

**IN RE: PETITION FOR VARIANCE**

**(6633 Security Blvd.)**

1<sup>st</sup> Election District

4<sup>th</sup> Councilman District

Fox Chevrolet, Inc.

*Legal Owner*

Petitioner

\*

BEFORE THE OFFICE

\*

OF ADMINISTRATIVE

\*

HEARINGS FOR

\*

BALTIMORE COUNTY

\*

**CASE NO. 2013-0297-A**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Marvin I. Singer, Esquire, on behalf of the legal owner, Fox Chevrolet, Inc. The Variance was filed pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") §450.4 Attachment 1.3 as follows: (1) to permit a new directional wall sign of 33.8 square feet ("Certified Service") in lieu of the permitted 8 square feet; (2) to permit an existing free-standing directional sign ("Certified Service") of 19.25 square feet in area and 8 feet in height in lieu of the permitted 8 square feet in area and 6 feet in height; (3) to permit an existing free-standing directional sign ("Entrance") 7 feet in overall height in lieu of the required 6 feet; (4) to permit a free-standing pylon sign ("Chevrolet-Autonation") 37 feet in height in lieu of the permitted 25 feet, of 226.25 square feet in area pursuant to §450.4, Attachment 1.5(g); and (5) to permit a second, existing free-standing pylon sign ("Certified Pre-Owned") of 75 square feet in area, 25 feet in height, in lieu of the single permitted sign of 50 square feet pursuant to §450.4, Attachment 1.5(g). The Petition was amended at the hearing to reduce the size of the "Chevrolet-Autonation" pylon sign, following counsel's discussions with the Office of People's Counsel.

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.

**ORDER RECEIVED FOR FILING**

Date

8/20/13

By

pen

Appearing at the public hearing in support of the requests was Torey King, General Manager of the dealership. Marvin I. Singer, Esquire appeared as counsel and 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 3.982+/- acres and zoned BM. The Petitioner has for many years operated an automobile dealership at the site which now has over 100 employees. The Petitioner proposed an additional wall mounted sign ("Service") at the dealership, which necessitated the current zoning petition.

Based upon the testimony and evidence presented, I will grant the request for variance relief. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

*Trinity Assembly of God v. People's Counsel*, 407 Md. 53, 80 (2008).

Petitioner has met this test. As shown on the site plan (Exhibit 1) the property is uniquely shaped and fronts on an extremely congested state highway (Security Blvd.) Thus, the property is unique.

If the B.C.Z.R. were strictly enforced, the Petitioner would indeed suffer a practical difficulty, since it would be unable to install the proposed signage which would help to direct motorists to, and throughout, the site. 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

ORDER RECEIVED FOR FILING

Date

8/20/13

By

den



the public health, safety, and general welfare. This is demonstrated by the absence of County and/or community opposition.

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 20<sup>th</sup> day of August, 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 1.3 as follows: (1) to permit a new directional wall sign ("Certified Service") of 33.8 square feet in lieu of the permitted 8 square feet; (2) to permit an existing free-standing directional sign ("Certified Service") of 19.25 square feet in area and 8 feet in height in lieu of the permitted 8 square feet in area and 6 feet in height; (3) to permit an existing free-standing directional sign ("Entrance") 7 feet in overall height in lieu of the required 6 feet; (4) to permit a free-standing pylon sign ("Chevrolet-Autonation") of 127 square feet, in lieu of 50 square feet in area pursuant to §450.4, Attachment 1.5(g); and (5) to permit a second, existing free-standing pylon sign ("Certified Pre-Owned") of 75 square feet in are in lieu of the single permitted 50 square feet sign pursuant to §450.4, Attachment 1.5(g), be and is hereby GRANTED.

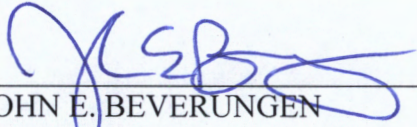
The relief granted herein shall be subject to the following:

- 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.

ORDER RECEIVED FOR FILING

Date 8/20/13  
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 8/20/13

By sln



KEVIN KAMENETZ  
*County Executive*

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

August 20, 2013

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

RE: Petitions for Variance  
Case No.: 2013-0297-A  
Property: 6633 Security Boulevard

Dear Mr. Singer:

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the typed name.

JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:slh  
Enclosure

c:





# 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 6633 Security Blvd. which is presently zoned BM  
 Deed References: Liber 5857 Pg. 1553 10 Digit Tax Account # 1-6-0-0-0-2-9-5-9  
 Property Owner(s) Printed Name(s) Fox Chevrolet, 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. XX a Variance from Section(s)

450.4 Attachment 1 # 3

To permit a <sup>new</sup> directional sign of 33.8 sq. ft. in lieu of the permitted <sub>1</sub> 8 sq. ft. See continuation sheet attached.

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

Legal Owners (Petitioners):

Name- Type or Print

Fox Chevrolet, Inc.

Name #1 - Type or Print

Name #2 - Type or Print

Signature

Signature #1

Signature #2

Mailing Address

6633 Security Blvd. Balto., MD

Zip Code

Telephone #

Email Address

21207 410-265-7777

Attorney for Petitioner:

Representative to be contacted:

Marvin I. Singer

Marvin I. Singer

Name- Type or Print

Name - Type or Print

Signature

Signature

10 E. Baltimore St. #901 Balto.MD

10 E. Baltimore St. #901 Balto., MD

Mailing Address

City

State

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Zip Code

Telephone #

Email Address

CASE NUMBER 2013-0297-A

Filing Date 6/6/2013

Do Not Schedule Dates: \_\_\_\_\_

Reviewer W

**PETITION FOR ZONING HEARING**

**CASE NO. 2013-0297-A**

**RE: 6633 Security Boulevard**

Para. 3 continued

2. To permit an existing free-standing directional sign ("Certified Service") of 19.25 sq. ft. in area in lieu of the permitted 8 sq. ft., 8 feet in overall height per **Sec. 450.4, Attachment 1 #3**

3. To permit an existing free-standing directional sign ("Entrance") of 6 sq. ft., in area, 7 feet in overall height per **Sec. 450.4, Attachment 1 #3**

4. To permit an existing free-standing pylon sign ("Chevrolet-Autonation") 37 feet in height in lieu of the permitted 25 feet, of 226.25 sq. ft. in area per **Sec. 450.4, Attachment 1 #5(g)**

5. To permit an existing free-standing pylon sign ("Certified Pre-Owned") of 75 sq. ft. in area, 25 feet in height, in lieu of the single permitted sign per **Sec. 450.4, Attachment 1, #5 (g)**

*Revised 0297-A*



# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



## ZONING DESCRIPTION

FOX CHEVROLET  
6633 SECURITY BOULEVARD

Beginning at a point on the south side of Security Boulevard, 120 feet wide, 530 feet, more or less, from the centerline of Woodlawn Avenue, 80 feet wide. Thence running the following courses and distances:

South 7° 40' 14" East, 303.92 feet; South 60° 56' 36" West, 168.40 feet; to a point on the north side of Whitehead Court, by a curve to the left with Radius of 75 feet, Length of 161.69 feet, by a curve to the right with Radius of 75 feet, Length of 83.75 feet; by a curve to the right with Radius of 1,796.11 feet, Length of 168.55 feet; North 01° 51' 56" East, 357.33 feet to the south side of Security Boulevard, by a curve to the left with a Radius of 3,260.00 feet, Length of 202.59 feet; North 82° 19' 46" East, 264.53 feet to the place of beginning and being part of the Deed recorded in Liber 5657, folio 553.

Containing 173,443 Sq. Ft. or 3.982 Acres, more or less and located in the 1st Election District and the 4th Councilmanic District.



Professional Certification: I hereby that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No: 9752

Expiration Date: 02-28-14

J:\2012\2012353\2012353 Zon Desc.doc

2013-0297-A



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

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

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

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

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

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**For Newspaper Advertising:**

Item Number or Case Number: 2013-0297-A

Petitioner: FOX CHEVROLET, INC.

Address or Location: 6633 Security Blvd. Baltimore, MD 21207

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: MARVIN I. SINGER

Address: 10 East Baltimore Street Suite 901 Baltimore, MD 21202

Telephone Number: 410-685-1111

Revised 2/20/98 - SCJ

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

No. **099643**

Date: **6/18/13**

PAID RECEIPT

BUSINESS ACTUAL TIME IN  
6/18/2013 6/18/2013 09:49:18 5

REQ 0305 WALKIN RING LND

>>RECEIPT # 660215 6/18/2013 DFLN

Dept 5 528 TOWING VERIFICATION

CE NO. 099643

Recpt Tot \$250.00

\$250.00 CK \$ .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           |             |          |         | 250.00 |
|      |      |      |          |                |             |          |         |        |
|      |      |      |          |                |             |          |         |        |
|      |      |      |          |                |             |          |         |        |
|      |      |      |          |                |             |          |         |        |

Total: **250.00**

Rec From: **Marvin Singer**

For: **Automatic Chevrolet  
6633 Security Blvd**

**Revision to  
2013-0297-A**



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

No. **099608**

Date: **6/6/13**

**PAID RECEIPT**

BUSINESS ACTUAL TIME DES  
6/07/2013 6/06/2013 09:59:30 5

REG 0605 WALKER HADG LAB  
>> RECEIPT # 665996 6/06/2013 OFLW

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

Dept 5 328 ZONING VERIFICATION  
CR NO. 099608

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

Total: **385.00**

Rec From:

*Marvin Singie*

For:

*Fox Chevrolet Inc*  
*6633 Security Blvd*

**2013-0297-A**

**DISTRIBUTION**

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S  
VALIDATION**

# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN LEWIS

**DATE:** 07/30/2013

**Case Number:** 2013-0297-A

**Petitioner / Developer:** MARVIN I. SINGER, ESQ.~ FOX CHEVROLET, (AUTONATION)

**Date of Hearing (Closing):** AUGUST 19, 2013

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:  
6633 SECURITY BOULEVARD

**The sign(s) were posted on:** JULY 26, 2013

**ZONING NOTICE**  
CASE # 2013-0297-A

**A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD**

ROOM 205, JEFFERSON BUILDING  
PLACE: 105 W. CHESAPEAKE AVE. TOWSON, 21204  
DATE AND TIME: MONDAY, AUGUST 19, 2013  
AT 1:30 P.M.  
VARIANCE TO PERMIT A NEW DIRECTIONAL  
REQUEST: WALL SIGN OF 33.8 SQ. FT. IN LIEU OF THE  
PERMITTED 8 SQ. FT. TO PERMIT AN EXISTING FREE-  
STANDING DIRECTIONAL SIGN ("CERTIFIED SERVICE")  
OF 19.25 SQ. FT. IN AREA IN LIEU OF THE PERMITTED  
8 SQ. FT. 8 FT. IN OVERALL HEIGHT TO PERMIT AN  
EXISTING FREE-STANDING DIRECTIONAL SIGN  
("ENTRANCE") OF 6 SQ. FT. IN AREA, 7 FT. IN  
OVERALL HEIGHT TO PERMIT AN EXISTING FREE-  
STANDING PYLON SIGN ("CHEVROLET AUTONATION")

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 827-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW  
HANDICAPPED ACCESSIBLE

**ZONING NOTICE**  
CASE # 2013-0297-A

**A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD**

ROOM 205, JEFFERSON BUILDING  
PLACE: 105 W. CHESAPEAKE AVE. TOWSON, 21204  
DATE AND TIME: MONDAY, AUGUST 19, 2013  
AT 1:30 P.M.  
37 FT. IN HEIGHT IN LIEU OF THE  
REQUEST: PERMITTED 25 FT. OF 22.5 SQ. FT.  
IN AREA TO PERMIT AN EXISTING FREE-  
STANDING PYLON SIGN ("CERTIFIED PRE-OWNED")  
OF 75 SQ. FT. IN AREA, 25 FT. IN HEIGHT, IN LIEU  
OF THE SINGLE PERMITTED SIGN  
6633 SECURITY BOULEVARD

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 827-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW  
HANDICAPPED ACCESSIBLE

Linda O'Keefe  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

523 Penny Lane  
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030  
(City, State, Zip of Sign Poster)

410 - 666 - 5366  
(Telephone Number of Sign Poster)





## THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

August 1, 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 July 30, 2013

☐ The Jeffersonian

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: #2013-0297-A**

6633 Security Boulevard  
S/s Security Blvd., 530 ft. from the centerline of Woodlawn Avenue

1st Election District - 4th Councilmanic District

Legal Owner(s): Fox Chevrolet, Inc.

**Variance:** to permit a new directional wall sign of 33.8 sq. ft. in lieu of the permitted 8 sq. ft.; to permit an existing free-standing directional sign ("Certified Service") of 19.25 sq. ft. in area in lieu of the permitted 8 sq. ft., 8 ft. in overall height; to permit an existing free-standing directional sign ("Entrance") of 6 sq. ft. in area, 7 ft. in overall height; to permit an existing free-standing pylon sign ("Chevrolet-Autonation") 37 ft. in height in lieu of the permitted 25 ft., of 225.25 sq. ft. in area; to permit an existing free-standing pylon sign ("Certified Pre-Owned") of 75 sq. ft. in area, 25 ft. in height, in lieu of the single permitted sign.

**Hearing: Monday, August 19, 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.

JT 07/874 July 30

937177



KEVIN KAMENETZ  
County Executive

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

July 8, 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: 2013-0297-A**

6633 Security Boulevard

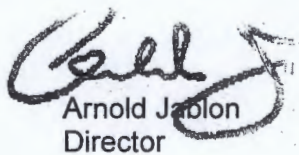
S/s Security Blvd., 530 ft. from the centerline of Woodlawn Avenue

1<sup>st</sup> Election District -4<sup>th</sup> Councilmanic District

Legal Owners: Fox Chevrolet, Inc.

Variance to permit a new directional wall sign of 33.8 sq. ft. in lieu of the permitted 8 sq. ft.; to permit an existing free-standing directional sign ("Certified Service") of 19.25 sq. ft. in area in lieu of the permitted 8 sq. ft., 8 ft. in overall height; to permit an existing free-standing directional sign ("Entrance") of 6 sq. ft. in area, 7 ft. in overall height; to permit an existing free-standing pylon sign ("Chevrolet-Automation") 37 ft. in height in lieu of the permitted 25 ft., of 225.25 sq. ft. in area; to permit an existing free-standing pylon sign ("Certified Pre-Owned") of 75 sq. ft. in area, 25 ft. in height, in lieu of the single permitted sign.

Hearing: Monday, August 19, 2013 at 1:30 p.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

  
Arnold Jablon  
Director

AJ:kl

C: Marvin Singer, 10 E. Baltimore St., #901, Baltimore 21202  
Fox Chevrolet, Inc., 6633 Security Blvd., Baltimore 21207

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 30, 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  
Tuesday, July 30, 2013 Issue - Jeffersonian

Please forward billing to:

Marvin Singer  
10 E. Baltimore Street, #901  
Baltimore, MD 21202

410-685-1111

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## NOTICE OF ZONING HEARING

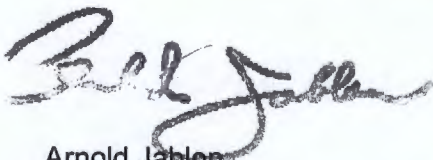
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 2013-0297-A**

6633 Security Boulevard  
S/s Security Blvd., 530 ft. from the centerline of Woodlawn Avenue  
1<sup>st</sup> Election District -4<sup>th</sup> Councilmanic District  
Legal Owners: Fox Chevrolet, Inc.

Variance to permit a new directional wall sign of 33.8 sq. ft. in lieu of the permitted 8 sq. ft.; to permit an existing free-standing directional sign ("Certified Service") of 19.25 sq. ft. in area in lieu of the permitted 8 sq. ft., 8 ft. in overall height; to permit an existing free-standing directional sign ("Entrance") of 6 sq. ft. in area, 7 ft. in overall height; to permit an existing free-standing pylon sign ("Chevrolet-Autonation") 37 ft. in height in lieu of the permitted 25 ft., of 225.25 sq. ft. in area; to permit an existing free-standing pylon sign ("Certified Pre-Owned") of 75 sq. ft. in area, 25 ft. in height, in lieu of the single permitted sign.

Hearing: Monday, August 19, 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 20, 2013  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2013-0297-A - Appeal Period Expired

---

The appeal period for the above-referenced case expired on September 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  
6633 Security Boulevard; S/S Security \*  
Boulevard, 530' from c/line Woodlawn Avenue\* OF ADMINISTRATIVE  
1<sup>st</sup> Election & 4<sup>th</sup> Councilmanic Districts \*  
Legal Owner(s): Fox Chevrolet, Inc \* HEARINGS FOR  
Petitioner(s) \* BALTIMORE COUNTY  
\* 2013-297-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 13 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 13th day of June, 2013, a copy of the foregoing Entry of Appearance was mailed to Marvin Singer, Esquire, 10 E. Baltimore Street, Suite 901, Baltimore, Maryland 21207, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

8/19 130

CASE NO. 2013-0297-A

CHECKLIST

| <u>Comment Received</u>         | <u>Department</u>                                                     | <u>Support/Oppose/ Conditions/ Comments/ No Comment</u> |
|---------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------|
| 7/3/13                          | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | N/C                                                     |
| 7/1/13 (2)                      | DEPS<br>(if not received, date e-mail sent _____)                     | NO Comment                                              |
| _____                           | FIRE DEPARTMENT                                                       | _____                                                   |
| _____                           | PLANNING<br>(if not received, date e-mail sent _____)                 | _____                                                   |
| 6/24/13                         | STATE HIGHWAY ADMINISTRATION                                          | NO Obj                                                  |
| _____                           | TRAFFIC ENGINEERING                                                   | _____                                                   |
| _____                           | COMMUNITY ASSOCIATION                                                 | _____                                                   |
| _____                           | ADJACENT PROPERTY OWNERS                                              | _____                                                   |
| <hr/>                           |                                                                       |                                                         |
| ZONING VIOLATION                | (Case No. _____)                                                      |                                                         |
| PRIOR ZONING                    | (Case No. _____)                                                      |                                                         |
| <hr/>                           |                                                                       |                                                         |
| NEWSPAPER ADVERTISEMENT         | Date: 7/30/13                                                         |                                                         |
| SIGN POSTING                    | Date: 7/26/13 by O'Keefe                                              |                                                         |
| <hr/>                           |                                                                       |                                                         |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>   |                                                         |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                         |

Comments, if any: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

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

**DATE:** June 17, 2013

**FROM:** Dennis A. Kennedy, <sup>DAK</sup>Supervisor  
Bureau of Development Plans  
Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For June 17, 2013  
Item Nos. 2013- 0290,0291,0292,0293,0294 and 0297.

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

DAK:CEN  
Cc: file

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**DATE:** July 3, 2013

**FROM:** Dennis A. Kennedy, <sup>DAK</sup>Supervisor  
Bureau of Development Plans  
Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For July 01, 2013  
Item Nos. 2013- 0297, 0309, 0310, 0311 and 0312.

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: July 1, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0297-A  
Address 6633 Security Boulevard  
(Fox Chevrolet, Inc. Property)

Zoning Advisory Committee Meeting of June 10, 2013.

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

Reviewer: *Jeff Livingston – Development Coordination*

RECEIVED

JUL 02 2013

OFFICE OF ADMINISTRATIVE HEARINGS

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



Maryland Department of Transportation

James T. Smith, Jr., Secretary  
Melinda B. Peters, Administrator

Date: 6-24-13

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

RE: Baltimore County  
Item No. 2013-0297-A  
Variance  
Fox Chevrolet, Inc.  
6633 Security Boulevard  
MD122

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 6-24-13. A field inspection and internal review reveals that an entrance onto MD122 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2013-0297-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 dark ink, appearing to read "Steven D. Foster".

Steven D. Foster, Chief  
Access Management Division

SDF/raz



KEVIN KAMENETZ  
County Executive

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

August 14, 2013

Fox Chevrolet Inc  
6633 Security Boulevard  
Baltimore MD 21207

RE: Case Number: 2013-0297 A, Address: 6633 Security 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 June 6, 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 fluid and cursive.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:jaf

Enclosures

c: People's Counsel  
Marvin I Singer, Esquire, 10 E. Baltimore Street, Suite 901, Baltimore MD 21202



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

(410) 685-1111

FACSIMILE  
(410) 685-2372

August 19, 2013

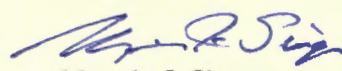
Presiding Administrative Law Judge  
Jefferson Building  
105 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Case No. 2013-0297-A  
6633 Security Boulevard

Dear Sir:

Please accept this letter as an amendment to the petition for variance in the above-entitled case, to reduce the height of the larger free-standing sign to 25', and to reduce the area of that sign to approximately 127 square feet. A detailed description of the revision is included in the attached supporting memorandum.

Respectfully.

  
Marvin I. Singer

Cc: Peter Max Zimmerman, Esq.  
Carole S. Demilio, Esq.  
Office of People's Counsel

MIS/m

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 - 01 Account Number - 1600002959

**Owner Information**

**Owner Name:** FOX CHEVROLET INC **Use:** COMMERCIAL  
**Principal Residence:** NO  
**Mailing Address:** 500 WASHINGTON BLVD S **Deed Reference:** 1) /05657/ 00553  
LAUREL MD 20707-4698 2)

**Location & Structure Information**

**Premises Address** **Legal Description**  
6633 SECURITY BLVD 3.98 AC PT PAR C  
0-0000 SS SECURITY BLVD  
MEADOWS INDUSTRIAL PARK

| Map  | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No:                   |
|------|------|--------|--------------|-------------|---------|-------|-----|-----------------|----------------------------|
| 0095 | 0001 | 0261   |              | 0000        |         |       |     | 3               |                            |
|      |      |        |              |             |         |       |     |                 | <b>Plat Ref:</b> 0027/0021 |

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

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 1972                    | 39500         | 3.9800 AC          | 22         |

| Stories | Basement | Type          | Exterior |
|---------|----------|---------------|----------|
|         |          | AUTO SHOWROOM |          |

**Value Information**

|                           | Base Value | Value      | Phase-in Assessments |            |
|---------------------------|------------|------------|----------------------|------------|
|                           |            | As Of      | As Of                | As Of      |
|                           |            | 01/01/2012 | 07/01/2012           | 07/01/2013 |
| <b>Land</b>               | 1,244,000  | 1,294,000  |                      |            |
| <b>Improvements:</b>      | 1,970,900  | 2,050,300  |                      |            |
| <b>Total:</b>             | 3,214,900  | 3,344,300  | 3,258,033            | 3,301,167  |
| <b>Preferential Land:</b> | 0          |            |                      | 0          |

**Transfer Information**

| Seller:               | Date:         | Price: |
|-----------------------|---------------|--------|
| KNOTT INDUSTRIES INC  | 07/22/1976    | \$0    |
| Type:                 | Deed1:        | Deed2: |
| NON-ARMS LENGTH OTHER | /05657/ 00553 |        |
| Seller:               | Date:         | Price: |
|                       |               |        |
| Type:                 | Deed1:        | Deed2: |
|                       |               |        |
| Seller:               | Date:         | Price: |
|                       |               |        |
| Type:                 | Deed1:        | Deed2: |
|                       |               |        |

**Exemption Information**

| Partial Exempt Assessments | Class | 07/01/2012 | 07/01/2013 |
|----------------------------|-------|------------|------------|
| <b>County</b>              | 000   | 0.00       |            |
| <b>State</b>               | 000   | 0.00       |            |
| <b>Municipal</b>           | 000   | 0.00       | 0.00       |

**Tax Exempt:** **Special Tax Recapture:**  
**Exempt Class:** NONE

**Homestead Application Information**

**Homestead Application Status:** No Application



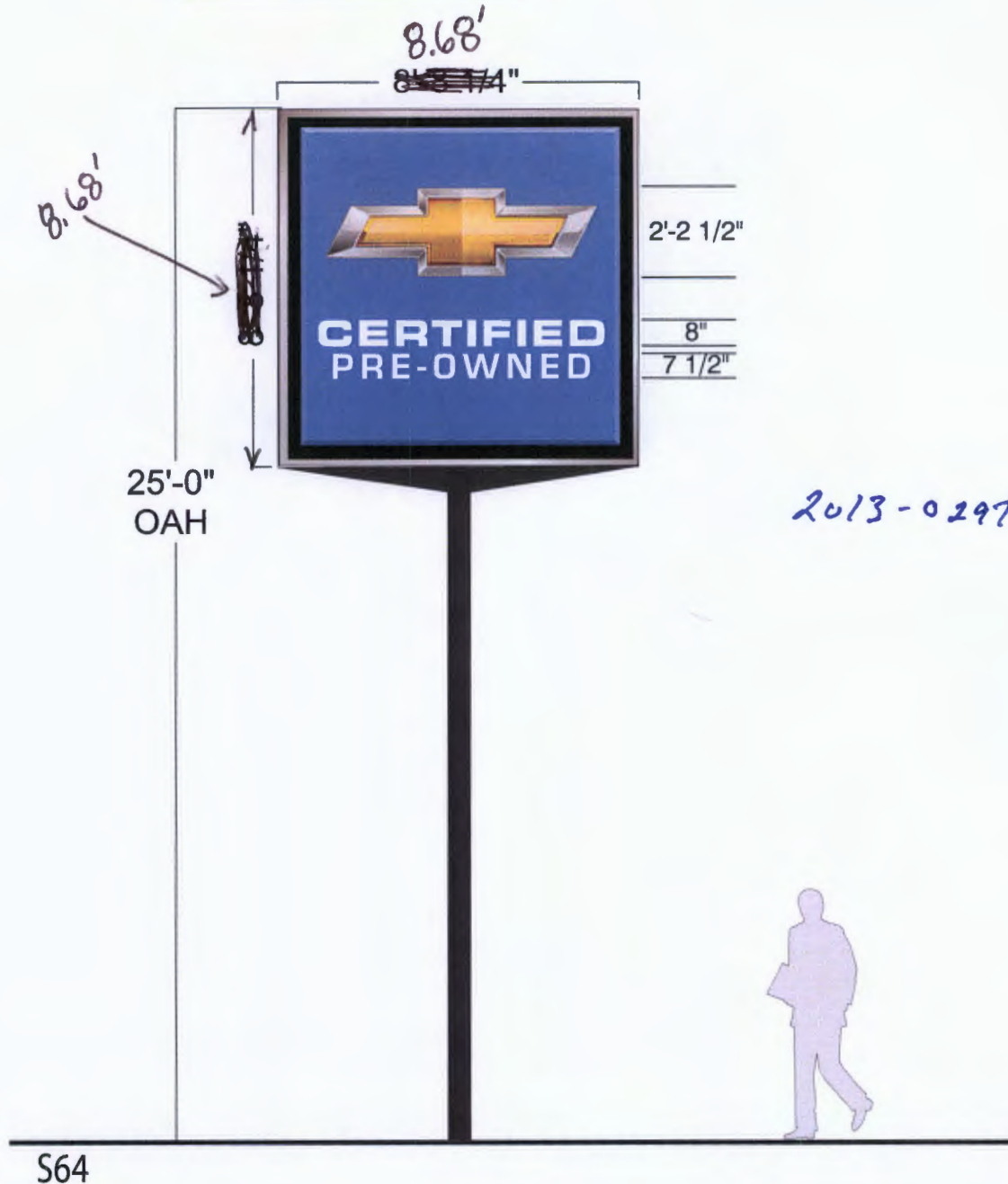
[illegible]

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](http://www.plats.net).



Not  
Revised

8.6875' W x 8.6875' H



S64



410 N. CEDAR BLUFF RD. • SUITE 101 • KNOXVILLE, TN 37923  
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Customer Approval: \_\_\_\_\_

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

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



www.pattisonsign.com

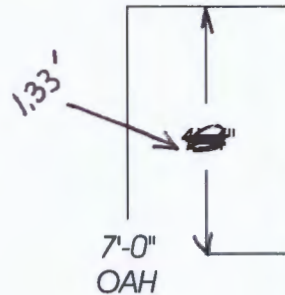
|             |               |                     |
|-------------|---------------|---------------------|
| Client:     | Fox Chevrolet | 113655              |
| Site:       | Baltimore, MD |                     |
| Designer:   | R Andree      | Date: 04-22-13      |
| Revised By: |               | Rev:                |
| Page:       | 1/1           | Scale: 1/4" = 1'-0" |

4.3802' W x 1.3333' H



Side B

4.38'



2013-0297-A



Side A



RX4 DIRECTIONAL



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Customer Approval:

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

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|            |               |            |     |
|------------|---------------|------------|-----|
| BAC #:     | 113655        |            |     |
| Client:    | Fox Chevrolet |            |     |
| Site:      | Baltimore, MD |            |     |
| Date:      | 03-22-13      | Rev. Date: |     |
| Draftsman: | R Andree      | Rev #:     |     |
| Scale:     | 1" = 1'-0"    | Page:      | 1/1 |

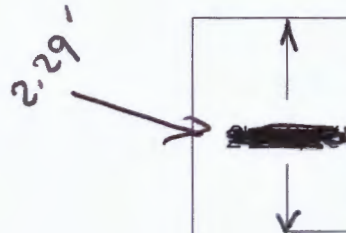
8.3802' W X 2.2969' H



Side B

8.38'

~~8.3802'~~



2.29'



Side A

8'-0"  
OAH

2013-0297-A

R16 DIRECTIONAL



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Customer Approval:

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

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|            |               |            |
|------------|---------------|------------|
| BAC#:      | 113655        |            |
| Client:    | Fox Chevrolet |            |
| Site:      | Baltimore, MD |            |
| Date:      | 03-22-13      | Rev. Date: |
| Draftsman: | R Andree      | Rev. #:    |
| Scale:     | 1/2" = 1'-0"  | Page:      |
|            |               | 1/1        |

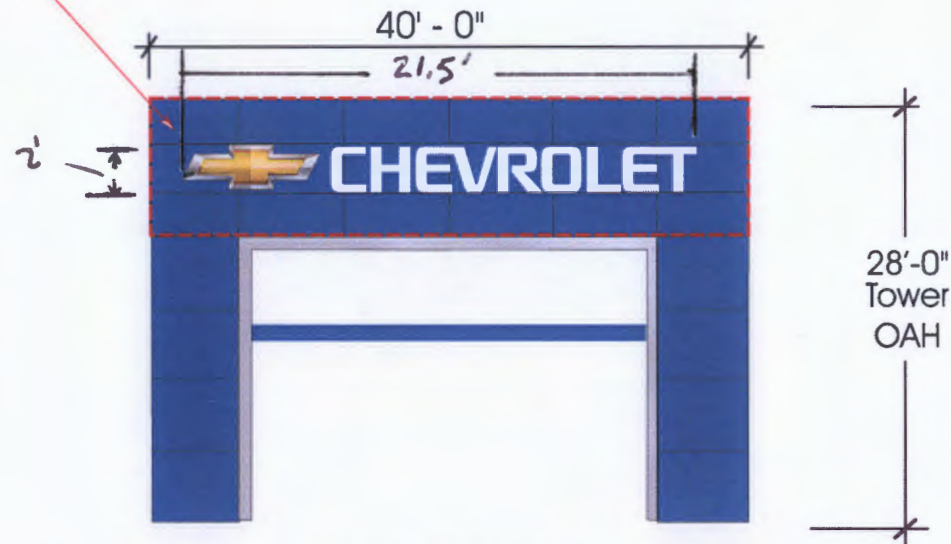


SIGN

22.0' W x 2.0' H

2' x 21.5' = 43#

Center H/V in Outlined Space Below



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

2013-0297-A

\*\*\*SIGNATURE REQUIRED TO VALIDATE ORDER\*\*\*

DEALER APPROVAL

Date: \_\_\_/\_\_\_/\_\_\_



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Pattison Sign Group recommends signage based on the Design Intent Drawings provided by Gensler. If your final approved design documents differ from the original scale or size it is recommended that your General Contractor send the revised dimensions of your building facade for additional review. The size and placement of the ACM reveals (seams) is a vital part of our recommendation process to comply with General Motors design guidelines.



This sign intended to be installed in accordance with the requirements of Article 610 of the National Electrical Code (NEC) or other applicable local codes. This indicates proper grounding and bonding of the sign.



Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or LED Lamps. These lamps contain Mercury (Hg). Dispose of these lamps according to Local, Provincial, State, or Federal Laws.



Electrical ☒ 120V ☐ 347V



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|           |               |
|-----------|---------------|
| BAC#      | 113665        |
| Client    | Fox Chevrolet |
| Site      | Baltimore, MD |
| Date      | 01-30-11      |
| Drawn by  | R. Andree     |
| Scale     | as noted      |
| Rev. Date | 04-22-12      |
| Rev. #    | 05            |
| Page      | 2/2           |

18.4375' w x 1.8333' H



2013-0297-A

Case No.: 2013-297 -A

Exhibit Sheet

Petitioner/Developer

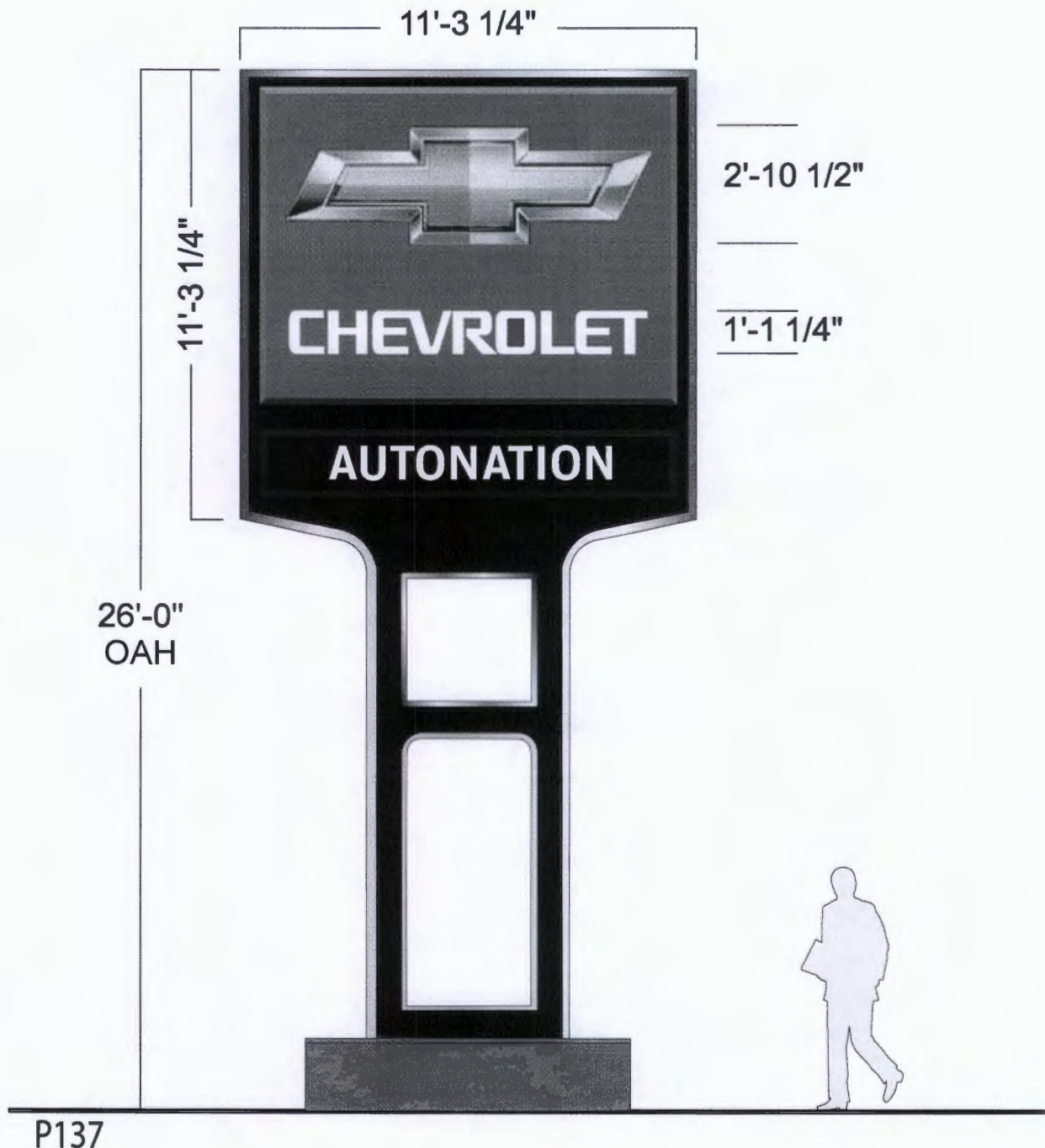
Protestant

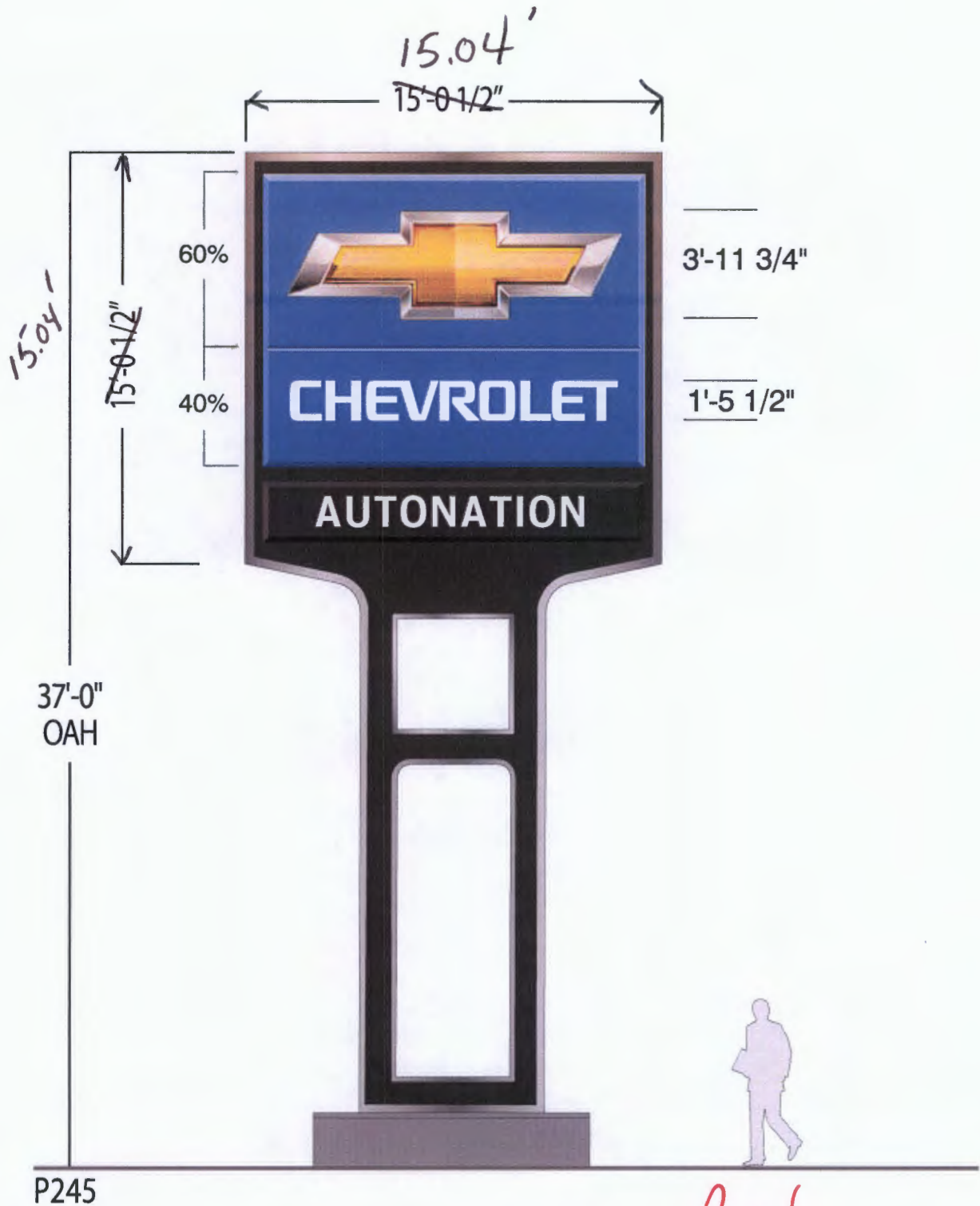
ISW  
9-20-13

SLR  
8-20-13

|        |                     |  |
|--------|---------------------|--|
| No. 1  | Site plan           |  |
| No. 2  | Renderings of signs |  |
| No. 3  | color photos        |  |
| No. 4  | legal memorandum    |  |
| No. 5  |                     |  |
| No. 6  |                     |  |
| No. 7  |                     |  |
| No. 8  |                     |  |
| No. 9  |                     |  |
| No. 10 |                     |  |
| No. 11 |                     |  |
| No. 12 |                     |  |







*Revised*

*0297-A*



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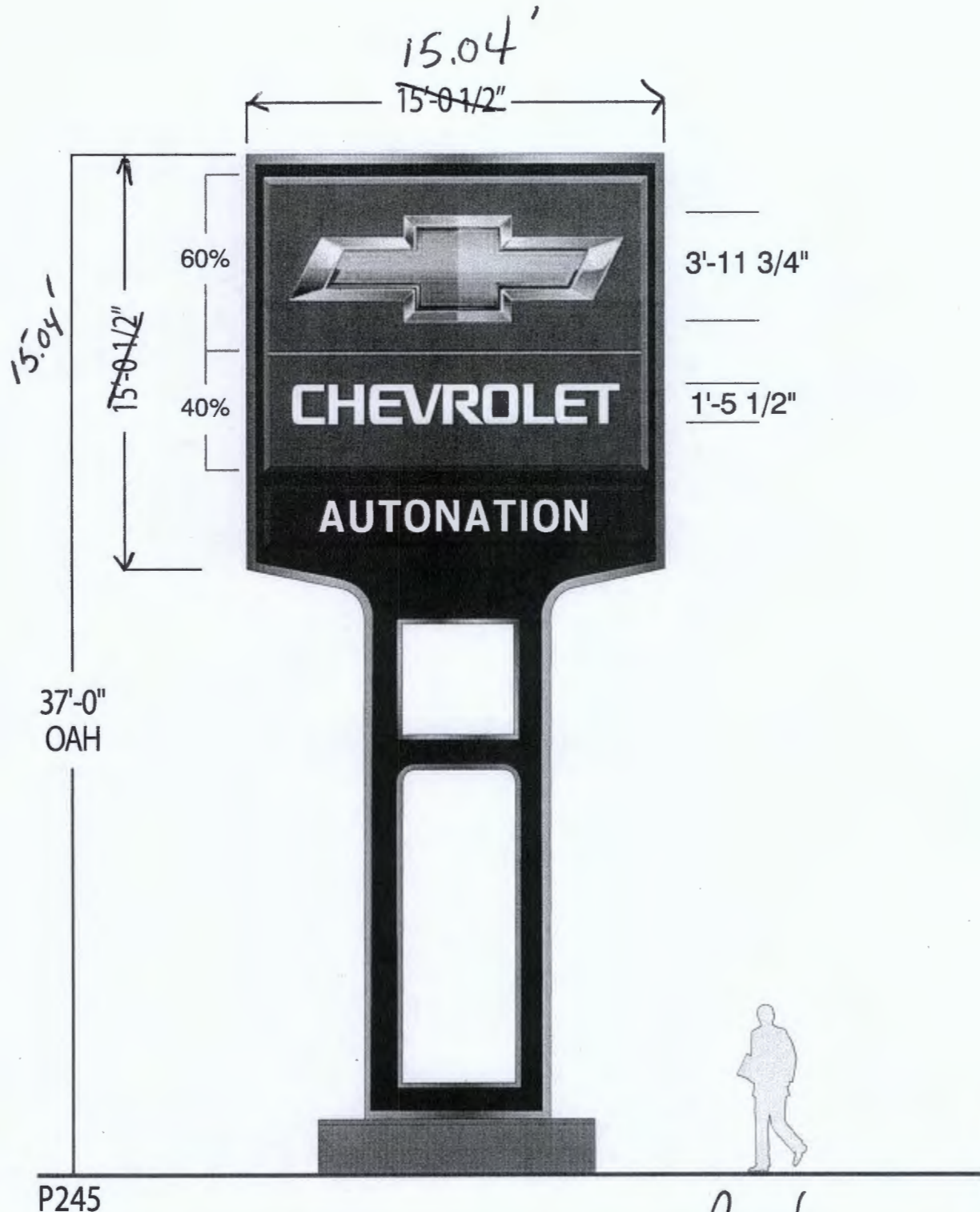
Customer Approval: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

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

|             |                                   |        |               |
|-------------|-----------------------------------|--------|---------------|
| Client:     | Fox (Autonation) Chevrolet 113655 |        |               |
| Site:       | Baltimore, MD                     |        |               |
| Designer:   | A. Matthews                       | Date:  | 06-12-13      |
| Revised By: |                                   | Rev:   |               |
| Page:       | 1/1                               | Scale: | 3/16" = 1'-0" |

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*Revised*

0297-A

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Customer Approval: \_\_\_\_\_

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

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

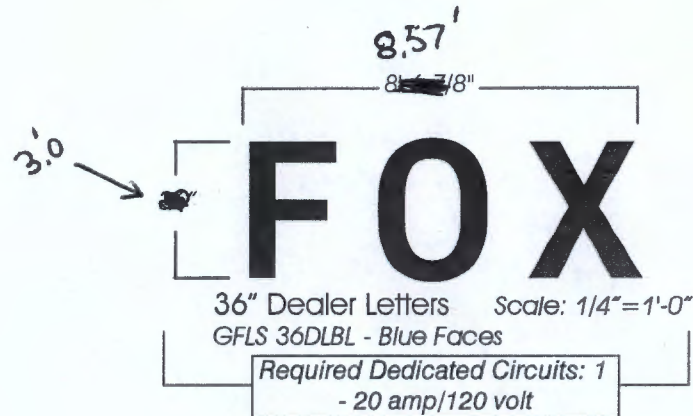


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|             |                            |                      |
|-------------|----------------------------|----------------------|
| Client:     | Fox (Autonation) Chevrolet | 113655               |
| Site:       | Baltimore, MD              |                      |
| Designer:   | A. Matthews                | Date: 06-12-13       |
| Revised By: |                            | Rev:                 |
| Page:       | 1/1                        | Scale: 3/16" = 1'-0" |



8.5729' x x 3.0' H



| ELEMENTS            |               |           |            |              |                |
|---------------------|---------------|-----------|------------|--------------|----------------|
| ELEMENT             | SIZE (HEIGHT) | LENGTH    | SQUARE FT. | WEIGHT       | ELECTRICAL     |
| Dealer Name Letters | 36"           | 8'-6 7/8" | 25.72      | 16lbs/letter | .8 amps/letter |

# 2013-Q297-A

\*\*\*SIGNATURE REQUIRED TO VALIDATE ORDER\*\*\*

DEALER APPROVAL

Date: / /

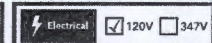
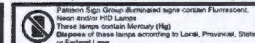


410 N. CEDAR BLUFF RD. • SUITE 101 • KNOXVILLE, TN 37923  
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Pattison Sign Group recommends signage based on the Design Intent Drawings provided by Gensler. If your final approved design documents differ from the original scale or size it is recommended that your General Contractor send the revised dimensions of your building facade for additional review. The size and placement of the ACM reveals (seams) is a vital part of our recommendation process to comply with General Motors design guidelines.



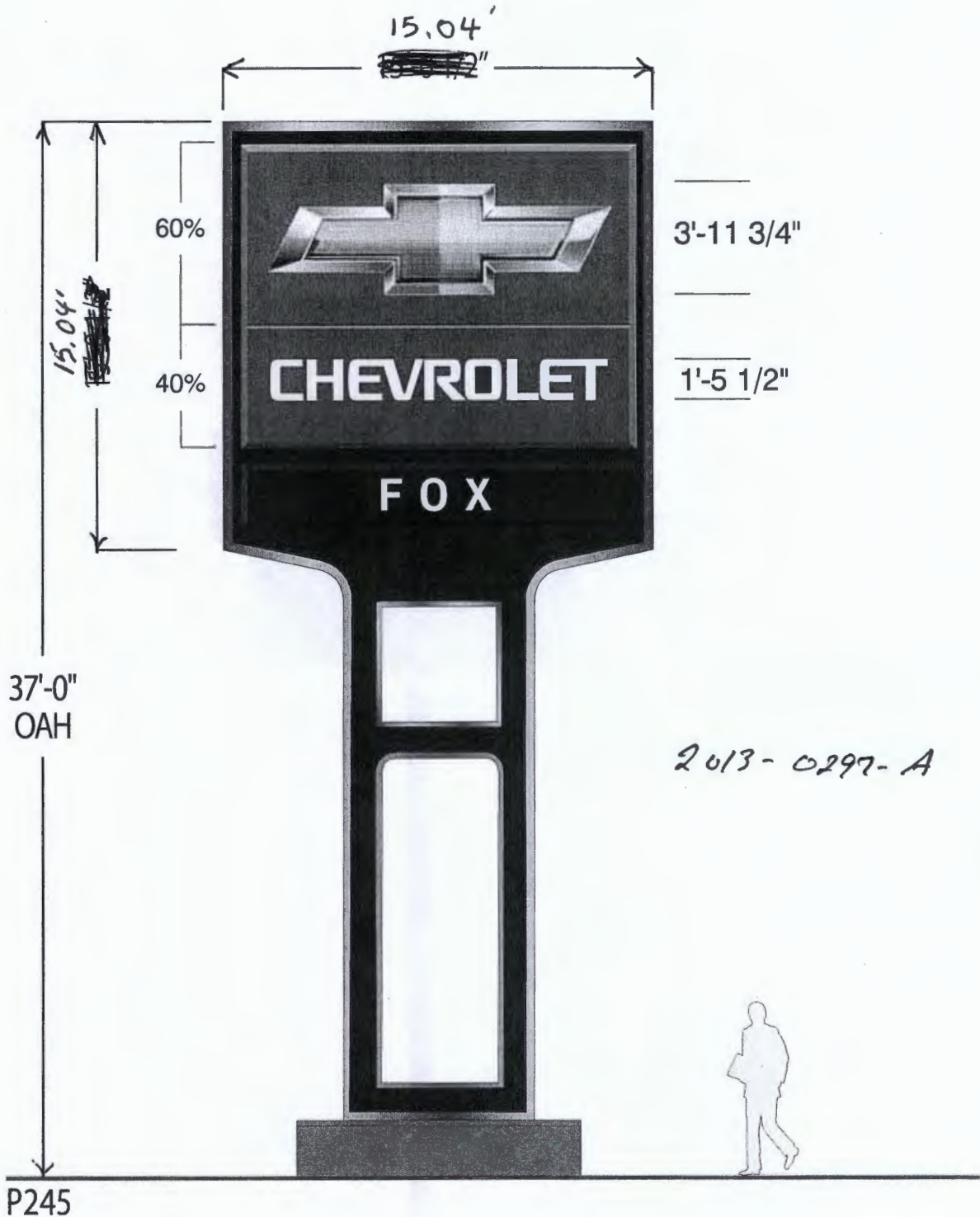
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and in other applicable local codes. This includes proper grounding and bonding of the sign.



|            |                                |
|------------|--------------------------------|
| BAC#:      | 113665                         |
| Client:    | Fox Chevrolet (Dealer Letters) |
| Site:      | Baltimore, MD                  |
| Date:      | 05-24-13                       |
| Draftsman: | A. Matthews                    |
| Scale:     | as noted                       |
| Rev. Date: |                                |
| Rev. #:    |                                |
| Page:      | 1/1                            |

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15.0417' W x 15.0417' H



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Customer Approval:

Date: \_\_\_/\_\_\_/\_\_\_

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



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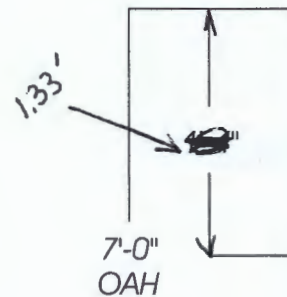
|             |               |                    |
|-------------|---------------|--------------------|
| Client:     | Fox Chevrolet | 113655             |
| Site:       | Baltimore, MD |                    |
| Designer:   | R Andree      | Date: 04-22-13     |
| Revised By: |               | Rev:               |
| Page:       | 1/1           | Scale: 3/16"=1'-0" |

4.3802' W x 1.3333' H



Side B

4.38'



2013-0297-A



Side A



RX4 DIRECTIONAL



410 N. CEDAR BLUFF RD. • SUITE 101 • KNOXVILLE, TN 37923  
• Tel (865) 693-1105 • Fax (888) 694-1106 • Toll Free (866) 218-1976

Customer Approval:

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

|            |               |            |     |
|------------|---------------|------------|-----|
| BAC#:      | 113655        | Rev. Date: |     |
| Client:    | Fox Chevrolet | Rev. #:    |     |
| Site:      | Baltimore, MD | Page:      | 1/1 |
| Date:      | 03-22-13      |            |     |
| Draftsman: | R Andree      |            |     |
| Scale:     | 1" = 1'-0"    |            |     |



18.4375' W x 1.8333' H



2013-0297-A

## MEMORANDUM IN SUPPORT OF SIGN VARIANCE PETITION

The property is located at 6633 Security Boulevard, a short distance east of the Beltway, on which is located the long-standing Fox automobile dealership. The area is heavily commercial, with such uses extending both east and west of the site, on both sides of that highway, even to the west of the Beltway. As a result there are a number of commercial signs competing for visual attention. Directly across from the property is a strip shopping center with considerable frontage on Security Boulevard, and a large pylon sign adjacent to the street. In the immediate vicinity are the Social Security Complex and the Security Mall Shopping Center, all of which combine to generate a high volume of traffic along Security Boulevard.

The only addition to the signage is proposed to be located on the front of the building, at its eastern end, above the entrance to the service area. That sign, comprising 33.8 square feet, has the wording "Certified Service." It would constitute the third sign on the facade, thus requiring a variance. A variance is also requested to allow the present two pylon signs to remain, in lieu of the permitted single free-standing sign. The size of the existing larger free-standing sign is 226.25 square feet, with a height of 37 feet. The amended request for a variance is to replace that sign with one that is approximately 127 in square footage, and a height of 25 feet. The other free-standing sign, of 75 square feet and 25 feet in height, is requested to remain.

As indicated above the immediate area embraces intensive commercial uses, with corresponding signage. Immediately to the east of the site is a large free-standing sign, as is true of the commercial uses on the opposite side of the road. Customers and potential customers exiting the Beltway from the west have a need to easily identify the signs for the dealership, including the new sign proposed to be located above the entrance to the service area. Adequate and safe visibility are essential to both the motoring public and the economic viability of Petitioner's business, and the

impairment of sight lines supports the need for the requested variance. This approval is required in order to afford relief from unnecessary hardship and practical difficulty in complying strictly with the provisions of the Zoning Regulations.

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

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

The zoning is BM. The franchise agreement with the manufacturer mandates that the dealership install and maintain those signs which comply with its national signage program. It is important to note that only the addition of the sign on the facade over the entrance to the service area necessitates this request.

There are no historical, architectural or aesthetic characteristics which need to be considered and the property is not located in the Chesapeake Bay Critical Area.

The variance is requested from the restrictions of Sec. 450.4 of the Zoning Regulations to permit the signs indicated above. As noted above, the nature of the site and the commercial uses in the area serve to establish the unique and different characteristics of the property. *Cromwell v. Ward*, 102 Md. App. 691, 710 (1995) held that “uniqueness” of a property for zoning purposes is present when there exist characteristics such as “its shape, topography, . . . [or] practical restrictions imposed



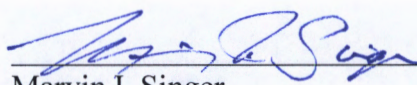
by abutting properties (such as obstructions) or other similar restrictions.”

The signage along Security Boulevard not only competes for the visual attention of customers and prospective customers, but in some instances obstruct sight lines. Given the high traffic volume on that road, with a substantial level of non-local traffic, the dealership’s signage is an important factor in providing adequate and safe visibility, essential to the commercial viability of Petitioner’s business.

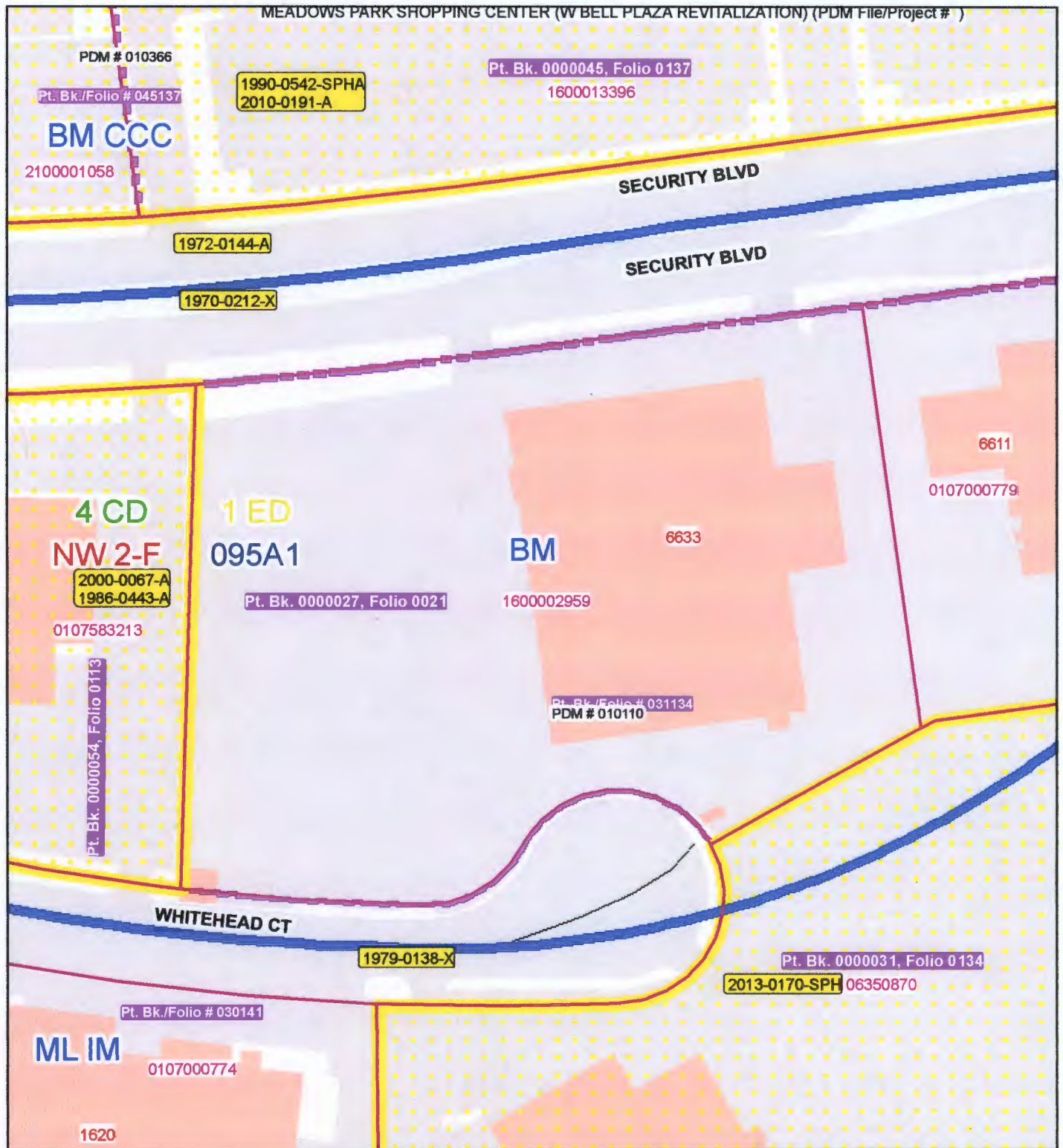
The location of the site with respect to the nearby highway system, and the intensive commercial uses, require signs which may readily be seen, in order to permit motorists, as potential customers, to recognize and enter the dealership in a timely and safe manner.

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

Respectfully submitted,

  
\_\_\_\_\_  
Marvin I. Singer  
Attorney for Petitioner

# 6633 Security Blvd. 2013-0297-A



Publication Date: 6/6/2013



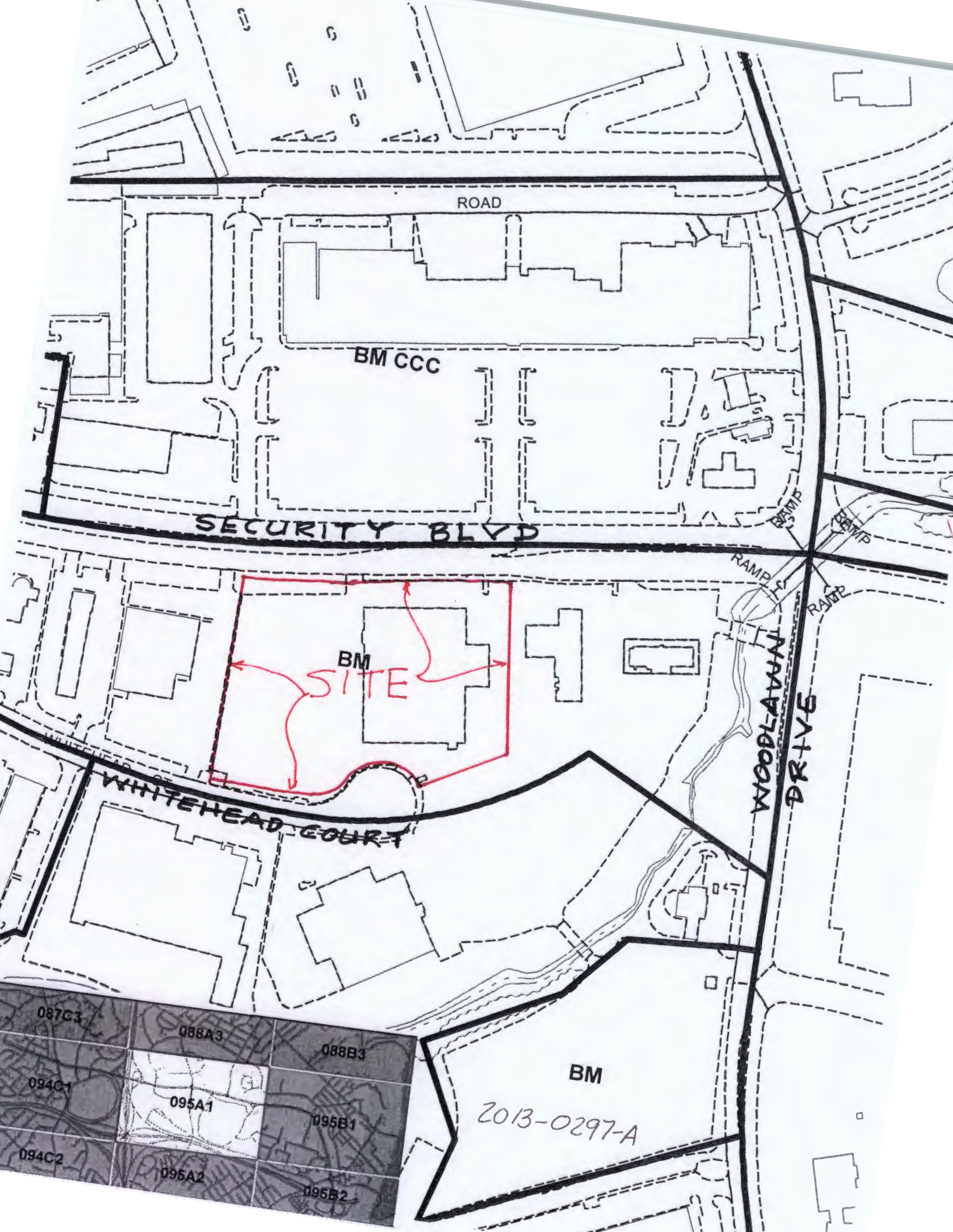
Publication Agency: Permits, Approvals & Inspections  
Projection/Datum: Maryland State Plane,  
FIPS 1900, NAD 1983/91 HARN, US Foot



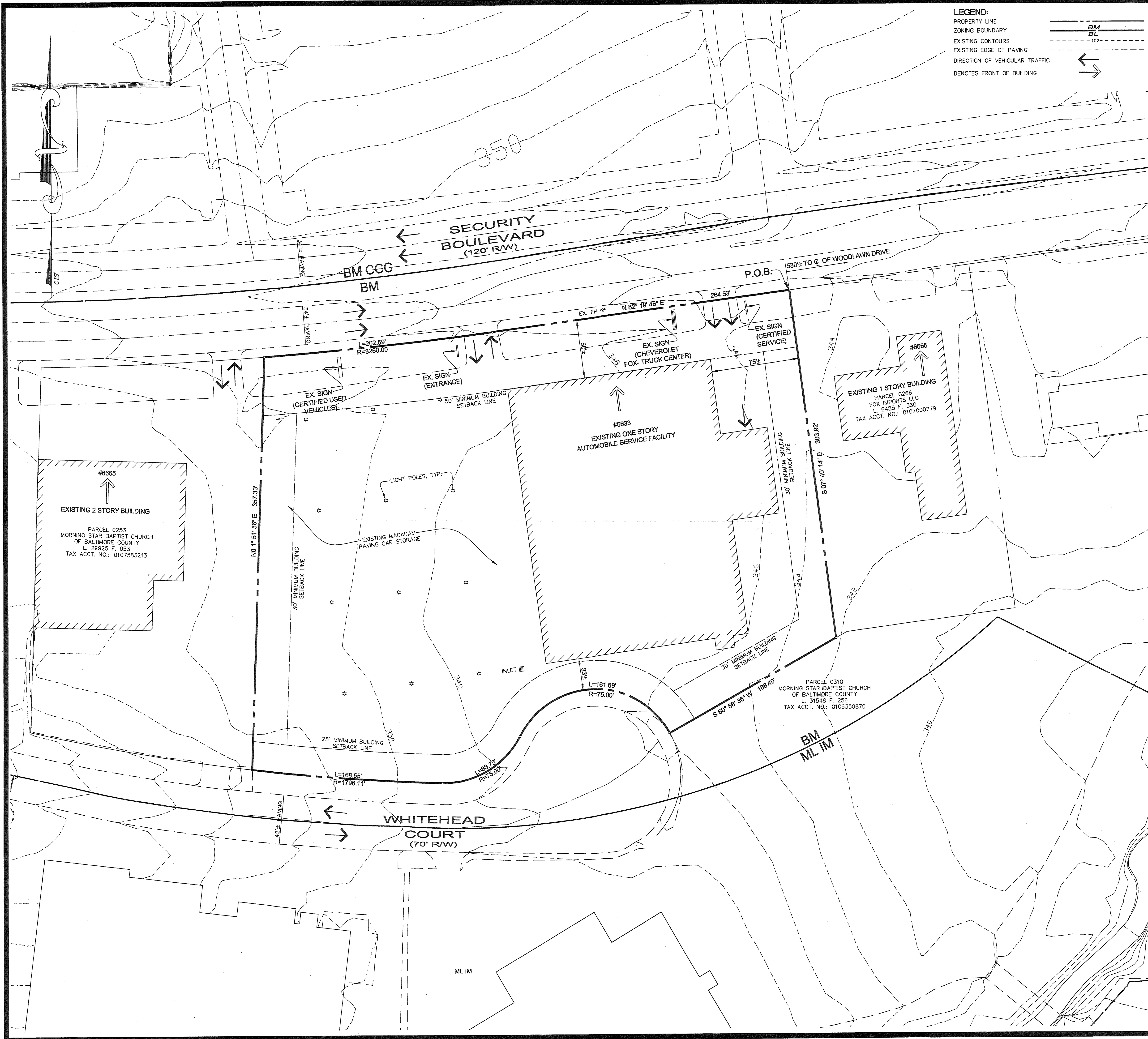
0 25 50 100 150 200 Feet

1 inch = 100 feet

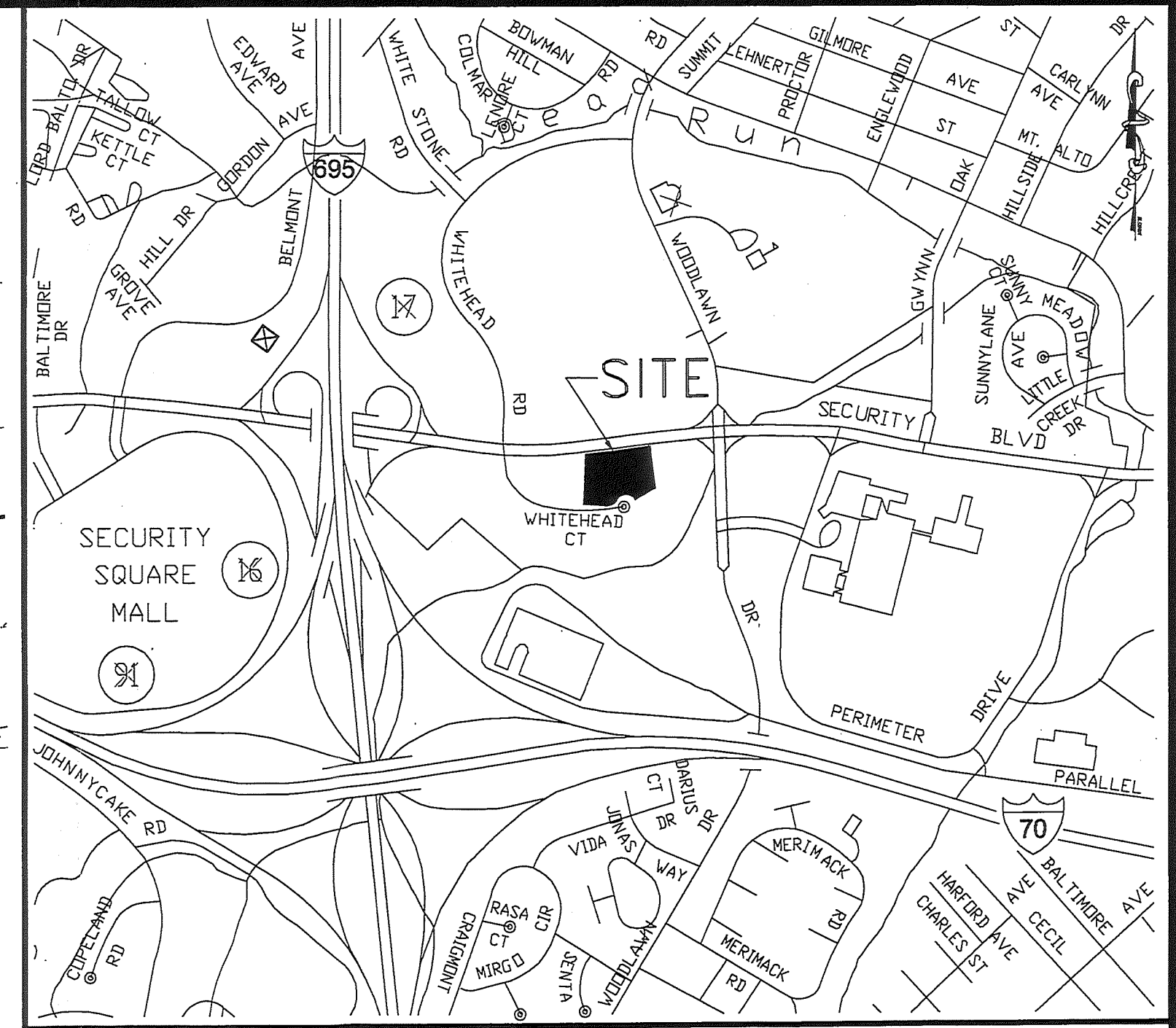








LEGEND:  
PROPERTY LINE  
ZONING BOUNDARY  
EXISTING CONTOURS  
EXISTING EDGE OF PAVING  
DIRECTION OF VEHICULAR TRAFFIC  
DENOTES FRONT OF BUILDING



VICINITY MAP  
SCALE: 1"=1000'

- GENERAL NOTES
1. OWNER/DEVELOPER: FOX CHEVROLET INC.  
500 WASHINGTON BLVD. S.  
LAUREL, MD 20707-4698
  2. SITE DATA:  
MAP: 0095, PARCEL: 0261  
TAX ACCOUNT NO.: 1600022959  
DEED REFERENCE: L. 5857 F. 583  
OVERALL SITE AREA: 173,443± SQ. FT. (3.982± ACRES)  
AREA OF ZONING CASE: 173,443± SQ. FT. (3.982± ACRES)  
EXISTING USE: AUTOMOBILE DEALERSHIP SERVICE  
PROPOSED USE: SAME
  3. ZONING HISTORY: NONE
  4. PREVIOUS COMMERCIAL PERMITS OF RECORD:  
B-767588 BLDG., B-768760 BLDG., B-769537 FIRE LINE,  
B-792287 FIRE LINE & B-797339 SIGN
  5. ZONING: BM  
ZONING MAP NO.: 095A1
  6. SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA AND IS NOT IN A 100-YEAR FLOOD PLAIN.
  7. THE SUBJECT SITE IS NOT IN A HISTORIC DISTRICT AND THERE ARE NO HISTORIC BUILDINGS ON THE SITE.
  8. ALL FUTURE SIGNS WILL COMPLY WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
  9. THE SUBJECT SITE DOES NOT LIE WITHIN A FAILED BASIC SERVICES AREA.
  10. TOPOGRAPHY ON SITE IS TAKEN FROM AVAILABLE RECORDS AND DOES NOT REPRESENT A FIELD SURVEY. ALL PROPERTY BOUNDARY INFORMATION SHOWN IS BASED ON A DEED PLOT AND DOES NOT REPRESENT A FIELD SURVEYED BOUNDARY.

2013-0297-A

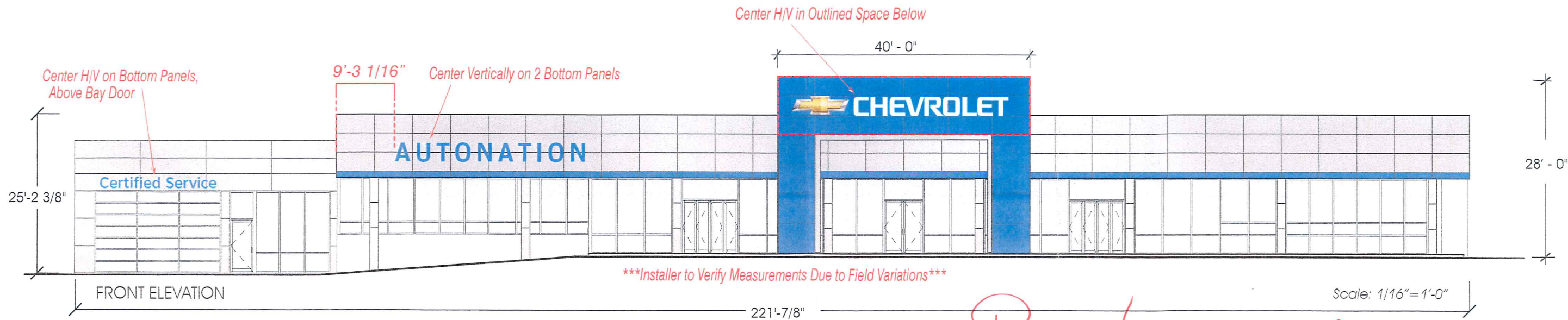
PLAN TO ACCOMPANY VARIANCE PETITION  
**6633 SECURITY BOULEVARD  
FOX CHEVROLET**  
TAX MAP: 0095 PARCEL: 0261  
1ST ELECTION DISTRICT - 4TH COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MARYLAND  
GRAPHIC SCALE  
40 0 40 80 160  
(IN FEET)  
1 inch = 40 ft.

**Colbert Matz Rosenfelt, Inc.**  
Engineers \* Surveyors \* Planners  
2835 Smith Avenue, Suite G  
Baltimore, Maryland 21209  
Telephone: (410) 653-3838  
Facsimile: (410) 653-7953

**Professional Certification**  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
License No. 9752 Expiration Date: 02-28-14

**Professional Seal**  
DATE: 02/07/2013  
JOB NO.: 2012-353  
DESIGNED:  
DRAWN: AKC  
CHECKED: KJC  
FILE: 2012353 GIS ZONING.dwg  
DRAWING NUMBER:  
NO. DATE REVISIONS: BY SHEET 1 OF 1





Revised 0297-A

\*\*FOR ACCURATE SCALE, PRINT ON 11" x 17"

\*\*\*SIGNATURE REQUIRED TO VALIDATE ORDER\*\*\*

DEALER APPROVAL

Date: \_\_\_/\_\_\_/\_\_\_



**PATTISON**  
SIGN GROUP INC.

410 N. CEDAR BLUFF RD. • SUITE 101 • KNOXVILLE, TN 37923  
• Tel (865) 693-1105 • Fax (888) 694-1106 • Toll Free (866) 218-1976

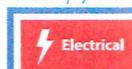
Pattison Sign Group recommends signage based on the Design Intent Drawings provided by Gensler. If your final approved design documents differ from the original scale or size it is recommended that your General Contractor send the revised dimensions of your building facade for additional review. The size and placement of the ACM reveals (seams) is a vital part of our recommendation process to comply with General Motors design guidelines.



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



Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg) Dispose of these lamps according to Local, Provincial, State, or Federal Laws



120V ☒ 347V



www.pattisonsign.com

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| BAC#:      | 113665               | Rev. Date: | 04-16-13 |
| Client:    | Autonation Chevrolet | Rev #:     | 06       |
| Site:      | Baltimore, MD        | Page:      | 1/1      |
| Date:      | 01-30-11             |            |          |
| Draftsman: | A. Matthews          |            |          |
| Scale:     | as noted             |            |          |