

MEMORANDUM

DATE: April 6, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0176-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on April 5, 2018. 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

IN RE: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(9804 Reisterstown Road) *
3rd Election District *
2nd Council District *

9804 RR, LLC *
Legal Owner *
Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2018-0176-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 9804 RR LLC, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to determine whether an enterprise sign which is comprised of 3 words constitutes one (1) sign where the words are separated by more than 12 inches (Sign 4).

A petition for variance seeks: **(1)** to permit a 15.5 sq. ft. directional sign in lieu of the otherwise permitted 8 sq. ft. in accordance with BCZR Section 450.4, Attachment 1, 3 (a) (Sign 1); **(2)** in the alternative, to permit 24 in. between words for an enterprise sign in lieu of the otherwise permitted 12 in. between words in accordance with the definition of a "contiguous sign" in BCZR Section 450.3 (Sign 4); **(3)** to permit 4 enterprise signs in lieu of the otherwise permitted 3 in accordance with BCZR Section 450.4, Attachment 1, 5 (a) (Signs 2-5); and **(4)** in the alternative, to permit 6 enterprise signs in lieu of the otherwise permitted 3, of which more than 2 are on the same wall, in accordance with BCZR Section 450.4, Attachment 1, 5 (a) (Signs 2-5). A site plan was marked and accepted into evidence as Petitioner's Exhibit 1.

Marc Cohen and professional engineer Tory Pierce appeared in support of the requests. Adam Baker, Esq. represented Petitioner. There were no protestants or interested citizens in

ORDER RECEIVED FOR FILING

Date 3-6-18

By Sen

attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no substantive Zoning Advisory Committee (ZAC) comments received.

SPECIAL HEARING

The petition for special hearing concerns sign no. 4 shown on the sign detail exhibit. Exhibit 2. That sign reads: "Audi Owings Mills." There is a 2 ft. separation between the words "Audi" and "Owings," and the Audi sign is red while the remainder of the sign is black. As such I believe "Audi" and "Owings Mills" constitute two signs. While the words "Owings" and "Mills" are separated by 16 inches (and thus under a strict reading of the B.C.Z.R. would constitute two signs since separated by greater than 12 inches) I do not believe an objective observer would consider these to be separate signs.

VARIANCE

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The property is narrow and deep and is shaped like an arrow head. As such it is unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to provide appropriate signage for the business along this busy commercial thoroughfare. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

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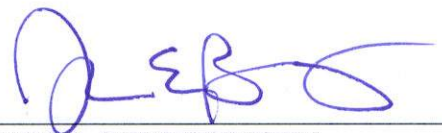
THEREFORE, IT IS ORDERED this 6th day of **March, 2018**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") for a determination than an enterprise sign (Sign 4) which is comprised of 3 words constitutes two (2) signs, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance: **(1)** to permit a 15.5 sq. ft. directional sign in lieu of the otherwise permitted 8 sq. ft. (Sign 1); **(2)** to permit five (5) enterprise signs on the premises in lieu of the otherwise permitted three (3) (Signs 2-5); and **(3)** to permit three (3) enterprise signs on the same façade in lieu of the otherwise permitted two (2) (Signs 3-4), 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.

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 3-6-18

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 9804 Reisterstown Rd which is presently zoned BM
 Deed References: 26751/00680 10 Digit Tax Account # 0301072170
 Property Owner(s) Printed Name(s) 9804 RR 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

Please see attached

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

3. ☒ a **Varlane** from Section(s)

please 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)

reasons 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:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2018-0176-SPHA Filing Date 01/04/2018

Do Not Schedule Dates:

Date

3/6/18

Reviewer

[Signature]

By

sen

ORDER RECEIVED FOR FILING

REV. 10/4/11

Attachment to Zoning Petitions

9804 Reisterstown Road

Petition for Variance to permit a 15.5 square foot directional sign in lieu of the otherwise permitted 8 square feet in accordance with BCZR §450.4, Attachment 1, 3.(a) (Sign 1)

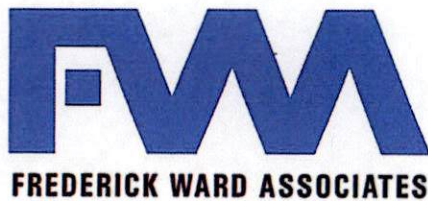
Petition for Special Hearing to determine whether an enterprise sign which is comprised of 3 words constitutes 1 sign where the words are separated by more than 12 inches. (Sign 4)

In the alternative, Petition for Variance to permit 24 inches between words for an enterprise sign in lieu of the otherwise permitted 12 inches between words in accordance with the definition of a "contiguous sign" in BCZR §450.3. (Sign 4)

Petition for Variance to permit 4 enterprise signs in lieu of the otherwise permitted 3 in accordance with BCZR §450.4, Attachment 1, 5.(a). (Signs 2-5)

In the alternative, Petition for Variance to permit 6 enterprise signs in lieu of the otherwise permitted 3, of which more than 2 are on the same wall, in accordance with BCZR §450.4, Attachment 1, 5.(a). (Signs 2-5)

And, any such other relief as deemed required by the Administrative Law Judge.



5 South Main Street
P.O. Box 727
Bel Air, Maryland 21014
410-838-7900
www.frederickward.com

ZONING DESCRIPTION – 9804 Reisterstown Road

January 3, 2018

BEGINNING for the same at a point on the southwesterly right of way line of Reisterstown Road as shown on Maryland State Highway Administration Plat No. 58237 where it is intersected by the first course of the first of those tracts or parcels of land conveyed by HLG Realty, Inc. to 9804 RR, LLC by a Confirmatory Deed dated February 25, 2008 as recorded among the land records of Baltimore County in Liber SM 26751, folio 680. Thence, leaving Reisterstown Road and binding on the first through the fourth courses of said conveyance;

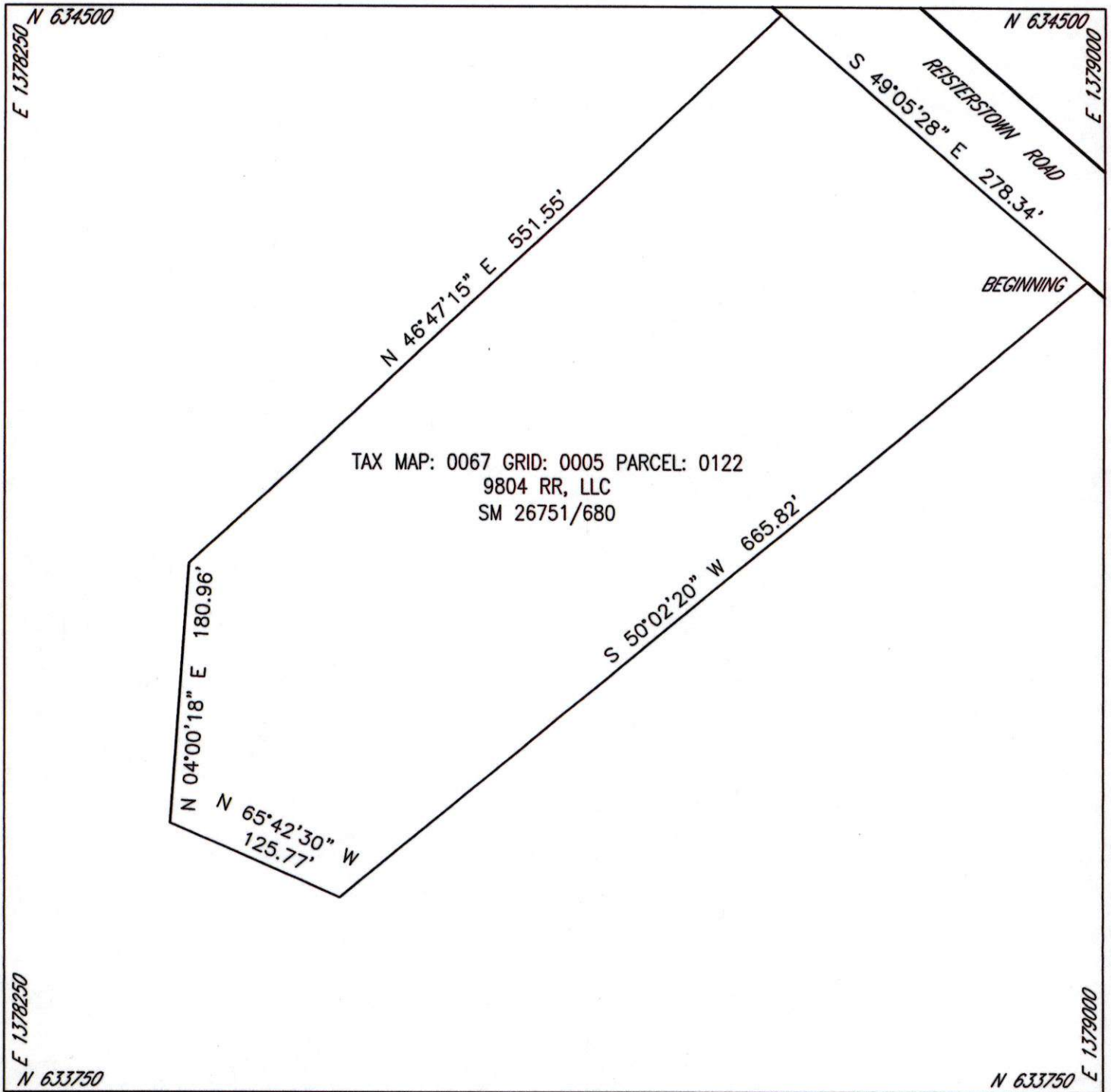
- 1) South 50°02'20" West 665.82 feet,
- 2) North 65°42'30" West 125.77 feet,
- 3) North 04°00'18" East 180.96 feet,
- 4) North 46°47'15" East 551.55 feet to intersect the aforesaid southwesterly right of way line of Reisterstown Road. Thence, binding thereon,
- 5) South 49°05'28" East 278.34 feet the point of beginning hereof.

CONTAINING 3.8591 acres (168102 square feet) of land, more or less.

BEING that tract or parcel of land conveyed by HLG Realty, Inc. to 9804 RR, LLC by a Confirmatory Deed dated February 25, 2008 as recorded among the land records of Baltimore County in Liber SM 26751, folio 680.



2018-0176-SPHA



0176-5 PHA

SCALE 1"= 100'	DATE 01/03/18
DRAWN BY VXN	CHECKED BY
PLAT NUMBER	FWA JOB NUMBER 2081180.02

FWA
FREDERICK WARD
ASSOCIATES
www.frederickward.com

P.O. Box 727, 5 South Main Street
Bel Air Maryland 21014 - 0727
410-838-7900
410-893-1243 fax

| ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS |

EXHIBIT TO ACCOMPANY ZONING DESCRIPTION
AUDI OF OWINGS MILLS
LAND OF 9804 RR, LLC
LOCATED AT 9804 REISTERSTOWN ROAD
THIRD ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND



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 5445770

Sold To:

Whiteford-Taylor & Preston LLP - CU00187154
1 W Pennsylvania Ave Ste 300
TOWSON, MD 21204

Bill To:

Whiteford-Taylor & Preston LLP - CU00187154
1 W Pennsylvania Ave Ste 300
TOWSON, MD 21204

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

Feb 08, 2018

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: # 2018-0176-SPHA
9804 Reisterstown Road
SW/s Reisterstown Road, northwest of Kenmar Avenue
3rd Election District - 2nd Councilmanic District
Legal Owner(s) 9804 RR LLC, Marc Cohen

Special Hearing to determine whether an enterprise sign which is comprised of 3 words constitutes 1 sign where the words are separated by more than 12 inches (sign 4).
Variance 1. To permit a 15.5 sq. ft. directional sign in lieu of the otherwise permitted 8 sq. ft. in accordance with BCZR section 450.4, Attachment 1, 3, (a) (Sign 1); 2. In the alternative, to permit 24 in. between words for an enterprise sign in lieu of the otherwise permitted 12 in. between words in accordance with the definition of a "contiguous sign" in BCZR section 450.3, (Sign 4); 3. To permit 4 enterprise signs in lieu of the otherwise permitted 3 in accordance with BCZR section 450.4, Attachment 1, 5, (a) (Signs 2-5).
4. In the alternative, To permit 6 enterprise signs in lieu of the otherwise permitted 3, of which more than 2 are on the same wall, in accordance with BCZR section 450.4, Attachment 1, 5, (a), (Signs 2-5); 5. And, any such other relief as deemed required by the Administrative Law Judge.

Hearing: Friday, March 2, 2018 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

2/090 February 8 5445770

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

CERTIFICATE OF POSTING

CASE NO. 2018-0176-SPHA

PETITIONER/DEVELOPER

WHITEFORD, TAYLOR & PRESTON LLP

DATE OF HEARING/CLOSING

3/2/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

9804 REISTERSTOWN RD

THIS SIGN(S) POSTED ON

February 10, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 2/10/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

ZONING NOTICE

CASE # 2018-0176-SPHA

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

PLACE: Room 205, Jefferson Building
105 W. Chesapeake Ave, Towson MD 21204

DATE AND TIME: Friday, March 2, 2018 at 1:30 p.m.

REQUEST: Special Hearing to determine whether an
enterprise sign which is comprised of 3 words constitutes 1
sign where the words are separated by more than 12 inches
(sign 4). Variance 1. To permit a 15.5 sq. ft. directional sign
in lieu of the otherwise permitted 8 sq. ft. in accordance with
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sign in lieu of the otherwise permitted 12 in. between words
in accordance with the definition of a "contiguous sign" in
BCZR section 450.3. (Sign 4); 3. To permit 4 enterprise signs
in lieu of the otherwise permitted 3 in accordance with BCZR

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING DATE CALL 410-387-3391

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

HANDICAPPED ACCESSIBLE

REQUEST (cont.): section 450.4, Attachment 1, 5. (a) (Signs
2-5). 4. In the alternative, To permit 6 enterprise signs in
lieu of the otherwise permitted 3, of which more than 2 are
on the same wall, in accordance with BCZR section 450.4,
Attachment 1, 5. (a). (Signs 2-5); 5. And, any such other
relief as deemed required by the Administrative Law Judge.

Joseph L. 2/10/18



KEVIN KAMENETZ
County Executive

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

February 1, 2018

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:

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SW/s Reisterstown Road, northwest of Kenmar Avenue
3rd Election District – 2nd Councilmanic District
Legal Owners: 9804 RR LLC, Marc Cohen

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Hearing: Friday, March 2, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Jennifer Busse, 1 W. Pennsylvania Avenue, Towson 21204
Marc Cohen, 700 Kenilworth Drive, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, FEBRUARY 10, 2018.**
(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, February 8, 2018 Issue - Jeffersonian

Please forward billing to:

Jennifer Busse
Whiteford, Taylor & Preston
1 W. Pennsylvania Avenue
Towson, MD 21204

410-832-2077

NOTICE OF ZONING HEARING

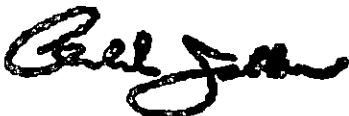
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Hearing: Friday, March 2, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
9804 Reisterstown Road; SW/S Reisterstown * OF ADMINISTRATIVE
Road, 1310' NW of c/line Kenmar Avenue * HEARINGS FOR
3rd Election & 2nd Councilmanic Districts *
Legal Owner(s): 9804 RR LLC *
Petitioner(s) * BALTIMORE COUNTY
* 2018-176-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

JAN 12 2018

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 January, 2018, a copy of the foregoing Entry of Appearance was mailed to Jennifer Busse, Esquire, 1 West Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2018-0176-SPHA
Property Address: 9804 Reisterstown Rd
Property Description: _____
Legal Owners (Petitioners): 9804 RR LLC
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jennifer Busse
Company/Firm (if applicable): WTP
Address: 4 W. Pennsylvania Ave.
Ste 300
Towson MD 21204
Telephone Number: 410 832 2077

CERTIFICATE OF POSTING

CASE NO. 2018-0176-SPHA

PETITIONER/DEVELOPER

WHITEFORD, TAYLOR & PRESTON LLP

DATE OF HEARING/CLOSING

3/2/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION :

LADIES AND GENTLEMAN :

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THIS SIGN(S) POSTED ON

February 10, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 2/10/18

SIGNATURE OF SIGN POSTER

MARTIN OGLE

9912 MAIDBROOK ROAD

PARKVILLE, MD. 21234

443-629-3411

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POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 867-3391

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

HANDICAPPED ACCESSIBLE

REQUEST (cont.): section 450.4, Attachment 1, 5. (a) (Signs
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on the same wall, in accordance with BCZR section 450.4,
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relief as deemed required by the Administrative Law Judge.

2/10/18

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

NO 161175

Date: 01/04/2018

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	502	0000		6150				1000.00

Total: 1000.00

Rec From: Whitehead Taylor & Paxton

For: 9804 Reisterstown RD

2018-0176-SPRA

DISTRIBUTION

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

PRID RECEIPT

PAGE: 1 ACT: 1 TIME: 09:13:23
1/05/2018 1/04/2018
FED: 1505 WALKIN LK
RECEIPT #: 937172 1/04/2018
Dept: 528 ZONING VERIFICATION
CR #: 161175

Receipt To: \$1,000.00
\$1,000.00 OK \$1.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

February 22, 2018

9804 RR LLC
Marc Cohen
700 Kenilworth Drive
Towson MD 21204

RE: Case Number: 2018-0176 A, Address: 9804 Reisterstown Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 4, 2018. 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 dark ink, reading "W. Carl Richards, Jr.", is written over a circular embossed seal.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Jennifer R Busse, Esquire, 1 W Pennsylvania Avenue, Towson MD 21204

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 1/10/18

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

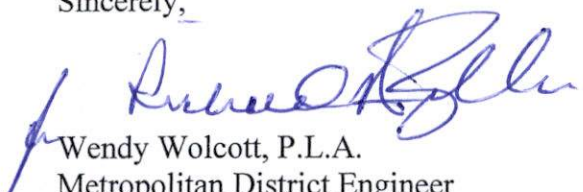
Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 1/10/18. A field inspection and internal review reveals that an entrance onto MD140 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for

Special Hearing, Variance Case Number 2018-0176-SHA
9804 RR LLC, Marc Cohen
9804 Reisterstown Road
MD 140

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) X 2332 or by email at (rzeller@sha.state.md.us).

Sincerely,


Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

3-2-18

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-176



INFORMATION:

Property Address: 10100 Reisterstown Road
Petitioner: 9804 RR, LLC
Zoning: BM
Requested Action: Special Hearing, Variance

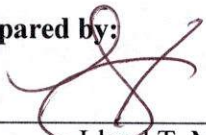
The Department of Planning has reviewed the petition for special hearing and variances as listed on the attachment submitted in support of said petitions.

A site visit was conducted on January 10, 2018. The Department recommends the signs are existing and have been incorporated into the extant structure in a manner that complements the commercial corridor.

The Department has no objection to granting the petitioned zoning relief.

For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



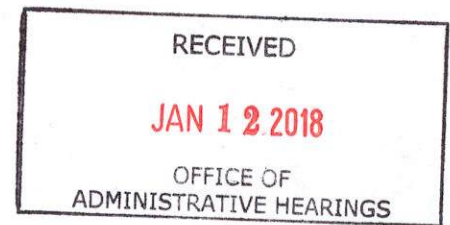
Jeff Mayhew

AVA/KS/LTM/ka

c: Bill Skibinski
Jennifer R. Busse
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: January 12, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0176-SPHA
Address 9804 Reisterstown Road
(9804 RR, LLC Property)

Zoning Advisory Committee Meeting of **January 15, 2018.**

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 23, 2018

FROM: *Qld For VKD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 15, 2017
Item No. 2018-0167-A, 0175-A, 0176- SPHA, 0177-SPHA, 0178-A, 0179-A, 0180-SPH and 0181-A

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

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 1/26/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-176

INFORMATION:

Property Address: 10100 Reisterstown Road
Petitioner: 9804 RR, LLC
Zoning: BM
Requested Action: Special Hearing, Variance

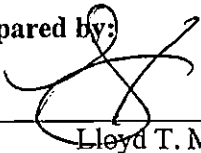
The Department of Planning has reviewed the petition for special hearing and variances as listed on the attachment submitted in support of said petitions.

A site visit was conducted on January 10, 2018. The Department recommends the signs are existing and have been incorporated into the extant structure in a manner that complements the commercial corridor.

The Department has no objection to granting the petitioned zoning relief.

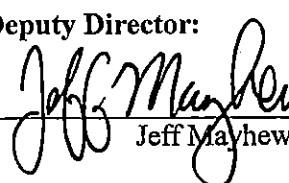
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/ka

c: Bill Skibinski
Jennifer R. Busse
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: January 12, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0176-SPHA
Address 9804 Reisterstown Road
(9804 RR, LLC Property)

Zoning Advisory Committee Meeting of **January 15, 2018.**

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

Reviewer: Steve Ford

Case No.: 2018-076-SPHA- 9804 Reisterstown Rd.

3/2
11:30
PM

Exhibit Sheet

Petitioner/Developer

192
4-6-18

Protestants

3-6-18
Sen

No. 1	Site plan	
No. 2	sign detail	
No. 3	Aerial exhibit	
No. 4	4A-4F Photos	
No. 5	Pierce resume	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Reisterstown Road Heading SE
Photo 3

PETITIONER'S

EXHIBIT NO.

4a

Reisterstown Road Heading SE
Photo 2

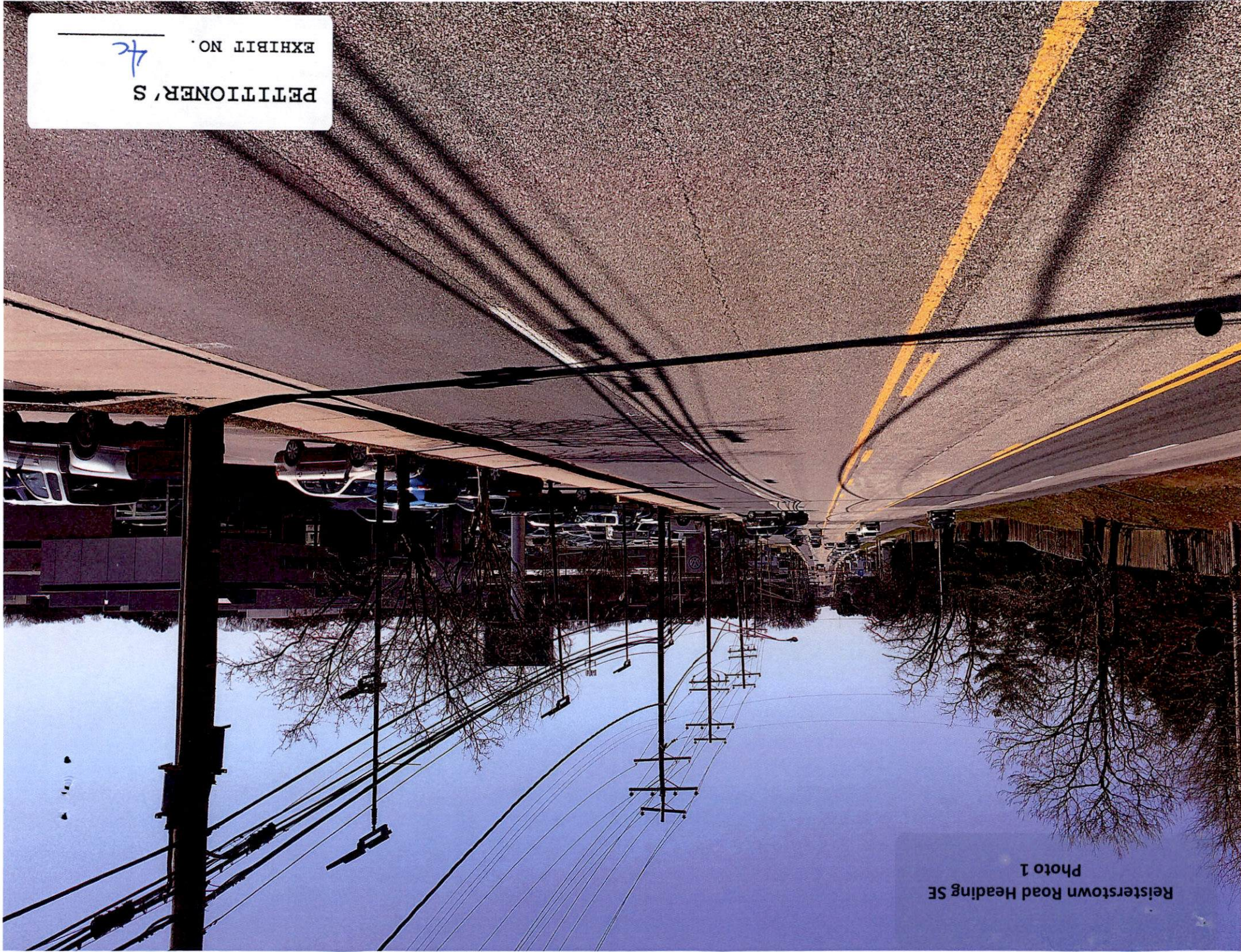


PETITIONER'S

EXHIBIT NO.

46

Reisterstown Road Heading SE
Photo 1



PETITIONER'S

EXHIBIT NO.

4c

Reisterstown Road Heading NW
Photo 3



PETITIONER'S

EXHIBIT NO.

4d

Reisterstown Road Heading NW
Photo 2



PETITIONER'S

EXHIBIT NO.

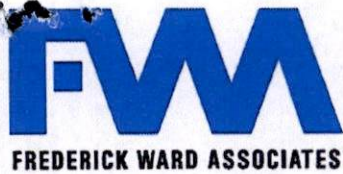
4c

Reisterstown Road Heading NW
Photo 1



PETITIONER'S

EXHIBIT NO. 4F



P.O. Box 727, 5 South Main Street
Bel Air, Maryland 21014-0727
410-879-2090
410-893-1243 fax

www.frederickward.com

Torrence M. Pierce, PE
FREDERICK WARD ASSOCIATES, INC.
5 South Main Street
Bel Air, Maryland 21014

Education

Bachelor of Civil Engineering, University of Delaware, June 1984

Professional Registration

Registered Professional Engineer, State of Maryland, No. 17299

Professional Affiliations

American Society of Civil Engineers, Member
Maryland Society of Professional Engineers, President Elect
Maryland Home Builders Association, Member

Additional Certifications

State Certified Inspector, Maryland Department of Economic and Community Development, 1985
Erosion and Sediment Control Training Certification, State of Maryland, Department of Natural Resources, 1984, No. 6587

Professional Experience

1985 - Present **Frederick Ward Associates, Inc.**
Bel Air, Maryland
Position: President

Responsibilities include complete oversight and management of the preparation of engineering construction drawings and specifications for civil/site construction projects; administering the government review and permit process associated with each project; and providing construction administration services throughout the construction phase of each project.

1984 - 1985 **Harford County, Maryland**
Department of Public Works
Bel Air, Maryland
Position: Civil Engineer

1984 **State of Delaware**
Department of Transportation
Dover, Delaware
Position: Transportation Planner

Expert Testimony

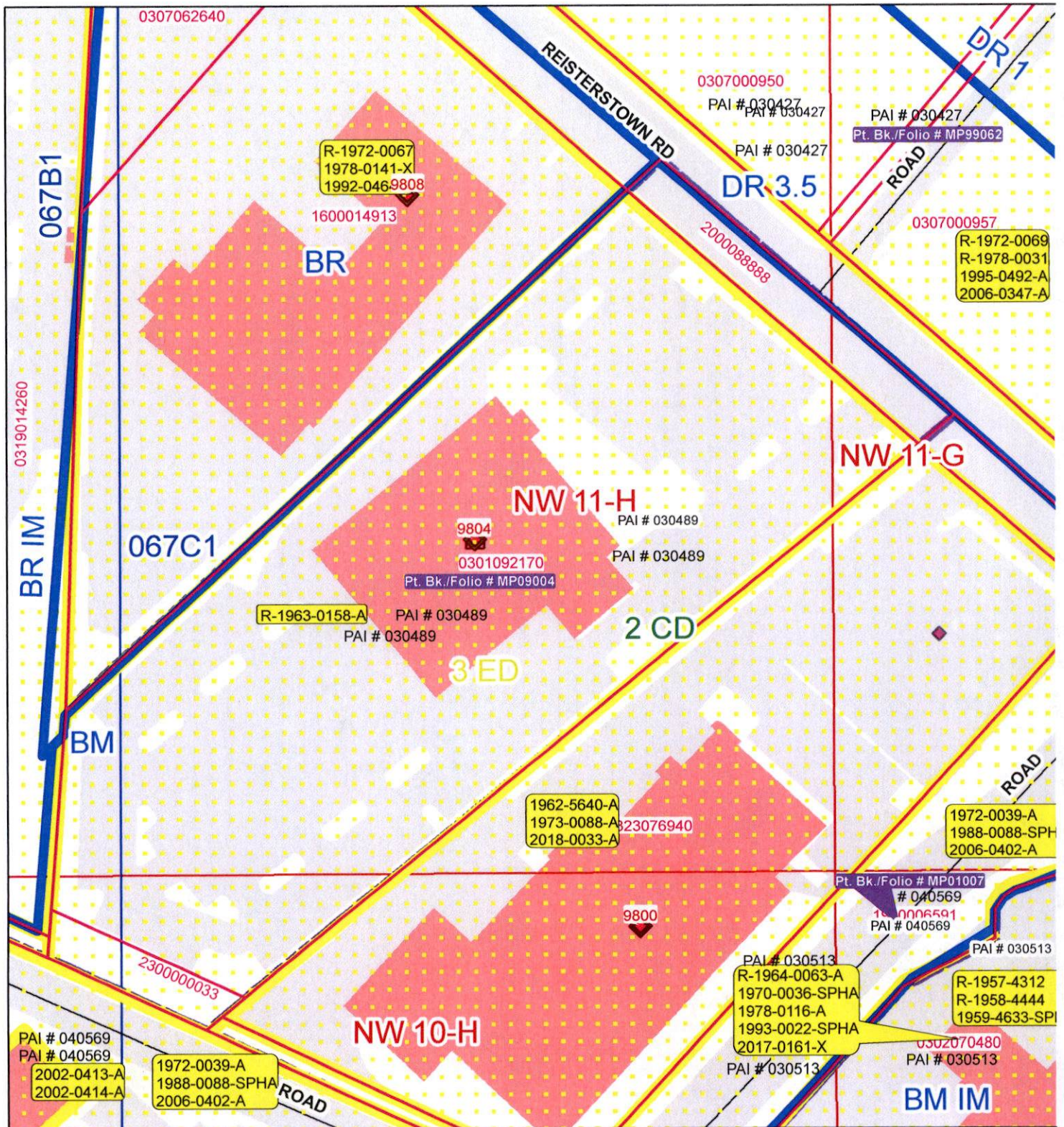
- \$ Qualified as an expert witness in civil engineering, land planning, and zoning before the Harford County, Maryland Board of Zoning Appeals since 1991
- \$ Qualified as an expert witness in civil engineering before Harford County District Court since 1994
- \$ Qualified as an expert witness in Baltimore County for Zoning Appeals since 2004

PETITIONER' S

EXHIBIT NO.

5

9804 Reisterstown Road 2013-0176-SPHA



Publication Date: 1/4/2018



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



0 25 50 100 150 200 Feet

1 inch = 100 feet

CASE NAME 9804 REISTERSTOWN RD
CASE NUMBER 18-176
DATE 3.2.2018

[illegible]

100

100

100

100

100

CASE NO. 2018- 0176-SPHA

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>1/23/18</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>No Comment</u>
<u>1/12/18</u>	DEPS (if not received, date e-mail sent _____)	<u>No Comment</u>
_____	FIRE DEPARTMENT	_____
<u>1/26/18</u>	PLANNING (if not received, date e-mail sent _____)	<u>No Obj</u>
<u>1/10/18</u>	STATE HIGHWAY ADMINISTRATION	<u>No Obj</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>2/08/18</u>	
SIGN POSTING	Date: <u>2/10/18</u> by <u>Cyle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

1000

3/25/11

11

3/25/11

1000

3/25/11

11

3/25/11

11

11

11

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 03 Account Number - 0301092170								
Owner Information										
Owner Name:		9804 RR LLC				Use:		INDUSTRIAL		
						Principal Residence:		NO		
Mailing Address:		700 KENILWORTH DR TOWSON MD 21204-2427				Deed Reference:		/26751/ 00680		
Location & Structure Information										
Premises Address:		9804 REISTERSTOWN RD OWINGS MILLS MD 21117-4121				Legal Description:		3.848 AC REISTERSTOWN RD 3500 SE PAINTERS MILL RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0067	0005	0122		0000				2016	Plat Ref:	
Special Tax Areas:				Town:		NONE				
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
2017		30860				3.8500 AC		07		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
		AUTO SHOWROOM					2017			
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2016		07/01/2017		07/01/2018		
Land:		1,731,600		1,731,600						
Improvements		4,184,000		4,449,200						
Total:		5,915,600		6,180,800		6,092,400		6,180,800		
Preferential Land:		0						0		
Transfer Information										
Seller: AUTOMOTIVE SERVICENTER INC				Date: 03/10/2008				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /26751/ 00680				Deed2:		
Seller:				Date:				Price:		
Type:				Deed1:				Deed2:		
Seller:				Date:				Price:		
Type:				Deed1:				Deed2:		
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt:				Special Tax Recapture:						
Exempt Class:				NONE						

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application

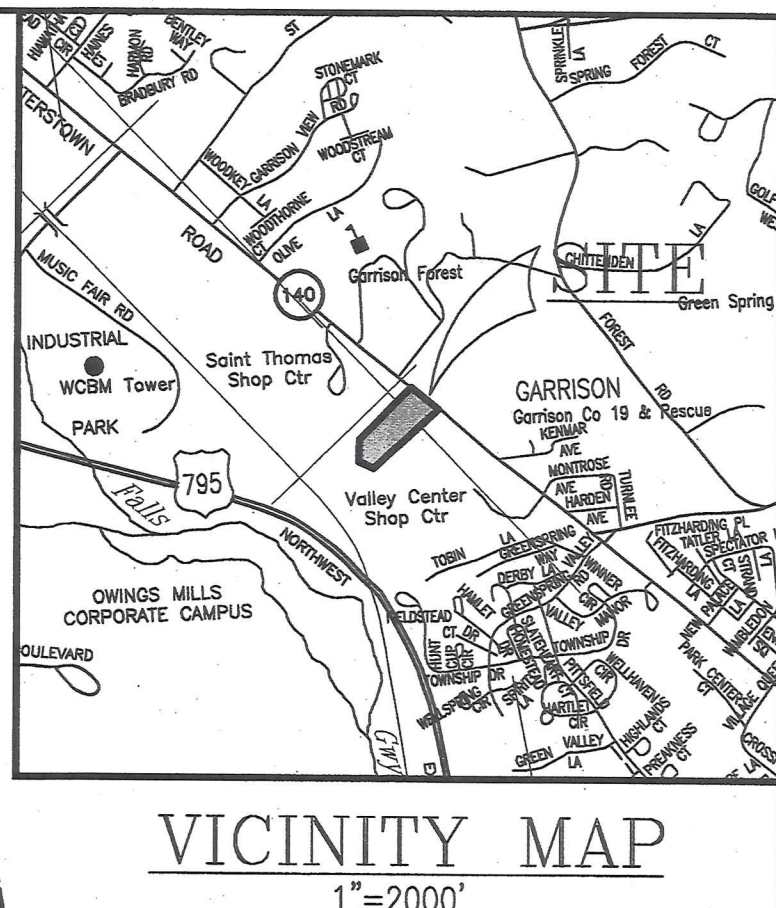
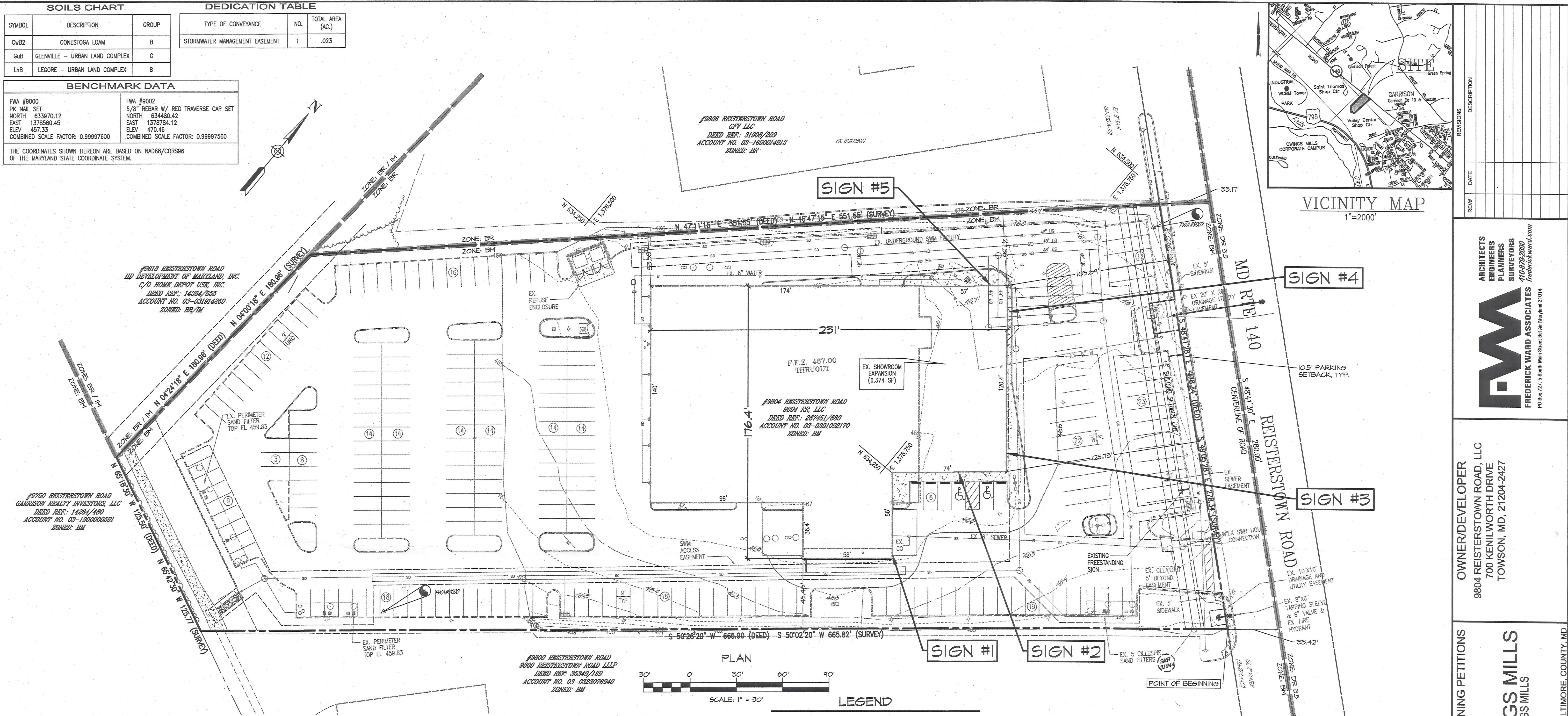
Date:

MAPPROJECTS\2018\1102 PRIORITY 1 AUDI OF OWINGS MILLS\DESIGN\PLAN TO ACCOMPANY ZONING PETITIONS.DWG, PWA-BRD-PT-2426, 10/20/18 1:30 PM, PDM

SOILS CHART		
SYMBOL	DESCRIPTION	GROUP
CwB2	CONESTOGA LOAM	B
GUB	GLENVILLE - URBAN LAND COMPLEX	C
LHB	LEGORE - URBAN LAND COMPLEX	B

DEDICATION TABLE		
TYPE OF CONVEYANCE	NO.	TOTAL AREA (AC.)
STORMWATER MANAGEMENT EASEMENT	1	.023

BENCHMARK DATA	
FWA #9000 PK NAIL SET NORTH 633970.12 EAST 1378560.45 ELEV 457.33 COMBINED SCALE FACTOR: 0.99997800	FWA #9002 5/8" REDBAR W/ RED TRAVERSE CAP SET NORTH 634480.42 EAST 1378784.12 ELEV 470.46 COMBINED SCALE FACTOR: 0.99997580
THE COORDINATES SHOWN HEREON ARE BASED ON NAD83/CORS96 OF THE MARYLAND STATE COORDINATE SYSTEM.	



- SITE & DEVELOPMENT DATA**
- OWNER: 9804 RR, LLC
700 KENILWORTH DRIVE
TOWSON, MARYLAND 21204-2427
 - PLAN PREPARED BY: FREDERICK WARD ASSOCIATES, INC.
5 S. MAIN STREET
P.O. BOX 727
BEL AIR, MARYLAND 21014
 - SITE DATA:
ADDRESS: 9804 REISTERSTOWN ROAD
TOTAL SITE AREA: 4.06 ACRES (176,854 SQ. FT.) (P. 122)
EXISTING ZONING: BM
ELECTION DISTRICT: 2
COUNCILMANIC DISTRICT: 2
CENSUS TRACT: 403702
SUB-WATERSHED: 65
WATERSHED: GWYNNS FALLS OF PATAPSCO RIVER AREA (02-13-09)
ZONING MAP: 067C1
GRID: 67
PARCEL: 122
TAX ACCOUNT NO.: 0301092170
DEED REFERENCE: 26751/680
EXISTING USE: AUTO DEALERSHIP
PROPOSED USE: AUTO DEALERSHIP
 - BUILDING COVERAGE: A. ALLOWED = 707,364 SQ. FT. (F.A.R.=4.0)
B. TOTAL EXISTING = 37,693 SQ. FT. (F.A.R. = 0.213)
 - ZONING HEARINGS: CASE # R-1963-0156-A, ORDER ON 12-9-1963, GRANTING OF ZONING STATUS BE RE-CLASSIFIED FROM ML AND MR TO MLR AND FOR VARIANCE TO ALLOW 19 FOOT SIDE YARD INSTEAD OF THE REQUIRED 30 FOOT SIDE YARD.
 - PARKING REQUIREMENTS AND PROPOSAL:
A. REQUIRED: PROPOSED: SALES/PARTS STORAGE: 8,456 SQ. FT. 5/1000 = 43
SERVICE/RECEPTION/SHOP/BUSINESS: 29,237 SQ. FT. 3.3/1000 = 97
TOTAL REQUIRED = 140
C-44 S-97 D= NONE
B. PROVIDED: TOTAL SPACES: 246 C-44 S-97 D= 105
HANDICAP PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE MARYLAND CODE FOR HANDICAPPED, COMAR 05-02.02.
 - SETBACK REQUIREMENTS (BM ZONING DISTRICT)
REISTERSTOWN ROAD SHALL BE THE FRONT YARD.
FRONT YARD: 15' MIN. BUILDING FRONT TO PROPERTY LINE (40' MIN. BUILDING TO STREET CENTERLINE)
SIDE YARD: NONE REQUIRED
REAR YARD: NONE REQUIRED
 - THERE ARE NO 100-YR F.E.M.A. FLOODPLAINS ON THIS SITE (PANEL NO. 240010 02200). SITE IS LOCATED IN FLOOD ZONE C.
 - THERE ARE NO NON-TIDAL WETLANDS LOCATED ON THIS SITE.
 - THERE ARE NO KNOWN REGULATED PLANT OF WILDLIFE COMMUNITIES ASSOCIATED WITH THIS SITE.
 - THERE ARE NO KNOWN ARCHEOLOGICAL SITES ON THIS PROPERTY.
 - PROPOSED USES ON THE SITE WILL BE SERVICED BY BOTH PUBLIC WATER AND SEWER. THERE ARE NO KNOWN WELLS OR STORAGE TANKS ON THE SITE.
 - EXISTING SEPTIC SYSTEM SHALL BE PUMPED AND BACKFILLED OR REMOVED BY A LICENSED SEPTIC CONTRACTOR.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BY FREDERICK WARD ASSOCIATES (JULY 2008).
 - BALTIMORE COUNTY FOREST CONSERVATION REQUIREMENTS SHALL BE MET BY PURCHASING 0.6 ACRES CREDIT IN A DEPRM APPROVED FOREST RETENTION BANK.
 - ANY PROPOSED SIGNAGE WILL BE ACCORDING TO SECTION 450 OF THE B.C.Z.R. AND SHALL BE SUBJECT TO APPROVAL BY THE BALTIMORE COUNTY DEPARTMENT OF PLANNING.
 - ALL PROPOSED BUILDINGS SHALL MEET ALL BUILDING AND FIRE CODE REQUIREMENTS.
 - ANY PROPOSED EXTERIOR LIGHTING WILL BE ARRANGED SO AS TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS, AND SHALL BE COORDINATED WITH THE DEPARTMENT OF PLANNING AND THE BALTIMORE COUNTY LANDSCAPE ARCHITECT.
 - A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
 - SOIL INFORMATION FROM THE SOIL SURVEY OF BALTIMORE COUNTY, USDA, 1976.
 - SITE IMPERVIOUSNESS: EXISTING - 3.24 ACRES (141,134 SF±)
PROPOSED - 3.27 ACRES (142,506 SF±)
 - THE "BUREAU OF TRAFFIC ENGINEERING & TRANSPORTATION PLANNING" HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
 - STORMWATER MANAGEMENT REQUIREMENTS: WATER QUALITY FOR THIS SITE IS PROVIDED BY TWO UNDERGROUND INFILTRATION TRENCHES. WATER QUANTITY, WHICH INCLUDES THE 1, 10, AND 100 YEAR STORMS, IS PROVIDED BY UNDERGROUND PIPE STORAGE.
 - LIGHTING DESIGN SHALL CONFORM TO IESNA STANDARDS.
 - ALL PROPOSED SIGNAGE SHALL CONFORM TO SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
 - A PRESSURE REDUCING VALVE (PRV) SHALL BE INSTALLED INSIDE THE BUILDING BY THE MECHANICAL AND PLUMBING ENGINEER.
 - THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

- LEGEND**
- BOUNDARY LINE
 - EX TREELINE
 - EX EDGE OF PAVING
 - EX BLDG
 - EX CURB
 - EX LIGHT POLE
 - EXISTING WATER
 - EXISTING SANITARY
 - EXISTING STORM DRAIN
 - EXISTING GAS
 - SOIL BOUNDARY
 - SOIL SYMBOL
 - BENCH MARK
 - EXISTING CONTOURS
 - EX. CONCRETE SIDEWALK
 - ZONING BOUNDARY

PDM #: 3-489
DRC #: 1011816C
DISTRICT: 3C2

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
410.979.2000
frederickward.com

FWA

FREDERICK WARD ASSOCIATES
PO Box 727, 5 South Main Street Bel Air Maryland 21014

OWNER/DEVELOPER
9804 REISTERSTOWN ROAD, LLC
700 KENILWORTH DRIVE
TOWSON, MD, 21204-2427

PLAN TO ACCOMPANY ZONING PETITIONS

AUDI OF OWINGS MILLS
FKA MINIS OF OWINGS MILLS

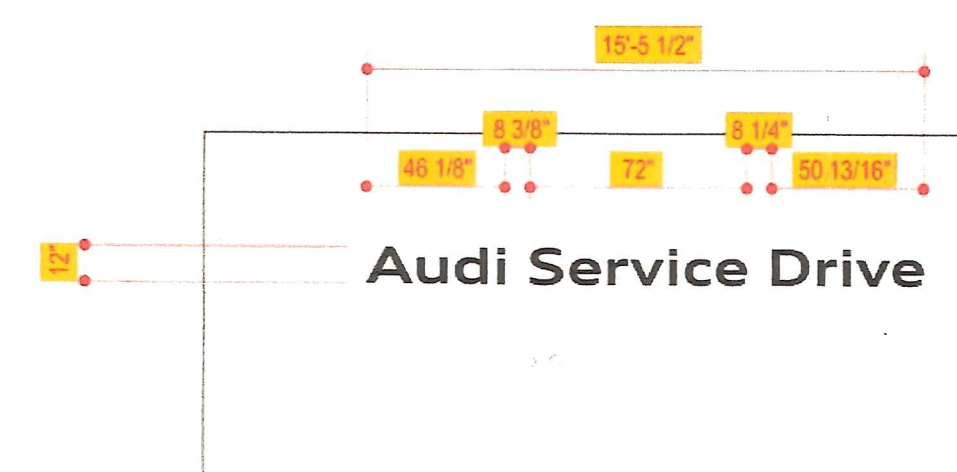
COUNCILMANIC DISTRICT 2
3RD ELECTION DISTRICT

BALTIMORE COUNTY, MD

DATE: 1/4/2018
SCALE: 1" = 30'
DESIGNED BY: SP1
DRAWN BY: SHEET 1 OF 2
CHECKED BY: FWA JOB NUMBER: 2081180.02

CASE # 2018-0176-SHA

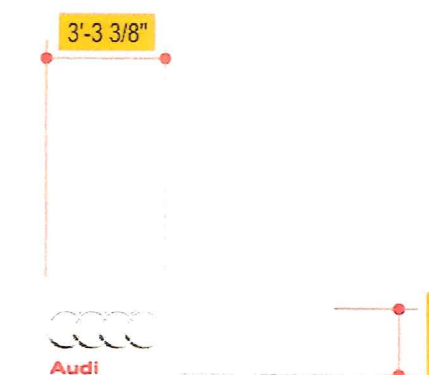
Ex-1



SIGN 1 DETAIL VIEW
15.5 SQ. FT.



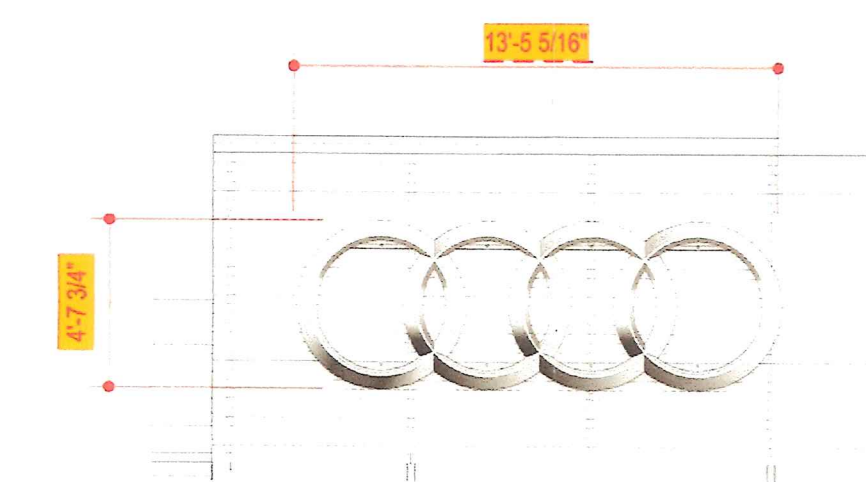
SIGN | PHOTO



SIGN 2 DETAIL VIEW
5.98 SQ. FT.



SIGN 2 PHOTO



SIGN 3 DETAIL VIEW
62.6 SQ. FT.



SIGN 3 PHOTO



SIGN 4 PHOTO



SIGN 5 DETAIL VIEW
62.6 SQ. FT.



SIGN 5 PHOTO

SIGN SIZES

SIGN	AREA (SQ. FT.)
#1	15.5
#2	5.98
#3	62.6
#4	62.9
#5	62.6
TOTAL	209.6

[illegible]

FW

**ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS**

FREDERICK WARD ASSOCIATES
*410-879-2090
frederickward.com*

PO Box 727, 5 South Main Street Bal Air Maryland 21014

OWNER/DEVELOPER
9804 REISTERSTOWN ROAD, LLC
700 KENILWORTH DRIVE
TOWSON, MD, 21204-2427

SIGN DETAILS
TO ACCOMPANY ZONING PETITIONS

AUDI OF OWINGS MILLS
FKA MINIS OF OWINGS MILLS

1. TORRENCE N. PIERCE, 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. 17234, EXP. DATE, 08/30/2015

DATE: 1/4/2018	DRAWING NO:
SCALE: AS SHOWN	
DESIGNED BY:	SP2
DRAWN BY:	
	SHEET 2 OF 2
CHECKED BY:	FWA JOB NUMBER: 2081180.02

CASE # 2018-0176-SHA

Ex. 2



3

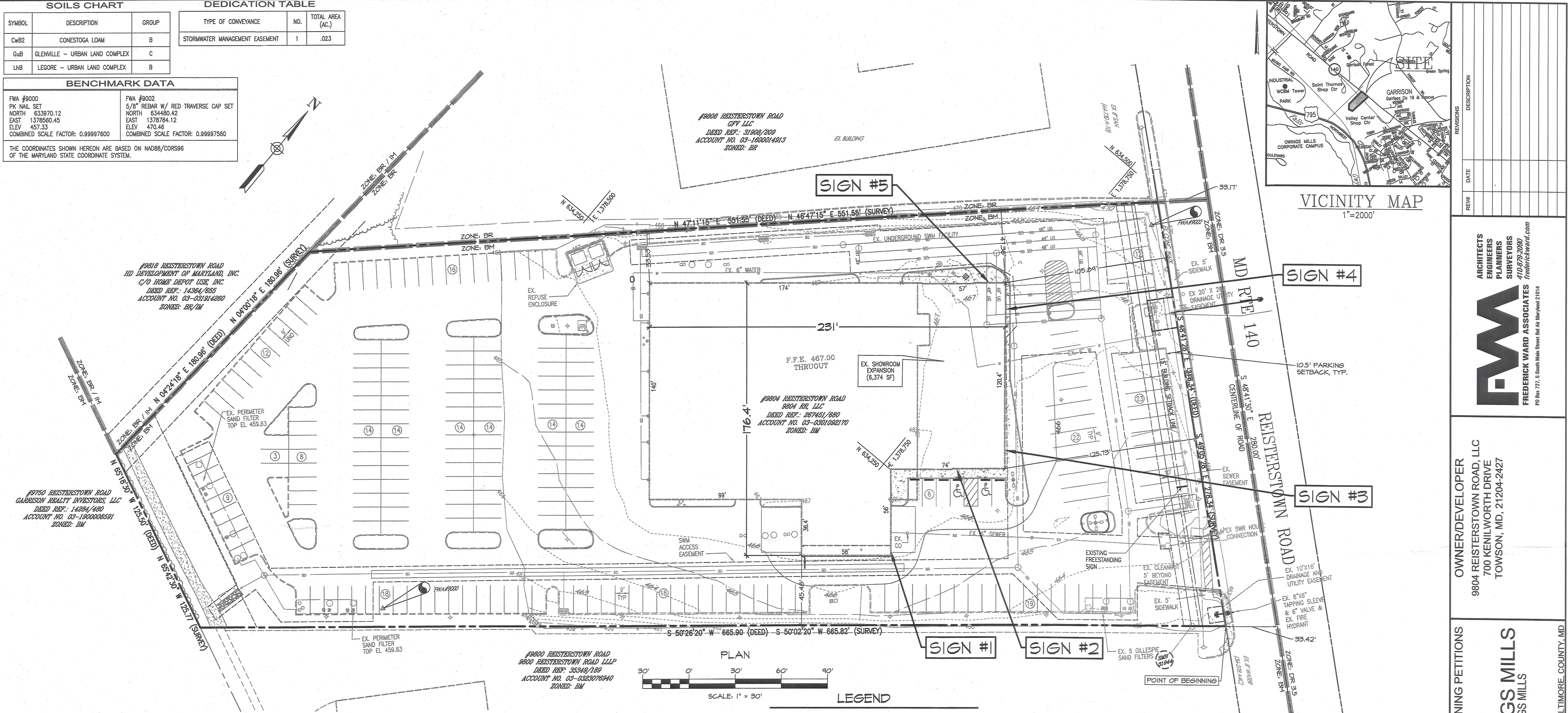
REVISIONS		
REV#	DATE	DESCRIPTION

[illegible]

SOILS CHART		
SYMBOL	DESCRIPTION	GROUP
CwB2	CONESTOGA LOAM	B
GUB	GLENVILLE - URBAN LAND COMPLEX	C
LHB	LEGORE - URBAN LAND COMPLEX	B

DEDICATION TABLE		
TYPE OF CONVEYANCE	NO.	TOTAL AREA (AC.)
STORMWATER MANAGEMENT EASEMENT	1	.023

BENCHMARK DATA	
FWA #9000 PK NAIL SET NORTH 633970.12 EAST 1378560.45 ELEV 457.33 COMBINED SCALE FACTOR: 0.99997600	FWA #9002 5/8" REBAR W/ RED TRAVERSE CAP SET NORTH 634480.42 EAST 1378784.12 ELEV 470.48 COMBINED SCALE FACTOR: 0.99997560
THE COORDINATES SHOWN HEREON ARE BASED ON NAD83/CORS96 OF THE MARYLAND STATE COORDINATE SYSTEM.	

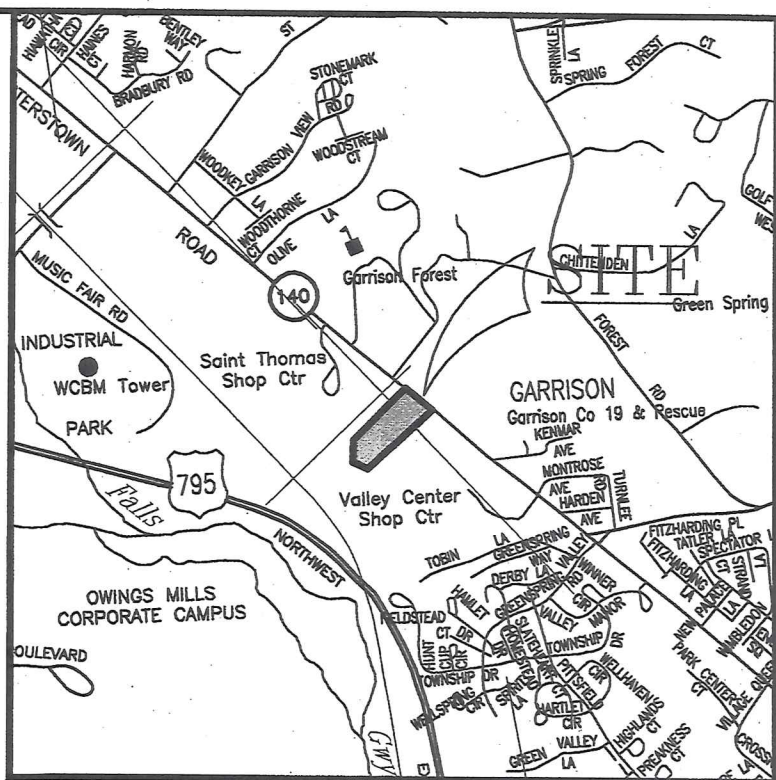


SITE & DEVELOPMENT DATA

- OWNER: 9804 RR, LLC
700 KENILWORTH DRIVE
TOWSON, MARYLAND 21204-2427
- PLAN PREPARED BY: FREDERICK WARD ASSOCIATES, INC.
5 S. MAIN STREET
P.O. BOX 727
BEL AIR, MARYLAND 21014
- SITE DATA:
ADDRESS: 9804 REISTERSTOWN ROAD
TOTAL SITE AREA: 4.06 ACRES (176,854 SQ. FT.) (P. 122)
EXISTING ZONING: BM
ELECTION DISTRICT: 3
COUNCILMANIC DISTRICT: 2
CENSUS TRACT: 403702
SUB-DIVISION: 65
WATERSHED: GWYNNS FALLS OF PATAPSCO RIVER AREA (02-13-09)
ZONING MAP: 067C1
TAX MAP: 67
GRID: 5
PARCEL: 122
TAX ACCOUNT NO.: 0301092170
DEED REFERENCE: 28751/680
A PEAK ADT: 1039
EXISTING USE: AUTO DEALERSHIP
PROPOSED USE: AUTO DEALERSHIP
- BUILDING COVERAGE: A. ALLOWED = 707,364 SQ. FT.± (F.A.R.=4.0)
B. TOTAL EXISTING = 37,693 SQ. FT.± (F.A.R. = 0.213)
- ZONING REASONS:
CASE # R-1963-0159-A ORDER ON 12-9-1963, GRANTING OF ZONING STATUS BE RE-CLASSIFIED FROM ML AND MR TO MLR AND FOR VARIANCE TO ALLOW 19 FOOT SIDE YARD INSTEAD OF THE REQUIRED 30 FOOT SIDE YARD.
- PARKING REQUIREMENTS AND PROPOSAL:
A. REQUIRED:
PROPOSED:
SALES/PARTS STORAGE: 8,456 SQ. FT. 5/1000 = 43
SERVICE/RECEPTION/SHOP/BUSINESS: 29,237 SQ. FT. 3.3/1000 = 97
TOTAL REQUIRED = 140
C=43 S=97 D= NONE
B. PROVIDED:
TOTAL SPACES: 248
C=44 S=97 D= 105
HANDICAP PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE MARYLAND CODE FOR HANDICAPPED, COMAR 05-02.02.
- SETBACK REQUIREMENTS (BM ZONING DISTRICT)
REISTERSTOWN ROAD SHALL BE THE FRONT YARD.
FRONT YARD: 15' MIN. BUILDING FRONT TO PROPERTY LINE
(40' MIN. BUILDING TO STREET CENTERLINE)
SIDE YARD: NONE REQUIRED
REAR YARD: NONE REQUIRED
- THERE ARE NO 100-YR F.E.M.A. FLOODPLAINS ON THIS SITE (PANEL NO. 240010 0220C).
- THERE ARE NO NON-TIDAL WETLANDS LOCATED ON THIS SITE.
- THERE ARE NO KNOWN REGULATED PLANT OF WILDLIFE COMMUNITIES ASSOCIATED WITH THIS SITE.
- THERE ARE NO KNOWN ARCHEOLOGICAL SITES ON THIS PROPERTY.
- PROPOSED USES ON THE SITE WILL BE SERVED BY BOTH PUBLIC WATER AND SEWER. THERE ARE NO KNOWN WELLS OR STORAGE TANKS ON THE SITE.
- EXISTING SEPTIC SYSTEM SHALL BE PUMPED AND BACKFILLED OR REMOVED BY A LICENSED SEPTIC CONTRACTOR.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BY FREDERICK WARD ASSOCIATES (JULY 2006).
- BALTIMORE COUNTY FOREST CONSERVATION REQUIREMENTS SHALL BE MET BY PURCHASING 0.6 ACRES CREDIT IN A DEPRM APPROVED FOREST RETENTION BANK.
- ANY PROPOSED SIGNAGE WILL BE ACCORDING TO SECTION 450 OF THE B.C.Z.R. AND SHALL BE SUBJECT TO APPROVAL BY THE BALTIMORE COUNTY DEPARTMENT OF PLANNING.
- ALL PROPOSED BUILDINGS SHALL MEET ALL BUILDING AND FIRE CODE REQUIREMENTS.
- ANY PROPOSED EXTERIOR LIGHTING WILL BE ARRANGED SO AS TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS, AND SHALL BE COORDINATED WITH THE DEPARTMENT OF PLANNING AND THE BALTIMORE COUNTY LANDSCAPE ARCHITECT.
- A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
- SOIL INFORMATION FROM THE SOIL SURVEY OF BALTIMORE COUNTY, USDA, 1976.
- SITE IMPERVIOUSNESS: EXISTING - 3.24 ACRES (141,134 SF±)
PROPOSED - 3.27 ACRES (142,506 SF±)
- THE "BUREAU OF TRAFFIC ENGINEERING & TRANSPORTATION PLANNING" HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
- STORMWATER MANAGEMENT REQUIREMENTS:
WATER QUALITY FOR THIS SITE IS PROVIDED BY TWO UNDERGROUND INFILTRATION TRENCHES. WATER QUANTITY, WHICH INCLUDES THE 1, 10, AND 100 YEAR STORMS, IS PROVIDED BY UNDERGROUND PIPE STORAGE.
- LIGHTING DESIGN SHALL CONFORM TO IESNA STANDARDS.
- ALL PROPOSED SIGNAGE SHALL CONFORM TO SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
- A PRESSURE REDUCING VALVE (PRV) SHALL BE INSTALLED INSIDE THE BUILDING BY THE MECHANICAL AND PLUMBING ENGINEER.
- THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

LEGEND	
	BOUNDARY LINE
	EX TREELINE
	EX EDGE OF PAVING
	EX BLDG
	EX CURB
	EX LIGHT POLE
	EXISTING WATER
	EXISTING SANITARY
	EXISTING STORM DRAIN
	EXISTING GAS
	SOIL BOUNDARY
	SOIL SYMBOL
	BENCH MARK
	EXISTING CONTOURS
	EX. CONCRETE SIDEWALK
	ZONING BOUNDARY

PDM #: 3-489
DRC #: 1011816C
DISTRICT: 3C2



VICINITY MAP
1"=2000'

REVISIONS	DESCRIPTION
DATE	
REV#	

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS

FWA

FREDERICK WARD ASSOCIATES
410-979-2080
frederickward.com
PO Box 727, 5 South Main Street Bel Air Maryland 21014

OWNER/DEVELOPER

9804 REISTERSTOWN ROAD, LLC
700 KENILWORTH DRIVE
TOWSON, MD, 21204-2427

PLAN TO ACCOMPANY ZONING PETITIONS

AUDI OF OWINGS MILLS
FKA MINIS OF OWINGS MILLS

COUNCILMANIC DISTRICT 2
3RD ELECTION DISTRICT

BALTIMORE COUNTY, MD

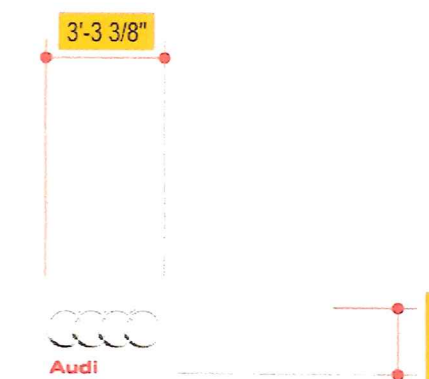
STATE OF MARYLAND
OFFICE OF THE CLERK OF THE CIRCUIT COURT
BALTIMORE COUNTY

I, TORRENCE W. PIERCE, 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. JT281, EXP. DATE: 2/28/2024

DATE: 1/4/2018	DRAWING NO:
SCALE: 1" = 30'	SP1
DESIGNED BY:	SHEET 1 OF 2
DRAWN BY:	FWA JOB NUMBER: 2081180.02
CHECKED BY:	



SIGN | PHOTO



SIGN 2 DETAIL VIEW
5.98 SQ. FT.



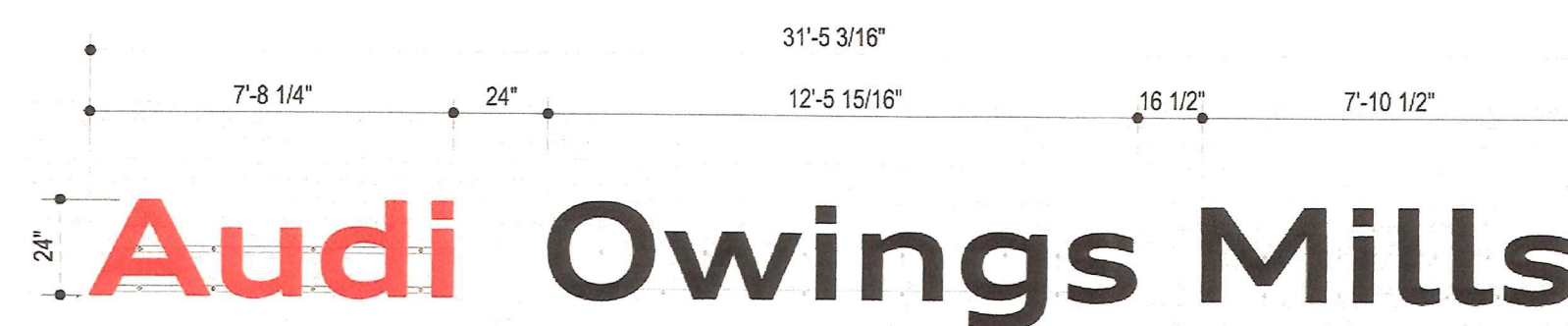
SIGN 2 PHOTO



SIGN 3 DETAIL VIEW
62.6 SQ. FT.



SIGN 3 PHOTO



SIGN 4 DETAIL VIEW
62.9 SQ. FT.



SIGN 4 PHOTO



SIGN 5 DETAIL VIEW
62.6 SQ. FT.



SIGN 5 PHOTO

SIGN SIZES

SIGN	AREA (SQ. FT.)
#1	15.5
#2	5.98
#3	62.6
#4	62.9
#5	62.6
TOTAL	209.6

**SIGN DETAILS
TO ACCOMPANY ZONING PETITIONS**

AUDI OF OWINGS MILLS
FKA MINIS OF OWINGS MILLS

COUNCILMANIC DISTRICT 2
3RD ELECTION DISTRICT

OWNER/DEVELOPER
9804 REISTERSTOWN ROAD, LLC
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FWA
FREDERICK WARD ASSOCIATES
ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
410-679-2090
Frederickward.com
PO Box 727, 5 South Main Street Red Air Maryland 21014



REVISIONS		
REV#	DATE	DESCRIPTION

DATE:
1/4/2018

SCALE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DRAWING NO:

SHEET 2 OF 2

FWA JOB NUMBER:

SP2



 I, TORRENCE N. PIERCE, 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. 17293, EXP. DATE: 03/30/20

CASE # 2018-0176-SPHA