

IN RE: PETITION FOR VARIANCE
N/S Baltimore National Pike, 1800' W
Of the c/I Nuwood Road
(6624 Baltimore National Pike)
1st Election District
1st Council District

Russel Motor Cars, Inc.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-277-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, Russel Motor Cars, Inc., by F. Steven Russel, through their attorney, Harvey A. Epstein, Esquire. The Petitioners seek relief from Section 450.4.5.g of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a freestanding sign for a new car dealership of 72 sq.ft. in lieu of the maximum allowed 50 sq.ft. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were F. Steven Russel, a principal of Russel Motor Cars, Inc., property owners, Kenneth Colbert, Professional Engineer who prepared the site plan for this property, and Harvey A. Epstein, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the north side of Baltimore National Pike (Maryland Route 40), just west of its intersection with Nuwood Road in Catonsville. The property consists of a gross area of 5.0819 acres, more or less, zoned B.R., and is the site of a new car dealership owned by the Petitioners. The Russel family of automobile dealerships is well-known in the Baltimore/ Metropolitan area and in fact, operates other dealerships on nearby property. As shown on the site plan, the subject property features two new car showrooms for Mazda/Subaru and Volkswagen

ORDER RECEIVED FOR FILING

Date

By

3/12/11
K. J. Colburn

automobiles, a large area for mechanical services, a body/fender repair shop, and a large macadam-paved area for the storage of vehicles and customer parking.

The subject of the variance is a proposed sign for the Mazda dealership. Presently, the property features three identification signs, which are located immediately adjacent to the right-of-way for Baltimore National Pike. One sign is located at the western end of the property, another at the eastern end of the property, and a third between these two. The Petitioners propose to eliminate the third sign and replace same with a sign advertising the Mazda brand. However, due to Mazda's policy of uniform freestanding signage nationwide, the proposed sign will be 72 sq.ft. in area, larger than the 50 sq.ft. permitted. Thus, the requested variance is necessary. Testimony indicated that the proposed sign is appropriate for this site and consistent with other commercial signs in the area.

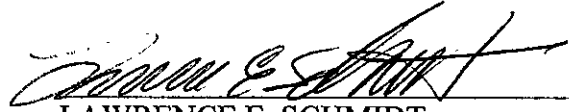
Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. In my judgment, the Petitioners have satisfied the requirements of Section 307.1 of the B.C.Z.R. as they relate to the grant of variances. The proposed sign is consistent with the nature and use of the property, and commercial character of the surrounding locale. Moreover, a schematic drawing submitted into evidence as Petitioner's Exhibit 2, shows that the proposed sign will be attractive. It is also to be noted that the subject property is quite large and the sign package proposed does not overwhelm the site. For all of these reasons, I am persuaded to grant the requested variance.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of March, 2001 that the Petition for Variance seeking relief from Section 450.4.5.g of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a freestanding sign for a new car dealership of 72 sq.ft. in lieu of the maximum allowed 50 sq.ft., in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restriction:

BY _____
ORDER RECEIVED FOR FILING
Date 3/12/01
By JP

- 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 3/12/01




**Baltimore County
Zoning Commissioner**

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

March 8, 2001

Harvey A. Epstein, Esquire
Margolis, Pritzker & Epstein, P.A.
405 East Joppa Road
Towson, Maryland 21286

RE: PETITION FOR VARIANCE
N/S Baltimore National Pike, 1800' W of the c/l Nuwood Road
(6624 Baltimore National Pike)
1st Election District – 1st Council District
Russel Motor Cars, Inc. - Petitioners
Case No. 01-277-A

Dear Mr. Epstein:

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 Department of Permits 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. F. Steven Russel
6700 Baltimore National Pike, Baltimore, Md. 21228
Mr. Kenneth Colbert, Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue, Suite G, Baltimore, Md. 21209
People's Counsel; Case File

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6624 Baltimore National Pike

which is presently zoned BR

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto, made a part hereof, hereby petition for a Variance from Section(s) 450.4.5.g to allow a freestanding sign for a new car dealer of 72 sq ft in lieu of the required 50 sq. ft.

450.4 Table of Sign Regulation
5 Enterprise (g) (B.C.Z.R.)

sign for a new car dealer of 72 sq ft in lieu of the required 50 sq. ft.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicating hardship or practical difficulty) New Vehicle Dealership - Mazda Auto Manufacturer requires a free-standing Uniform Signage Nationwide wherein total area counted exceeds 50 Sq. Ft. including set back adjustment provided by 450.5 4.d. Area counted would be 72 Sq. Ft. (B.C.Z.R.)

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:

Legal Owner(s):

Name - Type or Print
Signature
Address
Telephone No.
State
Zip Code

Russels L. L. G. Russel Motor Cars
Name - Type or Print
Signature
F. Steven Russel
F. Steven Russel

Name - Type or Print
Signature
6624 Baltimore National Pike
Address
Baltimore MD 21228
City State Zip Code

Representative to be Contacted:

James Branson
Name
6624 Baltimore National Pike
Address
Baltimore MD 21228
City State Zip Code

OFFICE USE ONLY

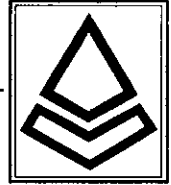
ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING
Reviewed By TAO Date 1/12/01

Case No. 01-277-A

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION RUSSELL MAZDA BALTIMORE NATIONAL PIKE

Beginning at a point on the north side of Baltimore National Pike, which is 150 feet wide, at a distance 1800 feet west of Nuwood Road, which is 70 feet wide. Thence the following courses and distances:

By a curve to the right with a radius of 7564.44 ft. and a length of 20 feet, more or less;
N 35°53'11" E 20 feet;
S 54°06'49" E 20 feet; and
S 35°53'11" W 20 feet to the point of beginning.

Being part of the property recorded in Deed Liber 10743, Folio 516. Containing 400 square feet, more or less. Being part of the property known as 6624 Baltimore National Pike, and located in the 1st election district.



01-277-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

90617

DATE

1-12-01

ACCOUNT

Rec 1 6150

AMOUNT

\$ 250.00

RECEIVED
FROM:

Margolis, Pritzker & Epstein

FOR:

Variance - 6624 Balto. Nat'l Pike

01-277A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME

1/12/2001 1/12/2001 14:46:04

REG 0306 CASHIER INCH 274 DRAWER

Dept 5 528 ZONING VERIFICATION

Receipt # 024725

CR NO. 090617

Receipt Tot

250.00

250.00 CR

.00 0

Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

90617

DATE

1-12-01

ACCOUNT

Rec 1 6150

AMOUNT

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Margolis, Pritzker & Epstein

FOR:

Variance - 6624 Balto. Nat'l Pike

01-277A

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WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

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PAYMENT ACTUAL TIME

1/12/2001 1/12/2001 14:46:04

REG 0306 CASHIER INCH 274 DRAWER

Dept 5 528 ZONING VERIFICATION

Receipt # 024725

CR NO. 090617

Receipt Tot

250.00

250.00 CR

.00 0

Baltimore County, Maryland

CASHIER'S VALIDATION

**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: #01-277-A
6624 Baltimore National Pike
N/S Baltimore National Pike,
1800' W of centerline Nu-
wood Road

1st Election District
1st Councilmanic District
Legal Owner(s):

Russel Motor Cars, Inc.

Variance: to allow a free-standing sign for a new car dealership of 72 square feet in lieu of the permitted 50 square feet.

Hearing: Tuesday, February 27, 2001 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office, at (410) 887-4386

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/2/648 Feb. 13 C450132

CERTIFICATE OF PUBLICATION

TOWSON, MD, 2/15/, 2001

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 2/13/, 2001.

THE JEFFERSONIAN,
J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

LS
2/27

RE: Case No : 01-277-A

Petitioner/Developer RUSSELL, ETAL

% HARVEY EPSTEIN, ESQ.
(MARGOLIS)

Date of Hearing/Closing 2/27/01

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

Attention: Ms Gwendolyn Stephens

Ladies and Gentlemen,

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 #6624-BALTO. NATIONAL
PIKE

The sign(s) were posted on 2/2/01
(Month, Day, Year)

Sincerely,

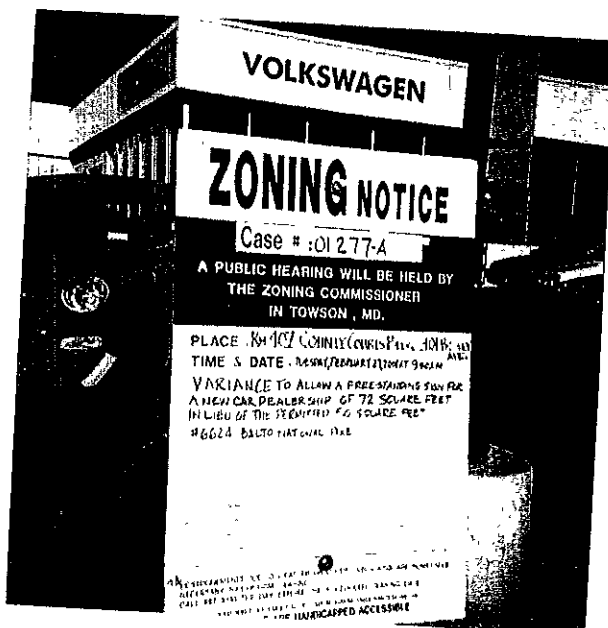
Patrick M. O'Keefe 2/5/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



CERTIFICATE OF POSTING

RE: Case No. 01-277-A

Petitioner/Developer RUSSELL, ETAL
% H. EPSTEIN, ESQ.

Date of Hearing/Closing 2/27/01

NEW TIME → C 10 AM

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

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 #6624 BALTO. NATIONAL
PIKE

The sign(s) were posted on

2/12/01
(Month/Day/Year) 2 NEW TIME

Sincerely,

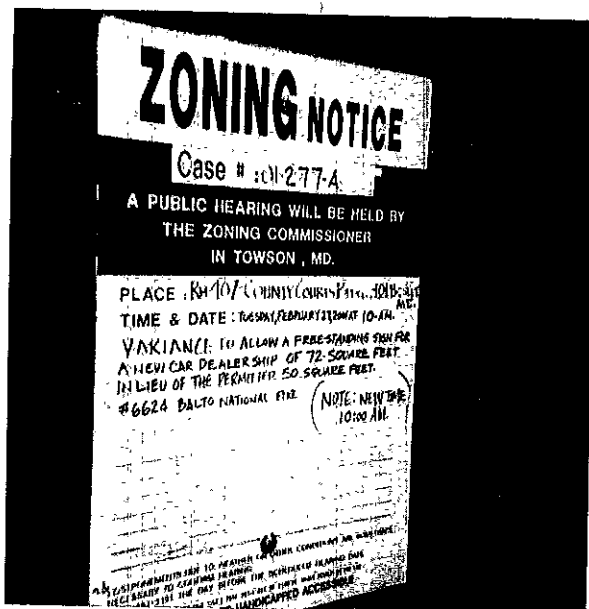
Patrick M. O'Keefe, SR. 2/15/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



RE: PETITION FOR VARIANCE
6624 Baltimore National Pike, N/S Baltimore National
Pike, 1800' W of c/I Nuwood Rd
1st Election District, 1st Councilmanic

Legal Owner: Russell Motor Cars
Petitioner(s)

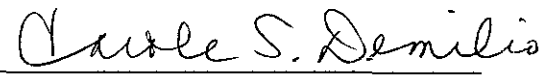
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-277-A

* * * * *

ENTRY OF APPEARANCE

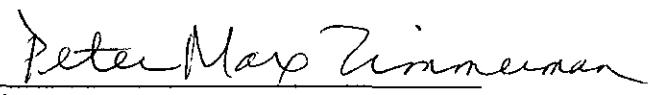
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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 31st day of January, 2001 a copy of the foregoing Entry of Appearance was mailed to Harvey A. Epstein, Esq., Margolis, Pritzker & Epstein, 405 E. Joppa Road, Towson, MD 21286, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

January 24, 2001

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: 01-277-A
6624 Baltimore National Pike
N/S Baltimore National Pike, 1800' W of centerline Nuwood Road
1st Election District -- 1st Councilmanic District
Legal Owner: Russel Motor Cars, Inc.

Variance to allow a free-standing sign for a new car dealership of 72 square feet in lieu of the permitted 50 square feet.

HEARING: Tuesday, February 27, 2001 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

C: Harvey A. Epstein, Margolis, Pritzker & Epstein, PA, 405 East Joppa Road, Towson
21286
F. Steven Russel, Russel Motor Cars, Inc., 6624 Baltimore National Pike, Baltimore
21228
James Branson, 6624 Baltimore National Pike, Baltimore 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY Monday, February 12, 2001.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

February 9, 2001

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:

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HEARING: Tuesday, February 27, 2001 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon". Below the signature is the handwritten number "622".

Arnold Jablon
Director

C: Harvey A. Epstein, Margolis, Pritzker & Epstein, PA, 405 East Joppa Road, Towson
21286
F. Steven Russel, Russel Motor Cars, Inc., 6624 Baltimore National Pike, Baltimore
21228
James Branson, 6624 Baltimore National Pike, Baltimore 21228

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(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 13 2001 Issue – Jeffersonian

Please forward billing to:
Aaron Margolis
405 E Joppa Road
Towson MD 21286

410 823-2222

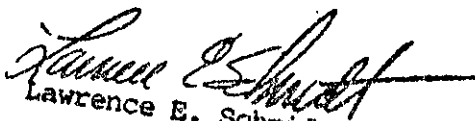
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HEARING: Tuesday, February 27, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 01-277A

Petitioner: THE RUSSELLS, LLC

Address or Location: 6624 BALTIMORE NATIONAL PIKE

PLEASE FORWARD ADVERTISING BILL TO:

Name: AARON MARGOLIS

Address: 405 E. JOPPA RD

TOWSON MD 21286

Telephone Number: 410-823-2222



Baltimore County
Department of Permits and
Development Management

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

February 23, 2001

Harvey A Epstein
Margolis Pritzker & Epstein PA
405 E Joppa Road
Towson MD 21286

Dear Mr. Epstein:

RE: Case Number: 01-277-A, 6624 Baltimore National Pike

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 12, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

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

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: F Steven Russel, Russel Motor Cars Inc, 6624 Baltimore National Pike,
Baltimore 21228
James Branson, 6624 Baltimore National Pike, Baltimore 21228
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: March 12, 2001

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 29, 2001
Item Nos. 270, 273, 274, 275, 276,
277, and 278

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

January 31, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 22, 2001

Item No.: See Below

Dear Ms. Stephens:

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:

270, 273, 274, 275, 276, 277, and 278

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

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



2/5
2/27

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 5, 2001

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

SUBJECT: 6624 Baltimore National Pike

INFORMATION:

Item Number: 01-277

Petitioner: Russel Motor Company, Inc.

Zoning: BR

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has determined that it is incumbent upon the petitioner to demonstrate practical difficulty and unreasonable hardship concerning the requested variances.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Long
AFK:MAC:

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *m/RBS*

DATE: January 30, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of January 22, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
271	600 Middle River Road
272	1102 Hart Road
273	602 Fuselage Avenue
274	120 Sanford Avenue
276	7439 Prince Georges Road
277	6624 Baltimore National Pike
278	1141 & 1143 Lake Avenue



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.24.01

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

RE: Baltimore County
Item No. 277 TAG

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 40 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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 Kenneth A. McDonald Jr., 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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Harvey Epstein

KEN COLBERT

F. STEVEN RUSSEL

405 E. Joppa Rd

2835 Smith Ave 21209

6700 BALTIMORE NATIONAL AVE 21228



facsimile transmittal

To: Sue From: GEORGE D ZAHNER
Fax: 410 825 4278 Date: 2-9-01
Phone: _____ Pages: 1 + COVER
Re: _____ CC: _____
☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

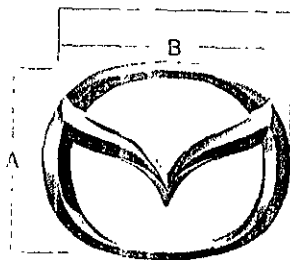
Notes:

have to change hearing
time from 9AM to 10AM

Thank
George

410825-4278

Dealer Identification Program



MAZDA SYMBOL (MS)

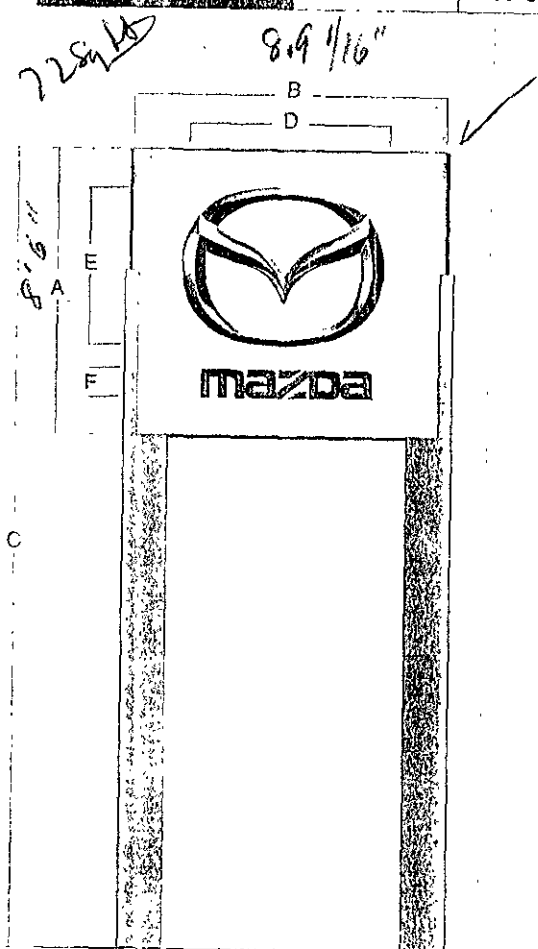


MAZDA LETTERS (ML)

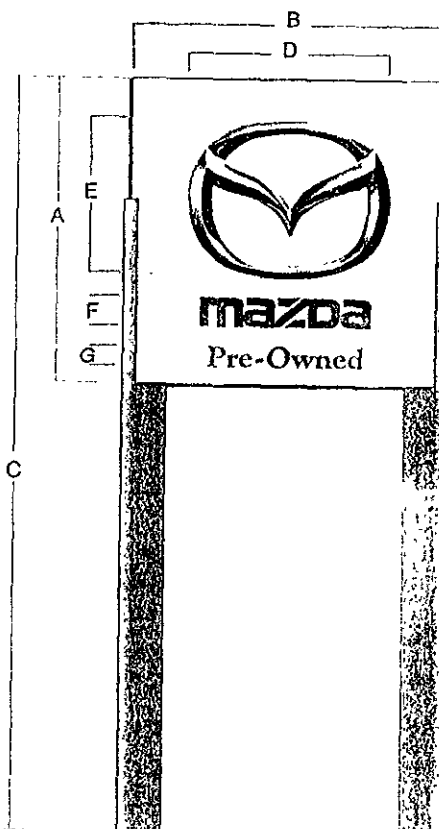


DEALER NAME (DL)

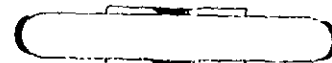
SIGNS	A	B	C	D	E	F	G
MS54, ML36, DN36	54" ✓	67 31/32" ✓	36"	17'-3 13/32"	24'-7 27/32"	36"	Varies according to individual Dealer Name.
MS45, ML30, DN30	45"	56 5/8"	30"	14'-4 27/32"	20'-4 3/32"	30"	
MS36, ML24, DN24	36"	45 9/32"	24"	11'-6 1/4"	16'-3 1/4"	24"	



PYLON SIGN (P-123, P-92, P-55)



PRE-OWNED PYLON SIGN (PR-99, PR-55)



TOP VIEW

MAZDA FREESTANDING PYLON SIGNS
 The freestanding Mazda pylon sign identifies your presence and location to the public. Mazda requires that a freestanding Mazda brand sign be installed at a prominent location. If only one sign is permitted by local ordinance, it should be the largest freestanding Mazda brand sign allowed. If a freestanding pylon sign is not permitted, a Mazda monument sign may be used in its place. Pre-Owned signs are also a part of the Dealership Identification Program.

SIGNS	A	B	C*	D	E	F	G
P-123	11'-4 1/8"	12'-2"	31'-4"	8'-0"	6'-4 1/4"	13 3/4"	NA
P-92	9'-10"	10'-9"	29'-10"	7'-0 3/16"	5'-6 15/16"	12 1/16"	NA
P-55	7'-8 1/8"	8'-3"	23'-0"	5'-8 9/16"	4'-6 1/2"	9 13/16"	NA
PR-99	10'-6"	10'-9"	29'-10"	7'-0 3/16"	5'-6 15/16"	12 1/16"	10"
PR-55	8'-6"	8'-9 1/16"	23'-0"	5'-8 7/16"	4'-6 1/2"	9 13/16"	8"

* Custom heights available for optimum visibility

Red No 2

LER NAME MAZDA

MAZDA SYMBOL & MAZDA LETTER LOGO SIGNS

The Mazda symbol and Mazda letter logo should be placed in the most prominent position on the dealership. If only one sign is permitted by code or building configuration, that sign must be the Mazda symbol and Mazda letter logo.

The preferred location is the front or most visible side of the showroom. Sign placement on the fascia, in order of preference, is:

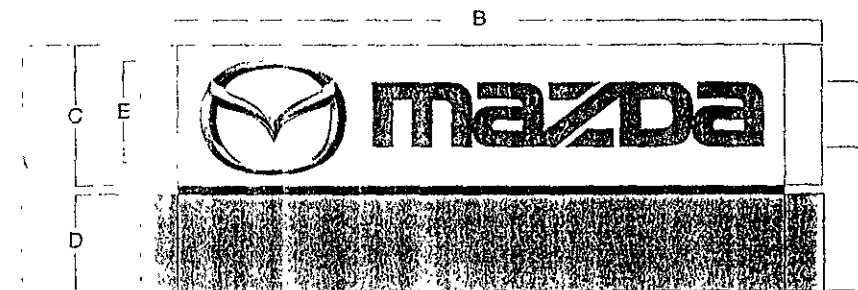
1. Left-Hand Side - If used with dealership name letters, or if used alone and center application is unavailable.
2. Center - If used alone without dealership name letters.
3. Right-Hand Side - If used alone and center or left-hand application is unavailable.

MAZDA DEALERSHIP NAME LETTERS

The dealership name sign may not incorporate the Mazda logo as part of the name. These letters are manufactured from a special material that is black in the daylight but appears white at night when illuminated. The dealership name sign should appear to the right of the Mazda symbol and Mazda letter logo at a minimum distance of 1 1/2 times the height of the Mazda letter logo. Additionally, the dealership name sign should not be taller than the Mazda letters.

Preferred Size Combinations:

- 54" Symbol + 36" Mazda Logo with 36" Dealership Name
- 45" Symbol + 30" Mazda Logo with 30" Dealership Name
- 36" Symbol + 24" Mazda Logo with 24" Dealership Name



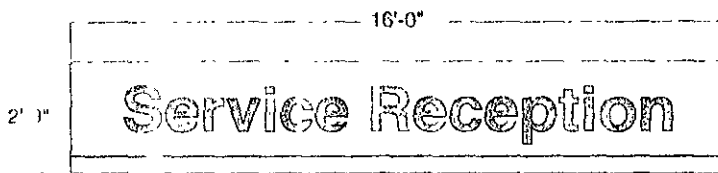
MONUMENT SIGN (M)



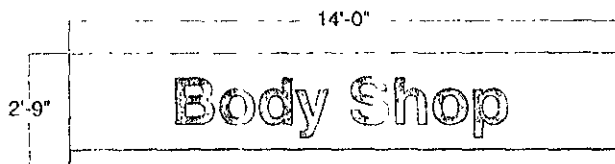
MAZDA MONUMENT SIGNS

Certain local ordinances prohibit the use of freestanding pylon signs. For those special applications, a Mazda monument sign may be used. Like the freestanding pylon sign, Mazda requires that a monument brand sign be installed at a prominent location. If only one monument sign is permitted, should be the largest sign allowed.

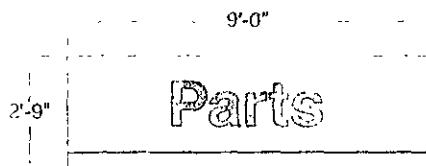
SIGNS	A	B	C	D	E	F
M-53	6'-10 5/8"	17'- 3/4"	3'-6 1/2"	31 1/2"	35 1/8"	22 7/8"
M-32	4'-8 5/8"	13'- 1/2"	2'-9 1/8"	21 1/2"	24"	15 5/8"



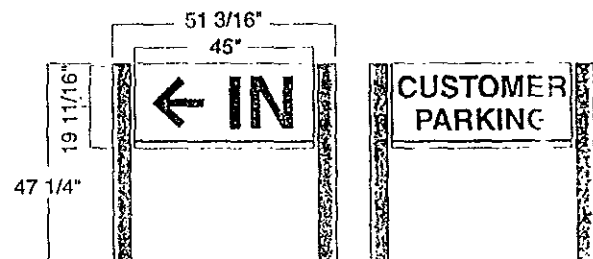
DSF 44 Up to 17 letters



DSF 39 Up to 9 letters



DSF 25 Up to 6 letters



DIRECTIONAL SIGN (DDF)

MAZDA DIRECTIONAL SIGNS

Mazda dealership departmental and directional signs may be wall or pole mounted. These signs are designed to identify and direct customers to various areas of the dealership. Pole mounted signs are double faced so that they can be read from both sides. Wall mounted signs are single faced, as only one side can be read.

Departmental signs should be installed as close to the department entrance as possible and the largest size used whenever possible.

Directional arrows are always a part of the face panel for directional signs. Locations for installing directional signs should be in the areas of the greatest traffic flow for maximum visibility and customer convenience.

General Program Information

SURVEYS

The Mazda dealership exterior sign survey includes:

- Photographing existing signs.
- Creating elevation drawings & plot plans
- Making sign recommendations

All Mazda dealership exterior sign surveys will be conducted by the sign vendor or its authorized agents.

PERMITS AND VARIANCES

The sign vendor may obtain permits and required variances for Mazda dealership exterior signs. You will be advised of all permit and variance fees.

MAINTENANCE

A warranty and maintenance program is available for all signs. This plan includes annual preventive maintenance and on-call repair service. Those taking advantage of this program will receive a toll free telephone number to report outages or problems.

You must call the sign vendor prior to having any maintenance or repair performed during the warranty period so that an authorized Plasti-Line agent can verify and correct the problem. Use of local sign companies without authorization by the sign vendor may result in the voiding of the warranty.

WARRANTY

Mazda signs are warranted for parts (except lamps) and labor for one year provided the sign vendor or its agent installs the sign. If the sign is not installed by the sign vendor or its agent, the sign is warranted for 90 days from the shipping date.

Warranty does not cover the following:

- Damage or destruction from the elements, storm, lightning, rain, wind, fire, earthquakes or acts of God
- Any part or component which has been modified in any way, other than by the sign vendor
- Damage or destruction from misuse, abuse, vandalism or malfeasance by others.

PRIMARY ELECTRICAL SERVICE

The dealer is responsible for providing primary electrical service within five unobstructed feet of each sign location. New ground signs cannot be installed to one side or another of an existing foundation. This could place the new sign further away than 5' from the electric service. Electrical requirements are available from the sign vendor.

INSTALLATION CONDITIONS

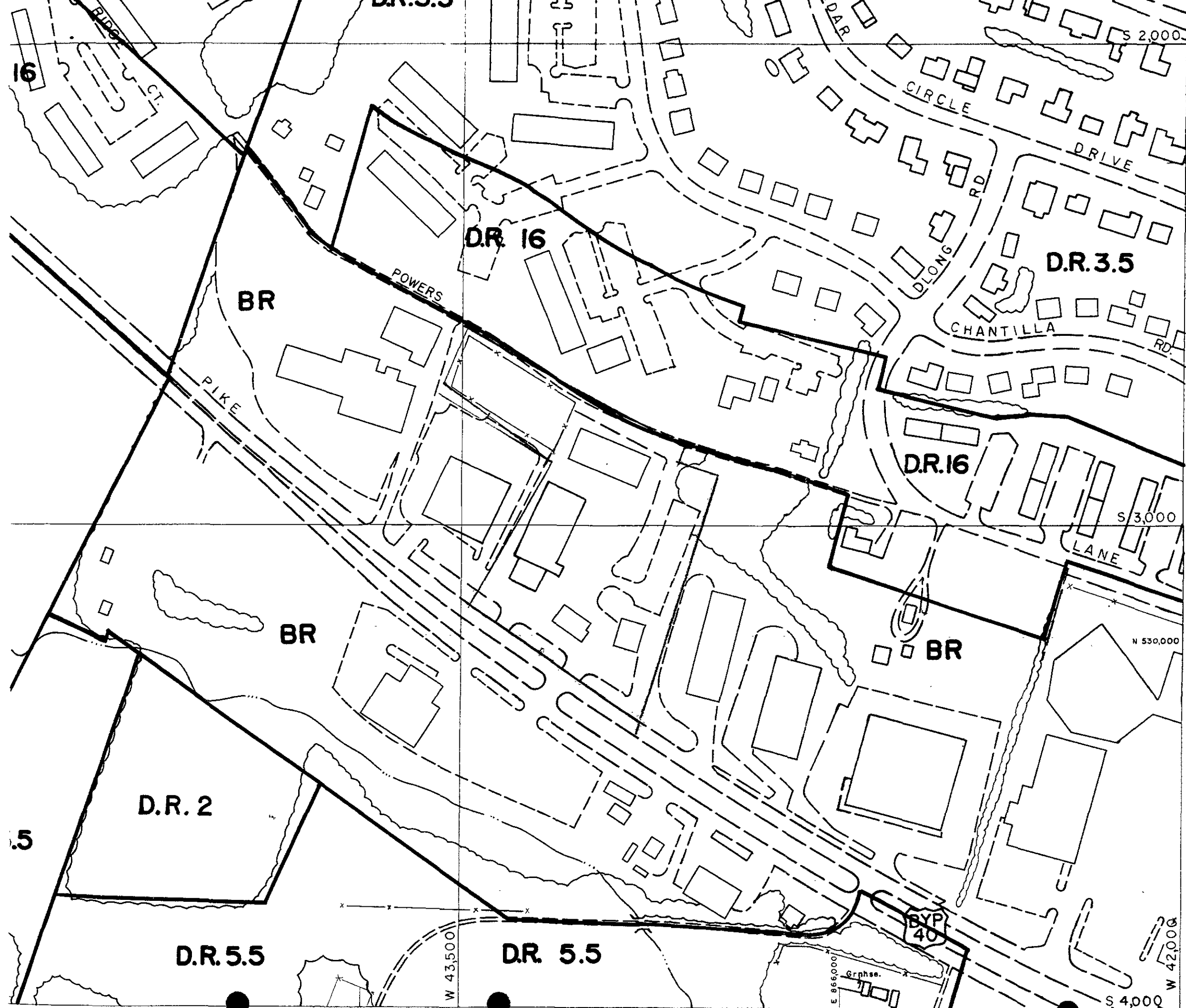
All walls to receive identification must be flat, vertical and at least the height of the building sign. The wall must be sufficiently constructed to anchor the new identification. "Dryvit" or other similar insulated wall systems without a wood or comparable backing will not support the weight of building signage. The surface should have at least the strength of 1/2" plywood and if plywood is used for support, the plywood needs to totally cover the height and length of the area the sign is to be placed in. Installing plywood studs at spread intervals will not work. The plywood backing needs to be totally continuous.

All wall signs available in the program are designed to be individually mounted without the exposure of electrical connections. The connections will be made behind the wall and it is also necessary to have access behind the wall to mount the signs to the building. It is, therefore, imperative that access to these areas be provided. This access must be at least 2' high x 2'6" wide, span the length of the entire sign and be reached by a normal ladder through at least the same size opening.

Mazda's program installation prices are based on the existence of normal 3000 PFS soil conditions and do not include encountering any underground obstructions, rock formations, or underground utility lines. Dealers are responsible for any and all additional costs which result from encountering unusual ("Non-Standard") installation conditions; including but not limited to poor soil conditions, rock formations, and all special footing requirements, excavation through concrete surface, special windload requirements or any special height requirements for freestanding signs and/or wall signs. Plasti-Line shall submit a "Non-Standard Conditions" form with the estimated additional cost set forth for the dealer to review and authorize. Plasti-Line shall not commence any work until the "Non-Standard" form has been fully executed by an authorized representative of the Mazda dealership and returned to an authorized representative of Plasti-Line.

For further information regarding the Mazda Dealership Identification Program please contact the **Plasti-Line Mazda team**
Tel: 1-800-444-7446 E-mail: mazda@plasti-line.com





ISHEET SW-1-G

SW 1 H
1" = 200'

MS

01-277A

SCALE

LOCATION

SHEET

