



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

June 19, 2012

JEFFREY N. PRITZKER, ESQUIRE
110 WEST ROAD, SUITE 222
TOWSON MD 21204

RE: Petition for Variance
Case No.: 2012-0271-A
Property: 9801 Reisterstown Road

Dear Mr. Pritzker:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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 Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the typed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:pz

Enclosure

IN RE: PETITION FOR VARIANCE

E/side of Reisterstown Road, 840' N of
c/line of Kenmar Avenue
3rd Election District
2nd Council District
(9801 Reisterstown Road)

Aaron Margolis, Trustee, under the
Will of Ronnie Russel, *Legal Owners*
R & H Toyota, *Contract Purchaser/Lessee*
Petitioners

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

CASE NO. 2012-0271-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Variance filed by Jeffrey N. Pritzker, Esquire with Margolis, Pritzker, Epstein & Blatt, PA, on behalf of the legal owner, Aaron Margolis, Trustee under the Will of Ronnie H. Russel, and the contract purchaser/lessee, R & H Toyota, ("Petitioners"). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.), Section 450.4 Attachment 1.5 (a), to permit three (3) wall-mounted signs on the same façade in lieu of the permitted two (2) signs on a single-tenant building. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the variance request was Robert Russel, President of R&H Motor Cars. Jeffrey N. Pritzker, Esquire attended and represented Petitioners. The file reveals that the Petition was properly advertised and the site was properly posted as required by the B.C.Z.R. There were no Protestants or other interested persons in attendance, and the file does not contain any letters of opposition or protest.

There were no ZAC comments received from any of the County reviewing agencies.

ORDER RECEIVED FOR FILING

Date 6-19-12

By pm

Testimony and evidence revealed that the subject property is 2.50 acres and zoned B.M. The property contains a Toyota/Scion car dealership and is located along Reisterstown Road in an area with many other car dealerships and other commercial uses. Mr. Russel explained that the new showroom was just constructed in the last few months, and he said it is one of the first LEED Gold certified dealerships in the State. Mr. Russel explained that the Toyota company requires as part of its franchise agreement that dealers provide separate signage (and showroom space) for the Toyota and Scion brands, which are marketed to very different demographic groups.

Based upon the testimony and evidence presented, I am persuaded to grant the request for variance relief. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md 53, 80 (2008).

Petitioners have met this test.

As seen on the site plan, the proposed signs are modest in size, and will simply inform customers of the locations for the Scion and Toyota showrooms. The third sign contains the "R&H" logo, and it is just 7.24 square feet and will be located directly above a doorway leading to the showrooms. The R&H dealership building is over 23,000 square feet in size, and the three proposed wall mounted signs do not seem excessive for a structure of this size. In addition, the three signs (in lieu of two permitted under the B.C.Z.R.) will not create visual clutter or distract drivers along this busy stretch of Reisterstown Road. In fact, I do not believe the variance relief will have any deleterious impact upon the surrounding community.

ORDER RECEIVED FOR FILING

Date 6-19-12

By pm

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and after considering the testimony and evidence offered by the Petitioners, I find that Petitioners' variance request should be granted.

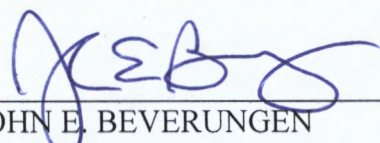
THEREFORE, IT IS ORDERED, this 19 day of June, 2012, by this Administrative Law Judge, that Petitioners' Variance request from the Baltimore County Zoning Regulations (B.C.Z.R.), Section 450.4 Attachment 1.5 (a), to permit three (3) wall-mounted signs on the same façade in lieu of the permitted two (2) signs on a single-tenant building, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. The Petitioner may apply for a building permit and may be granted same upon receipt of this Order. However the Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason this Order is reversed, the Petitioner will be required to return and be responsible for returning said property to its original condition.

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

JEB:pz



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 6-19-12

By pm



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 9801 Reisterstown Road which is presently zoned BM
 Deed References: SM 8093/371 10 Digit Tax Account # 2 1 0 0 0 0 9 6 5 8
 Property Owner(s) Printed Name(s) Aaron Margolis, Trustee Under the Will of Ronnie H. Russel

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. **X** a **Variance** from Section(s)

450.4 Attachment 1.5 (a)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

To permit three (3) wall-mounted signs ^{ON THE SAME facade} in lieu of the permitted two (2) signs on a single-tenant building. **TO BE PRESENTED AT HEARING.**

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

R&H Toyota
David Russel, General Manager
 Name- Type or Print
[Signature]
 Signature
9801 Reisterstown Rd., Owings Mills, MD
 Mailing Address City State
21117 / 410-363-2000 /
 Zip Code Telephone # Email Address

Attorney for Petitioner:

Jeffrey N. Pritzker
 Name- Type or Print
[Signature]
 Signature
110 West Rd., Ste. 222, Towson, MD
 Mailing Address City State
21204 / 410-823-2222 / jnpritzker@mpelaw.com
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Aaron Margolis, Trustee
Under the Will of Ronnie H. Russel
 Name #1 - Type or Print
[Signature] [Signature]
 Signature #1 Signature #2
 / /
 Mailing Address City State
 / /
 Zip Code Telephone # Email Address

Representative to be contacted:

Jeffrey N. Pritzker
 Name - Type or Print
[Signature]
 Signature
110 West Rd., Ste. 222, Towson, MD
 Mailing Address City State
21204 / 410-823-2222 / jnpritzker@mpelaw.com
 Zip Code Telephone # Email Address

CASE NUMBER 2012-0271-A Filing Date 4/26/12 Do Not Schedule Dates: Reviewer [Signature]

ORDER RECEIVED FOR

REV. 10/4/11

Date 6.19.12

William K. Woody, L.S.
President and CEO

Douglas L. Kennedy, P.E.
Senior Vice President

J. Peter McDonnell
Executive Vice President

Melissa M. Walker
Vice President, CFO



**KCW ENGINEERING
TECHNOLOGIES**

Kimberly M. Groves, P.E.
Vice President, Engineering

Kevin C. Anderson, Jr., P.E.
Vice President, Dir. of Land Development

Reginald C. Roberts
Associate, Dry Utilities Specialist

ZONING DESCRIPTION

PROPERTY OF ALBERT HYATT & AARON MARGOLIS, TRUSTEES

9801 REISTERSTOWN ROAD

**3RD ELECTION DISTRICT 2nd CD
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the Easterly Right of Way line of Reisterstown Road, 80 feet wide, said point being distant 840 feet, more or less, Northerly from the centerline of Kenmar Avenue; thence for the following courses and distances,

1. North 48 degrees 42 minutes 53 seconds West 335.08 feet to a point; thence, leaving the Easterly Right of Way line of Reisterstown Road, 80 feet wide,
2. North 41 degrees 36 minutes 42 seconds East 318.00 feet to a point; thence
3. South 48 degrees 42 minutes 53 seconds East 335.08 feet to a point; thence
4. South 41 degrees 36 minutes 42 seconds West 318.00 feet to the point of beginning. Containing 106,555 square feet or 2.4462 acres of land, more or less.

Being the same parcel of ground by deed dated February 7, 1989 recorded among the Land Records of Baltimore County in Liber SM 8098, folio 371, was granted and conveyed by Garrison Forest School, Inc to Albert Hyatt and Aaron Margolis, Trustees.

Also known as #9801 Reisterstown Rd and located in the 3rd Election District of Baltimore County, Maryland.

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.
License No. 33351
Expiration Date 06-30-12



Mark Tittlik
02-24-2012

2012-0271-A

KCW Engineering Technologies, Inc.

810 Landmark Drive, Suite 215 • Glen Burnie, MD 21061 • Phone: 410.768.7700 • Fax: 410.768.0200 • www.kcw-et.com

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

No. **82043**

Date: **4/26/12**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 4/27/2012 4/26/2012 12:00:12 5

REG W903 WALKIN RBDS LRB
 >> RECEIPT # 587199 4/26/2012 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						385.00

Dept 5 528 ZONING VERIFICATION
 CK NO. 082043

Recpt Tot \$385.00
 \$770.00 CK \$0.00 CA
 Baltimore County, Maryland

Total: **385.00**

Rec From:

For: **R & H Motors**
9801 Reisterstown Rd

2012-0271-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2012-0271-A
Petitioner: R & H Motors (Aaron Margolis Trustee) for Ronnie H. Russell
Address or Location: 9801 Reisterstown Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: JEFFREY N. PRITZKER
Address: 110 WEST RD SUITE 222
TOWSON MD 21204
Telephone Number: 410 823 2222

Certificate of Posting

RE: Case NO. 2012-0271-A

Petitioner/Developer _____

David Russell

Date of Hearing/Closing 6/15/12

**Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204**

Attention:

This letter is to certify, under penalties of perjury, that the necessary sign as required by law, was posted conspicuously on the property located at _____

15 Music Fair Road.

The sign(s) were posted on 5/26/12
(Month, Day, Year)

Sincerely,

(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

**See Attached
Photograph**

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

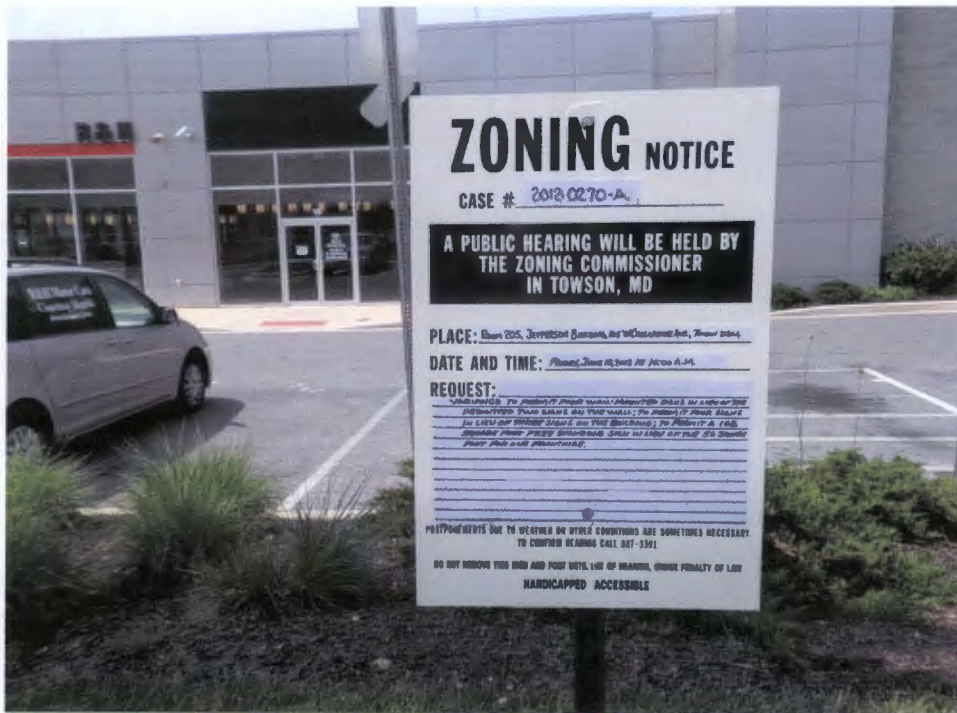
Certificate of Posting
Photograph Attachment

Re: 2012-0270-A

Petitioner/Developer: _____

David Russell

Date of Hearing/Closing: 6/15/12



15 Music Fair Road.

Posting Date: 5/26/12

(Signature and date of sign poster)

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: #2012-0271-A

9801 Reisterstown Road

E/s Reisterstown Road, 840 feet north of centerline of Kenmar Avenue

3rd Election District — 2nd Councilmanic District

Legal Owner(s): Aaron Margolis, Trustee, under the Will of Ronnie Russel

Contract Purchaser: R & H Toyota, David Russel, GM

Variance: to permit 3 wall-mounted signs on the same facade in lieu of the permitted two signs on a single-tenant building.

Hearing: Friday, June 15, 2012 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

05/376 May 24

303646

CERTIFICATE OF PUBLICATION

5/24/, 2012

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 5/24/, 2012.

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

S. Wilkinson

LEGAL ADVERTISING

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
9801 Reisterstown Road; E/S Reisterstown Rd,	*	
840' N of c/line of Kenmar Avenue	*	OF ADMINISTRATIVE
3 rd Election & 2 nd Councilmanic Districts	*	
Legal Owner(s): Aaron Margolis, Trustee	*	HEARINGS FOR
under the will of Ronnie Russel	*	
Contract Purchaser(s): R&H Toyota	*	BALTIMORE COUNTY
Petitioner(s)	*	
	*	2012-271-A

* * * * *

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

MAY 17 2012

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of May, 2012, a copy of the foregoing Entry of Appearance was mailed to Jeffrey Pritzer, Esquire, 110 West Road, Suite 222, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

May 21, 2012

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2012-0271-A

9801 Reisterstown Road

E/s Reisterstown Road, 840 feet north of centerline of Kenmar Avenue

3rd Election District – 2nd Councilmanic District

Legal Owners: Aaron Margolis, under the Will of Ronnie Russel

Contract Purchaser: R & H Toyota, David Russel, GM

Variance to permit 3 wall-mounted signs on the same façade in lieu of the permitted two signs on a single-tenant building.

Hearing: Friday, June 15, 2012 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Jeffrey Pritzker, 110 West Road, Ste. 222, Towson 21204
David Russel, 9801 Reisterstown Road, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MAY 26, 2012.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 24, 2012 Issue - Jeffersonian

Please forward billing to:
Jeffrey Pritzker
110 West Road, Ste. 222
Towson, MD 21204

410-823-2222

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2012-0271-A

9801 Reisterstown Road

E/s Reisterstown Road, 840 feet north of centerline of Kenmar Avenue

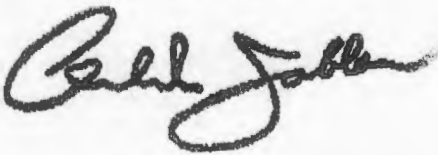
3rd Election District – 2nd Councilmanic District

Legal Owners: Aaron Margolis, under the Will of Ronnie Russel

Contract Purchaser: R & H Toyota, David Russel, GM

Variance to permit 3 wall-mounted signs on the same façade in lieu of the permitted two signs on a single-tenant building.

Hearing: Friday, June 15, 2012 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Case No.: 2012-0271-A

6/20/12
p3

Exhibit Sheet

6/20/12
p3

Petitioner/Developer

Protestant

No. 1	<i>Site plan</i>	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

MEMORANDUM

DATE: July 20, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0271-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 19, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment5-14DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NC5-22DEPS
(if not received, date e-mail sent _____)NC

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)5-7

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. See front of file folder listed)

NEWSPAPER ADVERTISEMENT

Date: 5-24-12

SIGN POSTING

Date:

by

Missing 6/6Sp. to Penn in Piltzger's ofc. 6/6 2:47 PMgave her OAH for #

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier:**District - 03 Account Number - 2100009658****Owner Information**

Owner Name:	HYATT ALBERT (DEC) MARGOLIS AARON TRUSTEES	Use:	COMMERCIAL
Mailing Address:	C/O A MARGOLIS/J COHEN TRUSTEE 9727 REISTERSTOWN RD OWINGS MILLS MD 21117-4122	Principal Residence:	NO
		Deed Reference:	1) /08098/ 00371 2)

Location & Structure Information**Premises Address**

9801 REISTERSTOWN RD
OWINGS MILLS MD 21117-4124

Legal Description

2.5 AC
ES REISTERSTOWN RD
1350FT N MONTROSE AVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0067	0005	0440		0000				1	Plat Ref:

Special Tax Areas

Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
	21121	2.5000 AC	06

Stories	Basement	Type	Exterior
		AUTO SHOWROOM	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2011	07/01/2012
Land	1,125,000	1,125,000		
Improvements:	1,672,300	1,877,200		
Total:	2,797,300	3,002,200	2,933,900	3,002,200
Preferential Land:	0			0

Transfer Information

Seller:	GARRISON FOREST SCHOOL	Date:	02/09/1989	Price:	\$1,750,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/08098/ 00371	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

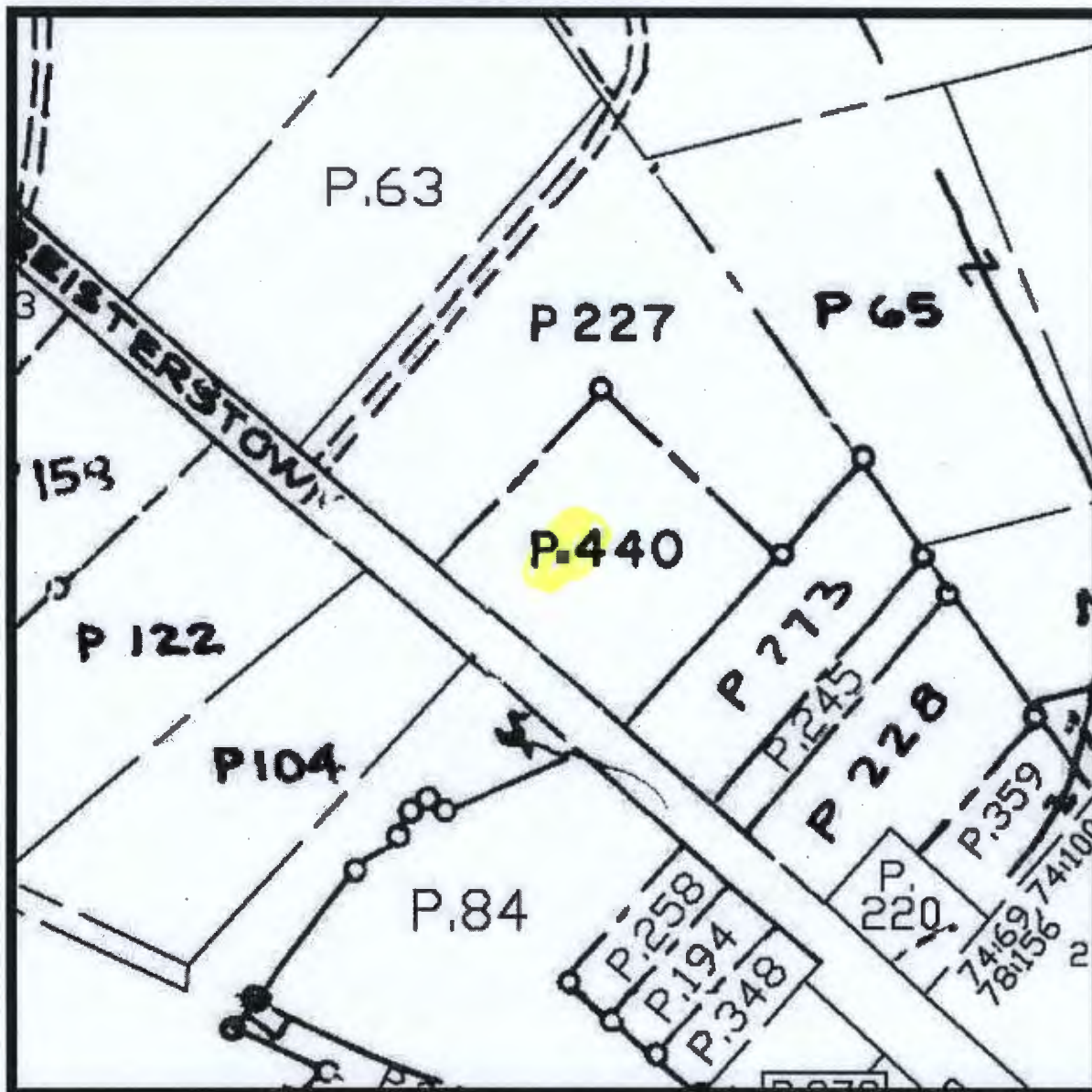
Homestead Application Status:	No Application
--------------------------------------	----------------



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

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

District - 03 Account Number - 2100009658



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2010.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

6-15-12

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: May 22, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0271-A
Address 9801 Reisterstown Road
(Margolis Property)

Zoning Advisory Committee Meeting of May 7, 2012.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston; Development Coordination*

RECEIVED

MAY 23 2012

OFFICE OF ADMINISTRATIVE HEARINGS

6/15 11 AM
2012

Debra Wiley - ZAC Comments - Distribution Mtg. of 5/7

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 5/7/2012 11:59 AM
Subject: ZAC Comments - Distribution Mtg. of 5/7

Good Morning,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0266-SPHA - 9401 Groveton Circle
No hearing date assigned in data base as of today

2012-0270-A - 15 Music Fair Road - **FLOODPLAIN**
No hearing date assigned in data base as of today

2012-0271-A - 9801 Reisterstown Road
No hearing date assigned in data base as of today

2012-0272-XA - 5616 Old Court Road
No hearing date assigned in data base as of today

2012-0273-A - 518 Education Way
Administrative Variance - Closing Date: 5/21

2012-0274-SPH - 2422 Lightfoot Drive
No hearing date assigned in data base as of today

2012-0275-A - 3901 Schroeder Avenue
Administrative Variance - Closing Date: 5/28

2012-0276-SPHA - 3914 Glenhurst Road - **CRITICAL AREA & FLOODPLAIN**
No hearing date assigned in data base as of today

2012-0277-A - 502 Dogwood Lane
Administrative Variance - Closing Date: 5/28

Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

June 5, 2012

Aaron Margolis
9801 Reisterstown Road
Owings Mills, MD 21117

RE: Case Number: 2012-0271-A, Address: 9801 Reisterstown Road, 21117

Dear Mr. Margolis:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 26, 2012. 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
R & H Toyota, David Russell, 9801 Reisterstown Road, Owings Mills, MD 21117
Jeffrey Pritzker, 110 West Road, Suite 222, Towson, MD 21204

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 5-7-12

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2012-0271-A
Variance
Aaron Margolis
9801 Reisterstown Rd
MD140

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 5-7-12. A field inspection and internal review reveals that an entrance onto MD140 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance. Case Number 2012-0271-A.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may email him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: May 14, 2012

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

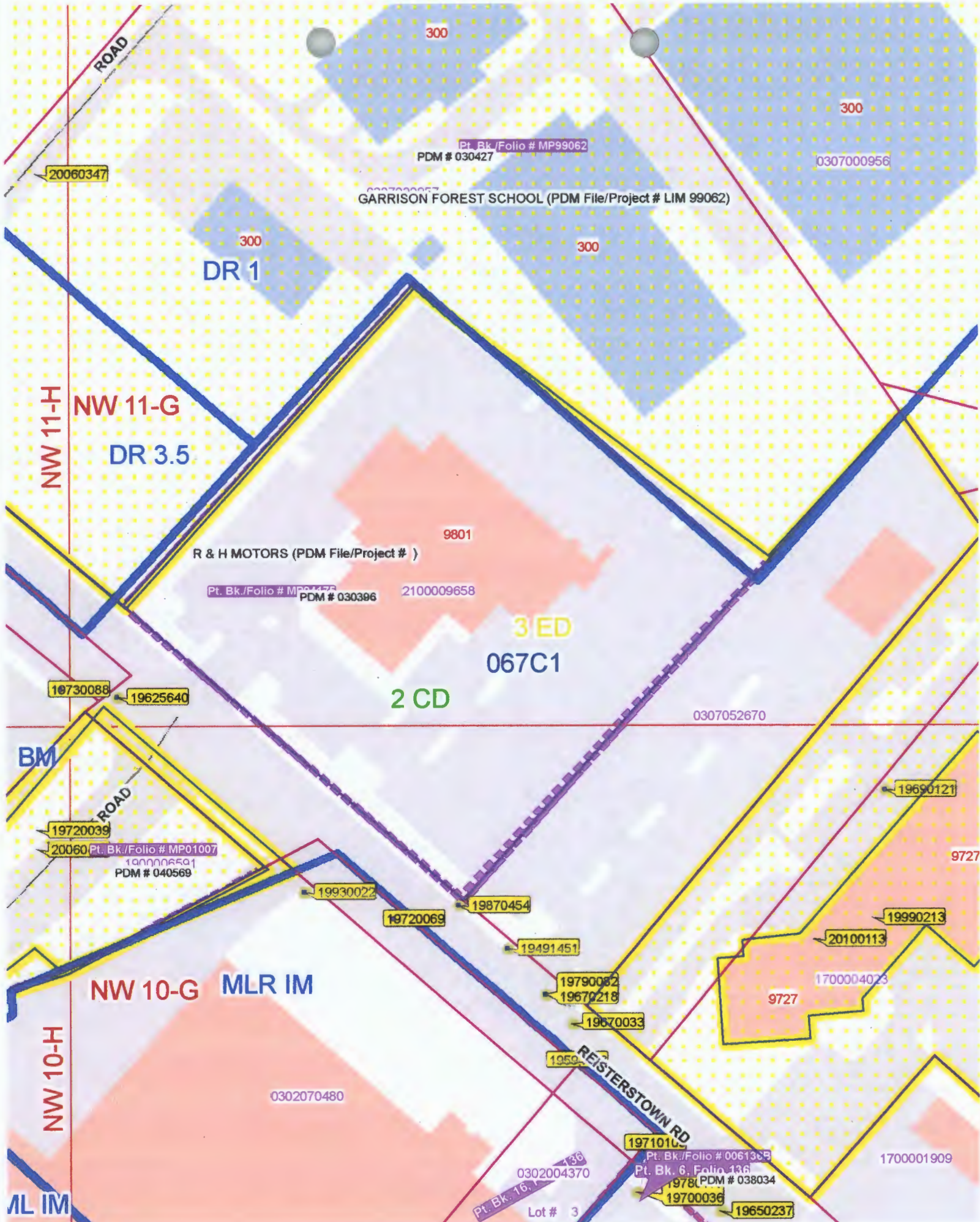
SUBJECT: Zoning Advisory Committee Meeting
For May 21, 2012
Item Nos. 2012-0270, 0271, 0273, 0274, 0275, 0276
And 0277.

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

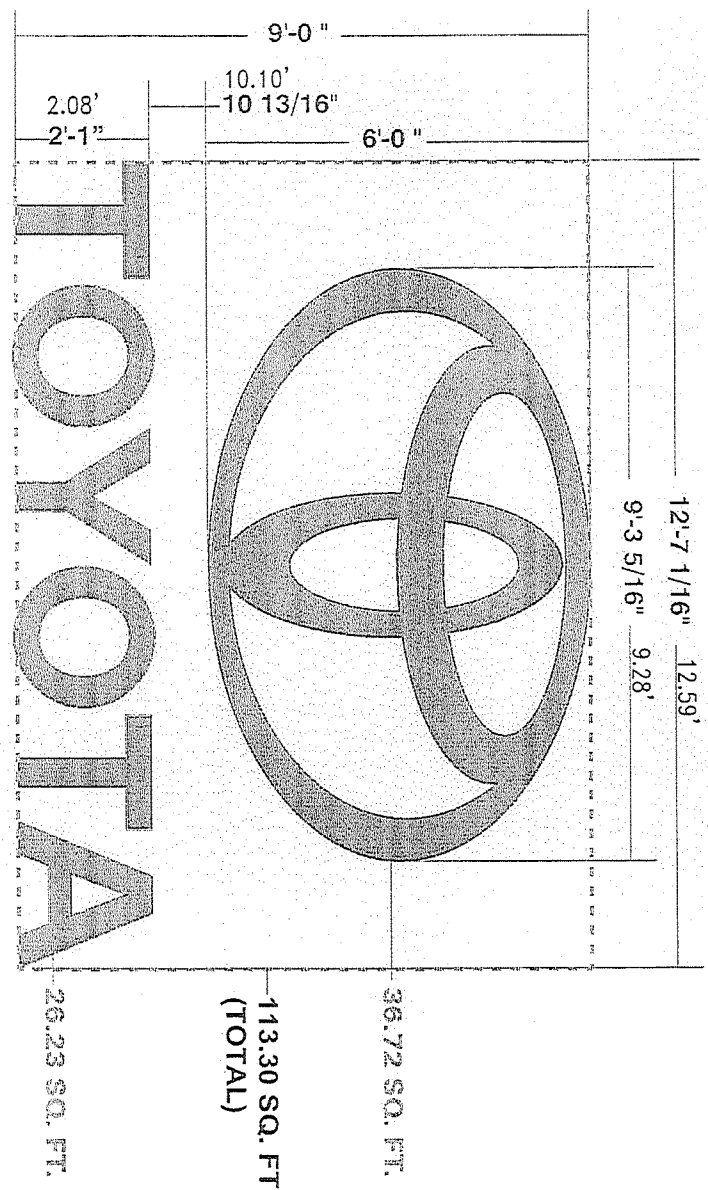
DAK:CEN

cc: File

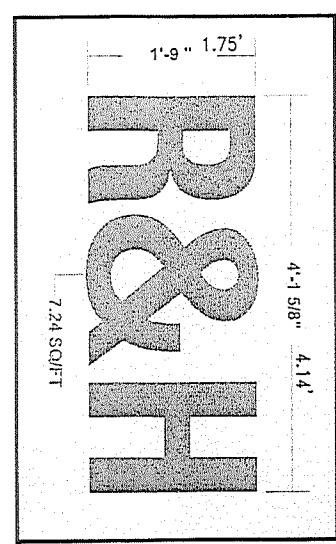
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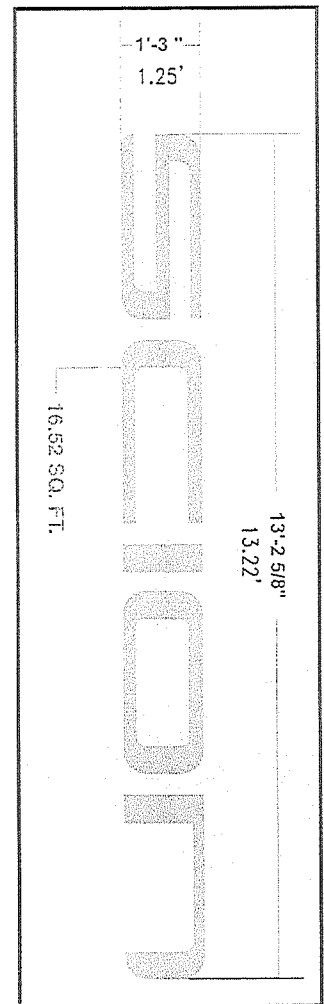
2012-0271-A



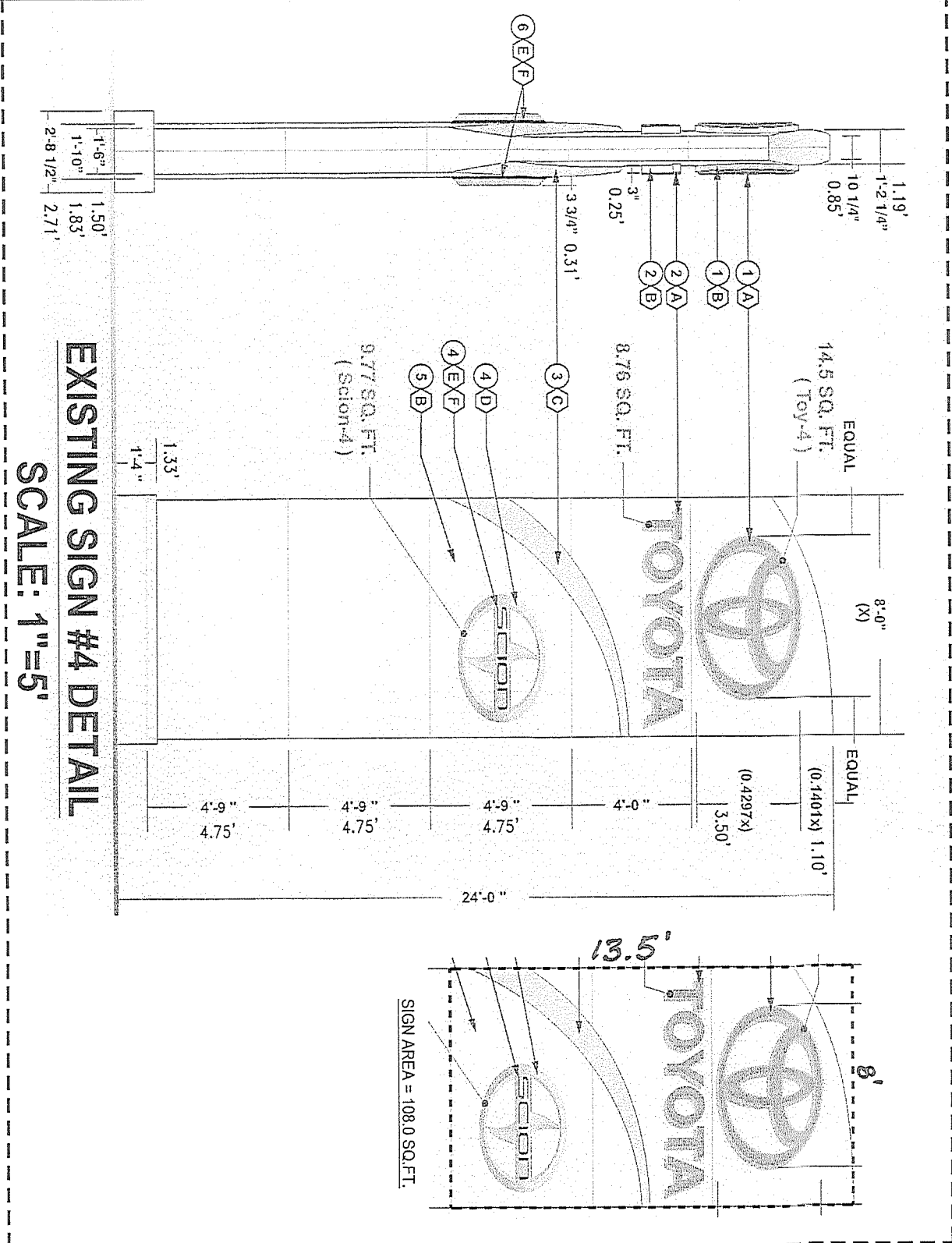
PROPOSED SIGN #1 DETAIL
SCALE: 1"=3'



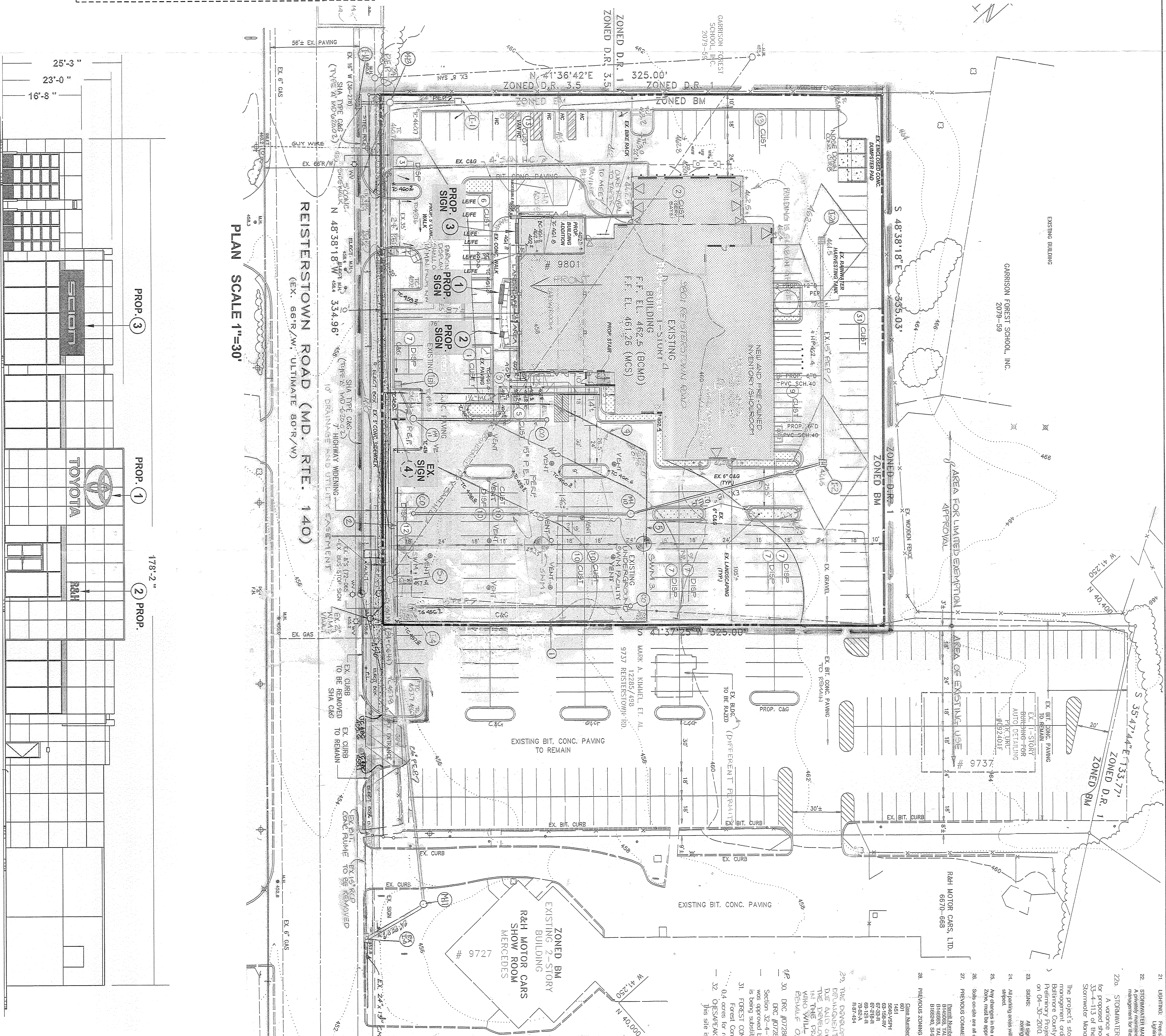
PROPOSED SIGN #2 DETAIL
SCALE: 1"=2'



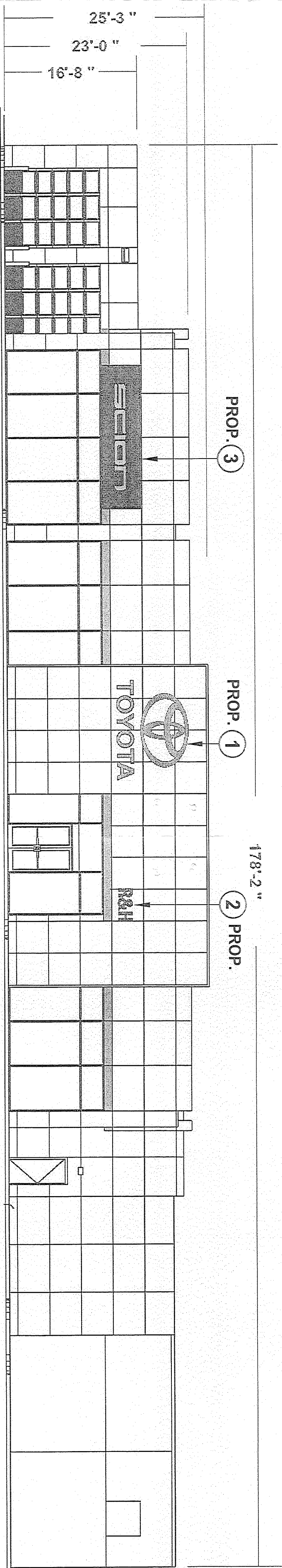
PROPOSED SIGN #3 DETAIL
SCALE: 1"=3'



EXISTING SIGN #4 DETAIL
SCALE: 1"=5'



FULL FRONT BUILDING ELEVATION WITH PROPOSED SIGNS SCALE 1"=10'



PLAN SCALE 1"=30'

REVISIONS

DATE	DESCRIPTION
DATE: APRIL 24, 2012	DESIGNED: MT
DRAWN: MT	CHECKED: MT
DRAWING NO. C-301	

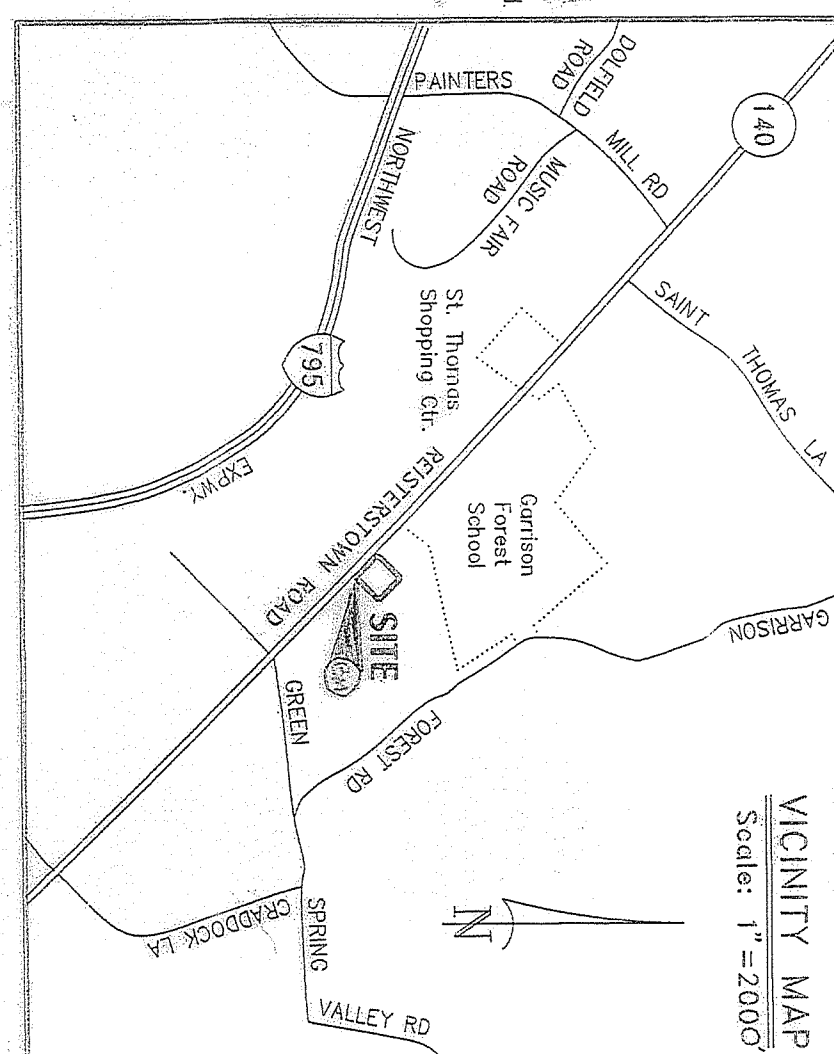
SHOWROOM REDEVELOPMENT

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE

2012-0271-A P's EX. 1

R&H MOTOR CARS, LTD.
9801 Reisterstown Road
BALTIMORE COUNTY, MARYLAND

DRC #08030C
PDM #11-336



1. LIGHTING: The existing lighting system is to be replaced with a new system consisting of 10' x 10' high pole lights with 400-watt metal halide fixtures. The new system is to be installed in accordance with the Baltimore County Code, Article 33, Title 4, Subtitle 1, Section 10-101.
2. SIGNAGE: The existing signage is to be replaced with a new system consisting of 10' x 10' high pole signs with 400-watt metal halide fixtures. The new system is to be installed in accordance with the Baltimore County Code, Article 33, Title 4, Subtitle 1, Section 10-101.
3. LANDSCAPE: The existing landscape is to be replaced with a new system consisting of 10' x 10' high pole lights with 400-watt metal halide fixtures. The new system is to be installed in accordance with the Baltimore County Code, Article 33, Title 4, Subtitle 1, Section 10-101.
4. PARKING: The existing parking area is to be replaced with a new system consisting of 10' x 10' high pole lights with 400-watt metal halide fixtures. The new system is to be installed in accordance with the Baltimore County Code, Article 33, Title 4, Subtitle 1, Section 10-101.
5. TRAFFIC: The existing traffic is to be replaced with a new system consisting of 10' x 10' high pole lights with 400-watt metal halide fixtures. The new system is to be installed in accordance with the Baltimore County Code, Article 33, Title 4, Subtitle 1, Section 10-101.
6. ELECTION: The existing election is to be replaced with a new system consisting of 10' x 10' high pole lights with 400-watt metal halide fixtures. The new system is to be installed in accordance with the Baltimore County Code, Article 33, Title 4, Subtitle 1, Section 10-101.
7. ZONING: The existing zoning is to be replaced with a new system consisting of 10' x 10' high pole lights with 400-watt metal halide fixtures. The new system is to be installed in accordance with the Baltimore County Code, Article 33, Title 4, Subtitle 1, Section 10-101.
8. PROPOSED LAND USE: The existing land use is to be replaced with a new system consisting of 10' x 10' high pole lights with 400-watt metal halide fixtures. The new system is to be installed in accordance with the Baltimore County Code, Article 33, Title 4, Subtitle 1, Section 10-101.
9. BUILDING: The existing building is to be replaced with a new system consisting of 10' x 10' high pole lights with 400-watt metal halide fixtures. The new system is to be installed in accordance with the Baltimore County Code, Article 33, Title 4, Subtitle 1, Section 10-101.
10. SITE: The existing site is to be replaced with a new system consisting of 10' x 10' high pole lights with 400-watt metal halide fixtures. The new system is to be installed in accordance with the Baltimore County Code, Article 33, Title 4, Subtitle 1, Section 10-101.
11. REQUIRED: The existing required is to be replaced with a new system consisting of 10' x 10' high pole lights with 400-watt metal halide fixtures. The new system is to be installed in accordance with the Baltimore County Code, Article 33, Title 4, Subtitle 1, Section 10-101.
12. FLOOR AREA: The existing floor area is to be replaced with a new system consisting of 10' x 10' high pole lights with 400-watt metal halide fixtures. The new system is to be installed in accordance with the Baltimore County Code, Article 33, Title 4, Subtitle 1, Section 10-101.
13. HOURS OF OPERATION: The existing hours of operation is to be replaced with a new system consisting of 10' x 10' high pole lights with 400-watt metal halide fixtures. The new system is to be installed in accordance with the Baltimore County Code, Article 33, Title 4, Subtitle 1, Section 10-101.
14. AVERAGE DAILY TRAFFIC: The existing average daily traffic is to be replaced with a new system consisting of 10' x 10' high pole lights with 400-watt metal halide fixtures. The new system is to be installed in accordance with the Baltimore County Code, Article 33, Title 4, Subtitle 1, Section 10-101.
15. UTILITIES: The existing utilities are to be replaced with a new system consisting of 10' x 10' high pole lights with 400-watt metal halide fixtures. The new system is to be installed in accordance with the Baltimore County Code, Article 33, Title 4, Subtitle 1, Section 10-101.
16. TOPOGRAPHY: The existing topography is to be replaced with a new system consisting of 10' x 10' high pole lights with 400-watt metal halide fixtures. The new system is to be installed in accordance with the Baltimore County Code, Article 33, Title 4, Subtitle 1, Section 10-101.
17. BOUNDARY: The existing boundary is to be replaced with a new system consisting of 10' x 10' high pole lights with 400-watt metal halide fixtures. The new system is to be installed in accordance with the Baltimore County Code, Article 33, Title 4, Subtitle 1, Section 10-101.
18. There are no known existing systems, bodies of water, utilities, wetlands, historic sites, flood plains, historic buildings, archaeological sites, endangered species habitat, water, wetlands, or other resources on the site. The site is to be developed in accordance with the Baltimore County Code, Article 33, Title 4, Subtitle 1, Section 10-101.
19. A future landscape plan shall be prepared by the owner of the site and submitted to the Baltimore County Department of Planning and Department of Public Works for review and approval. The landscape plan shall be submitted to the Baltimore County Department of Planning and Department of Public Works for review and approval.
20. The site is to be developed in accordance with the Baltimore County Code, Article 33, Title 4, Subtitle 1, Section 10-101.

PETITION FOR VARIANCE

VARIANCE FROM BCR SECTION 450.4 ATTACHMENT 1.5(a) TO PERMIT THREE (3) WALL-MOUNTED SIGNS IN LIEU OF PERMITTED TWO (2) SIGNS ON A SINGLE-TENANT BUILDING.