

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
SE/S Philadelphia Road, between
Campbell Blvd. & White Marsh Run * DEPUTY ZONING COMMISSIONER
(Carmax - White Marsh)
15th Election District * OF BALTIMORE COUNTY
6th Councilmanic District *
Case No. 97-206-X
Redland Genstar, Inc.
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception for that property located on the southeast side of Philadelphia Road, across from its intersection with Campbell Boulevard in White Marsh. The Petition was filed by the owner of the property, Redland Genstar, Inc., by John H. Gease, Director of Real Estate, and Kevin E. Shiffen, Corporate Secretary, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek a special exception to approve a used motor vehicle outdoor sales area separate from a sales agency building. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were representatives of Redland Genstar, Inc. and Carmax, a subsidiary of Circuit City, and traffic experts and civil engineers, all of whom signed the Petitioner's Sign-In sheet. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 23.3 acres, more or less, which has been rezoned from M.L. to B.R., and is presently unimproved. The Petitioners are desirous of developing the property with a 71,000 sq.ft. used motor vehicle sales facility, in accordance with the site plan submitted into evidence as Petitioner's

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Exhibit 1. The proposed facility will be operated by Carmax, an automobile superstore that is a new concept in used automobile sales which has been tested in other markets throughout the United States. This is the first dealership of its kind to open and operate in the Baltimore Metropolitan area. However, a special exception to operate a used car facility in a B.R. zone is necessary.

It is clear that the B.C.Z.R. permits the use proposed in a B.R. zone by special exception. However, it must be shown that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

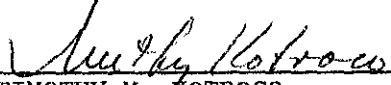
ORDER RECEIVED FOR FILING
Date 12/16/81
BY [Signature]

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of December, 1996, that the Petition for Special Exception to approve a used motor vehicle outdoor sales area separate from a sales agency building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, the Petitioners shall submit a landscape plan for review and approval by the Office of Planning.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By

RECEIVED



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

December 10, 1996

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
SE/S Philadelphia Road, between Campbell Blvd. & White Marsh Run
(Carmax - White Marsh)
15th Election District - 6th Councilmanic District
Redland Genstar, Inc. - Petitioners
Case No. 97-206-X

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. John H. Gease, Director of Real Estate
Redland Genstar, Inc., Executive Plaza IV, Hunt Valley, Md. 21030

Mr. Daniel Blevins, Morris & Ritchie Assoc., Inc.
110 West Road, Suite 105, Towson, Md. 21204

People's Counsel

✓ File

MICROFILMED



Petition for Special Exception to the Zoning Commissioner of Baltimore County

for the property located at Northeast corner of Route 7 and Campbell Blvd.

which is presently zoned BR (per 1996 CZMP
Issue No. 5-001)

97-206-X

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 part of hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

a used motor vehicle outdoor sales area, separated from sales agency building.

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

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing 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

Legal Owner(s):

Redland Genstar, Inc.

(Type or Print Name)

By:

Signature Kevin E. Sniffen, Corporate Secretary

By: John H. Gease, Director of Real Estate

(Type or Print Name)

Signature

Executive Plaza IV

Address

527-4477

Phone No.

Hunt Valley

City

MD

State

21031

Zipcode

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

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

Address

(410) 494-6200

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

Attorney for Petitioner:

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Ave.

Address

(410) 494-6200

Phone No

Towson

MD

State

21204

Zipcode

ORDER RECEIVED FOR FILING

Date

By

TOP. OFF
REVIEW
11/6/96
UCR

Zoning Administration
& Development Management

MICROFILMED

206

97-206-X

(BR/Special Exception Area Only)

ZONING DESCRIPTION

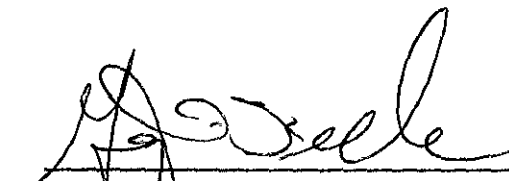
BEGINNING at a point distant North 30° 36' 04" East of 373.85 feet measured along the southeast side of Philadelphia Road (Md. Rt. 7), variable width right-of-way, from the centerline extended of Campbell Boulevard, 118 feet wide and South 59° 17' 32" East 40.00 feet from the southeast side of Philadelphia Road. Thence the following courses and distances:

North 30° 36' 04" East 190.60 feet, By a curve to the right with a radius of 9920.85 feet and an arc length of 67.00 feet, North 30° 59' 17" East 637.39 feet, By a curve to the right with a radius of 2160.34 feet and an arc length of 267.26 feet, South 54° 05' 08" East 698.72 feet, South 30° 24' 52" West 1200.00 feet, North 59° 35' 08" West 378.50 feet, South 30° 24' 52" West 300.00 feet, By a curve to the left with a radius of 952.78 feet and an arc length of 200.00 feet, North 30° 24' 52" East 345.85 feet, and North 59° 17' 32" West 152.91 feet to the place of beginning.

CONTAINING 21.116 Acres of land more or less.

Property is located on the Southeast side of Philadelphia Road (Maryland Route 7) Northeast of Campbell Boulevard and in the 15th Election District, Baltimore County, Maryland.




George T. Keller
Registered Property Line Surveyor #67

MICROFILMED

206

97-206-X

(Entire Site)
ZONING DESCRIPTION

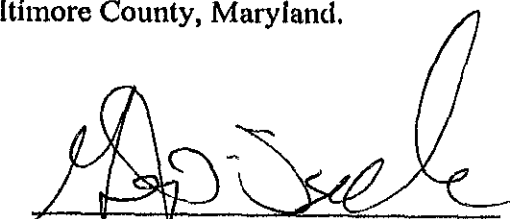
BEGINNING at a point on the southeast side of Philadelphia Road (Maryland Route 7), variable width right-of-way, at the distance of 373.85 feet measured northeasterly from the centerline extended of Campbell Boulevard, 118 feet wide. Thence the following courses and distances:

North 30° 36' 04" East 190.52 feet, By a curve to the right with a radius of 9960.85 feet and an arc length of 67.27 feet, North 30° 59' 17" East 637.39 feet, By a curve to the right with a radius of 2200.34 feet and an arc length of 270.70 feet, South 54° 05' 08" East 738.75 feet, South 30° 24' 52" West 1200.00 feet, North 59° 35' 08" West 378.50 feet, South 30° 24' 52" West 300.00 feet, By a curve to the left with a radius of 952.78 feet and an arc length of 200.00 feet, North 30° 24' 52" East 345.85 feet, and North 59° 17' 32" West 192.91 feet to the place of beginning.

CONTAINING 22.185 Acres of land more or less.

Property is located on the Southeast side of Philadelphia Road (Maryland Route 7) Northeast of Campbell Boulevard and in the 15th Election District, Baltimore County, Maryland.




George T. Keller
Registered Property Line Surveyor #67

MICROFILMED

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

97-206X No. 028504

DEF-DEF - NO REVIEW
ITEM #206

DATE 11/6/96 ACCOUNT 001-6150

AMOUNT \$300.00 (WCR)

RECEIVED FROM: Venable, Baetjer & Howard

#050 - SPECIAL EXCEPTION
Redland/Genstar, Inc.
NEC Route 7 & Campbell Blvd.

MICROFILMED BY ADH/USJ/MIC/HRC \$300.00
DA 011:30AM 11-07-98

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

CERTIFICATE OF PUBLICATION

TOWSON, MD., 11/25, 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 11/21, 1996.

THE JEFFERSONIAN,

A. H. Enick
LEGAL AD. - TOWSON

NOTICE OF HEARINGS

The Zoning Commission of Baltimore County, by authority of the Planning and Zoning Board 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 #97-206-X
(Item 206)
SE/S Philadelphia Road (MD Rt. 7) between Campbell Blvd. and White Marsh Run
1500 Eastern District
5th Court Street
Legal Owner(s):
Redford Gensler, Inc.

Special Exception: for a use of a vehicle outside sales area, separated from sales agency building.

Hearing: Monday, December 9, 1996 at 10:00 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 887-3351.

11/20/96 NOV. 21 C101101

11/20/96 - 11/21/96

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **063042**

DATE 7/9/99

ACCOUNT 001-6150

AMOUNT \$ 40.00 (JCM)

RECEIVED FROM:

Venable Baetjer & Howard

FOR: #99-1814

Carmax - Philadelphia Road

DISTRIBUTION
 WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PREPARED BY: ACTUAL TIME: 7/14/1999 15:41:31

REQ NO: 5 CASHIER PAGES PER DRAWER: 3

Dept: 5 ZENITH VERIFICATION: 090320

Receipt #: 063042 BAL: 40.00

CM NO. 063042 Receipt Tot: 40.00

40.00 OK

Baltimore County, Maryland

CASHIER'S VALIDATION

97-206-X

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ITEM 206

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL EXCEPTION FOR A USED
MOTOR VEHICLE OUTDOOR SALES AREA,
SEPARATED FROM SALES AGENCY BUILDING.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY
November 21, 1996 Issue - Jeffersonian

Please forward billing to:

Robert A. Hoffman, Esq.
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204
494-6200

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: 97-206-X (Item 206)
SE/S Philadelphia Road (MD Rt. 7) between Campbell Boulevard and White Marsh Run
15th Election District - 6th Councilmanic
Legal Owner(s): Redland Genstar, Inc.

Special Exception for a used motor vehicle outdoor sales area, separated from sales agency building.

HEARING: MONDAY, DECEMBER 9, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

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.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

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

November 15, 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: 97-206-X (Item 206)

SE/S Philadelphia Road (MD Rt. 7) between Campbell Boulevard and White Marsh Run
15th Election District - 6th Councilmanic
Legal Owner(s): Redland Genstar, Inc.

Special Exception for a used motor vehicle outdoor sales area, separated from sales agency building.

HEARING: MONDAY, DECEMBER 9, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Redland Genstar, Inc.
Robert A. Hoffman, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 24, 1996.
(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.

MICROFILMED





Baltimore County
Department of Permits and
Development Management

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

December 6, 1996

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 206
Case No.: 97-206-X
Petitioner: Redland Genstar, Inc.

Dear Mr. Hoffman:

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 November 6, 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,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

RECEIVED
DEC 11 1996
ZONING DEPT.



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: November 25, 1996

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

SUBJECT: Zoning Advisory Committee Meeting
for November 25, 1996
Item No. 206

The Development Plans Review Division has reviewed the subject zoning item. The layout of the vehicle use areas labeled customer/employee and sales lot is governed by Sec. IX.C.2.b.(1). of the Baltimore County Landscape Manual. The submitted layout does not conform with this 7% interior landscape area requirement.

All planting islands must be a minimum of 6' wide from inside curb to inside curb.

The proposed planting design will be subject to a detailed review after the issue of the 7% interior landscaping is resolved.

RWB:HJO:jrb

cc: File

ZONE38A

MICROFILMED

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

TO: Mr. Arnold Jablon, Director November 20, 1996
Zoning Administration and
Development Management

FROM: R. Bruce Seeley RBS/gg
DEPRM

SUBJECT: Zoning Item #206 - Genstar
Campbell Boulevard
Zoning Advisory Committee Meeting of November 18, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Environmental Impact Review

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

Adequate storm water management including quality management of first half inch of runoff must be provided for the proposed development.

RBS:GS:sp

GENSTAR/DEPRM/TXTSBP

MICROFILMED.

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 11/19/96

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

RE: Property Owner: REDLAND GENSTAR, INC.

Location: SE/S PHILADELPHIA RD. (MD ROUTE 7) BETWEEN CAMPBEL BLVD
AND WHITE MARSH RUN.

Item No.: 206

Zoning Agenda: SPECIAL HEARING

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

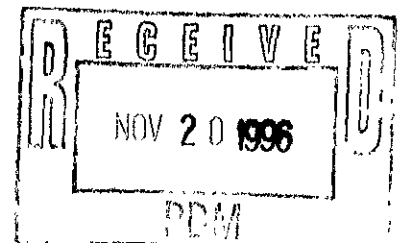
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

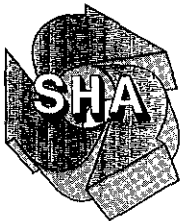
A: SOME ON SITE FIRE HYDRANTS ARE REQUIRED.

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

cc: File

RECORDED





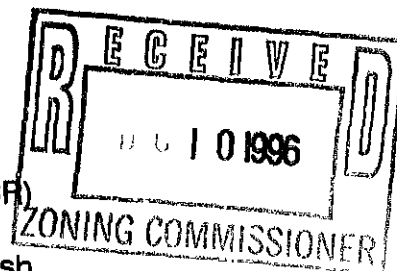
**Maryland Department of Transportation
State Highway Administration**

96-6259
12/6/96
c-8
David L. Winstead
Secretary
Parker F. Williams
Administrator

December 3, 1996

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

RE: Baltimore County
Item No. 206 (WCR)
Redland Genstar
Carmax-Whitemarsh
MD 7
Mile Post 5.90



Dear Ms. Eubanks:

This letter is in response to your request for our review of the referenced item.

Although we have no objection to approval of the special exception, we will require the following conditions of the development:

- Entrance construction shall be subject to the terms and conditions of an access permit issued by this office.
- The proposed access on MD 7 needs to be relocated as far north as possible.
- The temporary truck access drive onto Campbell Boulevard shall be designed and constructed as a full directional entrance for use by all vehicular traffic accessing the site.

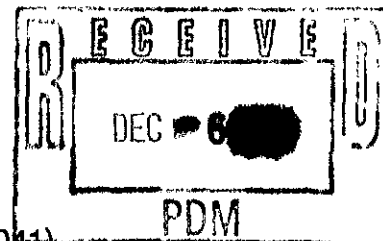
Please contact Larry Gredlein at 410-545-5606 if you have any questions.
Thank you for the opportunity to review this item.

Very truly yours,


for Ronald Burns, Chief
Engineering Access Permits
Division

LG/es

cc: Mr. Ron Lewis
Mr. Dave Malkowski
Mr. Ted Scott



My telephone number is 410-545-5600 (Fax# 333-1041)

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

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: December 9, 1996

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Northeast Corner of Route 7 and Campbell Blvd.

INFORMATION:

Item Number: 206
Petitioner: Redland Genstar
Property Size:
Zoning: BR
Requested Action:
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

This office expressed concerns to the applicant's representatives regarding landscape details and these concerns have not been addressed, to date. While staff supports the proposed use of the subject property, we would appreciate the opportunity to continue to work with the Petitioner in the development of a well designed site.

Prepared by: Jeffrey W. Long
Division Chief: [Signature]

AFK/JL:rdn

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
SE/S Philadelphia Road (MD Rt. 7) between * ZONING COMMISSIONER
Campbell Boulevard and White Marsh Run * OF BALTIMORE COUNTY
15th Election District, 6th Councilmanic *
Redland Genstar, Inc. *
Petitioner * CASE NO. 97-206-X

* * * * *

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

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 16th day of December, 1996, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer and Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

December 18, 1996

File



Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
for Baltimore County
The Courthouse, Room 112
Towson, Maryland 21204

Subject: Petition for Special Exception
Carmax at White Marsh
Case No. 97-206-X

Dear Mr. Kotroco:

We are in receipt of the order related to the subject case. The enclosed plan differs slightly from the plan presented to you at the December 9, 1996 Special Exception Hearing, in that:

1. The internal drive from the Route 7 entrance has been shifted slightly south to include more customer parking north of the access road and south of the main building.
2. The FQC/Car Detailing Building has been moved east to provide the required sixty foot separation between it and the main building. This revision was necessary to address a comment received from Mr. John Lewis of the zoning office which was received after the Hearing. Other plan revisions and additions have been made in response to Mr. Lewis' December 3, 1996 letter (see attached).

The nature of all of these revisions are very minor. It is our opinion that the enclosed plan is well within the spirit and intent of your order. We ask that you please review the enclosures, initial the plan as being within the spirit and intent of the order and include it in the permanent zoning file.

Very truly yours,

MORRIS & RITCHIE ASSOCIATES, INC.

Tim Madden

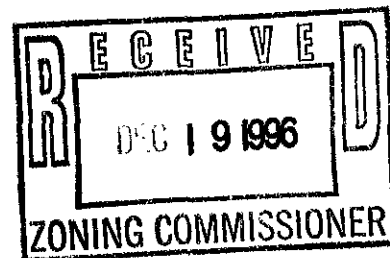
Timothy F. Madden, ASLA, AICP
Principal

TFM/rdc
MRA #10450

Enclosures

cc: Rob Hoffman, VB&H
Jack Gease, RGI
Dan Blevins
Greg Toler, IDI
Paul McClellan, Carmax

TFM\rdc\10450\kotroco.ltr\12-18-96



☐ 139 N. MAIN STREET, SUITE 200
BEL AIR, MARYLAND 21014
(410) 879-1690 (410) 836-7560
FAX (410) 879-1820

☒ 110 WEST ROAD, SUITE 105
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

☐ 9090 JUNCTION DRIVE, SUITE 9
ANNAPOLIS JUNCTION, MARYLAND 20701
(410) 792-9446 (301) 470-4470
FAX (410) 792-7395



Baltimore County
Department of Permits and
Development Management

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

917-206-X

November 8, 1996

Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Drop-Off Petition (Item #206)
NEC Route 7 & Campbell Blvd.
15th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper forms pertaining to this. There is a form indicating the posting standards required by Baltimore County, as well as a list of vendors serving the Baltimore County area. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to Gwendolyn Stephens.

If you have any questions regarding the sign posting, please do not hesitate to contact Gwendolyn Stephens at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures

MICROFILMED



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

December 6, 1996



Mr. Jeff Long
Baltimore County Office of Planning
401 Bosley Avenue, Room 409
Towson, Maryland 21204

Subject: Carmax at White Marsh

Dear Jeff:

I have discussed the results of our 11/20/96 meeting with Carmax/Circuit City representatives. They agree to provide the following landscape treatment for the project:

1. Installation of a double row of trees, at a spacing of 50 feet in line and 20 feet between rows, along the Route 7 frontage of the site.
2. Planting of masses of shrub and groundcover, interspersed along a frontage slope of mainly turf, along the Route 7 frontage.
3. Masses of low plantings around the proposed sign.

In addition to these landscape treatments, our client agrees to the following:

1. No racked storage of vehicles will be used on the site.
2. The potential for an outdoor sitting/eating area for employees will be considered.
3. The free standing sign will not exceed a height of 25 feet.

Please contact this office if you have any questions.

Very truly yours,

MORRIS & RITCHIE ASSOCIATES, INC.

Timothy F. Madden, ASLA, AICP
Principal

MRA #10450

cc: Paul McClellan
Rob Hoffman
Greg Toler
Dan Blevins

TFMrdcl:10450\jefflong.ltr\12-6-96

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FAX (410) 792-7395



Baltimore County
Department of Permits and
Development Management

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

December 3, 1996

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21204

RE: Drop-Off Petition Review (Item #206)
Redland Genstar, Inc.
15th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. Highlight special exception area on submitted site plan (currently not shown).
2. Add address.
3. Add outcome of DRC action (approval date and file number).
4. Add front orientation of all buildings.
5. Clarify fog/car detailing 5,643 square feet and B proto-type 71,609 square feet (used car sales facility)...buildings? If so, variance is required for distance between them.
6. Add more ingress-egress information (i.e., information on the "temporary truck access drive").

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Printed with Soybean Ink
on Recycled Paper

Robert A. Hoffman, Esquire
December 3, 1996
Page 2

7. Contact Avery Harden, Developers Engineering Section (887-3751) regarding landscaping.
8. As this site is on a state road, a representative of the State Highway Administration, Bureau of Access Permits (545-560) will be notified.
9. Add type of existing and proposed parking area surfaces.
10. Label curbing or anchored wheel stops around the parking lot.
11. Add note that illumination for off-street parking areas does/will not reflect into residential lots or public streets.
12. Add note that handicapped parking spaces shall be provided in accordance with the Maryland Building Code for the Handicapped, contained in the Code of Maryland Regulations 05.01.07.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,



John J. Sullivan
Planner II
Zoning Review

JJS:scj

Enclosure (receipt)

c: Zoning Commissioner

MICROFILMED

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

VENABLE
ATTORNEYS AT LAW

Writer's Direct Number:
(410) 494-6201

November 6, 1996

Drop-Off
OK - WCR
11-6-96

Via Hand Delivery

Mr. Carl Richards
Department of Permits & Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Property Owner/Petitioner: Redland/Genstar, Inc.
Location: Northeast corner of Route 7 and Campbell Boulevard
Petition for Special Exception

Dear Mr. Richards:

I am hereby drop filing the enclosed Petition for Special Exception with regard to the above captioned property. The Petitioner proposes to use the site as a used motor vehicle outdoor sales area. This request has not been previously reviewed by your office and there are no outstanding zoning violations on the site. Enclosed are the following documents:

1. Petition for Special Exception (3);
2. Zoning Description (Entire Site) (3);
3. Zoning Description (Special Exception Area Only) (3);
4. 200' scale zoning map (1);
5. Site plans (12); and
6. Check in the amount of \$300.00.

Mr. Carl Richards
November 6, 1996
Page 2

If you have any questions, please give me a call.

Sincerely,



Barbara W. Ormord
Legal Assistant

BWO:pmp
Enclosures
cc: Robert A. Hoffman, Esquire

TO1DOCS1/BAW01/0032804.01

RECEIVED
NOV 13 1996



Baltimore County
Department of Permits and
Development Management

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

December 3, 1996

File
97-206-X

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21204

RE: Drop-Off Petition Review (Item #206)
Redland Genstar, Inc.
15th Election District

Dear Mr. Hoffman:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

- ✓ 1. Highlight special exception area on submitted site plan (currently not shown).
- ✓ 2. Add address.
- ✓ 3. Add outcome of DRC action (approval date and file number).
- ✓ 4. Add front orientation of all buildings.
- ✓ 5. Clarify fog/car detailing 5,643 square feet and B proto-type 71,609 square feet (used car sales facility)...buildings? If so, variance is required for distance between them. *60ft.*
- ✓ 6. Add more Ingress-egress Information (i.e., information on the "temporary truck access drive").

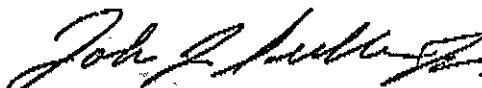


Robert A. Hoffman, Esquire
December 3, 1996
Page 2

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- ✓ 8. As this site is on a state road, a representative of the State Highway Administration, Bureau of Access Permits (545-560) will be notified.
- ✓ 9. Add type of existing and proposed parking area surfaces.
- ✓ 10. Label curbing or anchored wheel stops around the parking lot.
- ✓ 11. Add note that illumination for off-street parking areas ~~does~~ will not reflect into residential lots or public streets.
- ✓ 12. Add note that handicapped parking spaces shall be provided in accordance with the Maryland Building Code for the Handicapped, contained in the Code of Maryland Regulations 05.01.07.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,



John J. Sullivan
Planner II
Zoning Review

JJS:scj

Enclosure (receipt)

c: Zoning Commissioner

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 12, 1999

Mr. Daniel M. Blevins
Morris & Ritchie Associates, Inc.
110 West Road, Suite 245
Towson, Maryland 21204

Dear Mr. Blevins:

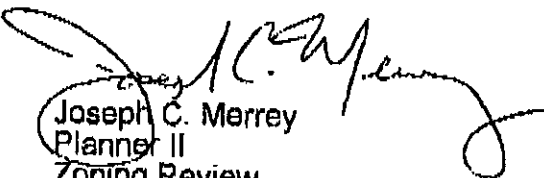
RE: Spirit & Intent, Carmax-White Marsh, PDM: XV-695, Zoning case #97-206-X
15th Election District

Carl Richards, Zoning Supervisor of Permits and Development Management, has requested that I respond to your letter of January 28, 1999 regarding the above referenced property. Specifically, whether a proposed GM dealership with new and used automobile sales will be permitted on "Lot 2" as within the spirit and intent of zoning case 97-206-X.

You have supplemented your letter of January 28, 1999 with the First Amended Final Plat and the Second Amended Development plan of Carmax-White Marsh, showing the creation of Lot 2. Having reviewed your request and zoning case 97-206-X, it is the opinion of this office that the proposed GM use is within the spirit and intent of the aforementioned case. Please be advised that final zoning approval on any additions requiring building or occupancy permits will issue upon receipt and review of such application for permit.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,


Joseph C. Merrey
Planner II
Zoning Review

JCM:cjs

MORRIS & RITCHIE ASSOCIATES, INC.ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

January 28, 1999

Mr. Arnold Jablon, Director
Department of Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, MD 21204

Subject: Carmax - White Marsh
PDM #XV-695

Dear Arnold:

The subject project previously received a Special Exception approval on December 9, 1996 under Case Number 97-206-X, to permit used car sales in a BR zone for the 22.17 acre parcel. The Parcel was subdivided into two lots in accordance with the Second Amended Development Plan, DRC # 04208N, and recorded among the land records of Baltimore County in Liber S.M. 71, Folio 1. It is our clients intention to develop Lot 2 as a proposed GM automotive dealership with new and used car sales as set forth under the BR zoning requirements.

We believe that the proposed GM dealership will be within the spirit and intent of the Deputy Zoning Commissioner's order of the previously approved case and we respectfully request your concurrence. A check in the amount of \$40.00 is enclosed as required.

We await your response.

Very Truly Yours,

MORRIS & RITCHIE ASSOCIATES, INC.

Daniel M. Blevins
Project Manager

enclosure
#11054

cc: Pete Saules, L + A Architects
Terry Ward, GM Worldwide Real Estate
Ned Sparkman, IDI

DMB:mak\11054\jablon.ltr012899

☐ 139 N. MAIN STREET, SUITE 200
BELAIR, MARYLAND 21014
(410) 879-1690 (410) 836-7560
FAX (410) 879-1820

☒ 110 WEST ROAD, SUITE 245
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

☐ 8090 JUNCTION DRIVE, SUITE 9
ANNAPOLIS JUNCTION, MARYLAND 20701
(410) 782-9792 (301) 776-1690
FAX (410) 792-7395



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

July 19, 1999

Patricia A. Malone, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21285-5517

Dear Ms. Malone:

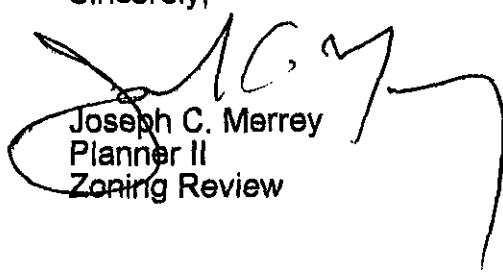
RE: Spirit & Intent, Carmax, Philadelphia Rd., Zoning Case #97-206-X, 15th Election District

Having reviewed your letter of July 7, 1999 regarding the sale of new cars via a Nissan franchise at the above referenced site, please be advised that it is the opinion of this office that the described use is within the spirit and intent of zoning case 97-206-X.

This letter should appear on all future site plans filed regarding the Carmax site.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,


Joseph C. Merrey
Planner II
Zoning Review

JCM:rsj

c: zoning case 97-206-X

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

VENABLE
ATTORNEYS AT LAW

OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

Writer's Direct Number:
(410) 494-6206

July 7, 1999

7/7/99
8
WCR
To: JCM
S+I+2
7/9/99 na
E (695) h 111

HAND-DELIVERED

Mr. Arnold Jablon, Director
Department of Permits and Development
Management
County Office Building – Room 111
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Carmax -- Philadelphia Road -- White Marsh
15th Election District, 6th Councilmanic District

Dear Mr. Jablon:

This firm represents Circuit City Stores, Inc. with regard to its Carmax site in White Marsh. As you know, Carmax is in the business of selling used cars. In 1996, Carmax received a special exception (Case No. 97-206-X) for a used motor vehicle outdoor sales area separate from a sales agency building. I have attached a copy of the order and site plan from that case and the most recent development plan for your convenience.

Since opening in 1998, Carmax has been selling used cars only from the White Marsh facility. Carmax now proposes, in addition to the continued sales of used cars, to sell new cars through a Nissan franchise at this site. At this time, Carmax is requesting confirmation that the selling of new cars at the White Marsh location would be within the spirit and intent of the special exception relief granted in Case No. 97-206-X.

The property is zoned BR with a strip of CB along Philadelphia Road. According to Section 233 and 236 of the Baltimore County Zoning Regulations, a new car dealership (automotive sales room and adjoining outdoor sales area) is permitted by right. The addition of a use permitted by right in the underlying zone, which is closely tied to the use under the special exception, would appear to be entirely appropriate and consistent with prior zoning relief granted. The addition of the Nissan dealership will

99-1814

Mr. Arnold Jablon, Director
July 7, 1999
Page 2

require no additional building or construction as the dealership will be located inside the already existing sales facility and the cars will be located within the existing sales lot.

This request is similar to one submitted by Morris & Ritchie Associates, Inc. for a proposed new and used GM automotive dealership on "Lot 2," which was carved out of the Carmax site following the grant of the special exception. I have enclosed a copy of the request by Morris & Ritchie and the response from your office, confirming that the proposed use was within the spirit and intent of the special exception case.

At this time, I am writing to request written confirmation from your office that the addition of a new car sales franchise on the site would be within the spirit and intent of the relief granted in Case No. 97-206-X. With this letter, I have enclosed a check in the amount of \$40.00 made payable to Baltimore County, Maryland to cover the administrative costs associated with your review.

If you need any further information in order to complete your review, please feel free to give me a call.

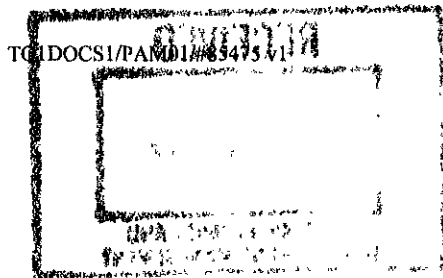
Very truly yours,



Patricia A. Malone

PAM/sm
Enclosures

cc: Mr. Paul McClellan



RECEIVED

JUL - 7 1999

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

PETITIONER(S) SIGN-IN SHEET

ADDRESS

210 Allegheny Ave

40 W. CHESAPEAKE AVE

3343 PEACHTREE RD, SUITE 1050, ATLANTA

9950 MAYLOND DRIVE RICHMOND, VA.

Redland Gonsler Exec Plaza IV Hunt Valley 23233
21031

Suite 219, Vantage Square Bldg. No 21210

10109 Philadelphia Rd Bn/Ho/Mel 21237

10109 Philadelphia Rd Balto MD. 21237.

110 WEST ROAD SUITE 105
TOWSON, MARYLAND 21204



~~MICROFILMED~~

BOUND CERTIFICATION

This is to certify that there are no known or suspected liens or claims against the property shown on this plan.

Notary Public

CERTIFICATION AS TO DELINQUENT ACCOUNTS

The undersigned hereby certifies that the property shown on this plan is not subject to any delinquent accounts.

Notary Public

IN RE: PETITION FOR SPECIAL EXCEPTION

SE/S Philadelphia Road, between
 General White Road and
 15th Election District
 6th Councilmanic District
 Redland Constair, Inc.
 Petitioners

Case No. 97-206-X

TERMINES OF FACT AND CONCLUSIONS OF LAW

WHEREFORE, IT IS ORDERED BY THE Deputy Zoning Commissioner for Baltimore County this 10th day of December, 1996, that the Petition for Special Exception to approve a used motor vehicle outdoor sales area separate from a sales agency building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- The Petitioners may apply for their building permit and be granted same upon receipt of this order; however, the building permit shall not be issued until the time as the 30-day appeal process from this Order is reversed, the relief granted herein shall be rescinded.
- Prior to the issuance of any permits, the Petitioners shall submit a site plan for review and approval by the Office of Planning.
- When applying for a building permit, the site plan and building permit shall be submitted in one case and set forth and address the restrictions of this Order.

THOMAS N. KORMOS
 Deputy Zoning Commissioner
 for Baltimore County

Chevrolet

USED CAR OUTLET

KOONS

SERVICE ENTRANCE

BUILDING FACE SIGNS
 (TOTAL SQUARE FOOTAGE: 295 SF)

SIGN ELEVATIONS FOR LOT 2
 (GM DEALERSHIP SITE)

USED CAR OUTLET

Chevrolet

USED CAR OUTLET

KOONS

SERVICE ENTRANCE

BUILDING FACE SIGNS
 (TOTAL SQUARE FOOTAGE: 295 SF)

SIGN ELEVATIONS FOR LOT 2
 (GM DEALERSHIP SITE)

USED CAR OUTLET

Chevrolet

USED CAR OUTLET

KOONS

SERVICE ENTRANCE

BUILDING FACE SIGNS
 (TOTAL SQUARE FOOTAGE: 295 SF)

SIGN ELEVATIONS FOR LOT 2
 (GM DEALERSHIP SITE)

CONCEPTUAL EAST ELEVATION

SCALE: 3/32"=1'-0"

CONCEPTUAL SOUTH ELEVATION

SCALE: 3/32"=1'-0"

CONCEPTUAL NORTH ELEVATION

SCALE: 3/32"=1'-0"

CONCEPTUAL WEST ELEVATION

SCALE: 3/32"=1'-0"

BUILDING ELEVATIONS FOR LOT 2 (GM DEALERSHIP SITE)

BUILDING ELEVATIONS FOR LOT 1 (CARMAX SITE)

USED CAR OUTLET

Chevrolet

USED CAR OUTLET

KOONS

SERVICE ENTRANCE

BUILDING FACE SIGNS
 (TOTAL SQUARE FOOTAGE: 295 SF)

SIGN ELEVATIONS FOR LOT 2
 (GM DEALERSHIP SITE)

USED CAR OUTLET

Chevrolet

USED CAR OUTLET

KOONS

SERVICE ENTRANCE

BUILDING FACE SIGNS
 (TOTAL SQUARE FOOTAGE: 295 SF)

SIGN ELEVATIONS FOR LOT 2
 (GM DEALERSHIP SITE)

USED CAR OUTLET

Chevrolet

USED CAR OUTLET

KOONS

SERVICE ENTRANCE

BUILDING FACE SIGNS
 (TOTAL SQUARE FOOTAGE: 295 SF)

SIGN ELEVATIONS FOR LOT 2
 (GM DEALERSHIP SITE)

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

110 WEST ROAD SUITE 105
 TOWSON, MARYLAND 21204
 (410) 821-8800
 FAX (410) 821-1748

DEVELOPMENT PLAN PROFILES AND DETAILS

CARMAX - WHITE MARSH

(Used Car Sales Facility)

PHILADELPHIA ROAD - MD. RTE. 7
 ELECTION DISTRICT #15 - COUNCILMANIC DISTRICT #6
 PDM #XV-695

REVISIONS

DATE	REVISIONS
3-18-99	Added building elevations for lot 2.

DATE

3-18-99

SCALE

AS SHOWN

DATE

3-17-98

DRAWN BY

B.H.L.

DESIGN BY

D.M.B.

REVIEW BY

T.E.S.

SHEET

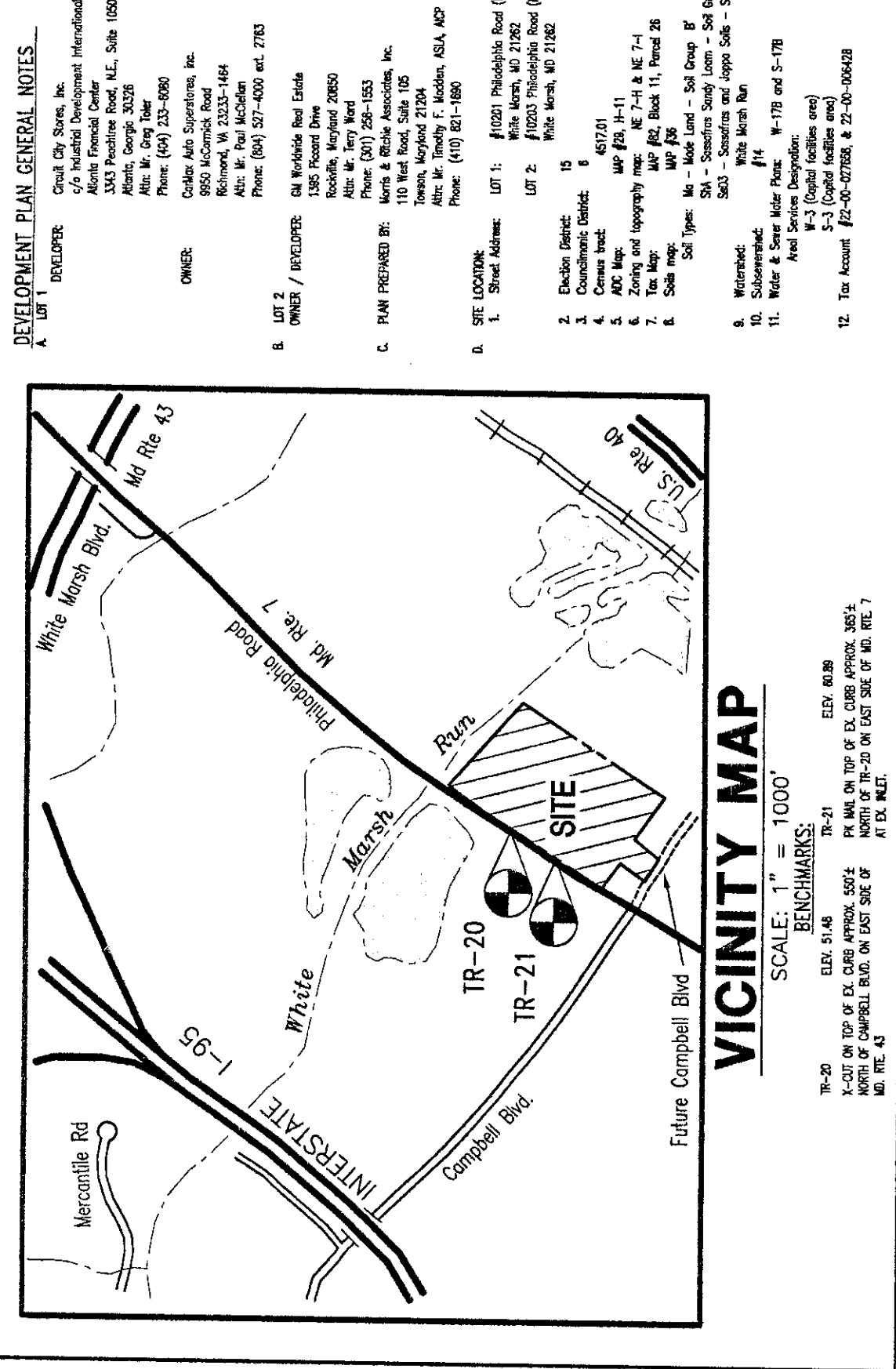
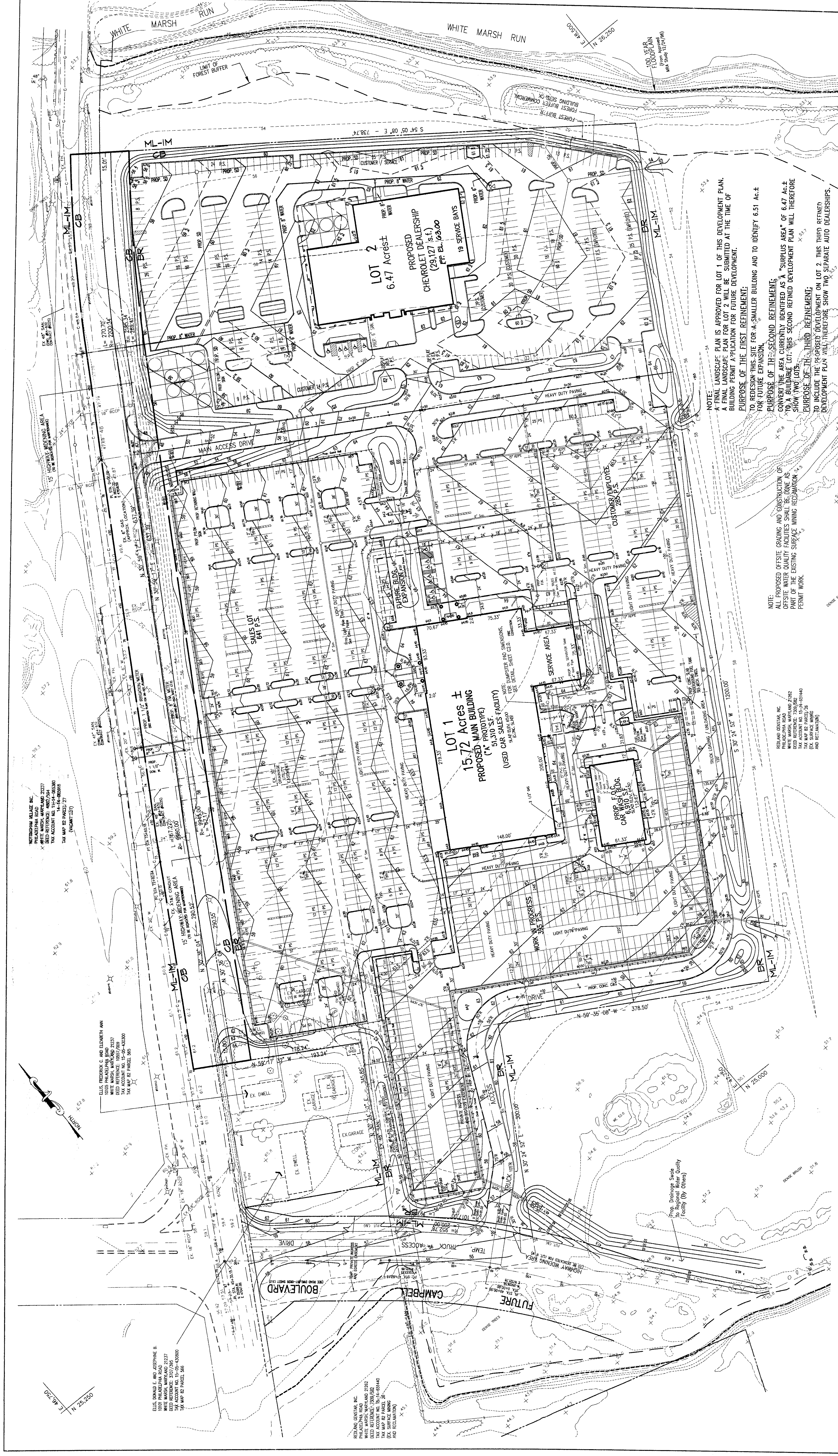
2 OF 2

BALTIMORE COUNTY DEPT OF PDM
 PROJECT NO. XX-625/02019
 DEVELOPMENT REGULATIONS
 Exempt from Sections 26-202 & 26-206

CERTIFICATION OF Compliance with Regulations
 By: *Christine J. Gable* Date: 4/24/99

This plan approval shall expire five (5) years from the date of approval.





- DEVELOPMENT PLAN GENERAL NOTES:**
1. The owner, developer, and engineer shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 2. The plan shows the proposed development and is not to be used for any other purpose.
 3. The plan shows the proposed development and is not to be used for any other purpose.
 4. The plan shows the proposed development and is not to be used for any other purpose.
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 11. The plan shows the proposed development and is not to be used for any other purpose.
 12. The plan shows the proposed development and is not to be used for any other purpose.

- NOTES:**
1. The plan shows the proposed development and is not to be used for any other purpose.
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 11. The plan shows the proposed development and is not to be used for any other purpose.
 12. The plan shows the proposed development and is not to be used for any other purpose.

THIRD AMENDED DEVELOPMENT PLAN - WHITE MARSH

CARMAX - WHITE MARSH

PHILADELPHIA, ROAD - MD. RTE. 7
ELECTION DISTRICT #6, COUNCILMATIC DISTRICT #6

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
110 WEST ROAD SUITE 245
TOWSON, MARYLAND 21204
FAX (410) 821-1748

DATE 3/19/99
REVISIONS 2-3-99
SCALE 1" = 50'
DATE 3-15-99
DRAWN BY B.H.J.
DESIGN BY D.M.B.
REVIEW BY T.E.S.
SHEET 1 OF 2

