

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *John A. Kelly*

DATE: 2-26-75

75-11A

RESIDENTIAL GARDEN
ZONED - M.L.-1.M.

LOMBARD GARDEN
ZONED - M.L.-1.M.

5-0' SLOPE EASEMENT
AREA

BEGINNING POINT LOCATED
630' E. OF & OF NORTHERN
CENTRAL R.R.

CHURCH

LANE

20' R/W REQUIRED
FOR PROPOSED FUTURE
ROAD WIDENING

RESIDENTIAL USE - ZONED M.L.-1.M.

OFFSTREET PARKING DATA:

EXIST. BLDG. - WHSE. 4 EMP @ 1/3 emp. REQUIRED

PARKING PROVIDED - 2

PROPOSED BLDG. - OFFICE (1/300 S.F.) WHSE (1/3 emp.)

PARKING REQUIRED - 2

4 PARKING SPACES @ 9'x20'

VARIANCE PLAT FOR
DAVID O. KAISS, INC.
126 CHURCH LANE
ELECTION DISTRICT - 8
ZONING - M.L.-1.M.

SCALE: 1"



PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, David O. Kaisa, Inc., legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section (238.2) to permit a side yard set back of 10 feet instead of the required 30 feet on the east side of the site.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. The best use of the property necessitates a two story addition to provide added warehouse space to the existing building which is currently used as a warehouse and shop and to provide room for office space; and
2. The two-story addition will permit the existing building to be squared off to provide maximum use of the location.
3. The twenty-five foot set-back at the front of the building will be black-topped to absorb any traffic over-flow - one way traffic on either side of the building is required to best use of the property for loading; however the nature of the business does not require use of trucks larger than pick up trucks.

see attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

BY: David O. Kaisa, Inc. Legal Owner
David O. Kaisa, President
Address: 128 Church Lane, Cockeysville, Md. 21030
Phone: 252-6700
Petitioner's Attorney: Clarence E. Pusey, Jr., Esq.
P.O. Box 276, 1905 York Road, Timonium, Md. 21093
Phone: 252-6700

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of June, 1974, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of July, 1974, at 10:45 o'clock.

Zoning Commissioner of Baltimore County

(over)

August 6, 1974

Clarence E. Pusey, Jr., Esquire
P.O. Box 276
1905 York Road
Timonium, Maryland 21093

RE: Petition for Variance
N/S of Church Lane, 630' E of
Northern Central R.R. - 8th District
David O. Kaisa, Inc. - Petitioner
NO. 75-11-A (Item No. 202)

Dear Mr. Pusey:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

Property Description

Beginning at a point located on the North side of Church Lane, approximately 630 feet East of the intersection of the centerline of Church Lane (30 feet wide) and the centerline of the Northern Central Railroad, thence running the following courses and distances:

- 1) S 80 E, a distance of 75 feet, thence
- 2) at right angles in a northwesterly direction a distance of 135.0 feet; thence
- 3) parallel to the north side of Church Lane, and in a northwesterly direction, a distance of 75.0 feet; thence
- 4) in a southeasterly direction, a distance of 135.0 feet to the place of beginning.

Containing ten thousand one hundred and twenty-five square feet of land.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: July 24, 1974
FROM: William D. From, Director of Planning
SUBJECT: Petition #75-11-A North side of Church Lane 630 feet East of the Northern Central Railroad.
Petition for Variance for a Side Yard.
Petitioner - David O. Kaisa, Inc.

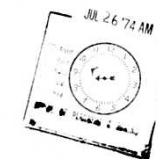
8th District

HEARING: Monday, July 29, 1974 (10:45 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition has the following comment to offer.

The granting of this request would not be inconsistent with the 1980 Guideplan.

WDF:NEG:FW



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

Item 202

Clarence E. Pusey, Jr., Esq.
P.O. Box 276, 1905 York Road
Timonium, Md. 21093

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 6/27 day of June, 1973

S. ERIC DINENNA,
Zoning Commissioner

Petitioner David O. Kaisa, Inc.

Petitioner's Attorney Clarence E. Pusey, Jr.

Reviewed by William D. From
Chairman,
Zoning Advisory Committee

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
825-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: David O. Kaisa, Inc.

Location: N/S Church La., 630' E of the intersection of the centerline of Church La. and the centerline of the North Central R.R.
Item No. 202 Zoning Agenda

Gentlemen: 202 June 11, 1974

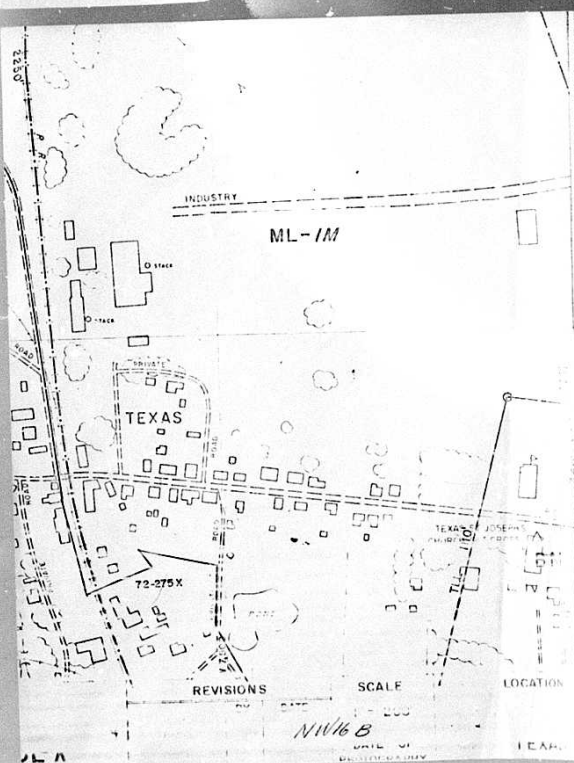
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: Paul H. Reinisch Noted and Approved: Paul H. Reinisch
Planning Group Special Inspection Division Deputy Chief
Fire Prevention Bureau

mls
4/16/73

OCT 10 1974



Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community

to permit a side yard setback of ten feet instead of the a Variance required 30 feet on the east side. should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 16th day of August, 1974, that the herein Petition for a Variance should be and the same be granted, from and after the date of this Order subject to the following restrictions:

1. The use of the existing and proposed buildings shall be restricted to office and warehouse storage, with the exception of incidental manufacture and/or assembly of materials by not more than four employees.
2. The length of the building, as proposed shall be reduced by 14 feet at the rear to provide for a more feasible parking and loading area.
3. No outdoor loading and unloading at the front of the building.
4. At no time shall the parking requirements for the use of the building exceed the number of parking spaces available on the site.
5. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF

June 24, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 202 (1973-1974)
Property Owner: David O. Kaiss, Inc.
N/S Church Lane, 630' East of the intersection of the centerline of Church Lane and the centerline of the North Central RR.
Existing Zoning: M-L-1-R
Proposed Zoning: Variance from Section 238.2 to permit a side yard setback of 10' instead of the required 30' on the east side of the site.
No. of Acres: 10.125 square feet District: 8th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

ROADWAY COMMENTS

Church Lane, an existing County road is proposed to be improved in the future in this vicinity as a 40-foot closed-type roadway cross-section or a 50-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening and necessary reversible easement for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering and the plan must be revised accordingly.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

SEDDIMENT CONTROL

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

James R. Byrnes, III
Chairman

CLERK

ADMINISTRATIVE

PLANNING

ENGINEERING

HEALTH

WATER

SEWER

TRAFFIC

LAND

USE

DEVELOPMENT

RECORDS

CLERK

ADMINISTRATIVE

PLANNING

ENGINEERING

HEALTH

WATER

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HEALTH

WATER

SEWER

TRAFFIC

LAND

USE

DEVELOPMENT

Clarence E. Pusey, Jr., Esq.
P.O. Box 276, 1905 York Road
Timonium, Maryland 21093

RE: Variance Petition
Item 202
David O. Kaiss, Inc. - Petitioner

Dear Mr. Pusey:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the north side of Church Lane, approximately 630 feet east of the center line of the Northern Central Railroad right-of-way, in the 8th Election District of Baltimore County. It is presently improved with an existing one-story warehouse and storage building.

Various residential houses exist opposite the site on Church Lane and to the west adjacent to the site. A lumber storage yard abuts the site to the east. The petitioner is requesting a Variance to permit a side yard setback of 10 feet on the eastern-most side instead of the required 30 feet. A two-story office and storage addition is proposed.

Clarence E. Pusey, Jr., Esq.
Item 202
Page 2

July 15, 1974

This petition is accepted for filing; however, the plans must be revised to reflect information concerning utilities and the right of way widening for Church Lane. It should also be noted that this property and the proposed addition could be directly affected by the recent Jones Falls Moratorium.

This petition is accepted for filing on the date of the enclosed filing certificate. Notices of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

June 14, 1974

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 202, Zoning Advisory Committee Meeting, June 11, 1974, are as follows:

Property Owner: David O. Kaiss, Inc.
Location: N/S Church La., 630' E of the intersection of the centerline of Church La. and the centerline of the North Central R.R.

Existing Zoning: M-L-1-R
Proposed Zoning: Variance from Section 238.2 to permit a side yard setback of 10' instead of the required 30' on the east side of the site.
No. of Acres: 10.125 sq. ft.
District: 8

Metropolitan water and sewer are available.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Moratorium Jones Falls: A moratorium was placed on new sewer connections in the Jones Falls Drainage Basin by Dr. Seil Solomon, Secretary of Health and Mental Hygiene, on November 13, 1973; therefore approval may be withheld for this connection.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:nc

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.

DEPUTY

WM. T. MELZER

DEPUTY TRAFFIC ENGINEER

June 28, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 202 - ZAC - June 11, 1974
Property Owner: David O. Kaiss, Inc.
N/S Church Lane, 630 feet E of the intersection of Church Lane and the centerline of the North Central RR
Variance from Section 238.2 to permit a side yard setback of 10 feet instead of the required 30 feet on the east side of the site.
District: 8

Dear Mr. DiNenna:

The subject petition is a request for a variance to the side yard. Should this petition be granted, it would eliminate any possibility of providing standard size commercial driving to this site.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF/pk

WILLIAM D. FROHNE

DIRECTOR

S. ERIC DINENNA

ZONING COMMISSIONER



June 18, 1974

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #202, Zoning Advisory Committee Meeting, June 11, 1974, are as follows:

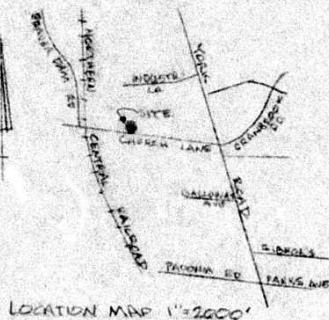
Property Owner: David O. Kaiss, Inc.
Location: N/S Church La., 630' E of the intersection of the centerline of Church La. and the centerline of the North Central RR.
Existing Zoning: M-L-1-R
Proposed Zoning: Variance from Section 238.2 to permit a side yard setback of 10' instead of the required 30' on the east side of the site.
No. of Acres: 10.125 sq. ft.
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The site plan must be revised to show proposed right of ways and paving of Church Lane.

Very truly yours,

John L. Winkley
John L. Winkley
Planning Specialist II
Project and Development Planning Division

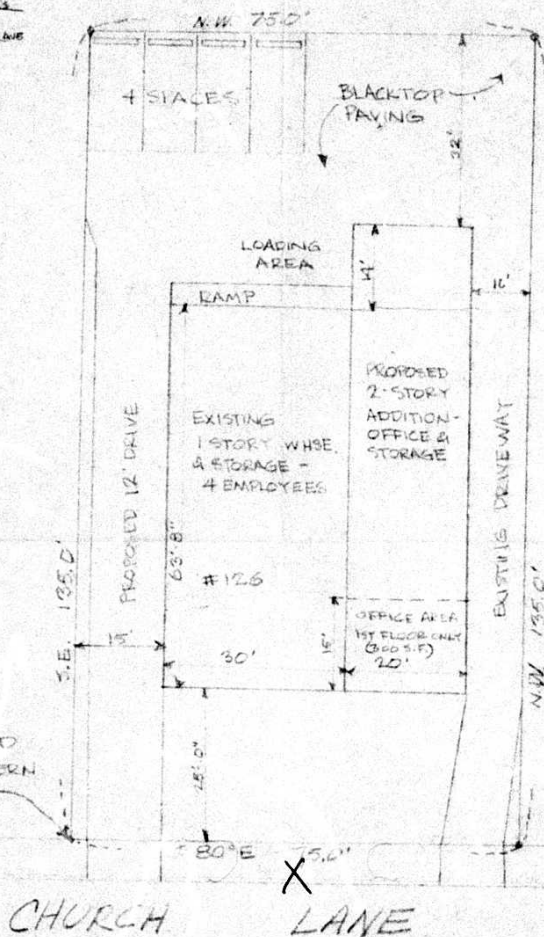


MAP:	30
	NW100B
ELECTION	
DISTRICT:	8
D.T.:	5-30-74
TYPE:	
MOBIL. CR.	V
LY	417
FINAL:	4-27-74
BY:	417

RESIDENTIAL GARDEN
ZON. - M.L.-I.M.

LUMBER STORAGE
ZONED M.L.I.M.

BEGINNING POINT LOCATED
630' EAST OF & OF NORTHERN
CENTRAL R.R.



CHURCH LANE

RESIDENTIAL USE - ZONED M.L.-I.M.

OFFSTREET PARKING DATA:

EXIST. BLDG. - WHSE. 4 EMP @ 1/3 EMP. REQUIRED

PARKING PROVIDED - 2

PROPOSED BLDG. - OFFICE (1/30 S.F.) WHSE. (1/30 S.F.)

PARKING PROVIDED - 2

4 PARKING SPACES @ 9x20'

VARIANCE PLAT FOR
DAVID O. KAISS, INC.

126 CHURCH LANE

ELECTION DISTRICT - 8

ZONING - M.L.-I.M.

SCALE: 1"=40'

