

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 2, 1992

David R. Harrison
Frank S. Phillips Mortgage Corporation
9515 Deereco Road
Suite 301
Timonium, MD 21093

RE: Revised Zoning Review Comments
Golden Ring Business Center
7110 Golden Ring Road
Golden Ring Road at Eastern
intersection with I-695
Zoning Cases: #87-468-SPHA,
#89-209-A, #89-485-A
15th Election District

Dear Mr. Harrison:

This letter is in reference to your correspondence requesting confirmation of compliance with all applicable zoning and use restrictions and that the property is a legal conforming use. Please disregard the previous letter from this office dated September 1, 1992. Additional information, now available for the above referenced site, has been reviewed with the following results.

According to the information provided, the site is the subject of three approved zoning public hearings, case numbers 87-468-SPHA, 89-209-A and 89-485-A. (See enclosed copies of orders and restrictions.) The provided site plan agrees with the last approved zoning public hearing plan in case #89-485-A and is not the subject of any current violation case; therefore, the site is approved for zoning as complying with all applicable zoning regulations and use restrictions and that the property is a legal conforming use subject to compliance with the attached restrictions and the partial copy of plan notes from zoning cases #87-468-SPHA, #89-209-A and #89-485-A.



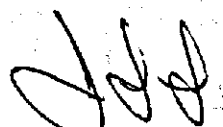
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David R. Harrison
September 2, 1992
Page 2

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact John L. Lewis at 887-3391 (FAX - 887-5708).

Very truly yours,


W. Carl Richards, Jr.
Zoning Coordinator


By: John L. Lewis
Planner II

JLL:scj

cc: Maiste & Watts, Inc
2923 Chenoak Ave.
Baltimore, MD 21234

Dennis F. Rasmussen

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT
10-3-88
Date
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
Zoning Item #110, Zoning Advisory Committee Meeting of 4-27-88
Property Owner: Metro Industries, Inc.
Location: E/B Leslie Ave District 14
Water Supply: Metro Sewage Disposal: Metro

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation before work begins.
- () A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tanks (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3311.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Material and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to existing structures, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.
- () Soil percolation tests, have been _____, must be _____, conducted.
- () The results are valid until _____.
- () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until _____.
- () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others: ump out and backfill on remove existing sewer disposal system
properly backfill and seal drilled well on site. Submit
well abandonment report to this office
the development is allowed with the soft stream
buffer

Karen M. Murray
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

PETITIONER'S
EXHIBIT 2

2/11 16952
AD
THIS AGREEMENT is made this 17 day of August, 1988, by and between THE LINOVER IMPROVEMENT ASSOCIATION, INC., a Maryland corporation, having a mailing address at P.O. Box 16952, Baltimore, Maryland 21206 (the "Association"), and METRO INDUSTRIES, INC., a Maryland corporation, having an address at 2 Stone Manor Court, Towson, Maryland 21204 ("Metro").

RECITALS

- A. Metro is the buyer of approximately 20+ acres located in the southeast quadrant of the intersection of Bel Air Road and I-695, and more particularly described in a deed recorded among the Land Records of Baltimore County, Maryland, in Liber No. 5609, folio 205 (the "Property").
- B. Metro's CRG plan for the Property, prepared on September 23, 1987, was approved on April 28, 1988; said approval was timely appealed by the Association to the Baltimore County Board of Appeals, where it is presently scheduled for a hearing on Wednesday, August 17, 1988.
- C. The parties, in an effort to resolve their differences, have agreed to proceed in the following manner:
- (i). The parties will mutually request a continuance of the scheduled Board of Appeals hearing pending certain acts to be performed by Metro. If the hereinafter described conditions are met by Metro, the Association agrees to dismiss their CRG appeal on the record in open court before the Board of Appeals.
- (ii). Metro will develop the Property known as "Carriage Manor" for approximately 71 single family dwellings.
- (iii). Metro has agreed to submit an amended CRG Plat entitled "71 single family unit homes - Carriage Manor dated July 5, 1988" to Baltimore County which Plat will not be objected to by the Association. The resubmitted CRG Plat, will be supported by the Association,

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines
TO: Zoning Commissioner
Pat Keller, Deputy Director
FROM: Office of Planning and Zoning
Metro Industries
SUBJECT: Zoning Petition No. 89-209-A
Date: December 7, 1988

The applicant is requesting variances to allow 16 foot horizontal distances between separate buildings. In reference to this request, staff provides the following information:

- * This project has undergone previous CRG approval (April 28, 1988) as a town house and single-family development. The project was subject to considerable community input. As a result of the community interest in this project, the development was subsequently amended to include only single-family homes.
- * The applicant will be required to amend the CRG plan and will file for a waiver.

Based upon the information provided and analysis conducted, staff strongly recommends approval of the applicant's request.

PK/sf

RECEIVED
DEC 8 1988

ZONING OFFICE

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

December 8, 1988

Dennis F. Rasmussen
County Executive

Mr. Richard Berger
Metro Industries, Inc.
2 Stone Manor Court
Towson, Maryland 21204

Re: Petition for Zoning Variance
Case Number: 89-209-A
Hearing Date: Thursday, December 8, 1988

Dear Mr. Berger:

Please be advised that the advertising and posting fees relative to the above captioned matter are not considered paid until this office is in possession of a copy of the validated receipt.

As you know, the Order will not issue without proof of payment of these fees. Therefore, kindly mail a copy of the receipt to my attention. I requested that, after paying the cashier, you return the pink copy to me; however, you may now return either copy or a photocopy.

Your prompt attention, is appreciated.

Very truly yours,

J. Robert Haines
J. C. Stephens
Deputy Clerk
887-3391

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Date: 12/5/88

Metro Industries, Inc.
2 Stone Manor Court
Towson, Maryland 21204

ATTN: RICHARD S. BERGER, PRES.

Re:

Petition for Zoning Variance
CASE NUMBER: 89-209-A
Es Leslie Avenue, 120' NE c/l Edro Avenue
(lots 1 thru 71, Carriage Manor)
1st Election District - 5th Councilmanic
Petitioner(s): Metro Industries, Inc.
HEARING SCHEDULED: THURSDAY, DECEMBER 8, 1988 at 11:00 a.m.

Gentlemen:

Please be advised that \$27.10 is due for advertising and posting of the above-captioned property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED
ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:gs

cc:

File

and the approval thereof shall not be
appealed and said Plat is incorporated
herein and marked and attached hereto
as Exhibit #1.

- (iv). Metro requires a general variance of "setback" requirements between homes as presently shown on the aforesaid amended Plat and intends to submit a Petition for Variance with the Zoning Commissioner of Baltimore County. The Association has reviewed said Petition and has agreed not to object, nor to appeal from the approval of said request. Said Petition for Variance is incorporated herein and attached hereto as Exhibit #2, Petition for Variance.

AGREEMENTS

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto, their assigns and successors in interest, their Personal Representatives agree and bind themselves as follows:

1. The parties agree to mutually request a continuance of the Board of Appeals hearing until such time as the amended CRG Plat, Exhibit #1, heretofore referred to and the Petition for Variance, Exhibit #2, heretofore referred to are approved by Baltimore County. Upon approval by the County, the Association agrees to dismiss its appeal before the Board of Appeals with prejudice.
2. Metro will submit to the County for approval, the amended CRG Plan to develop approximately 71 single family homes in lieu of town houses and apartments, said amended plan is shown and attached as Attachment #1.
3. Metro will submit a Petition for Variance to the Zoning Commissioner stated as follows:

"Variance from Section 1.801.2.C.1 to allow a 16 foot horizontal distance between separate buildings of 25 foot high, in lieu of the required 25 feet, for the development of Carriage Manor, which includes 71 individual lots for sale."

Exhibit #2, attached, is the proposed Petition for Zoning Variance.

4. The Association agrees in addition to dismissing its appeal before the Board of Appeals, not to appeal the Counties approval of the amended CRG Plan as attached hereto as Exhibit #1 and the Petition for Variance, Attachment #2.

IN WITNESS WHEREOF, the parties have executed this Agreement under seal on the day and year first above written.

WITNESS/ATTEST:

THE LINOVER IMPROVEMENT
ASSOCIATION, INC.

8/17/88
Date Bonnie S. Pomeroy

By: J. Paul Kraus (SEAL)
J. Paul Kraus
President

8-17-88
Date Bonnie S. Pomeroy

METRO INDUSTRIES, INC.
By: Richard S. Berger (SEAL)
Richard S. Berger
President

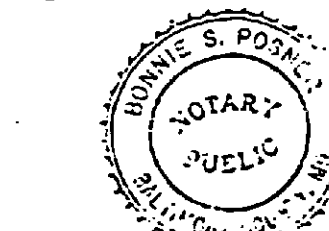
STATE OF MARYLAND, CITY/COUNTY OF Baltimore TO WIT:

I HEREBY CERTIFY that on this 17 day of August, 1988, before me, the subscriber, a Notary Public in and for the State aforesaid, personally appeared J. PAUL KRAUS, who acknowledged himself to be the President of The Linover Improvement Association, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Bonnie S. Pomeroy
Notary Public

My Commission Expires: 7-1-90



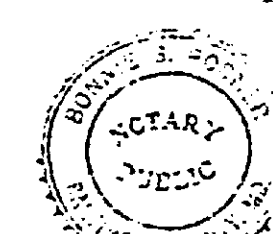
STATE OF MARYLAND, CITY/COUNTY OF Baltimore TO WIT:

1988, I HEREBY CERTIFY that on this 17 day of August, 1988, before me, the subscriber, a Notary Public in and for the State aforesaid, personally appeared RICHARD S. BERGER, who acknowledged himself to be the President of Metro Industries, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

Bonnie S. Pomeroy
Notary Public

My Commission Expires: 7-1-90



JOHN P. WEVER (VACANT)
F-3466 L-408
ZONED: D.R.-5.5

S 56°20'00"E 1291.00'

CARRIAGE RIDGE DRIVE

CARRIAGE PARK DRIVE

LESLIE AVE.

OVERTON AVE.

PLAT OF OVERTON
REC. 21331
LOT 10

USE: RESIDENTIAL

ZONED: D.R.-5.5

GEORGE C. BRALIN
REC. 421134

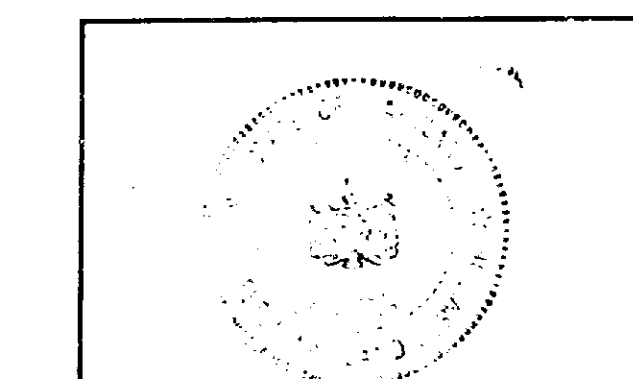
DEVELOPER: METRO INDUSTRIES, INC.

RICHARD S. BERGER, PRES.
2 STONE MANOR COURT, TOWSON, MD.
(301) 823-7400 21204-4348

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

CARRIAGE MANOR
14-TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

PETITIONER'S
EXHIBIT 1



Drawing	DATE	REVISIONS
Check		
Design		
Check		

MAISTE & WATTS, INC.
SURVEYORS & ENGINEERS
2923 CHENOA AVE. BALTIMORE MARYLAND 21234 (301) 882-0321

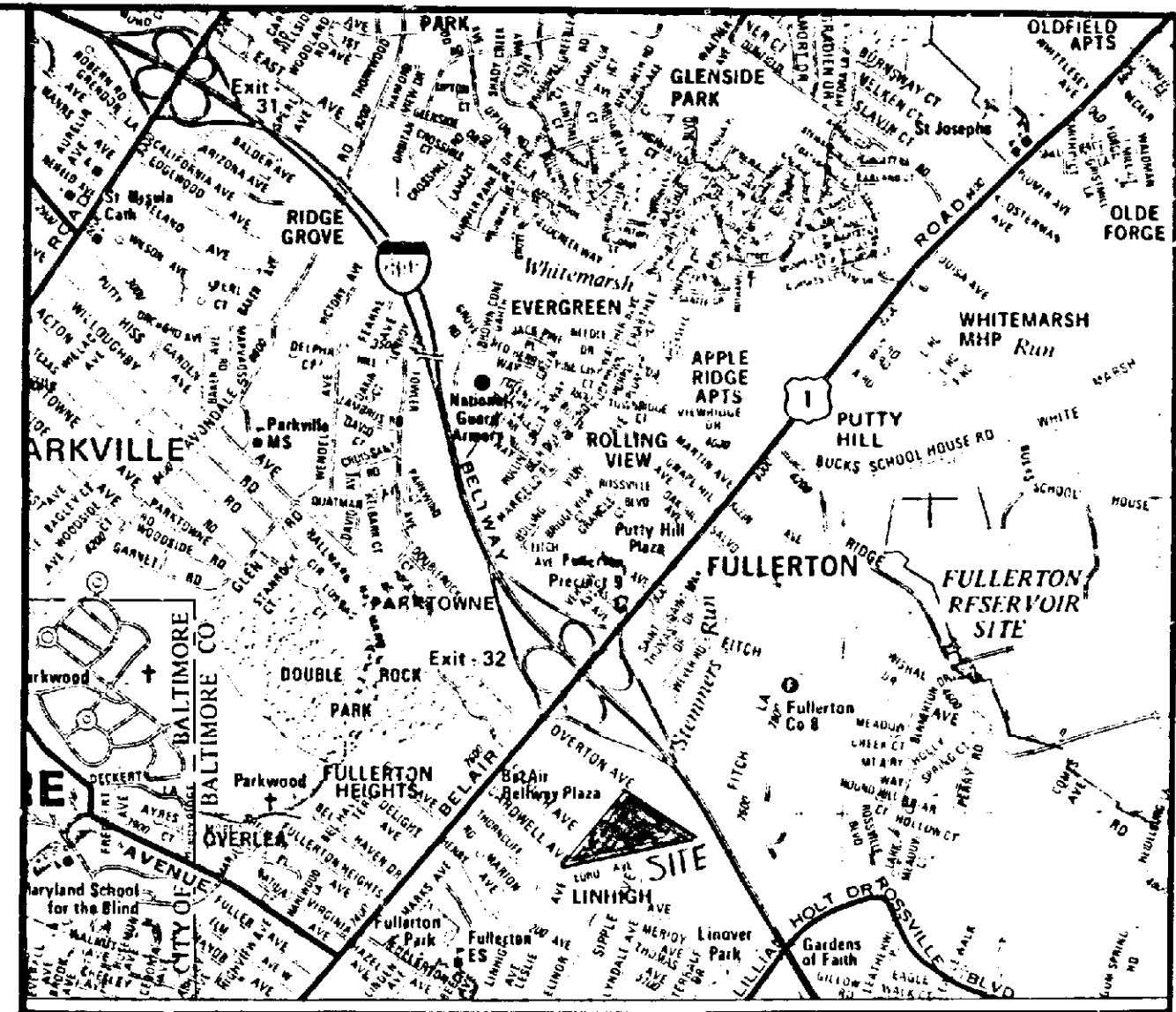
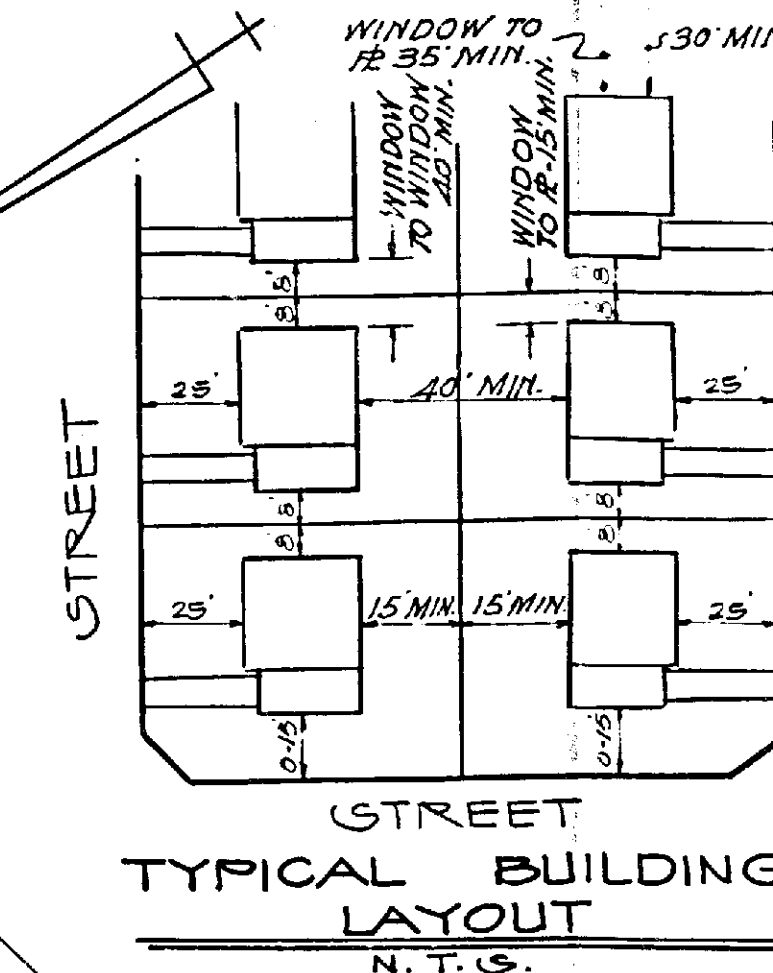
71 SINGLE FAMILY LOTS

SHEET	DATE	JOB NUMBER
1	JULY 5, 1988	
OF	SCALE	
1	1"=50'	87-129

MICROFILMED

JOHN W. SIPPEL, ET AL
F-5512 L-659
ZONED RESIDENTIAL USE: AGRICULTURAL

TRACT BOUNDARY
1"=500'



LOCATION MAP
SCALE: 1"=2000'

#110

NOTES:

- 1) EXISTING ZONING.....D.R.-5.5
- 2) AREA:.....20.1 ACRES+/-
- 3) EXISTING USE:.....AGRICULTURAL
- 4) PROPOSED ZONING.....D.R.-5.5 WITH REQUEST FOR VARIANCE FROM SECTION 1.801.2.C.1 TO ALLOW A 16 FOOT HORIZONTAL DISTANCE BETWEEN SEPARATE BUILDINGS, 25 FEET HIGH, IN LIEU OF THE REQUIRED 25 FEET, FOR THIS DEVELOPMENT OF 71 SINGLE FAMILY DETACHED HOMES.
- 5) NUMBER OF UNITS ALLOWED: 20.1x5.5=110
- 6) NUMBER OF UNITS PROPOSED: 71 SINGLE FAMILY LOTS.
- 7) LOCAL OPEN SPACE REQUIRED: 71x650=1.06 ACRES
- 8) LOCAL OPEN SPACE PROVIDED: 6.1 ACRE STREAM VALLEY PARK TO BE DEDICATED TO BALTIMORE COUNTY.
- 9) DESIGNATES PROPOSED STREET LIGHTS, MOUNTING HEIGHT-14'
- 10) PARKING REQUIRED: 2 SPACES PER UNIT=142
- 11) PARKING PROVIDED: 142 (9'x18')-PAVED