

M E M O R A N D U M

DATE: September 4, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0311-A - Appeal Period Expired

The appeal period for the above-referenced case expired on August 31, 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

IN RE: PETITION FOR VARIANCE

N/side of Baltimore National Pike, 1,600'
From c/line of Nuwood Road
1st Election District
1st Council District
(6624 Baltimore National Pike)

Russels, LLC
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2012-0311-A

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by the legal owner, Russels, LLC. The Petitioner is requesting Variance relief from § 450.4 Attachment 1.5(d) of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a total of five wall-mounted signs on the front facing façade in lieu of the permitted one sign for each franchise. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support for this case was George Castanedd, Wayne Zinn, and Kenneth J. Colbert with Colbert, Matz and Rosenfelt, Inc., the consulting firm that prepared the site plan. Leslie M. Pittler, Esquire, attended as attorney for the Petitioner. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. There were no interested citizens in attendance at the hearing, nor does the file contain any letters of opposition or protest. There were no adverse ZAC comments from any of the County reviewing agencies.

Testimony and evidence revealed that the subject property is 4.8043 acres (209,275 square feet) and is zoned BR. The property, which is of irregular dimensions and is shaped like a panhandle, contains Mazda and Subaru automotive dealerships. The property is located along a

ORDER RECEIVED FOR FILING

Date 8-1-12

By 102

busy section of Route 40, and is surrounded by other commercial enterprises. The Petitioner has recently completed renovations of the dealerships, making a capital investment in excess of \$14 million dollars. As part of the renovations, Petitioner would like to install new signage along the front façade (See Exhibits 4A and 4B), and Petitioner also indicated that the relevant franchise agreements for the dealership also dictate the types and sizes of signs that must be used.

Based upon the testimony and evidence presented, I will 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).

Petitioner has met this test. As noted earlier, the property has a unique shape, and Mr. Colbert (who was accepted as an expert in land use matters) also noted that there is a 20' change in elevation between the front (road side) and rear of the site.

The Petitioner would experience a practical difficulty if the regulations were strictly enforced, since it would be unable to erect the signs proposed, which are also required by the auto manufacturers. Finally, I do not believe the zoning relief will be detrimental to the community's health, safety and welfare. In addition, Mr. Colbert also opined that the Petitioner satisfied B.C.Z.R. § 450.1.G, which specifies the County's traffic safety and aesthetic requirements for signs.

Pursuant to the advertisement, posting of the property, and public hearing on this petition, and after considering the testimony and evidence, I find that Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED, this 1st day of August, 2012 by the Administrative Law

ORDER RECEIVED FOR FILING

Date 8-1-12

By [Signature]

Judge for Baltimore County, that the Petition for Variance from § 450.4 Attachment 1.5(d) of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a total of five wall-mounted signs on the front facing façade in lieu of the permitted one sign for each franchise, be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon 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 its 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.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 8-1-12

By [Signature]



KEVIN KAMENETZ
County Executive

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

August 1, 2012

Leslie M. Pittler, Esquire
25 Wandsworth Bridge Way
Lutherville, Maryland 21903

RE: Petition for Variance
Case No.: 2012-0311-A
Property: 6624 Baltimore National Pike

Dear Mr. Pittler:

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,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



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 6624 BAKTIMORE NATIONAL PIKE which is presently zoned _____

Deed Reference 10743/516 10 Digit Tax Account # 2200021359

Property Owner(s) Printed Name(s) RUSSEL LLC

CASE NUMBER 2012-0311-A Filing Date 6/8/12 Estimated Posting Date 1/1 Reviewer W

(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 Varlance from Section(s)

SEE ATTACHED

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 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:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Leslie M. Pittler

Name- Type or Print

Signature

25 Wandsworth Bridge Way Lutherville, MD

Mailing Address

City

State

21903

443-831-9204

leslaw@verizon.net

Zip Code

Telephone #

Email Address

Legal Owners:

RUSSELS LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

6700 BALTIMORE NAT'L PIKE BALT, MD

Mailing Address

City

State

21228

410-788-8400

Zip Code

Telephone #

Email Address

Representative to be contacted:

Kenneth J. Colbert

Name - Type or Print

Signature

2835 Smith

Baltimore

MD

Mailing Address

City

State

21209

410-653-3838

kcolbert@

Zip Code

Telephone #

Email Address

cmengineers.com

CASE NO. 2012-0311-A

**ATTACHMENT TO PETITION FOR ZONING HEARING
6624 BALTIMORE NATIONAL PIKE**

Variance from Section 450.4 Attachment 1.5.(d) of the Baltimore County Zoning Regulations: To permit a total of 5 wall mounted signs on the front facing façade in lieu of the permitted 1 sign for each franchise.

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION

RUSSEL SUBARU
6624 BALTIMORE NATIONAL PIKE

BEGINNING AT A POINT ON THE NORTH SIDE OF BALTIMORE NATIONAL PIKE, U. S. ROUTE 40, 150 FEET WIDE, AT A DISTANCE 1600 FEET, MORE OR LESS, WEST OF NUWOOD ROAD, 70 FEET WIDE. THENCE LEAVING SAID POINT OF BEGINNING AND RUNNING:

BINDING ALONG SAID NORTH SIDE OF BALTIMORE NATIONAL PIKE BY A CURVE TO THE RIGHT WITH A RADIUS OF 7564.44 FT. AND A LENGTH OF 400.76 FEET; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING

NORTH 27 DEGREES 14 MINUTES 05 SECONDS WEST, 325.11 FEET

NORTH 55 DEGREES 31 MINUTES 15 SECONDS WEST, 274.39 FEET

NORTH 18 DEGREES 43 MINUTES 45 SECONDS EAST, 129.87 FEET

SOUTH 56 DEGREES 21 MINUTES 43 SECONDS EAST, 268.49 FEET

SOUTH 61 DEGREES 59 MINUTES 34 SECONDS EAST, 131.59 FEET

SOUTH 67 DEGREES 50 MINUTES 55 SECONDS EAST, 99.95 FEET

SOUTH 71 DEGREES 44 MINUTES 28 SECONDS EAST, 20.55 FEET

BY A CURVE TO THE RIGHT WITH A RADIUS OF 1,325.00 FEET AND A LENGTH OF 30.06 FEET

SOUTH 71 DEGREES 44 MINUTES 28 SECONDS EAST, 86.83 FEET

SOUTH 18 DEGREES 39 MINUTES 51 SECONDS WEST, 517.57 FEET

TO THE POINT OF BEGINNING. CONTAINING 209,275 SQUARE FEET OR 4.8043 ACRES OF LAND, MORE OR LESS.

BEING ALL OF THAT PROPERTY CONVEYED BY DEED DATED SEPTEMBER 6, 1994 AND RECORDED IN LIBER 10743, FOLIO 516. ALSO KNOWN AS 6624 BALTIMORE NATIONAL PIKE AND LOCATED IN THE 1ST ELECTION DISTRICT, 1ST COUNCILMANIC DISTRICT.

J:\99186.1ZONDES,P2

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. 9752, Expiration Date: 2-28-14



2835 Smith Avenue, Suite G Baltimore, Maryland 21209
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

2012-0311-A

**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: 2012-0311-A
Petitioner: RUSSELLS LLC
Address or Location: 6624 BALTIMORE NAT'L PIKE

PLEASE FORWARD ADVERTISING BILL TO:

Name: JAMES BRANSON
Address: C/O RUSSEL MOTOR CARS, INC
6700 BALTIMORE NATIONAL PIKE
BALTIMORE, MD 21228
Telephone Number: 410-788-8400

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 07/10/2012

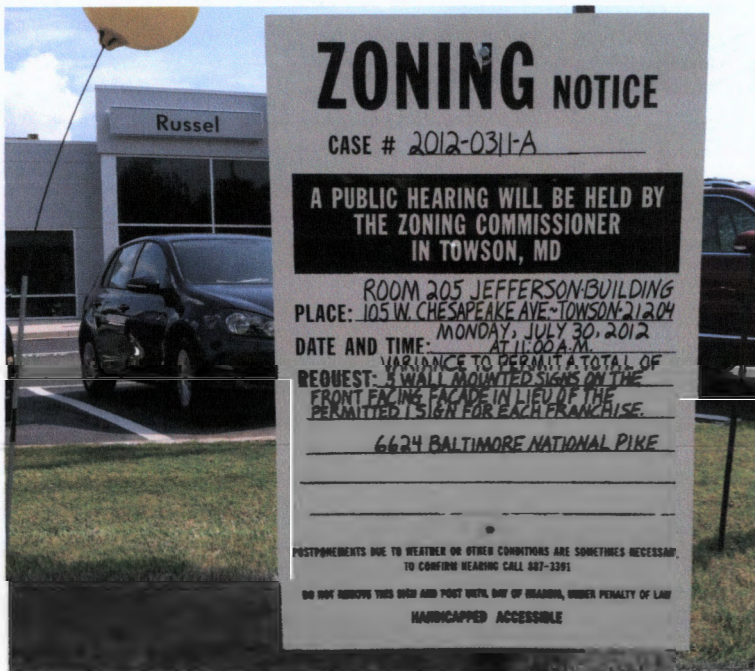
Case Number: 2012-0311-A

Petitioner / Developer: LESLIE PITTLER, ESQ.~RUSSELS, LLC~
KENNETH COLBERT

Date of Hearing (Closing): JULY 30, 2012

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:
6624 BALTIMORE NATIONAL PIKE

The sign(s) were posted on: JULY 10, 2012



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)



KEVIN KAMENETZ
County Executive

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

June 26, 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: 2012-0311-A

6624 Baltimore National Pike

N/s Baltimore National Pike, 1600 ft. +/- from centerline of intersection with Nuwood Road

1st Election District – 1st Councilmanic District

Legal Owners: Russels, LLC

Variance to permit a total of 5 wall mounted signs on the front facing façade in lieu of the permitted 1 sign for each franchise.

Hearing: Monday, July 30, 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: Leslie Pittler, 25 Wandsworth Bridge Way, Lutherville 21903
Russels, LLC, 6700 Baltimore National Pike, Baltimore 21228
Kenneth Colbert, 2835 Smith Avenue, Ste. G, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 10, 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.

**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: # 2012-0311-A
6624 Baltimore National Pike
N/s Baltimore National Pike,
1600 ft +/- from centerline
of intersection with
Nuwood Road
1st Election District
1st Councilmanic District
Legal Owner(s): Russels, LLC
Variance: to permit a total
of 5 wall mounted signs on
the front facing facade in
lieu of the permitted 1 sign
for each franchise.
Hearing: Monday, July 30,
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 accommoda-
tions Please Contact the
Administrative Hearings Of-
fice at (410) 887-3868.

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

JT/7/631 July 10 304914

CERTIFICATE OF PUBLICATION

7/12/, 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 7/10/, 2012.

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

J. Wilkinson

LEGAL ADVERTISING

RECEIVED

JUL 13 2012

Colbert Matz Rosenfelt, Inc.

CERTIFICATE OF POSTING

29186.1

ATTENTION: KRISTEN LEWISDATE: 07/10/2012Case Number: 2012-0311-APetitioner / Developer: LESLIE PITTLER, ESQ.~RUSSELS, LLC~
KENNETH COLBERTDate of Hearing (Closing): JULY 30, 2012

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:
6624 BALTIMORE NATIONAL PIKE

The sign(s) were posted on: JULY 10, 2012

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)

Post-It® Fax Note	7671	Date	7/25/12	# of Pages	1
To	DEBBIE	From	KEN COLBERT		
Co /Dept.		Co.			
Phone #		Ph. ext.	410-653-3838		
Fax	410-887-3468	Fax #			

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 10, 2012 Issue - Jeffersonian

Please forward billing to:

James Branson
C/o Russel Motor Cars, Inc.
6700 Baltimore National Pike
Baltimore, MD 21228

410-788-8400

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: 2012-0311-A

6624 Baltimore National Pike

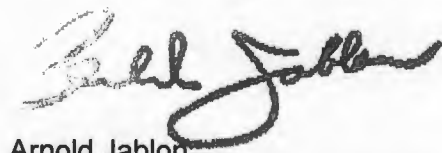
N/s Baltimore National Pike, 1600 ft. +/- from centerline of intersection with Nuwood Road

1st Election District – 1st Councilmanic District

Legal Owners: Russels, LLC

Variance to permit a total of 5 wall mounted signs on the front facing façade in lieu of the permitted 1 sign for each franchise.

Hearing: Monday, July 30, 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.

RE: PETITION FOR VARIANCE

6624 Baltimore National Pike; N/S Baltimore

National Pike, 1600' c/line of Nuwood Road

1st Election & 1st Councilmanic Districts

Legal Owners: Russel, LLC

Petitioner(s)

* BEFORE THE OFFICE

* OF ADMINSTRATIVE

* HEARINGS FOR

* BALTIMORE COUNTY

* 2012-311-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

JUN 19 2012

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of June, 2012, a copy of the foregoing Entry of Appearance was mailed to Kenneth Colbert, 2835 Smith Avenue, Baltimore Maryland 21209 and Leslie Pittler, Esquire, 25 Wandsworth Bridge Way, Lutherville, MD 21093, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME Russells LLC
CASE NUMBER 2012-311-A
DATE 7-30-12

[illegible]

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

6-27

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

NC

7-11

DEPS
(if not received, date e-mail sent _____)

NC

FIRE DEPARTMENT

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

6-19

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 7-12-12

SIGN POSTING Date: 7-10-12 by O'Keefe 2/2/12

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 - 01 Account Number - 2200021359

Owner Information

Owner Name: RUSSELS LLC **Use:** COMMERCIAL
Mailing Address: C/O RUSSEL MOTOR CARS INC
6700 BALTIMORE NATL PIKE
BALTIMORE MD 21228-3909
Principal Residence: NO
Deed Reference: 1)/10743/ 00516
2)

Location & Structure Information

Premises Address **Legal Description**
6624 BALTO NATL PIKE 4.8043 AC
0-0000 NS BALTIMORE NATL PIKE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0094	0022	0279		0000				3	Plat Ref:

Special Tax Areas **Town** NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
	45345	4.8000 AC	22

Stories **Basement** **Type** **Exterior**
AUTO SHOWROOM

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
Land	1,673,900	1,673,900		
Improvements:	1,610,700	1,647,400		
Total:	3,284,600	3,321,300	3,284,600	3,296,833
Preferential Land:	0			0

Transfer Information

Seller: JBMLH LLC	Date: 07/10/1995	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /10743/ 00516	Deed2:
Seller: FORTY WEST VOLKSWAGEN INC	Date: 09/09/1994	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /10743/ 00516	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

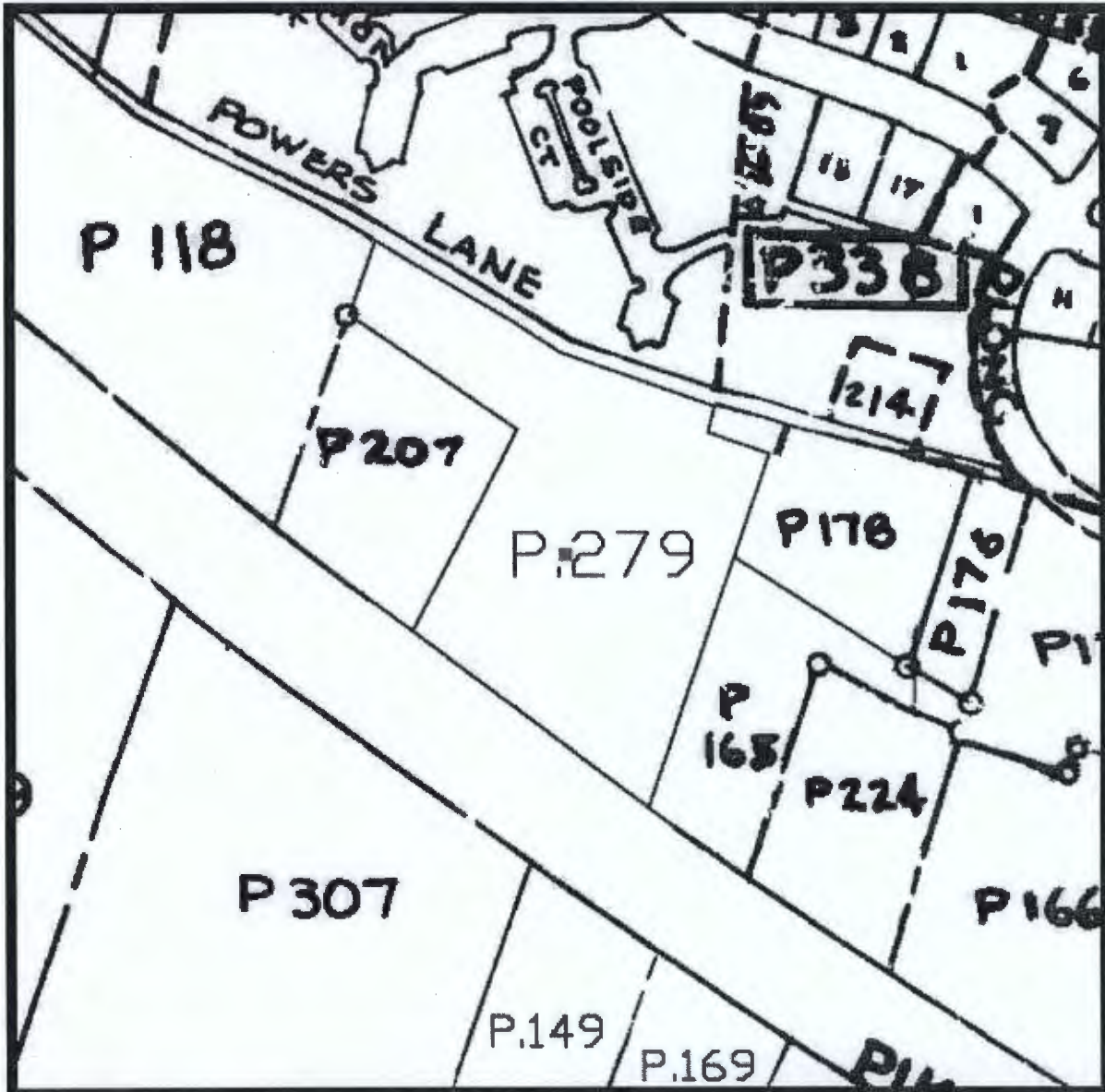
Homestead Application Status: No Application



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

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

District - 01 Account Number - 2200021359



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 ©2011.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

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: July 11, 2012

SUBJECT: DEPS Comment for Zoning Item # 2012-0311-A
Address 6624 Baltimore National Pike
(Russel, LLC Property)

Zoning Advisory Committee Meeting of June 18, 2012.

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

Reviewer: *Jeff Livingston; Development Coordination*

RECEIVED
JUL 11 2012
OFFICE OF ADMINISTRATIVE HEARINGS

7/30 11am

Debra Wiley - ZAC Comments - Distribution Mtg. of June 18, 2012

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 6/19/2012 8:28 AM
Subject: ZAC Comments - Distribution Mtg. of June 18, 2012

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.

2012-0310-A - 32 Bramleigh Rd.
Administrative Variance - Closing Date: 7/2

2012-0311-A - 6624 Baltimore National Pike
No hearing date in data base as of 6/18

2012-0312-A - 7313 Holabird Avenue - **CRITICAL AREA**
Administrative Variance - Closing Date: 7/9

2012-0313-SPH - 6915 Markel Avenue
No hearing date in data base as of 6/18

2012-0314-A - 12235 Jerico Road - **HISTORIC**
Administrative Variance - Closing Date: 7/9

2012-0315-X - 9831 Van Buren Lane
No hearing date in data base as of 6/18

2012-0316-A - 6 Saxony Court
Administrative Variance - Closing Date: 7/9

2012-0318-A - 12301 Harford Road
Administrative Variance - Closing Date: 7/9

2012-0319-A - 313 Weatherbee
Administrative Variance - Closing Date: 7/9

2012-0320-X - 6850 Sunshine Avenue
No hearing date in data base as of 6/18

2012-0321-A - 6506 Hal Court
Administrative Variance - Closing Date: 7/9

2012-0322-X - 10307 Davis Avenue
No hearing date in data base as of 6/18



KEVIN KAMENETZ
County Executive

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

July 24, 2012

Russels, LLC
6700 Baltimore National Pike
Baltimore MD 21228

RE: Case Number: 2012-0311, Address: 6624 Baltimore National Pike

Dear Mr. Branson:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 8, 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 that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:jaf

Enclosures

c: People's Counsel
Kenneth J. Colbert, 2835 Smith Avenue, Baltimore MD 21209
Leslie M. Pittler, 25 Wadsworth Bridge Way, Lutherville MD 21903

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



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

Date: 6-19-12

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

RE: Baltimore County
Item No. 2012-0311-A
Variance
Russel LLC
6624 Baltimore National
Pike
US40

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 6-18-12. A field inspection and internal review reveals that an entrance onto US40 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance. Case Number 2012-0311-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,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".
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: June 27, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For July 02, 2012
Item Nos. 2012-0310, 0311, 0312, 0313, 0314, 0315, 0316, 0318, 0319
0321 and 0322

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-07022012-NO COMMENTS.doc

JB 7/30
11am

Case No.: 2012-0311-A

Exhibit Sheet

ISW 9/4/12
DW 8/1/12

Petitioner/Developer

Protestants

No. 1	Site Plan	
No. 2	Aerial Photo	
No. 3	Aerial Photo	
No. 4	4A > Photos of Facade 4B >	
No. 5	Panoramic photo of facade and Service Area Reception	
No. 6	Photo of Service Area	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER' S

EXHIBIT NO. 4A



PETITIONER'S

EXHIBIT NO. 4B

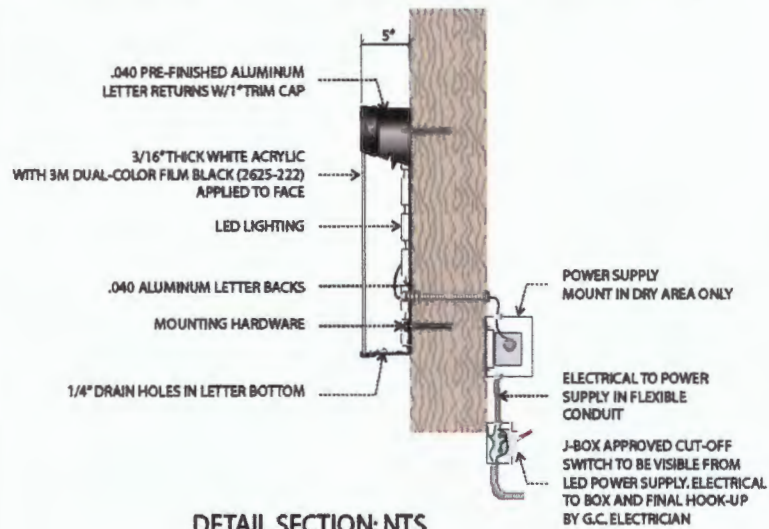
17'1"
24" SUBARU

16'8"
RECEPTION 12"

PETITIONER'S

EXHIBIT NO. 5

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

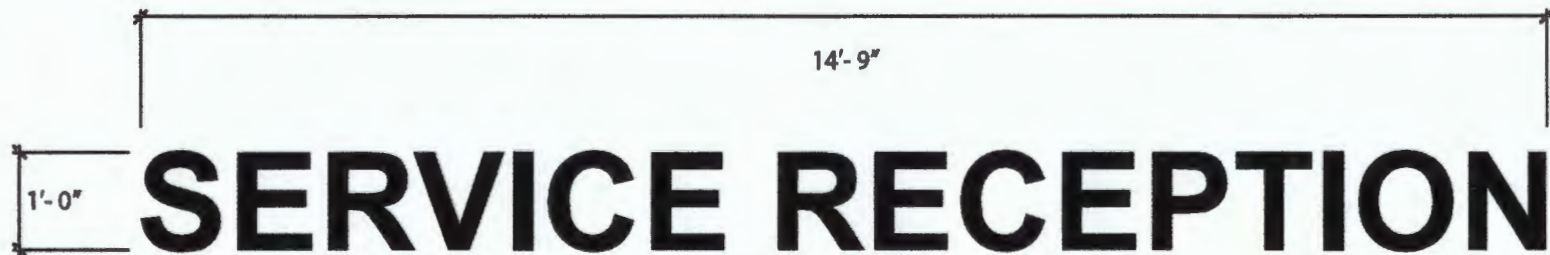


DETAIL SECTION: NTS



SCALE: 1/8" = 1'-0"

OPENING: 10'-0"



3/16" THICK WHITE ACRYLIC WITH 3M DUAL-COLOR FILM BLACK (2625-222) APPLIED TO FACE

SCALE: 1/2" = 1'-0"

TOTAL SQ. FT.: 14.75

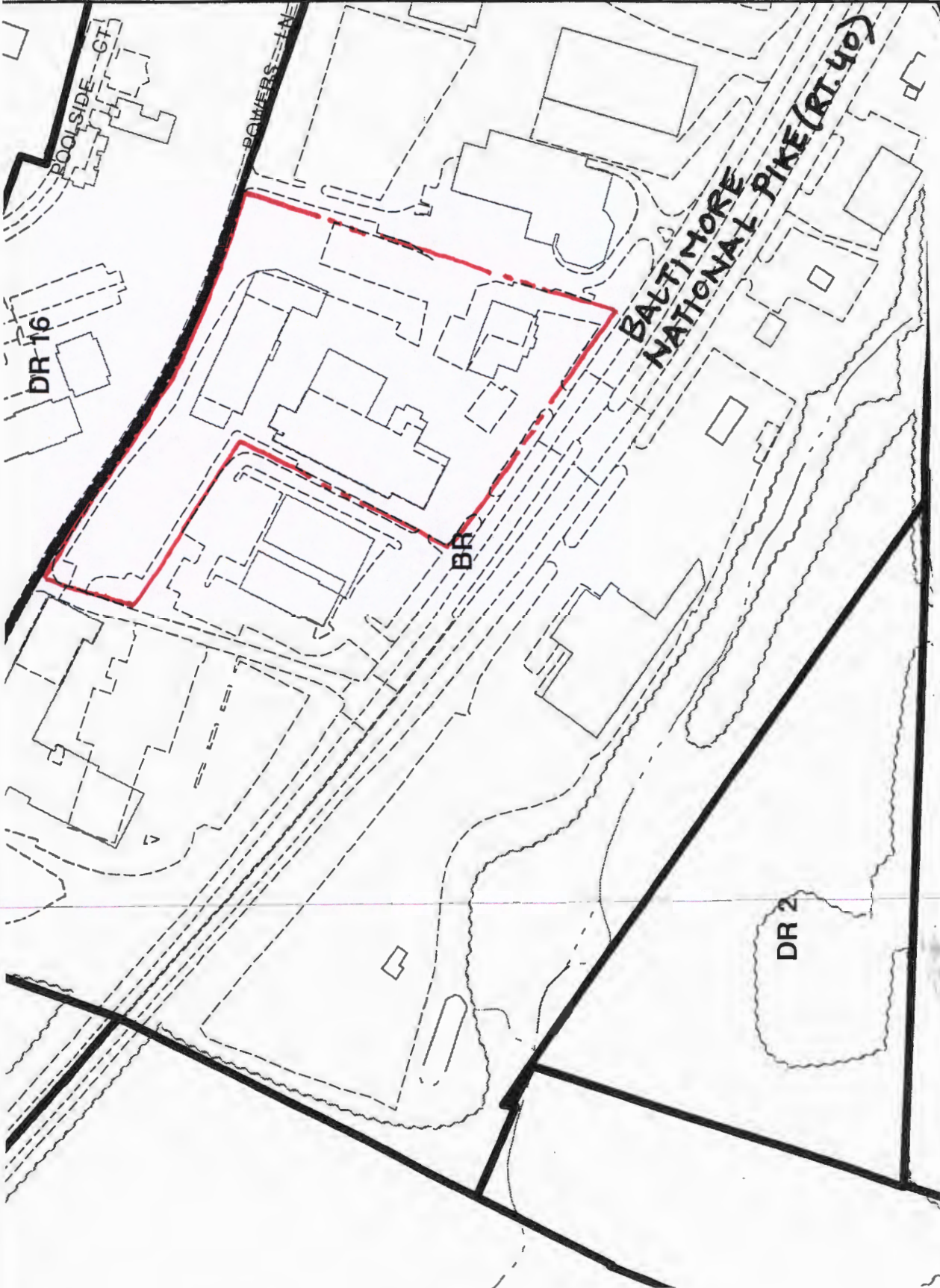
PETITIONER'S

EXHIBIT NO. 6

Customer/Salesperson signature

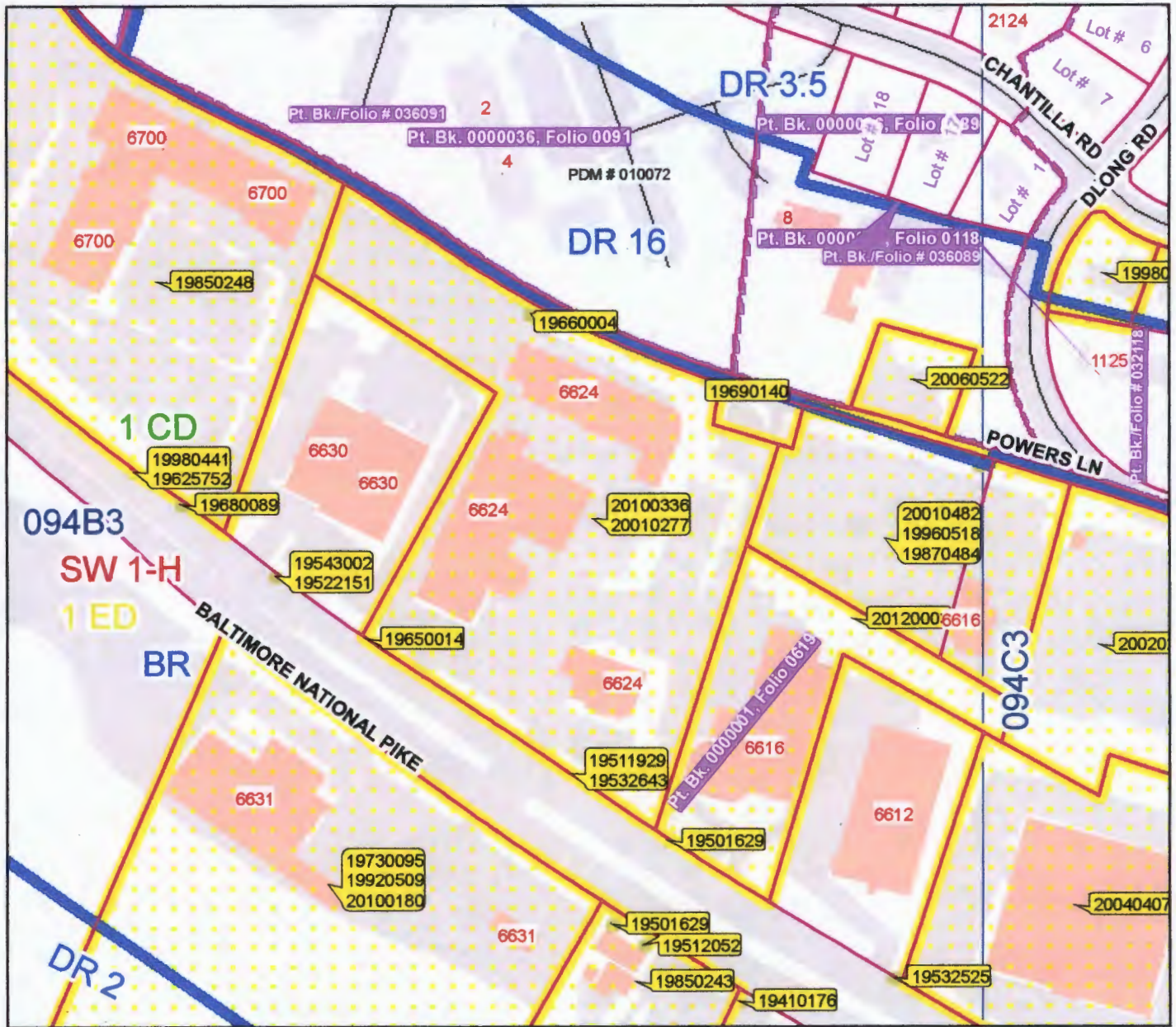
Client Russel Subaru	Location M\Frank\Russel_Subaru.PDF	Date May 14, 2012	Drawing No. 1 of 1	Revised:	 700 N. Hammonds Ferry Rd. Linthicum MD 21090 Phone 410.789.1640 FAX 410.789.2790 REPRODUCTION IN WHOLE OR PART PROHIBITED WITHOUT PERMISSION OF HBM SIGNS, INC.
Salesman Frank Miles	Job No. N/A	Scale NOTED	Designer John Welch		





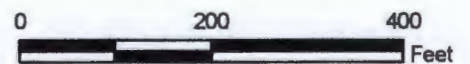
094A2	094B2	094C2	095A2
	094B3	094C3	095A3
100A1	100B1	100C1	101A1

6624 Baltimore National Pike 2012-0311-A



Publication Date: June 08, 2012
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes



1 inch = 200 feet

RUSSEL MOTOR CARS, INC.
10743/516-2200021359
TAX ACCOUNT #01-2200021359
ZONING BR

10' RIGHT-OF-WAY UTILITIES,
4832/126, LAND ACC. DRAWINGS
RW 66-179-2 AND RW 66-179-3

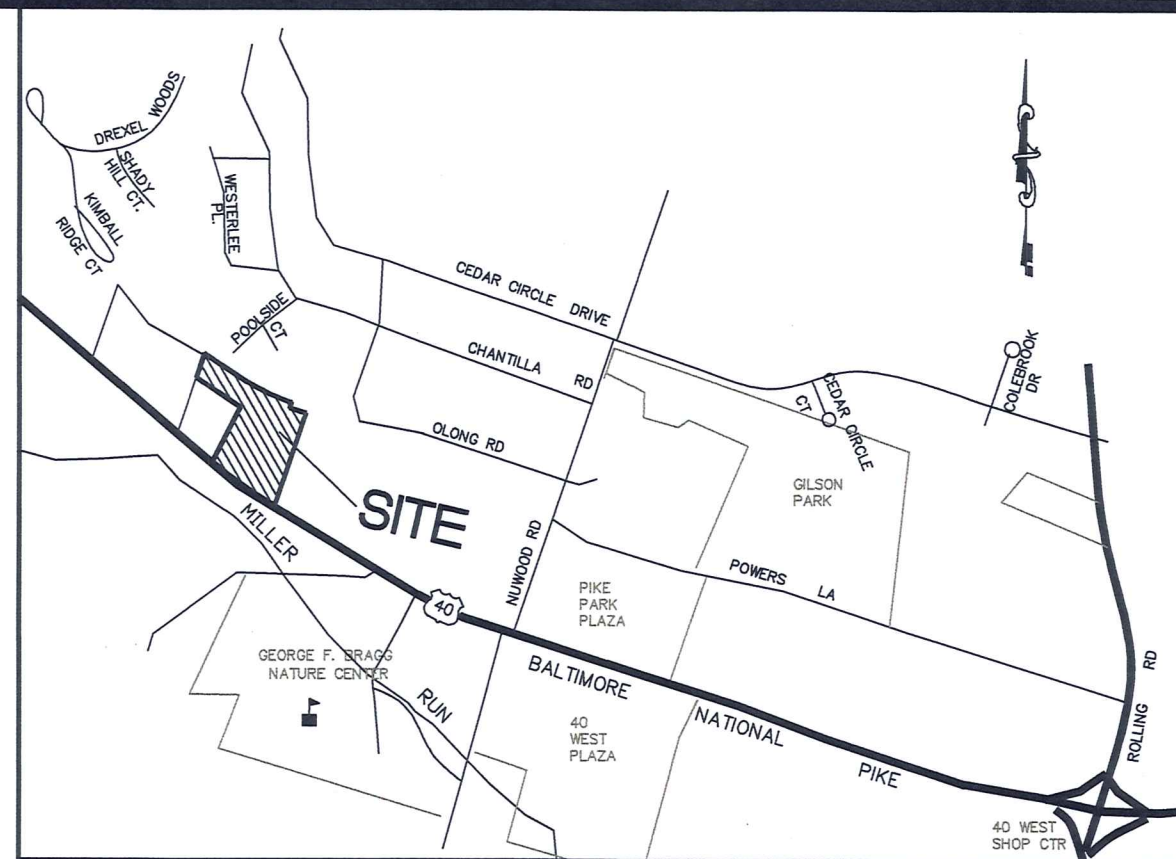
PROFESSIONAL ENTERPRISES, INC.
21514/737
TAX ACCOUNT #01-16750870
ZONING BR

SITE ANALYSIS CONTINUED

16. EXISTING SITE IMPROVEMENTS SHOWN HEREON IS A COMPILATION OF A SURVEY CONDUCTED BY COLBERT MATZ ROSENFELT, INC. AND AVAILABLE RECORDS. BOUNDARY SHOWN HEREON IS A DEED PLOT ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.
17. ALL FUTURE SIGNS WILL COMPLY WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
18. THIS SITE IS NOT IN A HISTORIC DISTRICT AND THERE ARE NO HISTORIC BUILDINGS ON THE SITE.
19. THIS SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA OR A 100 YEAR FLOOD PLAIN

RUSSEL MOTOR CARS, INC.
7319/298
TAX ACCOUNT #01-02202211
ZONING BR.

RUSSEL MOTOR CARS INC.
14434/614
TAX ACCOUNT #01-15370230
ZONING BR



VICINITY MAP

SCALE: 1" = 1000'

SITE ANALYSIS

1. OWNER/DEVELOPER: RUSSELLS LLC
6700 BALTIMORE NATIONAL PIKE
BALTIMORE, MARYLAND 21228-3909
(410) 788-8400
2. ELECTION DISTRICT: 1st
COUNCILMANIC DISTRICT: 1st
CENSUS TRACT: 4015.04
3. TRACT AREA: 209,275 SQ.FT.± OR 4.8043 Ac± (Net)/
221,367 SQ.FT.± OR 5.0819 Ac± (Gross)
4. EXISTING ZONING: BR (ZONING MAP 094B3)
5. DEED REFERENCE: 10743/516
6. TAX ACCOUNT NUMBER: 01-2200021359
7. EXISTING USE: AUTOMOBILE SALES & SERVICE
8. PROPOSED USE: AUTOMOBILE SALES & SERVICE
9. EXISTING WATER AND SEWER SERVICE IS PUBLIC AND WILL BE MAINTAINED. THE EXISTING WATER AND SEWER HOUSE CONNECTIONS WILL BE UTILIZED.
10. DRC NUMBER 11229C GRANTED AN A-7 LIMITED EXEMPTION, DATED 12/16/1999. (VOLKSWAGEN)
11. DRC NUMBER 041000F GRANTED AN A-7 LIMITED EXEMPTION, DATED 5/5/2000. (MAZDA/SUBARU)
12. DRC NUMBER 062501A GRANTED AN A-7 LIMITED EXEMPTION, BODY SHOP ADDITION 5/5/2000. (MAZDA/SUBARU)
13. DRC NUMBER 061411B GRANTED AN (c)(1)(v) LIMITED EXEMPTION, SHOWROOM ADDITION 6/24/2011 (MAZDA/SUBARU)
13. ZONING HISTORY:
IN CASE NO. 1929, ON FEBRUARY 15, 1951, THE ZONING COMMISSIONER APPROVED A RECLASSIFICATION FROM A RESIDENTIAL ZONE TO A COMMERCIAL ZONE.
IN CASE NO. 2643-5, ON JULY 27, 1953, THE ZONING COMMISSIONER APPROVED A SPECIAL PERMIT FOR AN ADVERTISING STRUCTURE.
IN CASE NO. 64-1998A, ON JULY 9, 1984, THE ZONING COMMISSIONER APPROVED A RECLASSIFICATION FROM R-10 TO BR AND A VARIANCE TO SECTION 238.2 TO PERMIT AN INTERIOR SIDE YARD OF 10.75 FEET IN LIEU OF THE REQUIRED 30 FEET.
IN CASE NO. 66-4R, ON JULY 6, 1985, THE ZONING COMMISSIONER APPROVED A RECLASSIFICATION FROM R-10 TO BR.
IN CASE NO. 01-277-A, ON MARCH 12, 2001, THE ZONING COMMISSIONER APPROVED A VARIANCE FOR A FREESTANDING SIGN OF 72 SQUARE FEET IN LIEU OF 50 SQUARE FEET.
IN CASE NO. 2010-0336-A, ON JULY 27TH, 2010, THE ZONING COMMISSIONER APPROVED A PETITION FOR VARIANCE TO ALLOW A SETBACK OF 52 FEET IN LIEU OF THE REQUIRED 57.5 FEET AVERAGED SETBACK. APPROVED A PETITION FOR VARIANCE TO PERMIT AND SIDE YARD SETBACK OF 20 FEET IN LIEU OF THE REQUIRED 30 FEET WITH RESTRICTIONS.
14. PREVIOUS COMMERCIAL PERMITS:
B 451693 - SIGN; B451549 - SIGN; B437079 - BLDG ADD'N
B424675 - GRADING; B424670 - BLDG ADD'N
B419156 BLDG ALTERATION; B305416 - RAZING
16. EXISTING SITE IMPROVEMENTS SHOWN HEREON IS A COMPILATION OF A SURVEY CONDUCTED BY COLBERT MATZ ROSENFELT, INC. AND AVAILABLE RECORDS. BOUNDARY SHOWN HEREON IS A DEED PLOT ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.

CASE NO. 2012-0311-A
PLAN TO ACCOMPANY VARIANCE PETITION

RUSSEL MAZDA-SUBARU
6624 BALTIMORE NATIONAL PIKE

1st ELECTION DISTRICT
1st COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Colbert Matz Rosenfelt, Inc.

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

PETITIONER'S
EXHIBIT NO. 1

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. 9752 Expiration Date: 02-28-14

DESIGNED: CMR

CHECKED: KJC

FILE: 99186 SUBURU VAR.dwg

DRAWING NUMBER:

NO. DATE REVISIONS: BY SHEET 1 OF 1

SCALE: 1" = 30'

DATE: JUNE 8, 2012

JOB NO.: 99186.1

DRAWN: EVT / AKC/KJC

CHECKED: KJC

FILE: 99186 SUBURU VAR.dwg

DRAWING NUMBER:

VAR-1



FRONT ELEVATION

Scale: NTS



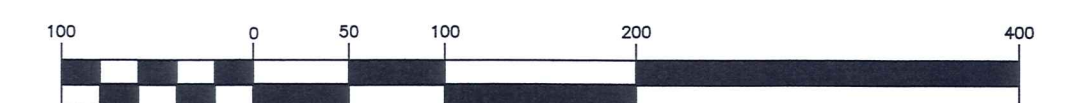
AERIAL PHOTO EXHIBIT

RUSSEL MAZDA/SUBARU

6624 BALTIMORE NATIONAL PIKE

1st ELECTION DISTRICT
1st COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

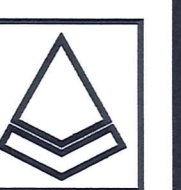
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

Colbert Matz Rosenfelt, Inc.

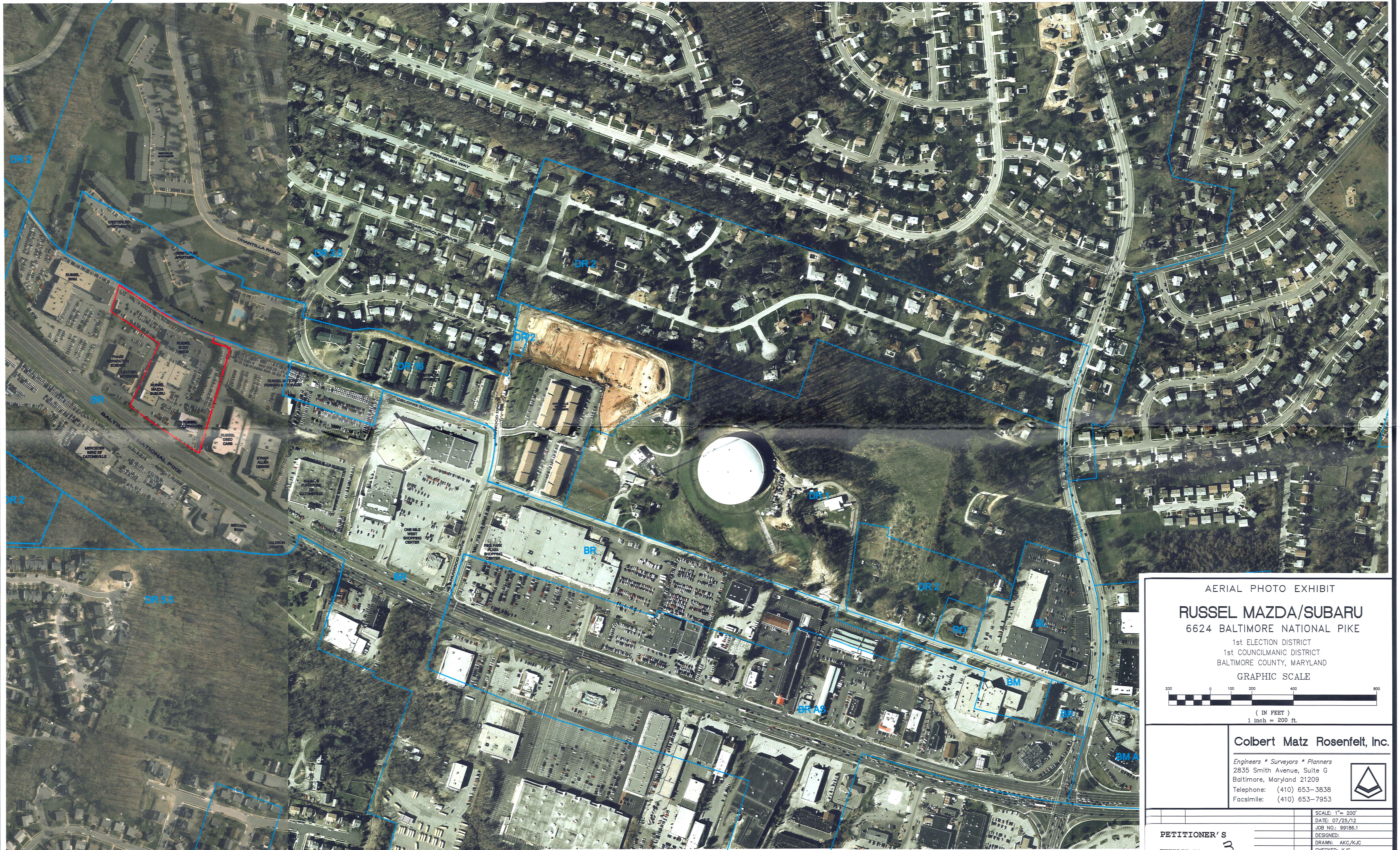
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



PETITIONER'S
EXHIBIT NO. 2

SCALE: 1"= 100'
DATE: 07/19/12
JOB NO.: 99186.1
DESIGNED:
DRAWN: AKC/KJC
CHECKED: KJC
FILE: AERIAL.dwg
DRAWING NUMBER: **AER-1**

NO.	DATE	REVISIONS:	BY	SHEET	1 OF 1



AERIAL PHOTO EXHIBIT
RUSSEL MAZDA/SUBARU
6624 BALTIMORE NATIONAL PIKE

1st ELECTION DISTRICT
1st COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

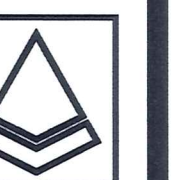
GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

Colbert Matz Rosenfelt, Inc.

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



PETITIONER'S

EXHIBIT NO. 3

SCALE: 1" = 200'

DATE: 07/25/12

JOB NO.: 99186.1

DESIGNED:

DRAWN: AKC/KJC

CHECKED: KJC

FILE: AERIAL.dwg

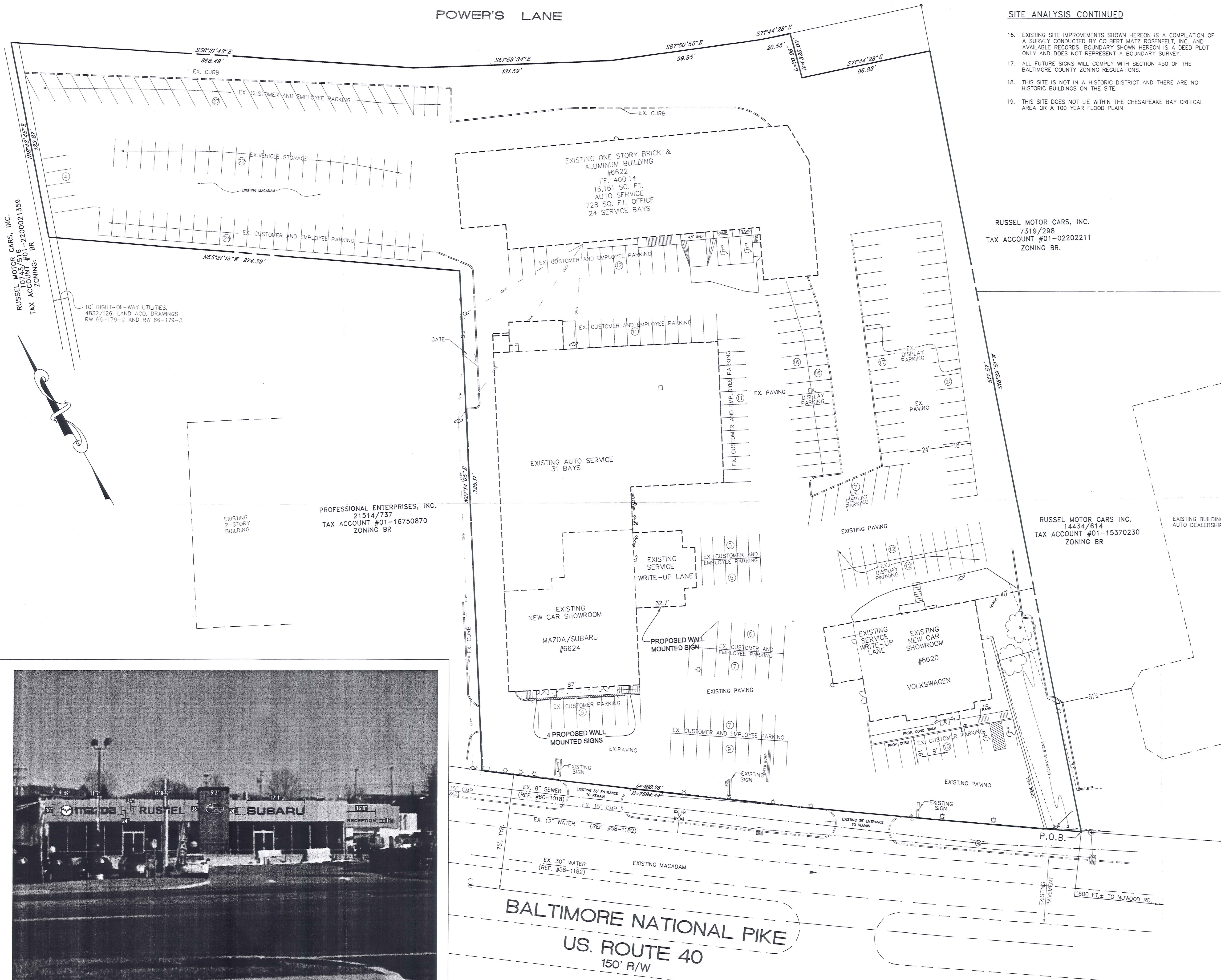
DRAWING

NUMBER: **AER-2**

NO.	DATE	REVISIONS:	BY	SHEET	2 OF 2
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BR CCC

POWER'S LANE



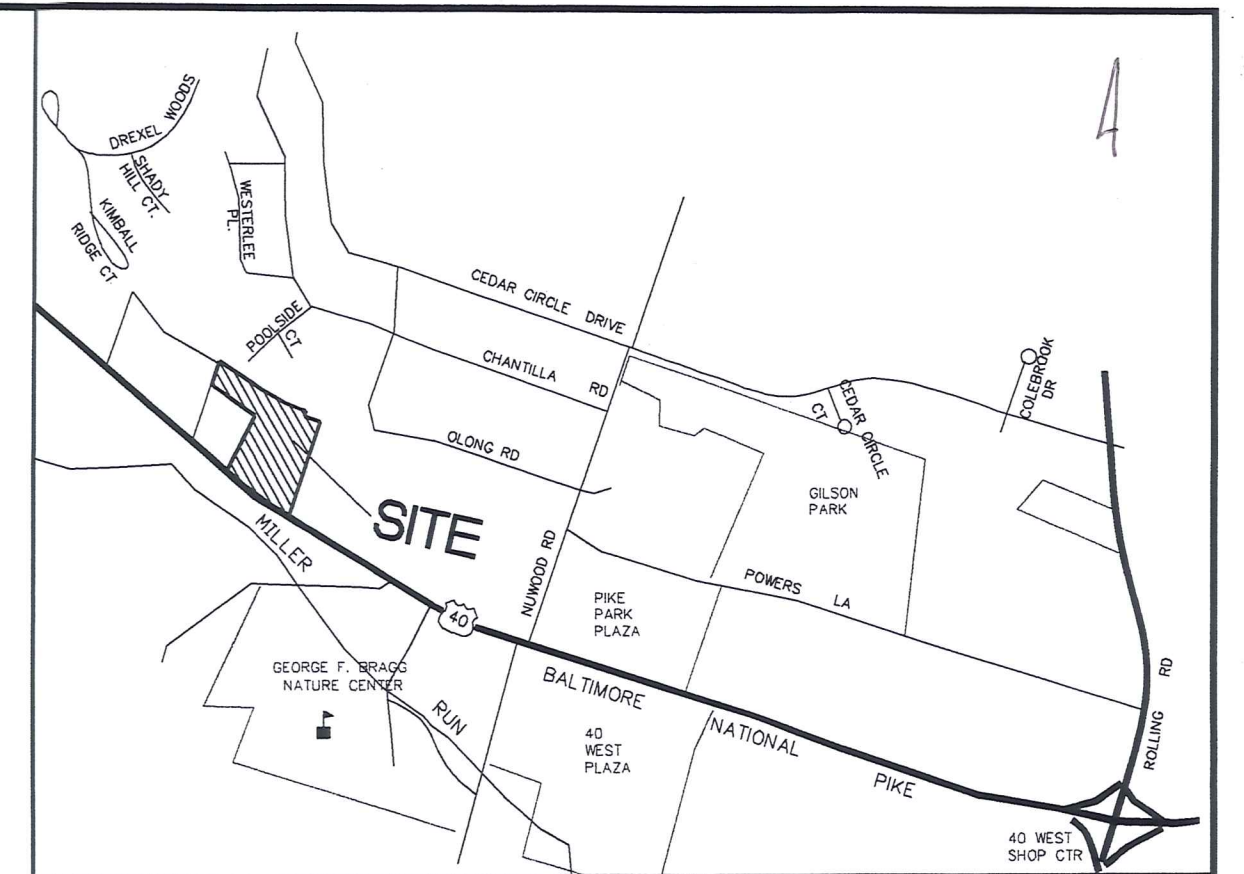
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- THIS SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA OR A 100 YEAR FLOOD PLAIN

RUSSEL MOTOR CARS, INC.
7319/298
TAX ACCOUNT #01-02202211
ZONING BR.

RUSSEL MOTOR CARS INC.
14434/614
TAX ACCOUNT #01-15370230
ZONING BR

PROFESSIONAL ENTERPRISES, INC.
21514/737
TAX ACCOUNT #01-16750870
ZONING BR



VICINITY MAP
SCALE: 1" = 1000'

SITE ANALYSIS

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6700 BALTIMORE NATIONAL PIKE
BALTIMORE, MARYLAND 21228-3909
(410) 788-8400
- ELECTION DISTRICT: 1st
COUNCILMANIC DISTRICT: 1st
CENSUS TRACT: 4015.04
- TRACT AREA: 208,275 SQ.FT.± OR 4.8043 Acs (Net)/
221,367 SQ.FT.± OR 5.0819 Acs (Gross)
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- DEED REFERENCE: 10743/516
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- PROPOSED USE: AUTOMOBILE SALES & SERVICE
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- DRC NUMBER 04100F GRANTED AN A-7 LIMITED EXEMPTION, DATED 5/5/2000. (MAZDA/SUBARU)
- DRC NUMBER 062501A GRANTED AN A-7 LIMITED EXEMPTION, BODY SHOP ADDITION 5/5/2000. (MAZDA/SUBARU)
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IN CASE NO. 2643-5, ON JULY 27, 1953, THE ZONING COMMISSIONER APPROVED A SPECIAL PERMIT FOR AN ADVERTISING STRUCTURE.
IN CASE NO. 64-199RA, ON JULY 9, 1964, THE ZONING COMMISSIONER APPROVED A RECLASSIFICATION FROM R-10 TO BR AND A VARIANCE TO SECTION 238.2 TO PERMIT AN INTERIOR SIDE YARD OF 10.76 FEET IN LIEU OF THE REQUIRED 30 FEET.
IN CASE NO. 66-4R, ON JULY 6, 1965, THE ZONING COMMISSIONER APPROVED A RECLASSIFICATION FROM R-10 TO BR.
IN CASE NO. 01-277-A, ON MARCH 12, 2001, THE ZONING COMMISSIONER APPROVED A VARIANCE FOR A FREESTANDING SIGN OF 72 SQUARE FEET IN LIEU OF 50 SQUARE FEET.
IN CASE NO. 2010-0336-A, ON JULY 27TH, 2010, THE ZONING COMMISSIONER APPROVED A PETITION FOR VARIANCE TO ALLOW A SETBACK OF 52 FEET IN LIEU OF THE REQUIRED 57.5 FEET AVERAGED SETBACK. APPROVED A PETITION FOR VARIANCE TO PERMIT AND SIDE YARD SETBACK OF 20 FEET IN LIEU OF THE REQUIRED 30 FEET WITH RESTRICTIONS.
- PREVIOUS COMMERCIAL PERMITS:
B 451693 - SIGN; B451549 - SIGN; B437079 - BLDG ADD'N
B424675 - GRADING; B424670 - BLDG ADD'N
B419156 BLDG ALTERATION; B305416 - RAZING
- EXISTING SITE IMPROVEMENTS SHOWN HEREON IS A COMPILATION OF A SURVEY CONDUCTED BY COLBERT MATZ ROSENFELT, INC. AND AVAILABLE RECORDS. BOUNDARY SHOWN HEREON IS A DEED PLOT ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.

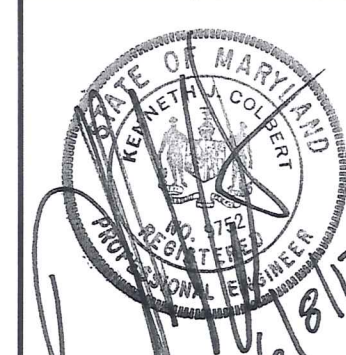
CASE NO. 2012-0311-A
PLAN TO ACCOMPANY VARIANCE PETITION

RUSSEL MAZDA-SUBARU
6624 BALTIMORE NATIONAL PIKE

1st ELECTION DISTRICT
1st COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

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.

License No. 9752 Expiration Date: 02-28-14

DATE: JUNE 8, 2012
JOB NO.: 99186.1
DESIGNED: CWR
DRAWN: EVI/ AKC/KJC
CHECKED: KJC
FILE: 99186 SUBURU VAR.dwg
DRAWING NUMBER: VAR-1

NO. DATE REVISIONS: BY SHEET 1 OF 1



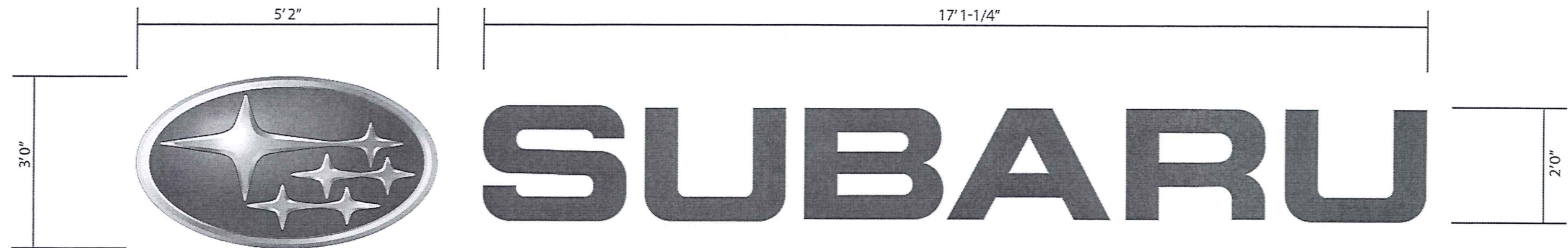
FRONT ELEVATION
Scale: NTS



CASE NO 2D12-0311-A



CASE NO 2D12-0311-A

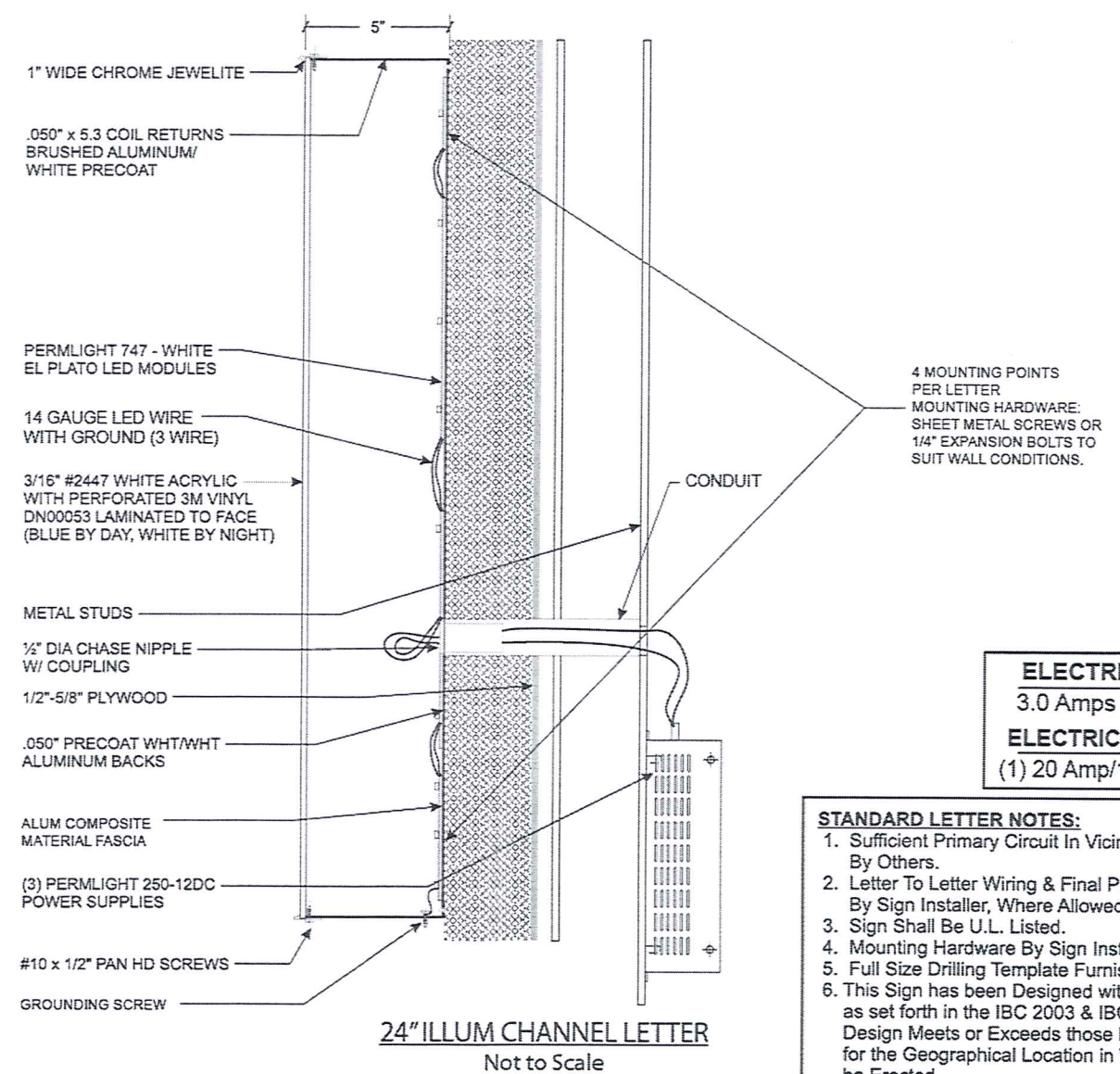
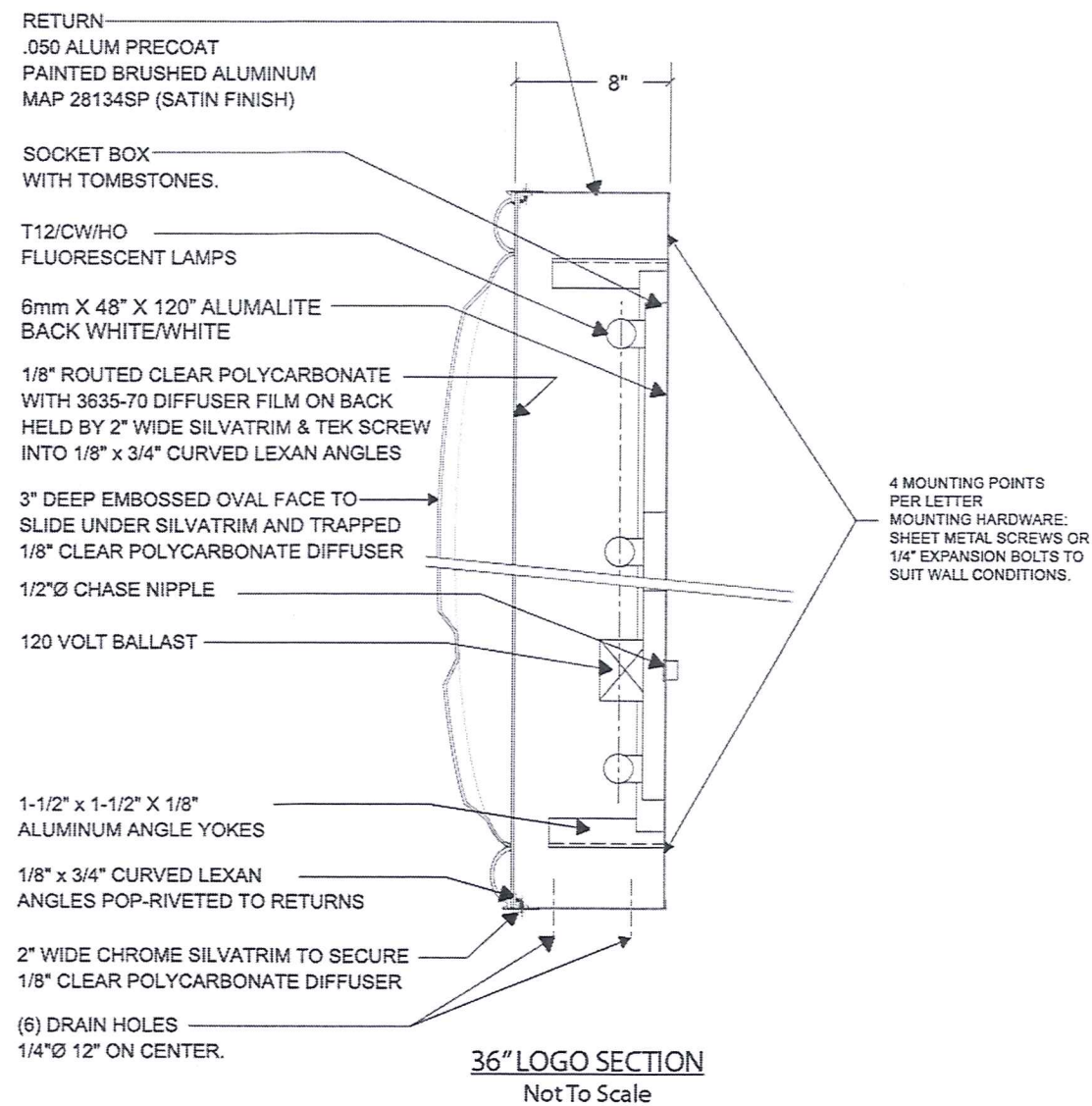


N01 - 36" ILLUM LOGO

Scale: 1/2" = 1'0"

N02 - 24" ILLUM CHANNEL LETTERS

Scale: 1/2" = 1'0"



ELECTRICAL LOAD
2.0 Amps @ 120 Volts
ELECTRICAL REQ'MTS
(1) 20 Amp/120 Volt Circuit

STANDARD WALL SIGN NOTES:
1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.

ELECTRICAL LOAD
3.0 Amps @ 120 Volts
ELECTRICAL REQ'MTS
(1) 20 Amp/120 Volt Circuit

STANDARD LETTER NOTES:
1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Letter To Letter Wiring & Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.
5. Full Size Drilling Template Furnished With Sign.
6. This Sign has been Designed with the Criteria as set forth in the IBC 2003 & IBC 2006. The Design Meets or Exceeds those Requirements for the Geographical Location in Which it is to be Erected.

Philadelphia Sign
707 West Spring Garden Street Phone: 856-829-1460
Palmyra, New Jersey 08065

CLIENT: Subaru
LOCATION: SUB03560
6624 Baltimore National Pike
Baltimore, MD 21228

DATE: 05.02.12
SHEET: 2
DWG BY: RJW

Drawing Number:
B43994

Date: Description:
1. _____
2. _____
3. _____
4. _____
5. _____

By: _____

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY PHILADELPHIA SIGN IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY PHILADELPHIA SIGN IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.

16'8"

12"

SERVICE RECEPTION

N03 - 18" ILLUM CHANNEL LETTER
Scale: 1/2" = 1'0"

12'8-3/8"

24"

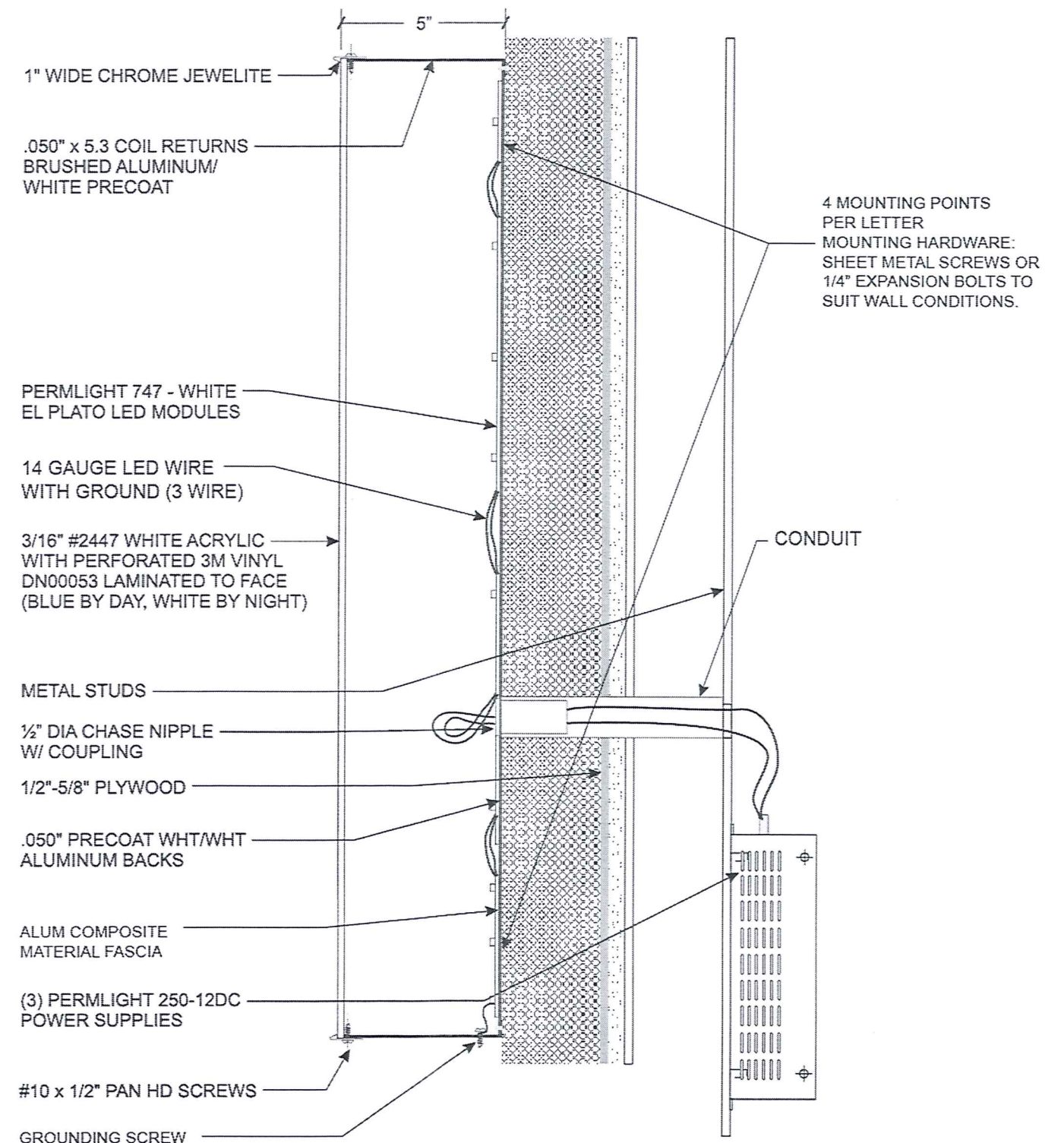
RUSSEL

N04 - 24" ILLUM CHANNEL LETTER
Scale: 3/8" = 1'0"

STANDARD LETTER NOTES:

1. Sufficient Primary Circuit In Vicinity Of Sign By Others.
2. Letter To Letter Wiring And Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
3. Sign Shall Be U.L. Listed.
4. Mounting Hardware By Sign Installer.
5. Full Size Drilling Template Furnished With Sign.

ELECTRICAL LOAD
2.0 Amps @ 120 Volts
ELECTRICAL REQ'MTS
(1) 20 Amp/120 Volt Circuit



CROSS SECTION
Not to Scale

Philadelphia Sign
707 West Spring Garden Street Phone: 856-829-1460
Palmyra, New Jersey 08065

CLIENT: **Subaru**
LOCATION: **SUB03560**
6624 Baltimore National Pike
Baltimore, MD 21228

DATE: **05.02.12**
SHEET: **3**
DWG BY: **RJW**

Drawing Number:
B43994

#	Date	Description	By
1.			
2.			
3.			
4.			
5.			

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
CREATED BY PHILADELPHIA SIGN IT IS SUBMITTED
FOR YOUR PERSONAL USE IN CONJUNCTION WITH A
PROJECT BEING PLANNED FOR YOU BY PHILADELPHIA
SIGN IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE
YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED,
REPRODUCED, OR EXHIBITED IN ANY FASHION.