

86-223-A #111 **PETITION FOR ZONING VARIANCE** 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 map attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.2B, to permit a side yard of 3" for an open carport instead of the required 7 feet.

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

Owners constructed cement driveway and carport within set back. Previously there were two concrete slabs for use by a vehicle. One of the concrete slabs was within set back. Owners made one concrete slab and constructed carport up to property line. It would be a hardship to remove the concrete slab and carport. The concrete slab and carport does not interfere with adjoining property owner.

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: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
(Type or Print Name)
Gregory A. Rapisarda
Signature: _____
36 N. Hickory Avenue
Address
Bel Air, Maryland 21014
City and State
Attorney's Telephone No.: 879-8311
Address Phone No.

Legal Owner(s):
William J. Kraus
(Type or Print Name)
Signature: _____
Betty A. Kraus
(Type or Print Name)
Signature: _____
2610 Crabapple Road 668-0889
Address Phone No.
Baltimore, Maryland 21234
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted

MADE BY: NEPP
REASON: DISTRICT 2
DATE: 10/10/85
BY: [Signature]
BY: [Signature]

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of October, 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 27th day of November, 1985, at 10:00 o'clock.

(over)
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE October 25, 1985

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

Gregory A. Rapisarda, Esquire
36 North Hickory Avenue
Bel Air, Maryland 21014

RE: Item No. 111 - Case No. 86-223-A
Petitioners - William J. Kraus, et ux
Variance Petition

Dear Mr. Rapisarda:

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,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nc

Enclosures

BALTIMORE COUNTY
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

September 26, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: William J. Kraus, et ux

Location: N/S of Crabapple Rd. 305' W. of Old Harford Road

Item No.: 111 Zoning Agenda: Meeting of 9/24/85

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: [Signature] Noted and Approved: [Signature]
Planning Division Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
ARCHITECT & ENGINEER
DIRECTOR

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

NOVEMBER 6, 1985

Re: Zoning Advisory Meeting of September 24, 1985
Item # 111
Property Owner: William J. Kraus, et ux
Location: N/S of Crabapple Rd. 305' W. of Old Harford 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.
- ☒ 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.
- ☒ The 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 22-99 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 175-79. 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 175-79, and its conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments: _____

cc: James Howell

Eunene A. Sober
Chief, Current Planning and Development

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

November 11, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 111 Zoning Advisory Committee Meeting are as follows:

Property Owner: William J. Kraus, et ux
Location: N/S of Crabapple Road 305' W of Old Harford Road
District: 9th.

APPLICABLE RULES ARE CITED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 47-85, the Maryland Code for the Handicapped and Aged (M.C.H.A.) 1977-1982 and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Approved seals are not acceptable.
5. All The Group except Sub Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 8' to an interior lot line. Sub The Groups require a one hour wall if closer than 10' to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 400.1 and Table 400.2. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 400 and 505 and have your architect/engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. When filing for a required Change of the Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of the Group are four (4) to five (5) or to meet the _____ See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 516.3 of the Building Code as adopted by Bill 47-85. Site plans shall show the correct elevation above sea level for the lot and the finish floor levels including basement.
10. Comments: Carport shall be of non-combustible construction or fire retardant treated wood with a U.L. Label. It shall not be enclosed in the future unless another permit showing how it will comply with Item "B" above and has zoning approval.
11. These abbreviated comments reflect only or 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 the applicant may obtain additional information by visiting Room 202 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
C. E. Burtman, Chief
Building Plans Bureau

4/22/85

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

STEPHEN E. COLLINS
DIRECTOR

September 23, 1985

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

Item No. -ZAC-
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Traffic Engineering has no comments for items number 100, 101, 102, 103, 104, 106, 107, 109, 111, 112, and 114.

[Signature]
Michael S. Flanagan
Traffic Engineer Assoc II

NSF/bld

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-212-A, 86-213-A, 86-218-A, 86-219-A, 86-220-A, 86-221-A, 86-223-A, and 86-224-A

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

[Signature]
Norman E. Gerber, Jr.
Director

NEG:JCH:alm

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 October, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner: William J. Kraus, et ux
Petitioner's Attorney: Gregory A. Rapisarda, Esq.

Received by: [Signature]
Chairman, Zoning Plans Advisory Committee

AUG 12 1985

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 7, 1985

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 November 7, 1985.

THE JEFFERSONIAN,

Cost of Advertising

22.00

PETITION FOR VARIANCE
In Election District
LOCATION: North side of Crabapple Road, 305' west of Old Harford Road (2610 Crabapple Road).
DATE AND TIME: Wednesday, November 27, 1985 at 10:00 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 on the Petition for Variance from Section 1802.3B (Section III, C. 3.186) Regulations to permit a side yard of 8' for an open airport instead of the required 12' feet.
Being the property of William J. Kraus, 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:
ARWOLD J. JABLON,
Zoning Commissioner
of Baltimore County
Nov. 7.

October 23, 1985

Gregory A. Rapisarda, Esquire
36 N. Hickory Avenue
Bel Air, Maryland 21014

NOTICE OF HEARING

RE: N/S Crabapple Rd., 305' W/Old Harford Rd. (2610 Crabapple Rd.)
9th Election District
William J. Kraus, et ux - Petitioners
Case No. 86-223-A

TIME: 10:00 a.m.

DATE: Wednesday, November 27, 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. 012554

DATE: 9/10/85 ACCOUNT: R-01-115-100

AMOUNT: \$ 35.00

RECEIVED FROM: DOT NAKINS

FOR: Flying for Rm #111

VALIDATION OR SIGNATURE OF CASHIER

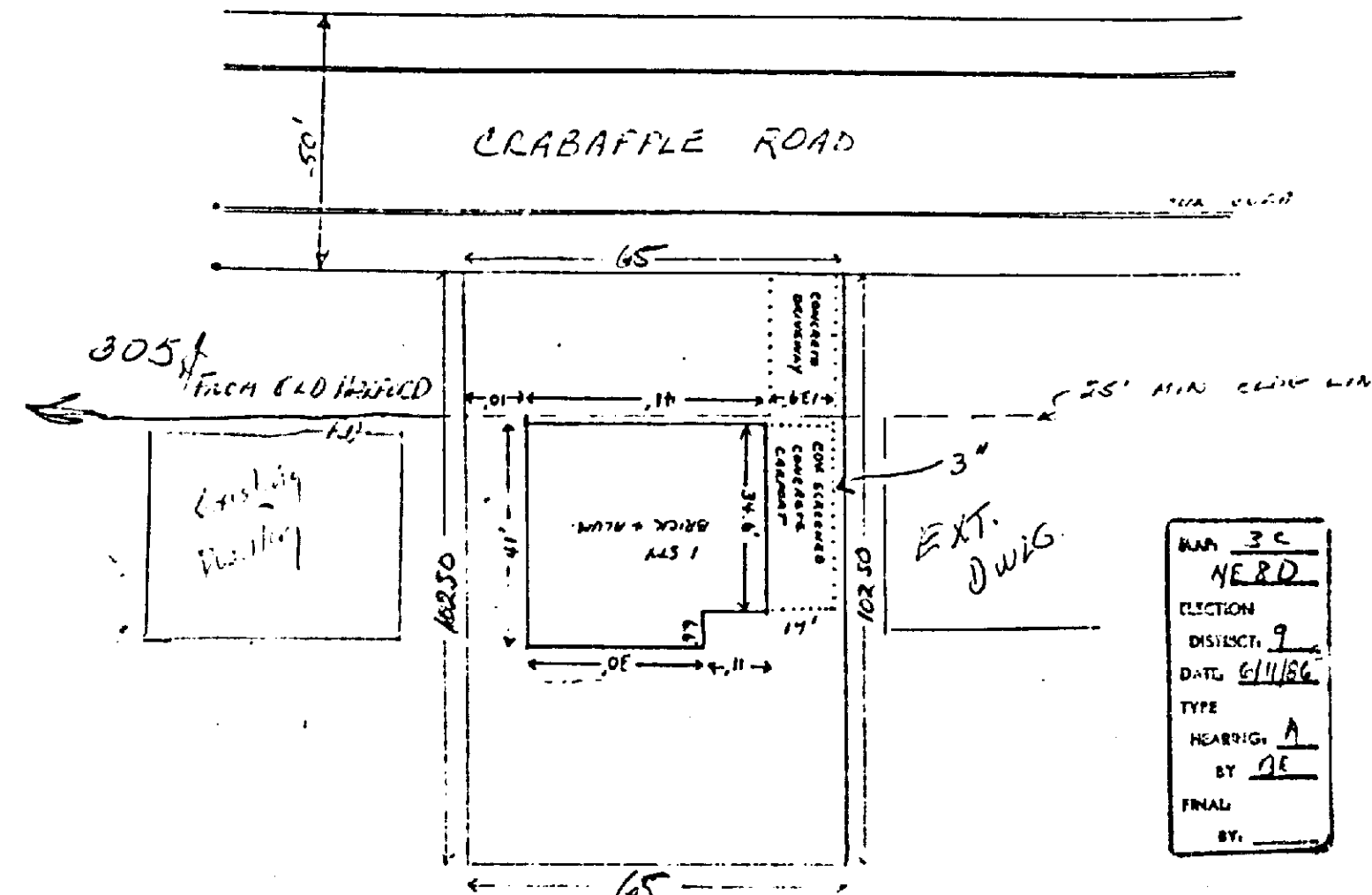
The Times

Middle River, Md., Nov 7, 1985

This is to Certify, That the annexed advertisement was published in The Times, a newspaper printed and published in Baltimore County, once in each of two successive weeks before the 7th day of November, 1985.

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of two successive weeks before the 7th day of November, 1985.
Jesse P. Pomeroy, Publisher.

Survey of property known as #2610 Crabapple Road, also known as Lot 19, Block "B" as shown on plat of "Kings Ridge" and recorded among the Land Records of Baltimore County in Plat Book G.L.B. 21, Folio 58.



Petitioner's Certificate
Owner: William J. Kraus and Betty Kraus
District 9
Subdivision: Kings Ridge
Lot 19, Block B, Book G.L.B. 21, Folio 58
Existing conditions on Crabapple Road

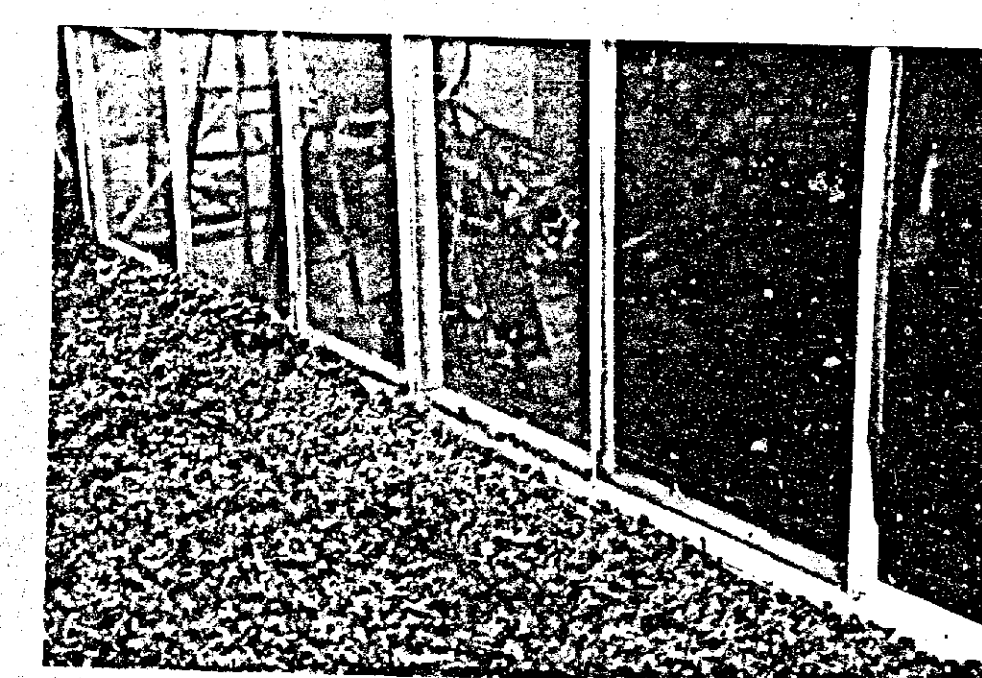
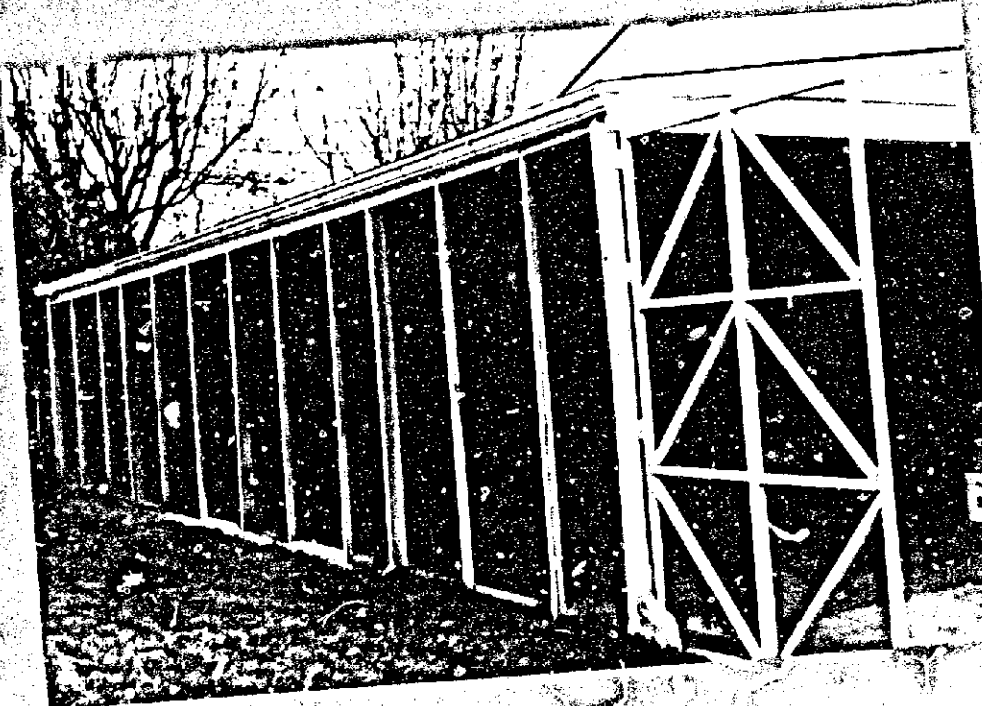
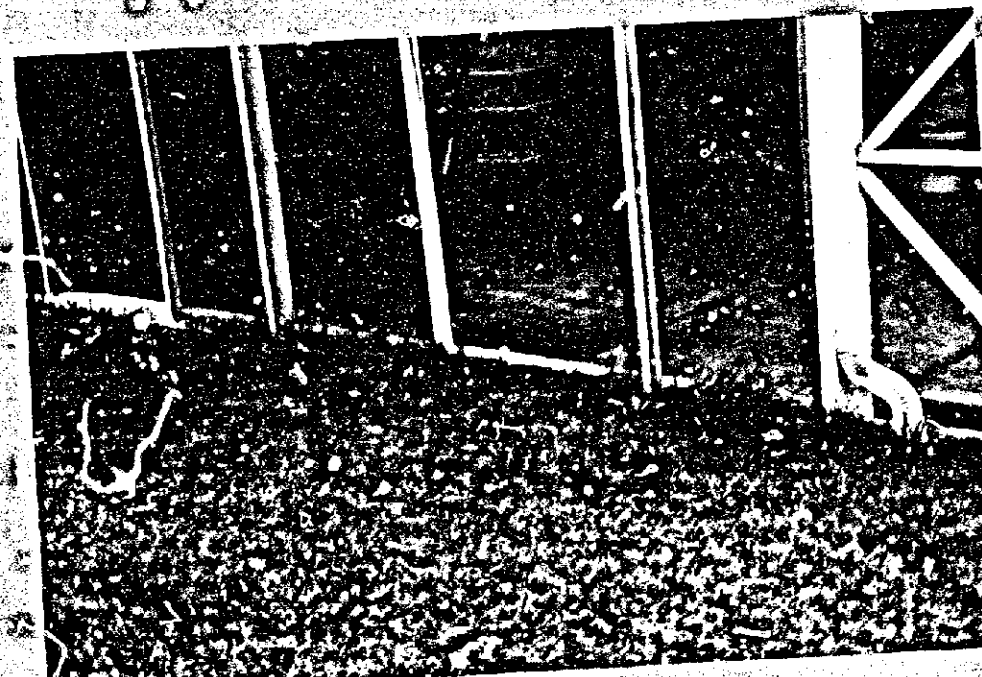
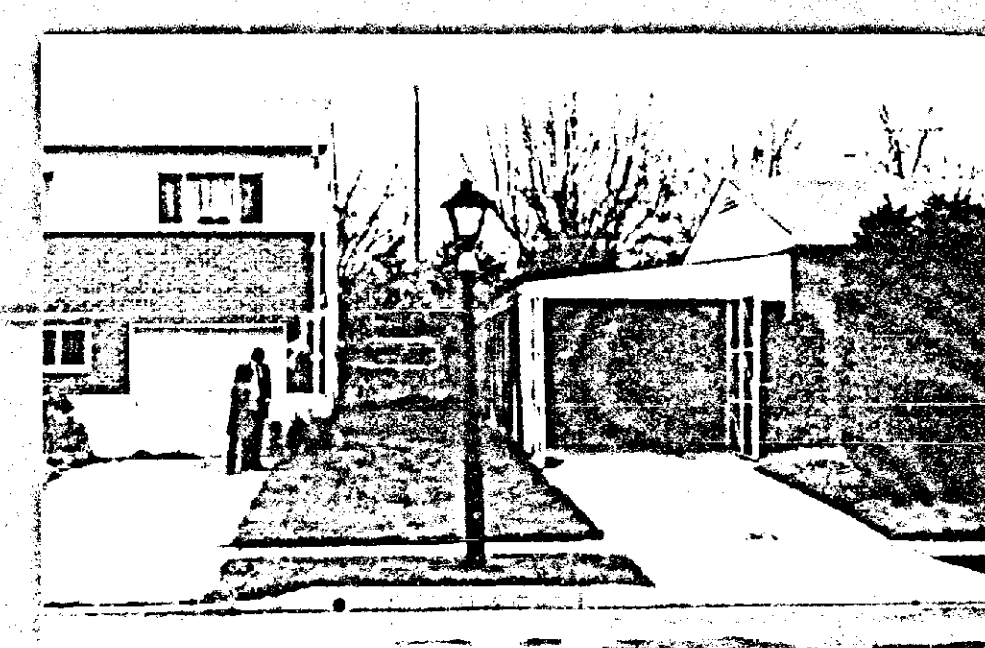
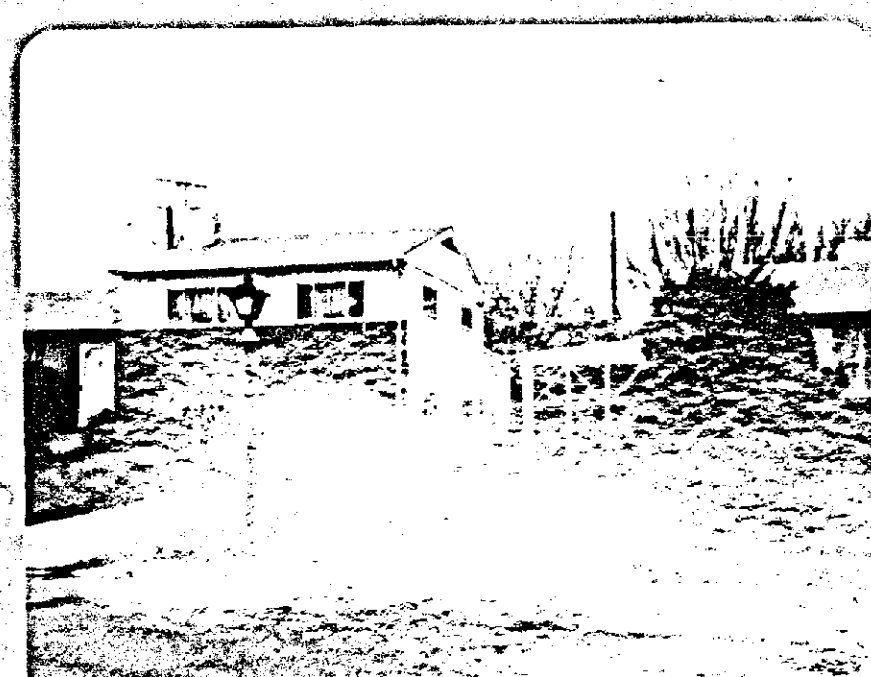
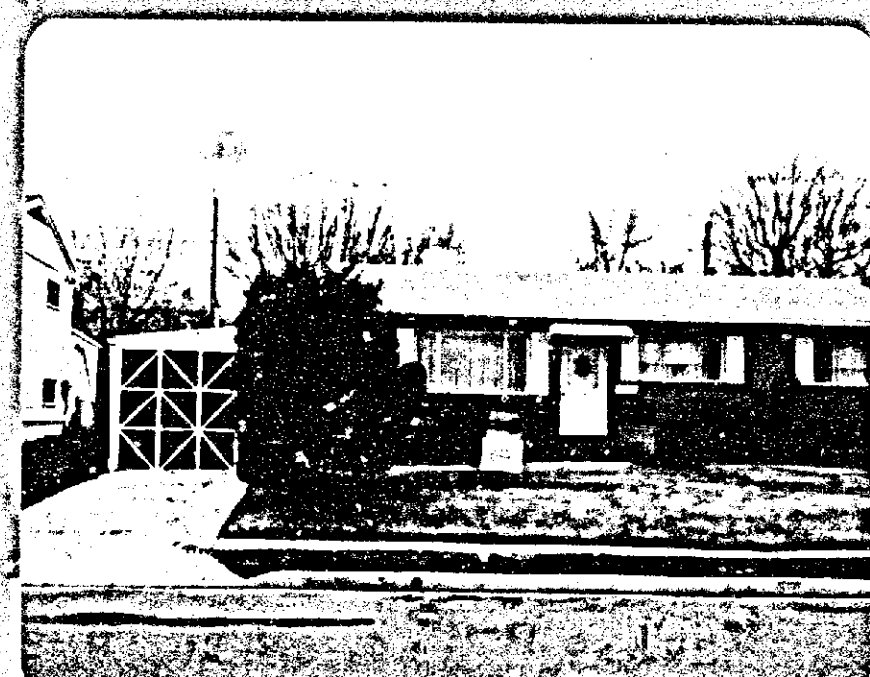
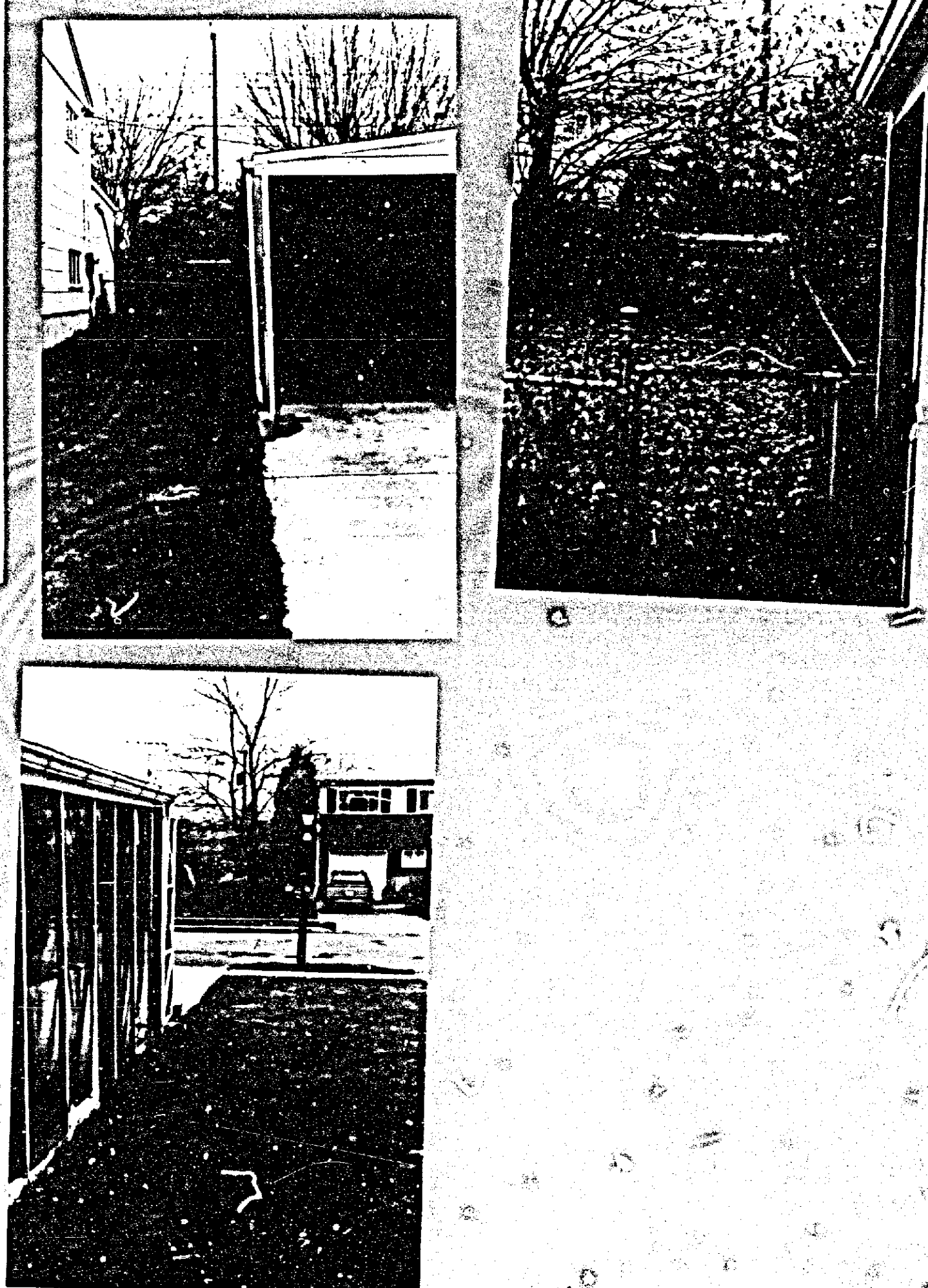
PETITIONER'S EXHIBIT 1

Scale: 1" = 30'

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9TH Date of Posting: 11/1/85
Posted for: Notice
Petitioner: William J. Kraus, et ux
Location of property: N/S Crabapple Rd., 305' W/Old Harford Rd.
2610 Crabapple Rd.
Location of Sign: Existing Crabapple Rd. Corner 15' E. 720' W. W. Property of R. H. Kraus
Remarks: William J. Kraus
Posted by: William J. Kraus Date of return: 11/1/85
Number of Signs: 1



CURVE DATA											
No.	Radius	Δ	Arc	Tan	Long Chord	No.	Radius	Δ	Arc	Tan	Long Chord
1	25'	26°03'44"	11.37	5.76	11.27	19	25'	76°41'30"	33.46	19.78	31.02
2	25'	30°00'00"	13.27	25.00	35.36	20	225'	51°01'04"	121.81	62.44	120.33
3	25'	27°54'18"	10.55	24.32	34.25	21	275'	32°56'39"	156.12	81.51	155.93
4	25'	87°03'42"	37.55	23.75	34.44	22	25'	90°00'00"	39.27	25.00	35.36
5	25'	94°51'31"	41.41	27.22	36.82	23	25'	90°00'00"	39.27	25.00	35.36
6	25'	32°34'06"	36.03	21.95	32.99	24	1025'	4°44'49"	84.92	42.48	84.90
7	1230'	4°44'49"	101.30	50.98	101.88	25	975'	4°44'49"	80.78	40.41	80.76
8	1230'	7°10'26"	48.94	24.48	48.94	26	25'	90°00'00"	39.27	25.00	35.36
9	25'	90°00'00"	39.27	25.00	35.36	27	25'	90°00'00"	39.27	25.00	35.36
10	25'	90°00'00"	39.27	25.00	35.36	28	975'	10°00'49"	170.40	85.42	170.18
11	25'	62°34'06"	36.17	22.08	33.10	29	1025'	10°00'49"	173.14	89.80	178.91
12	25'	10°18'39"	44.13	30.40	38.42	30	25'	90°00'00"	39.27	25.00	35.36
13	975'	11°25'30"	104.42	97.53	104.10	31	25'	90°00'00"	39.27	25.00	35.36
14	1025'	11°25'30"	204.39	102.53	204.05	32	975'	10°49'23"	184.18	92.36	183.90
15	280'	41°31'44"	203.44	106.44	198.99	33	1025'	10°49'23"	193.42	97.10	193.33
16	220'	90°06'51"	34.64	22.10	31.03						
17	280'	35°45'44"	165.00	84.97	162.42						
18	25'	86°11'57"	37.66	23.44	34.20						

The streets or roads as shown hereon are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is especially reserved in the owner.

Approved Baltimore County Planning Commission
By: James H. Dees Date: Apr 29, 1955

Approved Baltimore County Highways Department
By: John J. Doyle Date: May 4, 1955

Coordinates shown are extensions made from Baltimore City Coordinates as established by the Baltimore City Topographical Commission. Bearings refer to true north of Baltimore, and based on Baltimore County Metropolitan District control points and

APPROVED

Wm. F. Neale, Jr.
Date: April 29, 1955
County Health Officer

OWNER

The Joseph Meyerhoff Company
10 East Fayette Street
Baltimore 1 Maryland.

OWNER'S CERTIFICATE

Certification is hereby made that the requirements of the annotated code of Maryland, Chapter 1016, Act of 1945, have been complied with on this plat.

(The Joseph Meyerhoff Company)

Joseph Meyerhoff
(Vice-President)

ENGINEERS

Whitman Requardt & Associates
2 West Preston Street
Baltimore, 2, Maryland.

William H. Neale, Jr.
Wm. F. NEALE, Jr.
Registered Engineer
No. 1487

GLB No. 21 Folio 58

KINGS RIDGE

ELECTION DISTRICT 9
BALTIMORE COUNTY, MARYLAND
February, 1955 Scale: 1"=50'

Filed for record
Date MAY 5 1955
Folio:

The street line shown in red on the east side of Entenry Road is correct.

William H. Neale, Jr.
Wm. F. NEALE, Jr.
Registered Engineer
No. 1487

George L. Doyle
Clerk

