



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

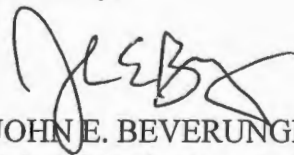
RE: Petition for Variance
Case No.: 2013-0086-A
Property: 124 North Point Boulevard

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

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
124 North Point Boulevard; N/S North Point	*	
Boulevard @ intersection of Baltimore Street	*	OF ADMINSTRATIVE
15 th Election & 7 th Councilmanic Districts	*	
Legal Owner(s): Thompson 124 North Ltd	*	HEARINGS FOR
Partnership by Marvin Singer	*	
Contract Purchaser(s): Thompson Lincoln	*	BALTIMORE COUNTY
Mercury, Inc	*	
Petitioner(s)	*	2013-086-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 16 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 16th day of October, 2012, a copy of the foregoing Entry of Appearance was mailed to Marvin Singer, Esquire, 10 East Baltimore Street, Baltimore, Maryland 21202, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

IN RE: PETITION FOR VARIANCE

(124 North Point Boulevard)

15th Election District

7th Councilmanic District

Thompson 124 Northpoint Ltd. Partnership

Legal Owner

Thompson Lincoln Mercury, Inc.

Contract Purchaser/Lessee

Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0086-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, Thompson 124 Northpoint Limited Partnership, and the contract purchaser/lessee, Thompson Lincoln Mercury, 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 5 wall signs on the same façade in lieu of the permitted 2 wall signs, and
2. Permit a directional sign of 36 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 Joe Lyons. 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 bw

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 474,437 square feet (8.59 acres) and is zoned BM. The site is improved with an automobile dealership, which was renovated and expanded in 2008. In conjunction with that expansion, and to comply with the manufacturer's branding and franchise requirements, the Petitioner sought variance relief to approve a signage package that has become uniform for Chrysler dealers through the Country.

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.

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 2 and 3), the proposed signs are attractive and will not in any way cause a traffic hazard.

ORDER RECEIVED FOR FILING

Date 11-19-12

By kw

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 of the Baltimore County Zoning Regulations (B.C.Z.R.), to:

1. Permit 5 wall signs on the same façade in lieu of the permitted 2 wall signs, and
2. Permit a directional sign of 36 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.

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 11-19-12 3

By dlw



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 124 Northpoint Boulevard which is presently zoned BM

Deed References: 20240/00095 10 Digit Tax Account # 1503233030

Property Owner(s) Printed Name(s) Thompson 124 Northpoint Limited Partnership

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

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

1. a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a Variance from Section(s)

450.4 Attachment 1 #5(a) To permit 5 wall signs on the same façade in lieu of the permitted 2 wall signs.

450.4 Attachment 1 # 3 To permit a directional sign of 36 square feet in lieu of the permitted 8 square feet.

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)

See Attached Supporting Statement

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:~~

Thompson Lincoln Mercury Inc.

Name- Type or Print

Signature Marvin I. Singer, Atty - Authorized Agent
MARVIN I. SINGER

124 Northpoint Blvd. Balto., MD

Mailing Address City State

21224 / 410-288-3100 /

Zip Code Telephone # Email Address

Attorney for Petitioner:

Marvin I. Singer

Name- Type or Print

Signature Marvin I. Singer

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):

Thompson 124 Northpoint Ltd. Partnership

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1 Marvin I. Singer, Atty - Authorized Agent
MARVIN I. SINGER Signature #2

124 Northpoint Blvd. Balto., MD

Mailing Address City State

21224 / 410-288-3100 /

Zip Code Telephone # Email Address

Representative to be contacted:

Same as attorney

Name - Type or Print

Signature Marvin I. Singer

Mailing Address

City State

Zip Code Telephone # Email Address

CASE NUMBER 2013-0086-A Filing Date 10/9/12

Do Not Schedule Dates:

Reviewer GH

By

REV. 10/4/11

ORDER RECEIVED FOR FILING
11-19-12
PJS

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION

THOMPSON DODGE
124 NORTH POINT BOULEVARD

Beginning at a point on the northern side of North Point Boulevard (Maryland Route 151), 150 feet wide, at its intersection with the northwestern side of Baltimore Street, 70 feet wide. Thence the following courses and distances:

Binding along the northern side of North Point Boulevard North 70 degrees 12 minutes 00 seconds West, 833.18 feet; thence leaving said right-of-way and running North 61 degrees 44 minutes 30 seconds East, 980.00 feet; thence South 10 degrees 23 minutes 00 seconds East, 666.13 feet to the northwest side of Baltimore Street; thence binding along said right-of-way South 65 degrees 28 minutes 00 seconds West 219.21 feet to the point of beginning as recorded in Deed Liber 202450, Folio 95.

Containing 474,437 Square Feet or 8.5959 Acres of land, more or less, and located in the 15th Election District and the 7th Councilmanic District.



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

J:\2006\2006183\ 2006183 Zon Desc 073012.doc

2013-0086-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: 2013-0086-A

Petitioner: Thompson 124 Northpoint Limited Partnership

Address or Location: 124 Northpoint Boulevard

PLEASE FORWARD ADVERTISING BILL TO:

Name: Marvin I. Singer, Esq.

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

Telephone Number: 410-685-1111

No. 90108
Date: 10/9/12

PAID RECEIPT

BUSINESS ACTUAL TIME
0/09/2012 10/09/2012 11:11:00

REC'D - WALKIN GATE SAN
RECEIPT # 543426 10/09/2012 TEL

Dept. 5 350 ZONING VERIFICATION
CR NO. 090708

Acpt Tot 1385.00
1385.00 (3 4.70 CA
Baltimore County, Maryland

Total: 385.00

Rec
From: Marvin I. Singer

For: Sign Variance

2013-0086-A

DISTRIBUTION

WHITE - CASHIER

PINK-AGENCY:

YELLOW - CUSTOMER

GOLD - ACCOUNTING.

PLEASE PRESS HARD!!!!

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/28/2012

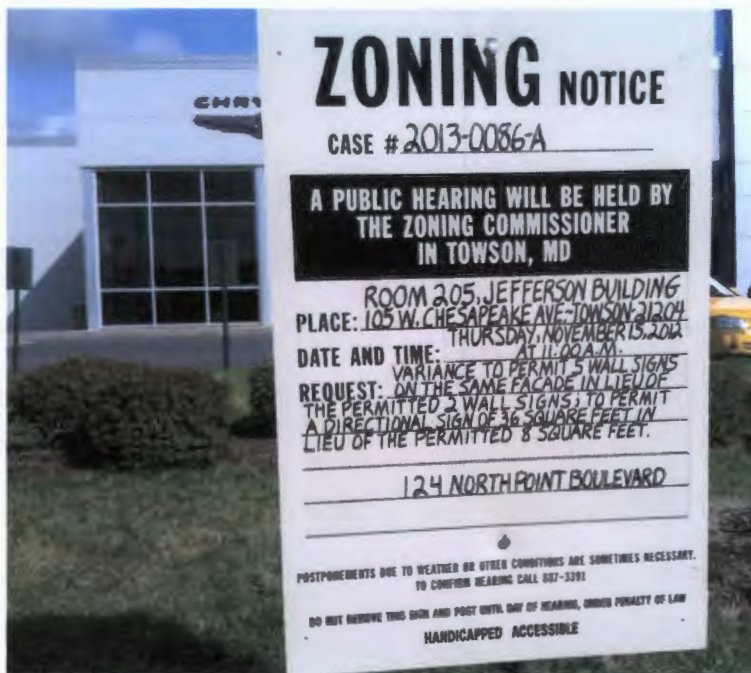
Case Number: 2013-0086-A

Petitioner / Developer: MARVIN I. SINGER, ESQ.~ THOMPSON

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:
124 NORTH POINT BOULEVARD

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)

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

Please forward billing to:
Marvin Singer
10 E. Baltimore Street, #901
Baltimore, MD 21202

410-685-1111

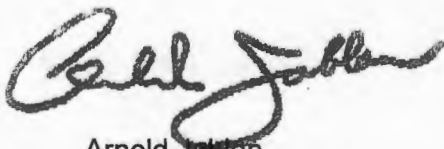
NOTICE OF ZONING HEARING

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: 2013-0086-A
124 Northpoint Boulevard
N/s of North Point Blvd, intersection of Baltimore Street
15th Election District – 7th Councilmanic District
Legal Owners: Thompson 124 Northpoint Ltd. Partnership
Contract Purchaser: Thompson Lincoln Mercury, Inc.

Variance to permit 5 wall signs on the same façade in lieu of the permitted 2 wall signs; to permit a directional sign of 36 square feet in lieu of the permitted 8 square feet.

Hearing: Thursday, November 15, 2012 at 11:00 a.m. in Room 205, Jeffersonian 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: 2013-0086-A

124 Northpoint Boulevard

N/s of North Point Blvd, intersection of Baltimore Street

15th Election District – 7th Councilmanic District

Legal Owners: Thompson 124 Northpoint Ltd. Partnership

Contract Purchaser: Thompson Lincoln Mercury, Inc.

Variance to permit 5 wall signs on the same façade in lieu of the permitted 2 wall signs; to permit a directional sign of 36 square feet in lieu of the permitted 8 square feet.

Hearing: Thursday, November 15, 2012 at 11:00 a.m. in Room 205, Jeffersonian 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, #901, Baltimore 21202
Thompson 124 Northpoint Ltd., 124 Northpoint Blvd., Baltimore 21224

- 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.**

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: # 2013-0086-A

124 Northpoint Boulevard
N/s of North Point Blvd., Intersection of Baltimore Street
15th Election District - 7th Councilmanic District
Legal Owner(s): Thompson 124 Northpoint Ltd. Partnership
Contract Purchaser: Thompson Lincoln Mercury, Inc.

Variance: to permit 5 wall signs on the same facade in lieu of the permitted 2 wall signs; to permit a directional sign of 36 square feet in lieu of the permitted 8 square feet.

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

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

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

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
10/307 Oct. 25 883575



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



KEVIN KAMENETZ
County Executive

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

November 8, 2012

Thompson 124 Northpoint Ltd Partnership
Marvin Singer, Esquire
124 Northpoint Boulevard
Baltimore MD 21224

RE: Case Number: 2013-0086 A Address: 124 Northpoint Boulevard

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 October 9, 2012. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Marvin I. Singer, 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: 10-17-12

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

RE: Baltimore County

Item No. 2013-0086-A

Variance

Thompson 124 Northpoint Ltd.
Partnership, Marvin Singer
124 Northpoint Boulevard.

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 MDISL consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2013-0086-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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE : October 18, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For October 29, 2012
Item Nos. 2013-0085, 0086, 0087, 0088, and 0089

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

DAK. CEN
cc: File

11-15 11Am

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

NOV 01 2012

OFFICE OF ADMINISTRATIVE HEARINGS



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: November 1, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013 - 0086-A
Address 124 Northpoint Boulevard
(Thompson 124 Northpoint, LTD Partnership Property)

Zoning Advisory Committee Meeting of October 15, 2012.

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

Reviewer: *Jeff Livingston; Development Coordination*

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 - 15 Account Number - 1503233030

Owner Information			
Owner Name:	THOMPSON 124 NORTHPOINT LIMITED PARTNERSHIP	Use:	COMMERCIAL
Mailing Address:	124 N POINT BLVD BALTIMORE MD 21224-1819	Principal Residence:	NO
		Deed Reference:	1) /20240/ 00095 2)

Location & Structure Information	
Premises Address 124 NORTH POINT RD BALTIMORE MD 21224-1819	Legal Description 8.5959 AC NES NORTH POINT RD CANTON CETER

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
0096	0015	0378		0000				3		0031/ 0072

Special Tax Areas	Town NONE
	Ad Valorem
	Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2008	39738	8.6000 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	07/01/2012	07/01/2013
Land	2,158,200	2,158,200		
Improvements:	1,303,900	1,303,900		
Total:	3,462,100	3,462,100	3,462,100	3,462,100
Preferential Land:	0			0

Transfer Information			
Seller:	CAR CENTER ASSOCIATES LLC	Date:	06/15/2004
Type:	NON-ARMS LENGTH OTHER	Deed1:	/20240/ 00095
		Price:	\$1,508,000
		Deed2:	
Seller:	CAR CENTER ASSOCIATES	Date:	06/24/1998
Type:	NON-ARMS LENGTH OTHER	Deed1:	/12963/ 00614
		Price:	\$0
		Deed2:	
Seller:	CHRYSLER REALTY CORP	Date:	02/11/1982
Type:	ARMS LENGTH IMPROVED	Deed1:	/06369/ 00334
		Price:	\$1,175,000
		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

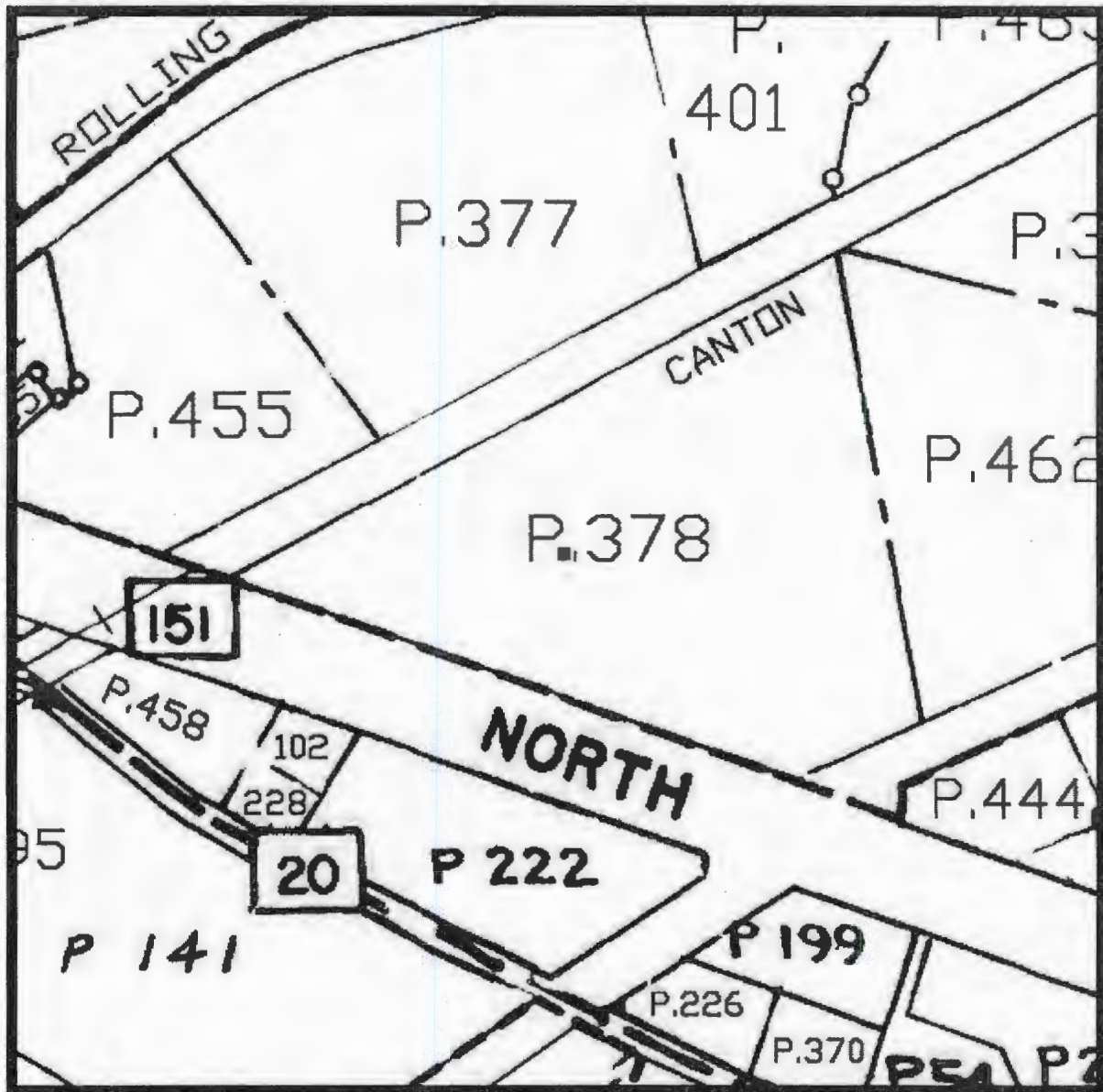
Homestead Application Information	
Homestead Application Status:	No Application



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

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

District - 15 Account Number - 1503233030



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

MEMORANDUM

DATE: December 20, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0086-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

STATEMENT IN SUPPORT OF APPLICATION FOR VARIANCE
BY THOMPSON 124 NORTHPOINT LIMITED PARTNERSHIP

The site is located on the Northwest side of North Point Boulevard (Md. Route 151) at the intersection of Baltimore Street, comprising 8.5959 acres. It is a long established automobile dealership, with franchises for Chrysler, Dodge, Jeep and Ram vehicles. This request is required in order to permit installation of nationally standardized brand signs as required by the manufacturer. The showroom has recently undergone extensive modernization, and the proposed signs are proportionate to the size and scope of the building, and are designed to readily be seen and identified by brand.

North Point Boulevard is, of course, a heavily-traveled road, dominated by commercial and industrial uses. Baltimore Street, to the south of North Point Boulevard is a mix of uses, industrial at a point closer to North Point Boulevard, and residential row houses further from that main road. As one drives in the direction of Baltimore City the density of residential uses increases substantially, and prospective customers coming from that direction can only see the wall signs as they approach the dealership. Otherwise, they are unable to know whether to turn left or right to enter the facility.

The site is obscured by foliage for motorists approaching from the opposite direction on Baltimore Street.

Traffic approaching from the east crest a hill, and approaching the dealership encounter free-standing signs for the extensive commercial uses near the intersection. 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.

The zoning is BM. The locations of the proposed signs are illustrated on the enclosed elevation drawing, showing the front of the building facing North Point Boulevard. (Exhibit No. 1). A description of the property is attached, prepared by Colbert Matz Rosenfelt, Inc. (Exhibit No. 2). 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	28.7 s.f.
Ram Sign	38.0 s.f.

Each of the signs represents a different brand. Color renderings of the proposed signs are attached hereto, collectively marked Exhibit No. 3.

At present there are four signs on the North Point Boulevard facade of the building, the dealer's name ("Thompson") over the entrance and three brand signs to the left (Chrysler", "Jeep", and "Dodge"). The dealer's name is to remain unchanged. New Chrysler and Dodge signs are proposed in their present location, and new Jeep and Ram signs to be erected to the right of the entrance. A new pylon sign will replace the present one, at the same location, and it will be well within the permitted limits, at 53.5 square feet, with a height of 20'. That new sign will display the four brands, rather than just the three brands at the present. A directional sign with the words "Service" and the logo for Mopar, with that wording is 33.8 s.f., to be located at the west end of the building. The newer signs are in conformity with the manufacturer's national sign program.

There are no Historical Sites on the property, and it is not located in the Chesapeake Bay Critical Area.

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 nature of the site and area 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

CASE NAME Thompson Lincoln
CASE NUMBER 2013-0086-A
DATE 11-15-12

[illegible]

11-15 11am

CASE NO. 2013- 0086-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10-18</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>PC</u>
<u>11-1</u>	DEPS (if not received, date e-mail sent _____)	<u>PC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<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>D. Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Case No.: 2013-0086-A

Exhibit Sheet

Petitioner/Developer

Protestant

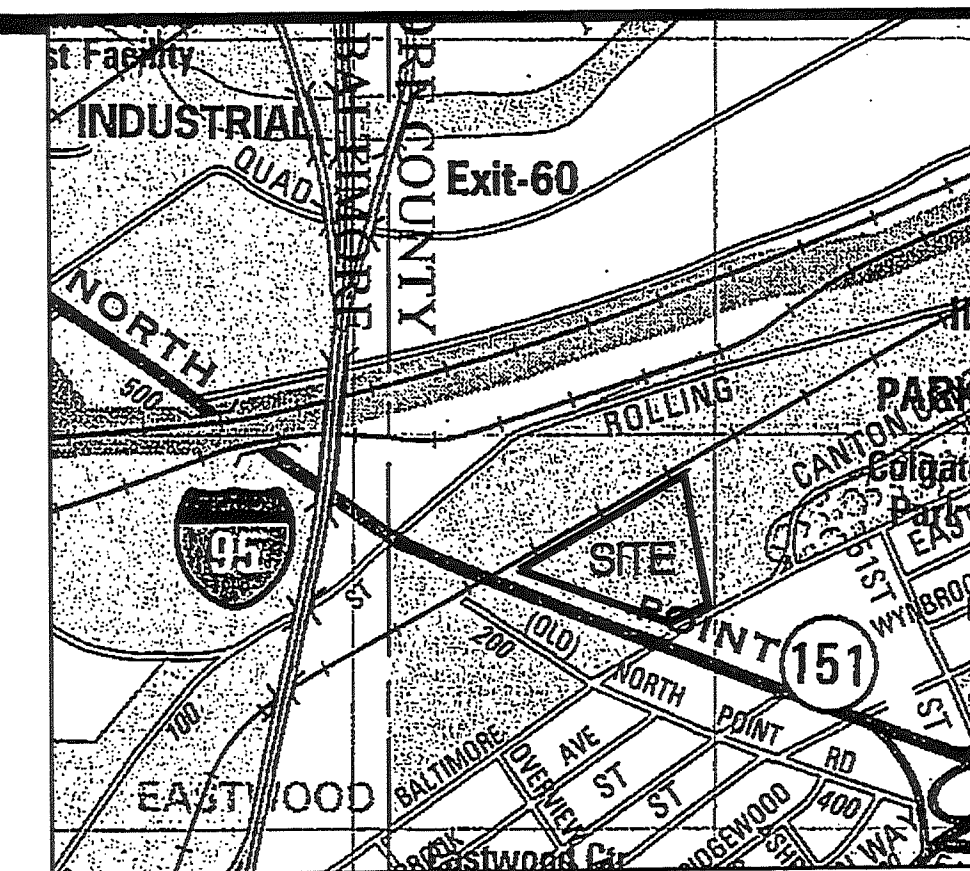
12-20-12-100
11-19-12 EW

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

BENCHMARK

COORDINATE AND BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE MARYLAND COORDINATE SYSTEM NAD83/91 DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE

STATION	NORTHING	EASTING	ELEVATION
BCO 625	593523.27	1446726.67	74.78
BCO 626	594039.86	1447887.99	97.41



BALTO. CO. ADD. MAP
SHT. 36 E12 (27th ED.)
VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

- THE BOUNDARY SHOWN HEREON IS BASED ON AN ALTA/ACSM SURVEY PREPARED BY ROBERT GRIM, DATED MAY, 1998. THE TOPOGRAPHY SHOWN HEREON IS A COMPILED OF A FIELD RUN SURVEY PREPARED BY COLBERT MATZ ROSENFELT, INC., DATED 11/2008 AND AVAILABLE BALTIMORE COUNTY GIS INFORMATION (TILE NO.: 96 B2).
- OWNER/APPLICANT: THOMPSON 124 NORTHPOINT LIMITED PARTNERSHIP
124 NORTH POINT BOULEVARD
BALTIMORE, MD. 21224-1819
TAX MAP: 96 GRID: 15 PARCEL: 378
TAX ACCT. NO.: 1503233030
DEED REF.: 20240/95
- ELECTION DISTRICT NO.: 15
COUNCILMANIC DISTRICT NO.: 7
- SUBJECT SITE AREA: 474,437 SQ.FT.± OR 8.5959 AC.± (NET)
- SUBJECT SITE ZONING: BM (BALTIMORE COUNTY GIS TILE 096 B2)
- SUBJECT SITE IS SERVED BY PUBLIC WATER AND SEWER.
- TO THE BEST OF OUR KNOWLEDGE THERE IS NO PREVIOUS ZONING HISTORY FOR THIS SITE.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN WELLS, SEPTIC AREAS, ENDANGERED SPECIES HABITATS, HAZARDOUS MATERIALS OR AREAS OF CRITICAL STATE CONCERN ON OR WITHIN 100' OF THE SUBJECT SITE.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN BUILDINGS, PROPERTIES OR SITES WITHIN OR CONTIGUOUS TO THE SUBJECT SITE WHICH ARE INCLUDED ON THE MARYLAND HISTORICAL TRUST INVENTORY OF HISTORIC PROPERTIES, THE BALTIMORE COUNTY PRELIMINARY OR FINAL LANDMARKS LIST, THE NATIONAL REGISTER OF HISTORIC PLACES, THE MARYLAND ARCHAEOLOGICAL SURVEY OR ANY BALTIMORE COUNTY HISTORIC DISTRICT.
- THE SUBJECT SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- PREVIOUS COMMERCIAL PERMITS OF RECORD: B754764 - DISH ANTENNA
- THE BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
- EXISTING USE: AUTOMOBILE DEALERSHIP W/ SERVICE
- THE SUBJECT SITE DOES NOT LIE WITHIN A 100-YR. FLOODPLAIN.

PETITIONER'S

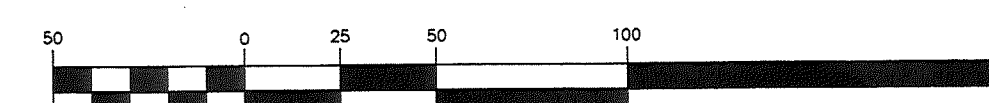
EXHIBIT NO. 1

DESIGN AND DRAWING
IS BASED ON THE MCS

PLAN TO ACCOMPANY VARIANCE PETITION

THOMPSON DODGE 124 NORTH POINT BOULEVARD

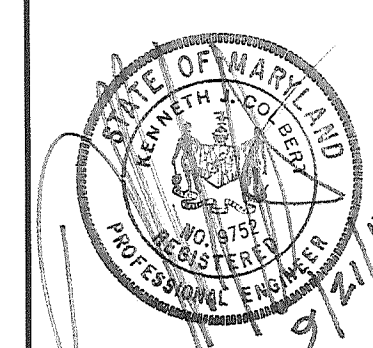
15th ELECTION DISTRICT 7th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



GRAPHIC SCALE (IN FEET)
1 inch = 50 ft.

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
Drawn:	AWK/SLD/KJC	Checked:	KJC
File:	2006183 SIGN VAR.dwg	Drawing Number:	VAR-1

Scale:	1" = 50'
Date:	SEPT 21, 2012
Job No.:	2006-183
Designed:	SLD
Drawn:	AWK/SLD/KJC
Checked:	KJC
File:	2006183 SIGN VAR.dwg
Drawing Number:	VAR-1

NO.	DATE	REVISIONS:	BY	SHEET 1 OF 1
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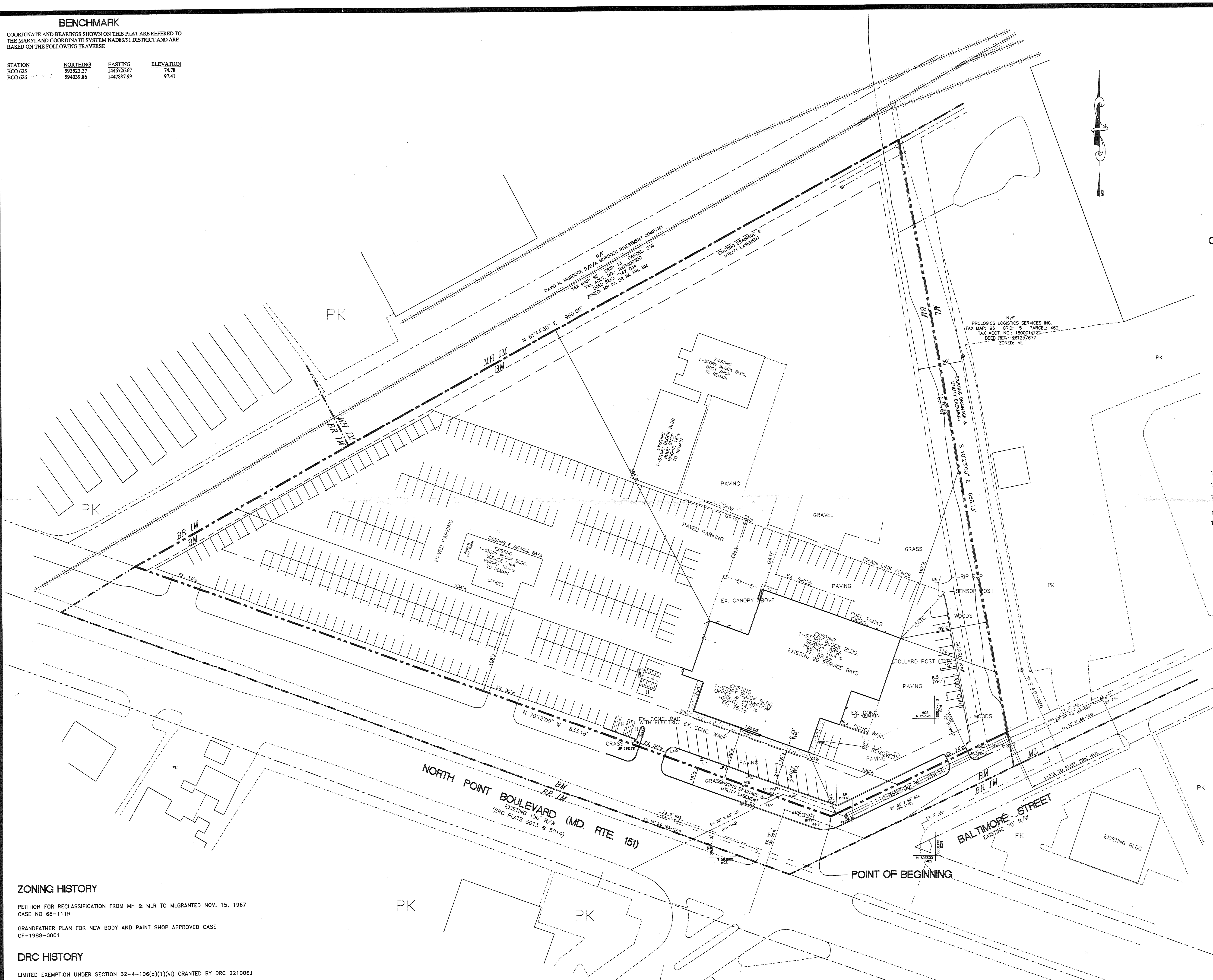
ZONING HISTORY

PETITION FOR RECLASSIFICATION FROM MH & MLR TO MLGRANTED NOV. 15, 1967
CASE NO 68-1111R

GRANDFATHER PLAN FOR NEW BODY AND PAINT SHOP APPROVED CASE
GF-1988-0001

DRC HISTORY

LIMITED EXEMPTION UNDER SECTION 32-4-106(a)(1)(v) GRANTED BY DRC 221006J





DODGE

Jeep



ELEVATIONS



Wall signs to be centered and equally spaced in available area.
Mullions and other wall accents to be painted Pelican Gray.
Dealer to reface EIFS to Oyster Shell #21612.
Building to be painted Pelican Gray.
Available wall area for badges to be verified in field prior to installation.

PETITIONER'S

EXHIBIT NO.

2

