



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

February 1, 2024

Arnold Jablon, Esquire – ajablon@comcast.net
3717 Lanamer Road
Randallstown, MD 21133

RE: Petition for Variance
Case No. 2023-0243-A
Property: 1040 York Road

Dear Mr. Jablon:

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

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew M. Belt", is written over a horizontal line.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:d1m

Enclosure

c: PGA Partnership, LLC –
Matthew Sichel – matthew.sichel@kci.com
George Perdikakis, Sr. – georgep@kci.com
Dwayne Van Horn – dwaynevh@levinbrown.com
Gregg Dehoff – gregg.dehoff@exeloncorp.com

IN RE: PETITION FOR VARIANCE

(1040 York Road)

9th Election District

6th Council District

PGA Partnership, LLC

Legal Owner

Petitioner

*

BEFORE THE

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OFFICE OF ADMINISTRATIVE

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HEARINGS OF

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BALTIMORE COUNTY

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Case No: 2023-0243-A

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OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Variance filed by PGA Partnership, LLC (“Petitioner”) for property located at 1040 York Road, Towson (the “Property”). The Petitioner filed a Petition for Variance from the Baltimore County Zoning Regulations (“BCZR”), §§ 307.1 and 450.4.E.3 to permit a wall-mounted directional sign with a sign face area of 26 sq. ft., of the permitted 8 sq. ft.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Civil Engineer, Matthew Sichel of KCI Technologies, Inc. and Architect, Dwayne Van Horn of Levin Brown Architects attended on behalf the Petitioners. Arnold Jablon, Esquire represented the Petitioner. Nearby resident, Gregg DeHoff, was also in attendance.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), Department of Plans Review (“DPR”), and Department of Environmental Protection and Sustainability (“DEPS”), which agencies did not oppose the requested relief.

The case proceeded by way of proffer by Mr. Jablon. The Property is approximately 5 acres at the signalized intersection of York Road and West Road in the Lutherville area. It is improved with a building surface parking and is used as a car dealership known as Lexus of

Towson. The proposed directional sign will be used to clearly identify the three “Service” bays that face West Road. (Pet. Ex. 7B-D) This sign will be located on the façade of the building, directly above the service bay entrance. Due to the property’s unique “T” shape and the fact that Petitioners’ business enterprise at this location includes both sales and service, appropriate signage is required to inform patrons as to where they are to enter for service-related visits. (Pet. Ex. 1) Due to the large size of the Petitioner’s building and the fact that the West Road side of the building is partially obstructed by trees, a larger sign is necessary to clearly identify the service portion of the property. (Pet. Ex. 7N) The Petitioner’s building has recently undergone renovation and a directional sign previously existed in the same location as the proposed sign.

After hearing the Petitioner’s presentation regarding the proposed sign, nearby resident, Gregg DeHoff, testified that he was not opposed to the proposed variance relief.

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).

As previously outlined above, the subject sight is unique in its shape, configuration and visibility from the road. Additionally, the Petitioner would suffer a practical difficulty and unreasonable hardship if the proposed sign was not granted. Finally, the requested Variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of opposition.

THEREFORE, IT IS ORDERED, this 1st day of **February, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from the BCZR, §§ 307.1 and

450.4.E.3 to permit a wall-mounted directional sign with a sign face area of 26 sq. ft., of the permitted 8 sq. ft. be, and it 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 their 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.
2. The Site Plan (Pet. Ex. 1) is attached hereto and incorporated herein in its entirety.

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



ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB/dlm



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 1040 York Road, Towson, Maryland 21204

which is presently zoned BM

Deed References 78/442

10 Digit Tax Account # 09-200005128

Property Owner(s) Printed Name(s) PGA Partnership 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
To permit accessory structure larger than the principal structure and to confirm the rear of the property is the road side
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. XX a **Variance** from Section(s)

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)

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).

Petitioners:

PGA Partnership LLC

Name- Type or Print

Signature

11275 Reisterstown Road, Owings Mills, Md

Mailing Address

City

State

21117/

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Arnold Jablon

Name- Type or Print

Signature

3717 Lanamer Road, Randallstown, Md

Mailing Address

City

State

21133/ 443 250 6455

Zip Code

Telephone #

ajablon@comcast.net

Email Address

Legal Owners:

PGA Partnership LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature # 2

11275 Reisterstown Road, Owings Mills, Md

Mailing Address

City

State

21117

Zip Code

Telephone #

Email Address

Representative to be contacted:

Arnold Jablon

Name - Type or Print

Signature

3717 Lanamer Road, Randallstown, Md

Mailing Address

City

State

21133 /443 250 6455

Zip Code

Telephone #

ajablon@comcast.net

Email Address

CASE NUMBER

2023-0243-A

Filing Date

11/27/2023

Do Not Schedule Dates:

Reviewer

AFFIDAVIT IN SUPPORT OF VARIANCE

Attachment 1

This Petition for Variance is filed pursuant to §§307.1 and 450.4.E.3 of the Baltimore County Zoning Regulations.

The subject property of this Petition is located at 1040 York Road, Towson, Maryland 21204. The Petitioner, the owner of the subject property, operates a new car dealership. The Petitioner is requesting a variance to permit a wall-mounted directional sign with a sign face area of 26 square feet in lieu of the permitted 8 square feet.

Attachment 2

General Notes

1. Area of property: 5.011 Acres
2. existing Zoning of Property: BM
3. Existing Use of Property: commercial auto dealership
4. Proposed zoning of property: BM
5. Proposed Use of Property: auto dealership
6. Property served by public water and sewer
7. Petitioner's requesting variance to approve directional sign of 26 SF in lieu of the permitted 8 SF, see §450.4.E.3 and §307, BCZR
8. Existing property's zoning history: see site plan



ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGER

936 Ridgebrook Road • Sparks, MD 21152 • Phone 410-316-7800 • Fax 410-316-7853

THE ZONING HEARING PROPERTY DESCRIPTION

ZONING PROPERTY DESCRIPTION FOR 1040 York Road

Beginning at a point on the southeastern side of West Road which has a width of 65', at the distance of 650' northeast of the centerline of the nearest improved intersecting street York Rd., which is 66' wide. Thence following the following courses and distances: (1st Point of Call-"POC") N. 56 07' 42" E. 558.20', (2nd POC) N. 64 32' 04" E. 32.29', (3rd POC) S. 70 49' 58" E. 52.77', (4th POC) S. 32 05' 29" E. 223.55', (5th POC) S. 57 57' 21" W. 217.59', (6th POC) S. 32 09' 24" E. 180.60', (7th POC) S. 56 18' 37" W. 13.99', (8th POC) S. 34 35' 54" E. 100.00', (9th POC) S. 55 24' 06" W. 208.00', (10th POC) N. 34 42' 31" W. 301.41', (11th POC) S. 56 15' 07" W. 187.86', (12th POC) N. 32 09' 39" W. 107.13', (13th POC) 35 09' 39" W. 138.09' back to the point of beginning as recorded in Deed Liber JLE 11076, Folio 532, containing 5.011 acres. Located in the 9th Election District and the 6th Councilmanic District.



2023-0243-A

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2023-0243-A

Petitioner: PGA Partnership LLC

Address or Location: 1040 York Road, Towson 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: Arnold Jablon

Address: 3717 Lanamer Road

Randallstown, Maryland, 21133

Telephone Number: 443 250-6455

Revised 2/20/98 - SCJ

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

No. 228999

Date: 11/27/2023

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 500.

Total: \$ 500.

Rec

From:

KCI Technologies, Inc

For:

Zoning Variance
1040 York Road
Zoning Case 2023-0243-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

mark

CERTIFICATE OF POSTING

2023-0243-A

RE: Case No.: _____

Petitioner/Developer: _____

PGA Partnership, LLC

January 31, 2024

Date of Hearing/Closing: _____

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

Attn: Jeff Perlow:

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: _____

1040 York Road ***SIGN 1A & 1B***

January 10, 2024

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



Sincerely,

 January 10, 2024

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2023-0243-A

RE: Case No.: _____

Petitioner/Developer: _____

PGA Partnership, LLC

January 31, 2024

Date of Hearing/Closing: _____

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

Attn: Jeff Perlow:

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: _____

1040 York Road ***SIGN 2A & 2B***

January 10, 2024

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

Sincerely,

 January 10, 2024
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

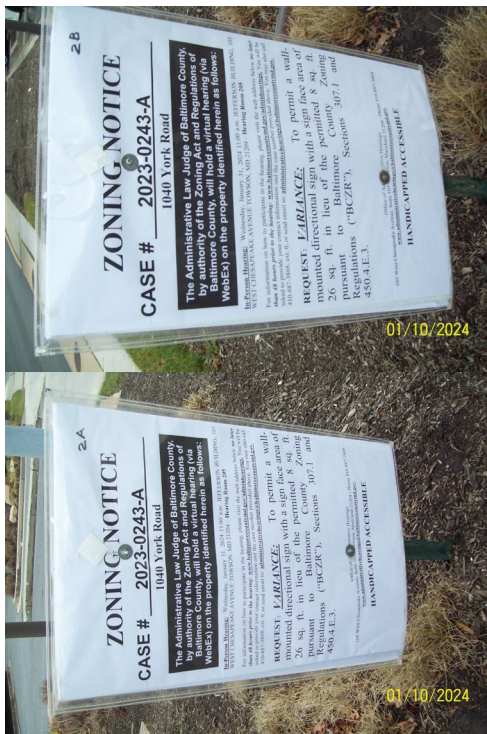
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 12, 2023
Item No. 2023-0243-A

DATE: December 12, 2023

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

DPW&T: N/C.

DPR: N/C

Landscape: N/C

Rec & Parks: N/C & No Greenways affected

VKD: JK
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: December 7, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0243-A
Address: 1040 YORK RD
Legal Owner: PGA Partnership, LLC

Zoning Advisory Committee Meeting of December 12, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 12/6/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-243-A

INFORMATION:

Property Address: 1040 York Road
Petitioner: PGA Partnership, LLC
Zoning: BM
Requested Action: Variance

The Department of Planning has reviewed the petition for the following:

Variance -

1. To permit a wall-mounted directional sign with a sign face area of 26 square feet in lieu of the permitted 8 square feet pursuant to Section 307.1 and 450.4.E.3 of the Baltimore County Zoning Regulations.

The subject site is an approximately 5 acre parcel at the signalized intersection of York Road and West Road in the Lutherville area. It is improved with a building and surface parking and is used as a car dealership known as Lexus of Towson. The building is used as both the showroom and the service department. Per the petition, the petitioner wishes to install two signs on the north elevation of the building – one that reads “Lexus” near the north entrance to the showroom, and one that reads “Service”, centered over the three service garage doors; the latter is the subject of this Variance request.

Based on past permits for the subject site and Google Streetview imagery from July 2019, May 2022, October 2022, and October 2023, the subject site has undergone significant façade improvements in the past year and a half. Based on Permit C22-02220, which was issued in April of 2022, work included the construction of an addition, recladding the exterior material at the front half of the building, and interior renovations to the dealership showroom, lounges, and drive-thru. Based on Google Streetview imagery from July 2019, prior to the façade improvements, the north elevation had signs similar to those currently proposed. The previous signs were similar to the currently proposed ones in terms of design, location, and size.

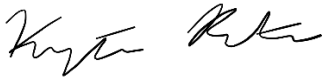
The subject site is within the boundaries of the Towson Community Plan, adopted February 3rd, 1992, and the Kenilworth Drive Corridor Plan, adopted May 6th, 2002. Both plans provide information on the plan area boundaries, as well as major issues and recommended solutions for the areas. The Towson Community Plan outlines issues and recommended improvements in regards to land use, urban design, transportation, and community conservation. The Plan provides guidance on Variance requests; however, it is specific to residentially zoned land within the Plan boundary area. The Kenilworth Drive Corridor

Plan outlines issues and recommended improvements in regards to traffic management, pedestrian safety, land use, and zoning. Neither adopted community plan provides guidance specific to the petition at hand.

The Department of Planning has no objections to the requested relief. The proposed “Service” sign is similar to the previously existing one, and is consistent with the updated, improved façade of the dealership.

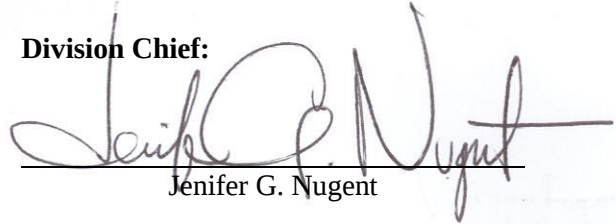
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Arnold Jablon
David Birkenthal, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People’s Counsel for Baltimore County

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 2500005128

Owner Information

Owner Name: PGA PARTNERSHIP LLC
Mailing Address: 11275 REISTERSTOWN RD
OWINGS MILLS MD 21117-1906

Use: COMMERCIAL
Principal Residence: NO
Deed Reference:

Location & Structure Information

Premises Address: 1040 YORK RD
TOWSON MD 21204-2515
Legal Description: 4.995 AC
1040 YORK RD WS
YORK AND WEST

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0070	0001	1127	20000.04	0000			1	2023	Plat Ref: 0078/ 0442

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2004	46,428 SF		5.0000 AC	06

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		COMPLETE AUTOMOBILE DEALERSHIP/		C4			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2023	07/01/2024
Land:	5,000,000	5,000,000		
Improvements	5,200,000	6,623,400		
Total:	10,200,000	11,623,400	10,674,467	11,148,933
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

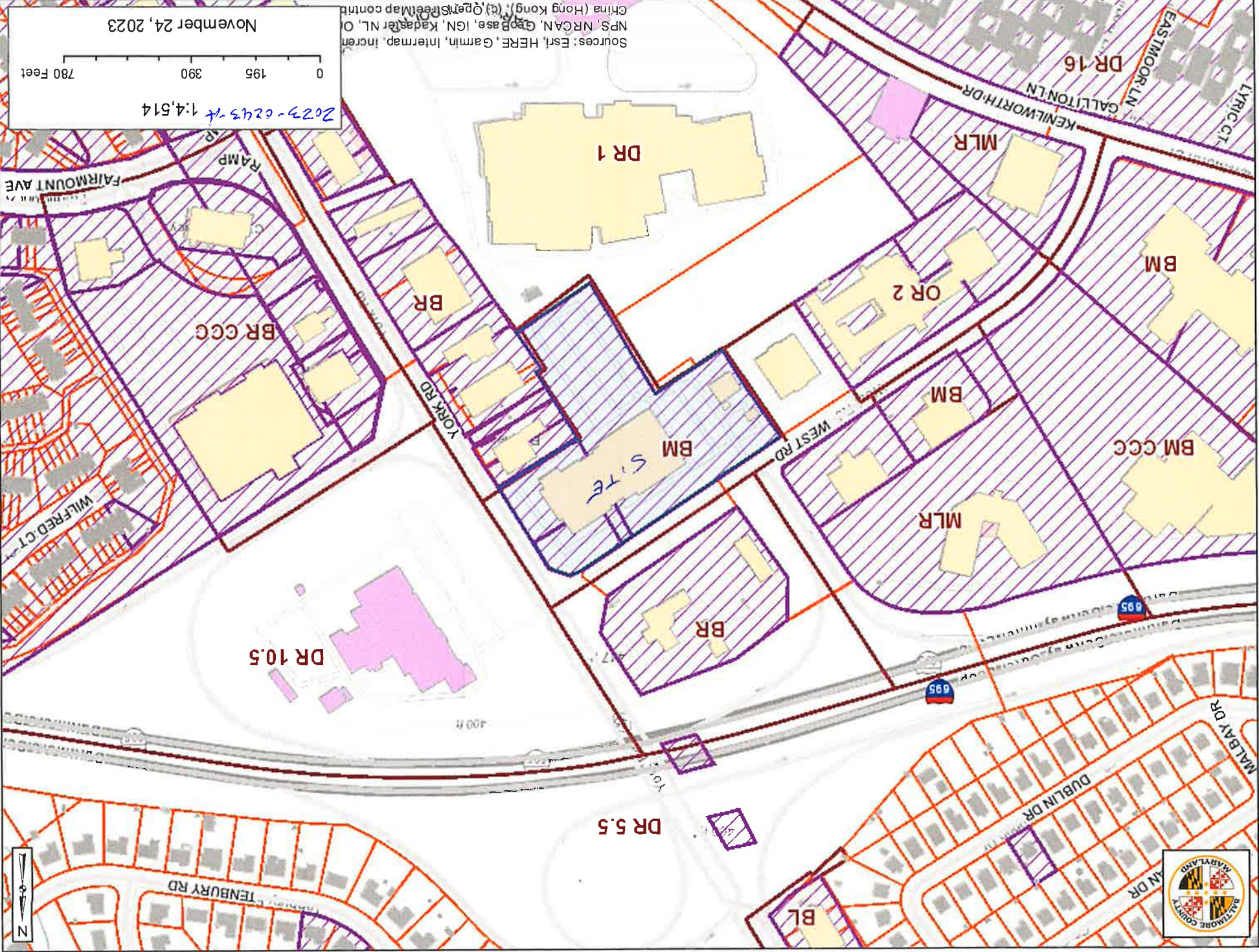
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

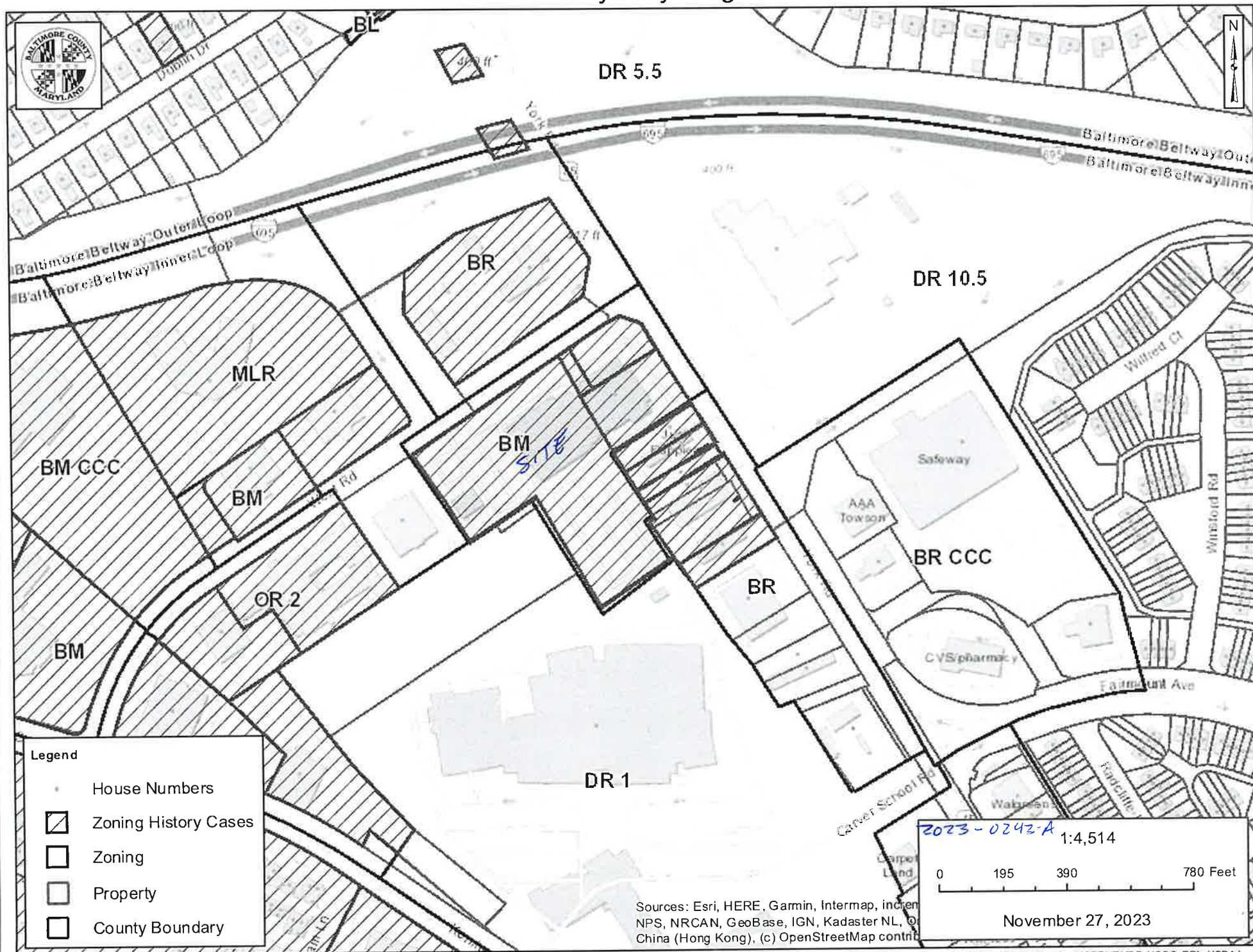
2023-0243-A

Baltimore County - My Neighborhood



Sources: Esri, HERE, Garmin, Intermap, increment P, USA, USGS, EPA, FGA, USDA, NOAA, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri, HERE, Garmin, Swisstopo, ToPO, China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

November 24, 2023
2023-0243-1:4,514



Baltimore County Government, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



A map of the Washington, D.C. area. The Potomac River is at the top. The Beltway (I-495) is shown as a dashed line. The Washington Monument is marked with a red dot and labeled. The White House is marked with a red dot and labeled. A red rectangle highlights the area around the Washington Monument and the White House. A red line points to the location of the 'White Star Phoenix and Eagle Star' monument, which is marked with a red dot and labeled. Other landmarks like the Lincoln Memorial and the National Mall are also labeled.



GRAPHIC SCALE

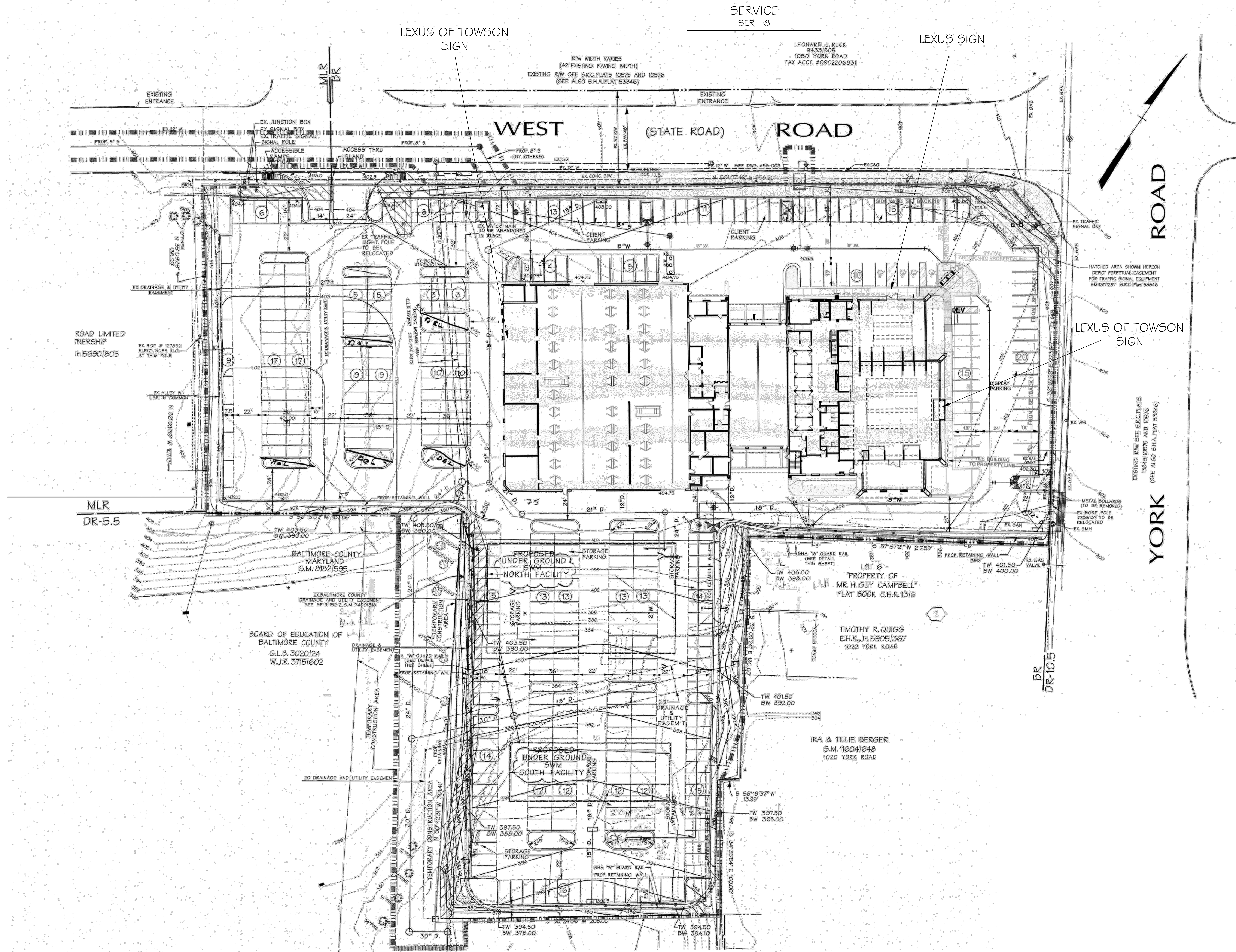


PROFESSIONAL ENGINEER. I
CERTIFY THAT THESE DOCUMENTS
PREPARED OR ATTACHED BY ME
THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER
LAWS OF THE STATE OF MARYLAND
LICENSE NO. 20035
EXPIRATION DATE 11/30/25

 KCI CONSTRUCTION	Executive President Secretary Construction Manager	Name Title Address City State Zip Phone	Date Title Address City State Zip Phone

PLAN TO ACCOMPANY VARIANCE REQUEST
1040 YORK RD, TOWSON, MD 21204
LEXUS OF TOWSON

C-O

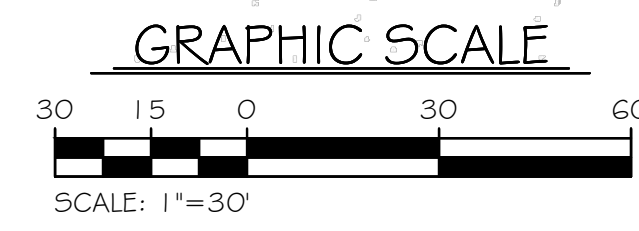
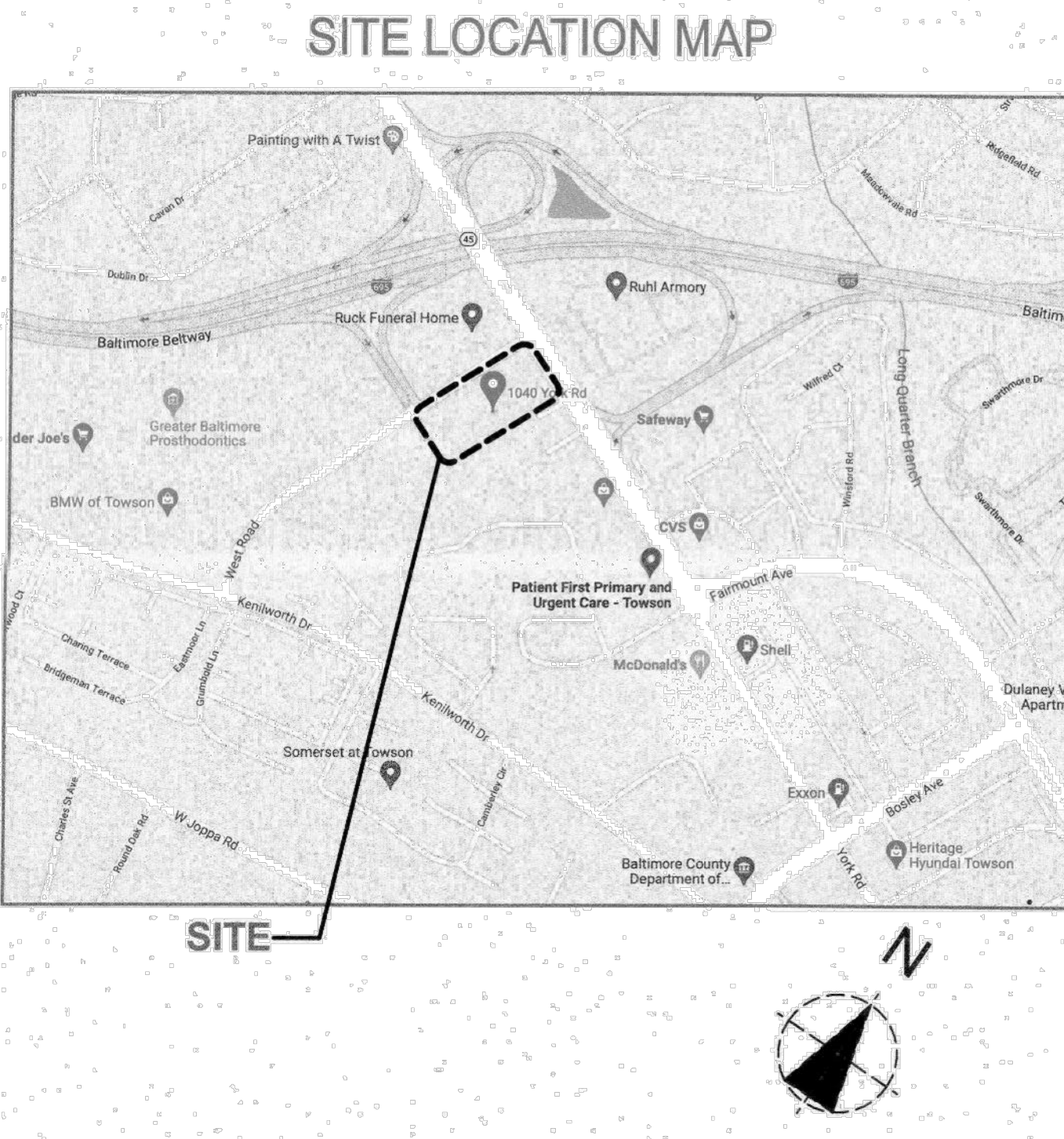


1 SITE PLAN
SCALE: 1" = 30'

- SITE DATA**
1. SITE ADDRESS: 1040 YORK RD., TOWSON, MD 21204
 2. OWNER: PGA PARTNERSHIP LLC
 3. PLAT REF: 78/442
 4. SITE AREA: 5.011 ACRES
 5. ZONING: BM
 6. EXISTING USE: AUTO DEALERSHIP
 7. ZONING HEARING HISTORY:
 - R-1945-0438 - REQUEST TO REVERSE THE DENIAL OF RECLASSIFICATION WAS APPROVED.
 - 1947-0870-X - REQUEST TO PERMIT 'CABIN CAMP' WAS DENIED.
 - 1947-1036-X - REQUEST FOR THE USE OF GASOLINE SERVICES WAS APPROVED.
 - 1957-4215-A - REQUEST TO PERMIT A 16' SIDE YARD INSTEAD OF THE REQUIRED 30' WAS DENIED DUE TO PROPERTY ACCESS CONCERNS.
 - R-1954-2910 - REQUEST TO RECLASSIFY THE PROPERTY FROM COMMERCIAL TO LIGHT INDUSTRIAL WAS APPROVED.
 - 1986-0363-SPH - REQUEST TO PERMIT OFF-STREET PARKING IN A RESIDENTIAL ZONE WAS APPROVED.
 - 2005-0109-A - REQUEST TO PERMIT TWO FREE STANDING Pylon SIGNS WAS WITHDRAWN AND DISMISSED.
 9. F.A.R. PERMITTED = BM 5.611 ACRES (244,415 S.F.) x 2 = 488,830 S.F.
PROPOSED = 34540 S.F. = 0.14 FAR
 10. PROPOSED PARKING SHOWN = 381 P.S.
 11. ASSISTED PARKING REQUIRED = 5 P.S.
 12. ASSISTED PARKING SHOWN = 6 P.S.
 13. WATERSHED 10, SUBSEWERSHED 56 & 29
 14. THERE ARE NO SLOPES ON THE SITE THAT EXCEED 25%.
 15. THERE ARE NO WELLS OR SEPTIC SYSTEMS ON SITE.
 16. THERE ARE NO DWELLINGS OR BUILDING STRUCTURES ON SITE.
 17. LANDSCAPING REQUIRED
 18. AMENITY OPEN SPACE IS NOT REQUIRED FOR THIS SITE.
 19. THE SITE IS NOT WITHIN A HISTORIC DISTRICT AND THERE ARE NO HISTORIC BUILDINGS ON SITE.
 20. THE SITE IS NOT WITHIN THE CBQA NOR WITHIN AN 'A' OR 'B' FLOODPLAIN.

SIGN SCHEDULE
S-1 SER-18 1'-6" LETTERS "SERVICE" (SHEET 2 & 3)

REQUEST FOR VARIANCE
APPLICANT REQUEST A VARIANCE TO BCZR 5450.4.E.3 FOR A DIRECTIONAL SIGN THAT HAS A MAXIMUM AREA OF 26 SQ. FT. IN LIEU OF THE REQUIRED 8 SQ. FT.



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. 26935, EXPIRATION DATE: 1/15/25

KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
936 RINGBROOK ROAD
SUNDER, MARYLAND 21152
TELEPHONE: (410) 316-7800
FAX: (410) 316-7818

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE: 09/20/23
SCALE: 1" = 30'
DESIGNED BY: KCI
DRAWN BY: KCI

**PLAN TO ACCOMPANY VARIANCE REQUEST
1040 YORK RD, TOWSON, MD 21204
LEXUS OF TOWSON**

5TH COUNCILMANIC DISTRICT
9TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

DRAWING NO.
C-01
SHEET 1 OF 3
KCI JOB NUMBER
272303666

Lexus Exterior Building Signage
Variance Submission

x1

17'-3 1/2"

26.0 SQ.FT.

1'-6"

SERVICE

SER-18 (Service)

Installed on North Elevation

Illuminated Lexus Logos & Letters
Signage Specifications:

- Aluminum cabinets & F-Trim black
- #2447 white acrylic faces with a #2074 gray acrylic overlay
- Illuminated white LED
- Electrical hook-up supplied by others

PLOTTER: \$2000
FILE: 18113



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. 26935
EXPIRATION DATE: 1/15/25

ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS

936 RINGBROOK ROAD
SPRINGFIELD, MARYLAND 21152
TELEPHONE: (410) 316-7800
FAX: (410) 316-7818

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE	09/20/23
SCALE	NTS
DESIGNED BY	KCI
DRAWN BY	KCI

PLAN TO ACCOMPANY ZONING REQUEST
1040 YORK RD, TOWSON, MD 21204
LEXUS OF TOWSON

5TH COUNCILMANIC DISTRICT
9TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

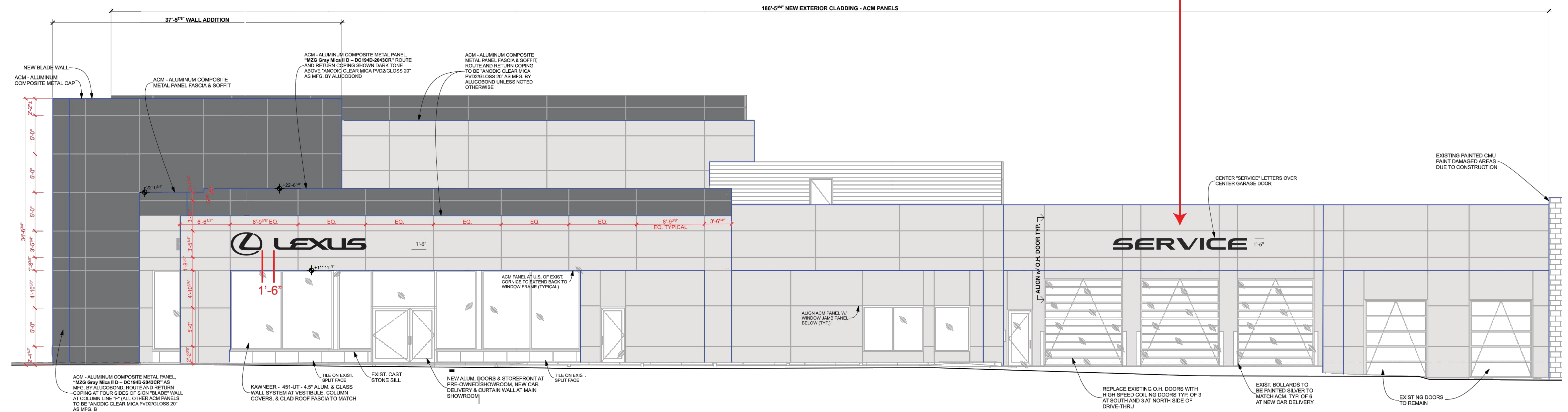
DRAWING NO.

C-03

SHEET 3 OF 3
KCI JOB NUMBER
272303666

North Elevations Variance Submission

SER-18



NORTH ELEVATION



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[illegible]

DATE	09/20/23
SCALE	NTS
DESIGNED BY	KCI
DRAWN BY	KCI

PLAN TO ACCOMPANY ZONING REQUEST
1040 YORK RD, TOWSON, MD 21204
LEXUS OF TOWSON

5TH COUNCILMANIC DISTRICT
9TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

WORKING NO.
C-02
SHEET 2 OF 3
JOB NUMBER
272303666

LOTTED: \$DATE\$
Y: \$USERNAME\$
FILE: \$FILE\$

ULTINGDE COUNTY FILE NO. 0330003