IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
W/S York Road, opposite Gibbons
Boulevard (Towson Valley Motors) * ZONING COMMISSIONER
9800 York Road
8th Election District * OF BALTIMORE COUNTY
4th Councilmanic District
Charles C. Fenwick, Sr. * Case No. 96-3-A
Petitioner

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance for the property located at 9800 York Road in the Cockeysville section of Baltimore County. The Petitioner seeks relief from Section 413.2.f. of the Baltimore County Zoning Regulations (BCZR) to permit relocation and erection of other business signs in excess of limitations contained within the BCZR, specifically, to permit a total of four signs, three free standing business signs and one identification sign. The one identification sign is permitted as of right and will be 91 sq. ft. in area, within the amount permitted as of right of up to 150 sq. ft. The three business signs will total 461 sq. ft., thus, the requested variance from the 100 sq. ft. limitation. Relief is also requested so as to amend the previously approved plan in variance case No. 86-236-A, in which variance relief was previously given as to signage. The proposed signage and subject property are more particularly shown on Petitioner's Exhibit No. 1, the site plan.

Appearing at the requisite public hearing held for this case was the property owner/Petitioner, Charles C. Fenwick, Sr., and President of Valley Motors, Inc., the business which is conducted thereon. Also present was Glen Hayes representing that business. David Martin and Jim Kline, from G.W. Stephens and Associates, also appeared. Mr. Martin is a landscape architect and assisted Mr. Kline in the preparation of the site plan and

landscape plan submitted for this case. The Petitioner was represented by K. Donald Proctor, Esquire. There were no Protestants or other interested persons present. However, Jeffrey Long from the Office of Planning and Zoning appeared in support of the request.

The subject property is well known to this Zoning Commissioner and is located adjacent to York Road between Padonia and Cranbrook Roads in Cockeysville. The property is a rather large site, approximately 7 acres, and features a large frontage, (525 ft.) on York Road. The property is zoned B.M.-CCC.

The property is presently improved with a number of buildings from which the Valley Motors Automobile Dealership operates. Presently, there are five franchises which are located on site. Automobiles which are manufactured by Subaru, Mercedes-Benz, Porsche, Audi and Volkswagen are available from the site. A sixth franchise, featuring Oldsmobile products, is being added.

Mr. Fenwick testified and described the proposed operation and property. He noted that the property was being extensively renovated in view of the additional franchise. Improvements are made in a number of areas including renovation of existing buildings and the sign package. The matter comes before this Zoning Commissioner for consideration of the proposed signs.

Four signs are proposed. One of these is an identification sign and is shown on the site plan (Petitioner's Exhibit No. 1). This sign is permitted as of right and will be 91 ft. in area. It is well within the 150 sq. ft. allowed. Three additional signs are proposed. They will total 461 ft., which is in excess of the 100 sq. ft. allowed. Thus, the requested variances are needed. The signs will advertise the various franchise manufacturers which are available on site. Mr. Fenwick indicated that many of

the manufacturers require their own signs, thus, the need for separate signs for these dealers.

Mr. Kline and Mr. Martin also testified about the plan. They corroborated Mr. Fenwick's testimony as it related to the subject property and the proposed improvements and renovation thereof. They also indicated that a comprehensive landscape plan had been developed as part of the renovation of the site. That plan was submitted as Petitioner's Exhibit No. 2. The Petitioner is agreeable to incorporation of that plan as a condition precedent to the granting to the variance.

Jeff Long from the Office of Planning and Zoning (OPZ) also testified. That office's position is contained within the Zoning Plans Advisory Committee (ZAC) comment dated July 25, 1995. The comment speaks for itself and essentially states that OPZ supports the request for so long as the landscape plan is adopted. Mr. Long noted the unique character of the parcel, specifically, its large frontage on York Road, multi-tenant franchises/businesses on site and large acreage. These factors justified the variance request, in his opinion.

Based on the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. I concur with Mr. Long's assessment that the property is unique, in terms of its size and road frontage. The business operation is also unlike other businesses on York Road. Many of the neighboring properties feature a single business only, whereas the subject property is very large and there are a number of businesses (i.e., the various franchises which are operated therefrom). These factors, satisfy the statutory and case law criteria for the granting of the variance.

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.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21st day of August 1995 that a variance from Section 413.2.f. of the BCZR to permit relocation and erection of other business signs in excess of limitations contained within the BCZR; specifically, to permit a total of four signs, three free standing business signs and one identification sign, in accordance with Petitioner's Exhibit No. 1, the site plan, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to amend the previously approved plan in variance case No. 86-236-A, in which variance relief was previously given as to signage, be and is hereby GRANTED, subject, however, to the following restrictions:

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 landscape the site, in accordance with Petitioner's Exhibit No. 2, as part of the overall renovation of the property.

ORDER RECEIVED FOR FILING
Date 8/21/95
By

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 17, 1995

K. Donald Proctor, Esquire
600 Washington Avenue
Towson, Maryland 21204

RE: Case No. 96-3-A
Petition for Zoning Variance
Charles C. Fenwick, Sr., Petitioner

Dear Mr. Proctor:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, 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 887-3353.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.
cc: Mr. Charles Fenwick, Jr.
cc: Messrs. David Martin and Jim Kline, G.W. Stephens and Assoc.

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9800 York Road, Cockeysville, Maryland 21030

which is presently zoned BM-CCC

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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(s)

413.2.f. to permit relocation and erection of other business signs in excess of limitations contained in such Section - (SEE ATTACHMENT) CONTINUED

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

practical difficulty and unreasonable hardship, and such other reasons as shall be given at the hearing on the matter.

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/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Lawrence F. Haislip, Esquire

(Type or Print Name)

Signature

600 Washington Avenue 823 8234

Address Phone No.

Towson Maryland 21204

City State Zipcode

Legal Owner(s).

Charles C. Fenwick, Sr.

(Type or Print Name)

Charles C. Fenwick

Signature

(Type or Print Name)

Signature

9800 York Road 666 7777

Address Phone No.

Cockeysville, Maryland 21030

City State Zipcode

Name, Address and phone number of representative to be contacted.

Lawrence F. Haislip, Esquire

Name

600 Washington Avenue, Towson 823 8234

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

Zoning Administration & Development Management

Printed with Soybean Ink on Recycled Paper

by PERMITTING 4 freestanding business signs with an area of 329 square feet in lieu of the maximum permitted 3 signs with a 100 square foot area (as already varianced) and to amend the previous approved plan in (sign) variance case No. 85-132-A.

01

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Towson Valley Motors
Description of Sign Variance Area.

June 30, 1995

Beginning at a point south 20° 30' West 63 feet from the intersection of York Road and Gibbons Boulevard said point being in the west right-of-way line of York Road; thence binding on the southernmost outline of Towson Valley Motors property South 71° 35' 38" West 80 feet; thence North 18° 20' 36" West 555.00 feet to the northernmost outline of Towson Valley Motors property; thence binding on said outline South 88° 21' 25" East 85.00 feet to the west property line of York Road; thence binding on said right-of-way line South 18° 20' 36" East 525.00 feet to the point of beginning.

Containing 0.99 acres of land, more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY.

STATE OF MARYLAND
JOHN STRONG SMITH
No. 3020
REGISTERED PROFESSIONAL ENGINEER

J. Strong Smith
P.E. #3020

96-3-A

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 8th

Date of Posting: 7/21/95

Posted for: Variance

Petitioner: Towson Valley Motors

Location of property: 9800 York Rd. W/S

Location of Signs: Facing roadway on property being posted

Remarks:

Posted by: [signature] Signature

Date of return: 7/28/95

Number of Signs: 1

MICROFILMED

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: #95-3-A
(Item 1)
9800 York Road - Towson
Valley Motors
W/S York Road, opposite Gibbons Boulevard
8th Election District
4th Councilmanic
Legal Owner(s):
Charles C. Fenwick, Sr.
Hearing: Wednesday, August 9, 1995 at 9:00 a.m. in Rm. 106, County Office Building.

Variance to permit relocation and erection of other business signs in excess of limitations contained in Section 450.4 by permitting 4 freestanding pylon signs with an area of 200 square feet in lieu of the maximum permitted 3 signs with a 100 square foot area; and to amend the previously approved plan in variance case #85-132-A.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1)Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.
(2)For information concerning the file and/or Hearing, Please Call 887-3391.
7/194 July 20.

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 21, 1995

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 July 20, 1995.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

~~Publisher~~

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

No. 76-1-A
002070
BY JLL

DATE 7/3/95 ACCOUNT R001650

AMOUNT $ 250.00

RECEIVED FROM: L. Hartlip

FOR: NON RES VAR CODE 020 FILING
POSTING TO BE PAID 7/5/95

02602#0065MTCHRC $250.00
BA C002436P007-03-95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS AND PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring 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 accessed 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.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Case No.: _____ Item No.: 01

Petitioner: FENWICK

LOCATION: TOWSON VALLEY MOTORS (YORK RD OPPOSITE GIBBONS BLVD.)

PLEASE FORWARD ADVERTISING BILL TO:

NAME: CHARLES FENWICK C/O VALLEY MOTORS

ADDRESS: 9800 YORK RD

COCKEYSVILLE MD. 21030

PHONE NUMBER: 666 7777

AJ:ggs
(Revised 3/29/93)

MICROFILMED

TO: PUTUXENT PUBLISHING COMPANY
July 20, 1995 Issue - Jeffersonian

Please foward billing to:

Charles Fenwick
Valley Motors
9800 York Road
Cockesyville, MD 21030
666-7777

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: 96-3-A (Item 1)
9800 York Road - Towson Valley Motors
W/S York Road, opposite Gibbons Boulevard
8th Election District - 4th Councimanic
Legal Owner(s): Charles C. Fenwick, Sr.
HEARING: WEDNESDAY, AUGUST 9, 1995 at 9:00 a.m. in Room 106, County Office Building.

Variance to permit relocation and erection of other business signs in excess of limitations contained in such section by permitting 4 free-standing business signs with an area of 329 square feet in lieu of the maximum permitted 3 signs with a 100 square foot area; and to amend the previously approved plan in variance case #85-132-A.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 17, 1995

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: 96-3-A (Item 1)
9800 York Road - Towson Valley Motors
W/S York Road, opposite Gibbons Boulevard
8th Election District - 4th Councimanic
Legal Owner(s): Charles C. Fenwick, Sr.
HEARING: WEDNESDAY, AUGUST 9, 1995 at 9:00 a.m. in Room 106, County Office Building.

Variance to permit relocation and erection of other business signs in excess of limitations contained in such section by permitting 4 free-standing business signs with an area of 329 square feet in lieu of the maximum permitted 3 signs with a 100 square foot area; and to amend the previously approved plan in variance case #85-132-A.

Arnold Jablon
Director
Department of Permits and Development Management

cc: Charles C. Fenwick, Sr.
Lawrence F. Haislip, 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.
(3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 3, 1995

Lawrence F. Haislip, Esquire
600 Washington Avenue
Towson, Maryland 21204

RE: Item No.: 01
Case No.: 96-3-A
Petitioner: Charles Fenwick, Sr.

Dear Mr. Haislip:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 3, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM DATE: July 25, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 9800 York Road

INFORMATION:

Item Number: 1

Petitioner: Charles C. Fenwick, Sr.

Property Size:

Zoning: BM-CCC

Requested Action: Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The applicant requests a variance to permit four freestanding business signs with an area of 329 square feet in lieu of the maximum permitted three signs with a 100 square foot area, and to amend the previously approved plan in Case No. 85-132A.

Staff has met with the applicant's attorney, Mr Haislip, and other representatives of Valley Motors throughout the development of the subject plan.

The site is currently improved with a well maintained, luxury car dealership. The petitioner desires the instant variances because of the need to advertise multiple automobile makes on a single site from which the vehicles are sold.

The advent of this recent phenomenon of a variety of makes being sold from one property has resulted in signage problems for a number of single site users. Unfortunately, the Zoning Regulations were written at a time when, for the most part, only one particular automaker's models were sold at a property. For this reason, staff consistently supports such request when the relief is necessary, no negative visual impact would result and said signs are incorporated with a superior landscape plan.

In the subject case, the applicant has met each of the above-mentioned justifications to satisfy this office that request should be granted.

Prepared by: Jeffrey W. Long

Division Chief: Carol L. Kemp

PK/JL

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: July 24, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for July 24, 1995
Item No. 001

The Development Plans Review Division has reviewed the subject zoning item. We recommend that this variance be made subject to the recently prepared landscape plan showing trees and shrubs in the streetscape.

RWB:sw

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/17/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION OF JULY 17, 1995.

Item No.: SEE BELOW Zoning Agenda:

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.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:01,03,04,05,06 & 08.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: July 18

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: July 17, 1995

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 1
2
3
4
8

LS:sp

LETTY2/DEPRM/TXTSBP

Maryland Department of Transportation
State Highway Administration

Hal Kassoff
Administrator

7-12-95

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

Re: Baltimore County
Item No.: 001 (JLL)

Dear Ms. Watson:

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 project.

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,

Bob Small

for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

PETITION PROBLEMS
AGENDA OF

#1 --- JLL

1. No sign fee paid (see receipt).

#2 --- RT

1. Receipt is for special exception ($300); petition is for special hearing ($250) -- Which one is correct?
2. Special hearing petition says to amend special exception case. Case number given (82-52-SPHA) is for special hearing and variance. What are they amending -- special hearing or a special exception?
3. Need authorization for person signing for legal owner.
4. Zoning on petition says B.R.-A.S.; folder says B.R.-C.N.S. Which one is correct?
5. Who signed for attorney? Do they have authorization?

#3 --- JJS

1. No zoning on petition form.

#5 --- JLL

1. Need authorization for person signing for lessee.
2. Who signed for attorney? Do they have authorization?

RE: PETITION FOR VARIANCE 9800 York Road (Towson Valley Motors), W/S York Road, opposite Gibbons Blvd. 8th Election District, 4th Councilmanic Charles C. Fenwick, Sr. Petitioners	* * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 96-3-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice 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
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of August, 1995, a copy of the foregoing Entry of Appearance was mailed to Lawrence F. Haislip, Esquire, Miles & Stockbridge, 600 Washington Avenue, Towson, MD 21204, attorney for Petitioner.

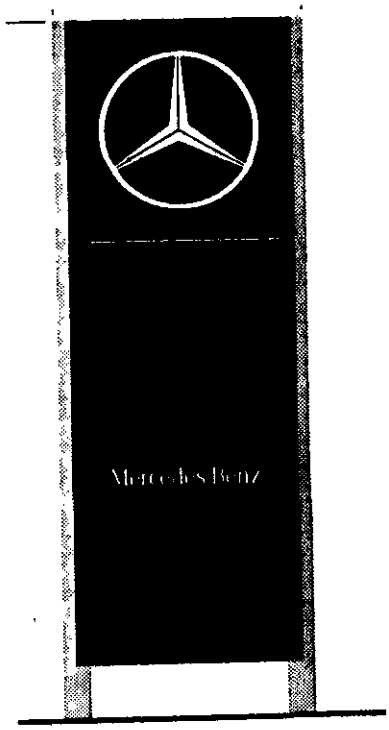
Peter Max Zimmerman

PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

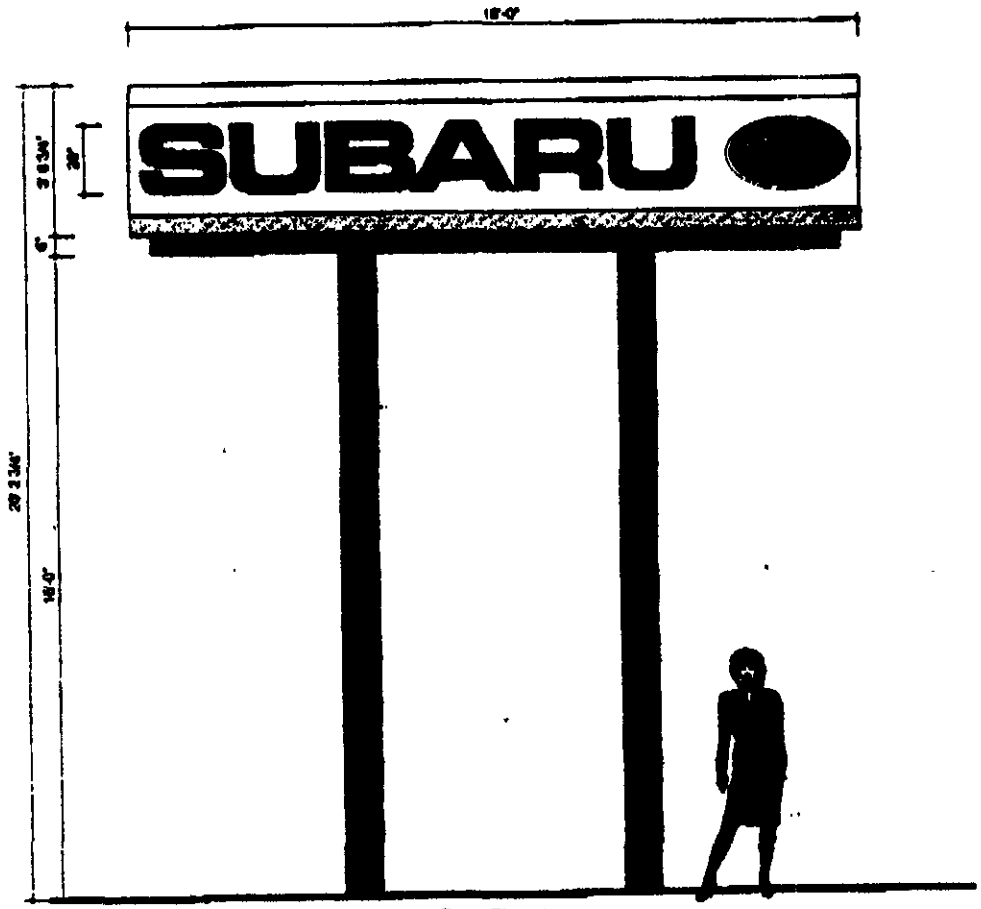
NAME	ADDRESS
K. DONALD PROCTOR	600 WASHINGTON AVE 21204
CHARLES G. FENWICK, JR.	9800 YORK RD., COCKEYSVILLE, MD 21030
Warren J. Hayes	9800 York Rd, Cockeysville, MD 21030
David Martin	G.W. Stephens 658 Kenilworth
JIM KLINE	G.W. STEPHENS & ASSOC



4B

Ref 4B

SUBARU



Front Elevation

Ref 4C

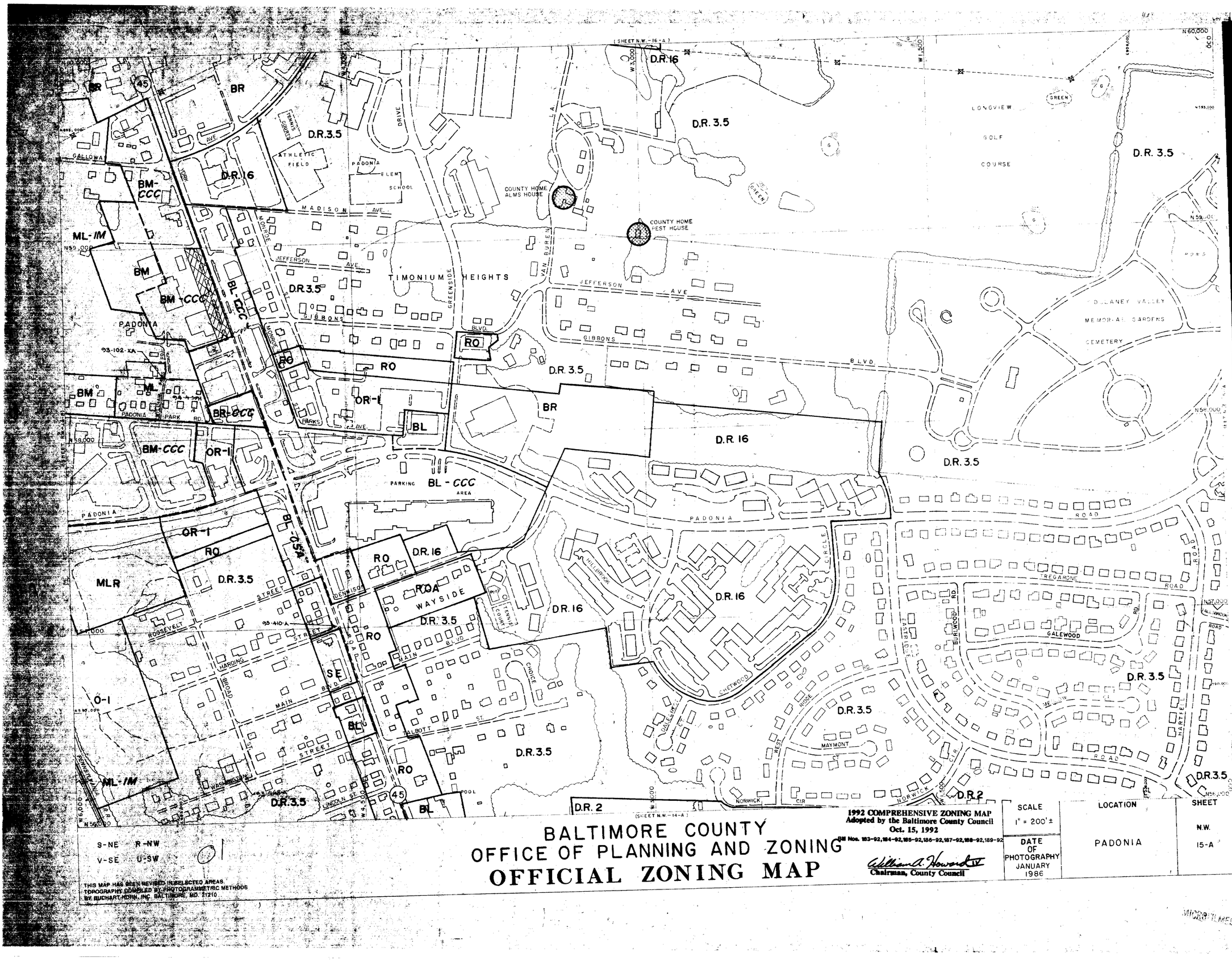
CA

8'-8 1/4"

8'-8 1/4"

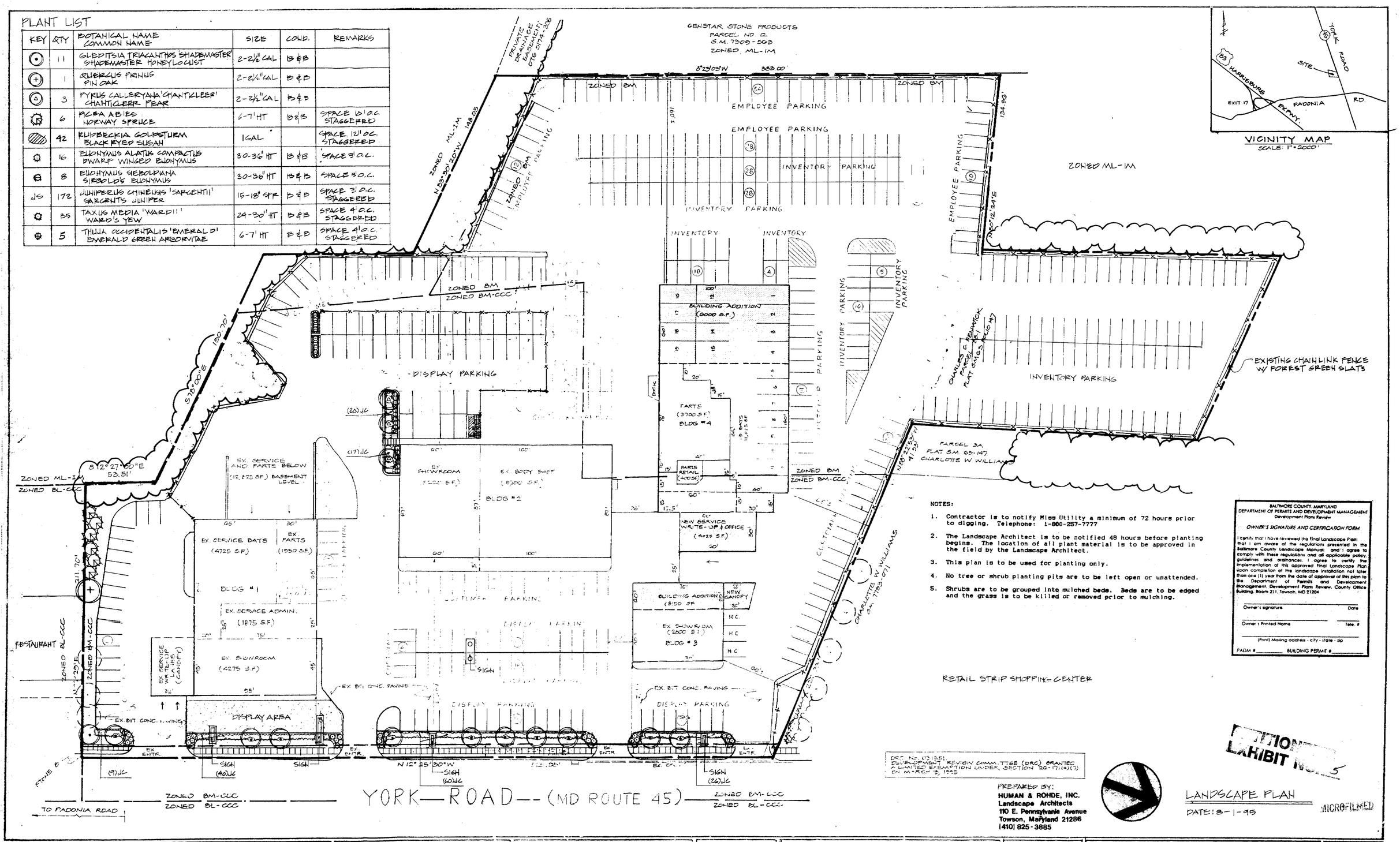
Oldsmobile

VALLEY MOTORS


(SHEET N.W.-16-A)
D.R.16
D.R. 3.5
LONGVIEW
GOLF
COURSE
GREEN
BR
45
BM-CCC
ML-IM
BM
BL-CCC
D.R.3.5
D.R.16
ATHLETIC FIELD
PADONIA ELEM SCHOOL
TENNIS COURTS
MADISON AVE.
COUNTY HOME ALMS HOUSE
COUNTY HOME TEST HOUSE
TIMONIUM HEIGHTS
JEFFERSON AVE.
GIBBONS BLVD.
RO
OR-1
BL
BR
D.R. 16
D.R. 3.5
PARKING AREA
BL - CCC
PADONIA ROAD
DULANEY VALLEY MEMORIAL GARDENS CEMETERY
PARKS
MLR
O-1
SE
WAYSIDE
ROOSEVELT STREET
HARDING
BROAD
MAIN BLVD
TALBOT ST.
WASHINGTON
LINCOLN ST.
DENNISON
CHOICE
POOL
TREGARONE ROAD
GALEWOOD
CHETWOOD
MAYMONT
NORWICK
D.R.2
(SHEET N.W.-14-A)
S-NE R-NW
V-SE U-SW
01
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP
1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 183-92,184-92,185-92,186-92,187-92,188-92,189-92
William A. Howard IV
Chairman, County Council
SCALE
1" = 200'±
DATE OF PHOTOGRAPHY
JANUARY 1986
LOCATION
PADONIA
SHEET
N.W.
15-A
MICROFILMED

PLANT LIST

KEY	QTY	BOTANICAL NAME / COMMON NAME	SIZE	COND.	REMARKS
	11	GLEDITSIA TRIACANTHOS SHADEMASTER / SHADEMASTER HONEYLOCUST	2-2½" CAL	B&B	
	1	QUERCUS PINUS / PIN OAK	2-2½" CAL	B&B	
	3	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR	2-2½" CAL	B&B	
	6	PICEA ABIES / NORWAY SPRUCE	6-7' HT	B&B	SPACE 10' O.C. STAGGERED
	42	RUDBECKIA GOLDSTURM / BLACK EYED SUSAN	1 GAL		SPACE 12" O.C. STAGGERED
	16	EUONYMUS ALATUS COMPACTUS / DWARF WINGED EUONYMUS	30-36" HT	B&B	SPACE 3' O.C.
	8	EUONYMUS SIEBOLDIANA / SIEBOLD'S EUONYMUS	30-36" HT	B&B	SPACE 3' O.C.
JS	172	JUNIPERUS CHINENSIS 'SARGENTII' / SARGENTS JUNIPER	15-18" SPR	B&B	SPACE 3' O.C. STAGGERED
	35	TAXUS MEDIA 'WARDII' / WARD'S YEW	24-30" HT	B&B	SPACE 4' O.C. STAGGERED
	5	THUJA OCCIDENTALIS 'EMERALD' / EMERALD GREEN ARBORVITAE	6-7' HT	B&B	SPACE 4' O.C. STAGGERED



NOTES:

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2. The Landscape Architect is to be notified 48 hours before planting begins. The location of all plant material is to be approved in the field by the Landscape Architect.
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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
Development Plans Review

OWNER'S SIGNATURE AND CERTIFICATION FORM

I certify that I have reviewed this Final Landscape Plan; that I am aware of the regulations presented in the Baltimore County Landscape Manual; and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to certify the implementation of this approved Final Landscape Plan upon completion of the landscape installation not later than one (1) year from the date of approval of this plan to the Department of Permits and Development Management, Development Plans Review, County Office Building, Room 211, Towson, MD 21204

Owner's signature _____ Date _____

Owner's Printed Name _____ Tele. # _____

(Print) Mailing address - city - state - zip

PADM # _____ BUILDING PERMIT # _____

DRC No. 031351
DEVELOPMENT REVIEW COMM. TEE (DRC) GRANTED LIMITED EXEMPTION UNDER SECTION 26-171(a)(2) ON MARCH 13, 1995

PREPARED BY:
HUMAN & ROHDE, INC.
Landscape Architects
110 E. Pennsylvania Avenue
Towson, Maryland 21286
(410) 825-3885

LANDSCAPE PLAN
DATE: 8-1-95

MICROFILMED

KCW 94242

REVISIONS
NO.	DATE	DESCRIPTION

SERIES:
DRAWN BY:

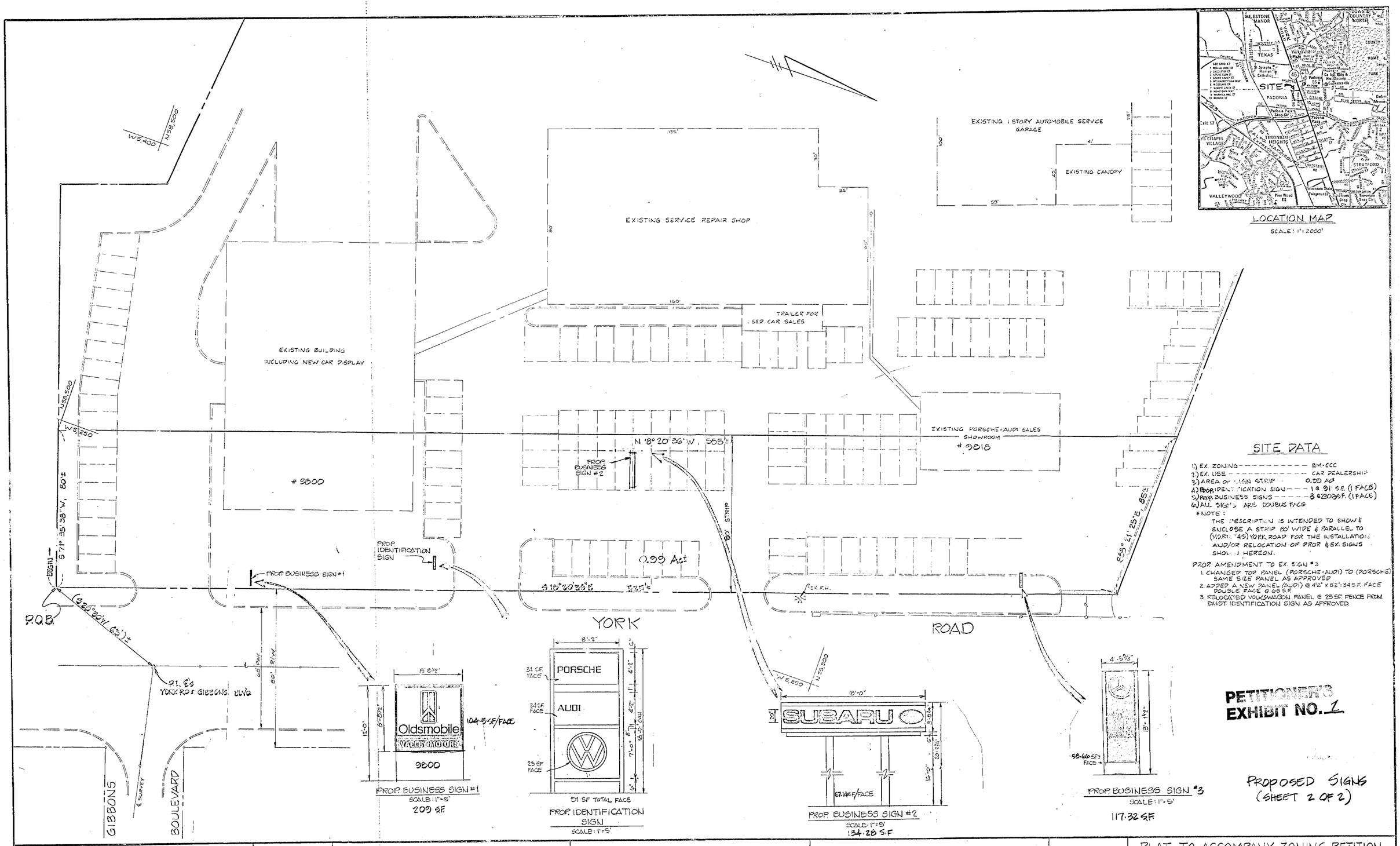
hanna building systems, inc.
115 LAKEFRONT DRIVE - HUNT VALLEY, MARYLAND 21030 - (410)-785-8225

SCALE 1" = 30'
DATE: MARCH 20, 1995
JOB NO.:

VALLEY MOTORS
9600 YORK ROAD
HUNT VALLEY, MD

Site Plan

SHEET NO. 1 OF 1



SITE DATA

1) EX. ZONING - - - - - - - - - - - BM-CCC
2) EX. USE - - - - - - - - - - - - - CAR DEALERSHIP
3) AREA OF SIGN STRIP 0.00 AC
4) PROP. IDENTIFICATION SIGN - - - 1 @ 91 S.F. (1 FACE)
5) PROP. BUSINESS SIGNS - - - - - - 3 @ 200 S.F. (1 FACE)
6) ALL SIGNS ARE DOUBLE FACE

*NOTE:
THE DESCRIPTION IS INTENDED TO SHOW & ENCLOSE A STRIP 80' WIDE & PARALLEL TO (MDRT: #43) YORK ROAD FOR THE INSTALLATION AND/OR RELOCATION OF PROP. & EX. SIGNS SHOWN HEREON.

PROP AMENDMENT TO EX. SIGN #3
1. CHANGED TOP PANEL (PORSCHE-AUDI) TO (PORSCHE) SAME SIZE PANEL AS APPROVED
2. ADDED A NEW PANEL (AUDI) @ 42" x 82"=34 S.F. FACE DOUBLE FACE @ 68 S.F.
3. RELOCATED VOLKSWAGON PANEL @ 23 SF FENCE FROM EXIST. IDENTIFICATION SIGN AS APPROVED.

PETITIONER'S EXHIBIT NO. 1

PROPOSED SIGNS
(SHEET 2 OF 2)

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

OWNER:
TOWSON VALLEY MOTORS
9800-9818 YORK ROAD
COCKEYSVILLE, MARYLAND 21030
(301) 667-9000

PLAT TO ACCOMPANY ZONING PETITION FOR SIGN VARIANCES FROM SECTION 413.2f

8-9-95

LEGEND

- EXISTING TREE - TO BE REMOVED
- UTILITY POLE
- LIGHT POLE
- PROPOSED SIGN

PLANT LIST

KEY	QTY	BOTANICAL NAME / COMMON NAME	SIZE	COND	REMARKS
	11	GLEDITSIA TRIACANTHOS 'SHAVEMASTER' / SHAVEMASTER' HONEYLOCUST	2-2½" CAL	B&B	
	135	J. CHINENSIS 'SARGENTII' / SARGENT'S JUNIPER	3-4"	B&B	SPACE 3' OC STAGGERED
	35	TAXUS X MEDIA 'WARDII' / WARD'S YEW	24-30"	B&B	SPACE 4' OC STAGGERED

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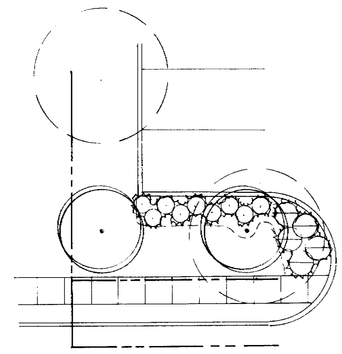
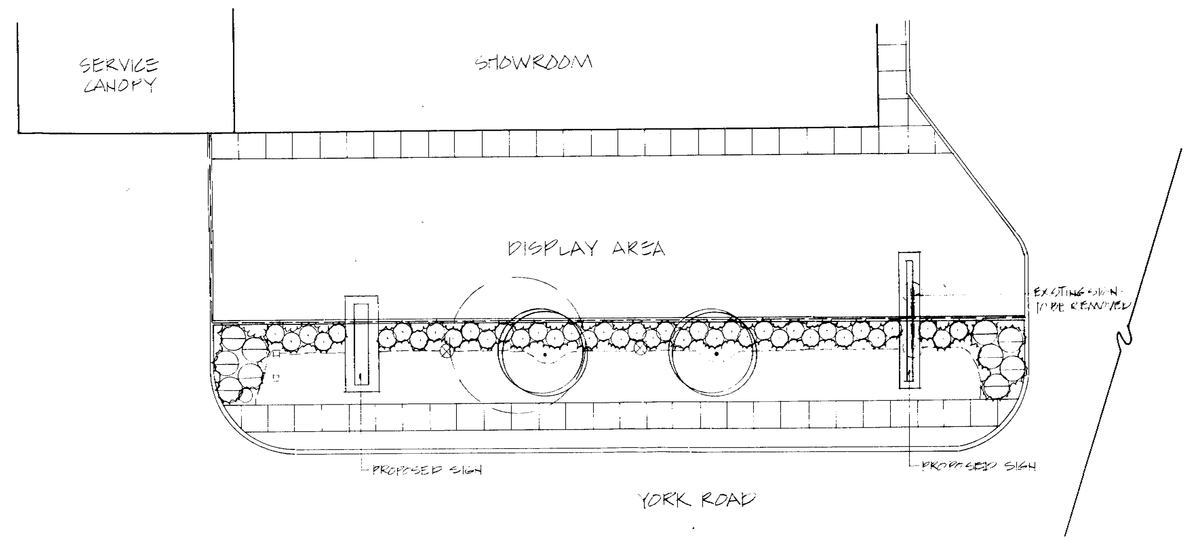
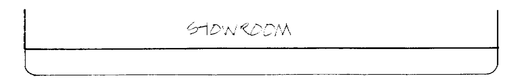
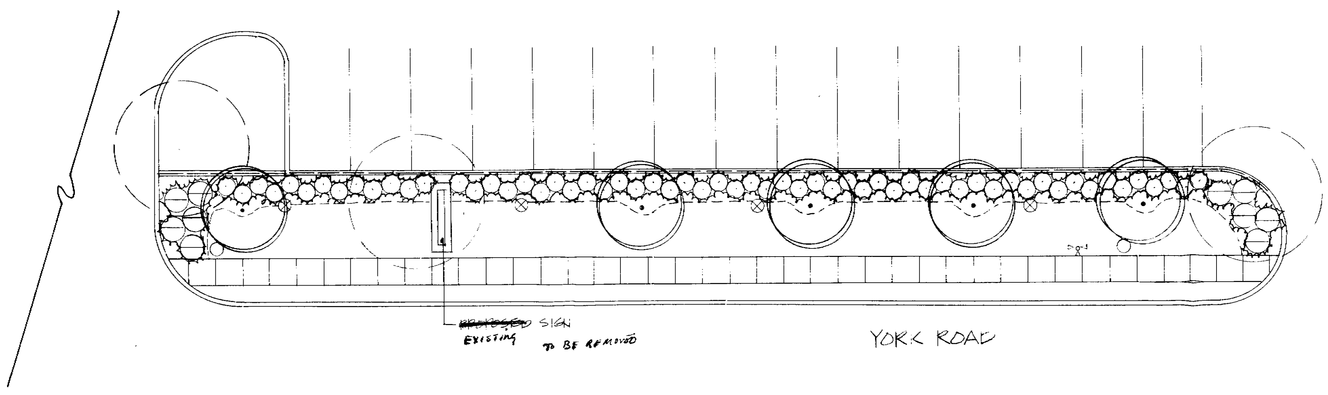
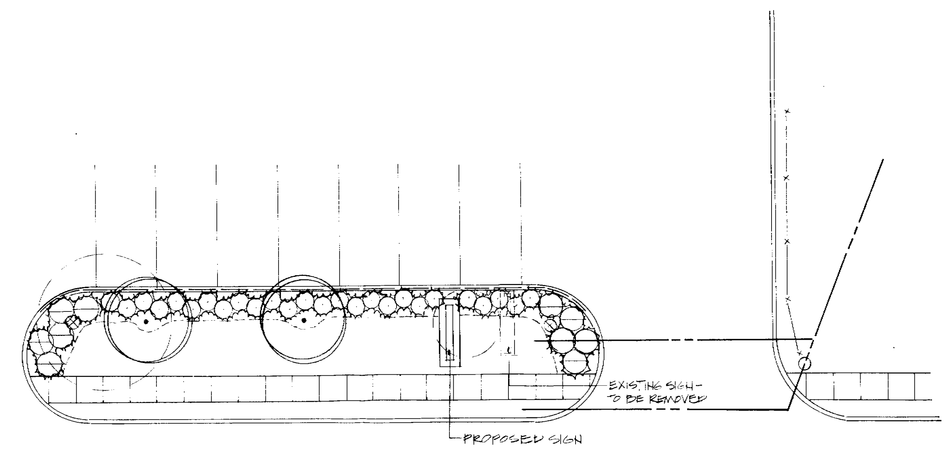










BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING

SIGNATURE AND CERTIFICATION BLOCK

1. I certify that this Final Landscape Plan meets all requirements (check where appropriate):
   - ☐ - Baltimore County Landscape Manual
   - ☐ - Office of Planning Zoning CRG or Waiver No. _____
   - ☐ - Special Exception/Special/Variance No. _____
   - ☐ - Special Exception Site Plan No. _____

   Landscape Architect's Signature — L.A.'s Name (please print): JOHN C. ROHDE
   Address: 10 E. PENNSYLVANIA AVE. — City: TOWSON — State: MD — Zip: 21286 — Phone: (410) 825-3865

2. "I certify that I have reviewed this Final Landscape Plan, that I am aware of the regulations presented in the Baltimore County Landscape Manual, and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to implement this plan and certify to Baltimore County its implementation within one year of approval."

   Owner's Signature — Date — Owner's Name (please print)
   Address — City — State — Zip

3. REVIEWED BY: _____

VALLEY MOTORS

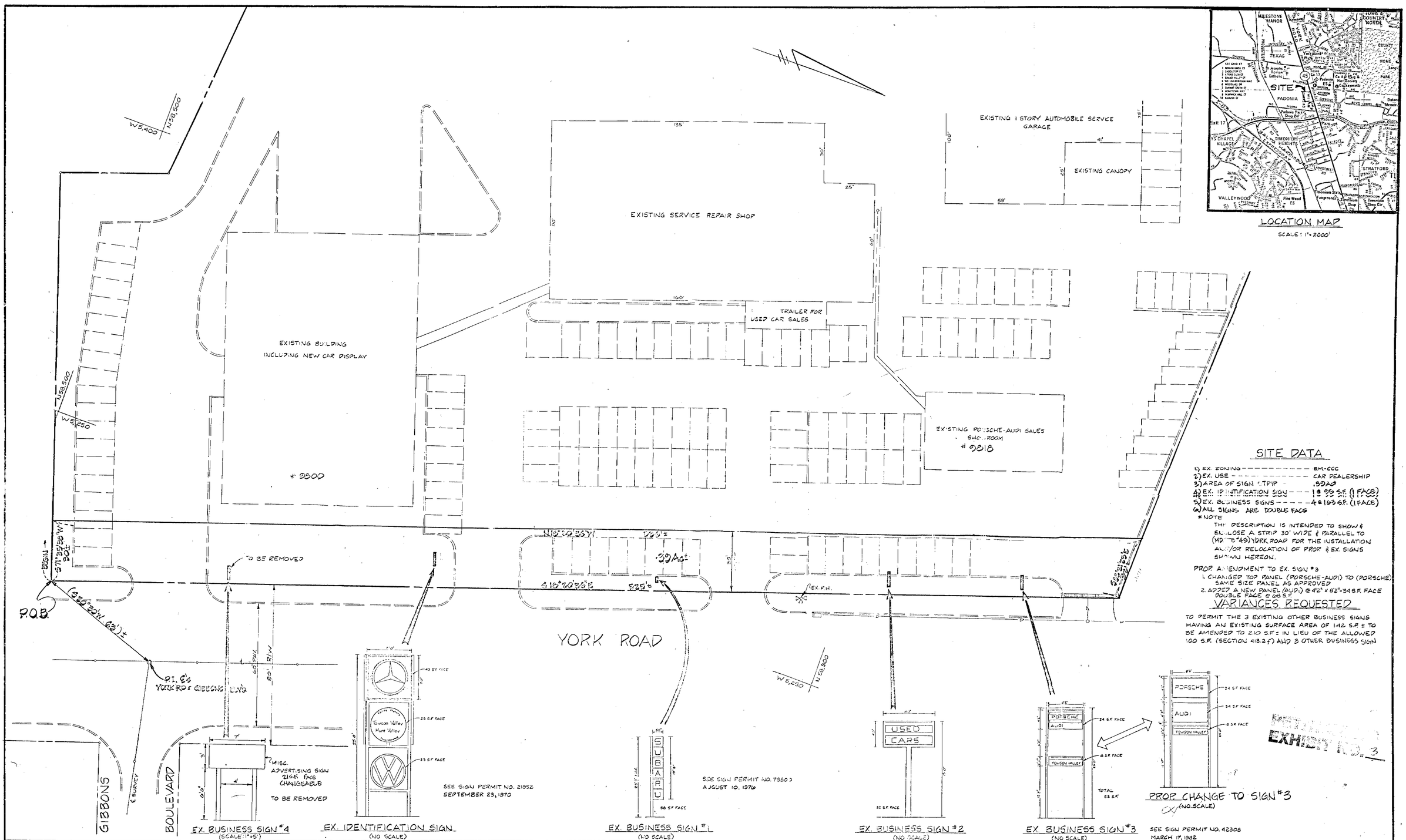
SCALE: 1" = 10'

DATE: 6-14-95

HUMAN & ROHDE, INC.
LANDSCAPE ARCHITECTS
10 E. PENNSYLVANIA AVE.
TOWSON, MD 21286
(410) 825-3865

PETITIONER'S EXHIBIT NO. 2

MICROFILMED



SITE DATA

1) EX. ZONING ---------- BM-CCC
2) EX. USE ---------- CAR DEALERSHIP
3) AREA OF SIGN STRIP ---- .80 AC
4) EX. IDENTIFICATION SIGN ---- 1 @ 99 S.F. (1 FACE)
5) EX. BUSINESS SIGNS ------ 4 @ 163 S.F. (1 FACE)
6) ALL SIGNS ARE DOUBLE FACE

*NOTE

THE DESCRIPTION IS INTENDED TO SHOW & ENCLOSE A STRIP 30' WIDE & PARALLEL TO (MD. RTE. #45) YORK ROAD FOR THE INSTALLATION AND/OR RELOCATION OF PROP. & EX. SIGNS SHOWN HEREON.

PROP. AMENDMENT TO EX. SIGN #3

1. CHANGED TOP PANEL (PORSCHE-AUDI) TO (PORSCHE) SAME SIZE PANEL AS APPROVED
2. ADDED A NEW PANEL (AUDI) @ 42" x 82" = 34 S.F. FACE DOUBLE FACE @ 68 S.F.

VARIANCES REQUESTED

TO PERMIT THE 3 EXISTING OTHER BUSINESS SIGNS HAVING AN EXISTING SURFACE AREA OF 1412 S.F. ± TO BE AMENDED TO 210 S.F. ± IN LIEU OF THE ALLOWED 100 S.F. (SECTION 413.2 f) AND 3 OTHER BUSINESS SIGN

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

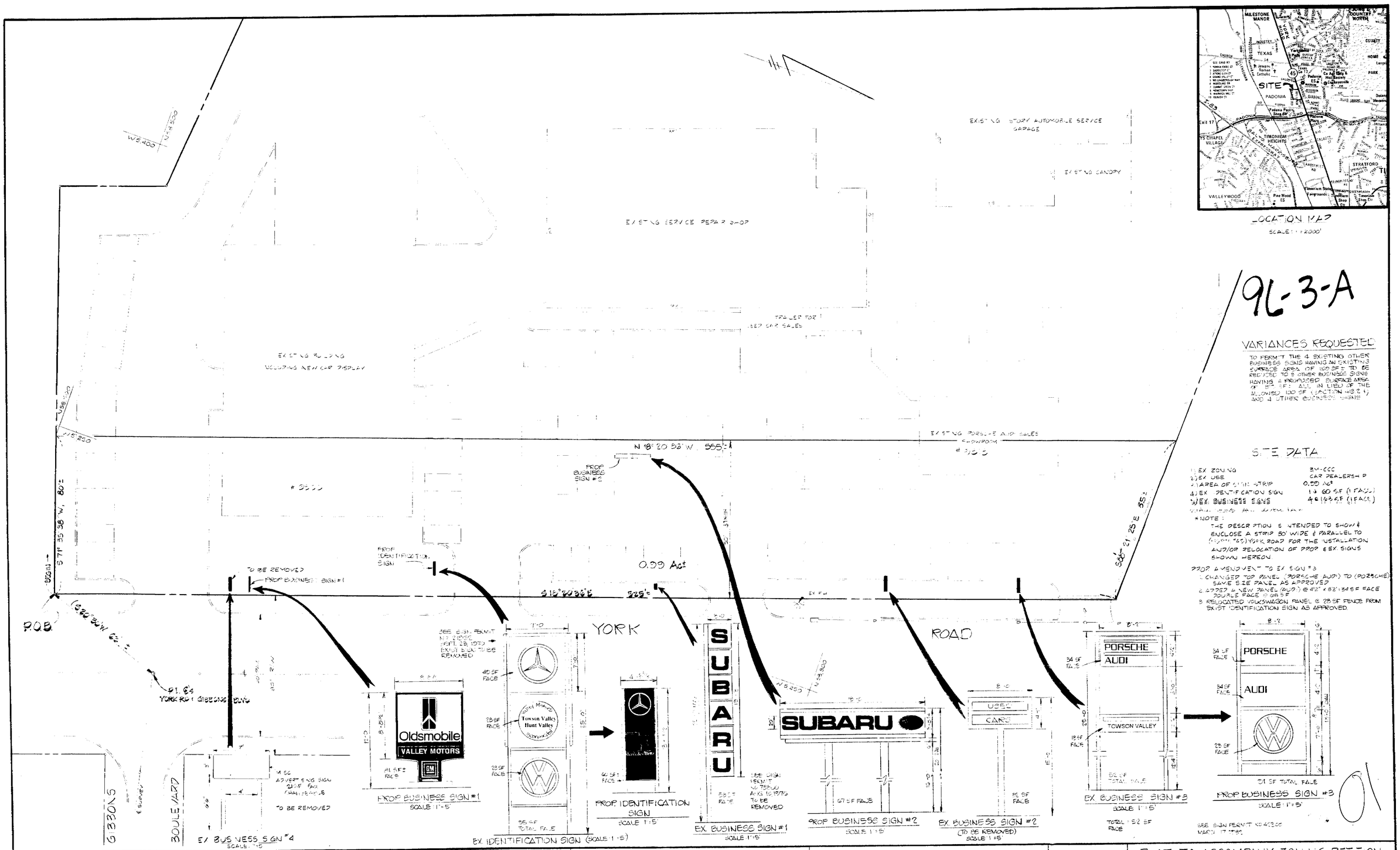
STATE OF MARYLAND JOHN STRONG WHITE No. 2000 PROFESSIONAL ENGINEER

OWNER:
TOWSON VALLEY MOTORS
9800-9818 YORK ROAD
TOWSON, MARYLAND 21204
(301) 825-8000

PLAT TO ACCOMPANY ZONING PETITION FOR SIGN VARIANCES FROM SECTIONS 413.2f

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT #8
SEPTEMBER 16, 1985



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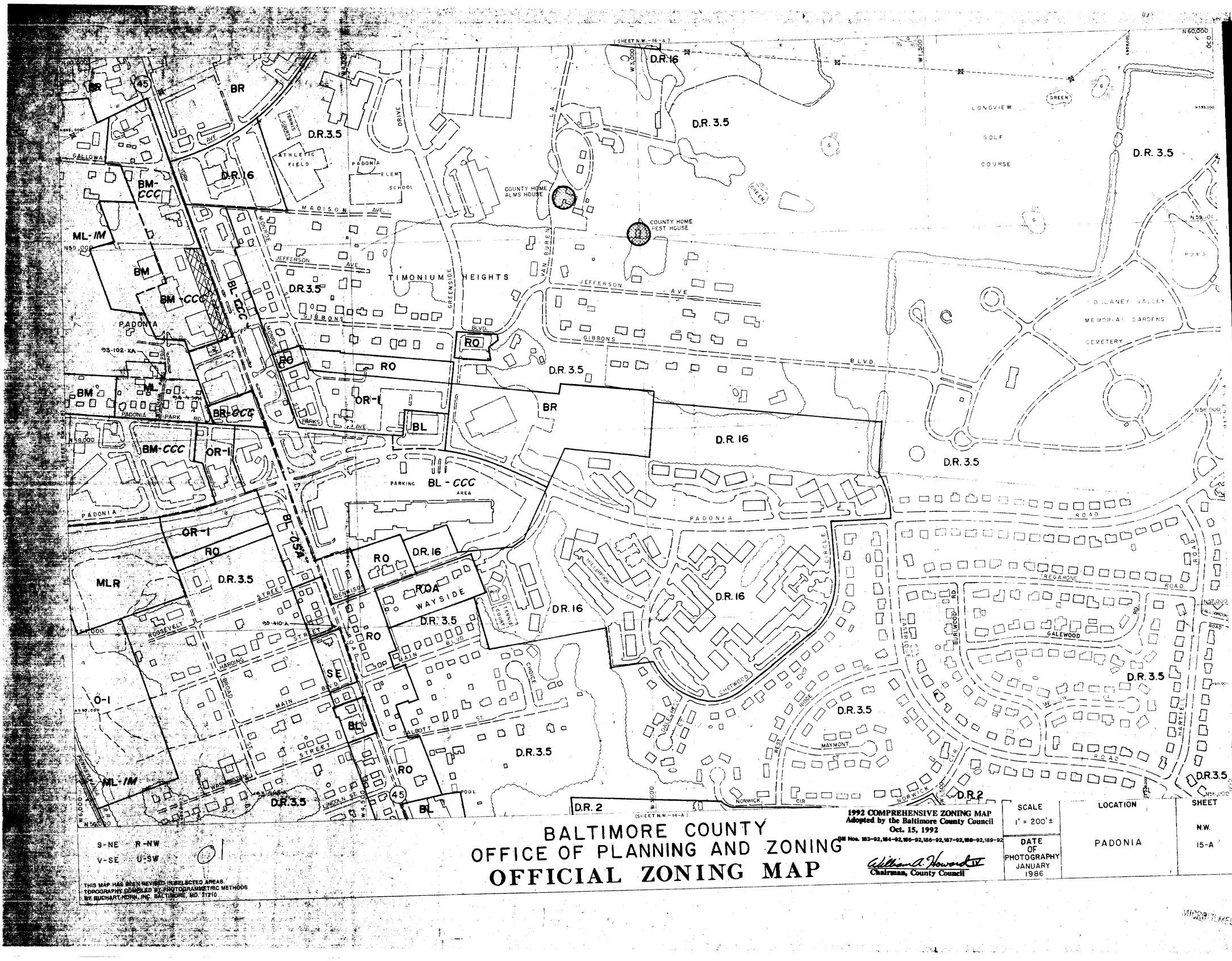
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

OWNER:
TOWSON VALLEY MOTORS
9800-9818 YORK ROAD
COCKEYSVILLE, MARYLAND 21030
(301) 667-9000

PLAT TO ACCOMPANY ZONING PETITION FOR SIGN VARIANCES FROM SECTION 413.2f

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 20'
ELECTION DISTRICT #8
JULY 1, 1988

ZONING FILE NO 85-32 (CHARLES FENWICK)
PN 5345


(SHEET N.W.-16-A)
D.R.16
D.R. 3.5
LONGVIEW
GOLF
COURSE
GREEN
BR
45
BM-CCC
ML-IM
BM
BL-CCC
D.R.3.5
D.R.16
ATHLETIC FIELD
PADONIA ELEM SCHOOL
TENNIS COURTS
MADISON AVE.
COUNTY HOME ALMS HOUSE
COUNTY HOME TEST HOUSE
TIMONIUM HEIGHTS
JEFFERSON AVE.
GIBBONS BLVD.
RO
OR-1
BL
BR
D.R. 16
D.R. 3.5
PARKING AREA
BL - CCC
PADONIA ROAD
DULANEY VALLEY MEMORIAL GARDENS CEMETERY
PARKS
MLR
O-1
SE
WAYSIDE
ROOSEVELT STREET
HARDING
BROAD
MAIN BLVD
TALBOT ST.
WASHINGTON
LINCOLN ST.
DENNISON
CHOICE
POOL
TREGARONE ROAD
GALEWOOD
CHETWOOD
MAYMONT
NORWICK
D.R.2
(SHEET N.W.-14-A)
S-NE R-NW
V-SE U-SW
01
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP
1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 183-92,184-92,185-92,186-92,187-92,188-92,189-92
William A. Howard IV
Chairman, County Council
SCALE
1" = 200'±
DATE OF PHOTOGRAPHY
JANUARY 1986
LOCATION
PADONIA
SHEET
N.W.
15-A
MICROFILMED

PLANT LIST

KEY	QTY	BOTANICAL NAME / COMMON NAME	SIZE	COND.	REMARKS
	11	GLEDITSIA TRIACANTHOS SHADEMASTER / SHADEMASTER HONEYLOCUST	2-2½" CAL	B&B	
	1	QUERCUS PINUS / PIN OAK	2-2½" CAL	B&B	
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	42	RUDBECKIA GOLDSTURM / BLACK EYED SUSAN	1 GAL		SPACE 12" O.C. STAGGERED
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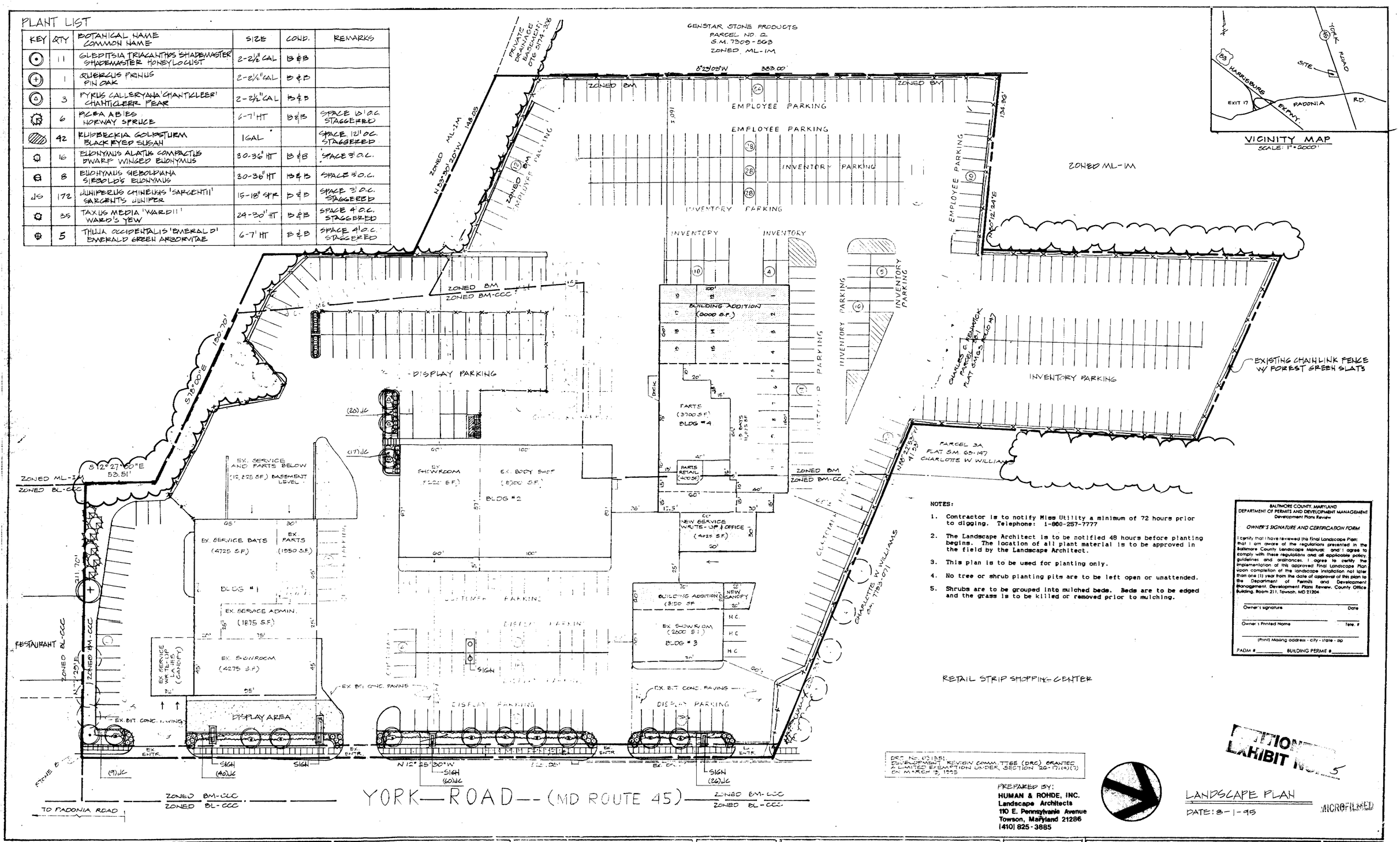

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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
Development Plans Review

OWNER'S SIGNATURE AND CERTIFICATION FORM

I certify that I have reviewed this Final Landscape Plan; that I am aware of the regulations presented in the Baltimore County Landscape Manual; and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to certify the implementation of this approved Final Landscape Plan upon completion of the landscape installation not later than one (1) year from the date of approval of this plan to the Department of Permits and Development Management, Development Plans Review, County Office Building, Room 211, Towson, MD 21204

Owner's signature _____ Date _____

Owner's Printed Name _____ Tele. # _____

(Print) Mailing address - city - state - zip

PADM # _____ BUILDING PERMIT # _____

DRC No. 031351
DEVELOPMENT REVIEW COMM. TEE (DRC) GRANTED LIMITED EXEMPTION UNDER SECTION 26-171(a)(2) ON MARCH 13, 1995

PREPARED BY:
HUMAN & ROHDE, INC.
Landscape Architects
110 E. Pennsylvania Avenue
Towson, Maryland 21286
(410) 825-3885

LANDSCAPE PLAN
DATE: 8-1-95

MICROFILMED

KCW 94242

REVISIONS
NO.	DATE	DESCRIPTION

SERIES:
DRAWN BY:

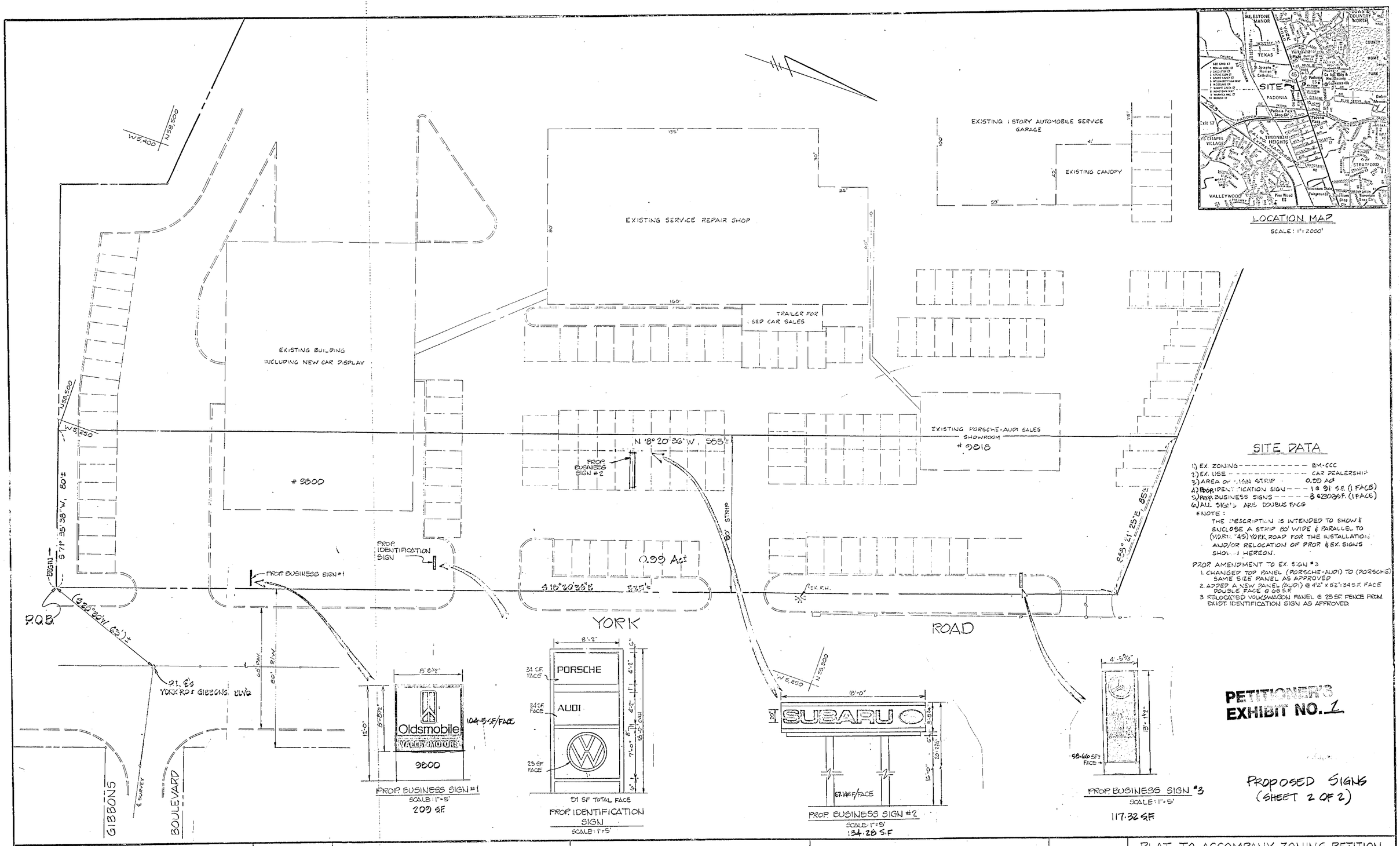
hanna building systems, inc.
115 LAKEFRONT DRIVE - HUNT VALLEY, MARYLAND 21030 - (410)-785-8225

SCALE 1" = 30'
DATE: MARCH 20, 1995
JOB NO.:

VALLEY MOTORS
9600 YORK ROAD
HUNT VALLEY, MD

Site Plan

SHEET NO. 1 OF 1



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3) AREA OF SIGN STRIP 0.00 AC
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OWNER:
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PLAT TO ACCOMPANY ZONING PETITION FOR SIGN VARIANCES FROM SECTION 413.2f

8-9-95

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- UTILITY POLE
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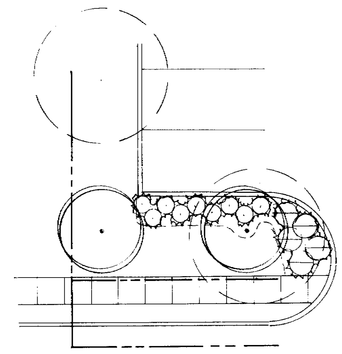
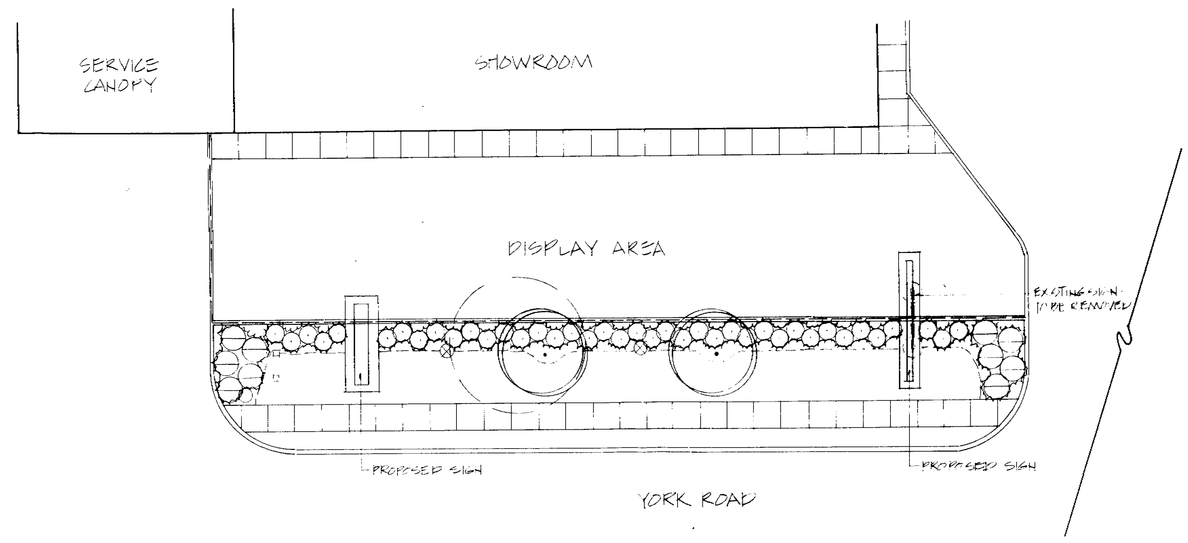
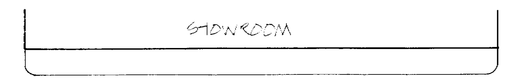
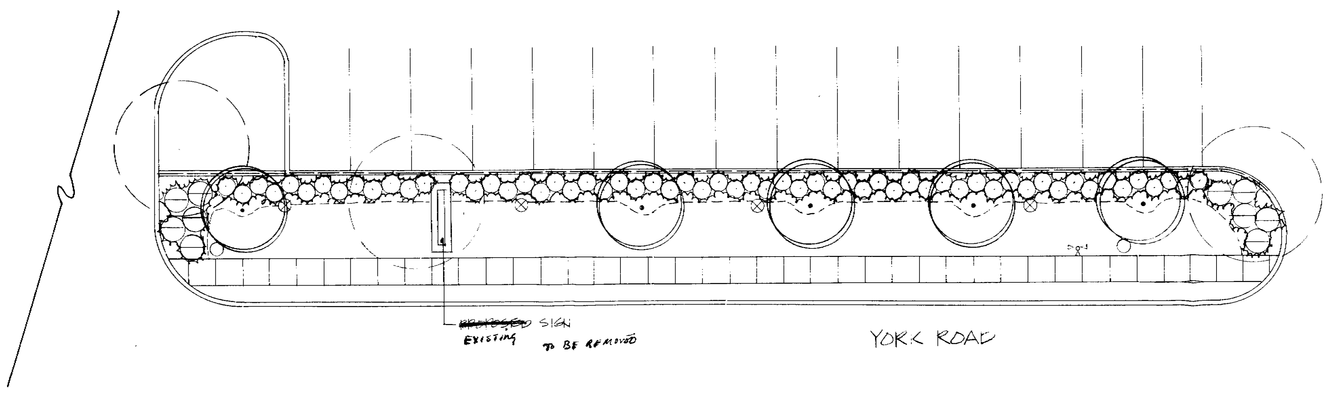
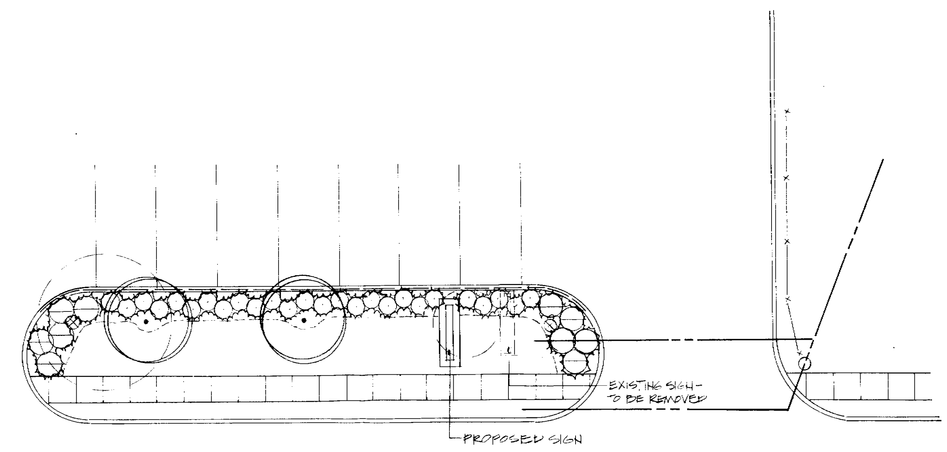










BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING

SIGNATURE AND CERTIFICATION BLOCK

1. I certify that this Final Landscape Plan meets all requirements (check where appropriate):
   - ☐ - Baltimore County Landscape Manual
   - ☐ - Office of Planning Zoning CRG or Waiver No. _____
   - ☐ - Special Exception/Special/Variance No. _____
   - ☐ - Special Exception Site Plan No. _____

   Landscape Architect's Signature — L.A.'s Name (please print): JOHN C. ROHDE
   Address: 10 E. PENNSYLVANIA AVE. — City: TOWSON — State: MD — Zip: 21286 — Phone: (410) 825-3865

2. "I certify that I have reviewed this Final Landscape Plan, that I am aware of the regulations presented in the Baltimore County Landscape Manual, and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to implement this plan and certify to Baltimore County its implementation within one year of approval."

   Owner's Signature — Date — Owner's Name (please print)
   Address — City — State — Zip

3. REVIEWED BY: _____

VALLEY MOTORS

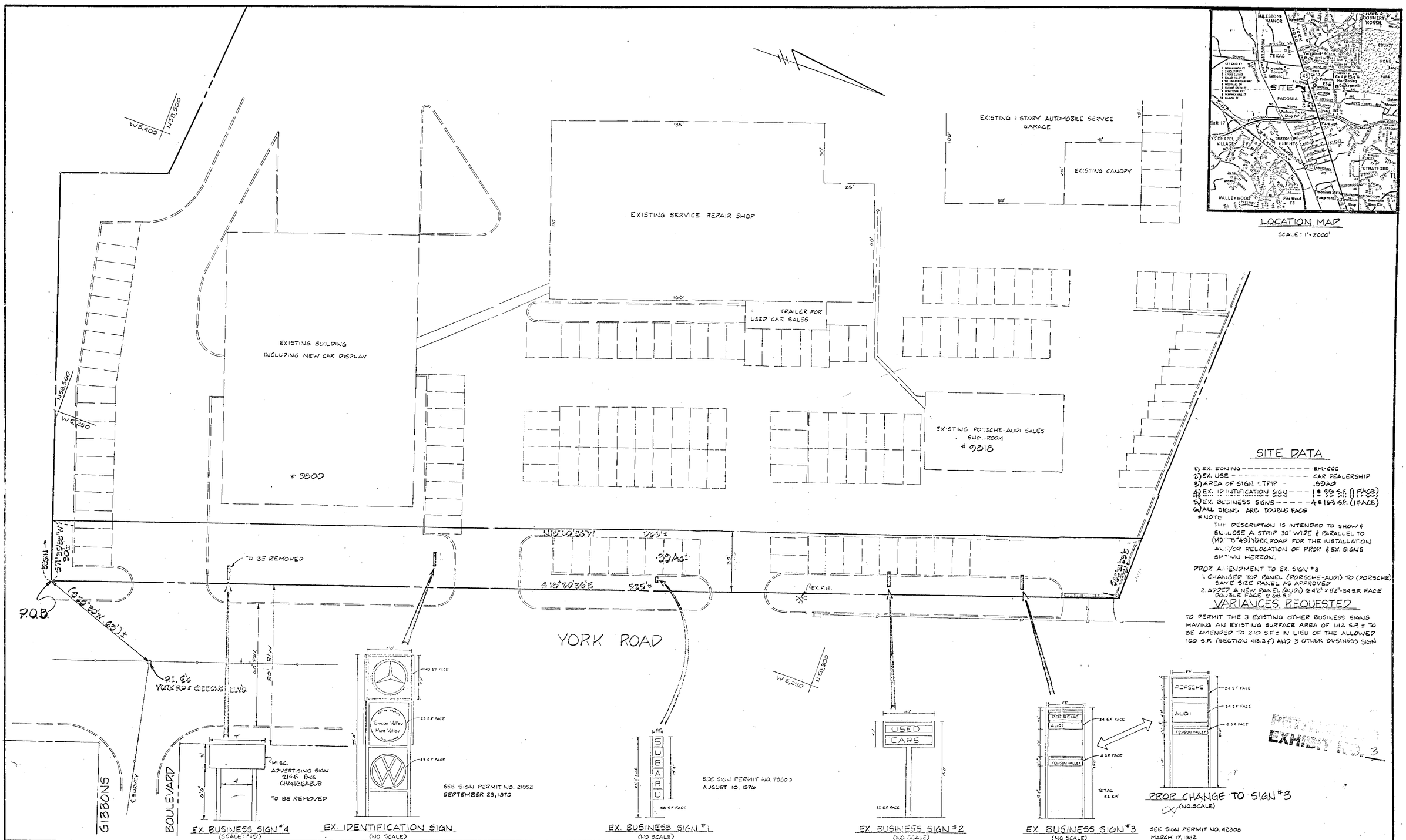
SCALE: 1" = 10'

DATE: 6-14-95

HUMAN & ROHDE, INC.
LANDSCAPE ARCHITECTS
10 E. PENNSYLVANIA AVE.
TOWSON, MD 21286
(410) 825-3865

PETITIONER'S EXHIBIT NO. 2

MICROFILMED



SITE DATA

1) EX. ZONING ---------- BM-CCC
2) EX. USE ---------- CAR DEALERSHIP
3) AREA OF SIGN STRIP ---- .80 AC
4) EX. IDENTIFICATION SIGN ---- 1 @ 99 S.F. (1 FACE)
5) EX. BUSINESS SIGNS ------ 4 @ 163 S.F. (1 FACE)
6) ALL SIGNS ARE DOUBLE FACE

*NOTE

THE DESCRIPTION IS INTENDED TO SHOW & ENCLOSE A STRIP 30' WIDE & PARALLEL TO (MD. RTE. #45) YORK ROAD FOR THE INSTALLATION AND/OR RELOCATION OF PROP. & EX. SIGNS SHOWN HEREON.

PROP. AMENDMENT TO EX. SIGN #3

1. CHANGED TOP PANEL (PORSCHE-AUDI) TO (PORSCHE) SAME SIZE PANEL AS APPROVED
2. ADDED A NEW PANEL (AUDI) @ 42" x 82" = 34 S.F. FACE DOUBLE FACE @ 68 S.F.

VARIANCES REQUESTED

TO PERMIT THE 3 EXISTING OTHER BUSINESS SIGNS HAVING AN EXISTING SURFACE AREA OF 1412 S.F. ± TO BE AMENDED TO 210 S.F. ± IN LIEU OF THE ALLOWED 100 S.F. (SECTION 413.2 f) AND 3 OTHER BUSINESS SIGN

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

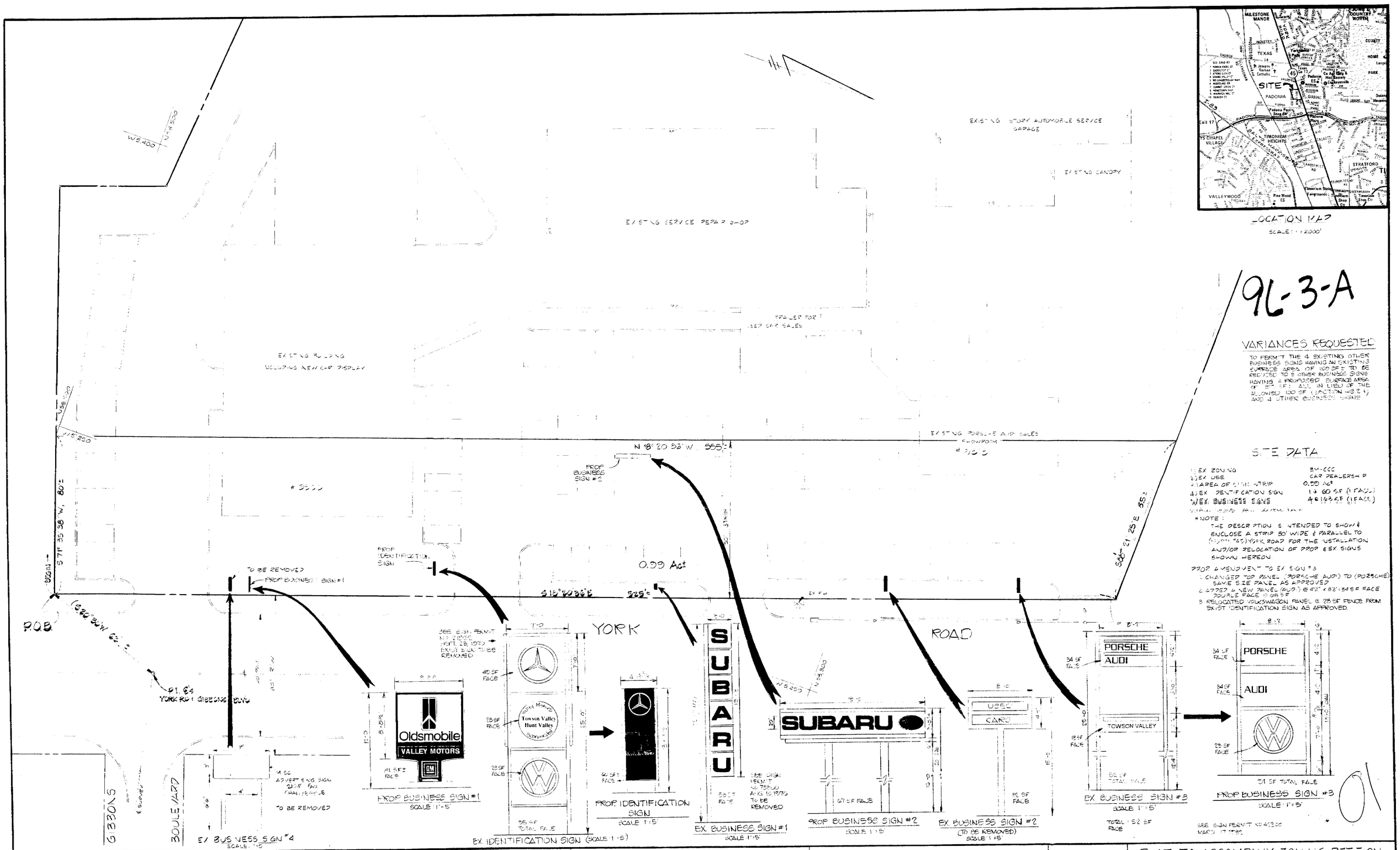
STATE OF MARYLAND JOHN STRONG WHITE No. 2000 PROFESSIONAL ENGINEER

OWNER:
TOWSON VALLEY MOTORS
9800-9818 YORK ROAD
TOWSON, MARYLAND 21204
(301) 825-8000

PLAT TO ACCOMPANY ZONING PETITION FOR SIGN VARIANCES FROM SECTIONS 413.2f

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT #8
SEPTEMBER 16, 1985



GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

OWNER:
TOWSON VALLEY MOTORS
9800-9818 YORK ROAD
COCKEYSVILLE, MARYLAND 21030
(301) 667-9000

PLAT TO ACCOMPANY ZONING PETITION FOR SIGN VARIANCES FROM SECTION 413.2f

BALTIMORE COUNTY, MARYLAND
SCALE 1" = 20'
ELECTION DISTRICT #8
JULY 1, 1988

ZONING FILE NO 85-32 (CHARLES FENWICK)
PN 5345

IN RE: PETITION FOR ZONING VARIANCE
W/S York Road, opposite Gibbons Boulevard (Towson Valley Motors)
9800 York Road
8th Election District
4th Councilmanic District
Charles C. Fenwick, Sr.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-3-A

* * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance for the property located at 9800 York Road in the Cockeysville section of Baltimore County. The Petitioner seeks relief from Section 413.2.f. of the Baltimore County Zoning Regulations (BCZR) to permit relocation and erection of other business signs in excess of limitations contained within the BCZR, specifically, to permit a total of four signs, three free standing business signs and one identification sign. The one identification sign is permitted as of right and will be 91 sq. ft. in area, within the amount permitted as of right of up to 150 sq. ft. The three business signs will total 461 sq. ft., thus, the requested variance from the 100 sq. ft. limitation. Relief is also requested so as to amend the previously approved plan in variance case No. 86-236-A, in which variance relief was previously given as to signage. The proposed signage and subject property are more particularly shown on Petitioner's Exhibit No. 1, the site plan.

Appearing at the requisite public hearing held for this case was the property owner/Petitioner, Charles C. Fenwick, Sr., and President of Valley Motors, Inc., the business which is conducted thereon. Also present was Glen Hayes representing that business. David Martin and Jim Kline, from G.W. Stephens and Associates, also appeared. Mr. Martin is a landscape architect and assisted Mr. Kline in the preparation of the site plan and

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Date 8/31/95
By M. Bovard

landscape plan submitted for this case. The Petitioner was represented by K. Donald Proctor, Esquire. There were no Protestants or other interested persons present. However, Jeffrey Long from the Office of Planning and Zoning appeared in support of the request.

The subject property is well known to this Zoning Commissioner and is located adjacent to York Road between Padonia and Cranbrook Roads in Cockeysville. The property is a rather large site, approximately 7 acres, and features a large frontage, (525 ft.) on York Road. The property is zoned B.M.-CCC.

The property is presently improved with a number of buildings from which the Valley Motors Automobile Dealership operates. Presently, there are five franchises which are located on site. Automobiles which are manufactured by Subaru, Mercedes-Benz, Porsche, Audi and Volkswagen are available from the site. A sixth franchise, featuring Oldsmobile products, is being added.

Mr. Fenwick testified and described the proposed operation and property. He noted that the property was being extensively renovated in view of the additional franchise. Improvements are made in a number of areas including renovation of existing buildings and the sign package. The matter comes before this Zoning Commissioner for consideration of the proposed signs.

Four signs are proposed. One of these is an identification sign and is shown on the site plan (Petitioner's Exhibit No. 1). This sign is permitted as of right and will be 91 ft. in area. It is well within the 150 sq. ft. allowed. Three additional signs are proposed. They will total 461 ft., which is in excess of the 100 sq. ft. allowed. Thus, the requested variances are needed. The signs will advertise the various franchise manufacturers which are available on site. Mr. Fenwick indicated that many of

ORDER RECEIVED FOR FILING
Date 8/31/95
By M. Bovard

the manufacturers require their own signs, thus, the need for separate signs for these dealers.

Mr. Kline and Mr. Martin also testified about the plan. They corroborated Mr. Fenwick's testimony as it related to the subject property and the proposed improvements and renovation thereof. They also indicated that a comprehensive landscape plan had been developed as part of the renovation of the site. That plan was submitted as Petitioner's Exhibit No. 2. The Petitioner is agreeable to incorporation of that plan as a condition precedent to the granting to the variance.

Jeff Long from the Office of Planning and Zoning (OPZ) also testified. That office's position is contained within the Zoning Plans Advisory Committee (ZAC) comment dated July 25, 1995. The comment speaks for itself and essentially states that OPZ supports the request for so long as the landscape plan is adopted. Mr. Long noted the unique character of the parcel, specifically, its large frontage on York Road, multi-tenant franchises/businesses on site and large acreage. These factors justified the variance request, in his opinion.

Based on the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. I concur with Mr. Long's assessment that the property is unique, in terms of its size and road frontage. The business operation is also unlike other businesses on York Road. Many of the neighboring properties feature a single business only, whereas the subject property is very large and there are a number of businesses (i.e., the various franchises which are operated therefrom). These factors, satisfy the statutory and case law criteria for the granting of the variance.

ORDER RECEIVED FOR FILING
Date 8/31/95
By M. Bovard

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.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 31st day of August 1995 that a variance from Section 413.2.f. of the BCZR to permit relocation and erection of other business signs in excess of limitations contained within the BCZR; specifically, to permit a total of four signs, three free standing business signs and one identification sign, in accordance with Petitioner's Exhibit No. 1, the site plan, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to amend the previously approved plan in variance case No. 86-236-A, in which variance relief was previously given as to signage, be and is hereby GRANTED, subject, however, to the following restrictions:

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 landscape the site, in accordance with Petitioner's Exhibit No. 2, as part of the overall renovation of the property.

ORDER RECEIVED FOR FILING
Date 8/31/95
By M. Bovard

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

LES:mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 17, 1995

K. Donald Proctor, Esquire
600 Washington Avenue
Towson, Maryland 21204

RE: Case No. 96-3-A
Petition for Zoning Variance
Charles C. Fenwick, Sr., Petitioner

Dear Mr. Proctor:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, 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 887-3353.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.
cc: Mr. Charles Fenwick, Jr.
cc: Messrs. David Martin and Jim Kline, G.W. Stephens and Assoc.

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01

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9800 York Road, Cockeysville, Maryland 21030

which is presently zoned BM-CCC

This Petition shall be filed with the Office of Zoning Administration & Development Management.
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(s)

413.2.f. to permit relocation and erection of other business signs in excess of limitations contained in such Section - CONTAINED (SEE ATTACHMENT)

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

practical difficulty and unreasonable hardship, and such other reasons as shall be given at the hearing on the matter.

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/Lessee
(Type or Print Name)
Signature
Address
City State Zipcode

Attorney for Petitioner
Lawrence F. Haislip, Esquire
(Type or Print Name)
Signature
600 Washington Avenue 823 8234
Address Phone No.
Towson Maryland 21204
City State Zipcode

Legal Owner(s):
Charles C. Fenwick, Sr.
(Type or Print Name)
Signature
(Type or Print Name)
Signature
9800 York Road 666 7777
Address Phone No.
Cockeysville, Maryland 21030
City State Zipcode
Name, Address and phone number of representative to be contacted.
Lawrence F. Haislip, Esquire
Name
600 Washington Avenue, Towson 823 8234
Address Phone No.

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING _____ unavailable for Hearing
the following dates _____ Next Two Months
ALL _____ OTHER _____
REVIEWED BY: _____ DATE _____

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by permitting 4 freestanding business signs with an area of 329 square feet in lieu of the maximum permitted 3 signs with a 100 square foot area (as already variancied) and to amend the previous approved plan in (sign) variance case No. 85-132-A.

01

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Towson Valley Motors
Description of Sign Variance Area. June 30, 1995

Beginning at a point south 20° 30' West 63 feet from the intersection of York Road and Gibbons Boulevard said point being in the west right-of-way line of York Road; thence binding on the southernmost outline of Towson Valley Motors property South 71° 35' 38" West 80 feet; thence North 18° 20' 36" West 555.00 feet to the northernmost outline of Towson Valley Motors property; thence binding on said outline South 88° 21' 25" East 85.00 feet to the west property line of York Road; thence binding on said right-of-way line South 18° 20' 36" East 525.00 feet to the point of beginning.

Containing 0.99 acres of land, more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY.

STATE OF MARYLAND
JOHN STRONG SMITH
No. 3020
PROFESSIONAL ENGINEER

J. Strong Smith
P.E. #3020

CERTIFICATE OF POSTING 96-3-A
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: 7/21/95
Posted for: Variance
Petitioner: Towson Valley Motors
Location of property: 9800 York Rd.
Location of Signs: Facing roadway on property being zoned.
Remarks:
Posted by: [signature] Signature Date of return: 7/25/95
Number of Signs: 1

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

No. 96-1-A 002330 BY JUL

DATE 7/3/95 ACCOUNT R001(6150)
AMOUNT $ 250.00
RECEIVED FROM: Hanlip
FOR: NON RES VAR CODE 020 FILING
RESTRICTED TO BE PAID 7/5/95
02000 PRO-RATA SHARE 250.00
RE CODE: TAPHOC-07-95

DISTRIBUTION: WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER

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: #96-3-A
(Item 1)
9800 York Road - Towson Valley Motors
W/S York Road, opposite Gibbons Boulevard
8th Election District
4th Councilmanic
Legal Owner(s):
Charles C. Fenwick, Sr.
Hearing: Wednesday, August 9, 1995 at 9:00 a.m. in Rm. 106, County Office Building.

Variance to permit relocation and erection of other business signs in excess of limitations contained in such section by permitting 4 free-standing business signs with an area of 329 square feet in lieu of the maximum permitted 3 signs with a 100 square foot area; and to amend the previously approved plan in variance case #85-132-A.

LAWRENCE E SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1)Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.
(2)For information concerning the File and/or Hearing, Please Call 887-3391.
7/194 July 20.

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 21, 1995

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 July 20, 1995.

THE JEFFERSONIAN,
A. Henrikson
LEGAL AD. - TOWSON
~~Publisher~~

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS AND PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring 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 accessed 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.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Case No.: _____ Item No.: 01
Petitioner: FENWICK
LOCATION: TOWSON VALLEY MOTORS (YORK RD OPPOSITE GIBBONS BLVD)
PLEASE FORWARD ADVERTISING BILL TO:
NAME: CHARLES FENWICK C/O VALLEY MOTORS
ADDRESS: 9800 YORK RD
COCKEYSVILLE MD 21030
PHONE NUMBER: 666 7777

AJ:ggs
(Revised 3/29/93)

TO: PATUXENT PUBLISHING COMPANY
July 20, 1995 Issue - Jeffersonian

Please foward billing to:

Charles Fenwick
Valley Motors
9800 York Road
Cockeysville, MD 21030
666-7777

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: 96-3-A (Item 1)
9800 York Road - Towson Valley Motors
W/S York Road, opposite Gibbons Boulevard
8th Election District - 4th Councimanic
Legal Owner(s): Charles C. Fenwick, Sr.
HEARING: WEDNESDAY, AUGUST 9, 1995 at 9:00 a.m. in Room 106, County Office Building.

Variance to permit relocation and erection of other business signs in excess of limitations contained in such section by permitting 4 free-standing business signs with an area of 329 square feet in lieu of the maximum permitted 3 signs with a 100 square foot area; and to amend the previously approved plan in variance case #85-132-A.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

July 17, 1995

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: 96-3-A (Item 1)
9800 York Road - Towson Valley Motors
W/S York Road, opposite Gibbons Boulevard
8th Election District - 4th Councimanic
Legal Owner(s): Charles C. Fenwick, Sr.
HEARING: WEDNESDAY, AUGUST 9, 1995 at 9:00 a.m. in Room 106, County Office Building.

Variance to permit relocation and erection of other business signs in excess of limitations contained in such section by permitting 4 free-standing business signs with an area of 329 square feet in lieu of the maximum permitted 3 signs with a 100 square foot area; and to amend the previously approved plan in variance case #85-132-A.

Arnold Jablon
Director
Department of Permits and Development Management

cc: Charles C. Fenwick, Sr.
Lawrence F. Haislip, 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.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

August 3, 1995

Lawrence F. Haislip, Esquire
600 Washington Avenue
Towson, Maryland 21204

RE: Item No.: 01
Case No.: 96-3-A
Petitioner: Charles Fenwick, Sr.

Dear Mr. Haislip:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 3, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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B A L T I M O R E C O U N T Y, M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM DATE: July 25, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 9800 York Road

INFORMATION:

Item Number: 1
Petitioner: Charles C. Fenwick, Sr.
Property Size:
Zoning: BM-CCC
Requested Action: Variance
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The applicant requests a variance to permit four freestanding business signs with an area of 329 square feet in lieu of the maximum permitted three signs with a 100 square foot area, and to amend the previously approved plan in Case No. 85-132A.

Staff has met with the applicant's attorney, Mr Haislip, and other representatives of Valley Motors throughout the development of the subject plan.

The site is currently improved with a well maintained, luxury car dealership. The petitioner desires the instant variances because of the need to advertise multiple automobile makes on a single site from which the vehicles are sold.

The advent of this recent phenomenon of a variety of makes being sold from one property has resulted in signage problems for a number of single site users. Unfortunately, the Zoning Regulations were written at a time when, for the most part, only one particular automaker's models were sold at a property. For this reason, staff consistently supports such request when the relief is necessary, no negative visual impact would result and said signs are incorporated with a superior landscape plan.

ITEM1/PZONE/ZAC1

In the subject case, the applicant has met each of the above-mentioned justifications to satisfy this office that request should be granted.

Prepared by: Jeffrey M. Long
Division Chief: Carl L. Lenz
PK/JL

ITEM1/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: July 24, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for July 24, 1995
Item No. 001

The Development Plans Review Division has reviewed the subject zoning item. We recommend that this variance be made subject to the recently prepared landscape plan showing trees and shrubs in the streetscape.

RWB:sw

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/17/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION OF JULY 17, 1995.

Item No.: SEE BELOW Zoning Agenda:

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.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 01,03,04,05,06 & 08.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: ZADM DATE: July 18

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: July 17, 1995

The Departme. of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 1 2 3 4 8

LS:sp

LETTY2/DEPRM/TXTSBP

Maryland Department of Transportation
State Highway Administration

Hal Kassoff
Administrator

7-12-95

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

Re: Baltimore County
Item No.: 001 (JLL)

Dear Ms. Watson:

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 project.

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,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
L. DONALD PROCTOR	6600 WASHINGTON AVE 21204
CHARLES C. FENWICK, JR.	FROM YORK RD, COCKEYSVILLE, MD 21030
[illegible]	9800 York Rd, Cockeysville, MD 21030
David Martin	G.W. Stephens GSR Kenilworth
JIM KLINE	G.W. STEPHENS & ASSOC

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8'-8 1/4"

8'-8 1/4"

Oldsmobile
VALLEY MOTORS

PETITION PROBLEMS
AGENDA OF

#1 — JLL

1. No sign fee paid (see receipt).

#2 — RT

1. Receipt is for special exception ($300); petition is for special hearing ($250) -- Which one is correct?
2. Special hearing petition says to amend special exception case. Case number given (82-52-SPHA) is for special hearing and variance. What are they amending -- special hearing or a special exception?
3. Need authorization for person signing for legal owner.
4. Zoning on petition says B.R.-A.S.; folder says B.R.-C.N.S. Which one is correct?
5. Who signed for attorney? Do they have authorization?

#3 — JJS

1. No zoning on petition form.

#5 — JLL

1. Need authorization for person signing for lessee.
2. Who signed for attorney? Do they have authorization?

RE: PETITION FOR VARIANCE * BEFORE THE
9800 York Road (Towson Valley Motors), *
W/S York Road, opposite Gibbons Blvd. * ZONING COMMISSIONER
8th Election District, 4th Councilmanic *
* OF BALTIMORE COUNTY
Charles C. Fenwick, Sr.
Petitioners * CASE NO. 96-3-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

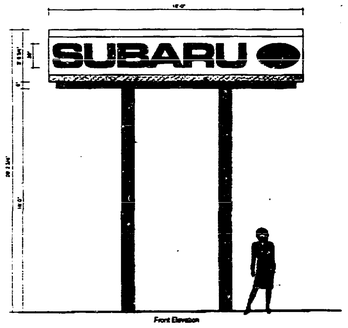
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

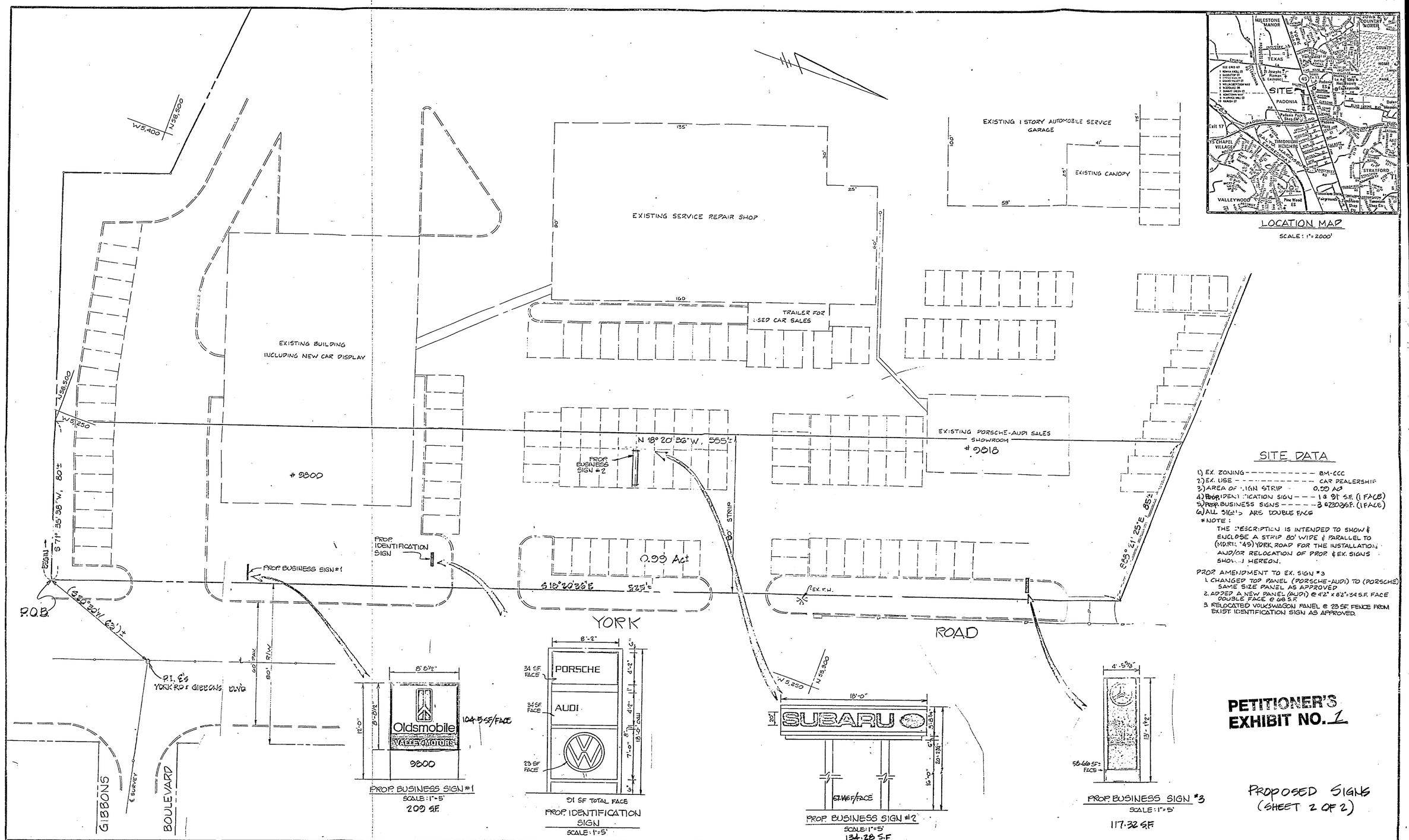
Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of August, 1995, a copy of the foregoing Entry of Appearance was mailed to Lawrence F. Haislip, Esquire, Miles & Stockbridge, 600 Washington Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN





LOCATION MAP

SCALE: 1" = 2000'

SITE DATA

1) EX. ZONING ---------- BM-CCC
2) EX. USE ---------- CAR DEALERSHIP
3) AREA OF SIGN STRIP 0.99 AC
4) PROP. IDENTIFICATION SIGN --- 1 @ 91 S.F. (1 FACE)
5) PROP. BUSINESS SIGNS ------ 3 @ 230.36 S.F. (1 FACE)
6) ALL SIGNS ARE DOUBLE FACE

*NOTE:
THE DESCRIPTION IS INTENDED TO SHOW & ENCLOSE A STRIP 80' WIDE & PARALLEL TO (MD. RT. #45) YORK ROAD FOR THE INSTALLATION AND/OR RELOCATION OF PROP. & EX. SIGNS SHOWN HEREON.

PROP. AMENDMENT TO EX. SIGN #3
1. CHANGED TOP PANEL (PORSCHE-AUDI) TO (PORSCHE) SAME SIZE PANEL AS APPROVED
2. ADDED A NEW PANEL (AUDI) @ 4'2" x 8'2" = 34 S.F. FACE DOUBLE FACE @ 68 S.F.
3. RELOCATED VOLKSWAGON PANEL @ 23 SF. FENCE FROM EXIST. IDENTIFICATION SIGN AS APPROVED.

PETITIONER'S EXHIBIT NO. 1

PROPOSED SIGNS (SHEET 2 OF 2)

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

STATE OF MARYLAND JOHN STRONG SMITH No. 3209 PROFESSIONAL ENGINEER & LAND SURVEYOR

OWNER:
TOWSON VALLEY MOTORS
9800-9818 YORK ROAD
COCKEYSVILLE, MARYLAND 21030
(301) 667-9000

PLAT TO ACCOMPANY ZONING PETITION FOR SIGN VARIANCES FROM SECTION 413.2f

8-9-95

BALTIMORE COUNTY, MARYLAND

LEGEND

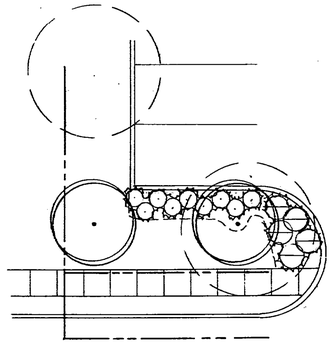
- EXISTING TREE - TO BE REMOVED
- UTILITY POLE
- LIGHT POLE
- PROPOSED SIGN

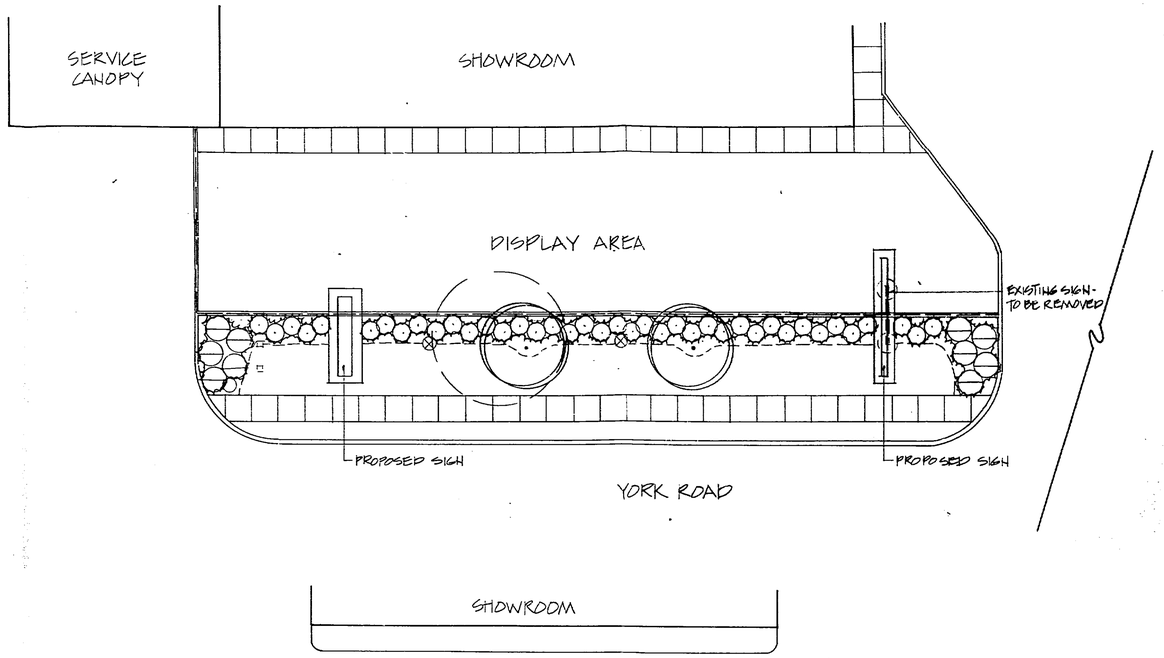
PLANT LIST

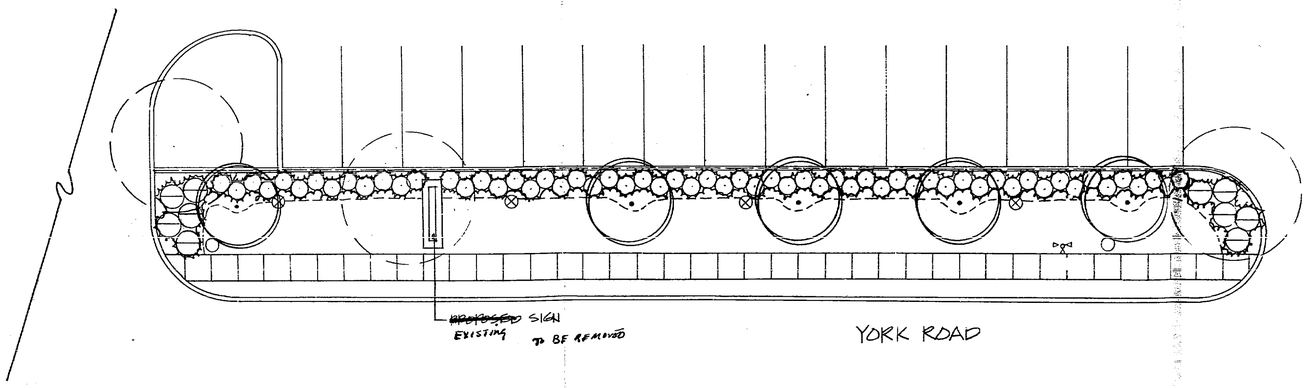
KEY	QTY	BOTANICAL NAME / COMMON NAME	SIZE	COND	REMARKS
	11	GLEDITSIA TRIACANTHOS 'SHADEMASTER' 'SHADEMASTER' HONEYLOCUST	2-2½" CAL	B&B	
	135	JUNIPERUS CHINENSIS 'SARGENTII' SARGENT'S JUNIPER	15-18"	B&B	SPACE 3' O.C. STAGGERED
	35	TAXUS X MEDIA 'WARDII' WARD'S YEW	24-30"	B&B	SPACE 4' O.C. STAGGERED

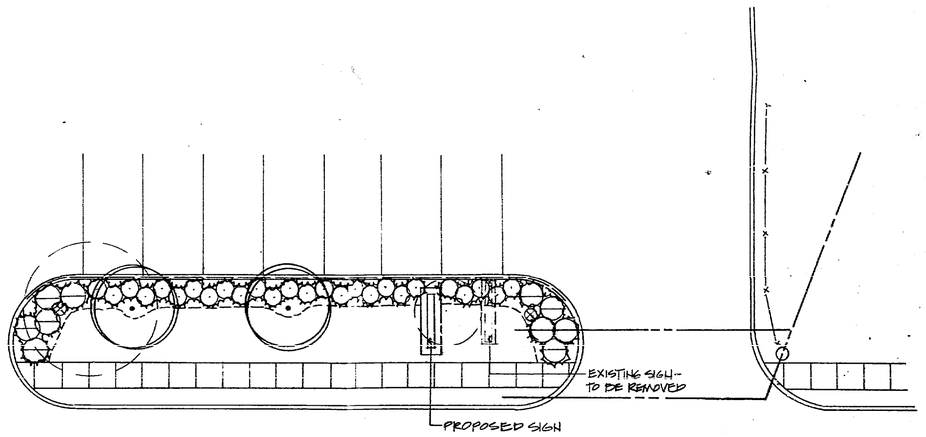
NOTES:

1. Contractor is to notify Miss Utility a minimum of 72 hours prior to digging.. Telephone: 1-800-257-7777
2. The Landscape Architect is to be notified 48 hours before planting begins. The location of all plant material is to be approved in the field by the Landscape Architect.
3. This plan is to be used for planting only.
4. No tree or shrub planting pits are to be left open or unattended.
5. Shrubs are to be grouped into mulched beds. Beds are to be edged and the grass is to be killed or removed prior to mulching.









BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING

SIGNATURE AND CERTIFICATION BLOCK

1. I certify that this Final Landscape Plan meets all requirements (check where appropriate):
   - ☐ - Baltimore County Landscape Manual
   - ☐ - Waiver of Planting Units CRG or Waiver No. _____
   - ☐ - Landscape Plan Waiver/Variance No. _____
   - ☐ - Comprehensive Site Plan No. _____

JOHN C. ROHDE
Landscape Architect's Signature — L.A.'s Name (please print)

110 E. PENNSYLVANIA AVE. TOWSON MD 21286 (410) 825-3885
Address — City — State — Zip — Phone

2. I certify that I have reviewed this Final Landscape Plan, that plan meets all the requirements as shown in the Baltimore County Landscape Manual, and I agree to comply with these regulations and all applicable policies, guidelines and standards. I agree to implement this plan and notify of Baltimore County the implementation within one year of approval.

CHARLES C. FENICK, JR.
Owner's Signature — Date — Owner's Name (please print)

[illegible] YORK RD COCKEYSVILLE MD 21030
Address — City — State — Zip

3. REVISIONS (IF): _____

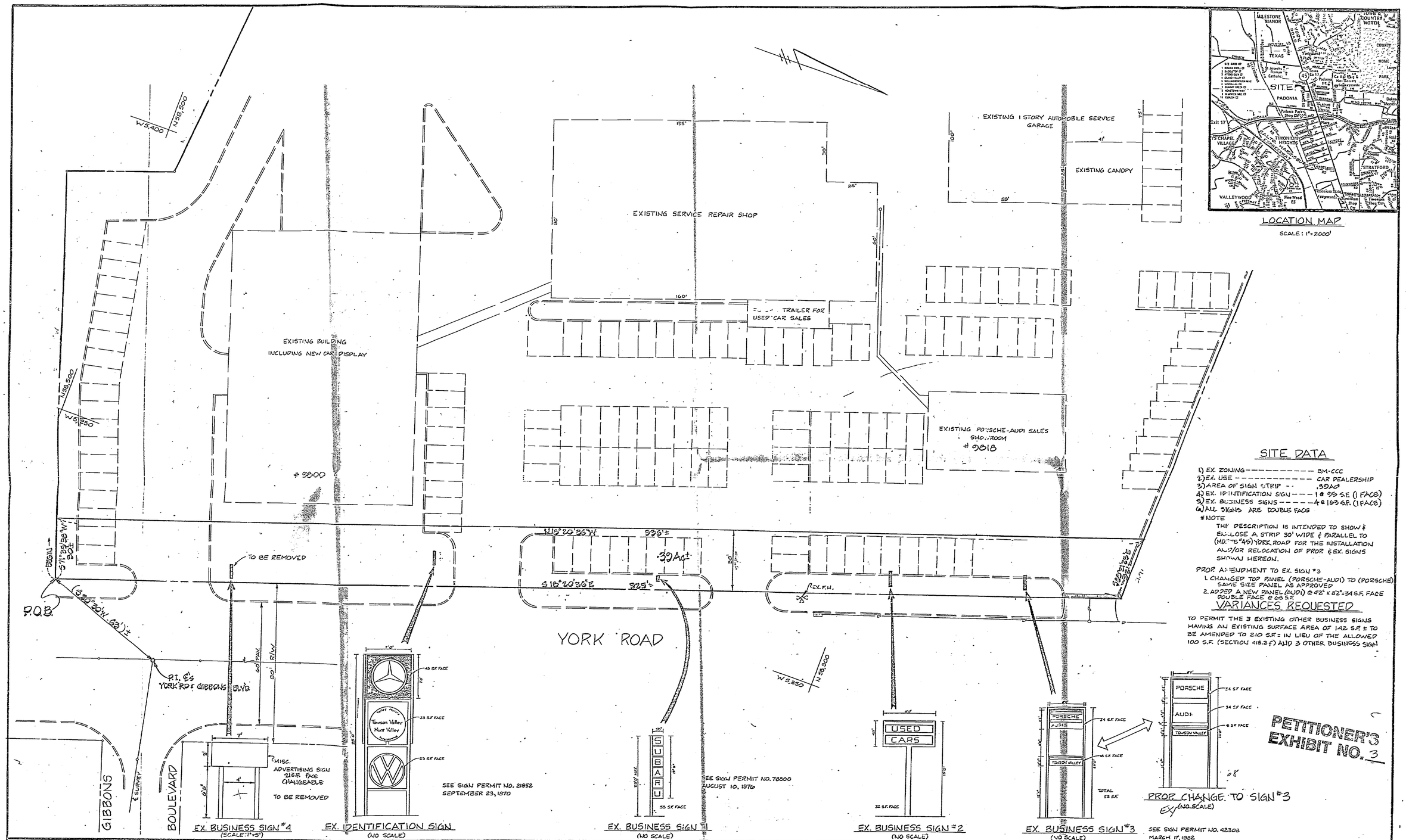
VALLEY MOTORS

SCALE: 1"=10'

DATE: 6-14-95

PETITIONER'S EXHIBIT NO. 2

HUMAN & ROHDE, INC.
LANDSCAPE-ARCHITECTS
110 E. PENNSYLVANIA AVE.
TOWSON, MD. 21286.
(410) 825-3885



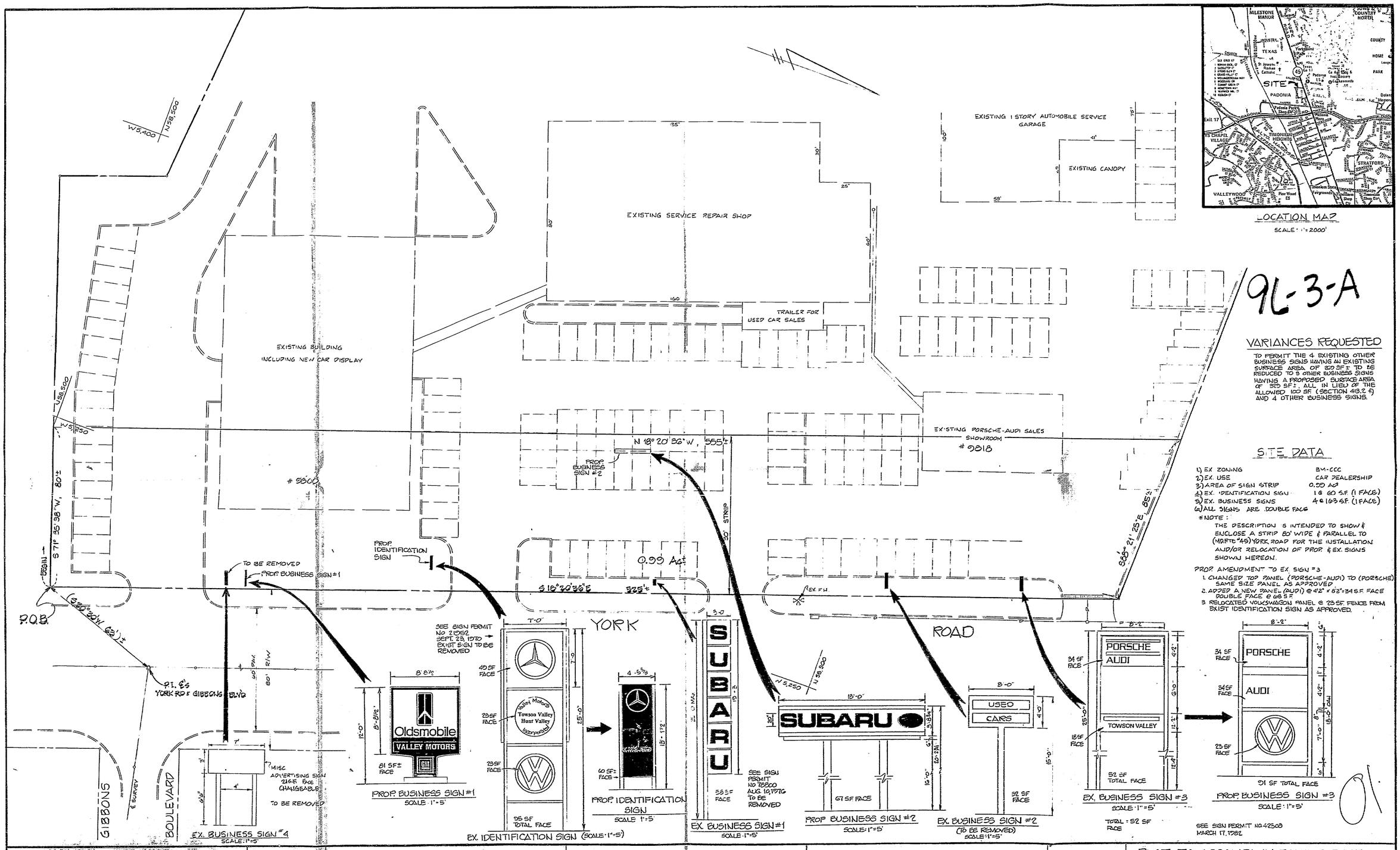
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

OWNER:
TOWSON VALLEY MOTORS
9800-9818 YORK ROAD
COCKEYSVILLE, MARYLAND 21030
(301) 667-9000

PLAT TO ACCOMPANY ZONING PETITION FOR SIGN VARIANCES FROM SECTIONS 413.2f

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

ELECTION DISTRICT #8
SEPTEMBER 16, 1985



96-3-A

VARIANCES REQUESTED

TO PERMIT THE 4 EXISTING OTHER BUSINESS SIGNS HAVING AN EXISTING SURFACE AREA OF 820 SF ± TO BE REDUCED TO 3 OTHER BUSINESS SIGNS HAVING A PROPOSED SURFACE AREA OF 320 SF ± ALL IN LIEU OF THE ALLOWED 100 SF (SECTION 413.2 f) AND 4 OTHER BUSINESS SIGNS.

SITE DATA

1) EX. ZONING	BM-CCC
2) EX. USE	CAR DEALERSHIP
3) AREA OF SIGN STRIP	0.99 AC
4) EX. IDENTIFICATION SIGN	1 @ 60 SF (1 FACE)
5) EX. BUSINESS SIGNS	4 @ 163 SF. (1 FACE)

6) ALL SIGNS ARE DOUBLE FACE

*NOTE:
THE DESCRIPTION IS INTENDED TO SHOW & ENCLOSE A STRIP 80' WIDE & PARALLEL TO (MD RTE "45) YORK ROAD FOR THE INSTALLATION AND/OR RELOCATION OF PROP. & EX. SIGNS SHOWN HEREON.

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2. ADDED A NEW PANEL (AUDI) @ 4'2" x 8'2" = 34 S.F. FACE DOUBLE FACE @ 68 S.F.
3. RELOCATED VOLKSWAGON PANEL @ 23 SF. FENCE FROM EXIST IDENTIFICATION SIGN AS APPROVED.

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

OWNER:
TOWSON VALLEY MOTORS
9800-9818 YORK ROAD
COCKEYSVILLE, MARYLAND 21030
(301) 667-9000

PRINT DATE
JUL 1
G. W. STEPHENS & ASSOC., INC

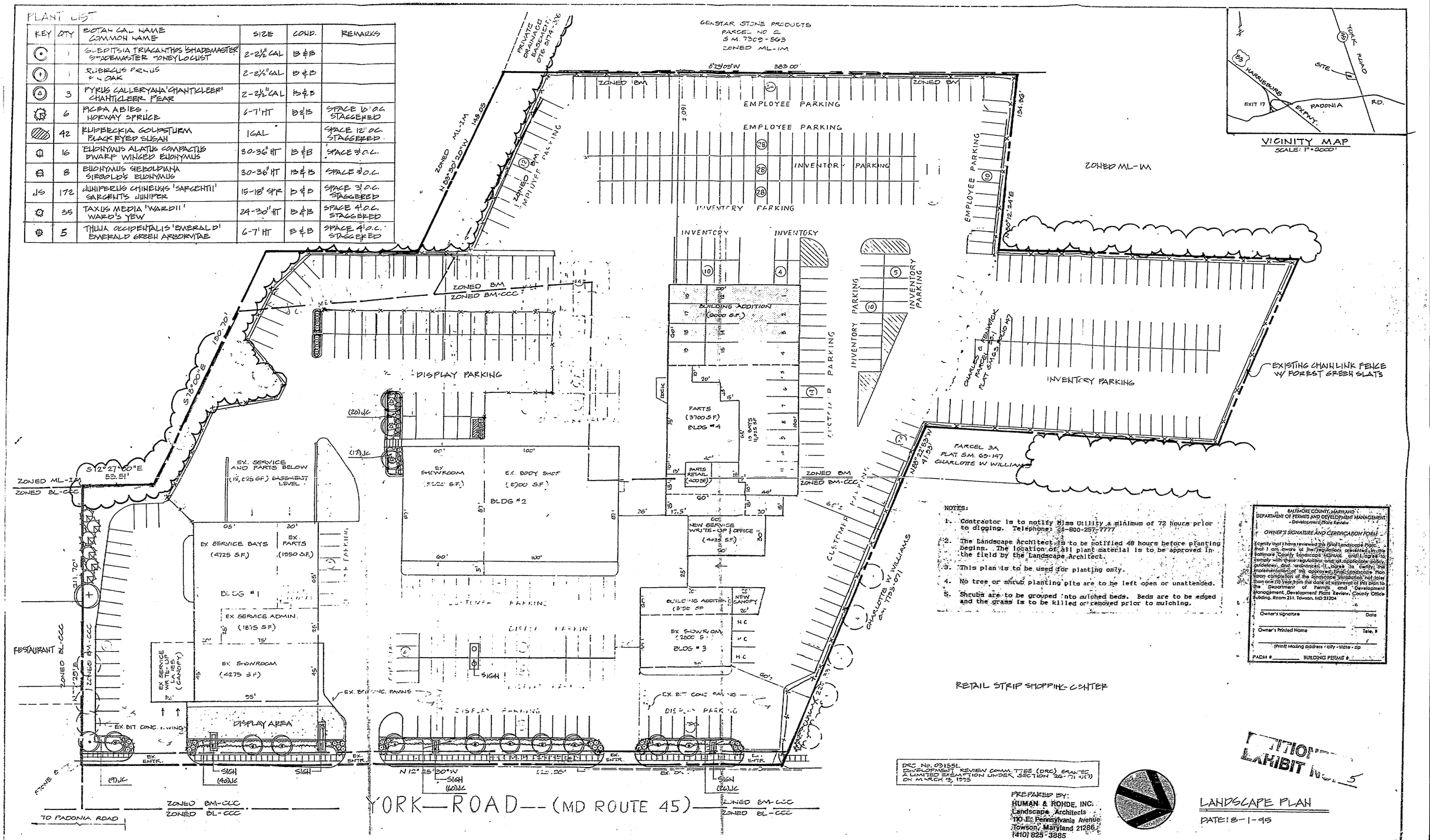
PLAT TO ACCOMPANY ZONING PETITION FOR SIGN VARIANCES FROM SECTION 413.2f

BALTIMORE COUNTY, MARYLAND
SCALE 1"=20
ELECTION DISTRICT #8
JULY 1, 1986

ZONING FILE NO 85-32 (CHARLES FENWICK) PN 5345

PLANT LIST

KEY	QTY	BOTANICAL NAME / COMMON NAME	SIZE	COND.	REMARKS
	1	GLEDITSIA TRIACANTHOS 'SHADEMASTER' SHADEMASTER HONEYLOCUST	2-2½" CAL	B&B	
	1	QUERCUS PRINUS CHN OAK	2-2½" CAL	B&B	
	3	PYRUS CALLERYANA 'CHANTICLEER' CHANTICLEER PEAR	2-2½" CAL	B&B	
	6	PICEA ABIES HORWAY SPRUCE	6-7' HT	B&B	SPACE 10' O.C. STAGGERED
	42	RUDBECKIA GOLDSTURM BLACK EYED SUSAN	1GAL		SPACE 12" O.C. STAGGERED
	16	EUONYMUS ALATUS COMPACTUS DWARF WINGED EUONYMUS	30-36" HT	B&B	SPACE 3' O.C.
	8	EUONYMUS SIEBOLDIANA SIEBOLD'S EUONYMUS	30-36" HT	B&B	SPACE 3' O.C.
JS	172	JUNIPERUS CHINENSIS 'SARGENTII' SARGENT'S JUNIPER	15-18" SPR	B&B	SPACE 3' O.C. STAGGERED
	35	TAXUS MEDIA 'WARDII' WARD'S YEW	24-30" HT	B&B	SPACE 4' O.C. STAGGERED
	5	THUJA OCCIDENTALIS 'EMERALD' EMERALD GREEN ARBORVITAE	6-7' HT	B&B	SPACE 4' O.C. STAGGERED



NOTES:

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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
- Development Plans Review -

OWNER'S SIGNATURE AND CERTIFICATION FORM

I certify that I have reviewed the final Landscape Plan that I am owner of, the regulations presented in the Baltimore County Landscape Manual, and I agree to comply with these regulations and all applicable policy, guidelines, and ordinances. I agree to certify the implementation of the approved final Landscape Plan upon completion of the landscape installation not later than one (1) year from the date of approval of this plan to the Department of Permits and Development Management, Development Plans Review, County Office Building, Room 211, Towson, MD 21204

Owner's Signature _____ Date _____

Owner's Printed Name _____ Tele. # _____

(Print) Mailing address - city - state - zip

PADM # _____ BUILDING PERMIT # _____

RETAIL STRIP SHOPPING CENTER

DRC No. 091351
DEVELOPMENT REVIEW COMMITTEE (DRC) EXACTED A LIMITED EXEMPTION UNDER SECTION 26-171 (7) ON MARCH 13, 1995

PREPARED BY:
HUMAN & ROHDE, INC.
Landscape Architects
110 E. Pennsylvania Avenue
Towson, Maryland 21286
(410) 825-3865

PETITIONER'S EXHIBIT No. 5

LANDSCAPE PLAN
DATE: 8-1-95

KCW 94242

REVISIONS

No.	DESCRIPTION

hanna build

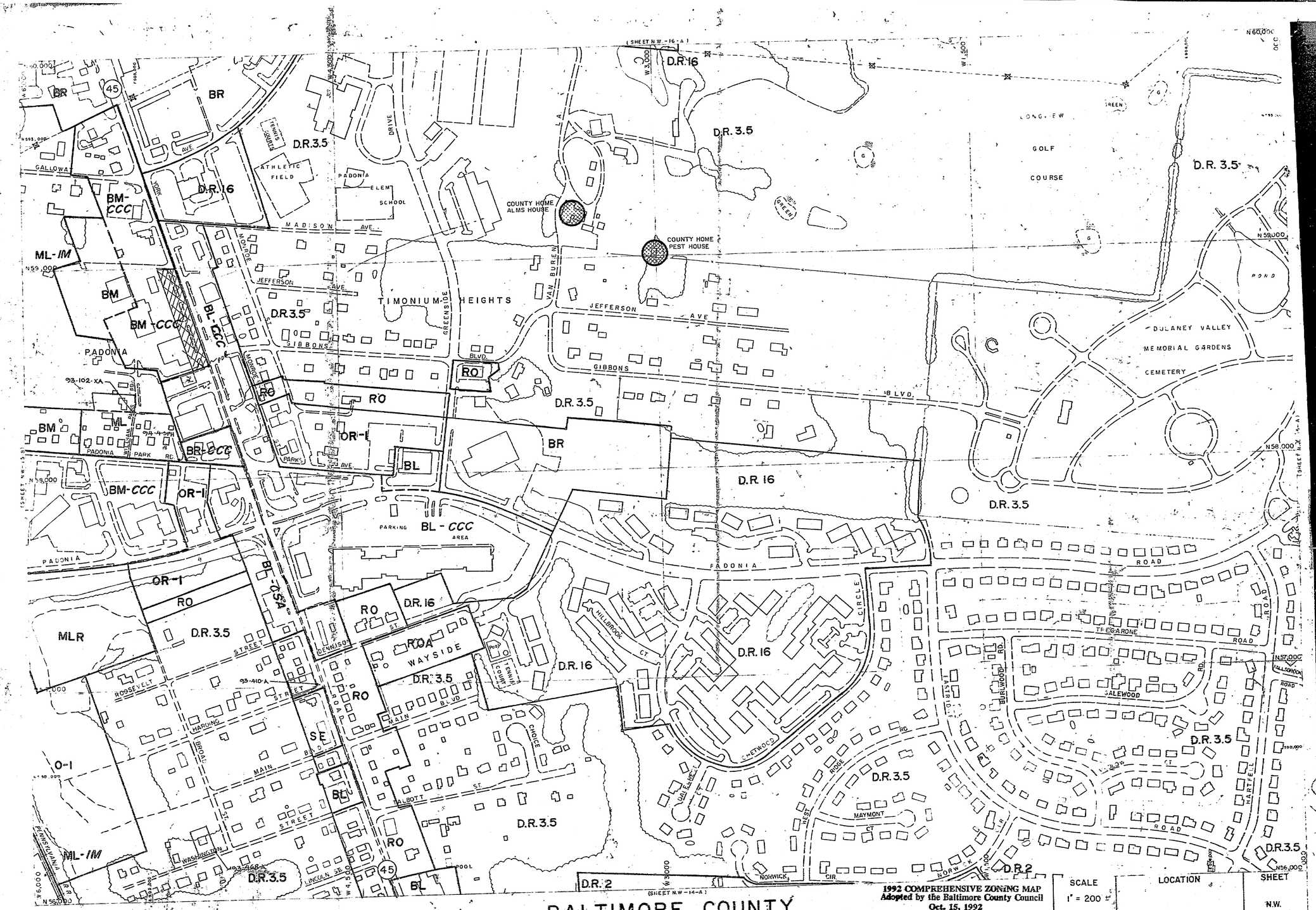
1" = 30'

VALLEY MOTORS

9600 YORK ROAD
HUNT VALLEY, MD

Site Plan

SHEET NO. 1 OF 1



S-NE R-NW
V-SE U-SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 163-92,164-92,165-92,186-92,187-92,188-92,189-92

William A. Howard IV
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'	PADONIA	N.W. 15-A
DATE OF PHOTOGRAPHY JANUAR 1986		

01