

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 Cor. N/S of Security Blvd.,
 E/S Lord Baltimore Blvd. * ZONING COMMISSIONER
 6970 Security Boulevard
 1st Election District * OF BALTIMORE COUNTY
 1st Councilmanic District
 James Koons, et ux * Case No. 96-511-A
 Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 6970 Security Boulevard in Woodlawn. The Petition is filed by James Koons and Cecilia Koons, property owners. Variance relief is requested from Section 413.2(F) of the Baltimore County Zoning Regulations (BCZR) to permit a total sign area of 525.6 sq. ft., in lieu of the 100 sq. ft. allowed. Relief is also requested from Section 413.5(D) to permit a sign height for one sign of 35.25 ft. in lieu of the maximum permitted 25 ft. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1.

Appearing at the public hearing held for this case was Ralph Mastantano, General Manager of the business which operates on the subject premises. Also present was Richard E. Matz, the engineer who prepared the site plan. The Petitioner was represented by Stuart D. Kaplow, Esquire. There were no Protestants or other interested persons present.

Uncontradicted testimony and evidence presented was that the subject site is 7.8748 acres in area, zoned B.M. The property is located adjacent to Security Boulevard, between the intersections of that roadway with Lord Baltimore Drive and Belmont Avenue. This is a major commercial/retail site, which features the business known as Koons Ford. The business has been located at this site for some time and has recently undergone an extensive renovation. As shown in photographs of the property which were

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ORDER RECEIVED FOR FILING
 Date 8/1/96
 By [Signature]

submitted at the hearing, the main showroom building has been extensively refurbished and remodeled and the property significantly upgraded. This is a major corporate citizen and employer in the western Baltimore County region. The dealership is one of the major Ford dealers in the metropolitan area.

As shown on the site plan, the Petitioner proposes three free-standing signs to advertise the business. Two of the signs are actually in existence and in place. One of those signs advertises the used cars which are sold from the business and the second advertises the service shop facilities. The third sign is the major Ford sign and will replace an existing sign which is similar in appearance. This sign, however, will be higher (35.25 ft.). As was explained at the hearing, the property slopes from its frontage at Security Boulevard and the increased height is necessary to ensure visibility. A favorable Zoning Plans Advisory Committee (ZAC) comment was received on the Petition from the Office of Planning. It is noted within the comment, that no additional sign area is proposed, merely the legitimization of the existing sign package and a request for an increase of the primary sign.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioner has produced sufficient testimony and evidence to satisfy the requirements of Section 307 of the BCZR, as construed by the case law. I am persuaded that the uniqueness of the property is found by its topography and slope and that the Petitioner would suffer a practical difficulty or undue hardship if strict adherence to the regulations were required. Moreover, in that the business is existing, it is clear that there will be no detriment to the surrounding properties if the variance

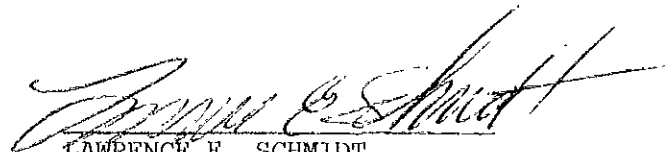
were allowed. This is a major corporate/retail business located in a highly commercial area.

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 for Baltimore County this 1st day of August, 1996 that a variance from Section 413.2(F) of the Baltimore County Zoning Regulations (BCZR) to permit a total sign area of 525.6 sq. ft., in lieu of the 100 sq. ft. allowed, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 413.5(D) to permit a sign height for one sign of 35.25 ft., in lieu of the maximum permitted 25 ft., be and is hereby GRANTED, subject, however, to the following restriction:

I. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LRS/mm

ORDER RECEIVED FOR FILING
Date 8/1/96
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 1, 1996

Stuart D. Kaplow, Esquire
502 Baltimore Avenue
Towson, Maryland 21204

RE: Case No. 96-511-A
Petition for Zoning Variance
Property: 6970 Security Boulevard
James Koons, et ux, Petitioners

Dear Mr. Kaplow:

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 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

att.

c: Mr. and Mrs. James Koons, 6970 Security Boulevard
Mr. Ralph Mastantano, 6970 Security Boulevard

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Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 96-511-A 6970 Security Blvd.

which is presently zoned BM

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) of the BCZR to permit a total sign area of 525.6 sq. ft. in lieu of 100 sq. ft. and from Sec. 413.5(D) of the BCZR to permit a sign height for one sign of 35.25 feet in lieu of 25 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) That the property is unique and unusual such that the uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the property. Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the property's uniqueness.

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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Stuart D. Kaplow

(Type or Print Name)

Signature

502 Baltimore Ave. 410-339-3910

Address

Towson, MD

Phone No.

21204

State

Zipcode

(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.

Legal Owner(s).

James Koons

(Type or Print Name)

Signature

Cecilia Koons

(Type or Print Name)

Signature

6970 Security Blvd. 410-298-3800

Address

Phone No.

Baltimore

MD

21244

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Richard E. Matz

Colbert Matz Rosenfelt, Inc.

Name

3723 Old Court Road #206

Baltimore, MD 21208

410-653-3838

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

2 hr

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: mrl

DATE

6/26/96

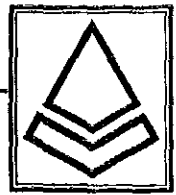


Printed with Soybean Ink
on Recycled Paper

MICROFILMED

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

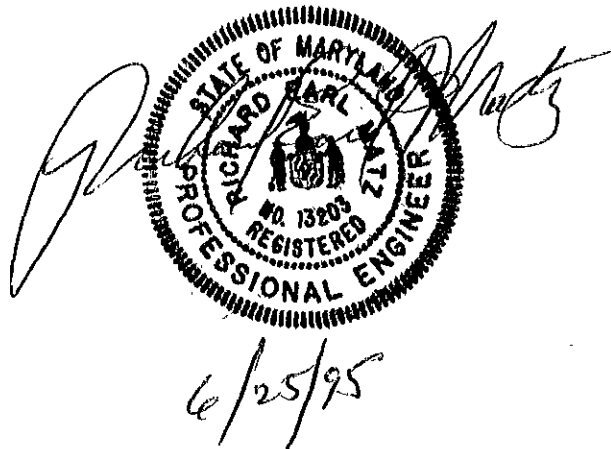


ZONING DESCRIPTION

96-511-A

BEGINNING AT A POINT ON THE NORTH SIDE OF SECURITY BOULEVARD WHICH IS 130 FEET WIDE, AT THE DISTANCE OF 160 FEET WEST OF THE CENTERLINE OF BELMONT AVENUE WHICH IS 60 FEET WIDE, BEING LOT NO. 1 IN THE SUBDIVISION PLAT OF CHAMPION FORD DEALERSHIP AS RECORDED IN BALTIMORE COUNTY PLAT BOOK NO. 44, FOLIO 98 CONTAINING 343,027 SQUARE FEET OR 7.8748 ACRES. ALSO KNOWN AS 6970 SECURITY BOULEVARD IN THE FIRST ELECTION DISTRICT.

I:JOBS\94024.DES 6-25-96



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513

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

96-511

District 1ST

Date of Posting 7/6/96

Posted for: Veronica

Petitioner: Town & Civic Rooms

Location of property: 6878 So. County Blvd

Location of Sign: Facing road, on property being zoned

Remarks: _____

Posted by: [Signature]

Signature

Date of return: 7/17/96

Number of Signs: 1

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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: #96-511-A

(Item 513)

6970 Security Boulevard
corner N/S of Security
Boulevard, E/S Lord
Baltimore Boulevard
1st Election District
1st Councilmanic
Legal Owner(s):
James Koors and
Cecilia Koors

Variance: to permit a total sign area of 525.5 square feet in lieu of 100 square feet and to permit a sign height for one sign of 35.25 feet in lieu of 25 feet.

Hearing: Friday, July 26, 1996
at 11:00 a.m. in Rm. 106,
County Office Building.

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.

7/032 July 4 C64337

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

7/5, 1996

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 7/4, 1996.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

022321

96-511-A

DATE 2/26/96 ACCOUNT 01-615

Item: 513 AMOUNT \$ 285.05
By: mdk

RECEIVED FROM: Kaplan Street - 6970 Secord Blvd (Kens Fy)
020 - Comm. Varrance - \$ 350.00
080 - 1 Sign - \$ 35.05
\$ 285.05

FOR: CD + Sign

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



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & 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 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.: 573 Petitioner: Koons Ford

Location: 6970 Security Blvd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: KOONS FORD ATTN: MR RALPH MASTANTOUNO

ADDRESS: 6970 Security Blvd.

BALTO. MD 21244

PHONE NUMBER: 410-339-3910

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TO: PUTUXENT PUBLISHING COMPANY
July 4, 1996 Issue - Jeffersonian

Please forward billing to:

Koons Ford
Ralph Mastantuno
6970 Security Boulevard
Baltimore, Maryland 21244
339-3910

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: 96-511-A (Item 513)
6970 Security Boulevard
corner N/S of Security Boulevard, E/S Lord Baltimore Boulevard
1st Election District - 1st Councilmanic
Legal Owner(s): James Koons and Cecilia Koons

Variance to permit a total sign area of 525.6 square feet in lieu of 100 square feet and to permit a sign height for one sign of 35.25 feet in lieu of 25 feet.

HEARING: FRIDAY, JULY 26, 1996 at 11:00 a.m. in Room 106, County Office Building.

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.

ENCLOSURE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 28, 1996

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: 96-511-A (Item 513)
6970 Security Boulevard
corner N/S of Security Boulevard, E/S Lord Baltimore Boulevard
1st Election District - 1st Councilmanic
Legal Owner(s): James Koons and Cecilia Koons

Variance to permit a total sign area of 525.6 square feet in lieu of 100 square feet and to permit a sign height for one sign of 35.25 feet in lieu of 25 feet.

HEARING: FRIDAY, JULY 26, 1996 at 11:00 a.m. in Room 106, County Office Building.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Koons Ford/Ralph Mastantuno
Staurt D. Kaplow, Esq.
Richard E. Matz

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.

EV 111 211





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 24, 1996

Stuart D. Kaplow, Esquire
502 Baltimore Avenue
Towson, MD 21204

RE: Item No.: 513
Case No.: 96-511-A
Petitioner: James Koons, et ux

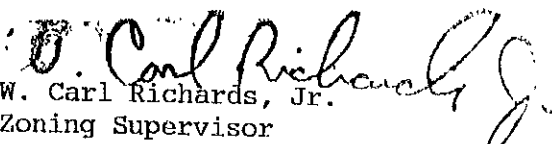
Dear Mr. Kaplow:

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 June 26, 1996.

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 Roslyn Eubanks in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

CONDITIONS OF EMPLOYMENT

Employees of the Division of Code Inspections and Enforcement are prohibited from engaging in any type of endeavor that is considered a conflict with your official duties or in conflict with the interests of the department.

Employees are prohibited from requesting licensed contractors or general contractors to use their name and license number or by requesting that permits be pulled by any contractor on behalf of the employee.

Any employee who owns rental property shall maintain these properties to code standards whether the properties are owned in Baltimore County or elsewhere.

No inspector may perform any work including physical labor, consultation, or providing advice, inside or outside of Baltimore County for compensation or for gratuities. Employees will be able to work on their own properties, i.e. construct your own home or renovate rental property. If the employee is a licensed plumber or electrician, the department will make provisions for the licensed county employee with a shelved license to pull a permit for their principal residence only.

If an inspector wishes to work, as defined above, on a project other than their principal residence, the property of a relative, or for a non-profit organization, without compensation or gratuity, permission must be requested from both John Altmeyer and Rick Wisnom.

Employees are prohibited from inspecting his or her own property or the property of relatives.

Acceptance of any gratuities for any purpose is prohibited.

An employee may not testify as an expert witness in a court proceeding concerning a private matter. The employee may testify only as to the facts and only if summons has been served. An employee may testify as an expert only for and on behalf of the county and with knowledge of the Chief of the Division of Code Inspections and Enforcement.

A violation of any of these policies will result in immediate termination.

3/27/96

Cassidy, Pat

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, PDM

DATE: July 11, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 6970 Security Blvd.

INFORMATION:

Item Number: 513

Petitioner: Koons Property

Property Size:

Zoning: BM

Requested Action: Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided and discussion with the applicant's attorney, it is apparent that the Petitioner is not requesting a variance to provide for additional sign area. Permission is being sought, however, to increase the height of the existing sign since it is difficult to see due to the unique elevation characteristics of the portion of Security Boulevard proximate to Koons Ford. Therefore, relief is necessary in order to maximize visibility.

Prepared by:

Division Chief:

PK/JL

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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 7-9-96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: 7-8-96

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

Item #'s: 510 521
511 522
(513) 523
514 524
515 525
516
517
519

RBS:sp

BRUCE2/DEPRM/TXTSBP

Bruce Seeley
7-9-96

RECORDED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 07/12/96

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

RE: Property Owner: PAUL E. FEILD, JR.

Location: E/S HARFORD RD., 510' FROM CENTERLINE SUNSHINE AVE.
(12619 HARFORD RD.)

Item No.: 509

Zoning Agenda: VARIANCE

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: 510, 511, 512, 513, 514, 515,
516, 517, 518, 519, 520, 521, 522, 523, 524 AND 525.

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

cc: File

[Handwritten signature]



John Alexander

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

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
 Department of Permits & Development
 Management

Date: July 16, 1996

FROM: *[Signature]* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: *[Signature]* Zoning Advisory Committee Meeting
 For July 15, 1996
 Item Nos. 510, 511, 512, 513, 515, 516,
 518, & 521

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE17

Rescheduled from 1/16/96
CASE NUMBER: 96-245-SPH (Item 245)
7200 Green Bank Road
N/S Green Bank Road, 25' E of c/l Choptank Road
15th Election District - 5th Councilmanic
Legal Owner: Paul D. Kiebler and Jean A. Kiebler

Special Hearing to determine whether the divisional lines established on the plat accompanying this Petition are in compliance with the provisions of Section 417.3 and such other actions which will be required to construct the piers as shown on the plat; further to determine that the adjacent properties designated as Lot #31 and #32 are not in compliance with the provisions of B.C.Z.R. contained in Section 417; and to determine such items which may be presented at the hearing relative to this issue.

HEARING: WEDNESDAY, APRIL 3, 1996 at 9:00 a.m. in Room 106, County Office Building.

Rescheduled from 11/29/95 and 2/21/96
CASE NUMBER: 96-168-SPHA (Item 162)
2260 Cromwell Bridge Road
Sanders Corner
NW/S. Cromwell Bridge Road, 78' SW of c/l Loch Raven Road
9th Election District - 6th Councilmanic
Legal Owner: Ronald Sanders

Special Hearing to allow commercial parking in a residential zone; to amend a previous site plan dated 10/23/90 (case #91-256-SPH); to confirm an existing non-conforming use; and to approve a modified parking plan. Variance to allow for a reduction in the required number of parking spaces from 72 to 39.

HEARING: WEDNESDAY, APRIL 3, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

CASE NUMBER: 96-317-SPH (Item 316)
5 Celebrie Court
E/S Celebrie Court, approximately 500' S of Glenbaur Road
11th Election District - 5th Councilmanic
Legal Owner: Sharon L. Rose

Special Hearing to approve an addition for an in-law apartment with self-contained facilities and kitchen for owner's parents.

HEARING: WEDNESDAY, APRIL 3, 1996 at 11:00 a.m. in Room 106, County Office Building.

CASE NUMBER: 96-318-A (Item 319)
1633 Jeffers Road
S/S Jeffers Road, 145' NE of c/l Thornton Road
8th Election District - 4th Councilmanic
Legal Owner: Charles M. Hughes and Lynnallen Hughes

Variance to permit two storage sheds to be situated in the side yard in lieu of the rear yard.

HEARING: WEDNESDAY, APRIL 3, 1996 at 2:00 p.m. in Room 106, County Office Building.

CASE NUMBER: 96-319-SPH (Item 318)
600 Reisterstown Road
4th Election District - 3rd Councilmanic
Legal Owner: Pikesville Plaza Building Company
Contract Purchaser/Lessee: L & J Associates, Inc.

Special Hearing to approve the use of the premises as a beauty shop with accessory massage services.

HEARING: THURSDAY, APRIL 4, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

CASE NUMBER: 96-320-SPH (Item 328)
600 Reisterstown Road
NWC Reisterstown Road and Slade Avenue
4th Election District - 3rd Councilmanic
Legal Owner: Frank Scarfield/Pikesville Plaza Building Company
Contract Purchaser/Lessee: Progressive Ambulance Company/Millard C. Sheppard

Special Hearing to approve an amendment to the site plan and parking variance granted in case #74-232-A to allow a total of 161 spaces provided in lieu of the total 172 spaces permitted and to reduce the total by 12 spaces used for storage and parking by ambulances and limousines for a new total of 149 spaces. Special Exception to permit a service garage providing for storage and parking of ambulances and limousines.

HEARING: THURSDAY, APRIL 4, 1996 at 10:00 a.m. in Room 118, Old Courthouse.



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

7-19-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 513 (MJK)

Dear Ms. Watson:

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

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 317, Baltimore, MD 21203-0317

MICROFILMED

RE: PETITION FOR VARIANCE
6970 Security Boulevard, Corner N/S of
Security Blvd, E/S Lord Baltimore Blvd
1st Election District, 1st Councilmanic

James and Cecilia Koons
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-511-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.

2C HR65
FR.1 7/26

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, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of July, 1996, a copy of the foregoing Entry of Appearance was mailed to Stuart D. Kaplow, 502 Baltimore Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

FILED
JUL 26 1996
CLERK OF COURT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: July 11, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 6970 Security Blvd.

INFORMATION:

Item Number: 513

Petitioner: Koons Property

Property Size: _____

Zoning: BMRequested Action: VarianceHearing Date: / / SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided and discussion with the applicant's attorney, it is apparent that the Petitioner is not requesting a variance to provide for additional sign area. Permission is being sought, however, to increase the height of the existing sign since it is difficult to see due to the unique elevation characteristics of the portion of Security Boulevard proximate to Koons Ford. Therefore, relief is necessary in order to maximize visibility.

Prepared by: Jeffrey W. LongDivision Chief: Caryl Keller

PK/JL

Post-It® Fax Note	7671	Date	7-11-96	# of pages	1
To	Mr. Kaplow	From	Jeff Long		
Co/Dept	Law Offices	Co.	O.P.		
Phone #		Phone #	887.3495		
Fax #	339 8912	Fax #			

96-511-A-

No more zoning cases-

Mr. Mastantano

N. of Bethway-

Major corporate citizen

170 employees

180 million in sales

Renovation -

sewerage -

3 signs -

as shown on site plan -

Grade is sloped -

New sign. Food -

Real High Volume -

See Note 6

Signs 2 & 3 are remaining

Grant

MICROFILMED



4/4/97

Arnold Jablon
Baltimore County Zoning Enforcement
111 W Chesapeake Ave
Towson, MD 21204

4/5/97
To: JLL
S+I
4/8/97
see z.c.

Re. Koons Ford - 6970 Security Blvd

Arnold

I have a customer that would like to change the location of a sign that we will be installing for him. He wants to move it approx 60'-0 east of its original planned location. I have enclosed copies of the permits, variance and site plan. If you have any questions, don't hesitate to contact us.

Sincerely,

Frank Miles
H & M Signs

Speed
Letter

In the interest of speed and economy, we are supplying to your letter with marginal notes. If you need more information, do not hesitate to call or write. Thank you for your interest.



April 10, 1997

1st Election District

Dear Mr. Miles:

The proposed red-lined sign relocation plan has been reviewed for compliance with the spirit and intent of the approved plan in zoning case 96-511-A. No protestants were at the zoning hearing and the Zoning Commissioner has confirmed that the proposed change is within the spirit and intent of the approved plan. Document this response on all future plans.

Very truly yours,

John L. Lewis
Planner II
Zoning Review

JLL:rye

c: zoning case 96-511-A

PLEASE PRINT CLEARLY

PETITIONERS

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

STUART D. KARLOW, Esq.

502 Baltimore Ave 21204

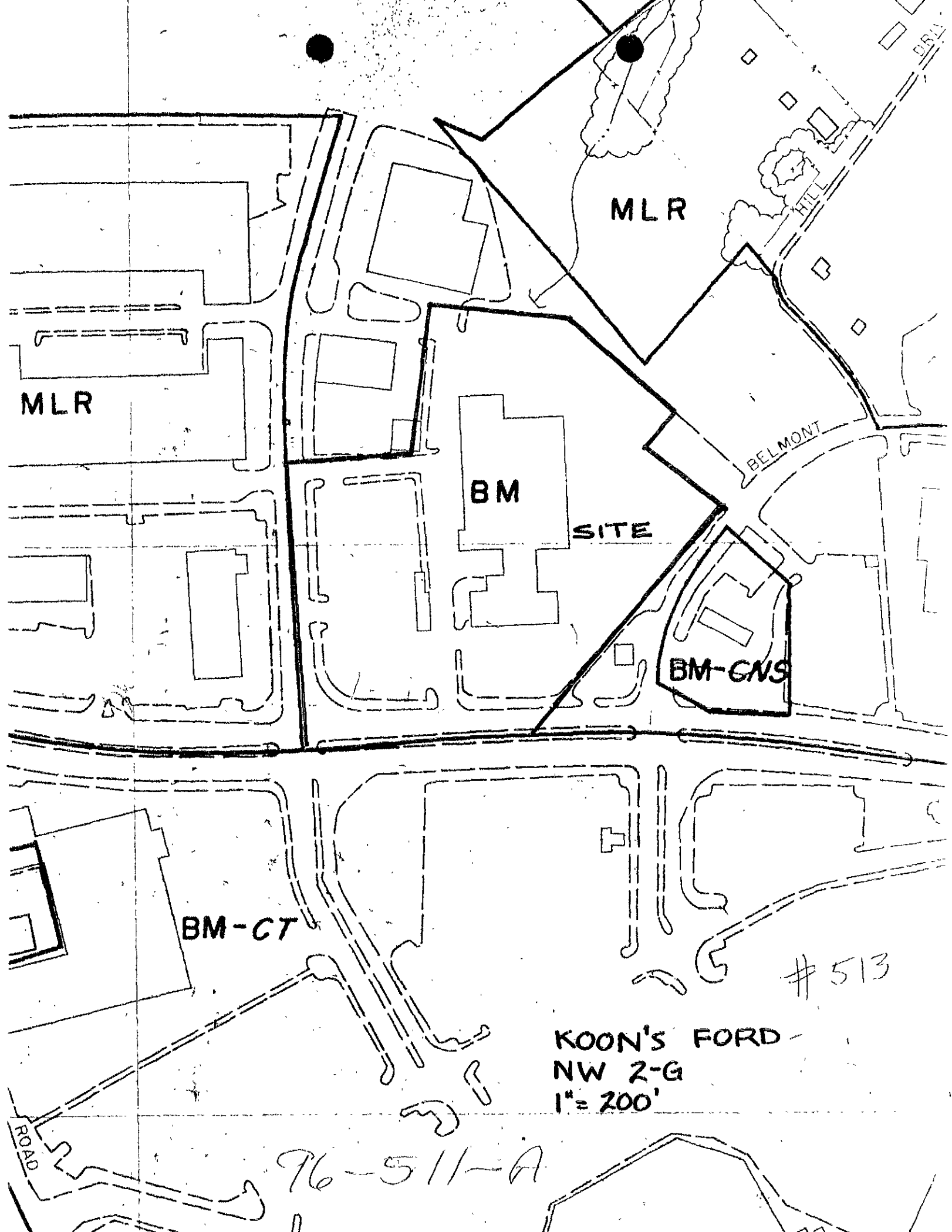
RALPH MASTANTUONO

6910 Security Blvd Balt 21214

RICHARD E. MATZ

3723 AD CART RD, 206 21208

NOT RECORDED



MLR

MLR

BM

SITE

BELMONT

BM-GNS

BM-CT

#513

KOON'S FORD -
NW 2-G
1" = 200'

96-511-A

