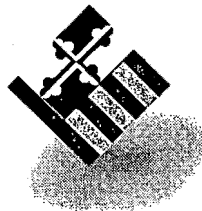


5/22



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

May 22, 2006

Sent to
Bud Herb
5/30/06

THOMAS P. DORE, ESQUIRE
COVAHEY, BOOZER, DEVAN & DORE, PA
606 BALTIMORE AVE #302
TOWSON MD 21204

Re: Petitions for Special Hearing, Special Exception & Variance
Order on Remand from Board of Appeals
Case No. 05-558-SPHXA
Property: 6804 Belair Road

Dear Mr. Dore:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz
Enclosure

c: Rental Leasing Services, Joey Sypolt, Director of Location Development, 105 Main Street,
Laurel MD 20707
Carolyn M. Kussrow and Albert A. Saunders, 1306 Murgatroyd Road, Fallston MD 21047
Kenneth Wells, 7403 New Cut Road, Kingsville MD 21087

IN RE: PETITIONS FOR SPECIAL HEARING,
SPECIAL EXCEPTION & VARIANCE
NE/Corner of Belair Road
and Northern Parkway
14th Election District
6th Councilmanic District
(6804 Belair Road)

Carolyn M. Kussrow & Albert A. Saunders,
Legal Owners
and
Rental Leasing Services, *Lessee*
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* CASE NO. 05-558-SPHXA

* * * * *

ORDER ON REMAND FROM BOARD OF APPEALS

This matter comes before this Deputy Zoning Commissioner as a Remand from the Board of Appeal dated January 31, 2006.

Original Case

The Board notes that this Deputy Zoning Commissioner issued an Order dated June 23, 2005 granting a special exception pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.) for a car rental agency/garage (service) with conditions, a special hearing under Section 500.7 of the B.C.Z.R. to approve (1) a wavier of certain landscape, open space and amenity open space requirements as well as a modified parking plan. The Order also granted variances for a wall mounted illuminated sign (No. .1) having an area of 60 sq. ft. in lieu of the maximum area of 36 sq. ft.; to continue to allow four wall mounted illuminated signs (Nos. 2-5) having a total area of 111 sq. ft. in lieu of the maximum area of 106 sq. ft.; a freestanding double-faced illuminated sign having a total area of 128 sq. ft. and being 20 ft. high in lieu of the maximum area of 75 sq. ft.; and a second freestanding single-face non-illuminated sign (No. 7) having an area of 48 sq. ft. and being 15-ft. +/- high in lieu of one sign allowed. Petitioner's request for variance for stadium parking was denied as moot.

Appeal to Board of Appeals

Thereafter Peoples Counsel took an appeal of the original Order to the Board of Appeals citing application of a new Bill 122-05 which defined and regulated "Neighborhood Car Rental Agencies".

Remand By the Board of Appeals

In light of the new regulation and agreement of the Parties the Board remanded the case for further hearing. An amended petition for special hearing was submitted which requests approval of an amended site plan, exhibit 1, and to confirm the use of non conforming signs on the site.

Applicable Law

Section 500.7 of the B.C.Z.R. *Special Hearings*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Section 307 of the B.C.Z.R. – *Variances*.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights. None.

Interested Persons

Appearing at the hearing regarding the remand on behalf of the special hearing request were Joey Sypolt for the Lessee, Petitioner and Kenneth Wells of K.J. Wells, Inc., the engineering firm prepared the site plan of the property. Thomas P. Dore, Esquire represented the Petitioners. There were no citizens or protestants at the hearing. Bud Herb submitted an e-mail in support of Peoples Counsel's position. Peter Zimmerman Esquire, People's Counsel, attended the hearing.

Testimony and Evidence

Mr. Dore proffered in the original case that the site is 17,000 sq. ft., improved by an existing office building, and zoned BL-CCC with a small sliver zoned RO. The site is located at the intersection of Belair Road and Northern Parkway near the County/City line. See Petitioner's Exhibit 1, the revised Redline Plat to Accompany revised May 17, 2006. Prior to being used as an office building the site was used as a Exxon service station. The Petitioner would like to convert the present use to a car rental agency with a brand name of "Next Car" and rent vehicles to the public. Proposed hours are 7:30 AM to 7:30 PM Monday through Friday and 8:00 AM to 5:00 PM Saturday and Sunday.

Mr. Zimmerman submitted a letter dated May 15, 2006, which outlined his suggestions for further changes to Petitioner's exhibit 1. He agreed with Mr. Dore that the original site plan needed to be modified in accord with Council Bill 122-05 which defines and regulates

"Neighborhood Car Rental Agencies". Consequently the case was remanded by the Board by agreement of the Parties.

The revised Redline Plat to Accompany, exhibit 1, shows a rental car agency as the proposed use. There would be space to park 25 vehicles reduced from the previously proposed 30 rental vehicles. Five spaces would be provided for employees and customers as shown. One handicapped space is provided. All washing and servicing of the rental cars would occur inside the building in what formerly had been designated as a sales area. See Photograph 2. No repairs or body work will be made on-site.

In regard to further changes to the site plan outlined in Peoples Counsel's letter of May 15, 2006, Mr. Zimmerman indicated that he wanted the customer and employee parking specifically designated on the site plan. The Petitioner agreed and revised the plan accordingly. Mr. Zimmermann noted that Bill 122-05 specifies the time for cleaning and washing vehicles to be 8 AM to 7 PM. This was noted on the plan.

However the Parties disagreed as to the meaning of the new regulation which prohibits cleaning operations within 30 feet of a residential zone line. Mr. Dore pointed out that the cleaning area in this case is inside the building and therefore there is no setback regulation. In support thereof he submitted a Memorandum. Mr. Zimmerman argued that the cleaning regulation refers to both indoor cleaning and outdoor cleaning. However Mr. Zimmerman indicated that he would not oppose granting a variance to relieve this requirement in this case.

Mr. Zimmerman indicated that he also believed that the landscape and screening requirements of the new bill require another looking at this issue suggesting this plan be submitted for review by the County Landscape Architect. Mr. Dore disagreed citing the high block walls and decorative fencing existing on site as shown in exhibits 2, 3 and 4.

In regard to signage, Mr. Zimmerman indicated that the Parties agreed that free standing sign no. 7 would not be erected, that free standing sign no. 6 was a legal non-conforming use which was subject to phase out by 2012, that wall mounted sign no. 1 will be removed but that wall mounted signs 2, 3, 4 and 5 will continue as legal non conforming signs subject to phase out by 2012.

Finally they also agreed that the condition in the original Order that no damaged vehicles will be stored on the premises, nor will there be any body work, repairing or fueling of vehicles except for routine maintenance, washing and cleaning.

Findings of Fact and Conclusions of Law on Remand

Council Bill 122-05 is a welcome refinement of the regulations regarding rental car agencies. Rather than requiring a special exception in a BL zone, the use now is of right. The need for the special hearing arises because the original approved site plan needs modification.

The parties can to agreement on nearly all issues. One exception is the interpretation of the setback regulation for cleaning area. Section 408A.2 B specifies:

Vehicle cleaning is restricted to 8:00 a.m. through 7:00 p.m. and is permitted only in an enclosed vehicular preparation area or at the side or rear of the building. All such vehicle cleaning areas shall be at least 30 feet from any residential zone line.

Mr. Dore pointed out that the cleaning area in this case is inside the building and therefore there is no setback regulation. His Memorandum focuses on statutory interpretation. Mr. Zimmerman argued that the setback regulation refers to both indoor cleaning and outdoor cleaning. In my view the intent of the regulations is to protect the residential uses within 30 feet of the noise and confusion inherent in cleaning vehicles. Vacuums whine, employees play music, and the like which can cause certain adverse affects even if the hours are limited as above. Clearly if the cleaning takes place inside a building there should be very slight adverse impact. On the other hand if the building is constructed such that large doors and windows can

be opened there could be little if any diminution of the noise and confusion which can accompany cleaning. So rather than making a general ruling of statutory interpretation, I find the most reasonable approach is to make site specific holdings. In this case the door through which vehicles to be cleaned must pass faces the commercial uses along Belair Road. Consequently I find the given this configuration, there is little danger that the noise and confusion of cleaning will adversely impact the residential uses north of the building even if the main door is left open. This is very much akin to the regulation that car washing tunnels should not face residential property. Therefore I find in this particular circumstance the no variance is needed and the configuration meets the intent of Bill 122-05.

In regard to screening and landscaping, I see no need to have the Petitioner submit a landscape and lighting plan to the County Landscape Architect given the very small lot, existing buildings, block retaining wall and iron fence with brick pillars as shown in Petitioner's Exhibits 2, 3, and 4. The existing iron fence and rear wall functions somewhat the same way as landscaping and are valuable aesthetic features of the site.

In regard to non conforming signs I accept the Parties agreement that free standing sign no. 6 and wall mounted signs 2 through 5 are legal non conforming uses which are subject to phase out in 2012. Free standing sign no. 7 will not be erected and wall mounted sign 1 will be removed.

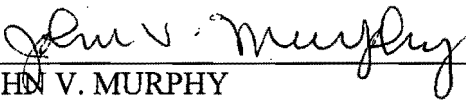
Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and for the reasons given above, the requested relief shall be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 22nd day of May 2006, the Petitioners' request for a special hearing under Section 500.7 of the B.C.Z.R. pursuant to the amended petition for approval of an amended site plan, exhibit 1, and to confirm the use of non conforming signs on the site, be and is hereby

GRANTED subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

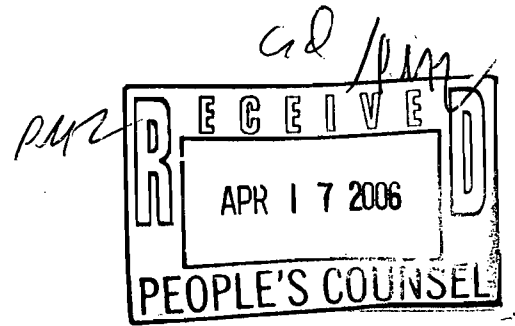
1. There will be no damaged vehicles stored on the premises, there will be no body work, no repairing nor fueling of vehicles on site except for routine maintenance, washing or cleaning of vehicles in preparation for rental; and
2. Signs shall be in conformance with Petitioner's exhibit 5.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:pz



JAMES T. SMITH, JR.
County Executive

April 14, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Thomas P. Dore, Esquire
Covahey, Boozer, Devan & Dore, P.A.
606 Baltimore Avenue, #302
Towson, Maryland 21204

Re: Case No. 05-558-SPHXA – **Remand**
Northeast Corner of Belair Road & Northern Parkway
14th Election District, 6th Councilmanic District
Legal Owners: Carolyn M. Kussrow & Albert A. Saunders
Contract Purchaser: Rental Leasing Services
(6804 Belair Road)

Dear Mr. Dore:

This letter is to confirm that the above-captioned matter, which was appealed to the Board of Appeals, has been remanded to this office for consideration of the issues in light of Bill 122-05, as adopted by the Baltimore County Council on November 21, 2005.

By agreement with your office, the matter has been rescheduled for Monday, May 22, 2006, at 10:00 AM in Room 407 of the County Courts Building.

In the meantime, should anyone have any questions on the subject, please do not hesitate to call my office.

Very truly yours,

John V. Murphy
Deputy Zoning Commissioner

JVM:dlw

c: Carolyn M. Kussrow & Albert A. Saunders, 1306 Murgatroyd Road, Fallston, MD 21047
Joey Sybolt & Michael DeLorenzo, 105 Main Street, Laurel, MD 20707
C.F. Herb, President, Linover Improvement Association, 121 Lyndale Avenue,
Baltimore, MD 21236
Kenneth Wells, KJ Wells, 7403 New Cut Road, Kingsville, MD 21087
Arnold F. "Pat" Keller, III, Director, Office of Planning
Jeanann Ferguson, Office of Community Conservation
People's Counsel; Kristen Matthews, PDM; Case File

RE: PETITION FOR SPECIAL HEARING * BEFORE THE COUNTY
 SPECIAL EXCEPTION & VARIANCE *
 6804 Belair Road; NE corner Belair Road * BOARD OF APPEALS
 & Northern Parkway *
 14th Election & 6th Councilmanic Districts * FOR
 Legal Owner(s): Carolyn M. Kussrow *
 & Albert A. Saunders * BALTIMORE COUNTY
 Contract Purchaser(s): Rental Leasing Services *
 by Joey Sypolt, Director of Location Dev. * 05-558-SPHXA
 Petitioner(s) *
 * * * * *

REMAND ORDER TO DEPUTY ZONING COMMISSIONER

This matter comes before this Board on appeal filed by Peter Max Zimmerman,
 People's Counsel for Baltimore County, and Carole S. Demilio, Deputy People's Counsel,
 from a decision of the Deputy Zoning Commissioner dated June 23, 2005, in which the
 subject request for relief was granted with restrictions. On July 7, 2005, People's Counsel
 noted a timely appeal of the Order of the Deputy Zoning Commissioner to this Board.

This Board convened for public hearing on the scheduled date of January 17, 2006.
 Thomas Dore, Esquire appeared on behalf of Petitioners; Peter Max Zimmerman, People's
 Counsel for Baltimore County, appeared on behalf of that Office. C. F. (Bud) Herb,
 President of the Linover Improvement Association, also appeared.

At that time, and for reasons as stated on the record, People's Counsel moved for the
 matter to be remanded to the Office of the Deputy Zoning Commissioner for consideration
 of the issues in light of Bill 122-05, as adopted by the Baltimore County Council on
 November 21, 2005 and which now effectively applies to the proposed car rental agency use
 in this case. The Petitioner concurred in the Motion. Mr. Herb had no objection.

As explained at the hearing and reflected in the Bill, there is a new BCZR 101
 statutory definition of "Neighborhood Car Rental Agency," with a gross vehicle weight

limit of 7000 pounds (GVW) and a limit of 25 such vehicles. The new legislation allocates the use to various zones, including permission by right in the B.L. (Business Local) Zone in which the subject property is located. There are also new specific standards applicable to the use, including provisions regulating services (BCZR 408.A.1), controlling vehicle cleaning (BCZR 408.A.2), and governing parking (408A.3). The parking standards refer and incorporate relevant parts of current BCZR 409, and also add a new BCZR 409.6 standard for parking spaces for a neighborhood car rental agency.

Separately, People's Counsel informed the Board, and Petitioner concurred, that a proposed resolution issues regarding signs on the property will be presented to the Deputy Zoning Commissioner. As part of this proposal, the existing freestanding sign of 128 square feet will remain as a nonconforming sign; the second freestanding sign has been eliminated. Of the five wall-mounted signs, four will remain as nonconforming signs; the fifth has been eliminated. The nonconforming signs are subject to the law applicable generally to nonconforming signs, including BCZR 450.8.D.

In light of Bill 122-05 and the proposed resolution, the parties observed, and the Board of Appeals finds, that an amended petition and site plan, in the nature of a special hearing, must be filed, reviewed by relevant agencies, and presented to the Deputy Zoning Commissioner for review. The special hearing is necessary to review the amended petition and plan for a neighborhood car rental agency and to determine compliance with the new statutory definition and standards. A special exception is no longer necessary because the new law permits the use by right in the B.L. Zone so long as it meets the statutory requirements for a "neighborhood car rental agency."

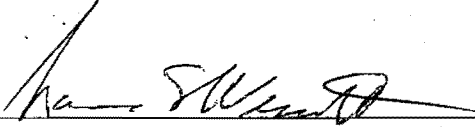
The amended petition and site plan will also reflect the proposed resolution regarding the signs on the site. In light of that proposal, it is anticipated that there will no longer be a request for any sign variance.

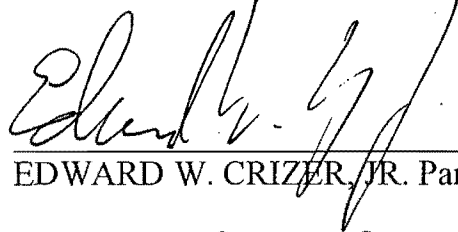
Public deliberation followed the hearing, at which time the Board made a unanimous decision to remand the case back to the Office of the Deputy Zoning Commissioner for Baltimore County for consideration and review of the issues as stated on the record and in light of the adoption of Bill 122-05. The Board notes no objection to this request. Further, the requested remand is required in the manifest interest of justice.

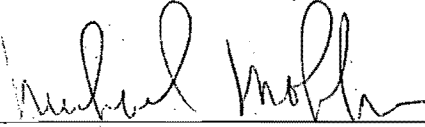
WHEREFORE, upon consideration of said Motion to Remand and after public hearing and deliberation, there being no opposition thereto, it is, this 31st day of

January, 2006, by the County Board of Appeals for Baltimore County
ORDERED that the Motion be, and is hereby GRANTED; and it is further

ORDERED that this case be, and hereby is, REMANDED to the Office of the Deputy Zoning Commissioner for Baltimore County for further proceedings consistent with this opinion.


LAWRENCE S. WESCOTT, Chairman

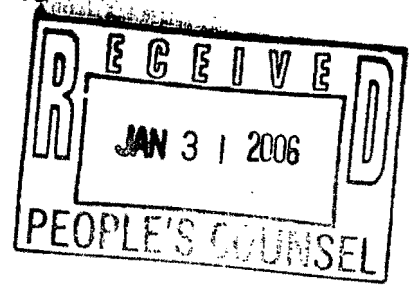

EDWARD W. CRIZER, JR. Panel Member


MICHAEL MOHLER, Panel Member



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182



January 31, 2006

Peter M. Zimmerman
People's Counsel for Baltimore County
Room 48, Old Courthouse
400 Washington Avenue
Towson, MD 21204

RE: *In the Matter of: Carolyn M. Kussrow & Albert A. Saunders*
Case No. 05-558-SPHXA /Remand Order

Dear Mr. Zimmerman:

Enclosed please find a copy of the Board's Remand Order to Deputy Zoning Commissioner
issued this date in the subject matter.

Very truly yours,

Kathleen C. Bianco
Kathleen C. Bianco
Administrator

Enclosure

c: Thomas P Dore, Esquire
Carolyn M. Kussrow & Albert A. Saunders
Peter Sypolt and Michael DeLorenzo
Kenneth Wells /K.J. Wells, Inc.
Mr. C. F. Herb
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Jeanann Ferguson /Community Conservation
Timothy M. Kotroco, Director /PDM





Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old Courthouse
400 Washington Ave.
Towson, MD 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

January 19, 2006

Lawrence S. Wescott, Chairman
400 Washington Avenue, Room 49
Towson, Maryland 21204

Re: Carolyn M. Kussrow & Albert A. Saunders
Case. No.: 05-558-SPHXA

Dear Mr. Wescott:

Enclosed please find a proposed Remand Order to Deputy Zoning Commissioner with regard to the above-referenced case. We have faxed this Order to both Thomas P. Dore, Esquire and Bud Herb and both have found the Order acceptable. We believe it is consistent with the proposed remand presented to and approved by the Board at the January 17, 2006 hearing. If you have any questions, please contact my office.

Thank you in advance for your consideration.

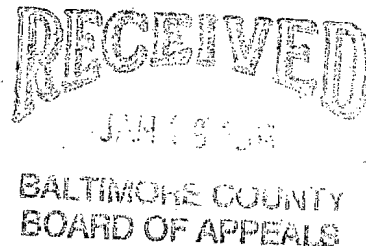
Sincerely,

A handwritten signature in cursive script that reads "Peter Max Zimmerman".

Peter Max Zimmerman
People's Counsel for Baltimore County

PMZ/rmw
Enclosure

cc: Thomas P. Dore, Esquire, Attorney for Petitioner (w/o enclosure)
Bud Herb, President of Linover Improvement Ass'n (w/o enclosure)



6/23/05

IN RE: PETITIONS FOR SPECIAL HEARING,
SPECIAL EXCEPTION & VARIANCE
NE/Corner of Belair Road
and Northern Parkway
14th Election District
6th Councilmanic District
(6804 Belair Road)

6/23

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* CASE NO. 05-558-SPHXA

Carolyn M. Kussrow & Albert A. Saunders,
Legal Owners
and
Rental Leasing Services, *Lessee*
Petitioners

*
*
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as Petitions for Special Hearing, Special Exception and Variance filed by the legal owners of the property, Carolyn M. Kussrow and Albert A. Saunders and Rental Leasing Services, by Joey Sypolt, the lessee. The property, which is the subject of this request, is located at 6804 Belair Road in Baltimore County. The Petitioners are requesting a special exception pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.) for a car rental agency/garage (service). In addition, the Petitioners are requesting a special hearing under Section 500.7 of the B.C.Z.R. to approve (1) a wavier of the landscape requirements with respect to frontage and streetscape (Condition "A"), parking lots (Condition "B"), and open space (Condition "R") as specified in the Landscape Manual and pursuant to Section 409.8 of the B.C.Z.R. and (2) a waiver of the amenity open space requirement pursuant to Section 232A.4 of the B.C.Z.R. Finally, the Petitioners are requesting variances from the B.C.Z.R. as follows:

1. from Sections 409.4.B.1 & 12.B, to allow stadium parking configuration to park rental vehicles;
2. from Section 450.4.E of the B.C.Z.R., to continue to allow a wall mounted illuminated sign (No. .1) having an area of 60 sq. ft. in lieu of the maximum area of 36 sq. ft.;

3. from Section 450.4.E of the B.C.Z.R., to continue to allow four wall mounted illuminated signs (Nos. 2-5) having a total area of 111 sq. ft. in lieu of the maximum area of 106 sq. ft.;
4. from Section 450.4.E of the B.C.Z.R., to continue to allow an existing freestanding double-faced illuminated sign having a total area of 128 sq. ft. and being 20 ft. high in lieu of the maximum area of 75 sq. ft.; and
5. from Section 450.4.F of the B.C.Z.R., to allow a second freestanding single-face non-illuminated sign (No. 7) having an area of 48 sq. ft. and being 15-ft. +/- high in lieu of one sign allowed.

The property was posted with Notice of Hearing on June 1, 2005, for 15 days prior to the hearing in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on June 7, 2005, to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 502.1 of the B.C.Z.R. - Special Exceptions

Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

- A. Be detrimental to the health, safety or general welfare of the locality involved;
- B. Tend to create congestion in roads, streets or alleys therein;
- C. Create a potential hazard from fire, panic or other danger;
- D. Tend to overcrowd land and cause undue concentration of population;
- E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
- F. Interfere with adequate light and air; [Bill No. 45-1982]
- G. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of these Zoning Regulations; [Bill No. 45-1982]
- H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations; nor [Bill No. 45-1982]
- I. Be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 zone. [Bill No. 74-2000]

Section 500.7 of the B.C.Z.R. Special Hearings

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power

3. from Section 450.4.E of the B.C.Z.R., to continue to allow four wall mounted illuminated signs (Nos. 2-5) having a total area of 111 sq. ft. in lieu of the maximum area of 106 sq. ft.;
4. from Section 450.4.E of the B.C.Z.R., to continue to allow an existing freestanding double-faced illuminated sign having a total area of 128 sq. ft. and being 20 ft. high in lieu of the maximum area of 75 sq. ft.; and
5. from Section 450.4.F of the B.C.Z.R., to allow a second freestanding single-face non-illuminated sign (No. 7) having an area of 48 sq. ft. and being 15-ft. +/- high in lieu of one sign allowed.

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Applicable Law

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Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

- A. Be detrimental to the health, safety or general welfare of the locality involved;
- B. Tend to create congestion in roads, streets or alleys therein;
- C. Create a potential hazard from fire, panic or other danger;
- D. Tend to overcrowd land and cause undue concentration of population;
- E. Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements;
- F. Interfere with adequate light and air; [Bill No. 45-1982]
- G. Be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of these Zoning Regulations; [Bill No. 45-1982]
- H. Be inconsistent with the impermeable surface and vegetative retention provisions of these Zoning Regulations; nor [Bill No. 45-1982]
- I. Be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains in an R.C.2, R.C.4, R.C.5 or R.C.7 zone. [Bill No. 74-2000]

Section 500.7 of the B.C.Z.R. *Special Hearings*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power

given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Section 307 of the B.C.Z.R. – *Variances*.

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.”

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights. A ZAC comment was received from the Office of Planning dated June 9, 2005, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the special hearing request were Peter Sypolt, and Michael DeLorenzo for the Lessee, Petitioner and Kenneth Wells of K.J. Wells, Inc., the engineering firm prepared the site plan of the property. Thomas P. Dore, Esquire represented the Petitioners. There were no citizens or protestants at the hearing. People’s Counsel entered their appearance in the case.

Testimony and Evidence

Mr. Dore proffered that the site is 17,000 sq. ft., improved by an existing office building, and zoned BL-CCC with a small sliver zoned RO. The site is located at the intersection of Belair Road and Northern Parkway near the County/City line. See Petitioner's Exhibit 1, the Plat to Accompany. Prior to being used as an office building the site was used as a Exxon service station. The Petitioner would like to convert the present use to a car rental agency with a brand name of "Next Car" and rent vehicles to the public. Proposed hours are 7:30 AM to 7:30 PM Monday through Friday and 8 AM to 5 PM Saturday and Sunday.

Mr. Dore proffered that there would be space to park 30 rental vehicles on site such that employees would pick-up and deliver vehicles from the storage area shown on Exhibit 1. In addition, there would be six parking spaces for employees and customers, although the Petitioner emphasized that customers arriving in vehicles would not expect to leave them on site after renting a vehicle say for the weekend. No repairs or body work will be made on-site except routine maintenance, washing and cleaning in one of the old service station bays. The site is one of a number of a BL-CCC zoned properties along Belair Road from the City line to Willow Avenue. The Mass Transit waiting station is located to the north of the site which the Petitioner expects will be used by many customers who come via mass transit to rent vehicles. As such, Mr. Dore proffered that granting the special exception will not have an adverse impact on the community and the proposed use satisfies each criteria of Section 502.1 of the BCZR. In addition, he presented a letter of support from the Overlea Community Association, Petitioner's Exhibit 2. This letter also asks that no vehicles exit onto Belair Road to which the Petitioner agreed. See one-way traffic flow shown on Petitioner's Exhibit 1.

At that point, a general discussion of the problem with the County parking regulations was held. Many car rental agencies operate on a fixed fleet basis, which requires the storage of

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At that point, a general discussion of the problem with the County parking regulations was held. Many car rental agencies operate on a fixed fleet basis, which requires the storage of

large numbers of vehicles on site. In this case, the Petitioner proposes to store up to 30 rental vehicles on site. As discussed, parking for rental car agencies based on the square footage of the office can be woefully deficient. In the instant case, 6 spaces are required for a 1,750 sq. ft. office. This number barely allows parking for the three employees of the office much less their customers and/or vehicle storage. Fortunately, Mr. DeLorenzo, who operates the business, indicated that he has personal knowledge of parking needs for rental vehicles with this business model and the 30 spaces outlined in Petitioner's Exhibit 1 are adequate for parking and storing rental vehicles. He noted from a business standpoint that rental car agency's worst utilization is 50%, or that he would have only half of his vehicles rented on a given day. As such, theoretically he could operate a fleet of 60 vehicles from this location. However, ordinarily he indicated that he will have 75% utilization so that for a fleet of 60 vehicles, he would store approximately 15 vehicles.

In regard to the variance requests, Mr. Dore proffered that in order to utilize this site for a car rental agency the Petitioner must be allowed to park rental vehicles in a stadium configuration on-site. Again, these vehicle would be parked by employees and not the general public. As such, the Petitioner requests approval of a modified parking plan pursuant to Section 409.12 of the BCZR. In addition, the Petitioner requests variances for existing signs on the premises. All that would change would be the face information to reflect this use. Mr. Dore noted that this site had previously been approved for both a fuel service station and office building and very likely the existing signs were approved in either prior hearing. However, in an abundance of caution, the Petitioner requests approval of the existing signs. He also noted that their request is for the area of the existing signs only. All signs would meet the height regulations of 25 ft.

In regard to the request for Special Hearing, Mr. Dore indicated that the site has been fully built out. Consequently, there is no space available to provide landscape requirements as required and requested by the community. He presented Petitioner's Exhibit 3, a photograph of the site which shows the existing iron fence and rear wall which he opined were valuable aesthetic features of the site. These would be retained under the proposed use. Finally, he noted that these requirements were essentially waived by the setback and buffer variances granted in Case No. 94-532-XA. All the Petitioner requests is to continue these waivers.

Findings of Fact and Conclusions of Law

Automobile rental offices traditionally have been regarded as service garages under Section 101 of the B.C.Z.R. based upon the phrase "vehicle for hire" being included in the definition of "Service Garage". Service garages are permitted by special exception in BL zones pursuant to Section 230.13.

As mentioned at the hearing, the County regulations for car rental agencies need to be changed. Listing such an office as a service garage, as is our tradition, misleads the public into thinking the request is for a place to repair damaged or poorly operating vehicles. Parking calculations based on the square footage of a service garage are woefully inadequate in view of the need for many rental car agencies to store large numbers of rental vehicles overnight on the premises. Overflow can spill out onto the street and into the surrounding community. Customers of car rental agencies are not always mindful of others as they often are pressed for time. There needs to be a special place for picking up and dropping off vehicles as the parking field is not designed for this feature.

Special Exception

Having said all that, I find that this request meets the criteria of Section 502.1 of the BCZR and will not adversely affect the health, safety, or welfare of the community. The Petitioner

In regard to the request for Special Hearing, Mr. Dore indicated that the site has been fully built out. Consequently, there is no space available to provide landscape requirements as required and requested by the community. He presented Petitioner's Exhibit 3, a photograph of the site which shows the existing iron fence and rear wall which he opined were valuable aesthetic features of the site. These would be retained under the proposed use. Finally, he noted that these requirements were essentially waived by the setback and buffer variances granted in Case No. 94-532-XA. All the Petitioner requests is to continue these waivers.

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As mentioned at the hearing, the County regulations for car rental agencies need to be changed. Listing such an office as a service garage, as is our tradition, misleads the public into thinking the request is for a place to repair damaged or poorly operating vehicles. Parking calculations based on the square footage of a service garage are woefully inadequate in view of the need for many rental car agencies to store large numbers of rental vehicles overnight on the premises. Overflow can spill out onto the street and into the surrounding community. Customers of car rental agencies are not always mindful of others as they often are pressed for time. There needs to be a special place for picking up and dropping off vehicles as the parking field is not designed for this feature.

Special Exception

Having said all that, I find that this request meets the criteria of Section 502.1 of the BCZR and will not adversely affect the health, safety, or welfare of the community. The Petitioner

indicates 30 spaces for storage of rental vehicles is adequate for his business model. He does not need the storage capacity required by other companies. Consequently, I will grant the special exception with conditions that there will be no damaged vehicles stored on the premises, there will be no body work, no repairing nor fueling of vehicles on site except for routine maintenance, washing or cleaning of vehicles in preparation for rental.

Special Hearing

In regard to the request for Special Hearing to waive provisions of the Landscape Manual, I find that the site has been fully built out. Consequently, there is no space available to provide landscape requirements as required and requested by the community. Petitioner's Exhibit 3, a photograph of the site, shows the existing iron fence and rear wall which functions somewhat the same way as landscaping and are valuable aesthetic features of the site. I recognize the landscape requirements were essentially waived by the setback and buffer variances granted in Case No. 94-532-XA.

Variance

In the variance requests, the Petitioner asks for consideration of parking and sign issues. In regard to parking the Petitioner makes alternative requests. First, the Petitioner asks for variances from Section 409.4.B.1 which require each parking space have access to an aisle. Seventeen of the thirty spaces do not have direct access. On the other hand, the Petitioner requests approval of a modified parking plan pursuant to Section 409.12 where the criteria is not those for variances but rather a finding that the 409 parking requirement would create an undue hardship. If either is granted the Petitioner's use would be allowed. Traditionally, this Commission has looked upon the modified parking plan as more suitable for these older fully developed areas, probably because over the long run it gives more flexibility in parking in these

older communities. Sometimes straight variances are simply too burdensome in these neighborhoods.

I will continue this tradition and based on the testimony and evidence presented, I will approve the modified parking plan. I find that imposition of the parking requirements of Section 409 would create an undue hardship on the owner. In order to utilize this site for a car rental agency, the Petitioner must be allowed to park rental vehicles in a stadium configuration on site. Again, these vehicle would be parked by employees and not the general public. Having said that, however, I want to commend the Petitioner for attempting to bring the parking up to code. For example, the Petitioner shows one handicapped space near the front door. Too often in these older areas, Petitioner's simply request a modified parking plan without any attempt to comply in good faith to the regulations. Having granted the modified parking plan I will deny the parking variances.

In regard to the request for sign variances, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The signs are existing signs which apparently do not meet the regulations as to size. Consequently, I find this site to be unique in a zoning sense having structures (existing signs) which are peculiar to the site. I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. It would be a hardship to remove functioning signs when all that is needed is to reface the sign with the new identity of this Petitioner. Finally, I find these variances can be granted in strict harmony with the spirit and intent of said sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. These existing signs are know to the community and will aid in locating the Petitioner's business.

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Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and for the reasons given above, the requested relief shall be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 23 day of June, 2005, the Petitioners' request for a special hearing under Section 500.7 of the B.C.Z.R. to approve (1) a wavier of the landscape requirements with respect to frontage and streetscape (Condition "A"), parking lots (Condition "B"), and open space (Condition "R") as specified in the Landscape Manual and pursuant to Section 409.8 of the B.C.Z.R. and (2) a waiver of the amenity open space requirement pursuant to Section 232A.4 of the B.C.Z.R., be and is hereby GRANTED; and

IT IS FURTHER ORDERED, that the Petitioners' request for variances from the B.C.Z.R. as follows:

1. from Section 450.4.E of the B.C.Z.R., to continue to allow a wall mounted illuminated sign (No. 1) having an area of 60 sq. ft. in lieu of the maximum area of 36 sq. ft.;
2. from Section 450.4.E of the B.C.Z.R., to continue to allow four wall mounted illuminated signs (Nos. 2-5) having a total area of 111 sq. ft. in lieu of the maximum area of 106 sq. ft.;
3. from Section 450.4.E of the B.C.Z.R., to continue to allow an existing freestanding double-faced illuminated sign having a total area of 128 sq. ft. and being 20 ft. high in lieu of the maximum area of 75 sq. ft.; and
4. from Section 450.4.F of the B.C.Z.R., to allow a second freestanding single-face non-illuminated sign (No. 7) having an area of 48 sq. ft. and being 15-ft. +/- high in lieu of one sign allowed.

be and they are hereby GRANTED; and

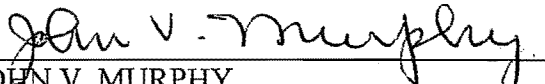
IT IS FURTHER ORDERED, that the Petitioner request to approve a modified parking plan pursuant to Section 409.12 of the BCZR as shown in Petitioner's exhibit 1, is hereby APPROVED; and

IT IS FURTHER ORDERED, that the Petitioner's request for parking variances to allow stadium parking is DENIED as moot in that the modified parking plan has been approved; and

IT IS FURTHER ORDERED, that the Petitioners' request for special exception pursuant to Section 230.13 of the Baltimore County Zoning Regulations (B.C.Z.R.) for a car rental agency/garage (service), be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. There will be no damaged vehicles stored on the premises, there will be no body work, no repairing nor fueling of vehicles on site except for routine maintenance, washing or cleaning of vehicles in preparation for rental.
2. The Petitioners must be in compliance with the ZAC comments submitted by the Office of Planning dated June 9, 2005, a copy of which is attached hereto and made a part hereof.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

June 23, 2005

Thomas P. Dore, Esquire
Covahey, Boozer, Devan & Dore, P.A.
606 Baltimore Avenue, Suite 302
Towson, Maryland 21204

Re: Petitions for Special Hearing, Special Exception & Variance
Case No. 05-558-SPHXA
Property: 6804 Belair Road

Dear Mr. Dore:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing, special exception and variance have been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Peter J. Sypolt & Michael DeLorenzo, 105 Main Street, Laurel, MD 20707
Kenneth Wells, KJ Wells, Inc., 7403 New Cut Road, Kingsville, MD 21087
Carolyn M. Kussrow & Albert A. Saunders, 1306 Murgatroyd Rd., Fallston, MD 21047

Visit the County's Website at www.baltimorecountyonline.info





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6804 Belair Road
which is presently zoned BLCCC

*cd follow review
signs particularly
PMZ*

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

- 1) Waiver of the landscape requirements with respect to frontage and streetscape (Condition 'A'), parking lots (Condition 'B'), and open space (Condition 'R') as specified in the Landscape Manual and pursuant to Section 409.8 of the BCZR.
- 2) Waiver of the amenity open space requirement pursuant to Section 232A.4 of the BCZR.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, 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:

Rental Leasing Services
Name - Type or Print
Signature Joey Sypolt
Signature Joey Sypolt, Dir. of Location Dev.
Address 105 Main Street (240) 581-1386
City Laurel State Md. Zip Code 21204

Attorney For Petitioner:

Thomas P. Dore
Name - Type or Print
Signature
Company Covahey, Boozer, Devan & Dore, P.A.
Address 606 Baltimore Ave., #302 (410) 828-5525
City Towson State Md. Zip Code 21204

Legal Owner(s):

Carolyn M. Kussrow
Name - Type or Print
Signature Carolyn M Kussrow
Signature Albert A. Saunders
Name - Type or Print
Signature Albert A Saunders
Address 1306 Murgatroyd Rd. (410) 877-7134
City Fallston State Md. Zip Code 21047

Representative to be Contacted:

Thomas P. Dore, Esquire
Name
Address 606 Baltimore Ave., #302 (410) 828-5525
City Towson State Md. Zip Code 21204

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By [Signature]

Date 4-29-05

Case No. 05-558 SPAXA



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6804 Belair Road
which is presently zoned BLCCC

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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Contract Purchaser/Lessee:

Rental Leasing Services
Name - Type or Print
Joey Sypolt
Signature Joey Sypolt, Dir. of Location Dev.
105 Main Street (240) 581-1386
Address Telephone No.
Laurel Md. 21204
City State Zip Code

Attorney For Petitioner:

Thomas P. Dore
Name - Type or Print City

Signature
Covahey, Boozer, Devan & Dore, P.A.
Company
606 Baltimore Ave., #302 (410) 828-5525
Address Telephone No.
Towson Md. 21204
City State Zip Code

Legal Owner(s):

Carolyn M. Kussrow
Name - Type or Print
Carolyn M Kussrow
Signature
Albert A. Saunders
Name - Type or Print
Albert A Saunders
Signature
1306 Murgatroyd Rd. (410) 877-7134
Address Telephone No.
Fallston Md. 21047
City State Zip Code

Representative to be Contacted:

Thomas P. Dore, Esquire
Name
606 Baltimore Ave., #302 (410) 828-5525
Address Telephone No.
Towson Md. 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By Jim Date 4-29-05

Case No. 05-558 SPHXA



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 6804 Belair Road

which is presently zoned BLCCC

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 Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

a car rental agency/garage (service) pursuant to Section 230.13

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

I, or we, agree to pay expenses of above Special Exception, 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:

Rental Leasing Services

Name - Type or Print

[Signature]

Signature Joey Sybolt, Dir. of Location Dev.

105 Main Street (240) 581-1386

Address Telephone No.

Laurel Md. 20707

City State Zip Code

Attorney For Petitioner:

Thomas P. Dore

Name - Type or Print

City

Signature

Covahey, Boozer, Devan & Dore, P.A.

Company

606 Baltimore Ave., #302 (410) 828-5525

Address Telephone No.

Towson Md. 21204

City State Zip Code

Legal Owner(s):

Carolyn M. Kussrow

Name - Type or Print

[Signature]

Signature

Albert A. Saunders

Name - Type or Print

[Signature]

Signature

1306 Murgatroyd Rd. (410) 877-7134

Address Telephone No.

Fallston Md. 21047

City State Zip Code

Representative to be Contacted:

Thomas P. Dore, Esquire

Name

606 Baltimore Ave., #302 (410) 828-5525

Address Telephone No.

Towson Md. 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By

[Signature]

Date

5.29.05

Case No. 05-558 SPHXA

837



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 6804 Belair Road
which is presently zoned BLCCC

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 Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

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Contract Purchaser/Lessee:

Rental Leasing Services

Name - Type or Print

Joey Sypolt

Signature Joey Sypolt, Dir. of Location Dev.

Address 105 Main Street Telephone No. (240) 581-1386

City Laurel State Md. Zip Code 20707

City State Zip Code

Attorney For Petitioner:

Thomas P. Dore

Name - Type or Print

Signature

Thomas P. Dore

Company

606 Baltimore Ave., #302 (410) 828-5525

Address Telephone No.

City Towson State Md. Zip Code 21204

City State Zip Code

Legal Owner(s):

Carolyn M. Kussrow

Name - Type or Print

Carolyn M. Kussrow

Signature

Albert A. Saunders

Name - Type or Print

Albert A. Saunders

Signature

1306 Murgatroyd Rd. (410) 877-7134

Address Telephone No.

City Fallston State Md. Zip Code 21047

City State Zip Code

Representative to be Contacted:

Thomas P. Dore, Esquire

Name

606 Baltimore Ave., #302 (410) 828-5525

Address Telephone No.

City Towson State Md. Zip Code 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By

JD

Date

5.29.05

Case No. 05-5588PHXA

Revised Petition and Plat for

05-558-SPHXA



AMENDED

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6804 Belair Road

which is presently zoned ~~BL-CC~~ BL-CC/R

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an amended site plan to establish compliance with Bill 122-05 "Neighborhood Car Rental Agency" to conform the non-conforming use of the signs on the site

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

I, or we, agree to pay expenses of above Special Hearing, 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:

Rental Leasing Services

Name - Type or Print

Signature Joey Sypolt, Dir. of Location Dev.

105 Main Street (240) 581-1386

Address Telephone No.

Laurel Md. 20707

City State Zip Code

Attorney For Petitioner:

Thomas P. Dore

Name - Type or Print

Signature

Covahey, Boozer, Devan & Dore, P.A.

Company

606 Baltimore Ave., #302 (410) 828-5525

Address Telephone No.

Towson Md. 21204

City State Zip Code

Legal Owner(s):

Carolyn M. Kussrow

Name - Type or Print

Signature

Albert A. Saunders

Name - Type or Print

Signature

1306 Murgatroyd Road (410) 877-7134

Address Telephone No.

Fallston Md. 21047

City State Zip Code

Representative to be Contacted:

Thomas P. Dore, Esquire

Name

606 Baltimore Ave., #302 (410) 828-5525 x-834

Address Telephone No.

Towson Md. 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. _____

Reviewed By _____ Date _____



AMENDED

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6804 Belair Road

which is presently zoned _____

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an amended site plan to establish compliance with Bill 122-05 "Neighborhood Car Rental Agency" to conform the non-conforming use of the signs on the site

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

I, or we, agree to pay expenses of above Special Hearing, 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:

Rental Leasing Services

Name - Type or Print

Signature Joey Sypolt, Dir. of Location Dev.105 Main Street (240) 581-1386

Address Telephone No.

Laurel Md. 20707

City State Zip Code

Attorney For Petitioner:Thomas P. Dore

Name - Type or Print

City

Signature

Covahey, Boozer, Devan & Dore, P.A.

Company

606 Baltimore Ave., #302 (410) 828-5525

Address Telephone No.

Towson Md. 21204

City State Zip Code

Legal Owner(s):Carolyn M. Kussrow

Name - Type or Print

Signature

Albert A. Saunders

Name - Type or Print

Signature

1306 Murgatroyd Road (410) 877-7134

Address Telephone No.

Fallston Md. 21047

City State Zip Code

Representative to be Contacted:Thomas P. Dore, Esquire

Name

606 Baltimore Ave., #302 (410) 828-5525 x-834

Address Telephone No.

Towson Md. 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. _____

Reviewed By _____ Date _____



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6804 Belair Road

which is presently zoned BLCCC

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)

The physical characteristics of the property necessitate the variance.

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:

Rental Leasing Services

Name - Type or Print

[Signature]

Signature Joey Sypolt, Dir. of Location Dev.

105 Main Street (240) 581-1386

Address Telephone No.

Laurel Md. 20707
City State Zip Code

Attorney For Petitioner:

Thomas P. Dore

Name - Type or Print

Signature

Covahey, Boozer, Devan & Dore, P.A.

Company

606 Baltimore Ave., #302 (410) 828-5525

Address Telephone No.

Towson Md. 21204
City State Zip Code

Legal Owner(s):

Carolyn M. Kussrow

Name - Type or Print

[Signature]

Signature

Albert A. Saunders

Name - Type or Print

[Signature]

Signature

1306 Murgatroyd Rd. (410) 877-7134

Address Telephone No.

Fallston Md. 21047
City State Zip Code

Representative to be Contacted:

Thomas P. Dore, Esquire

Name

606 Baltimore Ave., #302 (410) 828-5525

Address Telephone No.

Towson Md. 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Case No. 05-558 SPHXA

Reviewed By

[Signature]

Date

4-29-05

Attachment for Petition for Variance

Re: 6804 Belair Road

- 1) To allow stadium parking configuration to park rental vehicles. ~~409.4.B.1~~ ^{12.8}
- 2) To continue to allow a wall mounted illuminated sign (No. 1) having an area of 60 square feet in lieu of the maximum area of 36 square feet pursuant to Section 450.4.E of the BCZR.
- 3) To continue to allow four wall mounted illuminated signs (Nos. 2-5) having a total area of 111 square feet in lieu of the maximum area of 106 square feet pursuant to Section 450.4.E of the BCZR.
- 4) To continue to allow an existing freestanding double-faced illuminated sign having a total area of 128 square feet and being 20 feet high in lieu of the maximum area of 75 square feet pursuant to Section 450.4.E of the BCZR.
- 5) To continue to allow a second freestanding single-faced-non-illuminated sign (No. 7) having an area of 48 square feet and being 15' ± high in lieu of one sign allowed pursuant to Section 450.4.F of the BCZR.



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6804 Belair Road

which is presently zoned BLCCC

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)

The physical characteristics of the property necessitate the variance.

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:

Rental Leasing Services

Name - Type or Print

Signature Joey Sypolt, Dir. of Location Dev.

105 Main Street (240) 581-1386

Address Telephone No.

Laurel Md. 20707

City State Zip Code

Attorney For Petitioner:

Thomas P. Dore

Name - Type or Print City

Signature

Covahey, Boozer, Devan & Dore, P.A.

Company

606 Baltimore Ave., #302 (410) 828-5525

Address Telephone No.

Towson Md. 21204

City State Zip Code

Legal Owner(s):

Carolyn M. Kussrow

Name - Type or Print

Signature

Albert A. Saunders

Name - Type or Print

Signature

1306 Murgatroyd Rd. (410) 877-7134

Address Telephone No.

Fallston Md. 21047

City State Zip Code

Representative to be Contacted:

Thomas P. Dore, Esquire

Name

606 Baltimore Ave., #302 (410) 828-5525

Address Telephone No.

Towson Md. 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By Jon

Date

4-29-05

Case No. 05-558 SP H XA

REV 9/15/98

ORDER RECEIVED FOR FILING

6/23/05
Ray

Attachment for Petition for Variance

Re: 6804 Belair Road

- 1) To allow stadium parking configuration to park rental vehicles. 409.4.B.1 & 12.B
- 2) To continue to allow a wall mounted illuminated sign (No. 1) having an area of 60 square feet in lieu of the maximum area of 36 square feet pursuant to Section 450.4.E of the BCZR.
- 3) To continue to allow four wall mounted illuminated signs (Nos. 2-5) having a total area of 111 square feet in lieu of the maximum area of 106 square feet pursuant to Section 450.4.E of the BCZR.
- 4) To continue to allow an existing freestanding double-faced illuminated sign having a total area of 128 square feet and being 20 feet high in lieu of the maximum area of 75 square feet pursuant to Section 450.4.E of the BCZR.
- 5) To continue to allow a second freestanding single-faced-non-illuminated sign (No. 7) having an area of 48 square feet and being 15' ± high in lieu of one sign allowed pursuant to Section 450.4.F of the BCZR.

kjWellsInc

*Trading for Kenneth J. Wells, Inc.
Land Surveying and Site Planning*

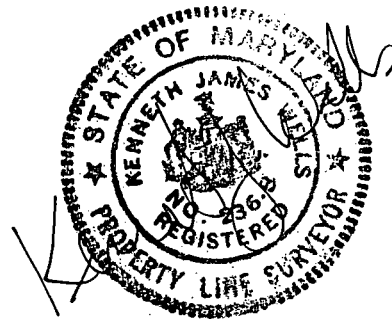
Telephone: (410) 592-8800
Fax: (410) 817-4055
Email: kwells@kjwellsinc.com

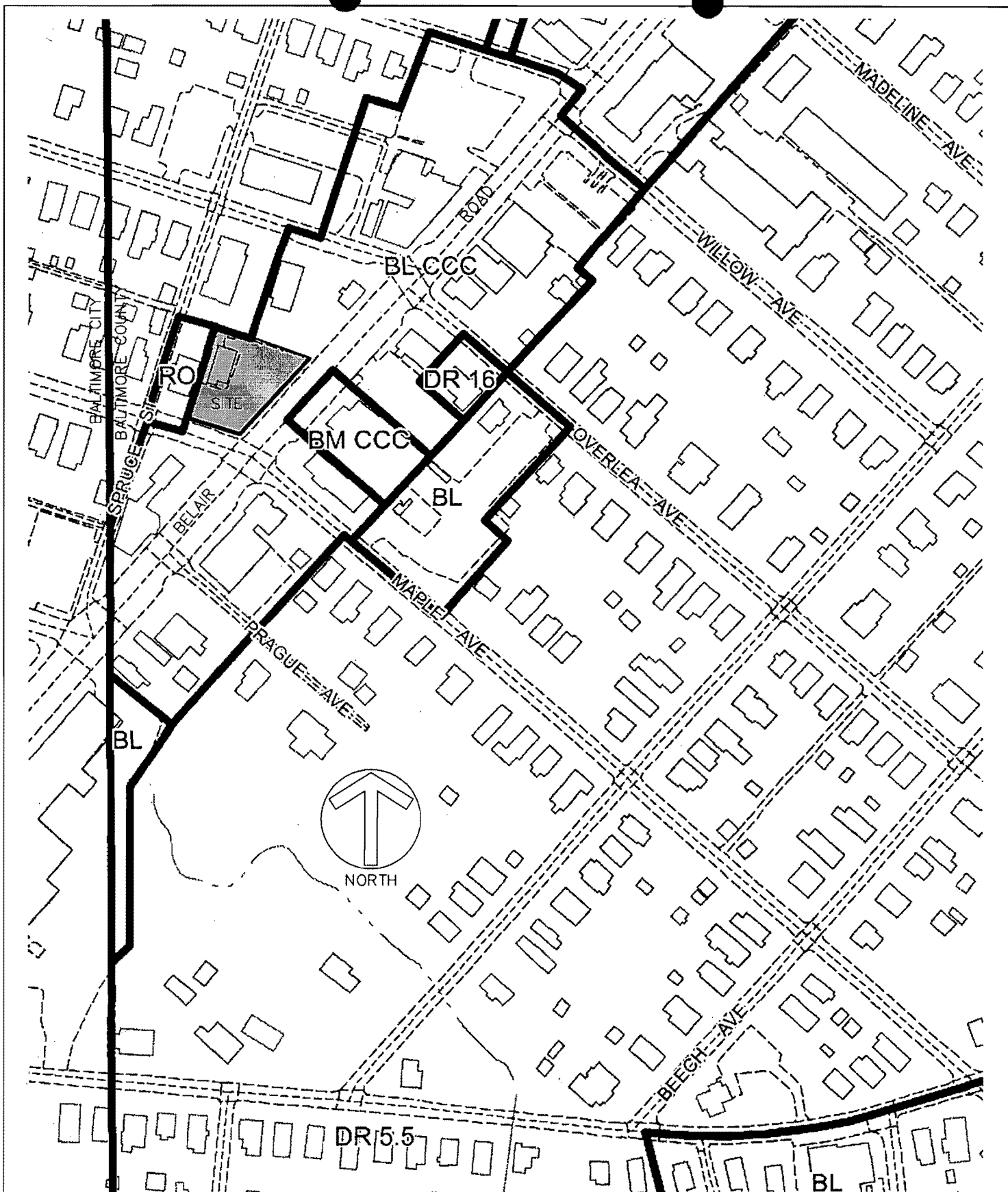
7403 New Cut Road
Kingsville, Md. 21087-1132

April 29, 2005

Zoning Description for 6804 Belair Road Baltimore County Maryland

Beginning at a point formed by the intersection of the northwest side of Belair Road (80 feet wide) and the northeast side of Northern Parkway (50 feet wide) said point being 25 feet from the centerline of Northern Parkway. Being part of Lot 194 and Lots 195 and 196 in the subdivision of 'Overlea' as recorded in Baltimore County Plat Book 2 folio 77 containing 17,400 square feet more or less. The improvements thereon are known as 6804 Belair Road which is located in 14th Election District and the 6th Councilmanic District.





200 SCALE ZONING MAP
MAP NO. : 081B3

kjWellsInc
Land Surveyors & Site Planners
7403 NEW CUT ROAD
KINGSVILLE, MARYLAND 21087
(410) 592-8800

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: #05-568-SPHXA

6804 Belair Road

Northeast corner of Belair Road and Northern Parkway

14th Election District — 6th Councilmanic District

Legal Owner(s): Carolyn M. Kussrow & Albert A. Saunders.

Contract Purchaser: Rental Leasing Services

Special Exception: to allow a car rental agency/garage service. **Special Hearing:** to allow a waiver of the landscape requirements with respect to frontage and streetscape (Condition A), parking lots (Condition B), and open space (Condition R) as specified in the Landscape Manual and to allow the waiver of amenity open space requirement. **Variance:** to continue to allow stadium parking configuration to park rental vehicles, to continue to allow a wall mounted illuminated sign having an area of 60 sq. ft. in lieu of the maximum area of 36 square ft., to continue to allow four wall mounted illuminated signs (nos. 2-5) having a total area of 111 sq. ft. in lieu of the maximum area of 106 ft., to continue to allow an existing freestanding double-faced illuminated sign having a total area of 128 sq. ft. and being 20 feet high in lieu of the maximum area of 75 sq. ft., and to continue to allow a second freestanding single-faced non-illuminated sign, (no. 7) having an area of 48 sq. ft. and being 15 ft. +/- high in lieu of the one sign allowed.

Hearing: Tuesday, June 21, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

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 6/605 June 7

53992

CERTIFICATE OF PUBLICATION

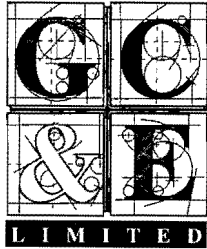
6/8/2005

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 6/7/2005.

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

J. Wilkinson

LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE# 05-558-SPHXA
PETITIONER/DEVELOPER:
Rental Leasing Services
DATE OF HEARING:
June 21, 2005 @ 9:00 AM

**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION: KRISTEN MATTHEWS

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**

(see page 2 for full size photo)

POSTED ON: June 1, 2005

LOCATION:
6804 Belair Road
Baltimore, MD 21206

SIGNATURE OF SIGN POSTER

John Dill

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

ZONING NOTICE

CASE #: 05-558-SPHXA

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

PLACE: Room 407 County Courts Building
401 Bosley Avenue, Towson, MD

TIME & DATE : 9:00 AM, TUESDAY, June 21, 2005

Special Exception: to allow a car rental agency/garage service. **Special Hearing:** to allow a waiver of the landscape requirements with respect to frontage and streetscape (Condition A); parking lots (Condition B); and open space (Condition K) as specified in the Landscape Manual and to allow the waiver of amenity open space requirement. **Variance:** to continue to allow stadium parking configuration to park rental vehicles, to continue to allow a wall mounted illuminated sign having an area of 80 sq. ft. in lieu of the maximum area of 36 square ft., to continue to allow four wall mounted illuminated signs (nos. 2-5) having a total area of 111 sq. ft. in lieu of the maximum area of 106 ft., to continue to allow an existing freestanding sign double-faced illuminated sign having a total area of 128 sq. ft. and being 20 feet high in lieu of the maximum area of 75 sq. ft., and to continue to allow a second freestanding single-faced non-illuminated sign (no. 7) having an area of 48 sq. ft. and being 15 ft. in high in lieu of one sign allowed.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY TO CONFORM HEARING
CALL 410-967-3431 THE DAY BEFORE THE SCHEDULED HEARING DATE

DO NOT REMOVE THIS SIGN AND POST OR RISK OF HEARING UNDER PENALTY OF LAW
HEARINGS ARE HANDICAPPED ACCESSIBLE

06/01/2005

APPEAL SIGN POSTING REQUEST

CASE NO. 05-558-SPHXA

36-E1

6804 BELAIR ROAD

14th ELECTION DISTRICT

APPEALED: 7/7/2005

ATTACHMENT – (Plan to accompany Petition – Petitioner's Exhibit No. 1)

COMPLETE AND RETURN BELOW INFORMATION

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals
400 Washington Avenue, Room 49
Towson, MD 21204

Attention: Kathleen Bianco
Administrator

CASE NO.: 05-558-SPHXA

LEGAL OWNER: CAROLYN M. KUSSROW *and*
ALBERT A. SAUNDERS

This is to certify that the necessary appeal sign was posted conspicuously on the property located at:

6804 BELAIR ROAD
NE/corner of Belair Road
and Northern Parkway

The sign was posted on 9-28-05, 2005

By: _____

(Signature of Sign Poster)

JASON SEIDELMAN

(Print Name)



Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Tel: 410-887-3353 • Fax: 410-887-5708

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

May 12, 2005

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: 05-558-SPHXA

6804 Belair Road

Northeast corner of Belair Road and Northern Parkway

14th Election District – 6th Councilmanic District

Legal Owners: Carolyn M. Kussrow & Albert A. Saunders

Contract Purchaser: Rental Leasing Services

Special Exception to allow a car rental agency/garage service. Special Hearing to allow a waiver of the landscape requirements with respect to frontage and streetscape (Condition A), parking lots (Condition B), and open space (Condition R) as specified in the Landscape Manual and to allow the waiver of amenity open space requirement. Variance to continue to allow stadium parking configuration to park rental vehicles, to continue to allow a wall mounted illuminated sign having an area of 60 sq. ft. in lieu of the maximum area of 36 square ft., to continue to allow four wall mounted illuminated signs (nos. 2-5) having a total area of 111 sq. ft. in lieu of the maximum area of 106 ft., to continue to allow an existing freestanding double-faced illuminated sign having a total area of 128 sq. ft. and being 20 feet high in lieu of the maximum area of 75 sq. ft., and to continue to allow a second freestanding single-faced non-illuminated sign (no. 7) having an area of 48 sq. ft. and being 15 ft. +/- high in lieu of one sign allowed.

Hearing: Tuesday, June 21, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Thomas Dore, Covahey, Boozer, Devan & Dore, 606 Baltimore Ave, Ste. 302, Towson 21204
Carolyn Kussrow & Albert Saunders, 1306 Murgatroyd Rd., Fallston 21047
Joey Sypolt, Rental Leasing Services, 105 Main St., Laurel 20707

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 5, 2005.**
- (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.





County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

November 14, 2005

NOTICE OF ASSIGNMENT

CASE #: 05-558-SPHX

IN THE MATTER OF: CAROLYN M. KUSSROW & ALBERT A. SAUNDERS – Legal Owners; RENTAL LEASING SERVICES -
Petitioner 6804 Belair Road
14th Election District; 6th Councilmanic District

6/23/05 – D.Z.C.'s Order in which Petitioners' requested special hearing relief was GRANTED; variances were GRANTED in part and DENIED in part as moot; and special exception was GRANTED with restrictions.

ASSIGNED FOR:

TUESDAY, JANUARY 17, 2006 at 10:00 a.m.

NOTICE: This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

c: Appellant : Office of People's Counsel
Counsel for Petitioners : Thomas P Dore, Esquire
Petitioners /Legal Owners : Carolyn M. Kussrow & Albert A. Saunders
Petitioners /CP : Peter Sypolt and Michael DeLorenzo
Kenneth Wells /K.J. Wells, Inc.
Mr. C. F. Herb
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Jeanann Ferguson /Community Conservation
Timothy M. Kotroco, Director /PDM
Michael E. Field, Assistant County Attorney



APPEAL

Petition for Special Hearing, Special Exception & Variance
6804 Belair Road
NE/corner of Belair Road and Northern Parkway
14th Election District – 6th Councilmanic District
Legal Owners: Carolyn M. Kussrow & Albert A. Saunders
Rental Leasing Services - Petitioners

Case No.: 05-558-SPHX

- ✓ Petition for Special Hearing, Special Exception, Variance (May 29, 2005)
- ✓ Zoning Description of Property
- ✓ Notice of Zoning Hearing (May 12, 2005)
- ✓ Certification of Publication (June 7, 2005 – The Jeffersonian)
- ✓ Certificate of Posting (June 1, 2005) by Bruce Doak
- ✓ Entry of Appearance by People's Counsel (May 12, 2005)
- ✓ Petitioner(s) Sign-In Sheet – One Sheet
- Protestant(s) Sign-In Sheet - None
- Citizen(s) Sign-In Sheet - None
- ✓ Zoning Advisory Committee Comments
- Petitioners' Exhibit
 - ✓ 1. Plan to accompany petitions
 - ✓ 2. Letter dated June 8, 2005 from Overlea Community Association
 - ✓ 3. Photograph
- Protestants' Exhibits - None
- Miscellaneous (Not Marked as Exhibit)
 - ✓ 1. 200 Scale Zoning Map
- ✓ Deputy Zoning Commissioner's Order (Special Hearing/Variance – GRANTED; Special Exception – ~~DENIED~~ – June 23, 2005)
Granted
- ✓ Notice of Appeal received on July 7, 2005 from People's Counsel of Baltimore County

RECEIVED
JUL 29 2005
BALTIMORE COUNTY
BOARD OF APPEALS

c: People's Counsel of Baltimore County, MS #2010
Deputy Zoning Commissioner
Timothy Kotroco, Director of PDM
Peter Sypolt, Michael DeLorenzo, 105 Main Street, Laurel 20707
Kenneth Wells, 7403 New Cut Road, Kingsville 21087
Carolyn Kussrow, Albert Saunders, 1306 Murgatroyd Road, Fallston 21047

date sent July 28, 2005, klm

Add to file:

Mr. C. F. Herb
121 Lyndale Avenue
Baltimore, Md 21236 410-661-7274

Jeanann Ferguson /Community Conservation
Mail Stop # 1102 M

Case No. 05-558-SPHX

In the Matter of: Carolyn M. Kussrow & Albert A. Saunders
- Legal Owners; Rental Leasing Services - Petitioners

SPH – Waiver of landscape requirements and waiver of amenity open space requirement; VAR – Signs; SE – For car rental agency /garage (service).

6/23/05 –D.Z.C.'s Order in which Petition for Special Hearing was GRANTED; Petition for Variance GRANTED in part and DISMISSED as moot in part; and Special Exception -GRANTED with restrictions.

9/12/05 – E-mail from Jeanann Ferguson, Office of Community Conservation, regarding an e-mail she had received from a constituent, Bud Herb, regarding this matter and the status of the case.

- T/C to Mr. Herb at 410-661-7274. Explained status of appeal; that the appeal was taken by People's Counsel; only appeal filed. Date not yet scheduled for hearing. To be added to mailing list for notice of hearing.

Mr. C. F. Herb 121 Lyndale Avenue, Baltimore, MD 21236

-- E-mail to Ms. Ferguson; also requested that she be added to in-house mailing list for receipt of notice in this matter. Mail Stop # 1102M

11/14/05 -Notice of Assignment sent to following; assigned for hearing on Tuesday, January 17, 2006 at 10:00 a.m.:

Office of People's Counsel
Thomas P Dore, Esquire
Carolyn M. Kussrow & Albert A. Saunders
Peter Sypolt and Michael DeLorenzo
Kenneth Wells /K.J. Wells, Inc.
Mr. C. F. Herb
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Jeanann Ferguson /Community Conservation
Timothy M. Kotroco, Director /PDM
Michael E. Field, Assistant County Attorney

1/17/06 – Board convened for hearing; by joint request of counsel, matter to be remanded back to the Zoning Commissioner in light of recent legislation. Proposed Order to be submitted by the parties for review /signature by the Board. (Wescott, Mohler M and Crizer)

1/19/06 – Proposed Remand Order to Deputy Zoning Commissioner submitted by Mr. Zimmerman, upon confirming acceptance with Messrs Dore and Herb. To be issued upon review and signature by 3-1-7.

**Department of Permits and
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

June 10, 2005

Thomas P. Dore
Covahey, Boozer, Devan & Dore, P.A.
606 Baltimore Avenue, # 302
Towson, Maryland 21204

Dear Mr. Dore:

RE: Case Number: 05-558-SPHXA, 6804 Belair Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 29, 2005.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

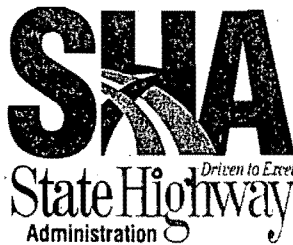
Enclosures

c: People's Counsel
Carolyn M. Kussrow & Albert A. Saunders 1306 Murgatroyd Road Fallston 21047
Rental Leasing Services Joey Sypolt 105 Main Street Laurel 20707

Visit the County's Website at www.baltimorecountyonline.info



Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: 5.13.05

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

RE: Baltimore County
Item No. 558

Dear Ms. Matthews:

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,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: May 20, 2005

FROM: Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 23, 2005
Item No. (558, 559, 561, 563, 565, 566, 569,

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

DAK:CEN:clw S & J
cc: File
ZAC-NO COMMENTS-05202005.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr ^{JDO}

DATE: June 3, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of May 16, 2005

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-557

05-558

05-559

05-561

05-564

05-566

Reviewers: Sue Farinetti, Dave Lykens

CO/llz

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: June 9, 2005

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

SUBJECT: 6840 Belair Road

INFORMATION:

Item Number: 5-558

Petitioner: Carolyn M. Kussrow

Zoning: BL-CCC

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit a car rental agency at the subject site. However, the proposed service garage shall serve as an ancillary use to the car rental agency only.

For further information concerning the matters stated here in, please contact David Pinning at 410-887-3480.

Prepared by: Maeb A. Cunningham

Division Chief:
AFK/LL:MAC: Jim Larkin

7/6/2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: June 9, 2005

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

SUBJECT: 6840 Belair Road

INFORMATION:

Item Number: 5-558

Petitioner: Carolyn M. Kussrow

Zoning: BL-CCC

Requested Action: Special Exception

RECEIVED

JUN 10 2005

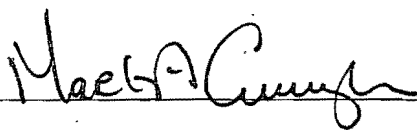
ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to permit a car rental agency at the subject site. However, the proposed service garage shall serve as an ancillary use to the car rental agency only.

For further information concerning the matters stated here in, please contact David Pinning at 410-887-3480.

Prepared by:



Division Chief:
AFK/LL:MAC:



RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
SPECIAL EXCEPTION & VARIANCE		
6804 Belair Road; NE corner Belair Road	*	ZONING COMMISSIONER
& Northern Parkway		
14 th Election & 6 th Councilmanic Districts	*	FOR
Legal Owner(s): Carolyn M. Kussrow		
& Albert A. Saunders	*	BALTIMORE COUNTY
Contract Purchaser(s): Rental Leasing Services		
by Joey Sypolt, Director of Location Dev.	*	05-558-SPHXA
Petitioner(s)		

* * * * *

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

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 12th day of May, 2005, a copy of the foregoing Entry of Appearance was mailed to Thomas P. Dore, Esquire, Covahey & Boozer, P.A., 606 Baltimore Avenue, Suite 302, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

MAY 12 2005

Per KLM



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old Courthouse
400 Washington Ave.
Towson, MD 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

March 10, 2006

RECEIVED

HAND DELIVERED

John V. Murphy, Deputy Zoning Commissioner
County Courts Building
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

MAR 10 2006

ZONING COMMISSIONER

Re: Carolyn M. Kussrow & Albert Saunders, Legal Owners
Rental Leasing Services, Contract Purchasers
NE corner of Belair Road & Northern Parkway
Case No. 05-558-SPHXA

Dear Mr. Murphy:

This is in reference to your letter dated February 13, 2006, which schedules a remand hearing for April 3, 2006. It appears to me that the remand will not be ripe for review by that date.

According to the terms of the remand order, the petitioner must file an amended petition and site plan to conform to the new law 122-05 on neighborhood car rental agencies. This must be reviewed by the Zoning Advisory Committee, and comments submitted. Our office would also like the opportunity to review the amended petition and plan have the opportunity to have any potential questions, issues, and/or corrections addressed before the matter is presented to you. In that way, it makes it more probable that the remand will be in a posture for final review and resolution at your hearing.

We have not yet received a copy of any amended petition and site plan, and are not aware of any activity by the Zoning Advisory Committee. I will be away from March 16-27. Under all the circumstances, to my knowledge, it does not appear to me that there is enough time before April 3 to complete the submission, ZAC review, and our review of the necessary amended petition and site plan.

John V. Murphy, Deputy Zoning Commissioner
March 10, 2006
Page 2

Therefore, I suggest that the case be rescheduled, and that this should be based on an understanding of the status and timing of the necessary review, and the convenience to the parties and Mr. Dore's office.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Peter Max Zimmerman".

Peter Max Zimmerman
People's Counsel for Baltimore County

cc: Thomas P. Dore, Esquire, Covahey, Boozer, Devan & Dore, P.A.,
606 Baltimore Avenue, Suite 302, Towson, MD 21204
C.F. Herb, President, Linover Improvement Association,
121 Lyndale Avenue, Baltimore MD 21236
W. Carl Richards, Zoning Supervisor, PDM
Arnold "Pat" Keller, Planning Director
Lynn Lanham, Planning

**Department of Permits and
Development Management**

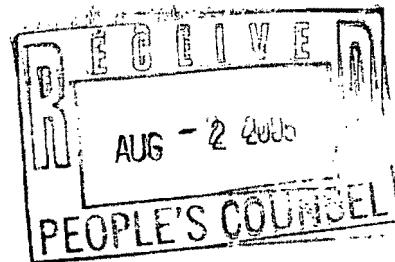
Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

July 28, 2005



Thomas P. Dore, Esquire
Covahey, Boozer, Devan & Dore, P.A.
606 Baltimore Avenue, Ste. 302
Towson, MD 21204

Dear Mr. Dore:

RE: Case: 05-558-SPHXA, 6804 Belair Road

Please be advised that an appeal of the above-referenced case was filed in this office on July 7, 2005 by People's Counsel of Baltimore County. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

A handwritten signature in black ink that reads "Timothy Kotroco".
Timothy Kotroco
Director

TK:klm

c: William J. Wiseman, III, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
Peter J. Sypolt & Michael DeLorenzo, 105 Main St., Laurel 20707
Kenneth Wells, KJ Wells, 7403 New Cut Rd., Kingsville 21087
Carolyn Kussrow, Albert Saunders, 1306 Murgatroyd Rd., Fallston 21047



APPEAL

Petition for Special Hearing, Special Exception & Variance
6804 Belair Road
NE/corner of Belair Road and Northern Parkway
14th Election District – 6th Councilmanic District
Legal Owners: Carolyn M. Kussrow & Albert A. Saunders
Rental Leasing Services - Petitioners

Case No.: 05-558-SPHX

Petition for Special Hearing, Special Exception, Variance (May 29, 2005)

Zoning Description of Property

Notice of Zoning Hearing (May 12, 2005)

Certification of Publication (June 7, 2005 – The Jeffersonian)

Certificate of Posting (June 1, 2005) by Bruce Doak

Entry of Appearance by People's Counsel (May 12, 2005)

Petitioner(s) Sign-In Sheet – One Sheet

Protestant(s) Sign-In Sheet - None

Citizen(s) Sign-In Sheet - None

Zoning Advisory Committee Comments

Petitioners' Exhibit

1. Plan to accompany petitions
2. Letter dated June 8, 2005 from Overlea Community Association
3. Photograph

Protestants' Exhibits - None

Miscellaneous (Not Marked as Exhibit)

1. 200 Scale Zoning Map

Deputy Zoning Commissioner's Order (Special Hearing/Variance – GRANTED; Special Exception – DENIED – June 23, 2005)

Notice of Appeal received on July 7, 2005 from People's Counsel of Baltimore County

c: People's Counsel of Baltimore County, MS #2010
Deputy Zoning Commissioner
Timothy Kotroco, Director of PDM
Peter Sypolt, Michael DeLorenzo, 105 Main Street, Laurel 20707
Kenneth Wells, 7403 New Cut Road, Kingsville 21087
Carolyn Kussrow, Albert Saunders, 1306 Murgatroyd Road, Fallston 21047

date sent July 28, 2005, klm



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

July 7, 2005

Timothy Kotroco, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

RECEIVED

JUL 07 2005

Per... *h/m*

Hand-delivered

Re:

PETITION FOR SPECIAL HEARING, SPECIAL
EXCEPTION AND VARIANCE
NE/corner of Belair Road and Northern Parkway
(6804 Belair Road)
14th Election District; 6th Council District
Carolyn M. Kussrow and Albert A Saunders, Legal Owners and Rental
Leasing Services, Lessee- Petitioners
Case No.: 05-558-SPHXA

Dear Mr. Kotroco:

Please enter an appeal by the People's Counsel for Baltimore County to the County Board of Appeals from the Findings of Fact and Conclusions of Law dated June 23, 2005 by the Baltimore County Deputy Zoning Commissioner in the above-entitled case

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

C. S. Demilio
Carole S. Demilio
Deputy People's Counsel

PMZ/CSD/rmw

cc: Thomas P. Dore, Esquire



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old Courthouse
400 Washington Ave.
Towson, MD 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

May 15, 2006

CAROLE S. DEMILIO
Deputy People's Counsel

RECEIVED

HAND DELIVERED

MAY 15 2006

John V. Murphy, Deputy Zoning Commissioner
County Courts Building
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

ZONING COMMISSIONER

Re: Carolyn M. Kussrow & Albert Saunders, Legal Owners
Rental Leasing Services, Contract Purchasers
NE corner of Belair Road & Northern Parkway
Case No. 05-558-SPHXA

Dear Mr. Murphy:

We appreciate the cooperation of your office and counsel for Petitioners in the rescheduling of this case to May 22, 2006 at 10 A.M.

Upon review of the March 24, 2006 revised site plan prepared by Kenneth Wells and filed with Petitioners' amended petition, I am submitting this letter to identify aspects which appear to require addition or correction. These could be done by "redline" modifications to highlight these items. We will also ask that the Order reference these matters.

I trust that this letter will be helpful in the resolution of this case with respect to all of the relevant issues. I have reviewed many of these informally on the telephone with counsel, and am setting forth here a more complete summary.

The remand involves two main elements. The first element relates to new Bill 122-05 (enclosed) on neighborhood car rental agencies. The proposed use must satisfy the definitional and performance standards of the new law. The second element relates to a resolution with reference to signage on the property.

In my view, it is important that the site plan be specific, accurate, complete, and consistent with county guidelines. This is particularly important here because of the newness of the car rental agency law, its specific standards, and the details with reference to signage. I have also consulted with Zoning Supervisor Carl Richards, who reminded me that the site plan is the main document which departmental staff utilize in reviewing permits or other applications. Therefore, I believe it is reasonable to have a site plan which not only is accurate and complete, but also which is informative and helpful.

As to compliance with Bill 122-05, I offer the following, which I also will ask to be included in any order approving the use:

1. BCZR 101 definitional requirements: The site plan should state that the principal use of the land is for the rental of motor vehicles weighing 7,000 pounds (GVW) or less, limited to the parking of 25 such vehicles on the premises. In this connection, Site Data Reference (SDR) 12 needs to be corrected to reflect 25 rental vehicle spaces, not 30. In addition, the 5 parking spaces closest to Northern Parkway should be identified as employee or customer spaces, as distinguished from the 25 rental vehicle spaces near Belair Road. SDR 12 should also be corrected or clarified to identify these additional "standard" spaces as employee or customer spaces, and checked to see if the statement of "6" is the correct number.

2. BCZR 408A.2 vehicle cleaning requirements generally; hours of operation: The site plan should state generally that vehicle cleaning will comply with BCZR 408A.2. It should be stated that it is restricted to between 8:00 A.M. through 7 P.M. BCZR 408A.2.B.

3. BCZR 408A.2 vehicle cleaning setback requirements: BCZR 408A.2.B permits vehicle cleaning "only in an enclosed vehicular preparation area or at the side or rear of the building," and then states:

"All such vehicle cleaning areas must be at least thirty (30) feet from any residential zone line."

The proposed vehicle cleaning area here appears to be inside the building. But it is within 25 feet of the D.R. 5.5 residential zone line at the alley and within 10 feet of the R.O. residential zone line to the rear of the building. Therefore, it would appear that variances are required. Considering this entire case and its history, the existing location of the building, and the proposed cleaning inside, we do not oppose such variances here; but we read the setback law to apply to all cleaning areas, inside or outside.

4. BCZR 408A.2 vehicle cleaning screening requirements: BCZR 408A.2.C appears to require some judgment as to effective screening with landscaping, masonry wall or fence. It is my understanding that there is an iron wall at the alley and/or a rear fence. If so, this should be shown. In any event, the Deputy Zoning Commissioner should give consideration to this section.

5. BCZR 408.A. 3. Parking or Storage of Vehicles. This subsection requires compliance with BCZR 409.8.A design and landscape standards and 409.4.C. While the DZC's earlier June 23, 2005 decision allowed a waiver of landscape manual standards, the new law imposes and/or reinforces the requirement for landscaping in connection with car rental facilities. For this reason, the county planning office and/or PDM landscape expert Avery Harden should be consulted for another look at the landscaping issue. With reference to the parking standard modification for stadium parking which also was approved in the earlier DZC decision, we do not have any objection.

As to the sign issues, I offer the following, and note that redlining will be especially helpful to show the location of the signs:

6. Description of the signs. It is customary in sign cases to show a graphic representation of each sign, showing location and dimensions. There is no such description on this site plan.

7. Individual Sign Criteria. Sign 1 (wall-mounted) is to be (or has been) removed. That should be indicated clearly not only in the sign data, but also at its location on the building. Signs 2, 3, 4, and 5 (wall-mounted), to be allowed to continue as nonconforming signs, should be identified as such in the sign data and at their locations on the building. Sign 6, the double-faced 128 square feet freestanding sign is to be allowed to continue as a nonconforming sign and should be identified as such in the sign data and at its location on the site plan on Belair Road near Northern Parkway. Sign 7 is to be (or has been) removed and should be shown clearly as such not only in the sign data but also at its location on Belair Road near the alley.

Separately, the revised site plan does **carry forward condition 1 from the June 23, 2005 Order**, which prohibits storage of damaged vehicles, body work and repairing of vehicles, except for routine maintenance, washing and cleaning. This should also be in the revised order.

The decision on remand is subject, of course, to the Deputy Zoning Commissioner's review and approval. The requests here are made based on legal and practical considerations. Issues often arise concerning interpretation or modification of zoning orders, sometimes years after the original order and site plan are filed. New parties may be involved. Experience shows that ambiguities and gaps in the site plan or order may lead to confusion, controversy, and additional litigation. It also may occur that ambiguities and gaps cause the issuance of permits which are inconsistent with the true intent of the original plan and order. The revised plan and revised order here should, therefore, be specific, complete, and clear. This present effort at specificity and completeness, as in every case, may save effort, energy, and future litigation.

Sincerely,



Peter Max Zimmerman
People's Counsel for Baltimore County

PMZ/rmw

cc: Thomas P. Dore, Esquire
C.F. Herb, President, Linover Improvement Association,
W. Carl Richards, Zoning Supervisor, PDM
Arnold "Pat" Keller, Planning Director
Lynn Lanham, Planning

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2005, Legislative Day No. 19

Bill No. 122-05

Mr. T. Bryan McIntire, Councilman

By the County Council, October 17, 2005

AN ACT concerning

Neighborhood Car Rental Agencies

FOR the purpose of amending the Zoning Regulations in order to define a Neighborhood Car Rental Agency; designating the zones in which car rental agencies are permitted; specifying the services permitted at car rental agencies; specifying certain restrictions; requiring compliance with parking regulations; and generally relating to neighborhood car rental agencies.

BY adding

Section 101, the definition of Neighborhood Car Rental Agency, and Sections 206.3.A.3.b.(14), 209.3.C.6., 210.3.A.15, 253.1.A.57, 408A, and 409.6.2., the neighborhood car rental agency use parking requirement
Baltimore County Zoning Regulations, as amended

BY repealing and re-enacting, with amendments

Sections 230.9 and 241.1
Baltimore County Zoning Regulations as amended

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE

BALTIMORE COUNTY, MARYLAND

INTEROFFICE MEMORANDUM

TO: JOSEPH BARTENFELDER, COUCILMAN FOR THE 6TH DISTRICT
FROM: PETER MAX ZIMMERMAN, PEOPLE'S COUNSEL *PMZ*
SUBJECT: ZONING OF CAR RENTAL AGENCIES; STATUS OF CASE
REGARDING 6800-6804 BELAIR ROAD
DATE: OCTOBER 24, 2005

Following your inquiry dated September 27, 2005, I reviewed the status of the pending zoning case at 6800-6804 Belair Road (No. 05-558-SPHXA) as well as the progress toward new legislation which will affect that case. This involves car rental agency use.

I promptly called Mrs. Carolyn Kussrow, the property owner, to explain the situation in detail and had a constructive discussion. I previously had discussions both with the attorney for her tenant and with her attorney, but I believe Ms. Kussrow understands the situation better after our direct discussion. I will summarize the situation in writing here. A copy of this memorandum is being sent to her, at the request both of your office and her personally.

There is a problem in the zoning law generally relating to car rental agencies. There is no current listing for them among the permitted use categories for any zone. In the absence of a listing of a use, the use is generically not permitted. For a long time, the zoning office had treated these agencies as service garages, rather than suggesting legislation to address the problem. Of course, they are not service garages.

On June 22, 2005, the County Board of Appeals issued the enclosed opinion on a case relating to Montrose Avenue in the Owings Mills area (05-176-SPHXA). The opinion addressed a number of issues concerning a proposed car rental agency, under the guise of a service garage special exception in the B.L. zone, with parking in a residential zone, including a special use permit and residential transition area variances. In the course of the opinion, the CBA recognized that a car rental agency is not a service garage and not permitted as such. The CBA also denied the use permit for the residential area, and the variances. The applicant appealed to Circuit Court, and our office is defending the CBA decision.

On June 28, 2005, shortly after the CBA decision, our office wrote to the Council's Secretary, Thomas Peddicord, to suggest that, in view of the omission of car rental agencies as permitted uses, it would be appropriate for the Council to consider legislation to address this subject. Since that time, the Office of Planning and Mr.

Peddlicord have been working on legislation, and it is my expectation that legislation will be introduced on this subject.

Coincidentally, on June 23, 2005, the Zoning Commissioner granted another special exception for a car rental agency, under the guise of a service garage special exception, at 6800 Belair Road, on the property owned by Ms. Kussrow. Our office appealed the case to the CBA for two reasons. First of all, there were significant variances involving the size of freestanding signs, and our office has consistently defended the County's sign ordinance to limit the size of signs on Belair Road and other major roads. Secondly, in view of the Montrose Avenue case, and the need for legislation on car rental agencies, we did not feel we could undercut our position in the Montrose Avenue case and perhaps relieve the urgent need for legislation by acquiescing to another treatment of a car rental agency as a service garage.

Having said all this, let me focus on the status of the 6800 Belair Road case, where the car rental agency use is in operation pending appeal. If legislation passes which at least makes a car rental agency a permitted use by special exception in the B.L. zone, then we expect the essential use issue to be resolvable, likely by remand to the Zoning Commissioner for application of the new law. Because Ms. Kussrow's case does not involve parking in a residential zone or involve an RTA variance, and because there is apparent neighborhood support, we expect the Commissioner would grant the special exception, and that our office would have no objection.

Please note the likelihood that the new law being considered will impose limits on the number and weight of vehicles allowed for neighborhood car rental agencies, and will establish some standards, such as for cleaning and lighting. I mentioned this to Ms. Kussrow, and her impression is that this would not be a problem for her tenant's use.

Separately, we still are concerned about the size of the signs. It is my impression that the car rental agency is willing to reduce the size of the signs to comply with sign standards, and that this can be worked out amicably. Even if there were no agreement on the sign issue, it would not affect the resolution of the use issue here so long as a new law allows the use in the B.L. zone, at least by special exception.

So far as it affects this case, I emphasized to Ms. Kussrow and your staff that it is important to review proposed legislative definitions and standards, and particularly the allocation of the use to the B.L. zone. Our review of early drafts indicates that the Office of Planning has taken an approach to define neighborhood car rental agency, and that they favor its allowance in the B.L. zone, among others, subject to certain standards, so long as there is no parking in a residential zone.

Given that the B.L. zone is often mapped near residential zones, it appears to us that one reasonable approach would be to retain it as a special exception use. If that is done, or the use is otherwise permitted in the B.L. zone, the 6800 Belair Road case will be in position to be resolved amicably. Of course, it is up to the County Council to make the legislative policy judgments on definitions, zone allocation, and standards.

Mr. Peddicord, the Council Secretary, should have the latest information on the status of legislative drafting.

I trust that this report answers the questions raised in your inquiry and helps to clarify the situation. Again, at your request and hers, I am sending a copy directly to Carolyn Kussrow.

PMZ/rmw
Enclosure

cc: Carolyn Kussrow

60 PMZ

IN THE PETITION OF SYLVAN CORNBLATT
FOR JUDICIAL REVIEW OF THE
DECISION OF THE COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

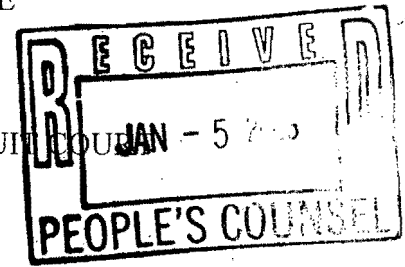
IN THE CASE OF SYLVAN CORNBLATT
LEGAL OWNER/PETITIONER
FOR A SPECIAL HEARING, SPECIAL EXCEPTION
AND VARIANCE on property located on the NE/S
Reisterstown Road, 58' NW of c/l Harden Avenue
(9619 Reisterstown Road)

3rd Election District, 2nd Councilmanic District

Case No. 05-176-SPHXA
Before the County Board of Appeals

* * * * *

* IN THE
*
* CIRCUIT COURT
*
* FOR
*
* BALTIMORE COUNTY
*
* Case No.: 03-C-05-007770
*
* * * * *



ORDER

Upon review of the record, and court-ordered schedule, and having considered the
Motion to Dismiss Petition for Judicial Review filed by People's Counsel for Baltimore County,
it is this 4th day of Jan, 2006, by the Circuit Court for Baltimore County,
ORDERED, that the Petition for Judicial Review in this case be, and hereby is, DISMISSED
under Rule 7-207(d) for failure to file a timely memorandum required under Rule 7-207(a).

Lawrence R. Daniels
JUDGE, CIRCUIT COURT
FOR BALTIMORE COUNTY

True Copy Test
SUZANNE MENSCH, Clerk

Randy O'Hall
Assistant Clerk

BALTIMORE COUNTY, MARYLAND
Office of People's Counsel
FAX COVER SHEET

TO: Pete Definbaugh

DATE: July 22, 2005
FAX : 410-663-0813
TELEPHONE: 410-882-7239

FROM: Peter M. Zimmerman, Esquire
Office of People's Counsel
for Baltimore County

FAX : 410-823-4236
TELEPHONE : 410-887-2188

RE: Saunders
Case No.: 05-558-SPHXA

MESSAGE: Enclosed please find the deputy
Zoning Commissioner's Opinion dated June
23, 2005 along with a copy of our
office's appeal.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE MEMORANDUM

TO: STEVE WEBER, CHIEF OF TRAFFIC ENGINEERING DIVISION
FROM: PETER MAX ZIMMERMAN, PEOPLE'S COUNSEL *PMZ*
SUBJECT: IN THE MATTER OF CAROLYN M. KUSSROW AND ALBERT A .
SAUNDERS, LEGAL OWNERS AND RENTAL LEASING SERVICES,
LESSEE- PETITIONERS
CASE NO.: 05-558-SPHXA
DATE: JULY 7, 2005

Enclosed please find the Deputy Zoning Commissioner's decision dated June 23, 2005 with regard to the above-mentioned case. Please review the stadium parking and proposal generally with respect to the traffic access. In addition, the site plan is available in my office as well as the Zoning Office of PDM.

Thank you for your consideration.

PMZ/rmw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



TO: Pete Zimmerman, People's Counsel - People's Counsel (Zoning Law)
Timothy Kotroco, Director - Permits & Development Management

FROM: Joseph Bartenfelder, Chairman
Baltimore County Council, Sixth District

SUBJECT: Zoning/Variance Issue:
Mrs. Carolyn Kussrow
1306 Murgatroyd Road, Fallston, MD 21047
Telephone: 1-877-838-1140 or 410-877-7134 or 410-879-7242

DATE: September 27, 2005

Mrs. Kussrow owns the property at 6800-6804 Belair Road. She states she went through the county's Permits and Development Management Department to obtain approval to rent the location to a car rental agency (which is now open for business as "Rental Leasing Service"). She points out also that she has the support of the local community and business associations.

She called my office because she understands Mr. Zimmerman (People's Council) is taking steps to rezone the property which could require the closing of the rental business.

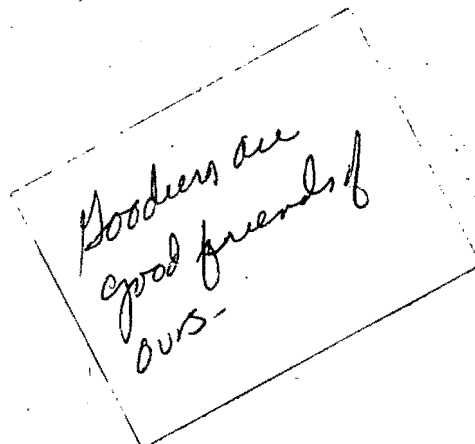
Please develop the facts. Is a zoning change being considered? Why? Would it affect the existing leasing company?

Please develop the facts and contact Mrs. Kussrow as soon as possible. In addition, please let me know the outcome by faxing a copy of your respective reports to me at 410-887-5410. Mrs. Kussrow is extremely anxious to keep the status quo.

JB:bs

CC: Mrs. Kussrow

Attachments



September 22, 2005

Dear Aida:

The following papers are in reference to our conversation yesterday about the property at 6800 Belair Road. All the original papers and letters of approval are attached. I do have another 11 page document on the final approval of all variances if you need it. This was done between May 12, 2007, with the final approval given on June 23, 2005.

The new tenants have been on the premises and operating since this time. It is a very low profile business with very little traffic. All access onto Belair Road has been closed with traffic entering and exiting from Northern Pkwy. There have been no complaints or problems from either the business association in the community or the homeowners.

On July 7, 2005, we were notified that an appeal was made by a Peter Max Zimmerman (Peoples Counsel of Baltimore County) to repeal our variance. It seems he wants to change some laws regarding zoning and has chosen our case as his basis for having the laws changed. (This is how it was explained to us by our lawyer but actually we don't understand the complete concept as to why he is going after us when we have the total support of the community).

Please let us know what can be done to stop this appeal. We cannot afford to keep paying a lawyer to fight the appeal, especially since Mr. Zimmerman is a lawyer and is being paid by the county. We feel that if he is the People's Counsel ~~they~~ he should be helping the people in the community not fighting against them.

You asked for the papers this morning so you could show them to Mr. Bill Speigle. If you need to contact me I will be at 1-877-838-1140 all day.

Thank you for all your help.

Sincerely,
Carolyn Kussrow

BALTIMORE COUNTY, MARYLAND

INTEROFFICE MEMORANDUM

TO: LYNN LANHAM
OFFICE OF PLANNING

FROM: PETER MAX ZIMMERMAN, PEOPLE'S COUNSEL *PMZ*

SUBJECT: IN THE MATTER OF CAROLYN KUSSROW & ALBERT SAUNDERS,
LEGAL OWNERS & RENTAL LEASING SERVICES, CONTRACT
PURCHASERS - PETITIONERS
CASE NO.: 05-558-SPHXA

DATE: APRIL 20, 2006

Enclosed please find a copy of the County Board of Appeals Remand Order to Deputy Zoning Commissioner dated January 31, 2006 with regard to the above-mentioned case. In addition, I have enclosed a copy of Bill 122-05 which pertains to this case. An amended site plan and petition have been filed and are to be circulated by the Zoning Advisory Committee (W. Carl Richards, Zoning Supervisor). We ask that your office review them and evaluate whether they comply with the Remand Order.

Please note that Bill 122-05 is the new law which defines "Neighborhood Car Rental Agency" and provides setbacks and performance standards in new BCZR 408A. There are also specified sign conditions in the remand order.

Thank you for your consideration in this matter.

PMZ/rmw
Enclosures

cc: W. Carl Richards, Zoning Supervisor

BALTIMORE COUNTY, MARYLAND

I N T E R O F F I C E M E M O R A N D U M

TO: THOMAS J. PEDDICORD, JR, LEGISLATIVE COUNSEL/SECRETARY
FROM: PETER MAX ZIMMERMAN, PEOPLE'S COUNSEL
SUBJECT: IN THE MATTER OF SYLVAN L CORNBLATT, LEGAL OWNER &
ENTERPRISE LEASING COMPANY OF BALTIMORE BY ANDREW
WENDLER, LESSEE
CASE NO.: 05-176-SPHXA
DATE: JUNE 28, 2005

Enclosed for your information is a copy of the County Board of Appeals decision in the matter of Sylvan Cornblatt, 1 Montrose Avenue, Case No. 05-176-SPHXA.

One of the interesting rulings in the case is that an automobile rental agency does not qualify as a "service garage" use. In the past, the literal language of the BCZR 101 service garage definition has been applied to allow such agencies under that use classification.

The CBA recognized that car rental agencies are different from the classic service garage use. At present, there does not appear to be a separate itemization for automobile rental agencies.

Therefore, I suggest that, with the input from the Planning Office, the Council may wish to consider a definition for automobile rental agencies and an allocation of zones where it may be permitted by right or special exception.

Thank you for your consideration.

PMZ/rmw

cc: Arnold F. "Pat" Keller, Director of Planning
William J. Wiseman, Zoning Commissioner
John V. Murphy, Deputy Zoning Commissioner

COVAHEY, BOOZER, DEVAN & DORE, P. A.

ATTORNEYS AT LAW

EDWARD C. COVAHEY, JR.

F. VERNON BOOZER *

MARK S. DEVAN

THOMAS P. DORE

MICHAEL T. PATE

JENNIFER MATTHEWS HERRING

YONA T. OPENDEN *

BRUCE E. COVAHEY

606 BALTIMORE AVENUE

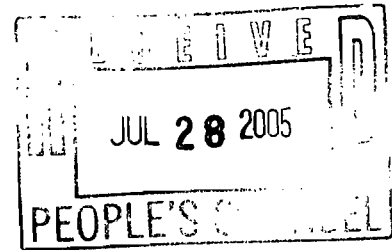
SUITE 302

TOWSON, MARYLAND 21204

AREA CODE 410

828-5525

FAX 410-296-2131



Writer's Direct Dial Ext. is 834

July 28, 2005

VIA FACSIMILE (410) 823-4236 AND FIRST CLASS MAIL

Peter Max Zimmerman, Esquire

People's Counsel for Baltimore County

Old Court House, Room 47

400 Washington Ave.

Towson, Md. 21204

Re: PETITION FOR SPECIAL HEARING, SPECIAL
EXCEPTION AND VARIANCE
NE/corner of Belair Road and Northern Parkway
(6804 Belair Road)
14th Election District, 6th Council District
Carolyn M. Kussrow and Albert A. Saunders, Legal Owners
and Rental Leasing Service, Lessees-Petitioners
Case No. 05-558-SPHXA

Dear Mr. Zimmerman:

Please treat this as a follow-up to our telephone conversation with respect to the above-referenced zoning case. In our conversation you indicated that the principal basis for the appeal of the Deputy Zoning Commissioner's decision in this case pertained to his granting of certain variances for signage on the subject property. Additionally, you advised me that you had some question about the special exception in light of the findings of facts and conclusions of law reached by the Baltimore County Board of Appeals' decision in Case No. 05-176-SPHXA.

I have discussed this matter with my clients in the hope that we can come to some agreement which would permit my clients to open their business at this location and to avoid the unnecessary delays occasioned by an appeal before the Board of Appeals. Specifically, with respect to the signage, I have enclosed herewith a proposal from Gable Signs & Graphics, Inc. indicating the signage for the property. Please note that my clients have already directed and agreed that the signage indicated as sign no. 7 on the plans to accommodate the Petition for Special Exception and referenced as item no. 5 in the Deputy

Page 2
Peter Max Zimmerman, Esquire
July 28, 2005

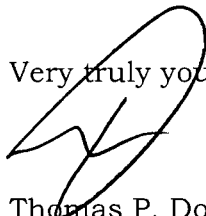
Zoning Commissioner's Findings of Facts and Conclusions of Law will be removed from the premises. Furthermore, my clients are agreeable to removal of the sign indicated as letter A on the enclosed proposal. Essentially, that would leave us with the signage attached to the front of buildings B, C, D, and E and the freestanding sign indicated as letter F on the enclosed proposal.

Please note that we have scaled down the freestanding sign to F as shown on the proposal which I believe would now have an area of 96 square feet in lieu of the 128 square feet as approved by the Zoning Commissioner. With respect to the remaining sign F, we are attempting to scale this down to the minimum we believe is necessary for proper recognition of our location. We believe this is a reasonable compromise and hope that it will satisfy your concerns regarding the signage.

With respect to your concerns regarding the decision reached by the Board of Appeals, I note that this decision was entered after the date on which our hearing was conducted and is clearly different from the facts in the other case. As I read the opinion of the Board of Appeals in their case, it appears that the principal concern pertained to the granting of the special exception and its impact on the residential character of Montrose Avenue. Clearly, in our instance, ours is a commercial site on two commercial streets, and its use as a car rental agency would not have an adverse impact on the surrounding areas. I note that at the time of the hearing, we presented to the Deputy Zoning Commissioner a letter of recommendation from the Overlea Association for approval of this use. We have been in constant contact with the Overlea community and have had no objections, but rather have had support for the business at this location. I hope that this will assuage your concerns and meet with your desire to assure compliance with the Zoning Regulations.

After you have reviewed the enclosed proposal, I would welcome an opportunity to discuss this matter with you in the hope that we can resolve the matter and that my clients can proceed with opening their business. I await your response.

Very truly yours,

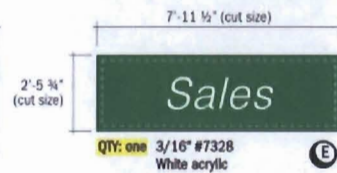
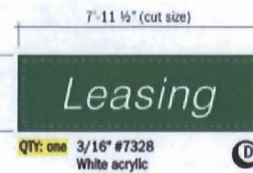
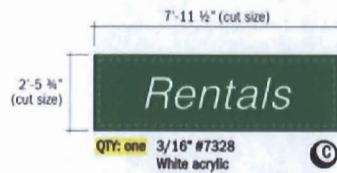


Thomas P. Dore

TPD/eyb
Enclosure

26eyb.01

REPLACEMENT SIGN FACES



ELEVATION DETAIL
SCALE: 1/4" = 1'

SIZE As Noted
DBL. FACE or SINGLE FACE Single faced
FACE MATERIAL 3/16" acrylic or 3/16" Lexan, as noted per face
FACE FINISH White
GRAPHICS SPECIFICATION Applied 3M 230-156 vivid green, & 3M 220-12 Black vinyl. (black used on panel A & F only)
QUANTITY As noted, seven total
INSTALL METHOD Slide into existing cabinets



CLIENT	
NextCar	
PHONE	
JOB NAME	
NextCar - Bel Air Rd.	
LOCATION	
Baltimore, MD	
DATE	
07/08/05	
DRAWING NUMBER	DESIGNER
3968FM	FM
SALES REP	PROJECT MGR
RH	KS
NOTES	
Replaces 4700R, 4812R	

JOB NUMBER	DUE DATE
METAL	VINYL
NEON	ROUTER
FINISHING	ASSEMBLY
LETTER FAB.	INSTALL/DELIVERY
DISPLAY	OTHER

CLIENT/LANDLORD APPROVAL

☐ APPROVED ☐ APPROVED AS NOTED
☐ DISAPPROVED - REVISE & RESUBMIT

CLIENT SIGNATURE DATE

LANDLORD SIGNATURE DATE

Notice:
This drawing remains the exclusive property of Gable Signs & Graphics, Inc. It is submitted for your convenience in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable Signs & Graphics, Inc. Exceptions are previously copyrighted artwork supplied by client.
Thank You

www.gablesigns.com

7440 Fort Smallwood Road Baltimore, Maryland 21226 Phone 410.255.6400 Fax 410.437.5336

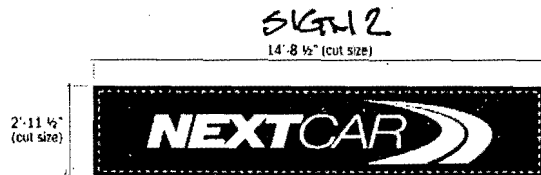
GABLESIGNS

REPLACEMENT SIGN FACES



QTY: one Seamed 3/16" #7328 White acrylic

(A)



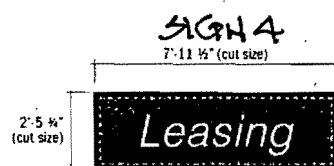
QTY: one Seamed 3/16" #7328 White acrylic

(B)



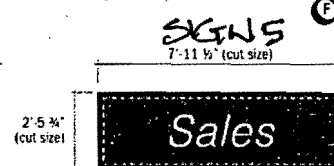
QTY: one 3/16" #7328 White acrylic

(C)



QTY: one 3/16" #7328 White acrylic

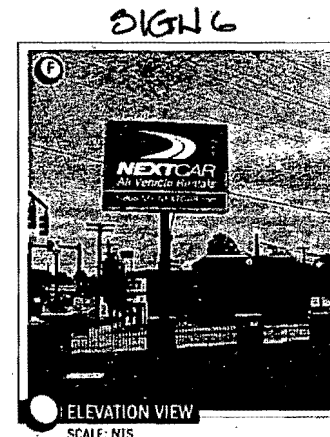
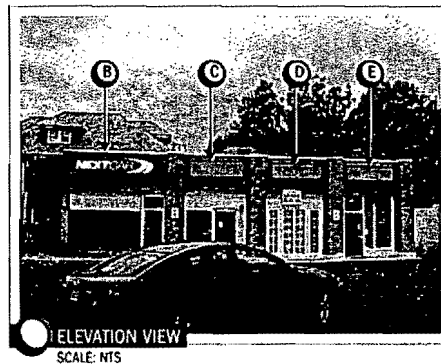
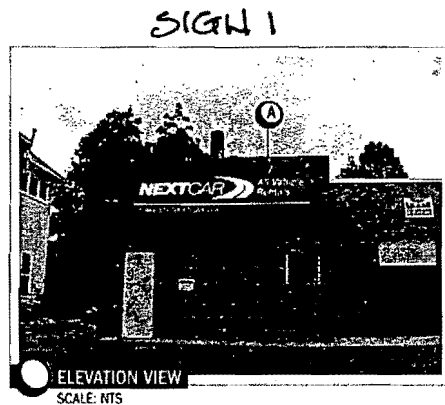
(D)



QTY: one 3/16" #7328 White acrylic

(E)

ELEVATION DETAIL
SCALE: 1/4" = 1'



SIZE As Noted
DBL FACE or SINGLE FACE Single faced
FACE MATERIAL 3/16" acrylic or 3/16" Lexan, as noted per face
FACE FINISH White
GRAPHICS Applied 3M 230-156 vivid green, & 3M 220-12 Black vinyl, (black used on panel A & F only)
SPECIFICATION As noted, seven total
QUANTITY As noted, seven total
INSTALL METHOD Slide into existing cabinets

CLIENT
NextCar
PHONE

JOB NAME
NextCar - Bel Air Rd.
LOCATION
Baltimore, MD
DATE
07/08/05
DRAWING NUMBER
3968PM
SALES REP
RH
NOTES
Partially 4780E, 4812R

DESIGNER
FM
PROJECT MGR
KS

JOB NUMBER	DUE DATE
MATERIAL	VINYL
NEON	ROUTER
FINISHING	ASSEMBLY
LETTER FAB.	INSTALL/DELIVERY
DISPLAY	OTHER

CLIENT/LANDLORD APPROVAL

☐ APPROVED ☐ APPROVED AS NOTED
☐ DISAPPROVED - REVISE & RESUBMIT

CLIENT SIGNATURE DATE

LANDLORD SIGNATURE DATE

By signing this document, the undersigned hereby certifies that the information provided herein is true and correct to the best of their knowledge and belief, and that they have read and understand the terms and conditions of the contract and agree to be bound by the same. This document is not valid unless signed by both parties.

www.gablesigns.com

7440 Fort Smallwood Road Baltimore, Maryland 21226 Phone 410.255.6400 Fax 410.437.5336

GABLESIGNS

Ref #5

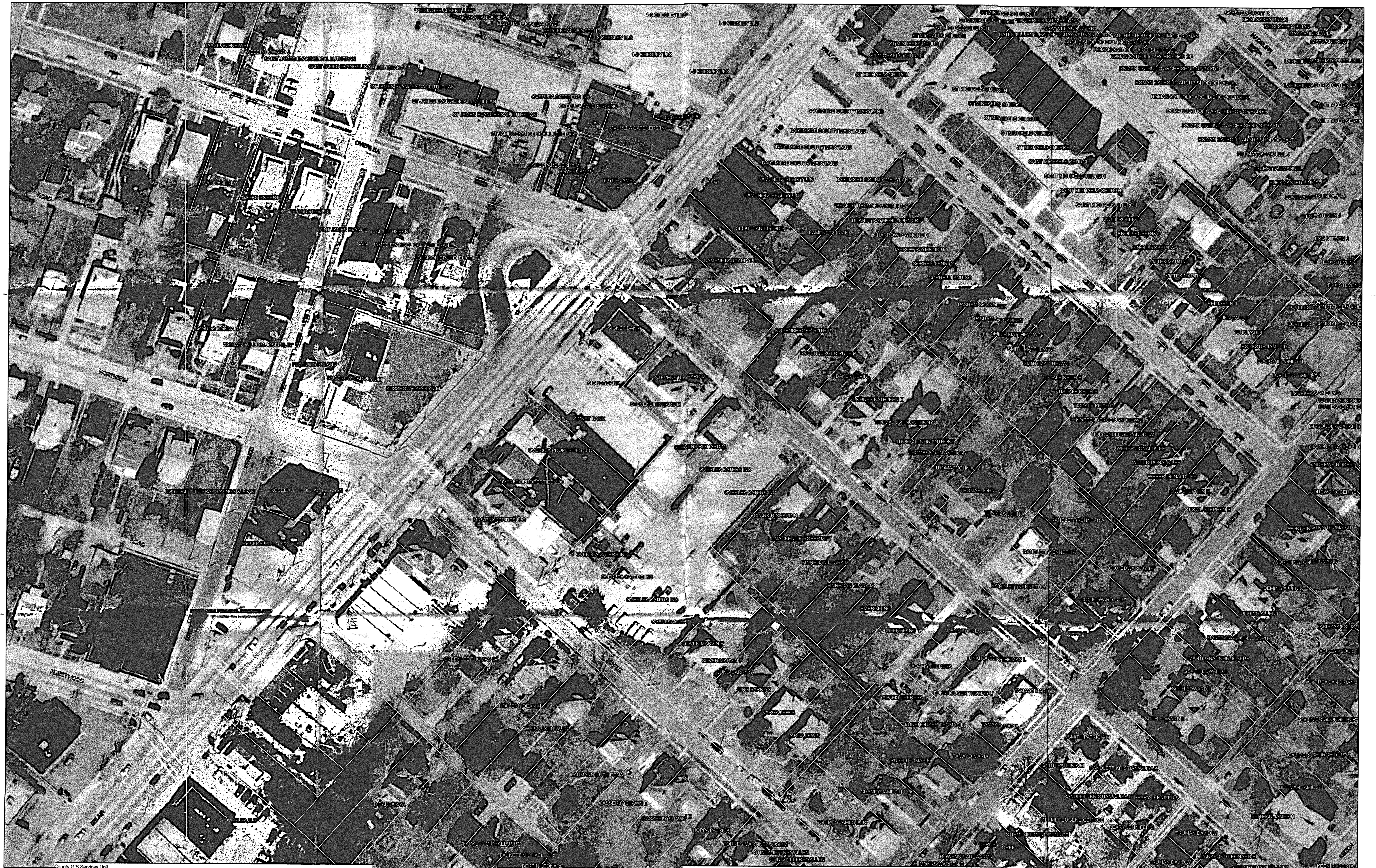
1. APPEAL

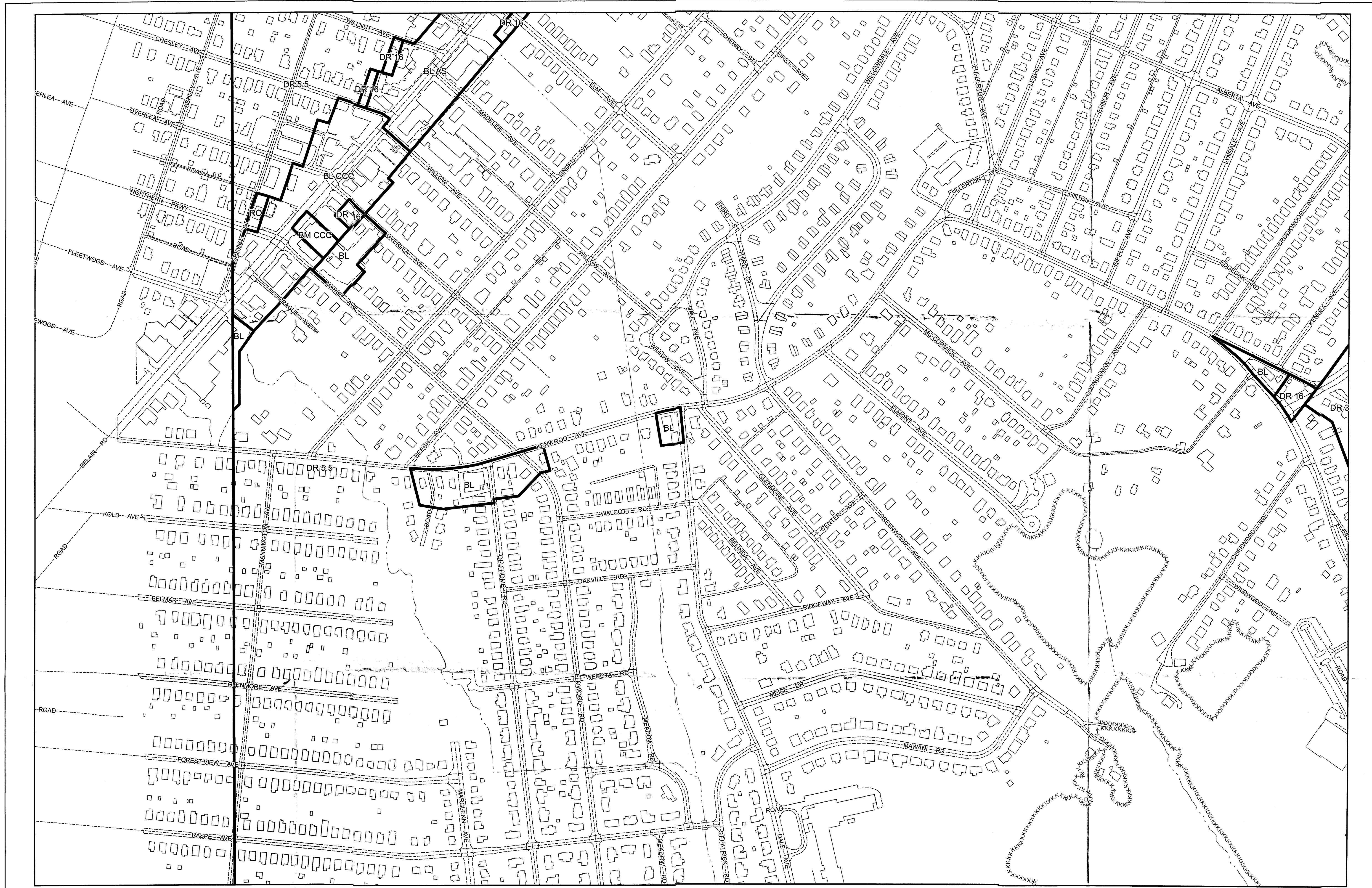
2. AERIAL

3. ZONING MAP

4. MEMO TO STEPHEN WEBER/

PLEASE REVIEW STADIUM PARKING
AND PROPOSAL GENERALLY WITH RESPECT
TO TRAFFIC ACCESS





Plan Sheet: 081B3

Note: 32-3-202 of the Baltimore County, 2003 Code establishes Section 319 geodatabase. This map represents the actions of the the zoning County Council on August 31, 2004 (Bills 82-04, 83-04, Baltimore-04, 86-04, 87-04, 88-04, and 89-04) effective September 84-04, 88-04, 89-04, and 89-04) effective September 3, 2004.

Legend

- Zoning
- Buildings
- Streams
- Roads
- Vegetation

Baltimore County Office of Planning and Zoning Official Zoning Map

081B2	081C2	082A2	082B2
081B3	081C3	082A3	082B3
089B1	089C1	090A1	090B1

Scale

1" = 200'

0 100 200 400 Feet

1

Data Sources:
Planometric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004

Tan Dun

FAX

410 296-2131



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 14 **Account Number -** 1405077100

Owner Information

Owner Name: KUSSROW CAROLYN M
 SAUNDERS ALBERT A
Use: COMMERCIAL
Principal Residence: NO
Mailing Address: 1306 MURGATROYO RD
 FALLSTON MD 21047-1836
Deed Reference: 1) /13827/ 563
 2)

Location & Structure Information

Premises Address 6804 BELAIR RD
Legal Description LT 195,196 PT 194
 6804 BELAIR RD WS
 OVERLEA

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assesment Area	Plat No:
81	15	748					195	1	Plat Ref: 2/ 77

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000	1,800 SF	16,199.00 SF	20

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments As Of 07/01/2004	As Of 07/01/2005
Land:	187,700	187,700		
Improvements:	93,400	99,600		
Total:	281,100	287,300	283,166	285,232
Preferential Land:	0	0	0	0

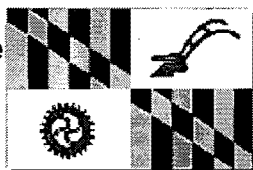
Transfer Information

Seller: SAUNDERS ALBERT	Date: 06/17/1999	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /13827/ 563	Deed2:
Seller: SLAGLE ALLEN F	Date: 04/01/1994	Price: \$230,000
Type: IMPROVED ARMS-LENGTH	Deed1: /10440/ 495	Deed2:
Seller: ESSO STANDARD OIL CO	Date: 10/04/1985	Price: \$150,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 7005/ 443	Deed2:

Exemption Information

The
Baltimore
County

Council



Legislative Session Agendas



Tentative Agendas as published in advance of upcoming and recent legislative sessions of the Baltimore County Council.

Legislative Session 2005- 2006

January 3, 2005 Legislative Day
No. 1

January 18, 2005 Legislative Day
No. 2

February 7, 2005 Legislative Day
No. 3

February 22, 2005 Legislative Day
No. 4

March 7, 2005 Legislative Day No.
5

March 21, 2005 Legislative Day
No. 6

April 4, 2005 Legislative Day No. 7

April 18, 2005 Legislative Day No.
8

May 2, 2005 Legislative Day No. 9

May 16, 2005 Legislative Day No.
10

May 26, 2005 Legislative Day No.
11

June 6, 2005 Legislative Day No.
12

June 20, 2005 Legislative Day No.
13

July 5, 2005 Legislative Day No.
14

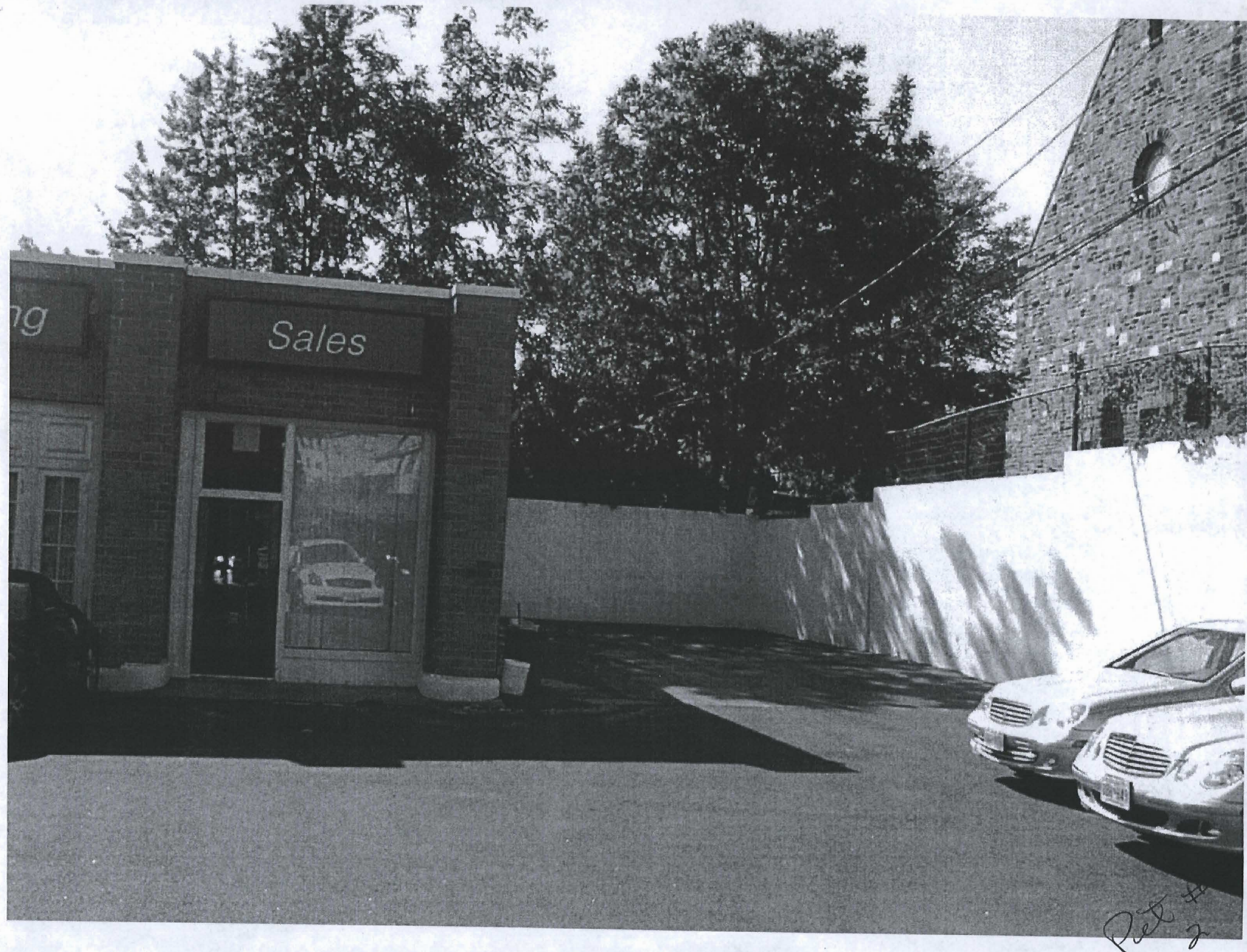
August 1, 2005 Legislative Day
No. 15

September 6, 2005 Legislative
Day No. 16

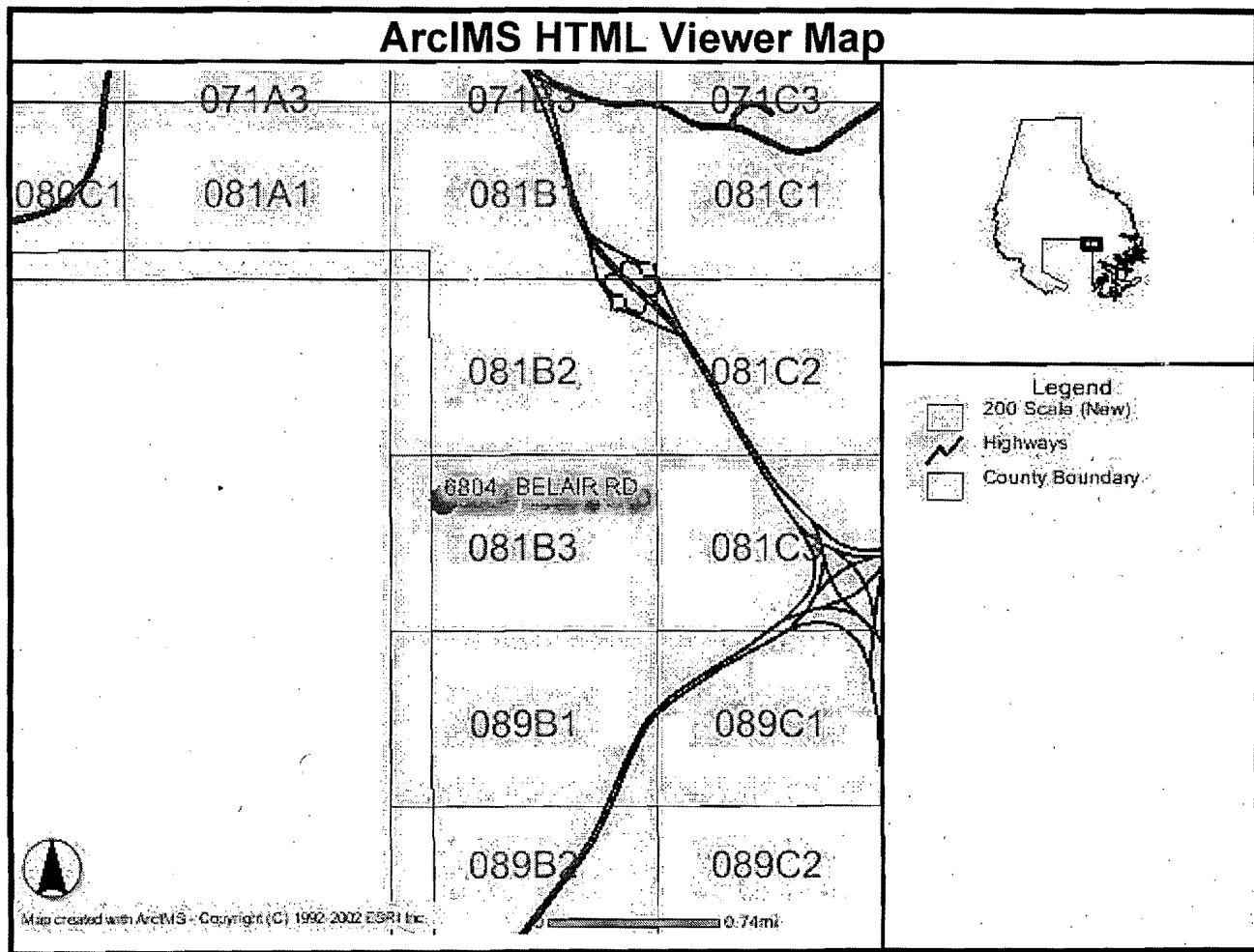
September 19, 2005 Legislative



05/06/04



Pet #
2



CASE NAME 6804 Belair Rd.
CASE NUMBER 05-558-SPHXA
DATE 6/21/05

[illegible]

**OVERLEA COMMUNITY ASSOCIATION**

2 Willow Avenue • Baltimore, Maryland 21206

June 8, 2005

Baltimore County Zoning Review
Room 111
111 West Chesapeake Avenue
Baltimore, MD 21204

Atten: Case 05-588-SPHXA; N/E Corner of Belair Road and Northern Parkway

Dear Zoning Officer:

It has come to our attention that the Contract Purchaser, Rental Leasing Service, would like to have a special exception to allow a car rental agency/garage service and would also like to obtain a waiver to the landscape requirements regarding frontage and streetscape, parking lots and open space and to obtain a waiver to the open space requirement.

The Overlea Community Association has no objection for the use of rental car agency to be permitted only. We do not want to see a car rental agency that includes trucks, Uhauls, rent-a-wrecks or a storage facility for damaged cars. In addition, we are against this site being utilized as a car repair/service center/gas pumps for these vehicles due to environmental concerns. All cars on the property must be properly registered and tagged. Any variance granted for this site can not be utilized in the future as a new/used car business.

Due to the high volume of traffic along Belair Road, we do not want the cars to be able to exit onto Belair Road. This should be an entrance only with the exit being onto Northern Parkway.

Regarding the waiver of the landscape requirements, the Association would like to see some sort of streetscape and frontage improvements incorporated into the layout to screen the car rental agency from the residential neighborhood and would be an amenity along the Belair Road corridor. The majority of the site is approximately 100% impervious and is improved with a building and blacktop. The Association has no objection to waive the landscape requirements to parking lots and open space.

The Overlea Community Association has been working diligently with the City, State and County agencies on improving the streetscape along Belair Road and any greening and landscaping improvements to this site would be beneficial to the community and to enhance the streetscape of businesses locating along this corridor.

Sincerely,

Pete Definbaugh
President

Pete #2



06/01/2005

Ref #3

Verified

People's Counsel Exhibits

- ✓ 1. Bill # 122-05
- ✓ 2. Agenda Final
- ✓ 3. Case No. 05-176-SP1+XA

P.C. #1

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2005, Legislative Day No. 19

Bill No. 122-05

Mr. T. Bryan McIntire, Councilman

By the County Council, October 17, 2005

AN ACT concerning

Neighborhood Car Rental Agencies

FOR the purpose of amending the Zoning Regulations in order to define a Neighborhood Car Rental Agency; designating the zones in which car rental agencies are permitted; specifying the services permitted at car rental agencies; specifying certain restrictions; requiring compliance with parking regulations; and generally relating to neighborhood car rental agencies.

BY adding

Section 101, the definition of Neighborhood Car Rental Agency, and Sections 206.3.A.3.b.(14), 209.3.C.6., 210.3.A.15, 253.1.A.57, 408A, and 409.6.2., the neighborhood car rental agency use parking requirement
Baltimore County Zoning Regulations, as amended

BY repealing and re-enacting, with amendments

Sections 230.9 and 241.1
Baltimore County Zoning Regulations as amended

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike-out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE

PASSED 6. Res. 167-05 - Mr. Olszewski - Community Legacy Application - Dundalk Renaissance Corporation

PASSED 7. Appointment - Mr. Bartenfelder(By Req.) - (2) - Design Review Panel

PASSED 8. Reappointments - Mr. Bartenfelder(By Req.) - (3) - Design Review Panel

AGENDA - FINAL

**LEGISLATIVE SESSION 2005, LEGISLATIVE DAY NO. 21
NOVEMBER 21, 2005 - 7:00 P.M.**

**CEB = CURRENT EXPENSE BUDGET
BY REQ. = AT THE REQUEST OF THE COUNTY EXECUTIVE
PAM = PASSED AS AMENDED**

A. MOMENT OF SILENT MEDITATION

PLEDGE OF ALLEGIANCE TO THE FLAG - Led by Boy Scout Troop #26

B. APPROVAL OF JOURNAL - Meeting of October 17, 2005

C. ENROLLMENT OF BILLS - 111-05, 112-05, 113-05, 114-05, 116-05, 117-05 & 119-05

D. INTRODUCTION OF BILLS

Bill 141-05 - Mr. Bartenfelder(By Req.) - CEB - Department of Corrections Commissary Account

Bill 142-05 - Mr. Bartenfelder(By Req.) - CEB - BJA Block Grant/Year VIII Program

Bill 143-05 - Mr. Bartenfelder(By Req.) - CEB - BJA Block Grant/Year IX Program

Bill 144-05 - Mr. Bartenfelder(By Req.) - CEB - Hazard Mitigation Grant Program

Bill 145-05 - Mr. Bartenfelder(By Req.) - CEB - Baltimore County Living Program

Bill 146-05 - Councilmembers Moxley, Gardina, McIntire, Kamenetz & Oliver - Temporary Storage Units

Bill 147-05 - Councilmembers Moxley & Olszewski - Adequate Public Facilities

E. CALL OF BILLS FOR FINAL READING AND VOTE

P.C.#3

IN THE MATTER OF
THE APPLICATION OF
SYLVAN CORNBLATT – LEGAL OWNER:
ENTERPRISE LEASING CO. -PETITIONERS
FOR SPECIAL HEARING, SPECIAL
EXCEPTION AND VARIANCE ON PROPERTY
LOCATED ON THE NE/S REISTERSTOWN RD
58' NW OF C/L OF HARDEN AVENUE
(9619 REISTERSTOWN ROAD)

3RD ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT

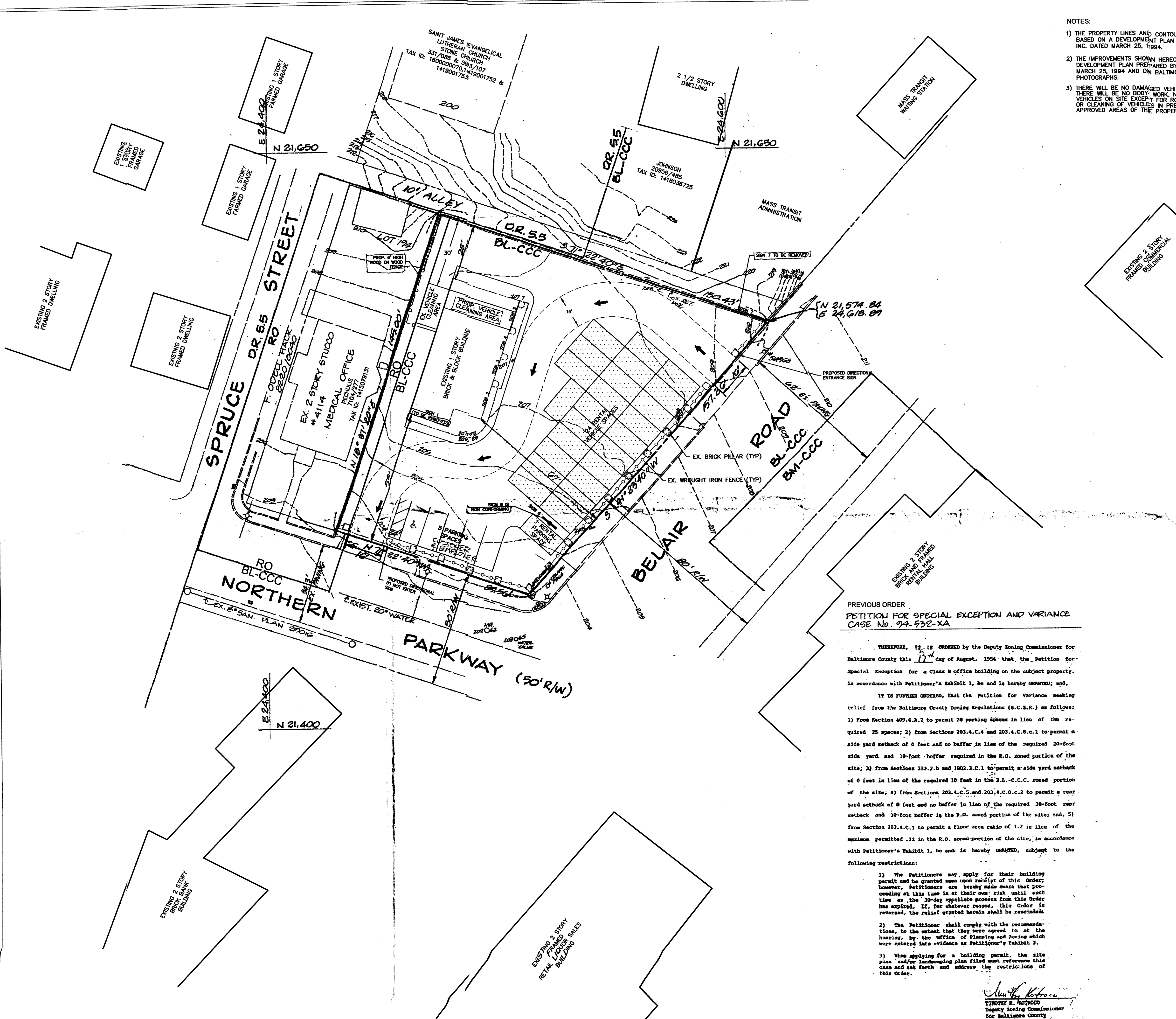
* * * * *

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* Case No. 05-176-SPHXA
*
* * * * *

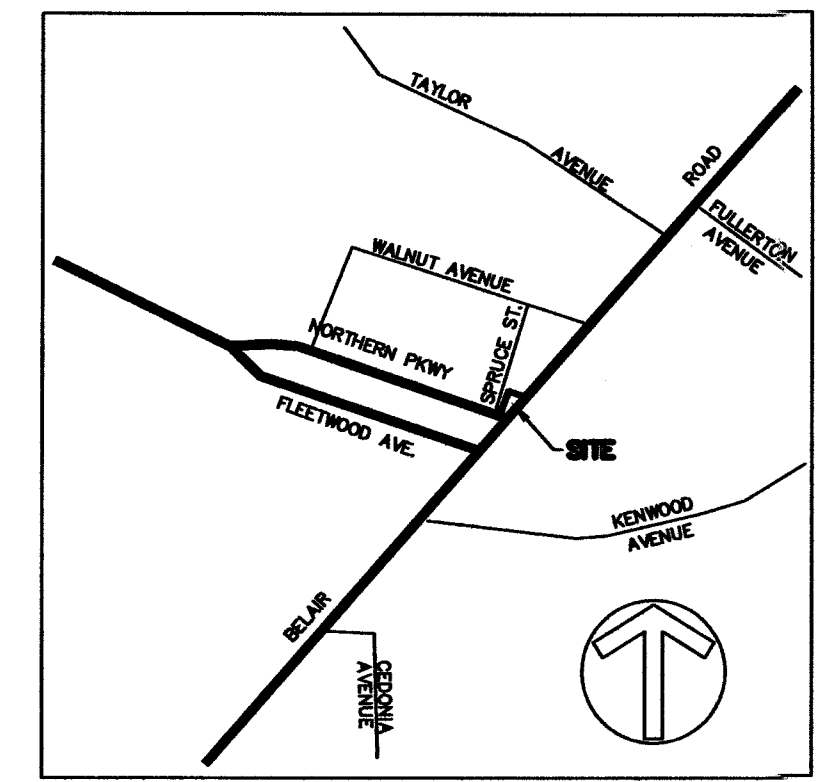
OPINION

This matter is before the Board on an appeal from a decision of the Deputy Zoning Commissioner (DZC) in which he granted Petitions for Special Hearing, Special Exception and Variance for property owned by Sylvan L. Cornblatt. The property which is the subject of this request is located at 9619 Reisterstown Road in Baltimore County. It is zoned B.L. and D.R. 3.5. The Petitioners are requesting a variance from § 1B01.1.B.1 of the *Baltimore County Zoning Regulations* (BCZR) to permit a residential transition area (RTA) setback and buffer of as little as 13 feet in lieu of the required 50-foot buffer and 75-foot setback respectively. In addition, special exception is requested pursuant to § 230.13 of the BCZR to permit an automotive service garage (in reality, a rental car facility) in a B.L. zone. Finally, Petitioner is requesting a special hearing to permit business parking in a residential zone in accordance with § 409.8.B of the BCZR subject to compliance with § 409.7.B.2, and to permit parking for the proposed service garage (rental vehicles in operating condition only) in the parking permitted in the residential zone.

Petitioners were represented by Matthew H. Azrael, Esquire, and Appellant, Office of People's Counsel, by Peter Max Zimmerman. A hearing was held on March 23, 2005. Public deliberation was held on May 12, 2005.



- NOTES:
- 1) THE PROPERTY LINES AND CONTOUR LINES SHOWN HEREON WAS BASED ON A DEVELOPMENT PLAN PREPARED BY APR ASSOCIATES, INC. DATED MARCH 25, 1994.
 - 2) THE IMPROVEMENTS SHOWN HEREON WERE BASED ON THE DEVELOPMENT PLAN PREPARED BY APR ASSOCIATES, INC. DATED MARCH 25, 1994 AND ON BALTIMORE COUNTY AERIAL PHOTOGRAPHS.
 - 3) THERE WILL BE NO DAMAGED VEHICLES STORED ON THE PREMISES. THERE WILL BE NO BODY WORK, NO REPAIRING OR FUELING OF VEHICLES ON SITE EXCEPT FOR ROUTINE MAINTENANCE, WASHING OR CLEANING OF VEHICLES IN PREPARATION FOR RENTAL WITHIN THE APPROVED AREAS OF THE PROPERTY.



- STE DATA:
- 1) OWNER/S: CAROLYN KUSSROW & ALBERT SAUNDERS
 - 2) OWNER/S ADDRESS: 1308 MURKATROY ROAD FALLSTON, MARYLAND 21047
 - 3) CONTRACT PURCHASER/LESSEE: RENTAL LEASING SERVICES
 - 4) CONTRACT PURCHASER/LESSEE ADDRESS: 105 MAIN STREET LAUREL, MARYLAND 20707
 - 5) DEED REFERENCE: 13827/563
 - 6) PLAT REFERENCE: PT LOT 194, 195 & 196 OVERLEA 2/77
 - 7) TAX ACCOUNT NO.: 1405077100
 - 8) TAX MAP: 81 GRID: 15 PARCEL: 748
 - 9) ZONING MAP: 081B3
 - 10) ZONING: BL-CCC AREA = 16,400 SF RO AREA = 1,000 SF
 - 11) PARKING REQUIRED: 1,344 SQ. FT./1000 X 3 = 5 SPACES
 - 12) PARKING PROVIDED: (36) 8.5' x 18' SPACES
 - 13) CUSTOMER SPACES: 25
 - 14) RENTAL VEHICLE SPACES: 25
 - 15) NO VEHICLES WITH A GROSS WEIGHT IN EXCESS OF 7,000 POUNDS ARE PERMITTED
 - 16) VEHICLE CLEANING IS RESTRICTED TO 8:00 AM TO 7:00 PM
 - 17) FLOOR AREA RATIO: ALLOWED: 4.0 PROPOSED: BL-CCC: 1,750 SF/16,400 SF = 0.12 RO: N/A
 - 18) AMENITY OPEN SPACE REQUIRED: BL-CCC: 1,750 SF x 0.2 = 350 SF RO: N/A PROVIDED: BL-CCC: -0- SF RO: N/A
 - 19) PREVIOUS HEARINGS, CRG, DRC, AND WAIVERS CRG APPROVED THE SITE AS A ROYAL FARM STORE ON 12/12/91. NO. 91304 & XIV-309
- DRC GRANTED A LIMITED EXEMPTION ON 3/17/94 FOR CONSTRUCTION OF A ONE STORY ADDITION. DRC NO. 94-532-XA
- A SPECIAL EXCEPTION AND VARIANCE WAS GRANTED ON 8/17/94 AND SHOWN HEREON. CASE NO.: 94-532-XA

- SIGN DATA:
- SIGN NO. 1: 4' H X 15' W ILLUMINATED WALL MOUNTED (TO BE REMOVED)
- SIGN NO. 2: 3' H X 15' W ILLUMINATED WALL MOUNTED
- SIGN NO. 3: 2.7' H X 8' W ILLUMINATED WALL MOUNTED
- SIGN NO. 4: 8' H X 8' W DOUBLE-SIDED ILLUMINATED FREESTANDING 20' HIGH (NON CONFORMING)
- SIGN NO. 5: 3' H X 15' W SINGLE-FACE NON-ILLUMINATED FREESTANDING 15' HIGH (TO BE REMOVED)

PREVIOUS ORDER
PETITION FOR SPECIAL EXCEPTION AND VARIANCE
CASE NO. 94-532-XA

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of August, 1994 that the Petition for Special Exception for a Class B office building on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

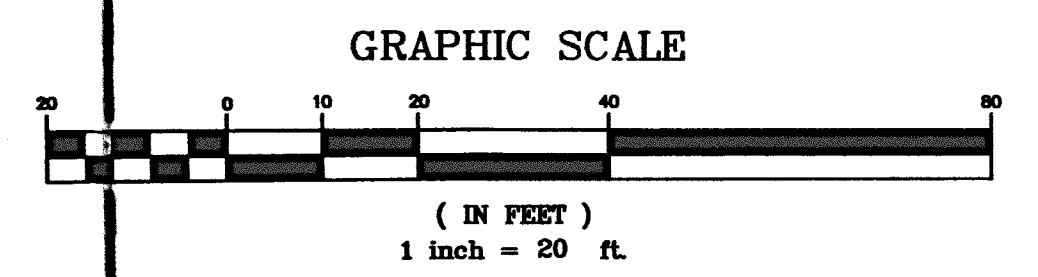
IT IS FURTHER ORDERED, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

- 1) From Section 409.6.A.2 to permit 20 parking spaces in lieu of the required 25 spaces;
- 2) From Sections 203.4.C.4 and 203.4.C.8.c.1 to permit a side yard setback of 0 feet and no buffer in lieu of the required 20-foot side yard and 10-foot buffer required in the R.O. zoned portion of the site;
- 3) From Sections 232.2.b and 1902.3.C.1 to permit a side yard setback of 0 feet in lieu of the required 10 feet in the B.L.-C.C.C. zoned portion of the site;
- 4) From Sections 203.4.C.5 and 203.4.C.8.c.2 to permit a rear yard setback of 0 feet and no buffer in lieu of the required 30-foot rear setback and 10-foot buffer in the R.O. zoned portion of the site; and,
- 5) From Section 203.4.C.1 to permit a floor area ratio of 1.2 in lieu of the maximum permitted .33 in the R.O. zoned portion of the site, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall comply with the recommendations, to the extent that they were agreed to at the hearing, by the Office of Planning and Zoning which were entered into evidence as Petitioner's Exhibit 3.
- 3) When applying for a building permit, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

Thomas A. Korman
THOMAS A. KORMAN
Deputy Zoning Commissioner
for Baltimore County

SPECIAL HEARING REQUESTS:
APPROVE SITE PLAN TO ASSURE COMPLIANCE THAT THE SITE COMPLIES WITH THE REQUIREMENTS OF THE NEIGHBORHOOD CAR RENTAL AGENCY STANDARDS AS ESTABLISHED BY BILL 122-05 ADOPTED BY THE BALTIMORE COUNTY COUNCIL AND SPECIFICALLY TO AFFIRM FINDING THAT THE 128 SQUARE FOOT FREE STANDING SIGN IS AFFIRMED AS NON-CONFORMING USE AND THAT IT BE SUBJECT THE ABATEMENT PROVISIONS OF BCCR 450.8.D. AND TO AFFIRM THE STADIUM PARKING REQUIREMENTS AS PREVIOUSLY APPROVED BY THE ZONING COMMISSIONER.



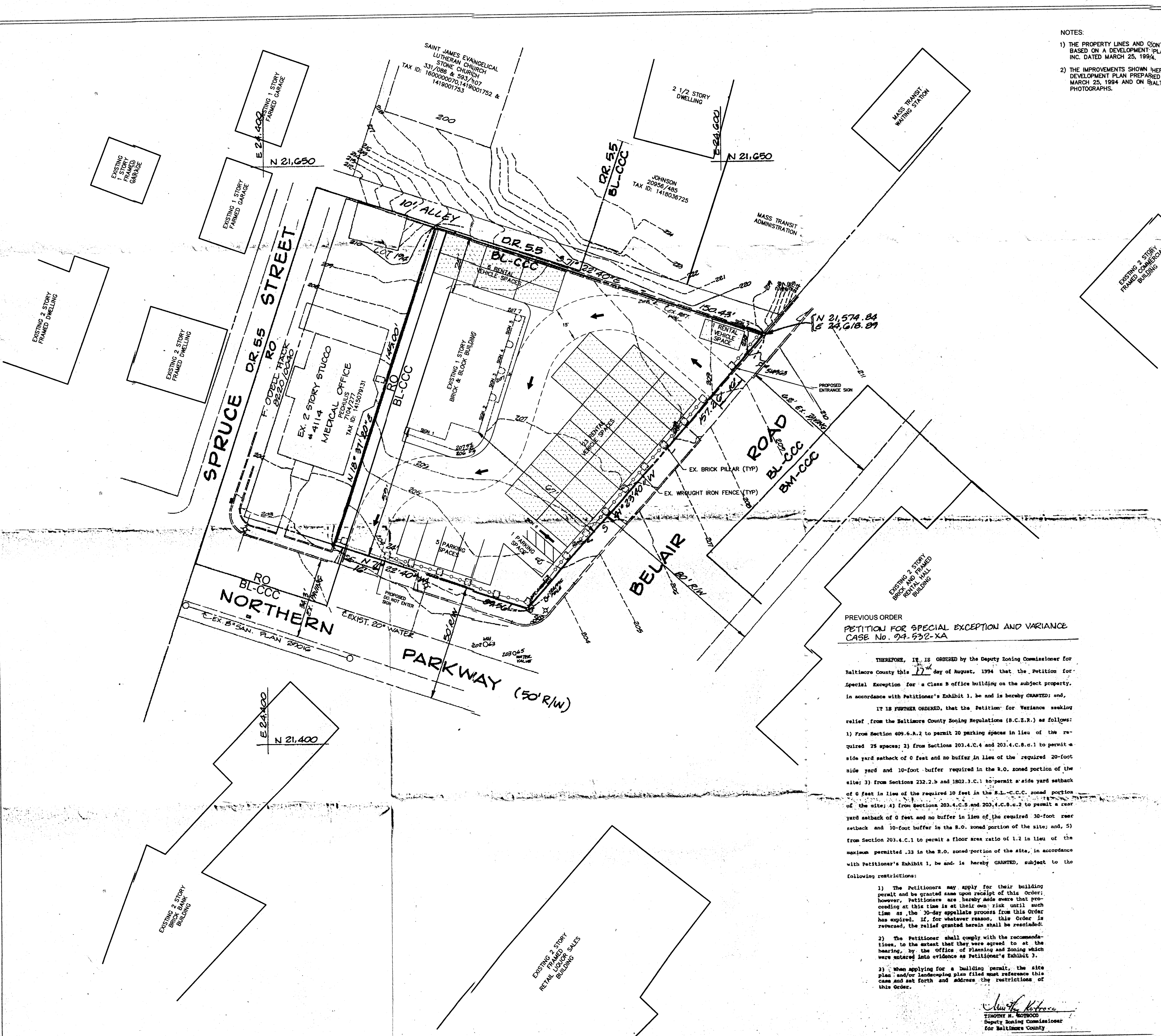
kjWellsInc
1005 NEW CUT ROAD
KINGSTON, MARYLAND 21087
(410) 592-6800

Land Surveying & Site Planning

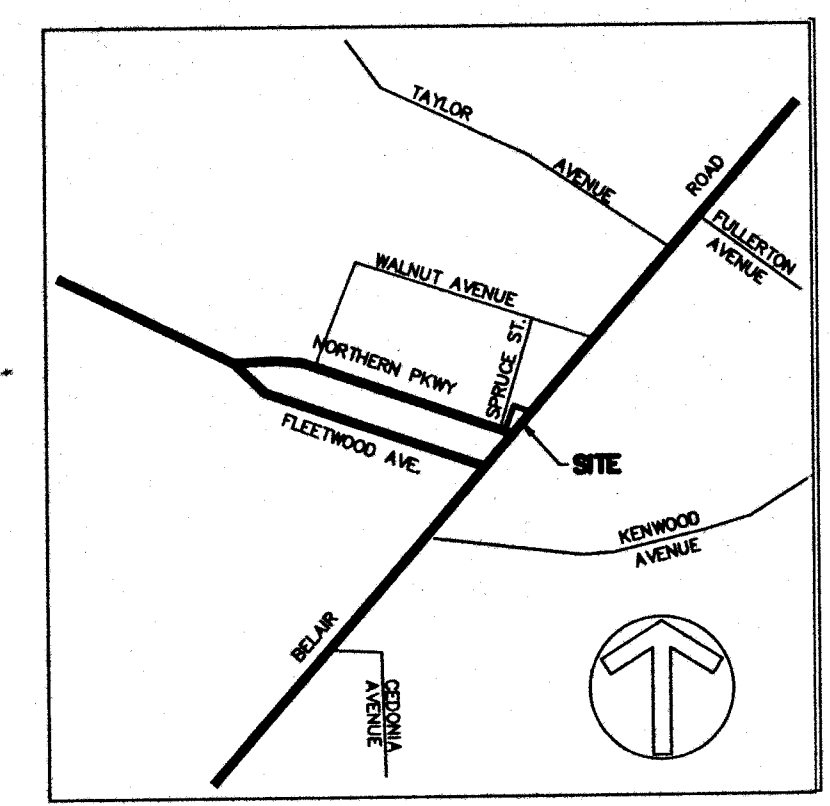
**PLAN TO ACCOMPANY A PETITION
FOR A SPECIAL HEARING AND
VARIANCE HEARING**

DRAWN BY: KJW
CHECKED BY: KJW
DATE: 4/19/2005
PROJECT NO.: 2005-015
SHEET 1 OF 1

8804 BELAIR ROAD
BALTIMORE COUNTY, MARYLAND
14th ELECTION DISTRICT 6th COUNTY COUNCIL DISTRICT



NOTES:
1) THE PROPERTY LINES AND CONTOUR LINES SHOWN HEREON WAS BASED ON A DEVELOPMENT PLAN PREPARED BY APR ASSOCIATES, INC. DATED MARCH 25, 1994.
2) THE IMPROVEMENTS SHOWN HEREON WERE BASED ON THE DEVELOPMENT PLAN PREPARED BY APR ASSOCIATES, INC. DATED MARCH 25, 1994 AND ON BALTIMORE COUNTY AERIAL PHOTOGRAPHS.



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4) CONTRACT PURCHASER/LESSEE ADDRESS: 105 MAIN STREET LAUREL, MARYLAND 20707
5) DEED REFERENCE: 13927/563
6) PLAT REFERENCE: PT LOT 194, 195 & 196 OVERLEA 2/77
7) TAX ACCOUNT NO.: 1405077100
8) TAX MAP: 81 GRID: 15 PARCEL: 748
9) ZONING MAP: 08163
10) ZONING: BL-CCC AREA = 16,400 SF RO AREA = 1,000 SF
11) PARKING REQUIRED: 1750 SQ. FT./1000 X 3.3 = 6 SPACES
12) PARKING PROVIDED: (36) 8.5' x 18' SPACES 6 STANDARD SPACES 30 RENTAL VEHICLE SPACES
13) FLOOR AREA RATIO: ALLOWED: 4.0 PROPOSED: BL-CCC: 1750 SF/16,400 SF = 0.12 RO: N/A
14) AMENITY OPEN SPACE REQUIRED: BL-CCC: 1,750 SF x 0.2 = 350 SF RO: N/A PROVIDED: BL-CCC: -0- SF RO: N/A
15) PREVIOUS HEARINGS, ORG. DRC, AND WAIVERS ORG APPROVED THE SITE AS A ROYAL FARM STORE ON 12/12/91. NO.: 91304 & XIV-309
DRC GRANTED A LIMITED EXEMPTION ON 3/17/94 FOR CONSTRUCTION OF A ONE STORY ADDITION. DRC NO.: 031445, 1466
A SPECIAL EXCEPTION AND VARIANCE WAS GRANTED ON 8/17/94 AND SHOWN HEREON. CASE NO. 94-532-XA

SIGN DATA:
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SIGN NO. 2: 3' H X 15' W ILLUMINATED WALL MOUNTED
SIGN NO. 3: 3' H X 8' W ILLUMINATED WALL MOUNTED
SIGN NO. 6: 8' H X 8' W DOUBLE-SIDED ILLUMINATED FREESTANDING 20' HIGH
SIGN NO. 7: 3' H X 16' W SINGLE-FACE NON-ILLUMINATED FREESTANDING 15± HIGH

PREVIOUS ORDER
PETITION FOR SPECIAL EXCEPTION AND VARIANCE
CASE NO. 94-532-XA

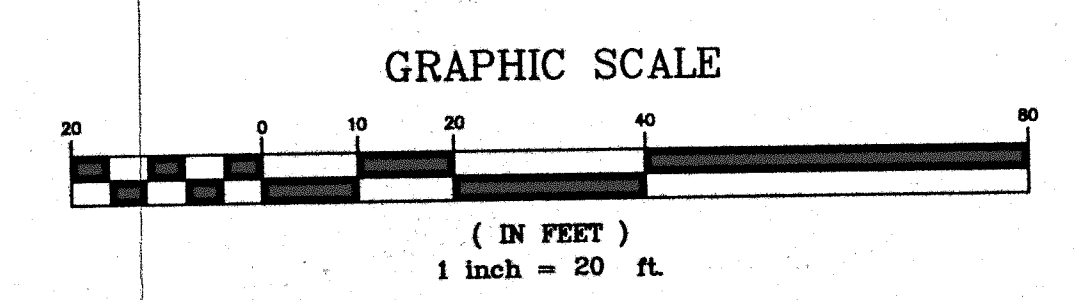
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of August, 1994 that the Petition for Special Exception for a Class B office building on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and, IT IS FURTHER ORDERED, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:
1) From Section 409.6.A.2 to permit 20 parking spaces in lieu of the required 25 spaces; 2) from Sections 203.4.C.4 and 203.4.C.8.c.1 to permit a side yard setback of 0 feet and no buffer in lieu of the required 20-foot side yard and 10-foot buffer required in the R.O. zoned portion of the site; 3) from Sections 232.2.b and 1802.3.C.1 to permit a side yard setback of 0 feet in lieu of the required 10 feet in the R.O.-C.C.C. zoned portion of the site; 4) from Sections 203.4.C.5 and 203.4.C.8.c.2 to permit a rear yard setback of 0 feet and no buffer in lieu of the required 30-foot rear setback and 10-foot buffer in the R.O. zoned portion of the site; and, 5) from Section 203.4.C.1 to permit a floor area ratio of 1.2 in lieu of the maximum permitted .33 in the R.O. zoned portion of the site, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioner shall comply with the recommendations, to the extent that they were agreed to at the hearing, by the Office of Planning and Zoning which were entered into evidence as Petitioner's Exhibit 3.
- 3) When applying for a building permit, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

SPECIAL EXCEPTION REQUEST:
1) TO USE THE HEREON PROPERTY FOR A CAR RENTAL AGENCY/GARAGE PURSUANT TO SECTION 230.13 OF THE BCZR.

VARIANCE REQUESTS:
1) TO ALLOW STADIUM PARKING CONFIGURATION TO PARK RENTAL VEHICLES. (409.4.B.12.12)
2) TO CONTINUE TO ALLOW A WALL MOUNTED ILLUMINATED SIGN (NO. 1) HAVING AN AREA OF 60 SQUARE FEET IN LIEU OF THE MAXIMUM AREA OF 36 SQUARE FEET PURSUANT TO SECTION 450.4.E OF THE BCZR.
3) TO CONTINUE TO ALLOW FOUR WALL MOUNTED ILLUMINATED SIGNS (NO'S. 2-5) HAVING A TOTAL AREA OF 111 SQUARE FEET IN LIEU OF THE MAXIMUM AREA OF 106 SQUARE FEET PURSUANT TO SECTION 450.4.E OF THE BCZR.
4) TO CONTINUE TO ALLOW AN EXISTING FREESTANDING DOUBLE-FACED ILLUMINATED SIGN HAVING A TOTAL AREA OF 128 SQUARE FEET AND BEING 20 FEET HIGH IN LIEU OF THE MAXIMUM AREA OF 75 SQUARE FEET PURSUANT TO SECTION 450.4.E OF THE BCZR.
5) TO CONTINUE TO ALLOW A SECOND FREESTANDING SINGLE-FACED NON-ILLUMINATED SIGN (NO. 7) HAVING AN AREA OF 48 SQUARE FEET AND BEING 15' ± HIGH IN LIEU OF ONE SIGN ALLOWED PURSUANT TO SECTION 450.4.F OF THE BCZR.

SPECIAL HEARING REQUESTS:
1) TO WAIVE THE LANDSCAPE REQUIREMENTS WITH RESPECT TO FRONTAGE AND STREETSCAPE (CONDITION 'A'), PARKING LOTS (CONDITION 'B') AND OPEN SPACE (CONDITION 'R') AS SPECIFIED IN THE LANDSCAPE MANUAL AND PURSUANT TO SECTION 409.8 OF THE BCZR.
2) TO WAIVE THE AMENITY OPEN SPACE REQUIREMENT PURSUANT TO SECTION 232A.4 OF THE BCZR.



kjwellsinc
7403 NEW CUT ROAD
KINGSVILLE, MARYLAND 21087
(410) 592-6800

Land Surveying & Site Planning

SEAL

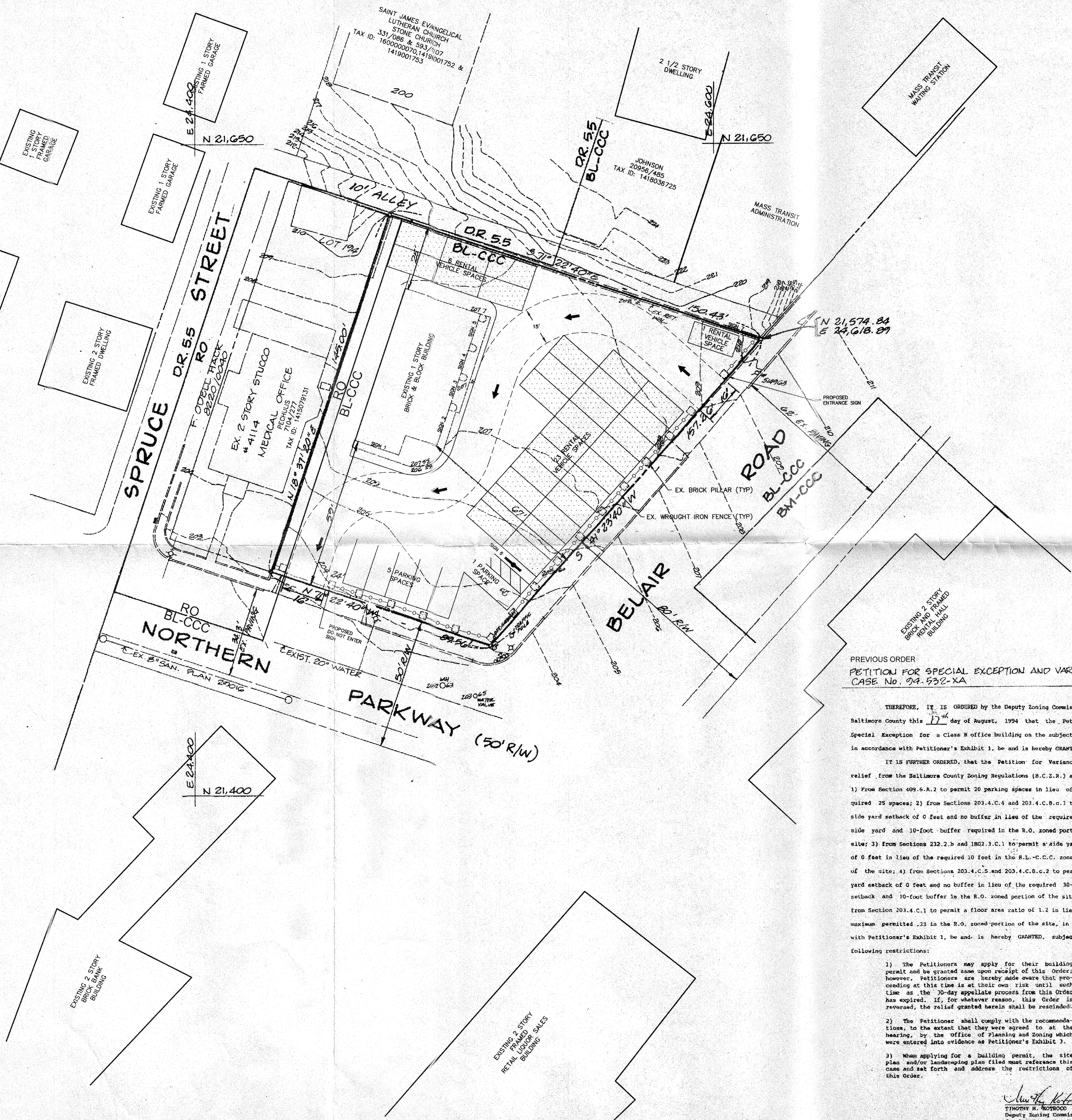
REVISIONS:
NO. DATE

PLAN TO ACCOMPANY A PETITION
FOR A SPECIAL EXCEPTION, VARIANCES
AND SPECIAL HEARING

6804 BELAIR ROAD
BALTIMORE COUNTY, MARYLAND
14th ELECTION DISTRICT

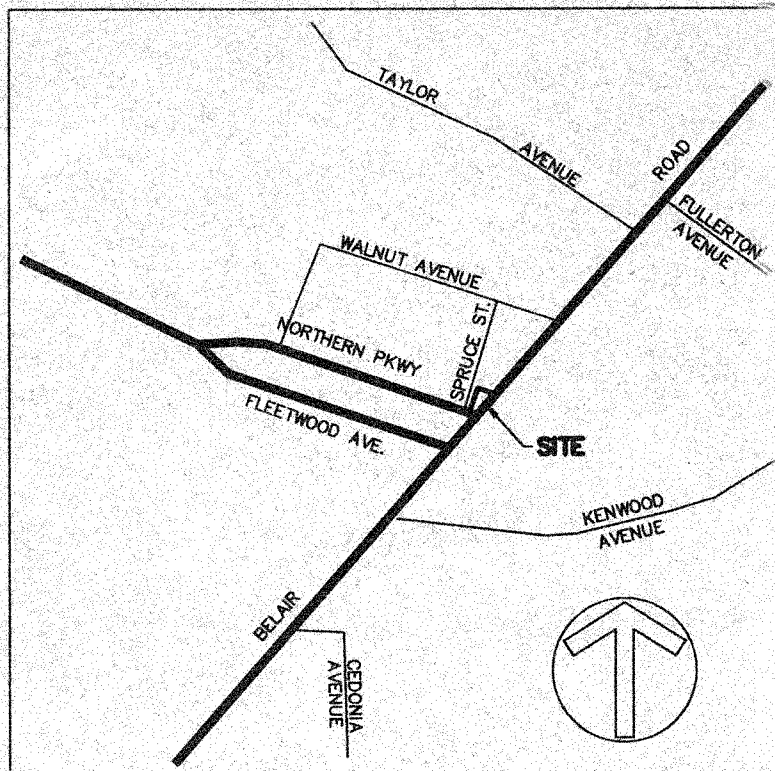
DRAWN BY: KJW
CHECKED BY: KJW
DATE: 4/19/2005
PROJECT NO.:
2005-015
SHEET 1 OF 1

05-558-SHX A



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VICINITY MAP
SCALE: 1" = 1000'

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CRG APPROVED THE SITE AS A ROYAL FARM STORE ON 12/12/91. NO.: 91304 & XIV-309
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SIGN NO. 3: 2.7' H X 8' W ILLUMINATED WALL MOUNTED
SIGN NO. 4: 8' H X 8' W DOUBLE-SIDED ILLUMINATED FREESTANDING 20' HIGH
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SPECIAL EXCEPTION REQUEST:

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PREVIOUS ORDER
PETITION FOR SPECIAL EXCEPTION AND VARIANCE
CASE NO. 94-532-XA

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of August, 1994 that the Petition for Special Exception for a Class B office building on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

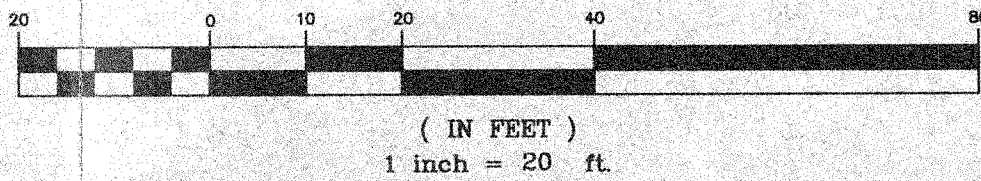
IT IS FURTHER ORDERED, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows:

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John H. Korman
JOHN H. KORMAN
Deputy Zoning Commissioner
for Baltimore County

GRAPHIC SCALE



PLAN TO ACCOMPANY A PETITION
FOR A SPECIAL EXCEPTION, VARIANCES
AND SPECIAL HEARING

DRAWN BY: KJW

CHECKED BY: KJW

DATE: 4/19/2005

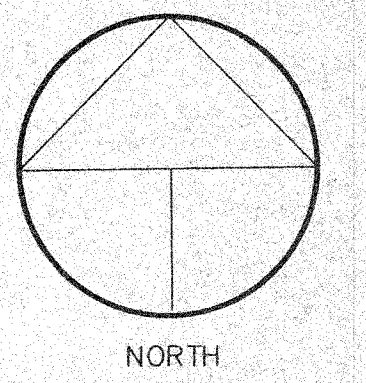
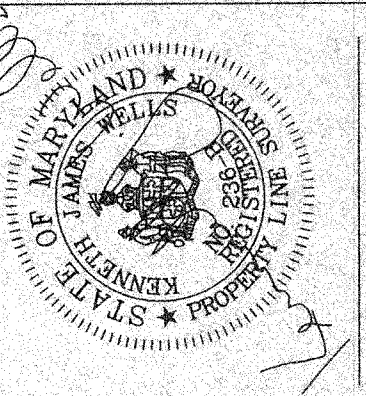
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SHEET 1 OF 1

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Land Surveying & Site Planning



REVISIONS:
NO. DATE