IN RE: PETITION FOR VARIANCE

W/S York Road, 500' N of the c/l

Padonia Road

(9800 York Road)

8<sup>th</sup> Election District

4<sup>th</sup> Council District

Fenwick Properties, LLC, Owners; Valley Motors, Inc., Contract Lessees

- \* BEFORE THE
- \* ZONING COMMISSIONER
- \* OF BALTIMORE COUNTY
- \* Case No. 05-664-A

\* \* \* \* \* \* \* \* \*

\*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Fenwick Properties, LLC, and Valley Motors, Inc., as Contract Lessees, through their attorney, Larry Caplan, Esquire. The Petitioners seek relief from Section 450.4 (Table Section 5.a) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit three wall-mounted signs on one wall in lieu of the permitted two; four total signs on all walls combined, in lieu of the permitted three; and an amendment to the previously approved site plan in Case No. 04-092-A, accordingly. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Karl Pugh, a representative of Valley Motors, Inc., and Larry Caplan, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the west side of York Road, just north of its intersection with Padonia Road in Cockeysville. The property consists of three adjacent parcels, which contain a combined gross area of 8.59 acres, more or less, zoned B.M.-C.C.C. Presently, there are five (5) automobile dealership franchises located on the property, including Audi, Porsche, Subaru, Volkswagen and Mercedes Benz. The site abuts the west side of York Road and the north side of Old Padonia Road

Jate THECEIVED FOR FILING By

WEDEOFFILING 88 and is improved with a two-story car dealership building which houses the Porsche and Audi brand automobiles, and three other showroom and service buildings related to the uses on this site. The property has been the subject of prior zoning cases, the most recent in Case No. 04-092-A, in which the Petitioners sought similar relief for its Volkswagen and Subaru franchises located in its showroom building. By his Order dated October 22, 2003, Deputy Zoning Commissioner John V. Murphy granted relief to allow six (6) wall-mounted signs in lieu of the two permitted and six (6) total on all walls combined in lieu of the three allowed.

The subject of the instant variance request relates to the dealership building which houses the Audi and Porsche franchises. This building is located in the southeastern portion of the site and is accessed by way of two curb cuts leading to either side of the building from York Road. Testimony and evidence offered disclosed that there are currently two signs (Valley Motors and an Audi logo) which are centrally located on the north end of the building (see Petitioner's Exhibit 3). On behalf of the Petitioners, Mr. Kaplan explained Valley Motors, Inc. is required by its contract with Porsche to post and update the signage they display in keeping with new sales campaigns and Operating without the designated sign package will present practical corporate directives. difficulties and undue hardship to the Petitioners. In this regard, the Petitioners submitted into evidence as Petitioner's Exhibit 1, a letter from Porsche Cars North America, Inc., indicating that the Porsche of Hunt Valley Dealership and Service Agreement is in jeopardy and will expire on January 31, 2006 unless certain "Porsche" signs are posted on the building. In keeping with its contract obligations, the Petitioners propose placing one Porsche identification sign on the front of the building and one Porsche logo service sign at the eastern end of the south building wall, opposite the neighboring Chinese restaurant. This will result in there being four total wallmounted signs on the building; three on the front wall and one on the side. Section 450.4, Table Section 5(a) of the B.C.Z.R. limits the total number of wall-mounted signs to three and total number of signs per building face to two. Thus, the requested variance relief and amendment is necessary in order to proceed. It was indicated that these additional signs would assist in providing direction for northbound customers and avoid confusion when entering the site. In this regard,

testimony indicated that although the two-car dealership building is one structure, it appears to the traveler on York Road to be two separate enterprises. This effect is achieved by a circular projection incorporated in the front face of the building, which separates the Porsche and Audi dealerships. Mr. Caplan submitted elevation drawings (Petitioner's Exhibit 5) depicting the placement and composition of the proposed signs along the front and side of the building.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. In my judgment, the Petitioners have satisfied the requirements of Section 307.1 of the B.C.Z.R. as they relate to the grant of variances. There were no adverse comments submitted by any County reviewing agency and no one voiced any opposition to the proposal. The combined use of this one building by two separate automobile dealerships makes for a peculiar signage situation. Each dealer must be identified and each must display the logo so familiar to the public to be effective for the public to be able to locate each while traveling along this congested portion of York Road. The new signs will be compatible with the existing signs and meet all County regulations for area, construction and mounting and are consistent with the nature and use of the subject property, and commercial character of the surrounding locale. Moreover, the proposed signs will assist in directing traffic, tend to avoid confusion and promote safety. Customers choosing the wrong entrance would be tempted to re-enter York Road to travel to the desired service/dealership location. I also find that for the dealership not to follow the agreement for signage and become corporate compliant would impose a server hardship on the Petitioners. Finally, I find that these variances can be granted in strict harmony with the spirit and intent of the sign regulations, without detriment to the health, safety or general welfare of the surrounding locale. For all of these reasons, I am persuaded to grant the requested variance.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County day of September 2005 that the Petition for Variance seeking relief from Section 450.4 (Table Section 5(a) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit three wall-

mounted signs on one wall in lieu of the permitted two and four total signs on all walls combined, in lieu of the permitted three, and approval of an amendment to the previously approved site plan in Case No. 04-092-A, in accordance with Petitioner's Exhibit 5, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their sign permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

Zoning Commissioner

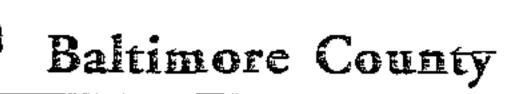
Zoning Commissioner for Baltimore County

WJW:bjs

## Zoning Commissioner

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





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

September 8, 2005

Larry Caplan, Esquire 400 Redland Court, Suite 110 Owings Mills, Maryland 21117

RE: PETITION FOR VARIANCE

W/S York Road, 500' N of the c/l Padonia Road

(9800 York Road)

8<sup>th</sup> Election District – 4<sup>th</sup> Council District

Fenwick Properties, LLC, Owners; Valley Motors, Inc., Lessees - Petitioners

Case No. 05-664-A

Dear Mr. Caplan:

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

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

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Charles C. Fenwick, Sr., Fenwick Properties, LLC 9800 York Road, Cockeysville, Md. 21030 Mr. Karl Pugh, Valley Motors, Inc. 9800 York Road, Cockeysville, Md. 21030 People's Counsel; Case File





9/15/98

# Pétition for Variance

# to the Zoning Commissioner of Baltimore County

for the property located at 9800 York Road which is presently zoned \_\_\_BM-CCC This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a particle of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a particle of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a particle of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a particle of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a particle of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a particle of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a particle of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a particle of the property situate in Baltimore County and which is described in the description and plat attached hereto and particle of the property situates are particle of the particle of th hereof, hereby petition for a Variance from Section(s) 450,4. Table section 5.a BCZR To permit 3 wall mounted signs on one wall in her of the permitted permitted 2 and 4 total on all walls combined in her of the permitted 3. And to amend the previously approved site plan on case #04-0924 of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Valley Mctors, Inc. is required, by contract, with Porsche to post the requested signs. Operating without the signs will present practical difficulties and undue hardship to Petitioner. Petitioner requests a variance to erect one additional sign on the front of its building and one on the side. 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. Legal Owner(s): Contract Purchaser/Lessee: Fenwick Properties, LLC Valley Motors, Inc. Name - Type or Print Name - Type or Print Signature Charles C. Ferwick, Sr. Signature Charles C. Fenwick, Jr.() 9800 York Road Name - Type or Print Telephone No. Address 21030 Cockeysville, MD Signature Zip Code State City 9800 York Road Attorney For Petitioner: Telephone No. Address 21030 Cockeysville, MD Larry Caplan, Esquire Zip Code State City Name - Type or Print Representative to be Contacted: ignature Karl Pugh ©ompany Name 9800 York Road 401 Washington Avenue, Suite 204 Telephone No. Address Telephone No. Address 410-666-4179 Cockeysville, MD 21030 <del>410-821-635</del>1 21204 Zip Code State Redland OL #110 injs Mylls MD 21117 05-664-A City Zip Code 410 928 2002 OFFICE USE ONLY ESTIMATED LENGTH OF HEARING \_

Reviewed By \_\_\_\_\_

UNAVAILABLE FOR HEARING
Date 6/15/0

I hereby certify that the accompanying property description is a true and accurate description of the property subject to the Petition for Variance filed for 9800 York Road.

LARRY CAPLAN

Attorney at Law

401 Washington Avenue

Suite 204

Towson, Maryland 21204-4804

410-821-6351

New Address: 400 Redland Ct. # 110

Owings Mills, Md, 21117

410-998-2002

### Exhibit A

BEGINNING FOR THE FIRST at a stone marked 8 heretofore set on the west side of the York Road and at the beginning of the last line of a parcel of land which by a deed dated June 14, 1968 and recorded among the Land Records of Baltimore County in Liber OTG No. 4891, folio 582 was conveyed by Morris B. Kempske and wife to Towson Valley Volkswagon, Inc. and running thence and binding on the west side of the York Road North 12 degrees 25 minutes 30 seconds West 378.98 feet to a stone heretofore set at the beginning of the second line of the parcel of land secondly described in a deed dated June 14, 1968 and recorded among the Land Records of Baltimore County in Liber OTG No. 4891, folio 619 was conveyed by Margaret W. Pusey, et al, to Towson Valley Volkswagon, Inc., thence leaving said road and running with and binding on said second line South 77 degrees 28 minutes West 211.92 feet to a stone heretofore set at the end of the third line of a parcel of land which by deed dated July 11, 1968 and recorded among the Land Records of Baltimore County in Liber OTG No. 4901, folio 4, was conveyed by Harry T. Campbell Sons Corporation to Towson Valley Volkswagon, Inc. thence binding reversely on the third and second lines of said parcel of land the two following courses and distances, viz: South 77 degrees 28 minutes West 173.62 feet and South 12 degrees 27 minutes 30 seconds East 133.81 feet to the beginning of a parcel of land which by a Deed dated July 11, 1968 and recorded among the Land Records of Baltimore County in Liber OTG No. 4901, folio 6 was conveyed by Towson Valley Volkswagon, Inc. to Harry T. Campbell Sons Corporation, thence binding reversely on the last line of said parcel of land South 12 degrees 27 minutes 30 seconds East 112.42 feet to intersect the fourth line of a parcel of land which by deed dated June 14, 1968 and recorded among the Land Records of Baltimore County in Liber OTG No. 4891, folio 623 was conveyed by Joseph B. Shock and wife to Towson Valley Volkswagon, Inc. thence running with and binding on a part of said fourth line South 78 degrees 00 minutes East 190.70 feet to intersect the second line of the aforesaid parcel of land which was conveyed by Morris B. Kempske and wife to Towson Valley Volkswagon, Inc., and thence running with and binding on a part of the second line and on the third line of said parcel of land the two following courses and distances, viz: South 12 degrees 27 minutes 30 seconds East 53.51 feet and North 77 degrees 29 minutes East 211.70 feet to the place of beginning. CONTAINING 2.982 acres of land, more or less.

BEGINNING FOR THE SECOND thereof on the westernmost side of the York Turnpike Road at a stone heretofore planted in the last line of the whole parcel of ground conveyed by Samuel Small, et al, to Bennett F. Bussey by Deed dated October 10, 1906 and recorded among the Land Records of Baltimore County in Liber WPC No. 313, folio 1, and running thence along the westernmost side of said Turnpike Road South 15 degrees East 75 feet; thence at right angles to said Turnpike Road South 75 degrees West 212 feet to intersect the first line of said whole tract of land, thence reversing said line and running North 12-1/2 degrees West 155 feet to the place of beginning of said tract of land and thence reversing the last line thereof South 82-1/2 degrees East 226 feet 4 inches to the place of beginning.

FenwickC-Refinance/ExhibitA

1.

BEGINNING FOR THE THIRD thereof on the westernmost side of the York Turnpike Road at the distance of 75 feet from a stone planted on said side of said Turnpike Road and in the last line of said whole parcel of ground conveyed by Samuel Small et al, to Bennett F. Bussey as aforesaid, and running thence at right angles to said Turnpike Road and binding on the southernmost outline of Lot No. 2 as laid down on said plat, South 75 degrees West 212 feet to intersect the first line of said whole tract of land, thence with the said first line South 12-1/2 degrees East 75 feet to the center of a stone marked with the letter "K", thence at right angles to said first line and binding on the northernmost outline of Lot No. 4 as laid down on said Plat, North 75 degrees East 212 feet to a stone marked with the letter "K" on the westernmost side of said Turnpike Road, and thence binding thereon North 15 degrees West 75 feet to the place of beginning.

The lot of ground secondly described comprises Lot Nos. 1 and 2 as shown on the Plat of the land of Robert H. Bussey (heretofore erroneously referred to as a Plat of land of B.F. Bussey) recorded among the Land Records of Baltimore County in Plat Book WPC No. 4, folio 155. The lot thirdly described comprises Lot No. 3 as shown on said plat.

SAVING AND EXCEPTING out of said Lot No. 3 as shown on said Plat about 4 feet extending along the entire south side of said Lot No. 3 the same having been conveyed by William H. Kone to Maggie Kennedy by Deed dated April 2, 1927 and recorded among the Land Records of Baltimore County in Liber WPC No. 642, folio 498, etc.

The improvements on said above two described lots of ground being now or formerly known as No. 9818 York Road.

SAVING AND EXCEPTING out of said three above described lots of ground, 2,998.869 square feet and easements appurtenant thereto, which by Deed dated June 24, 1974 and recorded as aforesaid in Liber EHK, JR No. 5458, folio 506 were granted and conveyed by Towson Valley Volkswagon, Inc. to State of Maryland for the widening of York Road.

BEING the same three lots of ground described in a Deed dated October 15, 1999 from Charles C. Fenwick to Fenwick Properties, LLC, and subject to the restrictions therein, which Deed is recorded among the Land Records of Baltimore County in Liber 14123, folio 449.



BEGINNING for the same at the northwest corner of Lot 1 as shown on the plat of "Land Belonging to Robert H. Bussey" recorded among the Plat Records of Baltimore County in plat book 4 folio 155 thence binding on the westernmost side of Lots 1, 2 and 3 as shown on said plat as now surveyed South 18 degrees 21 minutes 25 seconds East 226.25 feet to the end of the third line described in a deed dated July 11, 1968 recorded among the land records of Baltimore County in Liber 4901 folio 4 was conveyed by Harry T. Campbell Sons Corporation to Towson Valley Volkswagon, Inc., thence binding reversely on said third line South 71 degrees 33 minutes 26 seconds West 173.80 feet thence for lines of division through the lands of the grantor the two following courses and distances viz: (1) North 18 degrees 22 minutes 04 seconds West 289.79 feet (2) South 88 degrees 21 minutes 25 seconds East 185.01 feet to the place of beginning.

Containing 1.030 acres of land more or less.

BEING all that lot of ground described in a deed dated October 15, 1999 from Charles C. Fenwick to Fenwick Properties, LLC, and subject to the restrictions therein, which Deed is recorded among the Land Records of Baltimore County in Liber 14123, folio 439.

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### NOTICE OF ZONDIG HEARDIG

BOOK OF THE PARTY
The Zoning Commissioner of Baltimore County, by au- hority of the Zoning Act and Regulations of Baltimore
ounty will hold a public hearing in Towson, Maryland on
he property identified herein as follows:
he property identified herein as follows:  Case: #95-664-A
· 9800-York/Road
W/side of York Road at the distance of 500 feet north
from centerline of Padonia Road
8th Election District — 4th Councilmanic District
Legal Owner(s); Fenwick Properties, LLC,
Charles Fenwick, Sr.
Contract Purchaser: Valley Motors, Inc.,
· · · · · · · · · · · · · · · · ·
Charles Fenwick, Jr.
lariance: to permit 3 wall-mounted signs on one wall in
ieu of the permitted 2 and 4 total on all walls combined
n lieu of the permitted 3 and to amend the previously ap-
proved site plan on case number 04-092-A.
learing: Monday, August 15, 2005 at 11:90 a.m. in
Room 407, County Courts Building, 401 Bosley Ave-
nue, Towson 21204.
WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for
special accommodations Please Contact the Zoning Com-
missioner's Office at (410) 887-4386
(2) For information concerning the File and/or Hearing.
Contact the Zoning Review Office at (410) 887-3391.
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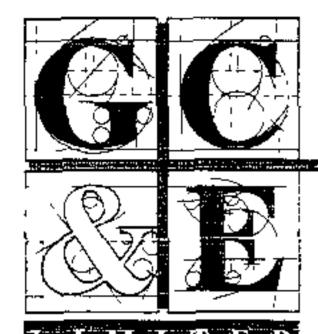
### CERTIFICATE OF PUBLICATION

$\frac{728}{2005}$
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
nce in each ofsuccessive weeks, the first publication appearing
n 7/28 ,2005.
¥
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
☐ NE Booster/Reporter
☐ North County News
P Wilking.

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# 05-664-A

**OWNER: Fenwick Properties, LLC** 

Charles Fenwick, Sr.

CONTRACT PURCHASER: Valley Motors, Inc., Charles Fenwick, Jr.

DATE OF HEARING: August 15, 2005

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

LOCATION:

9800 York Road

(see page 2 for full size photo)

SIGNATURE OF SIGN POSTER

Bruce E. Doak

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

POSTED ON: July 29, 2005

### 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

June 29, 2005

### CORRECTED 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: 05-664-A

9800 York Road

W/side of York Road at the distance of 500 feet north from centerline of Padonia Road 8<sup>th</sup> Election District – 4<sup>th</sup> Councilmanic District

Legal Owners: Fenwick Properties, LLC, Charles Fenwick, Sr. Contract Purchaser: Valley Motors, Inc., Charles Fenwick, Jr.

<u>Variance</u> to permit 3 wall-mounted signs on one wall in lieu of the permitted 2 and 4 total on all walls combined in lieu of the permitted 3 and to amend the previously approved site plan on case number 04-092-A.

Hearing: Monday, August 15, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Larry Caplan, 400 Redland Ct., Ste. 110, Owings Mills 21117 Charles Fenwick, Sr., 9800 York Road, Cockeysville 21030 Charles Fenwick, Jr., 9800 York Road, Cockeysville 21030 Karl Pugh, 9800 York Road, Cockeysville 21030

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 30, 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.



TO: PATUXENT PUBLISHING COMPANY

Thursday, July 28, 2005 Issue - Jeffersonian

Please forward billing to:

Larry Caplan 400 Redland Ct., Ste. 110 Owings Mills, MD 21117

410-998-2002

### NOTICE OF ZONING HEARING

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

CASE NUMBER: 05-664-A

9800 York Road

W/side of York Road at the distance of 500 feet north from centerline of Padonia Road 8<sup>th</sup> Election District – 4<sup>th</sup> Councilmanic District

Legal Owners: Fenwick Properties, LLC, Charles Fenwick, Sr. Contract Purchaser: Valley Motors, Inc., Charles Fenwick, Jr.

<u>Variance</u> to permit 3 wall-mounted signs on one wall in lieu of the permitted 2 and 4 total on all walls combined in lieu of the permitted 3 and to amend the previously approved site plan on case number 04-092-A.

Hearing: Monday, August 15, 2005 at 11:00 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 ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

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

### Department of Permits and Development Management

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

June 29, 2005

Larry Caplan, Esq. 400 Redland Court, Ste. 110 Owings Mills, MD 21117

Dear Mr. Caplan:

RE: Case Number: 05-664-A, 9800 York Road

The above matter, previously scheduled for August 10, 2005, has been postponed because their will be no Zoning Commissioners available on that date. The hearing has been rescheduled and the corrected notice is attached. We apologize for any inconvenience that this may have caused.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

lunty Kotroco

Timothy Kotroco

Director

TK:klm

C: Charles Fenwick Jr., 9800 York Road, Cockeysville 21030 Charles C. Fenwick Sr., 9800 York Road, Cockeysville 21030 Karl Pugh, 9800 York Road, Cockeysville 21030



# Department of Permits a 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

June 24, 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: 05-664-A

9800 York Road

W/side of York Road at the distance of 500 feet north from centerline of Padonia Road 8<sup>th</sup> Election District – 4<sup>th</sup> Councilmanic District

Legal Owners: Fenwick Properties, LLC, Charles Fenwick, Sr. Contract Purchaser: Valley Motors, Inc., Charles Fenwick, Jr.

<u>Variance</u> to permit 3 wall-mounted signs on one wall in lieu of the permitted 2 and 4 total on all walls combined in lieu of the permitted 3 and to amend the previously approved site plan on case number 04-092-A.

Hearing: Wednesday, August 10, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

### TK:klm

C: Larry Caplan, 400 Redland Ct., Ste. 110, Owings Mills 21117 Charles Fenwick, Sr., 9800 York Road, Cockeysville 21030 Charles Fenwick, Jr., 9800 York Road, Cockeysville 21030 Karl Pugh, 9800 York Road, Cockeysville 21030

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 26, 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.



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

TO: PATUXENT PUBLISHING COMPANY

Tuesday, July 26, 2005 Issue - Jeffersonian

Please forward billing to:

Larry Caplan

400 Redland Ct., Ste. 110 Owings Mills, MD 21117

410-998-2002

### **NOTICE OF ZONING HEARING**

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

CASE NUMBER: 05-664-A

9800 York Road

W/side of York Road at the distance of 500 feet north from centerline of Padonia Road 8<sup>th</sup> Election District – 4<sup>th</sup> Councilmanic District

Legal Owners: Fenwick Properties, LLC, Charles Fenwick, Sr. Contract Purchaser: Valley Motors, Inc., Charles Fenwick, Jr.

<u>Variance</u> to permit 3 wall-mounted signs on one wall in lieu of the permitted 2 and 4 total on all walls combined in lieu of the permitted 3 and to amend the previously approved site plan on case number 04-092-A.

Hearing: Wednesday, August 10, 2005 at 11:00 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 ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

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

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For News	spaper Advertising:	
Item Num	ber or Case Number: 05-664-5	
	Fenwick Properties, LLC	
Address o	r Location: 9800 York Road, Cockeysvi	ille, MD 21030
	ORWARD ADVERTISING BILL TO: Larry Caplan, Esquire	
Address:	401 Washington Avenue, Suite 204	400 Redland Ct. #110
_	Towson, MD 21204	Owings Mille Mo 21117
Telephone	Number: 410-821-6351-	410 998-2002

Revised 2/20/98 - SCJ

# Department of Permits an Development Management

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





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

August 8, 2005

Larry Caplan, Esquire 400 Redland Court, # 110 Owings Mills, Maryland 21117

Dear Mr. Caplan:

RE: Case Number: 05-644-A, 9800 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 15, 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,

W. Call Rihall D

W. Carl Richards, Jr.

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel Valley Motors, Inc., Charles C. Fenwick, Jr. 9800 York Road Cockeysville 21030 Karl Pugh 9800 York Road Cockeysville 21030



### Fire Department



700 East Joppa Road Towson, Maryland 21286-5500 Tel· 410-887-4500





James T. Smith, Jr., County Executive John J. Hohman, Chief

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 June 28, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: June 20, 2005

Item No.: 621, 662=666, 668-678

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Lt J.D.Mezick Fire Marshal's Office 410-887-5178 MS-1102F

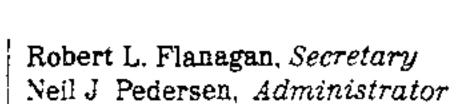
cc: File



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







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

Maryland Department of Transportation

Date: 6.27.05

Item No.

Baltimore County

RE:

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

Dear. Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

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

Very truly yours,

Steven D. Foster, Chief

1. 1. Sull

Engineering Access Permits Division

Palls

### BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management DATE: July 27, 2005

JUL 2 9 2005

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

LUNING COMMISSIONER

SUBJECT:

Zoning Advisory Petition(s): Case(s) 5-664- Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By

Division Chief:

CM/LL

### BALTIMORE COUNTY, MARYLAND

### INTEROFFICE CORRESPONDENCE

**DATE:** July 5, 2005

**TO:** Timothy M. Kotroco, Director

Department of Permits & Development

Management

FROM: Dennis A. Kennedy, Acting Supervisor

Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting

For June 30, 2005

Item Nos. (664, 666, 667, 668, 669, 670,

671,673, 674, 676, 677, and 678

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-07052005.doc





RE: PETITION FOR VARIANCE

9800 York Road; W/side York Road,

500' N c/line Padonia Road

8<sup>th</sup> Election & 4<sup>th</sup> Councilmanic Districts

Legal Owner(s): Fenwick Properties, LLC

by Charles Fenwick, Sr.

Contract Purchaser(s): Valley Motors, Inc

by Charles Fenwick, Jr.

Petitioner(s)

BEFORE THE

\* ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

\* 05-664-A

\* \* \* \* \* \* \* \* \* \*

### ENTRY OF APPEARANCE

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

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

ČAROLE 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 27<sup>th</sup> day of June, 2005, a copy of the foregoing Entry of Appearance was mailed to, Karl Pugh, 9800 York Road, Cockeysville, MD 21030 and Larry Caplan, Esquire, 400 Redland Court, Suite 110, Ownings Mills, MD 21117, Attorney for Petitioner(s).

RECEIVED

JUN 2 7 21 6

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

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CASE NAME CASE NUMBER DATE

# PETITIONER'S SICH SHEET

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Case No.: 05-664-A "9800 YORK RD"

### Exhibit Sheet

### Petitioner/Developer

### Protestant

No. 1	PORSCHE REQUIREMENT
	to MAINTAIN FRANCIEN Gerent
No. 2	PROPERTY SED-
	راعرنے
No. 3	Notice Posting WITH SUBJERT BUILDING SHOWN IN BACKGROUND
No. 4	DIAGRAM NOTING LOGO WALNORD - SERVICE
No. 5	SITE RAN
No. 6	FRONT FACADE NO TWG-2 identification Signs and I logo
No. 7	Porsetz Cogo/Service tobe Cocated on SouthWall
No. 8	
No. 9	
No. 10	
No. 11	
No. 12	



VALLEY MOTORS INC.

January 9, 2004

Mr. Charles C. Ferwick, Jr.
Dealer Principal
Porsche of Hunt Valley 1430
9818 York Road
Cockeysville, MD 21030

Porsche Cars North America, Inc. 980 Hammond Drive Suite 1000 Atlanta, Georgia 30328 (770) 290-3500 Fax: (770) 290-3700

Dear Mr. Fenwick, Jr.:

In accordance with Porsche policy, your Porsche Dealer Sales and Service Agreement is eligible, on an annual basis, to be extended to a five-year term. The extension is granted only if the dealer is deemed to be in general compliance with the basic spirit and objectives of the Dealer Sales and Service Agreement and its Operating Standards.

Your Regional Manager, Vito Ruggiero, has recommended that your extension be withheld at this time due to your failure to:

- 1. Provide the required number of service stalls and technicians as stated in the guidelines.
- 2. Purchase and install the required Porsche channel letters and service signs.
- 3. Send designated service personnel to warranty and OR10 training.
- 4. Purchase and install the required Porsche service bay sign bands.
- 5. Purchase and make available the required Porsche special tools.
- 6. Improve service customer relations to exceed the National CSI average score.

Your Dealer Sales and Service Agreement will retain an expiration date of January 31, 2006. Enclosed is a Verification Card to confirm our understanding of ownership and management, please complete the missing information and update any information that is inaccurate. Please sign the original and return to Porsche Cars North America, Inc., attention Charlotte Westmoreland, Market Representation Department, 980 Hammond Drive, Suite 1000, Atlanta, GA 30328, no later than January 23, 2004.

Vito Ruggiero will develop an action plan with you to address his concerns for your dealership. Once these issues are resolved, your dealership will be eligible for the full five-year term of PCNA's Dealer Sales and Service Agreement at the time of annual evaluation.

If you have any questions, please contact Vito Ruggiero at 443-755-9242.

TIME -

Executive Vice President & COO Porsche Cars North America, Inc.

RSF/caw

cc: Vito Ruggiero, Regional Manager Steve Riley, District Service Manager Tim Keeler, District Parts Manager PETTTIONER'S

EXHIBIT NO.

PETITIONER'S

0014123 449

EXHIBIT NO.

2

NO TITLE SEARCH NO TITLE INSURANCE

**DEED** 

THIS DEED, Made this \_\_\_\_\_\_ day of \_\_\_\_\_\_ day of \_\_\_\_\_\_ 1999, by and between Charles C. Fenwick (also known as Charles C. Fenwick, Sr.), Grantor and Fenwick Properties, LLC, Grantee.

WITNESSETH, that in consideration of the sum of Zero Dollars (\$0.00), the purpose of the Deed being to transfer the property to a Limited Liability Company for estate planning, the said Grantor does grant and convey unto Grantee, its successors and assigns.

To Have And To Hold the property unto the Grantee, its successors and assigns, together with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining, in fee simple, as described below.

All that lot of ground situate in Baltimore County, State of Maryland, and particularly described as follows:

BEGINNING FOR THE FIRST at a stone marked 8 heretofore set on the west side of the York Road and at the beginning of the last line of a parcel of land which by a deed dated June 14, 1968 and recorded among the Land Records of Baltimore County in Liber OTG No. 4891, folio 582 was conveyed by Morris B. Kempske and wife to Towson Valley Volkswagon, Inc. and running thence and binding on the west side of the York Road North 12 degrees 25 minutes 30 seconds West 378.98 feet to a stone heretofore set at the beginning of the second line of the parcel of land secondly described in a deed dated June 14, 1968 and recorded among the Land Records of Baltimore County in Liber OTG No. 4891, folio 619 was conveyed by Margaret W. Pusey, et al, to Towson Valley Volkswagon, Inc., thence leaving said road and running with and binding on said second line South

REVIEWED SDAT

(F) 10/27/59

BY DATE

77 degrees 28 minutes West 211.92 feet to a stone heretofore set at the end of the third line of a parcel of land which by deed dated July 11, 1968 and recorded among the Land Records of Baltimore County in Liber OTG No. 4901, folio 4, was conveyed by Harry T. Campbell Sons Corporation to Towson Valley Volkswagon, Inc. thence binding reversely on the third and second lines of said parcel of land the two following courses and distances, viz: South 77 degrees 28 minutes West 173.62 feet and South 12 degrees 27 minutes 30 seconds East 133.81 feet to the beginning of a parcel of land which by a Deed dated July 11, 1968 and recorded among the Land Records of Baltimore County in Liber OTG No. 4901, folio 6 was conveyed by Towson Valley Volkswagon, Inc. to Harry T. Campbell Sons Corporation, thence binding reversely on the last line of said parcel of land South 12 degrees 27 minutes 30 seconds East 112.42 feet to intersect the fourth line of a parcel of land which by deed dated June 14, 1968 and recorded among the Land Records of Baltimore County in Liber OTG No. 4891, folio 623 was conveyed by Joseph B. Shock and wife to Towson Valley Volkswagon, Inc. thence running with and binding on a part of said fourth line South 78 degrees 00 minutes East 190.70 feet to intersect the second line of the aforesaid parcel of land which was conveyed by Morris B. Kempske and wife to Towson Valley Volkswagon, Inc., and thence running with and binding on a part of the second line and on the third line of said parcel of land the two following courses and distances, viz: South 12 degrees 27 minutes 30 seconds East 53.51 feet and North 77 degrees 29 minutes East 211.70 feet to the place of beginning. CONTAINING 2.982 acres of land, more or less.

BEGINNING FOR THE SECOND thereof on the westernmost side of the York Turnpike Road at a stone heretofore planted in the last line of the whole parcel of ground conveyed by Samuel Small, et al, to Bennett F. Bussey by Deed dated October 10, 1906 and recorded among the Land

14123 451.

Records of Baltimore County in Liber WPC No. 313, folio 1, and running thence along the westernmost side of said Turnpike Road South 15 degrees East 75 feet; thence at right angles to said Turnpike Road South 75 degrees West 212 feet to intersect the first line of said whole tract of land, thence reversing said line and running North 12-1/2 degrees West 155 feet to the place of beginning of said tract of land and thence reversing the last line thereof South 82-1/2 degrees East 226 feet 4 inches to the place of beginning.

at the distance of 75 feet from a stone planted on said side of said Turnpike Road and in the last line of said whole parcel of ground conveyed by Samuel Small et al, to Bennett F. Bussey as aforesaid, and running thence at right angles to said Turnpike Road and binding on the southernmost outline of Lot No. 2 as laid down on said plat, South 75 degrees West 212 feet to intersect the first line of said whole tract of land, thence with the said first line South 12-1/2 degrees East 75 feet to the center of a stone marked with the letter "K", thence at right angles to said first line and binding on the northernmost outline of Lot No. 4 as laid down on said Plat, North 75 degrees East 212 feet to a stone marked with the letter "K" on the westernmost side of said Turnpike Road, and thence binding thereon North 15 degrees West 75 feet to the place of beginning.

The lot of ground secondly described comprises Lot Nos. 1 and 2 as shown on the Plat of the land of Robert H. Bussey (heretofore erroneously referred to as a Plat of land of B.F. Bussey) recorded among the Land Records of Baltimore County in Plat Book WPC No. 4, folio 155. The lot thirdly described comprises Lot No. 3 as shown on said plat.

SAVING AND EXCEPTING out of said Lot No. 3 as shown on said Plat about 4 feet extending along the entire south side of said Lot No. 3 the same having been conveyed by William

LC-Fenwick/Deed-Prop2

14123 452.

H. Kone to Maggie Kennedy by Deed dated April 2, 1927 and recorded among the Land Records of Baltimore County in Liber WPC No. 642, folio 498, etc.

The improvements on said above two described lots of ground being now or formerly known as No. 9818 York Road.

SAVING AND EXCEPTING out of said three above described lots of ground, 2,998.869 square feet and easements appurtenant thereto, which by Deed dated June 24, 1974 and recorded as aforesaid in Liber EHK, JR No. 5458, folio 506 were granted and conveyed by Towson Valley Volkswagon, Inc. to State of Maryland for the widening of York Road.

BEING the same three lots of ground described in a Deed dated December 23, 1976 from Hunt Valley Ford, Inc. to Charles C. Fenwick, and subject to the restrictions therein, which Deed is recorded among the Land Records of Baltimore County in Liber 5710, folio 710.

And the said Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; that it will execute such further assurances of the same as may be demanded.

WITNESS the hand and seal of said Grantor.

WITNESS:

Charles C. Fenwick

9014123 453

### Affidavit Of Grantor

I hereby certify under penalty of perjury that this Deed transfers property to a Limited Liability Company as part of an estate plan that there is no consideration paid or to be paid in connection with this transaction. I further certify that the Grantor owned the property as a sole proprietorship and managed it as a rented property. The Grantor is also the sole member of the Grantee Limited Liability Company.

Charles C. Fenwick

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Larry Caplan

Return to:

Larry Caplan, Esquire 401 Washington Avenue Suite 204 Towson, MD 21204

MY COMMISSION EXPIRES:

LC-fenwick/Deed-Prop2



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

PLACE FOOT 107 COUNTY COURS BUILDING
401 Bosley Avenue, Toyson, MD

TIME ELECTION OF CAVALOUS 15-205

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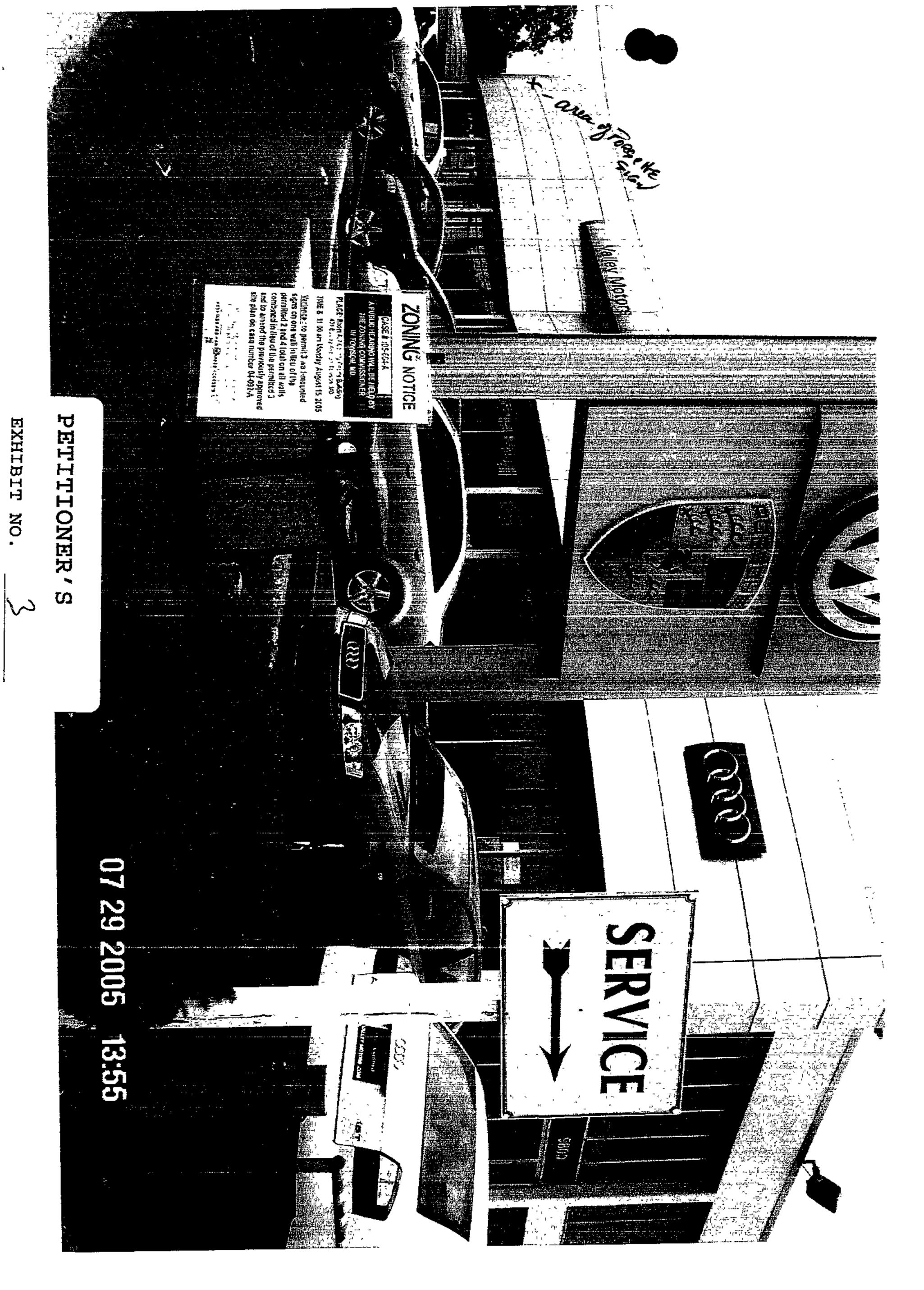
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REDAY SECURE THE SCHEDULED HEARING DAY





### 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

June 29, 2005

### CORRECTED 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: 05-664-A

9800 York Road

W/side of York Road at the distance of 500 feet north from centerline of Padonia Road

8<sup>th</sup> Election District – 4<sup>th</sup> Councilmanic District

Legal Owners: Fenwick Properties, LLC, Charles Fenwick, Sr. Contract Purchaser: Valley Motors, Inc., Charles Fenwick, Jr.

Variance to permit 3 wall-mounted signs on one wall in lieu of the permitted 2 and 4 total on all walls combined in lieu of the permitted 3 and to amend the previously approved site plan on case number 04-092-A.

Hearing: Monday, August 15, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Larry Caplan, 400 Redland Ct., Ste. 110, Owings Mills 21117 Charles Fenwick, Sr., 9800 York Road, Cockeysville 21030 Charles Fenwick, Jr., 9800 York Road, Cockeysville 21030 Karl Pugh, 9800 York Road, Cockeysville 21030

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 30, 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.



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PETITIONER'S

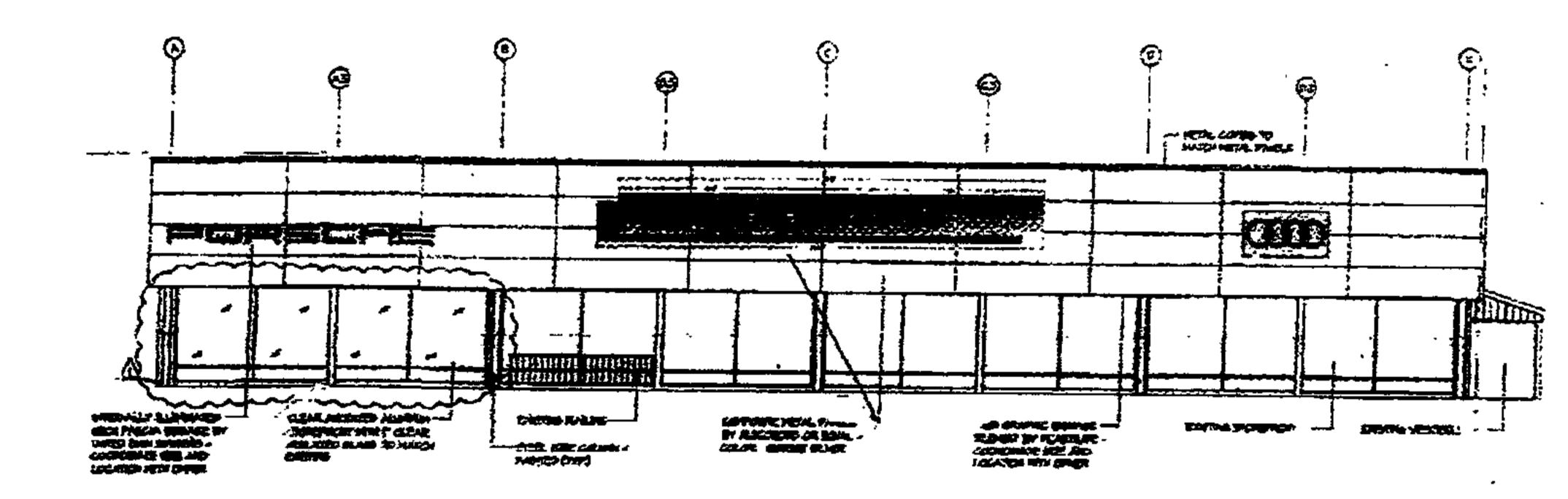
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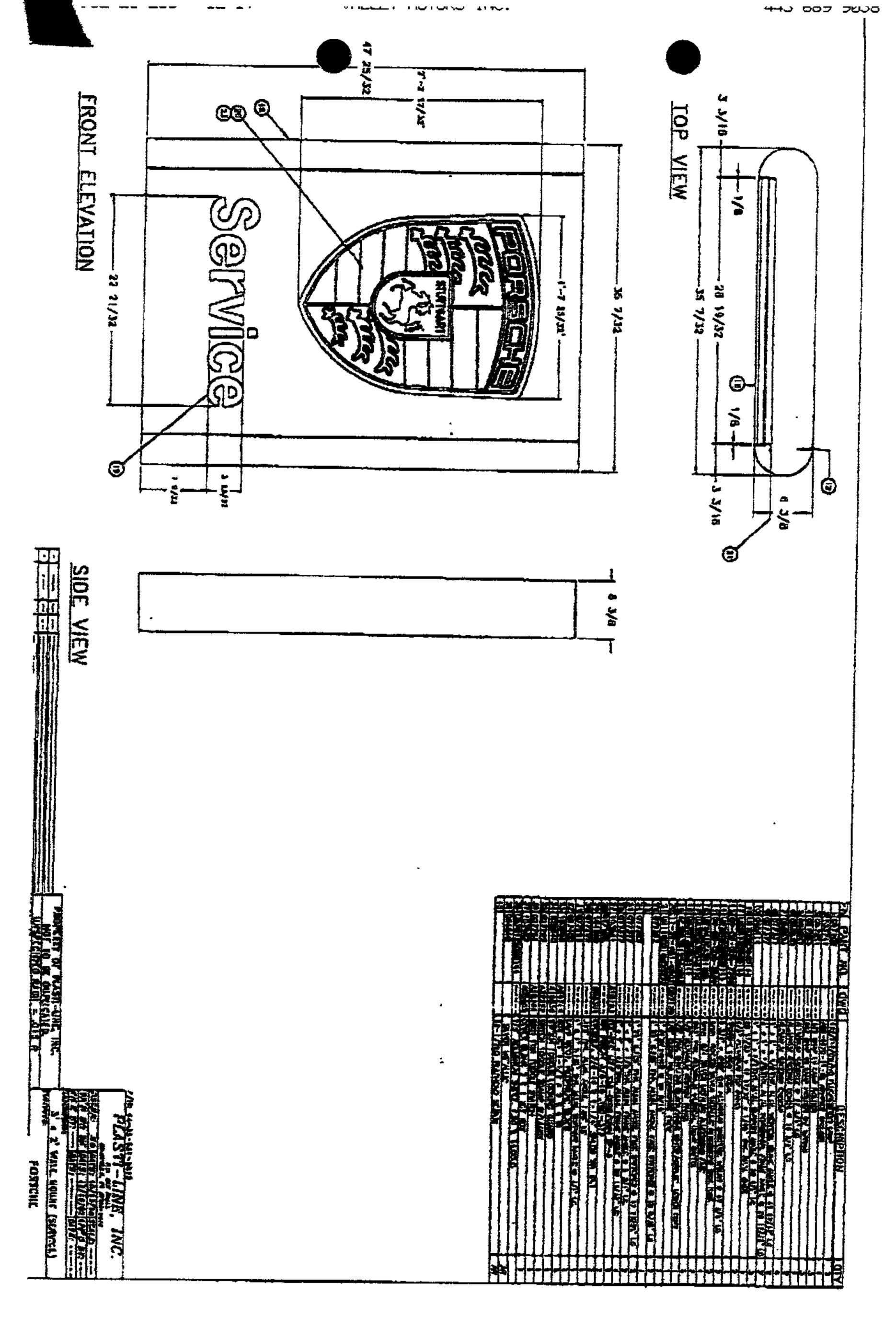
PROPOSED

EXISTING

"VALLEY MOTORS"

EXISTING





PETITIONER'S

XHIBIT NO

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