



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

December 19, 2012

Marvin I. Singer, Esquire
10 East Baltimore Street, #901
Baltimore, Maryland 21202

RE: Petition for Variance – **SUPPLEMENTAL OPINION AND ORDER**
Case No.: 2013-0076-A
Property: 10300 York Road

Dear Mr. Singer:

Enclosed please find a copy of the Supplemental Opinion and Order 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", with a long horizontal stroke extending to the right.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR VARIANCE
(10300 York Road)
8th Election District
3rd Councilmanic District
Timonium, LLC
Legal Owner
Timonium Chrysler, Inc.
Lessee
Petitioners

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2013-0076-A
* * *

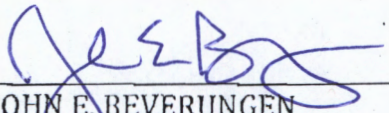
SUPPLEMENTAL OPINION AND ORDER

Petitioner has indicated that its intention had been to place the Enterprise Wall Signs further than one foot apart on the front façade of the property, and that the Petition herein did not reflect that intended request. Upon consideration of Petitioner's present request to permit further spacing of such signs, so that they would now be considered five signs pursuant to the B.C.Z.R., and based upon the evidence and testimony presented herein, it is apparent that the installation of five signs was intended. Such change would not be contrary to the spirit and intent of the B.C.Z.R., and such relief may be granted without injury to the public health, safety and general welfare.

THEREFORE IT IS ORDERED this 19th day of December, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Section 450.4 of the Baltimore County Zoning Regulations, and the evidence submitted at the hearing in this case, to:

1. Permit 5 Enterprise Wall Signs on the front façade of an auto dealership in lieu of the permitted 2 per façade, and
 2. Permit 1 Directional Sign of 35.16 square feet in lieu of the permitted 8 square feet,
- be and is hereby GRANTED.

AND IT IS FURTHER ORDERED, that all of the terms and conditions contained in the Order dated November 19, 2012, not inconsistent with this Order, shall remain and be effective.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

November 19, 2012

Marvin I. Singer, Esquire
10 East Baltimore Street, #901
Baltimore, Maryland 21202

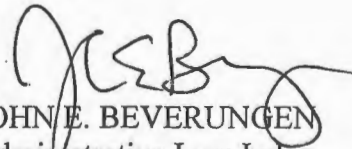
RE: Petition for Variance
Case No.: 2013-0076-A
Property: 10300 York Road

Dear Mr. Singer:

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

IN RE: PETITION FOR VARIANCE

(10300 York Road)

8th Election District

3rd Councilmanic District

Timonium, LLC

Legal Owner

Timonium Chrysler, Inc.,

Lessee

Petitioners

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0076-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by the legal owner of the subject property, Timonium, LLC, and the lessee, Timonium Chrysler, Inc., ("Petitioners"). The Petitioners are requesting Variance relief from Sections 450.4 Attachment 1 #5(a) and 450.4 Attachment 1 #3, from the Baltimore County Zoning Regulations (B.C.Z.R.), to:

1. Permit 3 Enterprise Wall Signs on the front façade of an auto dealership in lieu of the permitted 2 per façade, and
2. Permit 1 Directional Sign of 35.16 square feet in lieu of the permitted 8 square feet.

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 held for this case was Andy White. Marvin I. Singer, Esquire appeared and represented the Petitioners. 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 Protestants or other interested persons in attendance, and the file does not contain any letters of protest or opposition.

ORDER RECEIVED FOR FILING

Date

11-19-12

By

MS

The Zoning Advisory Committee (ZAC) comments were received and made a part of the file. There were no adverse comments submitted from any of the County reviewing agencies.

Testimony and evidence revealed that the subject property is 5.00 acres and is zoned BM-AS. The site is improved with an automobile dealership, known as Don White's Timonium. The site was recently renovated in its entirety, and post-bankruptcy The Chrysler Corporation has changed its logos and brandings for the various car brands under its control. The Petitioner explained that the franchise agreement with Chrysler requires the dealer to have individual signs for each brand, and to comply with this directive the Petitioner sought variance relief.

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).

Petitioners have met this test. The site is irregularly shaped, and as noted by Petitioners' counsel, the topography of York Road changes in such a way that the dealership in effect sits in a "trough" between Warren Road and Waterbird Court. This fact, coupled with dense trees and vegetation to the north of the dealership along York Road, makes it difficult for motorists to identify the showroom. And the task is not made any easier by the fact that three (3) other automotive dealerships are located in the immediate vicinity along York Road, so the proposed signage will enable customers to safely and properly identify the dealership.

ORDER RECEIVED FOR FILING

Date 11-19-12

By DW

If the B.C.Z.R. were strictly enforced, the Petitioners would indeed suffer a practical difficulty and/or hardship, given they would be unable to install the signage required by their franchise agreements. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of opposition from the community and the lack of negative comments from Baltimore County reviewing agencies. In addition, and as shown on the sign detail and elevation drawings submitted (Exhibits 3 and 4), the proposed signs are attractive and will not in any way cause a traffic hazard.

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

THEREFORE, IT IS ORDERED, this 19th day of November, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Sections 450.4 Attachment 1 #5(a) and 450.4 Attachment 1 #3, from the Baltimore County Zoning Regulations (B.C.Z.R.), to:

1. Permit 3 Enterprise Wall Signs on the front façade of an auto dealership in lieu of the permitted 2 per façade, and
2. Permit 1 Directional Sign of 35.16 square feet in lieu of the permitted 8 square feet,

be and is hereby GRANTED.

The relief granted herein shall be conditioned upon and subject to the following:

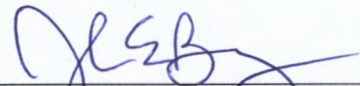
1. The Petitioners may apply for any required permits and may be granted same upon receipt of this Order; however the Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever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

ORDER RECEIVED FOR FILING

Date 11-19-12

By DS

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 11-19-78

By BW



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 10300 York Rd. Cockeysville which is presently zoned BM-AS
Deed References: 14119/L 0216 10 Digit Tax Account # 0 8 0 3 0 2 5 9 4 0
Property Owner(s) Printed Name(s) Timonium LLC

(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 450.4 Attachment 1 # 5(a)
To permit 3 Enterprise Wall Signs on the front façade of an auto dealership in lieu of the permitted 2 per façade.
Section 450.4 Attachment 1 # 3
To permit 3 Directional Signs of 35.16 square feet each in lieu of the permitted 8 square feet each.

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:

Timonium Chrysler, Inc.
Name- Type or Print
Marvin I. Singer, Atty. - Authorized Agent
Signature MARVIN I. SINGER
10300 York Rd. Cockeysville MD
Mailing Address City State
21030 / 410-666-9600 /
Zip Code Telephone # Email Address

Attorney for Petitioner:

Marvin I. Singer
Name- Type or Print
Marvin I. Singer
Signature
10 E. Baltimore St. Balto. MD
Mailing Address City State
21202 / 410-685-1111 / MISlaw1@yahoo.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Timonium LLC
Name #1 - Type or Print Name #2 - Type or Print
Marvin I. Singer, Atty. - Authorized Agent
Signature #1 Signature #2
10300 York Rd. Cockeysville MD
Mailing Address City State
21030 / 410-666-0600 /
Zip Code Telephone # Email Address

Representative to be contacted:

Marvin I. Singer
Name - Type or Print
Marvin I. Singer
Signature
10 E. Baltimore St. Balto., MD
Mailing Address City State
21202 / 410-685-1111 / MISlaw1@yahoo.com
Zip Code Telephone # Email Address

CASE NUMBER 2013-0076-A Filing Date 9/25/12 Do Not Schedule Dates: _____ Reviewer TH

DESCRIPTION TIMONIUM LLC PROPERTY

BEGINNING FOR THE SAME AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF YORK ROAD (MD RTE 45), SAID POINT BEING ALSO AT THE INTERSECTION OF THE SOUTH SIDE OF THE ACCESS ROAD RIGHT OF WAY CONVEYED TO BALTIMORE COUNTY BY DEED DATED MAY 23, 1960 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER 3713 AT FOLIO 417, AND THE WEST SIDE OF YORK ROAD, THENCE BINDING ON SAID WESTERLY RIGHT OF WAY LINE THE THREE FOLLOWING COURSES AND DISTANCES AS NOW SURVEYED,

- 1) SOUTH 17° 52' 52" EAST, 210.15 FEET
- 2) SOUTH 15° 35' 27" EAST, 175.14 FEET
- 3) SOUTH 17° 52' 52" EAST, 143.89 FEET TO INTERSECT THE NORTHERLY OR NORTH 71° 31' 12" EAST, 376.68 FEET LINE OF A PLAT ENTITLED "4TH AMENDED SUBDIVISION OF AAI CORPORATION" DATED MARCH 23, 1998 AND RECORDED AMONG THE PLAT RECORDS OF BALTIMORE COUNTY, MARYLAND IN PLAT BOOK 70, PAGE 68, THENCE REVERSELY WITH SAID LINE SOUTH 72° 07' 08" WEST, 376.51 FEET TO INTERSECT THE EASTERLY OR SOUTH 14° 38' 13" EAST, 677.59 FEET LINE OF SAID PLAT, THENCE REVERSELY WITH SAID LINE NORTH 14° 07' 22" WEST, 678.02 FEET TO INTERSECT THE SOUTH SIDE OF THE AFOREMENTIONED ACCESS ROAD RIGHT-OF-WAY, THENCE BINDING ON SAID RIGHT-OF-WAY SOUTH 84° 22' 02" EAST, 369.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.00 ACRES OF LAND.

BEING THE LAND CONVEYED BY DANIEL P. COREY TO DANIEL P. COREY AND BETTY COREY, HIS WIFE BY DEED DATED JANUARY 27, 1988 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER 7783 AT FOLIO 31.

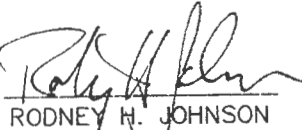
SUBJECT TO AN EASEMENT AREA SHOWN ON STATE ROADS COMMISSION PLAT NUMBER 9292 DATED APRIL 23, 1951.

SUBJECT ALSO TO A 15 FEET WIDE UTILITY EASEMENT AS SHOWN ON BALTIMORE COUNTY PLAT RW 69-052-1 DATED AUGUST 11, 1969 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER 5024, FOLIO 378.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY TO WACHOVIA BANK, N.A., TIMONIUM, LLC AND LAND AMERICA COMMONWEALTH TITLE INSURANCE COMPANY THAT I HAVE SURVEYED THE PROPERTY AND EASEMENTS DESCRIBED AND SHOWN HEREON, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 10, 11A AND 14 OF TABLE A THEREOF, (ii) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MARYLAND, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN, AND (iii) REFLECT THE MATTERS REFERENCED IN THE TITLE COMMITMENT PREPARED BY LAND AMERICA COMMONWEALTH TITLE, DATED APRIL 8, 2008.

SIGNED:

 4/14/08
RODNEY H. JOHNSON DATE

REGISTRATION No. 10876

ALTA / ACSM LAND TITLE SURVEY

CENTURY
ENGINEERING

CONSULTING ENGINEERS - PLANNERS
10710 GILROY ROAD
HUNT VALLEY, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401

TIMONIUM LLC
10300 YORK ROAD
COCKEYSVILLE MD 21030

BALTIMORE CO. TAX MAP 51 PARCEL 479

Designed By: Scale: 1"=40' Project No. 2806200

Drawn By: M.L.A. Date: APRIL, 2008

1 OF 1



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

No. **90043**

Date: **9/26/12**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 9/26/2012 9/26/2012 09:32:03 2

REC NS02 MAIL JENA JEE
 >> RECEIPT # 797923 9/26/2012 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

CR NO. 090043

Recpt Tot \$385.00
 \$385.00 CK \$1.00 CA
 Baltimore County, Maryland

Total: **385.00**

Rec From: **MARVIN SINGER**

For: **10300 York Rd.**
21030

2013-0076-A

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/28/2012

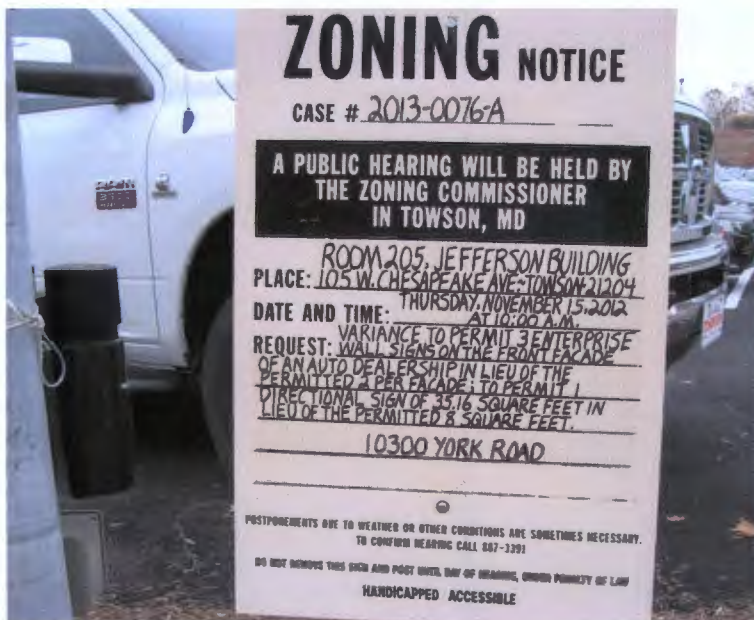
Case Number: 2013-0076-A

Petitioner / Developer: MARVIN I. SINGER, ESQ.~ TODD HUFF,
COUNCILMAN 3rd DISTRICT

Date of Hearing (Closing): NOVEMBER 15, 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:
10300 YORK ROAD (ON-SITE)

The sign(s) were posted on: OCTOBER 26, 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)

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: # 2013-0076-A

10300 York Road

W/s of York Road at the S/w corner of Recycle Way

8th Election District - 3rd Councilmanic District

Legal Owner(s): Timonium, LLC

Contract Purchaser: Timonium Chrysler

Variance: to permit 3 enterprise wall signs on the front facade of an auto dealership in lieu of the permitted 2 per facade; to permit 1 directional sign of 35.16 square feet in lieu of the permitted 8 square feet.

Hearing: Thursday, November 15, 2012 at 10:00 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.
10/306 Oct. 25 883549



501 N. Calvert Street, Baltimore, MD 21278

October 25, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on October 25, 2012.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson

**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: 2013-0076-A

Petitioner: Timonium LLC

Address or Location: 10300 York Rd. Cockeysville, MD 21030

PLEASE FORWARD ADVERTISING BILL TO:

Name: Marvin I. Singer, Esq.

Address: 10 East Baltimore St. #901 Baltimore, MD 21202

Telephone Number: 410-685-1111

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 25, 2012 Issue - Jeffersonian

Please forward billing to:

Marvin Singer
10 East Chesapeake Avenue, Ste. 901
Baltimore, MD 21202

410-685-1111

NOTICE OF ZONING HEARING

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CASE NUMBER: 2013-0076-A

10300 York Road

W/s of York Road at the S/w corner of Recycle Way

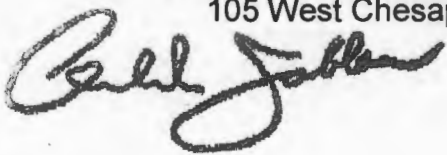
8th Election District – 3rd Councilmanic District

Legal Owners: Timonium, LLC

Contract Purchaser: Timonium Chrysler

Variance to permit 3 enterprise wall signs on the front façade of an auto dealership in lieu of the permitted 2 per façade; to permit 1 directional sign of 35.16 square feet in lieu of the permitted 8 square feet.

Hearing: Thursday, November 15, 2012 at 10:00 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.



KEVIN KAMENETZ
County Executive

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

October 15, 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: 2013-0076-A

10300 York Road

W/s of York Road at the S/w corner of Recycle Way

8th Election District – 3rd Councilmanic District

Legal Owners: Timonium, LLC

Contract Purchaser: Timonium Chrysler

Variance to permit 3 enterprise wall signs on the front façade of an auto dealership in lieu of the permitted 2 per façade; to permit 1 directional sign of 35.16 square feet in lieu of the permitted 8 square feet.

Hearing: Thursday, November 15, 2012 at 10:00 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: Marvin Singer, 10 E. Baltimore Street, Baltimore 21202
Todd Huff, Councilman, 3rd District

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

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
10300 York Road; W/S York Road @ SW	*	
corner of Recycle Way	*	OF ADMINISTRATIVE
8 th Election & 3 rd Councilmanic Districts	*	
Legal Owner(s): Timonium LLC	*	HEARINGS FOR
Contract Purchaser(s): Timonium Chrysler Inc	*	
Petitioner(s)	*	BALTIMORE COUNTY
	*	2013-076-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.

RECEIVED
OCT 11 2012

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of October, 2012, a copy of the foregoing Entry of Appearance was mailed to Marvin Singer, Esquire, 10 E. Baltimore Street, Baltimore, Maryland 21202, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME TIMONIUM, LLC
CASE NUMBER 2013-0026-A
DATE 11-15-2012

[illegible]

CASE NO. 2013- 0076-ACHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10-17</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
<u>10-24</u>	PLANNING (if not received, date e-mail sent _____)	<u>NC</u>
<u>10-16</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>10-25-12</u>	
SIGN POSTING	Date: <u>10-26-12</u> by <u>O'Keefe</u>	
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 (vw6.2A)
BALTIMORE COUNTY

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

Account Identifier: District - 08 Account Number - 0803025940

Owner Information									
Owner Name:	TIMONIUM LLC				Use:	COMMERCIAL			
Mailing Address:	10300 YORK RD COCKEYSVILLE MD 21030-3203				Principal Residence:	NO			
					Deed Reference:	1)/14119/ 00216 2)			
Location & Structure Information									
Premises Address					Legal Description				
10300 YORK RD COCKEYSVILLE MD 21030-3203					WS YORK RD 800 FT S OF WARREN RD				
Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
0051	0010	0479		0000				2	
Special Tax Areas					Town Ad Valorem Tax Class				
					NONE				
Primary Structure Built		Enclosed Area		Property Land Area		County Use			
1968		42528		5.0000 AC		22			
Stories	Basement	Type	Exterior						
		AUTO SHOWROOM							
Value Information									
	Base Value	Value	Phase-in Assessments						
		As Of	As Of	As Of					
		01/01/2011	07/01/2012	07/01/2013					
Land	4,750,000	4,750,000							
Improvements:	2,557,100	2,438,300							
Total:	7,307,100	7,188,300	7,188,300	7,188,300					
Preferential Land:	0			0					
Transfer Information									
Seller:	COREY DANIEL P				Date:	10/28/1999		Price:	\$5,975,000
Type:	ARMS LENGTH IMPROVED				Deed1:	/14119/ 00216		Deed2:	
Seller:	COREY DANIEL P				Date:	02/01/1988		Price:	\$0
Type:	NON-ARMS LENGTH OTHER				Deed1:	/07783/ 00031		Deed2:	
Seller:					Date:			Price:	
Type:					Deed1:			Deed2:	
Exemption Information									
Partial Exempt Assessments					Class	07/01/2012		07/01/2013	
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				

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

1100

99

Z

P.650

480

CONDO. WARREN

9 13

14 15

P.18

24.53'

20123,25

P.479

P.491

P.646

P.523

P.282

SCOTT

P.606

P.451

RD. 70.43, 68

65.110

1

2

AAI CORPORATION

1B

http://sdatcert3.resiusa.org/rp_rewrite/maps/showmap.asp?countyid=04&accountid=08+08... 11/5/2012

Debra Wiley - ZACs

From: Lynn Lanham
To: Wiley, Debra
Date: 10/24/2012 1:42 PM
Subject: ZACs
CC: cjmurray

Debbie,

Planning will not be issuing comments on the following cases: 13-076, 078, 079 and 083. I have emailed the attnys.

Lynn

Lynn Lanham
 Chief, Development Review
mlanham@baltimorecountymd.gov
 410-887-3480
 410-887-5862 Fax
 Baltimore County Department of Planning
 105 W. Chesapeake Ave.
 Suite 101
 Towson, MD 21204



KEVIN KAMENETZ
County Executive

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

November 8, 2012

Timonium LLC
Marvin Singer, Esquire
10300 York Road
Cockeysville MD 21030

RE: Case Number: 2013-0076 A Address: 10300 York Road

Dear Mr. Singer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 25, 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
Marvin I. Singer, Esquire, 10 E. Baltimore Street, Baltimore MD 21202

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



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10-16-12

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

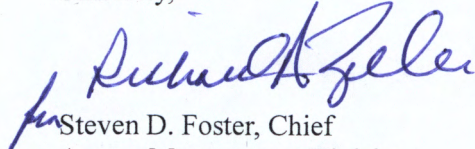
RE: Baltimore County
Item No. 2013-0076-A
Variance
Timonium LLC, Marvin I. Singer
10300 York Road
MD45

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 10-15-12. A field inspection and internal review reveals that an entrance onto MD45 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2013-0076-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,


for Steven D. Foster, Chief
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE : October 17, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For October 22, 2012
Item Nos. 2013-0076, 0078, 0079, 0081, 0082, 0083 and 0084

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

DAK. CEN
cc: File

JB 11-15-12

LAW OFFICES
MARVIN I. SINGER
SUITE 901
10 EAST BALTIMORE STREET
BALTIMORE, MARYLAND 21202

FACSIMILE
(410) 685-2372

(410) 685-1111

TELECOPY COVER SHEET

DATE: 12/19/12

PLEASE DELIVER TO:

NAME: John E. Beverungen, Admin. Law Judge

TELECOPIER NUMBER: (410) 887-3468

FILE NAME/NUMBER: Case No. 2013-0076-A

COMMENTS: Attached letter and draft of
Supplemental Opinion and Order

FROM:

NAME: MARVIN I. SINGER, ESQUIRE

NUMBER OF PAGES INCLUDING COVER SHEET: -4-
(If you do not receive all pages, please notify sender as soon as possible at 410-685-1111)

CONFIDENTIALITY NOTICE

WARNING: UNAUTHORIZED INTERCEPTION OF THIS TELEPHONIC
COMMUNICATION COULD BE A VIOLATION OF FEDERAL & MARYLAND LAW

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cc: Andy White

(410) 685-1111

LAW OFFICES
MARVIN I. SINGER
SUITE 901
10 EAST BALTIMORE STREET
BALTIMORE, MARYLAND 21202

FACSIMILE
(410) 685-2372

December 19, 2012

John E. Beverungen
Administrative Law Judge for Baltimore County
105 West Chesapeake Avenue
Suite 103
Towson, Maryland 21204

VIA FAX ONLY-(410)887-3468

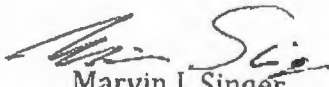
Re: 10300 York Road
Case No. 2013-0076-A

Dear Mr. Beverungen:

Per our telephone conversation enclosed is a draft of a Supplemental Opinion and Order for your consideration. Please let me know if anything further may be needed.

Thank you for your courtesy and consideration.

Sincerely,


Marvin I. Singer

MIS/m
Encl.

IN RE: PETITION FOR VARIANCE
(10300 York Road)
8th Election District
3rd Councilmanic District
Timonium, LLC
Legal Owner
Timonium Chrysler, Inc.
Lessee
Petitioners

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2013-0076-A
* * *

SUPPLEMENTAL OPINION AND ORDER

Petitioner has indicated that its intention had been to place the Enterprise Wall Signs further than one foot apart on the front façade of the property, and that the Petition herein did not reflect that intended request. Upon consideration of Petitioner's present request to permit further spacing of such signs, so that they would now be considered five signs pursuant to the B.C.Z.R., and based upon the evidence and testimony presented herein, it is apparent that the installation of five signs was intended. Such change would not be contrary to the spirit and intent of the B.C.Z.R., and such relief may be granted without injury to the public health, safety and general welfare.

THEREFORE IT IS ORDERED this 19th day of December, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Section 450.4 of the Baltimore County Zoning Regulations, and the evidence submitted at the hearing in this case, to:

1. Permit 5 Enterprise Wall Signs on the front façade of an auto dealership in lieu of the permitted 2 per façade, and
2. Permit 1 Directional Sign of 35.16 square feet in lieu of the permitted 8 square feet,

be and is hereby GRANTED.

AND IT IS FURTHER ORDERED, that all of the terms and conditions contained in the Order dated November 19, 2012, not inconsistent with this Order, shall remain and be effective.

JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

MEMORANDUM

DATE: December 20, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0076-A - Appeal Period Expired

The appeal period for the above-referenced case expired on December 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

Case No.: 2013-0076-A

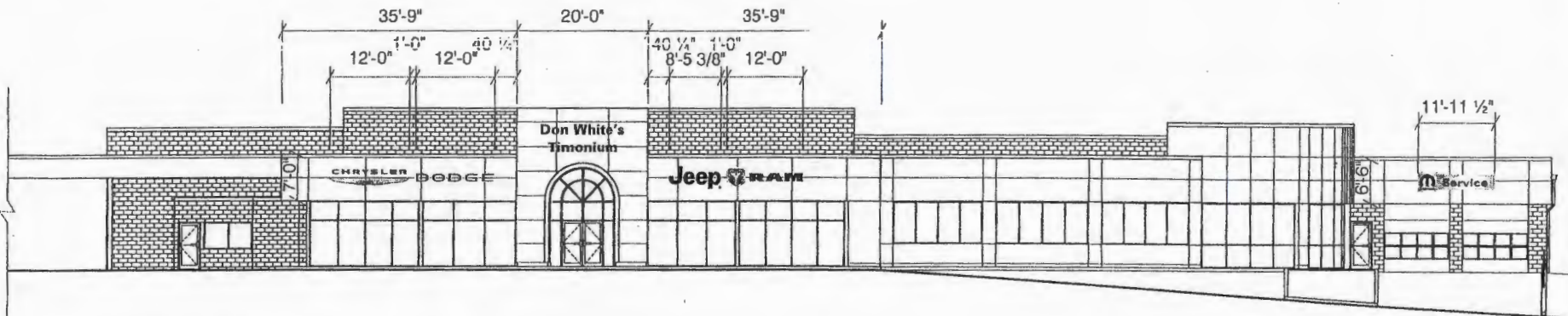
Exhibit Sheet

Petitioner/Developer

Protestant

12-20-12 DW
11-19-12 DW

No. 1	Site Plan	
No. 2	Color Photos	
No. 3	Proposed Elevation Drawing	
No. 4	Sign Detail	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Mopar sign to be centered above garage bay.
 Mullions and other wall accents to be painted Pelican Gray.
 Dealer to reface EIFS to Oyster Shell #21612
 Available wall area for badges to be verified in field prior to installation

FRACTIONS

DECIMALS

35'9"
 20.0'
 12.0'
 1.0'
 40 1/4"
 8' 5 3/8"
 11' 11 1/2"

35.8125'
 20.0'
 12.0'
 1.0'
 3.3542'
 8.4479'
 11.9583'

PETITIONER'S

EXHIBIT NO.

3

2013-0076-A

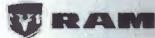
EXHIBIT 1

A-201



DODGE

Jeep



SIGN DETAIL

5 SERIES 6' x 8' BRAND SIGN at 20' OAH

Square Footage

■ 53.5 ft²

Manufacturing Details

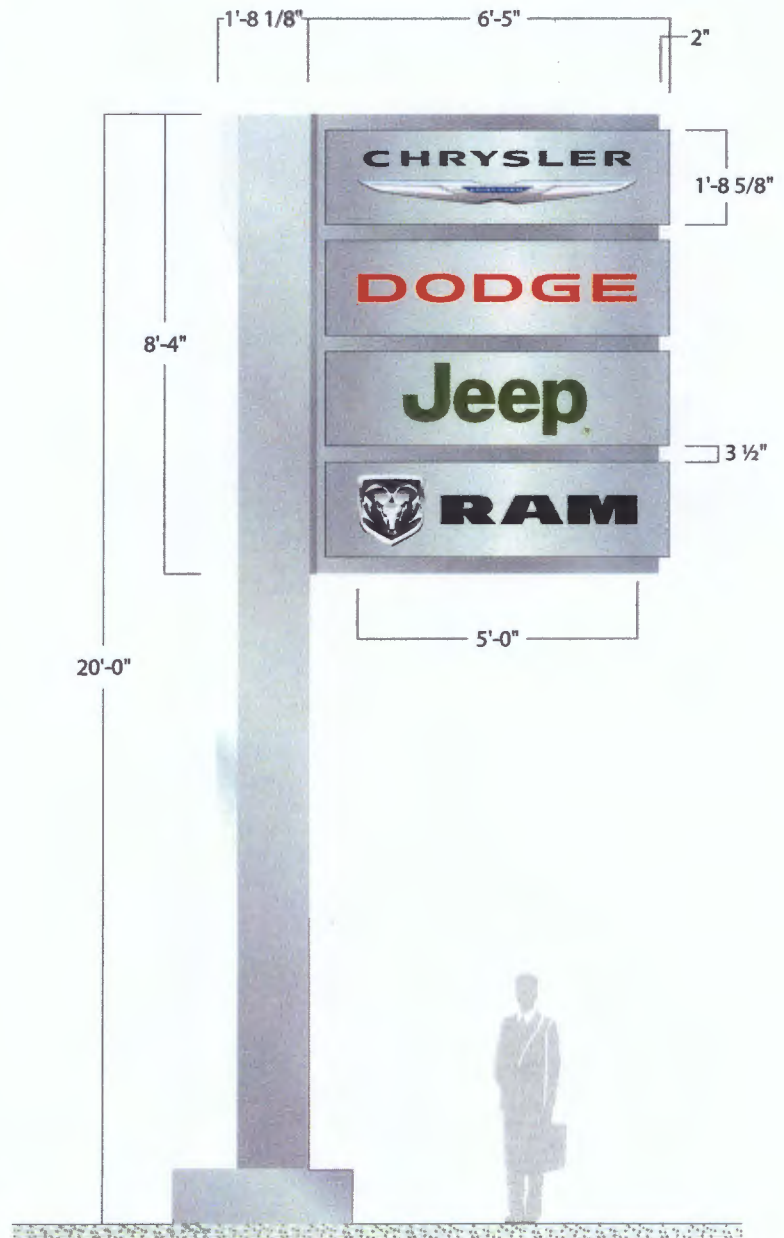
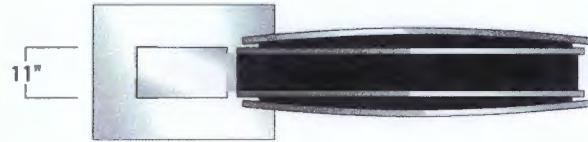
- Painted aluminum exterior construction with chrome accents on cladding.
- Clear acrylic logos pushed thru cabinet face with 1st surface decoration vinyl /color digital print.

Electrical Requirements

- Fluorescent internal illumination
(7) F72 / T12 / Daylight / High Output Lamps
- (2) Transco Ballast TRA-16-832EP at 2.0 amps each
- LED external halo illumination
(144) Agilight White Tuffrayz
- (2) Advance Xitanium Power Supply
LED-120A-0012V-50F at 0.63 amps each
- Total Load: 5.26 amps at 120 V
- (1) 20 amp Circuit Required

Colors

- **Chrysler Badge:** Black ■ Process Black
Blue ■ PMS 287
Silver
- **Dodge Badge:** Red ■ PMS 485
White
Silver
- **Jeep Badge:** Green ■ PMS 371
White
Silver
- **Ram Badge:** Black ■ Process Black
Silver



PETITIONER'S

CHRYSLER

DODGE

Jeep

RAM

SIGN DETAIL

12 SERIES CHRYSLER WALL BADGE



12 SERIES CHRYSLER BADGE

Square Footage

- 12.87 ft²

Manufacturing Details

- 5" deep aluminum cabinets, silver returns
- Formed .118 White Mustang w/ 1st surface digital print

Illumination

- LED internal illumination, Ventex VenBrite VL-W100
- (2) VLP100-120 LED Driver - 1.0 Amps TOTAL

Colors

- Black ■ Process Black
- Blue ■ PMS 287
- Silver

12 SERIES CHRYSLER LETTERS

Square Footage

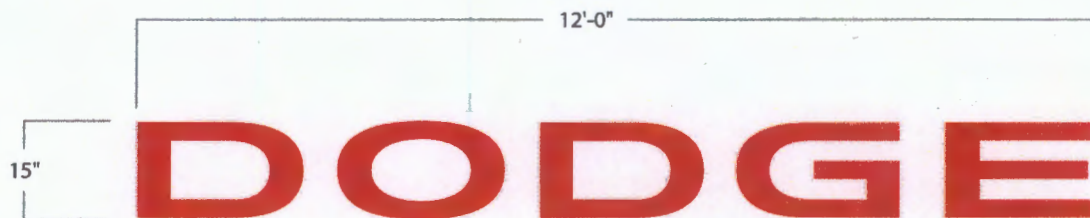
- 7.71 ft²

Manufacturing Details

- 3" deep aluminum cabinets, black returns
- White acrylic faces w/ 1st surface black perforated vinyl leaving 1/8" white perimeter

Colors

- Black ■ Process Black
- Silver

**12 SERIES DODGE
WALL BADGE****12 SERIES DODGE****Square Footage**

■ 15.0 ft²

Manufacturing Details

- 5" deep aluminum cabinets, silver returns
- White acrylic faces w/ 1st surface red vinyl leaving 1/8" white perimeter
- LED internal illumination, Agilight TuffRayz LEDs
- 1-60 W - 0.63 amps Advance Ballast

Colors

Red ■ PMS 485
White
Silver



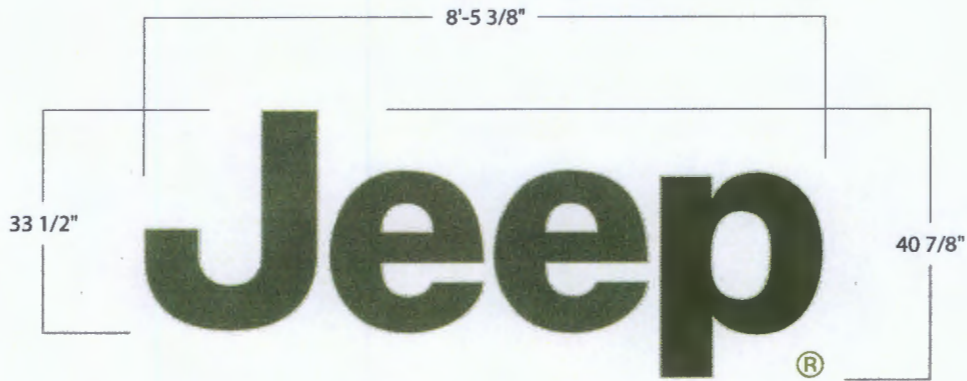
DODGE

Jeep



SIGN DETAIL

12 SERIES JEEP WALL BADGE



12 SERIES JEEP

Square Footage

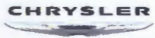
■ 28.73 ft²

Manufacturing Details

- 5" deep aluminum cabinets, silver returns
- White acrylic faces w/ 1st surface green vinyl leaving 1/8" white perimeter
- LED internal illumination, Agilight TuffRayz LEDs
- 1-60 W - 0.63 amps Advance Ballast

Colors

Green ■ PMS 371
White
Silver



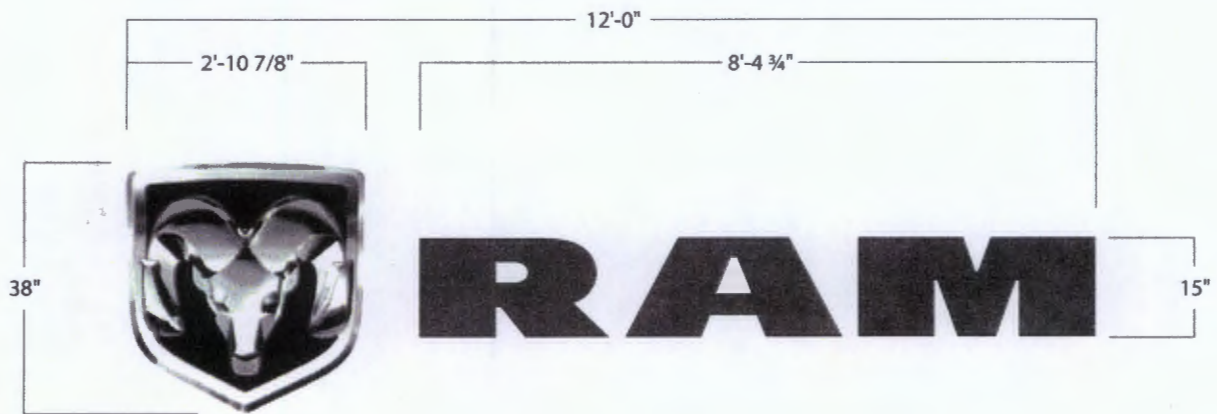
DODGE

Jeep



SIGN DETAIL

12 SERIES RAM WALL BADGE



12 SERIES RAM BADGE

Square Footage

- 10 ft²

Manufacturing Details

- 5" deep aluminum cabinets, black returns
- Formed prismatic acrylic face w/ 1st surface mirror finish & 2nd surface vinyl details

Illumination

- LED internal illumination, Ventex VenBrite VL-W100
- (2) VLP100-120 LED Driver-0.50 Amps

Colors

Black ■ Process Black
Silver

12 SERIES RAM LETTERS

Square Footage

- 10.5 ft²

Manufacturing Details

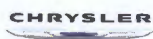
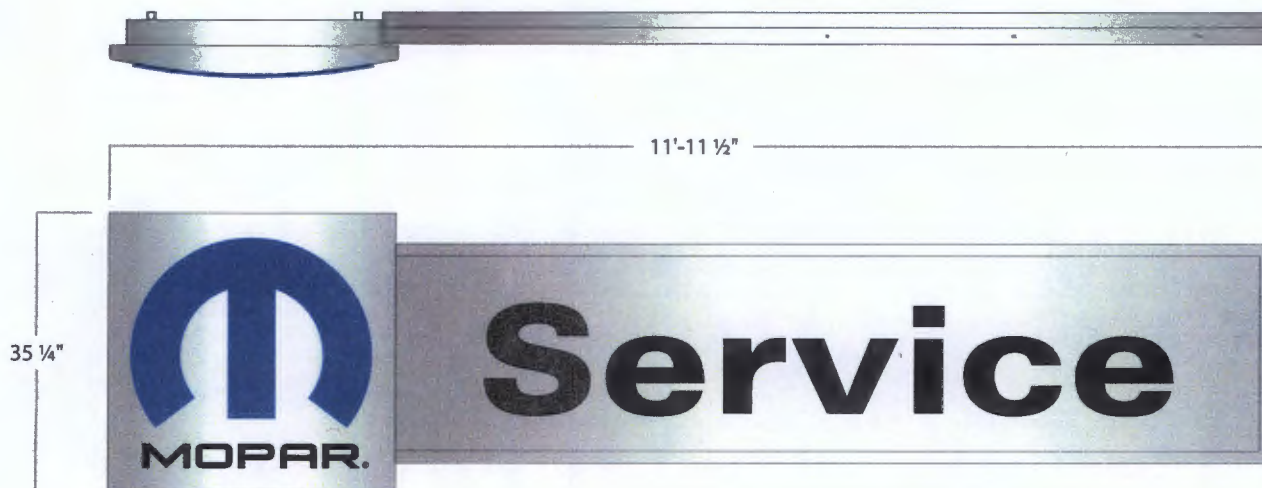
- 5" deep aluminum cabinets, black returns
- White acrylic faces w/ 1st surface black perforated vinyl leaving 1/8" white perimeter

Illumination

- LED internal illumination, Ventex VenBrite VL-W100
- (2) VLP100-120 LED Driver-0.50 Amps

Colors

Black ■ Process Black
Silver

**DODGE****Jeep****35" SP CONFIGURATION
SERVICE****35" MOPAR SQUARE****Square Footage**

- 8.63 ft²

Manufacturing Details

- Painted aluminum sign cabinet
- Halo lighted clear acrylic logos with 1st surface vinyl decoration pushed through painted aluminum sign face

Electrical Requirements

- Fluorescent internal illumination (3) F30 / T8 / Daylight / Lamps
- (1) Lighting component EESB-424-13L Electronic Ballast

Colors

- Black  Process Black
- Blue  PMS 287
- Silver

28" SERVICE PANEL**Square Footage**

- 21.0 ft²

Manufacturing Details

- Painted aluminum sign cabinet
- Halo lighted clear acrylic logos with 1st surface vinyl decoration pushed through painted aluminum sign face

Electrical Requirements

- Fluorescent internal illumination (12) T8 / Daylight / Lamps
- (1) Fullham workhorse electronic ballast

Colors

- Black  Process Black
- Silver

CHRYSLER

DODGE

Jeep

RAM

SIGN DETAIL

5 SERIES 6' x 8' BRAND SIGN at 20' OAH

Square Footage
53.5 ft²

Manufacturing Details

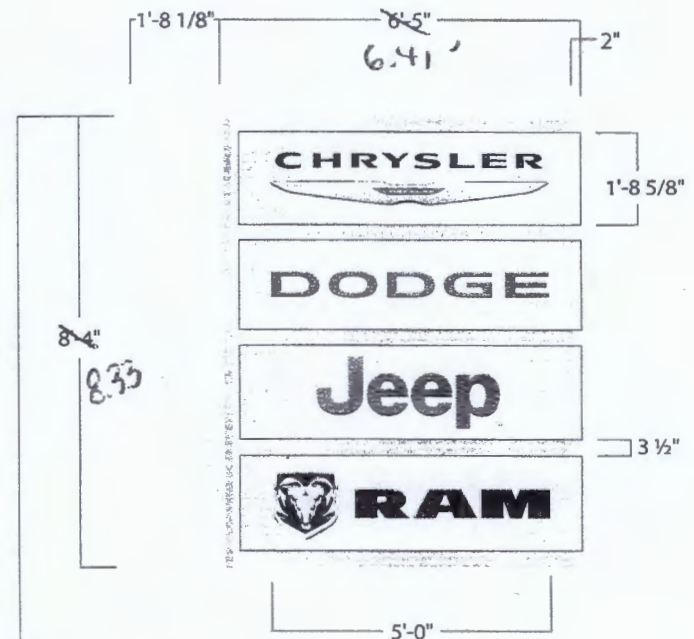
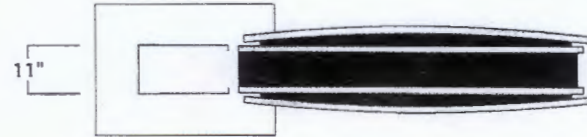
Painted aluminum exterior construction with chrome accents on cladding.
Clear acrylic logos pushed thru cabinet face with 1st surface decoration vinyl /color digital print.

Electrical Requirements

- Fluorescent internal illumination
- (7) F72 / T12 / Daylight / High Output Lamps
- (2) Transco Ballast TRA-16-832EP at 2.0 amps each
- LED external halo illumination
- (144) Agilight White Tuffrayz
- (2) Advance Xitanium Power Supply
- LED-120A-0012V-50F at 0.63 amps each
- Total Load: 5.26 amps at 120 V
- (1) 20 amp Circuit Required

Colors

- Chrysler Badge: Black Process Black
Blue PMS 287
Silver
- Dodge Badge: Red PMS 435
White
Silver
- Jeep Badge: Green PMS 371
White
Silver
- Ram Badge: Black Process Black
Silver



Fractions Decimals

Overall Height	20'	20.0'
Sign Height	8' 4"	8.3333'
Sign Width	6' 5"	6.4167'

$$6.41' \times 8.33' = 53.4 \text{ ft}^2$$

2013-0076-A

CHRYSLER

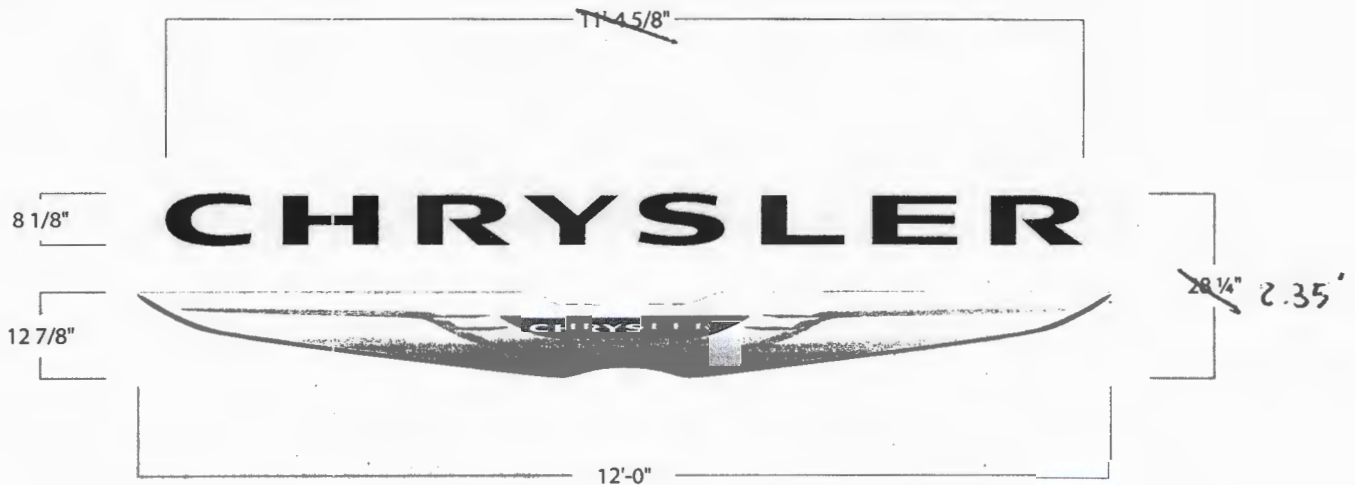
DODGE

Jeep

RAM

SIGN DETAIL

12 SERIES CHRYSLER WALL BADGE



$$2.35' \times 12' = 28.2 \text{ ft}^2$$

12 SERIES CHRYSLER BADGE

Square Footage

12.87 ft²

Manufacturing Details

5" deep aluminum cabinets, silver returns

Formed .118 White Mustang w/ 1st surface digital print

Illumination

LED internal illumination, Ventex VenBrite VL-W100

(2) VLP100-120 LED Driver - 1.0 Amps TOTAL

Colors

Black ■ Process Black
Blue ■ PMS 287
Silver ■

12 SERIES CHRYSLER LETTERS

Square Footage

7.71 ft²

Manufacturing Details

3" deep aluminum cabinets, black returns

White acrylic faces w/ 1st surface black perforated vinyl leaving 1/8" white perimeter

Colors

Black ■ Process Black
Silver ■

	<u>Fractions</u>	<u>Decimals</u>
Height	28 1/4"	2.3542'
Width	11' 4 5/8"	11.3854'

CHRYSLER

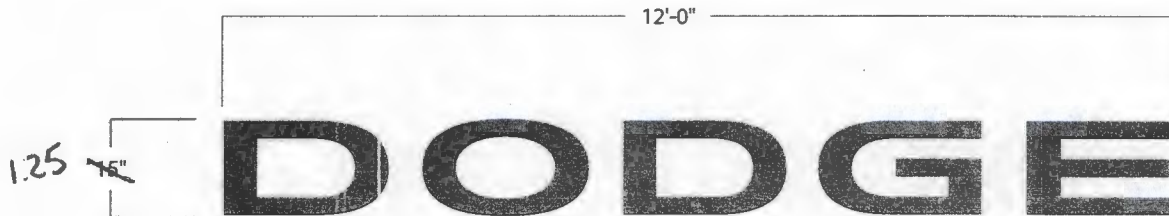
DODGE

Jeep

RAM

SIGN DETAIL

12 SERIES DODGE WALL BADGE



	<u>Fractions</u>	<u>Decimals</u>
Height	15"	1.250'
Width	12'	12.0'

$$1.25' \times 12' = 15 \text{ ft}^2$$

12 SERIES DODGE

Square Footage

15.0 ft²

Manufacturing Details

5" deep aluminum cabinets, silver returns

White acrylic faces w/ 1st surface red vinyl leaving 1/8" white perimeter

LED internal illumination, Agilight TuffRayz LEDs

1-60 W - 0.63 amps Advance Ballast

Colors

Red  PMS 485

White

Silver

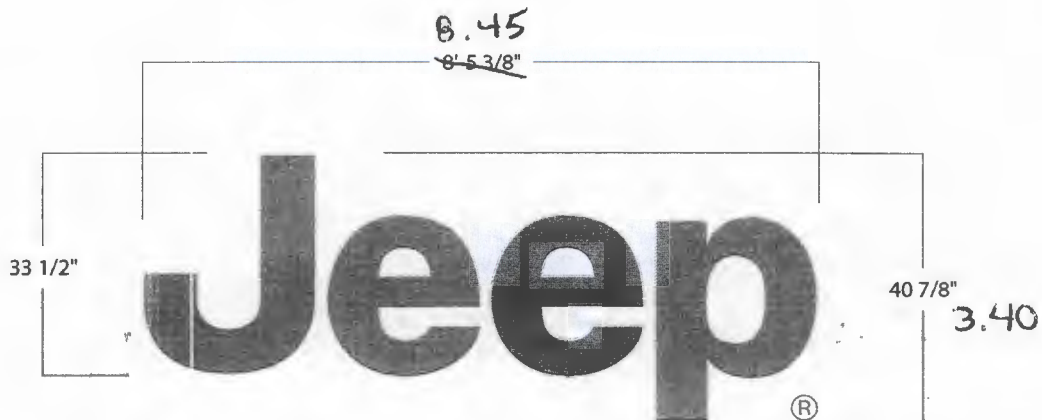


DODGE

Jeep



SIGN DETAIL

**12 SERIES JEEP
WALL BADGE**FractionsDecimals

Height

40 7/8"

~~3.4063'~~

Width

8' 5 3/8"

8.4479'

$$3.40' \times 8.45' = 28.73 \text{ } \phi$$

12 SERIES JEEP**Square Footage**28.73 ft²**Manufacturing Details**

5" deep aluminum cabinets, silver returns

White acrylic faces w/ 1st surface green vinyl leaving 1/8" white perimeter

LED internal illumination, Agilight TuffRayz LEDs

1-60 W - 0.63 amps Advance Ballast

ColorsGreen  PMS 371

White

Silver

CHRYSLER

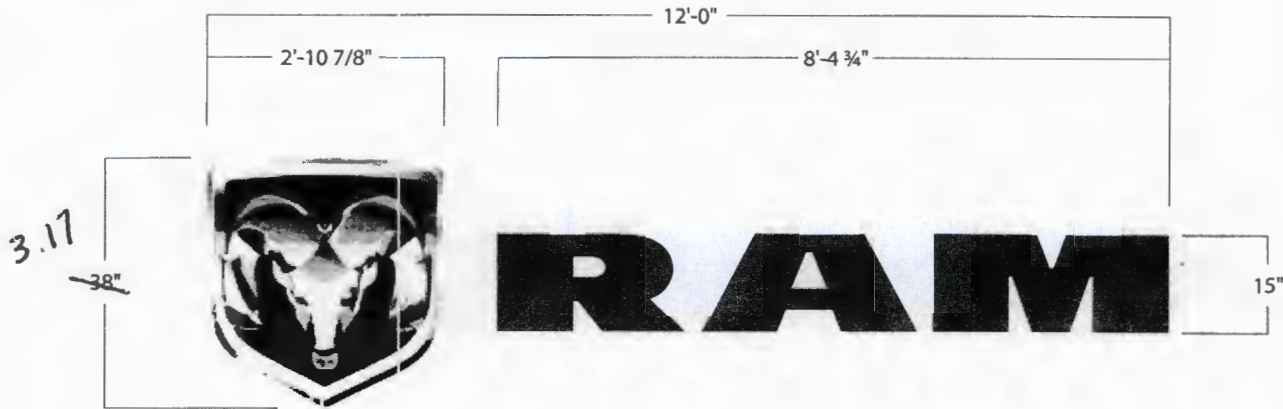
DODGE

Jeep

RAM

SIGN DETAIL

12 SERIES RAM WALL BADGE



	<u>Fractions</u>	<u>Decimals</u>
Height	38"	3.1667'
Width	12'	12.0'
	$3.17' \times 12' = 38.04 \text{ sq ft}$	

12 SERIES RAM BADGE

Square Footage

10 ft²

Manufacturing Details

5" deep aluminum cabinets, black returns
Formed prismatic acrylic face w/ 1st surface mirror finish
& 2nd surface vinyl details

Illumination

LED internal illumination, Ventex VenBrite VL-W100
(2) VLP100-120 LED Driver-0.50 Amps

Colors

Black ■ Process Black
Silver

12 SERIES RAM LETTERS

Square Footage

10.5 ft²

Manufacturing Details

5" deep aluminum cabinets, black returns
White acrylic faces w/ 1st surface black perforated vinyl
leaving 1/8" white perimeter

Illumination

LED internal illumination, Ventex VenBrite VL-W100
(2) VLP100-120 LED Driver-0.50 Amps

Colors

Black ■ Process Black
Silver

CHRYSLER

DODGE

Jeep

RAM

SIGN DETAIL

35" SP CONFIGURATION SERVICE

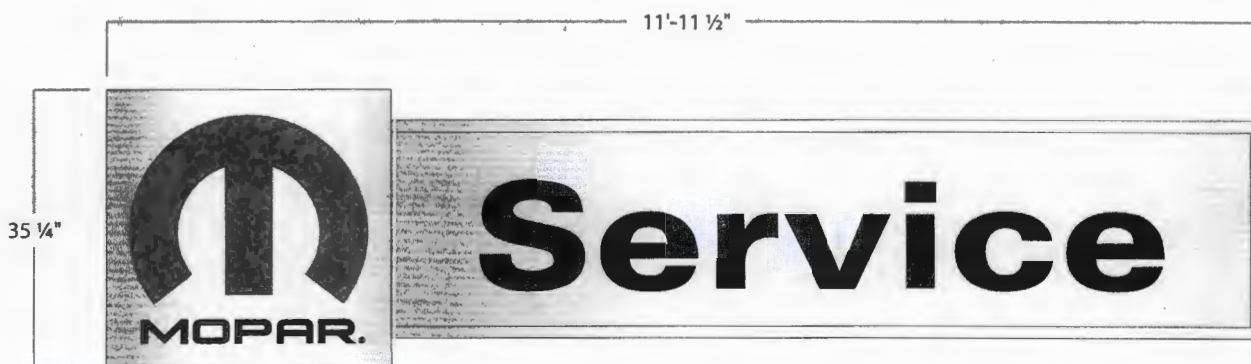
Height
Width

Fractions

35 1/4"
11' 11 1/2"

Decimals

2.9375'
11.9583'



$$2.94 \times 11.96' = 35.16 \text{ \#}$$

35" MOPAR SQUARE

Square Footage

8.63 ft²

Manufacturing Details

- Painted aluminum sign cabinet
- Halo lighted clear acrylic logos with 1st surface vinyl decoration pushed through painted aluminum sign face

Electrical Requirements

- Fluorescent internal illumination
- (3) F30 / T8 / Daylight / Lamps
- (1) Lighting component EESB-424-13L Electronic Ballast

Colors

- Black
 - Blue
 - Silver
-  Process Black
 PMS 287

28" SERVICE PANEL

Square Footage

21.0 ft²

Manufacturing Details

- Painted aluminum sign cabinet
- Halo lighted clear acrylic logos with 1st surface vinyl decoration pushed through painted aluminum sign face

Electrical Requirements

- Fluorescent internal illumination
- (12) T8 / Daylight / Lamps
- (1) Fullham workhorse electronic ballast

Colors

- Black
 - Silver
-  Process Black

From: Marvin Singer <mislaw1@yahoo.com>
Subject:
Date: September 20, 2012 1:27:50 PM EDT
▶ 1 Attachment, 73.5 KB

35-64356 | Don White's Timonium CJD | 10300 York Road | Cockeysville, MD 21030

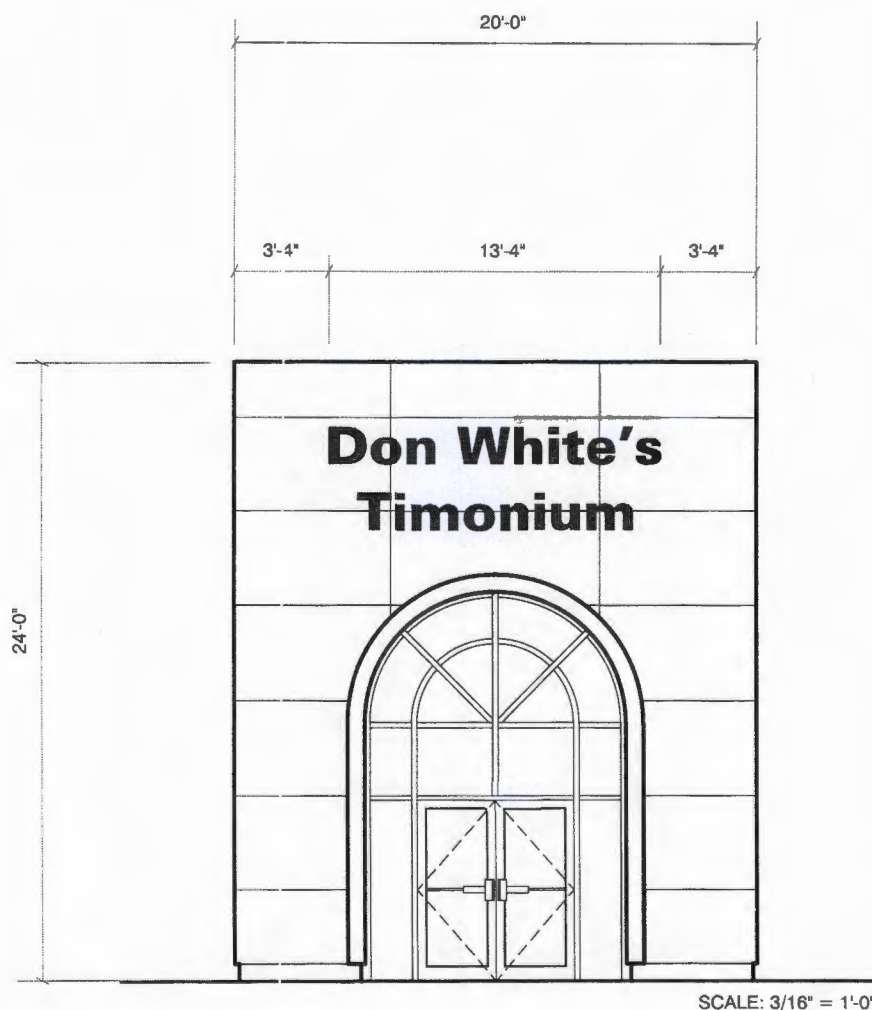


DODGE

Jeep



ELEVATIONS



STATEMENT IN SUPPORT OF APPLICATION FOR VARIANCE
BY TIMONIUM, LLC

The site is located on the west side of York Road, approximately 800' south of Warren Road, in a trough between hills to the north and south. It has long been used as an automobile dealership. This request is required in order to permit installation of nationally standardized brand signs as required by the manufacturer. The showroom is presently undergoing extensive modernization, and the proposed signs are proportionate to the size and scope of the building, and are of a design that may readily be seen and identified by brand. York Road is, of course, a heavily-traveled road, dominated by commercial uses, including other dealerships. One such dealership is immediately to the south, and another a short distance to the north. A third is located on the east side of the road.

The approach by traffic from the north, is obscured by heavy foliage, thereby hindering the ability of motorists, as potential customers, to recognize and enter the dealership in a timely and safe manner. The sight lines are further diminished by the hills to the north and south, to an extent not experienced by neighboring properties. Adequate and safe visibility are essential to both the motoring public and the economic viability of applicant's business, and the impairment of sight lines supports the need for the requested variance. This approval is required in order to afford relief from unnecessary hardship and practical difficulty in complying strictly with the provisions of the Zoning Regulations.

Importantly, the Motor Vehicle Administration has established requirements for signage with respect to automobile dealerships. The provisions of COMAR 11.12.01.02 N. Signs, provide as follows:

- (1) Appropriate dealership signs shall be permanently affixed.
- (2) The signs shall be of a size as to make them reasonably legible from the street or highway.
- (3) The signs shall clearly identify the business conducted at the dealership and shall adequately direct the customers to the dealership office.

There are no Historic Sites on the property, and it is not located in the Chesapeake Bay Critical Area. The zoning is BM-AS. The locations of the proposed signs are illustrated on the enclosed elevation drawing (No. A-201), showing the front of the building facing York Road. (Exhibit No. 1). A description of the property is contained on the attached Land Title Survey of Century Engineering dated April, 2008. (Exhibit No. 2).

The existing pylon sign is to be modernized, and will be 53.5 sq. ft., with the same 20' in height. The proposed wall signs and their respective sizes are as follows:

Chrysler Sign	28.25 s.f.
Dodge Sign	15.0 s.f.
Jeep Sign	28.73 s.f.
Ram Sign	38.04 s.f.

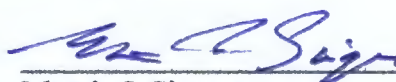
Each of the signs represents a different brand. The distance between the Chrysler and Dodge signs is to be 1'. In similar fashion, the distance between the Jeep and Ram signs is also to be 1'. Color renderings of the proposed signs are attached hereto, collectively marked Exhibit No. 3.

The size of the new pylon sign would be well within the permitted limit, at 53.5 square feet. A directional sign with the wording "Service" and the logo for Mopar with that wording is 33.8 s.f., to be located at the north end of the building. The former signs are to be replaced, with the newer designs, in conformity with the manufacturer's national sign program.

The variance is requested from the restrictions of Sec. 450.4 of the Zoning Regulations to permit the signs indicated above. As noted above, the combination of the adjacent stand of trees with the singular location of the site at the base of the two hills, serves to establish the unique and different characteristics of the property. *Cromwell v. Ward*, 102 Md. App. 691, 710 (1995) held that "uniqueness" of a property for zoning purposes is present when there exist characteristics such as "its shape, topography, . . . [or] practical restrictions imposed by abutting properties (such as obstructions) or other similar restrictions." The site in question satisfies those considerations.

The dealership is required by both the applicable COMAR regulation and its franchise agreement to display adequate signage. Failure to be able to do so will inflict substantial injustice to the Applicant, and be unnecessarily burdensome. The requested relief will be in harmony with the spirit and intent of the sign regulations, and will promote safe access to the dealership by prospective customers. Given the nature of the area in which the property is located, it being heavily commercial, the granting of the petition herein will not have a detrimental effect upon other properties in the area, nor will it generate substantial injury to the public health, safety or general welfare.

Respectfully submitted,



Marvin I. Singer
Attorney for Petitioner

CHRYSLER DODGE Jeep RAM

SIGN DETAIL

**5 SERIES 6' x 8'
BRAND SIGN at 20' OAH**

Square Footage
53.5 ft²

Manufacturing Details

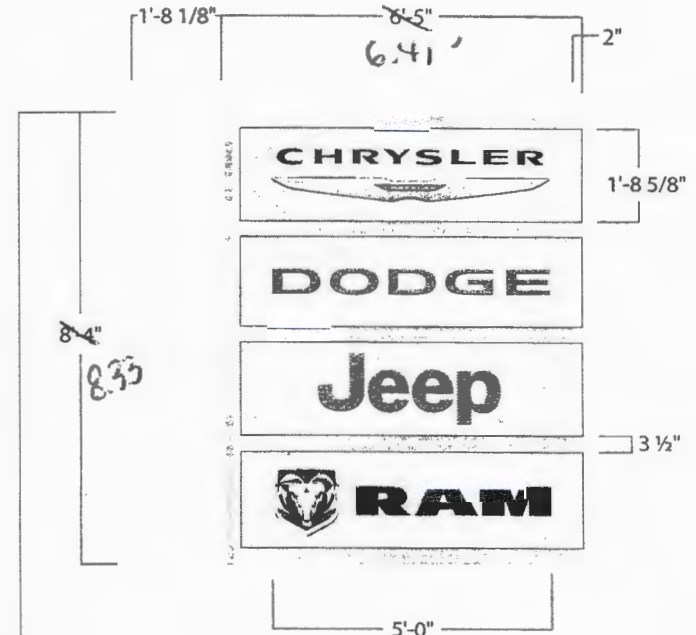
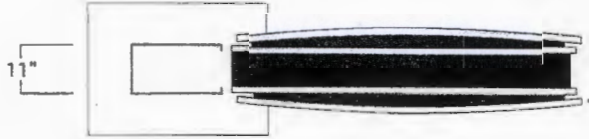
Painted aluminum exterior construction with chrome accents on cladding.
Clear acrylic logos pushed thru cabinet face with 1st surface decoration vinyl /color digital print.

Electrical Requirements

Fluorescent internal illumination
(7) F72 / T12 / Daylight / High Output Lamps
(2) Transco Ballast TRA-16-832EP at 2.0 amps each
LED external halo illumination
(144) Agilight White Tuffrayz
(2) Advance Xitanium Power Supply
LED-120A-0012V-50F at 0.63 amps each
Total Load: 5.26 amps at 120 V
(1) 20 amp Circuit Required

Colors

Chrysler Badge: Black Process Black
Blue PMS 287
Silver
Dodge Badge: Red PMS 435
White
Silver
Jeep Badge: Green PMS 371
White
Silver
Ram Badge: Black Process Black
Silver



	Fractions	Decimals
Overall Height	20'	20.0'
Sign Height	8' 4"	8.3333'
Sign Width	6' 5"	6.4167'

$$6.41' \times 8.33' = 53.4 \text{ ft}^2$$

2013-0076-A



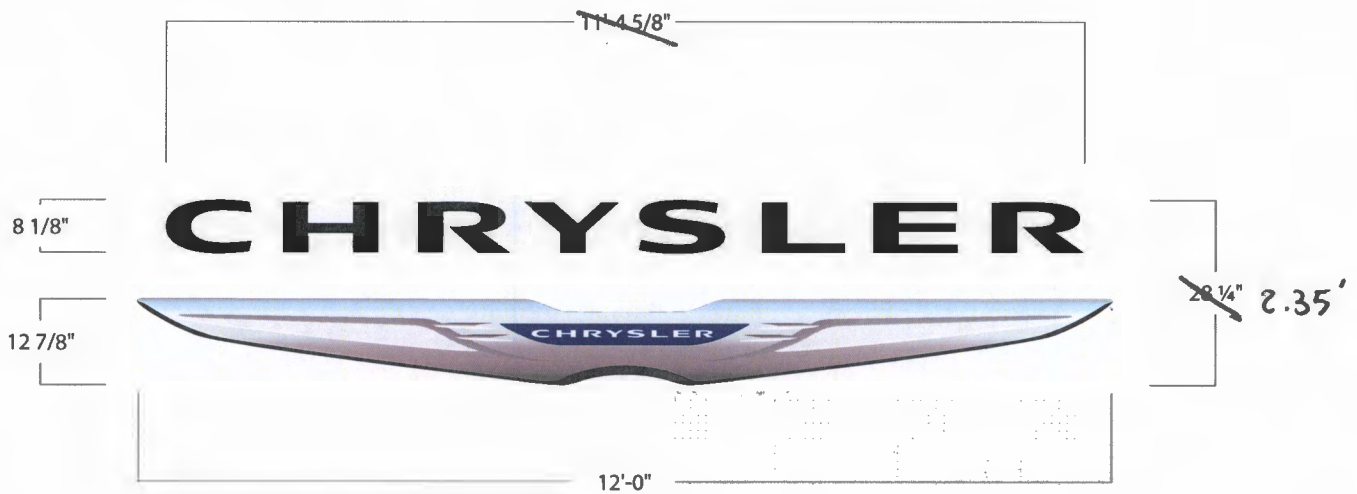
DODGE

Jeep



SIGN DETAIL

12 SERIES CHRYSLER WALL BADGE



$$2.35' \times 12' = 28.2 \text{ sq ft}$$

12 SERIES CHRYSLER BADGE

Square Footage

- 12.87 ft²

Manufacturing Details

- 5" deep aluminum cabinets, silver returns
- Formed .118 White Mustang w/ 1st surface digital print

Illumination

- LED internal illumination, Ventex VenBrite VL-W100
- (2) VLP100-120 LED Driver - 1.0 Amps TOTAL

Colors

- Black ■ Process Black
- Blue ■ PMS 287
- Silver

12 SERIES CHRYSLER LETTERS

Square Footage

- 7.71 ft²

Manufacturing Details

- 3" deep aluminum cabinets, black returns
- White acrylic faces w/ 1st surface black perforated vinyl leaving 1/8" white perimeter

Colors

- Black ■ Process Black
- Silver

	<u>Fractions</u>	<u>Decimals</u>
Height	28 1/4"	2.3542'
Width	11' 4 5/8"	11.3854'



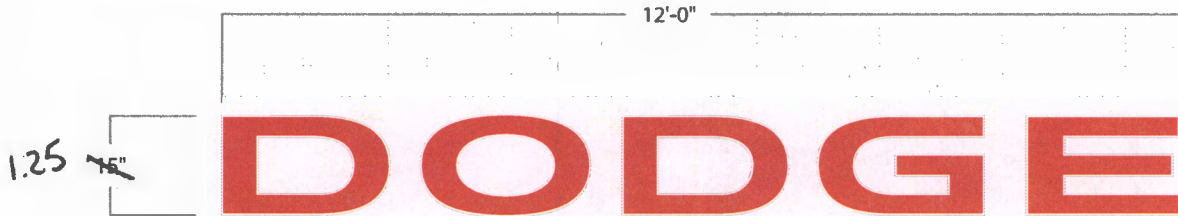
DODGE

Jeep



SIGN DETAIL

12 SERIES DODGE WALL BADGE



	<u>Fractions</u>	<u>Decimals</u>
Height	15"	1.250'
Width	12'	12.0'

$$1.25' \times 12' = 15 \text{ ft}^2$$

12 SERIES DODGE

Square Footage

- 15.0 ft²

Manufacturing Details

- 5" deep aluminum cabinets, silver returns
- White acrylic faces w/ 1st surface red vinyl leaving 1/8" white perimeter
- LED internal illumination, Agilight TuffRayz LEDs
- 1-60 W - 0.63 amps Advance Ballast

Colors

Red PMS 485
White
Silver



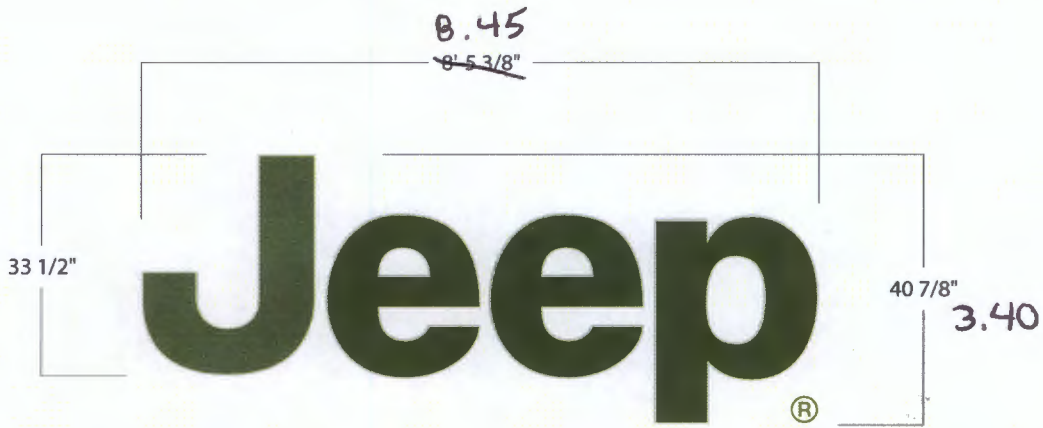
DODGE

Jeep



SIGN DETAIL

12 SERIES JEEP WALL BADGE



Fractions

Decimals

Height
Width

40 7/8"

~~3.4063'~~

8' 5 3/8"

8.4479'

$$3.40' \times 8.45' = 28.73 \text{ ft}^2$$

12 SERIES JEEP

Square Footage

■ 28.73 ft²

Manufacturing Details

- 5" deep aluminum cabinets, silver returns
- White acrylic faces w/ 1st surface green vinyl leaving 1/8" white perimeter
- LED internal illumination, Agilight TuffRayz LEDs
- 1-60 W - 0.63 amps Advance Ballast

Colors

Green ■ PMS 371
White
Silver



DODGE

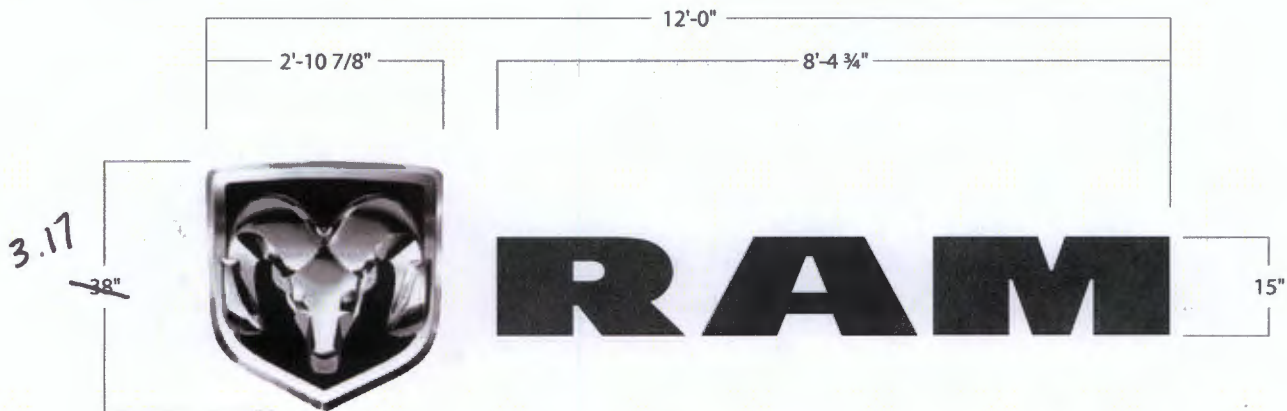
Jeep



RAM

SIGN DETAIL

12 SERIES RAM WALL BADGE



	<u>Fractions</u>	<u>Decimals</u>
Height	38"	3.1667'
Width	12'	12.0'
	$3.17' \times 12' = 38.04 \text{ ft}^2$	

12 SERIES RAM BADGE

Square Footage

- 10 ft²

Manufacturing Details

- 5" deep aluminum cabinets, black returns
- Formed prismatic acrylic face w/ 1st surface mirror finish & 2nd surface vinyl details

Illumination

- LED internal illumination, Ventex VenBrite VL-W100
- (2) VLP100-120 LED Driver-0.50 Amps

Colors

Black ■ Process Black
Silver

12 SERIES RAM LETTERS

Square Footage

- 10.5 ft²

Manufacturing Details

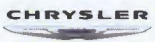
- 5" deep aluminum cabinets, black returns
- White acrylic faces w/ 1st surface black perforated vinyl leaving 1/8" white perimeter

Illumination

- LED internal illumination, Ventex VenBrite VL-W100
- (2) VLP100-120 LED Driver-0.50 Amps

Colors

Black ■ Process Black
Silver



DODGE

Jeep



SIGN DETAIL

35" SP CONFIGURATION SERVICE

	<u>Fractions</u>	<u>Decimals</u>
Height	35 1/4"	2.9375'
Width	11' 11 1/2"	11.9583'



$$2.94 \times 11.96' = 35.16 \text{ \#}$$

35" MOPAR SQUARE

Square Footage

■ 8.63 ft²

Manufacturing Details

- Painted aluminum sign cabinet
- Halo lighted clear acrylic logos with 1st surface vinyl decoration pushed through painted aluminum sign face

Electrical Requirements

- Fluorescent internal illumination (3) F30 / T8 / Daylight / Lamps
- (1) Lighting component EESB-424-13L Electronic Ballast

Colors

- Black
- Blue
- Silver
- Process Black
- PMS 287

28" SERVICE PANEL

Square Footage

■ 21.0 ft²

Manufacturing Details

- Painted aluminum sign cabinet
- Halo lighted clear acrylic logos with 1st surface vinyl decoration pushed through painted aluminum sign face

Electrical Requirements

- Fluorescent internal illumination (12) T8 / Daylight / Lamps
- (1) Fullham workhorse electronic ballast

Colors

- Black
- Silver
- Process Black

From: Marvin Singer <mislaw1@yahoo.com>
Subject:
Date: September 20, 2012 1:27:50 PM EDT
▶ 1 Attachment, 73.5 KB

35-64356 | Don White's Timonium CJD | 10300 York Road | Cockeysville, MD 21030

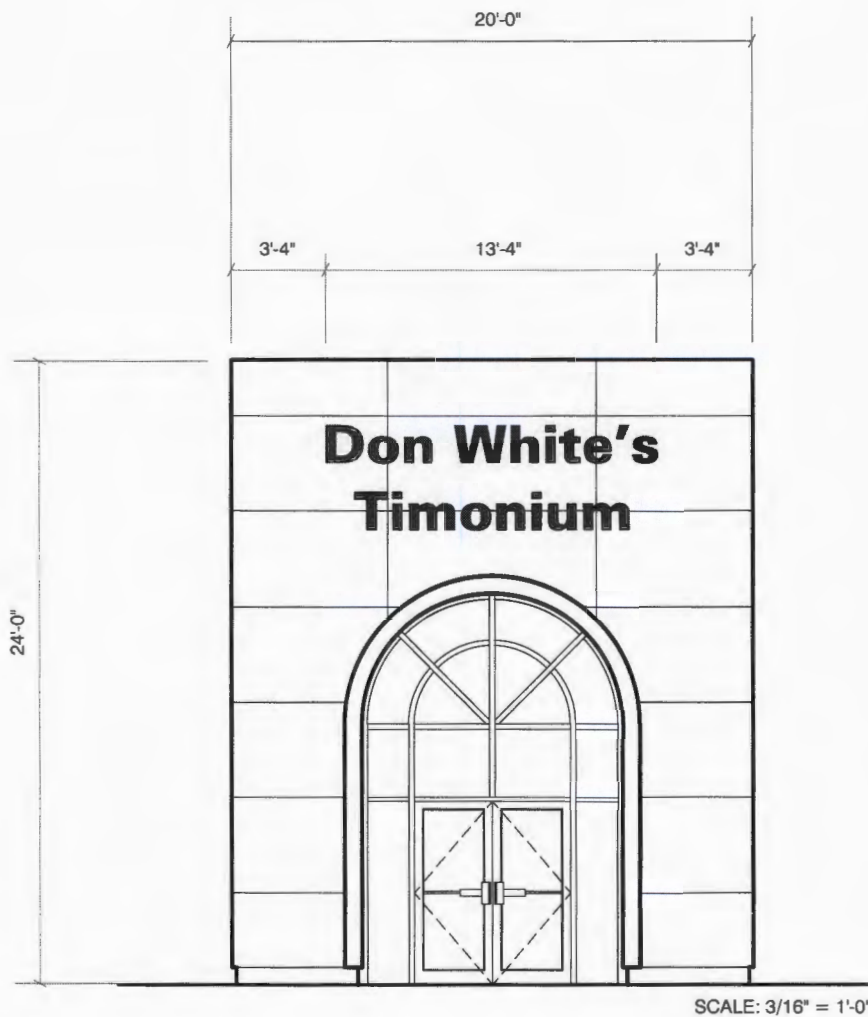


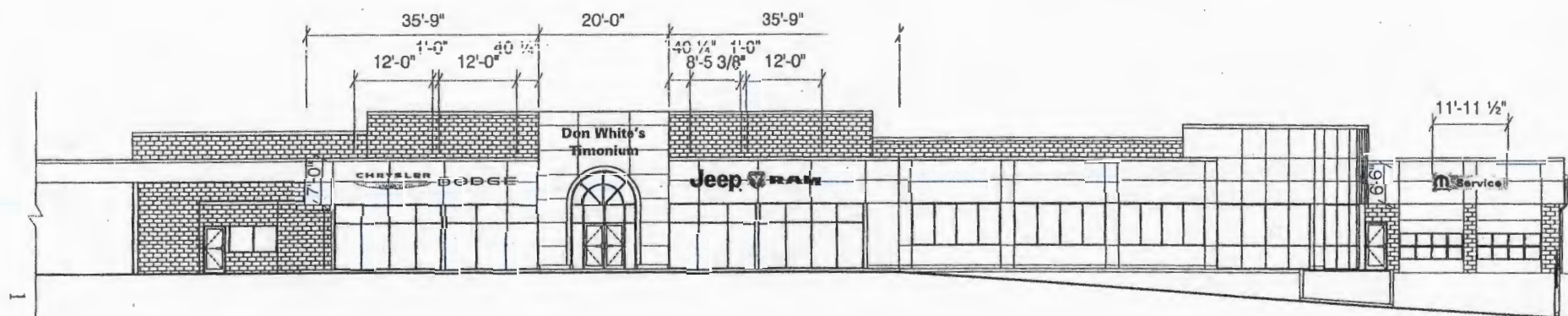
DODGE

Jeep



ELEVATIONS





Mopar sign to be centered above garage bay.
 Mullions and other wall accents to be painted Pelican Gray.
 Dealer to reface EIFS to Oyster Shell #21612
 Available wall area for badges to be verified in field prior to installation

FRACTIONS

DECIMALS

35'9"

35.8125'

20.0'

20.0'

12.0'

12.0'

1.0'

1.0'

40 1/4"

3.3542'

8' 5 3/8"

8.4479'

11' 11 1/2"

11.9583'

2013-0076-A

LAW OFFICES
MARVIN I. SINGER
SUITE 901
10 EAST BALTIMORE STREET
BALTIMORE, MARYLAND 21202

(410) 685-1111

FACSIMILE
(410) 685-2372

September 20, 2012

Honorable Todd Huff
Baltimore County Council
Second Floor-Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: Variance Application
Don White's Timonium
10300 York Road

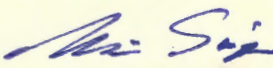
Dear Mr. Huff:

In accordance with the request of Andy White, enclosed are the following documents, constituting the application for a variance for commercial signs at the above-mentioned location, together with the pertinent exhibits:

- 1) Three (3) copies of the Petition for Variance
- 2) Twelve (12) copies of site plat dated September 6, 2012
- 3) Three (3) copies of Land Title Survey dated April, 2008 with description of property
- 4) One (1) copy of County Zoning Map
- 5) Twelve (12) copies of renderings of the individual signs
- 6) One (1) copy of the Advertising Form

Also enclosed is a check for the sum of \$385.00 made payable to Baltimore County, Maryland in payment of the applicable filing fee. Should anything further be needed, or if any questions arise, please have someone contact me. Thank you for your cooperation.

Sincerely,


Marvin I. Singer

Cc: Andy White

VIA MESSENGER

NW 17-B

FRANKEL ACURA (PDM File/Project #)

BR AS

2100003508

2006-0465-SPH
2002-0561-A
GF-1971-0004GF

2100013657

R-1947-0833

0800910900

2005-0550-A

Pt. Bk./Folio # C013033

Pt. Bk./Folio # C010145

DR-16

220000267
2200019359
2200019360
2200019351
2200019350
PDM # 088017

Pt. Bk./Folio # C025134

2300004462

ML IM

ML AS

RECYCLE WAY

1949-1391-XI

1989-0221-A

1700003274

10300

10300

0807061660

10301

0819011392

1996-0343-SPHXA

101214 18

SCOTT ADAM RD

BM AS

0803025940

1990-0364-A
GF-1988-0002GF

1949-1528-XI

1983-0033-SPHX
1967-0023-X
1985-0330-A
1968-0049-X

BL

PARKING PARKING

NW 16-B

051B1

8-ED

Lot # 1B Pt. Bk. 0000077, Folio 0018

2007-0578-A 000006874

Pt. Bk./Folio # 077018

PDM # 080349

DM IM

FRANKEL PROPERTY (PDM File/Project #)

10300

YORK RD

0819011390

1962-5754-X

Pt. Bk. 0000070, Folio 0068

Lot # 1
2300002294

2001-0288-SPH

Pt. Bk./Folio # 070043

BR

Lot # 1B

2007-0578-A

1970-0050-A

1967-0035

Lot # 2 2300002295

Pt. Bk. 0000070, Folio 0043

2001-0289-SPH

ML IM

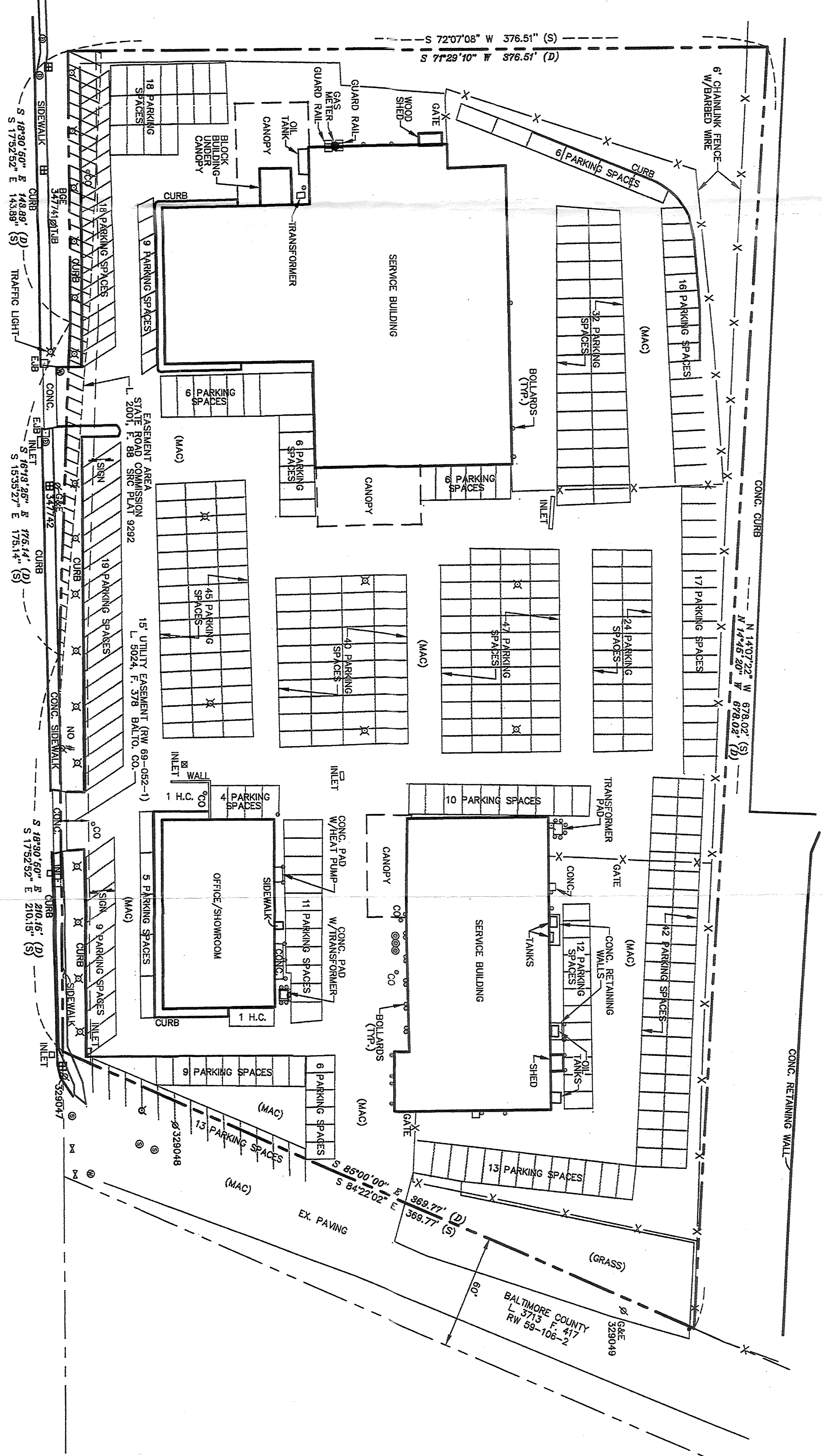
1987-0120-SPHA

2013-0076-A

MAD 83/91

REF YORK ROAD LLC
L 21280 P. 285

MD RTE 45 YORK ROAD
(VARIABLE RIGHT OF WAY)



SCHEDULE B - SECTION 2

10. EASEMENT CONTAINED IN DEED DATED AUGUST 3, 1951, BY AND BETWEEN JOHN S. WILLIAMSON ET AL AND STATE ROADS COMMISSION OF MARYLAND AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER GLB NO. 2001, FOLIO 88; SEE PLAT NO. 9292. (APPLICABLE, PLOTTABLE)
11. EASEMENT DATED MARCH 6, 1998 RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER GLB NO. 3321, FOLIO 492 BY BALTIMORE GAS AND ELECTRIC COMPANY BY ARJON REALTY, INC. RE: POLES (APPLICABLE, NOT PLOTTABLE)
12. DEED AND AGREEMENT DATED JULY 29, 1969 RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER OTG NO. 5024, FOLIO 378, BY AND BETWEEN CHRYSLER REALTY CORPORATION AND BALTIMORE COUNTY, MARYLAND. RE: SEWERS (APPLICABLE, PLOTTABLE)
13. EASEMENT DATED MARCH 15, 2000 RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER SM NO. 14468, FOLIO 361 BY AND BETWEEN COMCAST COMMERCIAL ONLINE COMMUNICATIONS, INC. AND TIMONIUM CHRYSLER PLYMOUTH, INC. RE: CABLE LINES. (APPLICABLE, NOT PLOTTABLE)
14. OPTION TO LEASE AGREEMENT DATED AUGUST 21, 1998 RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER EHKJ NO. 6978, FOLIO 637 BY BALTIMORE CHRYSLER REALTY CORPORATION AND TIMONIUM CHRYSLER PLYMOUTH, INC. AMENDED BY AMENDMENT AGREEMENT DATED OCTOBER 10, 1988 AND RECORDED IN LIBER SM NO. 8032, FOLIO 632. (APPLICABLE, NOT PLOTTABLE)
15. OPTION AGREEMENT DATED OCTOBER 23, 1988 RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER SM NO. 8032, FOLIO 640 BY AND BETWEEN DANIEL P. COREY ET UX AND CHRYSLER REALTY CORPORATION ET AL. (APPLICABLE, NOT PLOTTABLE)

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY TO WACHOVA BANK, N.A., TIMONIUM, LLC AND LAND AMERICA COMMONWEALTH TITLE INSURANCE COMPANY THAT I HAVE SURVEYED THE PROPERTY AND EASEMENTS DESCRIBED AND SHOWN HEREON, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, (ii) JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 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MAD 83/91

REF YORK ROAD LLC
L. 21260 F. 265



SCHEDULE B - SECTION 2

10. EASEMENT CONTAINED IN DEED DATED AUGUST 3, 1951, BY AND BETWEEN JOHN S. WILLIAMSON ET AL. AND STATE ROADS COMMISSION OF MARYLAND AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER GLOB NO. 2001, FOLIO 88; SEE PLAT NO. 9292. (APPLICABLE, PLOTTABLE)
11. EASEMENT DATED MARCH 6, 1958 RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER GLOB NO. 5321, FOLIO 492 B1 BALTIMORE GAS AND ELECTRIC COMPANY BY ARDON REPLY, INC. RE: FOLIES (APPLICABLE, NOT PLOTTABLE)
12. DEED AND AGREEMENT DATED JULY 29, 1969 RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER OTG NO. 5024, FOLIO 37B, BY AND BETWEEN CHRYSLER REALTY CORPORATION AND BALTIMORE COUNTY, MARYLAND. RE: SEWERS (APPLICABLE, PLOTTABLE)
13. EASEMENT DATED MARCH 15, 2000 RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER SM NO. 14468, FOLIO 581 B7 AND BETWEEN COMSTOCK COMMERCIAL, ONLINE COMMUNICATIONS, INC. AND TIMONUMIN CHRYSLER PLANTOWN, INC. RE: CABLE LINES. (APPLICABLE, NOT PLOTTABLE)
14. OPTION TO LEASE AGREEMENT DATED AUGUST 21, 1958 RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER EHK, JR. NO. 6978, FOLIO 637 PLYMOUTH, INC.; AMENDED BY AMENDMENT AGREEMENT DATED OCTOBER 10, 1988 AND RECORDED IN LIBER SM NO. 8032, FOLIO 632; (APPLICABLE, NOT PLOTTABLE)
15. OPTION AGREEMENT DATED OCTOBER 23, 1988 RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER SM NO. 8032, FOLIO 640 B7 AND BETWEEN DANIEL P. COREY ET UX AND CHRYSLER REALTY CORPORATION ET AL. (APPLICABLE, NOT PLOTTABLE)

THIS IS TO CERTIFY TO WACHOVA BANK, N.A., TITMONLIN, LLC AND LAND AMERICA COMMONWEALTH TITLE INSURANCE COMPANY THAT I HAVE SURVEYED THE PROPERTY AND EASEMENTS DESCRIBED AND SHOWN HEREON, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2015, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 14 AND 15 THEREOF; (II) PURSUANT TO THE TITLE CERTIFICATION UNDERGIVEN BY ALTA AND NSPS THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MARYLAND, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN, AND (III) REFLECT THE MATTERS REFERENCED IN THE TITLE COMMITMENT PREPARED BY LAND AMERICA COMMONWEALTH TITLE, DATED APRIL 8, 2008.

SURVEYOR'S CERTIFICATION

SIGNED: Rodney H. Johnson DATE 4/14/08
 RODNEY H. JOHNSON
 REGISTRATION No. 10876

GENERAL NOTES

1. COORDINATES, BEARING & DISTANCES ARE REFERRED TO THE MARYLAND STATE PLANT COORDINATE SYSTEM (NAD 83/91)
2. TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 4-4544 DATED MARCH 25, 2008.
3. SUBJECT PROPERTY IS LOCATED IN ZONE "C" (AREAS OF MINIMAL FLOODING AS SHOWN ON THE FLOOD INSURANCE MAP COMMUNITY PANEL NUMBER 240010 0235 B DATED MARCH 2, 1981).
4. LAND AREA: 217.804 SQ.FT./5.00 ACRES
5. ZONING: ML-1M AND ML-CS-2
6. SETBACKS: FRONT - 50'
SIDE - 30'
REAR - 30'
7. EXISTING PARKING SPACES:
- | REGULAR SPACES | 467 |
|-----------------|------------|
| HANDICAP SPACES | 2 |
| TOTAL SPACES | <u>469</u> |
9. *N 0°00'00" E 1000.0' (D) : DEED CALL
S 17°52'52" E 210.15' (S) : SURVEYED LINE*
- 0'

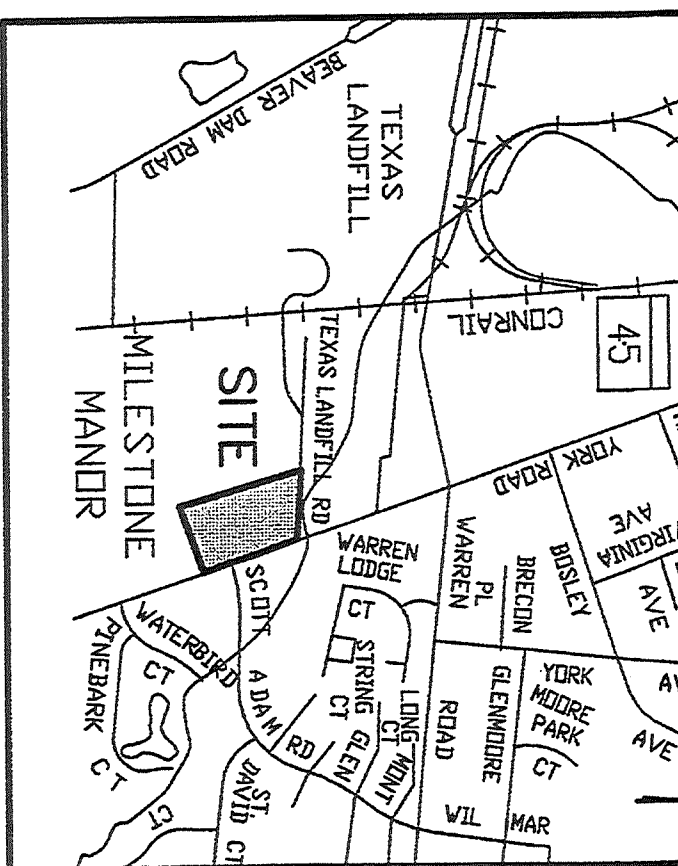
LEGEND

- | | |
|-------|------------------------|
| ③ | SANITARY SEWER MANHOLE |
| ③ | STORM DRAIN MANHOLE |
| ③ | MANHOLE |
| °C | CLEAN OUT |
| EJB □ | ELECTRIC JUNCTION BOX |
| TJB □ | TELEPHONE JUNCTION BOX |
| ☆ | Light |
| ⌀ | ELECTRIC POLE |
| Y | GUY WIRE |
| ⊗ | WATER METER |
| ⊗ | WATER VALVE |
| ⊙ | BOLLARDS |
| HB | HAND BOX |
| H.C. | HANDICAP PARKING |

DESCRIPTION
TIMONIUM LLC PROPERTY

2013-0076-A

VICINITY MAP
SCALE: 1"=1000'



BEGINNING POINT BEING SAME AT A POINT ON THE WESTERN RIGHT OF WAY LINE OF YORK ROAD (MD RTE. 469) SAID POINT BEING ALSO AT THE INTERSECTION OF THE SOUTH SIDE OF THE ACCESS ROAD RIGHT-OF-WAY LINE OF BALTIMORE COUNTY BY DEED DATED MAY 23, 1960 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER 3713 AT FOLIO 417, AND THE WEST SIDE OF YORK ROAD, THENCE BINDING ON SAID WESTERN RIGHT-OF-WAY LINE THE THREE FOLLOWING COURSES AND DISTANCES AS SHOWN:

1) SOUTH 17° 52' EAST, 210.15 FEET
2) SOUTH 15° 35' 27" EAST, 173.14 FEET
3) SOUTH 17° 52' 52" EAST, 143.89 FEET TO INTERSECT THE NORTHERLY OF NORTH 71° 31' 12" EAST, 376.68 FEET LINE OF A PLAT ENTITLED "4TH AMENDED SUBDIVISION OF AN CORPORATION DATED MARCH 23, 1998 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN PLAT 12207 WITHIN SAID SOUTH 17° 52' 52" EAST, 143.89 FEET LINE, 756.07 OF SAID 376.61 FEET LINE, THEREAFTER

THE EASTERLY OR SOUTH 14° 33' 13" EAST, 677.89 FEET LINE OF SAID PLAT, THENCE REVERSELY WITH SAID LINE NORTH 14° 07' 22" WEST, 678.02 FEET TO INTERSECT THE SOUTH SIDE OF THE AFOREMENTIONED ACCESS ROAD RIGHT-OF-WAY, THENCE BINDING ON SAID RIGHT-OF-WAY SOUTH 84° 22' 02" EAST, 369.77 FEET TO THE POINT OF BEGINNING.

OF LAND.

BEING THE LAND CONVEYED BY DANIEL P. COREY TO DANIEL P. COREY AND BETTY COREY, HIS WIFE BY DEED DATED JANUARY 27, 1988 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER 7783 AT FOLIO 31.

SUBJECT TO AN EASEMENT AREA SHOWN ON STATE ROADS COMMISSION PLAT NUMBER 9292 DATED
APRIL 23, 1951.

SUBJECT ALSO TO A DEED WITH VENTUREMENT AND GRANT OF EMINENT DOMAIN, 69-052-1 DATED AUGUST 11, 1969 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER 5024, FOLIO 378.

Date	No.	Revision Description

ALTA / ACSM

EXHIBIT No. 3

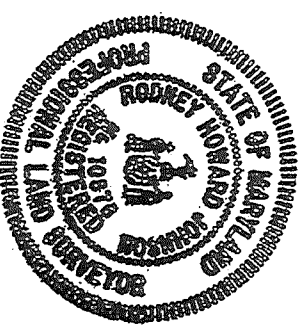
TH
CENTURY
ENGINEERING

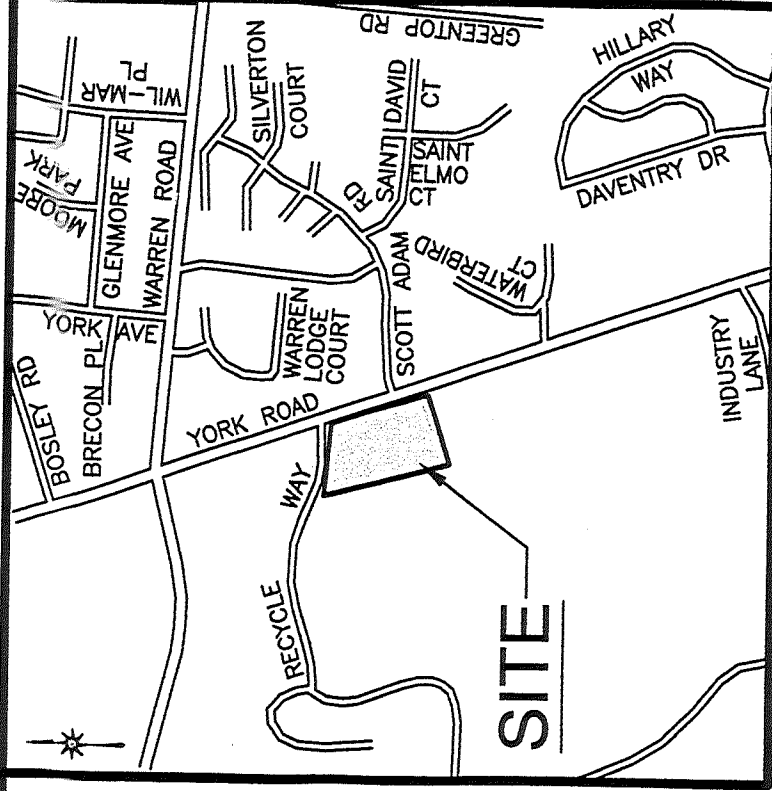
CONSULTING ENGINEERS - PLANNERS
10770 GILROY ROAD
HUNT VALLEY, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401

TIMONIUM LLC
10300 YORK ROAD
COCKEYSVILLE MD 21030

BALTIMORE CO. TAX MAP 51 PARCEL 479

Checked By: <u> </u>	Approved: <u> </u>
Checked By: <u> </u>	Approved: <u> </u>



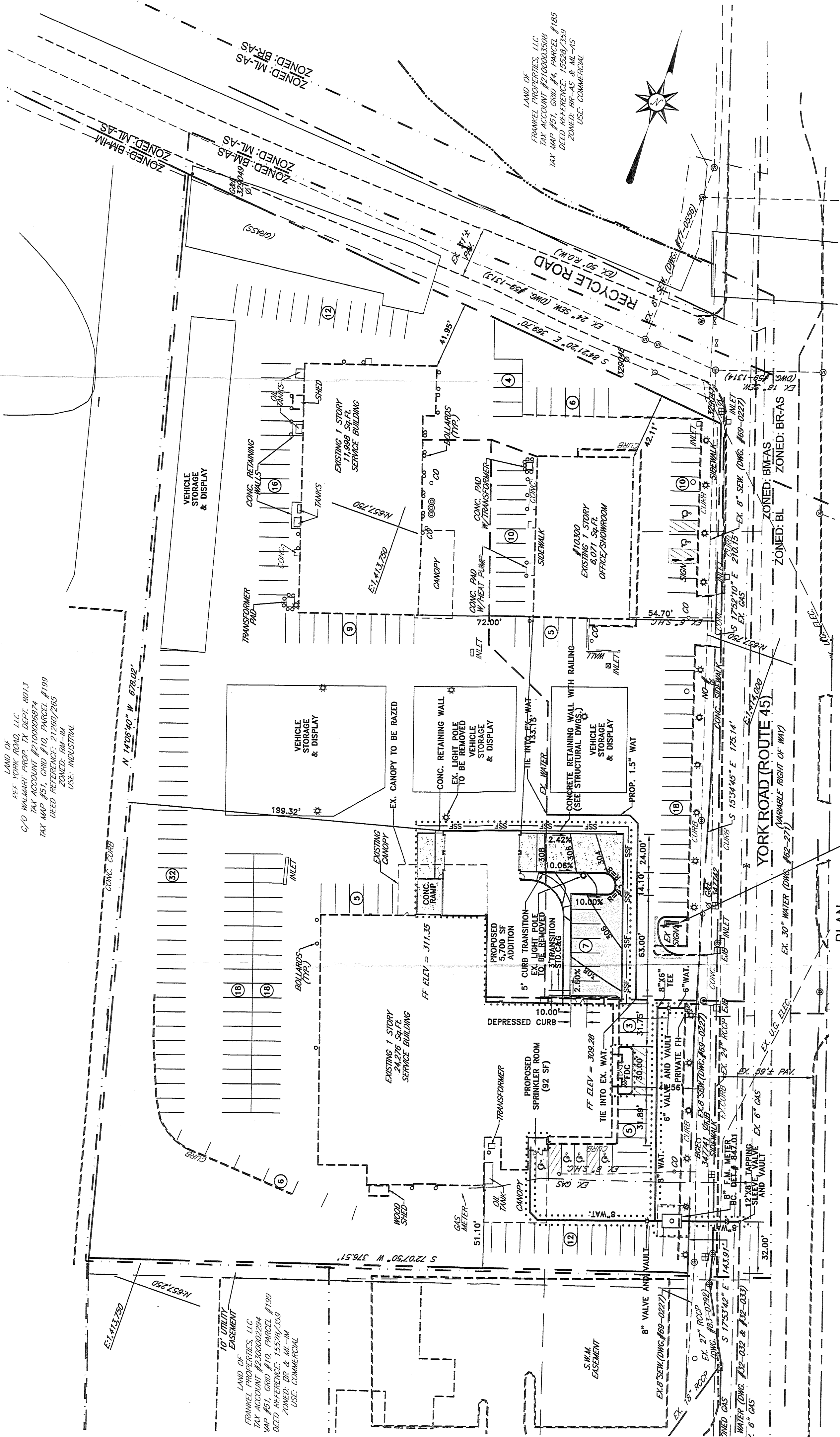


VICINITY MAP

SCALE: 1" = 1000'

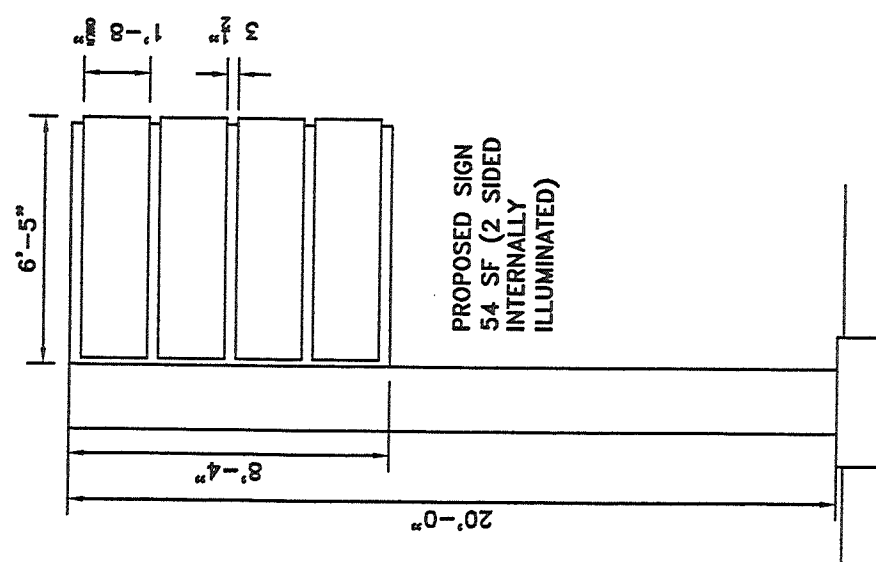
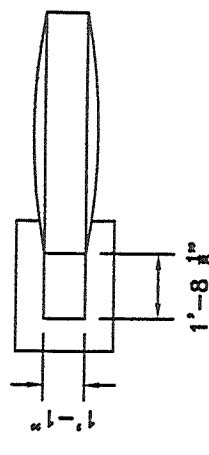
GENERAL NOTES:

- OWNER: TIMONUM, LLC
10300 YORK ROAD
COCKEYSVILLE, MARYLAND 21030-3203
- SITE AREA: GROSS: 249,108 SF or 5.79 Acs
NET: 217,775 SF or 5.00 Acs
- ELECTION DISTRICT: 8TH
- COUNCILMANIC DISTRICT: 3RD
- CENSUS TRACT: 4084.00
- WATERSHED: LOCH RAVEN RESERVOIR
- SUBWERSHED: RM-AS
- PRESENT ZONING: RM-AS
(PER 1"=200' ZONING MAP 05181)
- TAX MAP #51, GRID #10, PARCEL #479
- DEED REF: 14119/218
- TAX ACCOUNT: #003025940
- USES: NEW AND USED CAR DEALERSHIP
EXISTING: NEW AND USED CAR DEALERSHIP
PROPOSED: NEW AND USED CAR DEALERSHIP
- UTILITIES: EXISTING: WATER- PUBLIC
SEWER- PUBLIC
- THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE AND ANY BUILDINGS LOCATED ON THE SITE ARE NOT HISTORIC.
- BUILDING COVERAGE: EXISTING: 48,160 SF
BUILDING PERMITS: BUILDING-777140
- PREVIOUS DRC: A LIMITED EXEMPTION WAS GRANTED UNDER SECTION 32-4-106(c)(1)(v) ON AUGUST 28TH 2011, DRC # 082311B.
- FLOOR AREA RATIO: BUILDING: 48,160 SF
SITE: 249,108 SF
FAR: 0.19
- PARKING: REQUIRED: 6,877 SF • 5.0/1,000 = 35 SPACES
SHOWROOM: 1,128 SF • 5.0/1,000 = 6 SPACES
PARTS DEPARTMENT: 1,128 SF • 5.0/1,000 = 6 SPACES
OFFICE AND OFFICE: 40,840 SF • 3.3/1,000 = 134 SPACES
TOTAL REQUIRED: 175 SPACES
PROVIDED: EXTERNAL: 59 SPACES
INTERNAL: 281 SPACES
TOTAL PROVIDED: 340 SPACES
(245 REGULAR & HANDICAPPED)
- ANY FUTURE SIGNS MUST CONFORM TO SECTION 450 OF THE B.C.Z.R.
- BUILDING HEIGHT: MAXIMUM PERMITTED: 50' HIGH
PROPOSED: 35' HIGH
- THE SITE IS NOT LOCATED IN THE FLOOD PLAIN. (FRM MAP 24001002358, ZONE C)
- ZONING HISTORY: THE SITE IS A VARIANCE TO PERMIT A SIDE YARD SETBACK OF 2' IN LIEU OF THE REQUIRED 8' AND 13' IN LIEU OF THE REQUIRED 20' APPROVED ON 6-15-1990. OF-1998-0002 OF GRANDFATHER PLAT

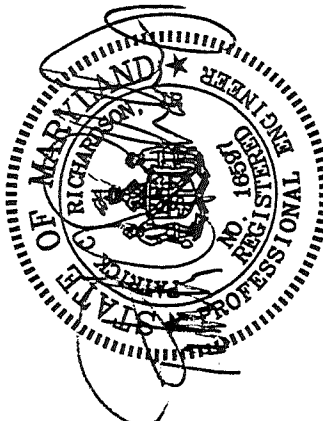


REMOVE EXISTING SIGNS
AND REPLACE WITH PROPOSED SIGN

PLAN
SCALE: 1" = 40'



PROPOSED SIGN DETAIL
SCALE: 1"=5'



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR SUPERVISED BY ME
OR UNDER MY CLOSE PERSONAL SUPERVISION
AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 05-15-2013

9/6/12

Richardson Engineering, LLC

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-580-1502 Fax: 443-901-1206

PLAN TO ACCOMPANY ZONING PETITION
FOR

DON WHITE'S
TIMONIUM CHRYSLER
10300 YORK ROAD

8TH ELECTION DISTRICT		BALTIMORE COUNTY, MARYLAND	
DESIGNED BY:	DNM	DESIGNED BY:	DNM
DATE:	09-06-12	JOB NO.:	11025
SHEET NO.:	1 OF 1	SCALE:	1" = 40'