, however, to the restrictions set forth herein which are conditions precedent to the relief granted:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall provide a landscape plan to the Office of Current Planning for approval by the Baltimore County Landscape Planner and said landscape plan shall then be submitted to the Zoning Commissioner for approval. The approved landscape plan shall become a permanent part of the record and file in this matter.
3. The Petitioner shall prepare a new plan referencing this Order, said plan to include sign dimensions for both the existing and proposed signage. The plan shall be submitted to the Zoning Commissioner for approval prior to the issuance of any sign permits.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH/mm
cc: Peoples Counsel

ORDER RECEIVED FOR FILING
Date 4/12/90
By J. Robert Haines

IN RE: PETITION FOR ZONING VARIANCE W/S of York Road, 175' SE of Scott Adam Road 10300 York Road 8th Election District 3rd Councilmanic District Daniel P. Corey, et ux Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 413.2.f. and 413.5.d. to permit a total sign area of 658.76 square feet in lieu of permitted 100 square feet (a variance of 558.76 square feet +/-) and a total height of 36 feet in lieu of the permitted 25 feet (a variance of 11 feet), as more particularly described on Petitioners' Exhibit 1.

The Petitioner, Daniel P. Corey, appeared, testified and was represented by Wallace Dann, Esquire. Appearing and testifying on behalf of the Petition were Paul Lee, a Professional Engineer, Jeffrey Long, Office of Planning and Zoning and Thomas Loveless on behalf of Chrysler Corporation. There were no Protestants.

Testimony indicated that the subject property, known as 10300 York Road, consists of 5.0 acres +/-, zoned M.L.-I.M. and C.S.-2 and is currently improved with an automobile dealership.

Testimony indicated that the Petitioner has recently acquired a Jeep franchise and is in need of signage to advertise same.

Mr. Paul Lee testified that the Petitioner has an existing Chrysler-Plymouth sign 36 feet high with 144 square feet of signage, per side. He testified that the Petitioner is desirous of erecting a similar size sign to advertise his Jeep dealership.

ORDER RECEIVED FOR FILING
Date 4/12/90
By J. Robert Haines

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-364-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.2.f. and 413.5.d. to permit a total sign area of 658.76 s.f. in lieu of permitted 100 s.f. (a variance of 558.76 s.f.) and a total height of 36 feet in lieu of the permitted 25 feet (a variance of 11 feet).

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

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

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

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

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Wallace Dann, Esquire

(Type or Print Name)

Signature

209 Purlington Rd.

Address

Timonium, Md. 21093

City and State

Attorney's Telephone No.: 252-3354

Address

209 Purlington Road 252-3354

Address

Phone No.

City and State

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

Wallace Dann, Esquire

Name

Address

City and State

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 7 day

of 1990

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 20 day of March 1990 at 2 o'clock

P.M.

J. Robert Haines

Zoning Commissioner of Baltimore County

(over)

209 Purlington Road

252-3354

Address

Phone No.

City and State

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

Wallace Dann, Esquire

Name

Address

City and State

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 7 day

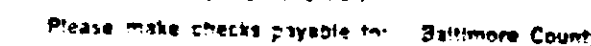
of 1990

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 20 day of March 1990 at 2 o'clock

P.M.

J. Robert Haines

Zoning Commissioner of Baltimore County



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

May 25, 1990



Dennis F. Rasmussen
County Executive

Baltimore County Board of Appeals
County Office Building, Room 315
Towson, Maryland 21204

RE: Petition for Zoning Variance
W/S of York Road, 175' SE of Scott Adam Road
(10300 York Road)
8th Election District, 3rd Councilmanic District
DANIEL P. COREY, ET UX - Petitioner
Case No. 90-364-A

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on May 10, 1990 by Wallace Dann, Attorney on behalf of the Petitioners. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner

JRH:cer

Enclosures

cc: Mr. and Mrs. Daniel P. Corey, Sr.
10300 York Road, Cockeysville, MD 21030
Wallace Dann, 209 Purlington Road, Timonium, MD 21093

People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204
File

Wallace Dann
ATTORNEY AND COUNSELLOR AT LAW
209 PURLINGTON ROAD
TIMONIUM, MARYLAND 21093
(301) 252-3354
FAX (301) 252-1598

May 10, 1990

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

Re: Petition for Zoning Variance
Case No. 90-364-A
Daniel P. Corey, et ux
Petitioners
10300 York Road
Cockeysville, Maryland 21030

Dear Mr. Haines:

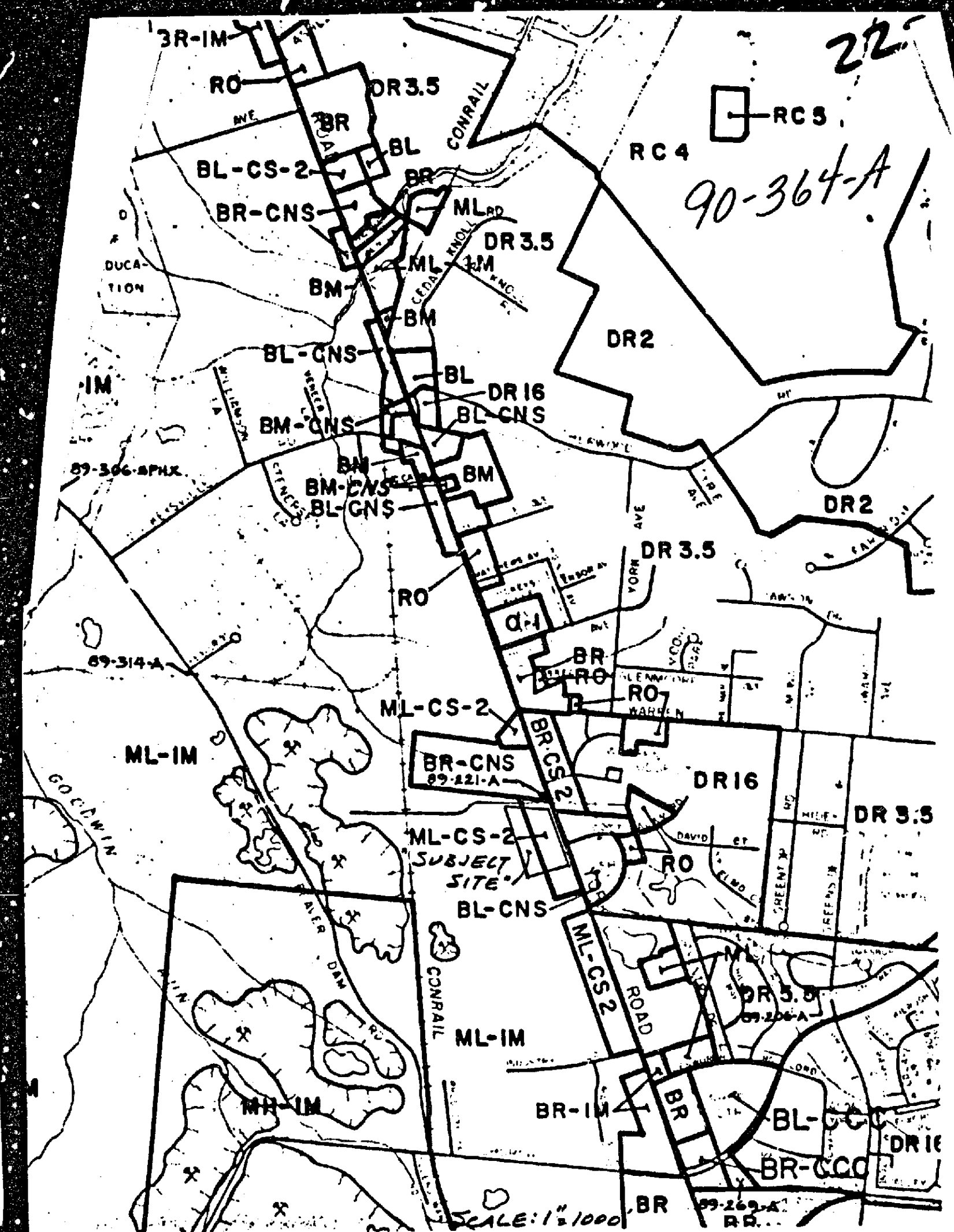
Daniel P. Corey, Sr. and Betty Lee Corey whose post office address is 10300 York Road, Cockeysville, Maryland 21030, appeal from the order entered by you in the above proceedings dated April 12, 1990, denying them the variance requested for the erection of a sign proclaiming the location of the new business established on the premises and known as Timonium Jeep-Eagle, Inc.

Enclosed is a check in the amount of \$150.00 made payable to Baltimore County, Maryland, to cover the costs in filing this appeal.

Very truly yours,

Wallace Dann

WD/ad
Enclosure - Check \$150.00



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

March 12, 1990



Dennis F. Rasmussen
County Executive

Wallace Dann, Esquire
209 Purlington Road
Timonium, MD 21093

RE: Item No. 227, Case No. 90-364-A
Petitioner: Daniel P. Corey, et ux
Petition for Zoning Variance

Dear Mr. Dann:

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
James E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. Daniel P. Corey
10300 York Road
Lutherville, MD 21093

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



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this
7th day of February, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Daniel P. Corey, et ux
Petitioner's Attorney: Wallace Dann



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

February 7, 1990

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

Re: Baltimore County
Daniel P. Corey, et ux
Timonium Chrysler
Plymouth
Zoning Meeting of 2-6-90
W/S York Road (MD 45)
175' South of Scott
Adam Road
(Item #227)

Dear Mr. Haines:

After reviewing the submittal for a variance to permit a total sign area of 658.78 square feet in lieu of permitted 100 square feet and a total height of 36 feet in lieu of the permitted 25 feet, we have forwarded this plan to our Highway Beautification Section, c/o George Dawson (333-1642) for all comments relative to zoning.

If you have any questions, please contact Larry Brocato at 333-1350.

Very truly yours,

Charles Rose, Acting Chief
Engineering Access Permits
Division

LB:maw

cc: Paul Lee Engineering, Inc.
Mr. George Dawson (w-attachment)

RECEIVED
FEB 12 1990
ZONING OFFICE

My telephone number is (301) 333-1350 (Fax: 333-1041)
Teleprinter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 345-0451 D.C. Metro - 1-800-482-5052 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Paul Lee Engineering Inc.
308 W. Pennsylvania Ave.
Towson, Maryland 21204
301-221-5344

June 7, 1988

Mr. Carl Richards
Office of Planning & Zoning
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Timonium Chrysler/Plymouth
110300 York Road
C-680-88

Dear Carl:

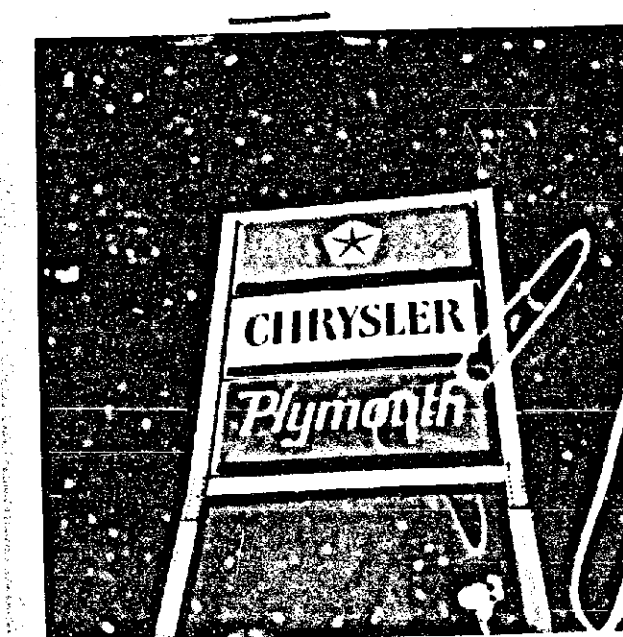
Please find attached a copy of the Grandfather Plot for the above referenced project for your use.
If you require any additional information, please do not hesitate to contact this office.

Very truly yours,

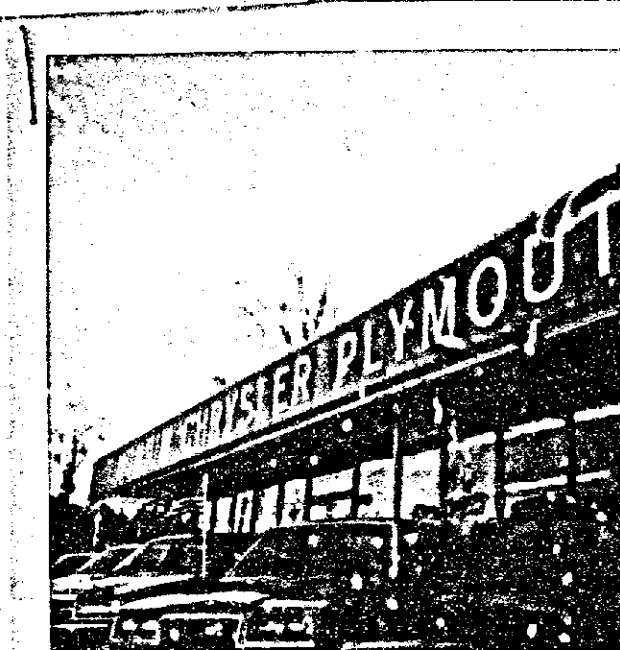
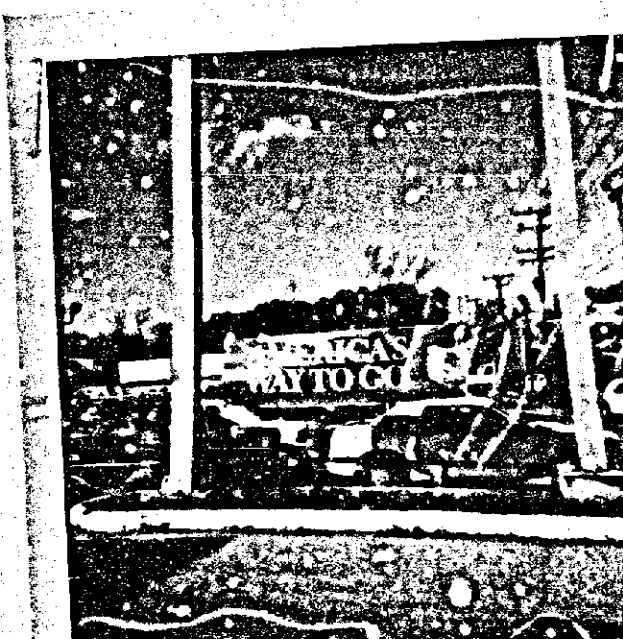
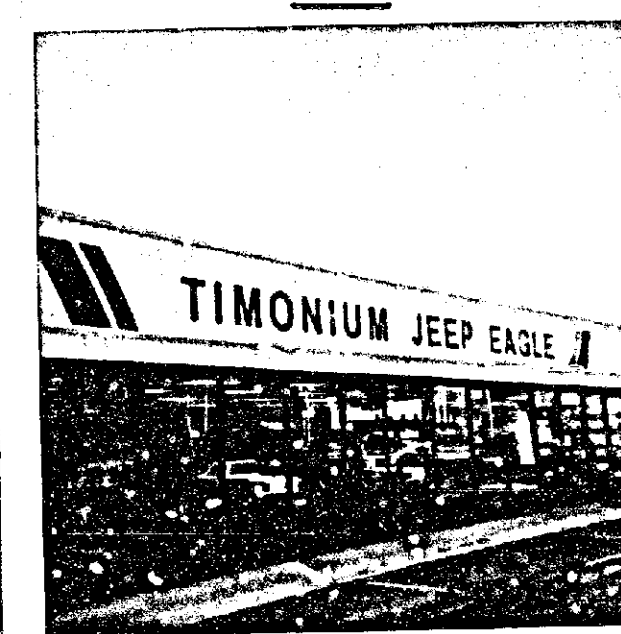
George Lambros

GL:tl
Enclosure

Engineers - Surveyors - Site Planners



30' HIGH
150 FEET
NEW UNDER 25'



90-364-A



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

March 5, 1990

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

Re: W/S of York Road (Md. 45) 175
South of Scott Adam Road; Balto. Co.
Zoning - 11 - #227

Attn: James Dryer

Dear Mr. Haines:

I have reviewed the plans submitted concerning the above subject. The sign as located on the plans is considered an on-premise sign and this office has no jurisdiction over on-premise signs, unless it presents a traffic hazard.

We have no objections to the location of the sign as per plans submitted. The sign shall not project into the State's Right-of-Way.

Sincerely,

George T. Dawson
George T. Dawson
Chief, Highway Beautification
Section

GTD:jsk

RECEIVED
MAR 6 1990

ZONING OFFICE

My telephone number is (301) 333-1641

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 555-0451 D.C. Metro - 1-800-492-5062 Sideline Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

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

J. Robert Haines
Zoning Commissioner

May 25, 1990



Baltimore County Board of Appeals
County Office Building, Room 315
Towson, Maryland 21204

RE: Petition for Zoning Variance
W/S of York Road, 175' SE of Scott Adam Road
(10300 York Road)
8th Election District, 3rd Councilmanic District
DANIEL P. COREY, ET UX - Petitioner
Case No. 90-364-A

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on May 10, 1990 by Wallace Dann, Attorney on behalf of the Petitioners. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:cer

Enclosures

cc: Mr. and Ms. Daniel P. Corey, Sr.
10300 York Road, Cockeysville, MD 21030

Wallace Dann, 209 Purlington Road, Timonium, MD 21093

People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

File

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: March 12, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Daniel P. Corey, Item 227

Staff has met with the petitioner's engineer, Paul Lee, in an attempt to achieve an appropriate landscape treatment at the subject location. As a result, Mr. Lee has submitted a conceptual landscape plan addressing some of our concerns; however, staff has requested that Mr. Lee submit a revised landscape plan showing street trees along the entire eastern boundary of the subject property, such boundary being parallel to York Road. Should the Petitioner elect not to file a revised landscape plan, then staff will submit an overlay with a recommended planting design prior to the scheduled hearing.

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.

PR/JL/cmm

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500

Paul H. Reincke
Chief

FEBRUARY 1, 1990



Dennis F. Hammann
County Executive

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

RE: Property Owner: DANIEL P. COREY

Location: W/S OF YORK ROAD

Item No.: 227 Zoning Agenda: FEBRUARY 6, 1990

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: *Ch. Lee Kelly* 2-1-90 Noted and *Capt. Tom Dwyer*
Planning Group Approved Fire Prevention Bureau
Special Inspection Division

JK/KEK

FEB 6 1990

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for February 6, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 157, 219, 223, 226, 227, 228, 230, 232, 233 and 234. In addition, we have no comments for Item 176-Perry Hall Square, and Item 162-Kelso Research Park.

89-471-SPHA - Exxon Service Center is subject to County Review Group comments previously submitted on December 20, 1989.

Robert W. Bowling

ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

MAR 6 1990

LAW OFFICES
POWER AND MOSNER
A PROFESSIONAL ASSOCIATION
21 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204-5279

THOMAS G. BODIE
JOHN J. HANLEY II
THOMAS J. DOLAN
ROBERT A. MCGARRARD
RICHARD W. DUNN
CHESTER H. HOBBS IV
MARGARET E. SWAN
BARBARA W. LAUGHLIN
ANN M. FOTHAST
* ALSO ADMITTED IN D.C.

GORDON G. POWER
(1912-1987)
WILLIAM F. MOSNER
(1927-1988)
WILLIAM J. HART, JR.
(1922-1987)
OF COUNSEL
C. ARTHUR EBY, JR.

January 10, 1991

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

Attention: Ms. Sofia Jennings

Re: Case No. 90-364-A (Daniel P. Corey, et ux.)

Dear Ms. Jennings:

The above referenced case was heard before the County Board of Appeals on December 13, 1990. Assuming there will be no appeal taken, I will be picking up the exhibits that were introduced before the Board sometime on or after February 8, 1991.

Thank you for your cooperation in this matter.

Very truly yours,

Thomas G. Bodie
Thomas G. Bodie

TGB/jc

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

January 16, 1991

RE: Case No. 90-364-A
Daniel P. Corey, et ux

Dear Mr. Bodie:

I am in receipt of your letter dated January 10, 1991 concerning exhibits from Case Number 90-364-A.

If you wish to obtain originals of exhibits from the file, you should make a formal request to the Zoning Commissioner for the exhibits that you believe you would like to have returned. Please be advised that the Zoning Office intends to retain for perpetuity all exhibits for all files; however, in special cases exceptions to this policy are made.

If you have any questions, please do not hesitate to call me at 887-3391.

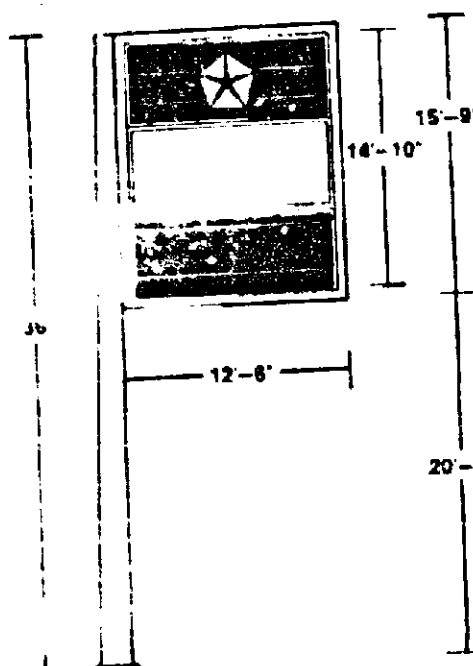
Very truly yours,

Sophia C. Jennings
Sophia C. Jennings

RECEIVED JAN 14 1991

THREE MODULE BRAND IDENTIFICATION SIGNS

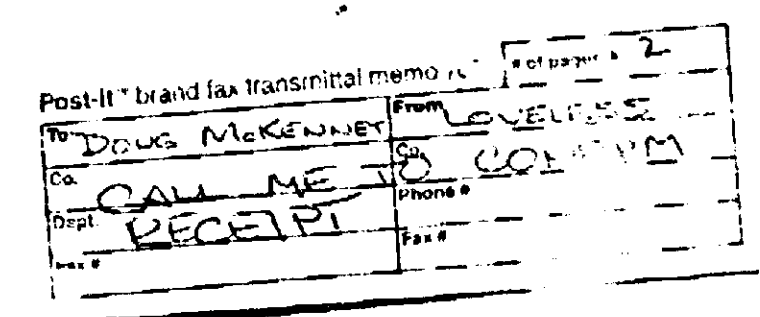
(Dimensions and areas without Pole)



12' SIGN

AREAS

12' sign unit only 185.29 sq. ft.
12' sign unit with 5' frame 206.25 sq. ft.



6' SIGN

AREAS

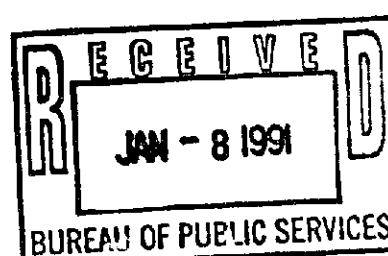
6' sign unit only 48.87 sq. ft.
6' sign unit with 5' frame 58.87 sq. ft.

-13-



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

January 8, 1991



Wallace Dann, Esquire
209 Purlington Road
Timonium, Maryland 21093

Re: Case No. 90-364-A (Daniel P. Corey, et ux)

Dear Mr. Dann:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,

LindaLee M. Kuszmaul
LindaLee M. Kuszmaul
Legal Secretary

Enclosure

cc: Thomas G. Bodie, Esquire
Mr. and Mrs. Daniel P. Corey
P. David Fields
Pat Keller
Public Services
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - zoning
Arnold Jablon, County Attorney

No!

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

January 16, 1991

Thomas G. Bodie, Esquire
Power and Mosner
21 West Susquehanna Avenue
Towson, MD 21204-5279

Re: Case No. 90-364-A
Daniel P. Corey, et ux

Dear Mr. Bodie:

I am in receipt of your letter dated January 10, 1991 concerning exhibits from Case Number 90-364-A.

If you wish to obtain originals of exhibits from the file, you should make a formal request to the Zoning Commissioner for the exhibits that you believe you would like to have returned. Please be advised that the Zoning Office intends to retain for perpetuity all exhibits for all files; however, in special cases exceptions to this policy are made.

If you have any questions, please do not hesitate to call me at 887-3391.

Very truly yours,

Sophia C. Jennings
Sophia C. Jennings

RECEIVED
COUNTY BOARD OF APPEALS
JAN 16 1991

LAW OFFICES
POWER AND MOSNER
A PROFESSIONAL ASSOCIATION
21 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204-5279
(301) 887-1200
FAX (301) 288-0432

GORDON G. POWER
11712-1887
WILLIAM F. MOSNER
11827-1988
WILLIAM J. HART, JR.
11827-1979
OF COUNSEL
C. ARTHUR EBY, JR.

January 10, 1991

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

Attention: Ms. Sofia Jennings

Re: Case No. 90-364-A (Daniel P. Corey, et ux.)

Dear Ms. Jennings:

The above referenced case was heard before the County Board of Appeals on December 13, 1990. Assuming there will be no appeal taken, I will be picking up the exhibits that were introduced before the Board sometime on or after February 8, 1991.

Thank you for your cooperation in this matter.

Very truly yours,

Thomas G. Bodie
Thomas G. Bodie

TGB/jc

RECEIVED JAN 14 1991

LAW OFFICES
POWER AND MOSNER
A PROFESSIONAL ASSOCIATION
21 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204-5279
(301) 887-1200
FAX (301) 288-0432

GORDON G. POWER
11712-1887
WILLIAM F. MOSNER
11827-1988
WILLIAM J. HART, JR.
11827-1979
OF COUNSEL
C. ARTHUR EBY, JR.

January 9, 1991

County Board of Appeals of Baltimore County
County Office Building, Room 315
111 W. Chesapeake Avenue
Towson, Maryland 21204

Attention: LindaLee M. Kuszmaul, Legal Secretary

Re: Case No. 90-364-A (Daniel P. Corey, et ux.)

Dear Ms. Kuszmaul,

I doubt that an appeal will be taken from the Board's Order of January 8, 1991. Assuming there will be no appeal taken, I will be picking up the exhibits that were introduced before the Board sometime on or after February 8, 1991.

Thank you for your cooperation in this matter.

Very truly yours,

Thomas G. Bodie
Thomas G. Bodie

TGB/jc
cc: Mr. and Mrs. Daniel P. Corey

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: *8th* Date of Posting: *2-27-90*
Posted for: *Variance*
Petitioner: *Daniel P. Corey et ux*
Location of property: *W/S of York Road, 1.75' SE of Scott Adam Road, 10300 York Road*
Location of Sign: *West side of York Road in front of proposed sign location*
Remarks: *M. J. Bodie*
Posted by: *M. J. Bodie* Date of return: *3-2-90*
Number of Signs: *1*

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: *8th* Date of Posting: *June 5-90*
Posted for: *Appeal*
Petitioner: *Daniel P. Corey et ux*
Location of property: *W/S of York Road, 1.75' SE of Scott Adam Road, 10300 York Road*
Location of Sign: *West side of York Road in front of property*
Remarks: *M. J. Bodie*
Posted by: *M. J. Bodie* Date of return: *June 5-90*
Number of Signs: *1*

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

March 29, 1990



Wallace Dann, Esquire
209 Purlington Road
Timonium, Maryland 21093

Re: Petition for Zoning Variance
Case 90-364-A
Daniel P. Corey, et ux
Petitioners

Dear Mr. Dann:

Enclosed please find the decision rendered on the above captioned case. The Petition for Zoning Variance has been denied in part and granted in part, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmm
att:
cc: Peoples Counsel
cc: Mr. and Mrs. Daniel P. Corey
10300 York Road
Cockeysville, Maryland 21230

LAW OFFICES
POWER AND MOSNER
A PROFESSIONAL ASSOCIATION
21 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204-5279
(301) 887-1200
FAX (301) 288-0432

GORDON G. POWER
11712-1887
WILLIAM F. MOSNER
11827-1988
WILLIAM J. HART, JR.
11827-1979
OF COUNSEL
C. ARTHUR EBY, JR.

September 25, 1990

County Board of Appeals
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Attention: LindaLee M. Kuszmaul, Legal Secretary

Re: Case No. 90-364-A
Daniel P. Corey, et ux
W/S of York Rd., 175' SE of Scott Adam Road
(10300 York Rd.), 8th Election District
3rd Councilmanic District

Dear Ms. Kuszmaul:

Please enter the appearance of the undersigned as co-counsel for the Petitioners/Appellants, Mr. and Mrs. Daniel P. Corey.

Very truly yours,

Thomas G. Bodie
Thomas G. Bodie

TGB/jc
cc: Wallace Dann, Esquire
Arnold Jablon, County Attorney
Peoples Counsel for Baltimore County
Docket Clerk, Zoning

RECEIVED
SEP 27 1990
ZONING OFFICE

COPY

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

DATE 3/5/90



Dennis F. Rasmussen
County Executive

Mr. & Mrs. Daniel P. Corey
10300 York Road
Lutherville, Maryland 21093

Re: Petition for Zoning Variance
CASE NUMBER: 90-364-A
W/S of York Road, 175' SE of Scott Adam Road
10300 York Road
8th Election District - 3rd Councilmanic
Petitioner(s): Daniel P. Corey, et ux
HEARING: TUESDAY, MARCH 20, 1990 at 2:00 p.m.

Dear Petitioners:

Please be advised that \$147.89 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: Wallace Dann, Esq.
File

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

February 7, 1990

NOTICE OF HEARING



Dennis F. Rasmussen
County Executive

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: 90-364-A
W/S of York Road, 175' SE of Scott Adam Road
10300 York Road
8th Election District - 3rd Councilmanic
Petitioner(s): Daniel P. Corey, et ux
HEARING: TUESDAY, MARCH 20, 1990 at 2:00 p.m.

Variance to permit a total sign area of 658.76 sq. ft. in lieu of permitted 100 sq. ft. and a total height of 35 ft. in lieu of the permitted 25 ft.

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: Mr. & Mrs. Corey
Wallace Dann, Esq.
File

Paul Lee P.E.

Paul Lee Engineering Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
301-821-5341

October 25, 1989

Mr. James Dyer
Office of Planning & Zoning
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Timonium Chrysler Plymouth

Dear Mr. Dyer:

Please find enclosed herewith my worksheet for a Zoning Petition Plat for a second freestanding sign to advertise the used car sales and service for the above mentioned site. I am also enclosing a copy of the grandfather plat for the property showing the dates of permits.

I was petitioning under the three sign 100 square feet section. I was told that I may have to petition under the HL Zoning petition.

Please review same and determine under which section I should apply.

Thank you for your help in this matter.

Yours sincerely,

Paul Lee
Paul Lee

Pl:tl
Enclosures



Engineers - Surveyors - Site Planners

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R001-6150
Number

Receipt
No 1801

Date

90-364

3/20/90

M9000573

	QTY	PRICE
PUBLIC HEARING FEES		
90 - POSTING SIGNS / ADVERTISING 1 X		\$147.89
TOTAL:		\$147.89

NAME OF OWNER: COREY

B 107*****14789: 3204F
Please make checks payable to: Baltimore County

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R001-6150
Number

Receipt
No 2479

Date

M9000573

	QTY	PRICE
APPEAR FEES		
140 - OF ALL OTHER ORDERS 1 X		\$125.00
150 - POSTING SIGNS / ADVERTISING 1 X		\$25.00
TOTAL:		\$150.00

NAME OF OWNER: COREY

B 075*****150001: 8258F
Please make checks payable to: Baltimore County

Wallace Dann
ATTORNEY AND COUNSELLOR AT LAW
208 PULFINGTON ROAD
TIMONIUM, MARYLAND 21093
(301) 252-3354
FAX (301) 252-1998

May 10, 1990

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

Re: Petition for Zoning Variance
Case No. 90-364-A
Daniel P. Corey, et ux
Petitioners
10300 York Road
Cockeysville, Maryland 21030

Dear Mr. Haines:

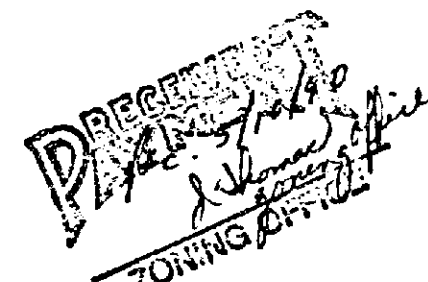
Daniel P. Corey, Sr., and Betty Lee Corey whose post office address is 10300 York Road, Cockeysville, Maryland 21030, appeal from the order entered by you in the above proceedings dated April 12, 1990, denying them the variance requested for the erection of a sign proclaiming the location of the new business established on the premises and known as Timonium Jeep-Eagle, Inc.

Enclosed is a check in the amount of \$150.00 made payable to Baltimore County, Maryland, to cover the costs in filing this appeal.

Very truly yours,

Wallace Dann
WALLACE DANN

WD/ad
Enclosure - Check \$150.00



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 21204 as follows:

Petition for Zoning Variance
Case Number: 90-364-A
W/S of York Road, 175' SE of Scott Adam Road
10300 York Road
8th Election District
3rd Councilmanic
Petitioner(s): Daniel P. Corey, et ux
Hearing Date: Tuesday, Mar. 20, 1990 at 2:00 p.m.

Variance: to permit a total sign area of 658.76 sq. ft. in lieu of permitted 100 sq. ft. and a total height of 35 ft. in lieu of the permitted 25 ft.

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.

NOTICE: If the "SHOW EMERGENCY PLAN" is in effect in Baltimore County on the hearing date, the hearing will be postponed to the next business day. Telephone 887-3351 to confirm hearing date.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County
JT 2387 February 22

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 22, 1990

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 successive weeks, the first publication appearing on February 22, 1990.

TOWSON TIMES,

S. Zafe Orlean
Publisher

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 21204 as follows:

Petition for Zoning Variance
Case Number: 90-364-A
W/S of York Road, 175' SE of Scott Adam Road
10300 York Road
8th Election District
3rd Councilmanic
Petitioner(s): Daniel P. Corey, et ux
Hearing Date: Tuesday, Mar. 20, 1990 at 2:00 p.m.

Variance: to permit a total sign area of 658.76 sq. ft. in lieu of permitted 100 sq. ft. and a total height of 35 ft. in lieu of the permitted 25 ft.

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.

NOTICE: If the "SHOW EMERGENCY PLAN" is in effect in Baltimore County on the hearing date, the hearing will be postponed to the next business day. Telephone 887-3351 to confirm hearing date.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County
JT 2387 February 22

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 22, 1990

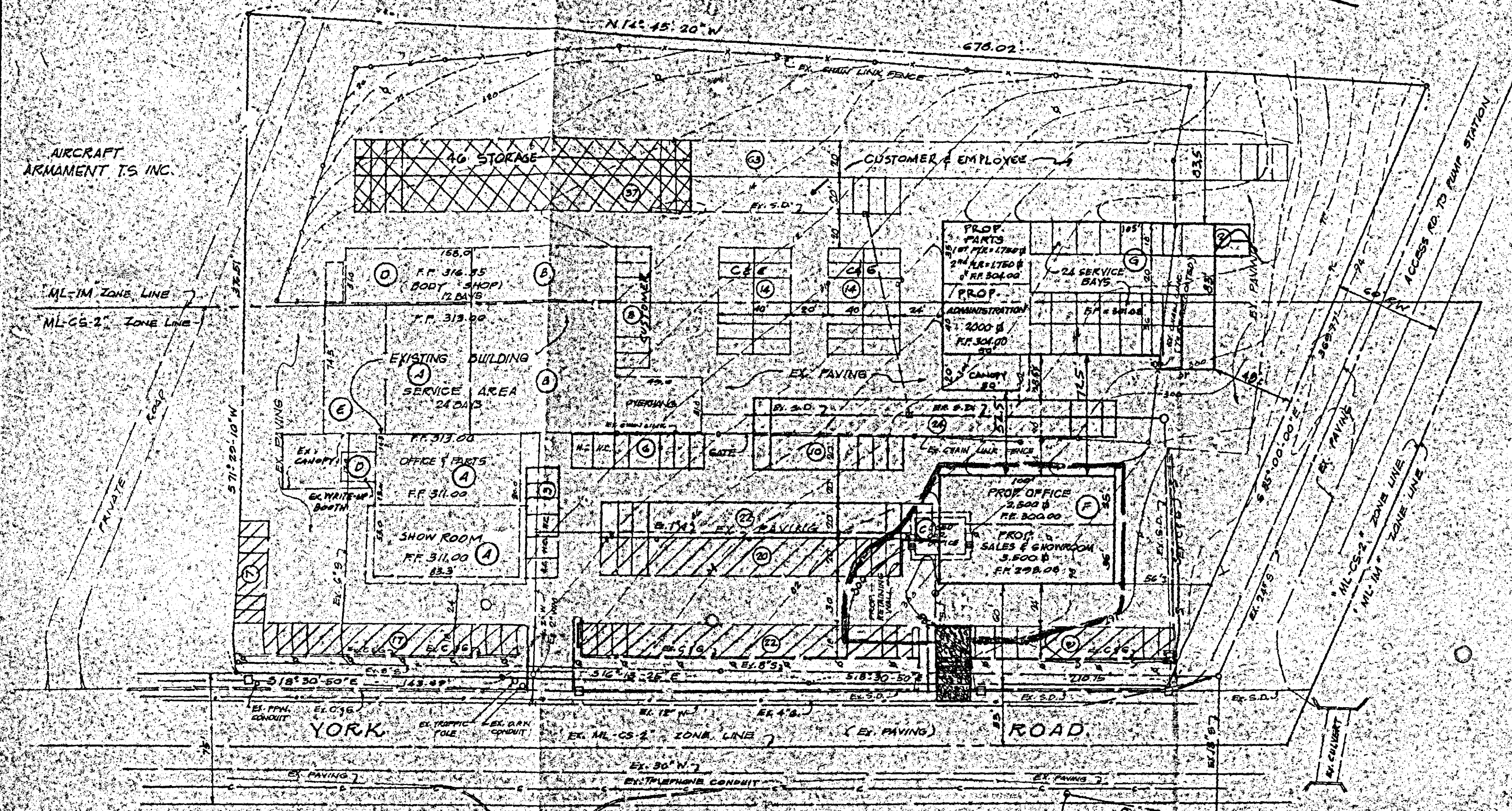
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on Feb 22, 1990.

THE JEFFERSONIAN,

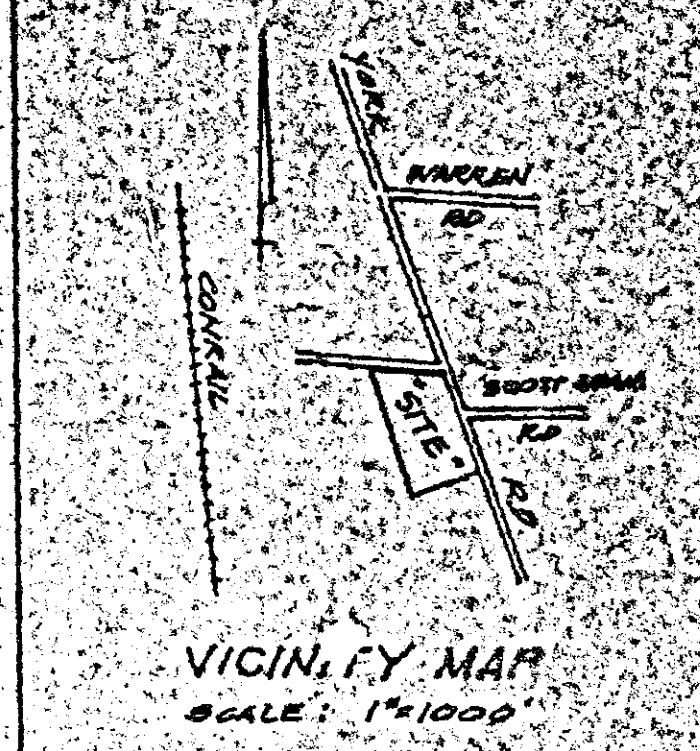
S. Zafe Orlean
Publisher

90-364-A

AIRCRAFT ARMAMENT T.S. INC.



PERMIT INFORMATION			
BUILDING	PERMIT NO.	CONTRACT NO.	DATE
A. EXISTING SERVICE AREA, PARTS OFFICE & SHOW ROOM	1785	C-532-68	9-9-68
B. EXISTING SERVICE AREA & BODY SHOP	4451	C-25-69	1-9-69
C. EXISTING USED CAR SALES & OFFICE	11345	C-672-69	5-1-69
D. EXISTING CANOPY ON SIDE OF SHOW ROOM & ADDIT. FOR WRITE-UP AREA & ENLARGE EXISTING BODY SHOP	39608	C-568-72	6-2-72
E. EXISTING PAINT SPRAY BOOTH	84849	C-85-86	1-18-86
F. PROP. OFFICE & SHOW ROOM			
G. PROP. SERVICE & PARTS			



GENERAL NOTES

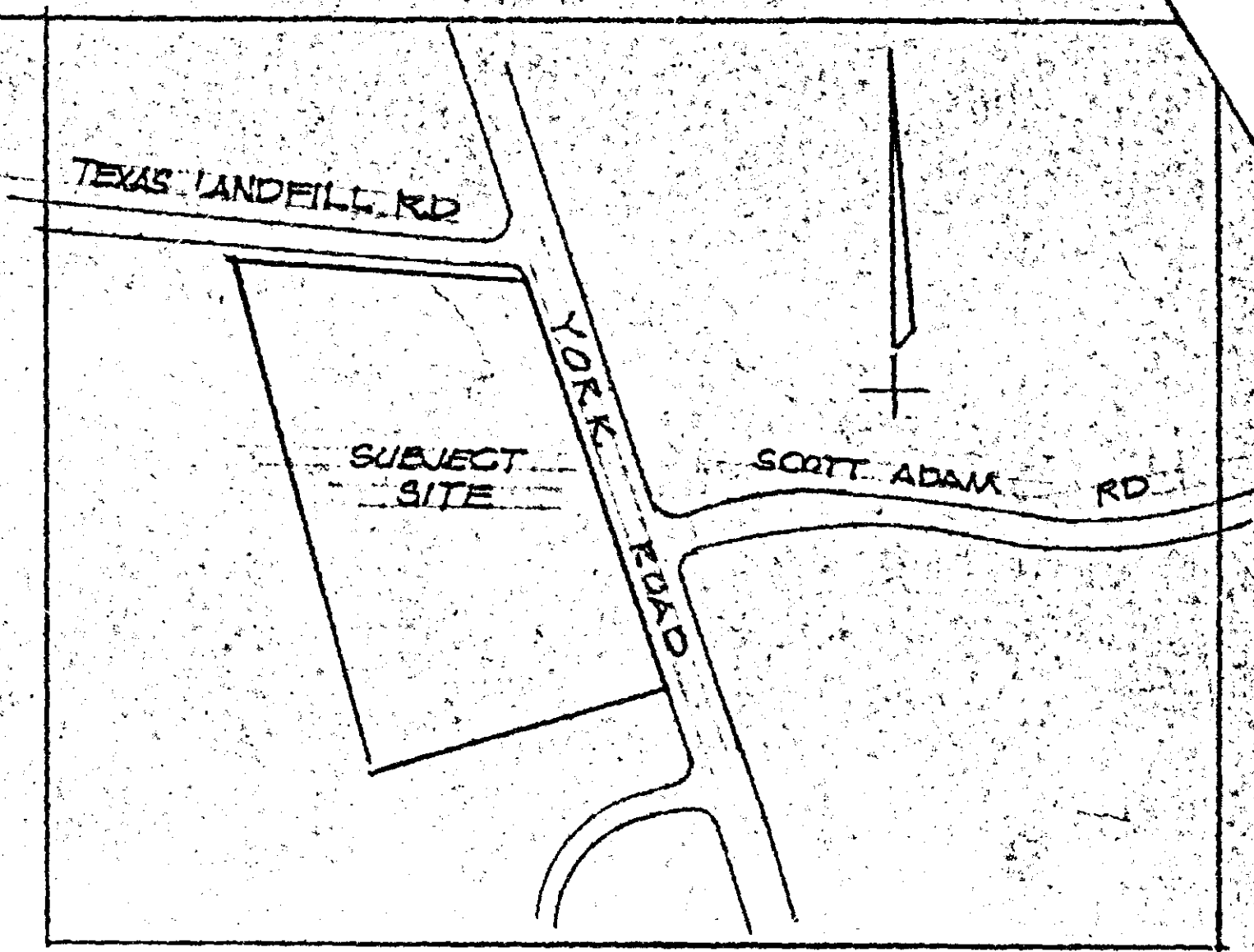
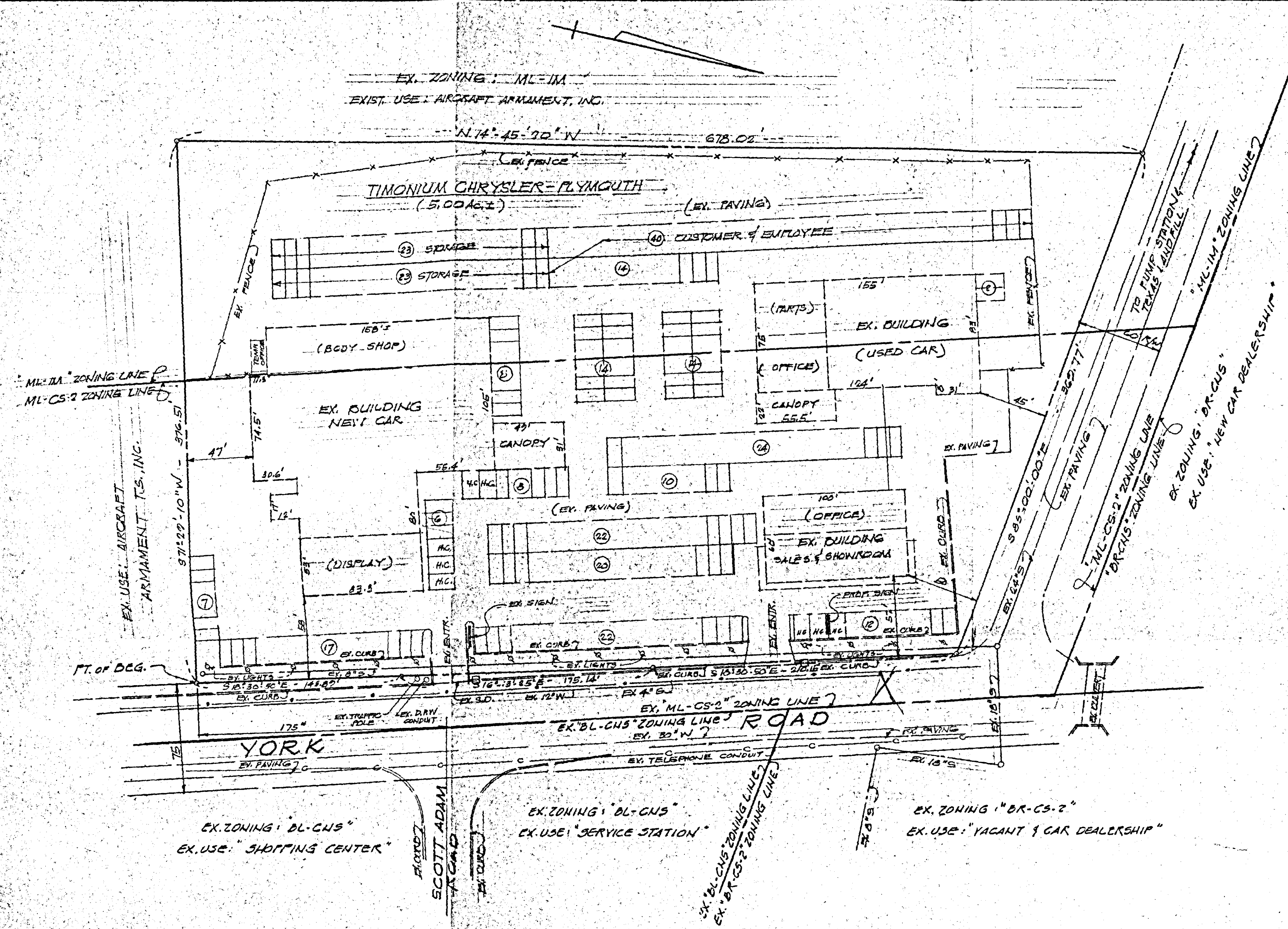
1. AREA OF SITE = 5.0 AC.
2. EXISTING ZONING = ML-1M & CS-2
3. EXISTING USE OF SITE = NEW & USE CAR SALES, SERVICE & REPAIRS
4. OFF STREET PARKING REQUIRED:
 - A. EX. BUILDING: NEW CAR SHOW ROOM & SALES = 3500 S.F./200 = 16.8 P.S.
 - OFFICES & PARTS (P.R.) = 3700 S.F./300 = 12.3
 - OFFICES & PARTS (METZ.) = 5500 S.F./900 = 6.1
 - SERVICE AREA & BODY SHOP = 17,500 S.F./300 = 58.4
 - B. PROPOSED BUILDING:
 - USED CAR OFFICE = 2500 S.F./300 = 8.3
 - USED CAR SHOW ROOM = 2500 S.F./200 = 12.5
 - USED CAR SALES = 1000 S.F./300 = 3.3
 - SERVICE & PARTS (P.R.) = 11,250 S.F./300 = 37.5
 - SERVICE & PARTS (METZ.) = 1,750 S.F./300 = 5.8
 - C. TOTAL PARKING REQD. = 169.3 = 164 P.S.
 - D. TOTAL PARKING SHOWN = 206 (75 DISPLAY) & (46 STORAGE) (65 CUSTOMERS) = 60 BAYS.
5. OBSTRUCTIONS SHOWN ON THIS PLAN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CORRECTNESS OF THE INFORMATION GIVEN IS NOT WARRANTED OR GUARANTEED. CONTRACTOR SHALL VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION.
6. CONTRACTOR SHALL RESTORE ALL DISTURBED PAVING, SIDEWALKS OR LAWNS AFFECTED BY THE CONSTRUCTION SHOWN HEREON TO A CONDITION COMPARABLE TO THE EXISTING PRIOR TO CONSTRUCTION.
7. PUBLIC UTILITIES EXISTING TO SITE
8. PARKING SPACES TO BE (8.5' WIDE TYPICAL)
9. ALL ONSITE UTILITIES TO BE BUILT UNDER BALTO. CO. PLUMBING CODE & SPECIFICATION AND BY QUALIFIED UTILITY CONTRACTOR.
10. CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES AT LEAST 3 DAYS BEFORE BEGINNING WORK:
 - BELL TELEPHONE SYSTEM - 530-9900 Ext. 440
 - LONG DISTANCE CABLE DIVISION - 332-9900 Ext. 553-554
 - BALTIMORE DG & E - 530-6000 Ext. 691
11. PROPOSED WATER MAIN TO HAVE A MINIMUM OF 4.0' COVER FROM FINISHED GRADE, 6" CLEARANCE FROM STORM DRAINS, AND A MIN. OF 10' CLEARANCE FROM ALL SANITARY SEWERS.
12. FLOOR AREA RATIO = 0.25 < 2.0
13. SEDIMENT CONTROL DEVICES TO BE INSTALLED IN ACCORDANCE WITH BALTIMORE COUNTY SOIL CONSERVATION SERVICE STANDARDS AND SPECIFICATIONS AND AS DIRECTED BY THE BALTIMORE COUNTY SEDIMENT CONTROL INSPECTOR.
14. EXISTING USED CAR OFFICE TO BE RAISED.
15. STORMWATER MANAGEMENT WAIVER REQUESTED (GRANTED 3-14-80)
16. CRG WAIVER GRANTED 1-25-80

LEGEND

- 296 - PROPOSED GRADE
- 502 - EXISTING CONTOUR
- Q - EXISTING LIGHT POLES
- 3 - SILT FENCE
- [X] - STONE CONSTRUCTION ENTRANCE
- [] - INLET TRAP
- - LIMIT OF DISTURBANCE (15,800')
- [//] - DENOTES DISPLAY PARKING
- [X] - DENOTES STORAGE

OWNER TIMONIUM CHRYSLER PLYMOUTH INC. 10300 YORK ROAD ROCKVILLE, MARYLAND 20850		ENGINEER PAUL LEE ENGINEERING, INC. 504 W. PENNSYLVANIA AVE. TOWSON, MARYLAND 21204		PROPOSE SERVICE PARTS PROPOSE OFFICE & SHOW ROOM TIMONIUM CHRYSLER PLYMOUTH INC. 10300 YORK ROAD ELECT. DIST. NO. 2		DATE 4-16-80 SCALE 1"=100'		JOB NUMBER 0162	
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VICINITY MAP
SCALE: 1"=200'

GENERAL NOTES:

1. AREA OF SITE: 5.0 AC.±
2. EXISTING ZONING OF SITE: ML-IM & ML-CS-2
3. EXISTING USE OF SITE: NEW & USED CAR SALES, SERVICES & REPAIRS
4. PROP. ZONING OF SITE: ML-IM & ML-CS-2
5. PROP. USE OF SITE: NEW & USED CAR SALES, SERVICES & REPAIRS
6. OFF STREET PARKING REQUIRED:

A. NEW CAR SHOW ROOM & SALES	= 3,300 SF @ 1/200' = 16.8
OFFICES & PARTS (1ST FLR)	= 3,700 SF @ 1/300' = 12.3
OFFICES & PARTS (MEZZ.)	= 3,500 SF @ 1/500' = 6.7
SERVICE AREA & BODY SHOP	= 17,607 SF @ 1/300' = 58.4
D. USED CAR SALES SHOWROOM & SALES	= 3,500 SF @ 1/200' = 17.5
OFFICES, SERVICES & PARTS	= 15,500 SF @ 1/200' = 51.7
C. TOTAL PARKING SPACES REQUIRED	= 163.7 = 164 PS.
D. TOTAL " " SHOWN	= 346 PS. (25 DISPLAY, 40 STORAGE, 60 DAYS 100 CUSTOMERS)
7. EXISTING SIGN (2 FACED) - 12'x12' = 144 SF/FACE = 288 SF
 EXISTING HEIGHT = 36'
 PROPOSED SIGN (2 FACED) - 14'x12'6" = 185.38 SF/FACE = 370.76 SF
 PROPOSED HEIGHT = 36'
 TOTAL SIGN AREA = 144 SF + 185.38 SF (2) = 658.76 SF
 PERMITTED SIGN AREA = 100 SF
8. PETITIONER REQUESTING A VARIANCE TO SECTIONS 413.2.F & 413.5.D OF THE ZONING REGULATIONS TO PERMIT A TOTAL SIGN AREA OF 658.76 SF (2 SIGNS) IN LIEU OF THE PERMITTED 100 SF (A VARIANCE OF 558.76 SF) AND A TOTAL HEIGHT OF 36' IN LIEU OF THE PERMITTED 25' (A VARIANCE OF 11').
9. PUBLIC UTILITIES EXISTING TO SITE
10. VARIANCE TO INCLUDE PROPOSED AND EXISTING SIGN.

PLAT TO ACCOMPANY PETITION
FOR

VARIANCES
TIMONIUM CHRYSLER-PLYMOUTH
10,300 YORK ROAD

8TH ELECT. DIST BALTIMORE COUNTY, MD.
SCALE: 1"=40' DEC. 30, 1982

PETITIONER'S
EXHIBIT 1

227
90-364-A

PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

