

IN RE: PETITIONS FOR SPECIAL HEARING, *
SPECIAL EXCEPTION & VARIANCE *
(2312 York Road) *
8th Election District *
3rd Councilmanic District *
Schaefer-Timonium, LLC, *Legal Owner* *
Enterprise RAC Co. of Baltimore, LLC, *
Contract Purchaser *
Petitioners *

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2014-0159-SPHXA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of Petitions for Special Hearing, Special Exception and Variance filed by David H. Karceski, Esquire from Venable, LLP, on behalf of Schaefer-Timonium, LLC, the legal owner, and Enterprise RAC Co. of Baltimore, LLC, contract purchaser, ("Petitioners").

The Petition for Special Hearing was filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to amend the Special Exception granted in Case No. 2000-0215-X and to amend the following conditions to the Order in Case No. 2000-0215-X: Condition No. 3 - to allow hand-washing and detailing of inventory vehicles only within the building in a wash/detail bay; Condition No. 8 - for new building elevations to be approved by the Planning Department; and Condition No. 10¹ - for an internally illuminated, pole-mounted sign not turned off outside the hours of operation.

A Petition for Special Exception was filed pursuant to B.C.Z.R. §236.2 for a used motor vehicle outdoor sales area, separated from sales agency building.

¹ At the hearing, Petitioner's counsel submitted an Amended Petition for Special Hearing, which sought to also amend Condition No. 12, from the 2000 Order. This condition required a 8' fence along the rear of the property. In fact, a 6' fence currently exists, and the County's landscape architect indicated it could remain. Petitioners will also construct additional fencing along the rear property line as shown by the dashed lines on the site plan. Exhibit 1. This is in my opinion a non-material amendment, and the Petition shall be amended accordingly.

ORDER RECEIVED FOR FILING

Date 3-25-14

By WOW

Finally, a Petition for Variance was filed pursuant to B.C.Z.R. §238.2 to allow a rear yard setback of 8' in lieu of the required 30'.

Appearing at the public hearing in support of the requests was William H. Schaefer, Jr., Robert Hanna, Geoff Crawford, Sabrina Saiser, Gavin Watson and Richard E. Matz, with Cobert, Matz and Rosenfelt, Inc., who prepared the site plan. David H. Karceski, Esq., with Venable, LLP, appeared as counsel and represented the Petitioners. There were no Protestants or interested citizens in attendance at the hearing.

The Petition was advertised and posted as required by the Baltimore County Zoning Regulations.

Zoning Advisory Committee (ZAC) comments were submitted by several County agencies. The Bureau of Development Plans Review (DPR) noted Petitioners must submit for approval a landscape plan. The Department of Planning (DOP) supports the plan, noting that the proposed use (used car sales) will be the same as the existing use. That agency also requested certain conditions that it believed were appropriate in any Order granting relief.

The subject property is approximately 0.6 acres in size and is zoned BR-AS. At present, Schaefer sells used cars on the site, and that use will continue when Enterprise purchases the property.

SPECIAL HEARING

The Petition for Special Hearing seeks to amend certain conditions imposed in Case No. 2000-0215-X, which granted special exception relief for the operation of a used car sales facility.

SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. Schultz v. Pritts, 291 Md. 1 (1981). The Schultz

ORDER RECEIVED FOR FILING

Date 3-25-14

2

By DW

standard was revisited in People's Counsel v. Loyola College, 406 Md. 54 (2008), where the court emphasized that a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

In this case, no evidence was presented which would rebut this presumption. Mr. Matz, a professional engineer accepted as an expert, opined that Petitioners satisfy the B.C.Z.R. § 502.1 requirements, and I concur. Accordingly, the Petition for Special Exception will be granted.

VARIANCES

Based upon the testimony and evidence presented, I will also grant the request for variance relief. 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).

The Petitioners have met this test. The property is irregularly shaped and is comprised of three separate parcels, which in fact gives rise to the need for the (internal lot line) setback relief.

If the B.C.Z.R. were strictly enforced, the Petitioners would suffer a practical difficulty, since they would be essentially unable to construct the new building on 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 the public health, safety, and general welfare. This is demonstrated by the absence of community and/or County agency opposition.

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

ORDER RECEIVED FOR FILING

Date 3-25-14

3

By DW

THEREFORE, IT IS ORDERED this 25th day of March, 2014, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to reaffirm and amend the Special Exception granted in Case No. 2000-0215-X, be and is hereby GRANTED. The following conditions imposed in Case No. 2000-0215-X: Condition No. 3 – prohibiting washing and detailing of vehicles on site; Condition No. 8 – requiring the construction of a new building as shown on the elevation drawings submitted in that case; Condition No. 10 – requiring a ground mounted sign that would not be illuminated when the business was closed; and Condition No. 12 – requiring a 8' fence along the rear property line, be and hereby are STRICKEN.

IT IS FURTHER ORDERED that the Petition for Special Exception filed pursuant to B.C.Z.R. §236.2 for a used motor vehicle outdoor sales area, separated from sales agency building, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to allow a rear yard setback of 8' in lieu of the required 30', be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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.
2. Petitioners must submit for approval by Baltimore County's landscape architect lighting and landscape plans.
3. Petitioners must satisfy the conditions set forth in the DOP ZAC comment dated March 10, 2014; a copy of which is attached hereto and made a part hereof.
4. The Petitioners shall be permitted to internally illuminate the freestanding sign at the property (which must comply with the B.C.Z.R.).

ORDER RECEIVED FOR FILING

Date 3-25-14

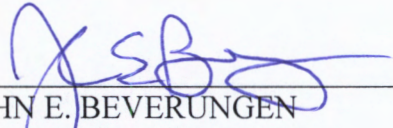
4

By [Signature]

5. The Petitioners shall be permitted to hand wash and detail inventory vehicles only within the wash/detail bay shown on the plan (Exhibit 1).
6. The Petitioners shall be permitted to retain the existing 6' board on board fence, and shall construct additional fencing of a similar height along the rear property line in the area shown with dashed lines on the plan (Exhibit 1).
7. The Petitioners shall be permitted to construct on site a used auto sales building and wash bay, as shown on the plan marked as Exhibit 1. The Petitioners shall submit for approval by DOP (prior to issuance of permits) architectural elevations for the buildings. The design and construction of the buildings shall comply with the Hunt Valley/Timonium Design Guidelines.

Any appeal of this decision must be made within thirty (30) days of the date of this

Order.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 3-25-14

By [Signature]

KEVIN KAMENETZ
County Executive



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

March 25, 2014

David H. Karceski, Esquire
Venable, LLP
210 West Pennsylvania Avenue
Suite 500
Towson, Maryland 21204

RE: Petitions for Special Hearing, Special Exception and Variance
Property: 2312 York Road
Case No.: 2014-0159-SPHXA

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

SM
123-01

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
W side of York Road, 25 feet N of * DEPUTY ZONING COMMISSIONER
Highview Street *
8th Election District * FOR
3rd Councilmanic District *
(2312 York Road, 3 Thelma Street and * BALTIMORE COUNTY
Parcel A on Highview Street) *

Schaefer-Timonium LLC *
Legal Owner * CASE NO. 07-220-SPHA

* * * * *

ORDER ON MOTION FOR RECONSIDERATION

This matter comes before this Deputy Zoning Commissioner as a Motion for Reconsideration filed by Leslie M. Pittler, Esquire, representing the legal owner of the subject property, Schaefer-Timonium LLC.

Original Case

The Petitioner originally filed a Petition for Special Hearing relief requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R) to approve business parking in a residential zone, pursuant to Section 409.8.B of the Baltimore County Zoning Regulations (B.C.Z.R.), including the storage of unlicensed passenger motor vehicles (not for sale), and to amend the plan approved and the Order in Case No. 00-215-X. The Petitioner also filed a Petition for Variance to permit a buffer of 6 feet in lieu of the minimum required 50 feet and to permit a parking lot setback of 6 feet in lieu of the required 75, and to Section 409.4 to permit parking spaces for stored motor vehicles without direct access to a drive aisle in lieu of the required direct access to a drive aisle.

Motion for Reconsideration

On February 20, 2007, Counsel filed a timely Motion for Reconsideration of this Deputy Zoning Commissioner's January 31, 2007 Order denying the Petitioners' requests. The Motion



KEVIN KAMENETZ
County Executive

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

March 19, 2014

Schaefer-Timonium LLC
William H Schaefer
2085 York Road
Timonium MD 21093-4242

RE: Case Number: 2014-0159 SPHXA, Address: 6440 Baltimore National Pike

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 January 23, 2014. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David H Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204
Enterprise RAC Co of Baltimore LLC, Gavin Watson, 701 Wedeman Avenue, Linthicum MD 21090



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 SEE ATTACHED SHEET which is presently zoned BR-AS

Deed References: 24815-139 10 Digit Tax Account # SEE ATTACHED SHEET

Property Owner(s) Printed Name(s) Schaefer - Timonium LLC

(SELECT THE HEARING(S) BY MARKING ☒ 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

SEE ATTACHED SHEET

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

SEE ATTACHED SHEET

3. ☒ 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:

Enterprise RAC Company of Baltimore, LLC

Gavin Watson, Vice President/General Manager

Name- Type or Print

Signature

701 Wedeman Avenue, Linthicum, MD

Mailing Address City State

21090

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Schaefer-Timonium LLC

By: WILLIAM H. SCHAEFER

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2085 York Road, Timonium, MD

Mailing Address City State

21093-4242

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

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 _____ Filing Date ____/____/____ Do Not Schedule Dates: _____ Reviewer _____

REV. 10/4/11

ORDER RECEIVED FOR FILING

Date 3-25-14

By WJ



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 SEE ATTACHED SHEET

which is presently zoned BR-AS

Deed References: 24815-139

10 Digit Tax Account # SEE ATTACHED SHEET

Property Owner(s) Printed Name(s) Schaefer - Timonium LLC

(SELECT THE HEARING(S) BY MARKING ☒ 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

SEE ATTACHED SHEET

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

SEE ATTACHED SHEET

3. ☒ 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 bound 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:

Enterprise RAC Company of Baltimore, LLC

Gavin Watson, Vice President/General Manager

Name - Type or Print

Signature

701 Wedeman Avenue, Linthicum, MD

Mailing Address 410- City State

21080 410-4620 Gavin H. Watson

Zip Code Telephone # Email Address

Attorney for Petitioner:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Schaefer-Timonium LLC

By:

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2085 York Road, Timonium, MD

Mailing Address City State

21083-4242

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

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 Filing Date / / Do Not Schedule Dates: Reviewer

REV. 10/4/11

**ATTACHMENT TO
PETITION FOR SPECIAL EXCEPTION**

**2312 YORK ROAD
TAX ACCOUNT # 0813057660**

**3 THELMA STREET
TAX ACCOUNT # 1700010462**

**PARCEL A HIGHVIEW STREET
TAX ACCOUNT # 2100002946**

Special exception for a used motor vehicle outdoor sales area, separated from sales agency building, pursuant to BCZR Section 236.2.

**ATTACHMENT TO
PETITION FOR VARIANCE**

**2312 YORK ROAD
TAX ACCOUNT # 0813057660**

**3 THELMA STREET
TAX ACCOUNT # 1700010462**

**PARCEL A HIGHVIEW STREET
TAX ACCOUNT # 2100002946**

Variance to allow a rear yard setback of 8 feet in lieu of the required 30 feet pursuant to BCZR Section 238.2.

**ATTACHMENT TO
PETITION FOR SPECIAL HEARING**

**2312 YORK ROAD
TAX ACCOUNT # 0813057660**

**3 THELMA STREET
TAX ACCOUNT # 1700010462**

**PARCEL A HIGHVIEW STREET
TAX ACCOUNT # 2100002946**

Special Hearing to amend the special exception granted in Case No. 2000-0215-X and to amend the following conditions to the Order in Case No. 2000-0215-X:

Condition No. 3 – To allow hand-washing and detailing of inventory vehicles only within the building in a wash/detail bay;

Condition No. 8 – For new building elevations to be approved by the Planning Department; and

Condition No. 10 – For an internally illuminated, pole-mounted sign not turned off outside the hours of operation.

Condition No. 12 - To allow a 6 ft. board on board fence as shown on Petitioner's Ex. No. 1.

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION 2312 YORK ROAD, 3 THELMA STREET AND PARCEL A ON HIGHVIEW STREET

Beginning at a point on the west side of York Road, 80 feet wide, 37 feet southerly from the centerline of Thelma Street, 50 feet wide, thence the following courses and distances:

S 17°32'45" E 100.64 ft.

By a curve to the right, radius 76,564.36 ft., length 124.77 ft.

S 39°29'01" W 16.20 ft

N 82°16'45" W 300.46 ft.;

N 72°13'36" E 99.84 ft.;

N 17°57'44" W 126.00 ft.;

N 72°13'36" E 66.00 ft.;

S 17°57'44" E 10.00 ft.;

N 72°13'36" E 108.30 ft.;

By a curve to the right, radius 12.00 ft., length 18.90 ft.;

to the Point of Beginning.

Being Lots 1-12 and 17-19 in the Plat of Timonium Heights, recorded in Book 5, page 82, and Parcel A in the plat of Timonium Heights, recorded in Book 57, page 135 and containing 41,635 Sq. Ft. or 0.956 acres, more or less. Also known as 2312 York Road, 3 Thelma Street and Parcel A on Highview Street, and located in the 8th Election District, 3rd Councilmanic District.

December 4, 2013

2014-0159-SPHX4

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: 2-28-14



2835 Smith Avenue, Suite G Baltimore, Maryland 21209
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

**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/neighbor 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: 2014-0159-SPHXA
Petitioner: Enterprise RAC Company of Baltimore, LLC
Address or Location: 2312 York Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Enterprise RAC Company of Baltimore, LLC
Address: 701 Wedeman Avenue
Linthicum, MD 21090
Attn: Sabrina Sauer
Telephone Number: 410-412-4620

Revised 2/20/98 - SCJ

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

No. **108173**

Date: **1/23/14**

PAID RECEIPT

AMOUNT: \$1,200.00
 DATE: 1/23/2014 11:05:10
 RECEIPT # 00000000000000000000
 5 SEC DIVISION VERIFICATION
 \$1,200.00
 \$1,200.00
 Baltimore County, Maryland

Rev Sub
 Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 1200.00

Total: **\$ 1200.00**

Rec From: **SCHAEFER - TITANIUM LLC**

For: **2014-0154-SP-XXA**

**CASHIER'S
 VALIDATION**

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

CERTIFICATE OF POSTING

2014-0159-SPHXA

RE: Case No.: _____

Petitioner/Developer: _____

Enterprise RAC Co. of Baltimore, LLC

March 24, 2014

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: _____

2312 York Rd, 3 Thelma St & Parcel A Highview St

March 4, 2014

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

Sincerely,

March 4, 2014

(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)



ZONING NOTICE

CASE # **2014-0159-SPHXA**

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

ROOM 205, JEFFERSON BUILDING

PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: Monday, March 24, 2014 at 1:30 p.m.

REQUEST: Special Hearing to amend the special exception granted in case no. 2000-0215-X and to amend the following conditions to the order in case no. 2000-0215-X: Condition No. 3: to allow hand-washing and detailing of inventory vehicles only within the building in a wash/detail bay; Condition No. 8: for new building elevations to be approved by the Planning Department and Condition No. 10: for an internally illuminated, pole-mounted sign not turned off outside the hours of operation. Variance to allow a rear yard setback of 8 feet in lieu of the required 30 feet pursuant to BCZR Sec. 238.2. Special Exception for a used motor vehicle outdoor sales area, separate from the sales agency pursuant to BCZR Sec. 236.2.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

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

HANDICAPPED ACCESSIBLE



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

March 6, 2014

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 March 4, 2014

☐ 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: #2014-0159-SPHXA

2312 York Road, 3 Thelma Street & Parcel A Highview Street

W/s York Road, 37 ft., s/from centerline of intersection with Thelma Street

8th Election District - 3rd Councilmanic District

Legal Owner(s): Schaefer-Timonium LLC

Contract Purchaser/Lessee: Enterprise RAC Co. of Baltimore, LLC

Special Hearing to amend the special exception granted in case no. 2000-0215-X and to amend the following conditions to the order in case no. 2000-0215-X; Condition No. 3: to allow hand-washing and detailing of inventory vehicles only within the building in a wash/detail bay; Condition No. 8: for new building elevations to be approved by the Planning Department and Condition No. 10: for an internally illuminated, pole-mounted sign not turned off outside the hours of operation. **Variance** to allow a rear yard setback of 8 feet in lieu of the required 30 feet pursuant to BCZR Sec. 238.2. **Special Exception** for a used motor vehicle outdoor sales area, separated from sales agency pursuant to BZCR Sec. 236.2

Hearing: Monday, March 24, 2014 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 3/6/16 March 4

970736



KEVIN KAMENETZ
County Executive

February 21, 2014

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

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: 2014-0159-SPHXA

2312 York Road, 3 Thelma Street & Parcel A Highview Street
W/s York Road, 37 ft. s/from centerline of intersection with Thelma Street
Legal Owners: Schaefer-Timonium LLC
Contract Purchaser/Lessee: Enterprise RAC Co. of Baltimore, LLC

Special Hearing to amend the special exception granted in case no. 2000-0215-X and to amend the following conditions to the order in case no. 2000-0215-X: Condition No. 3: to allow hand-washing and detailing of inventory vehicles only within the building in a wash/detail bay; Condition No. 8: for new building elevations to be approved by the Planning Department and Condition No. 10: for an internally illuminated, pole-mounted sign not turned off outside the hours of operation. Variance to allow a rear yard setback of 8 feet in lieu of the required 30 feet pursuant to BCZR Sec. 238.2. Special Exception for a used motor vehicle outdoor sales area, separated from sales agency pursuant to BZCR Sec. 236.2.

Hearing: Monday, March 24, 2014 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the hearing information.

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Ave., Ste. 500, Towson 21204
Gavin Watson, Enterprise RAC, 701 Wedeman Ave., Linthicum 21090
William Schaefer, Jr., 2085 York Road, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 4, 2014.**
- (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, March 4, 2014 Issue - Jeffersonian

Please forward billing to:

Enterprise RAC Company of Baltimore, LLC
701 Wedeman Avenue
Linthicum, MD 21090
Attn: Sabrina Sauer

410-412-4620

NOTICE OF ZONING HEARING

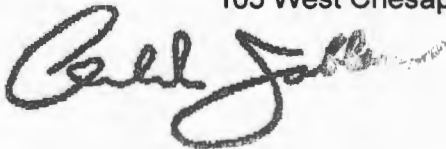
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2014-0159-SPHXA

2312 York Road, 3 Thelma Street & Parcel A Highview Street
W/s York Road, 37 ft. s/from centerline of intersection with Thelma Street
Legal Owners: Schaefer-Timonium LLC
Contract Purchaser/Lessee: Enterprise RAC Co. of Baltimore, LLC

Special Hearing to amend the special exception granted in case no. 2000-0215-X and to amend the following conditions to the order in case no. 2000-0215-X: Condition No. 3: to allow hand-washing and detailing of inventory vehicles only within the building in a wash/detail bay; Condition No. 8: for new building elevations to be approved by the Planning Department and Condition No. 10: for an internally illuminated, pole-mounted sign not turned off outside the hours of operation. Variance to allow a rear yard setback of 8 feet in lieu of the required 30 feet pursuant to BCZR Sec. 238.2. Special Exception for a used motor vehicle outdoor sales area, separated from sales agency pursuant to BZCR Sec. 236.2.

Hearing: Monday, March 24, 2014 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.

M E M O R A N D U M

DATE: April 28, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0159-SPHXA - Appeal Period Expired

The appeal period for the above-referenced case expired on April 24, 2014. 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 SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
2312 York Rd, 3 Thelma St, & Parcel A on	*	OF ADMINISTRATIVE
Highview St; W/S York Rd, 37' S of Thelma St		
8 th Election & 3 rd Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Schaefer-Timonium, LLC		
Contract Purchaser(s): Enterprise RAC of Balto*		BALTIMORE COUNTY
Petitioner(s)	*	2014-159-SPHXA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel 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/ documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S Demilio

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

RECEIVED

FEB 04 2014

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of February, 2014, a copy of the foregoing Entry of Appearance was mailed 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. 2014-0159-SPHXA

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
2/10/14	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	C
2/18/14	DEPS (if not received, date e-mail sent _____)	N/C
	FIRE DEPARTMENT	
3/10/14	PLANNING (if not received, date e-mail sent _____)	C
2/5/14	STATE HIGHWAY ADMINISTRATION	No Obj
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 3/4/14	
SIGN POSTING	Date: 3/4/14 by SSG Block	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
W/S York Road, 15' N of		
c/I Highview Street	*	DEPUTY ZONING COMMISSIONER
8th Election District		
4th Councilmanic District	*	OF BALTIMORE COUNTY
(2312 York Road)		
	*	CASE NO. 00-215-X
Louisa Little, Co-Executor of the		
Estate of Sol Goldman	*	
Petitioners		
And	*	
APF, LLC, by Elliott Lee Packer		
Contract Purchaser/Lessee	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owners of the subject property, Louisa Little, Co-Executor of the Estate of Sol Goldman and the Contract Purchaser/Lessee, APF, LLC by Elliott Lee Packer. The special exception request is for property located at 2312 York Road, which property is zoned BR. The Petitioner is requesting permission to utilize the property as a used motor vehicle, outdoor sales area, separated from sales agency building, pursuant to Section 236.4 of the Baltimore County Zoning Regulations (B.C.Z.R.).

Appearing at the hearing on behalf of the special exception request were Richard Sherry on behalf of Al Packer Ford, Tom Kramer, landscape architect with BL Companies and Scott Barhight, attorney at law, representing the Petitioner. Appearing as interested citizens in the matter were Howard Lenderking, Carroll Caslin and Joseph Gehring, all nearby property owners.

Testimony and evidence indicated that the property, which is the subject of this special exception request, consists of a net area of 0.63 acres, more or less, zoned BR.

The subject property is currently improved with an abandoned gasoline service station that has been utilized more recently as a firewood and mulch sales operation. The Petitioner is desirous of tearing down all structures on the subject property and replacing them with a 12 ft. x 56 ft. automobile sales building, along with a paved display area for vehicles to be sold on site. The Petitioner, Al Packer Ford, is interested in opening a small used motor vehicle, outdoor sales area on the subject property. Submitted into evidence as Petitioner's Exhibit No. 1 was a site plan of the property showing the improvements to be made to the site, along with the landscaping proposed. In addition, the Petitioner is proposing to close off the two access points to York Road that were formerly associated with this site. The Petitioner will be utilizing access both from Thelma Street to the north of the site and Highview Street to the south. There will be no direct access to York Road.

In connection with the utilization of the property, Mr. Richard Sherry, appearing on behalf of Al Packer Ford, agreed to the imposition of certain conditions and restrictions on the operation of their used motor vehicle sales business. Those restrictions will be set forth at the end of this Order.

It is clear the Baltimore County Zoning Regulations (B.C.Z.R.) permits the use proposed in a BR zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations. The Petitioner has shown that the proposed use would be

conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit No. 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertising, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief request in the special exception shall be granted.

THEREFORE, IT IS ORDERED this ____ day of January, 2000, by this Deputy Zoning Commissioner, that the Petitioner's Special Exception Request, pursuant to Section 236.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), to utilize the property as a used motor vehicle, outdoor sales area, separated from the sales agency building, be and is hereby APPROVED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his permit upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
2. The Petitioner shall be prohibited from performing automobile service work on vehicles displayed for sale on the subject property.

3. The Petitioner shall be prohibited from performing automobile detailing services on the property and shall not wash any of the vehicles on site. Notwithstanding this restriction, the Petitioner shall be permitted to hose down vehicles in an effort to keep them clean and ready for sale.
4. The Petitioner shall be prohibited from installing any gas tanks or fuel storage tanks on the subject property.
5. The Petitioner shall be prohibited from delivering vehicles to the subject property by way of a car carrier. All inventory offered for sale at the property shall be driven to the site and dropped off for sale.
6. The hours of operation of the used motor vehicle, outdoor sales, establishment shall be 9:00 a.m. to 9:00 p.m., Monday through Saturday.
7. The Petitioner shall be required to submit a lighting and landscape plan to Avery Harden (Landscape Architect for Baltimore County) for his review and approval.
8. The Petitioner shall be required to construct a sales building on the subject property consistent with Petitioner's Exhibit No. 2, the proposed elevation of the building itself. The building shall be stick built and may include appropriate wood siding. The wood siding to be applied to the exterior walls of the building shall be reviewed and approved by the Office of Planning.
9. The Petitioner shall be prohibited from utilizing or installing intercom, loud speaker or outside bells for telephone calls.
10. The sign to be installed on the subject property shall be a ground mounted sign consistent with Petitioner's Exhibit No. 4. In accordance with Petitioner's Exhibit No. 4, the Petitioner may be permitted to internally illuminate the sign which must be turned off at closing.
11. The Petitioner shall be prohibited from displaying automobiles for sale within the landscaped areas of the subject property.
12. The Petitioner shall be required to install an 8 ft. board on board landscaping fence along the rear property line of the subject property, in the area depicted on Petitioner's Exhibit No. 1, the site plan of the property. The location, height and type of fence shall be reviewed and approved by Mr. Avery Harden, Landscape Architect for Baltimore County.
13. The Petitioner shall be prohibited from displaying banners, streamers, balloons and other inflatable devices on the subject property.
14. The Petitioner shall be prohibited from displaying vehicles on any type of rack storage, jacks or lifts.

15. The Petitioner shall be prohibited from providing their own financing for the sale of their vehicles. This operation shall not be a "buy here/pay here" establishment. The Petitioner shall be permitted to offer financing by and through institutional lenders, which financing may take place on the property.
16. When applying for any permits, the site plan/landscape plan filed must reference this case and set forth and address the restrictions of this Order.

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

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



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

Date: 2-5-14

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

RE: Baltimore County

Item No. 2014-0159-SPHXA

Special Hearing Special Exception Variance
Schaefer-Timmons LLC
William Schaefer, Jr.
2312 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 2-3-14. A field inspection and internal review reveals that an entrance onto MD 45 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for SPHXA, Case Number 2014-0159-SPHXA.

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

Sincerely,

Steven D. Foster, Chief/
Development Manager
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

January 22, 2014

David H. Karceski

T 410.494.6285
F 410.821.0147
dhkarceski@venable.com

Hand Delivered

Mr. W. Carl Richards, Jr., Supervisor
Zoning Review Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Zoning Hearing
Legal Owner/Petitioner: Schaefer-Timonium, LLC
Location: 2312 York Road, 3 Thelma Street, and Parcel 'A' Highview Street

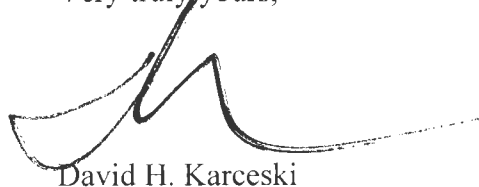
Dear Mr. Richards:

I am drop filing the enclosed Petition for Zoning Hearing for the above referenced property. With this letter, I have enclosed the following documents:

1. Petition for Zoning Hearing (3)
2. Zoning Description (3)
3. Site Plans (12)
4. Newspaper advertising form (1)
5. Zoning Map (1)
6. Check in the amount of \$1200.00

If you have any questions or concerns regarding this filing, please give me a call.

Very truly yours,

A handwritten signature in black ink, appearing to be 'DK', with a long horizontal flourish extending to the right.

David H. Karceski

DHK/jaw
Enclosures

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For February 10, 2014
Item No. 2014-0159

DATE: February 10, 2014

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

A landscape plan must be approved and security for landscape posted before a building permit will be issued.

DAK: CEN.

Cc: file.

ZAC-ITEM NO 14-0159-02102014.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



FEB 20 2014

RECEIVED

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: February 18, 2014

SUBJECT: DEPS Comment for Zoning Item # 2014-0159-SPHXA
Address 2312 York Road
(Schaefer-Timonium. LLC Property)

Zoning Advisory Committee Meeting of February 3, 2014.

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

Reviewer: *Jeff Livingston – Development Coordination*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 10, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 2312 York Road

RECEIVED

INFORMATION:

MAR 11 2014

Item Number: 14-159

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Schaefer - Timonium, LLC

Zoning: BR - AS

Requested Action: Special Hearing, Special Exception, and Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The subject property is currently used as a used car sales lot. The petitioner has a proposed contract with Enterprise RAC Company. Should the contract be executed, the proposed use of the property would be used car sales. The subject request includes a proposal for a building with a detail bay for the cars for sale and illuminated signage.

The Department of Planning requests architectural elevations be submitted for review and approval prior to the issuance of any building permits. The proposed building shall conform to the Hunt Valley/Timonium Design Guidelines.

The proposed use of the property mirrors the existing use of the property with the exception of a detail bay. The Department of Planning opines that the proposed use is appropriate for the area and does not appear to be detrimental to the health, safety or general welfare of the surrounding community.

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

Prepared By:

Division Chief:

AVA/LL:cjm

ORDER RECEIVED FOR FILING

Date: 3-25-14

By: [Signature]

Real Property Data Search (w4)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 08 Account Number - 0813057660	
Owner Information		
Owner Name:	SCHAEFER-TIMONIUM LLC	Use: COMMERCIAL
Mailing Address:	2085 YORK RD TIMONIUM MD 21093-4242	Principal Residence: NO
		Deed Reference: 1) /24815/ 00139 2)
Location & Structure Information		
Premises Address:	2312 YORK RD 0-0000	Legal Description: PT LT 1-12 .6334 AC 2312 YORK RD TIMONIUM HEIGHTS
Map: 0051	Grid: 0023	Parcel: 0378
Sub District:	Subdivision: 0000	Section: B
Block:	Lot: 1	Assessment Year: 2014
Plat No:	Plat Ref: 0005/ 0082	Town: NONE
Special Tax Areas:	Ad Valorem:	Tax Class:
Primary Structure Built 2001	Above Grade Enclosed Area 784	Finished Basement Area
Property Land Area 27,592 SF	County Use 06	
Stories	Basement	Type
		OFFICE BUILDING
Exterior	Full/Half Bath	Garage
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2014
Land:	761,100	761,100
Improvements	140,300	152,300
Total:	901,400	913,400
Phase-in Assessments		As of
		07/01/2013
As of		07/01/2014
Land:		
Improvements		
Total:		
Preferential Land:	0	0
Transfer Information		
Seller: SCHAEFER WILLIAM H,JR	Date: 03/24/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /24815/ 00139	Deed2:
Seller: SAMMIS ENTERPRISES LLC	Date: 01/09/2004	Price: \$1,475,000
Type: ARMS LENGTH IMPROVED	Deed1: /19411/ 00495	Deed2:
Seller: GOLDMAN SOL	Date: 01/04/2001	Price: \$1,098,396
Type: ARMS LENGTH IMPROVED	Deed1: /14902/ 00206	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2013
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Tax Exempt:	Special Tax Recapture:	07/01/2014
Exempt Class:	NONE	0.00 0.00
Homestead Application Information		
Homestead Application Status:	No Application	

New Search (<http://sdat.resiusa.org/RealProperty>)

The map shows a grid of lots, many of which are shaded with diagonal lines. Key labels include:

- Lots:** P.378, P.118, P.117, P.16, P.389, P.632, P.430, P.500, P.465, P.45, P.183, P.864, P.50C, P.500.
- Roads:** Wayside, Landstrake, Stratford Industrial Site, Round Ridge.
- Other Features:** Rec. Area, Coachford Sec. 6, Stratford Flat, Round Ridge, Maryland State Fair Agri Soc Inc.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://imsweb05.mdp.state.md.us/website/mosp/>)

 Loading... Please

Loading... Please Wait.

CASE NAME 2014 Police #1 The 1ma Street
CASE NUMBER 2014-159-SPHXA
DATE 3/24/14

[illegible]

Case No.: 2014-0159-SPHXA (2312 York Rd.)

Exhibit Sheet

Petitioner/Developer

Respondent

No. 1	Plan (redlined)	
No. 2	Zoning map (aerial)	
No. 3	Prelim. Landscape Plan	
No. 4	Proposed Lighting Elevations	
No. 5	Proposed Lighting Site Lighting Plan	
No. 6	Led. light details	
No. 7	Floor plan	
No. 8	Google Earth photo	
No. 9		
No. 10		
No. 11		
No. 12		

LED AREA LIGHTS - CHALLENGER® MEDIUM (XCHM3)

Crossover
LED LIGHTING TECHNOLOGY



US patent 7828456, 8002428 and CAN 2736757 & 2736757 and MX patent 29631 and ISRL 49679 and AUS 2008312668 and US & Int'l. patents pending

SMARTTEC™ THERMAL CONTROL - Sensors in both optical and driver enclosure reduce driver current when ambient temperatures exceed 50°C. Current is lowered in imperceptible 5% increments every 5 minutes until safe operating temperature is reached.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs in Cool White (5250°K nominal) or Neutral White (4100°K nominal) color temperature, 70 CRI (nominal).

DISTRIBUTION/PERFORMANCE - Type 3, 5 and FT. Exceptional uniformity with full cutoff creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

HOUSING - Radiused, rectangular-shaped, aluminum housing with stainless steel or electro-zinc plated steel mounting hardware.

OPTICAL UNIT - Clear tempered optical grade flat glass lens sealed to aluminum housing creates an IP67 rated, sealed optical unit. Pressure stabilizing breather allows super-tight protection while preventing temperature cycling from building up internal pressures and vacuums that can stress optical unit seals. Patented integral single-blade heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture. Two stainless steel captive fasteners allow easy access to driver. One-piece extruded EPDM gasket seals optical assembly against housing.

MOUNTING - Use with 5" traditional drilling pattern. An extruded radius 8" arm is shipped standard and compatible with all fixture mounting configurations. The fixture may also be mounted to 3"-5" round poles using the round pole plate adaptor accessory (RPP2), which must be ordered separately.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE-50/60Hz input) and 347-480VAC. Optional twistlock photocell receptacle is available. Photocell must be ordered separately. Fixture Watts: 350 mA - 141, 450 mA - 187 nominal.

DRIVER - Available in 350mA and 450mA drive currents. (Drive currents are factory programmed). State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Components are fully encased in potting material for IP65 moisture resistance. Driver complies with FCC 47 CFR part 15 RF/EMI standard.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, graphite, satin verde green, metallic silver and white. Meets requirements of ASTM B117 1000-hour salt fog and ASTM G155 1000-hour Xenon Arc UV tests (supersedes G53 UVB313).

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Application layouts are available upon request. Contact LSI Applications Group at lighting.apps@lsi-industries.com

SHIPPING WEIGHT (in carton) - 33 lbs./15Kg

LISTING - ETL listed to U.S. and Canadian safety standards. Suitable for wet locations.

LIGHT OUTPUT - XCHM3					
	# of LEDs		Lumens (Nominal)		
			Type 3	Type 5	Type FT
Cool White	350 mA	128	12800	12100	13000
	450 mA	128	15200	14300	15500
Neutral White	350 mA	128	11700	11100	11700
	450 mA	128	13400	12200	14000

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



ARRA IP67
Funding Compliant

Also available in traditional light sources

PETITIONER'S

Suitable for wet loca

EXHIBIT NO. 6



Project Name _____ Fixture Type _____

Catalog # _____

LED AREA LIGHTS - CHALLENGER® MEDIUM (XCHM3)



LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XCHM3 FT LED 128 450 CW UE WHT PCR**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
XCHM3 - LED Challenger Medium	3 - Type III 5 - Type V FT - Forward Throw	LED	128	350 - 350mA 450 - 450mA	CW - Cool White NW - Neutral White	UE - Universal Voltage (120-277) 347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	PCR - Photoelectric Control Receptacle ¹

NOTE:

1 - Photocell must be ordered separately - see Accessories.

LUMINAIRE EPA CHART - XCHM3

	Single	1.4
	D180°	2.9
	D90°	2.5
	T90°	4.0
	TN120°	4.1
	Q90°	5.1

Note: House Side Shield adds to fixture EPA.
Consult Factory.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	
PC120 - Photocell	122514+	XCHM3 HSS - House Side Shield for Type 3 and FT 496128BLK+++
PC208-277 - Photocell for 208V, 240V or 277V	122515+	BKS-BO-WM-*CLR - Wall Mount Plate 123111CLR
PC347 - Photocell	159516+	BKA-BO-RA-9-CLR - Radius Arm 169010CLR
PC480 - Photocell	1225180+	BKU-BO-S-19-CLR - Upsweep Bracket for Round and Square Poles 144191CLR
RPP2 - Round Pole Plate	162914CLR	
FK120 - Single Fusing	FK120++	
FK277 - Single Fusing	FK277++	
DFK208, 240 - Double Fusing	DFK208,240++	
DFK480 - Double Fusing	DFK480++	
FK347 - Single Fusing	FK347++	

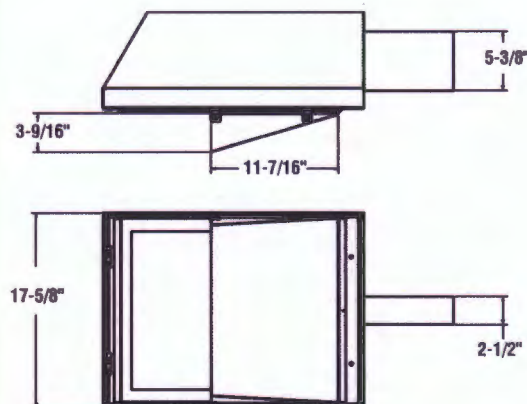
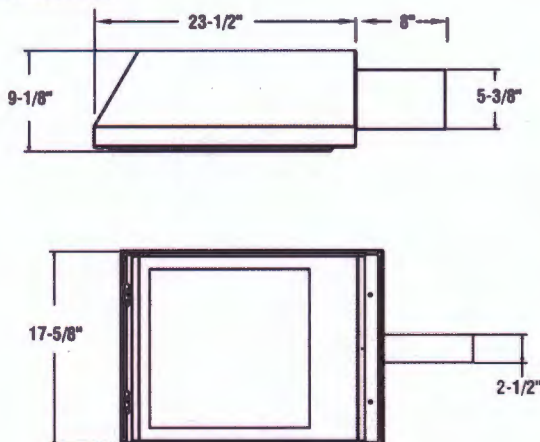
NOTES:

+Factory installed PCR option required.

++Fusing must be located in the hand hole of the pole.

+++Black only. House Side Shield adds to fixture EPA. Consult Factory.

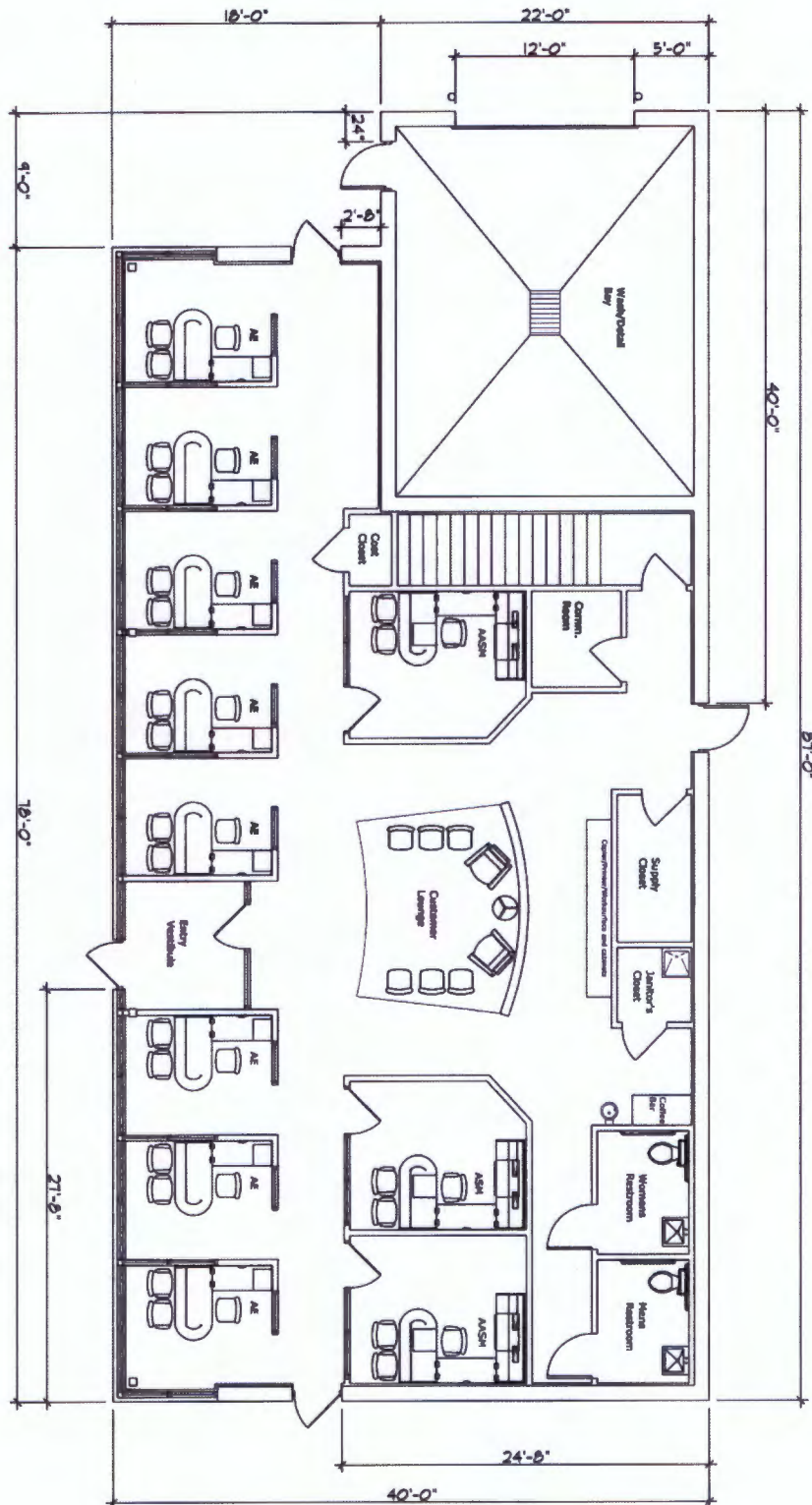
DIMENSIONS



HOUSE SIDE SHIELD (496128BLK)

1. FLOOR PLAN

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

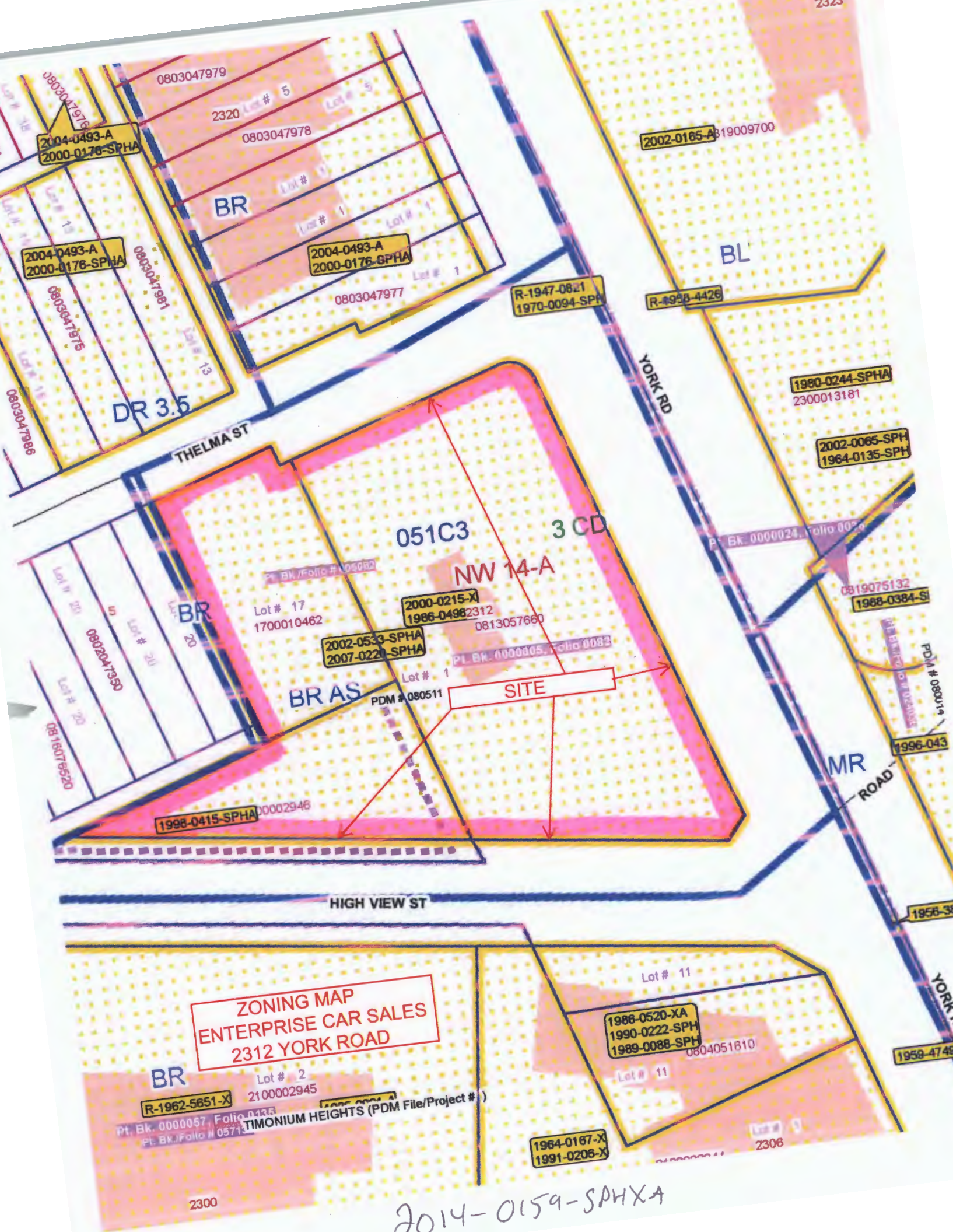


PETITIONER'S

EXHIBIT NO.

7

D1 1 OF 1	These plans, drawings and details are the property of Hanna Building Systems, Inc. and shall be used by Hanna Building Systems, Inc. in designing, building and constructing this project. Copying, reproduction, or other use, in whole or in a part, without the expressed written consent of Hanna Building Systems, Inc. is prohibited.	DATE ISSUED FOR: 2-27-14	SHEET TITLE: FLOOR PLAN SCALE: 1/8" = 1'-0" DRAWN BY: MEH PROJECT #J-378 PROJECT: ENTERPRISE USED CAR SALES 2912 YORK ROAD TIMONUM, MD 21045	hanna building systems, inc. 115 LAKEFRONT DRIVE - HUNT VALLEY, MARYLAND 21030 (410)-771-0220 FAX (410)-771-1505
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2004-0493-A
2000-0176-SPHA

2004-0493-A
2000-0176-SPHA

2004-0493-A
2000-0176-SPHA

2002-0165-A
19009700

R-1947-0821
1970-0094-SPH

R-4958-4426

1980-0244-SPHA
2300013181

2002-0065-SPH
1964-0135-SPH

051C3

3 CD

NW 14-A

Lot # 17
1700010462

2000-0215-X
1986-0498-2312

0813057660

2002-0533-SPHA
2007-0220-SPHA

Pt. Bk. 0000005, Folio 0082

BR AS

Lot # 1
PDM # 080511

SITE

1998-0415-SPHA
00002946

MR

ROAD

HIGH VIEW ST

ZONING MAP
ENTERPRISE CAR SALES
2312 YORK ROAD

BR

Lot # 2
2100002945

R-1962-5651-X

Pt. Bk. 0000057, Folio 0412
Pt. Bk. 0000057, Folio 0571

TIMONIUM HEIGHTS (PDM File/Project #)

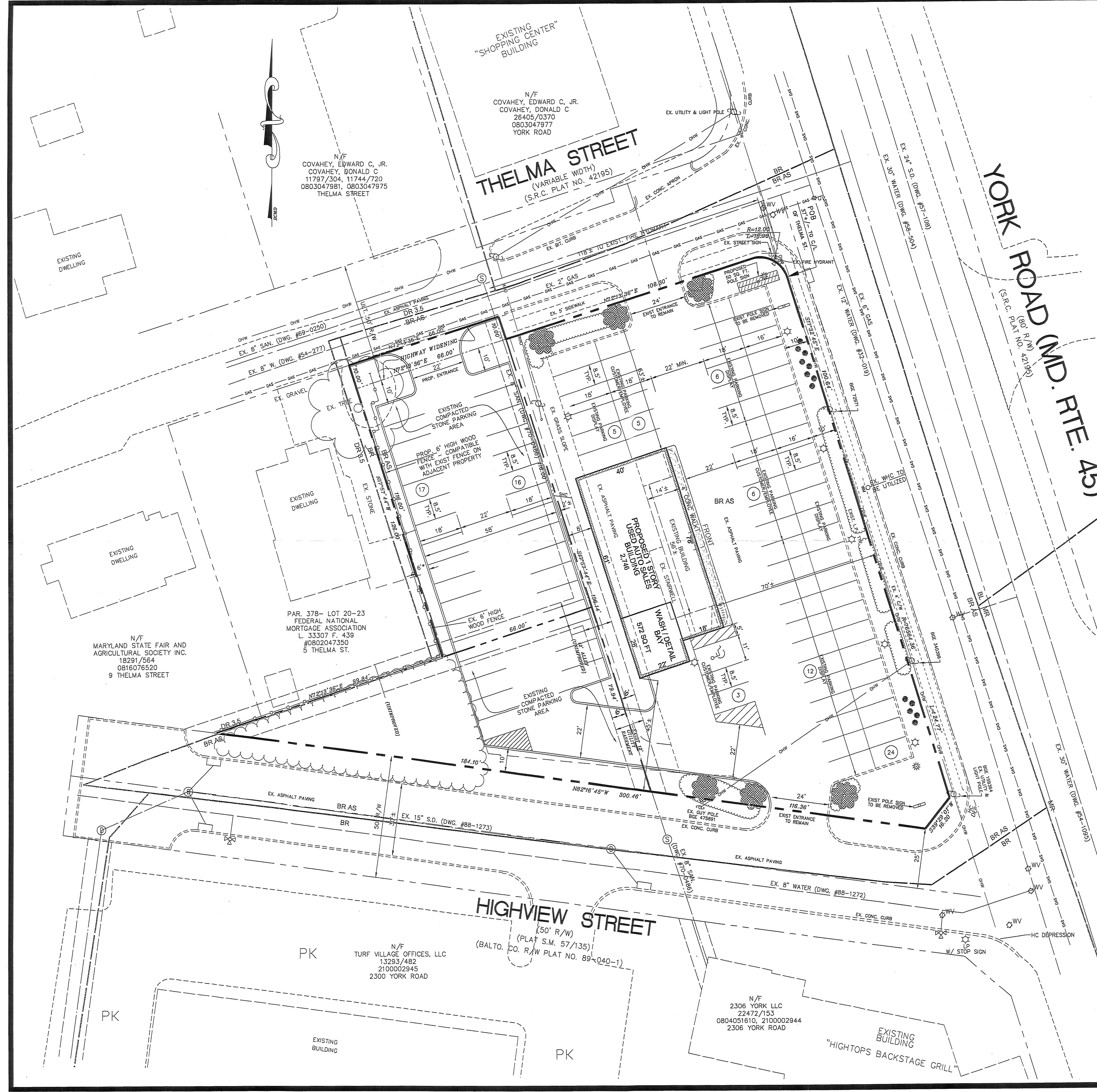
1986-0520-XA
1990-0222-SPH
1989-0088-SPH

0804051810

1964-0187-X
1991-0208-X

2306

2014-0159-SPHXA



ZONING HISTORY:

CASE NO. 821
RECLASSIFICATION HEARING TO REZONE THE PROPERTY FROM AN "A" RESIDENTIAL ZONE TO AN "E" COMMERCIAL ZONE.

CASE NO. 3888X (2313 YORK ROAD)
SPECIAL EXCEPTION FOR A FILLING STATION WAS GRANTED ON OCT. 11, 1956, SUBJECT TO CERTAIN CONDITIONS.

CASE NO. 70-94-SPH (2313 YORK ROAD)
SPECIAL HEARING SEEKING APPROVAL FOR A SERVICE STATION SITE EXPANSION WAS GRANTED ON NOV. 10, 1969.

CASE NO. 86-498-A (2313 YORK ROAD)
PETITION FOR VARIANCE FROM BCZR SECTION 413.2F TO ALLOW A FREESTANDING, REPLACEMENT, RELOCATED, DOUBLE-FACED I.D. SIGN OF 181.3 SQ.FT. IN LIEU OF THE ALLOWABLE 100 SQ.FT. WAS GRANTED ON JUNE 4, 1986.

CASE NO. 98-415-SPHA (PARCEL 'A'- HIGHVIEW ST)
SPECIAL HEARING FOR COMMERCIAL USE IN A RESIDENTIAL ZONE AND VARIANCE FROM SECTION 1801.1.B.1.5 TO PERMIT A BUFFER AND SETBACK OF 2 FEET EACH WITHIN THE RESIDENTIAL TRANSITION AREA IN LIEU OF THE MINIMUM REQUIRED 50-FOOT BUFFER AND 75-FOOT SETBACK; FROM SECTION 409.8.A.2 TO PERMIT A STONE PARKING LOT IN LIEU OF THE REQUIRED DURABLE AND DUSTLESS SURFACE; FROM SECTION 409.8.A.4 TO PERMIT A PARKING SETBACK TO THE STREET RIGHT-OF-WAY LINE OF 0 FEET IN LIEU OF THE MINIMUM REQUIRED 10 FEET; AND FROM SECTION 409.8.A.6 TO PERMIT AN UNSTRIPED PARKING LOT, GRANTED WITH CERTAIN RESTRICTIONS ON JULY 27, 1998.

CASE NO. 00-215-X (2313 YORK ROAD)
SPECIAL EXCEPTION TO UTILIZE THE PROPERTY AS A USED MOTOR VEHICLE SALES AREA, SEPARATE FROM THE SALES AGENCY BUILDING, GRANTED JAN. 12, 2000, SUBJECT TO CERTAIN CONDITIONS.

CASE NO. 02-533-SPHA (3 THELMA STREET)
SPECIAL HEARING TO APPROVE BUSINESS PARKING IN A RESIDENTIAL ZONE AND VARIANCE FROM SECTIONS 1801.1.B.1.5(2) AND 409.8.B.2 OF THE B.C.Z.R. TO PERMIT A PARKING LOT TO BE AS CLOSE AS 10 FEET IN LIEU OF THE REQUIRED 75 FEET AND TO ALLOW IT TO EXIST AS CLOSE AS 10 FEET IN LIEU OF THE 50 FOOT BUFFER, AND TO ALLOW THE PARKING FACILITY NOT TO ENJOIN OR BE ACROSS AN ALLEY OR STREET FROM A BUSINESS INVOLVED, BE AND IS DENIED ON AUGUST 22, 2002.

CASE NO. 07-220-SPHA (2313 YORK RD/ 3 THELMA ST/ PARCEL 'A'- HIGHVIEW ST)
VARIANCE TO PERMIT A BUFFER OF 6 FEET IN LIEU OF THE MINIMUM REQUIRED 50 FEET AND TO PERMIT A PARKING LOT SETBACK OF 6 FEET IN LIEU OF THE REQUIRED 75 FEET AND TO SECTION 409.4 TO PERMIT PARKING SPACES FOR STORED MOTOR VEHICLES WITHOUT DIRECT ACCESS TO A DRIVE AISLE IN LIEU OF THE REQUIRED DIRECT ACCESS TO A DRIVE AISLE AND SPECIAL HEARING TO APPROVE BUSINESS PARKING IN A RESIDENTIAL ZONE, PURSUANT TO SECTION 409.8.B INCLUDING THE STORAGE OF UNLICENSED PASSENGER MOTOR VEHICLES (NOT FOR SALE), AND TO AMEND THE PLAN APPROVED AND THE ORDER IN CASE NO. 00-215-X WAS DENIED ON JANUARY 31, 2007.

MOTION FOR RECONSIDERATION DENIED ON MARCH 6, 2007.

LANDSCAPE MANUAL MODIFICATION:
A MODIFICATION TO PART III, CONDITION B: PARKING LOTS, STANDARDS 1. PERIMETER SCREENING (c)(2) OF THE BALTIMORE COUNTY LANDSCAPE MANUAL FOR REDEVELOPMENT IN A COMMERCIAL CORRIDOR ADJACENT TO A RESIDENTIAL PROPERTY IN ACCORDANCE WITH PART IV: APPLICATION OF STANDARDS, SECTION D. MODIFICATION TO MANUAL STANDARDS, TO PERMIT A LANDSCAPE STRIP OF 6 FEET IN LIEU OF THE REQUIRE 10 FEET WAS APPROVED NOVEMBER 18, 2013.

PARKING TABULATION:

REQUIRED: 2,746 SQ.FT. @ 5 PER 1000 SQ.FT. OR 2,746/1000 X 5 = 13.7, USE 14 SPACES
1 WASH BAY = 1 SPACE
TOTAL = 15 SPACES REQUIRED

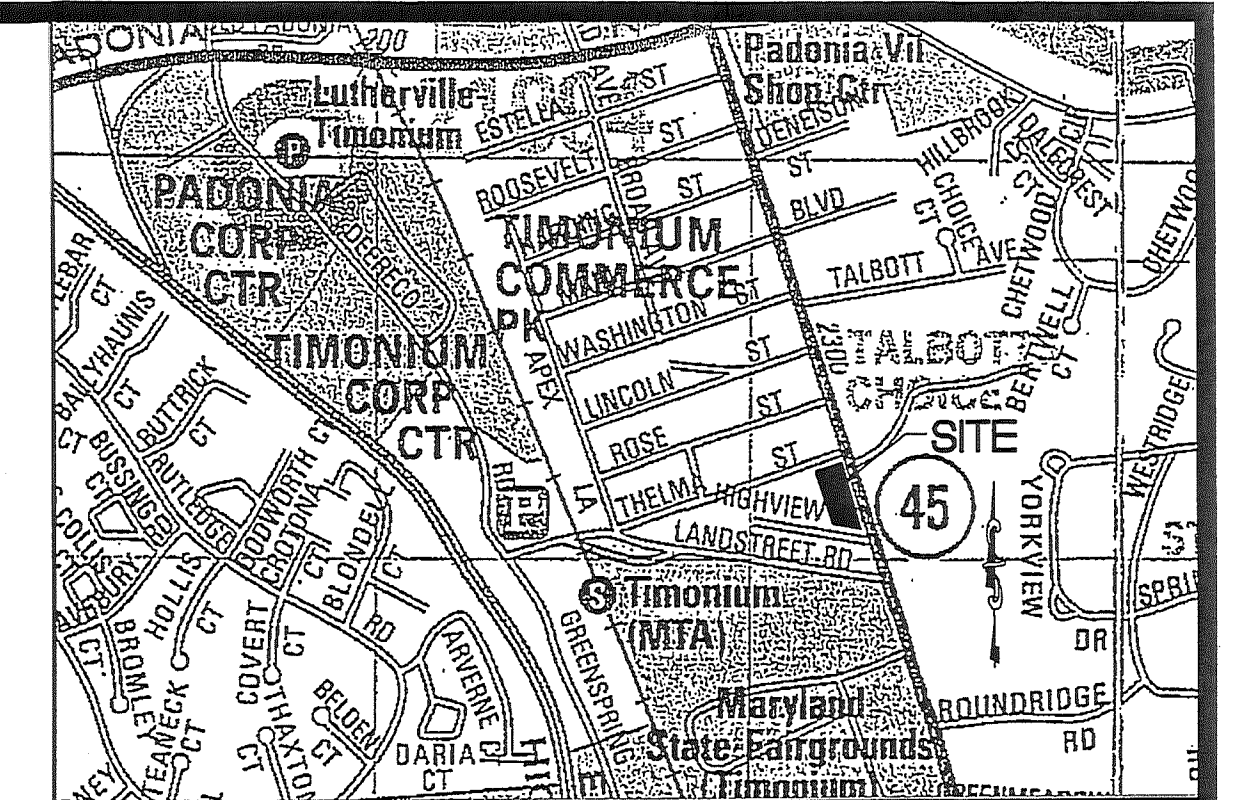
PROPOSED: 14 CUSTOMER & EMPLOYEE SPACES (INCL 1 HC)
80 DISPLAY SPACES
1 WASH BAY
95 TOTAL SPACES PROVIDED

SETBACK CHART:

ZONED BR AS

	REQUIRED	PROPOSED
**FRONT	25' / 50' TO C.L.	70'±
SIDE	30'	63'± / 45'±
REAR	30'	8'

* VARIANCE REQUIRED
** STORAGE / DISPLAY VEHICLES PERMITTED 15 FEET INTO THE REQUIRED FRONT YARD SETBACK.



GENERAL NOTES:

- OWNER/APPLICANT:
SCHAEFER - TIMONIUM LLC
2085 YORK ROAD
TIMONIUM, MARYLAND 21093-4242
(410) 252-0013
- SITE DATA:
TAX MAP: 51 GRID: 23 PARCEL: 378 LOTS: 1-12
TAX ACCT. NO.: 0813057660
DEED REF.: 21603/431
PLAT REF.: 5/82 ("TIMONIUM HEIGHTS")
SITE AREA: 27,952 SQ.FT. OR 0.642 AC.± (DEED)
SITE AREA: 26,691 SQ.FT. OR 0.613 AC.± (NET)
- TAX MAP: 51 GRID: 23 PARCEL: 378 LOTS: 17-19
TAX ACCT. NO.: 1700010462
DEED REF.: 21603/431
PLAT REF.: 5/82 ("TIMONIUM HEIGHTS")
SITE AREA: 8,316 SQ.FT. OR 0.191 AC.± (DEED)
- TAX MAP: 51 GRID: 23 PARCEL: 632 LOTS: PARCEL A
TAX ACCT. NO.: 2100002946
DEED REF.: 21603/431
PLAT REF.: 5/7135 ("TIMONIUM HEIGHTS")
SITE AREA: 6,628 SQ.FT. OR 0.152 AC.± (DEED)
- TOTAL SITE AREA: 41,635 SQ.FT. OR 0.956 AC.± (NET)
- SITE ZONED: BR AS (BALTIMORE COUNTY 200-SCALE ZONING MAP SHT. 051C3).
- EXISTING USE: USED MOTOR VEHICLE SALES
PROPOSED USE: USED MOTOR VEHICLE SALES (2,746 SQ. FT. SALES & 572 SQ. FT. CAR PREPARATION = 3,318 SQ. FT. TOTAL)
- THE SUBJECT SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO 100-YR. FLOODPLAINS ON THE SUBJECT SITE. SEE F.I.R.M. PANEL NO.: 240010 0235 B.
- ALL PARKING AREAS SHALL BE PAVED WITH A DURABLE, DUSTLESS SURFACE AND SHALL BE PERMANENTLY STRIPED.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HISTORICAL BUILDINGS LOCATED ON THE SUBJECT SITE.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY CONDUCTED BY COLBERT MATZ ROSENFELT, INC. DATED 12/2000.
- PREVIOUS COMMERCIAL PERMITS:
B 092780 (INSTALL U.S.T.), B 145145 (CHANGE OF OCCUPANCY), B 438483 (RAZING), B 441327 (GRADING), B 446801 (SALES BLDG. CONSTR.)
- ALL SIGNAGE WILL COMPLY WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

2014-0159-SPHXA

PLAN TO ACCOMPANY ZONING HEARING

ENTERPRISE CAR SALES

2312 YORK ROAD (MD. RTE. 45),
3 THELMA STREET AND PARCEL A ON HIGHVIEW STREET

8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

20 0 10 20 40 80
GRAPHIC SCALE (IN FEET)
1 inch = 20 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

DESIGNED: CMR
DRAWN: SLD
CHECKED: KJC
FILE: 2000086_3 ZONING HEARING.dwg
DRAWING NUMBER: **ZON-1**

SCALE: 1"= 20'
DATE: JANUARY 16, 2014
JOB NO.: 2000-086.3

NO.	DATE	REVISIONS:	BY	SHEET 1 OF 1
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Current



Tradedress Rendering

Date: 12/19/2013 Artist: SH
Group: 18 Specialist: Hoffedtz
Branch #: 51 Job #: E02740
Location: Timonium, MD Type: CS

Attention: These renderings are intended to be used for conceptual Tradedress sign and site planning. They are not to be considered as construction drawings. Verification of dimensions, field conditions and local building codes is required.

In order to maintain brand consistency and integrity, for all significant tradedress upgrades please refer to the Facility and Vehicle Identification Manuals on the Operations Intranet or AdShop.

Corporate Resources are also available to help guide you on significant tradedress updates as necessary. For airport facilities consult with the Airport Facilities/Construction team or for home city locations consult your Corporate Operations team.

Specified Sherwin Williams® paints are listed below. The colors that are being recommended to complete the above rendering will be marked with a "X". Contact your local Sherwin Williams Representative for specific paint specifications and applications at 1-800-4SHERWIN.

Used	Swatch	Color	Sherwin Williams Color Name
ENTERPRISE EXTERIOR COLORS			
X		Light Beige	SW 6140 - Moderate White (Satin)
X		Dark Beige	SW 7038 - Tony Taupe (Satin)
X		Pure White	SW 7005 - Pure White (Satin)
		Bright White	B66W300 Series, SherCry Gloss Ultra White
		Black	SW 6258 - Tricorn Black (building accents)
		Black	B66B300 - Black (sign poles)
ENTERPRISE INTERIOR COLORS			
		Light Beige	SW 6140 - Moderate White (Eggshell or Satin)
		Light Blue	SW 6505 - Atmospheric (Eggshell or Satin)
		Light Green	SW 1428 - Uphill (Eggshell or Satin)
		Medium Brown	SW 7039 - Virtual Taupe (Eggshell or Satin)

Enterprise specified Tubelle paints anodized finished or equivalent for the mullions are listed below. The colors that are being recommended will be marked with a "X". Please note that this option is not applicable for every rendering.

ENTERPRISE MULLION COLORS			
X		Brushed Alum.	Tubelle Clear 2A or 20
		Brown	Tubelle Light Amber 2K
		Bronze	Tubelle Dark Bronze 3K
		Black	Tubelle Black OD

Site Location:
2312 York Road
Lutherville-Timonium, MD

Sign Restrictions:
Max. Signage Sq. Ft. allowed:

Street: 50 SF

Building: 2 times length of building

Max. number of signs allowed

Street signs: 1

Building signs: 3, 2 per elevation

FLUORESCENT
PURPOSES
PETTIONER'S

EXHIBIT NO. 4

Tradedress Rendering

Date: 12/19/2013 Artist: SH
Group: 18 Specialist: Hoffedtz
Branch #: 51 Job #: E02740
Location: Timonium, MD Type: CS

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X		Dark Beige	SW 7038 - Tony Taupe (Satin)
X		Pure White	SW 7005 - Pure White (Satin)
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		Black	SW 6258 - Tricorn Black (building accents)
		Black	B66B300 - Black (sign poles)
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		Light Beige	SW 6140 - Moderate White (Eggshell or Satin)
		Light Blue	SW 6505 - Atmospheric (Eggshell or Satin)
		Light Green	SW 1428 - Uphill (Eggshell or Satin)
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ENTERPRISE MULLION COLORS			
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		Brown	Tubelle Light Amber 2K
		Bronze	Tubelle Dark Bronze 3K
		Black	Tubelle Black OD

Proposed Rendering



Tradedress Rendering

Date:	12/19/2013	Artist:	SH
Group:	18	Specialist:	Hofedlitz
Branch #s:	51	Job #:	E02740
Location:	Timonium, MD	Type:	CS

Attention: These renderings are intended to be used for conceptual Tradedress sign and site planning. They are not to be considered as construction drawings. Verification of dimensions, field conditions and local building codes is required.

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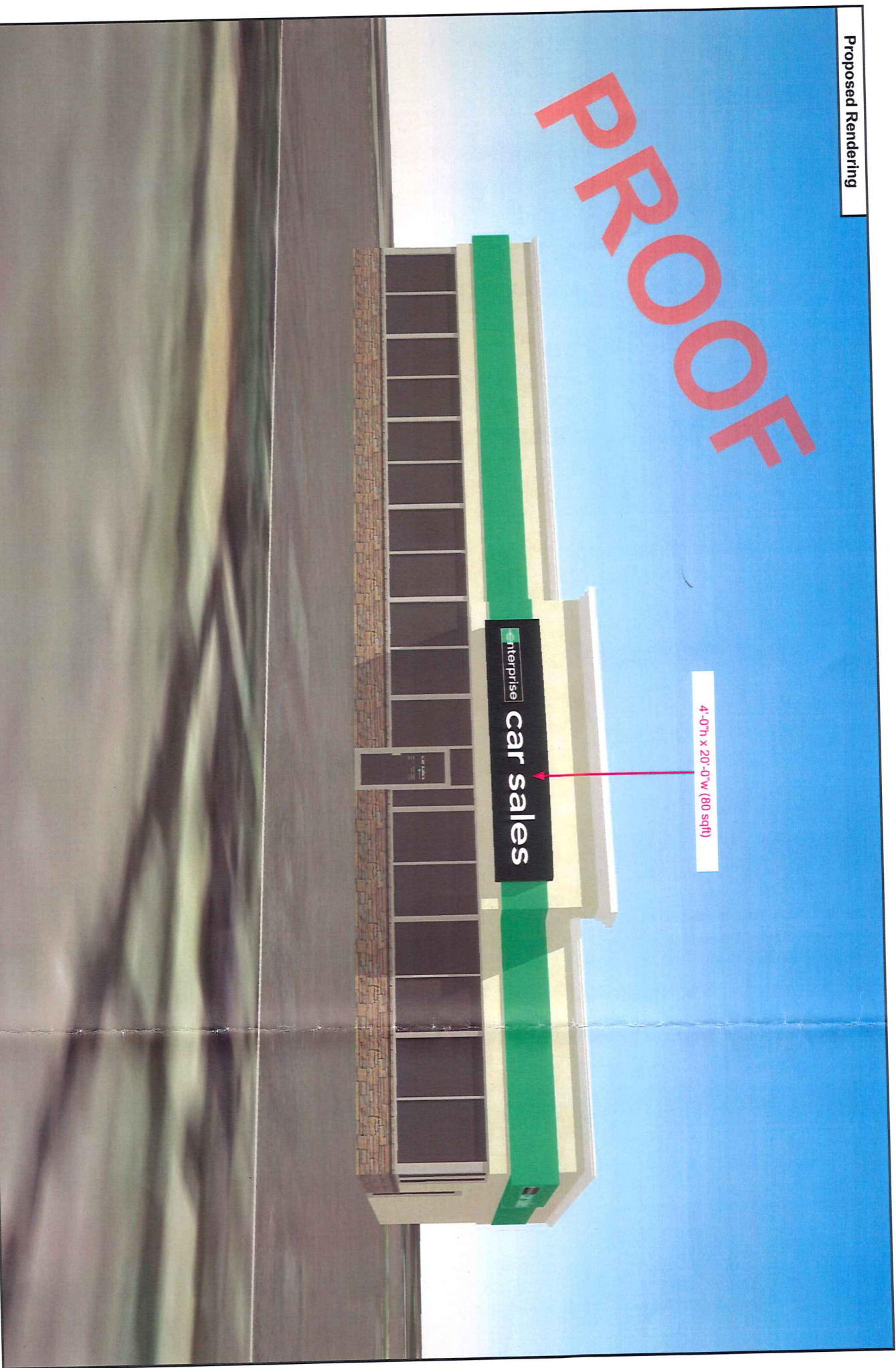
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Used	Switch	Color	Sherwin Williams Color Name
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X		Light Beige	SW 6140 - Moderate White (Satin)
X		Dark Beige	SW 7038 - Ivory Taupe (Satin)
X		Pure White	SW 7005 - Pure White (Satin)
X		Bright White	B66W300 Series, Sherwin Glass Ultra White
X		Black	SW 6258 - Tricorn Black (building accents)
X		Black	B66S300 - Black (sign poles)
ENTERPRISE INTERIOR COLORS			
X		Light Beige	SW 6140 - Moderate White (Eggshell or Satin)
X		Light Blue	SW 6505 - Atmosphere (Eggshell or Satin)
X		Light Green	SW 4258 - Light (Eggshell or Satin)
X		Medium Brown	SW 7039 - Virtual Taupe (Eggshell or Satin)

Specified Tubelite paints are listed below. The colors that are being recommended to complete the above rendering will be marked with a "X". Please note that this option is not applicable for every rendering.

ENTERPRISE MULLION COLORS		
X	Brushed Alum.	Tubelite Clear 2A or 20
X	Brown	Tubelite Light Amber 2K
X	Bronze	Tubelite Dark Bronze 3K
X	Black	Tubelite Black OD



Tradedress Rendering

Date:	12/19/2013	Artist:	SH
Group:	18	Specialist:	Hofedlitz
Branch #s:	51	Job #:	E02740
Location:	Timonium, MD	Type:	CS

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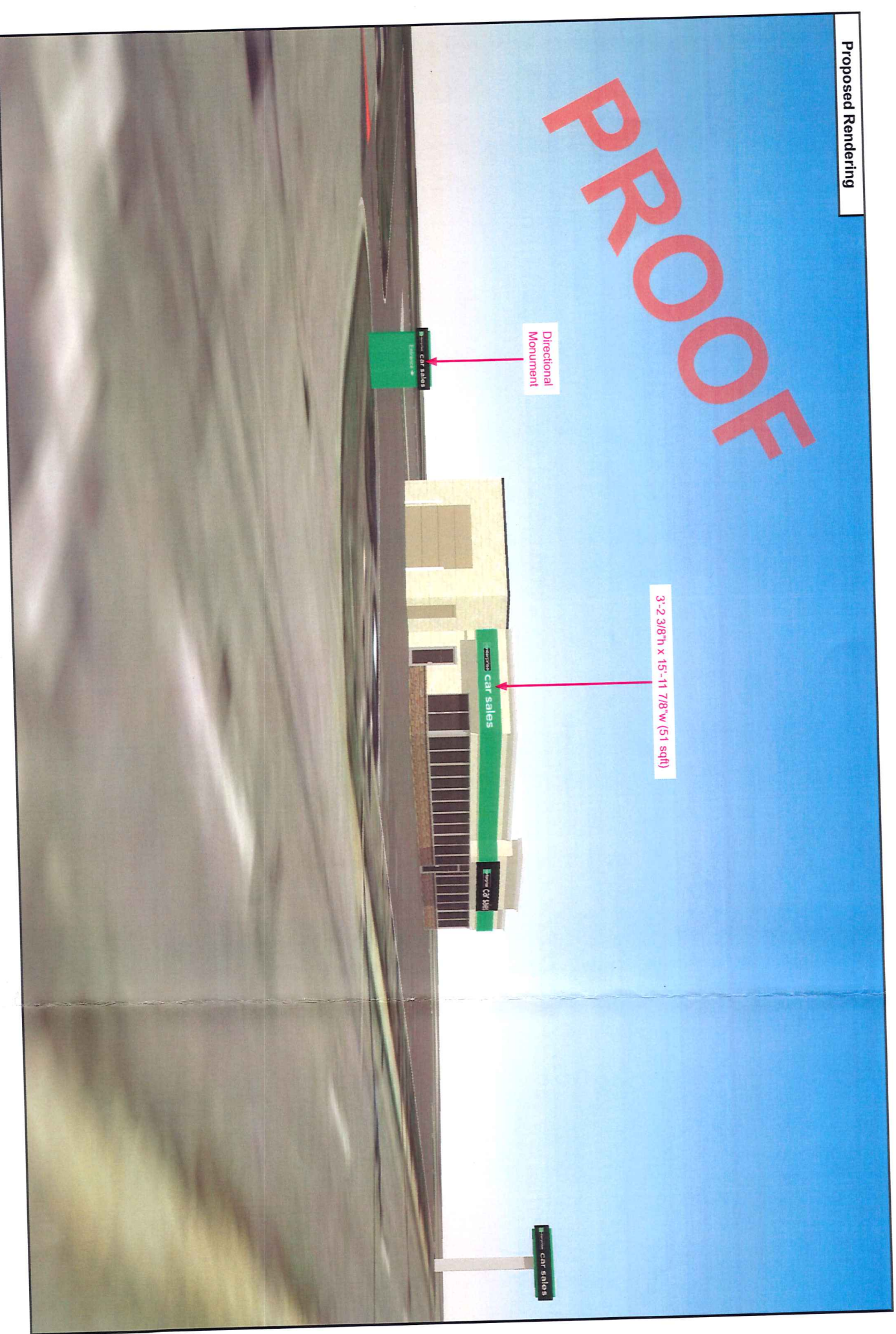
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X	Brown	Tubelite Light Amber 2K
X	Bronze	Tubelite Dark Bronze 3K
X	Black	Tubelite Black OD



Tradedress Rendering

Date:	12/19/2013	Artist:	SH
Group:	18	Specialist:	Hofedlitz
Branch #s:	51	Job #:	E02740
Location:	Timonium, MD	Type:	CS

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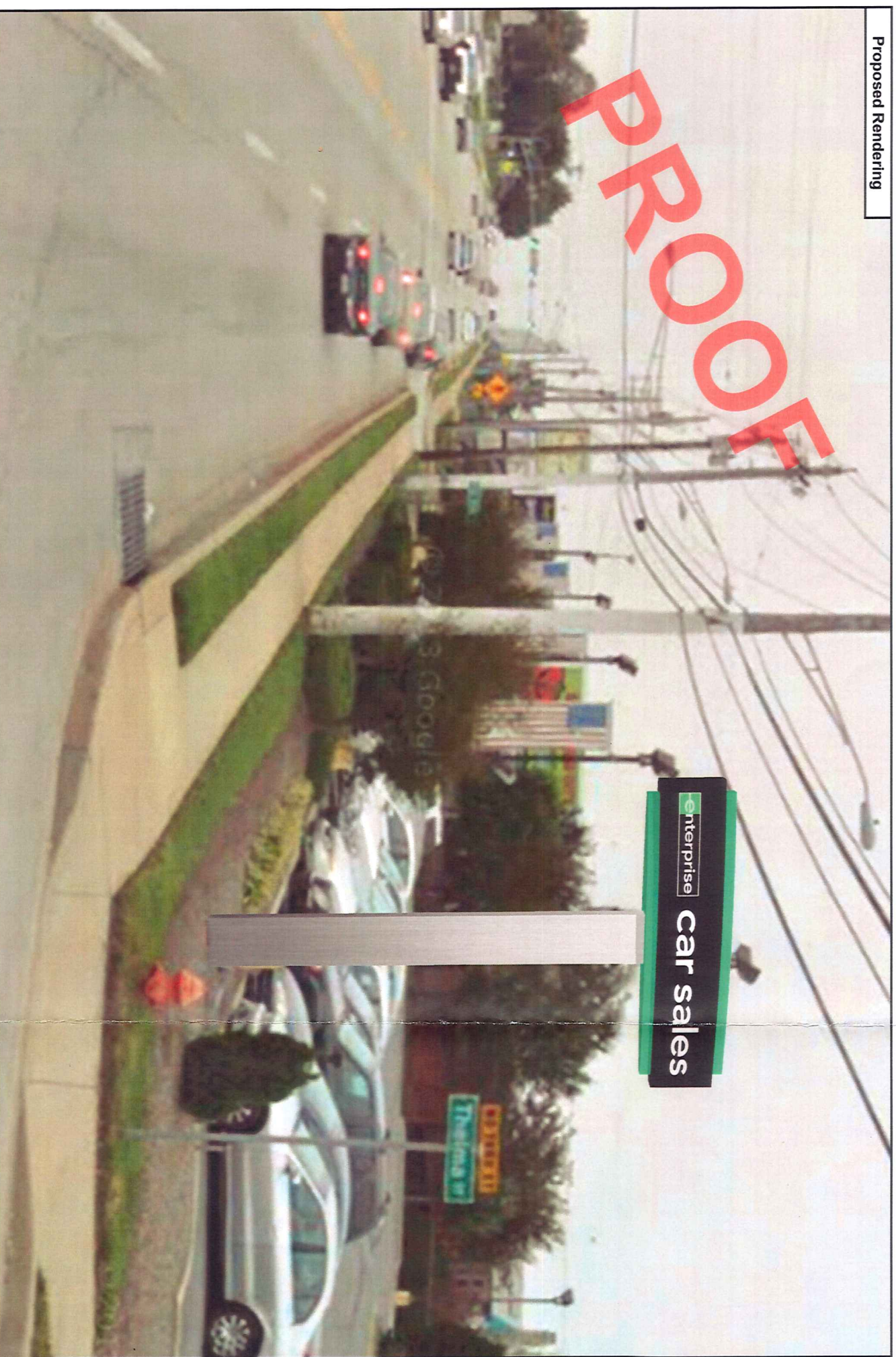
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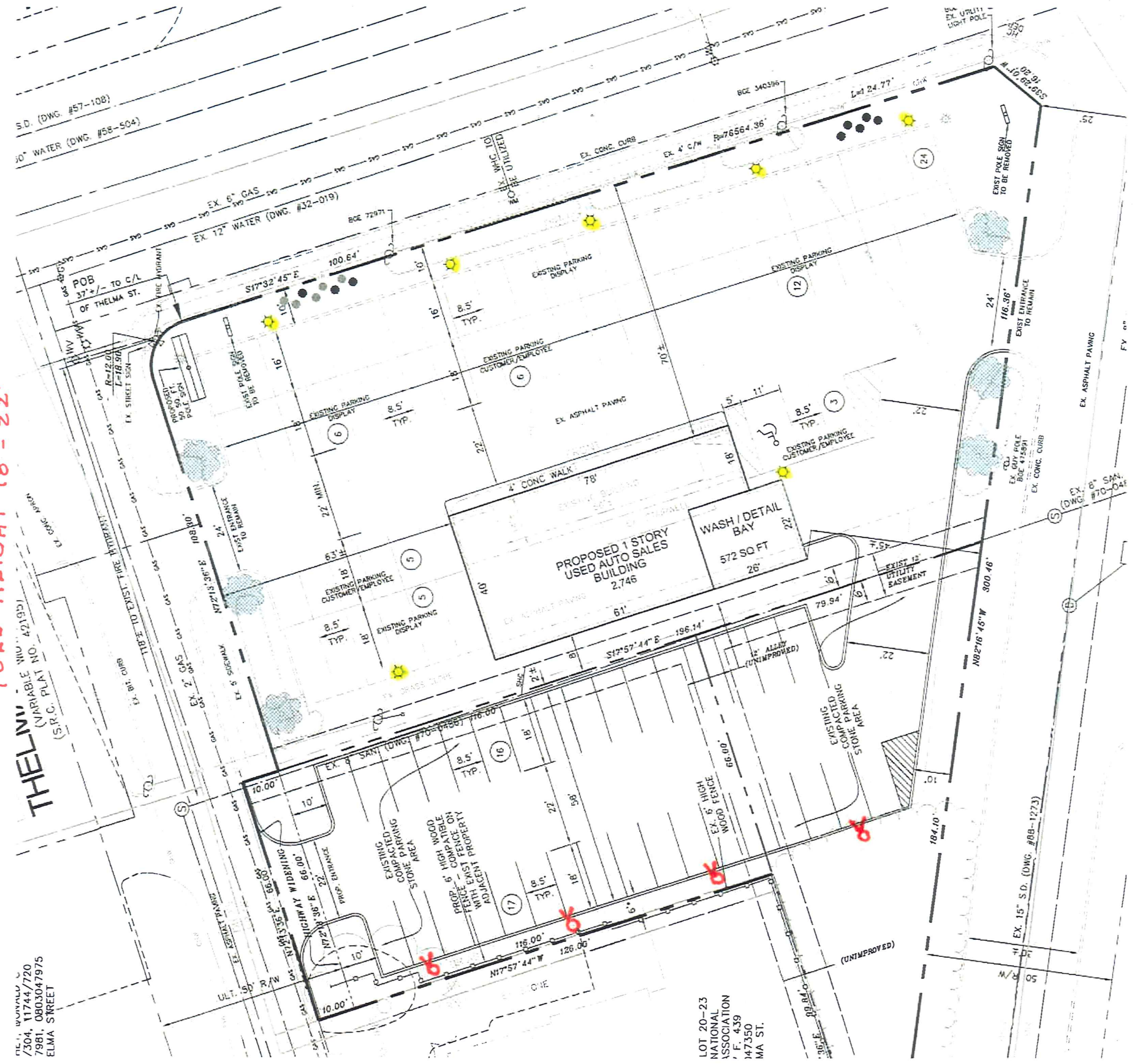
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X	Brown	Tubelite Light Amber 2K
X	Bronze	Tubelite Dark Bronze 3K
X	Black	Tubelite Black OD



2-5-14

OK = PROPOSED SITE LIGHTING
(TWIN HEAD 400W LED)
POLE HEIGHT 18'-22'



☀ = EXISTING SITE LIGHTING
TO REMAIN

2312 YORK RD.
ENTERPRISE

PETITIONER'S

EXHIBIT NO. 5



PETITIONER'S
EXHIBIT NO. 8

Google earth