



JOHN A. OLSZEWSKI, JR.  
County Executive

MICHAEL D. MALLINOFF, *Director*  
*Department of Permits,*  
*Approvals & Inspections*

April 15, 2020

Adam D. Baker, Esquire  
Rosenberg, Martin and Greenberg, LLP  
25 South Charles Street, 21<sup>st</sup> Floor  
Baltimore, Maryland 21201-3305

Dear Mr. Baker:

RE: Zoning Spirit and Intent, 6400 & 6402 Falls Road, Proposed Self-Storage Facility, Zoning Cases 1987-0349-A & 1976-0185-A, 3<sup>rd</sup> District

Your letter to Mr. Michael Mallinoff, Director, concerning your request for an opinion from this office pertaining to the above referenced property, the zoning case history thereon and the proposed redevelopment of same with a self-storage facility has been referred to this Office for reply. Specifically, you have requested a finding that the proposed redevelopment of the property with a self-storage facility (as illustrated in your submittal), utilizing the previously granted variance relief, is within the Spirit and Intent of the zoning case history on the property. Please be advised that after careful consideration of your request and review of the subject cases, it is the opinion of this office that your request is beyond the administrative authority of this office, and therefore a Special Hearing will be required for the Administrative Law Judge to review, and hopefully, approve your request. I would suggest you also file for the necessary variance relief along with the Special Hearing to amend the prior zoning cases.

THE FOREGOING IS MERELY AN INFORMAL OPINION. IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph C. Merrey".

Joseph C. Merrey  
Planner II  
Zoning Review  
410-887-3391



**Rosenberg  
Martin  
Greenberg<sup>LLP</sup>**

Adam D. Baker  
25 South Charles Street, 21st Floor  
Baltimore, Maryland 21201-3305  
T: 410.649.1241  
abaker@rosenbergmartin.com

April 3, 2020

VIA FIRST CLASS MAIL

Mr. Michael D. Mallinoff, Director,  
Baltimore County Department of  
Permits, Approvals and Inspections  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: **Request for Spirit and Intent Letter**  
6400 & 6402 Falls Road  
Baltimore County, Maryland  
Tax Map 0069, Parcels 0099 & 0710  
3<sup>rd</sup> Election District, 2<sup>nd</sup> Councilmanic District  
DRC No. 2020-00035 **033120A**

Dear Mr. Mallinoff:

This firm represents NorthPoint Development (“NorthPoint”), which has entered into a contract with Maddiemack, LLC (the “Seller”) to purchase the above-referenced property (the “Property”) located on Falls Road in the Bare Hills/Lake Roland area of Baltimore County. As indicated in the recent Development Review Committee (“DRC”) meeting on March 31, 2020, NorthPoint proposes to demolish the existing building on the Property and construct a four-story self-storage facility with a ±24,950-SF building footprint, including ±1,200-SF of accessory office space and 5 accessory parking spaces. The proposed use is permitted by right under the current ML zoning which encompasses the Property. I have attached a copy of the DRC application package for your reference.

The existing building on the Property is currently being utilized as a carpet retail store. In Case No. 1987-349-A (the “Prior Zoning Case”), the petitioner obtained the necessary zoning relief to construct the current building on the Property. I have enclosed the Order and the Site Plan from the Prior Zoning Case for your reference. The setbacks and location of the self-storage facility on the Property are very similar to those of the buildings permitted and constructed under the Prior Zoning Case. At this time, I am writing to seek written confirmation from you that the construction of the proposed self-storage facility on the Property is within the spirit and intent of the relief granted in the Prior Zoning Case.

As indicated in the Order in the Prior Zoning Case, the petitioner sought the following relief: (1) a variance to permit a front street setback of 36’ and front yard setback of 52’ in lieu of the required 75’; (2) a variance to permit a side yard setback of 36’ in lieu of the required 50’; (3) a variance to permit a rear yard setback of 25’ in lieu of the required 50’; (4) a variance to permit a rear yard setback of 25’ in lieu of the required 30’; (5) a variance to permit a distance between buildings of 35’ in lieu of the required 55’; and (6) an amendment to the Site Plan approved in Case No. 76-185-A<sup>1</sup>. In addition to granting variances from Sections 255.2, 243.1, 243.2, 243.3, 255.1, 238.2, 238.2, and 102.2 and 233.3.C of the Baltimore County Zoning Regulations (“BCZR” or “Zoning

<sup>1</sup> In Case No. 1976-185-A, the then owner of the Property was granted a variance to Section 255.1 (238.2) of the BCZR to permit a rear yard setback of 18’ in lieu of the required 30’. A copy of the Order and Site Plan from Case No. 1976-185-A are attached.

Regulations”) to permit the proposed building on the Property, the Deputy Zoning Commissioner approved an amendment to the Site Plan previously approved in Case No. 76-185-A.

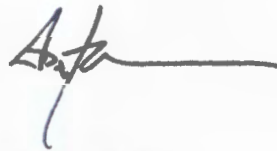
As indicated on the Site Plan and Order in the Prior Zoning Case, the development of the proposed building on the Property was subject to additional setback requirements. Specifically, BCZR Sections 255.2, 243.2, 243.2 and 243.3 imposed the stricter MR zone setback requirements for the ML-zoned Property because of its location across Falls Road from the Lake Roland park<sup>2</sup>. As evidenced on the attached DRC Plan, the self-storage facility which is currently proposed by NorthPoint adheres to the setbacks previously approved under the Prior Zoning Case. In addition, as the proposed self-storage building is located more than 100’ from the RC zone boundary across Falls Road and the BL zone boundary to the south, the proposed four-story (approximately 50’) height complies with the height regulations of the ML zone as set forth in BCZR Section 254.1 (i.e. unlimited height).

Please confirm by countersigning this letter below that the proposed redevelopment is indeed, within the spirit and intent of the prior approved zoning relief granted for the Property and that the proposed redevelopment of the Property is permitted without any additional zoning relief being required. I have enclosed with this letter a check in the amount of \$200.00 made payable to “Baltimore County, Maryland” to cover the administrative costs associated with this review.

If you need any additional information in order to complete your review, please feel free to give me a call.

I appreciate your attention to this matter.

Sincerely,



Adam D. Baker

AGREED AND ACCEPTED:

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Michael Malinoff, Director  
Baltimore County Department of  
Permits, Approvals and Inspections

ADB  
Enclosures

cc: NorthPoint Development (via electronic mail)  
Kimley Horn (via electronic mail)

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<sup>2</sup> At the time of the Prior Zoning Case, the park was named “Robert E. Lee Park”. In 2015, then County Executive Kevin Kamenetz renamed the park “Lake Roland”.



March 10, 2020

Development Review Committee  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Letter of Request for DRC  
Beyond Self Storage – NorthPoint Development  
6400 and 6402 Falls Road  
Baltimore, MD 21209

NorthPoint Development is respectfully requesting a Development Review Committee (DRC) review and approval of a Limited Exemption under Section 32-4-106 (A-1-vi) for its self-storage facility located at 6400 and 6402 Falls Road, Baltimore, MD 21209. The site is currently an industrial/commercial use with two associated structures.

NorthPoint Development is purchasing the property at 6400 and 6402 Falls Road and is proposing to demolish the existing structures and build a self-storage facility in their place. The proposed building footprint will be approximately 24,950 square feet and have 1,200 sf of office space. The proposed use is permitted under the current ML zoning that encompasses the site.

Please contact me at 816.381.2901 or by email at [jsweeney@northpointkc.com](mailto:jsweeney@northpointkc.com) if you have any questions or concerns.

Thank you,

A handwritten signature in black ink, appearing to read "Brett Sroka".

Brett Sroka – Project Manager  
NorthPoint Development  
4825 NW 41<sup>st</sup> St, Suite 500  
Riverside, MO 64150

**BALTIMORE COUNTY**  
**DEPARTMENT OF PERMITS APPROVALS AND INSPECTIONS**  
**DEVELOPMENT REVIEW COMMITTEE (DRC) APPLICATION**

DRC# \_\_\_\_\_ /Tracking# \_\_\_\_\_  
County Use Only County Use Only

This application must be accompanied by the following:

1. One copy of the completed DRC checklist.
2. Three copies of this DRC application, completed in full.
3. Three copies of a letter of request (attach one to each DRC application).
4. Nine copies of the plan folded to 8 1/2 x 11 inches.
5. \$150 fee for limited exemption request; \$375 for waiver request (check made payable to Baltimore County, MD and are non-refundable; Applicant shall deliver check to County Finance Office cashier. Submit paid receipt w/package.

Filing Date: \_\_\_\_\_

Stamp in w/PAI date stamp here

Project Name: BEYOND SELF-STORAGE - LAKE ROLAND PAI File No.: \_\_\_\_\_

Project Address: 6400 & 6402 FALLS ROAD, BALTIMORE, MD Zip Code: 21209 ADC Map #: 4578E9

Councilmanic District: 2ND Election District: 3RD Project Acreage: 1.70 ACRES

Tax Account No(s): 0311048100 Zoning: ML-AS AND ML-IM

Engineer: ROBERT L. HAASE, KIMLEY-HORN N/A: \_\_\_\_\_ Engineer's Phone No.: 443-743-3470

Address: 1801 PORTER ST, SUITE 401, BALTIMORE, MD Zip 21230 Email: ROBERT.HAASE@KIMLEY-HORN.COM  
(City)

Applicant: NORTHPOINT DEVELOPMENT Applicant's Phone No.: 816-381-2901

Address: 4825 NW 41st ST, SUITE 500, RIVERSIDE, MO Zip 64150 Email: BSROKA@NORTHPOINTKC.COM  
(City)

Attorney: ROSENBERG MARTIN GREENBURG, LLP N/A: \_\_\_\_\_ Attorney's Phone No.: 410-727-6600

Address: 25 SOUTH CHARLES STREET, 21ST FLOOR, BALTIMORE, MD Zip 21201 Email: JWILLIAMS@ROSENBERGMARTIN.COM  
(City)

Is this a tower? \_\_\_ Yes  No If "Yes" check one of the following: Cellular \_\_\_\_\_ Water Tower \_\_\_\_\_ MonoPole \_\_\_\_\_  
(CAC) (WTC) (CFC)

**REQUESTED ACTION (TO BE COMPLETED BY THE APPLICANT)**

- Limited Exemption under Section 32-4-106 (A-1-VI) ( ) ( )
- Plan Refinement
- Planned Shopping Center Designation under Section 101 of BCZR
- Waiver under Section 32-4-107 ( ) ( ) ( )
- Requires a Zoning ( ) Special Hearing; ( ) Special Exception; ( ) Variance
- Lot Line Adjustment (LLA)
- Other \_\_\_\_\_

(County Use only)

Action: \_\_\_\_\_

This application must be accompanied by a written request. That request must be in the form of a letter, legibly printed or typed, and signed by the applicant. The letter must contain the name, address and telephone number of the applicant and must provide details of the request. A copy of the checklist must be completed and included along with this DRC application. Please note that a DRC application form and checklist is available in room 123 of the County Office Building and on the County web site [www.baltimorecountymd.gov/Agencies/permits/pdm\\_devmanage/pdmfdmgt.html](http://www.baltimorecountymd.gov/Agencies/permits/pdm_devmanage/pdmfdmgt.html)  
Please see page 2 for the checklist of complete submittal requirements

c: Council, Planning, DEPS, Zoning

**BALTIMORE COUNTY  
DEPARTMENT OF PERMITS APPROVALS AND INSPECTIONS**

Development Review Committee (DRC)  
Application Form Checklist

**All applications to the DRC must include the following:**

- 1. Three copies of the DRC Application.
- 2. Three copies (one attached to each DRC Application) of a letter of request to the DRC containing the following:
  - a. Name, address and phone number of the applicant
  - b. Explanation of the request to the DRC.
  - c. Signature of the applicant.
- 3. Nine copies of a plan\*\*\* showing the following:
  - a. A plan title box noting "Plan to accompany DRC request."
  - b. North arrow.
  - c. Vicinity map.
  - d. Election district.
  - e. Councilmanic district.
  - f. Property tax account numbers.
  - g. Site property owner's name and address.
  - h. Scale of the drawing.
  - i. Boundaries of the property lines shown in heavy bold lines.
  - j. Lengths of property lines
  - k. Area of project site in square feet and acreage.
  - l. Proposed structures, heights and dimensions.
  - m. Setbacks.
  - NA n. Location of existing wells and septic systems.
  - o. Zoning information:
    - 1. Current zoning on the property.
    - 2. Case numbers of any zoning hearings.
    - 3. Dates of zoning orders.
    - 4. Indication of what was granted or denied by the zoning commissioner.
    - 5. Copies of zoning orders attached to the DRC Application.
- 4. One copy of this checklist completed and signed by the applicant or the consultant.
- 5. Check for \$150 for limited exemption request or check for \$375 for waiver request , payable to Baltimore County, MD-non-refundable. **(Do not staple check to forms) Applicant shall deliver payment to County Finance Office cashier. Submit paid receipt with this package.**

\*\*\*Note: For refinements and material changes to previously approved plans you must use copies of the last approved plan to show items 3a-o listed above. Please show all changes in red.

I have reviewed the DRC application and plan using this checklist to insure that the application and plan are complete. I understand that an incomplete application or plan may cause the DRC to delay its action on this request.

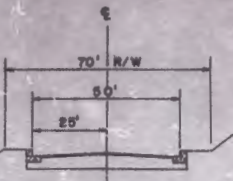
Signed \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_

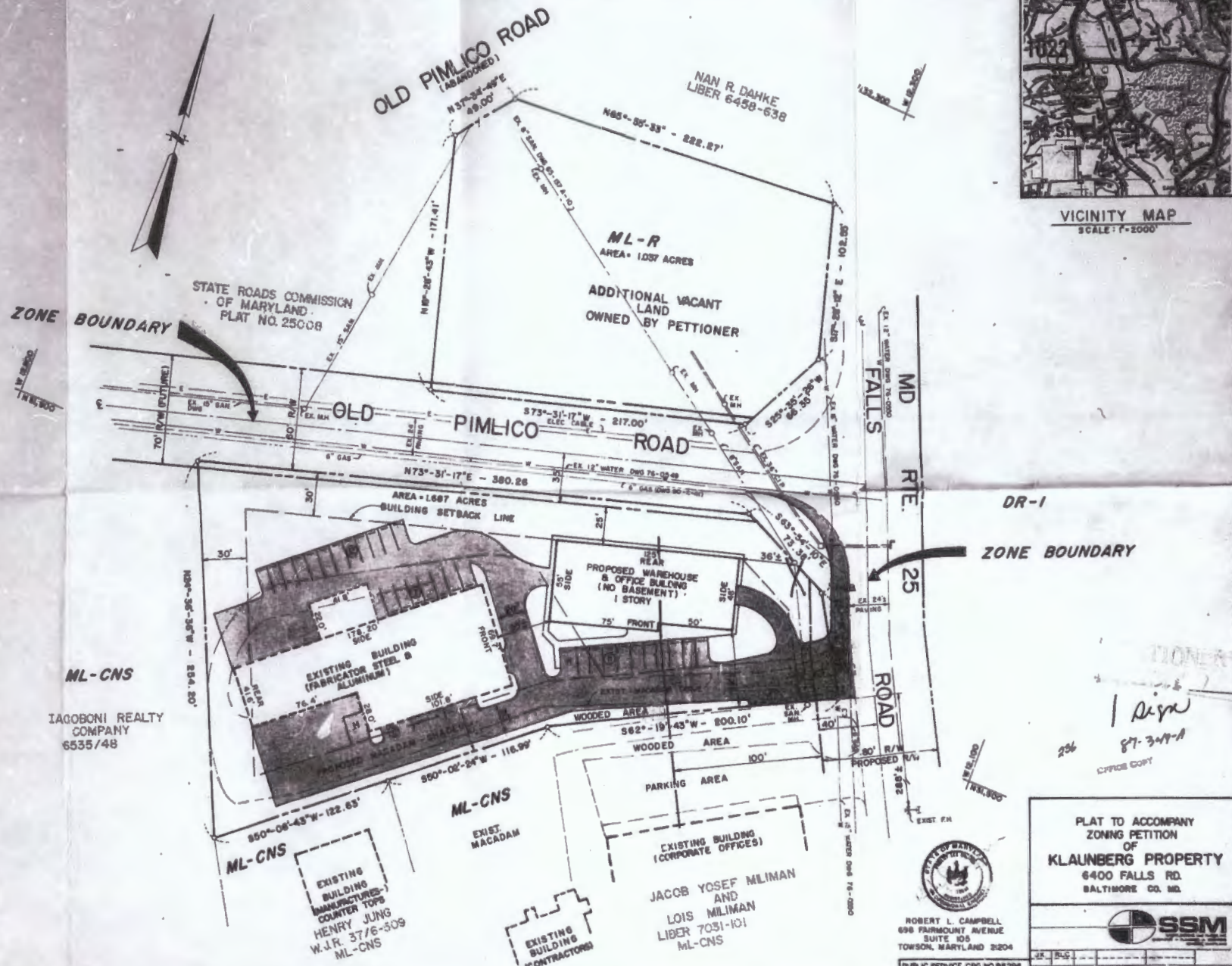




VICINITY MAP  
SCALE: 1" = 5000'



OLD PIMLICO ROAD  
FUTURE ROAD SECTION  
W.T.S.



ZONE BOUNDARY

ZONE BOUNDARY

ML-CNS  
IACOBONI REALTY  
COMPANY  
6535/48

PLAT TO ACCOMPANY  
ZONING PETITION  
OF  
KLAUNBERG PROPERTY  
6400 FALLS RD.  
BALTIMORE CO. MD.



ROBERT L. CAMPBELL  
698 FARMOUNT AVENUE  
SUITE 105  
TOWSON, MARYLAND 21284



PUBLIC SERVICE CHG. NO. 86286	DATE	APPROVAL	DATE
PLANNING NO.	1" = 30'	8785-000	

- GENERAL NOTES
1. Applicant: Robert L. Campbell, 698 Farmount Avenue, Suite 105, Towson, MD 21284
  2. Land Information: 10/1/80
  3. Property No. 80 11-046141
  4. Planning District: 2
  5. Subdivision: 86
  6. ZONE DATA:
    - Current Zoning: ML-CNS
    - Total Site Area: 6.11 AC.
    - Building Use: OFFICE and MANUFACTURING
    - Proposed Use: OFFICE and MANUFACTURING
  7. BUILDING DATA:
    - OFFICE: 1,100 S.F.
    - MANUFACTURING: 11,000 S.F.
    - TOTAL: 12,100 S.F.
  8. FURNISH DATA:
    - Existing Building: 11,000 S.F.
    - OFFICE: 1st Floor 500 S.F., 2nd Floor 500 S.F.
    - MANUFACTURING: 10,000 S.F.
    - TOTAL: 11,000 S.F.
  9. Other proposed buildings & developed space:
    - 1. Existing Warehouse 11,000 S.F.
    - 2. Proposed Warehouse 11,000 S.F.
    - 3. Proposed Office 1,100 S.F.
    - 4. Proposed Parking 100' x 100'
  10. Show on or attach to this plan:
    - 1. All zoning maps and ordinances to be applied.
    - 2. All zoning maps and ordinances to be applied.
    - 3. All zoning maps and ordinances to be applied.
    - 4. All zoning maps and ordinances to be applied.

NOTE: LANDSCAPE PLAN TO BE SUBMITTED FOR APPROVAL

236  
87-349-A  
OFFICE COPY



KLAUNBERG PROPERTY



WEST



NORTH



EAST



SOUTH

**PETITION FOR ZONING VARIANCE  
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **Frederick H. Klauberg, Sr.** 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 235.1. (238.2) to permit a rear yard setback of 18' in lieu of the required 30'.

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

1. Intended use of proposed addition requires an additional 44'0"x41'60" building which will extend beyond the 30' setback requirement.
2. The land to the west of the petitioner's property is priced at such a rate as to be prohibitive for purchase, and therefore in realty not for sale to the petitioner.
3. There is no other location on the petitioner's property that would lend itself, in a practical way, to this proposed addition.
4. And for other reasons of hardship and practical difficulty to be aired at the hearing.

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.

Contract purchaser: **William O. Jensen, Jr.**  
Address: **216-20 Lexington St., Suite 600**  
Baltimore, Md. 21202 752-1167

Legal Owner: **Frederick H. Klauberg, Sr.**  
Address: **6400 Falls Rd.**  
Balto, Md. 21209

Petitioner's Attorney: **William O. Jensen, Jr.**  
Protestant's Attorney: **John W. Hession, III**

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of February, 1976, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of March, 1976, at 10:30 o'clock A.M.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
West side of Falls Road 149 feet SW : OF BALTIMORE COUNTY  
of Old Pimlico Road, 3rd District  
FREDERICK H. KLAUBERG, SR., : Case No. 76-185-A  
Petitioner

**ORDER TO ENTER APPEARANCE**

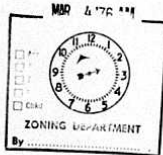
Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated thereto, and of the passage of any preliminary or final Order in connection therewith.

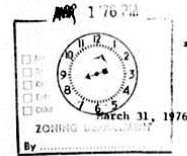
**Charles E. Kountz, Jr.**  
Deputy People's Counsel

**John W. Hession, III**  
People's Counsel  
County Office Building  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that a copy of the foregoing Order was mailed on this 4th day of March, 1976 to William O. Jensen, Jr., Esquire, 218-20 East Lexington Street, Baltimore, Maryland 21201, Attorney for Petitioner.



WILLIAM O. JENSEN, JR.  
ATTORNEY AT LAW  
(AC 201) 752-1167



SUITE 400 - 4th FLOOR  
KNICKERBOCKER BUILDING  
218-20 EAST LEXINGTON STREET  
BALTIMORE, MARYLAND 21202

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

Re: F. H. Klauberg  
Zoning Variance Case No. 76-185-A

Dear Mr. Di Nenna:

On March 15, 1976 a hearing was held on the above matter, and on or about March 17, 1976 you signed the Order approving the above requested variance.

In order that work may start as quickly as possible, and since there were no protestors at the hearing, it is requested that you waive the 30 day appeal, in order that Mr. Klauberg's Building Permit may be processed. We understand that the Building Permit will not be issued from 30 days from the date of your Order.

Very truly yours,

**William O. Jensen, Jr.**  
William O. Jensen, Jr.

WJ/rjf  
CC: F. H. Klauberg

The 30 day appeal period is hereby waived in order that the Building Permit Application may be processed.

S. Eric Di Nenna  
Zoning Commissioner 3/31/76

4.5-76. Called and advised Mr. Jensen's office that a supplemental letter, covering responsibility would be necessary before they could be issued, per JED - ul

March 18, 1976

**William O. Jensen, Jr., Esquire**  
218-20 East Lexington Street  
Baltimore, Maryland 21202

RE: Petition for Variance  
W/S of Falls Road, 149' SW  
of Old Pimlico Road - 3rd  
Election District  
**Frederick H. Klauberg, Sr.** -  
Petitioner  
NO. 76-185-A (Item No. 145)

Dear Mr. Jensen:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

**S. ERIC DI NENNA**  
Zoning Commissioner

SED/ew

Attachments

cc: **John W. Hession, III, Esquire**  
People's Counsel

Baltimore County  
Department of Public Works  
TOWSON, MARYLAND 21204

March 4, 1976

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

Re: Item #145 (1975-1976)  
Property Owner: **Frederick H. Klauberg, Sr.**  
W/S Falls Rd., 149' S/W of Old Pimlico Rd.  
Existing Zoning: M.L.  
Proposed Zoning: Variance to permit a rear yard setback of 18' in lieu of required 30'.  
No. of Acres: 1.7183 District: 3rd

Dear Mr. DiNenna:

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

**Highways:**

Falls Road (Md. 25) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Old Pimlico Road, an existing County road, is proposed to be improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way. Highway improvements, including highway right-of-way widening, and any additional fillet area for sight distance at the intersection, and necessary reversible easements 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. The submitted plan must be revised accordingly.

The entrance locations are subject to approval by the Department of Traffic Engineering.

**Sediment Control:**

Development of this property through stripping, 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 stripping of top soil.

Item #145 (1975-1976)  
Property Owner: **Frederick H. Klauberg, Sr.**  
Page 2  
March 4, 1976

**Storm Drains:**

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

**Water and Sanitary Sewer:**

Public water supply and sanitary sewerage exist along Falls Road. The submitted plan should be revised to indicate these existing public utilities and the present means of serving this property.

Additional fire hydrant protection may be required in the vicinity.

This property is tributary to the Jones Falls Sewerage System, subject to State Health Department imposed moratorium restrictions.

Very truly yours,

**Ellsworth H. Diver, P.E.**  
Chief, Bureau of Engineering

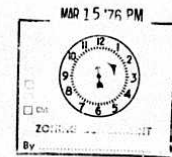
END:EAM:FWR:ss

cc: J. Tronner  
W. Munchel

O-NE Key Sheet  
32 NE 9 Top. Sheet  
NW 8 C Topo  
69 Tax Map

**CAMILLO IACOBONI & SONS, INC.**

Utility Construction  
1408 SHOEMAKER ROAD  
BALTIMORE, MD. 21209



March 10, 1976

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

RE: Property of **Iacoboni Realty Corp.**,  
adjacent property of **Frederick H. Klauberg, Sr.** located on the W/S  
Falls Road, 149' SW of Old Pimlico  
Road

Dear Mr. DiNenna:

This is to inform you that we are aware and in total agreement with the proposed zoning variance to permit a rear yard setback of 18' in lieu of the required 30' on the above referenced property.

Hoping the above meets with your approval.

Very truly yours,  
**Camillo Iacoboni & Sons, Inc.**

**Anthony J. Iacoboni - President**  
**Thomas G. Iacoboni - Vice President**

AJIT:ired

**B. D. LYNCH CO., INC.**

CONSTRUCTION LAYOUT  
4907 HARTFORD ROAD  
BALTIMORE, MARYLAND 21214  
TEL: 254-4935

For the purpose of zoning only.

All that piece or parcel of land situate, lying and being in the 3rd Election District of Baltimore County, State of Maryland, and described as follows:

- BEGINNING** at a point in the westerly line of Falls Road, Maryland Route 25, twenty-five (25) feet from the centerline thereof and 149 feet, more or less, southwesterly from the centerline of Old Pimlico Road as relocated on SMA Plat #2500B; thence running with the outlines of the land herein described,
1. South 62 degrees 19 minutes 28 seconds West, 200.12 feet; thence,
  2. South 49 degrees 58 minutes 28 seconds West, 239.86 feet; thence,
  3. North 24 degrees 45 minutes 32 seconds West, 256.54 feet; thence running with the southerly line of Old Pimlico Road,
  4. North 73 degrees 39 minutes 10 seconds East, 388.19 feet; thence,
  5. South 65 degrees 02 minutes 11 seconds East, 74.95 feet; thence running with the aforesaid westerly line of Falls Road,
  6. South 23 degrees 34 minutes 20 seconds East, 69.21 feet to the place of beginning,

Containing 1.7183 acres of land.

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, the Variance to permit a rear yard setback of 18 feet in lieu of the required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15<sup>th</sup> day of March, 1976, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: February 26, 1976

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-185-A. Petition for Variance for a Rear Yard. West side of Falls Road 149 feet Southwest of Old Pimlico Road. Petitioner - Frederick H. Klaunberg, Sr.

3rd District

Hearing: Monday, March 15, 1976 at 10:30 A.M.

There are no comprehensive planning factors requiring comment on this petition.

William D. Fromm, Director of Planning

WDF:JGH:nb

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

William O. Jensen, Jr., Esq. 218-20 E. Lexington St. Suite 600 Baltimore, Maryland 21202

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 14th day of February 1976

S. Eric DiNenna, Zoning Commissioner

Petitioner Frederick H. Klaunberg, Sr.

Petitioner's Attorney William O. Jensen, Jr.

B. S. Lynch Co., Inc. 4907 Harford Road Baltimore, Md. 21214

Franklin T. Hogans, Jr. Chairman, Zoning Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 25, 1976

William O. Jensen, Jr., Esq. 218-20 E. Lexington Street Suite 600 Baltimore, Maryland 21202

RE: Variance Petition Item 145 Frederick H. Klaunberg, Sr. - Petitioner

Dear Mr. Jensen:

The Zoning Plans 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 advise 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 west side of Fall Road, 149 feet southwest of Old Pimlico Road, and is currently improved with an existing office and warehouse structure. The petitioner is requesting a Variance to permit a rear yard setback of 18 feet in lieu of the required 30 feet, in order that a addition may be constructed at the rear of the existing building. Adjacent properties are improved with industrial uses.

The petitioner should note with particular interest the comment of the State Highway Administration and the Project and Development Planning division.

William O. Jensen, Jr., Esq. Re: Item 145 February 25, 1976 Page 2

This petition is accepted for filing on the date of the enclosed filing certificate. Notice 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,

Franklin T. Hogans, Jr. Chairman, Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: B. D. Lynch Co., Inc. 4907 Harford Road Baltimore, Maryland 21214

Maryland Department of Transportation State Highway Administration

Mary R. Hughes Secretary Bernard M. Evans Administrator

JANUARY 30, 1976

Mr. S. Eric DiNenna Zoning Commissioner ATTN: Mr. Franklin Hogans

Re: Z.A.C. meeting: 1-27-76 ITEM: 145 Prop. Owner: Frederick H. Klaunberg, Sr. Location: W/S Falls Rd., (Rt. 25) 149' SW of Old Pimlico Rd. Existing Zoning: M.L. Proposed Zoning: Variance to permit a rear yard setback of 18' in lieu of required 30' No. Acres: 1.7183 District: 3rd

Dear Mr. DiNenna:

The entrance into the site is immediately adjacent to the entrance into the adjacent site. There is no separation between the entrances. As a result, the opening totals 45' which is in excess of the normal maximum opening of 35'. There is no channelization or signing to separate the entrances. As a result there is confusion when two or more vehicles are entering or leaving the separate sites.

It is our opinion that the entrances should be either properly combined, repaved and channelized as an entrance in common or the entrance to the subject site should be relocated away from the adjacent property.

The matter should be resolved prior to the hearing.

CL:gjc

Very truly yours,

Charles Lee, Chief Bureau of Engineering Access Permits

by: Mr. John E. Meyers

Baltimore County Department of Health TOWSON, MARYLAND 21204

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

February 10, 1976

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

Dear Mr. DiNenna:

Comments on Item #145, Zoning Advisory Committee Meeting, January 27, 1976, are as follows:

Property Owner: Frederick H. Klaunberg, Sr. Location: W/S Falls Rd., 149' SW of Old Pimlico Rd. Existing Zoning: M.L. Proposed Zoning: Variance to permit a rear yard setback of 18' in lieu of required 30' No. Acres: 1.7183 District: 3rd

Metropolitan water and sewer are existing.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

RJW:phg

ORDER RECEIVED FOR FILING

DATE 2/25/76

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, the Variance to permit a rear yard setback of 18 feet in lieu of the required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15<sup>th</sup> day of March, 1976, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.  
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: February 26, 1976

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-185-A. Petition for Variance for a Rear Yard. West side of Falls Road 149 feet Southwest of Old Pimlico Road. Petitioner - Frederick H. Klaunberg, Sr.

3rd District

Hearing: Monday, March 15, 1976 at 10:30 A.M.

There are no comprehensive planning factors requiring comment on this petition.

William D. Fromm  
Director of Planning

WDF:JGH:nb

William O. Jensen, Jr., Esq.  
218-20 E. Lexington Street  
Suite 600  
Baltimore, Maryland 21202  
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 15th day of February 1976

S. Eric DiNenna,  
Zoning Commissioner

Petitioner Frederick H. Klaunberg, Sr.

Petitioner's Attorney William O. Jensen, Jr.

Franklin T. Hogans, Jr.  
Chairman,  
Zoning Advisory  
Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 25, 1976

William O. Jensen, Jr., Esq.  
218-20 E. Lexington Street  
Suite 600  
Baltimore, Maryland 21202

RE: Variance Petition  
Item 145  
Frederick H. Klaunberg, Sr. -  
Petitioner

Dear Mr. Jensen:

The Zoning Plans 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 west side of Falls Road, 149 feet southwest of Old Pimlico Road, and is currently improved with an existing office and warehouse structure. The petitioner is requesting a Variance to permit a rear yard setback of 18 feet in lieu of the required 30 feet, in order that an addition may be constructed at the rear of the existing block building. Adjacent properties are improved with industrial uses.

The petitioner should note with particular interest the comments of the State Highway Administration and the Project and Development Planning division.

William O. Jensen, Jr., Esq.  
Re: Item 145  
February 25, 1976  
Page 2

This petition is accepted for filing on the date of the enclosed filing certificate. Notice 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,

Franklin T. Hogans, Jr.  
Chairman, Zoning Plans  
Advisory Committee

PTH:JD

Enclosure

cc: B. D. Lynch Co., Inc.  
4907 Harford Road  
Baltimore, Maryland 21214

Maryland Department of Transportation  
State Highway Administration

Harry R. Hughes  
Secretary  
Bernard M. Evans  
Administrator

JANUARY 30, 1976

Mr. S. Eric DiNenna  
Zoning Commissioner  
ATTN: Mr. Franklin Hogans

Re: Z.A.C. meeting: 1-27-76  
ITEM: 145  
Prop. Owner: Frederick  
H. Klaunberg, Sr.  
Location: W/S Falls Rd.,  
(Rt. 25) 149' SW of  
Old Pimlico Rd.  
Existing Zoning: M.L.  
Proposed Zoning: Variance  
to permit a rear yard  
setback of 18' in lieu  
of required 30'  
No. Acres: 1.7183  
District: 3rd

Dear Mr. DiNenna:

The entrance into the site is immediately adjacent to the entrance into the adjacent site. There is no separation between the entrances. As a result, the opening totals 45' which is in excess of the normal maximum opening of 35'. There is no channelization or signing to separate the entrances. As a result there is confusion when two or more vehicles are entering or leaving the separate sites.

It is our opinion that the entrances should be either properly combined, repaved and channelized as an entrance in common or the entrance to the subject site should be relocated away from the adjacent property.

The matter should be resolved prior to the hearing.

CL:gc

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

by: Mr. John E. Meyers

Baltimore County  
Department of Health  
TOWSON, MARYLAND 21204

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

February 10, 1976

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

Dear Mr. DiNenna:

Comments on Item #145, Zoning Advisory Committee Meeting, January 27, 1976, are as follows:

Property Owner: Frederick H. Klaunberg, Sr.  
Location: W/S Falls Rd., 149' SW of Old Pimlico Rd.  
Existing Zoning: M.L.  
Proposed Zoning: Variance to permit a rear yard setback of 18' in lieu of required 30'  
No. Acres: 1.7183  
District: 3rd

Metropolitan water and sewer are existing.

Very truly yours,

Thomas H. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

RJW:phg

OWNER RECEIVED FOR FILING

DATE 2/26/76  
By: S. Eric DiNenna

STEPHEN E. COLLINS  
DIRECTOR  
February 19, 1976

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

Re: Item 145 - ZAC - January 27, 1976  
Property Owner: Frederick H. Klauberg, Sr.  
Location: W/S Falls Rd., 149' SW of Old Pimlico Road  
Existing Zoning: M.L.  
Proposed Zoning: Variance to permit a rear yard setback of 18' in lieu of req. 30'  
No. of Acres: 1.7183  
District: 3rd

Dear Mr. DiNenna:  
No traffic engineering problems are anticipated by the requested variance to the rear yard.

Very truly yours,  
*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate

MSF:inc

Paul H. Reincke  
CHIEF

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

Attention: Mr. Jack Dillon, Chairman  
Zoning Advisory Committee

Re: Property Owner: Frederick H. Klauberg, Sr.  
Location: W/S Falls Rd., 149' SW of Old Pimlico Road  
Item No. 145 Zoning Agenda January 20, 1976

Gentlemen:  
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.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ 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 \_\_\_\_\_ EXCEEDS 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.
- ( ) 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.
- (SM) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: *J. Kelly* Noted and Approved: *James H. Murphy*  
Planning Group Acting Deputy Chief  
Special Inspection Division Fire Prevention Bureau

WILLIAM D. FROMM  
DIRECTOR  
February 19, 1976

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 #145, Zoning Advisory Committee Meeting, January 27, 1976, are as follows:

Property Owner: Frederick H. Klauberg, Sr.  
Location: W/S Falls Road., 149' SW of Old Pimlico Road  
Existing Zoning: M.L.  
Proposed Zoning: Variance to permit a rear yard setback of 18' in lieu of required 30'  
No. Acres: 1.7183  
District: 3rd

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.

All parking areas and driveways must be paved.  
Screening is required for the parking areas that are across the street from residential premises.

Very truly yours,  
*John L. Wimbley*  
John L. Wimbley  
Planning Specialist II  
Project and Development Planning

BOARD OF EDUCATION  
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204  
Date: January 30, 1976

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

Z.A.C. Meeting of: January 27, 1976

Re: Item 145  
Property Owner: Frederick H. Klauberg, Sr.  
Location: W/S Falls Rd., 149' S.W. of Old Pimlico Road  
Present Zoning: M.L.  
Proposed Zoning: Variance to permit a rear yard setback of 18' in lieu of required 30'.

District: 3rd  
No. Acres: 1.7183

Dear Mr. DiNenna:  
No bearing on student population.

Very truly yours,  
*W. Nick Petrovich*  
W. Nick Petrovich,  
Field Representative.

H. EMBLE PARKE, President  
EUGENE C. HESS, Vice President  
MRS. ROBERT L. BERNEY

MARCUS M. BOTTSBIS  
JOSEPH N. MIDDAN  
ALVIN LORICK

T. BAYARD WILLIAMS, JR.  
RICHARD W. TRACY, JR.  
MRS. RICHARD F. JEWELL

JOSHUA R. WHEELER, Chairman

OFFICE OF THE COMMUNITY TIMES  
RANDALLSTOWN, MD. 21133 Feb. 25, 1976

THIS IS TO CERTIFY, that the annexed advertisement of  
**Petition for a Variance- Klauberg**  
was inserted in THE COMMUNITY TIMES, a weekly newspaper: published in Baltimore County, Maryland, once a week for one successive weeks before the 15th day of March 1976 that is to say, the same was inserted in the issues of Feb. 25, 1976.

STROMBERG PUBLICATIONS, Inc.  
By: *Pat Smick*

OFFICE OF THE COMMUNITY TIMES  
RANDALLSTOWN, MD. 21133 Feb. 25, 1976

THIS IS TO CERTIFY, that the annexed advertisement of  
**Petition for a Variance- Klauberg**  
was inserted in THE COMMUNITY TIMES, a weekly newspaper: published in Baltimore County, Maryland, once a week for one successive weeks before the 15th day of March 1976. that is to say, the same was inserted in the issues of Feb. 25, 1976.

STROMBERG PUBLICATIONS, Inc.  
By: *Pat Smick*

CERTIFICATE OF PUBLICATION  
TOWSON, MD., February 26, 1976.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once a week~~ at one line sixteen weeks before the 15th day of March, 1976, the first publication appearing on the 26th day of February 1976.

THE JEFFERSONIAN  
*Pat Smick*  
Manager

Cost of Advertisement, \$ \_\_\_\_\_

OFFICE OF THE COMMUNITY TIMES  
RANDALLSTOWN, MD. 21133 Feb. 25, 1976

THIS IS TO CERTIFY, that the annexed advertisement of  
**Petition for a Variance- Klauberg, Sr.**  
was inserted in the following  
 Catonsville Times  
 Dandak Times  
 Essex Times  
 Towson Times  
 Arbutus Times  
 Community Times

weekly newspapers published in Baltimore County, Maryland, once a week for one ~~sixteen~~ weeks before the 15th day of March 1976, that is to say, the same was inserted in the issues of February 25, 1976.

STROMBERG PUBLICATIONS, INC.  
By: *Pat Smick*

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>NGL</i>	Revised Plans: Change in outline or description Yes ___ No ___									
Previous case: <i>7-23-71</i>	Map # _____									

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

Your Petition has been received \* this 21 day of Jan 1976. Filing Fee \$ 25. Received check Cash Other

*S. Eric DiNenna*  
S. Eric DiNenna,  
Zoning Commissioner

Petitioner KLAUBERGS Submitted by M. JENSON  
Petitioner's Attorney M. JENSON Reviewed by NGL

\* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

1-SIGN 76-185-A

CERTIFICATE OF POSTAGE  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 3rd Date of Posting: FEB. 28, 1976  
Posted for: PETITION FOR VARIANCE  
Petitioner: FREDERICK H. KLAUBERG, SR.  
Location of property: W/S OF FALLS RD. 149' SW OF OLD PIMLICO RD.  
Location of Sign: FRONT 6400 FALLS RD.  
Remarks:  
Posted by: Thomas L. Doland Date of return: MARCH 5, 1976

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: Feb. 23, 1976 ACCOUNT: 01-662 AMOUNT: \$41.50

RECEIVED Frederick H. Klauberg, Sr. 6400 Falls Road, Towson, Md. 21204  
FOR: Advertising and printing of property  
76-185-A

DATE: Feb. 23, 1976 ACCOUNT: 01-662 AMOUNT: 47.50

VALIDATION ON SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: Feb. 23, 1976 ACCOUNT: 01-662 AMOUNT: \$55.00

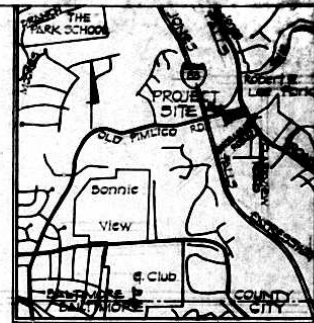
RECEIVED Frederick H. Klauberg 6400 Falls Rd., Towson, Md. 21204  
FOR: Petition for Variance  
76-185-A

DATE: Feb. 23, 1976 ACCOUNT: 01-662 AMOUNT: 25.00

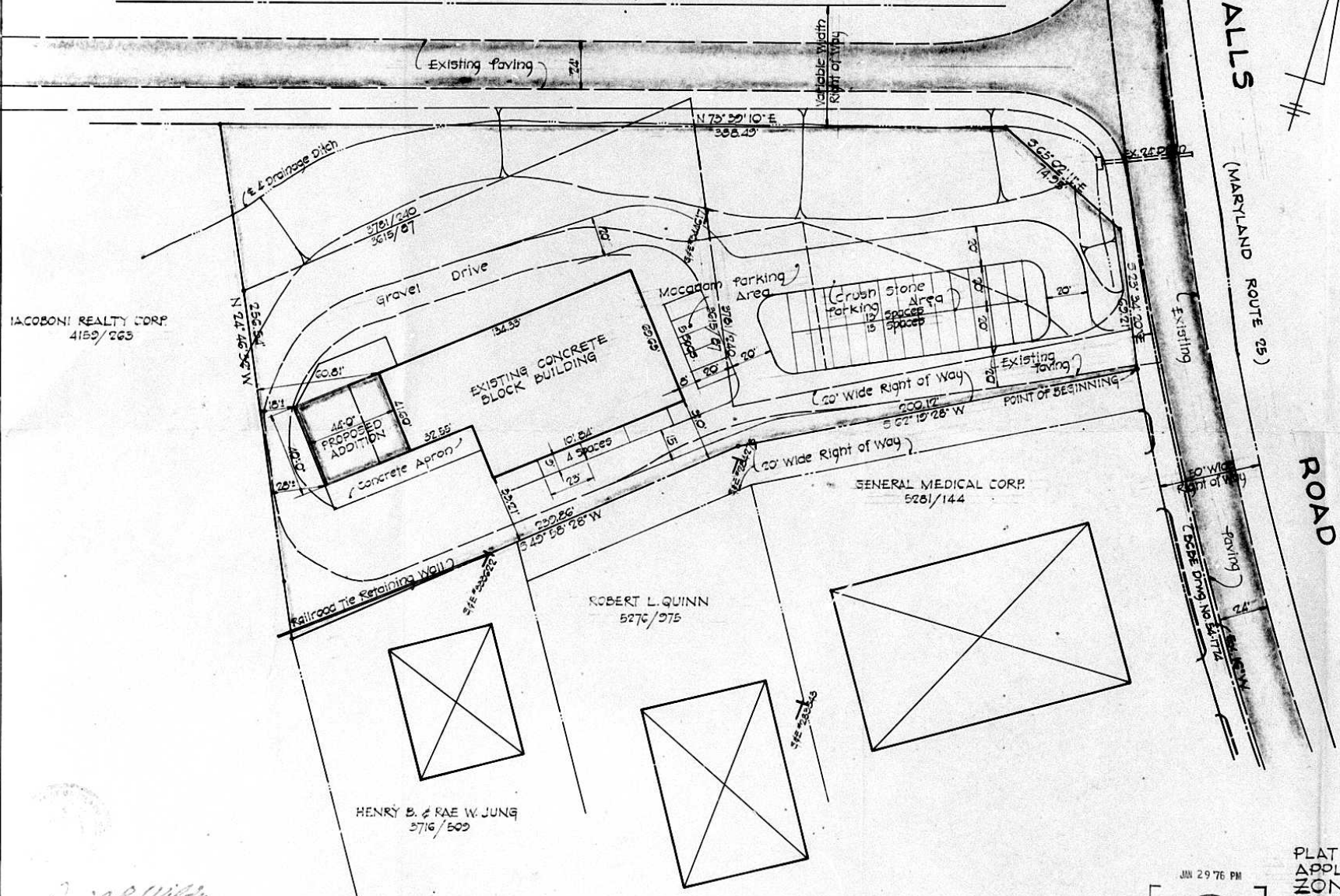
VALIDATION ON SIGNATURE OF CASHIER

# OLD PIMLICO ROAD

(AS SHOWN ON S.H.A. PLAT #25008)



VICINITY MAP  
SCALE: 1"=200'



**PARKING DATA**

BUILDING	
1. EXISTING	8,445 SQ. FT.
2. PROPOSED	1,760 "
TOTAL	10,205 SQ. FT.
ONE PARKING SPACE FOR EACH 300 SQ. FT.	
34 PARKING SPACES REQUIRED	
36 PARKING SPACES SHOWN	
PARKING SPACES 8'x20'	

PRESENT ZONING: ML  
AREA OF PARCEL: 1.7183 AC.

32  
N167°E  
3  
1-29-76  
✓  
M

PLAT TO ACCOMPANY  
APPLICATION FOR  
ZONING VARIANCE  
FREDERICK H. KLAUNBERG PROPERTY

3 RD ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND  
SCALE: 1"=30' DATE: JANUARY 12, 1976

# 145

REVISED PLANS

JACOBONI REALTY CORP  
4159/263

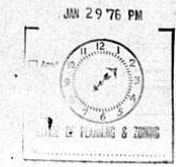
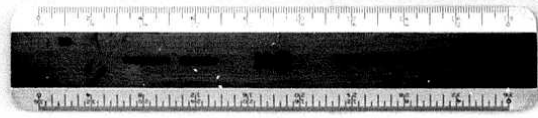
GENERAL MEDICAL CORP.  
5281/144

ROBERT L. QUINN  
5276/275

HENRY B. & RAE W. JUNG  
3716/502

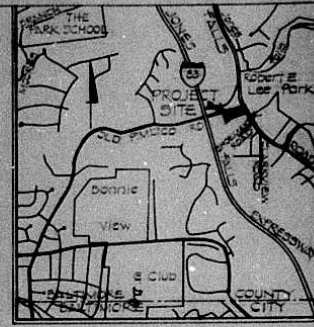
*David E. Wilkins*

B. D. LYNCH COMPANY, INC.  
4907 HARFORD ROAD  
BALTIMORE, MARYLAND 21214



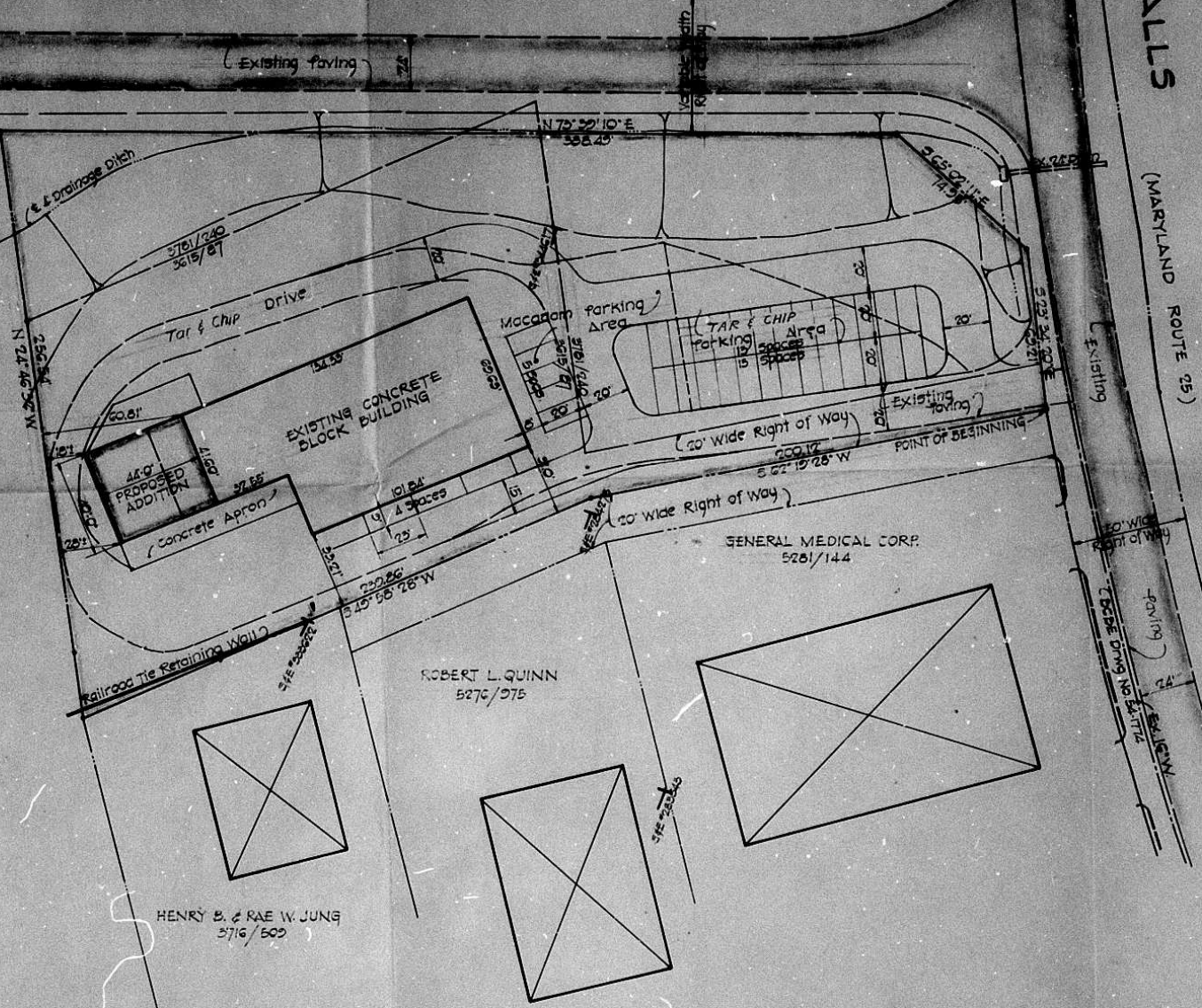


**OLD PIMLICO ROAD**  
(AS SHOWN ON S.H.A. PLAT #25008)



VICINITY MAP  
SCALE: 1"=2,000'

JACOBONI REALTY CORP.  
4162/263



GENERAL MEDICAL CORP.  
5281/144

ROBERT L. QUINN  
5276/275

HENRY B. & RAE W. JUNG  
5716/502

**PARKING DATA**

BUILDING	
1. EXISTING	6,445 SQ. FT.
2. PROPOSED	1,700
TOTAL	8,145 SQ. FT.
ONE PARKING SPACE FOR EACH 300 SQ. FT.	
34 PARKING SPACES REQUIRED	
35 PARKING SPACES SHOWN	
PARKING SPACES 9' X 20'	

PRESENT ZONING: ML  
AREA OF PARCELS: 17.85 AC.

**PLANS APPROVED**  
OFFICE OF PLANNING & ZONING  
BY: *[Signature]*  
DATE: 6-2-76  
76-185-A

PLAT TO ACCOMPANY  
APPLICATION FOR  
**ZONING VARIANCE**  
FREDERICK H. KLAUNBERG PROPERTY  
3RD ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND  
SCALE: 1"=50' DATE: JANUARY 12, 1976



*David C. Wilder*

**B.D. LYNCH COMPANY, INC.**  
4907 HARBOR ROAD  
BALTIMORE, MARYLAND 21214

