

IN RE: PETITION FOR VARIANCE
NE/S Reisterstown Road, 1700' NW of
the c/l Greenspring Valley Road
(9727 Reisterstown Road)
3rd Election District
3rd Councilmanic District

R & H Motor Cars, Ltd.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-213-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, R & H Motor Cars, Ltd., by Robert Russel, President, through their attorney, Leslie M. Pittler, Esquire. The Petitioners seek relief from Section 450.4.5.d of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit replacement of existing channel letter signage on two sides of the building facade with a sign 57'7" x 4'3", or 244.73 sq.ft., in lieu of the maximum permitted 150 sq. ft., pursuant to Section 450.4 of the B.C.Z.R. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Jeffrey Greenberg for R & H Motor Cars, Ltd., Jeffrey N. Pritzker, Corporate Counsel for that entity, and Leslie M. Pittler, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

An examination of the site plan shows that the subject property is an irregularly shaped parcel consisting of approximately 4.0 acres, zoned B.M., located on the northeast side of Reisterstown Road, not far from its intersection with Greenspring Valley Road in Owings Mills. The property is the site of the R & H Motors Mercedes Benz dealership, which has existed at this

ORDER RECEIVED FOR FILING

Date

By

location for many years, and is improved with a two-story stone showroom and office building on the front portion of the site, and a large concrete block building in the rear. The balance of the site is covered with macadam paving and serves as a parking area. The subject Petition concerns signage on the two-story stone building located on the front portion of the site. The building is diamond-shaped with a point of the diamond facing Reisterstown Road. Thus, two sides of the building are visible to traffic traveling northbound and southbound on Reisterstown Road. Photographs submitted at the hearing show that both sides of the building currently feature signs identifying the dealership that read "R & H Motor Cars, Ltd."

Testimony and evidence offered revealed that the Petitioners propose removing the existing signs and replacing them with new signs in the same location. Apparently, the new signage is driven by requirements of the Mercedes Benz Corporation, which desires uniform signage at its dealerships nationwide. The new signs, as shown on Petitioner's Exhibit 2A, will identify the model of automobiles sold (Mercedes Benz) and also the dealership's name (R & H). Petitioner's Exhibit 2B indicates that slightly smaller directional signs will also be installed replacing the existing directional signs on site.

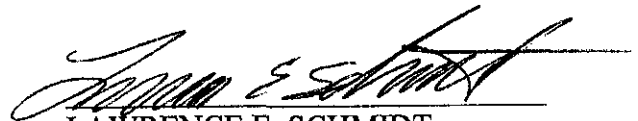
Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioners satisfy the requirements of Section 307 of the B.C.Z.R. and a denial of the variance will result in a practical difficulty, by virtue of the shape and size of the existing building. Moreover there will be no adverse impact upon the public welfare occasioned by the granting of the variance.

Pursuant to the advertisement, posting of the property and public hearing held thereon, and for the reasons set forth above, the relief requested should be granted.

ORDER RECEIVED FOR FILING
Date 11/21/99
By [Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of January, 1999 that the Petition for Variance seeking relief from Section 450.4.5.d of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit replacement of existing channel letter signage on two sides of the building facade with a sign 57'7" x 4'3", or 244.73 sq.ft., in lieu of the maximum permitted 150 sq. ft., pursuant to Section 450.4 of the B.C.Z.R., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their sign 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

January 21, 1999

Leslie M. Pittler, Esquire
29 W. Susquehanna Avenue, Suite 610
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
NE/S Reisterstown Road, 1700' NW of the c/l Greenspring Valley Road
(9727 Reisterstown Road)
3rd Election District – 3rd Councilmanic District
R & H Motor Cars, Ltd. - Petitioners
Case No. 99-213-A

Dear Mr. Pittler:

Enclosed please find a copy of the decision rendered in the above-captioned matter.
The Petition for Variance 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 black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Robert Russel, President, R & H Motor Cars, Ltd.
9727 Reisterstown Road, Owings Mills, Md. 21117

People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9727 Reisterstown Road

which is presently zoned ~~RM~~ BM

This Petition shall be filed with the Department of Permits and 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) 450.4 of the BCZR. To replace existing channel letter signage on 2 sides of facade 57'-7"x4'-3" ^{or 244.73 square} and replace both entrance/exit signs with new signage 5'-1"x1'-2" double sided, in lieu of the 150 sq.' per wall as set forth in Sec. 450.4

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

- a.) difficult visibility
- b.) structure of present building

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Leslie M. Pittler
Name - Type or Print _____

Signature _____

Company _____

Address 29 W. Susquehanna Avenue, Suite 610 Telephone No. 41-823-4455

City Towson, MD 21204 State _____ Zip Code _____

Legal Owner(s):

R & H Motor Cars, Ltd.

Name - Type or Print _____

Signature _____

Robert Russel, President

Name - Type or Print _____

Signature _____

Address 9727 Reisterstown Road Telephone No. 410-363-3900

City Owings Mills, MD 21117 State _____ Zip Code _____

Representative to be Contacted:

Leslie M. Pittler
Name _____

Address 29 W. Susquehanna Avenue, Suite 610 Telephone No. _____

City Towson, MD 21204 State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By UCR Date 11-19-98

Drop Off - No Review

ORDER RECEIVED FOR FILING

Case No. 99-213-A

Date 11/15/98

By _____

GORDON T. LANGDON
EDWARD F. DEIACO-LOHR
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL, LTD.

Registered Professional Land Surveyors

SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318

410-823-4470
FAX 410-823-4473

EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP K. CROSS
OF COUNSEL
JOHN F. ETZEL
WILLIAM G. ULRICH

November 3, 1998

**Zoning Description
R & H Motor Cars, Ltd.**

Beginning on the Northeast side of Reisterstown Road, 1700 feet, more or less, northwesterly from the center of Greenspring Valley Road, thence binding on the Northeast side of Reisterstown Road, 1) North 48 degrees 38 minutes 18 seconds West 196.88 feet, thence leaving Reisterstown Road and running, 2) North 47 degrees 37 minutes 52 seconds East 13.81 feet, 3) North 41 degrees 21 minutes 22 seconds East 440.82 feet, 4) South 35 degrees 06 minutes 24 seconds East 241.33 feet, 5) South 40 degrees 34 minutes 19 seconds West 258.10 feet, 6) North 48 degrees 38 minutes 18 seconds West 42.96 feet, and 7) South 41 degrees 17 minutes 09 seconds West 140.00 feet, to the place of beginning.

Containing 2.18 acres of land, more or less.

This description only satisfies the requirements of the Office of Zoning, and is not for conveyance purposes.



99-213-A

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #89-213-A
9727 Reisterstown Road
NE/S Reisterstown Road,
1700' NW of Greenspring
Valley Road
3rd Election District
3rd Councilmanic District
Legal Owner(s): R&H Motor
Cars, Ltd.

Variance: to replace existing
channel letter signage on 2
sides of fascia 67 feet, 7
inches by 4 feet, 3 inches or
244.73 square feet in lieu of
the 150 square feet per wall.

Hearing: Tuesday, January
5, 1999 at 9:00 a.m., in
Room 407, County Courts
Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call (410) 887-3353.

(2) For information concern-
ing the File and/or Hearing,
Please Call (410) 887-3391.

12/156 Dec. 17 C279437

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

12/17/, 1998

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 12/17/, 1998

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 060367

DATE 11/19/98 ACCOUNT 001-6150

AMOUNT \$ 250.00 (WCR)

RECEIVED FROM: Leslie M Pittler

FOR: COMMERCIAL VARIANCE ITEM 213

9727 Reisterstown Road

Drop-Off - No Review Case #99-213-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
11/20/1998	11/20/1998	10:27:34
REG 0301	CASHIER CLUM CML	DRAWER 1
5 MISCELLANEOUS CASH RECEIPT		
Receipt #	078572	OFLN
GR NO.	060367	

250.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case # 99-213-A
Petitioner/Developer:
(R&H Motor Cars Ltd.)
Date of Hearing/Closing:
(Jan 5, 1999)

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____
9727 Relsterstown Road Baltimore, Maryland 21117 _____**

**The sign(s) were posted on _____ Dec. 22, 1998 _____
(Month, Day, Year)**

Sincerely,

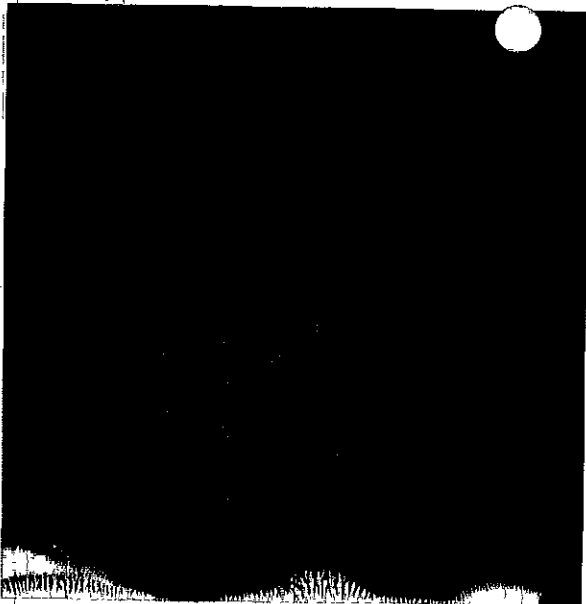

(Signature of Sign Pester & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

**_____ (410)-687-8405 _____
(Telephone Number)**



RE: PETITION FOR VARIANCE
9727 Reisterstown Road, NE/S Reisterstown Rd,
1700' NW of Greenspring Valley Rd, 3rd Election
District, 3rd Councilmanic

Legal Owners: R&H Motor Cars, Ltd.

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-213-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 of 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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of December, 1998, a copy of the foregoing Entry of Appearance was mailed to Leslie M. Pittler, Esq., 29 W. Susquehanna Avenue, Suite 610, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



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

December 1, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-213-A
9727 Reisterstown Road
NE/S Reisterstown Road, 1700' NW of Greenspring Valley Road
3rd Election District – 3rd Councilmanic District
Legal Owner: R&H Motor Cars, Ltd.

Variance to replace existing channel letter signage on 2 sides of fascie 57 feet, 7 inches by 4 feet, 3 inches or 244.73 square feet in lieu of the 150 square feet per wall.

HEARING: Tuesday, January 5, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

c: Leslie M. Pittler, Esquire
R&H Motor Cars, Ltd.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 22, 1998.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

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



TO: PATUXENT PUBLISHING COMPANY
December 17, 1998 Issue – Jeffersonian

Please forward billing to:

Leslie M. Pittler, Esquire 410-823-4455
29 W. Susquehanna Avenue
Suite 610
Towson, MD 21204

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-213-A
9727 Reisterstown Road
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HEARING: Tuesday, January 5, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

sg

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



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

November 19, 1998

Leslie M. Pittler, Esquire
29 W. Susquehanna Avenue
Suite 610
Towson, MD 21204

Dear Mr. Pittler:

RE: Drop-Off Petition, 9727 Reisterstown Road, Case Number 99-213-A

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 form pertaining to this. 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 this office.

If you have any questions regarding the sign posting, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

WCR/scj

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures

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



Printed with Soybean Ink
on Recycled Paper

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:

ZONING NOTICE

Case No. 99-213-A

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

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE TO REPLACE EXISTING
CHANNEL LETTER SIGNAGE ON 2 SIDES
OF FASCIE 57 FT. 7 INS. BY 4 FT. 3 INS.
OR 244.73 SQ. FT. IN LIEU OF THE 150
SQ. FT. PER WALL.

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

fig
12/5

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

Date: December 2, 1998

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

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 204, 205, 207, 210, 211, and 213

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief: Jeffrey W Long

AFK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM DATE: December 10, 1998

FROM: R. Bruce Seeley *RS/p*
Permits & Development Review
DEPRM

SUBJECT: Zoning Advisory Committee

Meeting for: October 26, 1998

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

Item #'s: 206
208
209
212
213
214
CR 99-185-XA



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 11.27.94

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

RE: Baltimore County
Item No. 213 WCR

Dear Ms Stephens:

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 affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

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
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

November 30, 1998

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF November 30, 1998

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:

206, 207, 209, 210, 211, 212, 213, 214, and 185

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

cc: File





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
410-887-3391

December 23, 1998

Leslie M. Pittler, Esquire
29 W. Susquehanna Avenue
Suite 610
Towson, Maryland 21204

Dear Mr. Pittler:

RE: Drop-Off Review Case #99-213-A, 9727 Reisterstown Road

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. Site Plan metes and bounds do not match typed description.
2. Vicinity map scale to be 1" = 200', 500' or 1000'.
3. Add right-of-way width of Reisterstown Road
4. Add location and dimensions of all signs and that they will comply with Section #450, Baltimore County Zoning Regulations (BCZR) and for those freestanding add setbacks to the street right-of-way.
5. Have engineer add zoning classification.
6. Add zoning case history; if none, state so.

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

Sincerely,


John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:cjs

Enclosure (receipt)

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





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
410-887-3391

December 31, 1998

Leslie M. Pittler, Esquire
29 W. Susquehanna Avenue
Suite 610
Towson, Maryland 21204

Dear Mr. Pittler:

RE: Drop-Off Review Case #99-213-A, 9727 Reisterstown Road

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. Site Plan metes and bounds do not match typed description.
2. Have engineer add zoning classification.

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

Sincerely,

A handwritten signature in dark ink, appearing to read "John J. Sullivan, Jr.", written over a horizontal line.

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:cjs

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



Printed with Soybean Ink
on Recycled Paper

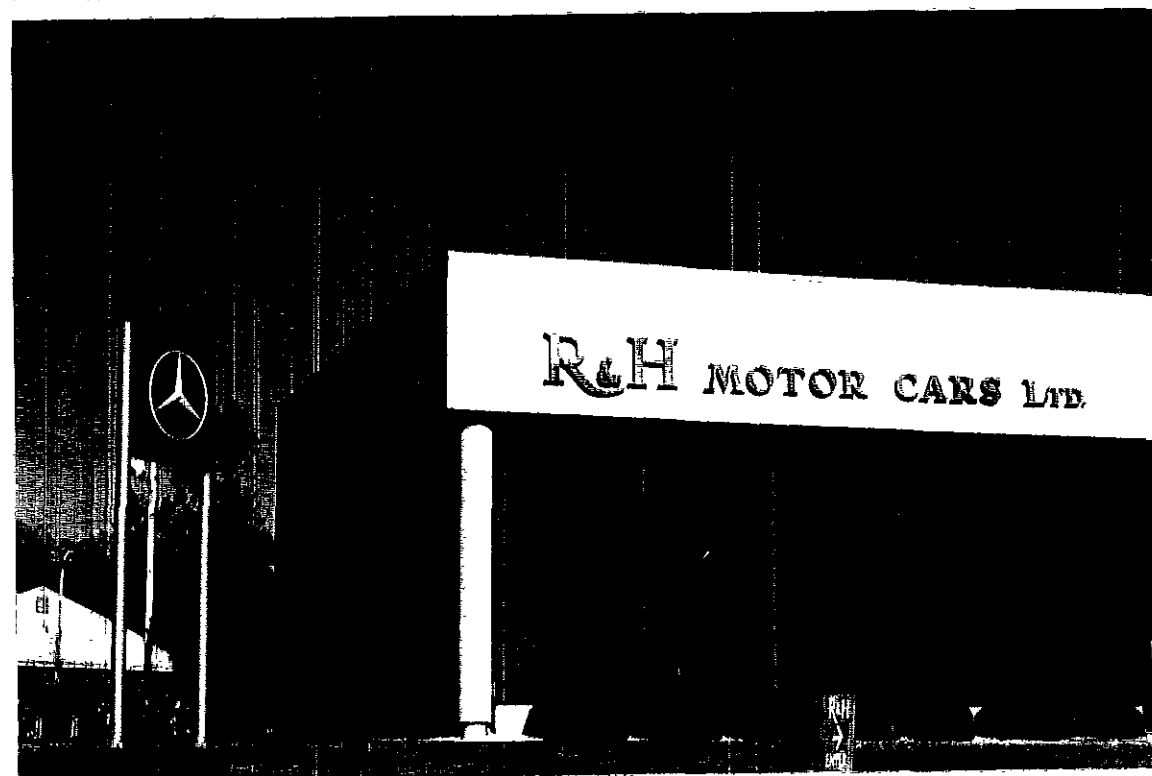
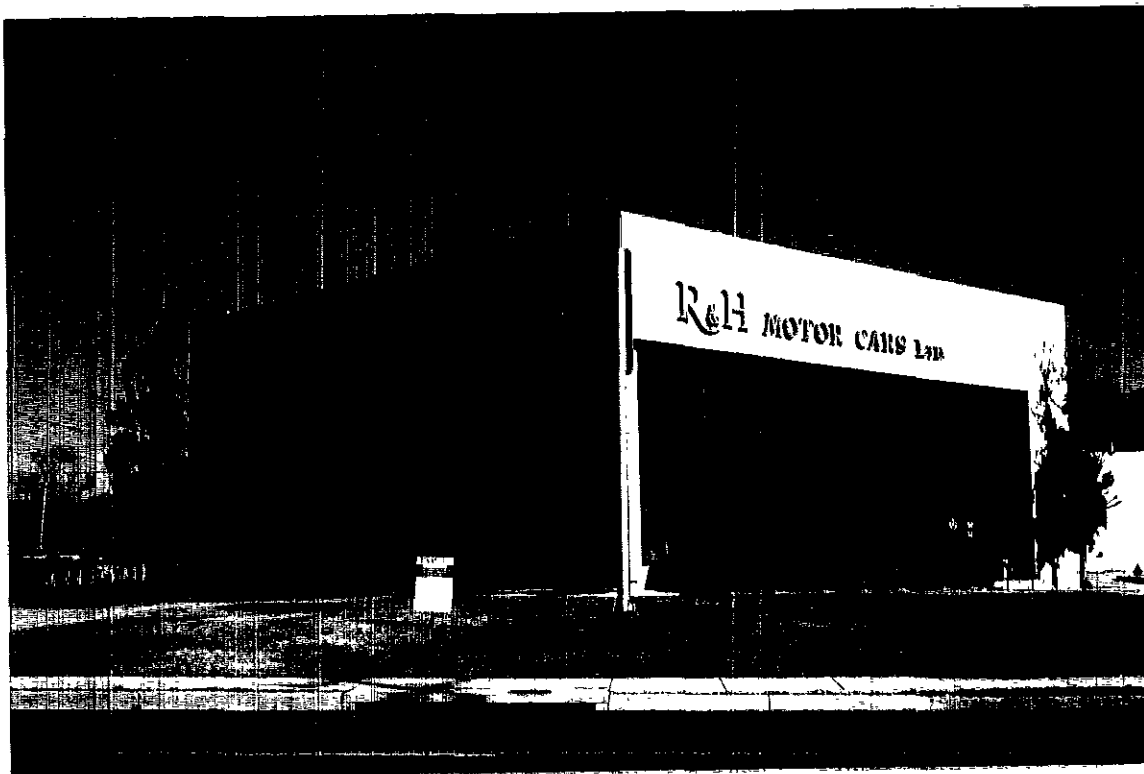
Plasti-Line, Inc.

Date _____

Post Office Box 59043
Knoxville, Tennessee 37950-9043
(423) 938-1511

Photo Card

Customer _____ **R & H Motor Cars Ltd.**
Street Address _____ **9727 Reisterstown Road**
City / State _____ **Owings Mills, MD 21117**



Ref 3A

Plasti-Line, Inc.

Post Office Box 59043
Knoxville, Tennessee 37950-9043
(423) 938-1511

Date _____

Photo Card

Customer _____ **R & H Motor Cars Ltd.**
Street Address _____ **9727 Reisterstown Road**
City / State _____ **Owings Mills, MD 21117**

R & H MOTOR CARS LTD.

*1st
3B*

Plasti-Line, Inc.

Date _____

Post Office Box 59043
Knoxville, Tennessee 37950-9043
(423) 938-1511

Photo Card

Customer _____ **R & H Motor Cars Ltd.**
Street Address _____ **9727 Reisterstown Road**
City / State _____ **Owings Mills, MD 21117**



10/30

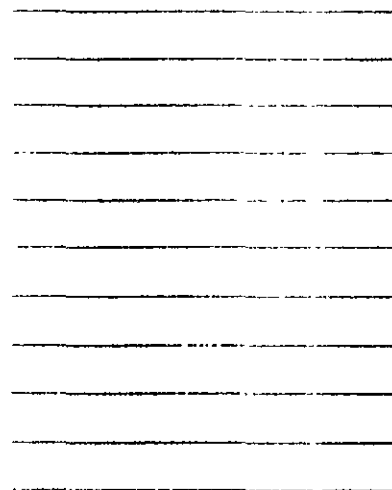


Date _____

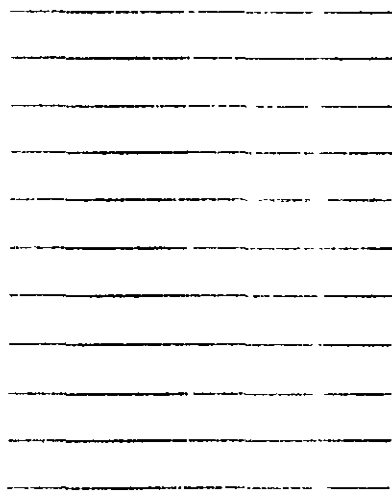
Post Office Box 59043
Knoxville, Tennessee 37950-9043
(423) 938-1511

Photo Card

Customer _____ **R & H Motor Cars Ltd.**
Street Address ____ **9727 Reisterstown Road**
City / State _____ **Owings Mills, MD 21117**



1837





Post Office Box 59043
Knoxville, Tennessee 37950-9043
(423) 938-1511

Date _____

Photo Card

Customer _____ **R & H Motor Cars Ltd.**
Street Address _____ **9727 Reisterstown Road**
City / State _____ **Owings Mills, MD 21117**

ZONING NOTICE

Case # : 99-213-A

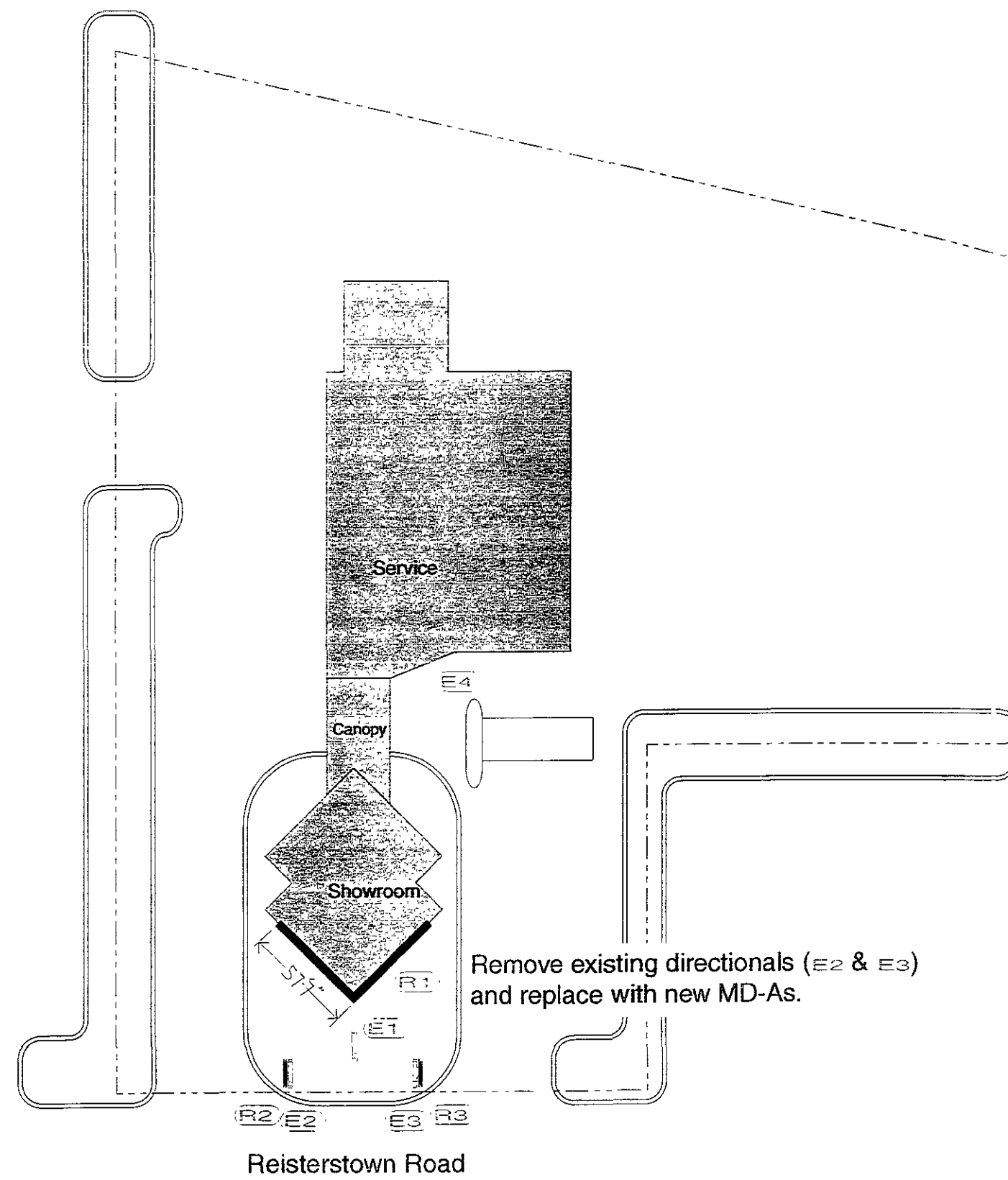
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE : Room 407 County Courts Bldg 401 Bosley Ave.
TIME & DATE : 9:00 A.M. Tuesday January 5, 1999

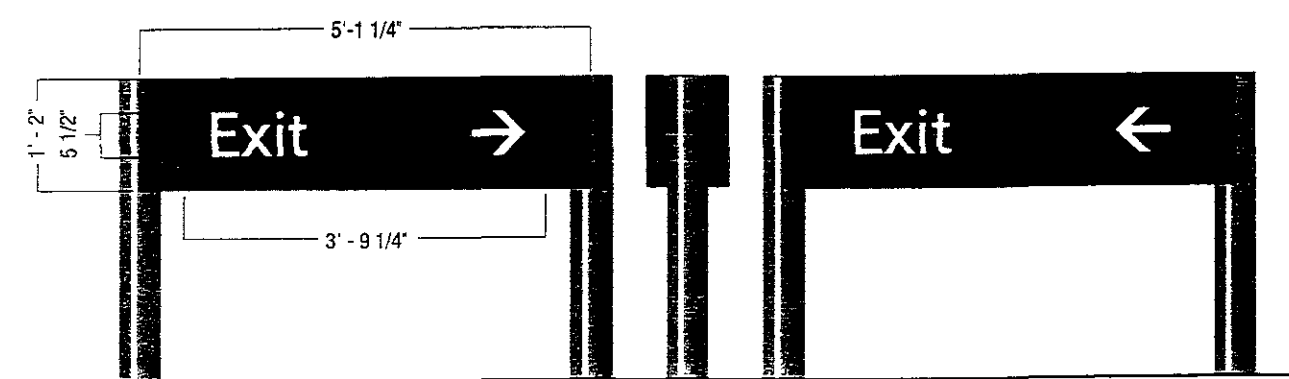
VARIANCE: To Repair Existing Channel Letter Signage on 2
Sides of Facade 57 Feet 7 inches by 4 feet 9 inches or
244.73 Square Feet in lieu of the 150 Square Feet per sign.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONFIRM HEARING
CALL 887-3391 THE DAY BEFORE THE SCHEDULED HEARING DATE
DO NOT STAY IN THE AREA UNTIL NOTIFIED BY THE ZONING COMMISSIONER
HEARINGS ARE HANDICAPPED ACCESSIBLE

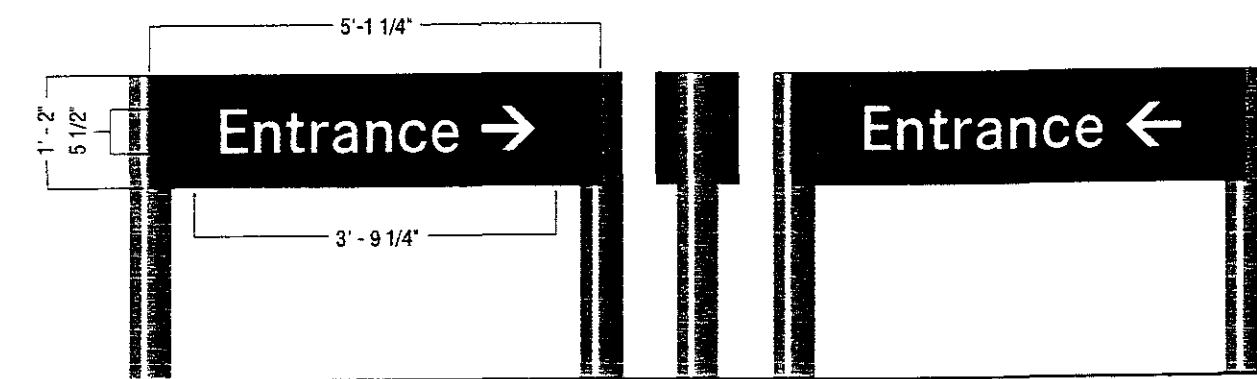
Red
3E



R2
R3



MD-A Double-Sided Directional
Scale: 1/2"=1' (1:24)



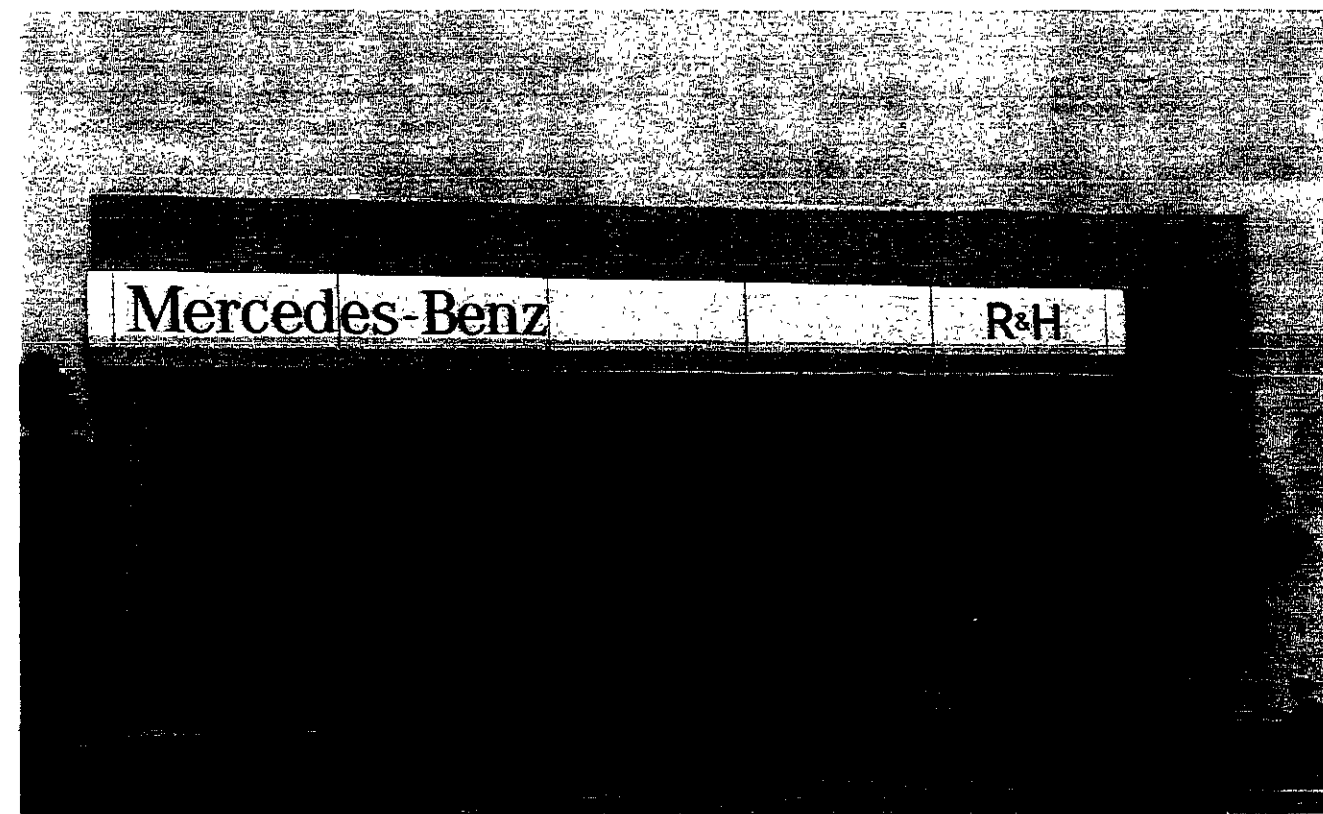
MD-A Double-Sided Directional
Scale: 1/2"=1' (1:24)

Ref 2 B



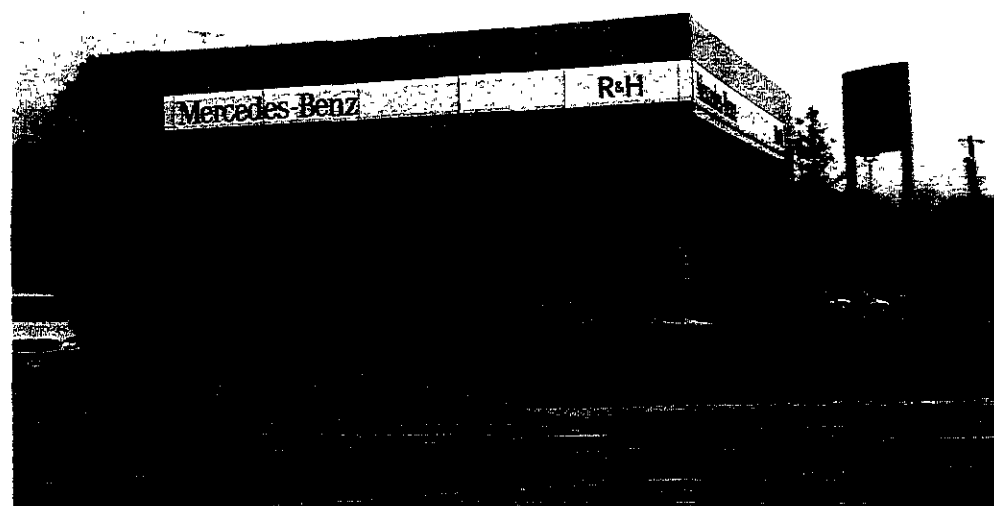
R1

Right-Front Elevation; MF-C w/ MB wordmark and Dealer Name



R1

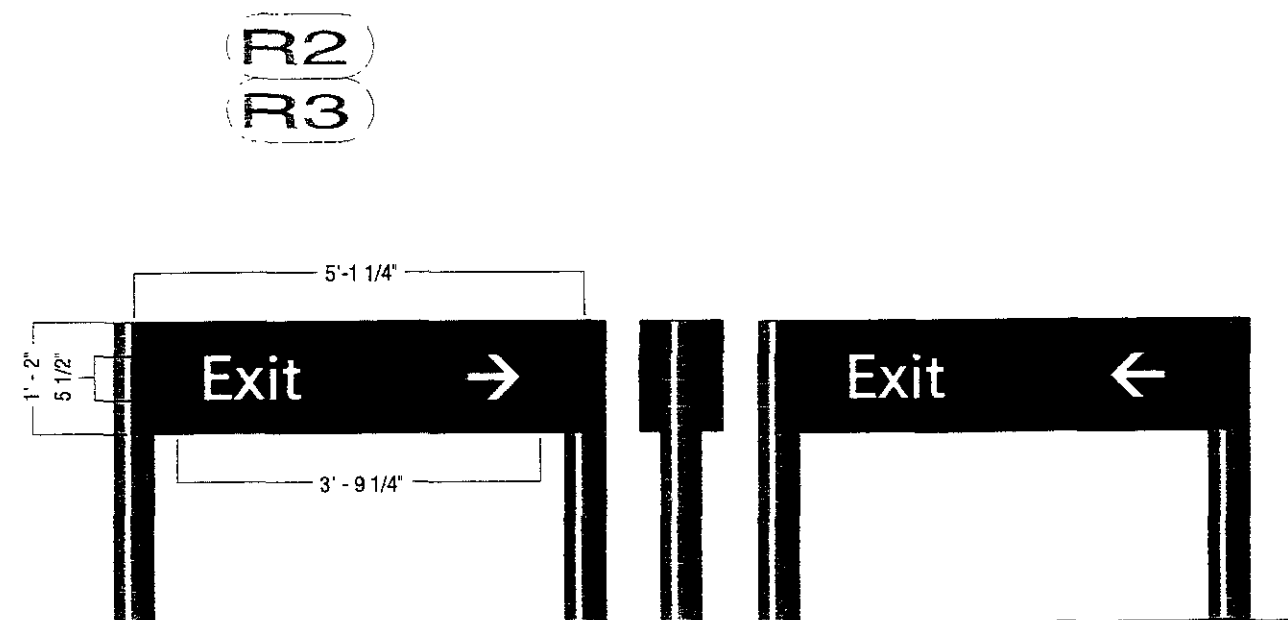
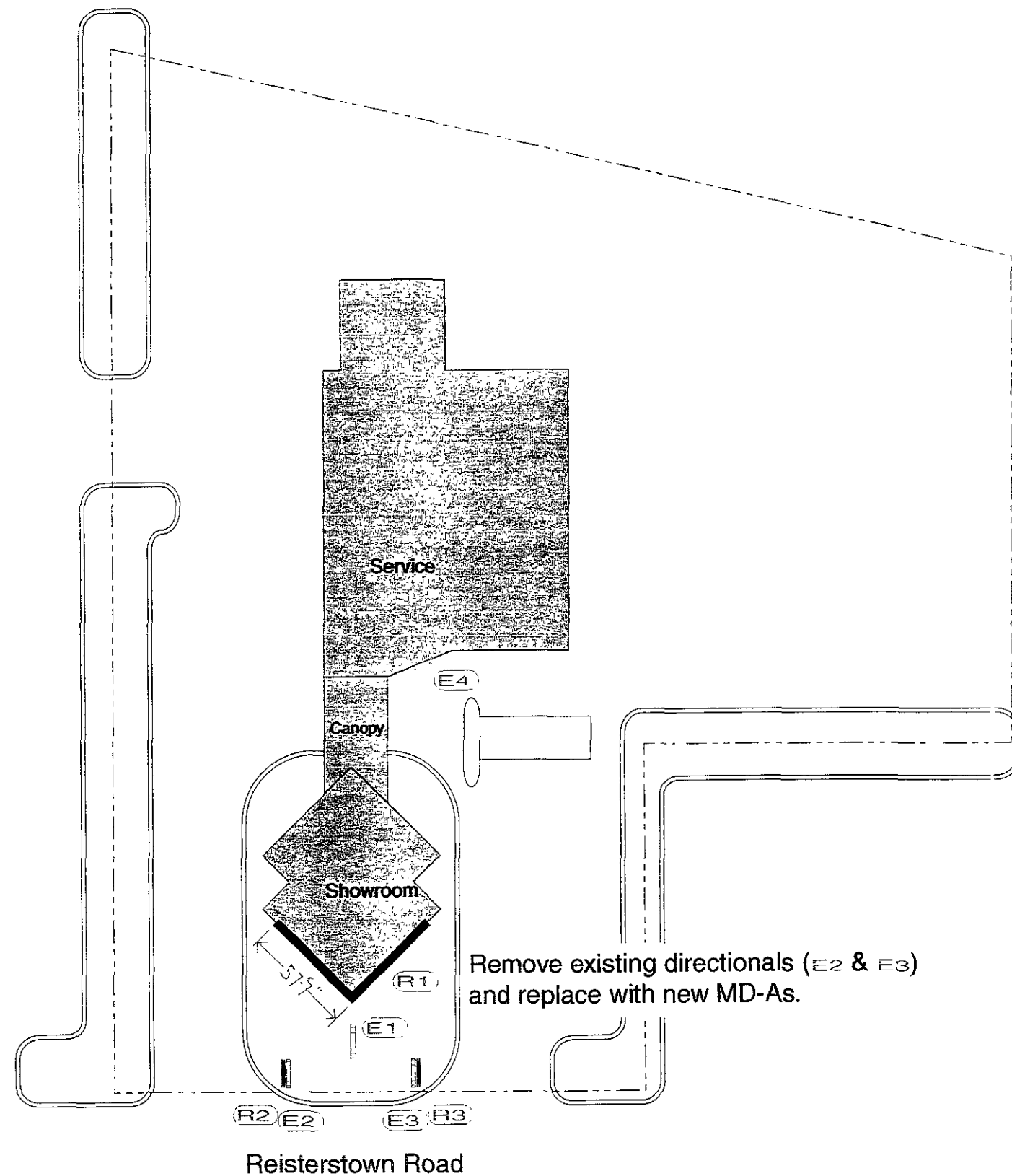
Right-Front Elevation; MF-C w/ MB wordmark and Dealer Name



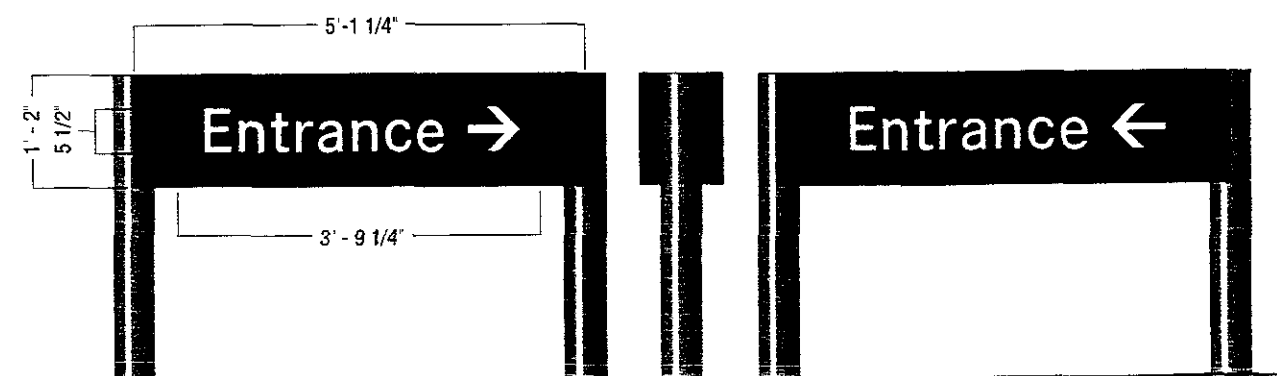
R1

Left-Front Elevation; MF-C w/ MB wordmark and Dealer Name

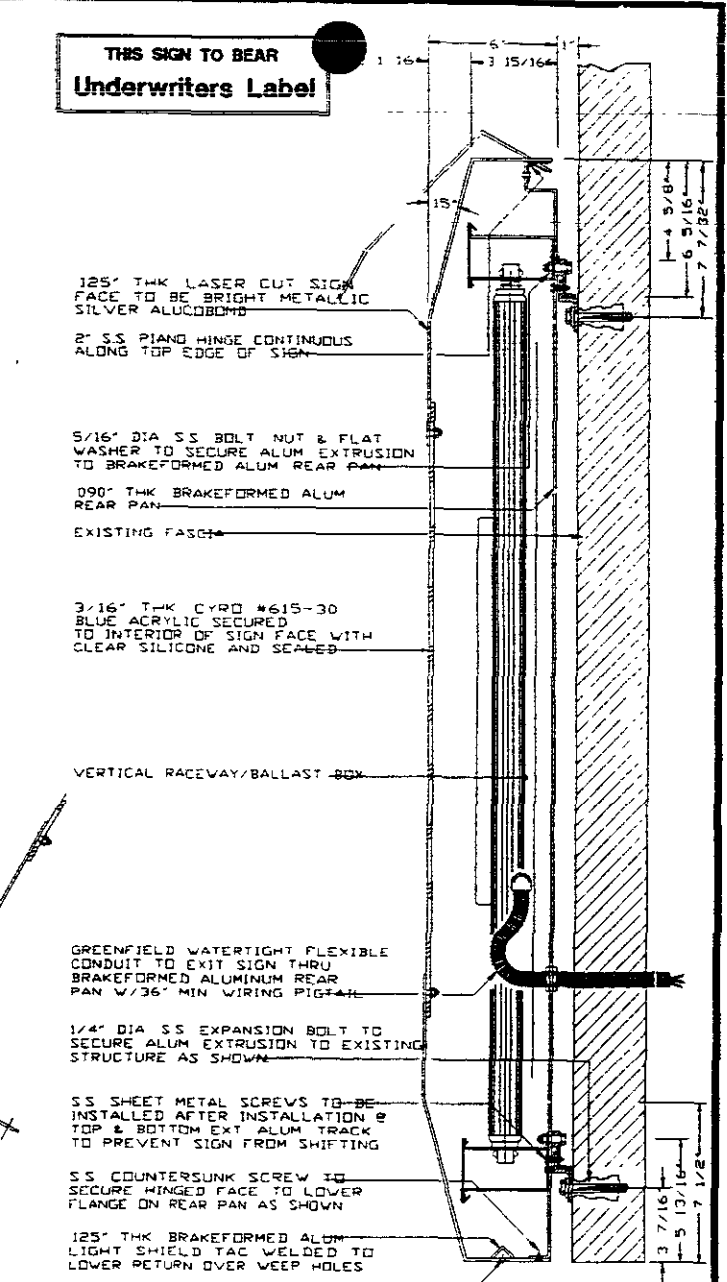
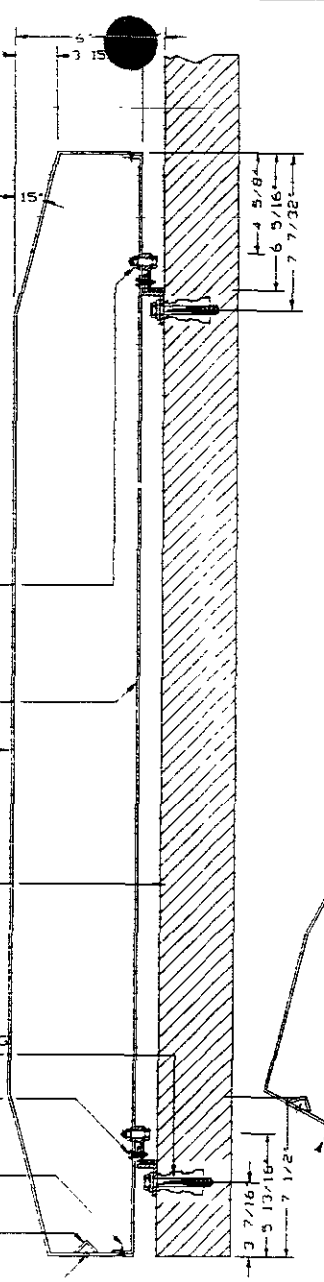
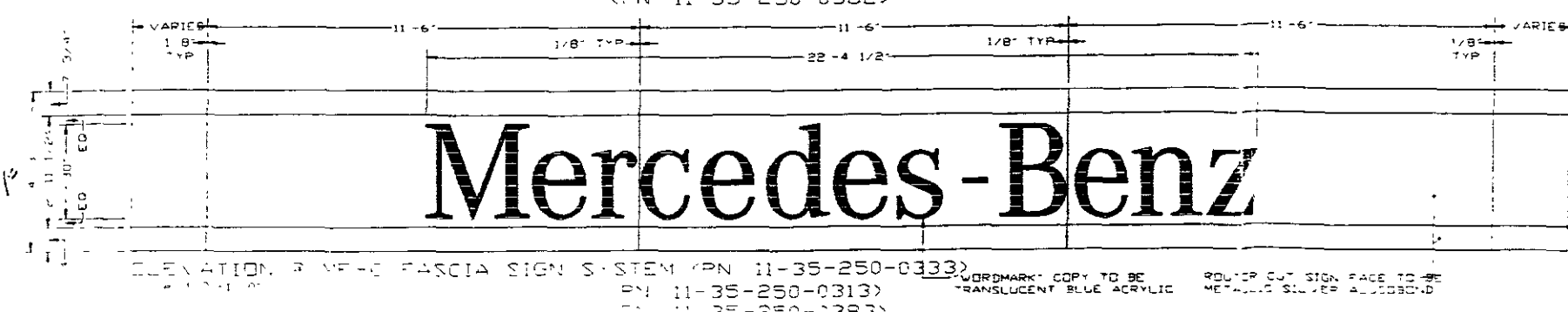
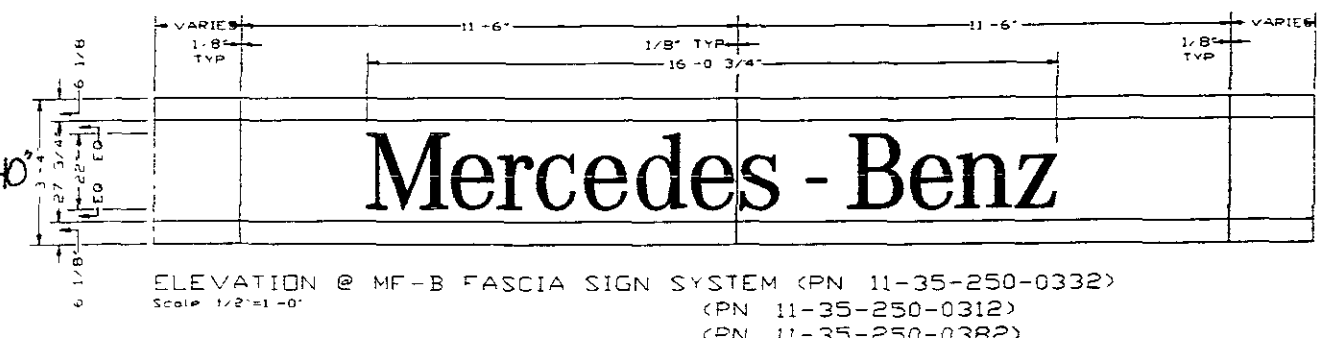
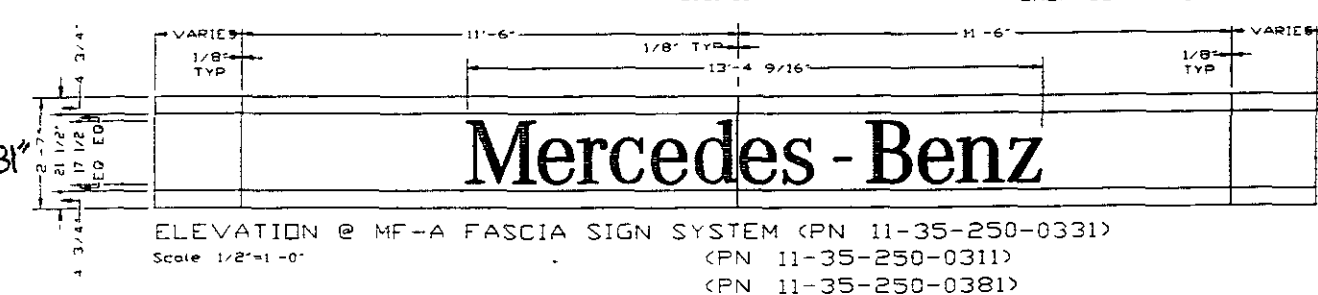
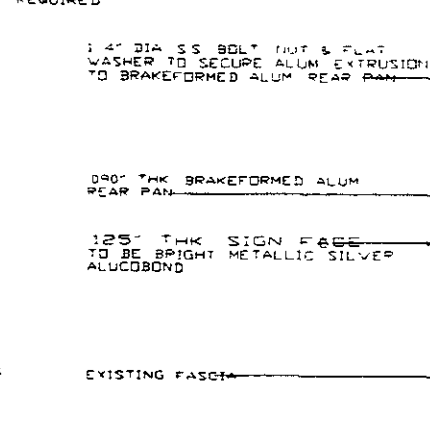
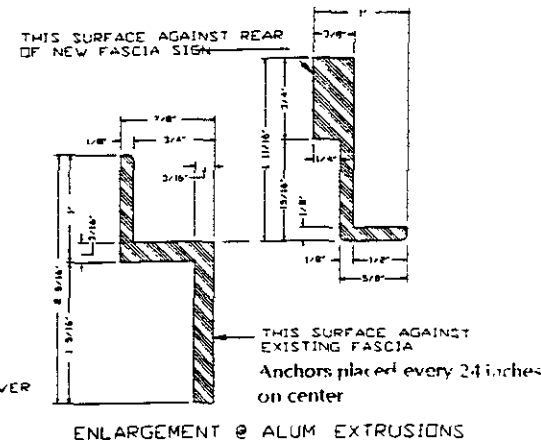
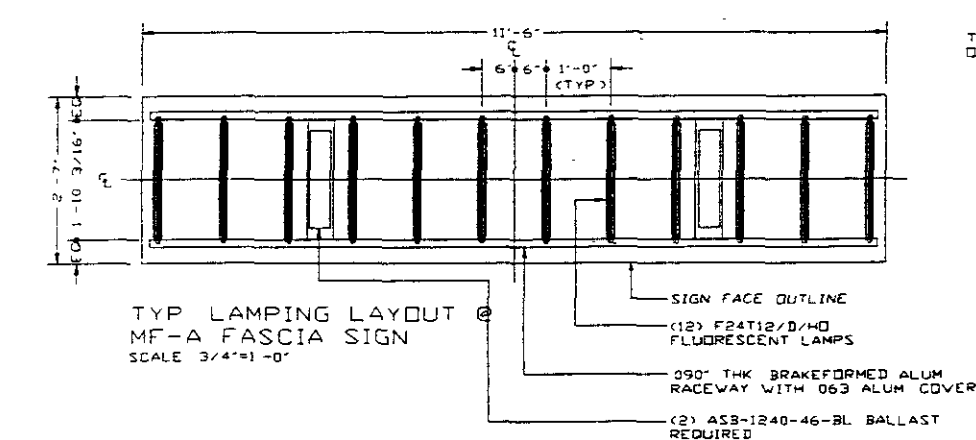
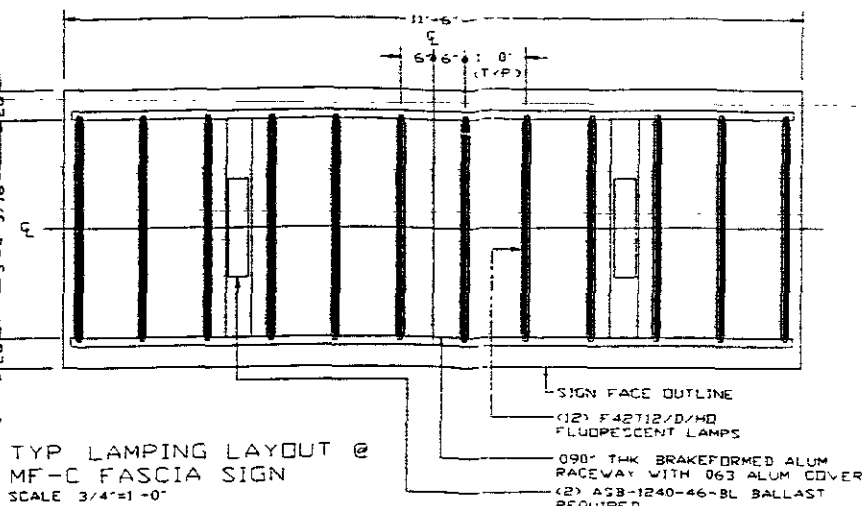
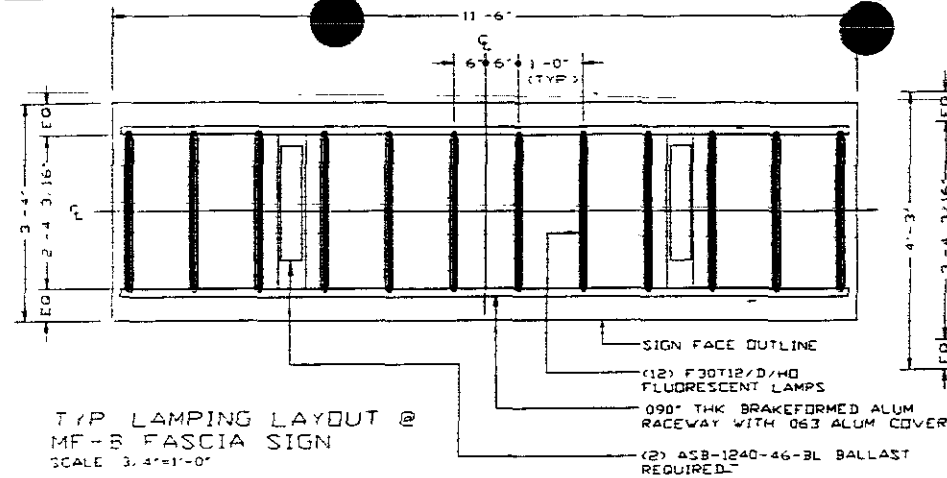
Feb 2A



MD-A Double-Sided Directional
Scale: 1/2"=1' (1:24)



MD-A Double-Sided Directional
Scale: 1/2"=1' (1:24)



NOTE
ALL COLORS AND DIMENSIONS
TO BE VERIFIED BY CUSTOMER
PRIOR TO FABRICATION AS
REQUIRED

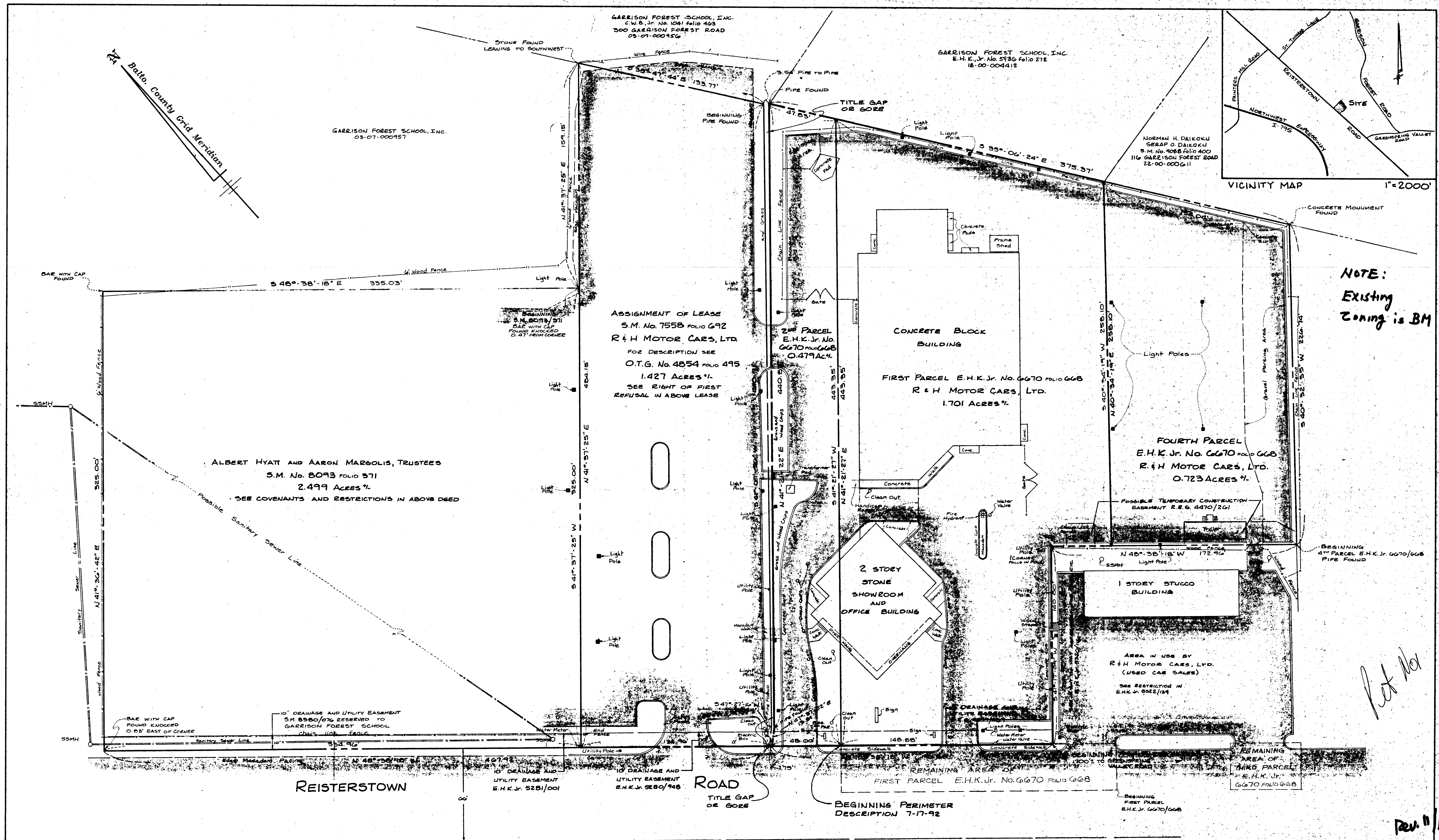
REV	DATE	DESCRIPTION	CHECKED BY
R6	RMV 6/9/97	INCREASE THE SIZE OF THE LAMPS ON THE MF-B & MF-C REVISION CONSTRUCTION OF NON-ILLUM PANELS	
R5	VRD 4/1/97	CHANGED TO VERTICAL LAMPING	
R4	RMV 1/15/97	REVISED DETAIL, LAYOUTS & LAMPING	
R3	SS 6/15/94	REVISED DETAIL, LAYOUTS & LAMPING	
R2	RR 04/28/94	DECREASED SIGN DEPTH BY 2" & CHANGED FACE ANGLE	
R1	RR 03/08/94	ADDED ALUM MOUNTING EXTRUSIONS & LAMP SCHEDULE	

Plasti-Line
COLUMBIA, INC.

THIS IS AN ORIGINAL UNPUBLISHED DESIGN CREATED BY PLASTI-LINE COLUMBIA, INCORPORATED. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH THE PROJECT PLANNED FOR YOU BY PLASTI-LINE COLUMBIA, INCORPORATED. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION. NOR IS IT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION WHATSOEVER. ALL OR ANY PART OF THIS DESIGN (INCLUDING REGISTERED TRADEMARKS) REMAIN THE PROPERTY OF PLASTI-LINE COLUMBIA, INCORPORATED.

TITLE	DETAIL @ MF-A THRU MF-C FASCIA SIGNS	DRAWING NUMBER	D-6878
CUSTOMER	MERCEDES-BENZ	SHEET	1
LOCATION	VARIOUS	DATE	12-11-97
DATE	12-11-97	DRAWN BY	D. P. P.
PROJECT MANAGER	PLASTI-LINE	CHECKED BY	

99-213-A



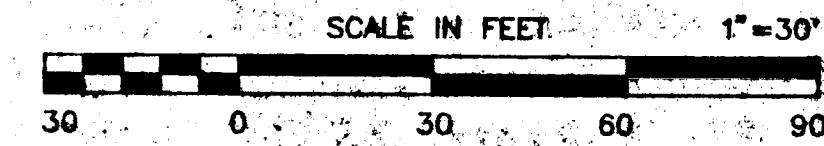
NOTE:
Existing
Zoning is BM

Pet No

Rev. 11/16



PLAT TO ACCOMPANY A PETITION
FOR ZONING VARIANCE
OF
R & H MOTOR CARS, LTD.
LOCATED ON
REISTERSTOWN ROAD
3RD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
NOVEMBER 3, 1998



GERHOLD, CROSS & ETZEL
PROFESSIONAL LAND SURVEYORS
Suite 100
320 Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

99-213-A

File No. 316