



KEVIN KAMENETZ  
*County Executive*

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

January 29, 2015

Keith R. Truffer, Esq.  
102 W. Pennsylvania Avenue  
Suite 600  
Towson, Maryland 21204

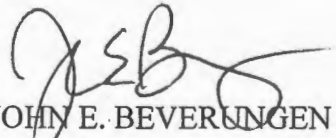
RE: Petitions for Special Hearing and Variance  
Property: 1845 E. Joppa Road  
Case No.: 2015-0118-SPHA

Dear Mr. Truffer:

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:slh  
Enclosure

c: Michael Pierce, 7448 Bradshaw Road, Kingsville, Maryland 21087

IN RE: PETITIONS FOR SPECIAL HEARING \*

AND VARIANCE

9<sup>th</sup> Election District

5<sup>th</sup> Council District

McDHAID LLC,

*Legal Owner*

Petitioner

BEFORE THE

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2015-0118-SPHA

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of the legal owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow the continued use of the following: (1) free standing, existing enterprise sign 48.78 sq. ft. in size; and (2) wall mounted, existing enterprise sign 63 sq. ft. in size.

In addition, a Petition for Variance seeks the following: (1) wall mounted enterprise signs: 6 in lieu of permitted 3; (2) wall mounted joint identification sign (rear brand wall) without direct road frontage, and 2 such signs in lieu of permitted 1; (3) free standing directional sign 24 sq. ft. in lieu of 8 sq. ft.; (4) wall mounted directional sign 16 sq. ft. in lieu of 8 sq. ft.; (5) wall mounted directional sign 21 sq. ft. in lieu of 8 sq. ft.; (6) free standing enterprise sign with changeable copy portion of 64 sq. ft. in lieu of permitted 50 sq. ft.; and (7) free standing enterprise sign, 165.14 sq. ft. in lieu of 50 sq. ft.

A site plan was attached as Exhibit A to the Petition, and it provides details for each of the signs, with numerical references for each that correspond to the petition for variance. Appearing at the public hearing in support of the requests was Bruce Schindler, managing member of the owner. Keith R. Truffer, Esquire appeared on behalf of the Petitioner.

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Date 1/29/15

By Sen

The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Mike Pierce, a community member, attended the hearing to express certain concerns which will be discussed in detail below. Substantive Zoning Advisory Committee (ZAC) comments were submitted by the Department of Planning (DOP) and the Bureau of Development Plans Review. These too will be discussed below.

The subject property is approximately 8 acres and is zoned BM & BM-AS. The property has significant road frontage along both Joppa Road and I-695. The site contains new and used automobile dealerships ("Bob Davidson") and a tire and auto service operation known as "Quick Lane." All of the signs shown on the plan currently exist on site, and several have been updated recently with new logos in connection with an extensive renovation of the site.

The petition for special hearing pertains to only two (2) signs: Nos. 12 and 14 as shown on Exhibit A attached to the zoning petition. These are enterprise signs (one freestanding and one wall-mounted), for the Quick Lane tire and service business on the site. The signs were installed in 2006 pursuant to a valid permit, although the County has indicated that it cannot locate the permit file on this matter. As such, the Petitioner was advised to seek special hearing relief to allow continued use of these signs. As noted, the signs were installed nearly 10 years ago, and the Petitioner submitted a County document (Ex. No. 6) reflecting that the application for sign permits for these two enterprise signs (which are described in detail) was in fact submitted on January 19, 2006. In these circumstance, I will grant special hearing relief to approve the continued use of these signs.

To obtain variance relief a petitioner must show:

- (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).

ORDER RECEIVED FOR FILING

2

Date

1/29/15

By

Sen

Petitioner has met this test. The site is large (approximately 8 acres), sprawling and irregularly shaped, and is therefore unique. The Petitioner would experience a practical difficulty if the regulations were strictly interpreted, since it would not be able to retain the existing signage, which as counsel notes are required by the relevant franchise agreements. Finally, the relief will not be injurious to the public welfare, as demonstrated by the support of the DOP.

The ZAC comments submitted by the DOP and DPR both identified landscaping as an issue on the site. Messrs. Kennedy (from DPR) and Pierce also expressed concern with vehicles offered for sale being parked on the "landscape strip," as shown on the final landscape plan approved for this site. Ex. No. 8. The Petitioner agreed this was a valid concern, and indicated that overzealous salesmen are responsible for this infraction. A condition will be included in the order below which prohibits the parking of vehicles on this grassy landscape strip, and the Petitioner will also be required to install plantings along the Joppa Road frontage as shown on the final landscape plan.\*

The only other issue discussed at the hearing concerned nomenclature; i.e., whether the two "Bob Davidson" signs (sign nos. 5 and 7 as shown on Ex. A attached to the Petition) are "joint identification" signs (as the zoning office believes) or "enterprise" signs. One of these wall-mounted signs faces Joppa Rd. (No. 5) while the other faces the Beltway (No. 7). Mr. Pierce did not believe that they qualify as joint identification signs, since they do not "display[] the identity of a multi-occupant nonresidential development," per B.C.Z.R. § 450.4 Table, paragraph 7. I agree these signs are not the prototypical example of a "joint identification" sign, as would be found at the entrance to a strip mall identifying each of the several stores/tenants featured in the center.

But upon further reflection I believe in these circumstances the signs are "joint identification" signs, and will defer to the zoning office's interpretation, which I believe is applicable only in the new and used automobile park setting. This site, like many large car dealers

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Date 1/29/15

By pen

in the vicinity, offers vehicles from several brands, and the Regulations allow separate enterprise signs for each franchise. On this property there are four such franchises or separate commercial entities: Ford, Lincoln, Pre-Owned vehicles, and Quick Lane. The "Bob Davidson" sign qualifies as a joint identification sign because area consumers equate that name to Ford and Lincoln new and used vehicles. In much the same way consumers equate "Bob Bell," "Thompson" and "Heritage" with the individual vehicle franchises (i.e., Nissan, Hyundai, Subaru, etc.) offered at those dealerships.

THEREFORE, IT IS ORDERED this 29<sup>th</sup> day of January, 2015, 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 allow continued use of the following: (1) free standing enterprise sign of 48.78 sq. ft.; and (2) wall mounted enterprise sign of 63 sq. ft., be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance seeking the following: (1) wall mounted enterprise signs: 6 in lieu of permitted 3; (2) wall mounted joint identification sign (rear brand wall) without direct road frontage, and 2 such signs in lieu of permitted 1; (3) free standing directional sign 24 sq. ft. in lieu of 8 sq. ft; (4) wall mounted directional sign 16 sq. ft. in lieu of 8 sq. ft.; (5) wall mounted directional sign 21 sq. ft. in lieu of 8 sq. ft.; (6) free standing enterprise sign with changeable copy portion 64 sq. ft. in lieu of permitted 50 sq. ft.; and (7) free standing enterprise sign, 165.14 sq. ft. in lieu of 50 sq. ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

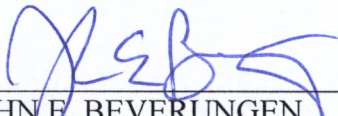
ORDER RECEIVED FOR FILING

Date 1/29/15

By Den

2. Petitioner shall not keep or park automobiles or other vehicles on the grassy landscape strip adjoining Joppa Road, as shown on the final landscape plan attached hereto.
3. Petitioner shall within 90 days of the date hereof install plantings along the Joppa Road frontage of the site, as shown on the final landscape plan attached hereto.

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

  
\_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 1/29/15  
By sen





## 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 1845 E. Joppa Road, Parkville, MD which is presently zoned BM & BM/AS

Deed References: 13916/00381 10 Digit Tax Account # 1 6 0 0 0 1 0 7 8 0

Property Owner(s) Printed Name(s) McDhaid LLC

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

See attachment.

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

3. ☒ **a Variance** from Section(s)

As indicated on attached list.

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)

See attachment.

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:

Keith R. Truffer

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

### Legal Owners (Petitioners):

McDHAID LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

By: Bruce Schindler, Managing Member

1845 E. Joppa Road, Parkville, MD

Mailing Address

City

State

21234

Zip Code

Telephone #

Email Address

### Representative to be contacted:

Keith R. Truffer

Name - Type or Print

Signature

102 W. Pennsylvania Avenue, Suite 600

Mailing Address

City

State

Towson, MD

21204

Zip Code

Telephone #

Email Address

410-823-1800 ktruffer@mmmr.com

CASE NUMBER 2015-0118-SPHA Filing Date 11/24/2014

Do Not Schedule Dates:

Reviewer M

# Exhibit C

## Bob Davidson Ford – Variances Required

Request: Variance from BCZR § 450, as indicated on attached site plan.

| BCZR 450.4<br>Table of Sign<br>Regulations,<br>Attachment 1 | Sign variances required                                                                                                                                                                                                        | Identified as #<br>on site plan, Exhibit A                                                       |
|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| ¶ 5(a)                                                      | Wall mounted ( Front and Rear brand wall) <ul style="list-style-type: none"> <li>Enterprise signs– 6 in lieu of permitted 3</li> <li>(Signs #2 and #4 previously permitted.)</li> </ul>                                        | 1. ("Ford") 28 s.f.<br>3. ("Lincoln") 45 s.f.<br>6. ("Ford") 39.9 s.f.<br>8. ("Lincoln") 45 s.f. |
| ¶ 7(a)                                                      | Wall mounted <ul style="list-style-type: none"> <li>Joint identification (Rear brand wall) without direct road frontage</li> <li>Size: 64.6 s.f.</li> <li>2 in lieu of permitted 1. (Sign #5 previously permitted.)</li> </ul> | 7 ("Bob Davidson")<br>64.6 s.f.                                                                  |
| ¶ 3(a)                                                      | Free standing, existing Directional sign<br>24 s.f. in lieu of 8 s.f.                                                                                                                                                          | 9 ("Service, Parts")<br>24 s.f.                                                                  |
| ¶ 3(a)                                                      | Wall mounted, existing Directional Sign<br>16 s.f. in lieu of 8 s.f.                                                                                                                                                           | 10 ("Body Shop")<br>16 s.f.                                                                      |
| ¶ 3(a)                                                      | Wall mounted, existing Directional sign<br>21 s.f. in lieu of 8 s.f.                                                                                                                                                           | 11 ("Service")<br>21 s.f.                                                                        |
| 5 ¶ 3(a)                                                    | Free standing, existing Enterprise sign<br>48.78 s.f. in lieu of 8 s.f.; special hearing                                                                                                                                       | 12 ("Quick Lane")<br>48.8 s.f.                                                                   |
| ¶ 1(c)                                                      | Free standing, existing Enterprise, Changeable copy;<br>64 s.f. in lieu of permitted 50 s.f.                                                                                                                                   | 13 ("Pre-Owned Vehicles")<br>64 s.f.                                                             |
| ¶ 5(a)                                                      | Wall mounted, existing Enterprise sign<br>63 s.f. (limit 2xs length of wall); special hearing                                                                                                                                  | 14 ("Quick Lane")<br>63 s.f.                                                                     |
| ¶ 5(b)                                                      | Free standing, existing Enterprise sign:<br>165.14 s.f. in lieu of 50 s.f.                                                                                                                                                     | 15 ("Ford")<br>165.1 s.f.                                                                        |
| ¶ 5(b)                                                      | Free standing, existing Enterprise sign:<br>Previously approved pursuant to BCZR §413                                                                                                                                          | 16 ("Lincoln")<br>39.3 s.f.                                                                      |

0118-SPHA

**Memorandum to Accompany Bob Davidson Petition**  
**for Variance and Special Hearing**

The subject Property is approximately 8 acres, fronted by Joppa Road and immediately adjacent in the rear to the Baltimore Beltway. Since 1963, it has been used continuously for automobile sales and service and currently trades under the name of Bob Davidson Ford/Lincoln.

The business consists of four separate franchises: (a) Ford Motor Company new automobile dealership; (b) Lincoln new automobile dealership; (c) Bob Davidson Pre-Owned vehicles; and (d) "Quick Lane" service center, franchised by the Ford Motor Company.

By custom, necessity and pursuant to the Baltimore County Zoning Regulations, these franchises have used a variety of enterprise, directional and joint identification signs to identify their products and services. Some of these signs have been expressly permitted while others were lawfully approved under applicable grandfathering rules.

In conjunction with an extensive renovation of the dealership's facilities, it is necessary and appropriate to bring all existing and proposed signage into compliance. Some of the existing signage has been previously permitted. Other signs will require a variance. By this Petition, the property owner identifies all signage on the property and seeks a variance for all signs requiring one.

**Variance**

Attached Exhibit A identifies all existing and proposed signs. The Site Plan, attached as Exhibit B, describes the layout of the facility and the location of all signs. The Chart attached as Exhibit C identifies those signs which are not already permitted and compliant and as to which a variance is requested.

**Special Hearing**

In addition to the requested variance, the Petitioner seeks approval, pursuant to BCZR 450.4, Table ¶ 3(a), of an existing freestanding enterprise sign and an existing wall mounted enterprise sign to serve the "Quick Lane" service franchise. These signs were installed in 2006 by Century Signs. It is believed that the signs were installed pursuant to Building Permit No. B617709. At this time, the permit cannot be located and the County's permit records do not extend back to 2006. For this reason, a special hearing is requested to approve the continued use of these two enterprise signs.

01/13 - SPHA

**MORRIS & RITCHIE ASSOCIATES, INC.**

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,  
AND LANDSCAPE ARCHITECTS

**Zoning Property Description For 1845 East Joppa Road**

**Beginning** For the same at a concrete monument situated ten (10) feet south of the south right of way line of Joppa Road as widened to 70 feet and opposite the Northeast corner of Joppa Road and Littlewood Avenue and running thence from said point of Beginning. **Thence** the following courses and distances, referred to the Maryland Coordinate System (NAD '83/91):

South 16 degrees 36 minutes 0 seconds East 317.56 feet to a pin, then North 73 degrees 24 minutes 00 seconds 115.00 feet to a pin, South 16 degrees 36 minutes 00 seconds East 115.00 feet to a pin. North 73 degrees 24 minutes 00 seconds East 350.00 feet to the center line of pending avenue, passing over a pin 330.00 feet, thence on center line. South 16 degrees 36 minutes 00 seconds East 307.23 feet to the North most right of way line of I-695 (Baltimore Beltway), thence binding on said right of way, South 62 degrees 30 minutes 40 seconds West 114.54 feet passing over a pin at 20.26 feet, thence South 70 degrees 21 minutes 50 seconds West 148.44 feet to a pin. By a line curving to the right with a radius of 730.00 feet the distance of 90.09 feet and a chord bearing South 83 degrees 21 minutes 03 Seconds West 90.03 feet to a pin, Thence leaving said Baltimore Beltway, North 16 degrees 36 minutes 00 seconds West 166.39 feet to a pin and South 73 degrees 24 minutes 00 seconds West 304.70 feet to a pin in said Baltimore Beltway thence binding thereon. North 56 degrees 47 minutes 30 seconds West 70.20 feet to a pin, North 16 degrees 36 minutes 00 seconds West 61.37 feet and South 73 degrees 24 minutes 00 seconds West 51.35 feet to a pin, by a line curving to the left with a radius of 11,584.16 feet the distance of 3.33 feet and cord bearing North 56 degrees 20 minutes 05 seconds West 53.33 feet and North 56 degrees 28 minutes 00 seconds West 303.10 feet to a pin, thence leaving said Baltimore Beltway, North 16 degrees 36 minutes 00 seconds West 110.55 feet to a nail in said South right of way line of Joppa Road, thence binding thereon, by a line curving to the left with a radius of 3854.72 feet the distances of 69.82 feet, North 66 degrees 11 minutes 31 seconds East 101.14 feet, thence leaving Joppa Road, South 16 degrees 36 minutes 00 seconds East 10.00 feet to the place of beginning

**Containing** an area of 337,851.36 square feet or 7.756 acres of land, more or less and being located in the Ninth Election District and Fifth Council District of Baltimore County Maryland.



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

No.

**119639**

Date:

**11/24/14**

**PAID RECEIPT**

BUSINESS ACTUAL TIME  
 11/25/2014 11/24/2014 10:43:02

REG NS05 WALKIN R006 LRB

>RECEIPT # 773032 11/24/2014 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 119639

Recpt Tot \$1,000.00

\$1,000.00 CK \$0.00 CA

Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Rev Source/Obj | Sub Rev/Obj | Dept Obj | BS Acct | Amount  |
|------|------|------|----------|----------------|-------------|----------|---------|---------|
| 001  | 806  | 0000 |          | 6150           |             |          |         | 1000.00 |
|      |      |      |          |                |             |          |         |         |
|      |      |      |          |                |             |          |         |         |
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|      |      |      |          |                |             |          |         |         |
|      |      |      |          |                |             |          |         |         |
|      |      |      |          |                |             |          |         |         |

Total: **1000.00**

Rec From: **Royston, Mueller, McLean & Reid, LLP**

For: **McHard LLC**  
**1845 E Sappa Road**

**2015-0118-SPHA**

**DISTRIBUTION**

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

**CASHIER'S  
 VALIDATION**

# 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: 2015-0118-SPHA  
Petitioner: McDermott LLC McHaid LLC  
Address or Location: 1845 East Joppa Road, Pikesville MD 21234

#### PLEASE FORWARD ADVERTISING BILL TO:

Name: KEITH R. TRIFFER  
Address: 102 W. PENNSYLVANIA AVE # 600  
TOWSON MD. 21204-4575  
Telephone Number: (410) 823-1800



501 N. Calvert St., P.O. Box 1377  
Baltimore, Maryland 21278-0001  
tel: 410/332-6000  
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 2943287

**Sold To:**

KEITH TRUFFER - CU00239204  
102 W Pennsylvania Ave  
Ste 600  
Towson, MD 21204

**Bill To:**

KEITH TRUFFER - CU00239204  
102 W Pennsylvania Ave  
Ste 600  
Towson, MD 21204

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Jan 06, 2015

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising

**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: # 2015-0118-SPHA**

1845 E. Joppa Road  
S/s East Joppa Road, 253 ft. e/of centerline of Littlewood Road  
9th Election District - 5th Councilmanic District  
Legal Owner(s) McPhaid, LLC

**Special Hearing:** to permit freestanding, existing enterprise sign 48.78 sq. ft. in lieu of 8 sq. ft.; wall mounted, existing enterprise sign 63 sq. ft. (limit 2xs length of wall).

**Variance:** to permit Wall mounted (Front and Rear brand wall); Enterprise signs - 6 in lieu of permitted 3, 2) (Signs #2 and #4 previously permitted; Wall mounted: 1) Joint Identification (Rear brand wall) without direct road frontage, 2) Size; 64 sq. ft., 3) 2 in lieu of permitted 1 (Sign #5 previously permitted), 3. Free standing, existing Directional sign 24 sq. ft. in lieu of 8 sq. ft., 4. Wall mounted, existing Directional sign 16 sq. ft. in lieu of 8 sq. ft. 5. Wall mounted, existing Directional sign 21 sq. ft. in lieu of 8 sq. ft. 6. Free standing, existing Enterprise, Changeable copy, 64 sq. ft. in lieu of permitted 50 sq. ft. 7. Free standing, existing Enterprise sign, 165.14 sq. ft. in lieu of 50 sq. ft.

**Hearing: Monday, January 26, 2015 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.**

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

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

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

JT 1/650 January 6

2943287

**Bruce E. Doak Consulting, LLC**

3801 Baker Schoolhouse Road  
Freeland, MD 21053  
o 443-900-5535 m 410-419-4906  
bdoak@bruceedoakconsulting.com

**CERTIFICATE OF POSTING**

January 4, 2015

Re:

Zoning Case No. 2015-0118-SPHA  
Petitioner / Owner: McDhaid, LLC  
Date of Hearing: January 26, 2015

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

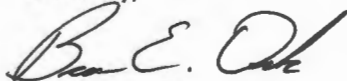
Attention: Kristen Lewis

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 **1845 E. Joppa Road**.

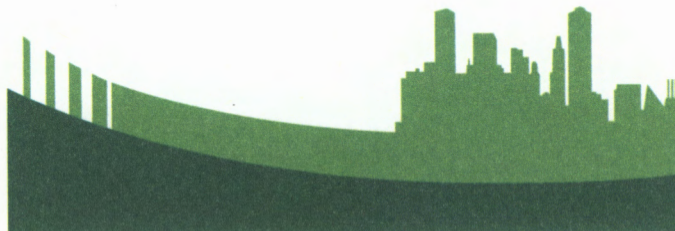
The sign(s) were posted on **January 3, 2015**.

Sincerely,

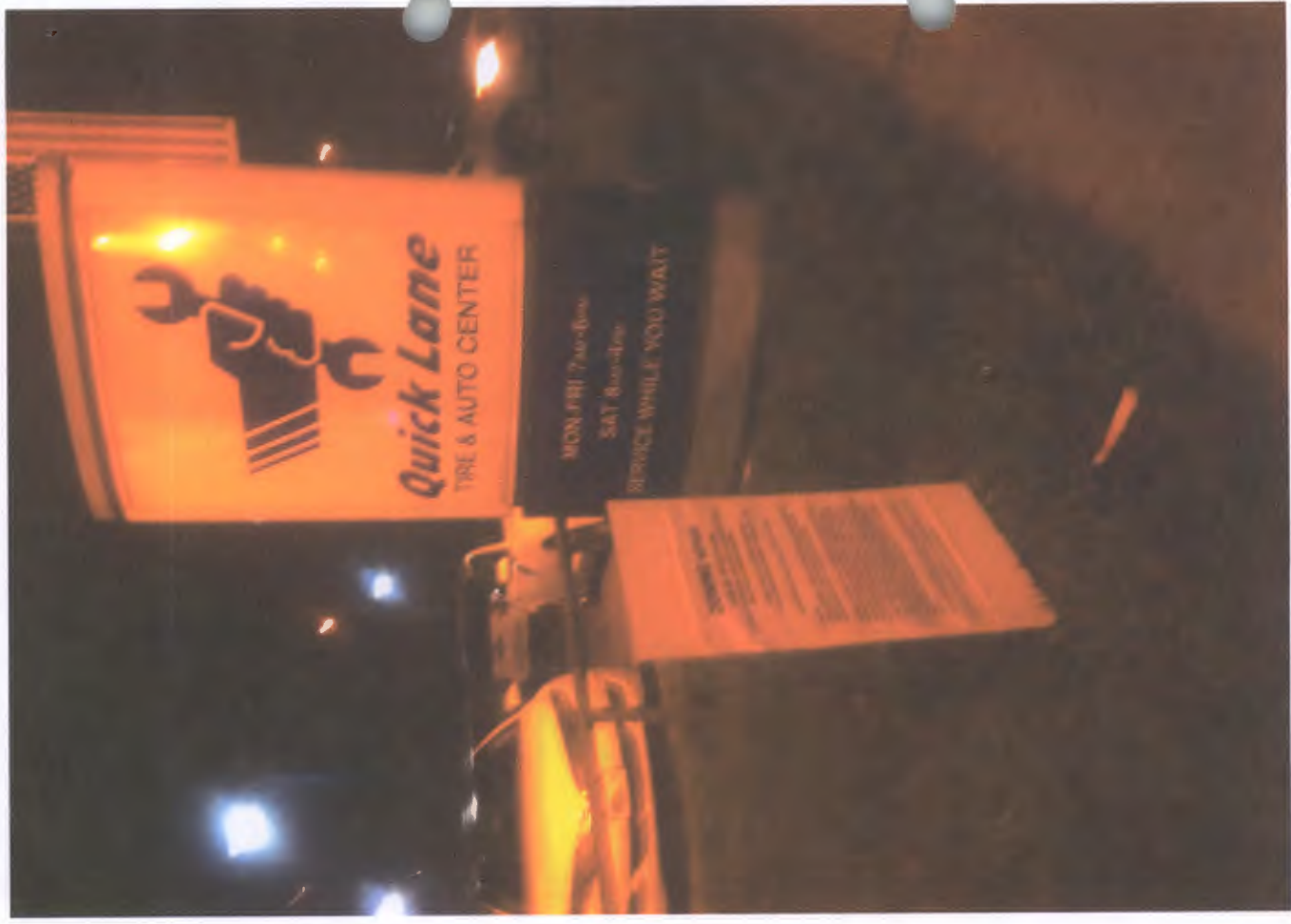


Bruce E. Doak  
MD Property Line Surveyor #531

**See the attached sheet(s) for the photos of the posted sign(s)**



Land Use Expert and Surveyor



# ZONING NOTICE

CASE NO. 2015-0118-SPHA  
A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE  
LAW JUDGE IN TOWSON MARYLAND

PLACE: ROOM 205 JEFFERSON BUILDING  
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204

DATE/TIME: Monday January 26, 2015 11:00 AM

REQUEST:  
80% L&L HEARING TO PERMIT A FREESTANDING, EXISTING ENTERPRISE  
1 - 24' 48" 90' 90' FT. IN LIEU OF 8' 90' FT. WALL MOUNTED, EXISTING  
ENTERPRISE SIGN 80' 90' FT. (LIMIT 240' LENGTH OF WALL)

VARIANCE TO PERMIT A WALL MOUNTED (FRONT & REAR BRAND WALLS):  
ENTERPRISE SIGN-6 IN LIEU OF PERMITTED 3, 20 (SIGN 80' & 64'  
PREVIOUSLY PERMITTED WALL MOUNTED: 1) JOINT IDENTIFICATION  
(REAR BRAND WALL) WITHOUT DIRECT ROAD FRONTAGE, 2) SIZE 84' 90'  
FT., 3) 3 IN LIEU OF PERMITTED 1 (SIGN 80' PREVIOUSLY PERMITTED), 4,  
FREE STANDING, EXISTING DIRECTIONAL SIGN 24' 90' FT. IN LIEU OF 8'  
90' FT., 4. WALL MOUNTED, EXISTING DIRECTIONAL SIGN 18' 90' FT. IN  
LIEU OF 8' 90' FT., 5. WALL MOUNTED, EXISTING DIRECTIONAL SIGN 21' 90'  
FT. IN LIEU OF 8' 90' FT., 6. FREE STANDING, EXISTING ENTERPRISE,  
CHANGEABLE COPY, 64' 90' FT. IN LIEU OF PERMITTED 30' 90' FT., 7.  
FREE STANDING, EXISTING ENTERPRISE SIGN, 165' 14' 90' FT. IN LIEU OF  
50' 90' FT.

RECOMMENDATION: The Board of Zoning Adjustments and Planning Commission  
has reviewed the application and has recommended that the Board of Zoning  
Adjustments and Planning Commission should grant the variance, subject to the  
following conditions: 1) The sign shall be constructed in accordance with the  
requirements of the Zoning Ordinance.



KEVIN KAMENETZ  
County Executive  
December 17, 2014

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

### 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: 2015-0118-SPHA**

1845 E. Joppa Road

S/s East Joppa Road, 253 ft. e/of centerline of Littlewood Road

9<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owners: McDhaid, LLC

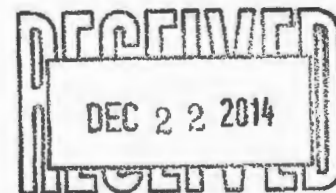
**Special Hearing** to permit freestanding, existing enterprise sign 48.78 sq. ft. in lieu of 8 sq. ft.; wall mounted, existing enterprise sign 63 sq. ft. (limit 2xs length of wall). **Variance** to permit Wall mounted (Front and Rear brand wall); Enterprise signs- 6 in lieu of permitted 3, 2) (Signs #2 and #4 previously permitted; Wall mounted: 1) Joint identification (Rear brand wall) without direct road frontage, 2) Size; 64 sq. ft., 3) 2 in lieu of permitted 1 (Sign #5 previously permitted). 3. Free standing, existing Directional sign 24 sq. ft. in lieu of 8 sq. ft., 4. Wall mounted, existing Directional sign 16 sq. ft. in lieu of 8 sq. ft. 5. Wall mounted, existing Directional sign 21 sq. ft. in lieu of 8 sq. ft. 6. Free standing, existing Enterprise, Changeable copy, 64 sq. ft. in lieu of permitted 50 sq. ft. 7. Free standing, existing Enterprise sign, 165.14 sq. ft. in lieu of 50 sq. ft.

Hearing: Monday, January 26, 2015 at 11:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon  
Director

AJ:kl

C: Keith Truffer, 102 W. Pennsylvania Avenue, Ste. 600, Towson 21204  
McDhaid, LLC, Bruce Schindler, 1845 E. Joppa Rd., Parkville 21234



- NOTES:** (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 6, 2015.**  
(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.**

12/26/14  
WCR



BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

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

**DATE:** December 22, 2014

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT:** 1845 East Joppa Road

**INFORMATION:**

**Item Number:** 15-118

**Petitioner:** McDHAID, LLC; Bruce Shindler, Managing Member

**Zoning:** Special Hearing, Variance

**Requested Action:**

**SUMMARY OF RECOMMENDATIONS:**

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning has reviewed the multiple requests for special hearing and variances regarding the existing freestanding and building mounted signs on the site. The property is located within the Loch Raven Commercial Revitalization District and the building has recently undergone an extensive renovation.

All of the signs in the request are existing on the site and some have been upgraded with the new logos. The Department of Planning supports the requests with the condition that landscaping be placed at the base of the existing signs along the Joppa Road frontage. This includes signs # 9, 12, 13, & 16.

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

**Division Chief:**  
AVA/LL

A handwritten signature in black ink, appearing to read "Krystle Patchak", written over a horizontal line.



KEVIN KAMENETZ  
*County Executive*  
December 17, 2014

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

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1845 E. Joppa Road

S/s East Joppa Road; 253 ft. e/of centerline of Littlewood Road

9<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owners: McDhaid, LLC

**Special Hearing** to permit freestanding, existing enterprise sign 48.78 sq. ft. in lieu of 8 sq. ft.; wall mounted, existing enterprise sign 63 sq. ft. (limit 2xs length of wall). **Variance** to permit Wall mounted (Front and Rear brand wall); Enterprise signs- 6 in lieu of permitted 3, 2) (Signs #2 and #4 previously permitted; Wall mounted: 1) Joint identification (Rear brand wall) without direct road frontage, 2) Size; 64 sq. ft., 3) 2 in lieu of permitted 1 (Sign #5 previously permitted). 3. Free standing, existing Directional sign 24 sq. ft. in lieu of 8 sq. ft., 4. Wall mounted, existing Directional sign 16 sq. ft. in lieu of 8 sq. ft. 5. Wall mounted, existing Directional sign 21 sq. ft. in lieu of 8 sq. ft. 6. Free standing, existing Enterprise, Changeable copy, 64 sq. ft. in lieu of permitted 50 sq. ft. 7. Free standing, existing Enterprise sign, 165.14 sq. ft. in lieu of 50 sq. ft.

Hearing: Monday, January 26, 2015 at 11:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon  
Director

AJ:kl

C: Keith Truffer, 102 W. Pennsylvania Avenue, Ste. 600, Towson 21204  
McDhaid, LLC, Bruce Schindler, 1845 E. Joppa Rd., Parkville 21234

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- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, January 6, 2015 Issue - Jeffersonian

Please forward billing to:

Keith Truffer  
102 W. Pennsylvania Avenue, Ste. 600  
Towson, MD 21204

410-823-1800

---

## 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: 2015-0118-SPHA**

1845 E. Joppa Road

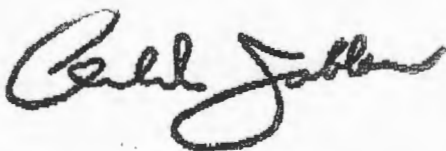
S/s East Joppa Road, 253 ft. e/of centerline of Littlewood Road

9<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owners: McDhaid, LLC

**Special Hearing** to permit freestanding, existing enterprise sign 48.78 sq. ft. in lieu of 8 sq. ft.; wall mounted, existing enterprise sign 63 sq. ft. (limit 2xs length of wall). **Variance** to permit Wall mounted (Front and Rear brand wall); Enterprise signs- 6 in lieu of permitted 3, 2) (Signs #2 and #4 previously permitted; Wall mounted: 1) Joint identification (Rear brand wall) without direct road frontage, 2) Size; 64 sq. ft., 3) 2 in lieu of permitted 1 (Sign #5 previously permitted). 3. Free standing, existing Directional sign 24 sq. ft. in lieu of 8 sq. ft., 4. Wall mounted, existing Directional sign 16 sq. ft. in lieu of 8 sq. ft. 5. Wall mounted, existing Directional sign 21 sq. ft. in lieu of 8 sq. ft. 6. Free standing, existing Enterprise, Changeable copy, 64 sq. ft. in lieu of permitted 50 sq. ft. 7. Free standing, existing Enterprise sign, 165.14 sq. ft. in lieu of 50 sq. ft.

Hearing: Monday, January 26, 2015 at 11:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
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|                                                                   |   |                   |
|-------------------------------------------------------------------|---|-------------------|
| RE: PETITION FOR SPECIAL HEARING                                  | * | BEFORE THE OFFICE |
| AND VARIANCE                                                      |   |                   |
| 1845 E. Joppa Road; S/S East Joppa Road,                          | * | OF ADMINISTRATIVE |
| 253' E of the c/line Littlewood Road                              | * | HEARINGS FOR      |
| 9 <sup>th</sup> Election & 5 <sup>th</sup> Councilmanic Districts | * |                   |
| Legal Owner(s): McDHAID, LLC                                      | * | BALTIMORE COUNTY  |
| Petitioner(s)                                                     | * |                   |
|                                                                   | * | 2015-118-SPHA     |

\* \* \* \* \*

**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

DEC 12 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 12th day of December, 2014, a copy of the foregoing Entry of Appearance was mailed to Keith Truffer, Esquire, 102 W. Pennsylvania Avenue, Suite 600, Towson, Maryland 21204, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Case No.: 2015-0118-SPHA

Exhibit Sheet

Petitioner/Developer

DW  
3-3-15

Protestants

Sen  
1/29/15

|        |                              |  |
|--------|------------------------------|--|
| No. 1  | Google Earth photo           |  |
| No. 2  | Aerial photo-sign locations  |  |
| No. 3  | zoning map                   |  |
| No. 4  | sign use permit              |  |
| No. 5  | Quick Lane letter of consent |  |
| No. 6  | Bldg. permit application     |  |
| No. 7  | sign use permit              |  |
| No. 8  | Final landscape plan         |  |
| No. 9  |                              |  |
| No. 10 |                              |  |
| No. 11 |                              |  |
| No. 12 |                              |  |

PETITIONER'S

EXHIBIT NO. 1





BALTIMORE COUNTY  
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS  
111 WEST CHESAPEAKE AVENUE  
TOWSON, MD 21204  
410-887-3391

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 1845 E. BROAD RD, ZIP CODE 21234  
BUSINESS NAME BOB DAVIDSON FORD/LINCOLN ZONING BL/BA  
OWNER'S NAME McDAID LLC PHONE NO. (410) 661-6400 HISTORIC DISTRICT ☐ Yes ☒ No  
MAILING ADDRESS 102 W. PENNSYLVANIA AVE, #600, TOWSON MD 21204-4575  
APPLICANT/OWNER'S AGENT KEITH TRUFFER, ESQ. PHONE NO. (410) 823-1800  
SIGN COMPANY NAME \_\_\_\_\_ PHONE NO. \_\_\_\_\_

TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 160/001/0780  
☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☒ No  
☐ Permanent ☐ Changeable Copy ☒ Wall ☐ Face Change Only ☐ Non-Illuminated  
☐ Freestanding ☐ Pylon ☐ Monument ☐ Illuminated (separate electrical permit required)  
Size: 29.95 feet x 2.167 feet = 64' square feet Height: \_\_\_\_\_ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front \_\_\_\_\_, sides \_\_\_\_\_ and \_\_\_\_\_, and rear \_\_\_\_\_.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4. Attachment 1, 1.- An Electronic Changeable Copy Sign may only have a maximum Frequency of one instantaneous message change per 15 second cycle.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

Work Description (including number of signs, special conditions, materials, locations and size):

STORE FRONT 86'

CORNER LOT ☐

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Signature [Signature]

Date 1.31.14

Print/Type Name KEITH B TRUFFER

☐ Require Planning Signature \_\_\_\_\_

Date \_\_\_\_\_

PETITIONER'S

EXHIBIT NO. 4

int (keep  
rds)

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)

Signature [Signature] Initials JSS Date 1/31/14

2.167' BOB DAVIDSON 29.75'

In Blue Letters



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS  
111 WEST CHESAPEAKE AVENUE  
TOWSON, MD 21204  
410-887-3391

B  
A 687859  
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC  
Initials

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 1845 E. Joppa Rd ZIP CODE 21234  
BUSINESS NAME BOB DAVIDSON - PROP OWNED ZONING BL / BM  
OWNER'S NAME Mc DHAID LLC PHONE NO. (410) 661-6400 HISTORIC DISTRICT ☐ Yes ☒ No  
MAILING ADDRESS 102 W. PENNSYLVANIA AVE, #600, TOWSON MD 21204-4575  
APPLICANT/OWNER'S AGENT KEITH TRUFFER PHONE NO. (410) 823-1800  
SIGN COMPANY NAME \_\_\_\_\_ PHONE NO. \_\_\_\_\_

TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 160 / 001 / 0780  
☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☐ No  
☐ Permanent ☐ Changeable Copy ☒ Wall ☐ Face Change Only ☐ Non-Illuminated  
☒ Freestanding ☐ Pylon ☐ Monument ☐ Illuminated (separate electrical permit required)  
Size: 20.875 feet x 2.167 feet = 44.97 square feet Height: \_\_\_\_\_ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front \_\_\_\_\_, sides \_\_\_\_\_ and \_\_\_\_\_, and rear \_\_\_\_\_.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

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7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
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Work Description (including number of signs, special conditions, materials, locations and size):

STORE FRONT 86'

CORNER LOT ☐

OWNER/AGENT CERTIFICATION

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Signature

1.31.14  
Date

KEITH R. TRUFFER  
Print/Type Name

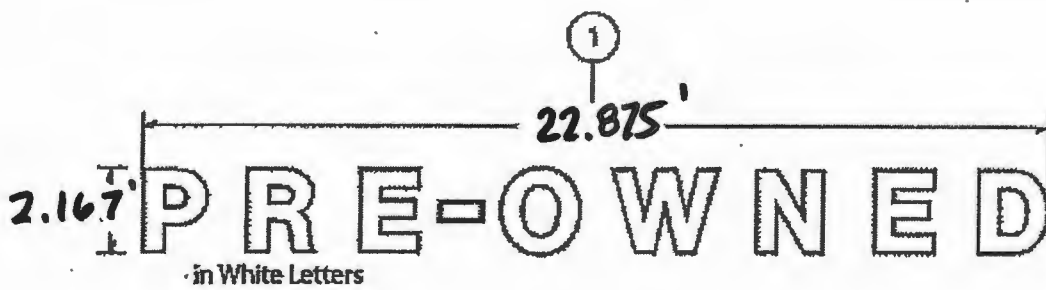
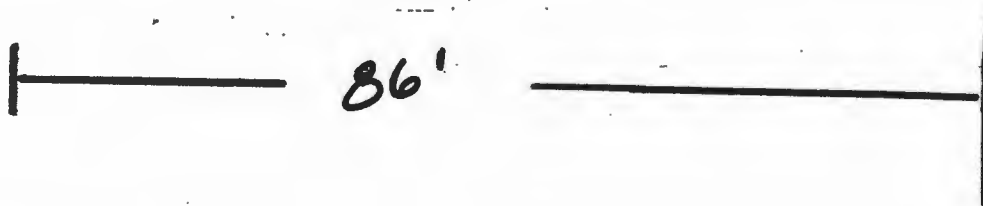
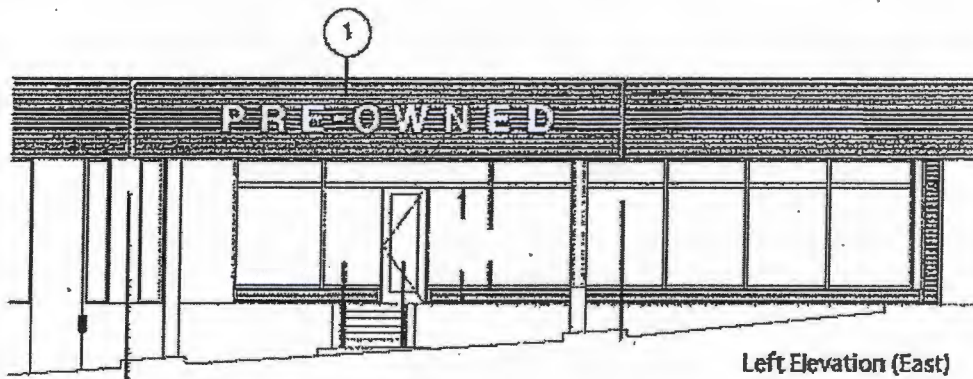
☐ Require Planning Signature

Date \_\_\_\_\_

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

REV 03/12

|                                                              |          |         |
|--------------------------------------------------------------|----------|---------|
| Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY) |          |         |
|                                                              | JSS      | 1/31/14 |
| Signature                                                    | Initials | Date    |





BALTIMORE COUNTY  
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS  
111 WEST CHESAPEAKE AVENUE  
TOWSON, MD 21204  
410-887-3391

B  
A 687859  
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC  
Initials LS

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 1845 E. JOPPA RD. ZIP CODE 21234  
BUSINESS NAME BOB DAVIDSON FORD ZONING B1/BM  
OWNER'S NAME M'CHAD LLC PHONE NO. (410) 661-6400 HISTORIC DISTRICT ☐ Yes ☒ No  
MAILING ADDRESS 102 W. PENNSYLVANIA AVE, #600, TOWSON MD. 21204-4575  
APPLICANT/OWNER'S AGENT KATH TRUFFEY, LSO. PHONE NO. (410) 823-1800  
SIGN COMPANY NAME \_\_\_\_\_ PHONE NO. \_\_\_\_\_

TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 160/001/0780  
☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☒ No  
☐ Permanent ☐ Changeable Copy ☒ Wall ☐ Face Change Only ☐ Non-Illuminated  
☐ Freestanding ☐ Pylon ☐ Monument ☐ Illuminated (separate electrical permit required)  
Size: 4.167 feet x 9.58 feet = 39.92 square feet Height: \_\_\_\_\_ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front \_\_\_\_\_, sides \_\_\_\_\_ and \_\_\_\_\_, and rear \_\_\_\_\_.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4. Attachment 1, 1.- An Electronic Changeable Copy Sign may only have a maximum Frequency of one instantaneous message change per 15 second cycle.

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8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

Work Description (including number of signs, special conditions, materials, locations and size):

STORE FRONT 86'

CORNER LOT ☐

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Signature [Signature]

Date 1.31.14

Print/Type Name KATH R TRUFFEY

☐ Require Planning Signature \_\_\_\_\_

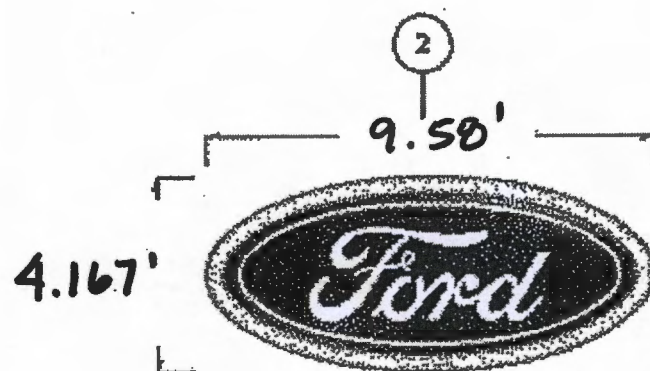
Date \_\_\_\_\_

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

REV 03/12

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)

Signature [Signature] Initials JSS Date 1/31/14





BALTIMORE COUNTY  
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS  
111 WEST CHESAPEAKE AVENUE  
TOWSON, MD 21204  
410-887-3391

B  
A 687859  
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC  
Initials [Signature]

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 1845 E. JOPPA RD. ZIP CODE 21234  
BUSINESS NAME BOB DAVIDSON LINCOLN ZONING BL/EM  
OWNER'S NAME MC DAVID LLC PHONE NO. (410) 661-6400 HISTORIC DISTRICT ☐ Yes ☒ No  
MAILING ADDRESS 102 W. PENNSYLVANIA AVE, #600, TOWSON MD, 21204-4575  
APPLICANT/OWNER'S AGENT KEITH TRUFFER, USQ. PHONE NO. (410) 823-1900  
SIGN COMPANY NAME \_\_\_\_\_ PHONE NO. \_\_\_\_\_  
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 160 1 0011 0700

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☒ No  
☐ Permanent ☐ Changeable Copy ☒ Wall ☐ Face Change Only ☐ Non-Illuminated  
☐ Freestanding ☐ Pylon ☐ Monument ☐ Illuminated (separate electrical permit required)  
Size: 6 feet x 7.5 feet = 45 square feet Height: \_\_\_\_\_ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front \_\_\_\_\_, sides \_\_\_\_\_ and \_\_\_\_\_, and rear \_\_\_\_\_.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

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9. No sign may emit sound

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

Work Description (including number of signs, special conditions, materials, locations and size):

STORE FRONT = 86'

CORNER LOT ☐

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Signature [Signature]

Date 1-31-14

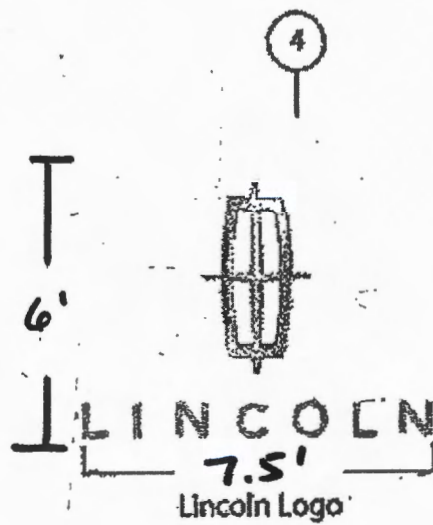
Print/Type Name KEITH R. TRUFFER

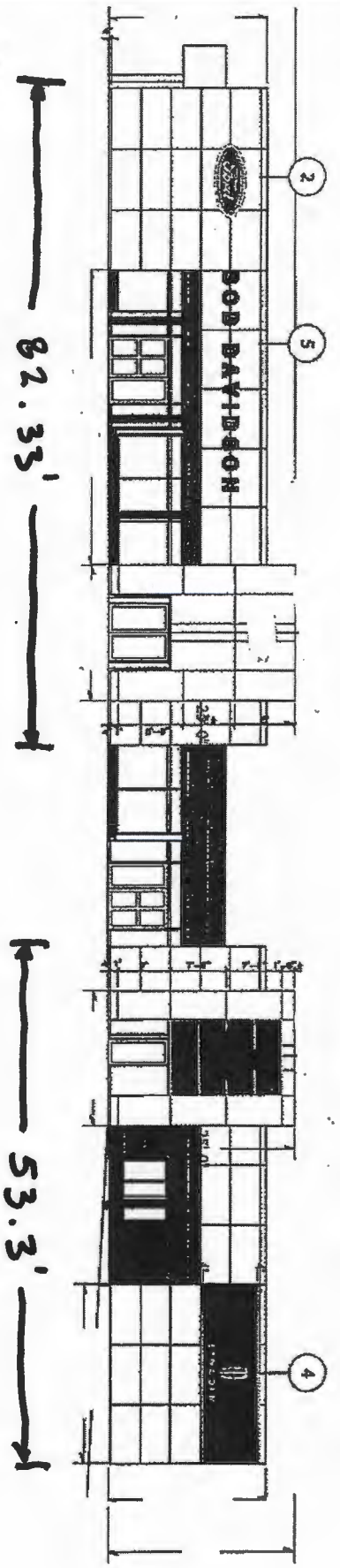
☐ Require Planning Signature

Date \_\_\_\_\_

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)  
REV 03/12

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)  
Signature [Signature] Initials JSS Date 1/31/14





Google

To see all the details that are visible on the screen, use the "Print" link next to the map.





## **Quick Lane Letter of Consent**

7-6-2005

Mr. Bruce Schindler  
Bob Davidson Ford  
1845 E. Joppa Road  
Baltimore, MD. 21234

Dear Mr. Schindler:

The Ford Motor Company (the "Company") agrees to participate with Bob Davidson Ford ("Dealer") in a maintenance and light repair initiative called Quick Lane Tire and Auto Center. As part of this initiative, the Company is willing to offer certain assistance as detailed in the section titled "Ford Obligations". Accordingly, this Letter of Consent represents the Company's consent for the Dealer's establishment of a Quick Lane Tire and Auto Center (Quick Lane) operation upon Dealer's understanding, agreement and performance in accordance with terms specified herein.

### **I. Definitions**

With respect to this Letter of Consent, the following terms shall have the following meanings:

|            |                                                                                                                                                                                                                                                    |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Letter     | This Letter of Consent executed by the parties                                                                                                                                                                                                     |
| Location   | The specially constructed or renovated space on the Dealer's premises at 1845 E. Joppa Road, Baltimore, MD. 21234 that will house the Quick Lane operation                                                                                         |
| Operation  | The Quick Lane facility and business authorized pursuant to this letter, and which will be operated in compliance with the specific obligations set out hereunder.                                                                                 |
| Quick Lane | The name and the associated logo are trademarks of the Ford Motor Company. The Dealer is permitted to use them as described in the Quick Lane Launch Manual for the duration of this Letter of Consent.                                            |
| DCD        | Design Control Documents. These contain detailed custom plans and specifications for each Quick Lane facility. They provide the information needed by the Dealer's contractor, and serve as a basis for construction and sign permit applications. |

### **II. Term**

This letter will be on going (unless terminated under the provisions of paragraph V. of this Letter), commencing with the date listed on the letter of consent.

### **III. Dealer Obligations**

- 1) ***Compliance with Procedures and Access to Operations***

The primary reason for launching Quick Lane is to provide a new and separate maintenance and light repair operation for retail service customers. The Company may, from time to time, require implementation by Dealer of other specific business practices and procedures in addition to those specified in the Letter. Additionally, various Company representatives will visit the Operation to talk with employees and view records, various methods, procedures and processes utilized. The Dealer will permit Company representatives complete access to the premises for this purpose.
- 2) ***Quick Lane Facility Requirements***
  - a. The Dealer shall renovate or construct space in compliance with the DCD in accordance with the following specifications:
    - i. No fewer than 5 full-service lift-equipped dedicated Quick Lane bays operated independently from the main shop.
    - ii. A customer waiting/write-up area contiguous to the Quick Lane bays with:
      1. A view of the shop
      2. Separate entrance

3. Customer seating
    - iii. Separate parking spots (2/bay) located near the Quick Lane entrance.
    - iv. Customer restrooms that are in or located near the Quick Lane waiting area and are accessible during Quick Lane hours of operation.
    - v. Visible tire storage and parts inventory that is easily accessible (within 5 minutes).
  - b. The Company or its agent must review and approve all facility plans, designs and architectural blueprints and specifications or changes thereto whether contained in the DCD or supplied by others.
  - c. The Quick Lane facility shall project a retail presence that is separate from the main service department. The Dealer shall:
    - i. Purchase and install all of the interior and exterior signs, furniture, fixtures, materials and other elements required by the Company, specified in the DCD and supplied through the Company's agent.
    - ii. Establish "menu board" pricing and point of sale displays
    - iii. Establish a dedicated telephone line and phone number
- The Dealer may not:
- iv. Add to, delete, or in any manner alter the authorized Quick Lane signage.
  - v. Use the Dealer name in conjunction with the Operation.
- d. The Dealer shall cease use of any signage, trademarks, trade names, logos, etc. associated with the Operation if there is a termination of this Letter.

**3) Quick Lane Operating Requirements**

- a. General – The Dealer shall manage the Operation separately from the existing dealership service departments and shall:
  - i. Perform a limited number of customer-paid service repairs (13) as specified in the Quick Lane Operations Manual
  - ii. Offer these services to any make or model of car or light truck
  - iii. Perform repairs without an appointment
  - iv. Adhere to the recommended Quick Lane hours of operation and be open for service (at a minimum)
    - o Monday – Friday, 7am – 7pm
    - o Saturday, 8am – 5pm
  - v. Use genuine parts, Motorcraft bulk oil, and AtW tires on all Ford, Lincoln or Mercury vehicles serviced by the Operation
- b. Personnel – Quick Lane personnel shall operate independently of the Dealership's service facility and will include:
  - i. Quick Lane Manager – it is preferred that they are recruited from the aftermarket
  - ii. Quick Lane Technicians
- c. No Warranty or Policy Repair – The Dealer may not use the Operation's facilities to perform warranty and policy repairs on any make or model of vehicle, with the exception of tire warranty repairs or tire replacement.
- d. Performance reports – The Operation shall:
  - o Provide to the company a complete electronic version of a monthly financial statement-utilizing page 7 for Quick Lane financials.
  - o Provide the Company with direct access to all Repair Orders generated.
- e. Compliance with Laws, Rules and Regulations. The Operation shall comply with all applicable federal, state and local licensing requirements, laws, rules and regulations in the conduct of its business, including without limitation those related to motor vehicle safety, emissions control and customer service. The Company shall provide the Operation, and the Operation shall provide the Company, such information and assistance as may be reasonably requested by the other in connection with the performance of obligations under such laws, rules and regulations.
- f. Employee Uniforms – Uniforms for all employees will be supplied by the Operation and will meet requirements specified in the Quick Lane launch manual.
- g. Customer Satisfaction – The Operation will conduct customer satisfaction surveys using practices, methodologies and forms specified by the Company and defined in the Quick Lane Launch Manual.
- h. Marketing – The Company must approve all Quick Lane marketing efforts prior to execution. The Operation shall avoid in every way any deceptive, misleading, confusing or illegal advertising or business practice, including the advertisement of any warranty and policy repairs provided by this location.

- i. Business Practices – The Operation shall conduct business in a manner that will reflect favorably at all times on the reputation of the Dealer, the Company, Company products, and trademarks and trade names used or claimed by the Company or any of its subsidiaries.
  - o The Operation shall avoid in every way any "bait", including deceptive, misleading, confusing or illegal advertising or business practice, including the advertisement of any warranty and policy repairs provided at this location.
  - o Vehicle Inspection Report (VIR) – Ford Motor Company requires 100% usage of the VIR for vehicles being serviced by the Operation
- j. Training – The Operation will comply with all training requirements specified by the Quick Lane Launch Manual. To fully comply, the Operation must continue to train employees and keep up-to-date with technical training as it becomes available.
- k. Parts Support – The Dealer agrees to support the Operation with parts department inventory, pricing, and business hours as necessary. This support will include maintaining an adequate inventory of tires on site at all times. It is also recommended that these inventories be easily accessible within 5 minutes in order to meet the customers' demand of quick service.
- l. Fees – Dealers will be billed using the following fee schedule"
  - 1<sup>st</sup> year fees (billed over the 1<sup>st</sup> year of operation in equal monthly installments) –
    - o Design Assistance (billed based on actual need, determined by the Company)
      - \$6,500 – Full facility design support
      - \$3,500 – Design support using dealer's existing facility CAD blueprints
      - \$2,000 – Limited design support (signage only)

**NOTE:** If dealer does not launch Quick Lane facility within 6 months of signing the Letter of Consent, the Company will bill Dealer the cost of the Level of Design Assistance utilized. Ford's Alternative Service Team Manager must approve any exception to this.

  - o Launch Support - \$5,000
  - o Consulting Service (billed based on desired service level)
    - Monthly - \$500/month
    - Quarterly - \$250/month

Ongoing fees (billed beginning the 13<sup>th</sup> month of operation)

  - o Consulting Service (billed based on desired service level)
    - Monthly - \$500/month
    - Quarterly - \$250/month

**4) Deviations**

Any deviation with regard to Quick Lane facility and/or operating requirements must be reviewed and approved by Ford Motor Company's Alternative Service Manager.

**5) Modifications**

The Company may modify the program and fees at any time with 30 days prior written notice to the Dealer.

**IV. Ford Obligations**

The Company will provide the Dealer with assistance as follows:

**1) Launch Support**

Minimum of 1-week on-site assistance from an experienced field specialist to provide:

- a. Recruiting assistance to find qualified managers and technicians:
  - o Development of job descriptions and personnel ads
  - o Identification of Qualified candidates for technician and manager positions
  - o Development/Implementation of proper retail compensation plans
- b. On-site personnel training
- c. Marketing plan assistance:
  - o Development of a marketing plan to drive traffic
  - o Utilization of Ad Plan Creation – online tool
  - o Utilization of co-op funds
- d. Recommendations regarding product and services offering
- e. Identification/ordering of the proper Quick Lane signage and shop equipment
- f. Identification/completion of the actions necessary to align with the Dealer's DSP system

**2) Consultation Service**

On-site visits from experienced field specialist to provide the following:

- a. In-depth business planning, training and mentoring to insure proper:
  - o Utilization of vehicle inspection report (1:1 and group)
  - o Telephone sales skills, customer handling and marketing and use of the Tire Sales Tool
  - o Compensation plan
  - o Technician inspection process – VIR and Repair Order Analysis
  - o Manager salesmanship and overall shop management
- b. Development/implementation of business strategies including the creating/tracking of:
  - o Brake/tire sales plan
  - o 6-month advertising plan
  - o Annual sales forecast
- c. Consultative reporting to Dealer and Management:
  - o Field specialist visit summary
  - o Performance reports

**3) Cooperative advertising funds**

1% of a Dealer's Quick Lane parts sales (maximum \$300/month) will be available to Dealers operating a Quick Lane facility for advertising. The Company will disburse funds to the Dealer upon receipt of proof of Dealer expenditures for advertising that meets the requirements described in the Quick Lane Launch Manual. NOTE: All advertising must be reviewed and approved in order to qualify for co-op funds.

The Company and its representatives shall hold in confidence all financial, business performance and specific Repair Order information furnished by the Operation unless authorized by the Operation or required by law, except as an unidentified part of a composite or coded report, to any party outside of the Company.

**V. Termination**

**1. Requirements**

- a. This letter will continue in effect unless terminated by either the Dealer or the Company with 30 days prior written notice to the other. The Company may terminate this Letter by written notice to the Dealer for any reason including, but not limited to:
  - o The Dealer materially breaches any term or condition of this letter or the requirements of the Quick Lane Operations Manual and the Dealer fails to remedy such breach within 30 days after notice from the Company.
  - o Failure by the Dealer to conduct business at the Operation at any time for more than 5 consecutive business days.
- b. This Letter will terminate immediately without notice upon termination of the Dealer's Sales and Service Agreement(s).

**2. Identification/Trademarks**

The Company's identification and trademarks are specially developed for the Operation. In the event of termination or resignation, the Dealer may not use any of the Quick Lane identification or trademarks. If the Dealer terminates the Operation, all exterior signage is to be returned to the Company or its designated agent at the Dealer's expense unless the termination is made by the Company, in which case the exterior signage will be purchased by the Company at its original cost and removed at the Company's expense.

**3. Documents**

In the event of termination or resignation, the dealer shall return to the Company all originals and copies of the Quick Lane Operations and Launch Manuals and any other documents and information in any form, including publicity, promotional and advertising materials, stationery and other business forms bearing or containing the Quick Lane identity or any other Company-owned designs, logos or trademarks use in relation to the Operation.

Dealer acknowledges that Dealer has done its own financial analysis of this business opportunity and assumes all risks.

### Quick Lane First Year Fee Worksheet

#### First Year Fees:

##### **A. Launch Support:**

- \$5,000 – Launch support (mandatory)

##### **B. Consultation Services:**

- X \$6,000 annually – Monthly visits or 12 visits annually (recommended for first year)
- \_\_\_\_\_ \$3,000 annually – Quarterly visits

##### **C. Design Assistance\*: 3 levels of support provided, based upon facility design needs:**

- \$6,500 – Full facility design support
- \$3,500 – Design support using Dealer's existing facility CAD blueprints
- \$2,000 – Limited design support (signage only)

The Quick Lane Team will determine the required level of design assistance. Dealers will receive a preplan of the proposed Quick Lane, and a letter explaining the associated design fees. Dealers must approve the preplan before a Design Control Document (DCD) is produced and any financial obligation will occur.

The dealer will be billed the total first year design and support fees in 12 equal monthly installments. Billing will commence the month following the Quick Lane opening.

NOTE: If dealer does not launch their Quick Lane facility within 6 months of signing Letter of Consent, the Company will bill Dealer the cost of the Level of Design Assistance utilized. Ford's Alternative Service Team Manager must approve any exception to this.

Please provide the Quarter and Year that the Quick Lane is forecasted to "open":

4Q      2005  
-----  
Quarter      Year

FCSD Region Wash. DC-27 Dealership P & A Code: 00088

Check Locality: Single Point ☐ Multiple Point ☐ Planning Volume: \_\_\_\_\_

By: [Signature]      President      7/28/05  
Dealer Signature      Title      Date

By: \_\_\_\_\_  
FCSD General Sales Manager      Date

By: [Signature] 9-1-05  
FCSD Regional Manager

By: [Signature] 9/1/05  
Sales Division Regional Manager

Alt. Service Team Manager

[Signature]  
Sales Division Franchising Manager

APPLICATION FOR BUILDING PERMIT  
-----

PERMIT #: B617709      CONTROL #: SI-1      DIST: 09      PREC: 01

LOCATION:      1845      JOPPA RD  
SUBDIVISION: OPP LITTLEWOOD AV  
TAX ASSESSMENT #: 1600010780

OWNERS INFORMATION

NAME: SCHINDLER, BRUCE  
ADDR: 1845 E JOPPA RD 21234

APPLICANT INFORMATION

NAME:      GEORGE W HOLMES  
COMPANY: CENTURY SIGNS  
ADDR1:      PO BOX 588  
ADDR2:      REISTERSTOWN MD 21136  
PHONE #: 410.804.8500      LICENSE #:

NOTES  
CM

DRC#

PLANS:      CONST      PLOT 1      R PLAT      DATA      ELEC NO      PLUM NO  
TENANT: BOB DAVIDSON FORD  
CONTR:      CENTURY SIGNS  
ENGNR:  
SELLR:  
WORK:      INSTALL ONE WALL SIGN 3'11X18'10=73.62SFT ON  
            40LFT WALL (NO OTHER WALL SIGNS PER APPL)  
            INSTALL ONE F/S D/F SIGN 9'X5'3=47.7SFT 9FT HGT  
            ILLUM

PROPOSED USE: CAR DEALER & SIGNS (WALL F/S D/F)  
EXISTING USE: CAR DEALER

BLDG. CODE:  
RESIDENTIAL CATEGORY:      OWNERSHIP:  
ESTIMATED COST OF MATERIAL AND LABOR:

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION

USE: SIGN  
FOUNDATION:      BASEMENT:  
SEWAGE: PUBLIC EXIST      WATER:      PUBLIC EXIST  
CONSTRUCTION:      FUEL:  
CENTRAL AIR:

SINGLE FAMILY UNITS

TOTAL 1 FAMILY BEDROOMS

MULTI FAMILY UNITS

EFFICIENCY (NO SEPARATE BEDROOMS):      NO. OF 1 BEDROOM:

NO. OF 2 BEDROOMS:      NO. OF 3 BEDROOMS OR MORE:

TOTAL NO. OF BEDROOMS:      TOTAL NO. OF APARTMENTS:

PETITIONER'S

PAGE 1 OF 2

EXHIBIT NO. 6



**BALTIMORE COUNTY**  
**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT**  
 111 WEST CHESAPEAKE AVENUE  
 TOWSON, MD 21204  
 410-887-3391

**SIGN USE PERMIT**

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 1845 Joppa Road, Baltimore, MD ZIP CODE 2123  
 BUSINESS NAME Bob Davidson Ford ZONING EM - AS  
 OWNER'S NAME McDAID LLC PHONE NO. \_\_\_\_\_ HISTORIC DISTRICT: ☐ Yes ☒ No  
 MAILING ADDRESS 1845 Joppa Road, Baltimore, MD 21234  
 APPLICANT/OWNER'S AGENT Keith R. Trutter PHONE NO. 410-823-100  
 SIGN COMPANY NAME n/a PHONE NO. 410-661-6400  
 TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 1600010780

☐ Temporary - Including Real Estate/Construction/Event Temporary Sign(s) in the Last Year: ☐ Yes ☐ No  
☒ Permanent ☐ Changeable Copy ☐ Wall ☐ Face Change Only ☒ Non-Illuminated  
☒ Freestanding ☐ Pylon ☒ Monument ☐ Illuminated (separate electrical permit required)

Size: 5.75 feet X 11.25 feet = 64.6875 square feet Height: 5.75 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front See attached drawing. sides 20' and \_\_\_\_\_ and rear \_\_\_\_\_  
 NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4.1.I- An Electronic Changeable Copy Sign may only have a maximum frequency of one instantaneous message change per 15 second cycle.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
  2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
  3. Signs cannot be placed in or project into or above street right of way or government property.
  4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
  5. Vehicle cannot be parked for the purpose of displaying an attached sign.
  6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
  7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
  8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
  9. No sign may emit sound
- 450.6.B.3 Changeable copy must operate at a constant and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating or alternating lights.

Work Description (including number of signs, special conditions, materials, locations, and size):  
 Sign to replace previously approved Lincoln/Mercury sign #12 shown on  
 plan dated November 20, 2009.  
*Approved per Sec 413 with Affidavit* CORNER LOT ☐

**OWNER/AGENT CERTIFICATION**

I hereby certify, under penalty of law, that the proposed sign will be located so as not to violate any codes and that the information supplied is true, complete, and correct.

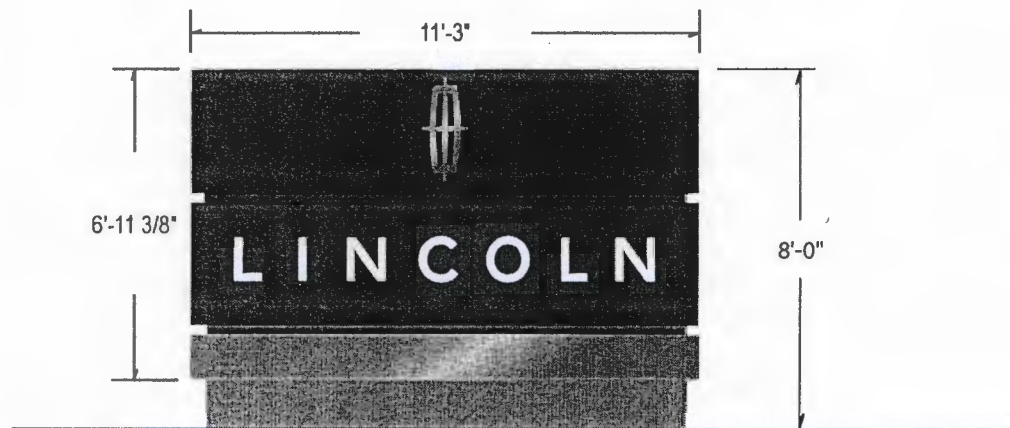
Signature [Signature] Date 5/27/11 Print/Type Name BRUCE SCHINDLER

Copies: White - Office; Yellow - Applicant (keep this copy for your permanent records)

REV 8/09

Authority under Section 500.4, BCZR PDM-APPROVAL (SIGN ONLY)  
[Signature] 5/4/11

# L12-75 Monument @ 8' OAH



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



**Architectural Graphics, Inc.**

Title: L12-75 Monument @ 8ft. OAH

Customer: Ford

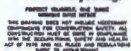
Date: 3/24/11

Drawn by: M. McCaslin

Customer Rep: N/A

Scale: 1/4"=1'

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



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MEMORANDUM

TO : [illegible]

FROM : [illegible]

SUBJECT : [illegible]

1. [illegible]

2. [illegible]

3. [illegible]

CASE NAME

CASE NUMBER 2015-118-SPH

DATE 1-26-2015

## PETITIONER'S SIGN-IN SHEET

[illegible]

**- PLEASE PRINT CLEARLY**

CASE NAME

CASE NUMBER 2015-0118-SPHA

DATE Jan 26, 2015

# CITIZEN'S SIGN - IN SHEET

NAME \_\_\_\_\_

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

CASE NO. 2015-0118-SPHA

CHECKLIST

| <u>Comment Received</u>         | <u>Department</u>                                                     | <u>Support/Oppose/ Conditions/ Comments/ No Comment</u> |
|---------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------|
| <u>12/15</u>                    | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | <u>C</u>                                                |
| _____                           | DEPS<br>(if not received, date e-mail sent _____)                     | _____                                                   |
| _____                           | FIRE DEPARTMENT                                                       | _____                                                   |
| <u>12/22</u>                    | PLANNING<br>(if not received, date e-mail sent _____)                 | <u>C</u>                                                |
| <u>12/8/14</u>                  | STATE HIGHWAY ADMINISTRATION                                          | <u>NO obj</u>                                           |
| _____                           | TRAFFIC ENGINEERING                                                   | _____                                                   |
| _____                           | COMMUNITY ASSOCIATION                                                 | _____                                                   |
| _____                           | ADJACENT PROPERTY OWNERS                                              | _____                                                   |
| <hr/>                           |                                                                       |                                                         |
| ZONING VIOLATION                | (Case No. _____)                                                      |                                                         |
| PRIOR ZONING                    | (Case No. _____)                                                      |                                                         |
| <hr/>                           |                                                                       |                                                         |
| NEWSPAPER ADVERTISEMENT         | Date: <u>1/6/15</u>                                                   |                                                         |
| SIGN POSTING                    | Date: <u>1/3/15</u> by <u>DOCK</u>                                    |                                                         |
| <hr/>                           |                                                                       |                                                         |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>   |                                                         |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                         |

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

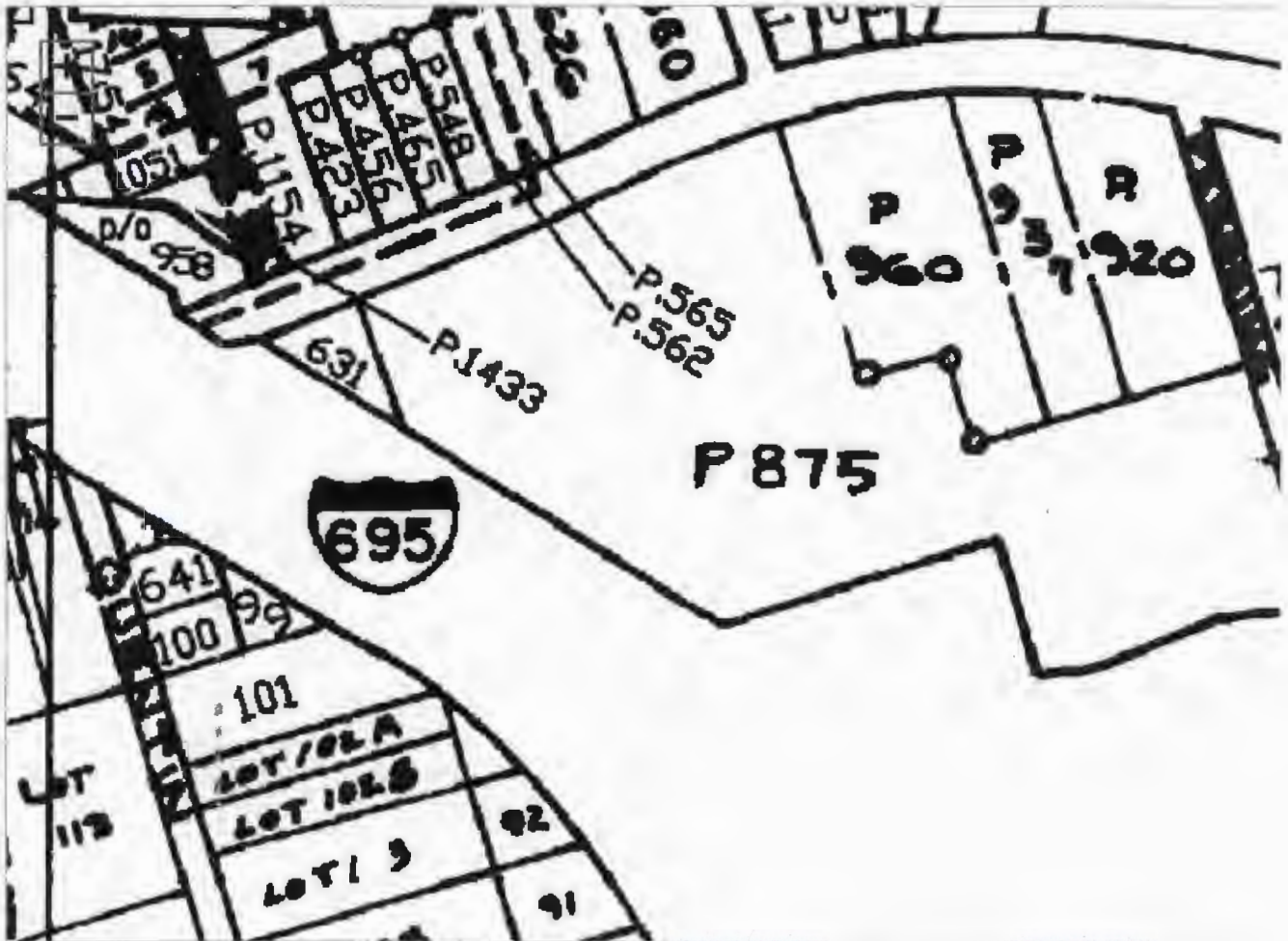
\_\_\_\_\_

\_\_\_\_\_

Baltimore County

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

District: 09 Account Number: 1600010780

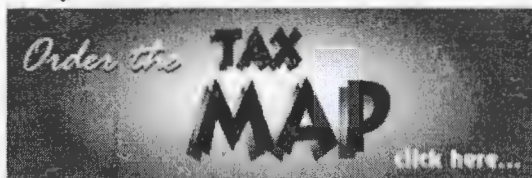


The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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) (<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://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



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

X Loading... Please Wait. Loading... Please Wait.



KEVIN KAMENETZ  
County Executive

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

January 22, 2015

McDHAID LLC  
Bruce Schlinder, Managing Member  
1845 E Joppa Road  
Parkville MD 21234

RE: Case Number: 2015-0118 SAH, Address: 1845 E. Joppa Road

Dear Mr. Schlinder:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 24, 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  
Keith R Truffer, 102 W Pennsylvania Avenue, Suite 600, Towson MD 21204

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 12/8/14

Ms. Kristen Lewis  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County

Item No 2015-0118-SPHA  
Variance Special Hearing.  
M-DAID LLC, Bruce Schlinder  
Managing Member  
1845 E. Joppa Road.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2015-0118-SPHA.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in dark ink, appearing to read "Steven D. Foster". The signature is written in a cursive style with a large, stylized "S" and "F".

Steven D. Foster, Chief/  
Development Manager  
Access Management Division

SDF/raz

**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 December 15, 2014  
Item No. 2015-0118

**DATE:** December 15, 2014

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

In accordance with Baltimore County Regulations, no vehicles may be displayed within the landscape strip. A Landscape Plan was approved in June 2013. Please write this into your order and make it a condition of approval the vehicles must be removed from the strip and may never again be displayed there.

We have no objection to any of the requested variance or special hearing requests.

\* \* \* \* \*

DAK:CEN  
cc:file

ZAC-ITEM NO 15-0118-12152014.doc

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** December 22, 2014

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

RECEIVED

DEC 22 2014

**SUBJECT:** 1845 East Joppa Road

OFFICE OF ADMINISTRATIVE HEARINGS

**INFORMATION:**

**Item Number:** 15-118

**Petitioner:** McDHAID, LLC; Bruce Shindler, Managing Member

**Zoning:** Special Hearing, Variance

**Requested Action:**

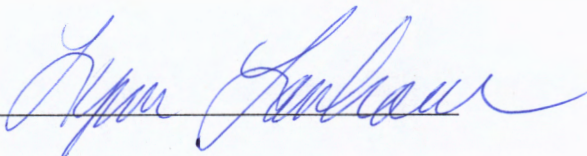
**SUMMARY OF RECOMMENDATIONS:**

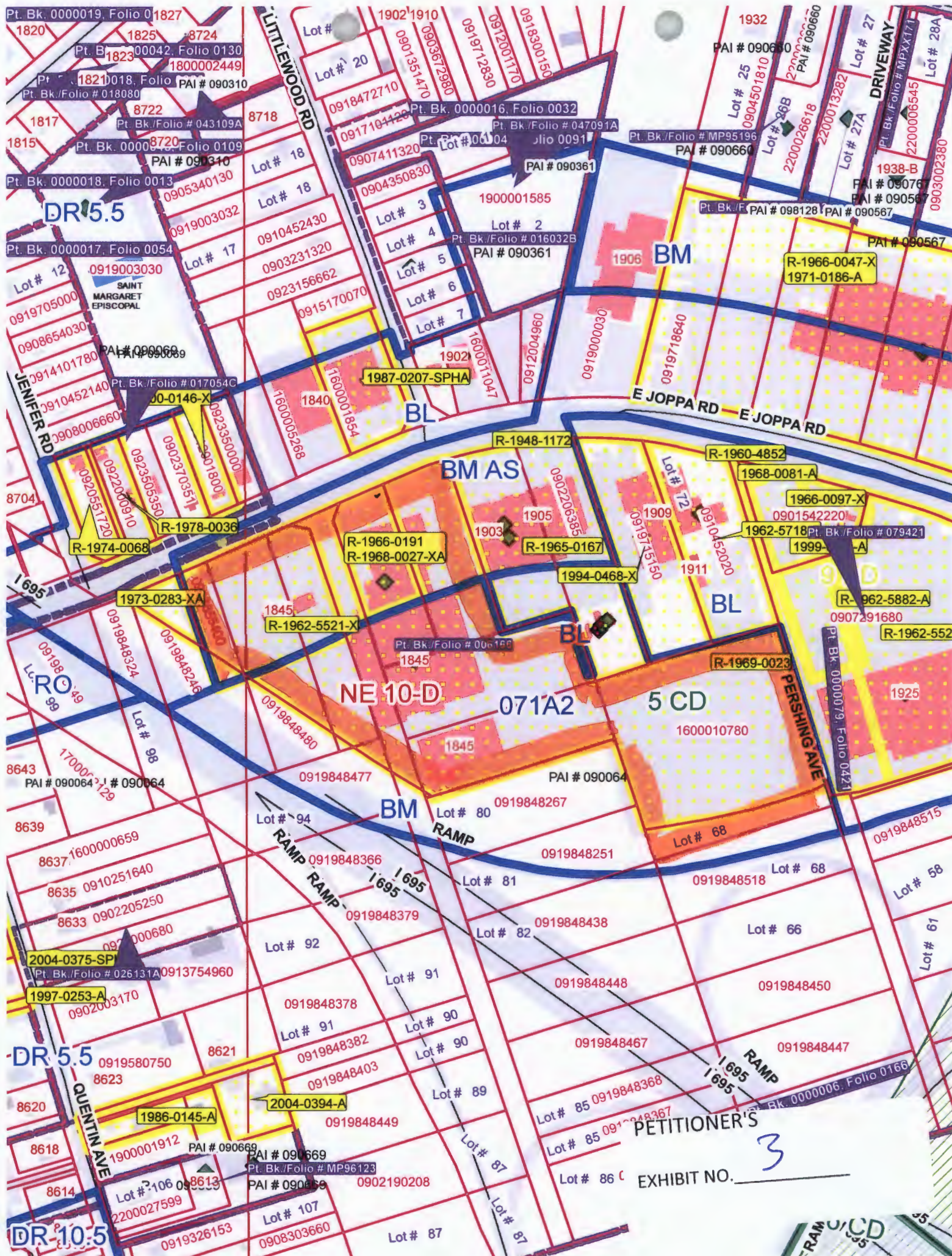
The Department of Planning has reviewed the petitioner's request and accompanying site plan. The Department of Planning has reviewed the multiple requests for special hearing and variances regarding the existing freestanding and building mounted signs on the site. The property is located within the Loch Raven Commercial Revitalization District and the building has recently undergone an extensive renovation.

All of the signs in the request are existing on the site and some have been upgraded with the new logos. The Department of Planning supports the requests with the condition that landscaping be placed at the base of the existing signs along the Joppa Road frontage. This includes signs # 9, 12, 13, & 16.

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

**Division Chief:**  
AVA/LL

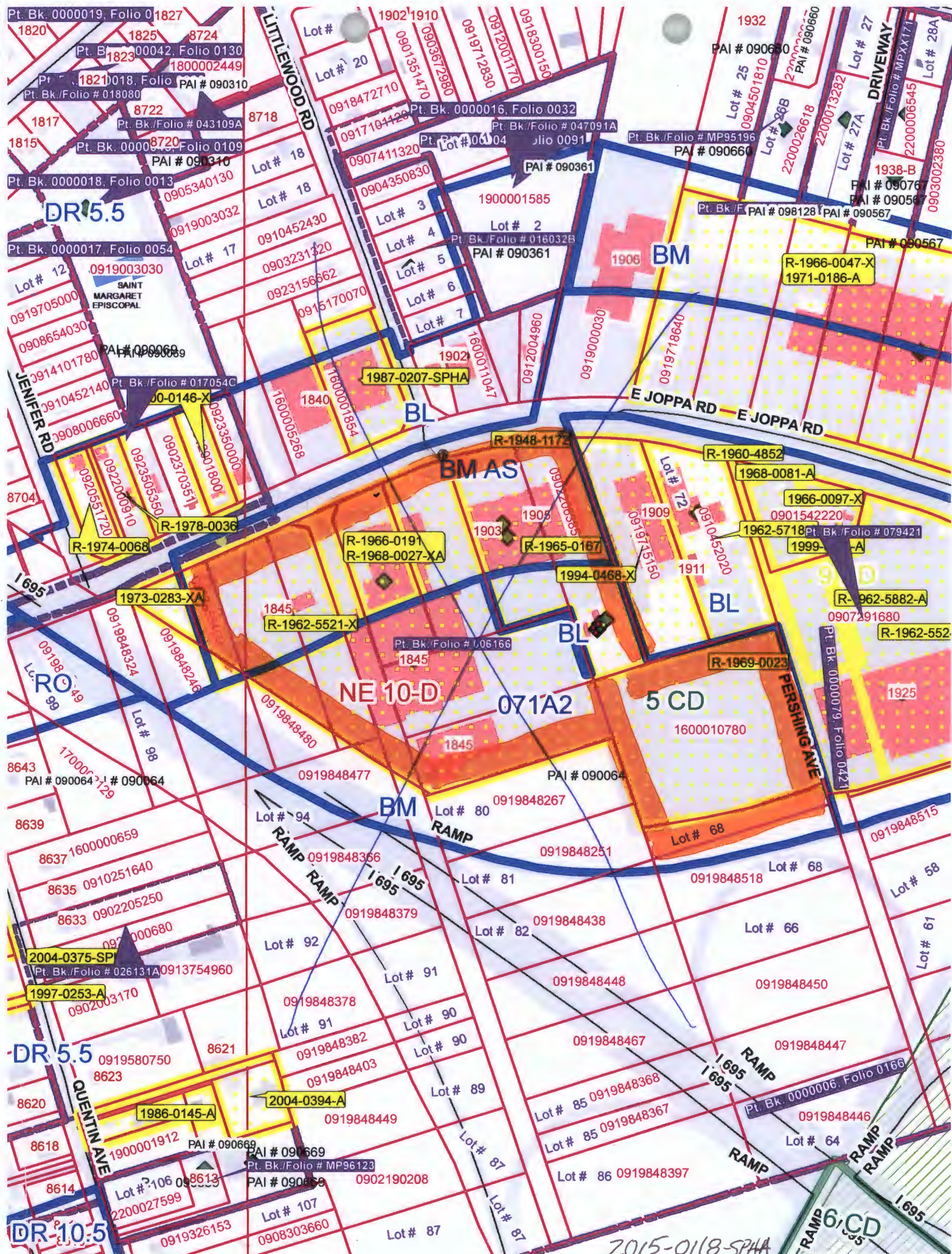




PETITIONER'S

EXHIBIT NO.

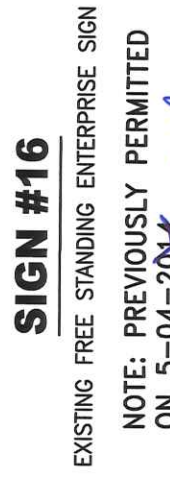
3







NOTE: SIGN 6 IS THE SAME SIZE AS SIGN 2  
SIGN 7 IS THE SAME SIZE AS SIGN 5  
SIGN 8 IS THE SAME SIZE AS SIGN 4



## 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. 34479, EXPIRATION DATE: 06/21/2016.



# PLAN TO ACCOMPANY VARIANCE PETITION

**BOB DAVIDSON FORD**  
1845 EAST JOPPA ROAD

BALTIMORE COUNTY, MARYLAND

|      |           |                   |                 |
|------|-----------|-------------------|-----------------|
| DATE | REVISIONS | JOB NO.: 16421    | SCALE: AS SHOWN |
|      |           | DATE: 11/13/2014  |                 |
|      |           | DRAWN BY: D.R.S.  |                 |
|      |           | DESIGN BY: R.W.B. |                 |
|      |           | REVIEW BY: R.W.B. |                 |
|      |           | SHEET: 02 OF 02   |                 |

CASE # 2015 - 0118 - SP4A

Joppa Road

Sign 13

Sign 12

Sign 15

Sign 16

Sign 3

Sign 1

Sign 5

Sign 2

Sign 9

Sign 4

Sign 14

Sign 11

Sign 10

Sign 6

Sign 7

Sign 8

PETITIONERS

EXHIBIT NO. \_\_\_\_\_

2