IN RE: PETITION FOR VARIANCE S/S Baltimore National Pike, E/S Geipe Road (6323 Baltimore National Pike) 1st Election District 1st Council District Carey A. Piekarski, et ux Petitioners	* * * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 03-077-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, Carey A. and Jane M. Piekarski. The Petitioners seek relief from Section 450.4.5.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two wall-mounted signs (Signs 1 and 2) and three canopy signs (Signs 3, 4 and 5) in lieu of the maximum permitted three signs; and to permit a canopy sign with a face area of 117 sq.ft. in lieu of the maximum permitted 56 sq.ft. (Sign 3). 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 Jane Piekarski, property owner; Paul E. Goodnite, General Manager of Euro Sport, Inc., the new business on the subject site; Frederick J. Thompson, the engineer who prepared the site plan for this property; and, David Karceski, Esquire. 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 southeast corner of the intersection of Baltimore National Pike (U.S Route 40) and Geipe Road in Catonsville. The property contains a gross area of 1.373 acres, more or less, zoned B.R.-C.C.C. and is located within a commercial corridor that fronts Baltimore National Pike, a major thoroughfare in western Baltimore County. Towards the rear of the site is a large, one-story block building used as a service garage, which presently trades under the name of

ORDER RECEIVED FOR FILING
Date 10/3/02
By

Euro Sport, Inc. However, Mr. & Mrs. Piekarski recently acquired the property and the new service garage operation will be known as Pie's Auto Body. The business will continue to be a service garage; however, will include body and fender repairs, painting, detailing, etc. The front of the site is improved with a one-story brick building previously used as a gasoline station, which has been abandoned. As shown on the site plan, the Petitioners propose a one-story addition of 3,325 sq.ft. which will connect the abandoned fuel service station building and the larger service garage. When completed, there will be a single building on the site used entirely as the service garage business.

The instant Petition relates to signage for the site. There are five signs proposed, the first of which is on the side of the building facing Geipe Road (westerly). This sign advertises the types of services that will be provided at Pie's Auto Body. The second sign will be located at the corner of the proposed addition and will be visible to eastbound traffic on Route 40 and the Geipe Road/Baltimore National Pike intersection. The other three signs will be located on an existing canopy located towards the front of the site. Previously, this canopy provided coverage for those patrons fueling vehicles. Although the fuel tank dispensers will be removed, the canopy will remain to provide customers an area to park their cars out of inclement weather. As the plan shows, there will be two signs on the respective sides of the canopy (one facing east and one facing west), and one facing the front (north) side of the canopy. The details of the proposed signage are more particularly shown on the two-page site plan submitted at the hearing.

The testimony and evidence presented was that the site is unique, given its corner location, depth, and location of existing improvements thereon. It was indicated that the proposed signage is consistent with the size of the site and the neighborhood. The Petitioners also indicated that the proposed signage was not excessive and would properly identify and advertise the site.

There were no Protestants or other interested persons present; however, an adverse Zoning Advisory Committee (ZAC) comment was received from the Office of Planning. That comment generally supports the request; however, requests that Sign No. 4 be eliminated. This sign faces eastbound traffic. Since the eastbound traffic lanes are closest to the site, I believe that

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Date 10/9/02
By

this sign is appropriate. Although the ZAC comment from the Office of Planning is not detailed, apparently they believe that proposed Sign 4 is redundant. I disagree. Instead, I believe that an existing roof-mounted sign should be removed. Photographs of the site and existing signs were submitted and I visited the site after the hearing. In my judgment, the existing roof-mounted sign is out of place and causes visual clutter and pollution. Rather than eliminating proposed Sign No. 4, I believe that the elimination of the roof sign is more appropriate.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. The Petitioners shall be limited to the five signs as shown on the site plan and there shall be no other signage on the site. Additionally, as a condition to the relief granted, the existing roof-mounted sign shall be removed.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8th day of October, 2002 that the Petition for Variance seeking relief from Section 450.4.5.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit two wall-mounted signs (Signs 1 and 2) and three canopy signs (Signs 3, 4 and 5) in lieu of the maximum permitted three signs; and to permit a canopy sign with a face area of 117 sq.ft. in lieu of the maximum permitted 56 sq.ft. for Sign 3, 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/sign permits 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.

2) The signage on the site shall be limited to the five signs shown on the site plan. The existing roof-mounted sign shall be removed at the time the new sign package approved herein is installed.

ORDER RECEIVED FOR FILING
Date 10/8/02
By

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 10/8/02
By

Baltimore County
Zoning Commissioner

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

October 8, 2002

David Karceski, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
SE/Corner Baltimore National Pike & Geipe Road
(6323 Baltimore National Pike)
1st Election District – 1st Council District
Carey A. Piekarski, et ux - Petitioners
Case No. 03-077-A

Dear Mr. Karceski:

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,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Carey A. Piekarski
201 Thomas Road, Centreville, Md. 21617
Office of Planning; People's Counsel; Case File

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6323 Baltimore National Pike

which is presently zoned BR-CCC

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)

SEE ATTACHED

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

To be determined at hearing.

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

Legal Owner(s):

SEE ATTACHED

Name - Type or Print

Signature

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Avenue (410) 494-6200

Address — Telephone No.

Towson, Maryland 21204

City — State — Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue (410) 494-6200

Address — Telephone No.

Towson, Maryland 21204

City — State — Zip Code

ORDER RECEIVED FOR FILING
Date 11/6/02
By RBV 9/15/98

Case No. 03-077-A

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By RDD Date 8-9-02

EURO SPORT INC.
PETITION FOR VARIANCE
6323 Baltimore National Pike

1. Variance from Section 450.4.5.a of the Baltimore County Zoning Regulations ("BCZR") to allow 2 wall-mounted signs (Sign Nos. 1 and 2) and 3 canopy signs (Sign Nos. 3, 4, and 5) on the building in lieu of the permitted 3 signs.

2. Variance from BCZR Section 450.4.5.a to allow a canopy sign with a sign face area of 117 square feet in lieu of the permitted 56 square feet. (Sign No. 3)

CLERK OF THE BALTIMORE COUNTY
Date 10/8/02
By

SIGNATURE PAGE

EURO SPORT INC.

By: _____
Carey A. Piekarski

By: _____
Jane M. Piekarski
201 Thomas Road
Centreville, Maryland 21617
(410) 788-8872

ZONING DESCRIPTION
EURO SPORT INC.
6323 BALTIMORE NATIONAL PIKE

BEGINNING AT A POINT ON THE SOUTH SIDE OF BALTIMORE NATIONAL PIKE (150 FEET RIGHT OF WAY) AT THE INTERSECTION WITH THE EAST SIDE OF GEIPE ROAD (70 FEET RIGHT OF WAY). THENCE EXTENDING THE FOLLOWING 5 COURSES AND DISTANCES:

1. NORTH 67 DEGREES 57 MINUTES 56 SECONDS EAST, 20.21 FEET;
2. ON AN ARC CURVING TO THE LEFT HAVING A RADIUS OF 3894.72 FEET, THE ARC DISTANCE OF 183.94 FEET, AND A CHORD BEARING OF SOUTH 75 DEGREES 31 MINUTES 09 SECONDS EAST, AND A CHORD DISTANCE OF 183.92 FEET;
3. SOUTH 15 DEGREES 26 MINUTES 43 SECONDS WEST, 300.00;
4. NORTH 75 DEGREES 24 MINUTES 04 SECONDS WEST, 199.96 FEET, AND;
5. NORTH 15 DEGREES 26 MINUTES 43 SECONDS EAST, 287.56 FEET TO THE PLACE OF BEGINNING.

BEING A PORTION OF A PLAT OF SECTION ONE "GEIPE TRACT" AS RECORDED IN PLAT 28/10.

CONTAINING 1.373 ACRES MORE OR LESS.

ALSO KNOWN AS 6323 BALTIMORE NATIONAL PIKE AND LOCATED IN THE 1ST ELECTION DISTRICT.

1st C. D.

STATE OF MARYLAND
FREDERICK L. THOMPSON
PROFESSIONAL ENGINEER

Item #077

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 10453

DATE 8-9-02 ACCOUNT 001 006 6150

AMOUNT $ 250.00

RECEIVED FROM: Venable Baetzel Hurand LLP

FOR: Variance Case # 03-077-A

6323 Baltimore Nat'l Pk.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

DATE RECEIPT
PAID RECEIPT
BUSINESS ACTUAL TIME
8/12/2002 8/09/2002 15:09:00
REG 0002 MAIL JEWA JEF DRAWER 2
RECEIPT # 218111 8/09/2002 OPEN
Dep 5 520 ZONING VERIFICATION
CP NO. 010453
Recpt Tot $250.00
250.00 CK .00 CA
Baltimore County, Maryland

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: #03-077-A
6323 Baltimore National Pike
S/S Baltimore National Pike E of Geipe Road
1st Election District - 1st Councilmanic District
Legal Owner(s): Jane M. Pierkarski

Variance: to allow 2 wall-mounted signs (signs nos. 1 and 2) and 3 canopy signs (signs nos. 3, 4 and 5) on the building in lieu of the 3 permitted signs; to allow a canopy sign with a sign face area of 117 square feet in lieu of the permitted 56 square feet.

Hearing: Tuesday, September 17, 2002 at 11:00 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/9/607 Sept. 3 C560B13

CERTIFICATE OF PUBLICATION

9/5, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/3, 2002.

☒ The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
☐ NE Booster/Reporter
☐ North County News

S. Wilkinson
LEGAL ADVERTISING

RE Case No.: 03-077-A

Petitioner/Developer: VBH
AMY DONTELL

Date of Hearing/Closing: 9/17/02

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

Attention:

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 #6323 etc
BALTO. NATIONAL PIKE

The sign(s) were posted on 9/2/02
(Month, Day, Year)

Sincerely,

Patrick O'Keefe 9/12/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

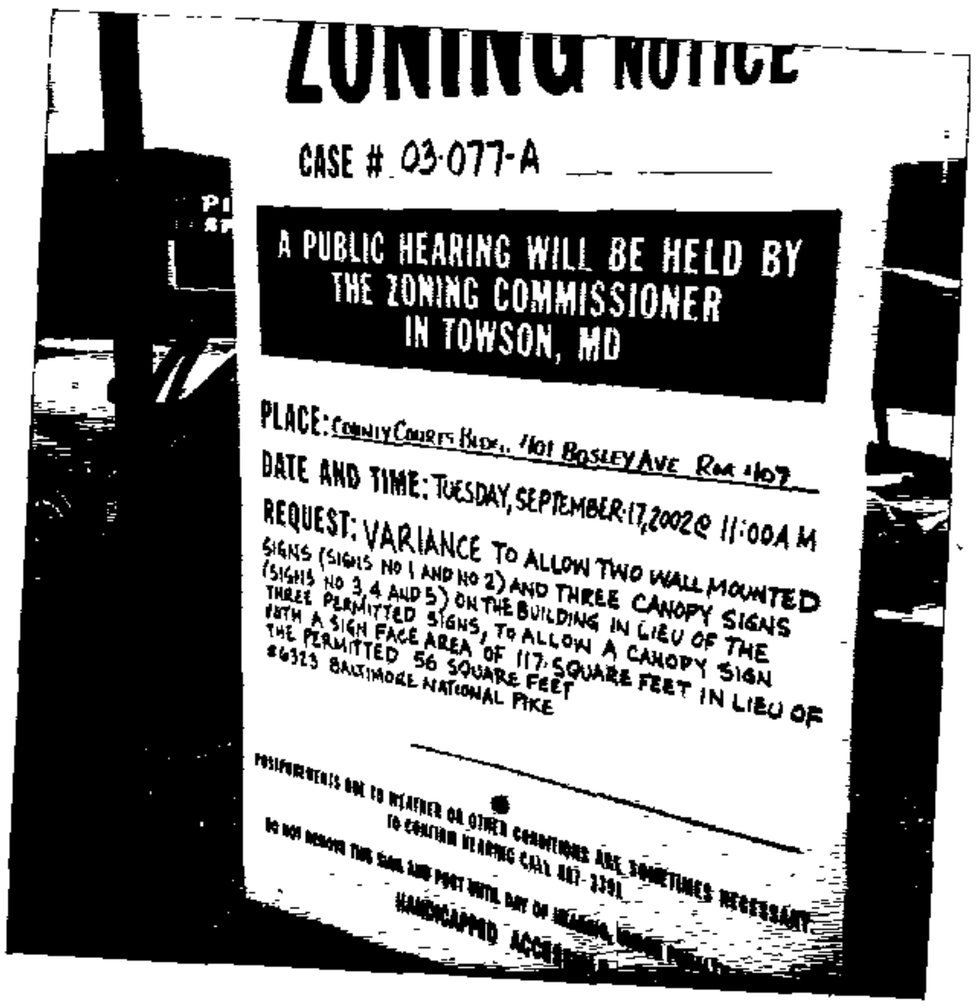
523 PENNY LANE
(Address)

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

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

Post-It® Fax Note 7671

Date	# of pages ▶
To	
From	
Co./Dept.	
Phone #	
Fax #	



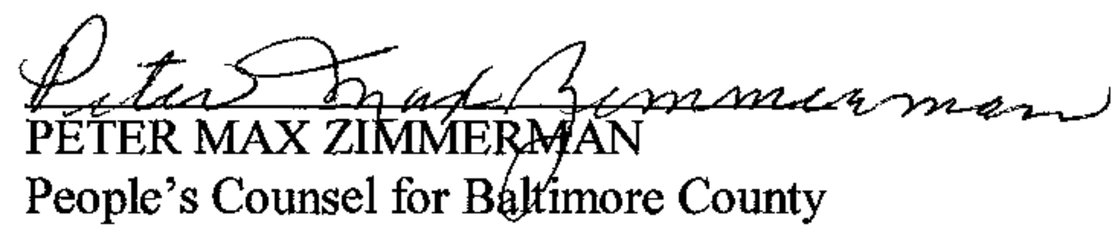
9/7

RE:	PETITION FOR VARIANCE 6323 Baltimore National Pike S/side Baltimore National Pike east of Geipe Road 1st Election District 1st Councilmanic District Legal Owner: Jane M. Piekarski Petitioner (s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 03-077-A

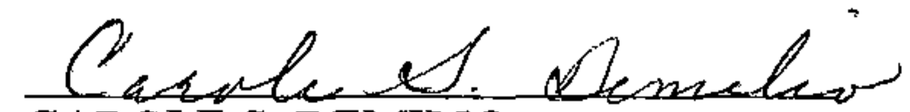
* * * * * * * * * * * * *

ENTRY OF APPEARANCE

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



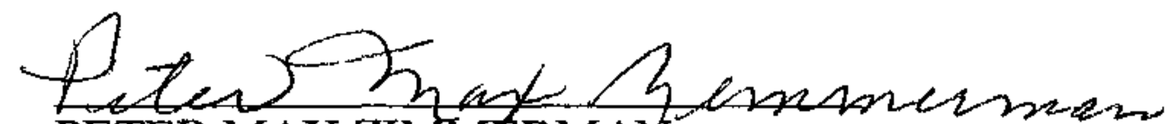
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 28th day of August, 2002 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., VENABLE, BAETJER & HOWARD, LLP, 210 Allegheny Avenue, Towson, MD 21204 Attorney for Petitioner(s).



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
~~Wednesday,~~ September 3, 2002 Issue – Jeffersonian
TUESDAY

Please forward billing to:
Amy Dontell 410 494-6244
Venable Baetjer & Howard
210 Allegheny Avenue
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: 03-077-A
6323 Baltimore National Pike
S/S Baltimore National Pike E of Geipe Road
1st Election District – 1st Councilmanic District
Legal Owner: Jane M Pierkarski

Variance to allow 2 wall-mounted signs (signs nos. 1 and 2) and 3 canopy signs (signs nos. 3, 4 and 5) on the building in lieu of the 3 permitted signs; to allow a canopy sign with a sign face area of 117 square feet in lieu of the permitted 56 square feet.

HEARING: Tuesday, September 17, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
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.

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

August 20, 2002

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: 03-077-A
6323 Baltimore National Pike
S/S Baltimore National Pike E of Geipe Road
1st Election District – 1st Councilmanic District
Legal Owner: Jane M Piekarski

Variance to allow 2 wall-mounted signs (signs nos. 1 and 2) and 3 canopy signs (signs nos. 3, 4 and 5) on the building in lieu of the 3 permitted signs; to allow a canopy sign with a sign face area of 117 square feet in lieu of the permitted 56 square feet.

HEARING: Tuesday, September 17, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon GDZ
Director

C: Jane M Piekarski, 201 Thomas Road, Centreville 21617
Robert A Hoffman Esquire, Venable Baetjer & Howard, 210 Allegheny Avenue, Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, SEPTEMBER 2, 2002.**
(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.

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on Recycled Paper

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: 03-077-A

Petitioner: Euro Sport Inc.

Address or Location: 6323 Baltimore National Pike

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dontell

Address: 210 Allegheny Ave.
Towson, Maryland 21204

Telephone Number: 410-494-6244

Revised 2/20/98 - SCJ

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

September 13, 2002

Robert A Hoffman Esquire
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

Dear Mr. Hoffman:

RE: Case Number: 03-077-A, 6323 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 August 9, 2002.

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: Carey A & Jane M Piekarski, 201 Thomas Road, Centreville 21617
People's Counsel

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 8, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For August 26, 2002
Item Nos. 068, 069, 070, 071, 072, 073,
074, 076, 077, and 080

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

RWB:CEN:jrb

cc: File

Baltimore County BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
Department of Environmental Protection
and Resource Management
401 Bosley Avenue, Suite 416
Towson, Maryland 21204

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS | TGT

DATE: September 11, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of August 19, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

69,71,73,74,76,77

fs 9/17

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 22, 2002

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

AUG 2 2

SUBJECT: 6323 Baltimore National Pike

INFORMATION:

Item Number: 03-077

Petitioner: Euro Sport, Inc.

Zoning: BR-CCC

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to allow two (2) wall-mounted signs (signs # 1 and #2), and two (2) canopy signs (sign #3 and 5). However sign # 4 should be eliminated.

This office supports the petitioner's request to allow a canopy sign with a sign face area of 117 square feet in lieu of the maximum permitted 56 square feet for sign # 3 only. All other signs should be in accordance with current sign regulations.

Prepared by: Mark A. Cumpston

Section Chief: Jeffrey W. Long

AFK/LL:MAC:

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 9.6.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 077 RDD

Dear Mr. Zahner:

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
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
FRED THOMPSON	GOWER THOMPSON INC 429 E. LAKE AVE 21212
PAUL E. GOODNITE	6323 BALT. NATL. PIKE. CATONSVILLE, MD. 21228
JANE PIEKARSKI	~~201 THOMA~~ 3420 Ellicott Center Dr. Ellicott City, Md 21043
DAVID KARCESKI	210 ALLEGHENY AVENUE TOWSON MD 21204

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on Recycled Paper

YD
9/17

MDP
Maryland Department of Planning

Parris N. Glendening
Governor
Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

August 23, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
Room 111
111 West Chesapeake Avenue
Mail Stop #1105
Towson MD 21204

Re: **Zoning Advisory Committee Agenda, 8/26/02 re: Case numbers 03-068-SPHXA, 03-069-A, 03-070-SPHX, 03-071-A, 03-072-SPH, 03-073-SPH, 03-074-A, 03-075-A, 03-076-A, 03-077-A, 03-078-A, 03-079-A, 03-080-A**

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 8/22/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup

TO: , PDM, MAIL STOP-1105 August21, 2002

FROM: LIEUTENANT JIMMIE MEZICK
BALTIMORE COUNTY FIRE MARSHAL OFFICE
MAIL STOP-1102F, PHONE (410) 887-4881

SUBJECT: SUBDIVISION REVIEW COMMENTS

PROJECT NAME: Jane Piekarski

PROJECT NUMBER: 03-77-A

LOCATION: 6323 Baltimore National Pike

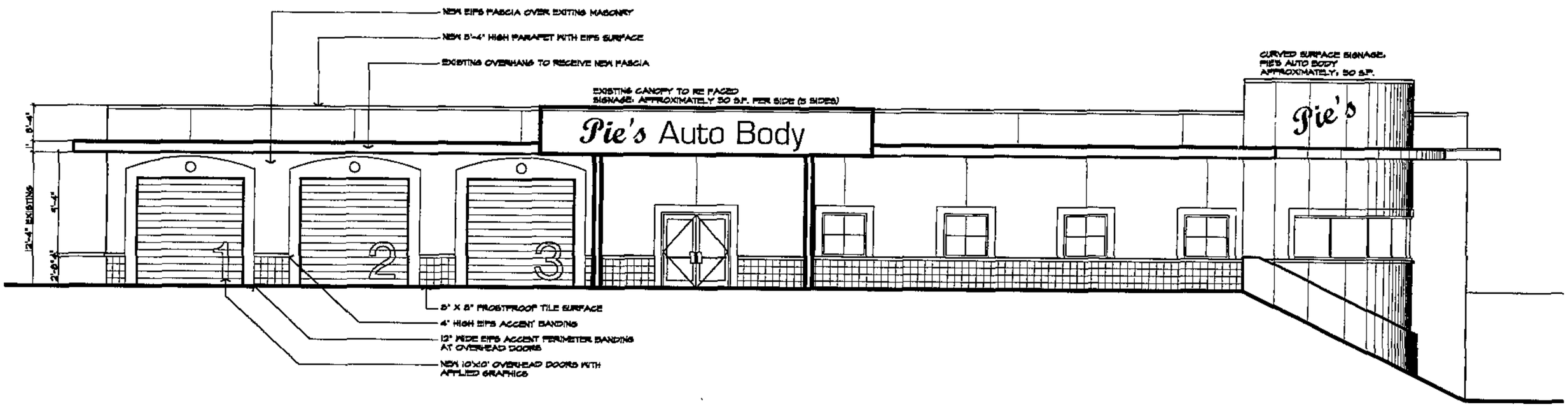
DISTRICT: 1st

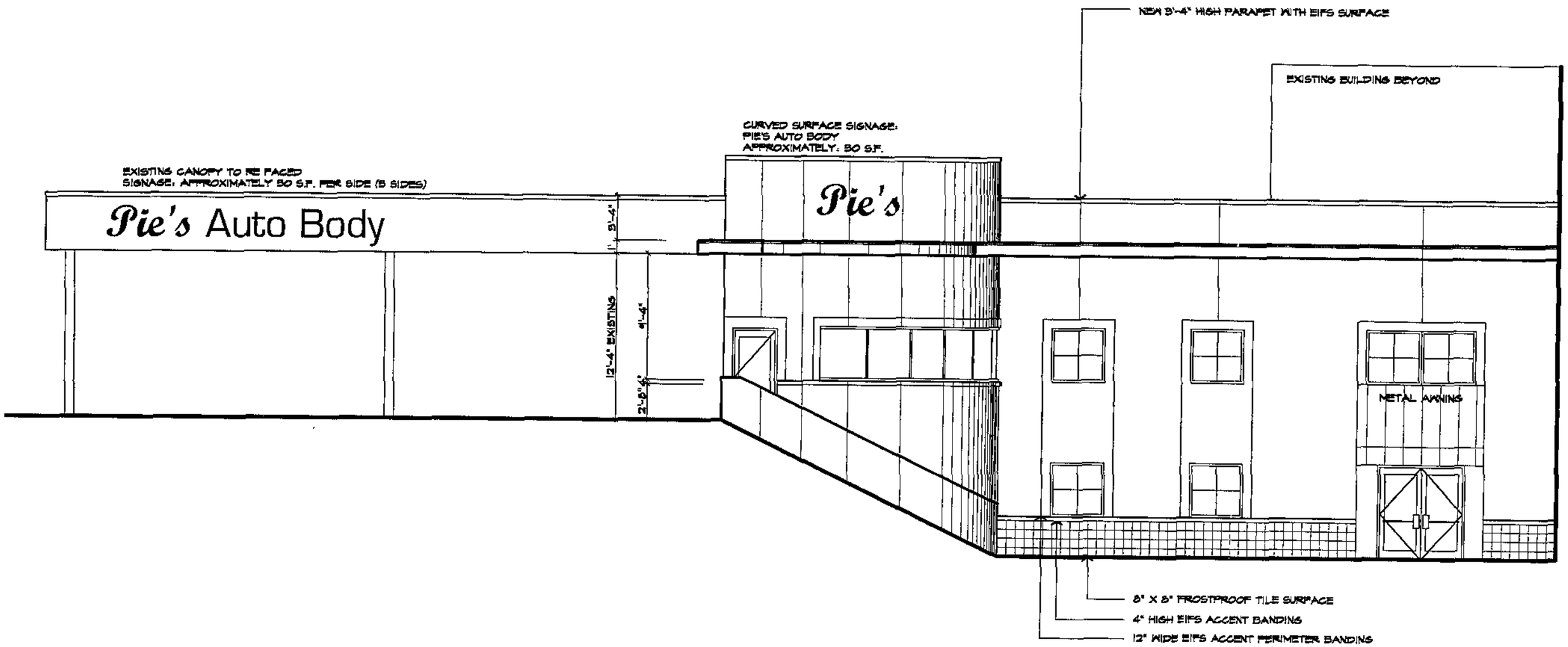
COMMENTS:

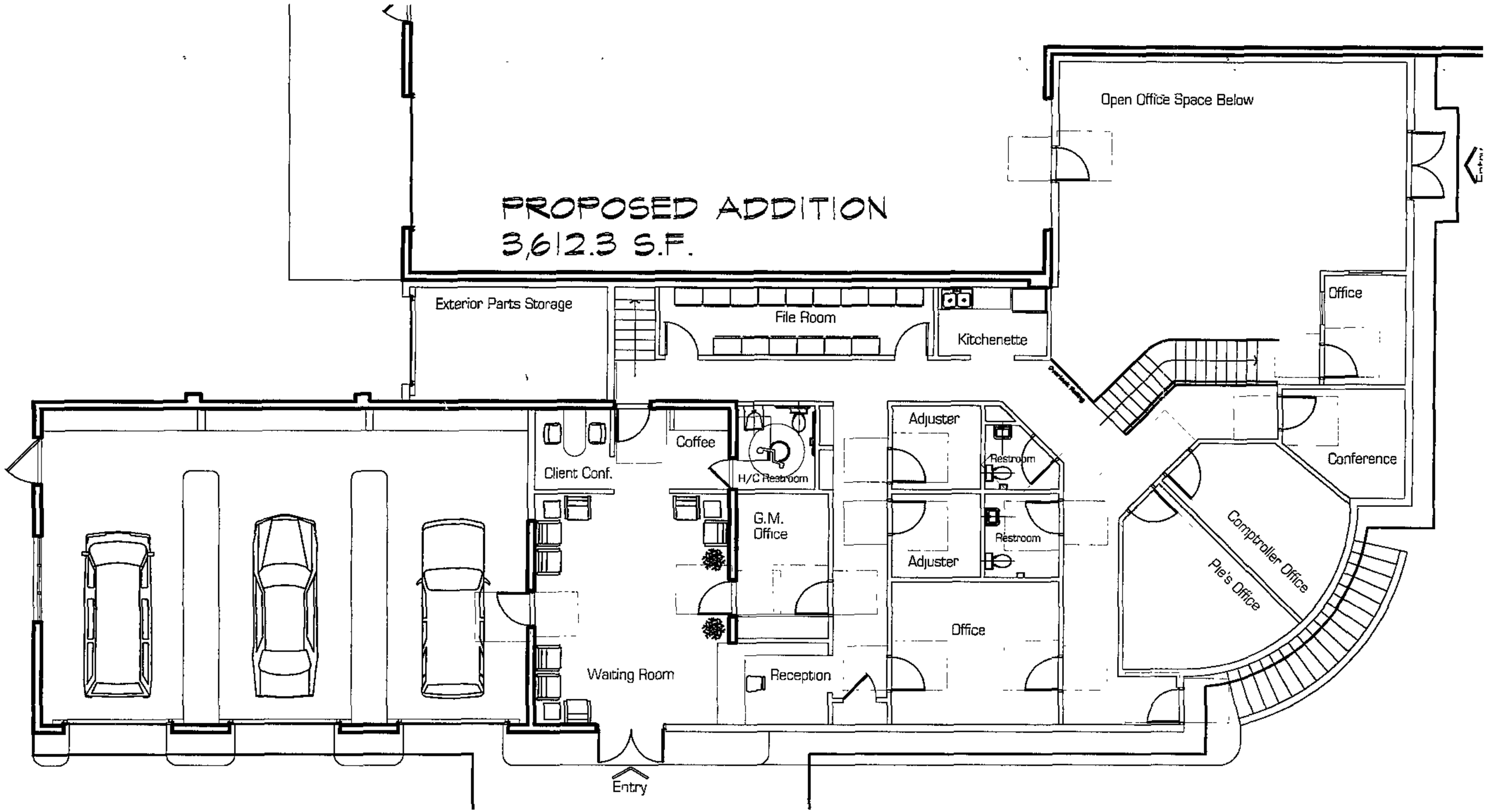
7. The Fire Marshal's Office has no comments at this time.

RECEIVED
AUG 28 2002
DEPT OF PARKS AND
DEVELOPMENT MANAGEMENT

Pod No3


NEW EIFS FASCIA OVER EXITING MASONRY
NEW 5'-4" HIGH PARAPET WITH EIFS SURFACE
EXISTING OVERHANG TO RECEIVE NEW FASCIA
EXISTING CANOPY TO RE FACED
SIGNAGE: APPROXIMATELY 50 S.F. PER SIDE (5 SIDES)
CURVED SURFACE SIGNAGE,
PIE'S AUTO BODY
APPROXIMATELY 50 S.F.
Pie's Auto Body
Pie's
5'-4"
4'-4"
12'-4" EXISTING
2'-8 1/4"
1
2
3
5" X 5" FROSTPROOF TILE SURFACE
4" HIGH EIFS ACCENT BANDING
12" WIDE EIFS ACCENT PERIMETER BANDING
AT OVERHEAD DOORS
NEW 10'X10' OVERHEAD DOORS WITH
APPLIED GRAPHICS


NEW 3'-4" HIGH PARAPET WITH EIFS SURFACE
EXISTING BUILDING BEYOND
CURVED SURFACE SIGNAGE:
PIE'S AUTO BODY
APPROXIMATELY: 30 S.F.
EXISTING CANOPY TO RE FACED
SIGNAGE: APPROXIMATELY 30 S.F. PER SIDE (3 SIDES)
Pie's Auto Body
Pie's
3'-4"
12'-4" EXISTING
4'-4"
2'-8"
METAL AWNING
8" X 8" FROSTPROOF TILE SURFACE
4" HIGH EIFS ACCENT BANDING
12" WIDE EIFS ACCENT PERIMETER BANDING


PROPOSED ADDITION
3,612.3 S.F.
Open Office Space Below
Entry
Exterior Parts Storage
File Room
Kitchenette
Office
Conference
Client Conf.
Coffee
H/C Restroom
G.M.
Office
Adjuster
Restroom
Adjuster
Restroom
Comptroller Office
Pie's Office
Office
Waiting Room
Reception
Entry

CARSTAR®
Quality Collision Service

EuroSports,Inc.
6323 Baltimore National Pike
Catonsville, MD 21228
Phone: 410/788-8872 Fax: 410/788-0203

To: DAVID
Company:
From: JIE
Subject:

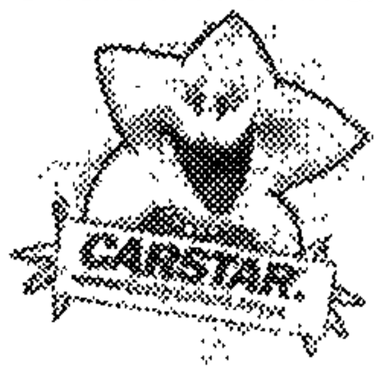
Phone:
Fax:
Date:
Total Pgs (incl cover):

Message:

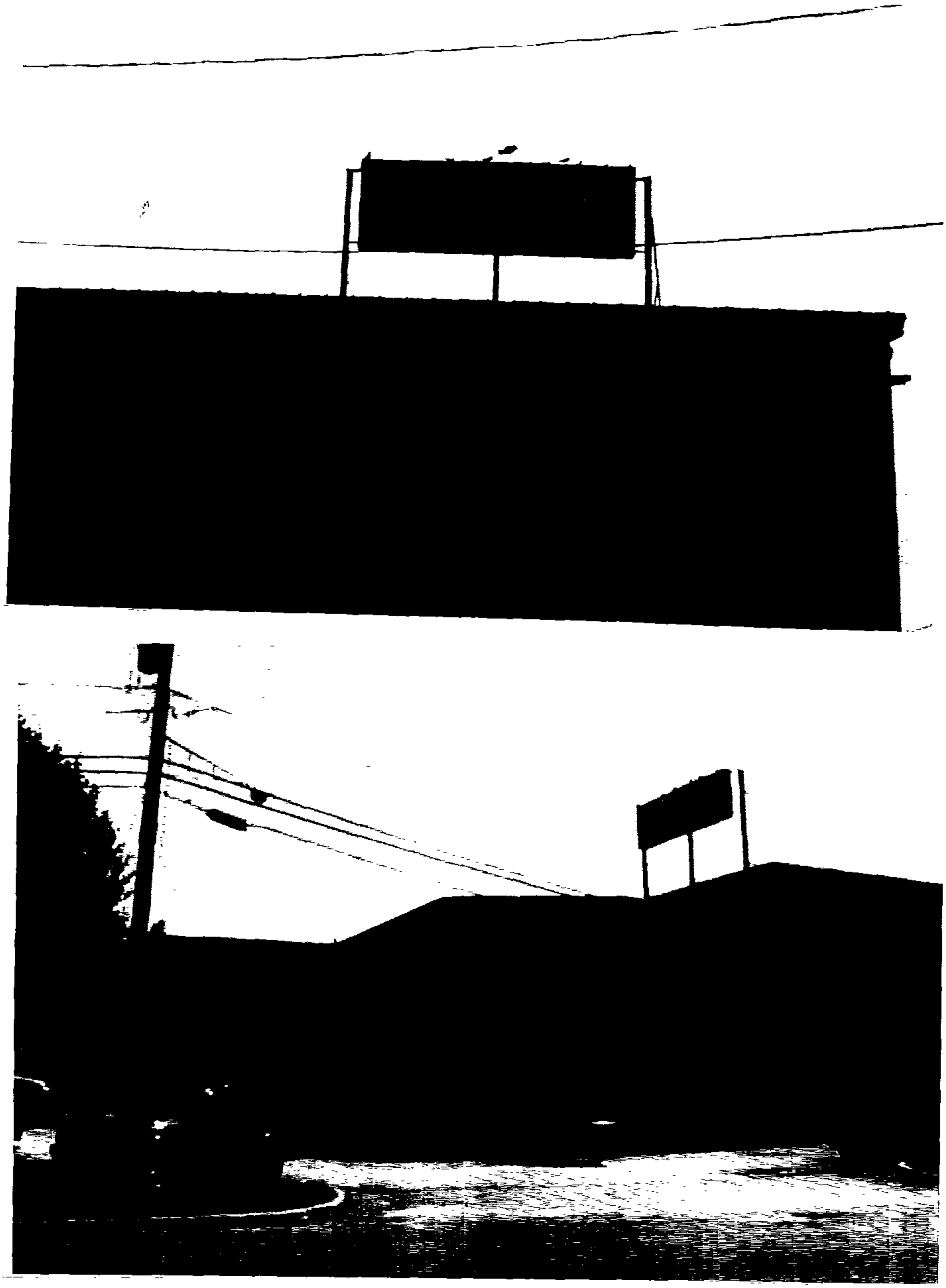
SKETCH OF OFFICES & OLD STATION

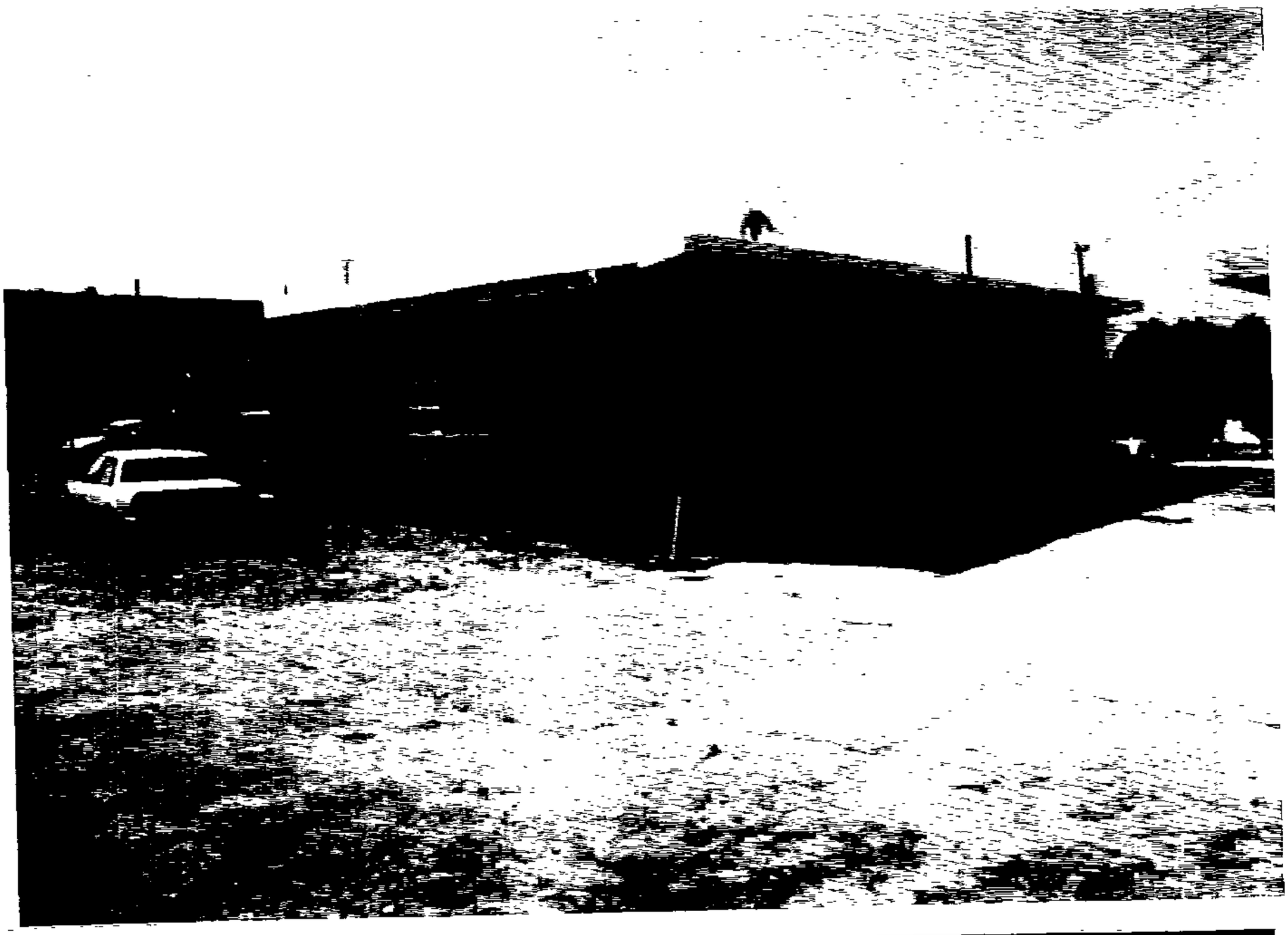
THANKS

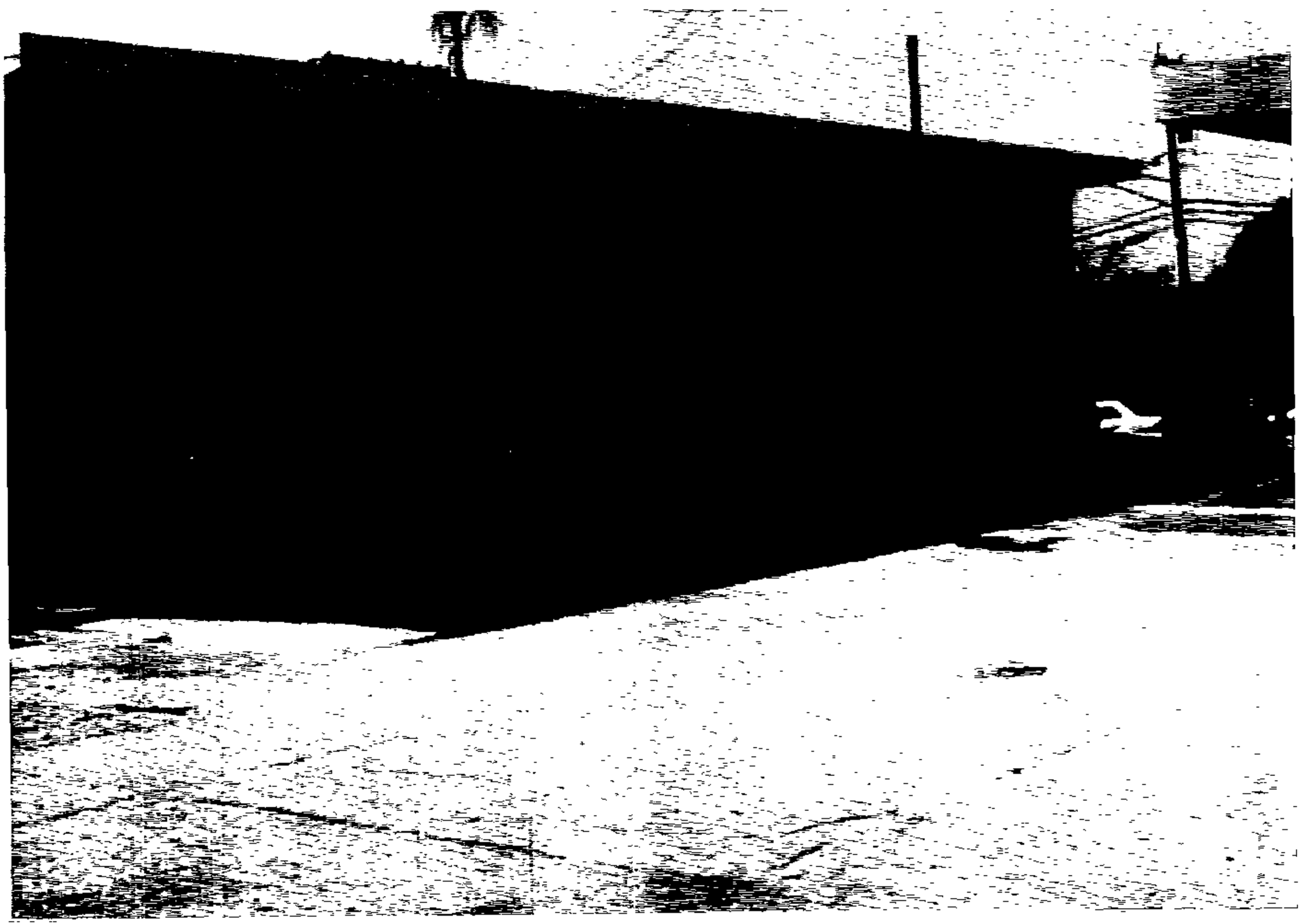
NOTICE: This facsimile transmission may contain confidential information belonging to the sender which may be legally privileged. This information is intended only for the recipient(s) named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution of this facsimile is strictly prohibited. If you have received this transmission in error, please telephone us immediately.

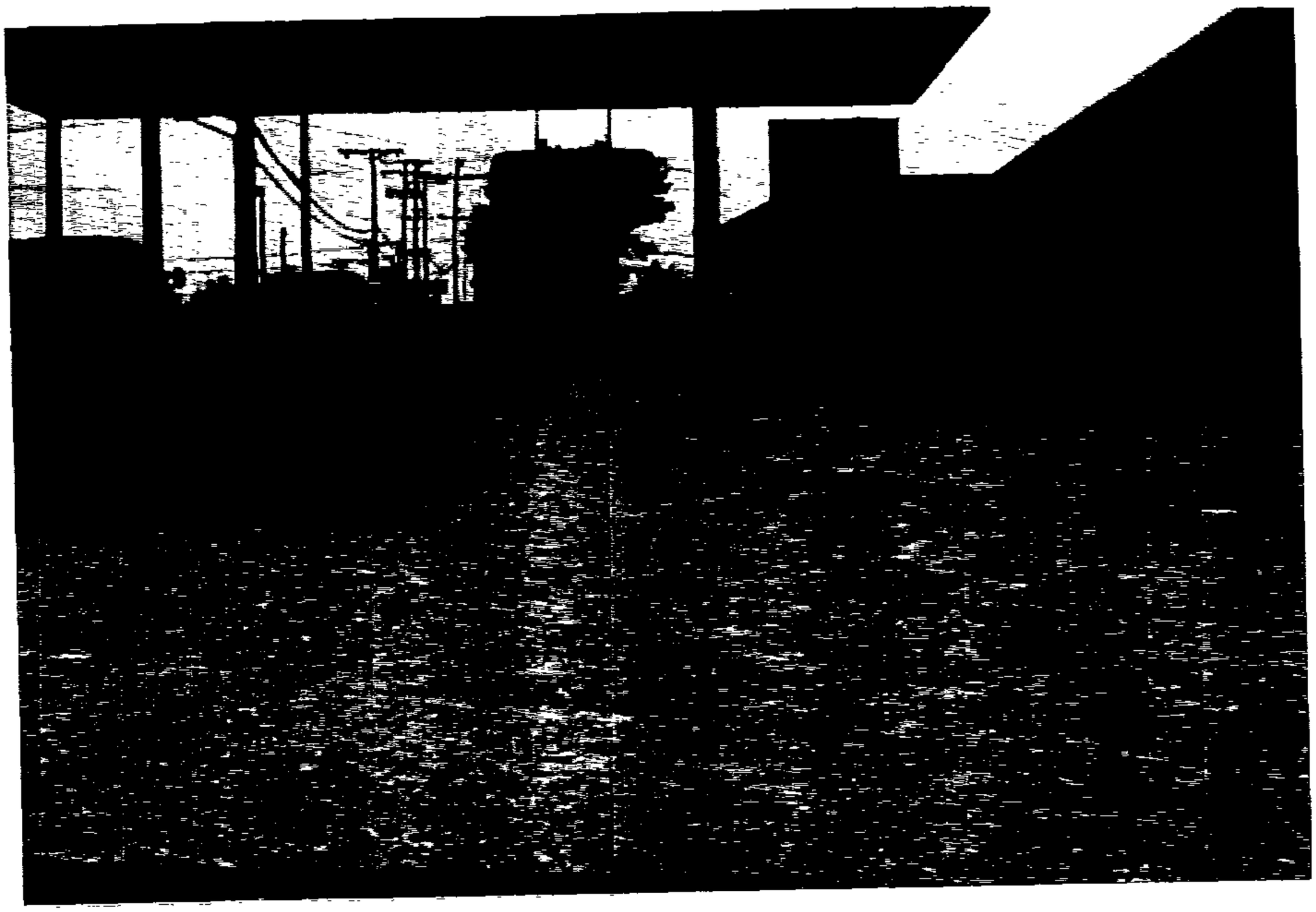


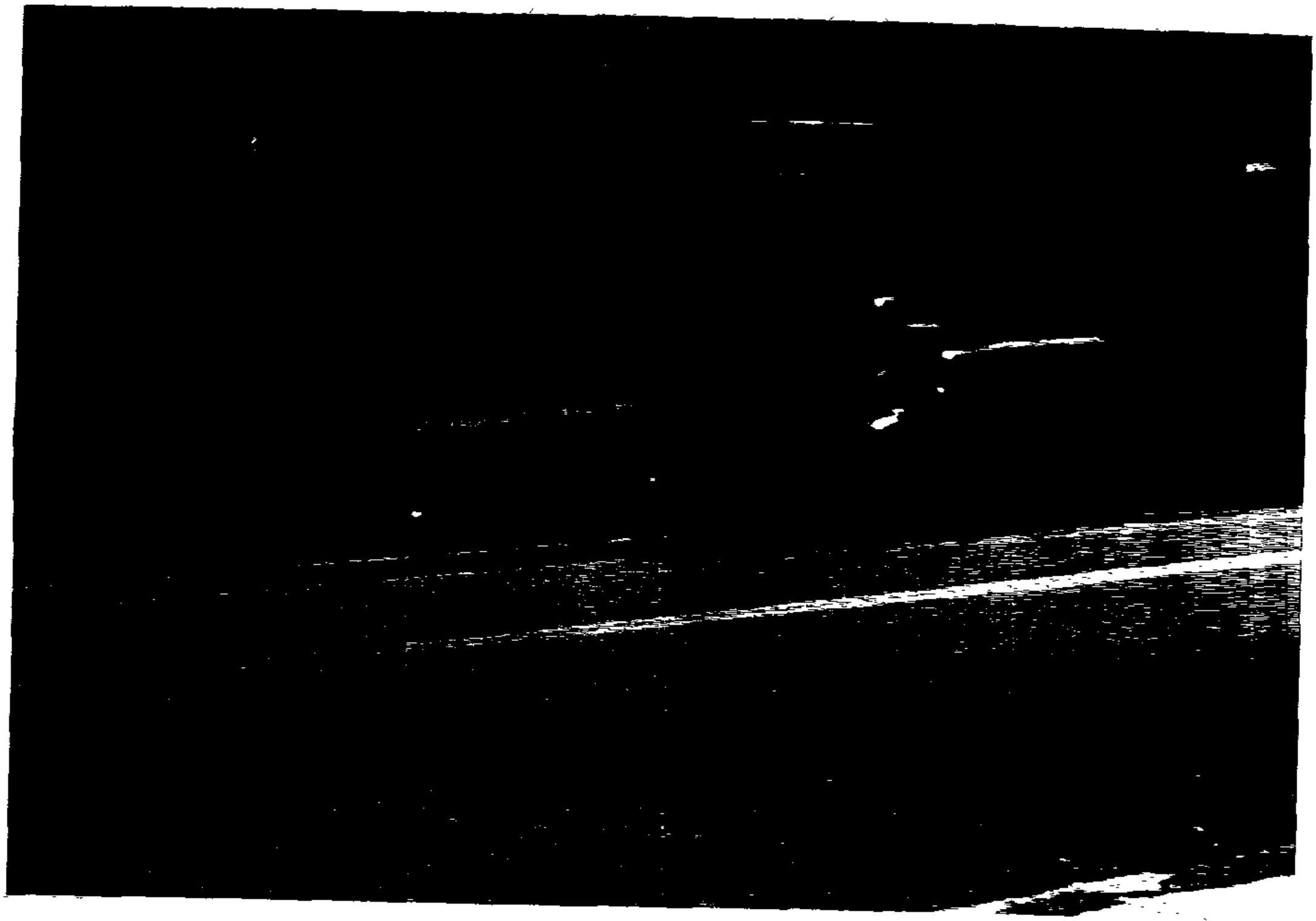
Starlett hopes you have a nice day!











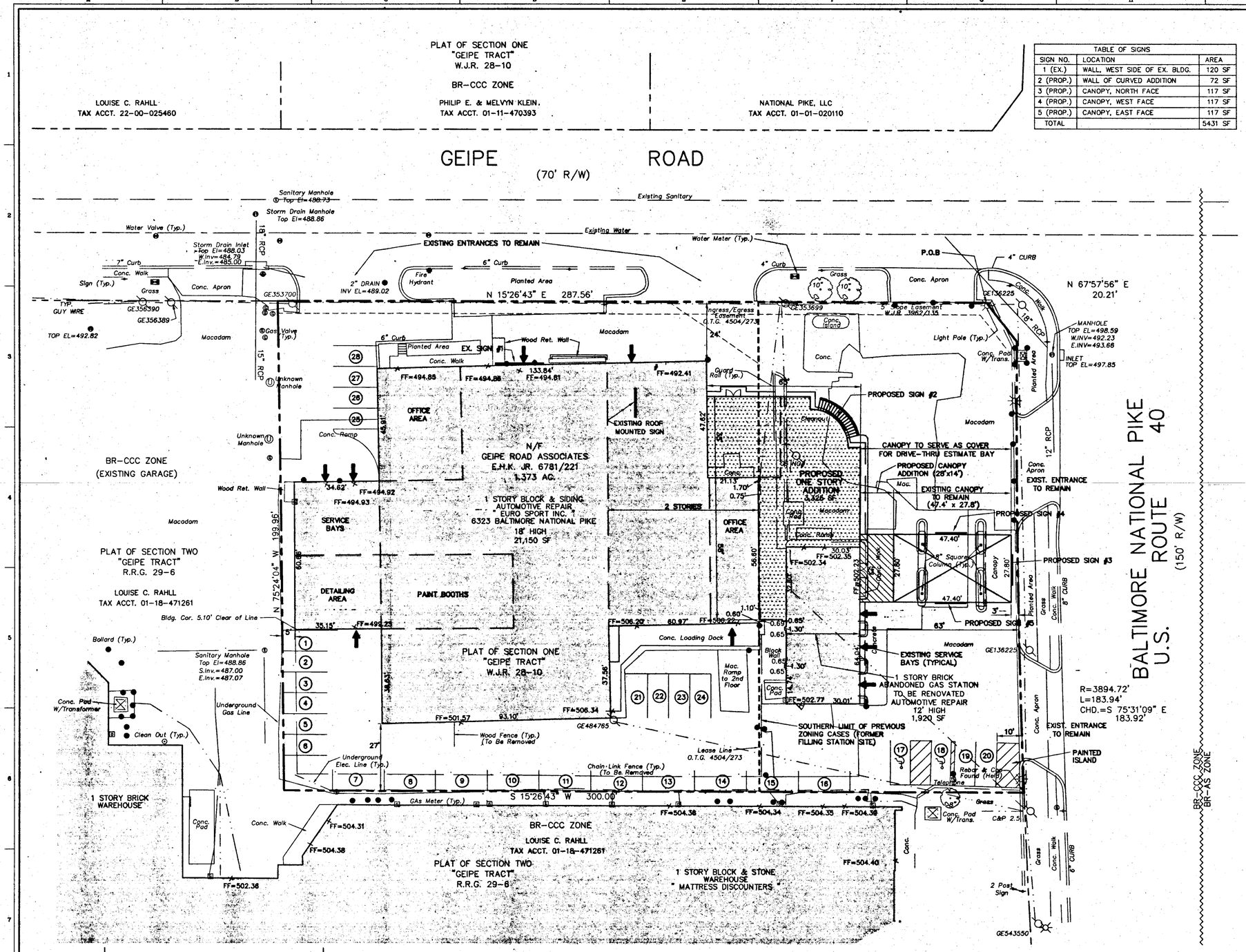
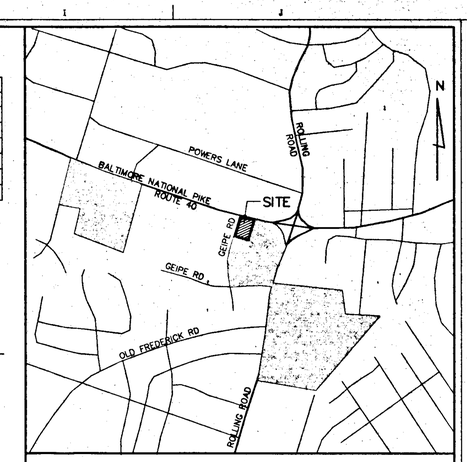


TABLE OF SIGNS		
SIGN NO.	LOCATION	AREA
1 (EX.)	WALL, WEST SIDE OF EX. BLDG.	120 SF
2 (PROP.)	WALL OF CURVED ADDITION	72 SF
3 (PROP.)	CANOPY, NORTH FACE	117 SF
4 (PROP.)	CANOPY, WEST FACE	117 SF
5 (PROP.)	CANOPY, EAST FACE	117 SF
TOTAL		5431 SF



VICINITY MAP SCALE: 1" = 1,000'

ELECTION DISTRICT 1 COUNCILMANIC DISTRICT 1

OWNER: CAREY A. & JANE M. PIEKARSKI
201 THOMAS ROAD
CENTREVILLE, MD 21617

DEED REFERENCE: 16077/1

TAX ACCOUNT: 19-00-014160

SITE AREA: 1.373 ACRES

EXISTING USE: SERVICE GARAGE

PROPOSED USE: EXTEND SERVICE GARAGE USE INTO FORMER SERVICE STATION, ADD ANCILLARY OFFICES AND SUPPORT FACILITIES.

SITE ZONED: BR-CCC (MAP SW-2G)

ZONING REQUIREMENTS

	PERMITTED/REQUIRED	PROVIDED
F.A.R. (4.0)	239,231 SF	31,900 SF
AMENITY OPEN SPACE (0.2)	11,962 SF	0****
FRONT YARD	50' MIN.	3'/63*
SIDE YARD	30'	24'**
REAR YARD	30'	5' **
PARKING (3.3 PER 1,000)	106	107 ***

SEE SHEET C-2 FOR INSIDE PARKING

* EXISTING CANOPY/EXISTING & PROPOSED BUILDING
** EXISTING CONDITION
*** 28 OUTSIDE SPACES, 53 SERVICE SPACES & 26 STADIUM SPACES
**** FEE TO BE PAID IN LIEU OF PROVIDING OPEN SPACE

PREVIOUS PERMITS RELATE TO ABANDONED FILLING STATION.

SITE IS NOT IN A 100 YEAR FLOOD PLAIN OR A BALTIMORE COUNTY MORATORIUM AREA.

ZONING HISTORY (NOTE: PREVIOUS ZONING CASES RELATE TO A PREVIOUS SERVICE STATION USE THAT IS NOW ABANDONED)

ZONING CASE 66-88-XA

VARIANCES GRANTED OCTOBER 6, 1965 THAT A SPECIAL EXCEPTION FOR A FILLING STATION AND A REAR YARD SETBACK OF 10' IN LIEU OF THE REQUIRED 30' AND A SIDE YARD VARIANCE OF 0' INSTEAD OF THE REQUIRED 30' AND A VARIANCE TO SEC. 238.2 (301.1) PERMITTING A 12' SETBACK FOR A CARPORT IN LIEU OF THE REQUIRED 37.5'

ZONING CASE 83-280-A

VARIANCES GRANTED FEBRUARY 22, 1983 TO PERMIT A FRONT SETBACK OF 1.5' FROM THE RIGHT-OF-WAY LINE IN LIEU OF THE REQUIRED 10' FOR THE EXPRESSED PURPOSE OF ERECTING AND MAINTAINING A CANOPY, AND A FRONT YARD SETBACK OF 12 FEET IN LIEU OF THE REQUIRED 15 FEET FOR THE PUMP ISLAND WITH THE FOLLOWING RESTRICTIONS:

1. PARKING SPACES SHALL NOT BE LOCATED CLOSER THAT 8 FEET TO A STREET PROPERTY LINE.
2. COMPLIANCE WITH SECTIONS 405 AND 405A OF THE BALTIMORE COUNTY ZONING REGULATIONS.
3. A REVISED SITE PLAN, INCORPORATION THE RESTRICTIONS SET FORTH ABOVE, SHALL BE SUBMITTED FOR APPROVAL BY THE MARYLAND DEPARTMENT OF TRANSPORTATION, THE DEPARTMENT OF PUBLIC WORKS, AND THE OFFICE OF PLANNING AND ZONING.

ZONING CASE 93-425A

VARIANCE GRANTED JULY 13, 1993 TO PERMIT 11 FREE STANDING BUSINESS SIGNS TOTALING 653 SF IN LIEU OF THE MAXIMUM PERMITTED 3 BUSINESS SIGNS OF 100 SF EACH.
(SIGNS HAVE BEEN REMOVED)

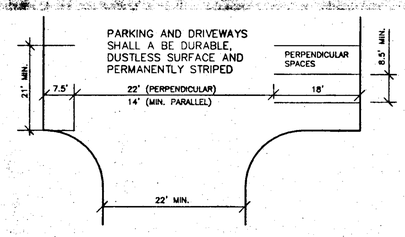
VARIANCES REQUESTED:

1. Variance from Section 450.4.5.a of the Baltimore County Zoning Regulations ("BCZR") to allow 2 wall-mounted signs (Sign Nos. 1 and 2) and 3 canopy signs (Sign Nos. 3, 4, and 5) on the building in lieu of the permitted 3 signs.

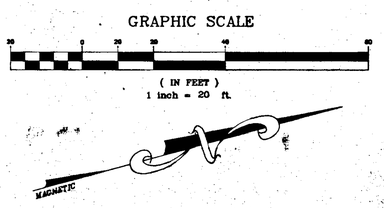
2. Variance from BCZR Section 450.4.5.a to allow a canopy sign with a sign face area of 117 square feet in lieu of the permitted 56 square feet. (Sign No. 3)

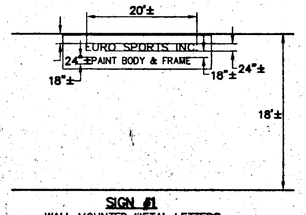
03-077

SEE SHEET C-2 FOR BUILDING ELEVATION AND NEW BUILDING MOUNTED SIGNAGE



STANDARD PARKING SPACES





SIGN #1
WALL MOUNTED METAL LETTERS

Item #077

REVISIONS		
NO.	DATE	COMMENTS

GOWER THOMPSON INC.
CIVIL ENGINEERING - SITE PLANNING
429 E. Lake Avenue
Baltimore, Maryland 21212
Phone 410-532-0101
Fax 410-532-0102
Email GOWERTHOMPSON@AOL.COM

SEAL

PROJECT TITLE

EURO SPORT INC.
6323 BALTIMORE NATIONAL PIKE
BALTIMORE CITY, MARYLAND 21228

SHEET TITLE

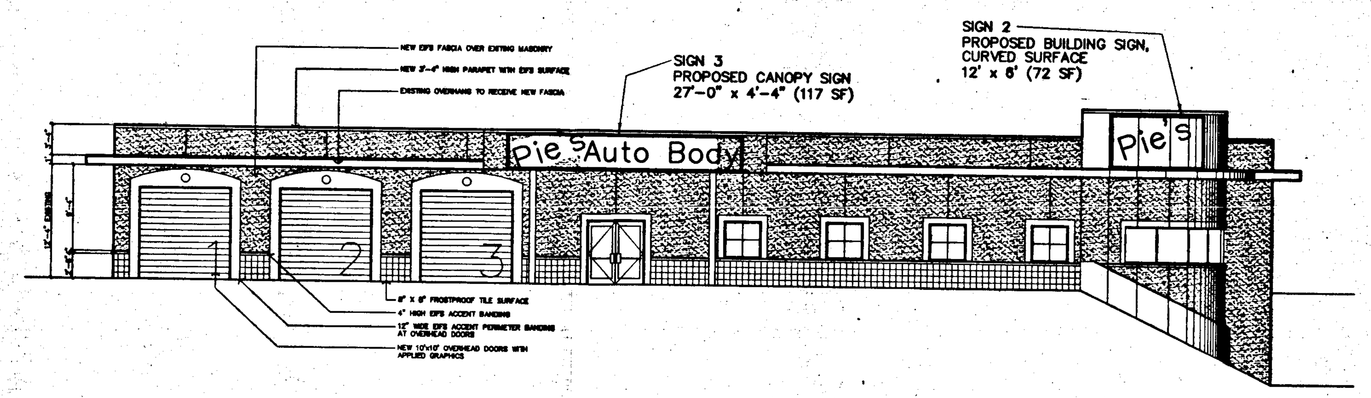
PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROJECT NO.: -

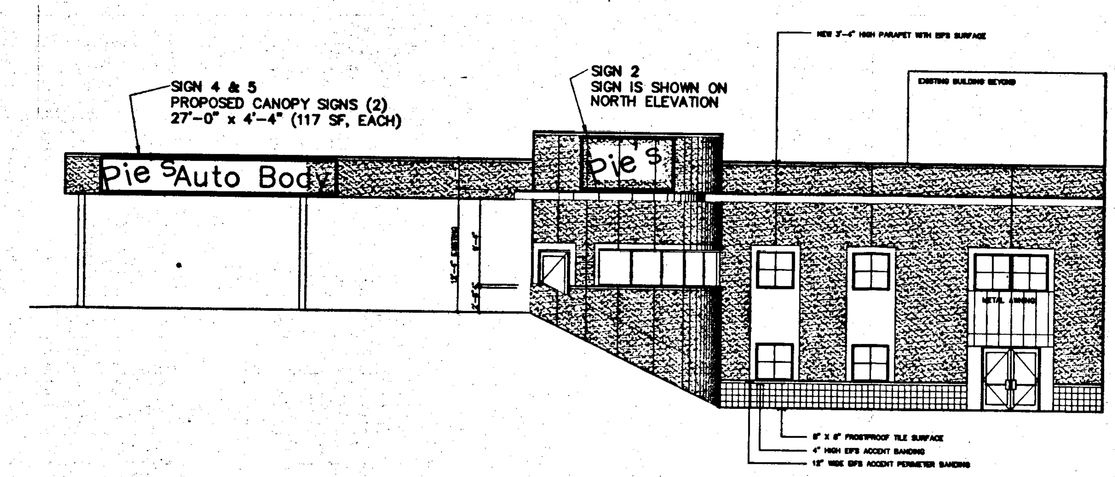
DATE: 8/6/02

DRAWING NO. C-1

SHEET OF



NORTH ELEVATION



WEST ELEVATION

(EAST CANOPY ELEVATION IS OPPOSITE HAND)

BUILDING ELEVATION

SCALE: 1" = 10'-0"

REVISIONS		
NO.	DATE	COMMENTS

GOWER, THOMPSON, INC.
CIVIL ENGINEERING - SITE PLANNING
429 E. Lake Avenue
Baltimore, Maryland 21212
Phone 410-532-0101
Fax 410-532-0104
Email GOWERTHOMPSON@AOL.COM

SEAL

STATE OF MARYLAND
GARRICK J. THOMPSON
No. 7000
PROFESSIONAL ENGINEER

PROJECT TITLE

EURO SPORT INC.
6323 BALTIMORE NATIONAL PIKE
BALTIMORE CITY, MARYLAND 21228

SHEET TITLE

PLAN TO ACCOMPANY PETITION FOR
ZONING VARIANCE

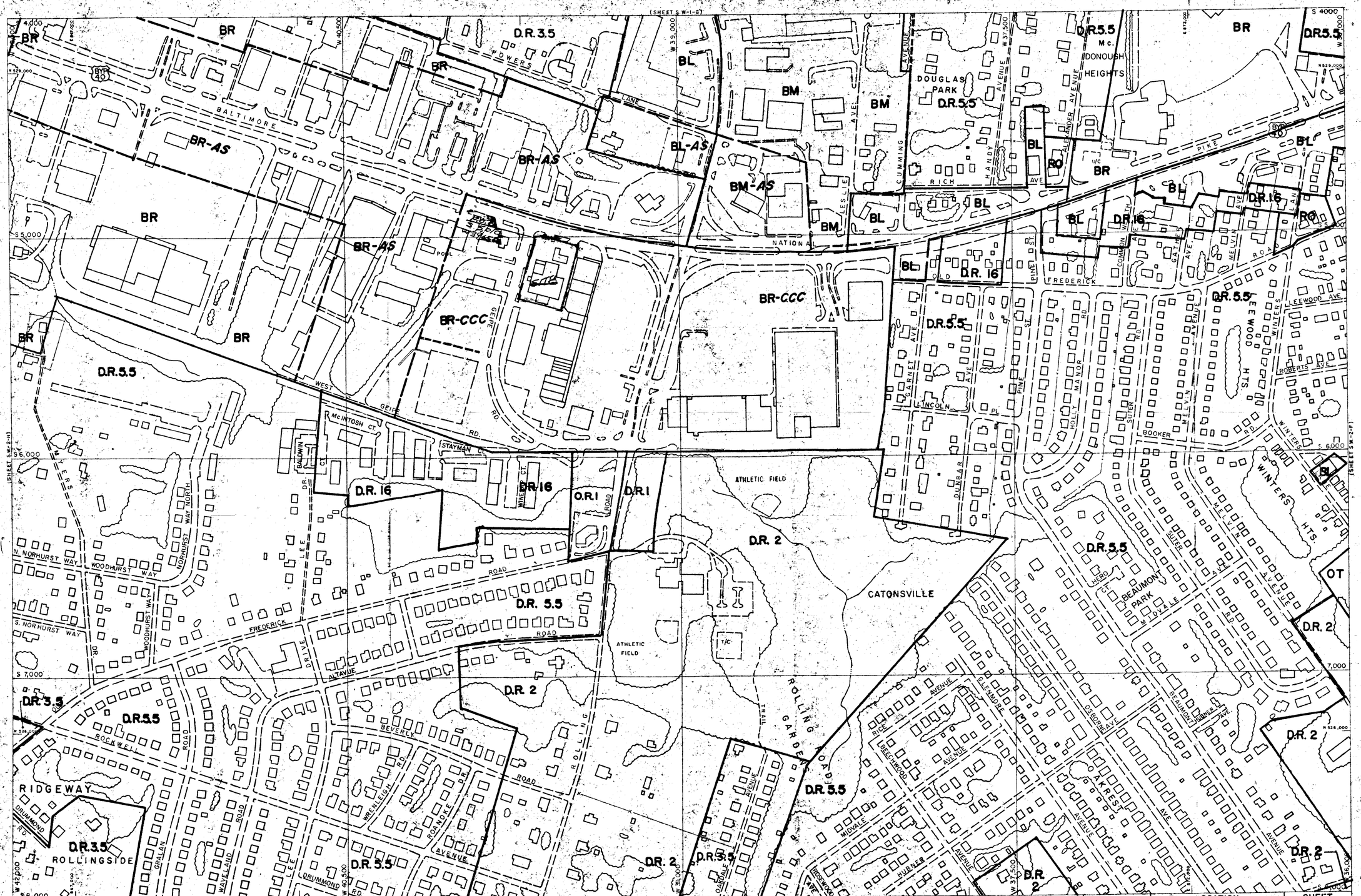
PROJECT NO.: –

DATE: 8/6/02

DRAWING NO.

C–2

SHEET OF



H-NE

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bill No. 177-00 on 09/05/2000 effective 09/30/2000

Chairman, County Council

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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'±	CATONSVILLE	S.W. 2-G
DATE OF PHOTOGRAPHY JANUARY 1988		

SW 2 G

Item #077

ZONING MAP
EURO SPORT
6323 BALTIMORE NATIONAL PIKE