

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE

NE/S Reisterstown Road (MD Rte. 140),
1,740' NW Greenspring Valley Road
(9727 Reisterstown Road)

3rd Election District
2nd Council District

R & H Motor Cars, Ltd.
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

Case No. 2010-0113-SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by R & H Motor Cars, Ltd., by Robert Russel, President, through their attorney, Deborah C. Dopkin, Esquire. The Petitioner requests a special hearing to modify the site plan approved in Case No. 99-213-A and affirm the relief granted therein. Variance relief is requested from Sections 235.1 and 303.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 45 feet in lieu of the required 220 feet, and from B.C.Z.R. Sections 301.1 and 303.2 to approve an open projection with a setback of 38 feet in lieu of the permitted 165 feet. The subject property and requested relief are more particularly described on the site plan(s) submitted, which were accepted into evidence and marked as Petitioner's Exhibits 1A and 1B, respectively.¹

Appearing at the requisite public hearing in support of the requests were David Russel, on behalf of R & H Motor Cars, Ltd., the property owner; Kenneth J. Colbert, P.E., of Colbert, Matz, Rosenfelt, Inc., the consulting firm who prepared the site plans, and Petitioner's attorney,

¹ Exhibit 1A – the variance site plan and Exhibit 1B – the plan accompanying the petition for special hearing were amended prior to the hearing by redrafting *General Note 12* to state: *No modifications are proposed to the existing freestanding sign. All building signage will be within the limits of the relief granted in Case No. 99-213-A.*

Deborah C. Dopkin, Esquire.

Testimony and evidence offered establishes that the specific need for the variance is generated by the uniqueness of the property. The uncontroverted exhibits presented revealed that the subject property is an irregularly shaped parcel consisting of approximately 2.903 acres, zoned B.M., located on the east side of Reisterstown Road, not far from its intersection with Greenspring Valley Road, at the northern end of Owings Mills. The property is the site of the R & H Motors Mercedes-Benz Dealership, which has existed at this location for over 33 years. Specifically, the lot has been improved with a two-story masonry showroom/office building situated on the front portion of the site and a large one-story service building with 21 service bays positioned behind the showroom. These improvements and a vehicle prep building located 349 feet off of Reisterstown Road at the far northeastern corner of dealership property adjacent to the Garrison Forest School complex, ball fields, stables and riding facilities are well illustrated on Petitioner's aerial photograph exhibit (Exhibit 2). The subject petition concerns the setbacks for the two-story showroom and office building located on the front portion of the site. The building is diamond-shaped with the front point of the diamond 45 feet from Reisterstown Road. R & H Motor Cars, in an effort to satisfy requirements imposed by Mercedes-Benz, desires to modify the current showroom building to conform with the new business model.

To maintain its valued connection between the Mercedes-Benz manufacturer and the Petitioner, the architect, Lessard Group, Inc., has designed a 500 square foot addition that will present a new image by filling in the existing 5-foot space between the present showroom windows and the masonry overhang surrounding the diamond shaped building and visible to traffic traveling northbound and southbound on Reisterstown Road. A new 5-foot overhang will be added as an amenity covering the walkway and entrance doorways. *The building footprint is not being expanded nor is it coming closer to Reisterstown Road but glass is being moved out –*

to where the building overhang presently exists. A clearer understanding can be easily achieved by reviewing Petitioner's Exhibit 4 (existing conditions – photographs) and contrast those photographs with the architectural renderings submitted as Petitioner's 5A (north view) and 5B (south view).

At first glance, one may find this to be a difficult request to grant. The Petitioner's proposed variance is some 4 times greater than the regulations allow.² As illustrated, however, on the aerial photo setback exhibit (Petitioner's Exhibit 6), many, if not all, of the existing commercial buildings as shown and identified on both sides of Reisterstown Road are setback as close as 9 feet to 50 feet. It is not unusual in this corridor to have buildings that are setback significantly less than what would be required of this Petitioner, for the renovations proposed, if the regulations were to be strictly imposed. The variances in this case are driven due to the adjoining commercial uses having changed over the years, and the buildings that had previously existed at the time the Petitioner's showroom/office building was built, have been subsequently removed. By way of example, the Golden Plough Restaurant located just north of the site was built with a 30-foot setback from Reisterstown Road. See Petitioner's Exhibit 7 – a Petition for Reclassification with accompanying site plan filed by Golden Plough in 1968. As noted above, when that building was razed it created a huge setback of 349 feet. Thus, the requested variances are necessary.

Based upon the testimony and evidence presented, I am persuaded to grant the relief. It is clear that the use proposed is appropriate for this site and consistent with the area. The requested relief will allow modernization of a building that has existed at this location for over three

² B.C.Z.R. Section 303.2 pursuant to Section 235.1 of the regulations, requires front yard averaging in the B.M. zone. As shown on Exhibit 1A, a 220-foot setback average is derived from the 349 feet from Reisterstown Road to the vehicle prep building (north side) and 91 feet from Reisterstown Road to the existing automotive sales building (south side). $349' + 91' \div 2 = 220'$. As earlier noted, both of these buildings are owned by and used by the Petitioner but positioned on different parcels.

FILED
Date 12-2-09
BY [signature]

decades. The variances are warranted in view of the unique configuration of the lot and dynamic changes brought about by the adjoining uses and removal of those buildings that had previously existed on those properties. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency. Thus, it is clear that the requested relief can be granted without detrimental impact to the health, safety, or general welfare of the surrounding locale. I specifically find that the Petitioner has satisfied the requirements of Section 502.1 of the B.C.Z.R. as it relates to special hearing relief and Section 307 as it relates to the requested zoning variances. To do otherwise would cause an exceptional hardship to R & H Motor Cars that has operated at this site for many years without objection.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of December 2009 that the Petition for Special Hearing seeking approval, pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to modify the site plan previously approved in Case No. 99-213-A and re-affirm the relief granted therein, in accordance with Petitioner's Exhibit 1B, be and is hereby GRANTED; and

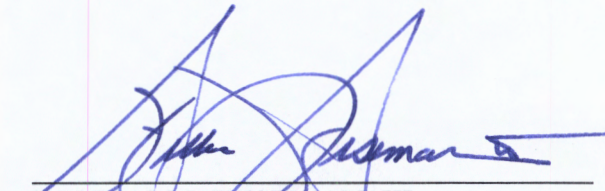
IT IS FURTHER ORDERED that the Petition for Variance requesting relief from Sections 235.1 and 303.2 of the B.C.Z.R. to permit a front yard setback of 45 feet in lieu of the required 220 feet, and from B.C.Z.R. Sections 301.1 and 303.2 to approve an open projection with a setback of 38 feet in lieu of the permitted 165 feet, in accordance with Petitioner's Exhibits 1A, be and is hereby GRANTED, subject to the following conditions:

1. The Petitioner shall provide an updated landscape plan to the Office of Planning and/or the County's landscape architect, Avery Harden, for review and approval prior to the issuance of a building permit.
2. The Petitioner may apply for its permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at

its 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.

3. No display of vehicles may be located within the public right-of-way or landscape setback areas.
4. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING
Date 12-2-09
BY 102



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

December 2, 2009

Deborah C. Dopkin, Esquire
409 Washington Avenue
Towson, MD 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
NE/S Reisterstown Road, 1,740' NW Greenspring Valley Road
(9727 Reisterstown Road)
3rd Election District - 2nd Council District
R & H Motor Cars, Ltd. - Petitioner
Case No. 2010-0113-SPHA

Dear Ms. Dopkin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted with conditions, 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
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: David Russel, R & H Motor Cars, Ltd., 9727 Reisterstown Road,
Owings Mills, MD 21117
Kenneth J. Colbert, P.E., Colbert, Matz, Rosenfeld, Inc., 2835 Smith Avenue,
Suite G, Baltimore, MD 21209
People's Counsel; Office of Planning; Avery Haden, DPDM; File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9727 Reisterstown Road

which is presently zoned BM

Deed Reference 6670 / 668 Tax Account # 1700004023

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 of thereof, 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)

Reasons to be presented at the hearing.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

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

Attorney For Petitioner:

Deborah C. Dopkin, Esq.
Name - Type or Print _____
Signature Deborah C. Dopkin
Law Offices of Deborah C. Dopkin, P.A.
Company _____
409 Washington Avenue, Suite 1000 410-821-0200
Address Telephone No. _____
Towson MD 21204
City State Zip Code _____

Legal Owner(s):

~~Robert Russel~~
R & H Motor Cars, Ltd.

Name - Type or Print _____
Signature Robert Russel
Name - Type or Print ROBERT RUSSEL, PRES

Signature _____
9727 Reisterstown Road 410-363-3900
Address Telephone No. _____
Owings Mills MD 21117
City State Zip Code _____

Representative to be Contacted:

Kenneth J. Colbert, P.E.
COLBERT MATZ ROSENFELT, INC
2835 Smith Avenue, Suite G 410-653-3838
Address Telephone No. _____
Baltimore MD 21209
City State Zip Code _____

Case No. 2010-0113-SPHA

ORDER RECEIVED FOR FILING

Date 12-2-09

By [Signature]

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP Date 9/30/09

Petition for Variance

To approve a front yard setback of 45' in lieu of the require
220' pursuant to BCZR §§ 235.1 and 303.2

To approve an open projection with a setback of 38' in lieu of
the permitted 165' feet pursuant to BCZR § 301.1 & 303.2

2010-0113-SPHA



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at: 9727 Reisterstown Road

which is presently zoned BM

Deed Reference 6670 / 668

Tax Account # 1700004023

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 of thereof, hereby petition for a Special Hearing under 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commission should approve

. See Attached

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:

Name - Type or Print

Signature

Address.

Telephone No.

City

State Zip Code

Attorney For Petitioner:

Deborah C. Dopkin, Esq.

Name - Type or Print

Signature

Law Offices of Deborah C. Dopkin, P.A.

Company

409 Washington Avenue, Suite 1000

410-821-0200

Address

Telephone No.

Towson

MD 21204

City

State Zip Code

Case No. 2010-0113-SPHA

ORDER RECEIVED FOR FILING

Date

12-2-09

By

[Signature]

Legal Owner(s):

~~Robert Russel~~

R & H Motor Cars, Ltd.

Name - Type or Print

Signature

Robert Russel, Pres

Name - Type or Print

Signature

9727 Reisterstown Road

410-363-3900

Address.

Telephone No.

Owings Mills

MD 21117

City

State Zip Code

Representative to be Contacted:

Kenneth J. Colbert, P.E.

COLBERT MATZ ROSENFELT, INC

2835 Smith Avenue, Suite G

410-653-3838

Address

Telephone No.

Baltimore

MD 21209

City

State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JNP

Date

1/30/09

Petition for Special Hearing

To modify the site plan approved in Case No. 99-213 A and affirm the relief granted therein;

2010-0113-SPHA

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION – 9727 REISTERSTOWN ROAD

Beginning at a point on the east side of Reisterstown Road, which is 66 feet wide, at a distance of 1740 ft., more or less, north of Greenspring Valley Road, which is of varying width. Thence the following courses and distances:

N 48°38'18" W, 196.88 ft.;
N 47°37'52" E, 13.80 ft.;
N 41°21'22" E, 440.82 ft.;
S 35°06'24" E, 375.37 ft.;
S 40°32'35" W, 226.74 ft.;
N 48°38'18" W, 172.96 ft., thence
S 41°17'09" W, 140.00 ft., to the Point of Beginning.

As recorded in Deed Liber 6670, folio 668 and containing 2.903 acres, more or less. Also known as 9727 Reisterstown Road and located in the 3rd Election District, 2nd Councilmanic District.



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number 2010-0113-SPHA
Petitioner: R & H Motor Cars, LTD
Address or Location: 9727 Reisterstown Road

PLEASE FORWARD ADVERTISING BILL TO

Name: ~~Debo~~ Kenneth J. Colbert
Address: Colbert Matz Rosenfelt, INC.
2835 Smith Ave
Balto MD 21209
Telephone Number: 410 653-3838

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **45758**

Date: **9/30/09**

PAID RECEIPT

BUSINESS ACTING TIME
 9/30/2009 9/30/2009 10:00:11

RES M002 WALKIN JEVA JEE
 >>RECEIPT # 650463 9/30/2009 OF

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					650.00

Dept 5 528 ZONING VERIFICATION
 NO. 045758

Recpt Tot 650.00
 650.00 CK 8.10 Ca
 Baltimore County, Maryland

Total: **650.00**

Rec From: **R & H Motor Cars, LTD**

For: **SPHA-9727 Keisterstown Road**
2010-0113-SPHA (R & H Motor Cars, LTD)

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

NOTICE OF ZONING HEARING

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

Case: # 2010-0113-SPHA

9727 Reisterstown Road

N/east side of Reisterstown Road, 1740 feet n/west of Greenspring Valley Road

3rd Election District — 2nd Councilmanic District

Legal Owners: R & H Motor Cars, Ltd., Robert Russel, Pres.

Special Hearing: to modify the site plan approved in case no. 99-123-A and confirm the relief granted therein. **Variance:** to approve a front yard averaged setback of 45 feet in lieu of the required 220 feet. To approve a projection averaged with a setback of 28 feet in lieu of the required 165 feet.

Hearing: Monday, November 23, 2009 at 10:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake 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.
11/058 November 5 220168

CERTIFICATE OF PUBLICATION

11/5/, 2009

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 11/5/, 2009.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 11/10/09

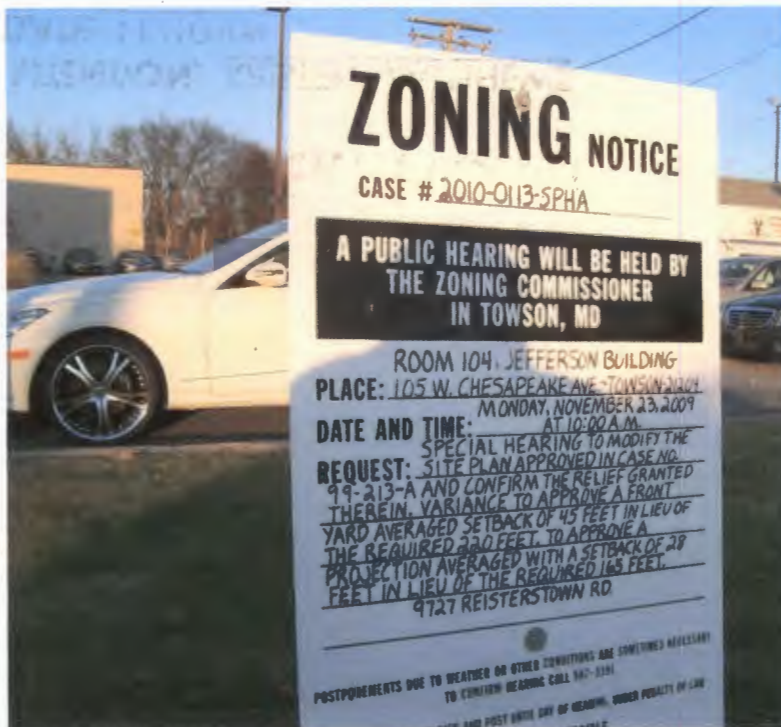
Case Number: 2010-0113-SPHA

Petitioner / Developer: DEBORAH DOPKIN, ESQ.~ROBERT RUSSEL,
R & H MOTORS~KENNETH COLBERT, COLBERT, MATZ & ROSENFELT

Date of Hearing (Closing): NOVEMBER 23, 2009

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
9727 REISTERSTOWN ROAD

The sign(s) were posted on: NOVEMBER 7, 2009



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
October 26, 2009

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: 2010-0113-SPHA

9727 Reisterstown Road

N/east side of Reisterstown Road, 1740 feet n/west of Greenspring Valley Road

3rd Election District – 2nd Councilmanic District

Legal Owners: R & H Motor Cars, Ltd., Robert Russel, Pres.

Special Hearing to modify the site plan approved in case no. 99-213-A and confirm the relief granted therein. Variance to approve a front yard averaged setback of 45 feet in lieu of the required 220 feet. To approve an projection averaged with a setback of 28 feet in lieu of the required 165 feet.

Hearing: Monday, November 23, 2009 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Handwritten signature of Timothy M. Kotroco.
Timothy M. Kotroco
Director

TK:klm

C: Deborah Dopkin, Washington Avenue, Ste. 1000, Towson 21204
Robert Russel, R & H Motors, 9727 Reisterstown Road, Owings Mills 21117
Kenneth Colbert, Colbert, Matz & Rosenfelt, 2835 Smith Ave., Ste. G, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, NOVEMBER 7, 2009.**
- (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, November 5, 2009 Issue - Jeffersonian

Please forward billing to:
Kenneth Colbert
Colbert, Matz & Rosenfelt
2835 Smith Avenue, Ste. G
Baltimore, MD 21209

410-653-3838

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: 2010-0113-SPHA

9727 Reisterstown Road

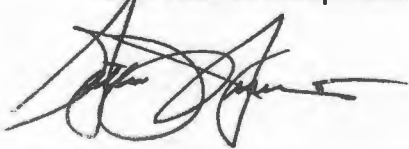
N/east side of Reisterstown Road, 1740 feet n/west of Greenspring Valley Road

3rd Election District – 2nd Councilmanic District

Legal Owners: R & H Motor Cars, Ltd., Robert Russel, Pres.

Special Hearing to modify the site plan approved in case no. 99-213-A and confirm the relief granted therein. Variance to approve a front yard averaged setback of 45 feet in lieu of the required 220 feet. To approve an projection averaged with a setback of 28 feet in lieu of the required 165 feet.

Hearing: Monday, November 23, 2009 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake 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.



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

November 17, 2009

Deborah C. Dopkin
Law Office of Deborah Dopkin, P.A.
409 Washington Ave. Ste. 1000
Towson, MD 21204

Dear: Deborah C. Dopkin

RE: Case Number 2010-0113-SPHA, 9727 Reisterstown Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 30, 2009. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Robert Russel: R&H Motor Cars, Ltd.; 9727 Reisterstown Rd.; Owings Mills, MD 21117
Kenneth J. Colbert ; Colbert Matz Rosenfelt, INC; 2835 Smith Ave. Ste. G; Baltimore, MD 21209

BALTIMORE COUNTY, MARYLAND**Inter-Office Correspondence**

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: November 3, 2009
SUBJECT: Zoning Item # 10-113-SPHA
Address 9727 Reisterstown Road
(R&H Motor Cars, LTD)

Zoning Advisory Committee Meeting of October 5, 2009

 X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: Glenn Shaffer

Date: October 16, 2009

RECEIVED

NOV 04 2009

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 9, 2009

FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For October 19, 2009
Item Nos. 10-006, 034, 096, 097, 098, 099, 100, 101,
102, 103, 104, 105, 106, 107, 108, 109, 113 and 115

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

DAK:CEN:kmt

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-10192009.b -NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 13, 2009

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

SUBJECT: 9727 Reisterstown Road

INFORMATION:

Item Number: 10-113

Petitioner: R& H Motor Cars Ltd.

Zoning: BM

Requested Action: Special Hearing and Variance

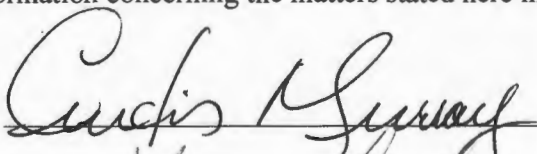
The petitioner requests a special hearing to amend the plan approved in Case No 99-213AX, and a setback variance of 45 feet in lieu of 220 feet and an open projection with a setback of 38 feet in lieu of 165 feet. If granted this will allow for a minor addition of 512 square feet to the front of the existing Mercedes Benz showroom. The foundation planting consisting largely of grasses and perennials and some evergreen shrubs. It will need to be removed in order to construct the addition.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not object to the requested relief provided an updated landscape plan is submitted for review and approval prior to issuance of a building permit and that no display of vehicles be located within the public right-of-way or landscape setback area.

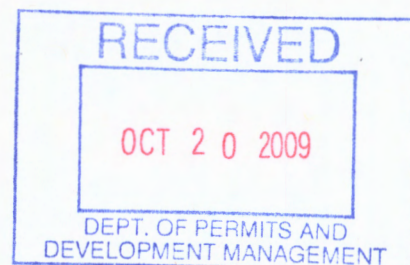
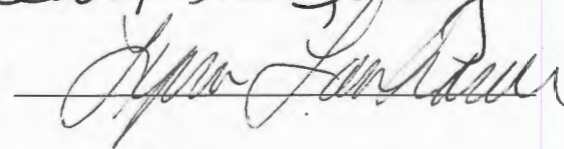
For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

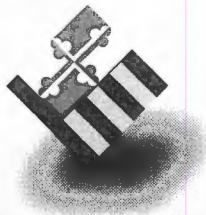
Prepared by:



Division Chief:

AFK/LL: CM





BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

October 8, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 5. 2009

ItemNumbers

0006, 0034, 0088, 0096, 0097, 0098, 0099, 0100, 0102, 0103, 0104, 0106, 0107, 0108, 0109, 0111, 0113 and 0115

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.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor



Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: OCTOBER 7, 2009

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

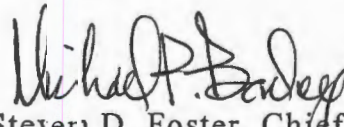
RE: Baltimore County
Item No. 2010-0113-SPHA
MD 140
9727 REISTERSTOWN RD
R. & H. MOTOR CARS, LTD.
VARIANCE -

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 10/06/09. A field inspection and internal review reveals that an entrance onto MD 140 is consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for 9727 REISTERSTOWN RD Case Number 2010-0113-SPHA.

Should you have any questions regarding this matter feel free to contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may email him at (mbailey@sha.state.md.us). Thank you for your attention.

Very truly yours,


For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA

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.sha.maryland.gov

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
9727 Reisterstown Road; NE/S Resisterstown	*	ZONING COMMISSIONER
Road, 1740' NW Greenspring Valley Road		
3 rd Election & 2 nd Councilmanic Districts	*	FOR
Legal Owner(s): R&H Motor Cars, Ltd.		
Petitioner(s)	*	BALTIMORE COUNTY
	*	10-113-SPHA
*	*	*
*	*	*
*	*	*
*	*	*
*	*	*

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

OCT 14 2009

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of October, 2009, a copy of the foregoing Entry of Appearance was mailed to Kenneth Colbert, P.E., Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, MD 21209 and Deborah C. Dopkin, Esquire, 409 Washington Avenue, St 1000, Towson, MD, 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME REN
CASE NUMBER 2010-0113
DATE Nov 23 2009

CASE NAME REN
CASE NUMBER 2010-0113
DATE Nov 23 2009

[illegible]

BW 11/23

10am



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
 Real Property Data Search (2007 vw6.3d)

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

Account Identifier: District - 03 Account Number - 1700004023

Owner Information

Owner Name: R & H MOTOR CARS LTD Use: COMMERCIAL
 Principal Residence: NO
 Mailing Address: 9727 REISTERSTOWN RD Deed Reference: 1) / 6670/ 668
 GARRISON MD 21055 2)

Location & Structure Information

Premises Address
 9727 REISTERSTOWN RD

Legal Description
 2.19 AC NES
 REISTERSTOWN RD
 1200 NE MONTROSE AV

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
67	5	228						1	Plat Ref:

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000	26,107 SF	2.19 AC	22

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2009	As Of 07/01/2010
Land	951,300	951,300		
Improvements:	1,714,400	1,714,400		
Total:	2,665,700	2,665,700	2,665,700	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	Date:	Price:
BASLER JOHN C, ET AL	02/22/1984	\$683,000
Type:	Deed1:	Deed2:
IMPROVED ARMS-LENGTH	/ 6670/ 668	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
 Exempt Class:

Special Tax Recapture:
 * NONE *



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

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

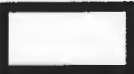
District - 03 Account Number - 1700004023



Property maps provided courtesy of the Maryland Department of Planning ©2008.
For more information on electronic mapping applications, visit the Maryland Department
of Planning web site at www.mdp.state.md.us/webcom/index.html



Legend

	Buildings		Streams		Vegetation
	Zoning		Roads		Rail Lines

MAP 67C1

0

Case No.: 2010-0113-SPHA 9727 Rantown Rel.

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Red Lined SITE PLANS 1A - Variance 1B - Special Hearing	
No. 2	AREA PHOTO EXHIBIT	
No. 3	Aerial EXHIBIT OF Neighborhood - Heavy Commercial	
No. 4	Photo's - Existing CONDITIONS	
No. 5	PROPOSED BLDG IMPROVEMENTS 5A - NORTH ELEVATION 5B - SOUTH ELEVATION	
No. 6	Aerial Photo EXHIBIT NOTING SETBACKS ON MD RT 140	
No. 7	RE ZONING CASE 69-121-R - Golden Flow Rest.	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

69-121-R

NE/S Reisterstown Rd. 1190' N of Montrose Ave.

3rd

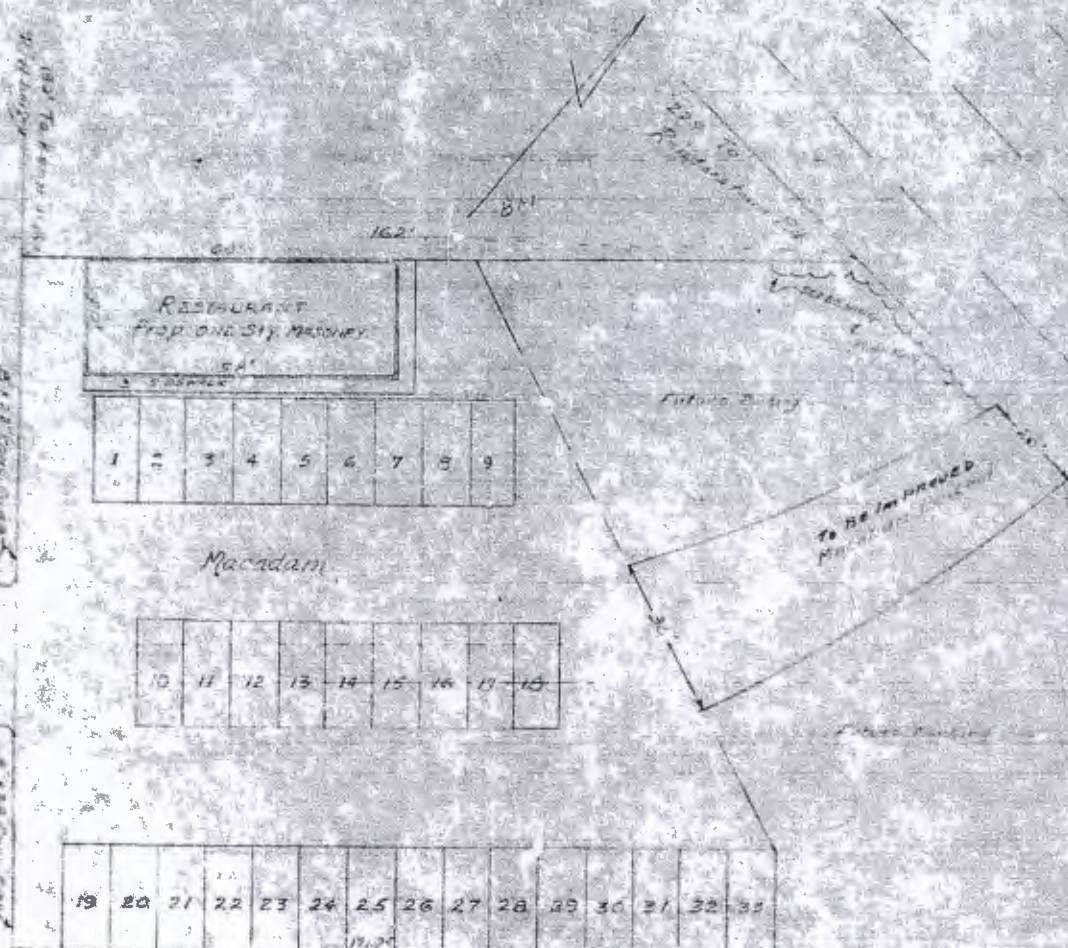
11/6/68	Petition for Reclassificaton from R-10 to B.L. for Golden Plough of Baltimore, Inc. 98.25 cost paid.
11/6/68	Hearing date set for 10:00 A.M. 12/9/68
11/21/68	Certificate of publication filed
11/22/68	Certificate of posting filed
12/10/68	Order for the reclassification granted by the Deputy Zoning Commissioner.

EXHIBIT NO.

PETITIONER'S

7

2001/25



PROPOSED ONE STORY
BUILDING FOR
MR. DANIEL ROBINSON
REISTERSTOWN, RD. GALELSON
THIRD DISTRICT - BALTA CO. MD.
Scale 1"=20'

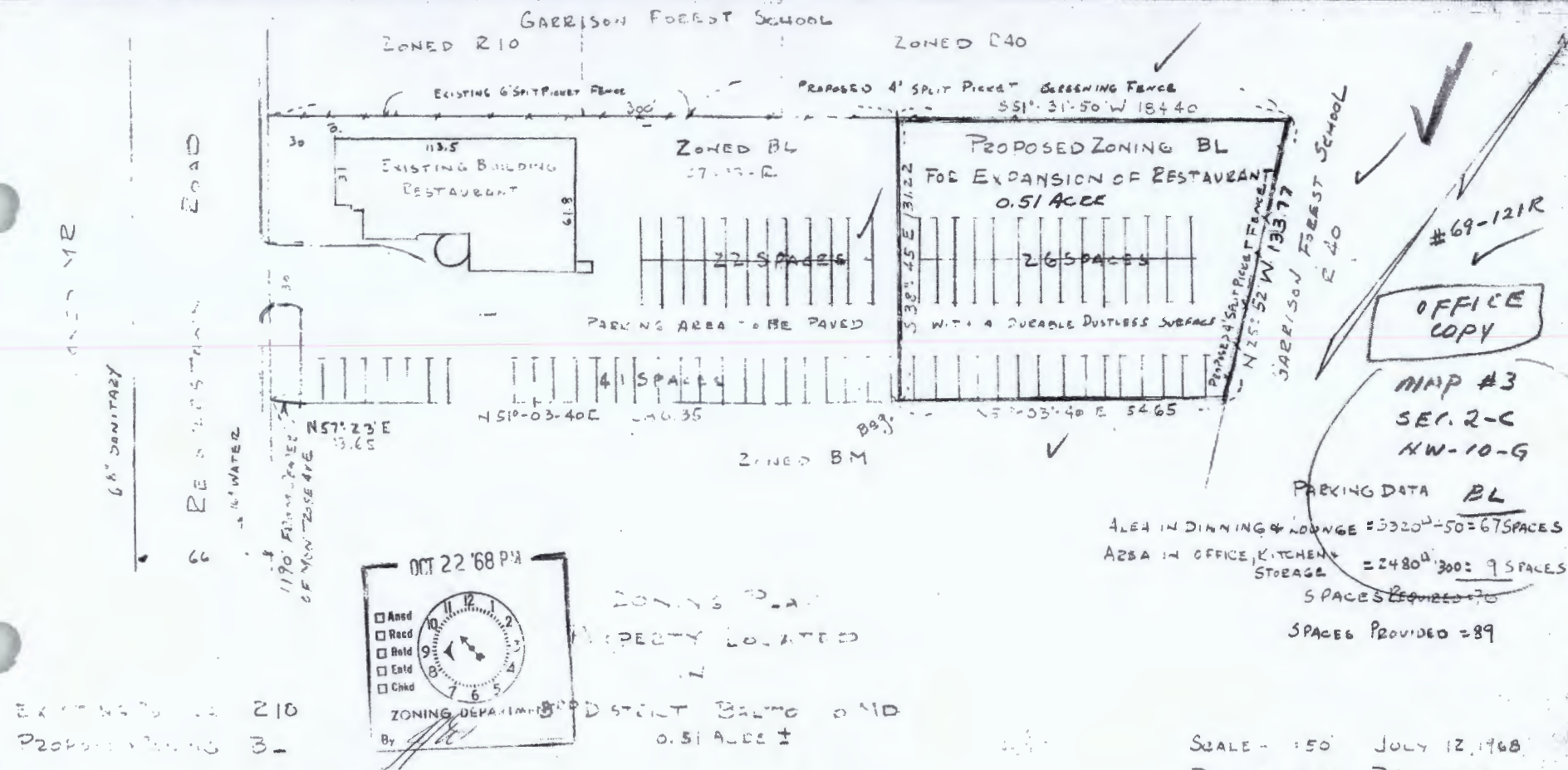
REVISER DRAWING
SHOWING ADDITION
OF NEW PROPERTY
2-25-66
TOTAL FLOOR AREA 1142
REQUIRED PARKING 24 SPACES
9 X 25

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY George H. Royal
DATE 7/11/68

Subject to screen planting
being 4' High and Compact

File No. 69-121 R

MICROFILMED



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

R & H Motor Cars, Ltd.
Petitioners

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

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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

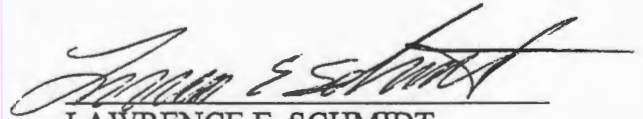
Appearing at the hearing on behalf of the Petition were Jeffrey Greenberg for R & H Motor Cars, Ltd., Jeffrey N. Pritzker, Corporate Counsel for that entity, and Leslie M. Pittler, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

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

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

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

LES:bjs


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County



PETITIONER'S
EXHIBIT NO. 3

AERIAL PHOTO EXHIBIT

R & H MOTOR CARS, LTD.

9727 REISTERSTOWN ROAD
2ND COUNCIL DISTRICT- 3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
GRAPHIC SCALE

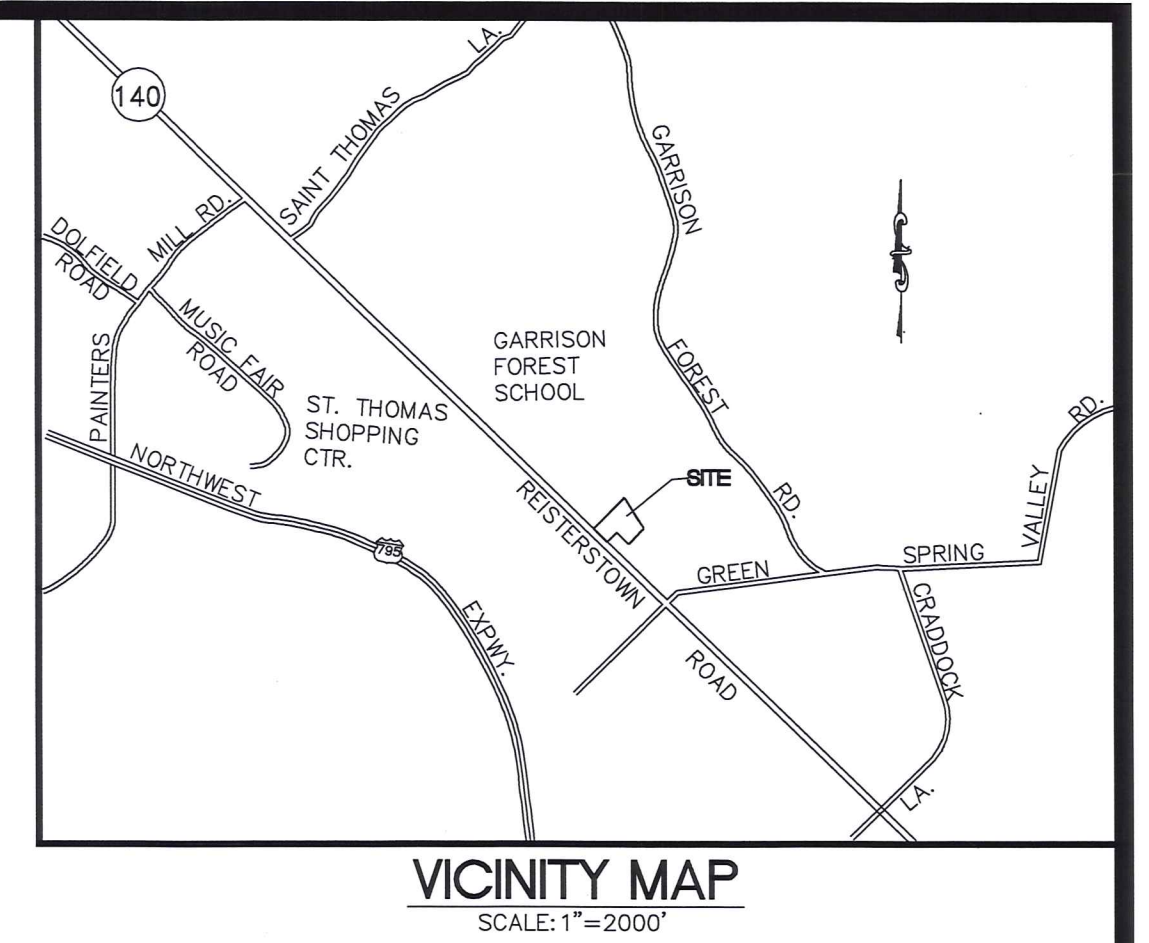
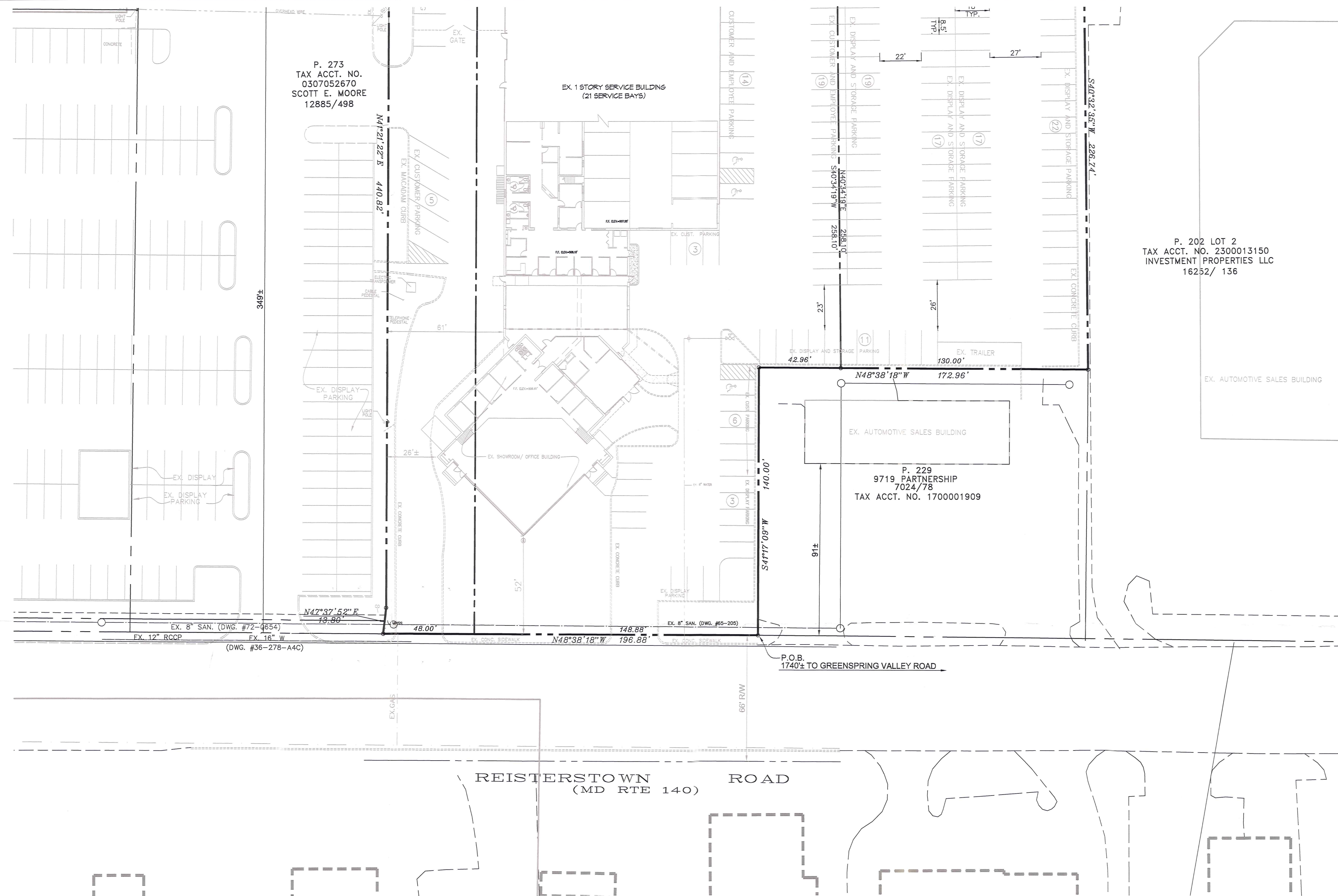


Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



			SCALE: 1"= 50'
			DATE: 11/16/09
			JOB NO.: 2001-125
			DESIGNED:
			DRAWN: AKC
			CHECKED:
			FILE: AERIAL EXHIBIT.dwg
			DRAWING NUMBER: AER-1
NO.	DATE	REVISIONS:	BY SHEET 1 OF 1



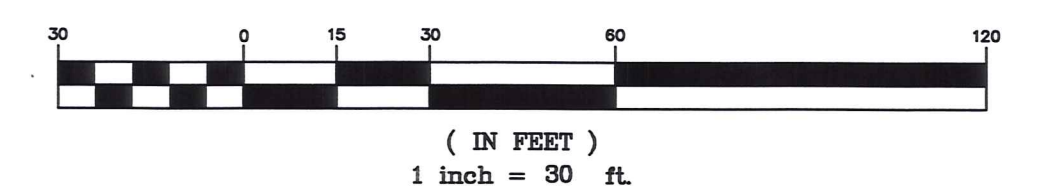
PETITIONER'S
EXHIBIT NO. 4

EXISTING CONDITIONS PHOTO EXHIBIT

R & H MOTOR CARS, LTD.

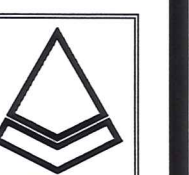
9727 REISTERSTOWN ROAD
2ND COUNCIL DISTRICT- 3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

GRAPHIC SCALE



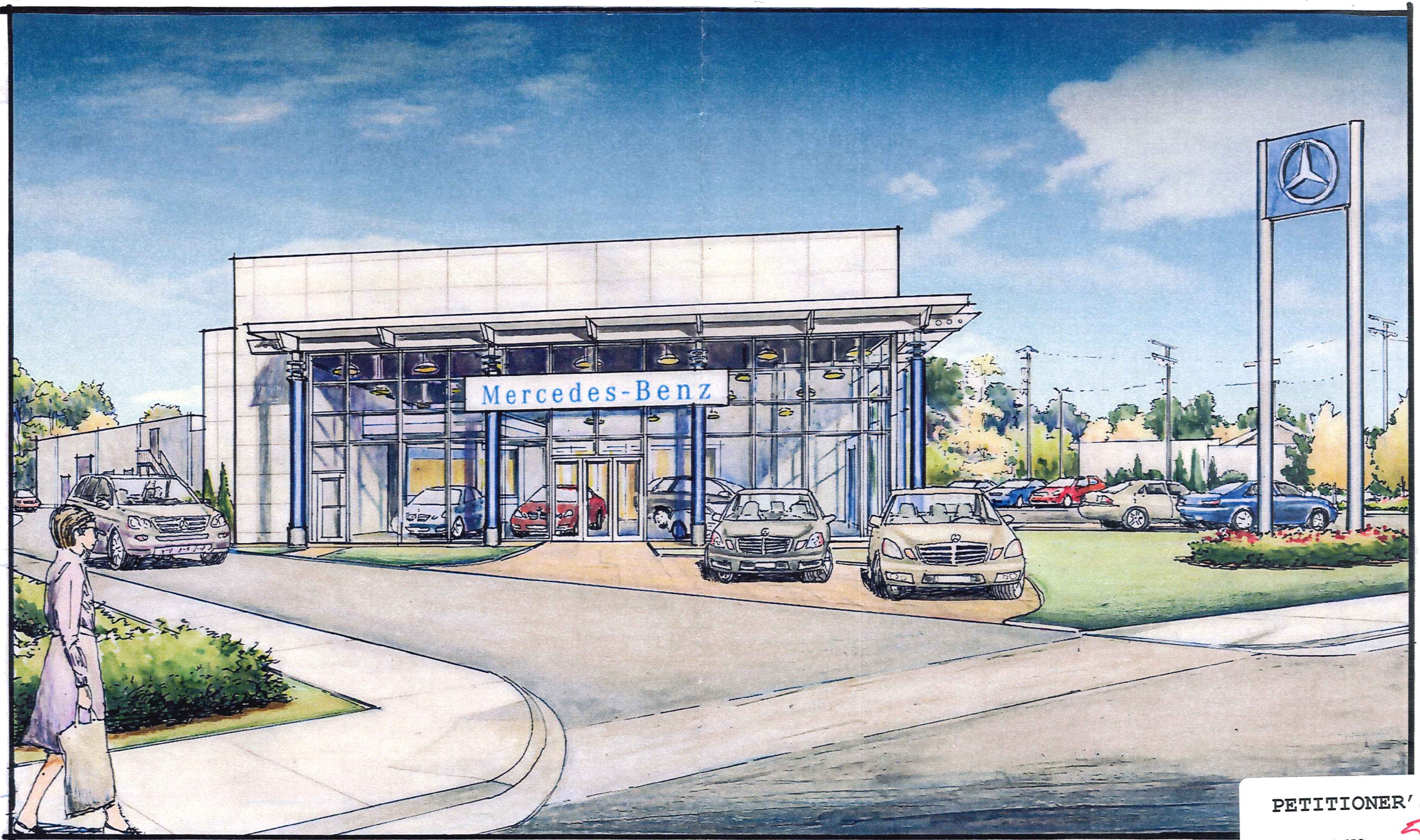
Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



SCALE: 1"= 30'
DATE: 09/28/09
JOB NO.: 2001-125
DESIGNED:
DRAWN: AKC
CHECKED: KJC
FILE: 200125 PHOTO.dwg
DRAWING
NUMBER: EX-1

NO. DATE REVISIONS: BY SHEET 1 OF 1



PETITIONER'S

EXHIBIT NO. 5A



LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182

P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

© 2004 THE LESSARD ARCHITECTURAL GROUP INC. EXPLICITLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR BY ANY MEANS, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTURAL GROUP INC.

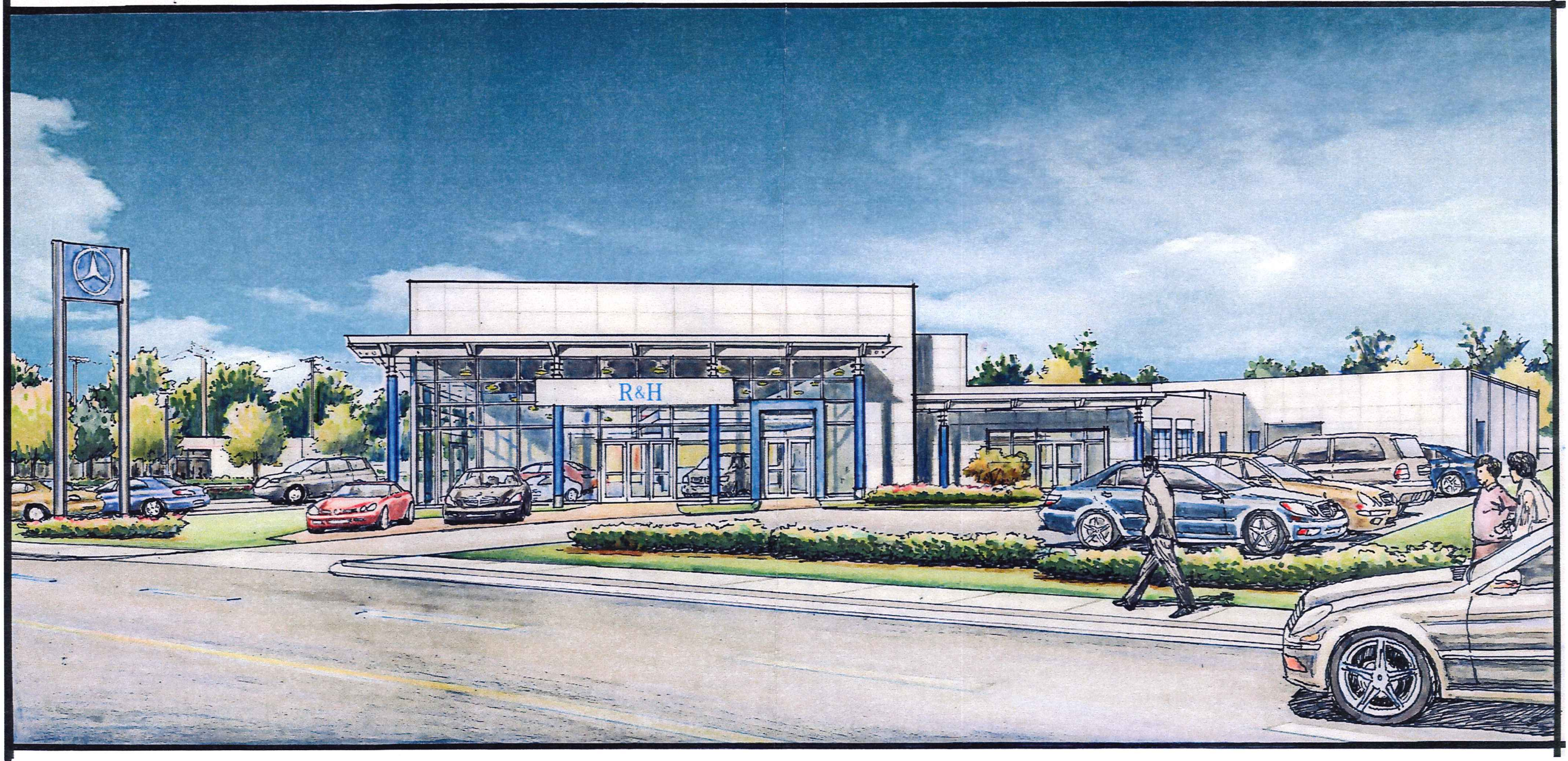
PERSPECTIVE
NORTH VIEW

NOVEMBER 20, 2009

R&H MERCEDES-BENZ
OWINGS MILLS, MD

R&H MERCEDES-BENZ
RHM.005A.00C





PETITIONER'S
EXHIBIT NO. **5B**



LESSARD GROUP INC.
8521 LEESBURG PIKE, SUITE 700 | VIENNA, VA 22182

P: 703.760.9344 | F: 703.760.9328 | WWW.LESSARDGROUP.COM

© 2004 THE LESSARD ARCHITECTURAL GROUP INC. EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE LESSARD ARCHITECTURAL GROUP INC.

PERSPECTIVE
SOUTH VIEW

NOVEMBER 20, 2009

R&H MERCEDES-BENZ
OWINGS MILLS, MD

R&H MERCEDES-BENZ
RHM.005A.00C





PETITIONER' S
EXHIBIT NO. 6

AERIAL PHOTO SETBACK EXHIBIT

R & H MOTOR CARS, LTD.

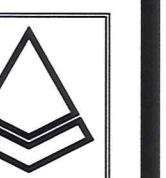
9727 REISTERTOWN ROAD
2ND COUNCIL DISTRICT- 3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
GRAPHIC SCALE



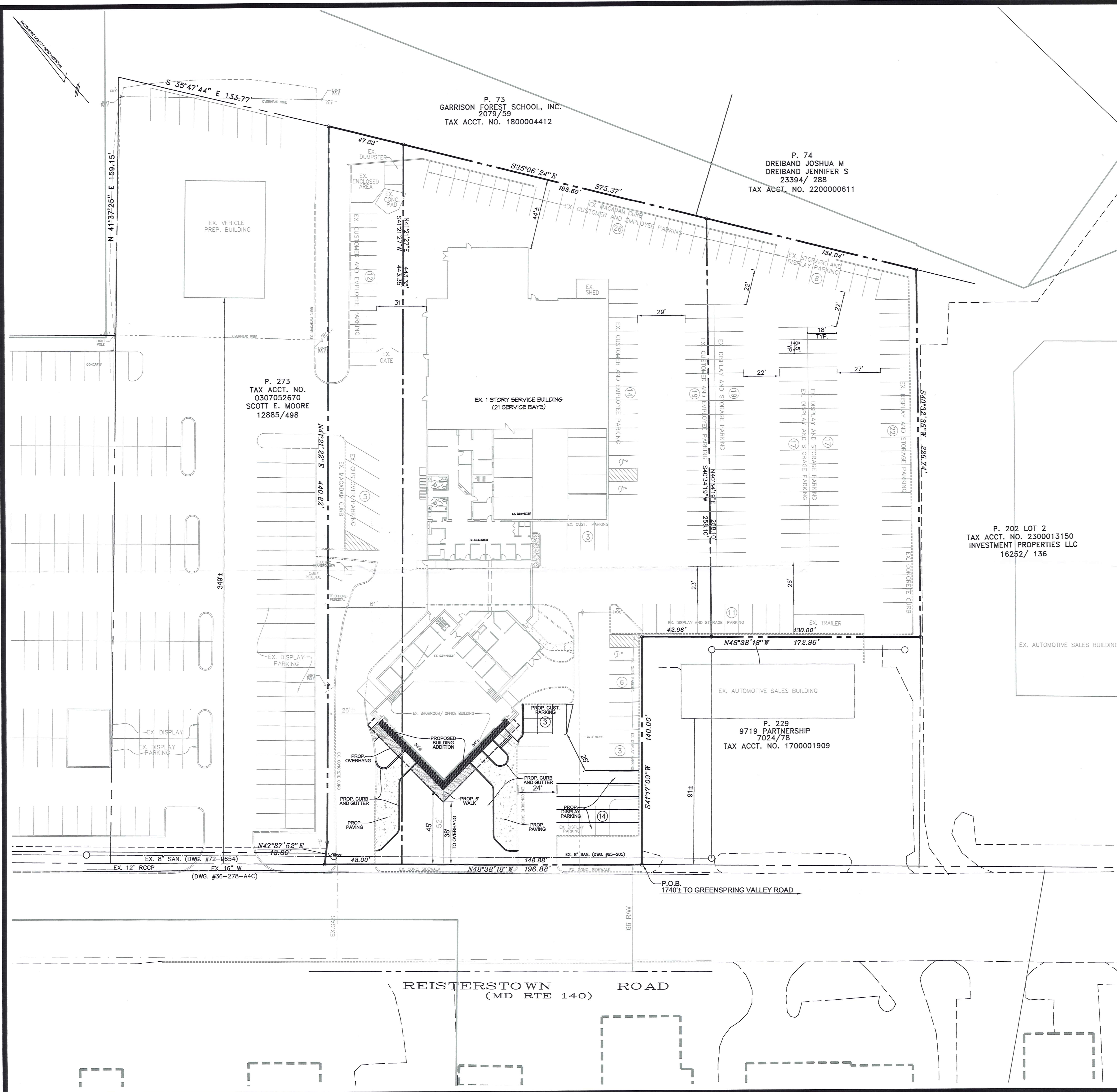
(IN FEET)
1 inch = 100 ft.

Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



					SCALE: 1"= 50'
					DATE: 11/16/09
					JOB NO.: 2001-125
					DESIGNED:
					DRAWN: AKC
					CHECKED:
					FILE: AERIAL EXHIBIT.dwg
					DRAWING
					NUMBER: SET-1
NO.	DATE		REVISIONS:	BY	SHEET 1 OF 1



GENERAL NOTES

- OWNER/DEVELOPER:
R & H MOTOR CARS LTD.
9727 REISTERSTOWN RD.
OWINGS MILLS MD 21117-4122
ATTN: ROBERT RUSSEL
TEL: (410) 363-3900
FAX: (410) 363-3987
- DEED REFERENCE: 6670/668
TAX ACCT. NO.: 1700004023
- TOTAL SITE AREA: 2.903 AC.±
FIRST PARCEL: 1.701 AC.±
SECOND PARCEL: 0.479 AC.±
FOURTH PARCEL: 0.723 AC.±
- ELECTION DISTRICT: 3
COUNCILMANIC DISTRICT: 2
TAX MAP: 67
CENSUS TRACT: 4037.01
REGIONAL PLANNING DISTRICT: 3139
SUBSEWERED WATERSHED: GWYNNS FALLS
- ZONING: BM (ZONING MAP 67-C1)
- EXISTING LAND USE: AUTOMOBILE DEALERSHIP
PROPOSED LAND USE: AUTOMOBILE DEALERSHIP
- BUILDING SETBACKS:

EXISTING	PROPOSED	REQUIRED
FRONT 52'±	52'±	*220'
SIDE 28'±	28'±	0'
REAR 44'±	44'±	30'

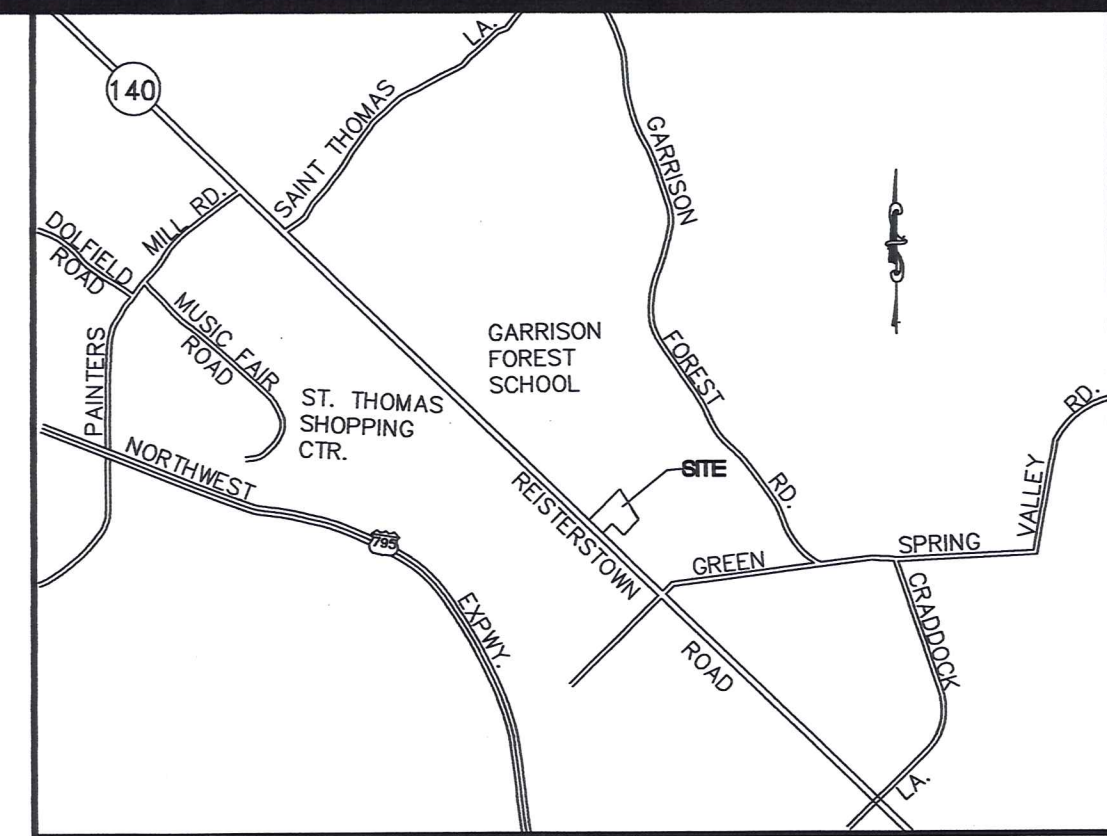
*FRONT SETBACK AVERAGE 349'+91'/2= 220'
- FLOOR AREA RATIO:
SITE AREA = 126,455 S.F.
EX. BUILDING AREA: 29,206 S.F.
ADDITIONAL BUILDING AREA: 469 S.F.
TOTAL BUILDING AREA: 29,699 S.F.
F.A.R. = 29,699/126,455 = 0.23 < 4.0
- UTILITIES: NO NEW WATER OR SEWER CONNECTIONS PROPOSED.
- NO NEW SITE LIGHTING PROPOSED.
- BOUNDARY: PROPERTY LINES SHOWN HEREON ARE BASED UPON SURVEY ENTITLED "OUTLINE AND LOCATION SURVEY OF R & H MOTOR CARS, LTD. PREPARED BY GERHOLD, CROSS AND ETZEL, DATED JULY 20, 1992."
- NO ADDITIONAL SIGNS ARE PROPOSED AS PART OF THIS PLAN. ALL SIGNAGE SHALL CONFORM WITH SECTION 450 OF THE BOZR.
- PARKING TABULATION:

REQUIRED PARKING
EX. SHOWROOM: 2,350 S.F. X 5/1000 = 11.8 P.S. - USE 12 P.S.
EX. 1ST FLOOR OFFICES: 2,833 S.F. X 3.3/1000 = 9.3 P.S. - USE 10 P.S.
EX. MEZZANINE OFFICES: 2,008 S.F. X 3.3/1000 = 6.6 P.S. - USE 7 P.S.
EX. SERVICE BLDG: 18,323 S.F. X 3.3/1000 = 60.5 P.S. - USE 61 P.S.
EX. SERVICE WRITE-UP: 3,692 S.F. X 3.3/1000 = 12.2 P.S. - USE 13 P.S.
PROP. SHOWROOM ADDITION: 463 S.F. X 5/1000 = 2.3 P.S. - USE 3 P.S.

TOTAL REQUIRED PARKING SPACES: 106 P.S.
PARKING PROVIDED:

CUSTOMER AND EMPLOYEE: 115 SPACES (INCLUDING 27 SERVICE & WRITE-UP BAYS)
STORAGE AND DISPLAY: 111 SPACES
TOTAL PARKING PROVIDED: 226 SPACES
- THERE ARE NO KNOWN EXISTING STREAMS, BODIES OF WATER, SPRINGS, WETLANDS, HYDRIC SOILS, 100-YEAR FLOOD PLAINS, HISTORIC BUILDINGS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, WELLS, SEPTIC AREAS, HAZARDOUS MATERIAL SITES, OR UNDERGROUND STORAGE TANKS LOCATED ON THIS PROPERTY.
- STORMWATER MANAGEMENT AND WATER QUALITY MANAGEMENT: EXEMPT PER SECTION 2-150.3 (B) 3 FOR LESS THAN 5000 S.F. DISTURBED AREA.
- ALL PARKING AREAS SHALL BE PAVED WITH A DURABLE, DUSTLESS SURFACE AND ALL PARKING SPACES SHALL BE PERMANENTLY STRIPED.
- ON-SITE SOILS ARE ALL CLASSIFIED AS CMB2 (CONESTOGA LOAM).
- PREVIOUS COMMERCIAL BUILDING PERMITS:

PERMIT NUMBER	DESCRIPTION
B166240	SIGN PERMIT
B273751	COMMERCIAL BUILDING
B285325	SIGN PERMIT
B298899	TANK PERMIT
B368523	SIGN PERMIT
B423508	SIGN PERMIT
- PREVIOUS ZONING CASES:
-CASE NUMBER 99-213A: VARIANCE TO SECTION 450.4 TO PERMIT REPLACEMENT OF AN EXISTING SIGN. GRANTED 1/21/99.
-CASE NUMBER 69-121-R: REZONED FROM B-10 TO B.L. GRANTED 12/10/68.



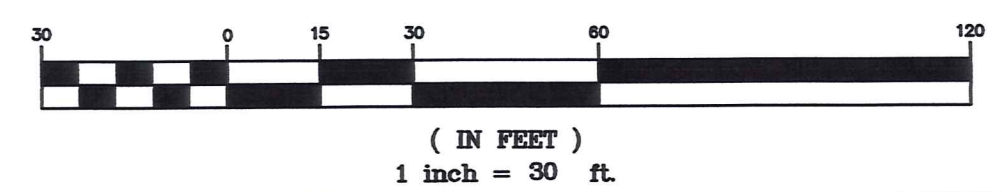
VICINITY MAP
SCALE: 1"=2000'

PETITIONER'S
EXHIBIT NO. **1B**

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING R & H MOTOR CARS, LTD.

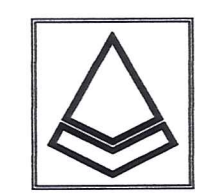
9727 REISTERSTOWN ROAD
2ND COUNCIL DISTRICT- 3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

GRAPHIC SCALE

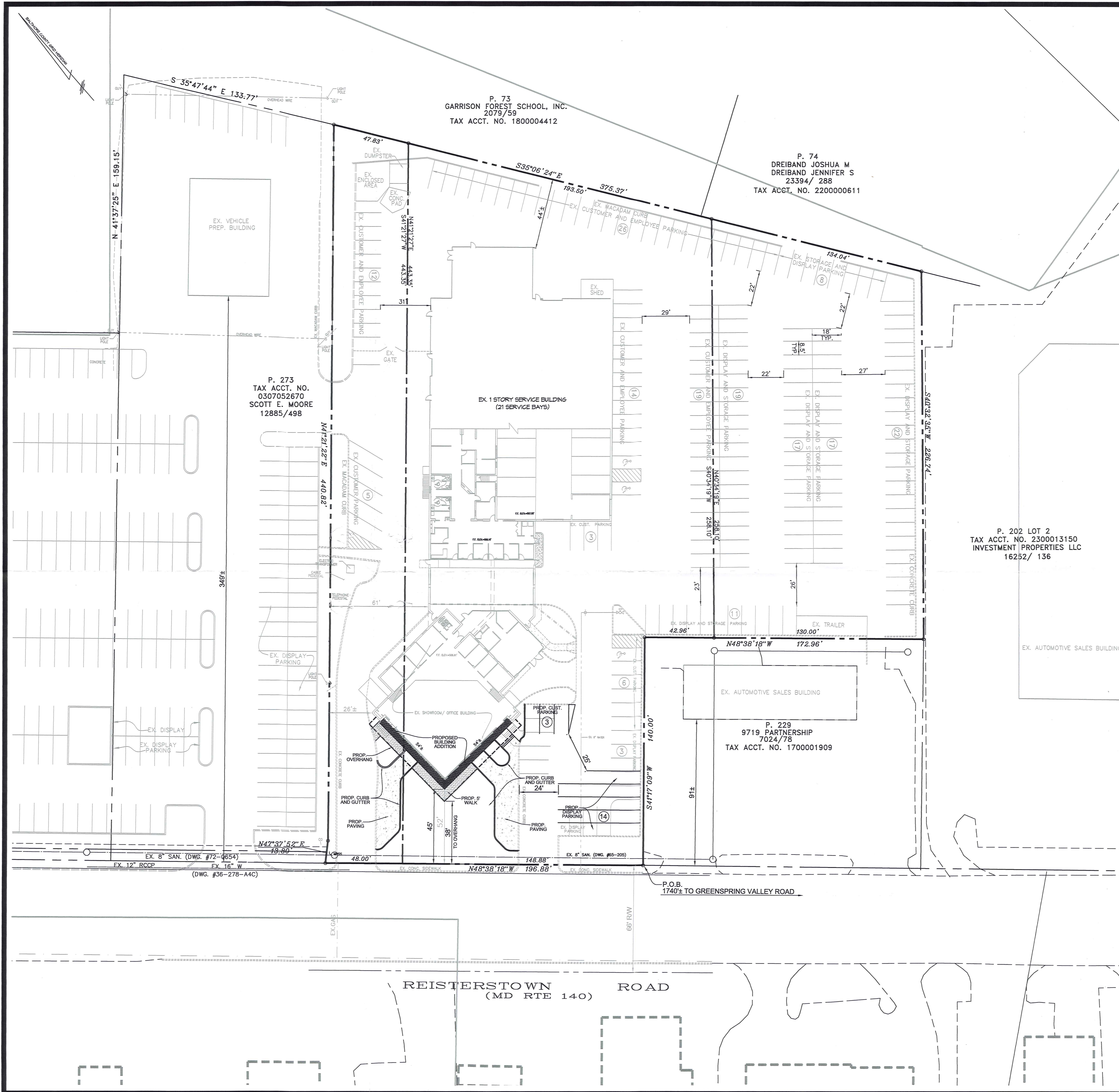


Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



Professional Certification I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.		SCALE: 1"= 30'	
License No. 9752		DATE: 09/28/09	
Expiration Date: 02/28/10		JOB NO.: 2001-125	
DESIGNED: AKC		CHECKED: KJC	
DRAWN: AKC		FILE: 2001125 RENOV REDLINE.dwg	
NO. DATE		DRAWING NUMBER: SPH-1	
REVISIONS:		BY: SHEET 1 OF 1	



GENERAL NOTES

- OWNER/DEVELOPER:
R & H MOTOR CARS LTD.
9727 REISTERSTOWN RD.
OWINGS MILLS MD 21117-4122
ATTN: ROBERT RUSSEL
TELE: (410) 363-3900
FAX: (410) 363-3987
- DEED REFERENCE: 6670/668
TAX ACCT. NO.: 1700004023
- TOTAL SITE AREA: 2.903 AC.±
FIRST PARCEL: 1.701 AC.±
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CENSUS TRACT: 4037.01
REGIONAL PLANNING DISTRICT: 3138
SUBSEWERSHED WATERSHED: GWYNN'S FALLS
- ZONING: BM (ZONING MAP 67-C1)
- EXISTING LAND USE: AUTOMOBILE DEALERSHIP
PROPOSED LAND USE: AUTOMOBILE DEALERSHIP
- BUILDING SETBACKS:

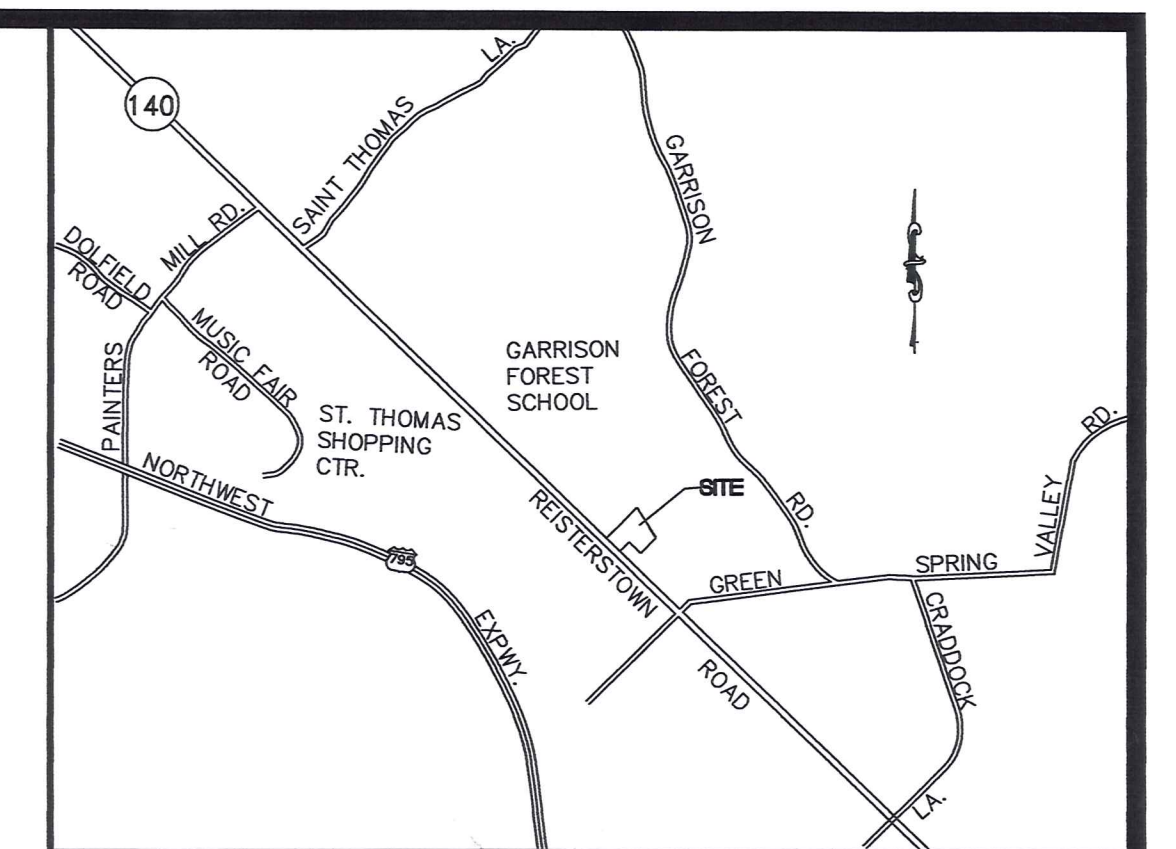
	EXISTING	PROPOSED	REQUIRED
FRONT	52'±	52'±	*22'
SIDE	28'±	28'±	0'
REAR	44'±	44'±	30'

*FRONT SETBACK AVERAGE $349' + 91' / 2 = 220'$
- FLOOR AREA RATIO:
SITE AREA = 126,455 S.F.
EX. BUILDING AREA: 29,206 S.F.
ADDITIONAL BUILDING AREA: 463 S.F.
TOTAL BUILDING AREA: 29,669 S.F.
F.A.R. = $29,669 / 126,455 = 0.23 < 4.0$
- UTILITIES: NO NEW WATER OR SEWER CONNECTIONS PROPOSED.
- NO NEW SITE LIGHTING PROPOSED.
- BOUNDARY: PROPERTY LINES SHOWN HEREON ARE BASED UPON SURVEY ENTITLED "OUTLINE AND LOCATION SURVEY OF R & H MOTOR CARS, LTD. PREPARED BY GERHOLD, CROSS AND ETZEL, DATED JULY 20, 1992."
- NO ADDITIONAL SIGNS ARE PROPOSED AS PART OF THIS PLAN. ALL SIGNAGE SHALL CONFORM WITH SECTION 450 OF THE BCR.
- PARKING TABULATION:

REQUIRED PARKING	
EX. SHOWROOM: 2,350 S.F. X 5/1000 = 11.8 P.S. - USE 12 P.S.	
EX. 1ST FLOOR OFFICES: 2,833 S.F. X 3.3/1000 = 9.3 P.S. - USE 10 P.S.	
EX. MEZZANINE OFFICES: 2,008 S.F. X 3.3/1000 = 6.6 P.S. - USE 7 P.S.	
EX. SERVICE BLDG: 18,323 S.F. X 3.3/1000 = 60.5 P.S. - USE 61 P.S.	
EX. SERVICE WRITE-UP: 3,692 S.F. X 3.3/1000 = 12.2 P.S. - USE 13 P.S.	
PROP. SHOWROOM ADDITION: 463 S.F. X 5/1000 = 2.3 P.S. - USE 3 P.S.	
TOTAL REQUIRED PARKING SPACES: 106 P.S.	

PARKING PROVIDED:	
CUSTOMER AND EMPLOYEE: 115 SPACES (INCLUDING 27 SERVICE & WRITE-UP BAYS)	
STORAGE AND DISPLAY: 111 SPACES	
TOTAL PARKING PROVIDED: 226 SPACES	
- THERE ARE NO KNOWN EXISTING STREAMS, BODIES OF WATER, SPRINGS, WETLANDS, HYDRIC SOILS, 100-YEAR FLOOD PLAINS, HISTORIC BUILDINGS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, WELLS, SEPTIC AREAS, HAZARDOUS MATERIAL SITES, OR UNDERGROUND STORAGE TANKS LOCATED ON THIS PROPERTY.
- STORMWATER MANAGEMENT AND WATER QUALITY MANAGEMENT: EXEMPT PER SECTION 2-150.3 (B) 3 FOR LESS THAN 5000 S.F. DISTURBED AREA.
- ALL PARKING AREAS SHALL BE PAVED WITH A DURABLE, DUSTLESS SURFACE AND ALL PARKING SPACES SHALL BE PERMANENTLY STRIPED.
- ON-SITE SOILS ARE ALL CLASSIFIED AS CMB2 (CONESTOGA LOAM).
- PREVIOUS COMMERCIAL BUILDING PERMITS:

PERMIT NUMBER	DESCRIPTION
B166240	SIGN PERMIT
B273751	COMMERCIAL BUILDING
B285325	SIGN PERMIT
B298989	TANK PERMIT
B368523	SIGN PERMIT
B423508	SIGN PERMIT
- PREVIOUS ZONING CASES:
 - CASE NUMBER 99-213A: VARIANCE TO SECTION 450.4 TO PERMIT REPLACEMENT OF AN EXISTING SIGN. GRANTED 1/21/99.
 - CASE NUMBER 69-121-R: REZONED FROM B-10 TO B.L GRANTED 12/10/68.



VICINITY MAP
SCALE: 1"=2000'

PETITIONER'S

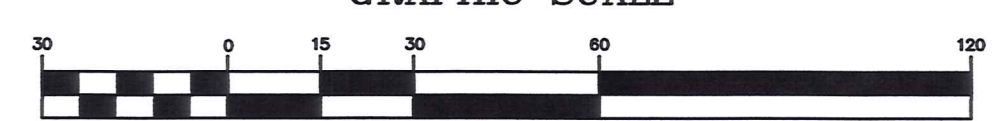
EXHIBIT NO. **LA**

PLAN TO ACCOMPANY PETITION FOR VARIANCE

R & H MOTOR CARS, LTD.

9727 REISTERSTOWN ROAD
2ND COUNCIL DISTRICT- 3RD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

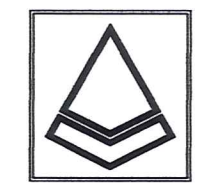
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft

Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No.	9752	Expiration Date:	02/28/10
DESIGNED:		CHECKED:	KJC
DRAWN:	AKC	FILE:	2001125 RENOV 091609.dwg
DRAWING NUMBER:	VAR-1		
NO.	1	DATE	11/19/09
REVISIONS:	GENERAL NOTE #12	BY	AKC
SHEET	1	OF	1

SCALE:	1"= 30'
DATE:	09/28/09
JOB NO.:	2001-125
DESIGNED:	
CHECKED:	KJC
FILE:	2001125 RENOV 091609.dwg
DRAWING NUMBER:	VAR-1

N:\d2\project\2001\2001125 COPY 060309\2001125 RENOV 091609.DWG, 9/30/2009 7:00:09 AM, ACrawford