

IN RE: PETITION FOR VARIANCE

(901 Merritt Blvd.)

12th Election District

7th Councilman District

George R. Norris, Inc.

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2014-0222-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by David H. Karceski, Esquire, on behalf of the legal owner of the subject property. The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) to allow a total of three wall-mounted enterprise signs on a single façade of a single tenant building in lieu of the three signs permitted on the building with no more than two on each façade pursuant to §450.4 Attachment 1.5(a); and (2) to allow a wall-mounted directional sign with a sign area/face of 37 sq. ft. in lieu of the 8 sq. ft. permitted pursuant to §450.4 Attachment 1.3(a). The subject property and requested relief is more fully depicted on the two-sheet site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requests was Mitchell Kellman, whose firm prepared the plan. Mr. Karceski represented the Petitioner. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no Protestants or interested citizens in attendance, and the file does not contain any letters of opposition. There were no substantive Zoning Advisory Committee (ZAC) comments received.

The subject property is approximately 3.592 acres in the aggregate, and is zoned BM. The

ORDER RECEIVED FOR FILING

Date

By

6/17/14

den

Petitioner operates a Ford automobile dealership on the property. Petitioner is undertaking a major renovation of the facility (approximately \$1 million investment), which will include new signage required by the manufacturer. To do so, variance relief is required.

Based upon the testimony and evidence presented, I will grant the request. To obtain variance relief a petitioner must show 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. The property is irregularly shaped, and is bisected by a significant utility easement for high-power lines. In addition, there is a significant grade change from the front to the rear of the site. As such, the property is unique. The Petitioner would experience a practical difficulty if the Regulations were strictly interpreted, since it would be unable to install the "sign package" that Ford requires for its dealers across the country.

Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County and/or community opposition.

THEREFORE, IT IS ORDERED, this 17th day of June, 2014 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") as follows: (1) to allow a total of three wall-mounted enterprise signs on a single façade of a single tenant building in lieu of the three signs permitted on the building with no more than two on each façade pursuant to §450.4 Attachment 1.5(a); and (2) to allow a wall-mounted directional sign with a sign area/face of 37 sq. ft. in lieu of the 8 sq. ft. permitted pursuant to §450.4 Attachment 1.3(a), be and is hereby GRANTED.

ORDER RECEIVED FOR FILING

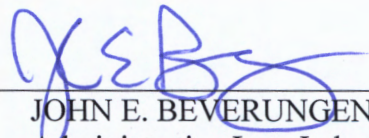
2

Date 6/17/14
By den

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.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 6/17/14
By slh

KEVIN KAMENETZ
County Executive



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

June 17, 2014

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

RE: Petition for Variance
Property: 901 Merritt Blvd.
Case No. 2014-0222-A

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,

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:sln
Enclosure



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 901 Merritt Boulevard which is presently zoned BM
Deed References: 4374-202 10 Digit Tax Account # 2500003773
Property Owner(s) Printed Name(s) George R. Norris, Inc.

(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

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

3. X a Variance from Section(s)

SEE ATTACHED

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

TO BE PRESENTED AT HEARING.

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

David H. Karceski, Esquire
Name- Type or Print _____
Signature _____
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):

George R. Norris, Inc.
David Norris Cook, Vice-President
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
901 Merritt Boulevard, Baltimore, MD
Mailing Address _____ City _____ State _____
21222-1435 / dcook@norrisautogroup.com
Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

David H. Karceski, Esquire
Name- Type or Print _____
Signature _____
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 2014-0222-A Filing Date 4/30/14 Do Not Schedule Dates: _____ Reviewer JS

ORDER RECEIVED FOR FILING REV. 10/4/11

Date 6/17/14

By Aln

**ATTACHMENT TO
PETITION FOR VARIANCE**

901 MERRITT BOULEVARD

1. Variance from BCZR Section 450.4 Attachment 1.5(a) to allow a total of three wall-mounted enterprise signs on a single façade of a single tenant building in lieu of the three signs permitted on the building with no more than two on each façade.
2. Variance from BCZR Section 450.4 Attachment 1.3(a) to allow a wall-mounted directional sign with a sign area/face of 37 square feet in lieu of the 8 square feet permitted.

2014-0727-A

DMW
DAFT MCCUNE WALKER INC

Description

To Accompany Petition

For A Variance

Merritt Boulevard

Baltimore County, Maryland

Beginning for the same at the end of the second of the following two courses and distances measured from the point formed by the intersection of the centerline of Rabon Avenue with the centerline of Merritt Boulevard, Northeasterly along the centerline of Merritt Boulevard, 475 feet, more or less, thence Easterly 60 feet, more or less, to the point of beginning, thence leaving point of beginning and running with and binding on a portion of Merritt Boulevard, referring all courses of this description to the Maryland Coordinate System (NAD 83), (1) Northeasterly by a line curving to the right, having a radius of 1,849.86 feet, for a distance of 520.12 feet (the arc of said curve being subtended by a chord bearing North 10 degrees 30 minutes 15 seconds East 518.41 feet), thence leaving said right-of-way line and running the four following courses and distances: (2) North 38 degree 48 minutes 06 second East 210.29 feet, thence (3) South 15 degrees 09 minutes 52 seconds East 613.55 feet), thence (4) South 74 degrees 50 minutes 08 seconds West 289.96 feet, and thence (5) South 87 degrees 01 minutes 32 seconds West 107.05 feet to the point of beginning; containing 3.592 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY
AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

April 22, 2014

Project No. 00100 (L00100)

Page 1 of 1



4/22/14

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2014-0222-A
Petitioner: GEORGE R. NORRIS, INC.
Address or Location: 901 MERRITT BLVD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: JUSTIN WILLIAMS c/o VENABLE LLP
Address: 210 W. PENNSYLVANIA AVE.
SUITE 500
TOWSON, MD 21204
Telephone Number: 410-494-6229

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

109883

No.

Date:

4/27/14

PAID RECEIPT

BUSINESS ACTUAL TIME
 4/30/2014 4/27/2014 15:46:38

W/IN L/R L/R
 RECEIPT # 300167 4/27/2014 UPLM

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						\$ 500.00

Total: **\$ 500.00**

Rec From: **NORRIS FORD**

For: **2014-0227-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

Receipt Tot 1500.00
 1500.00 CR 1.00 CR
 Baltimore County, Maryland

CERTIFICATE OF POSTING

2014-0222-A

RE: Case No.: _____

Petitioner/Developer: _____

George R. Norris

June 12, 2014

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 100
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: _____

901 Merritt Blvd

May 23, 2014

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

Sincerely,

May 23, 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)





THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

May 22, 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 May 22, 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: #2014-0222-A

901 Merritt Boulevard

E/s Merritt Boulevard, 475 ft. N/of centerline of intersection with Rabon Avenue

12th Election District - 7th Councilmanic District

Legal Owner(s): George R. Norris, Inc.

Variance to allow a total of three wall-mounted enterprise signs on a single facade of a single tenant building in lieu of the three signs permitted on the building with no more than two on each facade. To allow a wall-mounted directional sign with a sign area/face of 37 sq. ft. in lieu of the 8 sq. ft. permitted.

Hearing: Thursday, June 12, 2014 at 2:30 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.

5/482 May 22

980417



KEVIN KAMENETZ
County Executive

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

May 13, 2014

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: 2014-0222-A

901 Merritt Boulevard

E/s Merritt Boulevard, 475 ft. N/of centerline of intersection with Rabon Avenue

12th Election District – 7th Councilmanic District

Legal Owners: George R. Norris, Inc.

Variance to allow a total of three wall-mounted enterprise signs on a single façade of a single tenant building in lieu of the three signs permitted on the building with no more than two on each façade. To allow a wall-mounted directional sign with a sign area/face of 37 sq. ft. in lieu of the 8 sq. ft. permitted.

Hearing: Thursday, June 12, 2014 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
David Norris, 901 Merritt Blvd., Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MAY 23, 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
Thursday, May 22, 2014 Issue - Jeffersonian

Please forward billing to:

Justin Williams
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6229

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: 2014-0222-A

901 Merritt Boulevard

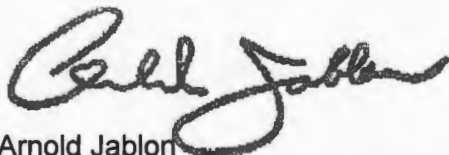
E/s Merritt Boulevard, 475 ft. N/of centerline of intersection with Rabon Avenue

12th Election District – 7th Councilmanic District

Legal Owners: George R. Norris, Inc.

Variance to allow a total of three wall-mounted enterprise signs on a single façade of a single tenant building in lieu of the three signs permitted on the building with no more than two on each façade. To allow a wall-mounted directional sign with a sign area/face of 37 sq. ft. in lieu of the 8 sq. ft. permitted.

Hearing: Thursday, June 12, 2014 at 2:30 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: July 21, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0222-A – Appeal Period Expired

The appeal period for the above-referenced case expired on July 17, 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 VARIANCE
901 Merritt Boulevard; E/S Merritt Blvd,
475' N of c/line with Rabon Avenue
12th Election & 7th Councilmanic Districts
Legal Owner(s): George R. Norris, Inc
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2014-222-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

MAY 13 2014

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 May, 2014, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2014-0222-A

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

5/5/14

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

N/C

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

5/28/14

PLANNING
(if not received, date e-mail sent _____)

N/C

5/5/14

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

5/22/14

SIGN POSTING

Date:

5/23/14

by

SSA Black

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____



KEVIN KAMENETZ
County Executive

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

June 4, 2014

George R. Norris, Inc.
David Norris Cook, V.P.
901 Merritt Boulevard
Baltimore MD 21222

RE: Case Number: 2014-0222 A, Address: 901 Merritt Boulevard

Dear Mr. Norris:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 30, 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: jaf

Enclosures

c: People's Counsel
David H. Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

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



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

Date: 5/5/14

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

RE: Baltimore County
Item No. 2014-0222-A
Variance
George R. Norris, Inc.
David Norris Cook, V.P.
901 Meritt Boulevard
MD 157

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 5/5/14. A field inspection and internal review reveals that an entrance onto MD157 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2014-0222-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/
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

JB 6-12-14
2:30 PM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 28, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: Zoning Advisory Petition(s) for
Item Nos: 2014-222

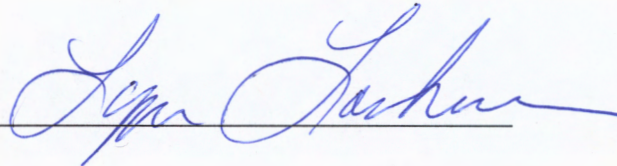
MAY 30 2014

OFFICE OF ADMINISTRATIVE HEARINGS

The Department of Planning has reviewed the above referenced zoning item(s) and has no comments.

For further questions or additional information concerning the matters stated herein, please contact Lynn Lanham at 410-887-3480.

Prepared By: _____



LL/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 5, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For May 19, 2014
Item No. 2014-0221, 0222, 0223 and 0224

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

DAK
cc: file

Real Property Data Search (w3)

Your feedback is important to us. [Please take our short survey.](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registrations
Account Identifier:	District - 12 Account Number - 2500003773	
Owner Information		
Owner Name:	GEORGE R NORRIS INC	Use: COMMERCIAL
Mailing Address:	901 MERRITT BLVD BALTIMORE MD 21222-1435	Principal Residence: NO Deed Reference: 1) 2)
Location & Structure Information		
Premises Address:	901 MERRITT BLVD BALTIMORE 21222-0000	Legal Description: 3.592AC 901 MERRITT NORRIS HON
Map: 0096	Grid: 0023	Parcel: 0211
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 2	Assessment Year: 2013
Plat No:	Plat Ref: NONE	
Special Tax Areas:	Town:	Ad Valorem:
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
1966	43746	3.5900 AC
Stories	Basement	Type
		COMPLETE AUTOMOBILE DEALERSHIP
Exterior	Full/Half Bath	Garage
		Last Major
Value Information		
	Base Value	Value
		As of 01/01/2013
Land:	1,077,000	1,077,000
Improvements	1,428,400	1,432,600
Total:	2,505,400	2,509,600
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2013
		As of 07/01/2014
		As of 07/01/2015
		As of 07/01/2016
		As of 07/01/2017
		As of 07/01/2018
		As of 07/01/2019
		As of 07/01/2020
		As of 07/01/2021
		As of 07/01/2022
		As of 07/01/2023
		As of 07/01/2024
		As of 07/01/2025
		As of 07/01/2026
		As of 07/01/2027
		As of 07/01/2028
		As of 07/01/2029
		As of 07/01/2030
		As of 07/01/2031
		As of 07/01/2032
		As of 07/01/2033
		As of 07/01/2034
		As of 07/01/2035
		As of 07/01/2036
		As of 07/01/2037
		As of 07/01/2038
		As of 07/01/2039
		As of 07/01/2040
		As of 07/01/2041
		As of 07/01/2042
		As of 07/01/2043
		As of 07/01/2044
		As of 07/01/2045
		As of 07/01/2046
		As of 07/01/2047
		As of 07/01/2048
		As of 07/01/2049
		As of 07/01/2050
		As of 07/01/2051
		As of 07/01/2052
		As of 07/01/2053
		As of 07/01/2054
		As of 07/01/2055
		As of 07/01/2056
		As of 07/01/2057
		As of 07/01/2058
		As of 07/01/2059
		As of 07/01/2060
		As of 07/01/2061
		As of 07/01/2062
		As of 07/01/2063
		As of 07/01/2064
		As of 07/01/2065
		As of 07/01/2066
		As of 07/01/2067
		As of 07/01/2068
		As of 07/01/2069
		As of 07/01/2070
		As of 07/01/2071
		As of 07/01/2072
		As of 07/01/2073
		As of 07/01/2074
		As of 07/01/2075
		As of 07/01/2076
		As of 07/01/2077
		As of 07/01/2078
		As of 07/01/2079
		As of 07/01/2080
		As of 07/01/2081
		As of 07/01/2082
		As of 07/01/2083
		As of 07/01/2084
		As of 07/01/2085
		As of 07/01/2086
		As of 07/01/2087
		As of 07/01/2088
		As of 07/01/2089
		As of 07/01/2090
		As of 07/01/2091
		As of 07/01/2092
		As of 07/01/2093
		As of 07/01/2094
		As of 07/01/2095
		As of 07/01/2096
		As of 07/01/2097
		As of 07/01/2098
		As of 07/01/2099
		As of 07/01/2100
		As of 07/01/2101
		As of 07/01/2102
		As of 07/01/2103
		As of 07/01/2104
		As of 07/01/2105
		As of 07/01/2106
		As of 07/01/2107
		As of 07/01/2108
		As of 07/01/2109
		As of 07/01/2110
		As of 07/01/2111
		As of 07/01/2112
		As of 07/01/2113
		As of 07/01/2114
		As of 07/01/2115
		As of 07/01/2116
		As of 07/01/2117
		As of 07/01/2118
		As of 07/01/2119
		As of 07/01/2120
		As of 07/01/2121
		As of 07/01/2122
		As of 07/01/2123
		As of 07/01/2124
		As of 07/01/2125
		As of 07/01/2126
		As of 07/01/2127
		As of 07/01/2128
		As of 07/01/2129
		As of 07/01/2130
		As of 07/01/2131
		As of 07/01/2132
		As of 07/01/2133
		As of 07/01/2134
		As of 07/01/2135
		As of 07/01/2136
		As of 07/01/2137
		As of 07/01/2138
		As of 07/01/2139
		As of 07/01/2140
		As of 07/01/2141
		As of 07/01/2142
		As of 07/01/2143
		As of 07/01/2144
		As of 07/01/2145
		As of 07/01/2146
		As of 07/01/2147
		As of 07/01/2148
		As of 07/01/2149
		As of 07/01/2150
		As of 07/01/2151
		As of 07/01/2152
		As of 07/01/2153
		As of 07/01/2154
		As of 07/01/2155
		As of 07/01/2156
		As of 07/01/2157
		As of 07/01/2158
		As of 07/01/2159
		As of 07/01/2160
		As of 07/01/2161
		As of 07/01/2162
		As of 07/01/2163
		As of 07/01/2164
		As of 07/01/2165
		As of 07/01/2166
		As of 07/01/2167
		As of 07/01/2168
		As of 07/01/2169
		As of 07/01/2170
		As of 07/01/2171
		As of 07/01/2172
		As of 07/01/2173
		As of 07/01/2174
		As of 07/01/2175
		As of 07/01/2176
		As of 07/01/2177
		As of 07/01/2178
		As of 07/01/2179
		As of 07/01/2180
		As of 07/01/2181
		As of 07/01/2182
		As of 07/01/2183
		As of 07/01/2184
		As of 07/01/2185
		As of 07/01/2186
		As of 07/01/2187
		As of 07/01/2188
		As of 07/01/2189
		As of 07/01/2190
		As of 07/01/2191
		As of 07/01/2192
		As of 07/01/2193
		As of 07/01/2194
		As of 07/01/2195
		As of 07/01/2196
		As of 07/01/2197
		As of 07/01/2198
		As of 07/01/2199
		As of 07/01/2200
		As of 07/01/2201
		As of 07/01/2202
		As of 07/01/2203
		As of 07/01/2204
		As of 07/01/2205
		As of 07/01/2206
		As of 07/01/2207
		As of 07/01/2208
		As of 07/01/2209
		As of 07/01/2210
		As of 07/01/2211
		As of 07/01/2212
		As of 07/01/2213
		As of 07/01/2214
		As of 07/01/2215
		As of 07/01/2216
		As of 07/01/2217
		As of 07/01/2218
		As of 07/01/2219
		As of 07/01/2220
		As of 07/01/2221
		As of 07/01/2222
		As of 07/01/2223
		As of 07/01/2224
		As of 07/01/2225
		As of 07/01/2226
		As of 07/01/2227
		As of 07/01/2228
		As of 07/01/2229
		As of 07/01/2230
		As of 07/01/2231
		As of 07/01/2232
		As of 07/01/2233
		As of 07/01/2234
		As of 07/01/2235
		As of 07/01/2236
		As of 07/01/2237
		As of 07/01/2238
		As of 07/01/2239
		As of 07/01/2240
		As of 07/01/2241
		As of 07/01/2242
		As of 07/01/2243
		As of 07/01/2244
		As of 07/01/2245
		As of 07/01/2246
		As of 07/01/2247
		As of 07/01/2248
		As of 07/01/2249
		As of 07/01/2250
		As of 07/01/2251
		As of 07/01/2252
		As of 07/01/2253
		As of 07/01/2254
		As of 07/01/2255
		As of 07/01/2256
		As of 07/01/2257
		As of 07/01/2258
		As of 07/01/2259
		As of 07/01/2260
		As of 07/01/2261
		As of 07/01/2262
		As of 07/01/2263
		As of 07/01/2264
		As of 07/01/2265
		As of 07/01/2266
		As of 07/01/2267
		As of 07/01/2268
		As of 07/01/2269
		As of 07/01/2270
		As of 07/01/2271
		As of 07/01/2272
		As of 07/01/2273
		As of 07/01/2274
		As of 07/01/2275
		As of 07/01/2276
		As of 07/01/2277
		As of 07/01/2278
		As of 07/01/2279
		As of 07/01/2280
		As of 07/01/2281
		As of 07/01/2282
		As of 07/01/2283
		As of 07/01/2284
		As of 07/01/2285
		As of 07/01/2286
		As of 07/01/2287
		As of 07/01/2288
		As of 07/01/2289
		As of 07/01/2290
		As of 07/01/2291
		As of 07/01/2292
		As of 07/01/2293
		As of 07/01/2294
		As of 07/01/2295
		As of 07/01/2296
		As of 07/01/2297
		As of 07/01/2298
		As of 07/01/2299
		As of 07/01/2300
		As of 07/01/2301
		As of 07/01/2302
		As of 07/01/2303
		As of 07/01/2304
		As of 07/01/2305
		As of 07/01/2306
		As of 07/01/2307
		As of 07/01/2308
		As of 07/01/2309
		As of 07/01/2310
		As of 07/01/2311
		As of 07/01/2312
		As of 07/01/2313
		As of 07/01/2314
		As of 07/01/2315
		As of 07/01/2316
		As of 07/01/2

Baltimore County

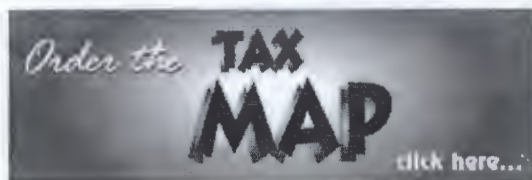
New Search (<http://sdat.resiusa.org/RealProperty/>)District: **12** Account Number: **2500003773**

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

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

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



(<http://lmsweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

-->

CASE NAME 901 Meenith Bld.
CASE NUMBER 2014-222-A
DATE 6/2/14
LET

[illegible]

Case No.: 2014-0222-A

Exhibit Sheet

Petitioner/Developer

Protestant

DS
7-21-14

Sen
6-17-14

No. 1	Site plan (2 sheet)	
No. 2	2A > zoning maps 2B >	
No. 3	3A-3D photos of site	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Pet Ex No 3A



PETEX. No.
3 B



PET. EX. No. 3C



147-Ex No. 31





My Neighborhood Map

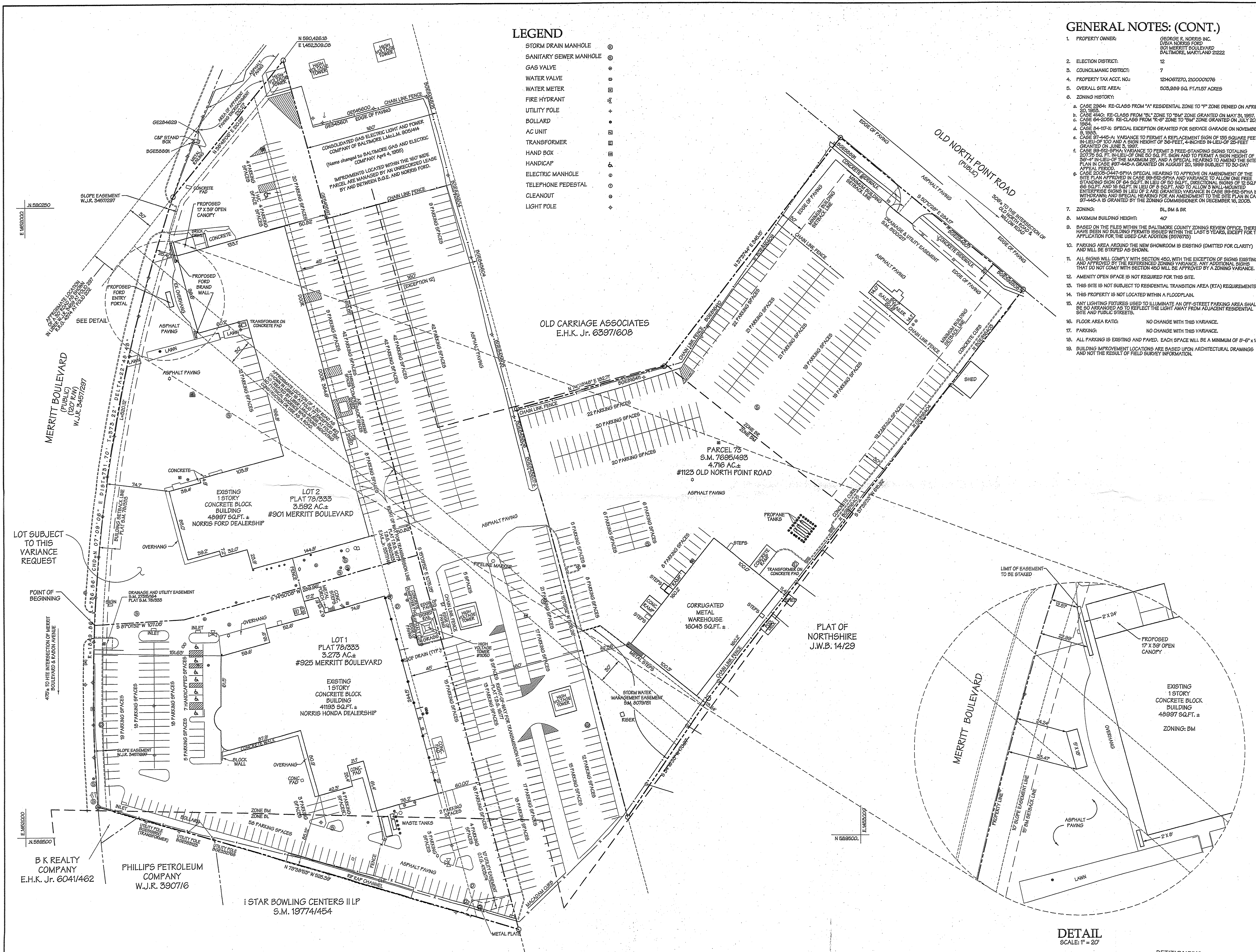
TOWSON: 200 EAST PENNSYLVANIA AVENUE, TOWSON, MARYLAND 21204
 FREDERICK: 8 EAST SECOND STREET, SUITE 201, FREDERICK, MARYLAND 21702
 BERLIN: THE PAVILION, 13200 BEECHCROFT ROAD, SUITE 202, BERLIN, MARYLAND 21031

Created By
 Baltimore County
 My Neighborhood



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

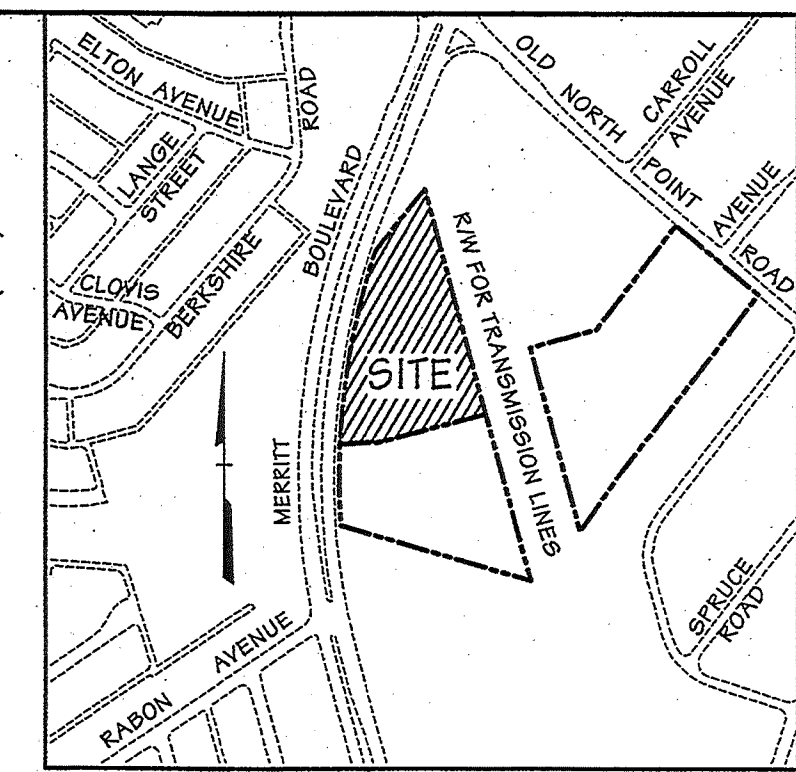
Printed 4/29/2014



- LEGEND**
- STORM DRAIN MANHOLE
 - SANITARY SEWER MANHOLE
 - GAS VALVE
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - UTILITY POLE
 - BOLLARD
 - AC UNIT
 - TRANSFORMER
 - HAND BOX
 - HANDICAP
 - ELECTRIC MANHOLE
 - TELEPHONE PEDESTAL
 - CLEANOUT
 - LIGHT POLE

GENERAL NOTES: (CONT.)

1. PROPERTY OWNER: GEORGE R. NORRIS INC. 901 MERRITT BOULEVARD BALTIMORE, MARYLAND 21222
2. ELECTION DISTRICT: 12
3. COUNCILMANIC DISTRICT: 7
4. PROPERTY TAX ACCT. NO.: 124067270, 2100001076
5. OVERALL SITE AREA: 503,889 SQ. FT./11.57 ACRES
6. ZONING HISTORY:
 - a. CASE 2864: RE-CLASS FROM "A" RESIDENTIAL ZONE TO "P" ZONE DENIED ON APRIL 20, 1995.
 - b. CASE 440: RE-CLASS FROM "P" ZONE TO "BM" ZONE GRANTED ON MAY 31, 1997.
 - c. CASE 64-205: RE-CLASS FROM "R-6" ZONE TO "BM" ZONE GRANTED ON JULY 20, 1994.
 - d. CASE 84-117-X: SPECIAL EXCEPTION GRANTED FOR SERVICE GARAGE ON NOVEMBER 9, 1994.
 - e. CASE 97-445-A: VARIANCE TO PERMIT A REPLACEMENT SIGN OF 135 SQUARE FEET IN-LIEU OF 100 AND A SIGN HEIGHT OF 36-FEET, 4-INCHES IN-LIEU OF 25-FEET GRANTED ON JUNE 3, 1997.
 - f. CASE 98-512-SHA: VARIANCE TO PERMIT 3 FREE-STANDING SIGNS TOTALING 2772 SQ. FT. IN-LIEU OF ONE 50 SQ. FT. SIGN AND TO PERMIT A SIGN HEIGHT OF 36-4" IN-LIEU OF THE MAXIMUM 25' AND A SPECIAL HEARING TO AMEND THE SITE PLAN IN CASE 97-445-A GRANTED ON AUGUST 20, 1998 SUBJECT TO 30-DAY APPEAL PERIOD.
 - g. CASE 2005-0447-SHA: SPECIAL HEARING TO APPROVE AN AMENDMENT OF THE SITE PLAN APPROVED IN CASE 98-512-SHA AND VARIANCE TO ALLOW ONE FREE STANDING SIGN OF 64 SQ. FT. IN LIEU OF 50 SQ. FT. DIRECTIONAL SIGNS OF 15 SQ. FT., 66 SQ. FT. AND 16 SQ. FT. IN LIEU OF 8 SQ. FT. AND TO ALLOW 3 WALL-MOUNTED ENTERPRISE SIGNS IN LIEU OF 2 ARE GRANTED. VARIANCE IN CASE 98-512-SHA IS WITHDRAWN AND SPECIAL HEARING FOR AN AMENDMENT TO THE SITE PLAN IN CASE 97-445-A IS GRANTED BY THE ZONING COMMISSIONER ON DECEMBER 16, 2005.
7. ZONING: BL, BM & BR
8. MAXIMUM BUILDING HEIGHT: 40'
9. BASED ON THE FILES WITHIN THE BALTIMORE COUNTY ZONING REVIEW OFFICE, THERE HAVE BEEN NO BUILDING PERMITS ISSUED WITHIN THE LAST 5 YEARS, EXCEPT FOR THE APPLICATION FOR THE USED CAR ADDITION (02079762).
10. PARKING AREA AROUND THE NEW SHOWROOM IS EXISTING (OMITTED FOR CLARITY) AND WILL BE STRIPED AS SHOWN.
11. ALL SIGNS WILL COMPLY WITH SECTION 450, WITH THE EXCEPTION OF SIGNS EXISTING AND APPROVED BY THE REFERENCED ZONING VARIANCE. ANY ADDITIONAL SIGNS THAT DO NOT COMPLY WITH SECTION 450 WILL BE APPROVED BY A ZONING VARIANCE.
12. AMENITY OPEN SPACE IS NOT REQUIRED FOR THIS SITE.
13. THIS SITE IS NOT SUBJECT TO RESIDENTIAL TRANSITION AREA (RTA) REQUIREMENTS.
14. THIS PROPERTY IS NOT LOCATED WITHIN A FLOODPLAIN.
15. ANY LIGHTING FIXTURES USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
16. FLOOR AREA RATIO: NO CHANGE WITH THIS VARIANCE.
17. PARKING: NO CHANGE WITH THIS VARIANCE.
18. ALL PARKING IS EXISTING AND PAVED. EACH SPACE WILL BE A MINIMUM OF 8'-6" X 19'.
19. BUILDING IMPROVEMENT LOCATIONS ARE BASED UPON ARCHITECTURAL DRAWINGS AND NOT THE RESULT OF FIELD SURVEY INFORMATION.



VICINITY MAP
SCALE: 1" = 500'

GENERAL NOTES:

1. PARCEL 211
CURRENT OWNERSHIP:
TOTAL AREA 6.265 AC±
2. PARCEL 75
CURRENT OWNERSHIP:
TOTAL AREA 4.716 AC±

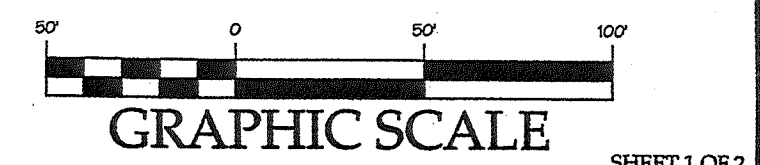
ZONING INFORMATION

CURRENT PARCEL ZONING:
BL (BUSINESS LOCAL), BM (BUSINESS MAJOR), BR (BUSINESS ROADSIDE)

MINIMUM STRUCTURE & USE SETBACK REQUIREMENTS PER BL ZONING REGULATIONS:
SETBACKS:
FRONT 10' FROM FRONT PROPERTY LINE AND 40' FROM CENTERLINE OF ROAD.
SIDE CORNER LOT: 10' ON STREET SIDE, INTERIOR LOT: NONE
REAR NONE, EXCEPT WHERE IT ADJUTS A RESIDENTIAL ZONE THERE MUST BE A REAR YARD NOT LESS THAN 20' DEEP.

MINIMUM STRUCTURE & USE SETBACK REQUIREMENTS PER BM ZONING REGULATIONS:
FRONT 15' FROM FRONT PROPERTY LINE AND 40' FROM CENTERLINE OF ROAD.
SIDE CORNER LOT: 10' ON STREET SIDE, INTERIOR LOT: NONE
REAR NONE, EXCEPT WHERE IT ADJUTS A RESIDENTIAL ZONE THERE MUST BE A REAR YARD NOT LESS THAN 20' DEEP.

MINIMUM STRUCTURE & USE SETBACK REQUIREMENTS PER BR ZONING REGULATIONS:
FRONT 50' FROM FRONT PROPERTY LINE IF ON DUAL HIGHWAY, ELSEWHERE 25' FROM FRONT PROPERTY LINE AND 50' FROM CENTERLINE OF STREET.
SIDE 50'
REAR 50'



DMW
DAFT MCCUNE WALKER INC.
200 EAST PENNSYLVANIA TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

SITE PLAN TO ACCOMPANY A ZONING VARIANCE

NORRIS FORD
#901 MERRITT BOULEVARD
TAX MAP 96, GRID 23, PARCEL 211

12TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

2014-0222-4

THIS PLAN IS PREPARED FOR ZONING PURPOSES ONLY AND DOES NOT REPRESENT FIELD SURVEY OR CONVEYANCE INFORMATION.

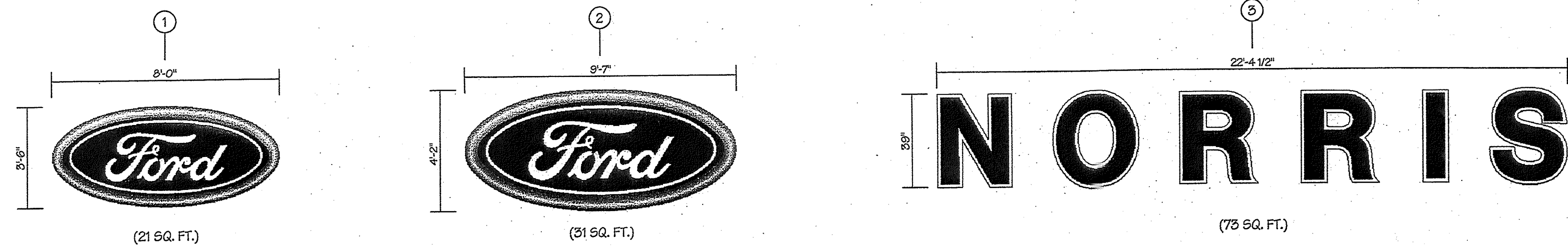
DATE	BY	REVISIONS

Scale: 1"=50'
Date: 4/28/2014
Project No: 00100.5

Field Crew: B.H.
Processed by: R.C.
Drawn by: R.C.
Project Manager: M.K.
Checked by: Date:

DETAIL
SCALE: 1" = 20'

PETITIONER'S
EXHIBIT NO. 1



"NORRIS FORD"
#901 MERRITT BOULEVARD

"NORRIS HONDA"
#925 MERRITT BOULEVARD

"NORTH POINT MOTORS"
#1123 OLD NORTH POINT ROAD

D A P
200 E
P: 410
A TEAM OF
ENGINEERS, S

DMW DAFT McCUNE WALKER INC 200 EAST PENNSYLVANIA TOWSON, MD 21286 P: 410 286 3333 F: 410 286 4705 WWW.DMW.COM A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS		
SITE PLAN TO ACCOMPANY A ZONING VARIANCE		
NORRIS FORD #901 MERRITT BOULEVARD TAX MAP 96, GRID 23, PARCEL 211		
12TH ELECTION DISTRICT		BALTIMORE COUNTY, MARYLAND
		204-0222-A
DATE	BY	REVISIONS
Scale: N.T.S.		Field Crew: B.H.
Date: 4/28/2014		Processed by: R.C.
Project No: 00100.5		Drawn by: R.C.
		Project Manager: M.K.
	Checked by:	Date:

