

**PETITION FOR ZONING VARIANCE 85-329-A**  
 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 490.3 to allow an accessory structure height of 20.9' instead of the permitted 15'.

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

- height of horse trailer and farm tractor need 9' ht garage door
- need light storage area in attic
- need to match existing building.

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.

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

Contract Purchaser: \_\_\_\_\_ Legal Owner(s): \_\_\_\_\_  
 (Type or Print Name) (Type or Print Name)  
 Signature: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Address: \_\_\_\_\_ Address: \_\_\_\_\_  
 City and State: \_\_\_\_\_ City and State: \_\_\_\_\_  
 Attorney for Petitioner: \_\_\_\_\_  
 (Type or Print Name) \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City and State: \_\_\_\_\_  
 Attorney's Telephone No.: \_\_\_\_\_ Phone No. \_\_\_\_\_

ORDERED BY The Zoning Commissioner of Baltimore County, this 15th day of April, 1985, 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 21st day of May, 1985, at 10:30 o'clock.

*Call John*  
 Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING  
 DATE May 21, 1985  
 BY *Baker, C. H.*

Case No. 85-329-A

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 April, 1985.

Petitioner: **Richard J. Kraft, et ux**  
 Attorney: \_\_\_\_\_

Received by: *Arnold Jablon*  
 ARNOLD JABLON  
 Zoning Commissioner  
 Nicholas B. Commodari  
 Chairman, Zoning Plans Advisory Committee

Richard J. Kraft, et ux  
 7114 New Cut Rd.  
 Kingsville, Md. 21087

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE  
 May 10, 1985

COUNTY OFFICE BLDG.  
 111 W. Chesapeake Ave.  
 Towson, Maryland 21204

Mr. & Mrs. Richard J. Kraft  
 7114 New Cut Road  
 Kingsville, Maryland 21087

RE: Item No. 287 - Case No. 85-329-A  
 Petitioners - Richard J. Kraft, et ux  
 Variance Petition

Dear Mr. & Mrs. Kraft:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,  
*Nicholas B. Commodari*  
 NICHOLAS B. COMMODARI  
 Chairman  
 Zoning Plans Advisory Committee

BALTIMORE COUNTY  
 OFFICE OF PLANNING AND ZONING  
 TOWSON, MARYLAND 21204  
 494-3211  
 NORMAN E. GERBER  
 DIRECTOR

MAY 3, 1985

RE: Zoning Advisory Meeting of APRIL 9, 1985  
 Item # 287  
 Property Owner: RICHARD J. KRAFT, ET UX  
 Location: 7114 NEW CUT RD., KINGSVILLE, MD.  
 OF LEE BEN RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- There are no site planning factors requiring comment.
- A County Review Group Meeting is required.
- A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- A record plat will be required and must be recorded prior to issuance of a building permit.
- The circulation on this site is not satisfactory.
- The parking arrangement is not satisfactory.
- Parking calculations must be shown on the plan.
- This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-28 of the Development Regulations.
- Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- The amended Development Plan was approved by the Planning Board on \_\_\_\_\_.
- Landscaping must comply with Baltimore County Landscape Manual.
- The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is \_\_\_\_\_.
- The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- Additional comments: \_\_\_\_\_

Eugene A. Boker  
 Chief, Current Planning and Development

cc: James Howell

BALTIMORE COUNTY  
 DEPARTMENT OF TRAFFIC ENGINEERING  
 TOWSON, MARYLAND 21204  
 494-3550

STEPHEN E. COLLINS  
 DIRECTOR

April 8, 1985

Mr. Arnold Jablon  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Item No. 287, 282, 283, 284, 286, and 287 ZAC - Meeting of April 9, 1985  
 Property Owner:  
 Location:  
 Existing Zoning:  
 Proposed Zoning:

Acres:  
 District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 281, 282, 283, 284, 286, and 287.

*Michael S. Flanigan*  
 Michael S. Flanigan  
 Traffic Engineering Assoc. II

MSF/cem

BALTIMORE COUNTY  
 FIRE DEPARTMENT  
 TOWSON, MARYLAND 21204-2586  
 494-4500

PAUL H. RENCKE  
 CHIEF

April 15, 1985

Mr. Arnold Jablon  
 Zoning Commissioner  
 Office of Planning and Zoning  
 Baltimore County Office Building  
 Towson, MD 21204

Attention: Nick Commodari, Chairman  
 Zoning Plans Advisory Committee

RE: Property Owner: Richard J. Kraft, et ux  
 Location: N/S New Cut Road 2640' W. Lee Ben Road  
 Item No.: 287 Zoning Agenda: Meeting of 4/9/85

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 operation.
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", 1976 Edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Roy W. Kemmer*  
 Noted and Approved: Roy W. Kemmer  
 Fire Prevention Bureau  
 Special Inspection Division

/mb

BALTIMORE COUNTY  
 DEPARTMENT OF PERMITS & LICENSES  
 TOWSON, MARYLAND 21204  
 494-3610

ED ZALESKI JR.  
 DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
 Office of Planning and Zoning  
 County Office Building  
 Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 287 Zoning Advisory Committee Meeting are as follows:

Property Owner: Richard J. Kraft, et ux  
 Location: N/S New Cut Road 2640' W. Lee Ben Road  
 Existing Zoning: R-C-5  
 Proposed Zoning: Variance to permit an accessory structure height of 20.9' in lieu of the permitted 15'.

Acres: 2.92  
 District: 11th.

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/Commi Bill 8-82 State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- A building/ & other \_\_\_\_\_ permit shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal 1/4" not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 407 and Table 402, also Section 503.2.
- Requested variance appears to conflict with the Baltimore County Building Code, Section 5 \_\_\_\_\_.
- A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,  
*Charles E. Rumbas*  
 Charles E. Rumbas, Chief  
 Plans Review

BALTIMORE COUNTY, MARYLAND  
 INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
 TO: Zoning Commissioner \_\_\_\_\_ Date: May 7, 1985

Norman E. Gerber, Director  
 FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions Nos. 85-323-A, 85-324-A, 85-327-A, 85-328-A, 85-329-A, 85-331-A, 85-332-A and 85-334-A

NEG:JCH:slm

There are no comprehensive planning factors requiring comment on these petitions.

*Norman E. Gerber*  
 Norman E. Gerber, Director  
 Office of Planning and Zoning

NOV 9 AM  
 ZONING DEPARTMENT

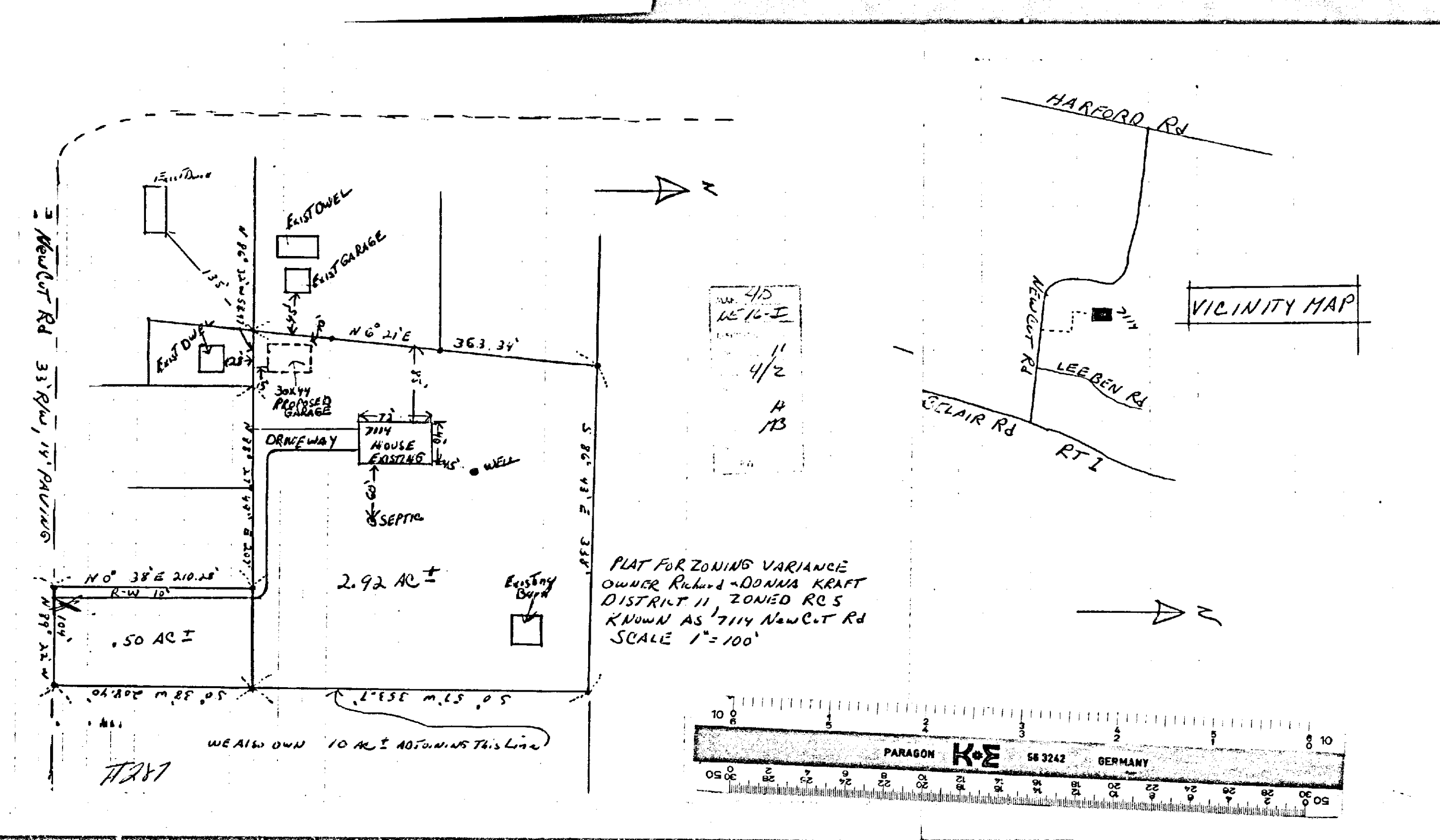
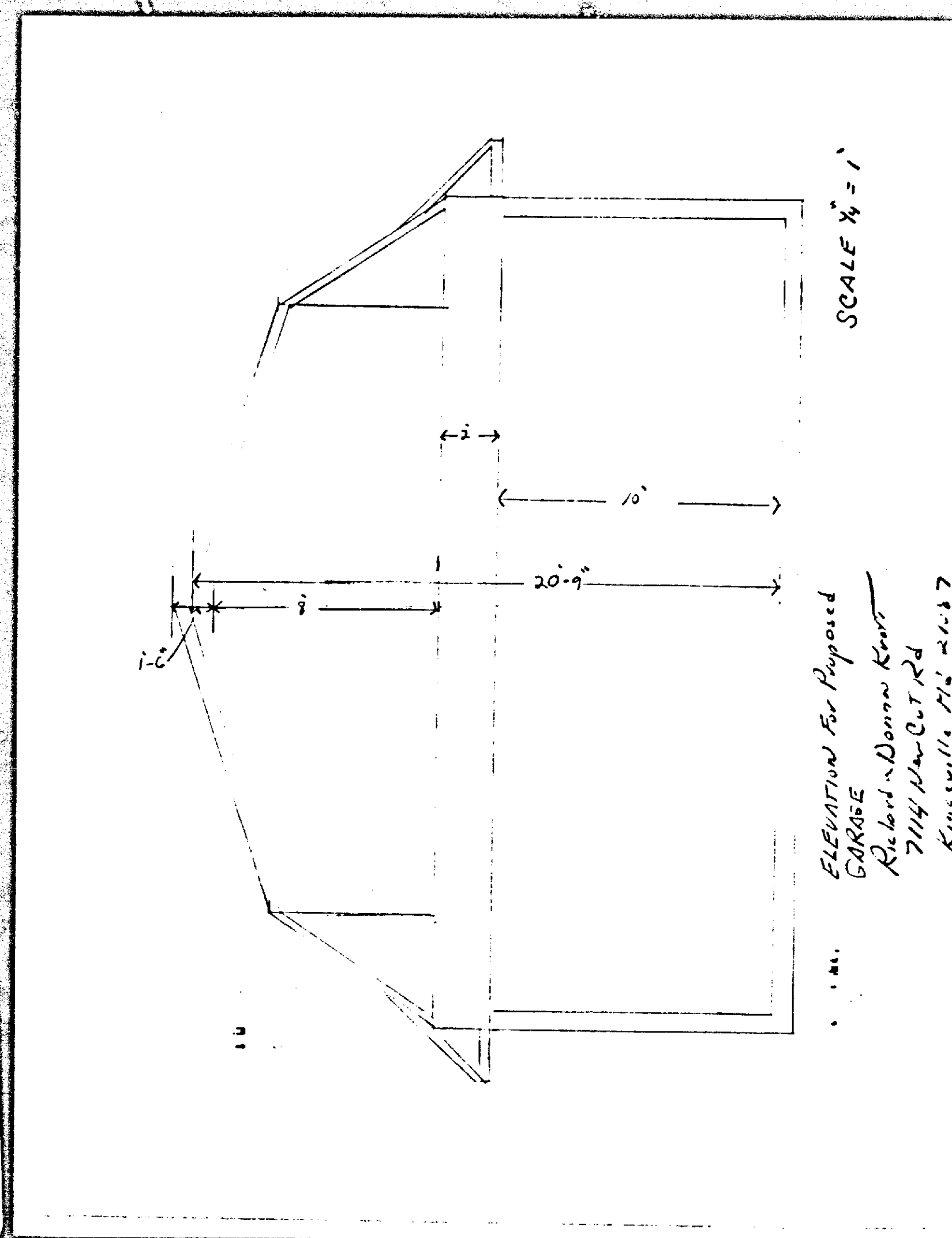
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 21st day of May, 1985, that the herein Petition for Variance(s) to permit

an accessory structure height of 20'9" in lieu of the required 15 feet to construct a four-car garage to house vehicles including tractors, trucks and other farm equipment, and to provide a storage area above the garage is hereby GRANTED, from and after the date of this Order subject to the following:

1. No service garage, contracting business or contractor's equipment storage yard shall be operated at this location.

*Jean M.H. Jung*  
Deputy Zoning Commissioner  
of Baltimore County



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

May 21, 1985

Mr. & Mrs. Richard J. Kraft  
7114 New Cut Road  
Kingsville, Maryland 21087

RE: PETITION FOR VARIANCE  
N/S New Cut Road  
2,640 W of Lee Ben Road  
(7114 New Cut Road)  
11th Election District  
Richard J. Kraft, et ux -  
Petitioners  
Case No. 85-329-A (Item No. 287)

Dear Mr. & Mrs. Kraft:

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

Very truly yours,  
*Jean M.H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMJJ:bg

Attachments

cc: People's Counsel

Richard J. Kraft  
7114 New Cut Rd  
Kingsville, MD 21087  
592-6789  
Variance for Garage

ZONING DESCRIPTION

Beginning at a point on the north side of New Cut Rd. 264.0' west of Lee Ben Rd and thence running north 89 degrees 22' west 104', thence north 0 degrees 38' east 210.28', thence north 88 degrees 27' 49" east 207', thence north 86 degrees 32' west 58.47', thence north 6 degrees 21' east 363.34', thence south 86 degrees 43' east 338', thence south 0 degrees 57' west 353.7, thence south 0 degrees 38' west 208.40' to the beginning point, also known as 7114 New Cut Rd.

PETITION FOR VARIANCE  
11th Election District  
LOCATION: North side of New Cut Road, 2,640 ft. West of Lee Ben Road (7114 New Cut Road)

DATE AND TIME: Tuesday, May 21, 1985 at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to allow an accessory structure height of 20'9" instead of the permitted 15 ft.

Being the property of Richard J. Kraft, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
N/S of New Cut Rd., : OF BALTIMORE COUNTY  
2,640' W of Lee Ben Rd. :  
(7114 New Cut Rd.) :  
11th District :  
RICHARD J. KRAFT, et ux, : Case No. 85-329-A  
Petitioners :  
: : : : :  
ENTRY OF APPEARANCE

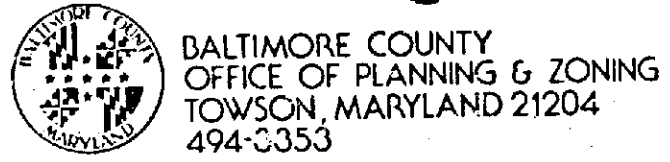
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 1st day of May, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Richard J. Kraft, 7114 New Cut Road, Kingsville, MD 21087, Petitioners.

*Peter Max Zimmerman*  
Peter Max Zimmerman



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

May 15, 1985

Mr. & Mrs. Richard J. Kraft  
7114 New Cut Road  
Kingsville, Maryland 21087

RE: Petition for Variance  
N/S of New Cut Rd., 2,640' W of  
Lee Ben Rd. (7114 New Cut Road)  
Case No. 85-329-A

Dear Mr. & Mrs. Kraft:

This is to advise you that \$50.59 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

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

No. 007417

DATE 5/21/85 ACCOUNT R-01-615-00000

AMOUNT \$ 50.59

RECEIVED FROM: Richard J. Kraft

FOR: Advertising and Posting Case 85-329-A

B 8027\*\*\*\*\*5059:9 8212F

VALIDATION OR SIGNATURE OF CASHIER

April 23, 1985

Mr. and Mrs. Richard J. Kraft  
7114 New Cut Road  
Kingsville, Maryland 21087

**NOTICE OF HEARING**

RE: Petition for Variance  
N/S of New Cut Road, 2,640' W of  
Lee Ben Road (7114 New Cut Road)  
Richard J. Kraft - Petitioner  
Case No. 85-329-A

TIME: 10:30 a.m.

DATE: Tuesday, May 21, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

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

No. 005357

DATE 5-21-85 ACCOUNT R-01-615-00000

AMOUNT \$ 35.00

RECEIVED FROM: *Richard J. Kraft*

FOR: Filing fee for item 787 Kraft

B 8032\*\*\*\*\*3500:8 2224F

VALIDATION OR SIGNATURE OF CASHIER

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., May 2 19 85

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on May 2, 19 85

THE JEFFERSONIAN,

*B. Venturi*  
Publisher

Cost of Advertising  
24.75

**PETITION FOR VARIANCE**  
11th Election District  
LOCATION: North side of New Cut Road, 2,640 ft. West of Lee Ben Road (7114 New Cut Road).  
DATE AND TIME: Tuesday, May 21, 1985 at 10:30 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to allow an accessory structure height of 20' instead of the permitted 15 ft. Being the property of Richard J. Kraft, et ux as shown on the plat filed with the Zoning Office.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above and made at the hearing.  
By Order Of  
ARNOLD JABLON  
Zoning Commissioner  
of Baltimore County  
May 2

**Petition for Variance**

11th Election District  
LOCATION: North side of New Cut Road, 2,640 ft. west of Lee Ben Road (7114 New Cut Road).  
DATE & TIME: Tuesday, May 21, 1985 at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to allow an accessory structure height of 20' instead of the permitted 15 ft.

Being the property of Richard J. Kraft, et ux, as shown on the plat filed with the Zoning Office.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of  
Arnold Jablon  
Zoning Commissioner  
of Baltimore County

85-329-A

**The Times**

Middle River, Md., May 2 19 85

This is to Certify, That the annexed

*Petition - Kraft*  
*Reg L 71718*

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 2nd day of

May, 1985  
*John D. [Signature]*  
Publisher.

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 1171 Date of Posting 5/14/85  
Posted for: Variance  
Petitioner: Richard J. Kraft, et ux  
Location of property: N/S New Cut Rd., 2,640' W of Lee Ben Rd., 7114 New Cut Rd.  
Location of Signs: Facing New Cut Rd., approx. 6' Fr. Roadway on property of P. H. Hoxer  
Remarks:  
Posted by: *Arnold Jablon* Signature Date of return: 5/10/85  
Number of Signs: 1