



KEVIN KAMENETZ
County Executive

November 7, 2017

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

Richard Matz
Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue, Suite G
Baltimore, MD 21209

RE: Spirit and Intent
Zoning Case Nos. 1993-0403-A & 1999-0201-A
11309 & 11311 Reisterstown Road & 11275 Reisterstown Road

Dear Mr. Matz,

This refers to your November 1, 2017 letter to Mr. Arnold Jablon, Director of Permits, Approvals, and Inspections, attaching a proposed revised site plan for the subject property. You stated in your letter that the revised plan shows proposed additions to the Porsche Dealership and the Lexus Dealership. You requested a zoning S&I (Spirit and Intent) verification that the proposed changes are within the S&I of the granted variances in cases 1993-0403-A & 1999-0201-A.

Please be advised that this office finds that all proposed improvements to the Porsche dealership meet the Spirit & Intent of the above listed cases. This office also finds that the improvement on the southeast side of the Lexus dealership meets the spirit & intent of the above mentioned cases, and that the improvement to the front of the Lexus dealership meets the zoning regulations. However, this office finds that the improvement to the canopy on the northwest side of the Lexus dealership does NOT meet the spirit & intent of the above mentioned cases. At no point has the Hearing Officer granted permission to the property owner(s) to encroach upon the property line shared with High Falcon Realty Corp. As such, the Zoning Office advises you that a Variance will need to be obtained to proceed with that aspect of the project.

This letter is strictly limited to the application of the BCZR as applied to the S&I request presented in your letter, and does not represent verification or approvals for any other Local, State or other Regulations that may apply to this property.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jason Seidelman', with a long horizontal flourish extending to the right.

Jason Seidelman
Planner II, Zoning Review

File: 17-420
Enclosure

VARIANCES GRANTED AT ZONING HEARING OF 11-09-89 CASE # 90-160-A

1. VARIANCE GRANTED TO PERMIT A DOUBLE SIDE SIGN OF 139 S.F. IN LIEU OF THE ALLOWED 100 S.F. SIGNAGE. THE SIGNAGE SHALL BE PLACED ON THE REAR OF THE BUILDING AND NO SIGNAGE SHALL BE PLACED ON THE FRONT OF THE BUILDING.

2. VARIANCE GRANTED TO PERMIT A SIGNAGE HEIGHT OF 20' IN LIEU OF THE REQUIRED SIGNAGE HEIGHT OF 15'.

3. VARIANCE GRANTED TO PERMIT A SIDE YARD SETBACK OF 10' IN LIEU OF THE REQUIRED SETBACK OF 20'.

4. VARIANCE GRANTED TO PERMIT A SIGNAGE AREA OF 139 S.F. IN LIEU OF THE ALLOWED 100 S.F. SIGNAGE.

ADDITIONAL NOTES

1. Signage shall be limited to the hours Monday through Friday 9:00 A.M. to 5:00 P.M. No more than one sign shall be used on the sign.

2. All signage lighting shall be no more than 10 feet above grade. All signage lighting shall be directed downward and shall not illuminate any residential property.

3. When installing any signage, the applicant shall present a landscape plan that provides for adequate landscaping and shall provide for the maintenance of the landscape plan.

4. The applicant shall provide for the maintenance of the landscape plan and shall provide for the maintenance of the landscape plan.

PREVIOUS ZONING CASES: SEE NEW LIST

1. 11-09-89 CASE # 90-160-A

2. 11-09-89 CASE # 90-160-A

3. 11-09-89 CASE # 90-160-A

4. 11-09-89 CASE # 90-160-A

SEE NEW LIST

1. 11-09-89 CASE # 90-160-A

2. 11-09-89 CASE # 90-160-A

3. 11-09-89 CASE # 90-160-A

4. 11-09-89 CASE # 90-160-A

SEE NEW LIST

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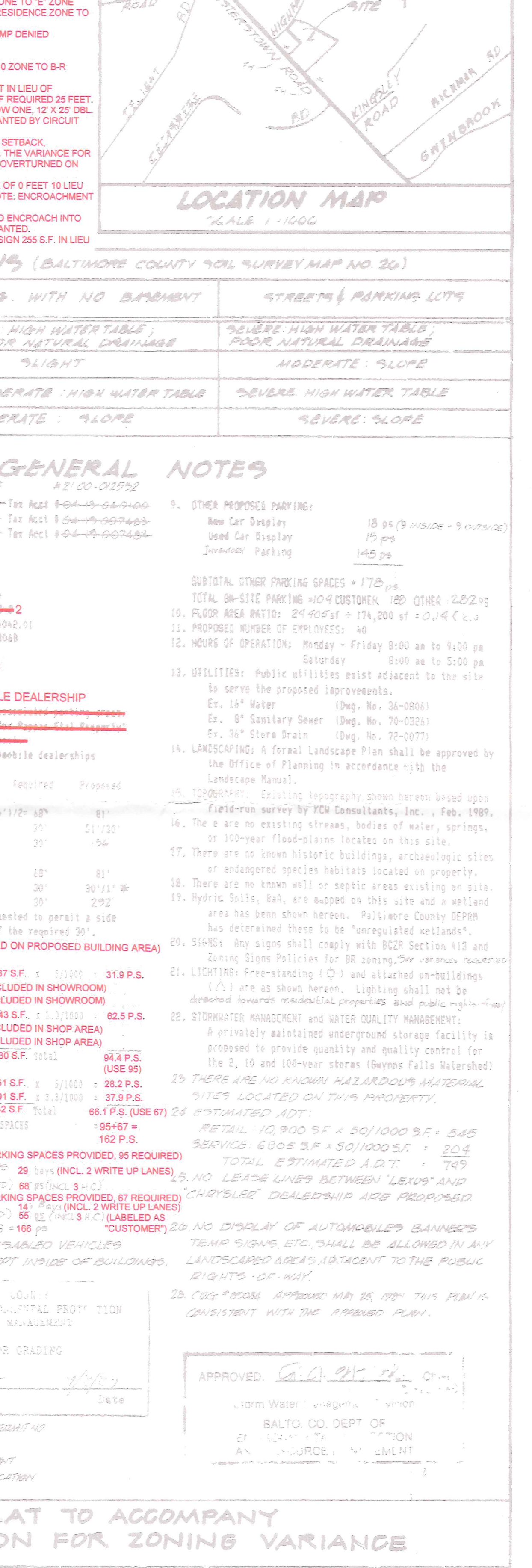
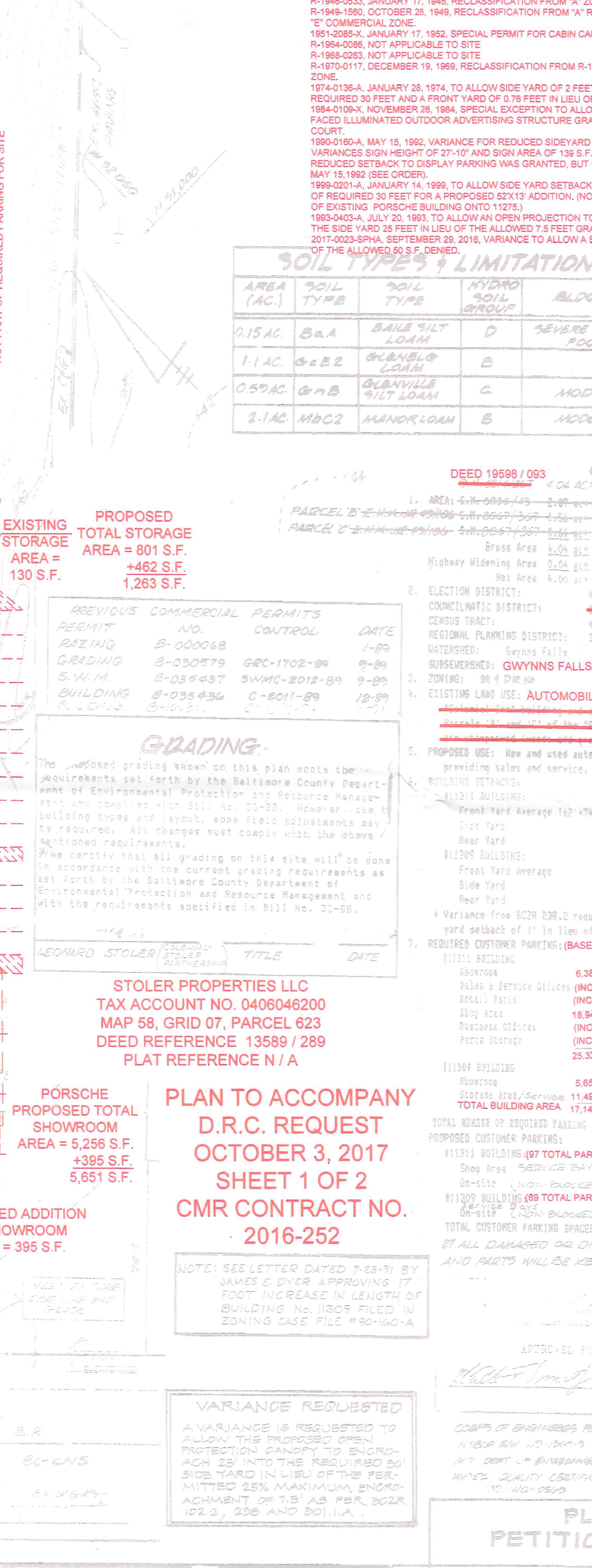
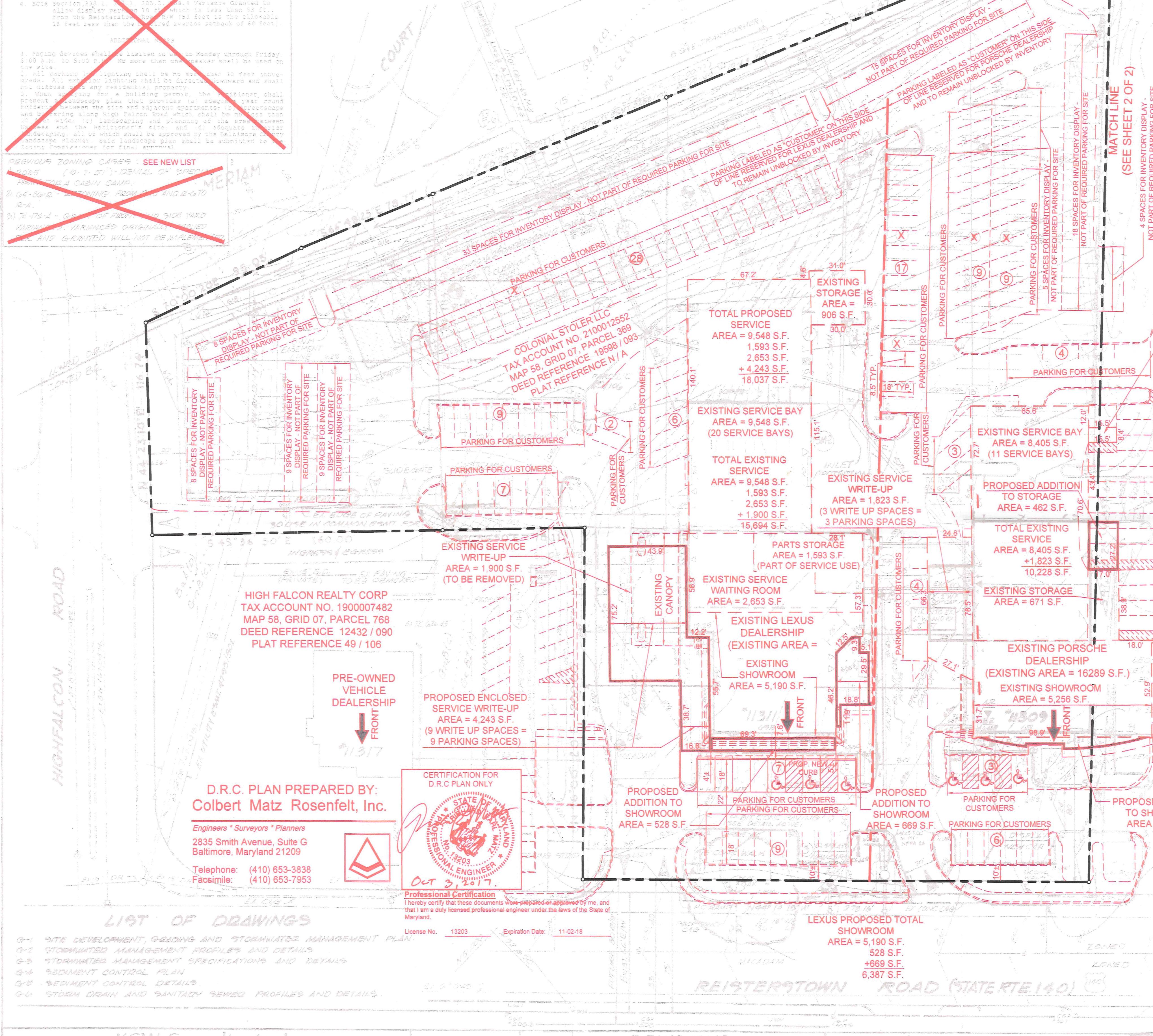
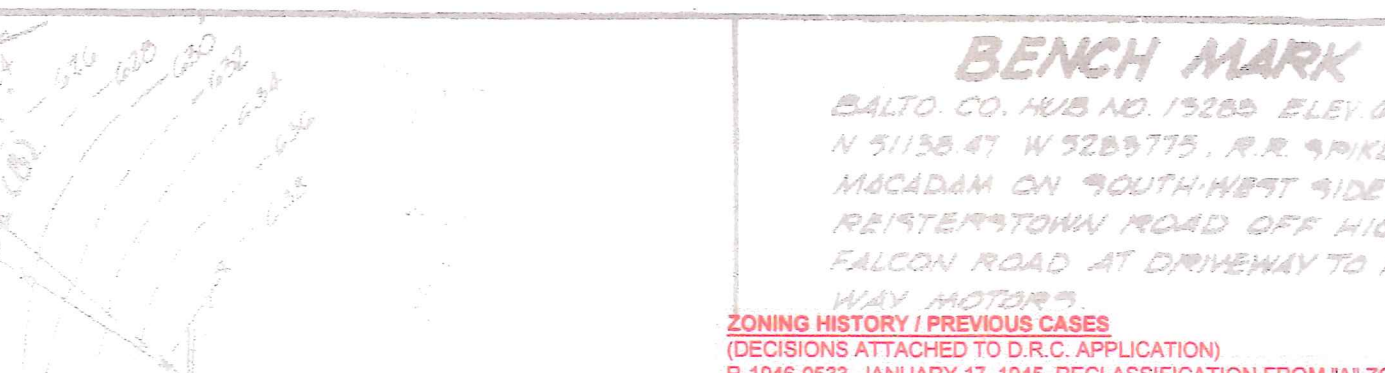
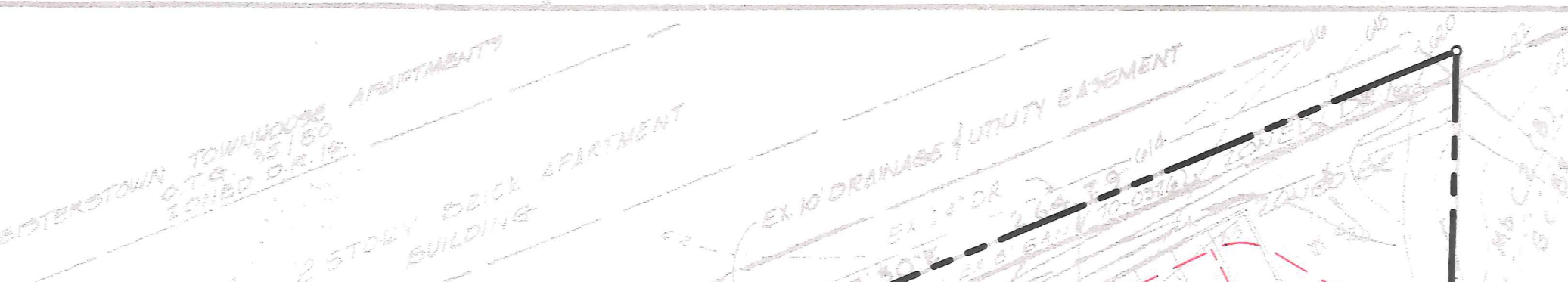
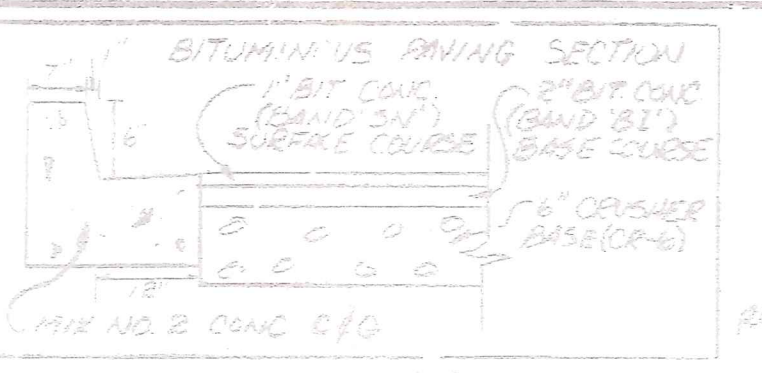
SEE NEW LIST

1. 11-09-89 CASE # 90-160-A

2. 11-09-89 CASE # 90-160-A

3. 11-09-89 CASE # 90-160-A

4. 11-09-89 CASE # 90-160-A



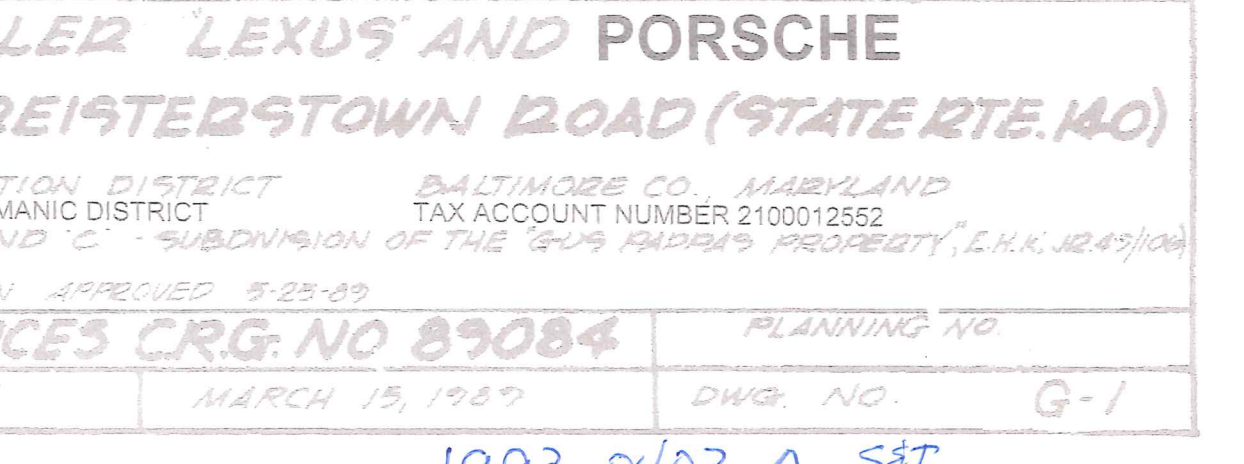
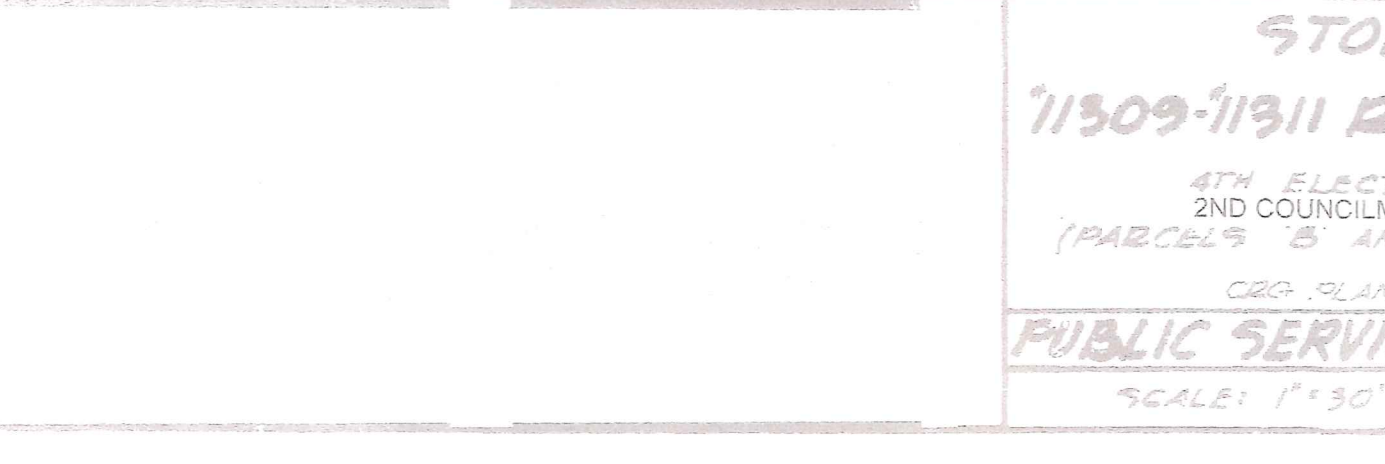
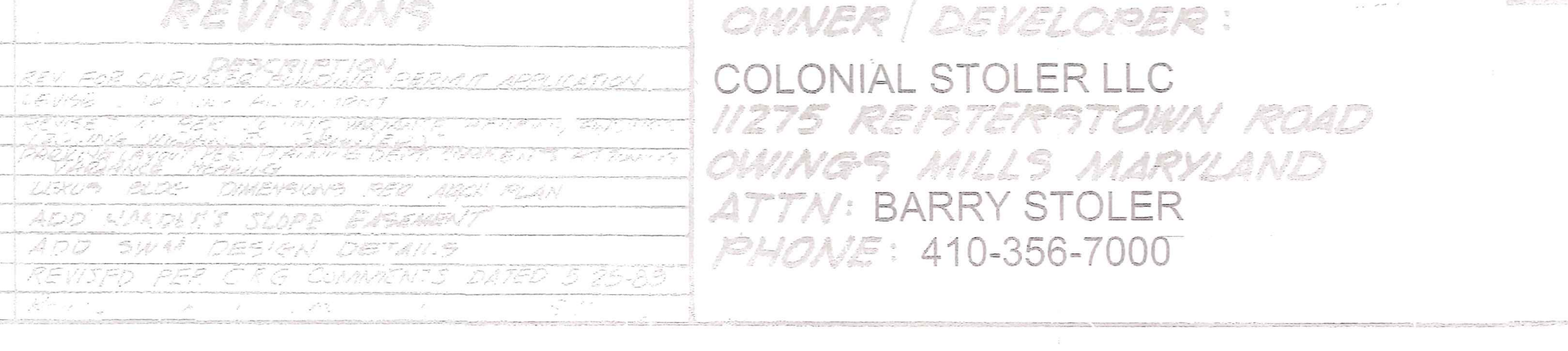
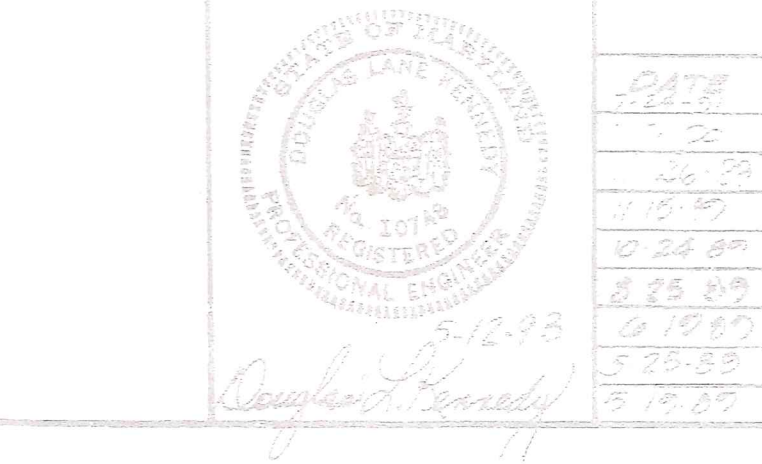
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4. 11-09-89 CASE # 90-160-A



SOIL TYPES & LIMITATIONS (BALTIMORE COUNTY SOIL SURVEY MAP NO. 20)					
AREA (AC.)	SOIL TYPE	SOIL TYPE	HYDRO SOIL GROUP	ALDS WITH NO BASEMENT	STREETS & PARKING LOTS
0.15 AC.	BaA	BAILEY GILT LOAM	D	SEVERE HIGH WATER TABLE; POOR NATURAL DRAINAGE	SEVERE HIGH WATER TABLE; POOR NATURAL DRAINAGE
1.1 AC.	BaB2	BAILEY GILT LOAM	D	SLIGHT	MODERATE SLOPE
0.52 AC.	BaB	BAILEY GILT LOAM	C	MODERATE HIGH WATER TABLE	SEVERE HIGH WATER TABLE
2.1 AC.	MbC2	MANOR LOAM	B	MODERATE SLOPE	SEVERE SLOPE

DEED 19598 / 093

1. AREA: 4.11 AC. (4.11 AC. TOTAL)

2. ELECTION DISTRICT: 442

3. ZONING: B-1 (B-1)

4. EXISTING LAND USE: AUTOMOBILE DEALERSHIP

5. PROPOSED USE: New and used automobile dealerships providing sales and service.

6. REQUIRED CUSTOMER PARKING: (BASED ON PROPOSED BUILDING AREA)

7. REQUIRED CUSTOMER PARKING: (BASED ON PROPOSED BUILDING AREA)

8. REQUIRED CUSTOMER PARKING: (BASED ON PROPOSED BUILDING AREA)

9. OTHER PROPOSED PARKING:

10. FLOOR AREA RATIO: 24,400 sq. ft. = 0.44 (C-1)

11. PROPOSED NUMBER OF EMPLOYEES: 40

12. HOURS OF OPERATION: Monday - Friday 8:00 am to 9:00 pm

13. UTILITIES: Public utilities exist adjacent to the site to serve the proposed improvements.

14. LANDSCAPING: A formal landscape plan shall be approved by the Office of Planning in accordance with the Landscape Manual.

15. STORMWATER: Existing topography shown herein based upon field-run survey by KCM Consultants, Inc., Feb. 1989.

16. There are no existing streams, bodies of water, springs, or 100-year flood-plains located on this site.

17. There are no known historic buildings, archaeological sites or endangered species habitats located on property.

18. There are no known well or septic areas existing on site.

19. Hydric Soils, Bn, are mapped on this site and a wetland area has been shown herein. Baltimore County DEPOM has determined these to be "unregulated wetlands".

20. SIGNAGE: Any signs shall comply with B-1 zoning sign regulations and Baltimore County DEPOM sign regulations.

21. LIGHTING: Free-standing (F-1) and attached on-buildings (A-1) are as shown herein. Lighting shall not be directed towards residential properties and public rights-of-way.

22. STORMWATER MANAGEMENT AND WATER QUALITY MANAGEMENT: A privately maintained underground storage facility is proposed to provide quantity and quality control for the 2, 10 and 100-year storms (Baltimore County Watershed).

23. THERE ARE NO KNOWN HAZARDOUS MATERIAL SITES LOCATED ON THIS PROPERTY.

24. ESTIMATED A.D.T. RETAIL: 10,900 S.F. x 50/1000 S.F. = 545

25. SERVICE: 6805 S.F. x 50/1000 S.F. = 204

26. TOTAL ESTIMATED A.D.T.: 749

27. NO LEASE LINES BETWEEN "LEXUS" AND "PORSCHE" DEALERSHIP ARE PROPOSED.

28. NO DISPLAY OF AUTOMOBILES BANNERS, TEMP SIGNS, ETC., SHALL BE ALLOWED IN ANY LANDSCAPED AREAS ADJACENT TO THE PUBLIC RIGHTS-OF-WAY.

29. C-1: "C-1" APPROVED MAY 25, 1989 THIS PLAN IS CONSISTENT WITH THE APPROVED PLAN.

PERMIT NO.	CONTROL	DATE
RAZING	B-000068	1-89
GRADING	B-000079	9-89
S.W.M.	B-000087	9-89
BUILDING	B-000096	12-89

PERMIT NO.	CONTROL	DATE
RAZING	B-000068	1-89
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BUILDING	B-000096	12-89

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



November 1, 2017

Mr. Arnold Jablon, Director
Department of Permits, Approvals, and Inspections
111 West Chesapeake Avenue, Suite 105
Towson, Maryland, 21204

#17-420
\$15000

Re: Spirit and Intent Letter
DRC #102417E
Len Stoler Lexus / Porsche, and Len Stoler Ford
11309 and 11311 Reisterstown Road, and 11275 Reisterstown Road
CMR Contract No. 2016-252

Dear Mr. Jablon,

The site is developed with three automobile dealerships owned by the same party and has been in existence since the 1980's. All the properties are owned by the same group of automobile dealerships. As a result, the most recent plan available for the adjacent site has been included with this request.

It is proposed to rebuild the existing facades and to construct small additions to each of the existing buildings for the Lexus and Porsche dealerships to improve the appearance of the dealerships.

The additions to the Porsche dealership will consist of removing the existing front and constructing a new facade that will increase floor area slightly. A small addition to the existing storage area on the south side of the building will also be constructed. The two additions will add a total of 857 square feet, more or less, to the existing building (395 square feet + 462 square feet). The total existing floor area is 16,285 square feet, more or less. The floor area after construction of the additions will be 17,142 square feet, more or less.

The additions to the Lexus dealership will consist of removing the existing front and constructing a new facade and constructing a small addition to the south side of the building. These two additions will increase the floor area 1,197 square feet, more or less. Also, the existing drive-thru service write up area will be removed and reconstructed along with a sit-down service write up area. The existing drive-thru service area is 1,900 square feet, more or less. The new drive-thru service write-up and sit-down service write-up area will be 4,243 square feet, more or less. This represents an increase in building area of 2,343 square feet, more or less (4,243 square feet - 1,900 square feet = 2,343 square feet). The total increase in floor area to the Lexus dealership will be 1,197 square feet + 2,343 square feet = 3,540 square feet, more or

Letter of Spirit and Intent
Len Stoler Lexus / Porsche, and Len Stoler Ford
November 1, 2017
CMR Project No. 2016-252

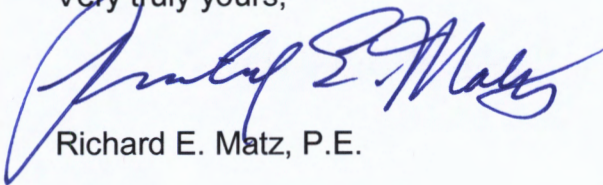
less. The total existing floor area is 21,790 square feet, more or less. The floor area after construction of the additions will be 25,330 square feet, more or less.

This site has been the subject of a number of previous zoning cases. Below is a summary of two prior zoning cases and our opinion concerning the proposed use as being within the spirit and intent of these prior cases.

- Case Number 1993-0403-A Approved the petitioners request to allow the proposed open projection canopy to encroach 25' into the required 30 foot side yard, in lieu of the permitted 25% maximum encroachment of 7.5 foot and the relief requested was granted.
- Case Number 1999-201-A Approved the petitioners request to permit a side yard setback of 0 feet in lieu of the required 30 feet for a proposed 52' x 13' addition and the requested relief was granted.

The proposed improvements do not require any further zoning relief. On our opinion, the proposed improvements are within the Spirit and Intent of the previous hearings. Your confirmation is requested. Thank you for your consideration of this request.

Very truly yours,



Richard E. Matz, P.E.

Cc: Jay Brown w/ attachments
Barry Stoler w/ attachments

Enclosures: Zoning Case #1993-0403-A and Plan
Zoning Case #1999-201-A and Plan
Letter and Site Plan to accompany Development Review Committee request
DRC Approval Letter, dated October 30, 2017, DRC #102417E

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

2835 Smith Avenue, Suite G Baltimore, MD 21209

LETTER OF TRANSMITTAL

To: Baltimore County,
Permits, Approvals and
Inspections

111 W Chesapeake Ave, Rm 111

Towson, MD 21204

Date: 11/1/2017

Attn: June Wisnom

Re: Spirit & Intent Letter for 11275, 11309 & 11311
Reisterstown Road

Cc: Dick Matz, Barry Stoler w/ attachments, Jay Brown
w/ attachments

Job No. 2016-252

We are sending you
the following items:

☒ Attached ☐ Under Separate Cover

☒ Prints ☐ Originals

Date	Copies	Description
11/01/17	1	Spirit & Intent Letter
11/01/17	1	DRC Cover Letter and Site Plans
11/01/17	1	2 Prior Zoning cases and Site Plans
11/01/17	1	Check for Spirit & Intent Letter
11/01/17	1	DRC Approval Letter

These are transmitted as checked below:

☐ Information Only ☐ As Requested ☐ For Approval ☒ Review & Comment ☐ Original to Follow under Separate Cover

Message:

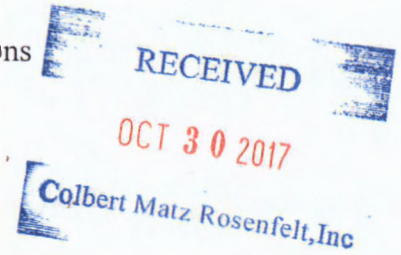
Anthony Cortea
acortea@cmrengineers.com

If enclosures are not as noted, kindly notify us at once.

Telephone: 410-653-3838

Fax: 410-653-7953

Baltimore County Government
Department of Permits Approvals and Inspections
Development Management



111 West Chesapeake Avenue
Towson, MD 21204

410-887-3335

October 30, 2017

Colbert, Matz, & Rosenfelt, Inc.
Richard E. Matz, P.E.
2835-G Smith Avenue
Baltimore, MD 21209

RE: Stoler Lexus and Porsche
11311 Reisterstown Road
Tracking Number: DRC-2017-00147
DRC Number: 102417E; Dist. 4C2

Dear Mr. Matz:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and as provided in Section 602 (d) of the Baltimore County Charter, and Sections 32-1-101, 32-3-401, and 32-3-517 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensure compliance with Section 32-4-106 and Section 32-4-262 of the Baltimore County Code, and to make recommendations to the Director, Department of Permits Approvals and Inspections (PAI).

The DRC has, in fact, met in an open meeting on October 24, 2017, and made the following recommendations:

The DRC has determined, your project provisionally meets the requirements of a **limited exemption** under Section 32-4-106(a)(1)(vi).

Now that you have received this limited exemption, please proceed with building permit application.

Colbert, Matz, & Rosenfelt, Inc.
Stoler Lexus and Porsche
October 30, 2017
Page 2

A copy of this letter must be presented when submitting engineering/construction plans to this office, and/or when applying for a building permit.

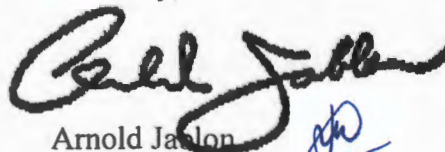
Please note that compliance with subtitles 3, 4 and 5 of Title 4, Article 32, Baltimore County Code, is required, as is compliance with all applicable zoning regulations. Phase 2 review fees may apply, depending on the amount of site disturbance, and/or the requirement of a Public Works Agreement. Also, sidewalks are required whenever the site is within the Metropolitan District.

Herein find a Zoning Review Hearing Checklist that will serve as a guide when preparing plans for building permit applications. Please be advised, plans not meeting minimum checklist requirements will not be accepted for filing. This will consequently delay building permit approval. Please note, the "conceptual" plan required for DRC review, does not necessarily meet the checklist guidelines. Therefore, it should not be assumed that the DRC plan is acceptable for building permit applications. Should you have any questions regarding the above, please contact the Zoning Review Section at 410-887-3391.

I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 30th day of October 2017, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permit that may be required for this project, your application will be processed subject to the conditions set forth above, and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,


Arnold Jaslon
Director

AJ: JMC:dak

C: File

Sharon Miller

Colonial Stoler, LLC; 11311 Reisterstown Road; Owings Mills, MD 21117

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



October 3, 2017

Mr. Jan Cook, Chairman
Baltimore County Development Review Committee
111 W. Chesapeake Avenue
Towson, MD. 21204

Re: Len Stoler Lexus / Porsche, and Len Stoler Ford
11309 and 11311 Reisterstown Road, and 11275 Reisterstown Road
CMR Contract No. 2016-252

Dear Mr. Cook,

We are hereby requesting a Limited Exemption under Section 32-4-106 (a) (1) (vi).

The site is developed with two automobile dealerships owned by the same party and has been in existence since the 1980's. The existing building for the Porsche dealership encroaches onto the adjacent property. The adjacent property is owned by the same group of automobile dealerships. As a result, the most recent plan available for the adjacent site has been included with this request.

It is proposed to rebuild the existing fronts and to construct new additions to each of the existing buildings for the Lexus and Porsche dealerships.

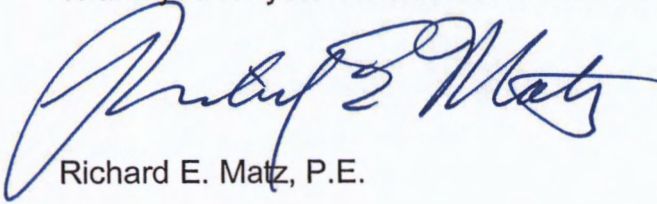
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Len Stoler Lexus / Porsche, and Len Stoler Ford
11309 and 11311 Reisterstown Road, and 11275 Reisterstown Road
CMR Contract No. 2016-252
Page 2

increase in floor area to the Lexus dealership will be 1,197 square feet + 2,343 square feet = 3,540 square feet, more or less. The total existing floor area is 21,790 square feet, more or less. The floor area after construction of the additions will be 25,330 square feet, more or less.

Thank you for your consideration with this request.

A handwritten signature in blue ink, appearing to read "Richard E. Matz". The signature is fluid and cursive, with the last name "Matz" being more prominent.

Richard E. Matz, P.E.

Cc: Jay Brown w/ attachments
Barry Stoler w/ attachments

Attachments

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Testimony and evidence offered was that the subject property is approximately 4 acres in area and is split zoned B.R. and D.R.16. The predominant portion of the property is zoned B.R. The property fronts Reisterstown Road and has been developed as a new car dealership. Presently, both the Chrysler Motors Corporation Dealership and Lexus Dealership exist on the site.

Notwithstanding my decision to approve this variance, certain comments from the Baltimore County Zoning Plans Advisory Committee are to be noted. Specifically, a comment was received from the Department of Public Works which suggests that the Developer revise the approved landscape plan in order to provide supplemental tree plantings to compensate for the loss of the 60" caliper white oak tree. Further, a letter received from the

1. The Petitioner is hereby made aware that proceeding at this time is at its 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

2. The Petitioner shall implement additional landscaping on the subject property as more fully set forth in correspondence from KCM Consultants, Inc. to the Department of Public Works dated June 23, 1993. Said correspondence has been reviewed and approved by E. Avery Harden, Baltimore County Landscape Architect and Arnold P. (Pat) Keller, Deputy Director of the Office of Planning and Zoning.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/men

ORDER RECEIVED FOR FILING
Date 7/20/93
20

-4-

ORDER RECEIVED FOR FILING
Date 7/20/93
By Mr. Smith

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

SEE ATTACHED ADDENDUM

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

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day
of _____, 19____, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out 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 _____ day of _____, 19____, at _____ o'clock
_____ M.

Zoning Commissioner of Baltimore County
(over)

(over)

Douglas L. Kennedy, P.E.
William K. Woody, L.S.

John M. Cosaraquis, L.S. (Ret.)

KCW Consultants, Inc.
Civil Engineers and Land Surveyors
1777 Reisterstown Road
Commercentre, Suite 175
Baltimore, Maryland 21208

 (301) 484-0894 / 484-0963

May 30, 1989

PROPERTY OF COLONIAL-STOLER PARTNERSHIP
LIBER 8030, FOLIO 43 AND
LIBER 8067, FOLIO 367
BALTIMORE COUNTY, MARYLAND
DESCRIPTION TO ACCOMPANY
APPLICATION FOR ZONING VARIANCE

BEGINNING FOR THE SAME at a point on the Northeast side of Reisterstown Road (Md. Rte. 140), 66 foot wide, distant 270 feet more or less Southeasterly from the center of High Falcon Road, said point being the Southernmost corner of Parcel "A", plat of "Gus Pappas et.al. Property" dated February 10, 1982 and recorded among the Plat Records of Baltimore County in Plat Book E.H.K., Jr. 49, Folio 106, running thence, binding on said Parcel "A";

1. North 46 degrees 00 minutes 20 seconds East 200.00 feet;
thence,
2. North 45 degrees 36 minutes 50 seconds West 238.11 feet
to a point on the Northeast side of High Falcon Road;
thence binding on the Northeast side of High Falcon Road,
3. North 44 degrees 23 minutes 10 seconds East 116.74 feet
to a point; thence leaving High Falcon Road and running
with and binding on said Parcel "B" and Parcel "C" of the
said plat,
4. South 70 degrees 00 minutes 20 seconds East 95.05 feet;
thence.

1 of 2

(410) 887-4386

July 20, 1993

RE: Case No. 93-403-A
Petition for Variance
Property: 11309-11311 Reisterstown Rd.
Leonard Stoler, Petitioner

Dear Mr. Singer:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, 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.

Lawrence E. Schmidt
Zoning Commissioner

LES:MMO

att.
cc: Mr. James E. Berg
Mr. Edwin S. Howe

93-403-A

5. South 66 degrees 48 minutes 25 seconds East 217.94 feet; thence leaving said Parcel "C" and running with and binding on the property of Colonial-Stoler Partnership by Deed S.M. 8030/43,
6. South 66 degrees 47 minutes 30 seconds East 264.79 feet; thence,
7. South 47 degrees 10 minutes 25 seconds West 537.64 feet to the Northeast side of Reisterstown Road (Md. Rte. 140), 66 foot right-of-way; thence running with and binding on said road,
8. North 44 degrees 14 minutes 13 seconds West 278.16 feet to the point of beginning.

Containing 4.04 acres of land more or less.

BEING Parcel "B" and Parcel "C" plat of "Gus Pappas et.al. Property", dated February 10, 1982, and recorded among the Plat Records of Baltimore County in Plat Book E.H.K., Jr. 49, Folio 106, conveyed to Colonial-Stoler Partnership by Deed S.M. 8067/367 and the property of Colonial-Stoler Partnership by Deed S.M. 8030/43.



2 of 2

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: 5/14/93
Posted for: Leonard Stoler
Petitioner: Leonard Stoler
Location of property: 11309 - 11311 Reisterstown Rd. - NEFS
Location of Sign: Reisterstown Rd. at 11309
Remarks: Posting of signs for zoning hearing
Posted by: Arnold Jablon Date of return: 5/19/93
Number of Signs: 1

Baltimore County
Zoning Administration &
Development Management
211 West Chesapeake Avenue
Towson, Maryland 21204

Date: 5/14/93

(1) NON RES. ZONING-VAR FILING CODE 020 = \$ 250.00
(1) SIGN POSTING CODE 080 = 35.00
TOTAL 285.00

NAME LEN STOLER
LOC. 11309-11311

03A03H0062MICHRC \$285.00
SA 0002135PM05-14-93
Please Make Checks Payable To: Baltimore County

Cashier Validation

receipt

93-403-A
Account: R-001-6150
Number 415
By JOHN L.

111 West Chesapeake Avenue
Towson, MD 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be assessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 415

Petitioner: LEN STOLER

Location: 11309 REISTERSTOWN RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: LEN STOLER CHRYSLER

ADDRESS: 11309 REISTERSTOWN RD.

PHONE NUMBER: 410-356-1000

AJ:ggs

(Revised 04/09/93)

TO: POTOMAC PUBLISHING COMPANY
5/27/93 Issue - Jeffersonian

Please forward billing to:

Leonard Stoler
Stoler Lexus and Chrysler
11309 Reisterstown Road
Odessa Hills, Maryland 21117
(410) 356-7000

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-403-A (Item 415)
11309 - 11311 Reisterstown Road - Stoler Lexus and Chrysler
NE/S Reisterstown Road, 270' SE of High Falcon Road
4th Election District - 3rd Councilmanic
Petitioner(s): Leonard Stoler
HEARING: WEDNESDAY, JUNE 16, 1993 at 2:00 p.m. in Rm. 118, Old Courthouse.

Variance to allow the proposed open projection canopy to encroach 25 feet into the required 30 foot side yard in lieu of the permitted 25% maximum encroachment of 7.5 feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD. 5/27 1993

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 1 successive weeks, the first publication appearing on 5/27, 1993

THE JEFFERSONIAN,

S. Zehner 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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

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Variance: to allow the proposed open projection canopy to encroach 25 feet into the required 30 foot side yard in lieu of the permitted 25% maximum encroachment of 7.5 feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

5/24/93

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

MAY 20 1993

(410) 887-3353

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-403-A (Item 415)
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Petitioner(s): Leonard Stoler
HEARING: WEDNESDAY, JUNE 16, 1993 at 2:00 p.m. in Rm. 118, Old Courthouse.

Variance to allow the proposed open projection canopy to encroach 25 feet into the required 30 foot side yard in lieu of the permitted 25% maximum encroachment of 7.5 feet.

Arnold Jablon
Director

cc: Stoler Lexus and Chrysler
Marvin I. Singer, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 11, 1993

Marvin I. Singer, Esquire
343 North Charles Street
Baltimore, MD 21201-4361

RE: Case No. 93-403-A, Item No. 413
Petitioner: Leonard Stoler
Petition for Variance

Dear Mr. Singer:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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 May 14, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Department of Public Works

111 West Chesapeake Avenue
Towson, MD 21204-6004

August 30, 1993

Mr. Marvin I. Singer
Hooper, Kiefer & Cornell
343 North Charles Street
Baltimore, MD 21201-4361

RE: Stoler Zoning Variance, Case 93-403-A

Dear Mr. Singer:

We are in receipt of your letter and enclosure.

Because there was so much community sentiment for the large White Oak tree that was lost in front of Stoler's, we feel it is worth the trouble to do what it takes to replace it.

The White Oak is not available in the nurseries during the fall season because it does not survive transplanting well in the fall. It will be readily available in the spring and should be installed in early spring.

The landscaper should pick out well branched specimens that meet A.A.N. standards. The required installation size is 2 1/2" caliper. Larger sizes of White Oaks do not survive well.

I will recommend to the Zoning Commissioner that this later installation date be acceptable.

Respectfully yours,

E. Avery Harden
Landscape Coordinator
Development Plan Review

EAH:pab

cc: Arnold F. (Pat) Keller
Leonard Stoler
Edwin S. Howe, KCM Consultants
Zoning Commissioner
File

ZON93403/PB MEMO4

COPY

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

September 21, 1993

(410) 887-4386

Marvin I. Singer, Esquire
Hooper, Kiefer and Cornell
343 North Charles Street
Baltimore, Maryland 21201-4361

RE: Stoler Zoning Variance, Case No. 93-403-A
Property: 11309 Reisterstown Road

Dear Mr. Singer:

I am in receipt of a copy of E. Avery Harden's letter to you dated August 30, 1993 regarding the above matter.

I have reviewed, again, my decision issued in this case and note that, although I required additional landscaping, no timetable was established for the implementation of same. Mr. Harden's letter, as it relates to the timing of the planting, appears appropriate in order to ensure that the proposed trees survive. Thus, I believe the planting, in accordance with that schedule, is wholly consistent with my decision. I have placed a copy of this letter within the zoning file.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
cc: Arnold F. (Pat) Keller
E. Avery Harden
Leonard Stoler
Edwin S. Howe, KCM Consultants
File

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 28, 1993
Zoning Administration and Development Management
FROM: Robert W. Bowling, Senior Engineer RWD/DAK
Development Plan Review
RE: Zoning Advisory Committee Meeting
June 1, 1993
Item No. 415

The Development Plan Review Section has reviewed the subject zoning item. The Developer should revise the approved landscape plan in order to provide supplemental tree planting to compensate for the loss of the 60 inch caliper white oak tree.

RM/DAK

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 415 (JLL)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: June 2, 1993

SUBJECT: 11309-11311 Reisterstown Road

INFORMATION:

Item Number: 415

Petitioner: Leonard Stoler

Property Size: _____

Zoning: B.R. and D.R. 16

Requested Action: _____

Hearing Date: _____

SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, this office recommends that the owner of the subject property or his representative meet with staff to discuss the placement of additional landscaping along Reisterstown Road.

Prepared by: *Jeffrey M. Long*

Division Chief: *Carol K. Kwan*

PK/JL:lw

415.ZAC/ZAC1

Pg. 1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: May 26, 1993
FROM: Captain Jerry Pfeifer
Fire Department

SUBJECT: Comments for 06/01/93 Meeting

Item 371	No Comments
Item 406	No Comments
Item 407	No Comments
Item 408	No Comments
Item 409	No Comments
Item 410	Building shall be built in accordance with the 1991 Life Safety Code.
Item 411	No Comments
Item 412	No Comments
Item 413	No Comments
Item 415	If the building the canopy is attached to is sprinklered and the area under the canopy is to be used for storage, then the canopy would have to be sprinklered.

JP/dmc

RECEIVED
MAY 27 1993
ZADM

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE/S Reisterstown Rd., 270' SE OF BALTIMORE COUNTY
of High Falcon Rd. (11309-11311 :
Reisterstown Rd. - Stoler Lexus and Chrysler), 4th Election : Case No. 93-403-A
Dist., 3rd Councilmanic Dist. :
LEONARD STOLER, Petitioner :

ENTRY OF APPEARANCE

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

Peter Max Zimmerman
Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Carole S. Demilio
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2188

I HEREBY CERTIFY that on this 23rd day of June, 1993, a copy of the foregoing Entry of Appearance was mailed to Marvin I. Singer, Esquire, 343 N. Charles St., Baltimore, MD 21201-4361, Attorney for Petitioner.

RECEIVED
JUN 24 1993

ZADM

Peter Max Zimmerman
Peter Max Zimmerman

#415
H.O. 93-403-A
Need Home (engineer) filed pet / advised that
cathy's signature needed to be original (not copy)
He stated it felt awkward / worried of possible problems.
He said cathy would sign as soon as possible.
(B. atty not needed for individual as I don't see
too much difficulty here.)
JBL 5/13/93

Supp to Mr. Zimmerman's phone to Mr. Stoler. All correspondence
to go to atty for Need Home.

EXPEDITED HEARING
REQUEST
Item # 415
TO WHOM IT MAY CONCERN:

AN EXPEDITED HEARING FOR
THIS VARIANCE IS NEEDED DUE
TO THE BUILDING BEING CURRENTLY
UNDER CONSTRUCTION. THIS WORK
SHOULD BE TIED IN WITH THE
BUILDING CONSTRUCTION FOR OBVIOUS
REASONS.

RESPECTFULLY
Edwin S. Howie
EDWIN S. HOWIE
KCW CONSULTANTS, INC.
410-281-0033

William K. Woody, L.S.

Douglas L. Kennedy, P.E.

KCW Consultants, Inc.
Civil Engineers and Land Surveyors
3104 Timanus Lane, Suite 101 / Baltimore, Maryland 21244
(410) 281-0030 / 281-0033 / Fax (410) 248-0604

June 23, 1993

Robert W. Bowling, P.E., Chief
Development Plan Review Section
111 West Chesapeake Avenue, Room 211
Towson, Maryland 21204

Attention: Avery Harden

Reference: Len Stoler "Chrysler"
Canopy Variance
Case No. 93-403A

Gentlemen:

The Colonial Stoler Partnership is currently seeking a variance to allow a canopy attachment to the proposed "Chrysler" Building. In this process, comments have been issued from your section as well as the Planning Office requesting that additional landscaping be provided in conjunction with this variance. This landscaping has been requested to compensate for the loss of a previously existing 60" White Oak that fronted the property along Reisterstown Road. During the initial development process of this property all efforts were made, including redesign, to save the tree despite corings which indicated that the tree was essentially hollow and dying. The tree was felled approximately 3 years ago during a storm through no fault of anyone yet every time Len Stoler proposes activities subject to County review it becomes an issue.

In an effort to address your comments as well as put to rest any further requests pertaining to the 60" oak tree a meeting was held on June 22, 1993 with the County Landscaper. In this meeting it was agreed that Len Stoler would plant one 3" to 3 1/2" caliper specimen White Oak along Reisterstown Road in the approximate location where the 60" Oak previously existed as well as two 2" to 2 1/2" caliper White Oaks within the adjacent sloped area between Len Stoler Lexus and Hardee's (see attached sketch).

RECEIVED
- 6 1993
ZONING COMMISSIONER

Should you have any questions or concerns please contact me at (410) 281-0033.

Edwin S. Howe
Edwin S. Howe
Project Engineer

E. Cheryl Hayden
Development Plan Review

Pat Keln 7/6/93
Office of Planning and Zoning

ESH/dke
J.O.88235cv.let

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME _____

ADDRESS

James E. Berg
EDWIN S. HOWE

343 N. Charles St. #1201
5 Stream Ct. Cummings Mills, Md. 21117.
103 SHUTWOOD RD. HOLT VALLEY
MD 21030

 Printed with Soybean Ink
on Recycled Paper