



KEVIN KAMENETZ
County Executive

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

July 19, 2013

David H. Karceski, Esquire
210 W. Pennsylvania Avenue
Suite 500
Towson, Maryland 21204

RE: Petitions for Variance
Case No.: 2013-0276-A
Property: 801 York Road

Dear Mr. Karceski:

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 name John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Scott Fader, 1 Olympic Place, Suite 1200, Towson, Maryland 21204
Tom Church, 6603 York Road, Baltimore, Maryland 21203
Paul Hartman, 18 ½ Cedar Avenue, Baltimore, Maryland 21286

IN RE: PETITION FOR VARIANCE
(801 York Road)
9th Election District
5th Councilman District
CARS-DB4, L.P., *Legal Owner*
Heritage of Towson, II, Inc.
Lessee
Petitioners

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2013-0276-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by David H. Karceski, Esquire, on behalf of the legal owner, CARS-DB4, L.P. and lessee Heritage of Towson, II, Inc.. The Variance was filed pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") §§ 450.4 Attachment 1.5(a) and 450.4 Attachment 1.5(g): (1) to allow a total of five (5) wall-mounted enterprise signs with no more than three such signs on a single façade of the building in lieu of the permitted three wall-mounted enterprise signs with no more than two (2) on a single façade; and (2) to allow a freestanding enterprise sign with a sign area/face of 146 sq. ft. and height of 26 ft.¹ in lieu of the permitted 50 sq. ft. of sign area/face and height of 25 ft. The subject property and requested relief is more fully depicted on the amended site plan that was marked and accepted into evidence as Petitioners' Exhibits 1A & 1B.

Appearing at the public hearing in support of the requests was Scott Fader and Tom Church. David H. Karceski, Esquire appeared as counsel and represented the Petitioners. Paul Hartman, president of the Greater Towson Council of Community Associations (GTCCA), attended the hearing and indicated that, after reviewing the exhibits, his association did not object

¹At the hearing, Petitioner filed an amended petition, reflecting that the height variance was no longer sought; i.e., the proposed sign will not exceed 25' in height, as permitted by the B.C.Z.R.

ORDER RECEIVED FOR FILING

Date

7/19/13

By

Sen

to the petition. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

The only substantive Zoning Advisory Committee (ZAC) comment was submitted by the Department of Planning (DOP), which did not oppose the relief.

Testimony and evidence revealed that the subject property is approximately 1.563 acres and zoned BR-AS. The site is improved with a Hyundai new car dealership. The dealership is modernizing its signs on site, and requires variance relief 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. Mr. Church, a professional engineer accepted as an expert, testified via proffer that the site is unique because it occupies a corner lot bound on three sides by public roads, and because there is a significant topographical change through the property. I agree.

If the B.C.Z.R. were strictly enforced, the Petitioners would indeed suffer a practical difficulty, since they would be unable to install the proposed signs, which are mandated by its franchise agreement with the manufacturer. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by absence of County and/or community opposition.

ORDER RECEIVED FOR FILING

Date 7/19/13

By Sen

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

THEREFORE, IT IS ORDERED, this 19th day of July, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") §§ 450.4 Attachment 1.5(a) and 450.4 Attachment 1.5(g): (1) to allow a total of five (5) wall-mounted enterprise signs with no more than three such signs on a single façade of the building in lieu of the permitted three wall-mounted enterprise signs with no more than two (2) on a single façade; and (2) to allow a freestanding enterprise sign with a sign area/face of 146 sq. ft. in lieu of the permitted 50 sq. ft. of sign area/face, be and is hereby GRANTED.

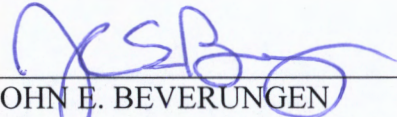
The relief granted herein shall be subject to the following:

- Petitioners may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- The variance granted herein shall not be transferrable to a future tenant and/or owners of the premises; i.e., it shall not "run with the land." Any change whatsoever to the signage approved herein will require a public hearing before the Office of Administrative Hearings (OAH).
- The Petitioners shall not install on the premises a freestanding sign advertising used or pre-owned vehicles for sale.

ORDER RECEIVED FOR FILING

Date 7/19/13
By Sen

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: sln

ORDER RECEIVED FOR FILING

Date 7/19/13
By sln



Amended

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 801 York Road

which is presently zoned BR-AS

Deed References: 20520-507

10 Digit Tax Account # 1 6 0 0 0 0 2 0 2 3

Property Owner(s) Printed Name(s) CARS-DB4, L.P.

(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 SHEET

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee: Heritage of Towson II, Inc.

By: Lonnie L. Swiger, Vice President

Name- Type or Print

[Signature]

Signature

1 Olympic Place, Suite 1100, Towson, MD

Mailing Address City State

21204 / (410) 415-0510 /

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esq.

Name- Type or Print

[Signature]

Signature

210 W. Pennsylvania Avenue, Ste. 500 Towson MD

Mailing Address City State

21204 / (410) 494-6285 / dhkarceski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

CARS-DB4, L.P.

Name #1 - Type or Print

Name #2 - Type or Print

SEE ATTACHED

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esq.

Name - Type or Print

[Signature]

Signature

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 / (410) 494-6285 / dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER

2013-276-A

Filing Date / /

Do Not Schedule Dates:

Reviewer

**Attachment to
Petition for Variance**

801 York Road

LEGAL OWNER/PETITIONER

CARS-DB4, L.P.

By: CARS-DBSPE4, INC., a Delaware corporation,
its General Partner

By: 

Name: John M. Weaver

Title: Chief Risk Officer & General Counsel

Address: 8270 Greensboro Dr, Suite 950
McLean, VA 22102

Phone: 703-288-3075

**Attachment to
Petition for Variance**

801 York Road

1. Variance from BCZR Section 450.4. Attachment 1.5(a) to allow a total of five wall-mounted enterprise signs with no more than three such signs of a single façade of the building, in lieu of the permitted three wall-mounted enterprise signs, with no more than two on a single façade.
2. Variance from BCZR Section 450.4 Attachment 1.5(g) to allow a freestanding enterprise sign with a sign area/face of 146 square feet ~~and height of 26 feet in lieu of the permitted 50 square feet of sign area/face and height of 25 feet.~~ OK

T 600229

VENABLE LLP • 210 West Pennsylvania Ave Suite 500 • Towson, MD 21204

T 600229

05/22/13 \$385.00 (DHK)

125276:346528 - AGI Graphics Incorporated/801 York Road

Baltimore County, MD

Filing fee for Petition for Variance

 **M&T Bank**
Baltimore, MD 21201

VENABLE^{LLP}

Towson Operating Account
210 West Pennsylvania Ave.
Suite 500
Towson, MD 21204

T 600229

7-11
520

DATE
05/22/13

CHECK NO.
600229

AMOUNT
\$385.00

Three hundred eighty-five dollars and no cents

Baltimore County, MD


AUTHORIZED SIGNATURE

VOID AFTER 30 DAYS

AUTHORIZED SIGNATURE
(TWO SIGNATURES REQUIRED OVER \$25,000)

⑈ 600229 ⑈ ⑆052000113⑆

9851847187⑈

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

ZONING DESCRIPTION

FOR

#801 YORK ROAD

BEGINNING for the same at a point on the northeast side of York Road, 66 feet wide more or less, said point being 20 feet, more or less, from the centerline of Dunvale Road, 40 feet wide, more or less, thence running and binding along the following courses and distances:

1. North 31 degrees, 41 minutes, 44 seconds West, 246.17 feet,
2. North 57 degrees, 45 minutes, 41 seconds East, 1.50 feet,
3. Thence along a curve to the left with a radius of 38.00 feet and an arc length of 59.33 feet, thence continuing with the following:
4. North 57 degrees, 45 minutes, 41 seconds East, 145.86 feet,
5. South 31 degrees, 41 minutes, 44 seconds East, 123.81 feet,
6. North 57 degrees, 45 minutes, 41 seconds East, 15.00 feet,
7. South 31 degrees, 41 minutes, 44 seconds East, 160.00 feet, and
8. South 57 degrees, 45 minutes, 41 seconds West, 200.00 feet

to the place of beginning.

CONTAINING 54,537 square feet or 1.252 acres, more or less.

BEING the same parcel of land described in a Deed, dated August 10, 2004, and recorded in the Land Records of Baltimore County in Liber 20520, folio 507.

ALSO known as #801 York Road, and located in the 9th Election District of Baltimore County.

5th Council District

Contract No. 13-103
April 1, 2013



Item #0276

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2013-0276-A

Petitioner: CARS-DB4, L.P.

Address or Location: 801 York Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukasevich

Address: Venable, LLP

210 W. Pennsylvania Avenue, Suite 500

Towson, MD 21204

Telephone Number: 410-494-6200

Revised 2/20/98 - SCJ

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

No. **099731**

Date: **5/22/13**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 5/24/2013 5/24/2013 09:47:34 B

REC W004 WALKIN SHIL SAH
 >>RECEIPT # 547872 5/24/2013 OFLN

Dept: 5 320 ZONING VERIFICATION
 CR NO. 099731

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

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$385

Total: **\$385**

Rec

From:

For:

Zoning hearing - case # 2013-0276-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2013-0276-A

RE: Case No.: _____

Petitioner/Developer: _____

Heritage of Towson, ll, LLC.

July 18, 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: _____

801 York Rd

June 28, 2013

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

Sincerely,

June 28, 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

June 28, 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 June 27, 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: #2013-0276-A

801 York Road

NE/s York Road, 50 ft. from centerline of Bosley Avenue

9th Election District - 5th Councilmanic District

Legal Owner(s): Cars-DB4, L.P.

Contract Purchaser/Lessee: Heritage of Towson, II, LLC

Variance: to allow a total of five wall-mounted enterprise signs with no more than three such signs of a single facade of the building, in lieu of the permitted three wall-mounted enterprise signs, with no more than two on a single facade; to allow a freestanding enterprise sign with a sign area/face of 146 sq. ft. and height of 26 ft. in lieu of the permitted 50 sq. ft. of sign area/face and height of 25 ft.

Hearing: Thursday, July 18, 2013 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

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

06/337 June 27

930454



KEVIN KAMENETZ
County Executive

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

June 10, 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: 2013-0276-A

801 York Road

NE/s York Road, 50 ft. from centerline of Bosley Avenue

9th Election District – 5th Councilmanic District

Legal Owners: Cars-DB4, L.P.

Contract Purchaser/Lessee: Heritage of Towson, II, LLC

Variance to allow a total of five wall-mounted enterprise signs with no more than three such signs of a single façade of the building, in lieu of the permitted three wall-mounted enterprise signs, with no more than two on a single façade; to allow a freestanding enterprise sign with a sign area/face of 146 sq. ft. and height of 26 ft. in lieu of the permitted 50 sq. ft. of sign area/face and height of 25 ft.

Hearing: Thursday, July 18, 2013 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Ave., Ste. 500, Towson 21204
Lonnie Swiger, Heritage, 1 Olympic Place, Ste. 1100, Towson 21204
John Weaver, Cars-DB4, 8720 Greensboro Dr., Ste. 950, McLean VA 22102

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JUNE 28, 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, June 27, 2013 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich
Venable, LLP
210 W. Pennsylvania Ave., Ste. 500
Towson, MD 21204

410-494-6200

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: 2013-0276-A

801 York Road

NE/s York Road, 50 ft. from centerline of Bosley Avenue

9th Election District – 5th Councilmanic District

Legal Owners: Cars-DB4, L.P.

Contract Purchaser/Lessee: Heritage of Towson, II, LLC

Variance to allow a total of five wall-mounted enterprise signs with no more than three such signs of a single façade of the building, in lieu of the permitted three wall-mounted enterprise signs, with no more than two on a single façade; to allow a freestanding enterprise sign with a sign area/face of 146 sq. ft. and height of 26 ft. in lieu of the permitted 50 sq. ft. of sign area/face and height of 25 ft.

Hearing: Thursday, July 18, 2013 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

M E M O R A N D U M

DATE: August 20, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0276-A - Appeal Period Expired

The appeal period for the above-referenced case expired on August 19, 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
801 York Road; NE/S York Road,	*	
50' c/line Bosley Avenue	*	OF ADMINISTRATIVE
9 th Election & 5 th Councilmanic Districts	*	
Legal Owner(s): CARS-DB4, L.P.	*	HEARINGS FOR
Contract Purchasers: Heritage of Towson II, Inc	*	
Petitioner(s)	*	BALTIMORE COUNTY
	*	2013-276-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED
JUN 03 2013

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of June, 2013, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2013-

0276-A

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
6/7/13	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
6/25/13	DEPS (if not received, date e-mail sent _____)	N/C
	FIRE DEPARTMENT	N/C
6/17/13	PLANNING (if not received, date e-mail sent _____)	
6/5/13	STATE HIGHWAY ADMINISTRATION	No Obj
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 6/27/13	
SIGN POSTING	Date: 6/28/13 by Black	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

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: June 25, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0276-A
Address 801 York Road
(CARS-DB4, LP Property)

Zoning Advisory Committee Meeting of June 3, 2013.

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

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED

JUN 25 2013

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: June 17, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 801 York Road

INFORMATION:

Item Number: 13-276

Petitioner: John Weaver – Cars – DB4,

Zoning: BR-AS

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

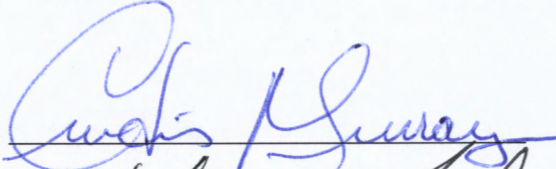
The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner requests a variance under Section 450.4 in the BCZR. This property is located in the Towson Commercial Revitalization District.

With regards to the request to allow a total of five wall-mounted enterprise signs with not more than three on a single façade of the building, in lieu of the three wall mounted-signs with no more than two on a single façade, the Department of Planning has no comment due to the fact that many of the signs are replacing existing signs at existing locations.

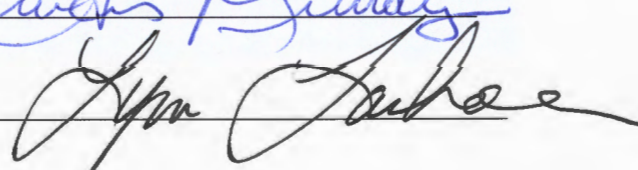
The petitioner proposes two additional signs for the entrances. The small directional type signs do not appear to be inappropriate, and will aid in directing vehicle circulation throughout the site.

With regards to the freestanding sign at the corner, the Department of Planning has no comment. The mentioned freestanding sign will replace an existing sign on the subject site.

For further information concerning the matters stated here in, please contact Krystle Patchak at 410-887-3480.

Prepared By: 

Division Chief:
AVA/LL:cjm



RECEIVED

JUN 19 2013

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 07, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For June 10, 2013
Item Nos. 2013- 0273, 0274, 0275,
0276, 0277, 0279, 0281, 0282, 0283, 0284, 0285, 0286, 0287 and 0288.

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

DAK:CEN
Cc: file

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6-5-13

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

RE: Baltimore County
Item No. 2013-0276-A
Variance
CARS-DB4, LD, John M. Weaver
801 York Road
MD 45

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 6-3-13. A field inspection and internal review reveals that an entrance onto MD45 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance.
Case Number 2013-0276-A

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

Sincerely,

A handwritten signature in black ink that reads "Richard A. Zeller".

for Steven D. Foster, Chief
Access Management Division

SDF/raz

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov



KEVIN KAMENETZ
County Executive

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

July 9, 2013

CARS-DB4 LP
John M. Weaver
Chief Risk Officer & General Counsel
8270 Greensboro Drive Suite 950
McLean VA 22102

RE: Case Number: 2013-0276 A, Address: 801 York Road

Dear Mr. Kahn:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 22, 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 that reads "W. Carl Richards, Jr." The signature is stylized with a large, flowing "W" and a prominent "J" at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:jaf

Enclosures

c: People's Counsel
David H. Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21208
Lonnie L. Swiger, V.P., 1 Olympic Place, Suite 1100, Towson MD 21204

CASE NAME 801 York Road
CASE NUMBER 13-276-A
DATE 7/18/13

[illegible]

CASE NAME 801 York Rd
CASE NUMBER 2013-0276A
DATE 7/18/13

[illegible]

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 09 Account Number - 1600002023

Owner Information

Owner Name:	CAR MI MD YORK L L C	Use:	COMMERCIAL
Mailing Address:	C/O AUTO PROPERTIES LLC 1 OLYMPIC PLACE STE 1000 TOWSON MD 21204-	Principal Residence:	NO
		Deed Reference:	1) /20520/ 00507 2)

Location & Structure Information

Premises Address	Legal Description
801 YORK RD 0-0000	1.2491 AC NES YORK RD SE COR BOSLEY AVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
070A	0002	0178		0000				2	Plat Ref:

Special Tax Areas	Town	NONE
	Ad Valorem	
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1945	18561	54,429 SF	22

Stories	Basement	Type	Exterior
		AUTO SHOWROOM	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	1,632,800	1,763,500		
Improvements:	530,700	529,300		
Total:	2,163,500	2,292,800	2,249,700	2,292,800
Preferential Land:	0			0

Transfer Information

Seller:	AUTO PROPERTIES LLC	Date:	08/10/2004	Price:	\$5,375,000
Type:	NON-ARMS LENGTH OTHER	Deed1:	/20520/ 00507	Deed2:	
Seller:	GRIFFITH BARBARA A	Date:	08/12/1999	Price:	\$1,193,666
Type:	ARMS LENGTH IMPROVED	Deed1:	/13956/ 00489	Deed2:	
Seller:	FENWICK CHARLES C	Date:	09/21/1982	Price:	\$800,000
Type:	ARMS LENGTH IMPROVED	Deed1:	/06436/ 00032	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

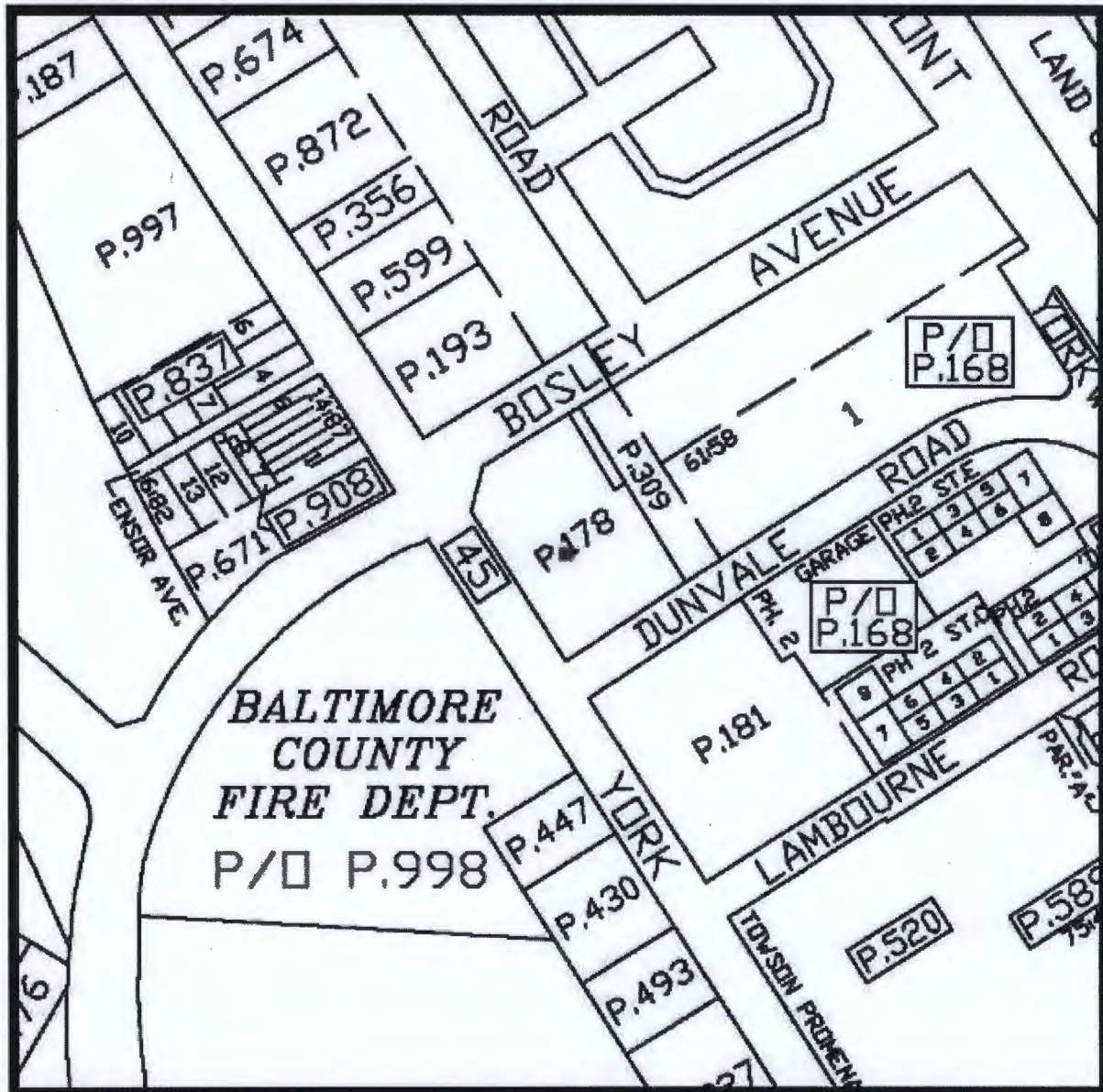
Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

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 - 09 Account Number - 1600002023



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.

Case No.:

2013-276-A

Exhibit Sheet

Petitioner/Developer

Protestant

SLN
7-19-13

No. 1	1A > 2 sheet plan 1B	
No. 2	Pylon sign exhibit	
No. 3	Aerial photo	
No. 4	4A-4D Color photo	
No. 5	Amended Zoning Petition	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ROBANET BUILDING CO. 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 2382 Side Yard - To permit a
sideyard setback of 12 feet instead of the required 30 feet

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

See attached description

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.

DATE <u>2/14/69</u>	ADMINISTRATIVE	Contract purchaser	Legal Owner
BY	Address	Address <u>Mt. Royal & Maryland Ave</u>	<u>Baltimore Maryland</u>
		Petitioner's Attorney	Protestant's Attorney
	Address		

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day

of January, 1969, 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 13th day of February, 1969, at 10:30 clock

A.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

Item #0276

ROBANET BUILDING CO. 69-166-A
E/S of York Rd. 1601 N of 9th
Dunvale Rd

ORDER RECEIVED FOR FILING

69-166-A

BOBANEY BUILDING CO. 459-166-A
E/S of York Rd. 1601 N of
Dunvale Rd. 9th

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship and the requested variance would give relief without substantial injury to the public health, safety or general welfare

the above Variance should be had; ~~and it further appearing that by reason of~~

a Variance to permit a side yard setback of 12' instead of the required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th

day of February, 196 9, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, to permit a side yard setback of 12' instead of the required 30 feet, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and Office of Planning and Zoning. [Signature]
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 196 _____ that the above Variance be and the same is hereby DENIED.

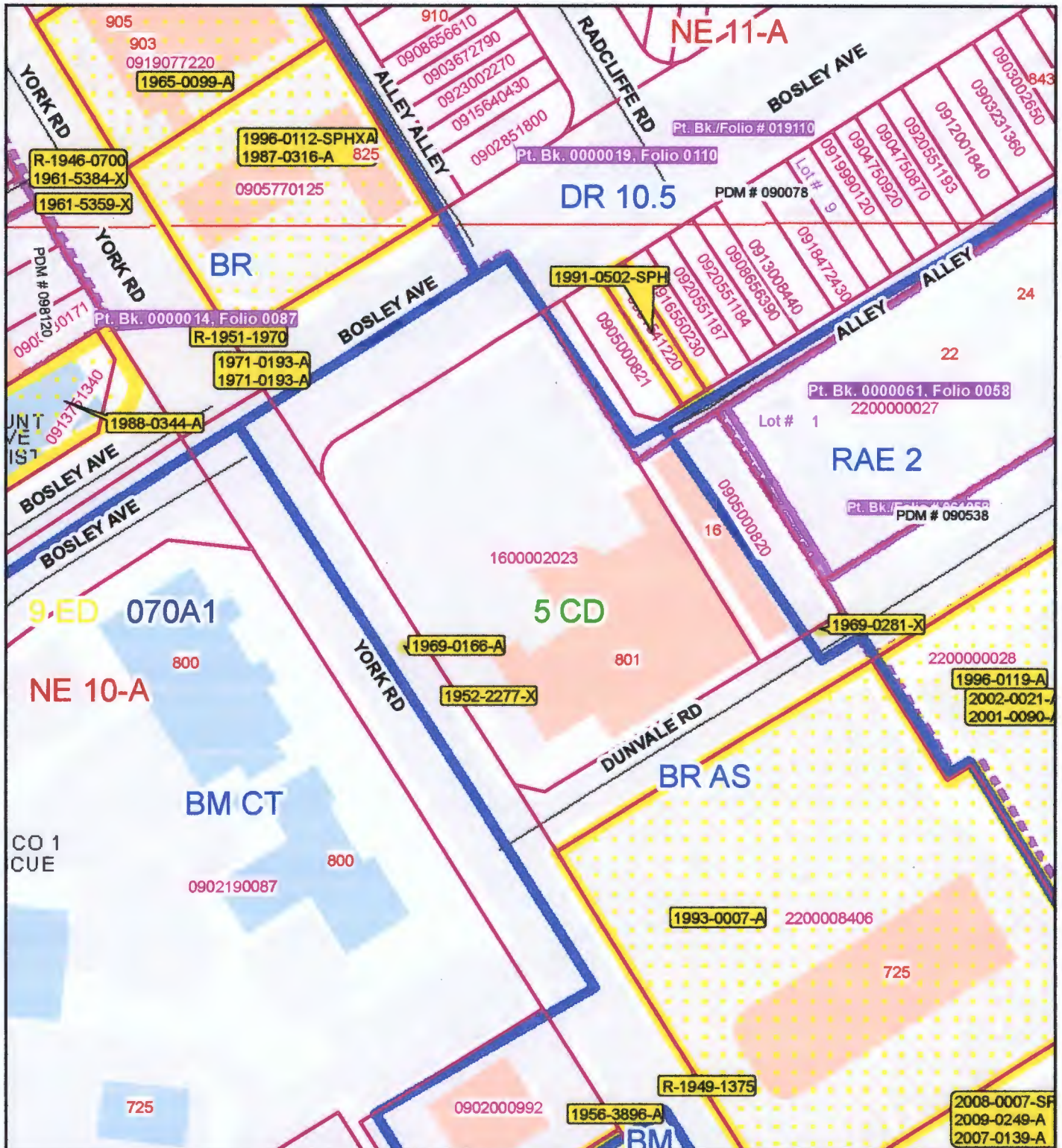
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE 4/2/69 BY J. C. Harris CLK

ADMINISTRATIVE ASSISTANT

801 York Road



Publication Date: 5/22/2013



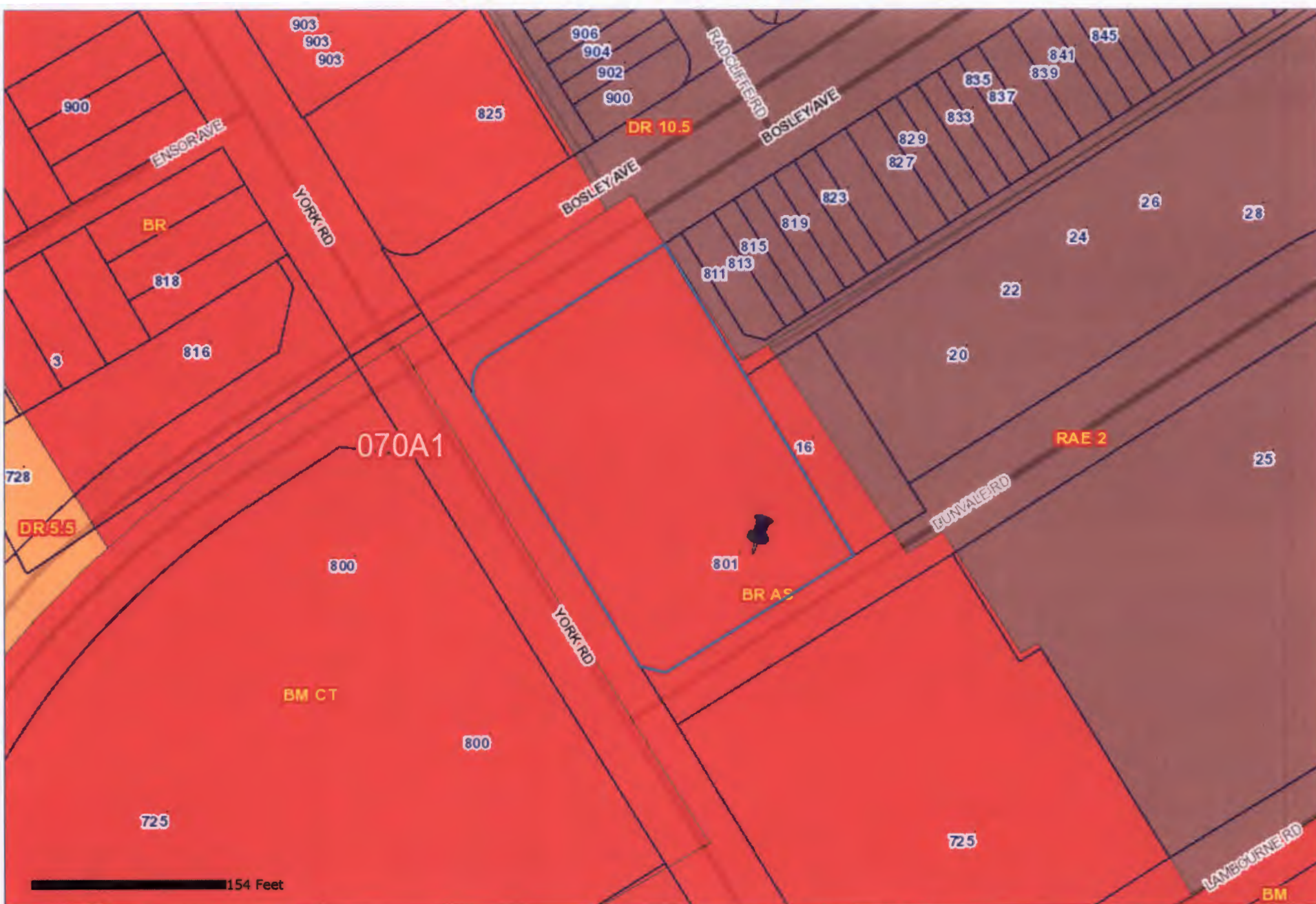
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet

Item #0270



My Neighborhood Map

Item # 0276

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.

Printed 5/21/2013



PETITIONER'S EXHIBIT

4A



YORK ROAD LOOKING
SOUTH TOWARDS
DUNVALE ROAD

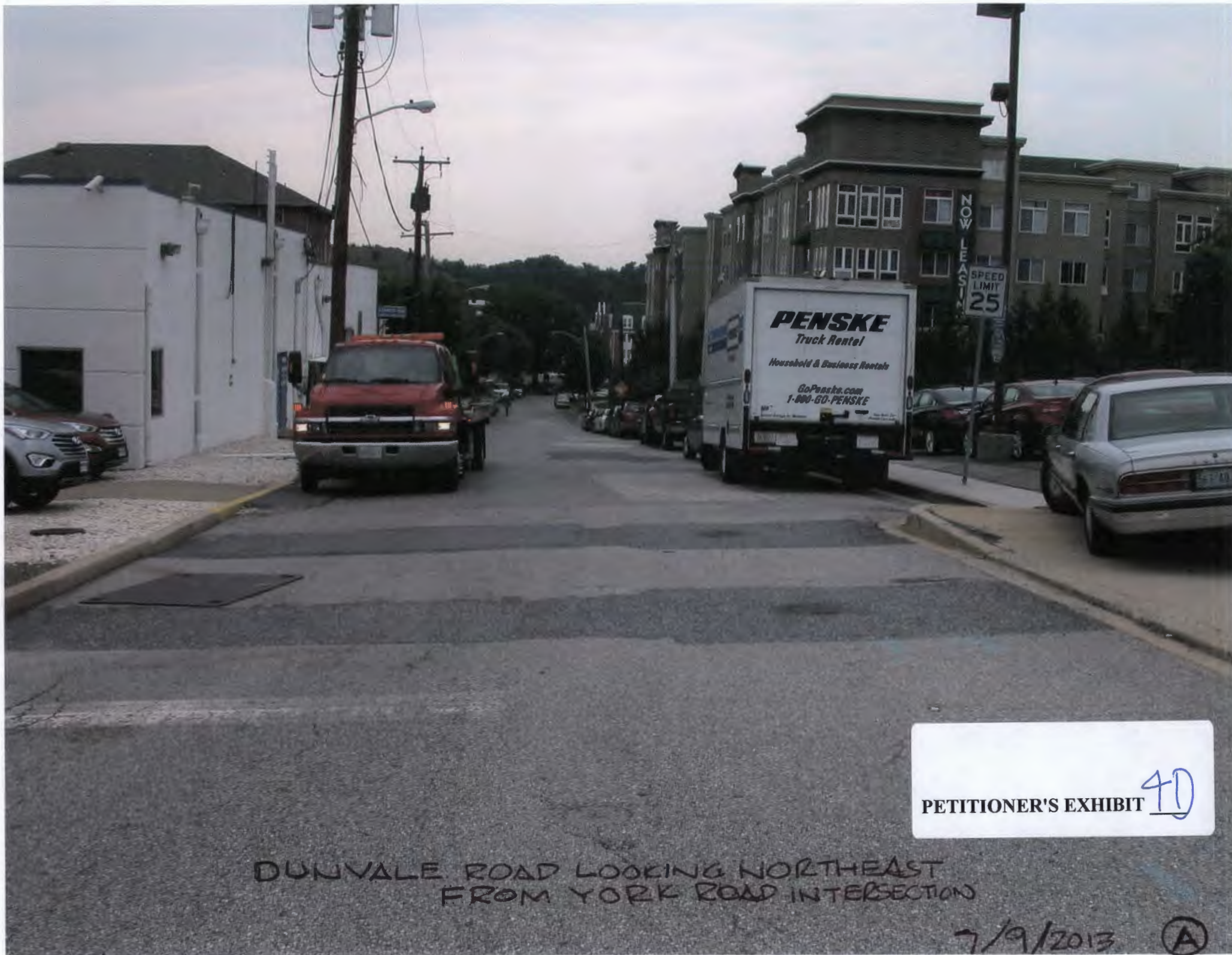
PETITIONER'S EXHIBIT

45

7/9/2013







PETITIONER'S EXHIBIT

40

DUNVALE ROAD LOOKING NORTHEAST
FROM YORK ROAD INTERSECTION

7/9/2013

(A)

PLAT TO ACCOMPANY PETITION FOR ZONING: ☒ VARIANCE, ☐ SPECIAL EXCEPTION

EXISTING BUILDING AREA TABULATION:
 RETAIL - 2,452 S.F.
 OFFICE - 815 S.F.
 SERVICE BAY - 5,617 S.F.
 *SUPPORT SERVICES - 7,437 S.F.
 TOTAL: 17,321 S.F.

FLOOR AREA RATIO (FAR)
 FAR = $\frac{17,321 \text{ SF}}{68,084 \text{ SF}} = 0.25$

*SUPPORT SERVICES INCLUDE:

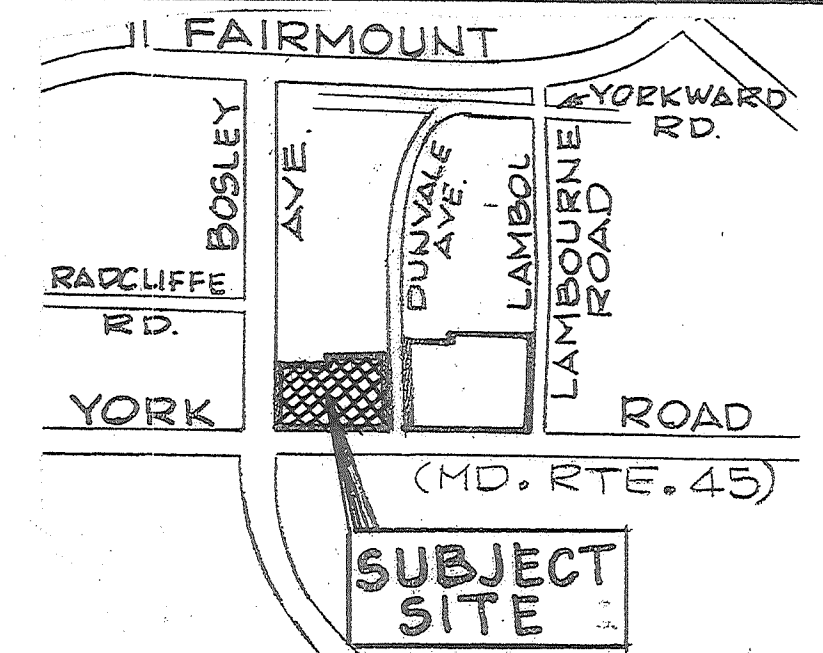
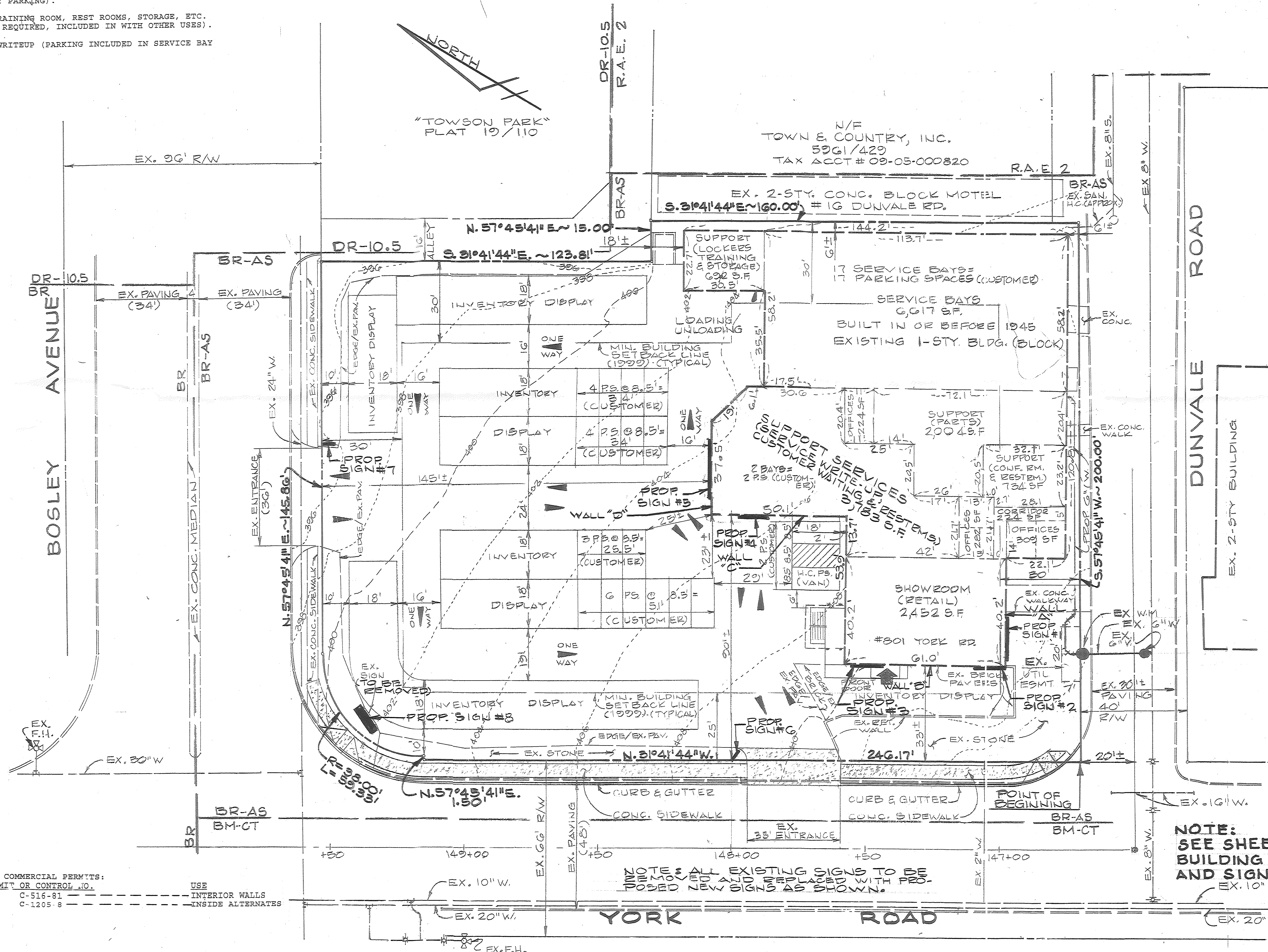
- CUSTOMER WAITING AREAS FOR SERVICE BAYS. (PARKING INCLUDED IN SERVICE BAY PARKING).
- PARTS STORAGE (NO PARKING REQUIRED, PARKING INCLUDED IN SERVICE BAY PARKING).
- LUNCH ROOM/TRAINING ROOM, REST ROOMS, STORAGE, ETC. (PARKING NOT REQUIRED, INCLUDED IN WITH OTHER USES).
- SERVICE BAY WRITEUP (PARKING INCLUDED IN SERVICE BAY PARKING).

PARKING TABULATION:

REQUIRED:
 RETAIL = $(2,452 \text{ S.F.} \times 5) / 1,000 = 12.26$
 OFFICE = $(815 \text{ S.F.} \times 3.3) / 1,000 = 2.69$
 SERVICE BAYS = $(5,617 \text{ S.F.} \times 3.3) / 1,000 = 21.84$
 TOTAL: 36.79
 (USE) 37

PROVIDED
 SERVICE BAYS = 19 (INCL. SERVICE WRITE-UP)
 OUTSIDE = 19
 TOTAL = 38 (INCL. 1-HANDICAP P.S., VAN ACCESSIBLE LABELED AS "CUSTOMER")

NOTE: SPACES LABELED AS "CUSTOMER" INCLUDE SPACES FOR EMPLOYEES. ALL REMAINING AREA ARE FOR INVENTORY STORAGE (LABELED AS "INVENTORY DISPLAY").



VICINITY MAP
 SCALE: 1" = 500'

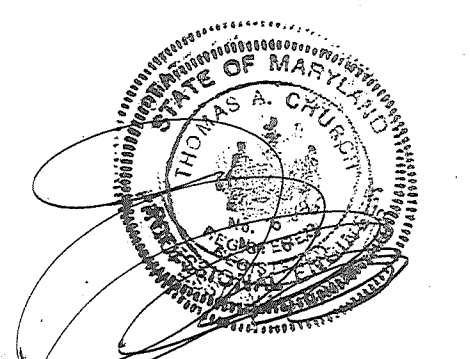
LOCATION INFORMATION

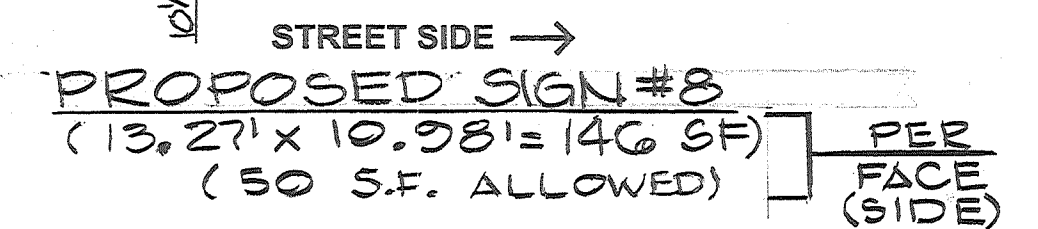
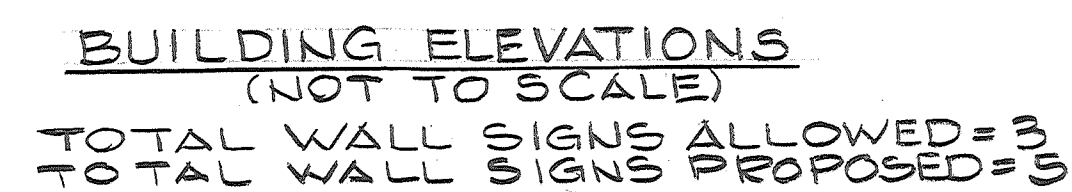
ELECTION DISTRICT NO.: 9 TH
 COUNCILMANIC DISTRICT NO.: 5 TH
 ZONING: BR-AS
 (REFERENCE MAP(S): 07041)
 AREA OF SITE:
 NET = 54,537 S.F. = 1.252 AC.
 GROSS = 68,084 S.F. = 1.563 AC.

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐
	YES	NO
CHESAPEAKE AREA CRITICAL AREA	☐	☒
AREA DESIGNATION:		
100 YEAR FLOODPLAIN	☐	☒
HISTORIC PROPERTY / BUILDING	☐	☒
PRIOR ZONING HEARINGS:		
CASE NO. 69-166 A	REQUEST FOR SIDYARD VARIANCE	DECISION APPROVED
PRIOR COMMERCIAL PERMITS:		
SEE SEPARATE LIST		
ZONING OFFICE USE ONLY		
REVIEWED BY	ITEM #	CASE #

PROPERTY DATA
 OWNER: CARMI MD YORK LLC
 C/O AUTO PROPERTIES, LLC
 ADDRESS: 1 OLYMPIC PLACE
 TOWSON, MD 21204
 PHONE NUMBER: 410-602-6177
 TAX ACCOUNT NUMBER(S): 1G-00-0002023
 DEED REFERENCE: 20510/307
 PLAT REFERENCE: N/A
 #2013-0276-A

NOTE:
 SEE SHEET 2 OF 2 FOR
 BUILDING ELEVATIONS
 AND SIGN DETAILS.





DETAILS OF PROPOSED SIGNS

NOT TO SCALE

Drawing	TLE			DEVELOPMENT ENGINEERING CONSULTANTS, INC. SITE ENGINEERS & SURVEYORS 6603 YORK ROAD 410-377-2600 BALTIMORE, MARYLAND 21212	APPLICANT AUTO PROPERTIES, LLC 1 OLYMPIC PLACE TOWSON, MD 21204 410-602-6171	PLAT TO ACCOMPANY PETITION FOR VARIANCE HERITAGE HYUNDAI # 801 YORK ROAD ELECTION DISTRICT 9 BALTIMORE COUNTY, MD COUNCILMANIC DISTRICT 5	SHEET 2 OF 2	DATE 5/23/13 SCALE AS SHOWN	CONTRACT NUMBER 13-103
Check	TAC								
Design	TLE	5/4/13	REV. PROP. AREA RE-SIGNS G, 7 & 8						
Check	TAC	DATE	REVISIONS						

FLOOR AREA RATIO (FAR)

$$FAR = \frac{17,321 SF}{68,084 SF} = 0.25$$

REQUIRED:

REQUIRED:

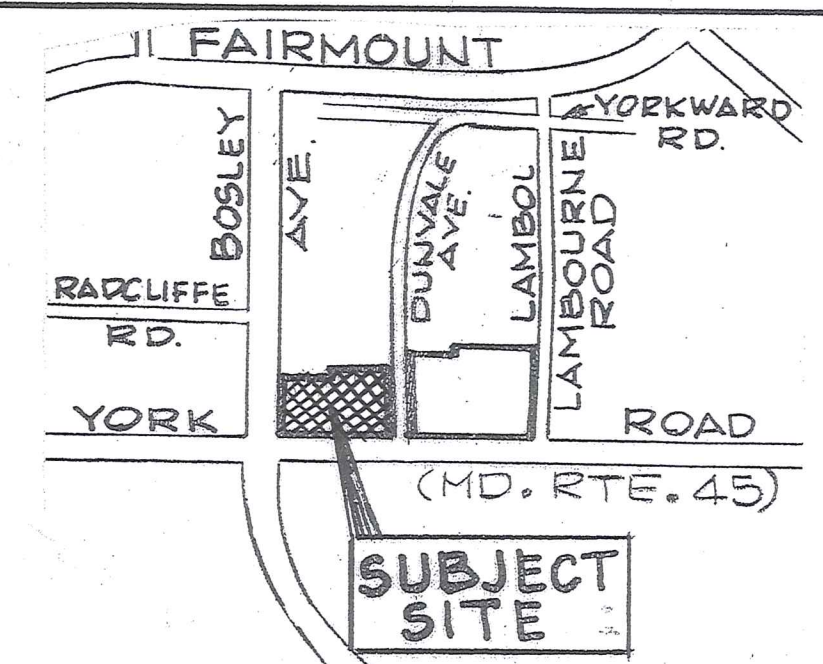
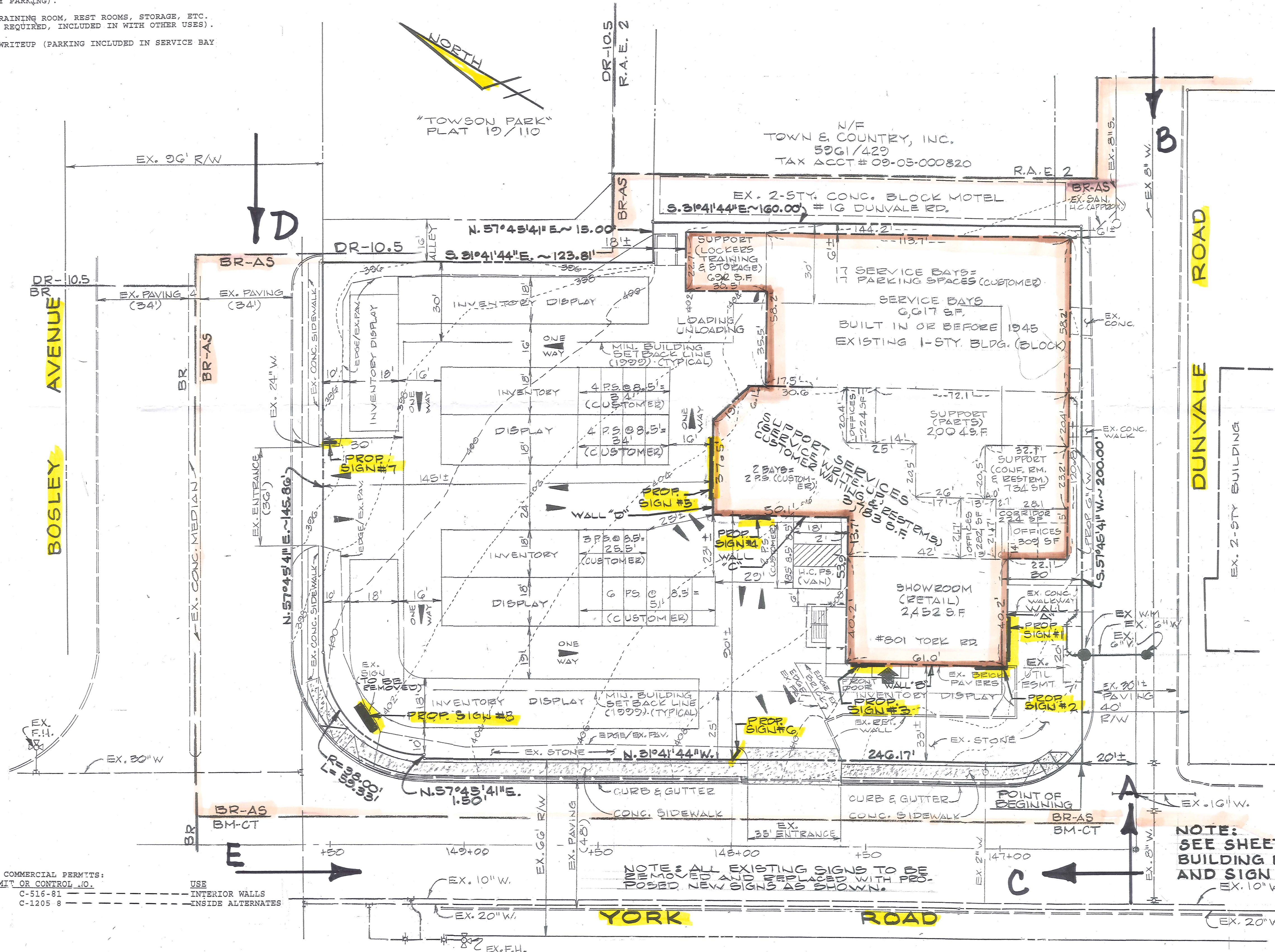
RETAIL	=	(2,452 S.F. X 5)/1,000	=	12.26
OFFICE	=	(815 S.F. X 3.3)/1,000	=	2.69
SERVICE BAYS	=	(6,617 S.F. X 3.3)/1,000	=	<u>21.84</u>
		TOTAL:		36.79
		(USE)		3

PROVIDED

SERVICE BAYS	= 19	(INCL. SERVICE WRITE-UP)
OUTSIDE	= 19	
TOTAL	= 38	(INCL. 1-HANDICAP P.S., VAN ACCESSIBLE LABELED AS "CUSTOMER")

NOTE: SPACES LABELED AS "CUSTOMER" INCLUDE SPACES FOR EMPLOYEES.
ALL REMAINING AREA ARE FOR INVENTORY STORAGE (LABELED AS
"INVENTORY DISPLAY").

- A) CUSTOMER WAITING AREAS FOR SERVICE BAYS.
(PARKING INCLUDED IN SERVICE BAY PARKING).
- B) PARTS STORAGE (NO PARKING REQUIRED, PARKING INCLUDED
IN SERVICE BAY PARKING).
- C) LUNCH ROOM/TRAINING ROOM, REST ROOMS, STORAGE, ETC.
(PARKING NOT REQUIRED, INCLUDED IN WITH OTHER USES).
- D) SERVICE BAY WRITEUP (PARKING INCLUDED IN SERVICE BAY
PARKING).



VICINITY MAP
SCALE: 1" = 500'

ELECTION DISTRICT NO.: 9TH
COUNCILMANIC DISTRICT NO.: 5TH
ZONING: BR-AS
(REFERENCE MAP(S): 07041)

AREA OF SITE:
NET= 54,537 S.F.=1.252 AC.
GROSS= 68,084 S.F.=1.563 AC.

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

YES NO

CHESAPEAKE AREA CRITICAL AREA

AREA DESIGNATION:

100 YEAR FLOODPLAIN ☐ ☒

☐ HISTORIC PROPERTY / BUILDING

PRIOR ZONING HEARINGS:

<u>CASE NO.</u> 69-166 A	<u>REQUEST</u> FOR SIDLEYARD VARIANCE	<u>DECISION</u> APPROVED
-----------------------------	--	-----------------------------

PRIOR COMMERCIAL PERMITS:
SEE SEPARATE LIST

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
-------------	--------	--------

PROPERTY DATA
OWNER: CAR MI MD YORK LLC
C/O AUTO PROPERTIES, LLC

ADDRESS: 1 OLYMPIC PLACE
TOWSON, MD 21204

PHONE NUMBER: 410-602-6177

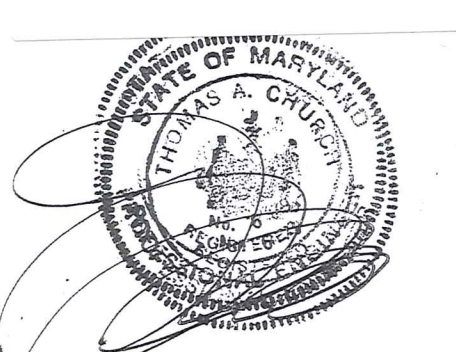
TAX ACCOUNT NUMBER(S): 16-00-002023

DEED REFERENCE: 20520/50

PLAT REFERENCE: N/A

NOTE:
SEE SHEET 2 OF 2 FOR
BUILDING ELEVATIONS
AND SIGN DETAILS.

PETITIONER'S EXHIBIT 1A



Drafting	TLB		
Check	TAC	7/10/13	REV. FREESTANDING SIGN DETAIL PER ATTY.
Design	TLB	7/2/13	REV. FREESTANDING SIGN DETAIL PER ATTY COMMENT.
		5/4/13	REV. PROP. AREA FOR SIGNS 6, 7 & 8
Check	TAC	DATE	REVISIONS

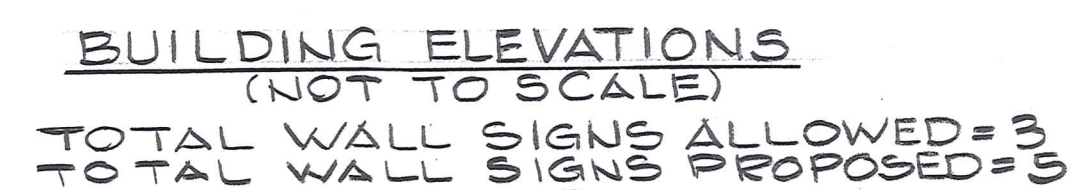
DEVELOPMENT ENGINEERING CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS
6603 YORK ROAD 410-377-2600 BALTIMORE, MARYLAND 21212

APPLICANT
AUTO PROPERTIES, LLC
1 OLYMPIC PLACE
TOWSON, MD 21204-410-602-6177

PLAT TO ACCOMPANY PETITION FOR VARIANCE
HERITAGE HYUNDAI
801 YORK ROAD
DISTRICT 9 BALTIMORE COUNTY, MD COUNCILMANIC DIST

SHEET 1	DATE 5/23/13	CONTRACT NUMBER
OF 2	SCALE 1"=20'	13-103

W.O.#
1103

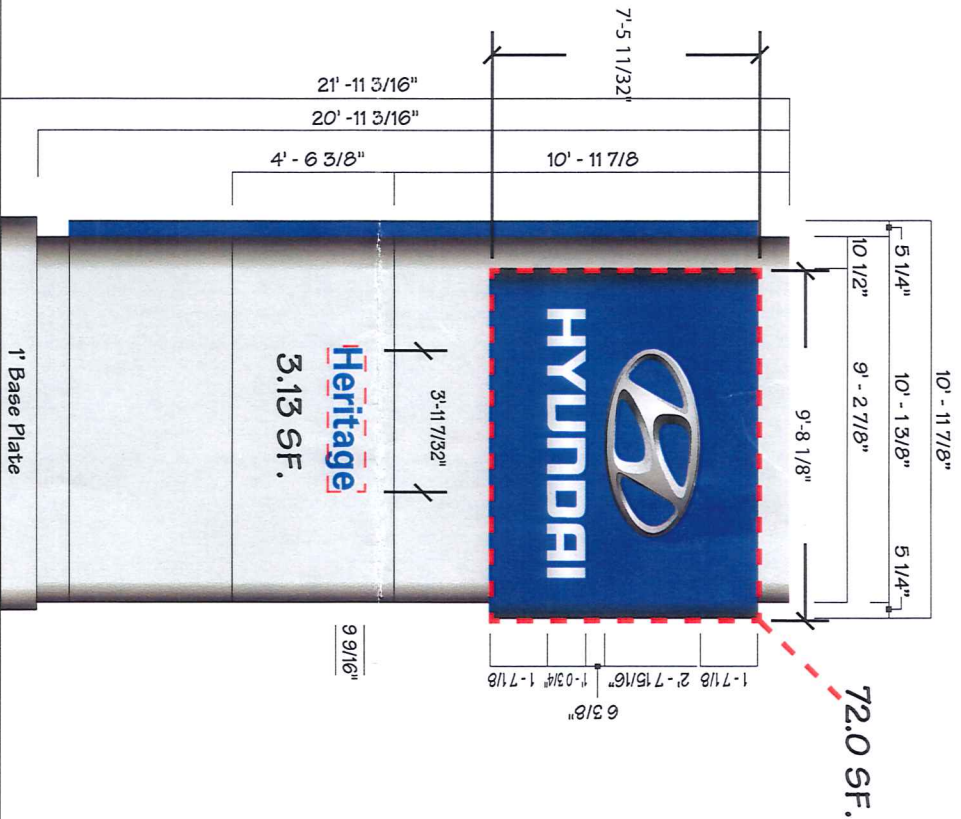


PYLONS

Dealer Name Text will vary.

HP-72-21

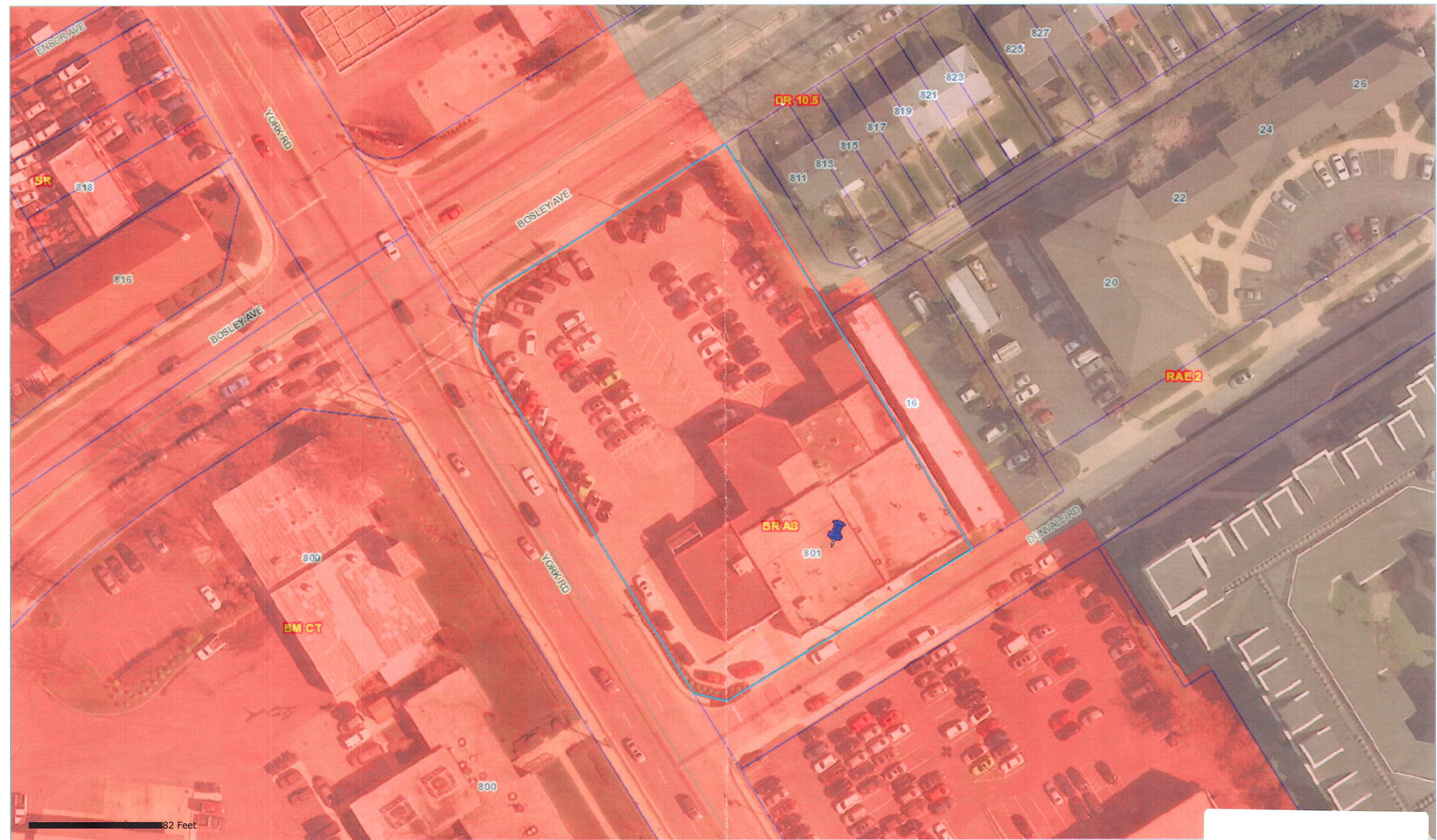
72.04 sq ft



STREET SIDE →

The final sign location is to be determined by the authority having jurisdiction.
The approved location may vary from what is depicted in the rendering.

Site ID: Hyundai MD042 180		Drawn by: MAR
	AGI Rep: JWB	This document is the sole property of Architectural Graphics, Inc., and all design, manufacturing, and installation details are confidential. Any reproduction, use, or sale of this document, in whole or in part, without the written consent of Architectural Graphics, Inc., is strictly prohibited. The recipient, by accepting this document, assumes full responsibility for the accuracy and completeness of the information contained herein. The design is preliminary and subject to change without notice. The design is not to be used for any other purpose without the written consent of Architectural Graphics, Inc. Any special features peculiar to this design be incorporated in other projects.
	Scale: 3/16"=1'	
	Date: 6/13/13	
 Architectural Graphics, Inc. 2655 International Pkwy, Virginia Beach, VA 23452 PHONE: (757) 427-1900 - Fax (757) 430-1297 www.AGIsign.com		



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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PETITIONER'S EXHIBIT

3