



KEVIN KAMENETZ
County Executive

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

June 14, 2013

Timothy M. Kotroco, Esquire
1 W. Pennsylvania Avenue
Suite 300
Towson, Maryland 21204

RE: Petitions for Variance
Case No.: 2013-0251-A
Property: 1000 Merritt Boulevard

Dear Mr. Kotroco:

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

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slm
Enclosure

c: Don Mitten, 30 E. Padonia Road, Suite 500,
Timonium, Maryland 21093

IN RE: PETITION FOR VARIANCE

(1000 Merritt Blvd.)

12th Election District

7th Councilman District

Thompson Motor Sales, Inc.

Legal Owner

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0251-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Timothy M. Kotroco, Esquire, on behalf of the legal owner of the subject property. The Petitioner is requesting Variance relief from Sections 450.4 Attachment 1 #5(a) and 450.4 Attachment 1 #5(g) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit: (1) 6 wall signs on the same façade in lieu of the permitted 2 wall signs; and (2) one double faced freestanding new auto dealership sign of 117 square feet in lieu of the permitted 50 square feet.

The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requests was Don Mitten, the engineer who prepared the site plan. Timothy M. Kotroco, Esquire represented the Petitioner. There were no Protestants or interested citizens in attendance, and the file does not contain any letters of protest or opposition. 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 substantive Zoning Advisory Committee (ZAC) comments received.

Testimony and evidence revealed that the subject property is approximately 4.6 acres and

ORDER RECEIVED FOR FILING

Date

By

6/14/13

Den

is zoned DR, BL & BM. The Petitioner has for over 62 years at this location operated a car dealership. At present, the Petitioner is renovating its dealership, which is an investment of over \$3 million. The Petitioner needs to update its "sign package," and to do so requires variance relief.

This case, like many others heard by the Office of Administrative Hearings (OAH), involves a large corporation (Hyundai Motors) whose franchise agreements mandate that dealers like the Petitioner install certain signs on the dealership that will promote brand identity and familiarity. As even a casual observer will note, every Wal-Mart store throughout the country uses the same lettering and logo on its signs, and the same is true for automobile manufacturers and their franchisees.

The Petitioner is one of six Hyundai franchises in Baltimore County, and apparently each of these dealerships is in the process of updating its signs. Mr. Kotroco indicated he has discussed this case with the Office of People's Counsel, which expressed concern with the variance for the 117 square foot freestanding sign. Apparently, Mr. Zimmerman would not oppose a variance for a 73 square foot sign (depicted in Exhibit 7) that would include the Hyundai name and logo but not the franchisee (Thompson) name.

Following these discussions, counsel amended the petition in this case with respect to the freestanding sign. Counsel explained that relief is now being sought for a 73 square foot sign, while conditional or alternative relief is sought for a 117 square foot sign. The Petitioner explained that it wanted to avoid becoming embroiled in protracted litigation, especially since a grand reopening is planned for the near future. At the same time, Petitioner wants to ensure that its dealership signage is similar to that of other dealers in the vicinity, which will apparently seek to have the franchisee/dealer name included on the freestanding sign. The Petitioner indicated it

ORDER RECEIVED FOR FILING

Date

6/14/13

By

Sen

would initially install the 73 square foot sign (assuming the petition is granted), and would only seek to include the dealership name (which, according to a somewhat unorthodox procedure for measuring sign face area, would cause the sign to measure 117 square foot) if other Hyundai dealerships in Baltimore County are permitted to do so.

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 property is irregularly shaped and has over 800' of frontage on Merritt Boulevard. In addition, the roadway curves and begins to slope downward near the property. As such, it is unique for zoning purposes.

If the B.C.Z.R. were strictly enforced, the Petitioner would indeed suffer a practical difficulty, given they would be unable to install appropriate signage along the busy roadway. 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.

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 14th day of June, 2013, by the Administrative Law Judge for Baltimore County, that the Amended Petition for Variance seeking relief pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") to permit: (1) 6 wall signs on the same façade in lieu of the permitted 2 wall signs; (2) one double faced freestanding new auto dealership sign of

ORDER RECEIVED FOR FILING

6/14/13
Den

117 square feet in lieu of the permitted 50 square feet; and (3) one double faced freestanding new auto dealership sign of 73 square feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- The Petitioner shall at the present time be permitted to install a freestanding sign with a face area of 73 square feet, as depicted on Exhibit 7 attached hereto. Though relief was granted to install a freestanding sign of 117 square feet, as depicted on Exhibit 6 attached hereto, such relief is conditional in nature, such that the Petitioner will only be permitted to install the larger sign as shown on Exhibit 6 if other Hyundai new car dealerships in Baltimore County are permitted to install freestanding signs including the name of the franchisee/dealership.

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:slh

ORDER RECEIVED FOR FILING

Date 6/14/15

By slh



KEVIN KAMENETZ
County Executive

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

August 7, 2013

Timothy M. Kotroco, Esquire
Whiteford, Taylor & Preston, LLP
1 W. Pennsylvania Avenue, Suite 300
Towson, Maryland 21204

RE: **MOTIONS FOR RECONSIDERATION** - Petition for Variance
Property: 1000 Merritt Boulevard
Case No. 2013-0251-A

Dear Mr. Kotroco:

Enclosed please find a copy of the Order on Motions for Reconsideration rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Peter Max Zimmerman, Office of People's Counsel
Don Mitten, 30 E. Padonia Road, Suite 500,
Timonium, Maryland 21093

IN RE: PETITION FOR VARIANCE

(1000 Merritt Blvd.)

12th Election District

7th Councilman District

Thompson Motor Sales, Inc.

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2013-0251-A

* * * * *

ORDER ON MOTIONS FOR RECONSIDERATION

Both parties in this case filed a Motion for Reconsideration concerning the freestanding automobile dealership sign which was approved. Following the filing of these Motions, discussions have apparently been ongoing between the Office of People's Counsel and Petitioner's attorney.

Having reviewed the papers, I will grant both Motions. The relief granted herein pertains only to the freestanding sign, and does not concern the six (6) wall-mounted signs approved in the June 14, 2013 Order. All other aspects of the June 14, 2013 Order are hereby reaffirmed, with the exception of the variance relief granted herein for the re-designed freestanding sign.

THEREFORE, IT IS ORDERED, this 7th day of August, 2013, by the Administrative Law Judge for Baltimore County, that the Motions for Reconsideration filed herein by Petitioner and the Office of People's Counsel are both GRANTED;

IT IS FURTHER ORDERED that the Petitioner shall be granted variance relief for a 90 sq. ft. freestanding automobile dealership sign, as shown on Exhibit A attached to this Order and in lieu of the 50 sq. ft. permitted under the Baltimore County Zoning Regulations. The permitted

ORDER RECEIVED FOR FILING

Date 8-7-13

By SW

signage for the dealership is as depicted on Exhibit B attached hereto, which consists of an additional page (page 2) of the original 1-page site plan submitted at the June 12, 2013 hearing.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 8-7-13

By DLW

IN RE: PETITION FOR VARIANCE
1000 Merritt Boulevard,

12th Election District
7th Council District

Thompson Motor Sales, Inc.
Legal Owner
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUN TY
* CASE NO. 2013-0251-A

* * * * *

MOTION FOR RECONSIDERATION

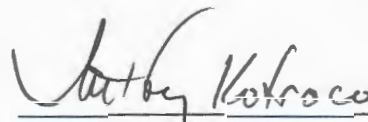
The Petitioner, Thompson Motor Sales, Inc., by and through its attorneys, Timothy M. Kotroco and Whiteford Taylor & Preston, LLP, pursuant to Rule 4K of the Rules of Practice and Procedure Before the Zoning Commissioner/Hearing Officer of Baltimore County, as contained within Appendix G of the Baltimore County Zoning Regulations, hereby moves for reconsideration of the Order issued by the Honorable John E. Beverungen in the above-captioned matter, dated the 14th day of June, 2013, and in support thereof, states the following:

1. That his Honor entered his Opinion in the above-captioned matter on June 14, 2013, Approving the relief requested by the Petitioner.
2. That subsequent to the issuance of your order, Counsel for the Petitioner met with the Office of People's Counsel for Baltimore County for the purpose of discussing a modification to the relief approved by your Honor in your June 14th Order.
3. That the Petitioner is desirous of modifying your prior Order to allow for a different sign to be constructed at its Hyundai dealership. However, the

decision from the corporate offices at Hyundai has not yet been received as to whether the newly designed sign will be approved. Once approved by Hyundai, the Petitioner will be requesting modified relief for a sign different than that which was approved in your original order.

4. That the Petitioner is requesting this Reconsideration as the appeal period from your original order is about to expire. The purpose of this request would be to stay the appeal period in order to allow the Petitioner to continue to work this matter out with the Office of People's Counsel.
5. That the issue pending before the corporate offices at Hyundai should be resolved within the next few weeks. Counsel will keep your office, as well as the Office of People's Counsel apprised as to when final approval will be obtained from Hyundai's corporate headquarters.

WHEREFORE, the Petitioner respectfully requests that this Motion for Reconsideration be Granted and that the appeal period be stayed pending a final resolution to be worked out between the Petitioner and the Office of People's Counsel.



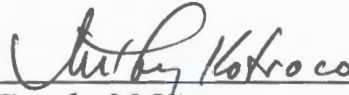
Timothy M. Kotroco
Whiteford, Taylor & Preston L.L.P.
Towson Commons, Suite 300
One West Pennsylvania Avenue
Towson, Maryland 21204-5025
(410) 832-2000

Attorney for Petitioner,
Thompson Motor Sales, Inc.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of July, 2013, a copy of the foregoing Motion
was mailed first class, postage prepaid to:

Office of People's Counsel
105 West Chesapeake Avenue, 2nd Floor
Towson, Maryland 21204



Timothy M. Kotroco

427308



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 1000 Merritt Boulevard

which is presently zoned DR & BL + BM

Deed References: 5091/364, 5867/875, 5112/504 & 5299/381

10 Digit Tax Account # 1600002554,

1800000402, 1204051261 & 1600007504

Property Owner(s) Printed Name(s) Thompson Motor Sales, Inc.

(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) See attached.

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

To Be Presented at Hearing.

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

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

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

Lessee:

Name - Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Timothy M. Kotroco, Esquire

Name- Type or Print

Signature

One W. Pennsylvania Ave., Suite 300, Towson, MD

Mailing Address

City

State

21204

410-832-2004

tkotroco@wtplaw.com

Zip Code

Telephone #

Email Address

410-339-4650

CASE NUMBER **2013-0251-A**

Filing Date **4/25/2013**

Legal Owners (Petitioners):

Thompson Motor Sales, Inc.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1000 Merritt Boulevard, Balto., Md.

Mailing Address

City

State

21222

Zip Code

Telephone #

Email Address

Representative to be contacted:

Timothy M. Kotroco, Esquire

Name - Type or Print

Signature

One W. Pennsylvania Ave., St. 300, Towson, Md.

Mailing Address

City

State

21204

410-832-2004

tkotroco@wtplaw.com

Zip Code

Telephone #

Email Address

Do Not Schedule Dates:

Reviewer

REV. 10/4/11

ATTACHMENT TO PETITION FOR ZONING HEARING

1. Petition for zoning variance from §450.4 Attachment 1 #5(a) to permit 6 wall signs on the same façade in lieu of the permitted 2 wall signs.
2. A. §450.4 Attachment 1 #5(g) to permit one double faced freestanding new auto dealership sign of 117 square feet in lieu of the permitted 50 square feet, (This sign shows both the Franchisor & Franchisee names on its face) or

B. §450.4 Attachment 1 #5(g) to permit one double faced freestanding new auto dealership sign of 73 square feet in lieu of the permitted 50 square feet. (This sign shows only the Franchisor name)

JSB
6-12-2013

ATTACHMENT TO PETITION FOR ZONING HEARING

3. Petition for zoning variance from §450.4 Attachment 1 #5(a) to permit 6 wall signs on the same façade in lieu of the permitted 2 wall signs.

§450.4 Attachment 1 #5(g) to permit one double faced freestanding new auto dealership sign of 117 square feet in lieu of the permitted 50 square feet.

**ZONING DESCRIPTION FOR
1000 MERRITT BOULEVARD
12TH ELECTION DISTRICT
7TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the **west** side right-of-way of **Merritt Boulevard** (120 feet) wide at a distance of **283 feet north** of the nearest improved intersecting street **Rabon Road** which is (50 feet) wide.

Thence the following courses and distances: (1) North 73 degrees 37 minutes 51 seconds West 196.02', (2) South 16 degrees 22 minutes 09 seconds West 238.11', (3) by a curve to the left with a radius of 1,080.00' and an arc length of 166.99' and a chord bearing of North 81 degrees 37 minutes 37 seconds West 166.82', (4) North 86 degrees 04 minutes 42 seconds West 20.42', (5) North 16 degrees 49 minutes 25 seconds West 339.38', (6) North 74 degrees 33 minutes 49 seconds East 129.77', (7) North 40 degrees 55 minutes 49 seconds East 697.89', (8) North 49 degrees 04 minutes 11 seconds West 115.00', (9) North 40 degrees 55 minutes 49 seconds East 50.00', (10) South 67 degrees 07 minutes 07 seconds East 146.49', (11) by a curve to the left with a radius of 1969.86' and an arc length of 810.66' and a chord bearing of South 08 degrees 53 minutes 05 seconds West 804.95' back to the point of beginning as recorded in deed Liber 5091, Folio 364, Liber 5867, Folio 875, Liber 5112, Folio 504, and Liber 5299, Folio 381, containing a net area of **4.16** acres. Located in the **12th** Election District and **7th** Councilmanic District.



Case No 2013-0251-A

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. 16581, Expiration Date: 8-1-13

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2013-0251-A
Petitioner: Thompson Motor Sales Inc.
Address or Location: 1000 Merritt Blvd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Timothy Kotroco
Address: Whiteford, Taylor + Preston
one W. Pennsylvania Ave, Suite 300
Towson MD 21204
Telephone Number: 410 832 2004

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

No. **098551**

Date: **4/25/13**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 4/25/2013 4/25/2013 15:07:33 5

REG MS02 WALKIN PR05 LRD
 RECEIPT R 090356 4/25/2013 OFLN
 Dep S 528 ZONING VERIFICATION
 CR NO. 098551

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

Recpt Tot 4385.00
 4385.00 CR 1.00 CA
 Baltimore County, Maryland

Total: **385.00**

Rec From: **Thompson Motors c/o Tim Kotroco**

For: **1000 Merrett Blvd**

2013-0251-A

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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

CERTIFICATE OF POSTING

2013-0251-A

RE: Case No.: _____

Petitioner/Developer: _____

Thompson Motor Sales, Inc.

June 12, 2013

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

1000 Merritt Blvd

May 23, 2013

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,



May 23, 2013

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

May 23, 2013

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 May 23, 2013

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

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: #2013-0251-A

1000 Merritt Boulevard

W/s Merritt Blvd., 283 ft. N/of centerline of Rabon Road
12th Election District - 7th Councilmanic District

Legal Owner(s): Thompson Motor Sales, Inc.

Variance: to permit 6 wall signs on the same facade in lieu of the permitted 2 wall signs. To permit one double faced freestanding new auto dealership sign of 117 square feet in lieu of the permitted 50 square feet.

Hearing: Wednesday, June 12, 2013 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

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

05/446 May 23

923928



KEVIN KAMENETZ
County Executive

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

May 15, 2013

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: 2013-0251-A

1000 Merritt Boulevard
W/s Merritt Blvd., 283 ft. N/of centerline of Rabon Road
12th Election District – 7th Councilmanic District
Legal Owners: Thompson Motor Sales, Inc.

Variance to permit 6 wall signs on the same façade in lieu of the permitted 2 wall signs. To permit one double faced freestanding new auto dealership sign of 117 square feet in lieu of the permitted 50 square feet.

Hearing: Wednesday, June 12, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Timothy Kotroco, One W. Pennsylvania Ave., Ste. 300, Towson 21204
Thompson Motor Sales, Inc., 1000 Merritt Blvd., Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MAY 23, 2013.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 23, 2013 Issue - Jeffersonian

Please forward billing to:

Timothy Kotroco
Whiteford, Taylor & Preston
One W. Pennsylvania Ave., Ste. 300
Towson, MD 21204

410-832-2004

NOTICE OF ZONING HEARING

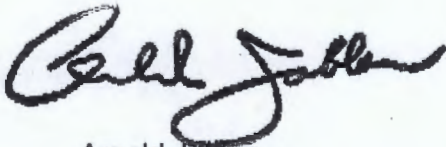
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2013-0251-A

1000 Merritt Boulevard
W/s Merritt Blvd., 283 ft. N/of centerline of Rabon Road
12th Election District – 7th Councilmanic District
Legal Owners: Thompson Motor Sales, Inc.

Variance to permit 6 wall signs on the same façade in lieu of the permitted 2 wall signs. To permit one double faced freestanding new auto dealership sign of 117 square feet in lieu of the permitted 50 square feet.

Hearing: Wednesday, June 12, 2013 at 1:30 p.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.

MEMORANDUM

DATE: September 9, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0251-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 6, 2013. 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

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
1000 Merritt Boulevard; W/S Merritt		
Boulevard, 283' N c/line of Rabon Road	*	OF ADMINSTRATIVE
12 th Election & 7 th Councilmanic Districts		
Legal Owner(s): Thompson Motor Sales Inc	*	HEARINGS FOR
Petitioner(s)		
	*	BALTIMORE COUNTY
	*	2013-251-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

MAY 07 2013

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of May, 2013, a copy of the foregoing Entry of Appearance was mailed to Timothy Kotroco, Esquire, 1 Pennsylvania Avenue, Suite 300, Towson, Maryland 21204 , Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2013- 0251-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>5/13/13</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>N/C</u>
<u>5/9/13</u>	DEPS (if not received, date e-mail sent _____)	<u>N/C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>5/2/13</u>	STATE HIGHWAY ADMINISTRATION	<u>No Obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>5/23/13</u>	
SIGN POSTING	Date: <u>5/23/13</u> by <u>Black</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 13, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For May 10, 2013
Item Nos. 2013- 0241, 0244, 0245, 0246,0248, 0250,0251,0252,0253
and 0254.

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

DAK:CEN
Cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: May 9, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0251-A
Address 1000 Merritt Boulevard
(Thompson Motor Sales, Inc. Property)

Zoning Advisory Committee Meeting of May 6, 2013.

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

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED

MAY 09 2013

OFFICE OF ADMINISTRATIVE HEARINGS



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5-2-13

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

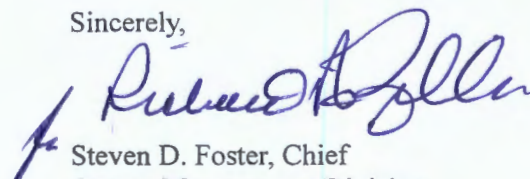
RE: Baltimore County
Item No. 2013-0251-A
Variance
Thompson Motor Sales, Inc.
1000 Merritt Boulevard
MD 157

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 5-1-13. A field inspection and internal review reveals that an entrance onto MD157 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2013-0251-A.

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

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/raz



KEVIN KAMENETZ
County Executive

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

June 6, 2013

Thompson Motor Sales Inc
1000 Merritt Boulevard
Baltimore MD 21222

RE: Case Number: 2013-0251 A, Address: 1000 Merritt Boulevard

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 25, 2013. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Timothy M. Kotroco, Esquire, One West Pennsylvania Avenue, Suite 300, Towson MD 21204

John Beverungen - Case No. 2013-251-A

From: John Beverungen
To: Peter Zimmerman; Timothy Kotroco
Date: 07/11/13 2:03 PM
Subject: Case No. 2013-251-A
CC: Sherry Nuffer

Counsel,

As you know, the Order in the above case was issued on June 14, 2013. Within 30 days of that order, motions for reconsideration have been filed, which under the rules stays the time for filing an appeal. I am required by the rule to issue an order within 30 days of the motion, which in this case would be August 12, given that August 10 (Mr. Zimmerman's motion was filed on July 11, 2013) falls on a weekend. I will hold off on issuing an order on the motions, to allow Petitioner's counsel to "work this matter out with the Office of People's Counsel."

Please keep me updated on the status of those discussions.

John Beverungen
ALJ



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

July 11, 2013

CAROLE S. DEMILIO
Deputy People's Counsel

HAND DELIVERED

John Beverungen, Administrative Law Judge/Hearing Officer
The Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

RECEIVED

JUL 11 2013

OFFICE OF ADMINISTRATIVE HEARINGS

Re: Thompson Motor Sales Inc
1000 Merritt Boulevard
Case No. : 2013-251-A

Dear Judge Beverungen,

Please accept this letter as a Motion for Reconsideration under Rule 4K of the Opinion and Order dated June 14, 2013 in the above case. This motion also addresses the motion filed by Petitioner Thompson Motor Sales, Inc.

It is helpful to provide some background as to our office's concerns. The source of the current prevailing sign law is Bill 89-97, as amended. Bill 89-97 is a comprehensive and detailed legislative enactment. The legislative history reflects that is the product of work, which included a committee composed of many constituencies. It amended the previous Section 413.

Bill 89-97 became codified in BCZR Section 450. Its legislative purposes are enumerated in BCZR Section 450.1. One of the main purposes is to reduce the excessive signage and clutter. For example, as an indication of the seriousness of the law, there is the provision in BCZR Section 450.8.A.1 that special exceptions and variances should not be granted unless they demonstrably "prevent or reduce the confusion and visual clutter caused by excessive signage."

If the law were implemented as written, it would be very rare to find any justification for the grant of any special exceptions or variances. Nevertheless, perhaps because of the very intense desire of American businesses and institutions and sign companies for very large and very many signs, there have been through the years a multitude of requests for sign variances as to number and size of all sorts of signs. In most cases, especially for business and institutional signs, they do not immediately obstruct any adjacent residences. So there is no opposition from area property owners. Adjacent businesses want their own big signs. Such lack of opposition does not, however, prove that the sign is consistent with the public interest of the sign law.

As a result, there is a conundrum. The public purposes of the sign law run up against the flood of sign variances, for which there is usually no vocal constituency in opposition in the particular case. At the same time, our office is charged with defense of the zoning maps and law, and the decision-makers are charged with application of the law.

In this setting, the practice has been to grant most sign variances where they are not particularly offensive or horrible. The opposite practice would likely provoke such dissatisfaction from the business and sign community that there would be pressure to change the law. The challenge and difficulty is to discern which sign proposals are so wide of any reasonable mark that they deserve active opposition.

To be sure, there is no mathematical formula. Under these circumstances, our office has attempted to formulate some consistent approaches to serve the public interest.

Our office's view, from both a practical and public interest perspective, has to been to identify priorities. We have been particularly concerned with signs which are oriented to the interstate highway system. We have also targeted signs which affect residential areas. To illustrate, among the many cases in which we have actively participated are Red Roof Inns v. People's Counsel 93 Md. App. 219 (1993), under the earlier BCZR Section 413, and Trinity Assembly of God v. People's Counsel 407 Md. 53 (2008). There are also many unreported Court of Special Appeals opinions and various County Board of Appeals opinions, which we could supply if requested.

Another area of particular concern has been the proliferation of excessive freestanding signs at automobile dealerships. Each site poses its own issues. Dealerships may have a sign for each franchise and, as interpreted, for a used car area. We have successfully challenged excessive auto dealership sign variances in such cases as High Falcon Realty Corp., 11317 Reisterstown Road, CBA Case No. 00-559-A (April 18, 2002), Circuit Court (Byrnes, J.) No. 03-C-02-5291 (March 28, 2003), freestanding sign 96.5 square feet instead of 50 square feet maximum, Len Stoler Hyundai and Steve Fader, Auto Properties, 3001 East Avenue, CBA Case No. 02-471-A (March 8, 2004), Circuit Court (Kahl, J.), No. 03-C-003662AE (August 16, 2004), Court of Special Appeals (Meredith, J.) No. 1595, Sept. Term, 2004 (August 25, 2006), Heritage Honda sign 100 square feet instead of 50 square feet and 30 feet in height instead of 25 feet..

Based on the public interest in some fair effort to implement the sign law, and our office's past approach, we communicated with Petitioner's counsel our view that the proposed Hyundai sign with a size of 117 square feet is excessive. We are also cognizant that there is another freestanding sign for the used car section, and there is a Mazda franchise sign as well. There are also wall-mounted signs (which, for practical reasons, we do not generally challenge).

There is nothing in the landscape of Merritt Boulevard, a flat arterial road, which hinders anyone from finding this location. Moreover, there are now GPS, Mapquest, and other aids for drivers, so the large signage tends to be purely for advertising purposes.

Prior to the hearing, we discussed with Petitioner's counsel a reduction of the sign size. These discussions were incomplete at the time of the hearing. They did not include any condition or proposition that the sign size might in the future be expanded to match the size of any other approved Hyundai sign (or, by logical extension, any other approved auto dealership sign).

We were surprised to see that Petitioner proposed such a provision and that it was included in the June 14, 2013. We regard such a provision as contrary to the public interest, nonsensical, and unacceptable. It would simply be a catalyst for a domino effect for auto

John Beverungen, Administrative Law Judge/Hearing Officer
July 11, 2013
Page 3

dealership signs to climb to the highest possible size and number approved in any case for any site, regardless of the circumstances.

Each site has its own location and characteristics. Each site has its own set of franchises. Each site has its own set of wall-mounted signs. Each site has its own configuration for new and used cars. Some dealerships may not sell used cars, or may choose not to have separate signs.

Our office believes each situation has to be evaluated with some sense of judgment. Subsequent to the decision, our office has had further discussions with Petitioner's counsel. We shall see whether a resolution can be reached which does not subvert the public interest purposes of the sign law. We continue to oppose Petitioner's initial request for a sign with a size of 117 square feet as excessive. We are working for a compromise, subject to your review and approval.

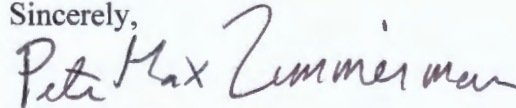
We were also concerned that the one-page site plan, showing only the location of signs, is inadequate, and insufficient despite the sign company drawings. Usually, site plans for signage include a second engineered page with clear detail showing each sign, existing and proposed, and the locations. We asked that an adequate site plan be prepared. This is important for permits, enforcement and as a baseline for any future amendment requests.

In the interest of transparency and completeness, as Petitioner's counsel knows, we have had discussions with Petitioner's counsel, David Karceski, Esq. in another current Hyundai sign case, CARS-DB4LP/Heritage of Towson II, Inc. 13-276-A, 801 York Road. We have also worked there toward a compromise so that signage is not excessive and particularly offensive. That case is scheduled July 18, 2013.

We are attempting to resolve each case in a fair way consistent with the public interest and the circumstances at each site. As noted, there is no mathematical formula. We shall try to exercise good judgment as we move along in each such case, whether involving Hyundai or any other dealership.

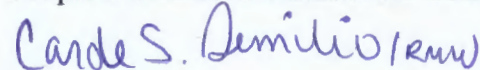
Thank you in advance for your reconsideration of this matter.

Sincerely,



Peter Max Zimmerman

People's Counsel for Baltimore County



Carole S. Demilio

Deputy People's Counsel

PMZ/CSD/rmw

cc: Timothy J. Kotroco, Esquire
David H. Karceski, Esquire
Lynn Lanham, Department of Planning
Carl Richards, Zoning Supervisor

WHITEFORD, TAYLOR & PRESTON L.L.P.

TIMOTHY M. KOTROCO
DIRECT LINE (410) 832-2004
DIRECT FAX (410) 339-4050
TKotroco@wtplaw.com

TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5025
MAIN TELEPHONE (410) 832-2000
FACSIMILE (410) 832-2015

BALTIMORE, MD
BETHESDA, MD
COLUMBIA, MD
DEARBORN, MI
FALLS CHURCH, VA
ROANOKE, VA
TOWSON, MD
WASHINGTON, DC
WILMINGTON, DE*

WWW.WTPLAW.COM
(800) 987-8705

July 10, 2013

RECEIVED

JUL 10 2013

VIA HAND DELIVERY

John E. Beverungen, Esquire
Administrative Law Judge
Jefferson Building
105 W. Chesapeake Avenue
Towson, Maryland 21204

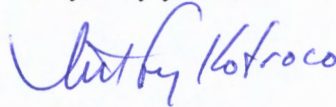
OFFICE OF ADMINISTRATIVE HEARINGS

**RE: Petition for Variance (1000 Merritt Boulevard)
Case No. 2013-0251-A**

Dear Judge Beverungen:

Attached please find enclosed a Motion for Reconsideration to be filed in the above-captioned matter. A copy of the Motion for Reconsideration was mailed to People's Counsel. Thank you for your cooperation.

Very truly yours,



Timothy M. Kotroco

TMK:las
Enclosure

cc: Office of People's Counsel

431866

CASE NAME 1000 Merritt Blvd.
CASE NUMBER 2013-251-A
DATE 6-12-2013

[illegible]

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 12 Account Number - 1600002554

Owner Information

Owner Name: THOMPSON MOTOR SALES INC **Use:** COMMERCIAL
Mailing Address: 1000 MERRITT BLVD **Principal Residence:** NO
BALTIMORE MD 21222 **Deed Reference:** 1) /05091/ 00364
2)

Location & Structure Information

Premises Address: 1000 MERRITT BLVD
0-0000
Legal Description: 4.164 AC
WS MERRIT BLVD
1200 S NORTH POINT RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0096	0023	0143		0000				1	
									Plat Ref:

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1984	38276	4.1600 AC	22

Stories **Basement** **Type** **Exterior**
COMPLETE AUTOMOBILE DEALERSHIP

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2013	07/01/2012	07/01/2013
Land	1,248,000	1,248,000		
Improvements:	1,405,300	1,350,300		
Total:	2,653,300	2,598,300	2,653,300	2,598,300
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
Type: NON-ARMS LENGTH OTHER	Deed1: /05091/ 00364	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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

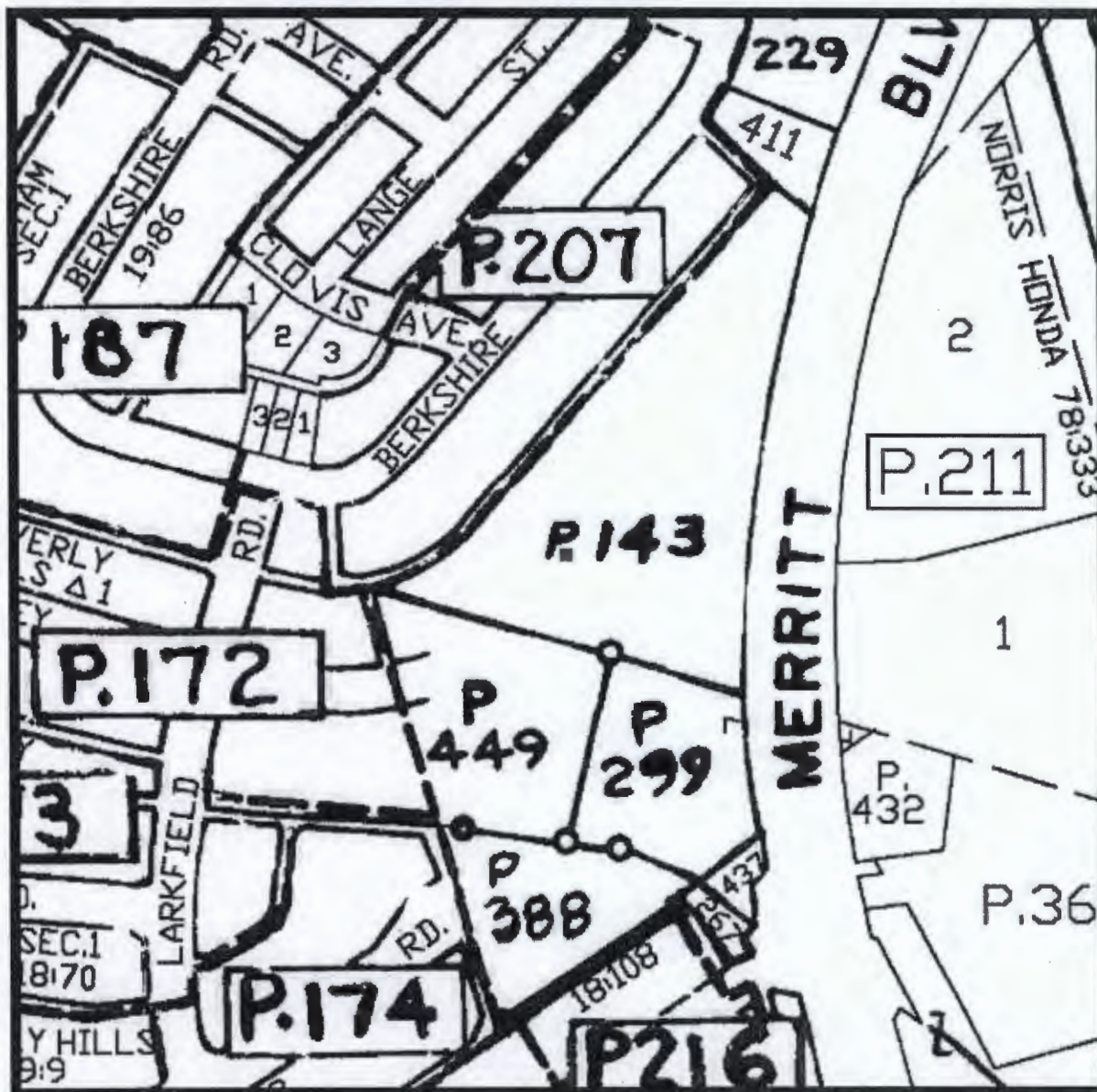
Homestead Application Status: No Application



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

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

District - 12 Account Number - 1600002554



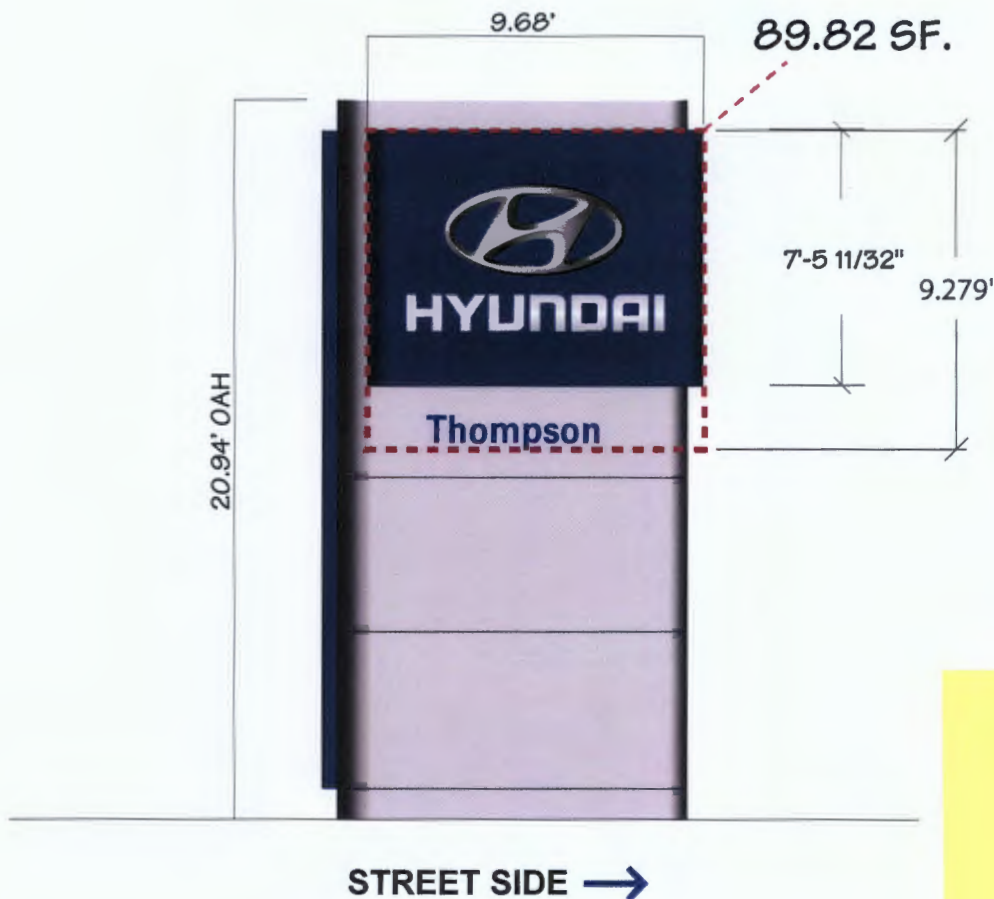
The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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.

PYLONS

Dealer Name Text will vary.

HP-72-21



ORDER RECEIVED FOR FILING

Date 8-7-13
By [Signature]

Site ID: #574 - MD008 Thompson Hyundai

Drawn by: MAR



AGI Rep: JWB

Scale: 3/16"=1'

Date: 6/11/13

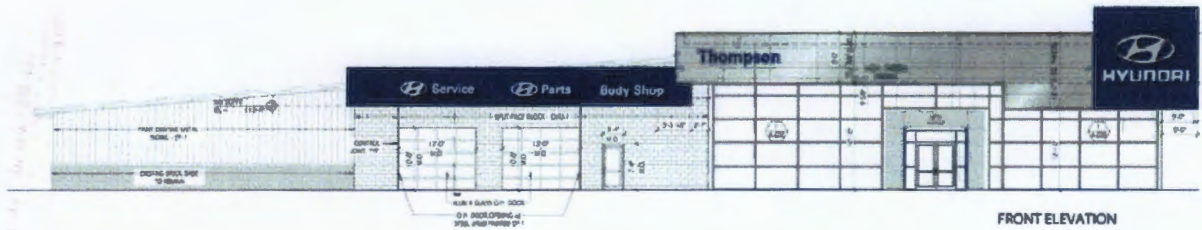
This document is the sole property of Architectural Graphics, Inc. and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document, assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was intended, nor any special features peculiar to this design be incorporated in other projects.



Architectural Graphics, Inc.

2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - Fax (757) 430-1297
www.AGISign.com

SITE MD008 BRANDBOOK



2013-0251-A

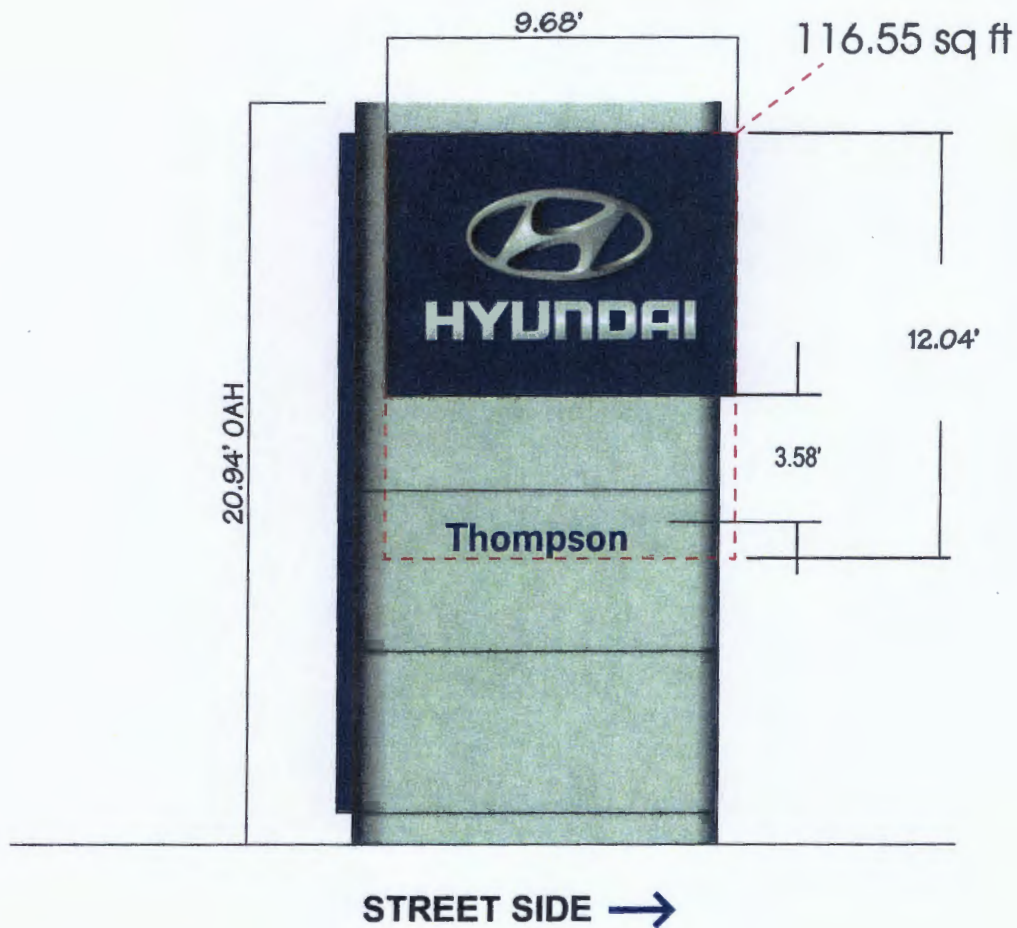


Customer Site: MD008
THOMPSON HYUNDAI
1000 MERRITT BOULEVARD
BALTIMORE, MD 21222
HYU0000574

PYLONS

Dealer Name Text will vary.

HP-72-21



0251-A

Site ID: #574 - MD008 Thompson Hyundai

Drawn by: MAR



AGI Rep: JWB

Scale: 3/16"=1'

Date: 6/28/11

This document is the sole property of Architectural Graphics, Inc. and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly reserved. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document, assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purposes for which it was prepared, nor any special features peculiar to this design be incorporated in other projects.



Architectural Graphics, Inc.

2655 International Pkwy., Virginia Beach, VA 2346
PHONE: (757) 427-1900 - Fax (757) 430-1297
www.AGISign.com

6-12-13

Case No.: 2013-251-A

Exhibit Sheet

Petitioner/Developer

Protestant

DW
7-16-13SLN
6-14-13

No. 1	Site plan	
No. 2	Mitten CV	
No. 3	Color Photos	
No. 4	Sign detail (wall mounted)	
No. 5	5A-5F Detail of wall-mounted signs	
No. 6	detail Pylon sign	
No. 7	Pylon sign (without franchisee name)	
No. 8	Rendering current + proposed freestanding sign	
No. 9	Zoning Order 3/10/1971	
No. 10		
No. 11		
No. 12		

**RESUME
DONALD N. MITTEN, P.E.**

June 12, 2013

Position:
Principal

Years of Experience:

Richardson Engineering LLC 7
Other Firms: 19

Education:

B.S., Civil Engineering, University of Cape Town, South Africa, 1976

Active Registration:

Maryland, Professional Engineer, 1988, #16581
Pennsylvania, Professional Engineer, #PE042956R

Qualifications:

Mr. Mitten is a Principal with Richardson Engineering, LLC with responsibility for managing the preparation of site plans, road and utility drawings, stormwater management and sediment control drawings, and final construction documents. His project management experience includes industrial, commercial, residential, and institutional projects.

The following are representative projects Mr. Mitten has managed and/or personally designed:

AUTOMOTIVE

GMC Pontiac Dealership, Owings Mills, Maryland - Chief Engineer responsible site engineering for a new 15,000-SF automotive dealership.

Heritage Auto Park Expansion, Owings Mills, Maryland - Chief Engineer responsible for site engineering for a series of expansion projects including buildings, parking, and display areas at the auto park.

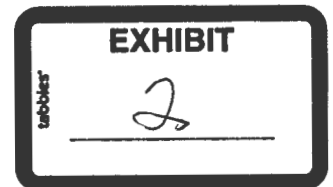
Chesapeake Cadillac Jaguar, Baltimore County, Maryland - Engineering for site work, storm drains, water, sewer, and stormwater management for new auto dealership on York Road.

BUSINESS / INDUSTRIAL PARK PROJECTS

Airport Square Technology Park, Anne Arundel County, Maryland - Site engineer for a 65-acre office and industrial distribution center near BWI Airport.

University of Maryland Research Park, Baltimore County, Maryland - Performed preliminary engineering studies to determine the feasibility of providing water and sewer service to the 80-acre research park. Stormwater management feasibility was evaluated and cost estimates were prepared.

Montpelier Research Park, Howard County, Maryland - Preliminary engineering for utilities and site grading;



preparation of mass grading plan and utility plan; site engineering and preparation of construction drawings, including stormwater management plans for four buildings of Phase I of the 103-acre site.

Owings Mills New Town, Area 2-C, Owings Mills, Maryland - Engineering for site work, storm drains, water, and sewer for a 3-lot commercial subdivision.

Columbia Gateway Parcel 8, Howard County, Maryland - Mass grading for a 50-acre office center site. Grading design required large quantities of fill and complex phasing to provide for interim stormwater management and sediment control.

Red Run Commons- Planning and Engineering for an 8.4 Ac. Business Park in Owings Mills MD. Tasks included mass grading, final, final grading, utility design, stormwater management and erosion and sediment control plans.

10926 Red Lion Road – Planning and engineering for a 23.9 Ac. Industrial Park. The included a 105,600 SF manufacturing facility, and multiple smaller manufacturing/storage facilities and associated parking. Three stormwater management facilities were also proposed.

COMMERCIAL

Mid-Atlantic Foods, 3800 East Baltimore Street, Baltimore, Maryland - Provided engineering for stormwater management waiver - Phase I, erosion and sediment control, forest conservation, coordinated with BGE on underground electric duct banks, and coordinated with Baltimore City, sewer, water, and other related existing utilities.

This 12.3-acre site is the former location of the Esskay Meatpacking facility in Eastern Baltimore City and is planned for a three-phase development. Phase I is a 47,500-SF baking facility with two expansion areas including a 33,000-SF freezer building and 30,000-SF baking facility. A distribution facility is planned for Phase II, and Phase III will be the maintenance facility for the truck operation.

H&S Bakery Office Building and Distribution Center, Baltimore City, Maryland - Engineering for site work, storm drains, water meter, sewer, stormwater management analysis, and stormwater management waiver for a new 57,000-SF facility on Holabird Avenue.

Riparius Center, Baltimore County, Maryland - Master planning and design of interceptors and collection systems.

Harford Mall, Bel Air, Maryland - Engineering for public roads, storm drains and sanitary sewers for a seven-lot expansion of the Harford Mall Business Park. Site engineering for Lot 13 included design of a lined stormwater management basin.

Glen Burnie Banking Center, Anne Arundel County, Maryland - New layout and entrance for Loyola Federal Bank on Crain Highway.

E.I. Kane Headquarters Building, Howard County, Maryland - Site design and engineering for a 70,000-SF headquarters/warehouse building on a seven-acre site. Utility design included a package sewage pump station.

Metro Square at Reisterstown Road, Owings Mills, Maryland - Chief Engineer responsible for site engineering for the 58,200-SF food store and 13,300 SF of collateral retail space.

Target Store, Owings Mills, Maryland - Chief Engineer responsible for civil, highway, and utility engineering for a 100,000 SF retail store with 500 parking spaces on a 12.5-acre site.

EzStorage, Owings Mills – Site design for a 4 story 115,608 SF storage facility on Lot 1 in the Red Run Commons Business Park in Owings Mills MD.

EzStorage, Catonsville – Site design for a five story 41,490 SF addition to an existing storage facility.

EzStorage, Towson – Site design for a five story 51,762 SF addition to an existing storage facility.

Wachovia Bank, Liberty Park Center – Site design for a 4,559 SF Financial Center.

Fairmount Federal Savings Bank - Site design for a 5,190 SF Financial Center.

COMMUNITY CENTERS

Bloomsbury Community Center, Catonsville, Maryland - Prepared several concept plans for the project site that included additional on-site parking and related site improvements in conjunction with renovations to a former school building and construction of a new field house for indoor basketball. Also prepared a flood study to verify related impacts on the proposed development, as well as civil engineering construction documents for the project.

Harford Village Community Center, Edgewood Harford County – Site design for a 2,700 SF community center.

DOMICILIARY PROJECTS

Hotels/Motels/Inns

Marriott Residence Inn, Annapolis, Maryland - Site engineering including utilities, roads and parking, storm drains, and stormwater management.

Marriott Courtyard Inn, Annapolis, Maryland - Site engineering including utilities, roads and parking, storm drains, and stormwater management.

Marriott Courtyard, Baltimore Washington International Airport, Maryland - Site engineering including utilities, roads and parking, storm drains, and stormwater management.

Marriott Courtyard/Fairfield Inn, Christiana, Delaware - Site engineering including utilities, roads and parking, storm drains, and stormwater management.

* **Marriott Hotels, Anne Arundel County, Maryland and Christiana, Delaware** - Site engineering, including utilities, roads and parking, storm drains, and stormwater management for four Marriott Hotels: the Residence Inn and the Courtyard Inn, Annapolis; the Courtyard, Baltimore Washington International Airport; and the Courtyard/Fairfield Inn, Christiana, Delaware.

Nursing Homes

Brighton Gardens of Towson, Assisted Living Facility, Baltimore County, Maryland - Site engineering including utilities, roads and parking, storm drains, and stormwater management for the 92-bed assisted living facility.

Residential

North Crossing, City of Frederick, Maryland - Prepared preliminary and final engineering plans for a 500-lot subdivision including public roads, utilities, storm drains, and stormwater management facilities.

Piney Ridge Village, Planned Unit Development, Sections V - VII, Carroll County, Maryland

Hunters Crossing, Planned Unit Development, Carroll County, Maryland

Ivy Hill Subdivision, Baltimore County, Maryland - Design of roads and utilities for the subdivision.

Village of Harpers Choice, Columbia, Maryland - Design of roads and utilities for Section 7 of the subdivision.

Village of River Hill, Howard County, Maryland - Design of roads, utilities, and stormwater management facilities.

Owings Mills New Town, Baltimore County, Maryland - Master planning and design of interceptors and collection systems.

Wellington Trace, Frederick County, Maryland - Master planning and design of interceptors and collection systems.

Bender Vogel Property, Harford Road – Planning and Engineering for a 17 lot residential subdivision.

The Preserve at Wrights Wharf – Engineering for a 73 lot subdivision located in Dorchester County, MD.

Greenfield, Windsor Mill Road – Engineering for a 23 Lot residential subdivision.

Clearwood Park – Engineering for a 22 lot residential subdivision.

Bishops Meadow- Engineering for a 50 lot residential subdivision in the Honeygo district of Baltimore County, MD.

Shirley Ridge – Engineering for a 17 lot subdivision in the Whitmarsh area of Baltimore County, MD

Retirement Communities

Atrium Village, Baltimore County, Maryland - Site engineering for the 276-unit high-rise facility for senior living on a seven-acre lot.

EDUCATIONAL FACILITIES

Ruxton School Addition (Ruxton Center), Towson, Maryland - Provided civil engineering including stormwater management, water meter and utilities layout, and project management for the 65,000-SF addition to the existing special education school.

Catonsville High School Renovation/Addition, Baltimore County, Maryland - Provided civil engineering for a 69,000-SF addition to the existing school.

Archbishop Curley High School, Building Entry and Plaza Improvements, Baltimore, Maryland - Provided civil engineering for an improved vehicular drop-off. The scope of work also included design surveys and parking lot reconstruction.

Archbishop Curley High School, Athletic Field Complex, Baltimore, Maryland - Provided civil engineering services for a new comfort station and terraced seating for the athletic field.

* **Sacred Heart Church & School Expansion, Glyndon, Maryland** - Provided civil engineering for several education buildings and renovation to the church.

University of Maryland Baltimore County, Field House, Catonsville, Maryland - Provided civil engineering for a new 50,000-SF field house that includes gymnasium space, multi-tiered office and recreation areas, and weight training.

Johns Hopkins University, The Bloomberg School of Public Health Wolf Street, Teaching and Research Buildings, Baltimore, Maryland - Provided civil engineering for four new 8+ level teaching and research buildings providing classrooms, office, and lecture hall space. These projects were constructed on a fast-track schedule with separate bid packages for structural foundations and superstructure.

Johns Hopkins University, School of Nursing Building, Baltimore, Maryland - Provided civil engineering for a new 100,000-GSF academic facility containing classrooms, lecture halls, laboratories, and conference areas. MRA carried this fast-track project through the City of Baltimore Review and Approval Process. Design was completed in six months and construction began three weeks after design initiation; the project was being constructed while the design was underway. All schedules and budgets were met.

MEDICAL FACILITIES

Greater Baltimore Medical Center, Physicians Pavilion, Baltimore County, Maryland - Engineering for site work, storm drains, and water and sewer for a high-rise building.

OFFICE BUILDINGS

Verizon-Windsor Corporate Center, Baltimore County, Maryland - Site Engineer for a 27,914-SF switch facility and office building on Lot 5B of the Windsor Corporate Center. The design effort for this project consisted of the design of an 8" FM Meter, approximately 600 LF of 42" diameter public storm drain and approximately 100 LF of 8" public sanitary sewer. Also included was the design of the private onsite utilities and parking areas. This project necessitated the design and approval of the site plans on an accelerated timetable in order to meet the client's schedule.

Automatic Data Processing Building, Baltimore County, Maryland - Site engineer for an 115,825-SF building on Lot 2A of the Riparius Center at Owings Mills. The building program along with associated parking, utilities and stormwater management facilities required a highly efficient use of the land.

Highwoods I Building, Baltimore County, Maryland - Site engineer for a 125,000 SF building on Lot 3A of the Riparius Center at Owings Mills. This building, the first of a two-building complex, required close coordination and design of site improvements to accommodate the future building.

PARKING STRUCTURES

Johns Hopkins University, The Bloomberg School of Public Health Wolf Street, Teaching and Research Buildings and Parking Garage, Baltimore, Maryland - Provided civil engineering for four new 8+ level teaching and research buildings providing classrooms, office, and lecture hall space. These projects were constructed on a fast-track schedule with separate bid packages for structural foundations and superstructure. The project also included a two-level, 120-car parking garage.

Greater Baltimore Medical Center, Parking Garage, Baltimore County, Maryland - Engineering for site work, storm drains, water, and sewer for a new parking garage.

President Street Garage, Baltimore City, Maryland - Engineering for site work, storm drains, and water and sewer relocation for a new parking structure.

RECREATIONAL FACILITIES

NSA Fitness Center, Anne Arundel County, Maryland - Site planning and engineering for a fitness center for the National Security Agency.

RELIGIOUS FACILITIES

Christ the King Church, Baltimore County, Maryland - Provided civil engineering including stormwater management and utilities layout for the new 9,730-SF church on 5.5-acre with onsite parking. The project also involved conversion of an existing house to parish offices, as well as conversion of a barn and garage to classroom buildings.

Master Planning Services for St. Joseph Parish, Fullerton, Maryland - Master planning for a 40-acre parcel located on Bel Air Road north of the Baltimore Beltway. The site is currently occupied by a Catholic sanctuary, school and cemetery. The master planning for the site includes the provision of a community center and the replanning of the existing parking layout, schematic stormwater management, analysis of existing and proposed traffic patterns, and improvements to Bel Air Road.

Sacred Heart Church & School Expansion, Glyndon, Maryland - Provided civil engineering for several education buildings and renovation to the church.

Jesus House Baltimore, Windsor Mill Road – Planning and Engineering for a 9,048 SF daycare facility adjacent to an existing sanctuary. Work included construction documents for the widening of Windsor Mill Road and the enlargement of the existing stormwater management facility.

Perry Hall Family Worship Center. – Provided civil engineering including utilities layout and parking for a new 17,124 SF church on 9.4-acre with onsite parking.

ROADWAY PROJECTS

Owings Mills Boulevard, Baltimore County, Maryland - Design of road, storm drain, and sediment control improvements for Owings Mills Boulevard from Red Run Boulevard to Lakeside Boulevard.

Wellington Trace, Frederick County, Maryland - Design of road, storm drain, and sediment control improvements for Ballenger Creek Pike and English Muffin Way.

UTILITY PROJECTS

Utility Master Plan Update for the National Institute of Health, Washington, D.C.

Bush Creek Sewage Pumping Station, Harford County, Maryland - Responsible for site engineering, sediment control, and stormwater management design.

Lyons Mill Road 24-Inch Water Main, Baltimore County, Maryland - Utility designer for preliminary design and design of a 24" water main extension.

- * **Owings Mills New Town, Baltimore County, Maryland** - Master planning and design of interceptors and collection systems.
- * **Wellington Trace, Frederick County, Maryland** - Master planning and design of interceptors and collection systems.
- * **Riparius Center, Baltimore County, Maryland** - Master planning and design of interceptors and collection systems.

WIRELESS COMMUNICATION

Various Projects for Bell Atlantic Mobile, Baltimore-metropolitan Region, Maryland - Provided site engineering and preparation of construction drawings for approximately 20 individual sites. Services also included processing the plans and variances through local jurisdictions. Sample projects are provided below:

Verizon Wireless, Oakington Tower Site, Aberdeen/Havre de Grace, Maryland - Provided site plans for the new tower site on U.S. Route 40.

Verizon Wireless, Perryman Tower Site, Harford County, Maryland - Co-location site, provided site plans for the new buildings at existing tower site.

Verizon Wireless, Riderwood Tower Site, Baltimore County, Maryland - Co-location site, provided site plans for the new buildings at existing tower site.

Verizon Wireless, Banneker Tower Site, Howard County, Maryland - Provided site plans for the new antenna installation on existing electric power tower.

Verizon Wireless, Delight Tower Site, Baltimore County, Maryland - Provided site plans and surveying services for the new tower site.

Verizon Wireless, Middle River Tower Site, County, Maryland - Provided site plans and surveying services for the new tower site.

Verizon Wireless, Rosewood Tower Site, Baltimore City, Maryland - Provided site plans for the new tower site.

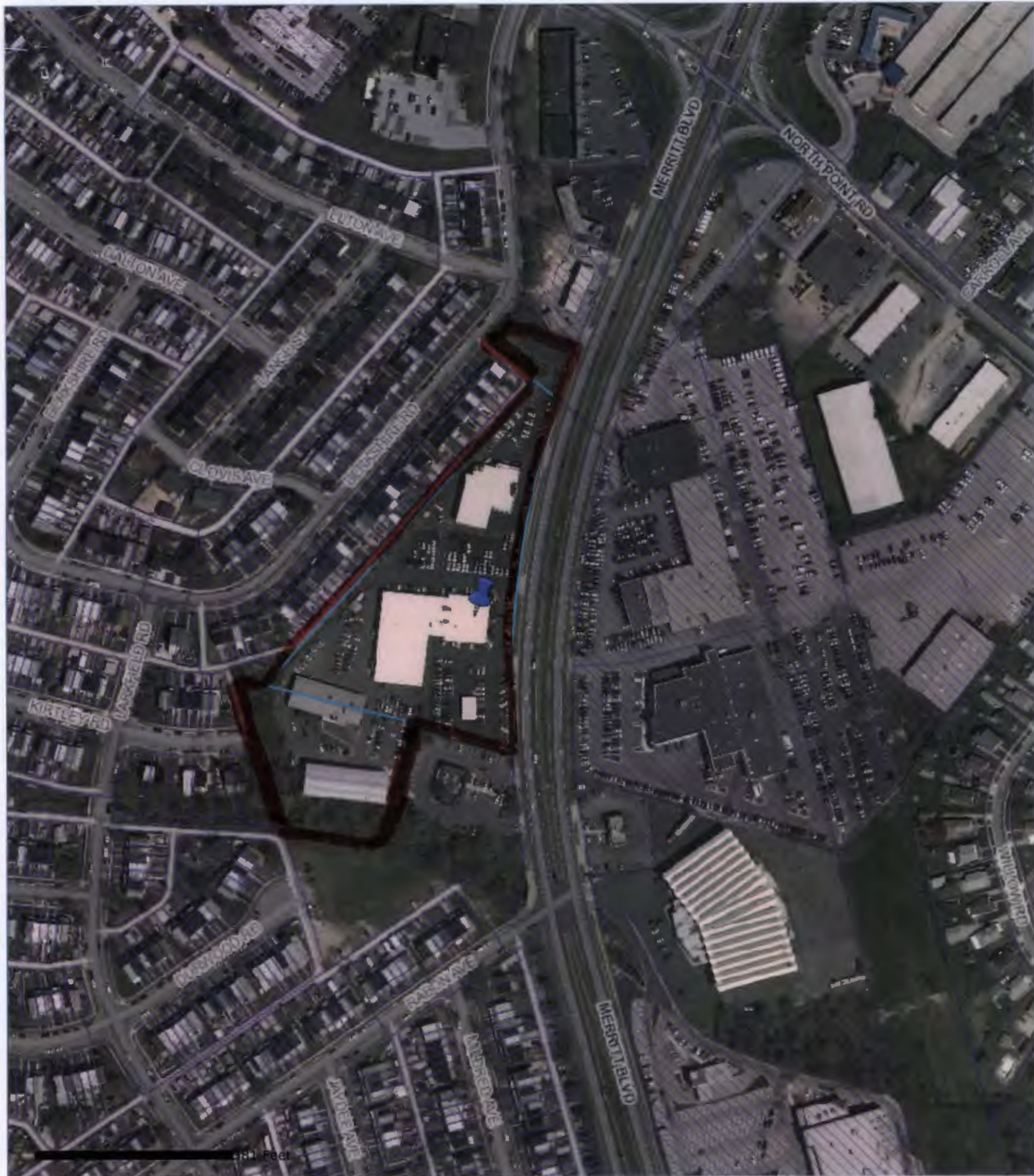
Verizon Wireless, Broadway Cellular Site, Baltimore City, Maryland - Provided survey of existing building for new roof top installation.

Verizon Wireless, Jarrettsville Tower Site, Baltimore County, Maryland - Provided site plans and surveying services for the new tower site.

Verizon Wireless, Jacksonville Switch, Jacksonville, Maryland - Provided civil engineering services for new free standing 5000-SF switching station.

Verizon Wireless, Padonia Rd. Tower Site, Baltimore County, Maryland - Provided site plans and surveying services for the new tower site.

Verizon Wireless, Sandymount Tower Site, Carroll County, Maryland - Co-location site, provided site plans for the new buildings at existing tower site.



Permit Review Map

3

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.



Created By
Baltimore County
My Neighborhood



Printed 5/28/2013





















kjennings@agisign.com

SITE MD008 BRANDBOOK

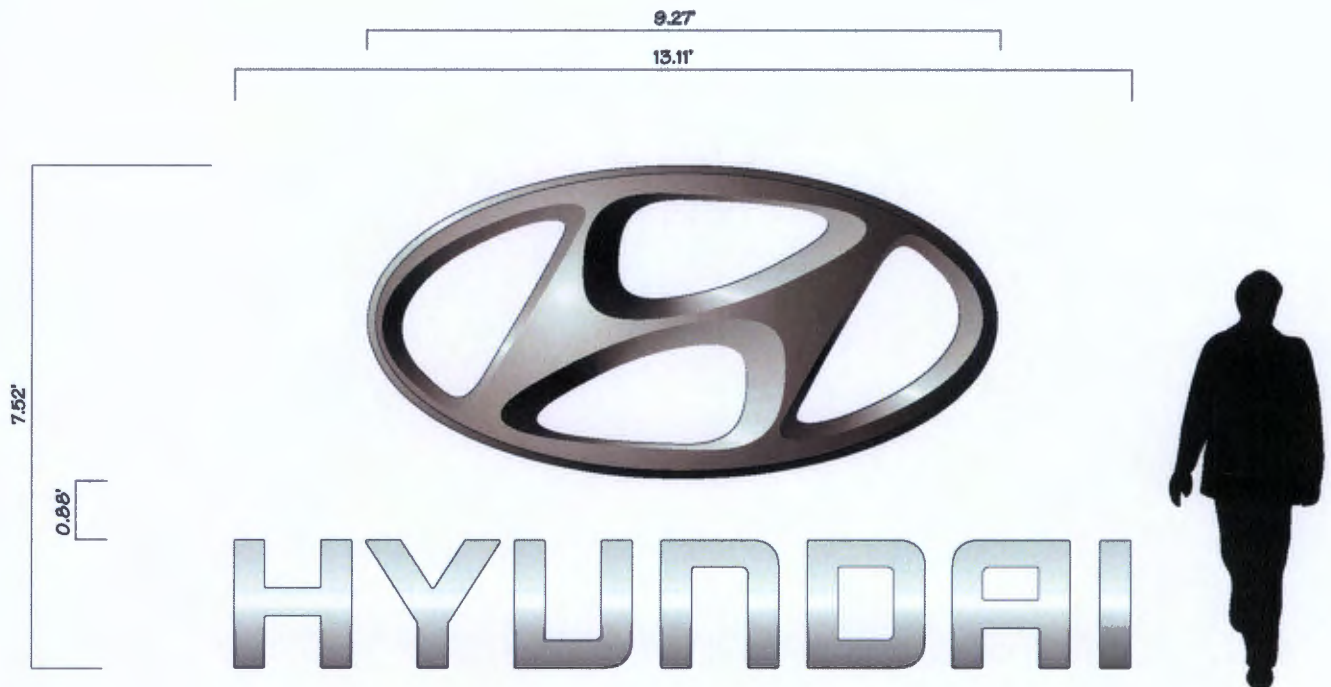


4



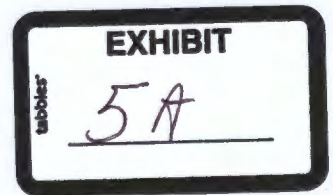
Customer Site: MD008
THOMPSON HYUNDAI
1000 MERRITT BOULEVARD
BALTIMORE, MD 21222
HYU0000574

HYU-HBB-256-LL Kit



HBB-256

98.59 sq ft (SYMBOL & LOGO)



Site ID: Hyundai MD008 574

Drawn by: MAR



AGI Rep: JWB

Scale: 3/8" = 1' - 0"

Date: 6/29/11

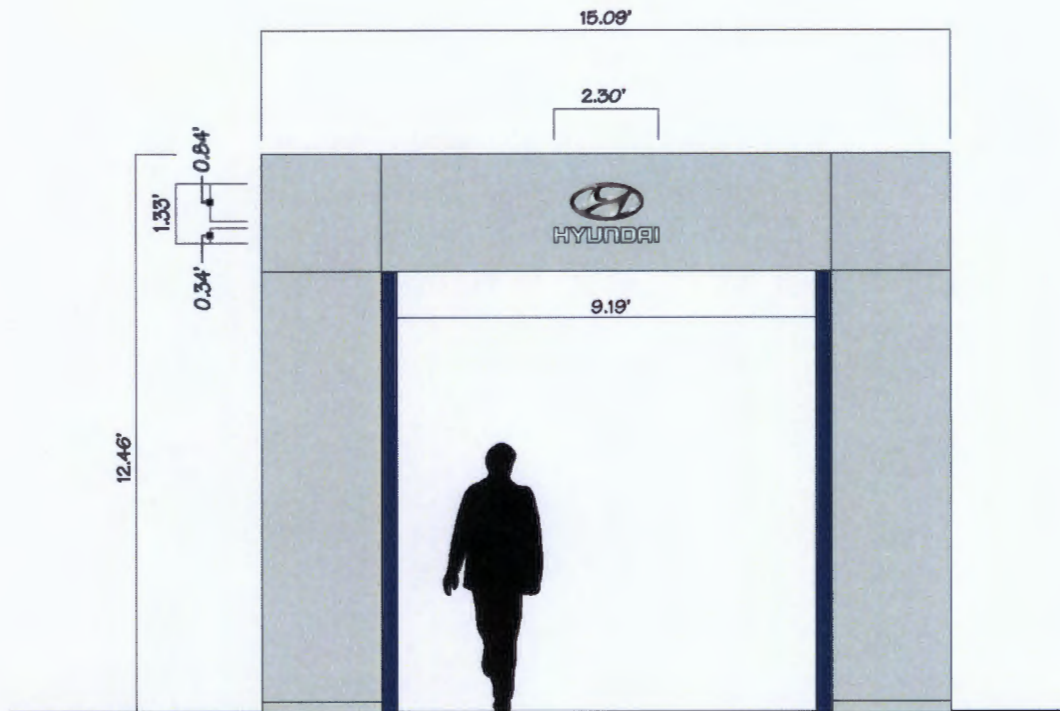
This document is the sole property of Architectural Graphics, Inc. and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special feature peculiar to this design be incorporated in other projects.



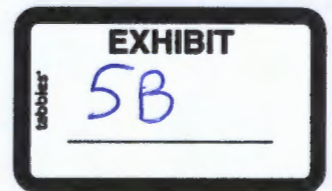
Architectural Graphics, Inc.

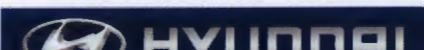
2655 International Pkwy., Virginia Beach, VA 23452
 PHONE: (757) 427-1900 • Fax (757) 430-1297
 www.AGISign.com

GATEWAY



HEG-15
3.06 sq ft (SYMBOL & LOGO)



Site ID: Hyundai MD008 574		Drawn by: MAR
	AGI Rep: JWB	This document is the sole property of Architectural Graphics, Inc. and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document, assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was prepared, nor any special features peculiar to this design be incorporated in other projects.
	Scale: 1/4" = 1' - 0"	
	Date: 8/15/11	
 Architectural Graphics, Inc. 2655 International Pkwy., Virginia Beach, VA 23452 PHONE: (757) 427-1900 - Fax (757) 430-1297 www.AGISign.com		

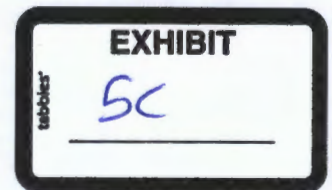
BLUE CHANNEL LETTERS

12.37

2.00'

Thompson

DB-24 **24.74 SF.**



Site ID: Hyundai MD008 574		Drawn by: MAR
	AGI Rep: JWB	This document is the sole property of Architectural Graphics, Inc. and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was furnished, nor any special feature peculiar to this design be incorporated in other projects.
	Scale: 1/4"=1'	
	Date: 4/6/11	

Architectural Graphics, Inc.

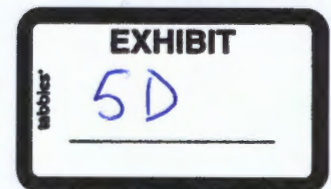
2655 International Pkwy., Virginia Beach, VA 23452
 PHONE: (757) 427-1900 • Fax (757) 430-1297
www.AGISign.com

CHROME CHANNEL LETTERS

9.89'
0.68'
Body Shop 1.50'

BC-18

14.84 SF



Site ID: Hyundai MD008 574

Drawn by: MAR



AGI Rep: JWB

Scale: 3/8"=1'

Date: 4/6/11

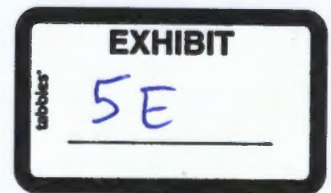
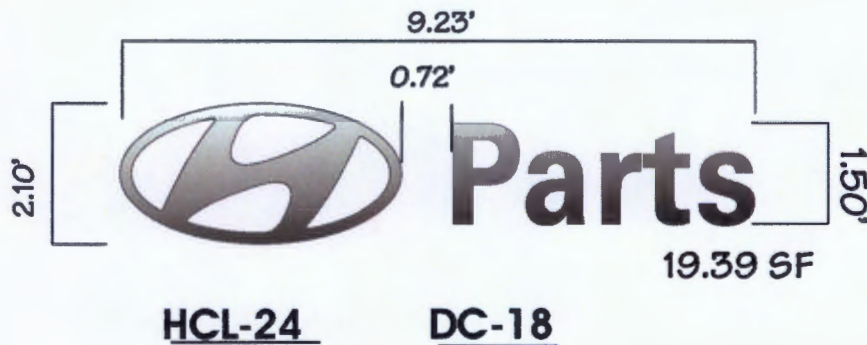
This document is the sole property of Architectural Graphics, Inc. and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly reserved. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document, covenants and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed to any person or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.



Architectural Graphics, Inc.

2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - Fax (757) 430-1297
www.AGISign.com

CHROME PARTS CHANNEL LETTERS



Site ID: Hyundai MD008 574

Drawn by: MAR



AGI Rep: JWB

Scale: 3/8"=1'

Date: 4/6/11

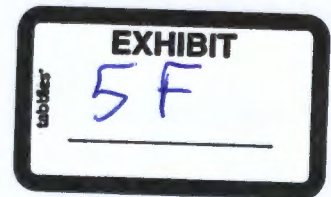
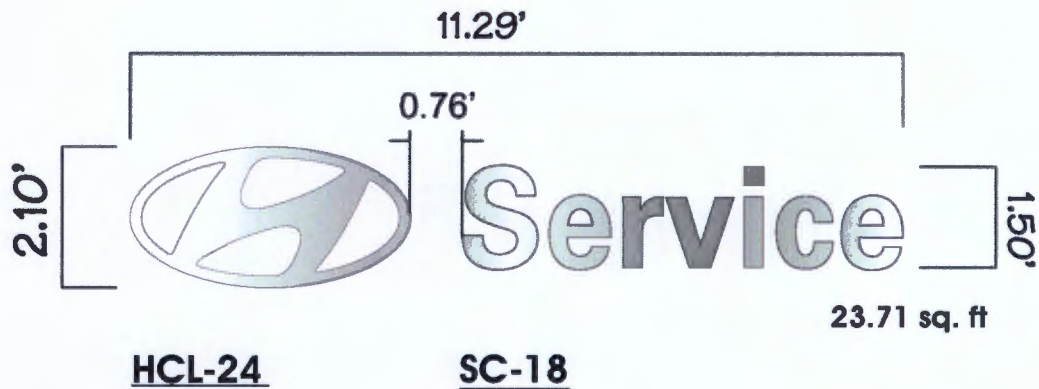
This document is the sole property of Architectural Graphics, Inc. and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed to any person or in any manner except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

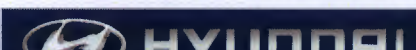


Architectural Graphics, Inc.

2655 International Pkwy., Virginia Beach, VA 23452
 PHONE: (757) 427-1900 • Fax (757) 430-1297
 www.AGISign.com

CHROME SERVICE CHANNEL LETTERS

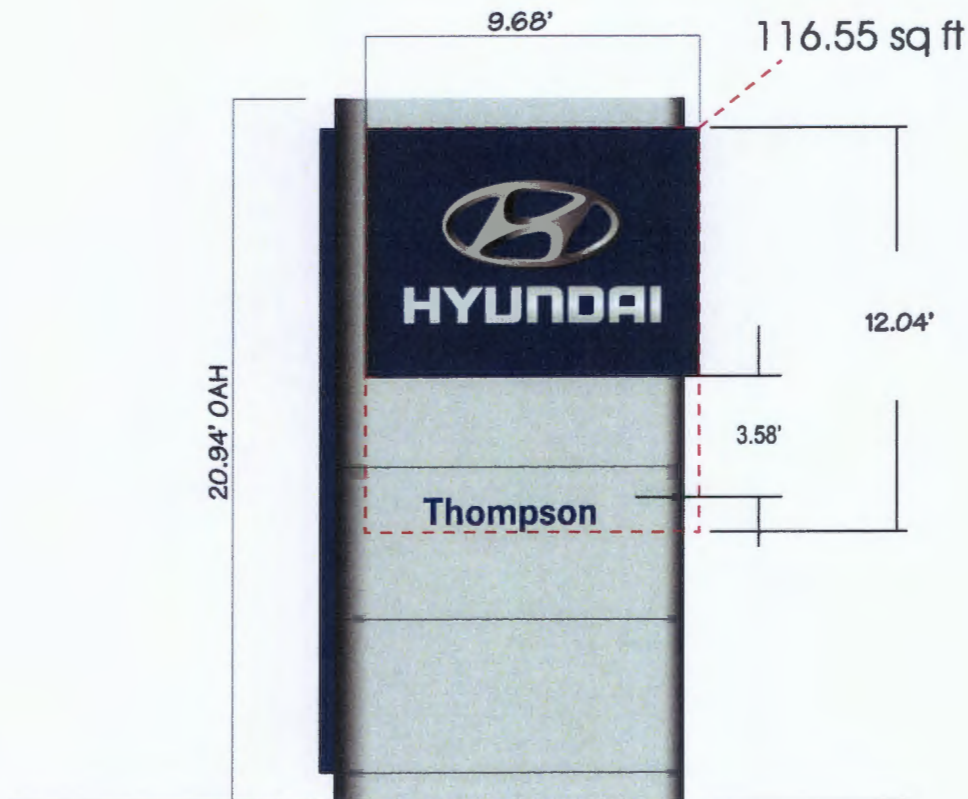


Site ID: Hyundai MD008 574		Drawn by: MAR
	AGI Rep: JWB	This document is the sole property of Architectural Graphics, Inc. and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or for any purpose except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.
	Scale: 3/8"=1'	
	Date: 4/6/11	
		 Architectural Graphics, Inc. 2655 International Pkwy., Virginia Beach, VA 23452 PHONE: (757) 427-1900 - Fax (757) 430-1297 www.AGISign.com

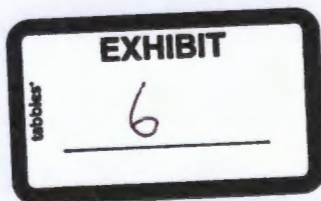
PYLONS

Dealer Name Text will vary.

HP-72-21



STREET SIDE →



Site ID: #574 - MD008 Thompson Hyundai

Drawn by: MAR



AGI Rep: JWB

Scale: 3/16"=1'

Date: 6/28/11

This document is the sole property of Architectural Graphics, Inc. and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tailored, nor any special features peculiar to this design be incorporated in other projects.



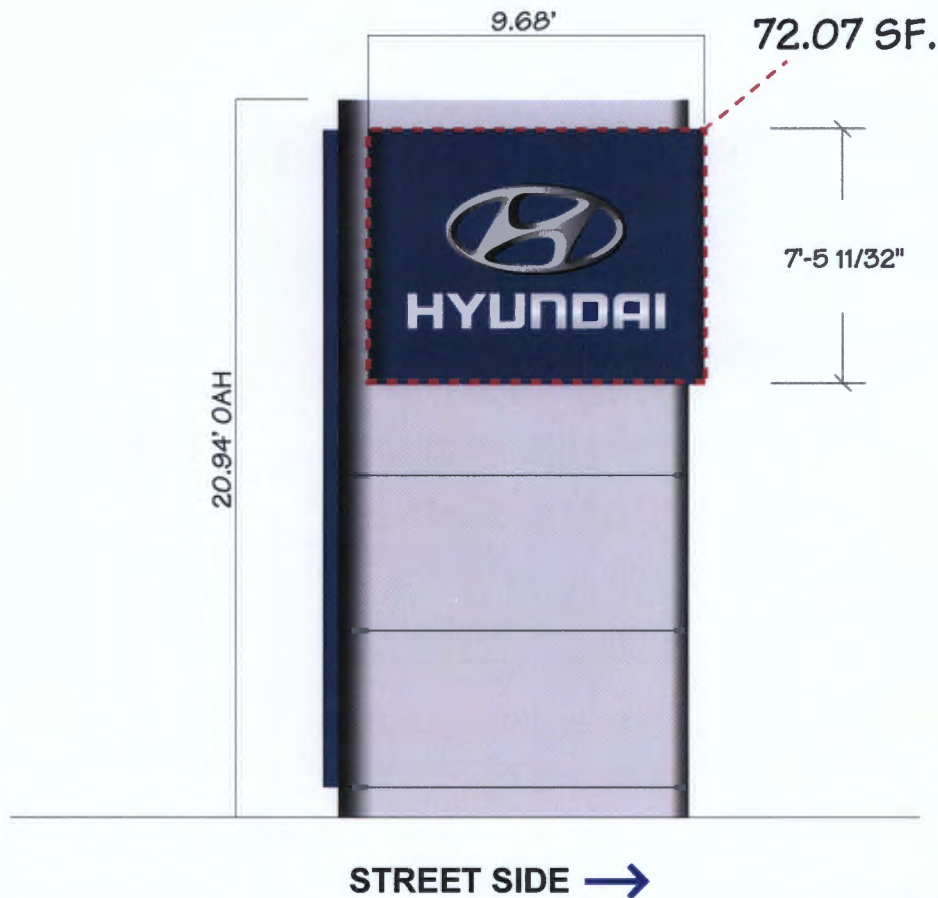
Architectural Graphics, Inc.

2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 • Fax (757) 430-1297
www.AGISign.com

PYLONS

Dealer Name Text will vary.

HP-72-21



Site ID: #574 - MD008 Thompson Hyundai

Drawn by: MAR



AGI Rep: JWB

Scale: 3/16"=1'

Date: 6/11/13

This document is the sole property of Architectural Graphics, Inc. and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was rendered, nor any special features peculiar to this design be incorporated in other projects.



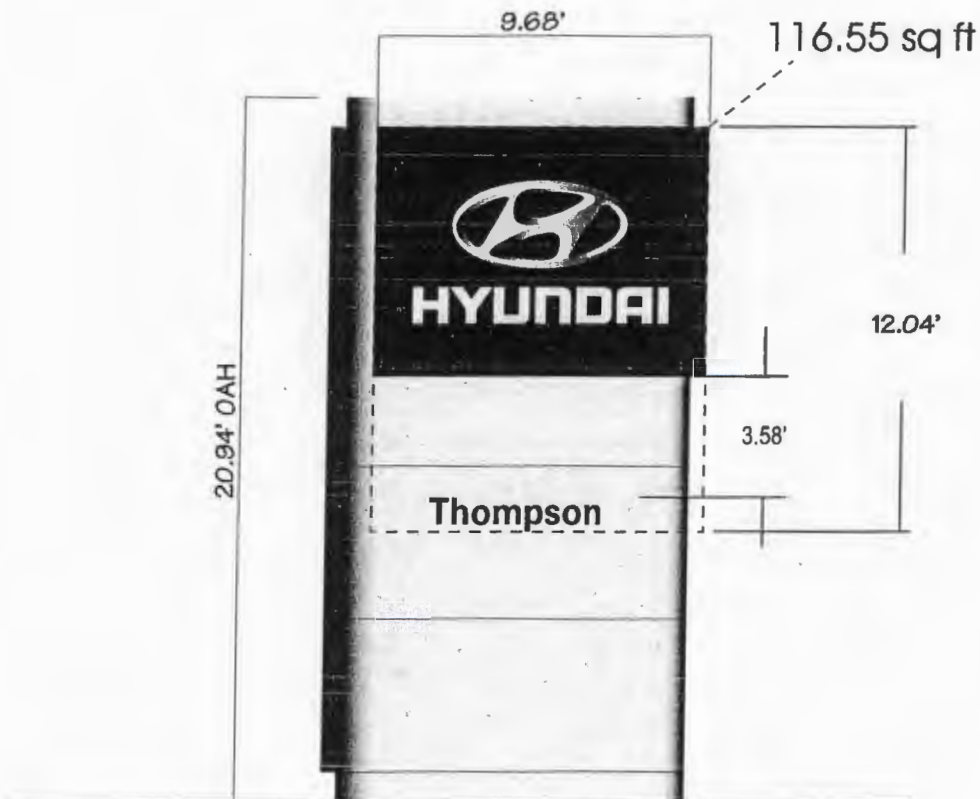
Architectural Graphics, Inc.

2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - Fax (757) 430-1297
www.AGISign.com

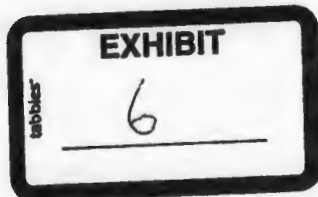
PYLONS

Dealer Name Text will vary.

HP-72-21



STREET SIDE →



ORDER RECEIVED FOR FILING

Date

6/14/13

By

Sen

Site ID: #574 - MD008 Thompson Hyundai

Drawn by: MAR



AGI Rep: JWB

Scale: 3/16"=1'

Date: 6/28/11

This document is the sole property of Architectural Graphics, Inc. and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed to any person or to any person except for the purpose for which it was intended, nor any special features peculiar to this design be incorporated in other projects.



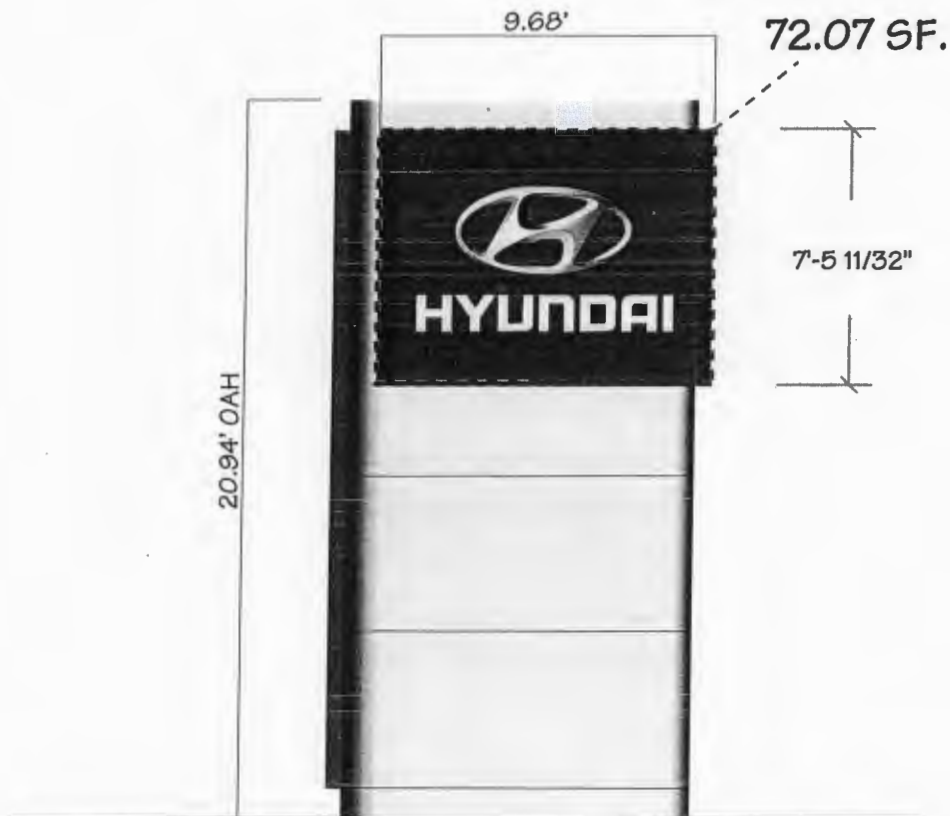
Architectural Graphics, Inc.

2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 • Fax (757) 430-1297
www.AGISign.com

PYLONS

Dealer Name Text will vary.

HP-72-21



STREET SIDE →

ORDER RECEIVED FOR FILING

Date

6/14/13

By

Sen

EXHIBIT

tabbies

7

Site ID: #574 - MD008 Thompson Hyundai

Drawn by: MAR



AGI Rep: JWB

Scale: 3/16"=1'

Date: 6/11/13

This document is the sole property of Architectural Graphics, Inc. and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was intended, nor any special features peculiar to this design be incorporated in other projects.



Architectural Graphics, Inc.

2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 • Fax (757) 430-1297
www.AGISign.com

71-920-11

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Thompson Motor Sales, Inc. legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.5d to permit a sign height of 33' instead of the required 25';

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The sign is so designed for a height of 33'. This sign, if lower, to the ground destroys its aesthetic value that is being maintained in the Ford Motor Company identification program-nation wide.

See attached description.

EXHIBIT

9

ORDER RECEIVED FOR FILING
DATE July 71 BY AC Harris
ADMINISTRATIVE ASSISTANT

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

BY Acme Sign Company
Donald B. Holmes. President
Contract purchaser

Thompson Motor Sales, Inc.
Edward P. Thompson
Legal Owner

Address 226 Hays Street
Bel Air, Maryland 21014
879-9353

Address 1000 Merritt Blvd.
Baltimore, Maryland
477-2400

Petitioner's Attorney
Address _____

Protestant's Attorney
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day

of January, 1967, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of March, 1967, at 10:00 clock

M.

☐ And
☐ Recd



Edward P. Harde
Zoning Commissioner of Baltimore County.



"Signs that Make the Passer Buy"

226 HAYS STREET ▲ BEL AIR, MARYLAND 21014 ▲ PHONES: 838-6545 879-9353

23 December 1970

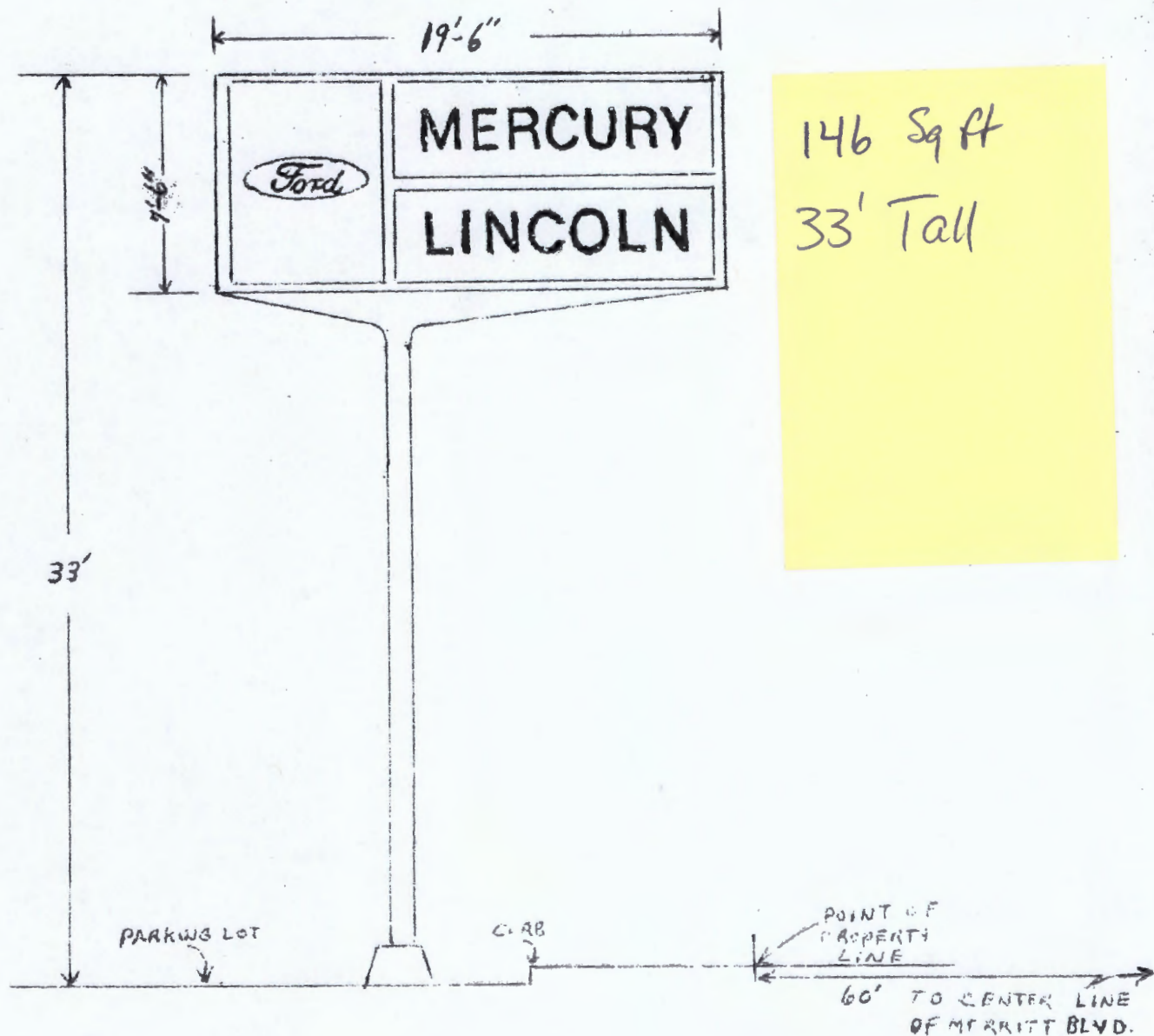
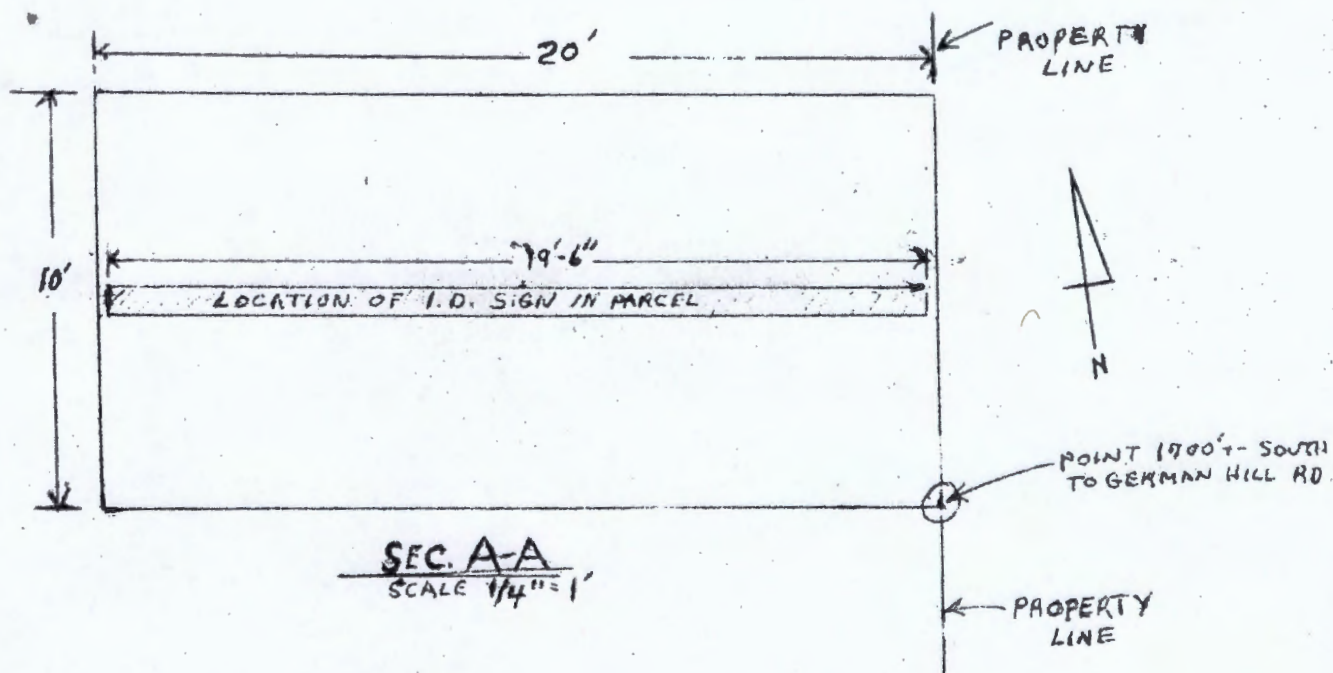
TO:

The Zoning Commissioner of Baltimore County

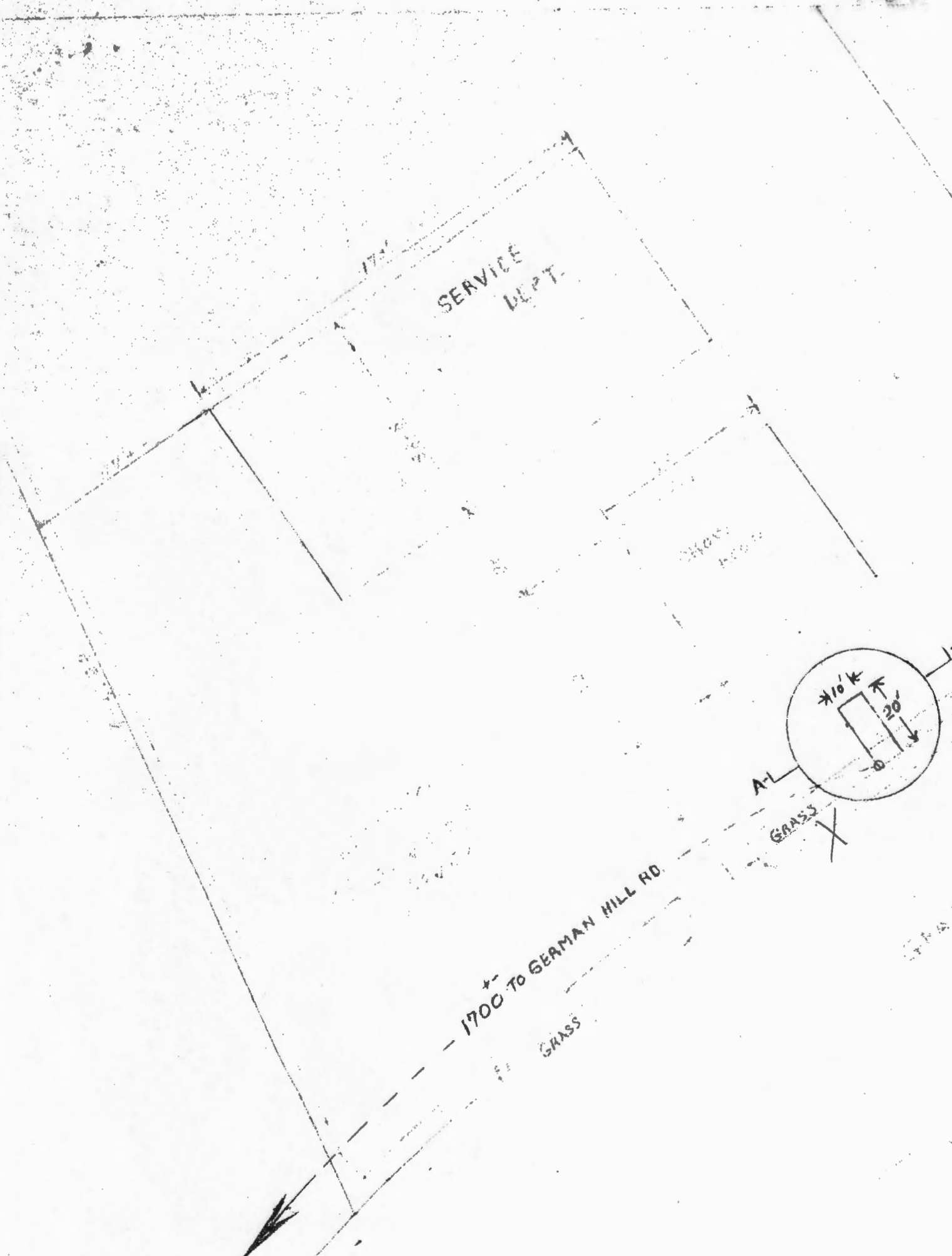
Description of Sign Location for THOMPSON MOTORS
1000 Merritt Blvd., Baltimore County, Maryland

Beginning at a point, said point being 1700' (plus/minus) measured northerly, from the center line of German Hill Road, along the west side of Merritt Blvd. Thence 10' northerly along the west side of Merritt Blvd., to a point. Thence westerly 20' to a point. Thence southerly 10' to a point. Thence 20' easterly to the place of beginning - forming a rectangle 10'x20' in which the sign for THOMPSON MOTORS is to be placed.

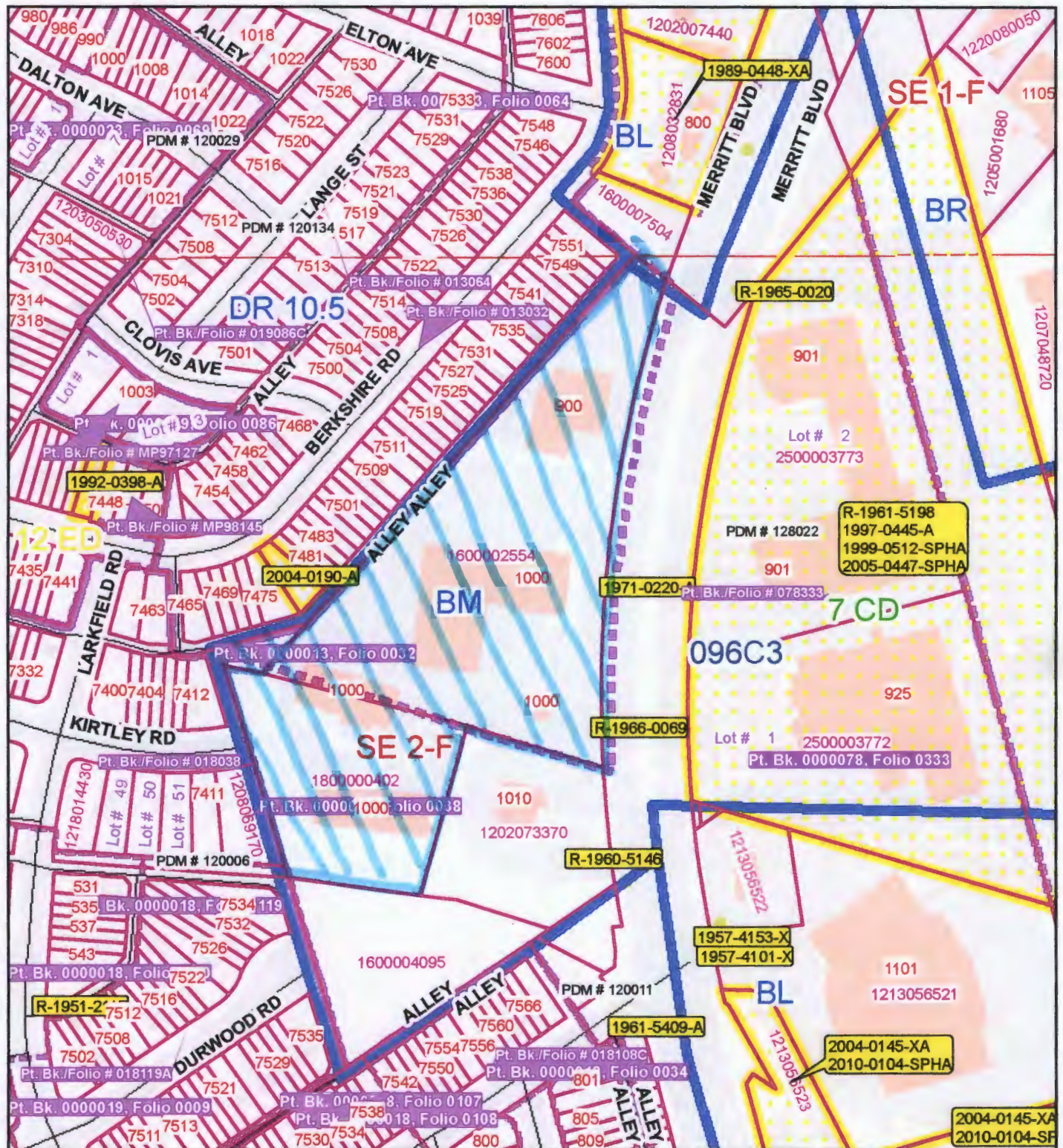
ACME SIGN COMPANY
226 Hays Street
Bel Air, Maryland 21014



146 Sq ft
33' Tall



1000 Merritt Blvd 2013-0251-A



Publication Date: 4/25/2013

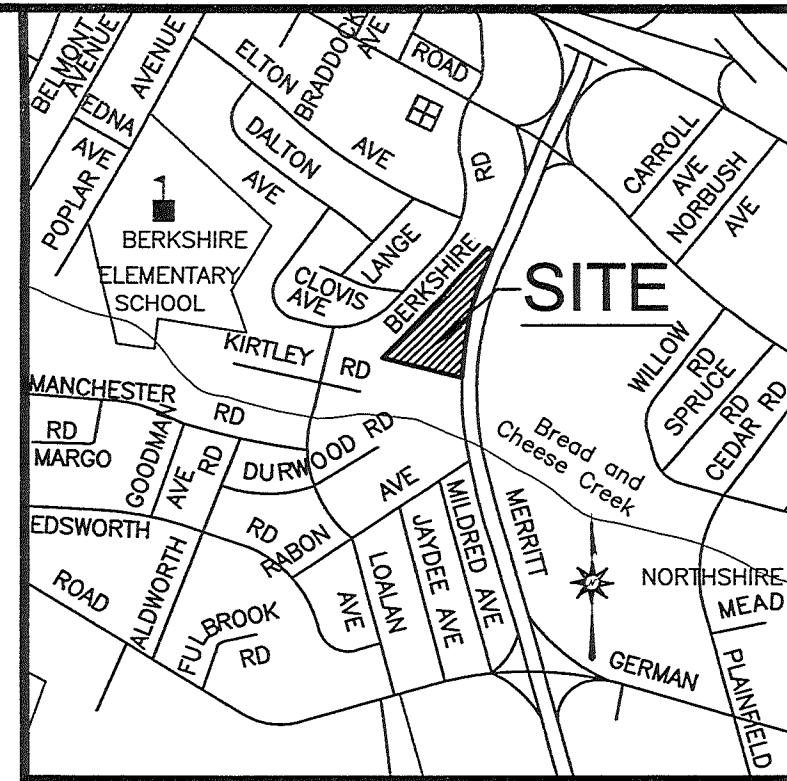
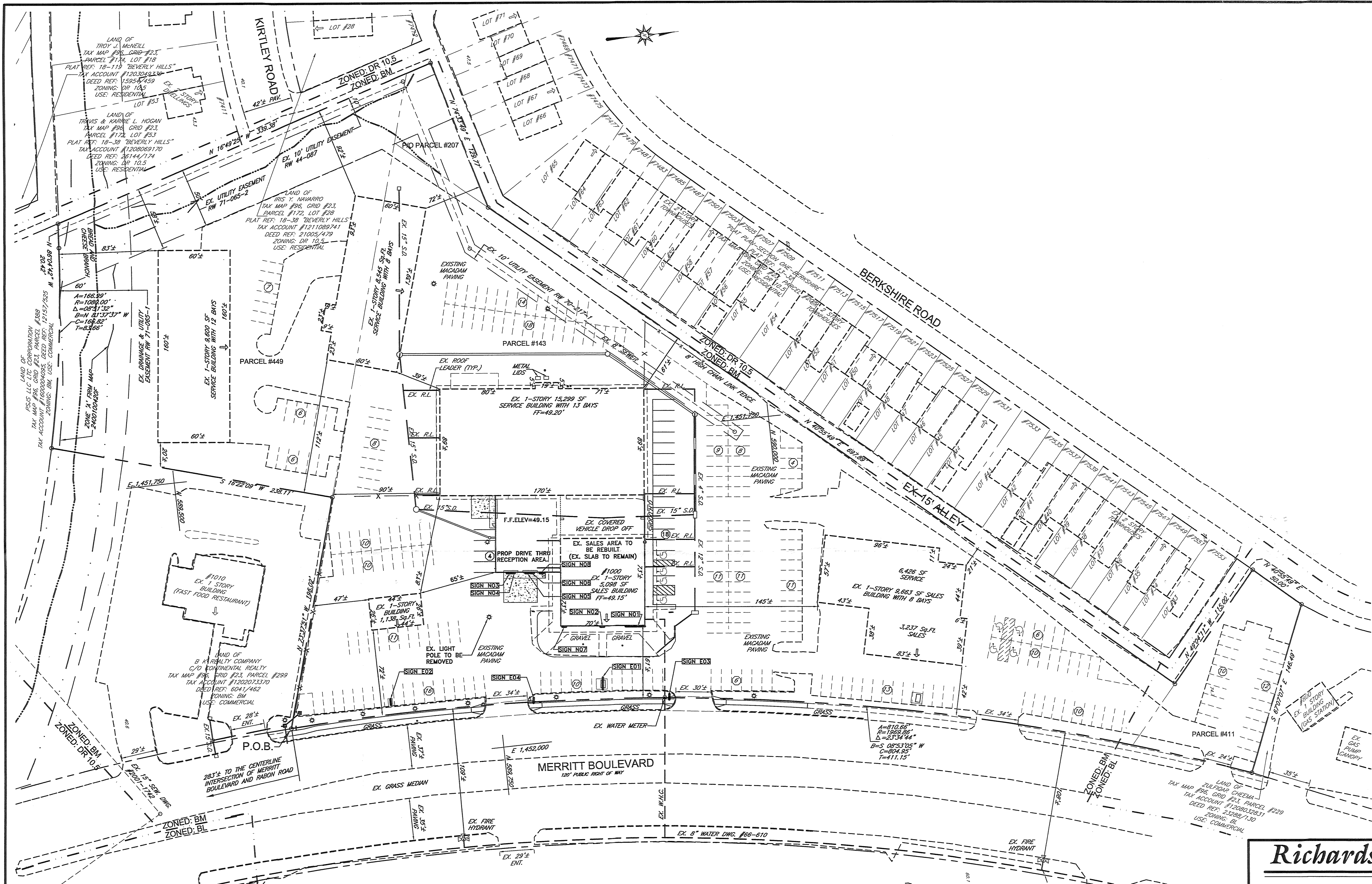


Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



0 50 100 200 300 400 Feet

1 inch = 200 feet



LOCATION MAP

GENERAL NOTES:

- SCALE: 1" = 1000'
- OWNER: THOMPSON MOTOR SALES INC.
1000 MERRITT BOULEVARD
BALTIMORE, MARYLAND 21222
 - GROSS SITE AREA: 201,948 SF. OR 4.636 AC.±
NET SITE AREA: 181,405 SF. OR 4.164 AC.±
 - USE: AUTOMOTIVE SALES AND SERVICE
 - EXISTING UTILITIES: PUBLIC WATER, PUBLIC SEWER, PUBLIC GAS
 - DEED REF: 5091/364, 5867/875, 5112/504 & 5299/381
 - TAX ACCOUNT #: 1600002554, 1800000402, 1204051261 & 1600007504
 - ZONING: BM & BL (PER 1"=200' ZONING MAP #096C3)
 - TAX MAP #96, GRID #23, PARCEL #143, 448, 207 & 411
 - ELECTION DISTRICT: 12th
 - COUNCILMANIC DISTRICT: 7TH
 - PREVIOUS ZONING CASES: SEE NOTE 22 BELOW.
 - PREVIOUS PERMITS: NONE ON FILE.
 - SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - THIS SITE IS LOCATED IN A FLOODPLAIN ZONE 'X' & 'A' PER FIRM MAP #2400100420F DATED 08-26-2008.
 - THE PROPERTY AND BUILDING ARE NOT HISTORIC.
 - BUILDING AREAS:
EXISTING 49,343 SF
PROPOSED 5,989 SF.
 - SETBACKS FOR BM:
FRONT 15' REQUIRED, 42'± PROVIDED
SIDE 0' (SAME ZONING), 20'± PROVIDED
REAR 0' (DR 10.5 ZONING), 21'± PROVIDED
 - DISTURBED AREA: 11,350 SF.±
 - PARKING:
REQUIRED: 65 SPACES
SALES 12,887 @ 5.0/1000 = 65 SPACES
SERVICE 42,445 @ 3.3/1000 = 140 SPACES
PROVIDED: 259 SPACES (INCLUDES 8 HC SPACES)
 - F.A.R. 55,332/201,948 = 0.27
 - THIS PROJECT CAME BEFORE THE DRC ON 10/23/12 AT WHICH TIME A LIMITED EXEMPTION WAS GRANTED UNDER SECTION 32-4-106 (A)(1)(VI) OF THE BALTIMORE COUNTY CODE. (DRC#102312B).
 - ZONING HISTORY CASE NUMBER 1971-0220-A. (VARIANCE APPROVED TO PERMIT A SIGN HEIGHT OF 33' IN LIEU OF THE REQUIRED 25', BY ORDER DATED JANUARY 19, 1971.)

NOTE: SECTION 413

ALL LEGALLY NON-CONFORMING SIGNS APPROVED BY VARIANCE ARE NO LONGER VALID UNLESS RE-APPROVED UNDER SECTION 450.

CASE # 2013-0251-A

ADJOINER LIST

- LOT #33 WILLIAM E. JR. & ROSE M. NEWMAN
TAX ACCOUNT #1220020430
DEED REF: 9544/579
- LOT #34 ROBERT L. & JUDY G. ROLFE
TAX ACCOUNT #121408080
DEED REF: 23840/172
- LOT #35 DOROTHY CUNNINGHAM
TAX ACCOUNT #1203077920
DEED REF: 4312/142
- LOT #36 JOSE ROMERO
TAX ACCOUNT #1216003990
DEED REF: 27678/50
- LOT #37 JOSEPH CAMPANILI
TAX ACCOUNT #1219064260
DEED REF: 19444/626
- LOT #38 CARROLL J. & JOHNETTE H. LANGE
TAX ACCOUNT #1212000810
DEED REF: 1871/521
- LOT #39 JOHN H. SR. & PEGGY J. GREEN
TAX ACCOUNT #1208056800
DEED REF: 5138/104
- LOT #40 BALTUR INVESTMENT GROUP INC.
TAX ACCOUNT #1201069200
DEED REF: 18337/771
- LOT #41 JOHN P. & VIVIAN GOLAMB
TAX ACCOUNT #1215004030
DEED REF: 20858/236
- LOT #42 ANA SIERRA
TAX ACCOUNT #1201074730
DEED REF: 28115/38
- LOT #43 TAVON JORDON
TAX ACCOUNT #1207047301
DEED REF: 28089/298
- LOT #44 MARIE LAURILLARD
TAX ACCOUNT #1219027190
DEED REF: 16073/493
- LOT #45 MICHELLE BROOKS
TAX ACCOUNT #1206010030
DEED REF: 15904/191
- LOT #46 BARBARA A. MCCUEN
TAX ACCOUNT #1214040591
DEED REF: 9653/149
- LOT #47 MATTHEW C. STUBLER
TAX ACCOUNT #1216045560
DEED REF: 14405/561
- LOT #48 ULLIAN V. KUCC
TAX ACCOUNT #1211089670
DEED REF: 7564/217
- LOT #49 DARLINE E. ARMSTRONG
TAX ACCOUNT #1201095320
DEED REF: 11136/154
- LOT #50 RANDOLPH K. SR. & DONNA M. DALEY
TAX ACCOUNT #1219008820
DEED REF: 7009/396
- LOT #51 BERNARD POPE
TAX ACCOUNT #1215037680
DEED REF: 26851/75
- LOT #52 MISTER PROPERTIES LLC
TAX ACCOUNT #1212003330
DEED REF: 31803/221
- LOT #53 MARGARET H. BOST
TAX ACCOUNT #1202060090
DEED REF: 5453/239
- LOT #54 PAVITAR SINGH & HARWINDER KAUR
TAX ACCOUNT #1219051200
DEED REF: 23866/714
- LOT #55 CHRISTOPHER M. HIGGINS
TAX ACCOUNT #1212040700
DEED REF: 25237/74
- LOT #56 MICHAEL A. & JUDY A. BAKER
TAX ACCOUNT #1202058460
DEED REF: 7768/135
- LOT #57 FREDERICK J. JR. & RENEE M. BURES
TAX ACCOUNT #1204075870
DEED REF: 9459/156
- LOT #58 VINCENT T. GRECO
TAX ACCOUNT #1223052130
DEED REF: 28863/259
- LOT #59 MARY A. ANDERSON
TAX ACCOUNT #1201089130
DEED REF: 9183/408
- LOT #60 COURTNEY L. CANNON
TAX ACCOUNT #1202022241
DEED REF: 28306/344
- LOT #61 GUINDO SALAS & OSCAR RODRIGUEZ
TAX ACCOUNT #1219088120
DEED REF: 29180/7
- LOT #62 CORNERSTONE ONE INVESTMENT HOLDINGS LLC
TAX ACCOUNT #1202071030
DEED REF: 31970/491
- LOT #63 MAURICE A. CHRISTENSEN JR.
TAX ACCOUNT #1219077990
DEED REF: 30705/416
- LOT #64 MICHAEL J. OSTER
TAX ACCOUNT #1211000300
DEED REF: 26896/560
- LOT #65 DOROTHY WISDMAN-POTTER & JERRY D. POTTER
TAX ACCOUNT #1211077400
DEED REF: 31207/474
- LOT #66 PAUL L. KULAGA SR.
TAX ACCOUNT #1201089580
DEED REF: 11437/219
- LOT #67 CORIE & NICOLE COSGROVE
TAX ACCOUNT #1202087180
DEED REF: 23805/384
- LOT #68 RHONDA J. OXENDINE
TAX ACCOUNT #1201054610
DEED REF: 29180/7
- LOT #69 SATUNINO FLORES, HERNANDEZ ELVA & BLANCA ARROJO
TAX ACCOUNT #1211087200
DEED REF: 23895/540
- LOT #70 MICHAEL A. LORENZO
TAX ACCOUNT #1212000280
DEED REF: 30705/416
- LOT #71 WILLIAM JR. (DEC) & MARGARET DENVER (DEC)
TAX ACCOUNT #1204020150
DEED REF: 1632/41

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

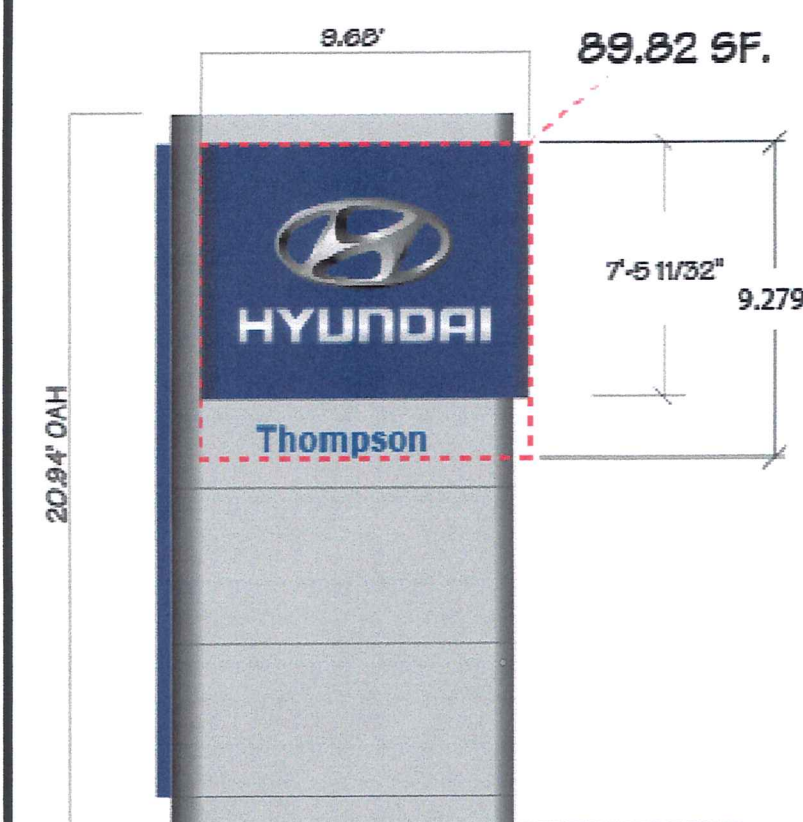
PLAT TO ACCOMPANY
ZONING PETITION
FOR
THOMPSON HYUNDAI
#1000 MERRITT BOULEVARD

12TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND		
REVISIONS	DRAWN BY: CND	DESIGNED BY: DNM
	DATE: 04-18-13	SHEET NO.: 12087
		SCALE: 1" = 40' 1 OF 1



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 16581, EXPIRATION DATE: 08-01-2013

Petitioner's No. 1

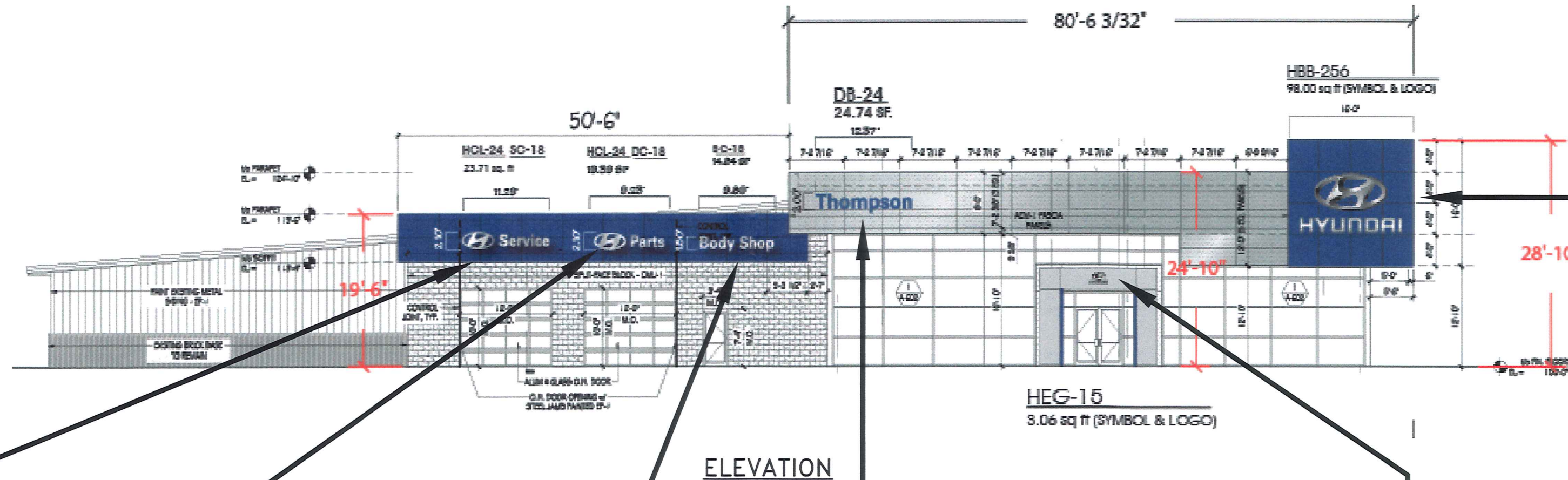


SIZE OF SIGN
=9.279'x9.68'
=89.82 SF

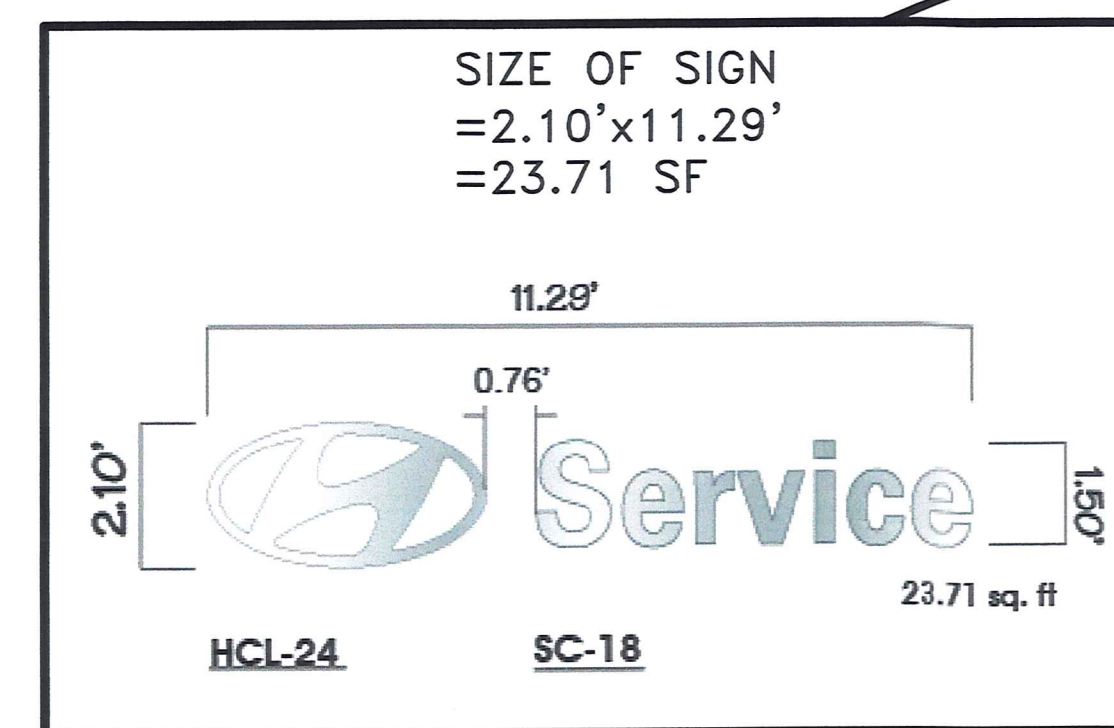
STREET SIDE →

SIGN E01

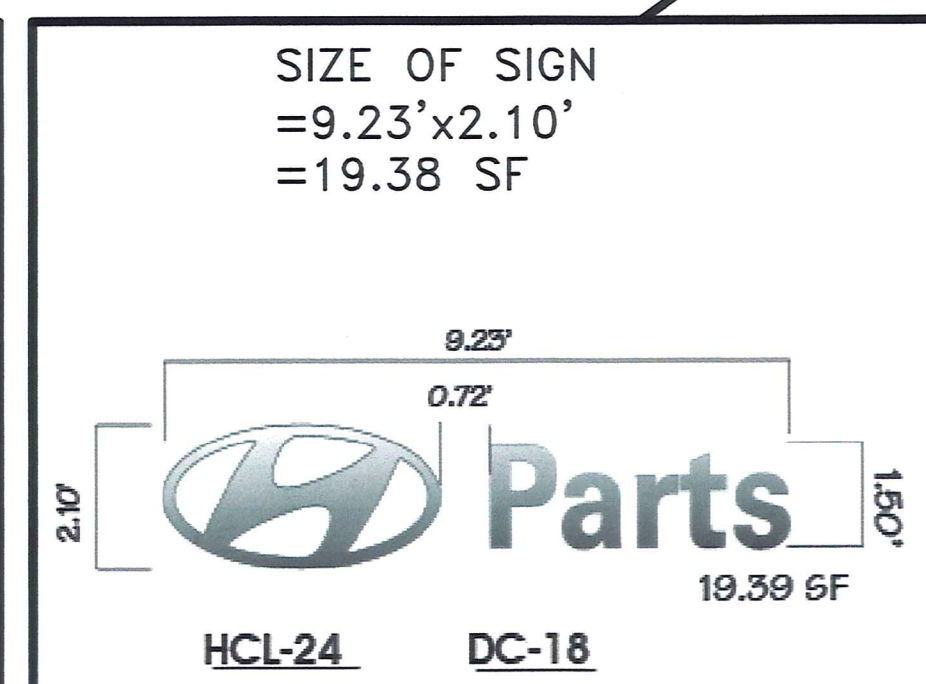
"OLD THOMPSON DEALERSHIP
SIGN WAS 33 FEET IN HEIGHT
PER CASE NO. 71-228-A; NEW
SIGN REDUCED TO 20.94 FEET
IN HEIGHT"



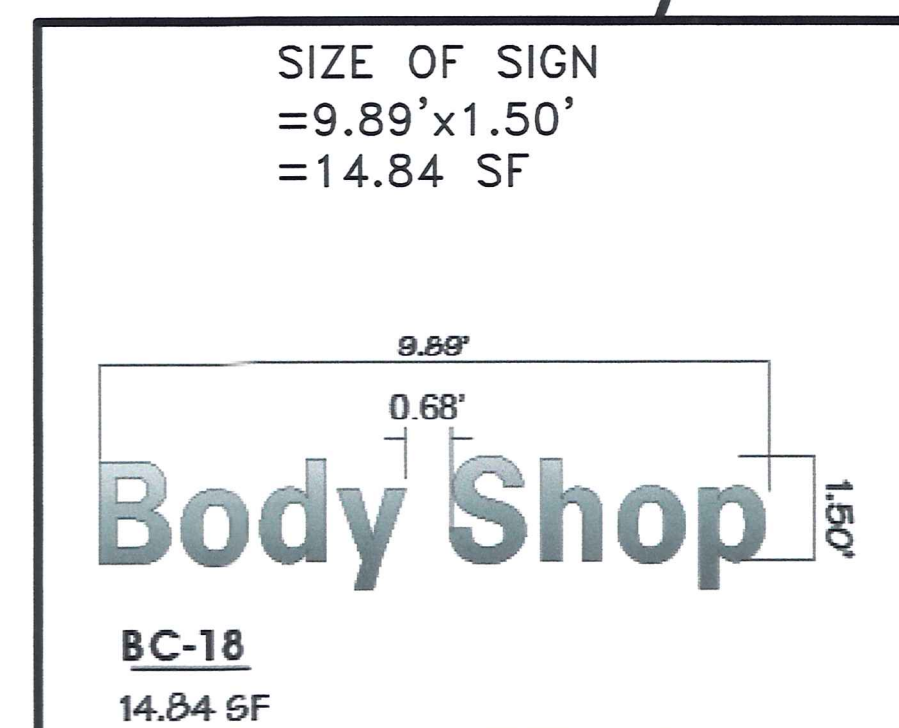
ELEVATION



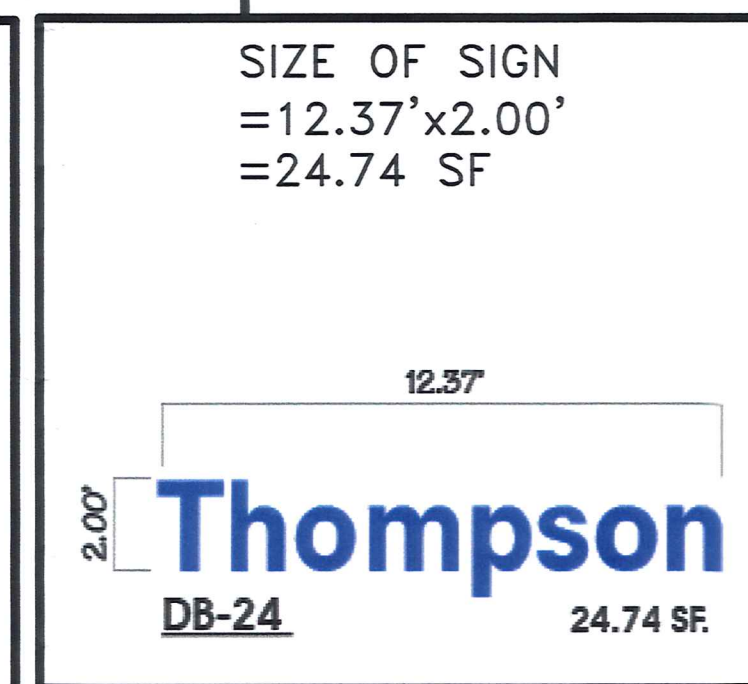
SIGN 1



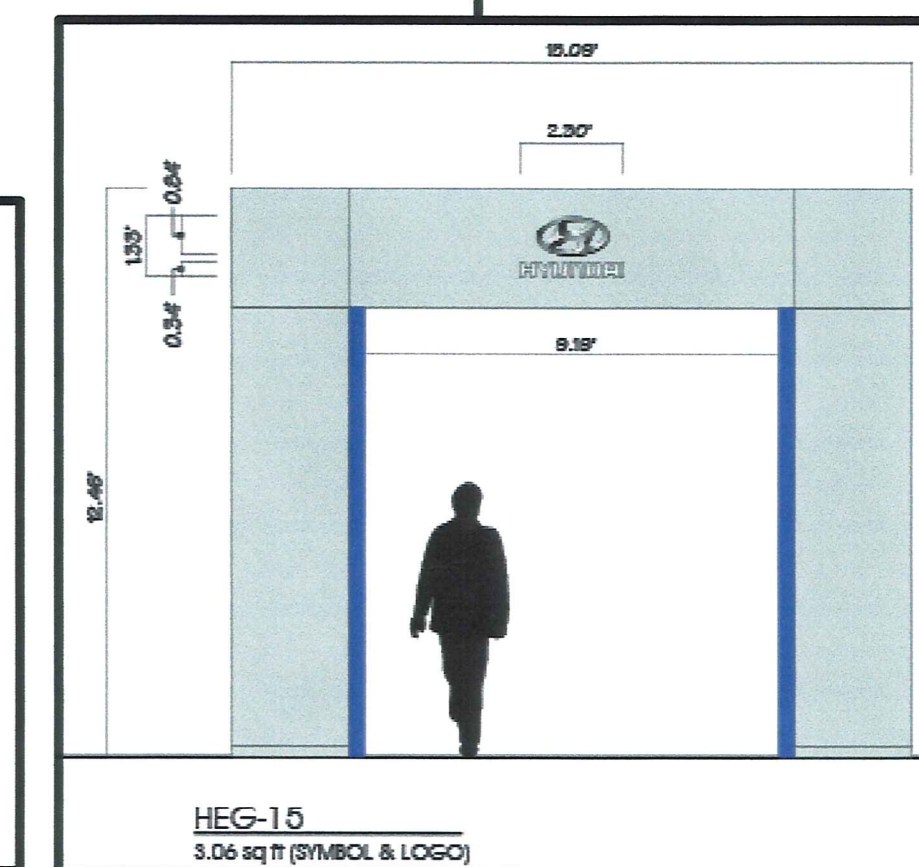
SIGN 2



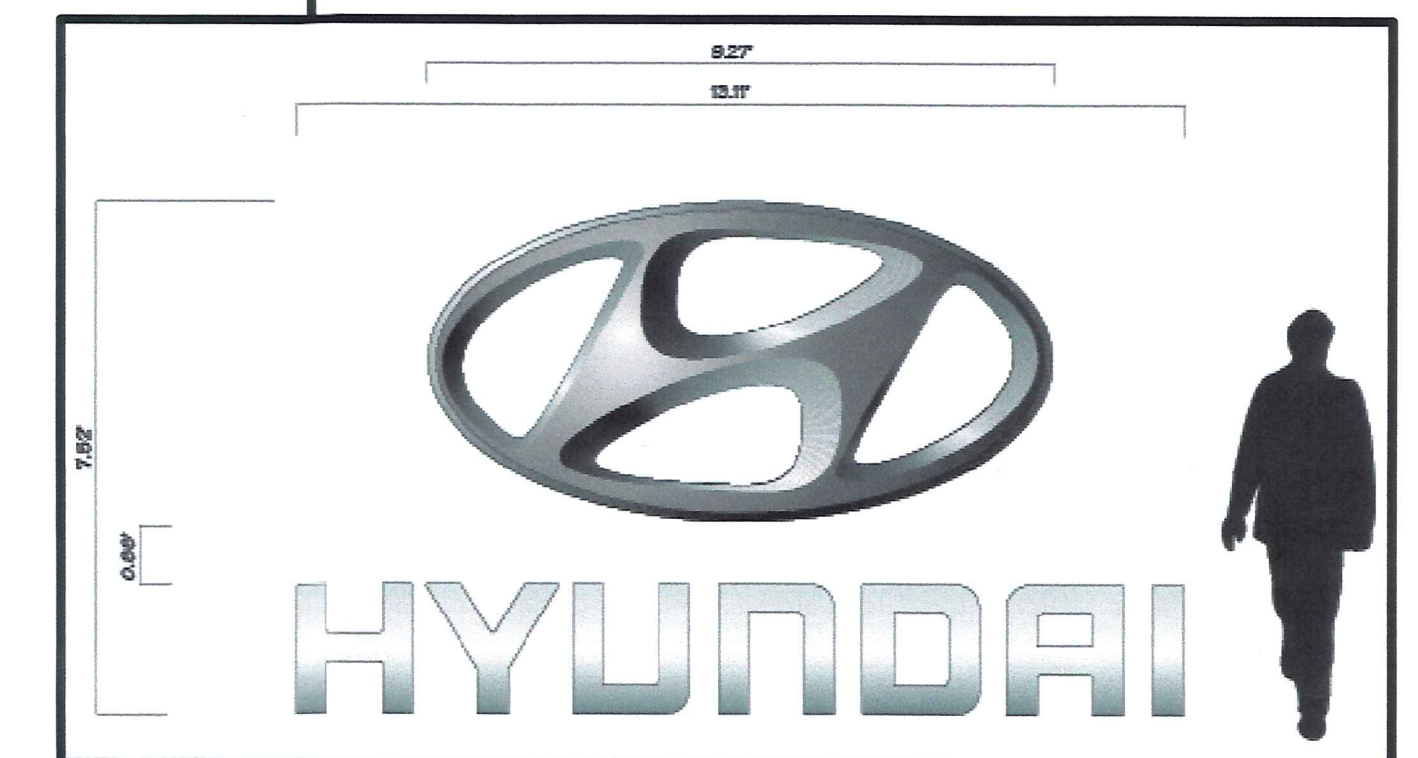
SIGN 3



SIGN 4

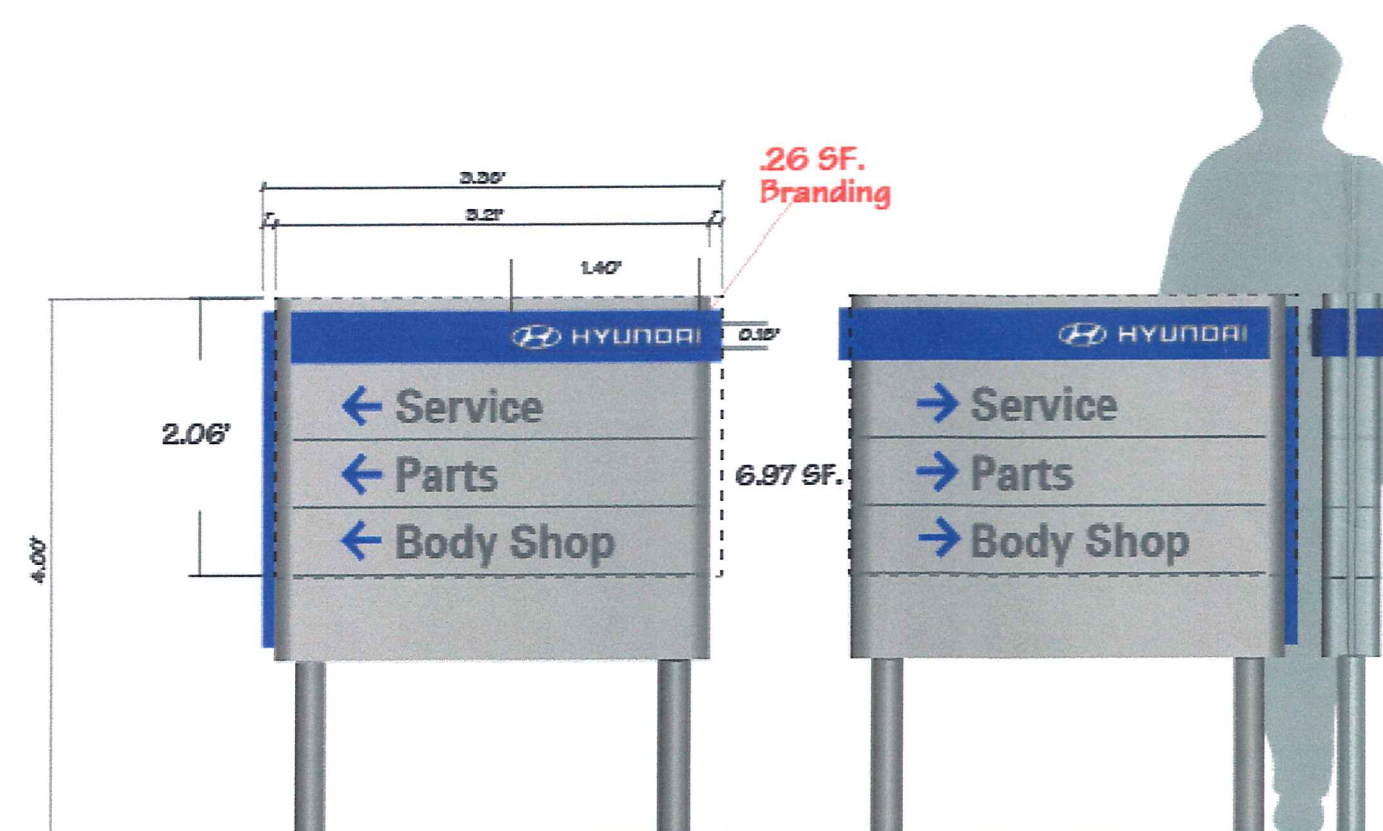


SIGN 5

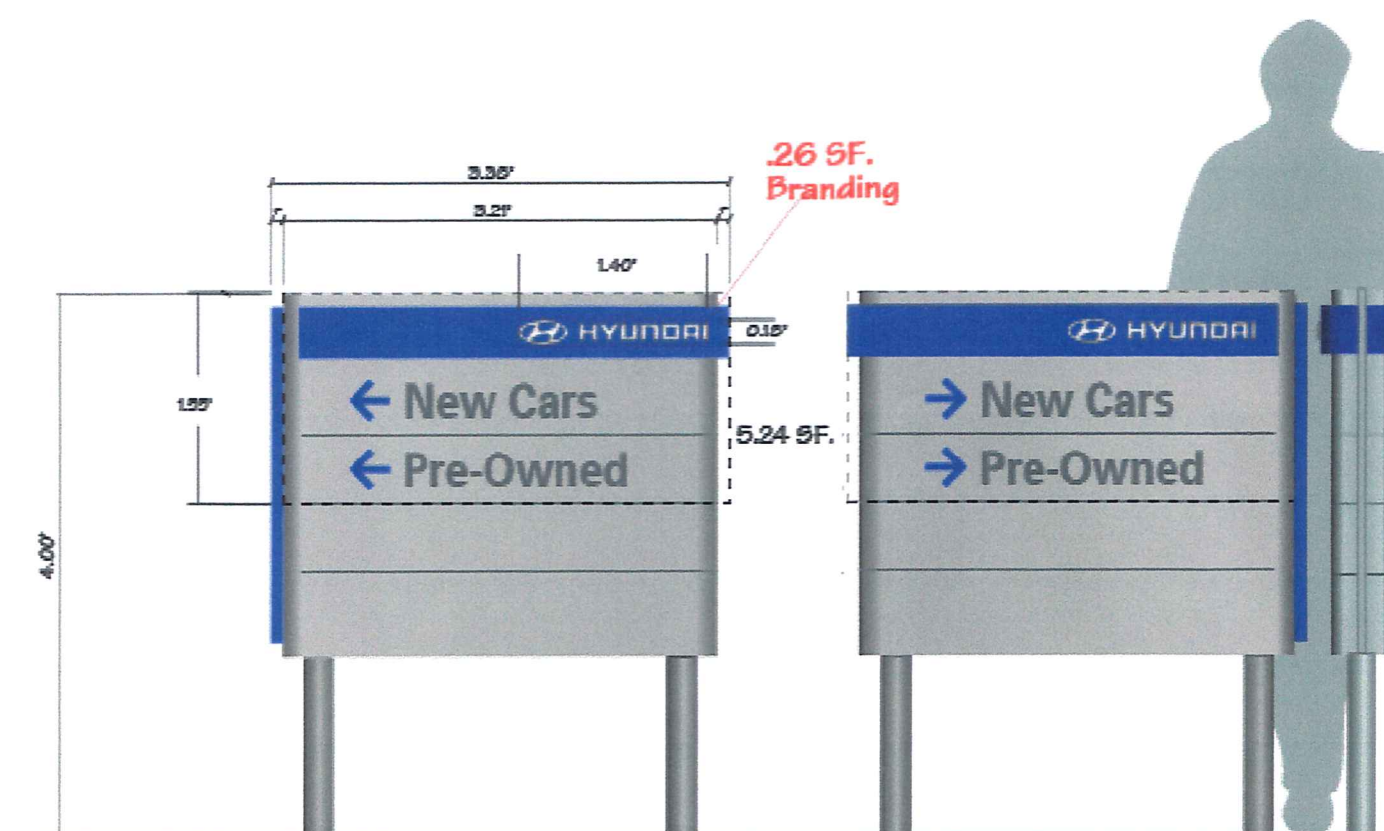


SIGN 6

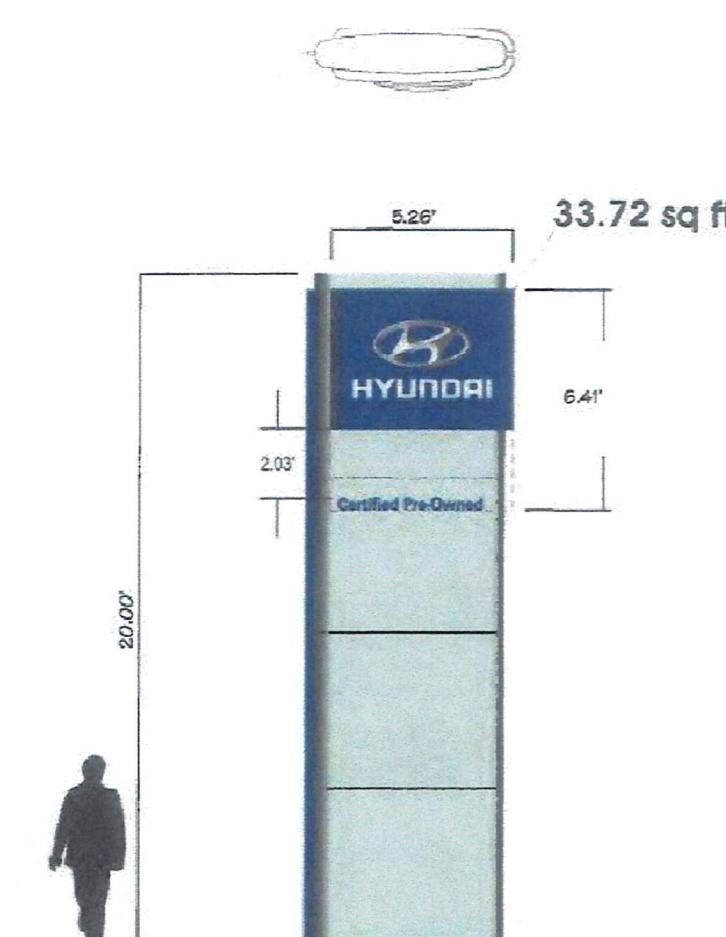
SIZE OF SIGN
=13.11'x7.52'
=98.59 SF



SIGN E04
(NO VARIANCE)



SIGN E03
(NO VARIANCE)



SIGN E02
(NO VARIANCE)

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
NUMBER 16581, EXPIRATION DATE: 08-01-2015



Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

CASE # 2013-0251-A

PLAT TO ACCOMPANY
ZONING PETITION
FOR
THOMPSON HYUNDAI

#1000 MERRITT BOULEVARD

12TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	ORDER RECEIVED FOR FILING	DRAWN BY:	DESIGNED BY:	SCALE:
	Date: 8-7-13	CND	DNM	NTS
	By: [Signature]	DATE: 08-02-13	JOB NO.: 12087	SHEET NO.: 2 OF 2

Inventory Recommendation Detail

E01

INVENTORY



Comments

Image		Height
Before		6' 5 1/2"
	Width	
	15' 1/2"	
	Sign Text	
	Thompson	
Depth		Letter Height
N/A		N/A
OAH Above Grade		Visible Opening
20' 6 1/2"		N/A
Retainer Size		Surface Material
N/A		Metal
Wall Repair		Illuminated
N/A		Yes
	Electrical	
	N/A	

RECOMMENDATION



Comments

Image	After
	Proposed Action
	Remove and Install
	Proposed Sign Type
	Pylon Sign
	Part Description
	Hyundai Pylon 72 sq ft @ 21 ft OAH
	Part Code
	HYU-HP-72-21
	Wall Repair
	N/A
	Signage Text
	Thompson
	Illuminated
	Yes
	Electrical
	120 volt 20 amp dedicated circuit

Customer Site: MD008

THOMPSON HYUNDAI

1000 MERRITT BOULEVARD

BALTIMORE, MD 21222

11/11/20060574