

3/27/78 8105 8105 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, THE KRONHEIM CO., 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 8, 258.2 and 241.3 and any other applicable sections to permit a rear yard of three (3) feet in lieu of the required fifty (50) feet for an addition to the existing Baltimore County warehouse of the Petitioner Sections 213.2

and to permit a side yard setback of 12 feet instead of the required 50 feet... of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):

1. Strict compliance with the Regulations would cause the petitioner practical difficulty and unreasonable hardship in that a full fifty (50) foot rear yard would only allow an inadequate additional amount of warehouse and truck dock area to be built; while the requested variance will locate the rear wall of the proposed addition eighty-eight (88) feet from the State Highway Administration Harbor Tunnel Approach Highway, far in excess of the intended fifty (50) feet required. Further, the requested area is the only available expansion area left to the Petitioner, a good corporate citizen of Baltimore County.

2. That the requested variance is in harmony with the spirit and intent of the Regulations, and it will in no way adversely affect the health, safety and general welfare of the heavy industrial area involved; but, rather, the variance will allow the Petitioner the needed room to locate this quality warehouse addition with its yard, lanes and other economic and social benefits within Baltimore County, while at the same time remaining unopposed from the Harbor Tunnel Approach by the long existing property and adjacent lots abutting to the east.

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.

THE KRONHEIM CO., INC.

By: Richard Kronheim V.P.
Richard Kronheim Legal Counsel President
Address: 99 Bay Road
Baltimore, Baltimore County, Md. 21227

Contract purchaser
James D. Nolan, Esquire
Nolan, Plumhoff & Williams
Williams, 204 W. Pennsylvania Avenue
Baltimore, Maryland 21204

Protestant's Attorney
Williams, 204 W. Pennsylvania Avenue
Baltimore, Maryland 21204

Address: 212-7800

MINISTERED BY The Zoning Commissioner of Baltimore County, this... day

of November, 1977, 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... day of January, 1977, at 1:30 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

AMES W. SPANER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
P. O. BOX 1000 - BALTIMORE, MD. 21204

By: C.E.S. Zoning Description For Kronheim Co., Inc.
Date: 11-16-77 Petition For Variance For Kronheim Co., Inc.

Being a parcel or tract of land situate in the Thirteenth Election District of Baltimore County, Maryland.

Beginning For the same at a point in the southwest outline of the Carling Brewery Co., Inc. Property distant 445.76 feet South 20° 12' 00" East from a point on the southeast right of way line of Hollins Ferry Road 70 feet wide, said point in turn being distant 53.56 feet more or less measured along the southeast right of way line of Hollins Ferry Road from the west side of Transway Road and also distant 1,000 feet more or less measured along the same southeast right of way line of Hollins Ferry Road from the center of the Baltimore Beltway, thence binding on part of the southwest outline of the Carling Brewery Property,

- (1) South 20° 12' 00" East 115.00 feet to the northeast side of an 85 foot wide Hollins Sliding, thence binding on same,
- (2) South 15° 17' 10" West 137.00 feet to the southeast outline of the Overmyer Co. Property, thence binding on part of said outline,
- (3) North 20° 12' 00" East 79.22 feet and thence,
- (4) North 69° 18' 00" East 100.00 feet to the Place of beginning.

Containing 4.6 acres of land more or less.

Charles H. Stark #3026

RE: PETITION FOR VARIANCE
Beginning 445.76' SW of
Hollins Ferry Rd., on the
W/S of Ray Rd., 13th District

THE KRONHEIM CO., Petitioner Case No. 78-152-A

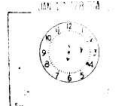
ORDER TO ENTER APPEARANCE

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 therefore, and of the passage of any preliminary or final Order in connection therewith.

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

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

I HEREBY CERTIFY that on this 11th day of January, 1978, a copy of the foregoing Order was mailed to James D. Nolan, Esquire and Newton A. Williams, Esquire, Nolan, Plumhoff and Williams, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorneys for Petitioner.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric DiNenna, Zoning Commissioner
Date: January 16, 1978
From: Leslie H. Graef, Director of Planning
Subject: Petition #78-152-A, ITEM # 105
Petition for Variance for Rear and Side Yards,
Beginning 445.76 feet Southwest of Hollins Ferry Road on the west side of Ray Road
Petitioner - The Kronheim Co., Inc.

13th District
HEARING: MONDAY, JANUARY 30, 1978 (1:30 P.M.)

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

Leslie H. Graef
Director of Planning

LHG:JCH:rw



Newton Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

February 23, 1978

RE: Petition for Variances
Beginning 445.76' SW of Hollins Ferry Road on the W/S of Ray Road - 13th Election District
The Kronheim Company - Petitioner.
NO. 78-152-A (Item No. 105)

Dear Mr. Williams:

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

Very truly yours,
George G. Martinek
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mrs. Theresa Lowry
2517 Harmonsda Ferry Road
Baltimore, Maryland 21227

John W. Heslan, III, Esquire
People's Counsel



THORNTON M. MOURING, P.E.
DIRECTOR

December 27, 1977

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

Re: Item #105 (1977-1978)
Property Owner: The Kronheim Co., Inc.
445.76' S/E Hollins Ferry Rd. 2200' S/W Balto. Beltway
Existing Zoning: M-H-1-M
Proposed Zoning: Variance to permit a rear setback of 3' in lieu of the required 50'.
Acres: 4.6 District: 13th

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.

General:

Baltimore County highway and utility improvements are not directly involved. However, the Baltimore County Potomac sanitary interceptor sewerage, and a storm drain system exist within rights-of-way traversing this property. The Petitioner is cautioned that no encroachment by construction of any structure, including footings, will be permitted within County rights-of-way or utility easements. During the course of construction on this site, protection must be afforded by the contractor for the existing utilities. Any damage sustained would be the full responsibility of the Petitioner.

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.

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.

Very truly yours,

Richard M. Dyer, P.E.
Chief, Bureau of Engineering

END: EAM: (P/R: 18)
cc: S. DiNenna, D. Graef
-See Key Sheet: 24 & 25 SW 11 & 12 Pos. Sheets
SW 6 & 7 C Topo 109 Tax Map

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

James D. Nolan, Esquire
Nolan, Plumhoff & Williams
204 W. Pennsylvania Ave.
Towson, MD. 21204

ITEM #105

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

Your Petition has been received and accepted for filing this 29th day of November 1977.

S. Eric DiNenna
Zoning Commissioner

Petitioner: The Kronheim Company
Petitioner's Attorney: James D. Nolan
cc: Bennett and Brandt
160 W. Centre St.
Baltimore, Maryland 21201

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

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, Variances to permit a rear yard setback of 3 feet instead of the required 50 feet and a side yard setback of 47 feet instead of the required 50 feet should be granted.

It is ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of February, 1977, that the herein Petition for the aforementioned Variance should be and the same are GRANTED, from and after the date of this Order, subject to the approval of a site plan by 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 19th day of February, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
101 E. CHARMERS AVE.
TOWSON, MARYLAND 21204
Nicholas B. Commodari

Chairman
MEMBERS
BUREAU OF
TRAFFIC ENGINEERING
DEPARTMENT OF
PUBLIC WORKS
STATE BOARD COMMISSIONER

BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

January 16, 1978

James D. Nolan, Esquire
Nolan, Plushoff & Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Variance Petition
Item Number 105
Petitioner - The Kronheim Co.

Dear Mr. Nolan:

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 suitability of the requested zoning.

The subject property, currently zoned M.H.-1.M. and improved with the warehouse facilities of your client, is located on the south side of Hollins Ferry Road, approximately 2,200 feet southwest of the Baltimore Beltway. Adjacent properties are similarly zoned and are improved with warehouses to the north and west, while vacant property and the Harbor Tunnel approach exist to the east and south, respectively.

This Variance is necessitated by your client's proposal to construct an addition to the rear of the existing building within 3 feet of the property line in lieu of the required 50 feet. As indicated in

James D. Nolan, Esquire
Page 2
Item Number 105
January 16, 1978

conversation with Mr. Newton Williams and coupled with the fact that the proposed addition is located within 150 feet of the right-of-way of the Harbor Tunnel approach, I have included the proposed 47 foot side setback with this request.

The comments from the Bureau of Traffic Engineering were not available at this time, however, it was verbally indicated to me that there were no particular problems with your client's proposal. Particular attention should be afforded the comments from the Fire Department and the Department of Permits and Licenses concerning this request. If there are any questions about these comments, feel free to contact me or Mr. Thomas Kelly at 494-3985 and Mr. Charles Burnham at 494-3987, respectively.

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,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: Bonnett and Brandt
Architects and Engineers
150 West Centre Street
Baltimore, Maryland 21201



December 21, 1977

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

Dear Mr. DiNenna:

Comments on Item #105, Zoning Advisory Committee Meeting, November 29, 1977, are as follows:

Property Owner: The Kronheim Co., Inc.
Location: 645.76' SE Hollins Ferry Road 2200' SW Baltimore Beltway
Existing Zoning: M.H.-1.M.
Proposed Zoning: Variance to permit a rear setback of 3' in lieu of the required 50'
Acres: 4.6
District: 13th

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.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
Planner III
Project and Development Planning

December 12, 1977

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

Dear Mr. DiNenna:

The following are comments on Item # 105, Zoning Advisory Committee Meeting of November 29, 1977

Property Owner: The Kronheim Co., Inc.
Location: 645.76' SE Hollins Ferry Rd. 2200' SW Balto. Beltway
Acres: 4.6
District: 13th

Metropolitan water and sewer are available, therefore no health problems are anticipated.

Very truly yours,

Thomas M. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

200/124/246

SEC 35 118



STEPHEN E. COLLINS
DIRECTOR

January 30, 1978

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

Item No. 105 - ZAC - November 29, 1977
Property Owner: The Kronheim Co., Inc.
Location: 645.76' SE Hollins Ferry Rd. 2200' SW Balto. Beltway
Existing Zoning: M.H.-1.M.
Proposed Zoning: Variance to permit a rear setback of 3' in lieu of the required 50'
Acres: 4.6
District: 13th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to permit a rear setback of 3 feet in lieu of the required 50 feet.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

NBC/rms

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: The Kronheim Co., Inc.

Location: 645.76' SE Hollins Ferry Rd. 2200' SW Balto. Beltway
Item No. 105

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.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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

EXEMPTS 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 "Life Safety Code", 1970

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: [Signature]
Planning Bureau
Special Inspection Division

Noted and
Approved: [Signature]
Fire Prevention Bureau



JOHN SEYFERT
DIRECTOR

December 8, 1977

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

Dear Mr. DiNenna:

Comments on Item # 105 Zoning Advisory Committee Meeting, November 29, 1977 are as follows:

Property Owner: The Kronheim Co. Inc.
Location: 645.76' SE Hollins Ferry Road 2200' SW Baltimore Beltway
Existing Zoning: M.H.-1.M.
Proposed Zoning: Variance to permit a rear setback of 3' in lieu of the required 50'.

Acres: 4.6
District: 13th

The items checked below are applicable:

- (x) A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes. Maryland State Code for Handicapped and aged.
- () B. A building permit shall be required before construction can begin.
- () C. Three sets of construction drawings will be required to file an application for a building permit.
- (x) D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- () E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- () F. No comment.
- (x) G. Requested setback variance could conflict with the Baltimore County Building Code. If it does not meet the proper construction classification and height - Area requirements due to reducing the required separation from lot lines.

Very truly yours,

Charles S. Burnham
Charles S. Burnham
Plans Review Chief
CDB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 28, 1977

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

Z.A.C. Meeting of: November 29, 1977

RE: Item No: 105
Property Owner: The Kronsheim Co., Inc.
Location: 645.76' SE Hollins Ferry Rd. 2200' SW Balto. Beltway
Present Zoning: N.H.-I.M.
Proposed Zoning: Variance to permit a rear setback of 3' in lieu of the required 50'.

District: 13th
No. Acres: 4.6

Dear Mr. DiMenna:
No hearing on student population.

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

WNP/bp

JOSEPH H. BUCHANAN, PRESIDENT
S. EDWARD HOLLAND, JR., VICE-PRESIDENT
NANCY M. BOTSARIS

THOMAS H. ROYER
DEB. LORANER, P. CHAIRMAN
ROGER S. HAYDEN
ROBERT V. DUNE, SUPERINTENDENT

ALVIN LORICK
DEB. HULTON & SMITH, JR.
RICHARD W. TRACY, D.M.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 18 day of
Nov 1977 Filing Fee \$ 25.00 Received ☒ Check
☐ Cash
☐ Other

S. Eric DiMenna
S. Eric DiMenna
Zoning Commissioner

Petitioner The Kronsheim Co. Inc. submitted by William
Petitioner's Attorney John A. H. H. H. reviewed by WNP

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



TOWSON, MD. 21204 January 12 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - The Kronsheim Co., Inc. was inserted in the following:

- | | |
|--|--|
| ☐ Catonsville Times | ☐ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 12th day of January 1978, that is to say, the same was inserted in the issues of January 12, 1978

STROMBERG PUBLICATIONS, INC.
BY Erin S. Benge

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 12, 1978

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on January 12, 1978 before the 30th day of January 1978, the one publication appearing on the 32th day of JANUARY 1978.

H. Lank Smith
H. Lank Smith
Manager

Cost of Advertisement, \$



PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall 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: <u>WNP</u>	Revised Plans: Change in outline or description Yes ☐ No ☐									
Previous case: <u>---</u>	Map # <u>---</u>									

BALTIMORE COUNTY, MARYLAND No. 57393

OFFICE OF F. C. REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE January 5, 1978 ACCOUNT 01-669

AMOUNT \$25.00

RECEIVED Messrs. Bolan, Flimhoff and Williams 201

Mr. Messrs. Bolan, Flimhoff and Williams 201

FOR Petition for Variance for the Kronsheim Co.

770-153-4

2504 2500 10

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND No. 65426

OFFICE OF FINANCE: REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Jan. 20, 1978 ACCOUNT 01-662

AMOUNT \$55.50

RECEIVED Messrs. Bolan, Flimhoff & Williams, 201 W.

Farm. Ave., Towson, Md. 21204

FOR Advertising and printing of property for the

Kronsheim Co. 770-153-4

2554 5550 31

VALIDATION OR SIGNATURE OF CASHIER

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall 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 Z, BA, CC, CA										
Reviewed by: <u>OK</u>	Revised Plans: Change in outline or description Yes ☐ No ☐									
Previous case: <u>---</u>	Map # <u>---</u>									

1-Sign

78-152-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13th Date of Posting: JAN. 14, 1978
Posted for: PETITION FOR VARIANCE
Petitioner: THE KRONSHIM CO.
Location of property: 645.76' SE. of HOLLINS FERRY RD. on
the W/S. of BAY RD.
Location of Signs: FRONT 99 BAY RD.
Remarks: Thomas E. Bolan Date of return: JAN. 19, 1978
Posted by: Thomas E. Bolan



A. KRONHEIM OFFICE AND PARKING



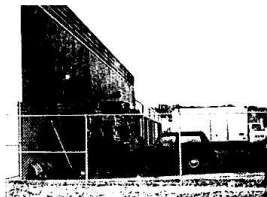
B. EASTERN PARKING LOT AND LOADING DOCKS



I. CARLING SIDING LOOKING EAST



J. KRONHEIM SIDING AND CARLING SIDING



C. EASTERN LOADING LOOKING NORTH



D. PRESENT SOUTH WALL LOOKING WEST



K. SIMILIAR TO J.



L. HARBOR TUNNEL ROAD SOUTH OF KRONHEIM



R. CARLING SIDING VEGETATION AND TUNNEL ROAD



T. OVERLOOK EAST TOWARD NORTH WEST FROM KRONHEIM AND CARLING SIDINGS



E. WESTERN KRONHEIM SIDING LOOKING NORTH



F. SAME FROM CARLING SIDING



M. HARBOR TUNNEL ROAD LOOKING SOUTHWEST FROM KRONHEIM



N. HARBOR TUNNEL ROAD LOOKING SOUTHEAST FROM KRONHEIM



G. SOUTH WALL AND YARD FROM CARLING SIDING



H. SOUTH YARD AND VEGETATION



O. TUNNEL ROAD FROM CARLING SIDING



P. KRONHEIM LOADING AREA FROM CARLING SIDING



Q. HARBOR TUNNEL ROAD SOUTHWEST FROM SOUTHEAST KRONHEIM CORNER



S. SOUTH YARD LOOKING WEST TO OVERLOOK EAST TOWARD NORTH WEST FROM KRONHEIM AND CARLING SIDINGS



AA. FROM TUNNEL ROAD - LOOKING
NORTHWEST AT KRONHEIM, INC.



BB. SAME AS A. CLOSER VIEW



CC. SOUTH AND EAST SIDE OF
KRONHEIM FROM TUNNEL ROAD



DD. SOUTH SIDE OF KRONHEIM FROM
TUNNEL ROAD



EE. SOUTH AND WEST SIDES OF
KRONHEIM FROM EAST BOUND TUNNEL
ROAD



FF. WEST AND SOUTH SIDE OF KRONHEIM
FROM EAST BOUND TUNNEL ROAD



GG. SW CORNER FROM N/S TUNNEL ROAD



HH. SAME SW CORNER - CLOSER VIEW



II. SE CORNER OF KRONHEIM FROM
THICKET ON N/S OF TUNNEL ROAD.



JJ. E/SIDE OF KRONHEIM THROUGH
THICKET ON N/S OF TUNNEL ROAD



MM. SE CORNER OF KRONHEIM FROM
S/S OF TUNNEL ROAD



NN. SOUTH SIDE OF KRONHEIM FROM
N/S OF TUNNEL ROAD



KK. E/S KRONHEIM FROM N/S TUNNEL ROAD



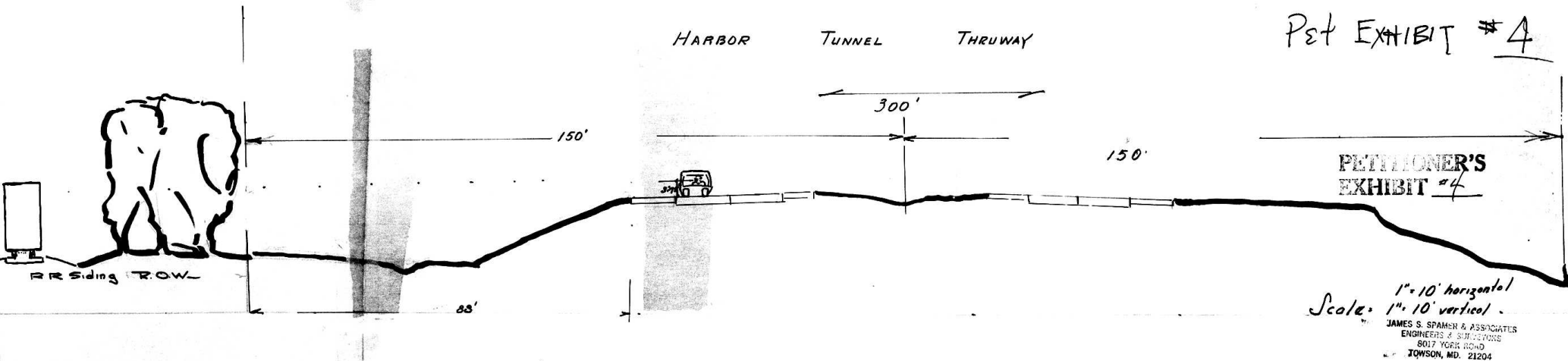
LL. S/S KRONHEIM FROM N/S TUNNEL ROAD

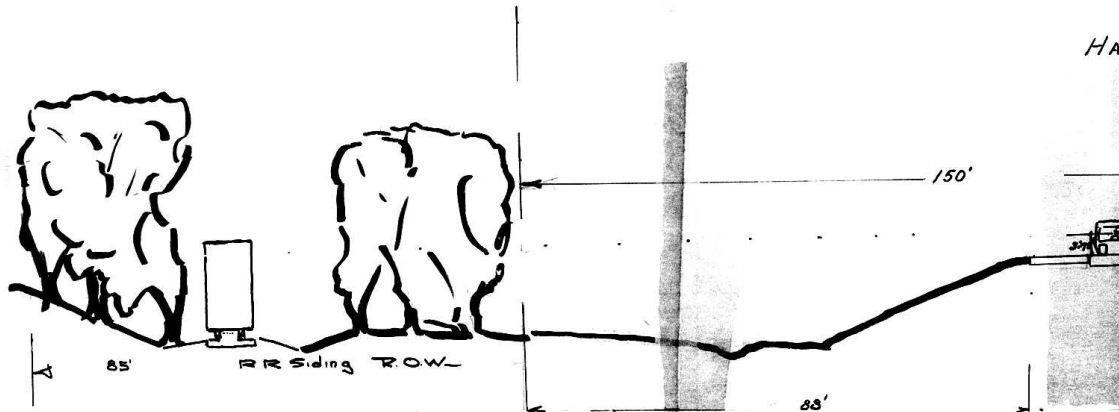
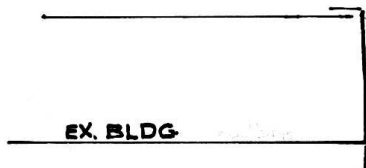


OO. SE CORNER FROM N/S TUNNEL ROAD



PP. SOUTH AND EAST SIDE OF
KRONHEIM FROM S/S OF TUNNEL ROAD



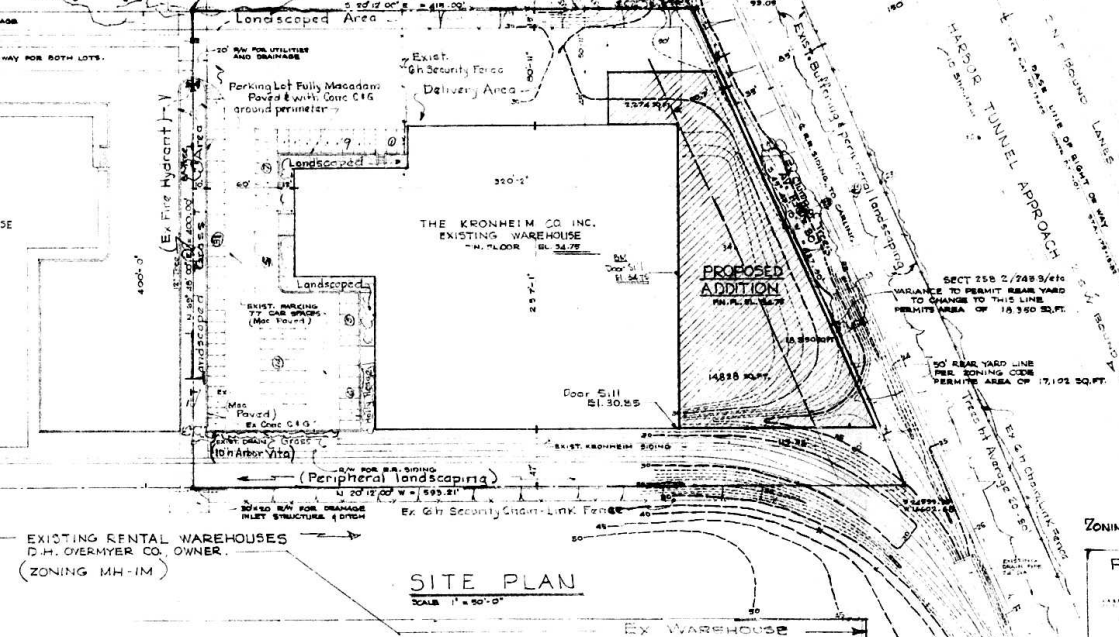


SUMMARY INFORMATION

1 GROSS AREA OF PROPOSED ADDITION = 58,452 SQ. FT.
 2 PROPOSED USE: ADDITIONAL WAREHOUSE
 3 OFF STREET PARKING DATA:
 EXISTING OFFICE AREA 8,774 SQ. FT. 30 CAR SPACES REQUIRED
 EXISTING WAREHOUSE EMPLOYEES = 50 17
 NEW EMPLOYEES OF NEW ADDITION = 10 5
 TOTAL PARKING SPACES REQD = 22
 TOTAL EXISTING PARKING SPACES PROVIDED = 77

4 ZONING MH-IM SITE: 4.8% AC
 5 PUBLIC WORKS UTILITIES AVAILABLE (SEE FIELD LOCATION)
 ON SITE EXTENSIONS BY PLUMBING PERMIT
 155255.43
 155255.43
 155255.43

CARLING BREWERY PROPERTY (DENSE WOODS)
 ZONING MH-IM
 Bag Zoning Description
 80' TO RUN FOR DRAINAGE
 OUTLET STRUCTURE & DITCH
 50' TO RUN FOR UTILITIES
 AND DRAINAGE
 80' TO RUN FOR COMMON ROAD WAY FOR BOTH LOTS.
 143.00'



EXISTING RENTAL WAREHOUSES
 D.H. OVERMYER CO. OWNER.
 (ZONING MH-IM)

SITE PLAN
 SCALE 1" = 50'-0"

ZONING DATA SHOWN: PLOTTED FROM FIELD SURVEY
 OF NOV. 14, 1977

PLAT FOR ZONING PURPOSES
 PREPARED BY
 BONNETT and BRANDT
 ARCHITECTS and ENGINEERS
 100 N. CHURCH STREET
 BALTIMORE, MARYLAND
 P.O. BOX 2804
 BALTIMORE, MD. 21204
 SCALE: 1" = 50' 18 Nov. 1977

PLAT TO ACCOMPANY PETITION
 FOR
 A VARIANCE TO PERMIT A REAR YARD
 OF THREE (3) FEET IN LIEU OF THE REQUIRED FIFTY (50) FEET
 FOR AN ADDITION TO THE EXISTING WAREHOUSE
 OF THE KRONHEIM CO., INC.
 99 RAY ROAD
 BALTIMORE COUNTY
 HALETHORPE
 MARYLAND

BONNETT and BRANDT
 ARCHITECTS and ENGINEERS
 100 N. CHURCH STREET
 BALTIMORE, MARYLAND
 DATE: 11/18/77
 BY: J.S.B. AS REGISTERED
 REVISION: 100 743
 1
 OF 1

NOTE: -
 READINGS AND DISTANCES SHOWN ON THIS PLAT ARE TAKEN FROM
 A BOUNDARY SURVEY PLAT PREPARED BY JAMES S. SPRAWLER AND
 ASSOCIATES CIVIL ENGINEERS & SURVEYORS, DATED OCT. 17, 1960

LOCATION PLAN
 SCALE 1" = 1000'-0"



SUMMARY INFORMATION

- GROSS AREA OF PROPOSED ADDITION = 35482 SQ. FT.
- PROPOSED USE: ADDITIONAL WAREHOUSE
- OWN STREET PARKING DATA:
 - EXISTING OFFICE AREA 8774 SQ. FT.
 - EXISTING WAREHOUSE EMPLOYEES = 50
 - NEW EMPLOYEES OF NEW ADDITION = 15
 - TOTAL PARKING SPACES REQD = 52
- ZONING MH-1M
 - SITE 4.6 AC
 - PUBLIC WORKS ALL UTILITIES AVAILABLE (SEE FIELD LOCATION)
 - ONSITE EXTENSIONS BY PLUMBING PERMIT
 - 55525.43
 - 516649.10

TOTAL EXISTING PARKING SPACES PROVIDED = 77

CARLING BREWERY PROPERTY

ZONING MH-1M
Beg. Zoning Description

DENSE WOODS
(Buffering & peripheral landscaping)
Wintz 15' area.
(Exh Security Fence)

Landscaped Area

30'x70' R/W FOR DRAINAGE
OUTLET STRUCTURE & DITCH

20' R/W UTILITIES AND DRAINAGE

10' R/W COMMON ROAD WAY FOR BOTH LOTS.

10' R/W FOR DRAINAGE

10' R/W FOR DRAINAGE

10' R/W FOR DRAINAGE

10' R/W FOR DRAINAGE

10' R/W FOR DRAINAGE

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10' R/W FOR DRAINAGE

10' R/W FOR DRAINAGE

10' R/W FOR DRAINAGE

PET EXHIBIT
No 3



PETITIONER'S
EXHIBIT 3

ZONING DATA SHOWN: PLOTTED FROM FIELD SURVEY
OF NOV. 14, 1977

PLAN FOR ZONING PURPOSES

PREPARED BY
JAMES S. SPANIER & ASSOCIATES
ENGINEERS & ARCHITECTS
P.O. BOX 8804
BALTIMORE, MD 21208

Scale: 1" = 50' 18 Nov. 1977

BONNETT and BRANDT
ARCHITECTS and ENGINEERS
100 W. CENTRE STREET
BALTIMORE, MARYLAND

DATE	SCALE	REVISIONS
11-15-77	AS INDICATED	1
REVIEWED	JOB NO.	OF 1
	745	

SITE PLAN

SCALE: 1" = 50'-0"

PLAT TO ACCOMPANY PETITION
FOR
A VARIANCE TO PERMIT A REAR YARD
OF THREE (3) FEET IN LIEU OF THE REQUIRED FIFTY (50) FEET
FOR AN ADDITION TO THE EXISTING WAREHOUSE
OF THE KRONHEIM CO. INC.
99 RAY ROAD
BALTIMORE COUNTY
BALTIMORE MARYLAND

Note: Ex 12'S on-site Shown Jan 25, 1976 data from Fred Ringger - Bal to G. Md

NOTE 1:
DIMENSIONS AND DISTANCES SHOWN ON THIS PLAN ARE TAKEN FROM
AN OUTLINE SURVEY PLAT PREPARED BY JAMES S. SPANIER AND
ASSOCIATES CIVIL ENGINEERS & SURVEYORS DATED OCT. 17, 1960



LOCATION PLAN

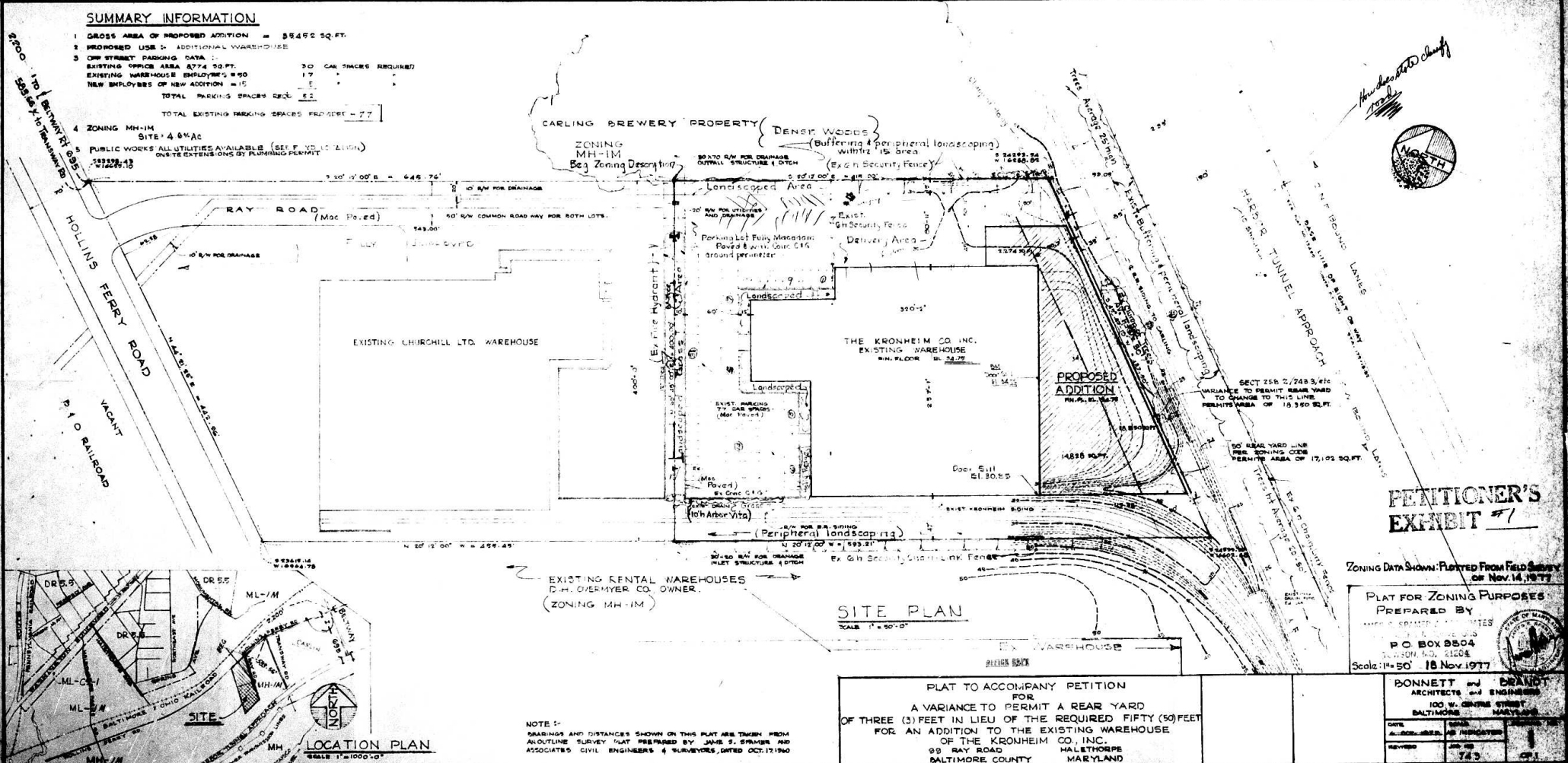
SCALE 1" = 1000'-0"



SUMMARY INFORMATION

1. GROSS AREA OF PROPOSED ADDITION = 55,452 SQ. FT.
2. PROPOSED USE: ADDITIONAL WAREHOUSE
3. ONE STREET PARKING DATA:
EXISTING DRIVEWAY AREA: 8,774 SQ. FT.
EXISTING WAREHOUSE EMPLOYEES: 890
NEW EMPLOYEES OF NEW ADDITION: 15
TOTAL PARKING SPACES REQUIRED: 52
TOTAL EXISTING PARKING SPACES PROVIDED: 77

4. ZONING: MH-1M
SITE: 4 & 6A
PUBLIC WORKS: ALL UTILITIES AVAILABLE (SEE F.Y.D. 10-12-1968)
ON-SITE EXTENSIONS BY PLUMBING PERMIT
158,598.43
116,699.10



PETITIONER'S
EXHIBIT #1

ZONING DATA SHOWN: PLATTED FROM FIELD SURVEY
ON Nov. 14, 1977

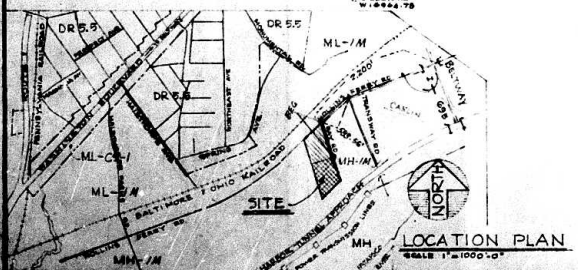
PLAT FOR ZONING PURPOSES
PREPARED BY
JAMES S. SPRINGER AND ASSOCIATES
P.O. BOX 9504
BALTIMORE, MD. 21208
Scale: 1" = 50' 18 Nov 1977

SITE PLAN
SCALE: 1" = 50'-0"

NOTE 1:
DRAWINGS AND DISTANCES SHOWN ON THIS PLAT ARE TAKEN FROM
AN OUTLINE SURVEY PLAT PREPARED BY JAMES S. SPRINGER AND
ASSOCIATES CIVIL ENGINEERS & SURVEYORS, DATED OCT. 17, 1960

PLAT TO ACCOMPANY PETITION
FOR
A VARIANCE TO PERMIT A REAR YARD
OF THREE (3) FEET IN LIEU OF THE REQUIRED FIFTY (50) FEET
FOR AN ADDITION TO THE EXISTING WAREHOUSE
OF THE KRONHEIM CO., INC.
99 RAY ROAD
BALTIMORE COUNTY
MARYLAND

BONNETT and BRANDT
ARCHITECTS and ENGINEERS
100 W. CENTRE STREET
BALTIMORE, MARYLAND
DATE: 11/14/77
DRAWN: J.S.S.
CHECKED: J.S.S.
APPROVED: J.S.S.
1



095

3/28/22



12-2 NW

EXHIBIT #3

PET EXHIBIT #5

4