



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 8, 2024

David H. Karceski, Esquire – dhkarceski@venable.com
Venable, LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, MD 21204

RE: Petition for Variance
Case No. 2023-0265-A
Property: 20-22 West Timonium Road

Dear Mr. Karceski:

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 "AMB", is written over a horizontal line.

ANDREW M. BELT
Administrative Law Judge
for Baltimore County

AMB:dlm
Enclosure

c: Jim Matis – jem@matisswarfield.com
Bill Schaefer – whsofc@aol.com
Brandon Schaefer – brandon@nationwidemotors.net
Rob Hanna – rob@hannabuildingsystems.com

IN RE: PETITION FOR VARIANCE
(20-22 W. Timonium Road)

8th Election District

3rd Council District

Schaefer-Timonium, LLC

Legal Owner

Petitioner

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BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS OF

BALTIMORE COUNTY

Case No: 2023-0265-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 Schaefer-Timonium, LLC (“Petitioner”) for property located at 20-22 West Timonium Road, Timonium (the “Property”). The Petitioner filed a Petition for Variance from the Baltimore County Zoning Regulations (“BCZR”), § 450.4.3(a) Table of Sign Regulations 3(a)v to allow wall-mounted directional signs with sign areas/faces of 18 square feet and 19 square feet in lieu of the permitted 8 square feet for each directional sign (Signs M and L).

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Brandon Schaefer, authorized representative for the Petitioner attended the hearing along with James Matis, P.E. of Matis Warfield, Inc. who prepared and sealed a site plan (“Site Plan”). (Pet. Ex. 1). David Karceski, Esquire and Adam Rosenblatt of Venable, LLP represented the Petitioner.

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”), Department of Plans Review (“DPR”), these agencies did not oppose the requested relief. There were no Protestants or interested citizens at the hearing.

The case proceeded by way of proffer by Mr. Karceski. The Property is 2.92 acres +/- (127,195 sf) and although resembling a square, is not symmetrical. It is split-zoned Business, Major (BM), and Manufacturing, Restricted (MR), with an Industrial, Major District (IM). The

Property is surrounded on three (3) sides by the Timonium Fairgrounds property. The MD light rail is just west beyond the Timonium Fairgrounds property and Timonium Rd. abuts the Property to the south. On the western side is an Infiniti service center and showroom addressed as 22 West Timonium Rd. On the eastern side is a Nissan and Kia service center.

The Infiniti service center on site has two (2) existing freestanding signs. (Pet. Ex. 1). In Case No.: 2013-0023-A, Petitioner was granted variance relief to continue to use one existing sign and to replace an antiquated sign with a new sign containing more modern corporate branding. Neither sign exceeded the permitted height. One sign was to identify new car sales while the other sign indicates where used vehicles are sold on site. The Nissan service center also has a freestanding sign. In Case No. 2021-0325-A the Kia service center was granted a variance for its own freestanding signs. Each of these three (3) cars manufacturers is separate from the other and each desires its own sign(s).

Petitioner testified that the Kia new car dealership is not located on the subject site and patrons of that separate location are required to travel to the subject site for service. The requested directional signage consisting of the words "Service" and "Express" above the service-bay entrance is necessary to properly direct these customers. (These signs are presently in existence.)

From the street view photographs, there is an opaque fence surrounding the Timonium Fairgrounds property that runs along W. Timonium Rd. just east of the Property. (Pet. Ex. 4). The fence blocks the view of the Kia service center. Additionally, the curvature of the road at the subject location and the existence of several trees along the Timonium Road side of the subject property further impedes motorist's view of the Kia service area. With the existing traffic along W. Timonium Rd., in combination with the opaque fence, Petitioner's Kia customers are in need of directional signs to direct them to proper service location. The proposed wall-mounted

directional signs will be 18 and 19 sq. ft. for greater visibility on a property that is deep and sets further back off the road than the adjacent Timonium Fairground property.

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 was previously adjudicated to be unique in Cases Nos.: 2013-0023-A and 2021-0325-A and its physical characteristics have not changed. As a result, that factual finding is applicable to this case under the doctrine of collateral estoppel. *Garrity v. Maryland State Bd. of Plumbing*, 447 Md. 359, 368 (2016). (See also *Colandrea v. Wilde Lake Community Ass'n, Inc.*, 361 Md. 391 (2000); *Washington Suburban Sanitary Commission v. TKU Associates*, 281 Md. 1, 18-19 (1977)).

If the BCZR, 450.4.3(a), Table 3(a)(v) were strictly enforced, the Petitioner would indeed suffer a practical difficulty and/or hardship. KIA customers would not be able to properly identify the Kia service center along W. Timonium Rd. I find that placement of the “Service” and “Express” signs will reduce the confusion from customers. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of opposition from the community and the lack of negative comments from Baltimore County reviewing agencies.

With regard to the DPR ZAC comment that both a Landscape Plan and a Lighting Plan are not necessary due to the addition of one (1) sign where three (3) already exist on the Property, for

an automotive service center, and would be unduly burdensome on the Petitioner's business. As a result, I will not include the DPR Comment as a condition in this Order.

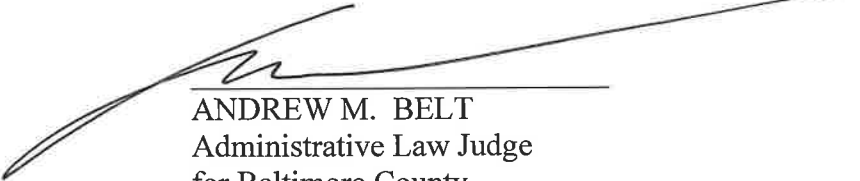
THEREFORE, IT IS ORDERED, this **8th** day of **February, 2024**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from the BCZR, § 450.4.3(a) Table of Sign Regulations 3(a)v to allow wall-mounted directional signs with sign areas/faces of 18 square feet and 19 square feet in lieu of the permitted 8 square feet for each directional sign (Signs M and L) 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.

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

AMB/dlm



ANDREW M. BELT
Administrative Law Judge
for Baltimore County

23-1091 TC



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 20-22 West Timonium Road which is presently zoned BM, MR-IM, BR-ME
Deed References: 24815 / 00139 10 Digit Tax Account # 0 8 0 5 0 9 3 0 2 5
Property Owner(s) Printed Name(s) Schaefer-Timonium 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

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

3. **X** a **Variance** from Section(s)

SEE ATTACHED SHEET

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

TO BE PRESENTED AT HEARING

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

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

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

Contract Purchaser/Lessee:

N/A

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

(Legal Owner)

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 / 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHED SHEET

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:

David H. Karceski, Esquire

Name - Type or Print

Signature Venable LLP

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

Mailing Address City State

21204 / 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 23-0265-A Filing Date 12/28/2023 Do Not Schedule Dates: _____

Reviewer TC

REV. 10/4/11

20-22 WEST TIMONIUM ROAD

ATTACHMENT TO PETITION FOR VARIANCE

1. Variance from Section 450.8. Table of Sign Regulations. 3(a) v of the Baltimore County Zoning Regulations to allow wall-mounted directional signs with sign areas/ faces of 18 square feet and 19 square feet in lieu of the permitted 8 square feet for each directional sign (Signs M and L).

20-22 WEST TIMONIUM ROAD

ATTACHMENT TO PETITION FOR VARIANCE

Legal Owner:

Schaefer-Timonium LLC
2085 York Road
Timonium, Maryland 21093-4242

By: 
William H. Schaefer Jr.

Title: Managing Member

Email: whsofc@aol.com

Phone No.: (443) 377-3968

December 4, 2023

Description to Accompany Zoning Petition
For Variance
20 West Timonium Road
Election District 8

Beginning for the same at a point located on the north side of West Timonium Road, said point distant **North 84°51' West 101'+/-+/-** from the intersection of the centerlines of West Timonium Road and West Aylesbury Road, thence running westerly along the north side of West Timonium Road,

1) by a curve to the left having a **radius of 2,236.83 feet for an arc length of 184.4 feet** to a point, thence leaving said north side of West Timonium Road and running the three following courses viz,:

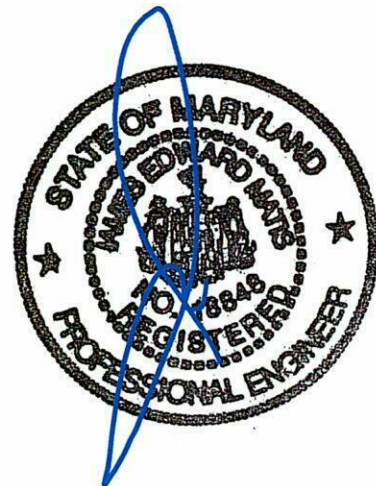
2) **North 19°01'16" West 314.4 feet** to a point, thence

3) **North 75°39'44" East 184.5 feet** to a point, thence

4) **South 19°01'16" East 286.75 feet** to the place of beginning

Containing **1.26 acres** of land more or less.

This description is provided for zoning petition application purposes only and it shall not be utilized for any other purpose.



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 twenty (20) 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: 2027-0265-A

Property Address: 20-22 West Timonium Road

Legal Owners (Petitioners): Schaefer - Timonium LLC

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Venable LLP

Address: David H Karceski

210 West Pennsylvania Avenue Suite 500

Towson MD 21204

Telephone Number: ~~410~~ 410 494 6285

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

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CERTIFICATE OF POSTING

2023-0265-A

RE: Case No.: _____

Petitioner/Developer: _____

Schaefer-Timonium, LLC

February 6, 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:

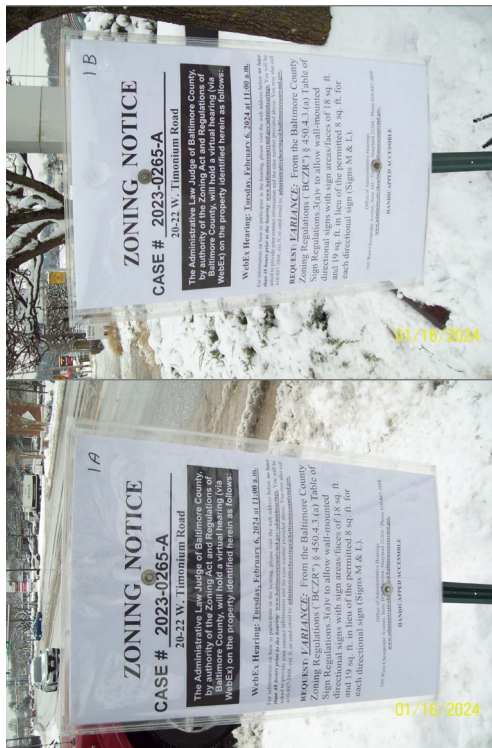
Ladies and Gentlemen:

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: _____

20-22 W Timonium Road ***SIGNS 1A & 1B***

January 16, 2024

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



Sincerely,

January 16, 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

DATE: January 9, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 9, 2024
Item No. 2023-0265-A

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: If Zoning Relief is granted a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required.

Rec & Parks: N/C & No Greenways affected

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 9, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0265-A
Address: 20 22 W TIMONUM RD
Legal Owner: Schaefer-Timonium, LLC

Zoning Advisory Committee Meeting of January 9, 2024.

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: 1/8/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0265-A

INFORMATION:

Property Address: 20-22 West Timonium Road

Petitioner: Schaefer-Timonium LLC, c/o William Schaefer Jr., Managing Member

Zoning: BM, MR IM, BR ME

Requested Action: Variance

The Department of Planning has reviewed the petition for:

Variance:

1. From Section 450.8. Table of Sign Regulations. 3(a) of the Baltimore County Zoning Regulations (BCZR) to allow wall-mounted directional signs with sign areas/faces of 18 square feet and 19 square feet in lieu of the permitted 8 square feet for each directional sign (Signs M and L).

The subject site is an approximately 2.65 acre parcel located northwest of the signalized intersection of West Timonium Road and West Aylesbury Road in the Timonium area near the Timonium State Fairgrounds. The site is improved with an automobile showroom, as well as multiple automobile service facilities for Nationwide Infiniti, Nationwide Nissan Kia, and associated surface parking. The existing one-story automobile service facility for Nationwide Nissan Kia has an attached one-story service drive thru, which is the subject of the Variance request.

The subject site is surrounded primarily by commercial development. North of the subject site is the Timonium State Fairgrounds and Maryland State Fair Race Track. East of the subject site is the horse pavilions for the Timonium State Fairgrounds and Race Track, as well as a bank, gas station, and car wash at the corner of York Road and West Timonium Road. South of the subject site is a Walgreens, a bank, and a shopping center with various commercial stores, including a grocery store. West of the subject site is parking for the Timonium State Fairgrounds, as well as lightrail tracks, a granite countertop store, a vacant former restaurant building, and a gas station.

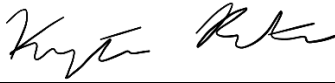
The site is within the boundary of the Hunt Valley/Timonium Master Plan, adopted October 19, 1998. The Plan seeks to provide guidance on development of the employment and commercial areas. The plan highlights a number of issues within the plan area, including the need for improving the visual quality of the York Road corridor; the need for improving landscaping to bring existing commercial properties along the York Road corridor into conformance with the Landscape Manual; and more. While the Plan warns against sign clutter along York Road, it does not address existing signage.

Per the petition, the Petitioners are seeking a Variance for the existing “Service” and “Express” wall-mounted signs on the west elevation of the service drive-thru. Based on Google Streetview, the signs have existed since at least 2008, which is the earliest Google Streetview of the subject site. The Department of Planning contacted the representative for the petition via telephone on January 5th, 2024 seeking additional information on the request. During the phone call, the representative confirmed that the signs are existing and that no work is proposed to them.

The signs are existing and have been in place for many years. Further, they direct customers to the appropriate service bays. As such, the Department of Planning has no objections to the requested Variance relief.

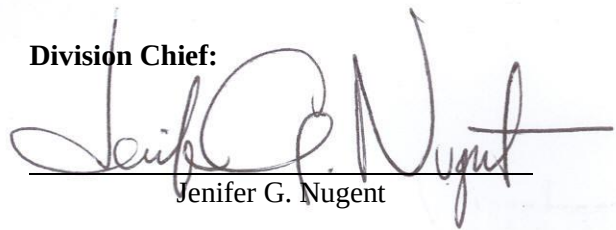
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jennifer G. Nugent

SL/JGN/KP

c: David Karceski, Esquire
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 - 08 Account Number - 0805093025

Owner Information

Owner Name: SCHAEFER-TIMONIUM LLC **Use:** COMMERCIAL
Principal Residence: NO
Mailing Address: 2085 YORK RD
TIMONIUM MD 21093-4242 **Deed Reference:** /24815/ 00139

Location & Structure Information

Premises Address: 20 TIMONIUM RD
TIMONIUM MD 21093-0000 **Legal Description:** 2.651 AC
20-22 TIMONIUM RD NS
540 W YORK RD

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0060 0005 0095 20000.04 0000 2023 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
1980 42,235 SF 2.6500 AC 06

StoriesBasementType ExteriorQualityFull/Half BathGarageLast Notice of Major Improvements
AUTO SHOWROOM/ C3 2018

Value Information

	Base Value	Value As of 01/01/2023	Phase-in Assessments As of 07/01/2023 As of 07/01/2024	
Land:	2,517,500	2,517,500		
Improvements	2,662,200	2,617,700		
Total:	5,179,700	5,135,200	5,135,200	5,135,200
Preferential Land:	0	0		

Transfer Information

Seller: SCHAEFER WILLIAM H,JR	Date: 03/24/2005	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /24815/ 00139	Deed2:
Seller: EWING CALEB C,JR BOWEN VIRGINIA	Date: 08/31/1990	Price: \$1,700,000
Type: ARMS LENGTH IMPROVED	Deed1: /08584/ 00179	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

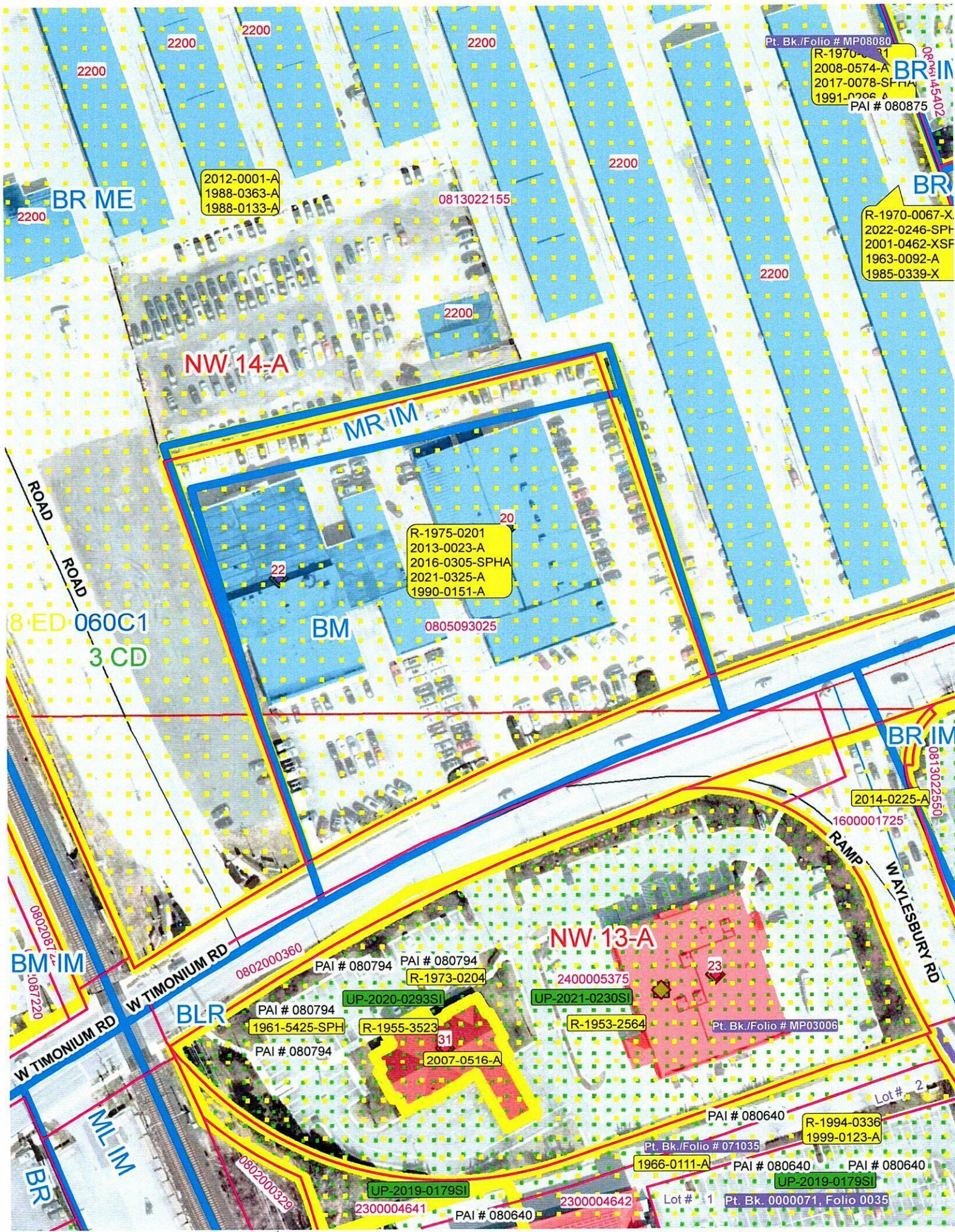
Homestead Application Information

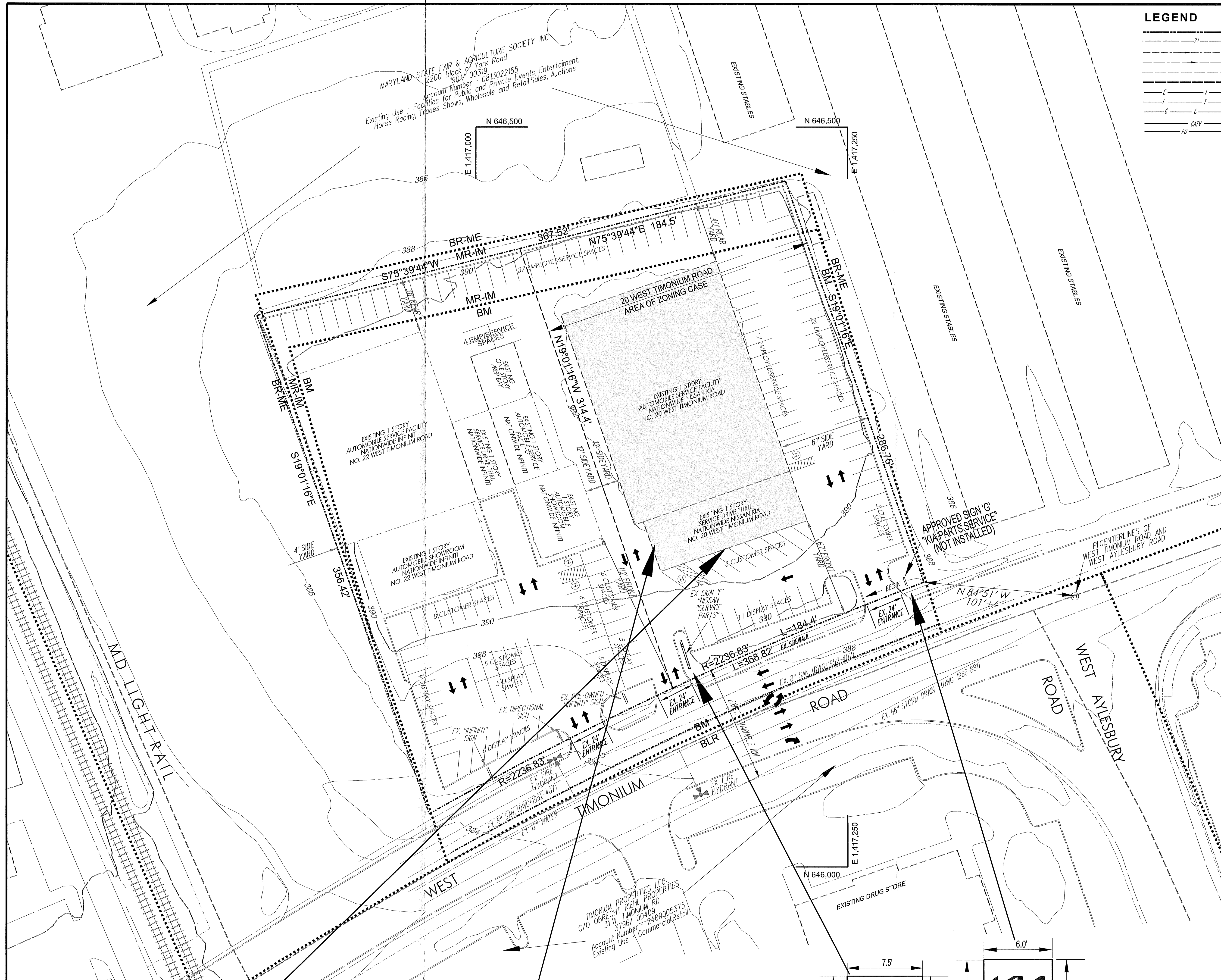
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

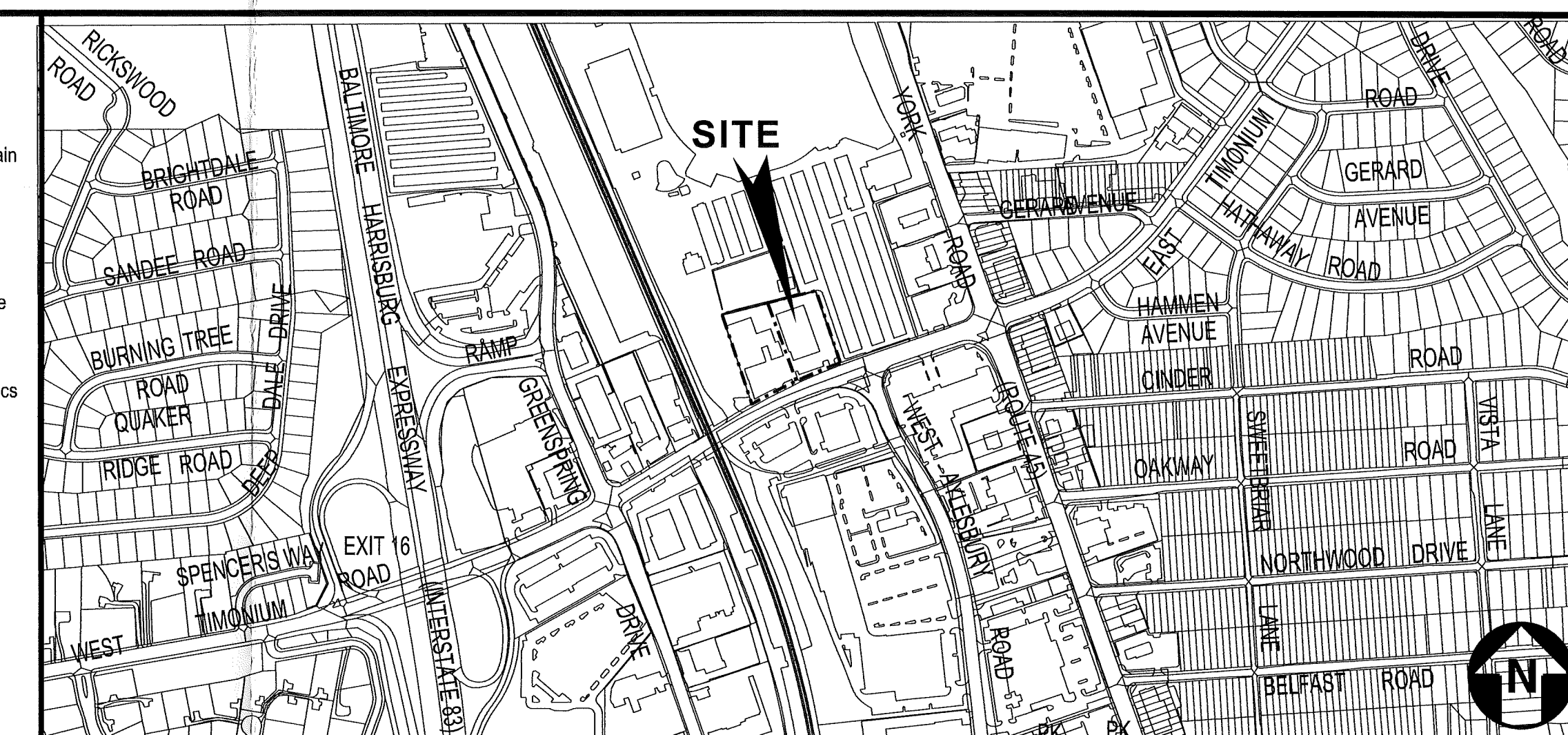
Homeowners' Tax Credit Application Status: No Application **Date:**

2023-0265-A





- LEGEND**
- Tract Boundary
 - Existing Contours
 - Existing Storm Drain
 - Existing Sanitary
 - Existing Water
 - Existing Electric
 - Existing Telephone
 - Existing Gas
 - Existing Cable TV
 - Existing Fiber Optics



VICINITY MAP Scale 1" = 500'

SITE DATA

AREA OF LOT = 2.65 AC +/- (115,397 SF)
TAX MAP 0880 PARCEL 0085
TAX ACCOUNT NO. 08803025
AREA OF ZONING CASE (NO. 20 WEST TIMONIUM ROAD) 1.26 AC +/- (55,057 SF)
ZONING MAP - 080C3
EXISTING ZONING - BM (2.341 AC)
BR-ME (0.021 AC)
MR-IM (0.287 AC)
TOTAL GROSS ZONING AREA (NOS 20 + 22 WEST TIMONIUM ROAD) 2.92 AC +/- (127,198 SF)
(INCLUDES UP TO ONE-HALF BUT NO MORE THAN 30' OF ADJACENT PUBLIC ROADWAY)
COUNCILMANIC DISTRICT 3
ELECTION DISTRICT 8
EXISTING USE - NO. 20 WEST TIMONIUM - AUTOMOTIVE SERVICE FACILITIES
NO. 22 WEST TIMONIUM - EXISTING AUTOMOTIVE DEALERSHIP BUILDING INCLUDING AUTOMOTIVE SHOWROOM,
AUTOMOTIVE SALES OFFICES, GENERAL OFFICES, DETAIL BAYS AND AUTOMOTIVE SERVICE FACILITIES
PROPOSED USE - SAME
EXISTING BUILDING HEIGHT - 20' +/-
F.A.R. OVERALL - 37,263 SF GFA / 127,198 GZA = 0.29
CURRENT DEED REFERENCE - 24815/00139
CURRENT PLAT REFERENCE - NA
PAI NO - NA
PRIOR COMMERCIAL PERMITS - B121029 B975271 B831054 B890320 B804294 B803103 B890325
DEVELOPMENT APPROVAL - SEE DRC 1124158 WHICH GRANTED A LIMITED EXEMPTION PER 32-4-108(b)(1)(v) FOR A BUILDING ADDITION
NO PORTION OF THIS SITE LIES WITHIN THE 100 YEAR FLOODPLAIN (ZONE A or AE) AS INTERPRETED FROM DEPICTIONS AND
ELEVATIONS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 240100235F DATED 9-26-2008.
NO PORTION OF THIS PROPERTY LIES IN THE CHESAPEAKE BAY CRITICAL AREA.
THERE ARE NO EXISTING WATER SUPPLY WELLS, SEPTIC RESERVE AREAS, OR UNDERGROUND FUEL TANKS ON THE PROPERTY.
THERE ARE NO ENDANGERED SPECIES HABITATS ON THE PROPERTY.
THE PROPERTY DOES NOT FALL WITHIN A FAILING TRAFFIC SHED OR A DEFICIENT PUBLIC WATER OR SEWER AREA
PER BASIC SERVICES MAPS EFFECTIVE 6-16-23
ZONING CASE HISTORY - SEE INFORMATION ON THIS SHEET

ZONING CASE HISTORY

CASE NO. 75-201-R
RECLASSIFICATION APPROVED FROM MR ZONING TO BM ZONING

CASE NO. 90-151-A
PETITION GRANTED TO PERMIT TWO EXISTING IDENTIFICATION SIGNS TOTALLING
227.4 SQUARE FEET IN LIEU OF THE ONE PERMITTED SIGN OF 150 SQUARE FEET

CASE NO. 2013-0023-A (RELATES TO NO 22 WEST TIMONIUM)
PETITION GRANTED TO PERMIT TWO PREEXISTING ENTERPRISE SIGNS WITH SIGN FACES
OF 24 SQUARE FEET AND 38 SQUARE FEET IN LIEU OF THE ONE PERMITTED 50 SQUARE FEET
FREESTANDING ENTERPRISE SIGN

CASE NO. 2021-0325-A
VARIANCE GRANTED PURSUANT TO BCZR 450.4.5.(b) TO ALLOW TWO (2) FREESTANDING ENTERPRISE
SIGNS WITH SIGN FACE AREAS OF 42 AND 38 SF IN LIEU OF THE ONE (1) PERMITTED 75 SF FREESTANDING
ENTERPRISE SIGN SUBJECT TO THE FOLLOWING:
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.

PARKING TABULATION

Parking Required (Nos. 20+22 West Timonium Road maintain shared driveways, entrances and parking facilities)

Existing Buildings	
Showroom, Sales Offices, Sales Offices	6,650 SF @ 5 Spaces / 1,000 SF = 34 Spaces
Service Shop, Parts Storage and General Offices	30,603 SF @ 3.3 Spaces / 1,000 SF = 101 Spaces
Total Parking Required	= 135 Spaces
Parking Provided	
Total Surface Parking Provided For Customers/Service and Employees	= 118 Spaces
Total Service Bay Parking	= 43 Spaces
Total Parking Provided	= 161 Spaces
Total Parking Provided For Inventory And Display	= 56 Spaces
Parking For The Physically Handicap Shown Thus: H (Included In Parking Provided For Customers/Employees)	= 5 Spaces
Standard Parking Spaces At 8.5' X 18', 9' X 18'	
All Parking To Be Permanently Striped On A Durable And Dustfree Surface	

NOTES

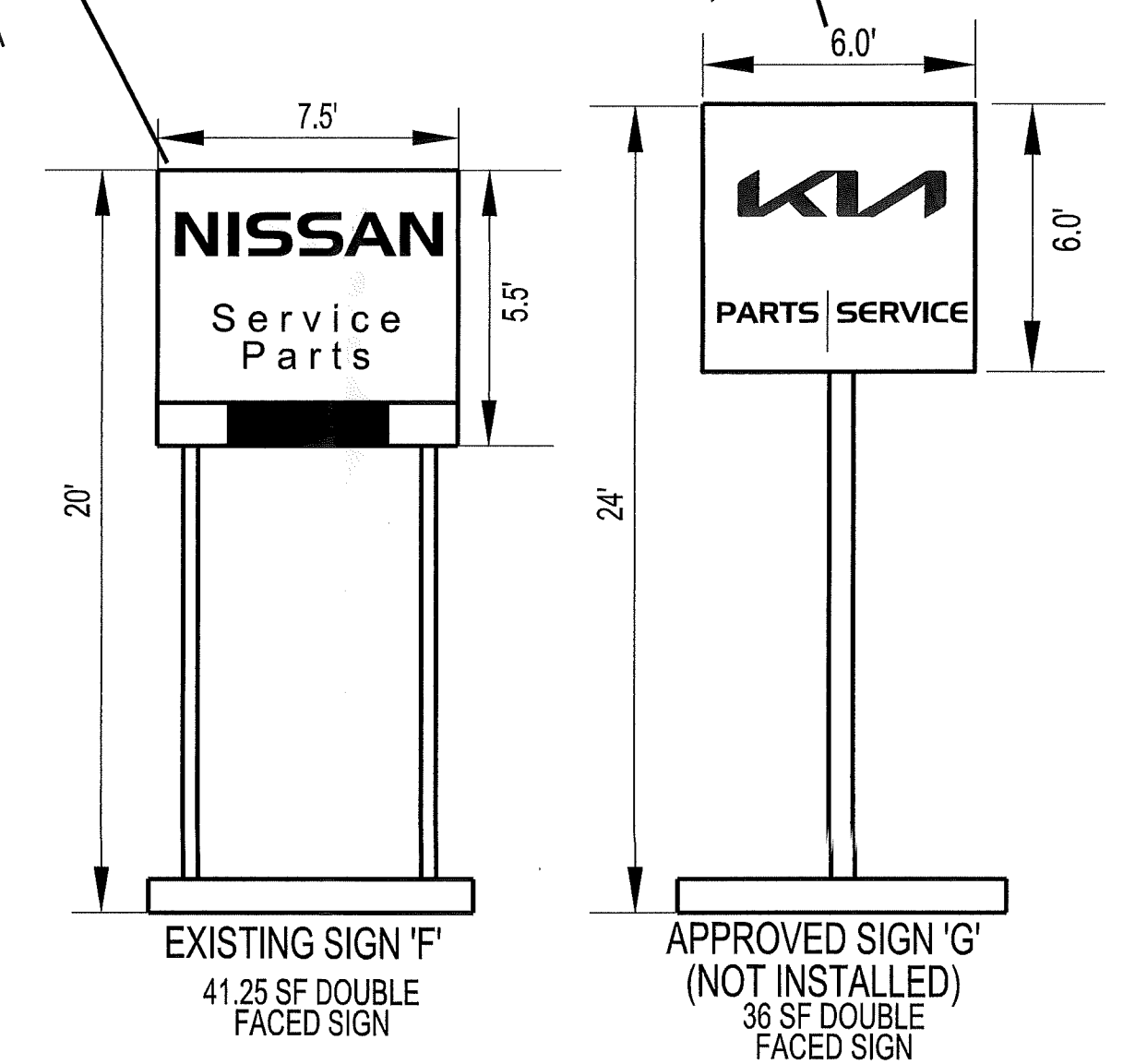
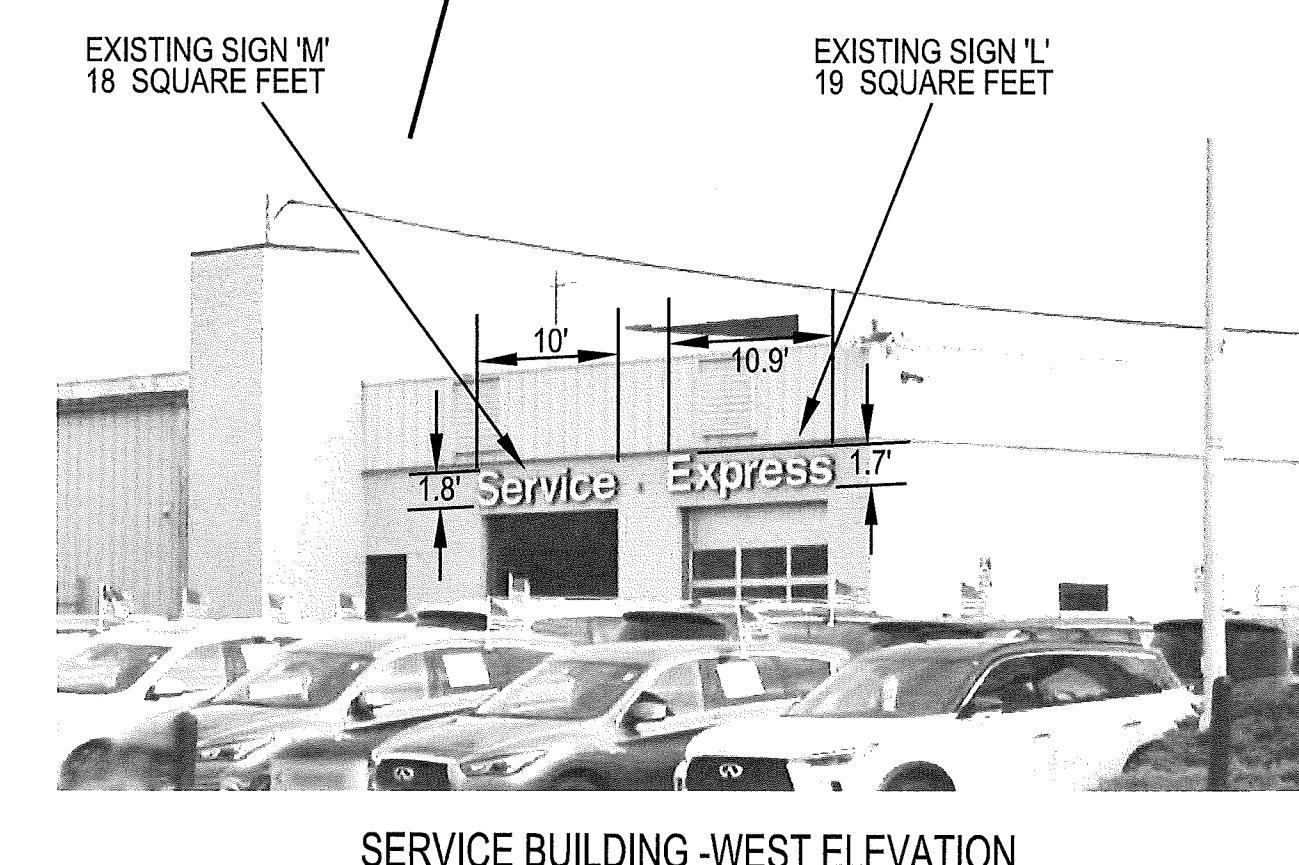
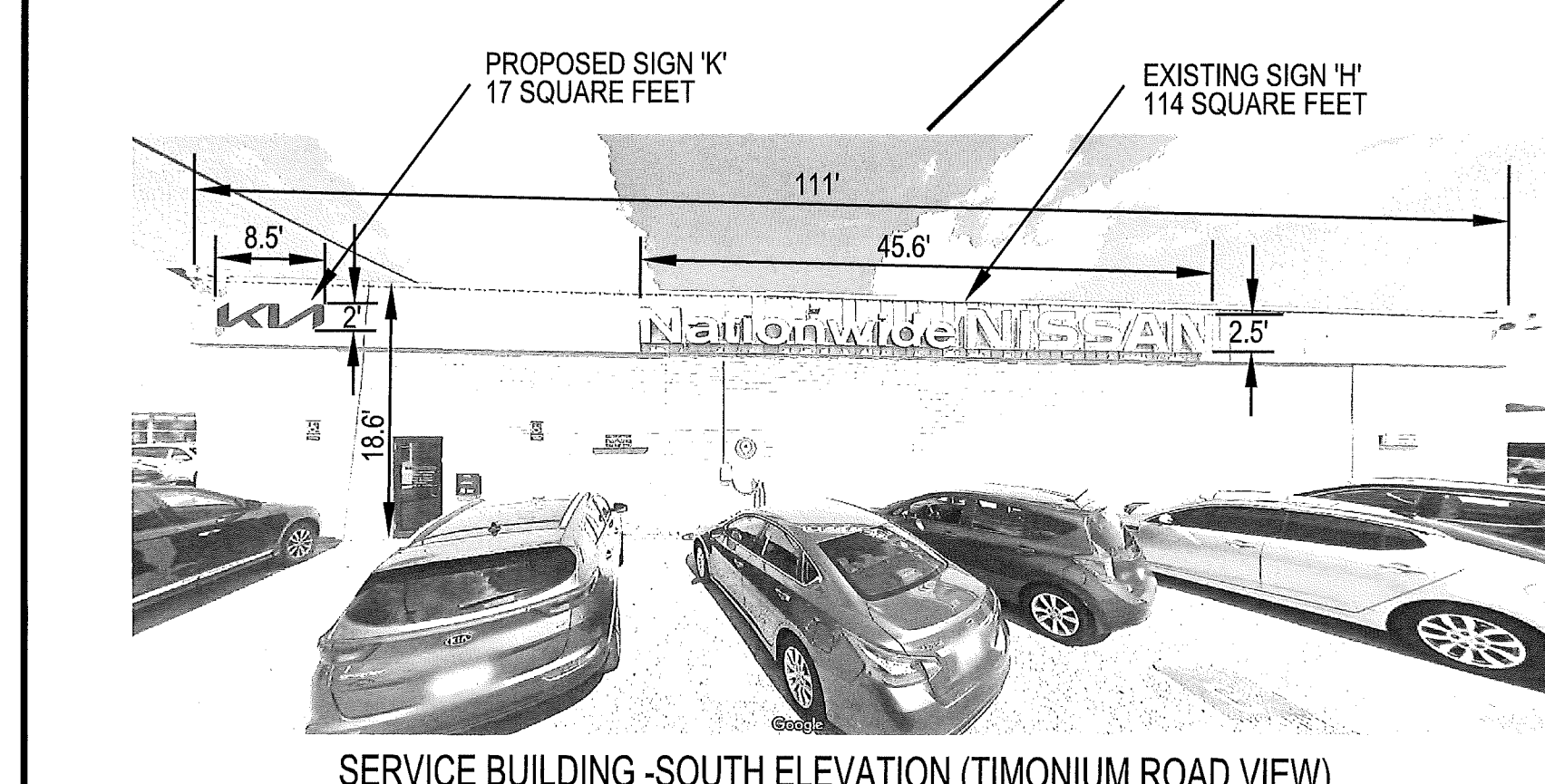
1) THE INFORMATION DEPICTED ON THIS DRAWING IS BASED ON EXISTING PLANS AND FIELD OBSERVATIONS
NO FIELD SURVEY OF THE PROPERTY WAS CONDUCTED.
2) THE METES AND BOUNDS SHOWN HEREON WERE CONVERTED FROM BCMD DATA AND ARE NOT BASED ON
A BOUNDARY SURVEY.

SIGNAGE MATRIX

SIGN	CLASS	STRUCTURAL TYPE	HEIGHT	ILLUMINATION	NO. OF FACES	NO. OF SIGNS	AREA PER FACE SF	NOTES
F	ENTERPRISE	FREESTANDING	20'	INTERNAL	2	1	41.25	EXISTING CASE NO. 2021-0325-A
G	ENTERPRISE	FREESTANDING	24'	INTERNAL	2	1	36	APPROVED NOT INSTALLED CASE NO. 2021-0325-A
H	ENTERPRISE	WALL MOUNTED	NA	INTERNAL	1	1	114	EXISTING AGGREGATE AREA OF FACES = 131 SF < 222 SF PERMITTED (2 x 111')
K	ENTERPRISE	WALL MOUNTED	NA	INTERNAL	1	1	17	PROPOSED
L	DIRECTIONAL	WALL MOUNTED	NA	INTERNAL	1	1	18.6	EXISTING Variance Request
M	DIRECTIONAL	WALL MOUNTED	NA	INTERNAL	1	1	18	EXISTING Variance Request

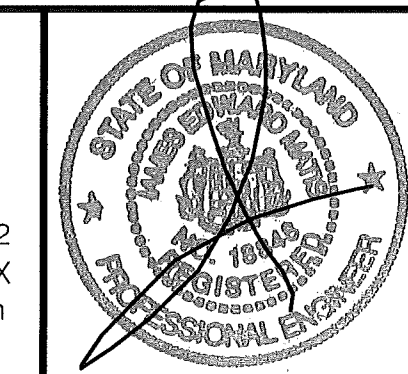
VARIANCE REQUEST

1. Variance from Section 450.8, Table of Sign Regulations, 3(a) of the Baltimore County Zoning Regulations to allow wall-mounted directional signs with sign areas/ faces of 18 square feet and 19 square feet in lieu of the permitted 8 square feet for each directional sign (Signs M and L).

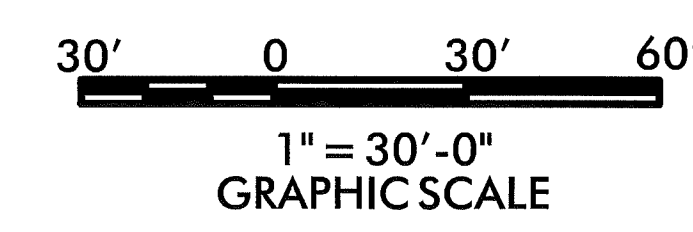


MATISWARFIELD
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"Professional Certification:
I hereby certify that these documents
were prepared or approved by me,
and that I am a duly licensed
professional engineer under the laws
of the State of Maryland.
License No. PE 18848
Expiration Date: 9-19-24



OWNER/ PETITIONER
SCHAEFER-TIMONIUM LLC
2085 YORK ROAD
TIMONIUM, MARYLAND 21093

Att: Brandon Schaefer

Date	Issue
12-4-23	FILING ISSUE

PLAN TO ACCOMPANY ZONING PETITION
NATIONWIDE SERVICE CENTER
20 WEST TIMONIUM ROAD
TIMONIUM, MD 21093

BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT NO. 8
COUNCILMANIC DISTRICT 3
SHEET 1 OF 1 ZP-1

2023-0265-A